

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
March 25, 2020
4:30 p.m.

MEMBERS PRESENT: J. Rogers, S. Bichel, N. Hollingshad, M. Looper, C. Harrison, M. Jones , E. Forest, M. Shockley and J. Bailey

MEMBERS ABSENT:

STAFF: P. Gucker, S. Holt, T. Stone, H. Hahn, J. Henderson, R. Jeffers-Campbell, H. Gamble, J. Wortkoetter

CALL TO ORDER

Chairman Rogers called the meeting to order at 4:35 p.m. and Mr. Shockley provided the invocation.

APPROVAL OF THE FEBRUARY 26, 2020 MINUTES

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to amend the minutes of the February to reflect the following changes:

Page 3. First statement, remove the word does

Page 6, second statement, last part to read “does not meet Section 8.8.1 of the LDR, and therefore is not in compliance”

Remove the phrase stating all comments by Dr. Hollingshad will be by verbatim transcript.

The motion to amend the minutes as aforementioned carried by voice vote.

MOTION: By Dr. Hollingshad, seconded by Mr. Shockley to approve the minutes of the February 26, 2020 Commission meeting as amended. The motion carried by voice vote.

PRELIMINARY SUBDIVISION APPLICANTIONS

PP-2019-177, Thistledown Phase 2

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision application consisting of 2.5 acres and zoned R-20, Single-Family Residential. The developer is proposing a 3 additional lots, totaling 14 lots accessed by Thistle Brook Court (private road). The developer has chosen to do a Cluster Development with Option1, with 2.82 acres of Open Space Required and Providing 3.01 acres of Open Space. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Boiling Springs Fire serves this area.

VA-2019-180, Buffer Variance

Ms. Jeffers-Campbell addressed the Commission members with a variance request from Section 8.21 of the Land Development Regulations, Forested Natural Vegetative and /or Landscape Buffer, The variance would apply only to the 174.52 foot property line between existing lots 110 and 111 as identified on the Final Plat for Thistledown. The plat reserves the right for lots 110 and 111 to be further subdivided to the extent of the R-20 zoning.

Staff recommends conditional approval of the preliminary plan and variance with the specific requirements and following condition:

- A revised preliminary plan shall be submitted to Subdivision Administration prior to submitting a land disturbance application that corrects the plan notes to reflect the following:
 - Phase I: 11 lots
 - Phjase 2: 14 lots (lots 114-114 added)

MOTION: By Mr. Shockley, seconded by Mr. Bichel to approve VA-2019-180. The motion carried unanimously by voice vote.

MOTION: By Mr. Shockley, seconded by Mr. Mr. Looper to approve PP-2019-177 with staff's recommendations. The motion carried unanimously by voice vote.

The following two items were held by the Commission until the April 29, 2020 meeting.

MOTION: By Mr. Shockley, seconded by Mr. Looper to hold PP-2019-19 and PP-2019-20 until the next Commission meeting scheduled for April 29, 2020. The motion carried unanimously by voice vote.

PP-2020-019, Bellewood Forest

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision application consisting of 16.39 acres zoned R-M20, Multifamily Residential. The developer is porposing a 63 lot subdivision accessed by SC Highway 183 (State). The developer is proposing 2867 Linear Feet of Public Road and has chosen to do a Cluster Development with Option 1, requiring 2.46 acres of Open Space and providing 3.85 acres of Open Space. Water will be provided by Greenville Water and sewer will be from Berea Sewer. Berea Fire serves this area.

Staff recommends approval of the preliminary plan application with the specific requirements and the following conditions:

- A revised preliminary plan shall be submitted to Subdivision Administration and Land Development reflecting the SC DOT required improvement prior to issuance of land disturbance permit and the correct number of proposed lots under the density table on the plan.
- Traffic improvements warranted as a result of the required SCDOT Traffic Study must be installed once 40 lots have been recorded.

PP-2019-020, Hickory Heights

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision consisting of 15.01 acres and zoned R-M20, Multifamily Residential . The developer is proposing a 120 lot subdivision accessed by U.S. Highway 25 (State). The developer is proposing 1345 Linear Feet of Public Road and 2610 Linear Feet of Private Road. The developer has chosen to do a Cluster Development with Option 1 requiring 2.25 Acres of Open Space and providing 5.87 acres of Open Space. Water will be provided by Greenville Water and sewer will be provided by Berea Sewer. Berea Fire serves this area.

Staff recommends approval of the preliminary plan application with the specific requirements and the following conditions:

- A revised preliminary plan shall be submitted to Subdivision Administration and Land Development reflecting the SC DOT required improvement prior to issuance of land disturbance permit.
- Traffic improvements as a result of the required SCDOT Traffic Study must be installed once 40 lots have been recorded.

REZONING

Ms. Staton presented the following:

**TO: County Council
Planning and Development Committee
Planning Commission**

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-14

APPLICANT: Raymond P. and Sue S. Clement

PROPERTY LOCATION: 125 Oak Place

PIN/TMS#(s): 0529030100100 (portion)

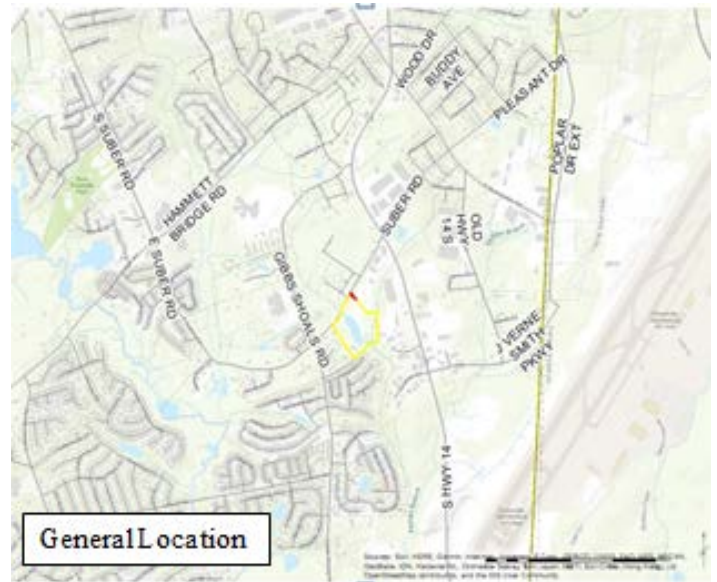
EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: I-1, Industrial

PROPOSED LAND USE: Boat, Trailer and RV Storage

ACREAGE: 0.11

COUNCIL DISTRICT: 21 – Roberts



ZONING HISTORY: The parcel was originally zoned R-S, in May of 1970 as part of Area 1. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Single-family Residential

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------------|---|
| North | I-1 | boat, trailer and RV storage |
| East | I-1 and S-1 | service warehouse and landscaping company |
| South | PD-R and R-S | single-family residential |
| West | DRD | single-family residential |

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Metro District – No Sewer

PLAN GREENVILLE

COUNTY

CONFORMANCE: The subject portion of a parcel is part of the Plan Greenville County Comprehensive Plan, where it is designated as a *Mixed Employment Center*.



Plan Greenville County, Future Land Use Map



MEC

MIXED EMPLOYMENT CENTER

Place Type Characteristics

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

| | |
|-----------------------|---|
| Primary Uses | Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities |
| Secondary Uses | Open space, neighborhood commercial, multi-family residential |
| Gross Density | 8 to 30 dwellings per acre |
| Transportation | Auto oriented but walkable, transit/park-and-ride lots should be provided |
| Parking | Large surface parking on street parking, central parking garages should be encouraged |
| Open Space | Civic greens, courtyard greens |

Plan Greenville County, Character Area Type Cards

AREA AND COMMUNITY PLANS:

This parcel is not included in any adopted community or area plans.

ROADS AND TRAFFIC:

E. Suber Road: two-lane State-maintained Minor Collector; Oak Place: one lane private road. This portion of a parcel has approximately 50 feet of frontage along E. Suber Road, and the portion of a parcel is approximately 0.3 miles southwest of the intersection of E. Suber Road and Highway 14. The property is not along a bus route. Additionally there are no sidewalks in the area.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|------|--------------|---------------|
| Pleasant Drive | 4,680' NE | 600 | 550 -8.3% | 800 +45.5% |

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall parcel, but not on the subject portion of the parcel. There are no known historic resources on this portion of a parcel, nor are there any significant environmental or cultural features. The overall parcel does, however, contain a large pond and a significant number of trees. There are three schools located near this site: Woodland Elementary is located 0.3 miles away, Riverside Middle is located 0.7 miles away, and Riverside High School is located about a mile away.

CONCLUSION:

This portion of the parcel is designated within the Plan Greenville County Comprehensive Plan as *Mixed Employment Center*, which allows for some industrial uses, such as advanced manufacturing.

Beyond this future land use designation, this particular request works in tandem with CZ-2020-15, in which a similar area of land is proposed to be rezoned back to R-S, Residential Suburban, as a land swap. The intent of the applicant in doing this is to straighten the property lines and fix a split-zone issue that this property has. Because of this, there will be no expansion of the current uses on site.

Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.

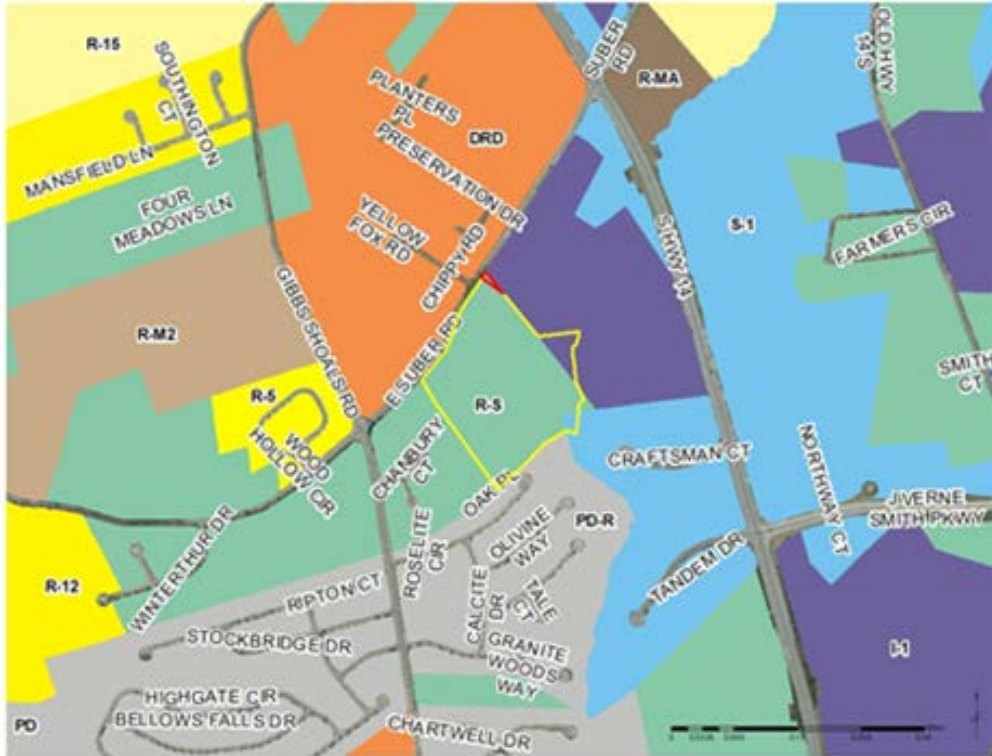
MOTION:

By Mr. Shockley, seconded by Mr. Looper to approve CZ-2020-14 and CZ-2020-15. The motion carried unanimously by voice vote.

