

Zoning Docket from August 17th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-048	John Darrohn of Darrohn Engineering for William Pokora 839 Fairview Rd., Simpsonville, SC 29680 0566010102701 R-S, Residential Suburban District to FRD, Flexible Review District	26	Denial	Denial 8/26/26		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 17, 2026 were: <u>Speakers For:</u> - Applicant - Would like to use the building as a warehouse to allow the storage of vehicles - There was a sewer extension installed on the north side of the property and would be available for use for the subject parcel after September of this year <u>Speakers Against:</u> None List of meetings with staff: Pre-submittal Meeting 6/17/2026					<u>Petition/Letter For:</u> <u>Against:</u> Email - 2
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 1.12 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any active area or community plans. - Fairview Road is a two-lane, State-maintained arterial road and the property has approximately 130 feet of frontage along it. The property is approximately 1.3 miles southeast of the intersection of Fairview Road and Harrison Bridge Road. The property is not along a bus route and there are no sidewalks in the immediate area. - Floodplain is present on the site. Development must follow the Greenville County Flood Damage Prevention Ordinance. 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 FRD, Flexible Review District. The applicant is proposing Single-Family Residential with Commercial. Project Information: The applicant is proposing to expand the permitted uses on site to include non-residential ones. There is an existing structure on site which would be utilized. Proposed Land Uses: The proposed uses for the FRD include Single-Family Residential, Warehousing and Distribution, Cabinets and Carpentry Shop, and Equipment Sales and Rental. Residential would be limited to 1,500 square feet, with a potential 2,000 square feet of future residential, with 8,500 square feet as non-residential.					

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Architectural Design:

The applicant states that the existing pre-engineered metal building will be used. The building is currently a light grey color, and any future repainting will be limited to neutral, earth toned, and non-reflective colors. The existing structure is 10,000 square feet and 20' tall. There would be a maximum square footage allowance of 12,000 square feet and maximum building height of 45'. The FRD will allow pre-engineered metal, steel-frame, masonry, concrete, and wood-framed construction.

Access and Parking:

The existing access off of Fairview Road would remain. There would be 7 parking spaces provided in front of the existing building.

Landscaping and Buffering:

The applicant is proposing a 40' front setback, 10' side setbacks, and a 25' rear setback. A 6' opaque privacy fence would be provided along the northern and southern property lines. The site would adhere to the Greenville County Tree Ordinance. The gravel which was placed in the riparian buffer would be removed and the area revegetated.

Signage and Lighting:

The applicant states that any future signage would adhere to the Greenville County Sign Ordinance. Any site lighting would adhere to Section 12:1.1 of the Greenville County Zoning Ordinance.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-S, Residential Suburban District is located along Fairview Road, a two-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would not be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Suburban Neighborhood*, nor would commercial development be consistent with other development patterns in the area. Staff is also concerned about setting a precedent for future builders who may try to establish a commercial site in this way.

Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2026-048

APPLICANT: John Darrohn of Darrohn Engineering for William Pokora

PROPERTY LOCATION: 839 Fairview Rd., Simpsonville, SC 29680

PIN/TMS#(s): 0566010102701

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Single-Family Residential with Commercial

ACREAGE: 1.12

COUNCIL DISTRICT: 26 – Bradley

ZONING HISTORY: The property was originally zoned R-S, Residential Suburban District in December 1994 as part of Area 10. There have been no prior rezoning requests for this property.

EXISTING LAND USE: Single-Family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Vacant Land
East	R-S	Vacant Land
South	R-S	Single-Family Residential
West	R-10	Single-Family Residential, Public Utility Facility

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer available after September 2026

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.
**Please refer to the Future Land Use Map at the end of the document.
**

**AREA AND COMMUNITY
PLANS:**

The subject property is not part of any active area or community plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	1.12	1 unit
Requested	FRD	1 unit/acre		1 unit

A successful rezoning would allow for the same number of dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Fairview Road is a two-lane, State-maintained arterial road and the property has approximately 130 feet of frontage along it. The property is approximately 1.3 miles southeast of the intersection of Fairview Road and Harrison Bridge Road. The property is not along a bus route and there are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2023	2024	2025
Fairview Road	8,240' SW	11,100	11,500 +3.6%	12,000 +4.3%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. Development must follow the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to expand the permitted uses on site to include non-residential ones. There is an existing structure on site which would be utilized.

