

GREENVILLE COUNTY PLANNING COMMISSION  
MINUTES  
April 29, 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, T. Stone, H. Hahn, J. Henderson, M. Staton, R. Jeffers-Campbell, H. Gamble, J. Wortkoetter and IS staff

**CALL TO ORDER**

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

**PRELIMINARY SUBDIVISION APPLICANTIONS**

**PP-2019-152, Highland Colony Estates**

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision application consisting of 38 acres and zoned R-S, Residential Suburban. The developer is proposing a 49 lot subdivision accessed by Anderson Ridge Road (County). The developer is proposing 0.60 Linear Miles of Public Road. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Clear Springs Fire serves this area.

Staff recommends approval of the preliminary plan with the standard and specific requirements.

Chairman Rogers noted the following submitted comments in opposition to the proposed. Opposition included issues related to current traffic congestion at intersections and traffic signal at Bennett's Bridge Road, future impact on traffic and safety, lack of sidewalks, narrow width on Phillips McCall, conflicts with Mesa traffic, preservation of wildlife and stormwater concerns.

- Jonelle and Stan Phillips, 400 Phillips McCall Road, Greer, SC
- Barbara and Jerome Brown, 100 Pond Terrace Lane, Simpsonville, SC
- Stacy Kuper, 410 Anderson Ridge Road, Greer, SC
- Douglas Stewart, 4 Spring Moss Street, Simpsonville, SC
- Phil Begley, 133 Riverstone Way, Greer, SC
- Russ and Carol Williams, 3 Spring Moss Ct., Simpsonville, SC

Mr. Bichel asked staff how Anderson Ridge Road received such a high rating.

Ms. Jeffers-Campbell stated that was the data that was provided to staff.

Chairman Rogers asked staff if they could tell him how the data is determined and how current it was.

Ms. Jeffers-Campbell stated she would rather have the engineer that provided the report explain. She stated from her understanding, generally what it was, was a projection based on the total capacity of the road is, as compared to the average projected number of trips. She stated it gets a scoring on where it falls as it relates to capacity and how much traffic is on the road.

Chairman Rogers reminded the Commissioners that they could only require a traffic study for 90 or more units. Traffic can be considered on developments smaller, however a traffic study is not provided.

Mr. Shockley asked staff if it were correct they stated the road was rated "A".

Ms. Jeffers-Campbell shared the screen showing the slide indicating the level of service, and noted she was told to take the level of service with a grain of salt. She stated what would be best to focus on would be the average daily trips until she could provide the information on how the level of service is determined.

Hesha Gamble, County Engineer stated Ms. Jeffers-Campbell was correct; the level of service for a road is not used to determine congestion. The average daily traffic gives you an idea of how many vehicles are using the road.

Mr. Shockley stated they had no control over the traffic; they have the study and the staff recommendations. He made the following motion:

**MOTION:** By Mr. Shockley, seconded by Mr. Bichel to accept staff's recommendations.

Mr. Bichel asked Ms. Wilkes, project Engineer if the developer would be willing to provide a turn lane into the subdivision.

Ms. Wilkes stated in some instances turn lanes are not really helpful, and a traffic study would be what would show if one was needed.

Mr. Jones stated he was not really concerned about the traffic at the subdivision. He was concerned about people getting back out to Bennett's Bridge Road going out to Woodruff.

Dr. Hollingshad stated the traffic issues as he understood were as Mr. Jones stated, associated with the intersection at Anderson Ridge Road and Bennett's Bridge Road. He stated he knew the Parks and Recreation folks acquired some property a few years ago to expand the soccer complex and have been unable to do that, not been given

permission to do that until that intersection is upgraded. Dr. Hollingshad stated the level of service question that came up earlier, he could see Anderson Ridge Road being a level of service "A", but a level of service for intersections is quite a different thing. He stated he was sure he had seen this in prior cases in the area, and asked if Ms. Gamble knew the level of service for that intersection.

Ms. Gamble stated she did not have the information in front of her.

Mr. Harrison stated he appreciated the fact, which is one of the few times a developer has come and develop with an R-S and not try to do a more dense zoning, especially on this site. He did have a question for Ms. Wilkes, if the entrance lined up with Mesa.

Ms. Wilkes stated that was correct.