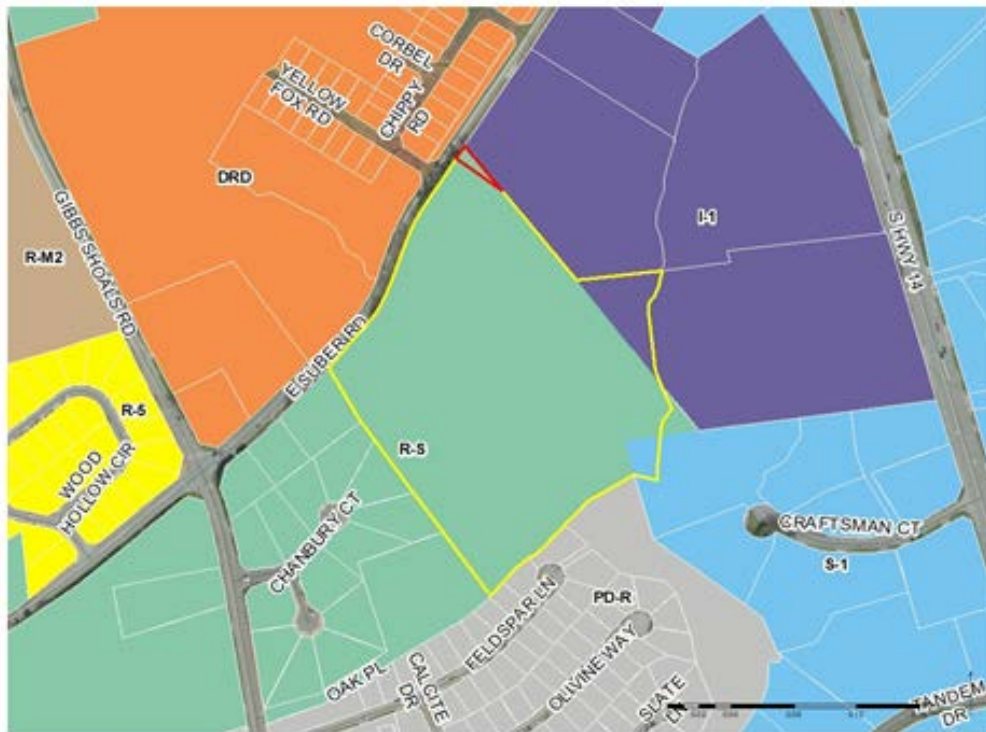


Aerial Photography, 2019





Zoning Map



Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-15

APPLICANT: Raymond P. and Sue S. Clement

PROPERTY LOCATION: 559 E. Suber Road

PIN/TMS#(s): 0528030101709 (portion)

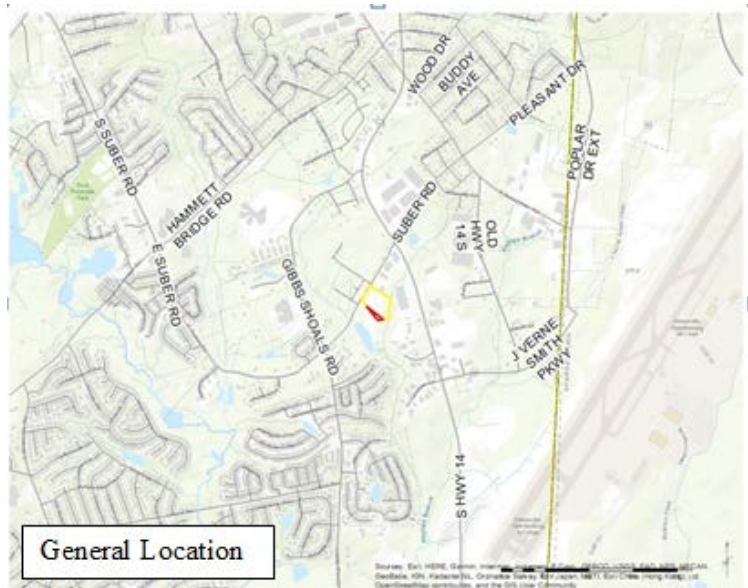
EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-S, Residential Suburban

PROPOSED LAND USE: Single-family Residential

ACREAGE: 0.62

COUNCIL DISTRICT: 21 – Roberts



ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May of 1970 as part of Area 1. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: RV, Trailer, and Boat Storage

AREA CHARACTERISTICS:

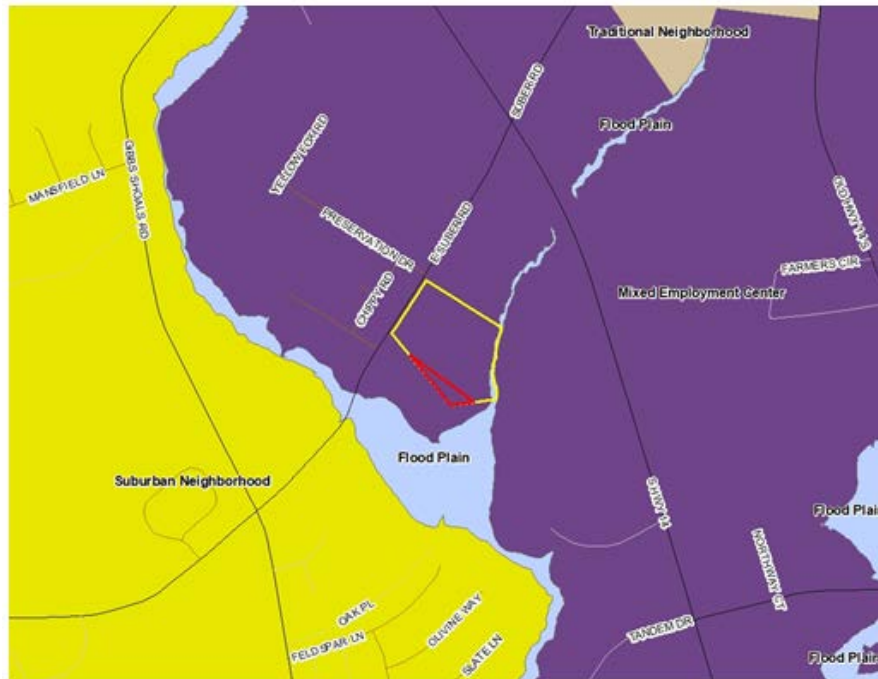
| Direction | Zoning | Land Use |
|-----------|--------|------------------------------------|
| North | I-1 | laboratory |
| East | I-1 | warehouse and construction company |
| South | R-S | single-family residences |
| West | DRD | single-family residences |

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Metro District – No Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as a *Mixed Employment Center*.



Plan Greenville County, Future Land Use Map



MEC **MIXED EMPLOYMENT CENTER**

Place Type Characteristics

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

| | |
|-----------------------|---|
| Primary Uses | Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities |
| Secondary Uses | Open space, neighborhood commercial, multi-family residential |
| Gross Density | 8 to 30 dwellings per acre |
| Transportation | Auto oriented but walkable, transit/park-and-ride lots should be provided |
| Parking | Large surface parking on street parking, central parking garages should be encouraged |
| Open Space | Civic greens, courtyard greens |

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS:

This parcel is not included in any adopted community or area plans.

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

| | Zoning | Zoning Density | Acres | Total Units |
|-----------|--------|------------------|-------|-------------|
| Current | I-1 | 0 units/acre | 0.62 | 0 units |
| Requested | R-S | 1.7 units/1 acre | | 1 unit |

A successful rezoning may add up to 1 dwelling units.

ROADS AND TRAFFIC: E. Suber Road: two-lane State-maintained Minor Collector. This portion of a parcel has no road frontage, and the parcel is approximately 0.3 miles southwest of the intersection of E. Suber Road and Highway 14. The property is not along a bus route, and there are no sidewalks in the area.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|------|--------------|---------------|
| Pleasant Drive | 4,680' NE | 600 | 550 -8.3% | 800 +45.5% |

CULTURAL AND ENVIRONMENTAL: Floodplain is present on the overall parcel, but not on the subject portion of the parcel. There are no known historic resources on this portion of a parcel, nor are there any significant environmental or cultural features. There are three schools located near this site: Woodland Elementary is located 0.3 miles away, Riverside Middle is located 0.7 miles away, and Riverside High School is located about a mile away.

CONCLUSION: This portion of a parcel is designated within the Plan Greenville County Comprehensive Plan as *Mixed Employment Center*, which is geared more towards office parks, certain types of manufacturing, mixed-use and civic/institutional facilities supported by multifamily residential.

Despite the request for R-S, Residential Suburban not meeting the intent of this future land use designation, this particular request works in tandem with CZ-2020-14, in which a similar sized portion of a parcel proposed to be rezoned back to I-1, Industrial, as a land swap. The intent of the applicant in doing this is to straighten the property lines and fix a split-zone issue that this property has. Because of this, there will be no expansion of the current uses on site.

Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban.

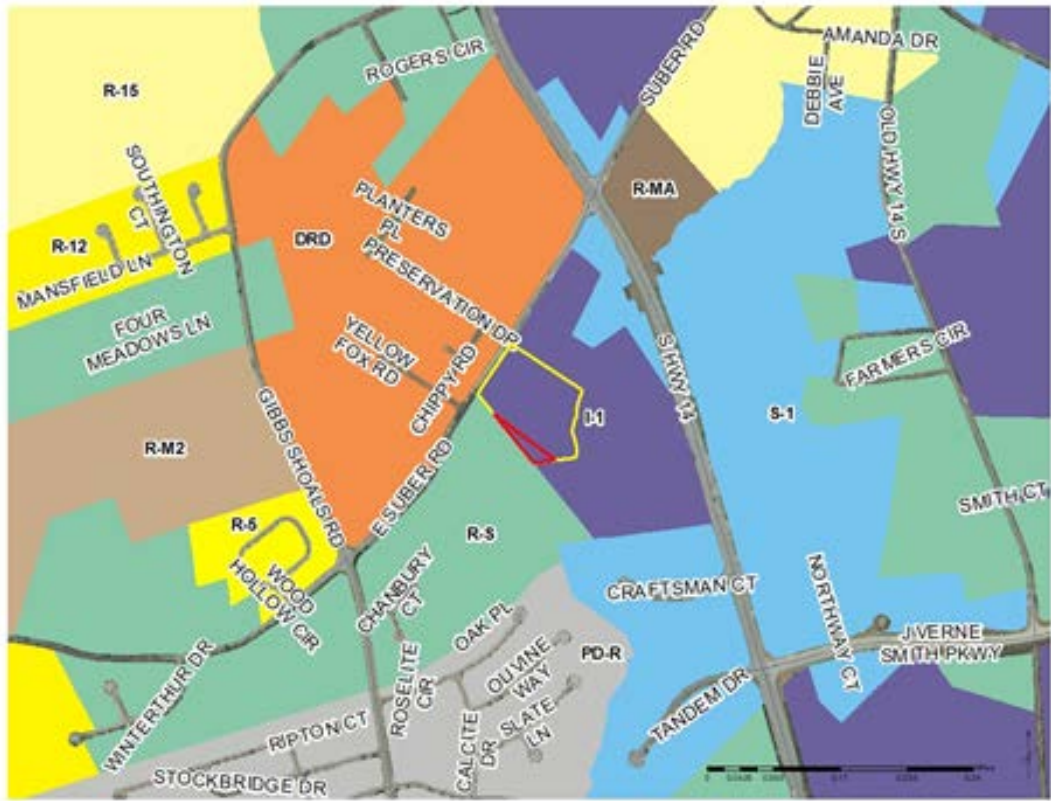
SEE MOTION MADE FOR CZ-2020-14.



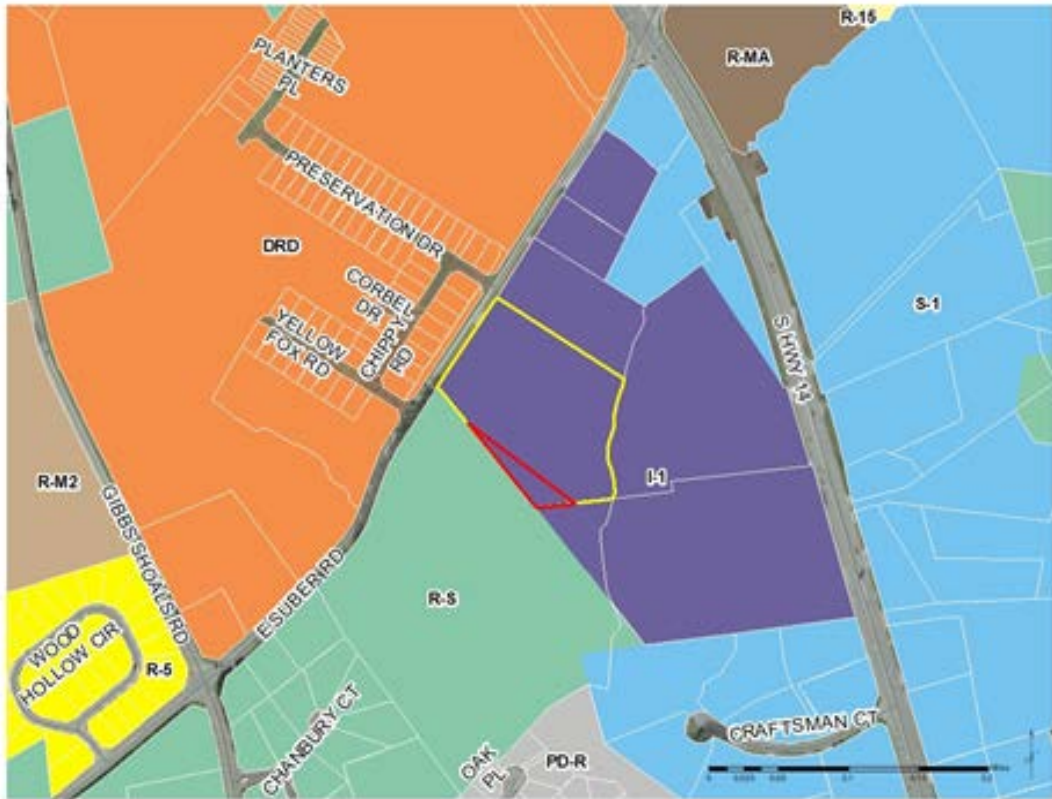
Aerial Photography, 2019



Minutes



Zoning Map



CZ-2020-16 WITHDRAWN BY APPLICANT

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-17

APPLICANT: Edward D. Jones for Furman Square, LLC

PROPERTY LOCATION: 5205 Old Buncombe Road

PIN/TMS#(s): 0432000301400

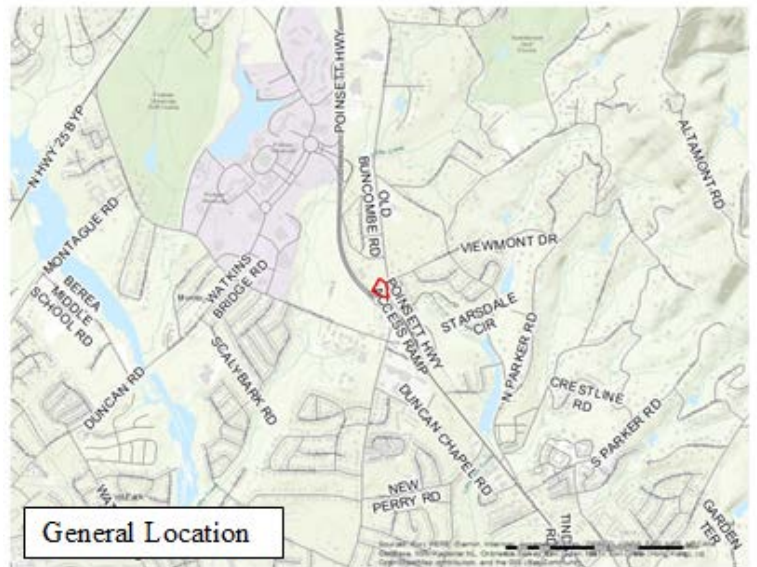
EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

PROPOSED LAND USE: Business office, trim/upholstery shop, t-shirt fabrication shop, a cell tower, and storage and distribution of ice

ACREAGE: 2.1

COUNCIL DISTRICT: 19 - Meadows





SC SUBURBAN COMMERCIAL CENTER

Place Type Characteristics

Suburban Commercial Centers are highway-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they will become candidates for adaptive redevelopment into denser mixed-use centers, particularly where access to high-frequency transit is provided. Site improvements should emphasize design quality, connectivity, and efficient use of infrastructure.

| | |
|-----------------------|---|
| Primary Uses | Regional commercial, neighborhood commercial, office, multi-family apartments |
| Secondary Uses | Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) |
| Gross Density | 6 to 12 dwellings per acre |
| Transportation | Automobiles, sidewalks, trail connections, park-and-ride lots, street grid or curvilinear network |
| Parking | Surface parking lots, on-street |
| Open Space | Community and regional parks, neighborhood greenspaces |

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS: This parcel is not included in any adopted community or area plans.

