



**Zoning Docket from September 15<sup>th</sup>, 2025 Public Hearing**

	<p>personal vehicles (not to include commercial repairs or servicing), restaurants, retail, incidental sale of fuel, alcohol sales, and other uses as permitted in the C-2 zoning district.</p> <p><b>Architectural Design:</b> The applicant states that there will be up to twenty-six 22'x50' luxury garage condos and one 44'x50' clubhouse. Maximum building square footage will not exceed 29,700sf. Buildings will be pre-engineered metal with corrugated panels. Colors will consist of gray, white, and blue.</p> <p><b>Access and Parking:</b> There will be one access point off of Chalmers Road. Parking spaces for the clubhouse will be factored at 3 spaces per 1,000sf of floor area. Units will have an internal parking space and an area in front of each units where owners can park.</p> <p><b>Landscaping and Buffering:</b> Landscape plantings will be provided to screen trash facilities and meet any requirements of the Greenville County Tree Ordinance. No other landscaping is proposed.</p> <p><b>Signage and Lighting:</b> Proposed signage shall conform to County requirements. Any site lighting will be a maximum of 16' in height and full-cutoff.</p> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject property, zoned C-2, Commercial District, is located along Chalmers Road, a two to three-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District as currently presented would not meet the goals of the <u>Plan Greenville County Comprehensive Plan</u> future land use designation of <i>Transitional Corridor</i>. This land use type identifies older, commercial corridors to be designed primarily for commercial, office, and retail uses with improved site design and pedestrian-friendly building placement. Staff also feels that the request does not meet the intent of the <u>Augusta Road Corridor Strategic Plan</u> which aims to improve streetscape design and provide beautification in areas along Augusta Road and Interstate 85. The proposed FRD does not establish specific landscape requirements along roadways nor adjacent to existing land uses. Staff also feels the lack of buffer requirements adjacent to the existing extended stay hotel and the lack of limitations on operating hours could have an adverse impact.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.</p>
<p><b>PC</b></p>	<p>At the September Planning Commission meeting, the Commission voted to approve the requested rezoning to FRD, Flexible Review District with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The hours of operation are from 6 a.m. until 10 p.m. Monday-Saturday and 8 a.m. until 8 p.m. on Sunday;</li> <li>2. Increase landscaping and buffering around the buildings, and;</li> <li>3. Provide road frontage landscaping</li> </ol>