He stated he would be in favor of the developer considering some form of cross walk to Mesa, striping or something to slow traffic down and provide a potentially safe crossing of Anderson Ridge Road.

Mr. Ford Elliot, Developer stated he would be happy to look at some type of crosswalk.

Chairman Rogers asked if Mr. Elliot would consider a turning lane.

Mr. Elliot stated they could look at it, but felt with the number of homes and the width was already there he was not sure.

Mr. Harrison offered a friendly amendment to Mr. Shockley's motion, to include some type of crosswalk if the County were to allow it.

Mr. Shockley said he was in favor of the amendment.

Mr. Bichel stated he would like to see a sidewalk from the development to the crosswalk.

Mr. Ford stated they could line the sidewalk up to the entrance of the subdivision.

Ms. Wilkes stated there is a sidewalk going towards the road, looking out from the subdivision to the soccer field; it was on the left side of the entrance. She stated if it were to line up better on the right side, it would not be a problem to switch sides.

Mr. Bailey acknowledged the individuals who submitted comments regarding the proposed. He appreciated all the ideas, but the letters and ideas need to align with the Land Development Regulations. He stated he would encourage the people writing the letters to look at the rules the Commission is given. A lot of the ideas in the opposition letters are not anything the Commission can do about from the LDR perspective. He stated the reason staff recommended approval, is it coincides with the LDR.

Chairman Rogers asked if this was the same property that once going to rezone to a higher density.

Ms. Gucker stated that was correct.

Mr. Bichel stated with 49 lots he did not think traffic would be impeded that bad. As Mr. Harrison stated it could have been worse. He stated he felt this was the best plan that could be going there.

The amended motion to approve PP-2019-152 with the condition of providing a sidewalk to a crosswalk on Anderson Ridge Road. The motion carried unanimously by voice vote.

**PP-2020-32, Poplar Glen**

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision application consisting of 30.54 acres and zoned R-15, Single – Family Residential. The developer is proposing an 88 lot subdivision accessed by Griffin Mill Road (State). The developer is proposing 2,780.00 Linear Feet of Public Road. The developer has chosen to do a Cluster Development with Option 2, requiring 9.16 acres of Open Space and providing 10.33 acres of Open Space. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

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

- The Traffic Impact Study form must be completed and submitted to Subdivision Administration and Land Development at the time a grading permit application is submitted.
- A revised preliminary plan shall be submitted to Subdivision Administration and Land Development reflecting the SCDOT required improvements prior to issuance of land disturbance permit.
- Traffic improvements warranted as a result of the required SCDOT Traffic Study must be installed once one or more cumulative phases of the subdivision total at least 40- lots/units. Additionally, phases of final plats after the first 40 lots shall not be approved until all traffic improvements are installed as required by SCDOT.

Chairman Rogers noted there were no public comments submitted regarding this project.

Mr. Bichel stated this was another one of the cluster developments that really did not follow the intent of the LDR Section 11.4 which state “ the required open space must be directly accessible to the largest practical number of lots within the development”. He stated he felt this was not a good cluster design. He would vote against the subdivision based on Section 11.4.

The Commission, staff and Mr. Paul Harrison discussed the project, the Land Development Regulations and the possibility of providing a nature trail.

Mr. Paul Harrison, project Engineer stated the issue of a nature trail was difficult due to topography. He noted the development had four access points to open space in and around the community. He would be difficult for him to commit to a walking trail. He would look into doing a walking trail with the developer.

Mr. Forest noted speaking of the LDR and addressing what is practical could be up for debate. Additionally, there were no public comments on the development and adding a walking trail is what we would want and would end up being passed on to the property owner. He stated having four entrances to open space in a development of this size seems practical to him. He stated that was his thought and he would vote to approve the development.

Mr. Bichel stated he felt it needed a couple of parks in the middle, to him and it is not that he wants to live there, but it is clearly the intention of the Cluster Ordinance.

Mr. Bichel also added from the LDR Section 11.3.2 “The Planning Commission shall determine the appropriateness of the dimensions for required Open Space.

**MOTION:** By Mr. Bichel, seconded by Dr. Hollingshad to deny PP-2020-32 based on LDR Section 11.4 and LDR Section 11.3.2.

Mr. Shockley spoke against the motion, citing the project provided more Open Space than required, there were four access points to Open Space and staff recommended approval.