ROADS AND TRAFFIC:

Old Buncombe Road: two-lane State-maintained Major Collector. The parcel has approximately 360 feet of frontage along Old Buncombe Road, and the parcel is approximately 0.05 miles north of the intersection of Old Buncombe Road and Poinsett Highway (US-276). The property is along Bus Route 503; however, there are no sidewalks in the area.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|-------|----------------|----------------|
| Old Buncombe Road | 9,910' S | 6,300 | 6,400 +1.6% | 7,000 +9.4% |

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. Duncan Chapel Elementary School is also located 0.34 miles away from the site.

CONCLUSION:

This property is within the Plan Greenville County Comprehensive Plan, designated as a Suburban Commercial Center. These centers are highway-oriented commercial centers that serve community-wide shopping and service needs. The current uses that are proposed to continue at the subject site are service-oriented, as well as the addition of storage and distribution as a use on site. Additionally the site's configuration and layout make it more suited for service-oriented businesses than commercial-oriented businesses.

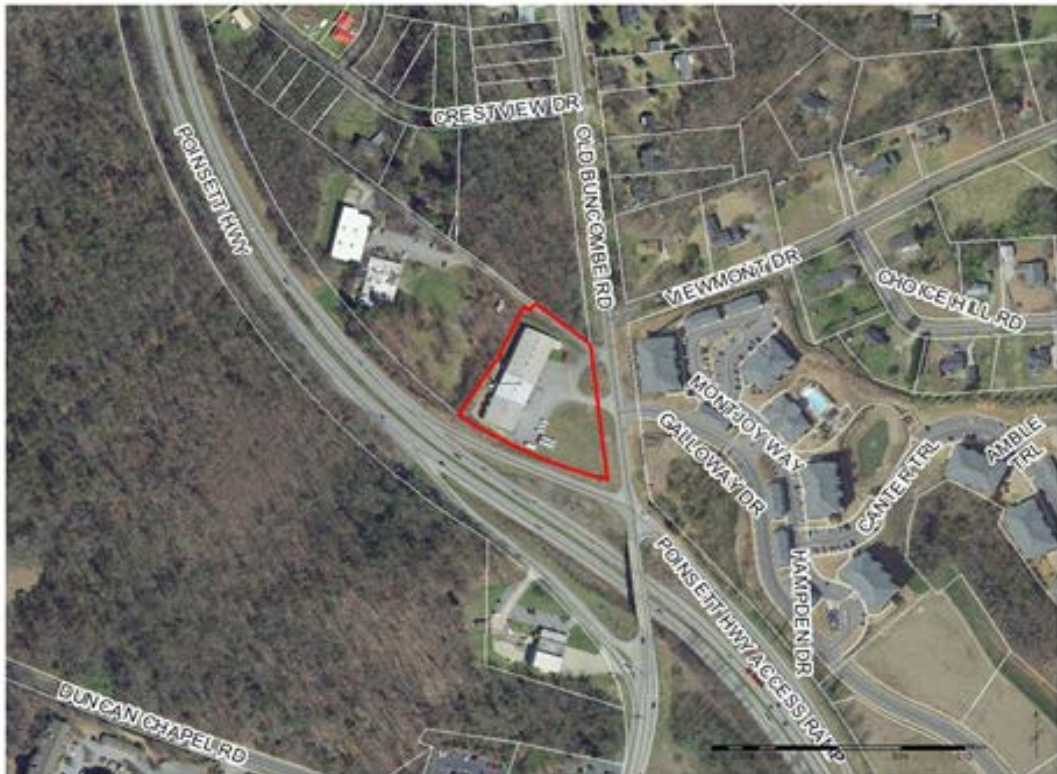
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.

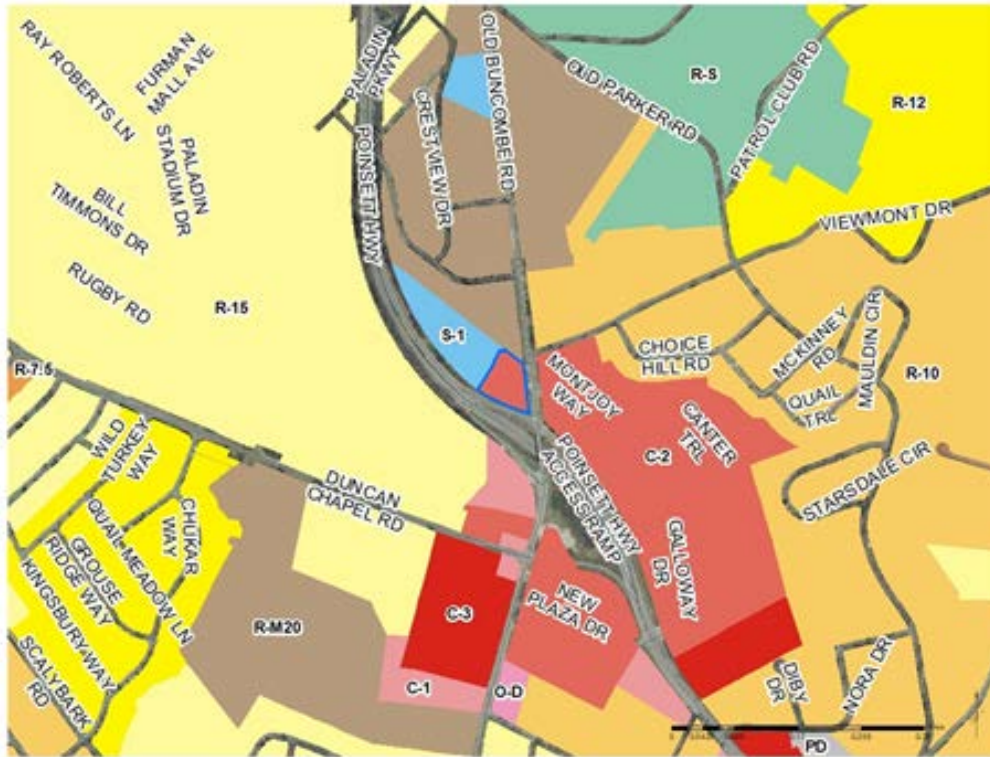
MOTION:

By Mr. Bichel, seconded by Mr. Jones to approve CZ-2020-17. The motion carried unanimously by voice vote.

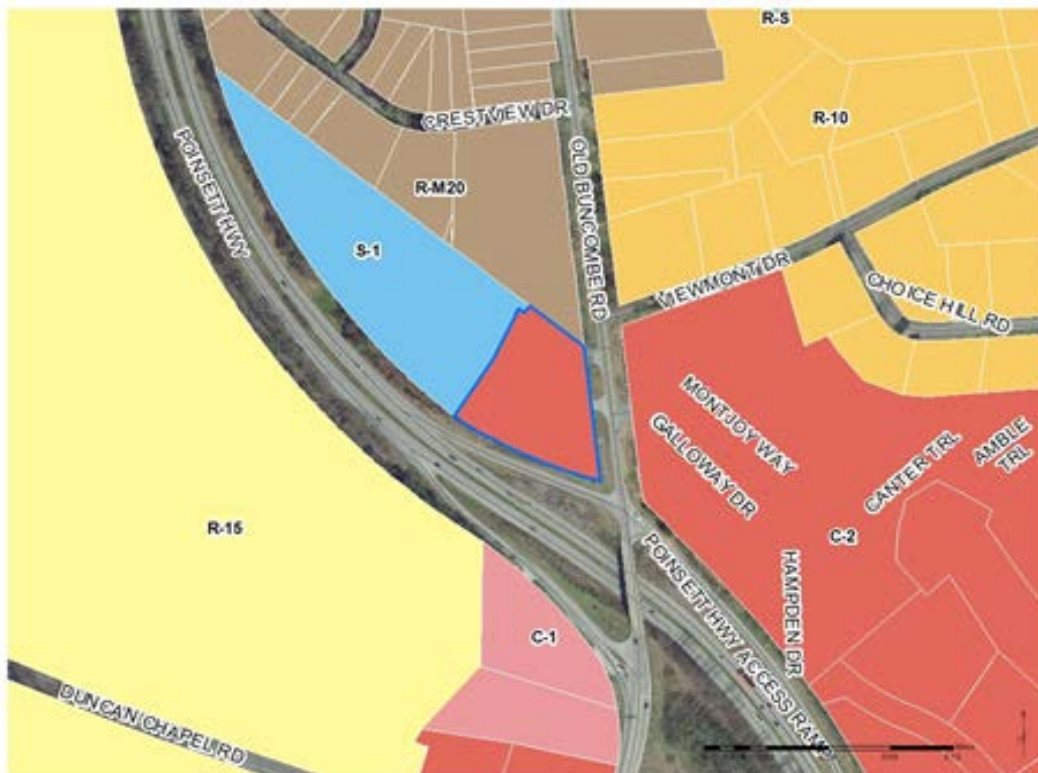


Aerial Photography, 2019





Zoning Map



ZONING HISTORY:

The parcels were originally zoned in May 1971 as part of Area 2. The application to rezone 0533040100519 and 0533040100520 from R-S to S-1 was approved in 1977, CZ-1977-24. There was an unsuccessful PD, Planned Development rezoning request in 2006, CZ-2006-86. There was an unsuccessful R-M11, Multifamily rezoning request in 2015, CZ-2015-58. There was a rezoning request in 2019, CZ-2019-82 to rezone 73.6 acres to PD, Planned Development that was withdrawn by the applicant.

EXISTING LAND USE:

Vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|---------------|--|
| North | S-1 | restaurants |
| East | S-1 and I-1 | retail/entertainment and industrial |
| South | S-1 and I-1 | industrial and business park with various uses |
| West | S-1 and R-M20 | services, vacant land, and single-family residential |

WATER AVAILABILITY:

Greenville Water

SEWER AVAILABILITY:

Metro/ReWa

PLAN GREENVILLE COUNTY CONFORMANCE:

The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Mixed Employment Center*, which calls for advanced manufacturing, office, mixed-use buildings, and civic/institutional facilities and retail and has a gross density of 8-30 dwellings per acre.



Plan Greenville County, Future Land Use Map



MEC MIXED EMPLOYMENT CENTER

Place Type Characteristics

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

| | |
|-----------------------|---|
| Primary Uses | Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities |
| Secondary Uses | Open space, neighborhood commercial, multi-family residential |
| Gross Density | 8 to 30 dwellings per acre |
| Transportation | Auto oriented but walkable, transit/park-and-ride lots should be provided |
| Parking | Large surface parking on street parking, central parking garages should be encouraged |
| Open Space | Civic greens, courtyard greens |

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

Additionally the subject parcels are part of the Dublin Road Area Plan. Parcels 0533020105500, 0533040100700 (portion), 0533040100724, 0533040100725, and 0533040100726 are designated in the Future Land Use of the Area Plan as *Services* and located within the red boundary in the image below.



Dublin Road Area Plan, Future Land Use

ROADS AND TRAFFIC:

Garlington Road: two-lane State-maintained collector road and the development has approximately 250 feet of road frontage.

Honbarrier Drive: two-lane State and privately maintained local road and the development has approximately 272 feet of road frontage on the portion maintained by the State.

Entertainment Boulevard: two-lane privately maintained commercial road.

The parcels are approximately 0.20 miles southwest from the intersection of Garlington Road and Pelham Road. The site is currently not located along a bus route.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|-------|----------------|-----------------|
| Garlington Road | 4,177' NE | 6,800 | 6,600 -3.0% | 8,200 +24.2% |

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the western side of the development. There are no known historic resources on this site, nor are there any significant environmental or cultural features. The site is within 1.01 miles from Shannon Forest Christian School.