Proposed Land Uses:

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CONCLUSION:

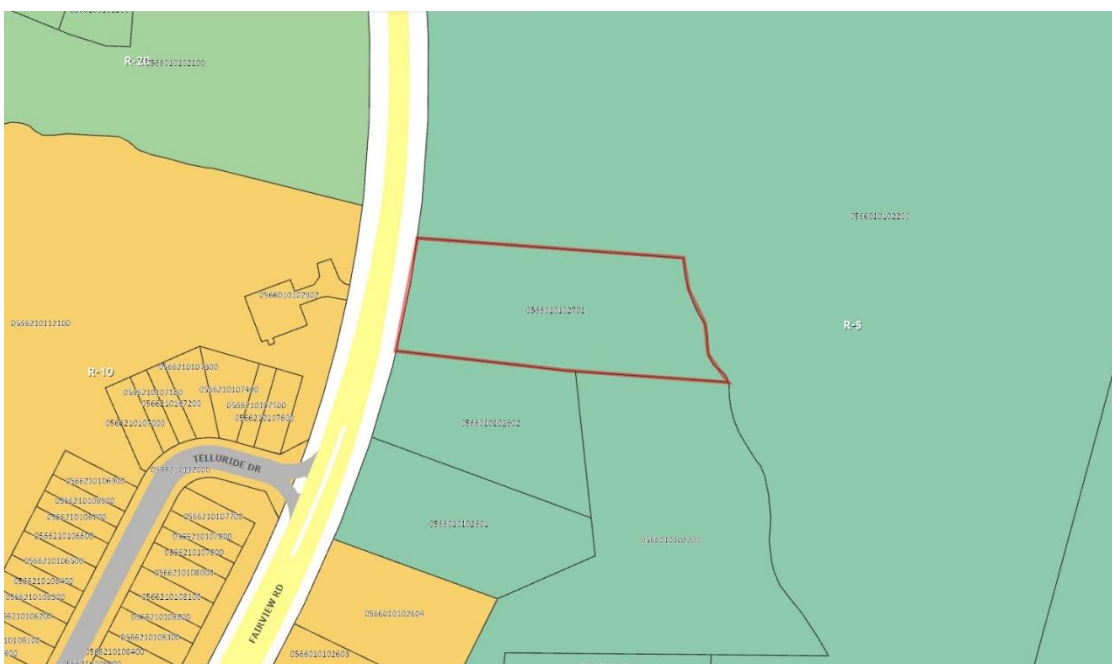
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STAFF**RECOMMENDATION:**

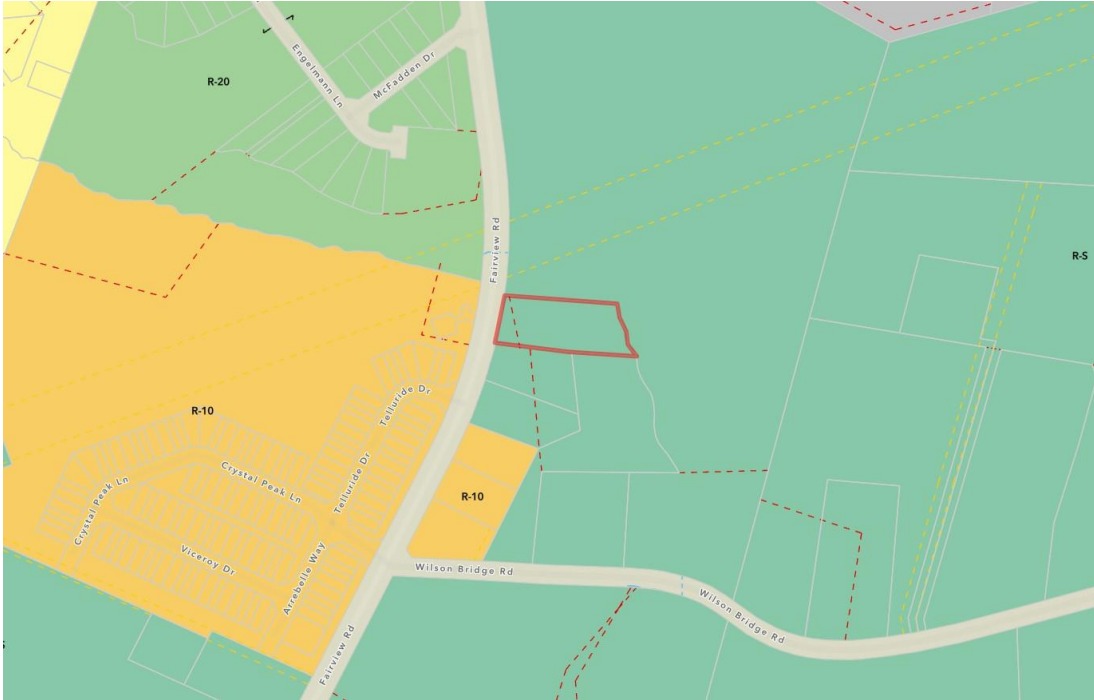
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Aerial Photography, 2026



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map