Mr. Harrison stated the intent, the pocket park in the middle led him to believe the developer was trying.

The motion to deny PP-2020-32 failed by hand vote with two in favor (Bichel and Hollingsad) and seven opposed.

**MOTION:** By Mr. Forest, seconded by Mr. Bailey to approve PP-2020-32 with staff’s recommendation’s. The motion carried by roll call vote with seven in favor (Jones, Forest, Shockley, Looper, Harrison, Bailey and Rogers) and two in opposition (Bichel and Hollingshad).

**PP-2020-036, Oakvale**

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision application consisting of 25.3 acres and in an unzoned area. The developer is proposing a 39 lot subdivision accessed by Highway 14 (State). The developer is proposing 0.46 Linear Miles of Public Road. Water will be provided by Blue Ridge Water and sewer will be by septic system.. Lake Cunningham serves this area.

Chairman Rogers noted the following submitted comments in opposition to the proposed. Opposition included issues related to Character and design issues, number of lots, environmental concerns related to water sources, wetlands, floodplain and environmentally protected property, high density, increased traffic, road infrastructure, loss of wildlife, schools at capacity.

- Michael Corley, 307 N. Weston Street, Fountain Inn, SC South Carolina Environmental Law Project P.O. Box 5761, Greenville, SC
- Pamela S. Forrester, 4090 Highway 14, Greer, SC
- Judy Stellar, 482 Pink Dill Mill Road, Greer, SC
- Carroll Henson, 4111 North Highway 14, Greer, SC
- Aaron and Kelly Hudson, 4083 North Highway 14, Greer, SC
- Phil and Patrice Humphries, 4144 Ridge Road, Greer, SC
- Suellen McConnell, 519 Fews Bridge Road, Taylors, SC
- Kay and Harry Mott, 4008 Pennington Road, Greer, SC
- Jack and Gloria Moore, 1871 Fews Chapel Road, Greer, SC

Staff recommends approval of the plan with the standard and specific requirements.

Chairman Rogers asked for clarification regarding the bylaws indicating for something to come back around there had to be a change of facts or an error on the part of the applicant to justify reconsideration. He asked staff if they could identify what that would be in this case.

Ms. Wilkes stated the reason the plan was coming before the Commission again was the overall plan had changed. Additional property were added to the plan, the acreage had gone up with the addition of lots as well. She stated the western side of the property had changed. The current plan also provides an emergency access.

Ms. Jeffers-Campbell stated the prior application was denied due to not having an emergency access. Since the denial, they have purchased additional property, adding lots and providing the emergency access.

Mr. Harrison stated he would like to give his monthly public announcement, he appreciated all the statements and issues that were brought up. He stated this has to

be looked at in a different light, somewhat. Having said that he stated if this were approved there was a lot of things that have to happen after this and the shovel was not going to hit the ground tomorrow. Mr. Harrison stated he wanted to make sure folks knew there was a long process even after this initial step.

**MOTION:** By Mr. Shockley, seconded by Mr. Bailey to approve PP-2020-36 with staff's recommendation.

Dr. Hollingshad stated he did not believe the project complies with Section 3.1, the provision specifically about being compatible with the site environmental conditions including the wetlands and flooding and habitat. He stated these were brought up in some detail from the public input. He stated he felt the issues brought up were credible and compelling. He stated he would be voting no.

Chairman Rogers passed the gavel to Vice-Chairman Bichel.

Chairman Rogers stated he would also be voting against the project and agreed with Dr. Hollingshad about the environmental issues, he had a question as to if it complied with the bylaws in terms of change from the original submittal and also the character argument that has been made. The development was out of character with the rural nature of this part of the county.

Mr. Jones stated he agreed with Chairman Rogers and Dr. Hollingshad and would be voting against the request.

The motion to approve PP-2020-36 carried by roll call vote with six in favor (Forest, Shockley, Looper, Harrison, Bailey and Bichel) and three in opposition (Jones, Hollingshad and Rogers).

Vice-Chairman Bichel passed the gavel back to Chairman Rogers.

**PP-2020-021, Fern Hollow**

Mr. Paul Harrison, Engineer for the project requested the item be held in order to work some items out.

**MOTION:** By Mr. Looper, seconded by Mr. Harrison to hold PP-2020-021. The motion carried unanimously by voice vote.

The following items were held at the April 22, 2020 Planning Commission meeting.