**REVIEW DISTRICT
DETAILS:**

Project Information:

The applicant is proposing to develop a mixed-use development consisting of a hotel, restaurant/bar, dinner movie/theatre, and entertainment space. This will be broken up into four lots with a building on each lot and all being connected internally with pedestrian sidewalks and shared parking.

Architectural Design:

The applicant states that the proposed buildings will be a mixture of brick/stone, decorative split face block and EIFS siding with decorative metal panels and glass store fronts. Each user will have unique trade colors and finishes based on their prototype. They will all complement each other and follow a common theme.

Access and Parking:

The applicant states that pedestrian access and circulation are an essential part of the development. There will be interconnecting sidewalks throughout the site where customers can park once and walk from use to use. Some of the sidewalk has already been constructed and the rest will follow suit. There will be direct access to the proposed development via a signalized intersection at Garlington Road and Entertainment Boulevard that is required to be installed by SCDOT. According to SCDOT there will also need to be modifications completed at the intersection of Garlington Road and Pelham Road, as well as a connection of Honbarrier Road to the internal private Clifton Court. The individual uses will connect to the private commercial roads internally. There will be no access to this development or to any other adjacent commercial/industrial development from Durham Drive other than emergency access only. All internal roads will be 24' in width.

The applicant is proposing 661 parking spaces based on the intended uses of the development. According to the applicant there will be enough parking to accommodate each potential user's parking requirements, but may need to have some shared parking easements that may be created during the Final Development Plan phase of the development. The parking spaces will be 9' x 20'.

Landscaping and Buffering:

The applicant states that landscaping will be provided throughout the site by means of street trees, parking lot landscape, and entrance landscape. Landscaping will be provided on each lot and associated parking areas to meet or

exceed the Greenville County minimum requirements. Individual lot landscape plans will be provided as part of each Final Development Plan.

Signage and Lighting:

The applicant states that Per Section 19 of the Greenville County Sign Ordinance, up to three freestanding signs can be permitted per lot. The applicant states that rather than every user having three freestanding signs, only one sign will be allowed per each use. In addition, one large (50 foot tall) freestanding sign will be installed near Interstate 85, one monument sign near Pelham Road (which already exists), and one monument sign near Garlington Road and Entertainment Boulevard (which already exists) will be provided for the overall development. The building signage will meet all current restrictions on size, material, lighting, etc. in the Greenville County Sign Ordinance. All signage is to match throughout the project site and complement each other.

According to the applicant, all site lighting will be full cut-off. The lighting in the parking lot areas will be a maximum of twenty-eight (28') in height and other than the height, will meet all Greenville County standards with regards to lighting.

Proposed Land Uses:

Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Mixed Employment Centers, as stated in the Plan Greenville County Comprehensive Plan, includes “office parks or campus like developments geared toward meeting the need of mid to large.”

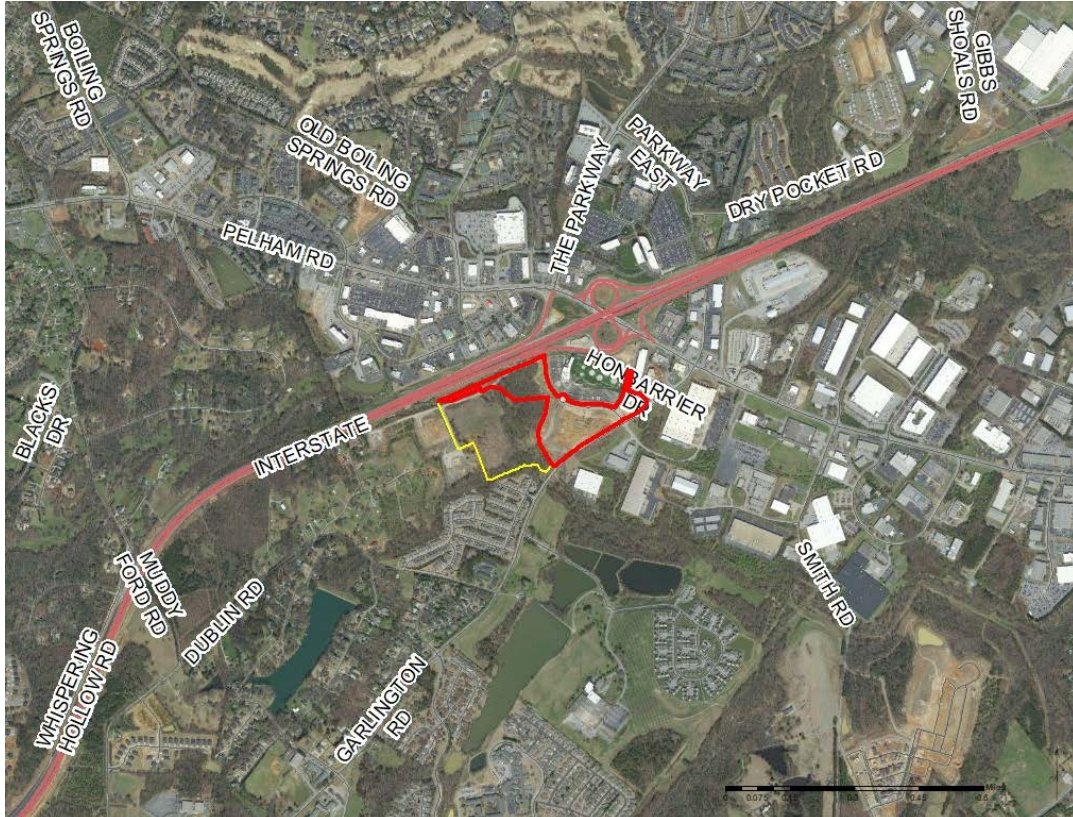
CONCLUSION:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed Employment Center* use in the Future Land Use section. It is also designated as *Services* in the Dublin Road Area Plan. This future land use is intended for large campus like mixed-use developments with interconnectivity for both vehicles and pedestrians. The proposed development will provide an array of uses that will be developed in a manner that is consistent with the Comprehensive Plan. The proposed development will have to meet the following conditions:

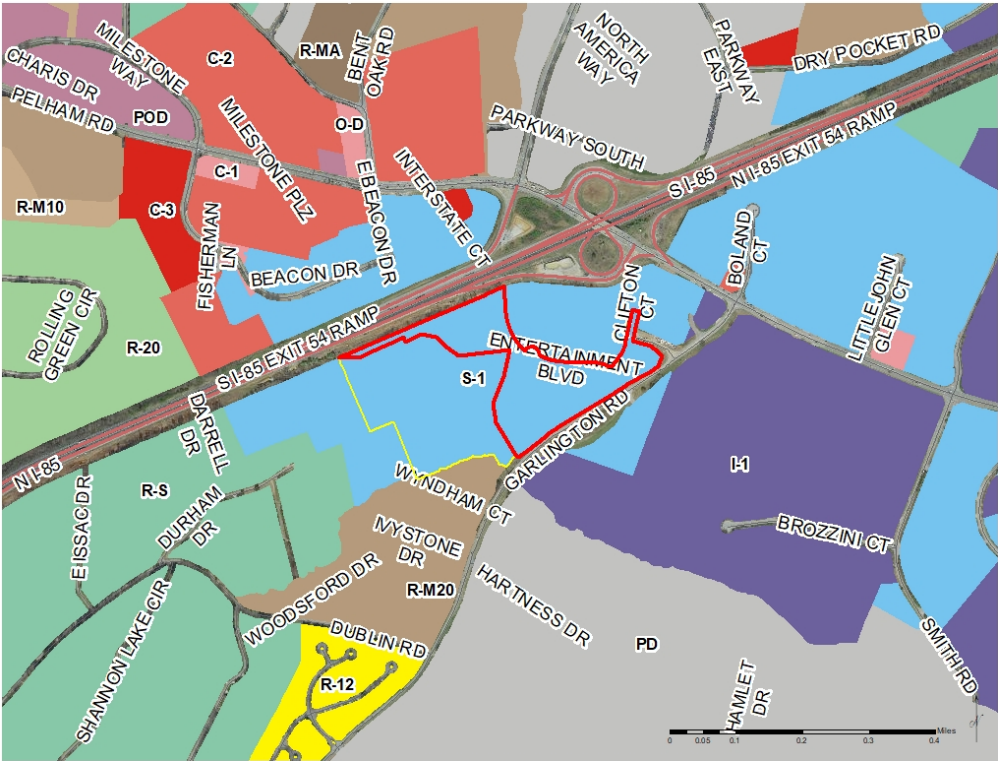
1. Meet all requirements per SCDOT on the realignment of the Garlington Road and Pelham Road intersection and the installation of the traffic signal;
2. Submit and have the Final Development Plan approved

before submitting for any Land Development or Building Permits.

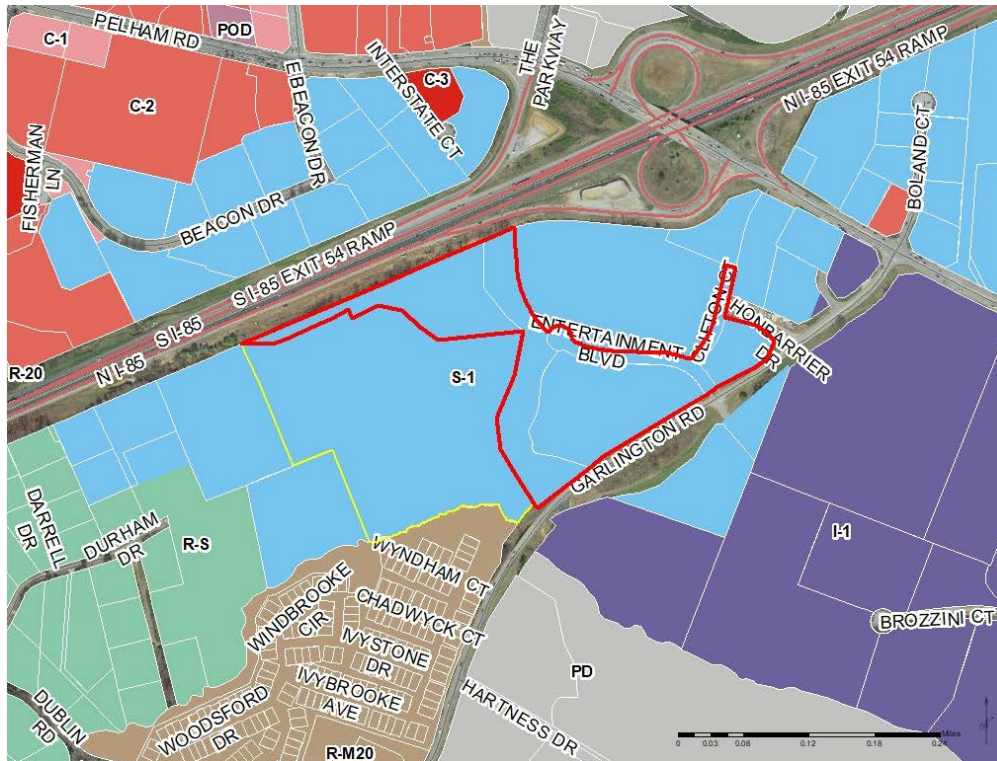
Staff recommends approval with conditions.



Aerial Photography, 2019



Zoning Map



March 6, 2020 Applicant's response March 12, 2020 Staff March 13, 2020

Eric Jackson
 Realty Link
 201 Riverplace, Suite 400
 Greenville, SC 29601

RE: Garlington North review letter; CZ-2020-19

Dear Mr. Jackson,

Below are Staff's comments regarding the FRD submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Statement of Intent

Page 3

1. The last sentence of the first paragraph might be left over from a past SOI. The parcels associated with this application do not touch the boundary of the R-S and R-M20 zoned properties. Please make sure that you have the correct zoning classification for the surrounding parcels.
 - a. **Agreed. That sentence has been removed.**
 - b. **Staff accepts applicant's response.**
2. In the last paragraph on this page, please do not use "not limited to" language and instead be more specific as to describing the desired uses.
 - a. **Ok. The site plan is set. We are ok with removing the "not limited to" language.**
 - b. **Staff accepts applicant's response.**

Page 5

1. At the end of the Development Schedule section, please provide information for the allowance of phasing the Final Development Plan if need be. This way you can allow yourself flexibility on only submitting for the lot when you are ready.
 - a. **Ok. Language added such that each lot's Final Development Plan will be submitted on a lot by lot basis.**
 - b. **Staff accepts applicant's response.**
2. According to previous conversations between SCDOT and Staff, there are some outstanding items regarding the installation of the signal and the modifications of the intersection of Garlington Road and Pelham Road (which you allude to in your SOI). Please work with SCDOT to complete all outstanding items in a timely manner. Also, please provide a summary of what is left to complete from your end. Any outstanding item could result in a Condition of Approval for this project.
 - a. **Agreed. We have been working with SCDOT on this. We are currently awaiting pricing on the remainder of the work at Garlington and Pelham Road. SCDOT and we are aware that no Certificate of Occupancy will be issued on any buildings in the development until the road work is complete.**
 - b. **Staff accepts applicant's response; however, the applicant must meet all requirements per SCDOT before any occupancy can occur.**
3. In the third paragraph under the Public Improvements and Facility Impact section, please include the word "utility" between public and infrastructure.
 - a. **Added.**
 - b. **Staff accepts applicant's response.**
4. Staff realizes that the proposed development no longer includes the area on the west side of the creek, but we would still like to see some language to the access on Durham Drive and enhancing what is currently used to block this access with more of a locked gate with a Knox Box to allow for emergency access only.
 - a. **Understood. A paragraph has been added to the end of the Pedestrian, Parking, and Site Circulation section discussing this.**
 - b. **Staff accepts applicant's response.**
5. In the first paragraph under the Pedestrian, Parking, and Site Circulation section, Staff would like to see more of a commitment on the interconnecting of the sidewalks and not use the phrase "where possible".
 - a. **Ok. "where possible" language has been removed and we have added some**

language that at least a 5-foot wide sidewalk will be constructed to each user in the PD. Due to topography and wetlands on the site we are limited on how much grading we can do to allow for sidewalk but we will at least make sure there is at least some form of pedestrian connection between the users.

