Zoning Docket from October 19th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-054	Michael Cain of Toll Brothers for William Walker Harling Revocable Trust, Mary B. Harling Revocable Trust, Peggy Nibert & Gregg Nibert 429 and 537 Harrison Bridge Rd., Simpsonville, SC 29680 0566010100301 & 0566010100303 PD, Planned Development District to PD-MC, Planned Development District – Major Change	26	Approval with Conditions	Approval with Conditions as amended 10/28/26	Approval with Conditions as amended 11/2/26	

Public Comments	**Some of the general comments made by Speakers at the Public Hearing on October 19, 2026 were:** <u>Speakers For:</u> 1. Engineer • The previous submittal to Council was denied in 2024 • This will be a total reduction of 140 lots from what was approved in 2008 and 111 lots less from what was presented in 2024 • There will be two lot sizes, one of 75' wide lots and one with 100' wide lots • The site will have one access with one emergency access • The amenity area will be closer to Harrison Bridge Rd. • There will be an internal trail system • There is an existing pond that will be retained • Eliminated the originally approved townhome product • A Traffic Study has been completed • The commercial uses will be smaller office/medical uses 2. Applicant • Has met with the adjacent HOA president for the development to the west • There is now a signal at this entrance and the proposed road for the development has to line up at this intersection and are not allowed to have an additional curb cut other than the proposed emergency access • There will be a left turn lane into the site 3. Citizen • The subject property owned by the Harling family for over 100 years • Spoke regarding the importance of the Harling family in the community • Would like to see the proposed development built	**Petition/Letter** <u>For:</u> <u>Against:</u>

	Speakers Against: None **List of meetings with staff:** N/A	
Staff Report	**Below are the facts pertaining to this docket:** • The subject property consists of approximately 71.51 acres. • The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Center.* The subject property is not part of any active area or community plans. • Harrison Bridge Road is a two to five-lane State-maintained collector road and the parcel has approximately 420 feet of frontage along it. The property is approximately 0.4 miles southeast of the intersection of Harrison Bridge Road and Fairview Road. The property is not along a bus route. There are no sidewalks in the immediate area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site. • The applicant is requesting to rezone the property to PD, Planned Development District – Major Change. The applicant is proposing a mixed-use development. **Project Information:** The applicant is proposing major changes to an existing mixed-use Planned Development District that was established in 2008. **Proposed Land Uses:** As a mixed-use development, there would be commercial and residential uses proposed within the PD. The applicant proposes 68.38 acres of single-family detached residential with a maximum of 99 units. There would be 3.13 acres of commercial uses including retail, financial institutions, professional offices, medical clinics and offices, and restaurants. There would be a maximum of 18,500 square feet of commercial buildings. **Architectural Design:** The applicant states that residential structures will be single-family detached on 75’ or 100’ wide lots. Homes will be 1,800 to 6,000 square feet and 2 to 6 bedrooms. Building materials will consist of fiber cement siding, stone or brick accents, shake siding and contemporary board and batten trim details. Roofing will be asphalt shingles and metal roof accents. Residential buildings will have a maximum height of 35’, and commercial buildings a maximum height of 45’. No specific design standards are given for the commercial development. **Access and Parking:** When the PD was previously approved, there were two full entrances proposed for the site. Since that time a new development on the opposite site of Harrison Bridge Road has been constructed which Harling Commons would have to align their entrance with. This causes them to have one entrance for this site. There is also one proposed hidden emergency access point off Harrison Bridge Road. There would need to be road improvements in the form of a westbound left turn lane at Harrison Bridge Road and Merrydale Farm Drive and a southbound right turn lane on Fairview Road at Harrison Bridge Road, with adjustments made to signals at these intersections. All internal roads would be public with a 5’ sidewalk along one side of all streets. Parking would adhere to the Greenville County Zoning Ordinance, with the exception of commercial parking stalls which could dimension 9’x18’.	

	Landscaping and Buffering: The applicant states that there will be a 25' building setback and vegetated buffer along external development boundaries, with a 50' setback along Harrison Bridge Road. A 15' buffer would be provided between the commercial and residential components of the PD. Buffers may consist of existing vegetation, berms, landscaping, decorative fence, or a combination thereof. The development would adhere to the Greenville County Tree Ordinance. There are 17.5 acres of proposed open space, and another 2.2 acres of developed common area. **Signage and Lighting:** The applicant states that there will be one entrance monument for the neighborhood in the boulevard median. Commercial building owners may install one additional monument sign on their outparcel and wall signs for their business. Signage will adhere to the Greenville County Sign Ordinance. Site lighting will adhere to Section 12:1.1 of the Greenville County Zoning Ordinance. **CONCLUSION and RECOMMENDATION:** The subject property, zoned PD, Planned Development District is located along Harrison Bridge Road, a two to five-lane State-maintained collector road. Staff is of the opinion that the proposed major change would reduce the potential automobile traffic which could be produced by the currently approved PD and the proposed unit decrease and access road alignment would bring the development into conformance with the current Land Development Regulations. The development would have to meet the following conditions: 1. Under Section 12.0 of the Statement of Intent, please provide a 20' undisturbed boundary buffer in accordance with Greenville County Land Development Regulations (GCLDR) Section 8.21. This note was previously given by staff during review of the last major change request. 2. Install a 5' wide sidewalk along Harrison Bridge Road with commencement of development of the commercial parcels. 3. Install traffic improvements as identified by the TIS and SCDOT including a westbound left turn lane on Harrison Bridge Road at the site access and a southbound right turn lane on Fairview Road at Harrison Bridge Road. 4. In the second paragraph of Section 11.0 of the Statement of Intent, exclude exterior buffers from the open space statement. 5. Extend the shown emergency access so that it connects in to Road B of the residential development. As shown there is still only one access to the subdivision. 6. Widen the shown ingress and egress roads at Harrison Bridge Road to have 26' of pavement. Based on these reasons, staff recommends approval of the requested rezoning to PD-MC, Planned Development District – Major Change with the aforementioned conditions.
PC	At the October 28, 2026 Planning Commission meeting, the Commission voted to approve the rezoning request for PD-MC, Planned Development District-Major Change with conditions as amended. The recommended amended conditions are as follows: 1. Under Section 12.0 of the Statement of Intent, please provide a 20' undisturbed boundary buffer in accordance with Greenville County Land Development Regulations (GCLDR) Section 8.21. This note was previously given by staff during review of the last major change request. 2. Install a 5' wide sidewalk along Harrison Bridge Road with commencement of development of the commercial parcels. 3. Should any changes from what the TIS recommends or anything less stringent, the plan will be brought back to Planning Commission for review. 4. In the second paragraph of Section 11.0 of the Statement of Intent, exclude exterior buffers from the open space statement.

	5. Extend the shown emergency access so that it connects in to Road B at the intersection of Roads B and C, as of plan submitted for review and approval as of 10/28/26, of the residential development. As shown, there is still only one access to the subdivision. 6. Widen the shown ingress and egress roads at Harrison Bridge Road to have 26' of pavement.
P&D	At the November 2, 2026 Planning and Development Committee meeting, the Committee voted to approve the rezoning request for PD-MC, Planned Development District-Major Change with conditions as amended; however, they voted to amend Condition 5 to state "Extend the shown emergency access so that it connects into the residential component of the proposed subdivision or provide the two 26' wide boulevards to the proposed round-about". They also voted to remove Condition 6 as stated above. The remaining conditions will still need to be met.