- b. Staff accepts applicant's response.
- 6. In the last sentence of the first paragraph under the same section, please change "where reasonable" to "in a comprehensive approach". Also, what about the Swamp Rabbit Trail and floodplain area and connections?
 - a. Language changed at your request. With regards to the Swamp Rabbit Trail and park in general, due to financial limitations as a result of the reduction of the Planned Development size, we are unable to commit to funding this currently. We are still open to the idea of the trail and park system but cannot make a commitment to it at this time.
 - b. Staff accepts applicant's response.
- 7. In the last paragraph on this page, please remove the second to last sentence and the word "Accordingly" in the last sentence.
 - a. Removed.
 - b. Staff accepts applicant's response.

Page 6

- 1. In the first sentence on this page, please add a semi-colon after parcel and indicate "i.e." in lower case letters.
 - a. Changed.
 - b. Staff accepts applicant's response.
- 2. In the first paragraph under the Amenities and Landscaping section, please explain what you are referring to about "entrances" (i.e. building entrances or project entrances).
 - a. Project site entrances. Language added for clarification.
 - b. Staff accepts applicant's response.
- 3. In the first paragraph, third line, please replace the last word "may" with "will". Also, please remove the language "Although shared parking easements may be needed, shared parking is anticipated to be minimal. Should shared parking..." Begin the next sentence with "Easements" and remove "be needed, easement" and end that sentence with "development" and remove the remainder of the sentence.
 - a. Changed.
 - b. Staff accepts applicant's response.
- 4. Please capitalize EIFS under the Architecture section.
 - a. Changed.
 - b. Staff accepts applicant's response.
- 5. At the end of the first paragraph under the Amenities and Landscaping section, please reword so it reads "Garlington Road is completed".
 - a. Reworded.
 - b. Staff accepts applicant's response.
- 6. At the end of the second paragraph under the Amenities and Landscaping section, please reword so it reads "Final Development Plan and/or Site Plans for Building Permits".
 - a. Reworded.
 - b. Staff accepts applicant's response.

7. In the last paragraph on this page, please replace “by the” with “and”.
 - a. **Changed.**
 - b. Staff accepts applicant’s response.

Page 8

1. Please reword “ascetically” to “aesthetically”.
 - a. **Reworded.**
 - b. Staff accepts applicant’s response.
2. Staff understands the intent of providing restricted uses, but we believe that if you provide a very strong stance as to what is only permitted in the beginning of the Statement of Intent, you can eliminate the Restricted Use section. We would not want to have a use fall between a permitted use and a restricted/prohibited use.
 - a. **We have removed the list at the table of restricted uses and added a little more detail to the uses described at the beginning of the SOI. Only the uses described at the beginning of the SOI will be allowed.**
 - b. Staff accepts applicant’s response.

Concept Plan

1. Please include a table that provides the land use of every part of the site with number of acres that total the amount in the SOI.
 - a. **A table has been added to the Planned Development Plan (C1.0) that lists the land use of the site with the number of acres associated with each use. The number of acres totals the amount listed in the SOI (+/- 20.5 Acres).**
 - b. Staff accepts applicant’s response.
2. What is to happen with the existing round-about on Entertainment Boulevard? If it is to remain, please show it on the plans.
 - a. **The existing round-about is to be removed for easier traffic flow through the intersection.**
 - b. Staff accepts applicant’s response.
3. Please provide additional traffic arrows throughout the lots to help with understanding the traffic flow.
 - a. **Additional traffic arrows have been added to the Planned Development Plan (C1.0) throughout the lots to help with the understanding of traffic flow.**
 - b. Staff accepts applicant’s response.
4. In you Site Information box, please include the proposed rezoning of FRD, Flexible Review District.
 - a. **The proposed rezoning of PD (Planned Development) has been added to the Site Information box on the Planned Development Plan (C1.0).**
 - b. Staff accepts applicant’s response.

Landscape Plan

1. There appears to be a missing tree island to the west of the building on Lot 3 adjacent to the large evergreen trees.
 - a. **A tree has been added to the island to the west of the building on Lot 3 adjacent to the large evergreens trees.**
 - b. Staff accepts applicant’s response.

Traffic Impact Study

1. Greenville-Pickens Area Transportation Study (GPATS) has a programmed Phase 1 of a Corridor Project on Garlington Road from Woodruff Road to Roper Mountain Rd to begin design/planning in 2022. Phase 2 of this Corridor is from Roper Mountain Road to Pelham Road, and concerns the stretch along where this PD is proposed. Based on their history with multi-phased projects at GPATS (for example, the recently completed Salters Rd. project), SCDOT is going to request that both Phases of Garlington be dealt with in a single project. With design/planning beginning in 2022, PE/ROW/Construction should follow beginning in 2024. While GPATS is unable to state what the scope of such a Corridor Project would be at this time, there is potential based on growth and development needs on this corridor in addition to commuter travel by our planning horizon of 2040, that Garlington will need to be widened to 5 lanes, with additional turn lanes at major intersections and access management. GPATS encourages that as a part of this PD, the developer take this future project into account to the best of their ability, and consider intersections, entrances, and development setbacks to accommodate and ideally capitalize on a multi-lane widening project along Garlington in the next decade.
 - a. **Comment noted. Based on the location of the existing right of way and the proposed buildings/parking, there should be sufficient right of way to expand Garlington Road as needed.**
 - b. Staff accepts applicant's response.

Please submit the revised Statement of Intent and plans no later than March 12, 2020 in time to get revised plans and Statement of Intent into our staff report. **If the revised plans and Statement of Intent are not resubmitted by this date it could cause the project to be pushed back until the next available meeting.** Alternatively, if you agree to all of them, this letter may be referenced as a condition of approval for your project: prior to submittal of the FDP, all changes referenced in this letter dated March 6, 2020 shall be corrected to staff's satisfaction. Please also provide written responses to these comments

Please let us know how you would like to proceed.

Sincerely,

/S/

Joshua T. Henderson
Zoning Administrator

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-20

APPLICANT: Don Oglesby, on behalf of Homes of Hope, Inc.

PROPERTY LOCATION: 200 Honour St.

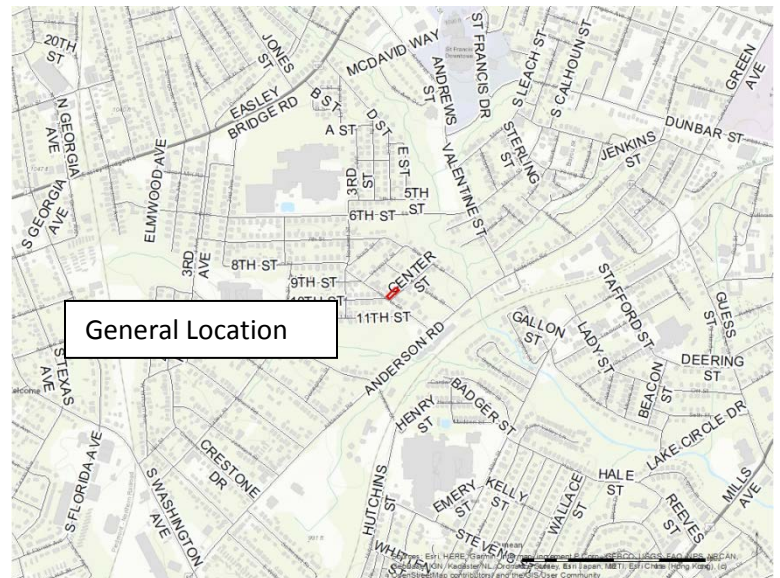
PIN/TMS#(s): 0111000400700

EXISTING ZONING: R-M20, Multi-Family Residential

REQUESTED ZONING AND LAND USE: FRD, Flexible Review District
Two detached single-family residential dwellings

ACREAGE: 0.17

COUNCIL DISTRICT: 23 – Norris



ZONING HISTORY: The parcel was originally zoned R-M, Multi-Family Residential in June 1973. There have been no proposed rezonings for the parcel in question.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

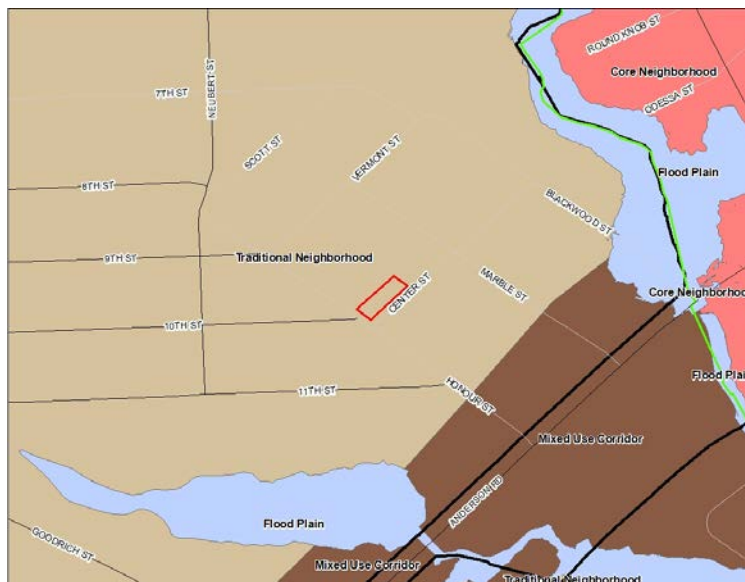
| Direction | Zoning | Land Use |
|-----------|--------|---------------------------|
| North | R-M20 | single-family residential |
| East | R-M20 | single-family residential |
| South | R-7.5 | single-family residential |
| West | R-M20 | single-family residential |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Traditional Neighborhood*, which calls for primary uses of single-family attached and detached residential and has a gross density of 6 to 20 dwellings per acre.



Plan Greenville County, Future Land Use Map



TN TRADITIONAL NEIGHBORHOOD

Place Type Characteristics

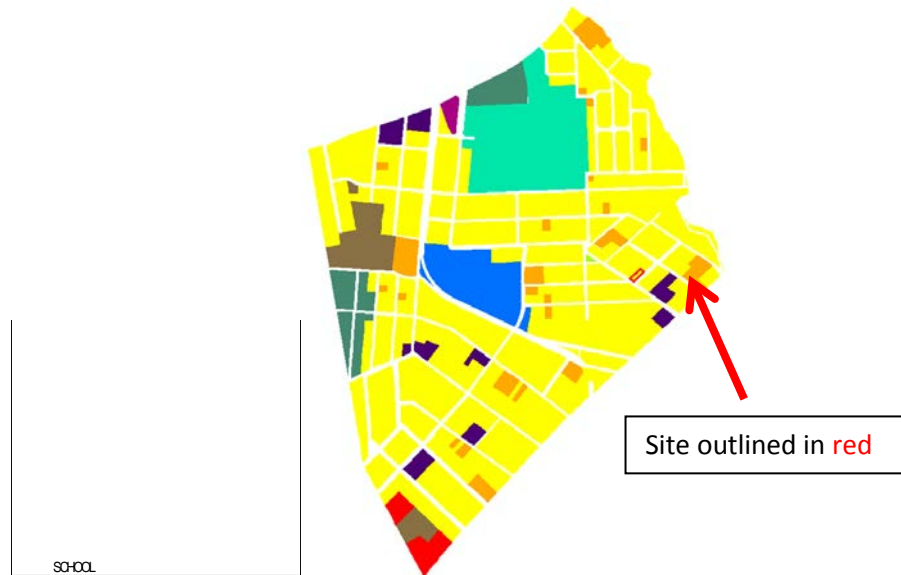
Traditional Neighborhoods are characterized primarily by early and mid-twentieth century single-family homes, with some blocks including small-scale apartment buildings and attached townhomes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes.

| | |
|-----------------------|---|
| Primary Uses | Single-family attached and detached residential |
| Secondary Uses | Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial |
| Gross Density | 6 to 20 dwellings per acre |
| Transportation | Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid |
| Parking | On-street, driveways, garages off alleys, off-street parking should be in rear of buildings |
| Open Space | Neighborhood parks |

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is included in the Judson Community Plan as existing single-family residential.



DENSITY WORKSHEET:

The following scenario provides the potential capacity of residential units based upon County records for acreage.

| | Zoning | Zoning Density | Acres | Total Units |
|----------------|---------------|--------------------------|--------------|--------------------|
| <i>Current</i> | <i>R-M20</i> | <i>20 units per acre</i> | <i>0.17</i> | <i>3 units</i> |
| Requested | FRD | 2 units per site | | 2 units |

A successful rezoning would be a decrease of 1 dwelling unit.

ROADS AND TRAFFIC:

Honour St: two-lane County-maintained residential road and the parcel has approximately 52 feet of road frontage.

Center St: two-lane County-maintained residential road and the parcel has approximately 151 feet of road frontage.

The parcel is approximately 0.11 miles west of Anderson Road (SC-81) and Highway 20. There are not sidewalks in the immediate area. Below is the traffic count for the area.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|----------------------------------|-------------------------|-------------|-----------------|-----------------|
| Anderson Rd | 1,481' E | 8,200 | 8,600 +4.88% | 7,900 -8.14% |

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. The site is within 0.4 miles of Hollis Academy.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to build 2 new ±900 square foot single-family homes on 1 existing parcel of land. The parcel is currently vacant; the most recent use of the property was a duplex which was demolished in 2016. The proposed development will also include two ribbon driveways and two grass lawns (1 per each home).

Architectural Design:

The 2 new homes will have the same footprint with different porch elevations. Each unit is a one-story single-family home consisting of two bedrooms and approximately 900 square feet. Maximum height for each unit is 24 ft from the ground. Building materials will consist of horizontal vinyl siding, vinyl board and batten or vinyl shakes, architectural shingles, vinyl windows, concrete porches, and brick perimeters on the foundation.

Access and Parking:

The applicant is proposing a well-established connection to existing roads. Two ribbon driveways, one per each home, will be constructed. Existing sidewalks, trails, or other bike/pedestrian features do not exist; therefore no attempt can be made to connect to these features.

Landscaping and Buffering:

The applicant states that no screening will be needed based on the proposed residential uses in an existing residential area. There are no ponds, lakes, or stormwater features existing on site. There will be no specialized outdoor areas, playgrounds, or pedestrian connections. Each home will have a grass lawn available to use by residents. Foundation shrubs will be installed and two new trees will be planted on the site.

The applicant states that while they hope to save as many trees as possible, existing trees may be removed based on proximity to proposed uses or health of the tree.

Signage and Lighting:

The applicant states that there will not be any signage on the

finished homes other than site address numbers. Signage will be placed in yard during construction.

Each home will have 1 front porch light, 1 back door light, and 1 motion-sensitive light mounted on the corner and pointed at respective driveways. There will be no additional site lighting.

Proposed Land Uses:

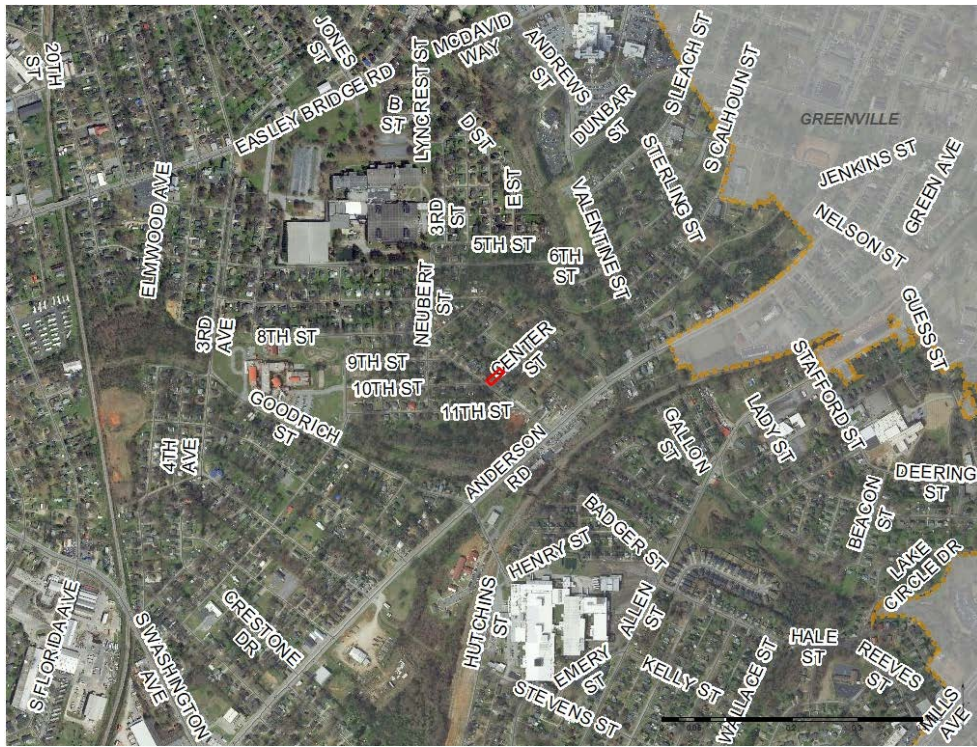
Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Traditional Neighborhoods, as stated in the Plan Greenville County Comprehensive Plan, includes “opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes.”

CONCLUSION:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Transitional Neighborhood* use in the Future Land Use section. It is also designated as *Single-Family Residential* in the Judson Community Plan. According to the Comprehensive Plan, this future land use should allow for “single-lot infill development” which Staff believes is being accomplished with the proposed development. This development will be providing an additional dwelling which this parcel would not be able to accomplish due to any conventional zoning designation because of its acreage. The proposed development will have to meet the following conditions:

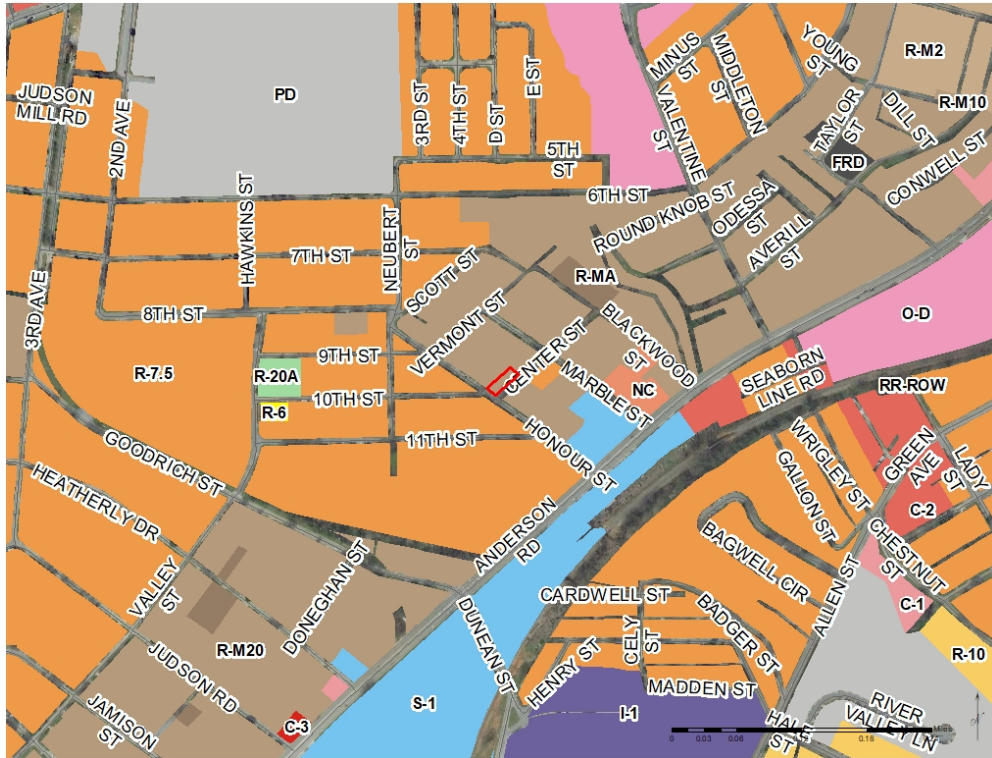
1. Provide a shared driveway (constructed as “ribbon strips”) that will turn towards each dwelling providing adequate parking for each;
2. Provide a side entry on the driveway side of each dwelling for better access;
3. Meet any remaining comments from Staff’s response dated March 13, 2020;
4. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

Staff recommends approval with conditions.



Aerial Photography, 2019





Zoning Map



Julia Boland
Homes of Hope, Inc.
3 Dunearn Street
Greenville, SC 29611

RE: 200 Honour Street Staff Comment letter; CZ-2020-20

Dear Ms. Boland,

Below are Staff's comments regarding the FRD submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Statement of Intent

Page 1

3. In the first paragraph on this page, please elaborate on the possible future selling of the lots. Please state that the parcel cannot currently be subdivided due to lot size minimums. Please go into detail as to actual subdividing of the parcel and it might be beneficial to show a possible property line on the Concept Plan as to where you might want to subdivide the parcel. Also, please state that the subdividing of the parcel will meet all requirements from the Subdivision Administration Department at the time of subdividing.
 - a. This comment was completed.
 - b. Staff accepts applicant's response.
4. In Item 2 on this page, please remove "that we are aware of" in the first sentence. Also in this section, you refer to the responsibility of maintenance will be that of the "property owners". I am assuming that Homes of Hope, Inc. will be the property owner until that time that the lot is subdivided and sold. This needs to be more specific.
 - a. This was completed.
 - b. Staff accepts applicant's response.
5. In Item 3 on this page, please add "the" before Honour St and "Development" after Honour St.
 - a. This was completed.
 - b. Staff accepts applicant's response.
6. In Item 5 on this page, you state that there are no local bus stops in the immediate area, which is correct; however, there is one 0.11 miles at the intersection of Anderson Road and Honour Street. It might be beneficial to mention this.
 - a. This was completed.
 - b. Staff accepts applicant's response.
7. In Item 6 on this page, you discuss the two separate driveways that are being proposed. At our Internal Staff meeting it was discussed at length with GCRA that the dwellings looked too crowded on the site. Staff believes that having one shared driveway in the middle of the parcel and push the dwellings further apart will be more fitting. It will

make the dwellings appear to be more on separate lots, and the single driveway will help with curb cuts on Center Street. This would not cause any issues with subdividing in the future as you can put a property line through the driveway and have it drafted up in the deed that the lots are to share the driveway.

- a. We did move both driveways to the center to create greater space between the units. Instead of doing a single driveway we did two side-by-side ribbon driveways. The ribbon driveway helped us keep down our impervious surface. Additionally, since these will most likely be rental units, we have experienced that clients benefit from having it clearly defined where they are supposed to park, and a shared driveway has had more challenges with that in the past. This road does not have any curb, so curb cuts should not be an issue, but we can use a shared driveway apron to access the ribbon drives.
- b. Staff understands the applicant's concerns with this; however, Staff believes that limiting the impervious area can still be accomplished with one shared driveway (which can still be constructed with "ribbon strips") with each driveway turning in towards each dwelling to clearly identify the parking area for each dwelling. This will help eliminate safety concerns which is the reason Staff is making the recommendation.

Page 2

1. In Item 9 on this page, will there be a walkway leading from the driveway to the dwellings? If the driveway is to be shared, will the walkway be provided?
 - a. Walkway has been added from driveway to each dwelling.
 - b. Staff accepts applicant's response.
2. Will there be a side entry on the side of the house near the driveway? If so, will there be a canopy or awning structure covering the entryway?
 - a. There is a side entrance, and it has a roof overhang. The 4x8 section on the outside edge of each house is the side entrance and storage closet.
 - b. Staff believes that having a side entrance on the side of the house as the driveway would provide better access for the dwellings.
3. Will accessory structures be allowed? If there is a possible intent for that, please include this in the Statement of Intent with the total number that is allowed and the total of square feet for each building. Also, please show the allowed area that an accessory structure can be placed on the parcel keeping in mind the fact that this is a corner lot.
 - a. No accessory structures will be allowed.
 - b. Staff accepts applicant's response.

Concept Plan

5. Please indicate the required 5' setbacks around the property.
 - a. This was completed.
 - b. Staff accepts applicant's response.
6. Your surveyor indicated a 1"=20' scale; however, the actual plan does not meet this scale. Please make sure that this plan meets this requirement.
 - a. This was completed.
 - b. Staff accepts applicant's response.
7. In Note 8, it states that there is 2360 sq. ft. of impervious area. If you are to agree with

- my previous comments regarding the driveway, accessory structures, and walkways, this amount could change. Please make sure to make this correction?
- a. **This was completed.**
 - b. **Due to Staff's stance on providing a shared driveway, this amount could still change.**
8. Please include a note matching the lighting section (Item 11) from the Statement of Intent.
 - a. **This was completed.**
 - b. **Staff accepts applicant's response.**
 9. Please indicate the proposed zoning of FRD, Flexible Review District in the Title Block.
 - a. **This was completed.**
 - b. **Staff accepts applicant's response.**
 10. Please make sure that any changes that are agreed upon from my previous comments under the Statement of Intent section are reflected on the Concept Plan.
 - a. **This was completed.**
 - b. **Staff accepts applicant's response.**

Natural Resource Inventory

1. There needs to be a Natural Resources Inventory plan submitted including the items listed in the FRD checklist. It needs to be titled as such and contain the following items.
 - a. Use the same scale and orientation as all other plans for the package. Ideally, use a screened-back aerial photo as a base map if legibility can be maintained
 - i. **This was completed.**
 - ii. **Staff accepts applicant's response.**
 - b. Show existing land cover type, including woods, pastures, wetlands and their edges.
 - i. **This was completed.**
 - ii. **Staff accepts applicant's response.**
 - c. Include areas of significant trees that will be saved and note on the plan how they will be saved
 - i. **This was completed.**
 - ii. **Staff accepts applicant's response.**
 - d. Show historic features including, but not limited to: buildings, water towers/chimneys, landscapes, cemeteries, and the method of protecting them from harm
 - i. **This was completed.**
 - ii. **Staff accepts applicant's response.**
 - e. Show all floodplain and stream information
 - i. **This was completed.**
 - ii. **Staff accepts applicant's response.**
 - f. Provide topographic lines at 4 foot intervals
 - i. **This was completed.**
 - ii. **Staff accepts applicant's response.**

Please submit the revised Statement of Intent and plans no later than March 12, 2020 in time to get revised plans and Statement of Intent into our staff report. **If the revised plans and Statement of Intent are not resubmitted by this date it could cause the project to be pushed**

back until the next available meeting. Alternatively, if you agree to all of them, this letter may be referenced as a condition of approval for your project: prior to submittal of the FDP, all changes referenced in this letter dated March 6, 2020 shall be corrected to staff's satisfaction. Please also provide written responses to these comments.

Please let us know how you would like to proceed.

Sincerely,
/S/
Joshua T. Henderson
Principal Planner

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-21

APPLICANT: John Darrohn, Darrohn Engineering, LLC and
Fred Rosen, Rose Water Investments, LLC for RFJ, LLC,
Bell Industrial Park, LLC, Rose Water Investments, LLC and Jack
Foster

PROPERTY LOCATION: Henry Street, McKoy Street, and Goldsmith Street

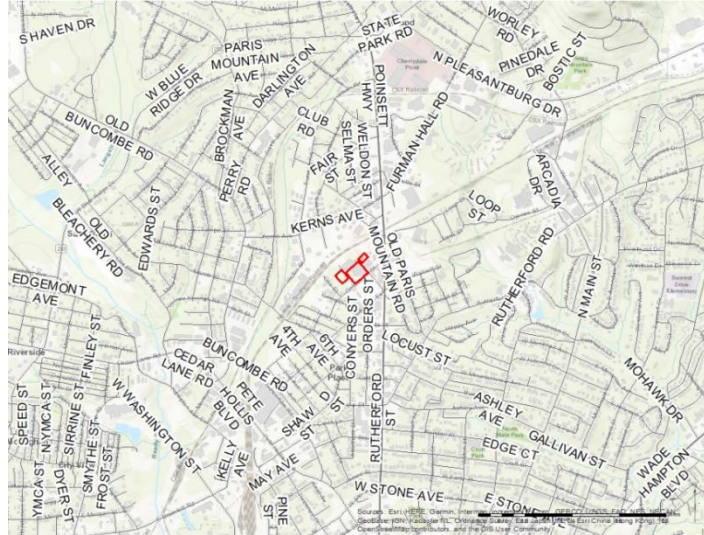
PIN/TMS#(s): 0152001000200, 0152001100300, 0152001100400,
0152001100500, and 0152000901100

EXISTING ZONING: I-1, Industrial

**REQUESTED ZONING
AND LAND USE:** FRD, Flexible Review District
Mixed-use Development

ACREAGE: 4.46

COUNCIL DISTRICT: 23 – Norris



General Location

ZONING HISTORY: The parcels were originally zoned I-1, Industrial in April 1972. There have been no previously proposed rezonings for the parcels in question. The parcel 0152001000200 was granted a setback variance (CB-2019-59) to reduce the following setbacks for the existing building: Henry Street to 0'; Goldsmith Street to 3.1'; interior side setback to 0'. This variance request was granted at the December 11, 2019 Greenville County Board of Zoning Appeals meeting.

EXISTING LAND USE: Vacant warehouse and vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|---------------|---|
| North | I-1 | industrial |
| East | I-1 and R-7.5 | electrical supply, single-family residential, and vacant land |
| South | I-1 | single-family residential |
| West | I-1 | industrial |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Mixed-Use Corridor*, which calls for primary uses as mixed-use residential and commercial and multi-family residential and has a gross density of 12-40 dwellings units per acre.



Plan Greenville County, Future Land Use Map



MUC MIXED-USE CORRIDOR

Place Type Characteristics

Mixed-Use Corridors blend residential, commercial, or civic uses in one space, where those functions are, to some degree, physically and functionally integrated. An essential feature of this place type is the integration of multi-modal connections.

| | |
|-----------------------|---|
| Primary Uses | Mixed-use residential and commercial, multi-family residential |
| Secondary Uses | Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) |
| Gross Density | 12 to 40 dwellings per acre |
| Transportation | Wide right-of-way to allow multiple modes of transportation, interconnected street grid |
| Parking | On-street parking, off-street surface parking in rear of buildings |
| Open Space | Neighborhood parks, plazas |

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS: This parcel is not included in any adopted community or area plans.

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

| | Zoning | Zoning Density | Acres | Total Units |
|----------------|---------------|-------------------------|--------------|--------------------|
| <i>Current</i> | <i>I-1</i> | <i>0 units per acre</i> | 4.46 | <i>0 unit</i> |
| Requested | FRD | 20 units per acre | | 89.2 units |

A successful rezoning may add up to 89 dwelling units.

ROADS AND TRAFFIC:

Henry Street: two-lane County-maintained residential road and the parcel has approximately 378 feet of road frontage.

McKoy Street: two-lane County-maintained residential road and the parcel has approximately 430 feet of road frontage.

Goldsmith Street: two-lane County-maintained residential road and the parcel has approximately 373 feet of road frontage.

The parcel is approximately 1 mile south of the intersection of Poinsett Hwy. (Hwy. 276) and E. Blue Ridge Drive (Hwy. 253). It is located approximately 0.12 miles west from the nearest bus stop at the intersection of Poinsett Hwy. and Henry Street; however there are not sidewalks in the immediate area. Below is the traffic count for the area.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|--------|------------------|-------------------|
| Poinsett Hwy. | 5898' S | 24,500 | 23,500 -4.08% | 29,800 +26.80% |

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known significant environmental or cultural features. The site is within 0.867 miles from Cherrydale Elementary School. The existing building is historic and has applied for Bailey Bill credits and also listed as a vacant textile mill.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to renovate the existing 65,950 sq. ft. former Piedmont Shirt Factory that was constructed in the early 1900's and located on parcel 0152001000200 (referred to as the main parcel) for a mixed-use development. They will be removing a 1,200 sq. ft. 1-story vinyl sided addition at the right rear side of structure leaving a total building square footage of 64,750 sq. ft. The applicant has stated that the proposed mixed-use development will allow for uses that are permitted under the C-2 zoning classification with the addition of warehouse flex space, cabinet/carpentry/carpenter shop, data center, and laboratories. The other four parcels will be utilized for overflow parking and outdoor storage and potentially future parking expansion if needed. There is an existing dock on parcel 0152000901100 that is used for the building at 801-D Poinsett Hwy. located on the adjacent parcel that will remain

on the parcel and can only be used for manufacturing, industrial service, light industrial, and loading dock type uses for the adjacent parcel. It will not be accessed from the proposed overflow parking lot and instead will continue to only be accessed through the adjacent parcel.

Architectural Design:

The restoration of the existing building will involve specific interior and exterior enhancements to accommodate the proposed uses as well as site and landscape enhancements to promote outdoor activity and provide a pedestrian and bicycle friendly atmosphere. The architectural style of the renovated building will be in keeping with the existing brick warehouse and include modern, durable materials and details. It will include keeping the exposed brick and will also incorporate siding such as stained wood, composite siding, pre-finished metal siding, or a combination thereof.

Many of the brick openings that have been filled in over time will be reopened for bringing in additional natural light and access points into the building. New openings in existing brick walls will be selectively created at key points for the same purpose. Primary windows and doors will be energy efficient aluminum storefront styles with clear glazing; while the secondary entry doors will be insulated, painted metal, composite, wood, or a combination thereof.

Existing dock canopies on Henry Street will be replaced with new metal canopies; and covered entries along Henry Street will be provided for improved building access. Additional new awnings and canopies will be installed and will consist of metal, wood, or a combination thereof. There will be outdoor areas located at the right rear of the building, as well as an outdoor seating area on the north side of the building covered by a proposed pergola. All of the proposed renovations will not exceed the maximum height of 75’.

Access and Parking:

The main parcel of the proposed mixed-use development will be accessed by McKoy Street and Goldsmith Street. There will be an overflow parking lot on one parcel on Henry Street that will have direct access from Henry Street; and two parcels on McKoy Street that will also have access into their parking lots. The third parcel on McKoy Street (Tract D) is being planned for outdoor storage, but in the event that it becomes a future parking lot, it will also take its access from McKoy Street. The applicant is proposing a total of 151 parking spaces (73 of which are on the main parcel and 78 on the other three parcels).

According to the Greenville County Zoning Ordinance, 205 parking spaces would be required for the proposed uses. There will be 24' wide access throughout the parking lots. Gravel will be allowed for parking lot surfacing on both permanent and temporary parking lots. Wheelstops will be used where gravel is used for parking in order to delineate spots. The applicant is also proposing bicycle parking along the building on Henry Street.

Please refer to the comments sheet from Greenville County Roads and Bridges which is attached.

Landscaping and Buffering:

The applicant states that they intend to develop this site using the principles of Crime Prevention through Environmental Design (CPTED). This design will incorporate proposed hedges that border the property and will be 2' in height, and pocket landscaping design will be provided in key areas. Pocket landscaping will be used as a vegetative edge around the open green space to help define the space and keep people away from the wall edge of the ramp that leads up to the building to the entry area. The canopy trees will be limbed up to a minimum of 8' where bordering a street. This is to provide a safer view into the site from the streets while still blocking the headlights from cars in the parking lots.

There will be roadside buffers for the parking area on the main parcel and on Tracts B, C and D with an average width of 8' and a minimum width of 5'. Interior landscape islands will be covered with grass and mulch and will have one tree per every 15 parking spaces and one shrub per every 5 parking spaces. A 10' landscape buffer will be installed at the rear of the parcels that make up Tracts C & D with landscape to prevent headlights from shining into the neighboring residential properties. This will be accomplished by a mix of evergreen species at 6' in height at planting with a mature height of 10'-15'.

Signage and Lighting:

The applicant states that the signage for the proposed development will be generally in accordance with the Greenville County Sign Ordinance except that it will also allow for two roof-mounted signs (one facing Goldsmith Street and one facing Henry Street) with a maximum square footage of 432 sq. ft.

The applicant is also proposing a monument sign to be installed

along Goldsmith Street with wall signs and painted murals around the building.

The signage material will consist of raw or painted metal or wood and may be internally or externally illuminated in compliance with the Sign Ordinance.

The applicant states that lighting shall comply with Section 10.2.3 of the current Greenville County Land Development Regulations and light poles will be 20' high with Lithonia MRT1-LED fixtures. Lights will be full cut off and include house-side shielding where applicable against adjacent residential properties.

Proposed Land Uses:

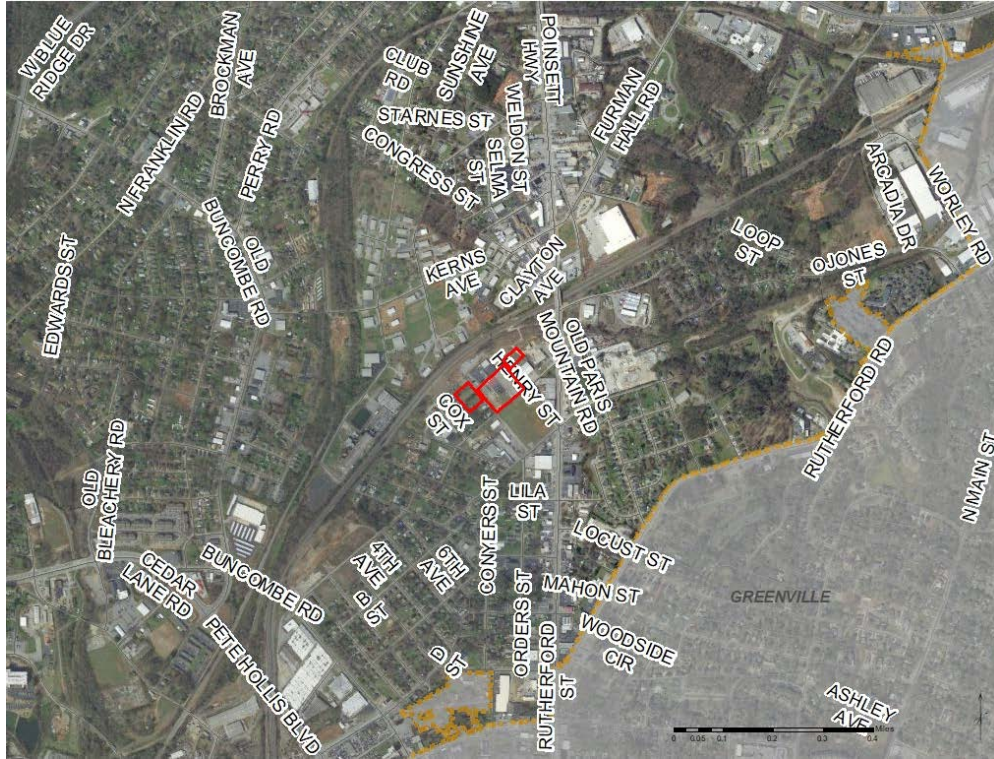
Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Mixed-Use Corridors, as stated in the Plan Greenville County Comprehensive Plan, includes that they “blend residential, commercial, or civic used in one space, where those functions are, to some degree, physically and functionally integrated.”

CONCLUSION:

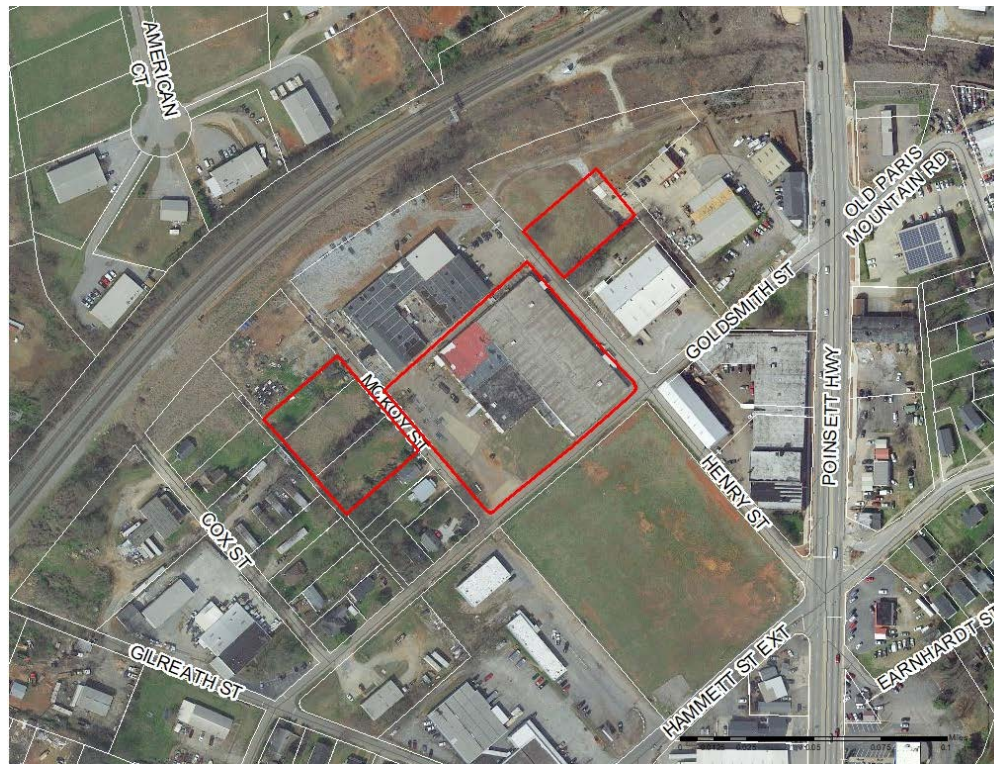
According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed-Use Corridor* use in the Future Land Use section. The proposed development will meet the specifications outlined in this future land use by providing the mixed use atmosphere and bringing redevelopment back to a building that has sat vacant for some time. The proposed development will have to meet the following conditions:

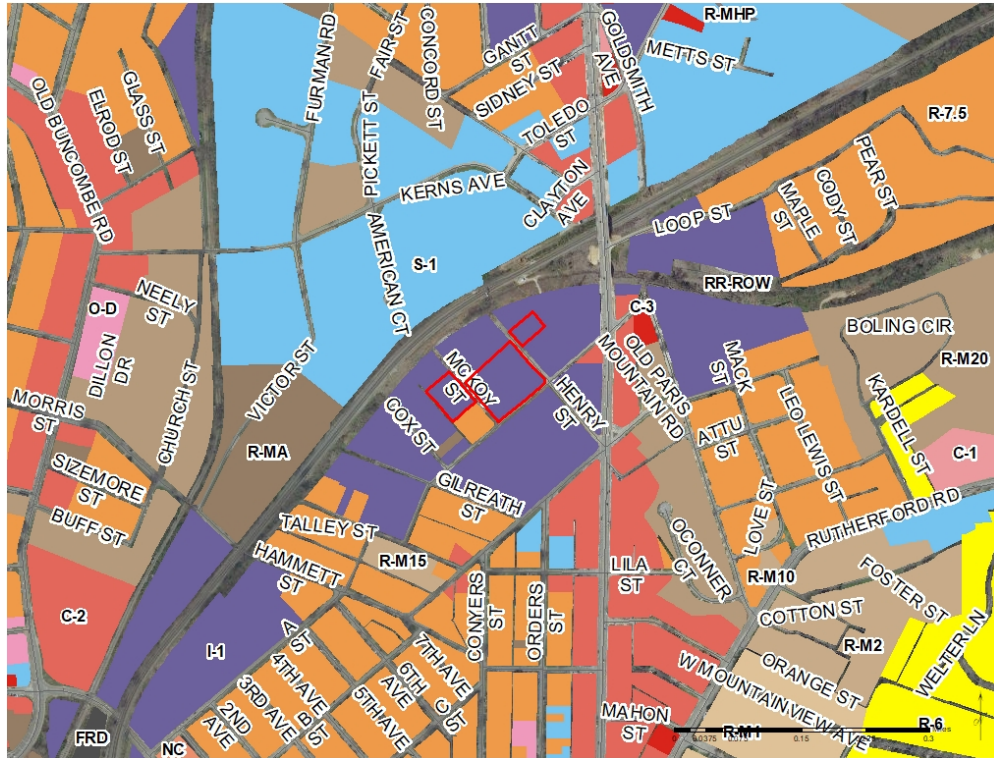
1. If the proposed rezoning is approved by County Council, then the development will automatically include the 25% parking reduction as allowed in Section 12.2 in the Greenville County Zoning Ordinance;
2. Submit a revised Statement of Intent and revised plans indicating that the two roof-mounted signs will not exceed a total square footage of 432 sq. ft.
3. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

Staff recommends approval with conditions.

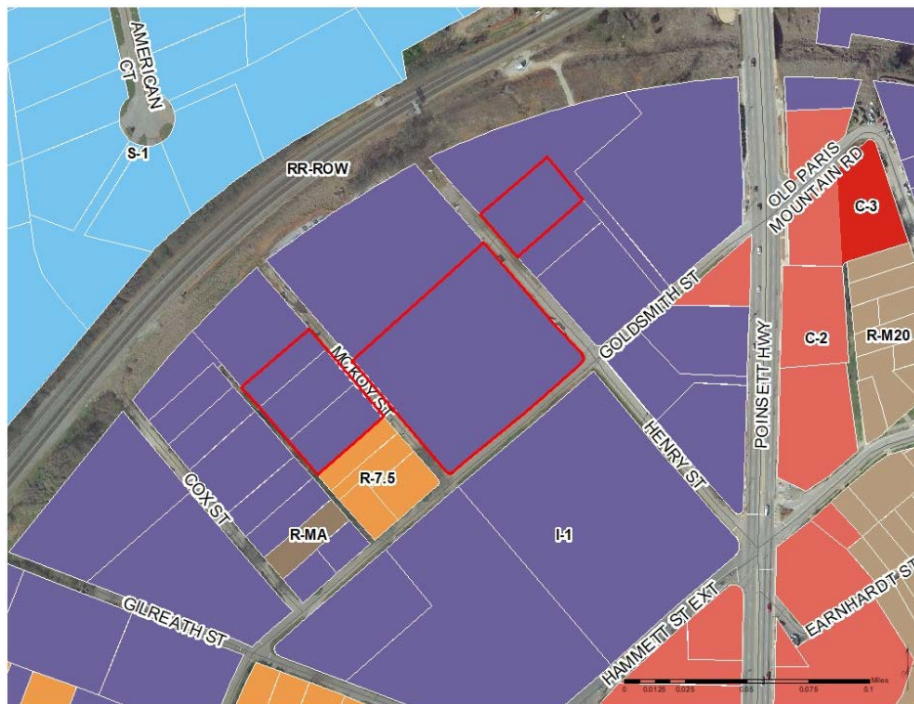


Aerial Photography, 2019





Zoning Map



Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-22

APPLICANT: John Beeson, Mark III Properties, Inc. for Martha Diane Hubbard and Rebecca Lynn White

PROPERTY LOCATION: 846 and 900 Fairview Road

PIN/TMS#(s): 0566010102900

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-10, Single-family Residential

PROPOSED LAND USE: Single-family Residential Subdivision

ACREAGE: 27.85

COUNCIL DISTRICT: 26 – Ballard



ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December of 1993 as part of Area 10. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Single-family Residential

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------------|--|
| North | R-20 | single-family residential |
| East | R-S | single-family residential |
| South | R-S | single-family residential |
| West | R-15 and R-S | future subdivision, single-family residential, and utilities |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – No Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.



Plan Greenville County, Future Land Use Map



SN SUBURBAN NEIGHBORHOOD

Place Type Characteristics

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

| | |
|-----------------------|--|
| Primary Uses | Commercial, office, retail |
| Secondary Uses | Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks |
| Gross Density | 3 to 5 dwellings per acre |
| Transportation | Automobile access with sidewalk system and trail connections, interconnected streets |
| Parking | Private driveway with attached or detached garages, on-street parking |
| Open Space | Parks, schools, and streetscape; interconnected open space/greenway trail connections |

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is not included in any adopted community or area plans.

DENSITY WORKSHEET: The following scenario provides 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 | 27.85 | 47 units |
| Requested | R-10 | 4.4 units/1 acre | | 122 units |

A successful rezoning may add up to 75 dwelling units.

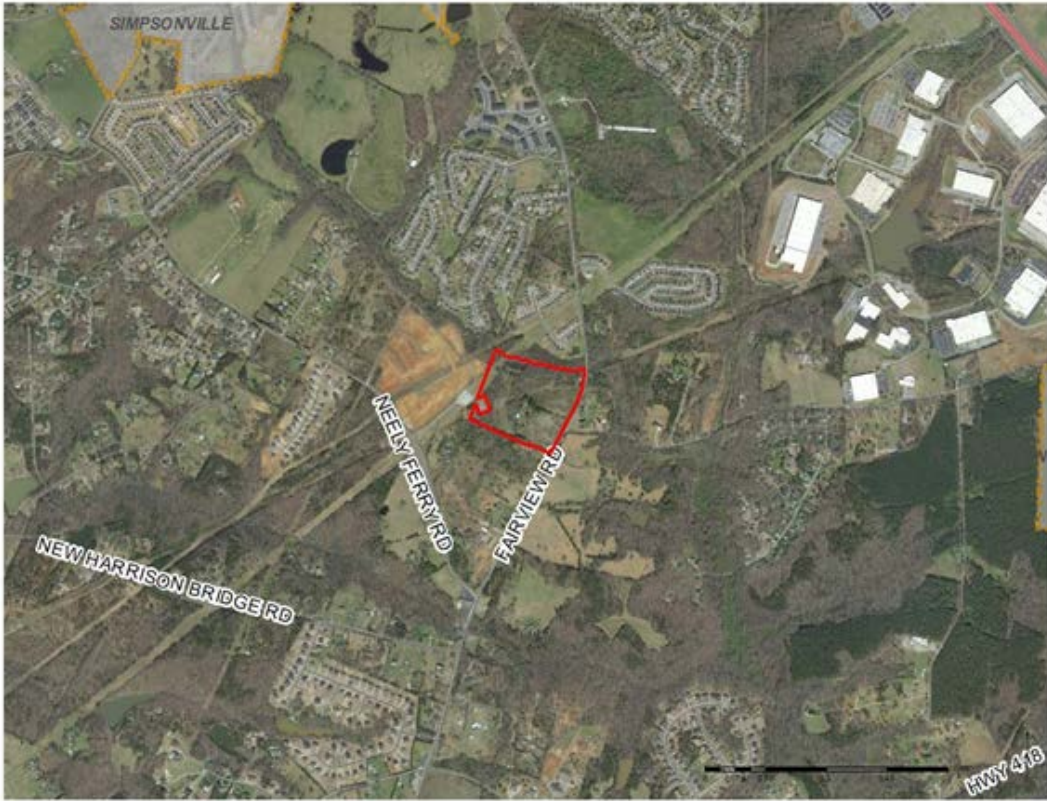
ROADS AND TRAFFIC: Fairview Road: two-lane State-maintained Major Collector. The parcel has approximately 1,210 feet of frontage along Fairview Road, and the parcel is approximately 1.3 miles south of the intersection of Harrison Bridge and Fairview Roads. The property is not along a bus route, and there are no sidewalks in the area.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|-------|-----------------|------------------|
| Fairview Road | 7,120' S | 9,000 | 7,700 -14.4% | 10,400 +35.1% |

CULTURAL AND ENVIRONMENTAL: Floodplain is present along the northern border of the site. There are no known historic resources on this site, though there are some areas with significant stands of trees, along with a pond and a creek on the site. In addition, overhead power lines bisect the site. There are no schools within a mile of the site.

CONCLUSION: The subject property is part of the Plan Greenville County Comprehensive Plan, designated as *Suburban Neighborhood*. Areas with this designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Additionally, the Comprehensive Plan suggests that these areas may be suitable for a density of 3 to 5 dwelling units per acre. This rezoning request for R-10, Single-family Residential is in line with this ideal density, as R-10 permits a maximum density of 4.4 dwelling units per acre.

Based on these reasons staff recommends approval of the requested rezoning to R-10, Single-family Residential.



Aerial Photography, 2019





Zoning Map



MONTHLY MEETINGS

A list of monthly meetings were included in each agenda packet.

OLD BUSINESS

There was no old business

NEW BUSINESS

There was no new business.

ADJOURN

Respectfully submitted

Recording Secretary