**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 proposing 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:

- The Traffic impact study form available on the subdivision administration website must be completed and submitted to subdivision administration and land development at the time a grading permit application is submitted.
- 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. If substantial changes are made to the plan as a result of required traffic improvements, a preliminary plan revision application may be required.
- Crossing Terrace Drive shall extend to Hwy 25 to provide a second entrance for Bellewood Forest regardless of the completion of the proposed Hickory Heights subdivision.
- Traffic improvements warranted as a result of the required SCDOT Traffic Study must be installed once 40 lots have been recorded.

Mr. Looper stated he had received a number of calls regarding the proposed and he would be voting against.

**MOTION:** By Mr. Harrison, seconded by Mr. Shockley to approve PP-2020-019 with staff's recommendations. The motion carried unanimously by voice vote.

**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:



- The traffic impact study form available on the subdivision administration website must be completed and submitted to subdivision administration and land development at the time a grading permit application is submitted.
- 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. If substantial changes are made to the plan as a result of required traffic improvements', a preliminary plan revision application may be required.
- The second entrance off of SC Hwy 183 shall be provided regardless of the completion of the proposed Bellewood Forest subdivision.
- Traffic improvements as a result of the required SCDOT Traffic Study must be installed once 40 lots have been recorded.

Chairman Rogers noted no public comments were received regarding this application.

**MOTION:** By Mr. Jones, seconded by Mr. Forest to approve PP-2019-020 with staff's recommendations. The motion carried unanimously by voice vote.

Chairman Rogers allowed Commissioners to take a short break at this time.

Rezoning

Ms. Staton presented the following:

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

**FROM:** Meagan Staton

**CC:** Sarah Tresouthick Holt, AICP

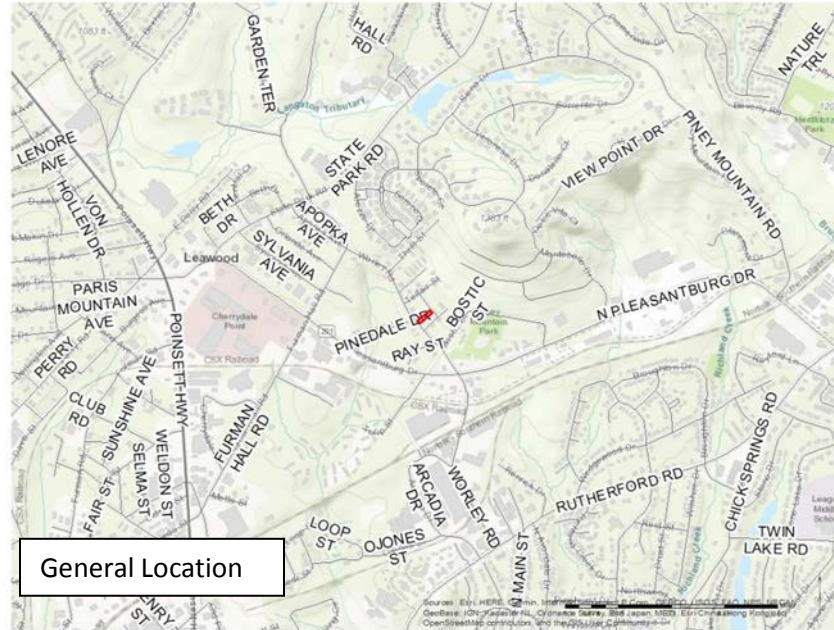
**RE:** CZ-2020-24

**APPLICANT:** Frankie Anthony Moore for Dorothy Lila Moore

**PROPERTY LOCATION:** 309 Worley Road

**PIN/TMS#(s):** 0174020400400

**EXISTING ZONING:** R-12, Single-family Residential  
**REQUESTED ZONING:** R-6, Single-family Residential  
**PROPOSED LAND USE:** Subdivide for an additional single-family residence  
**ACREAGE:** 0.31  
**COUNCIL DISTRICT:** 23 – Norris



**ZONING HISTORY:** The parcel was originally zoned R-12, Single-family Residential in May of 1970 as part Area 1. There are no previous rezoning cases for this parcel.

**EXISTING LAND USE:** Single-family Residential

**AREA CHARACTERISTICS:**

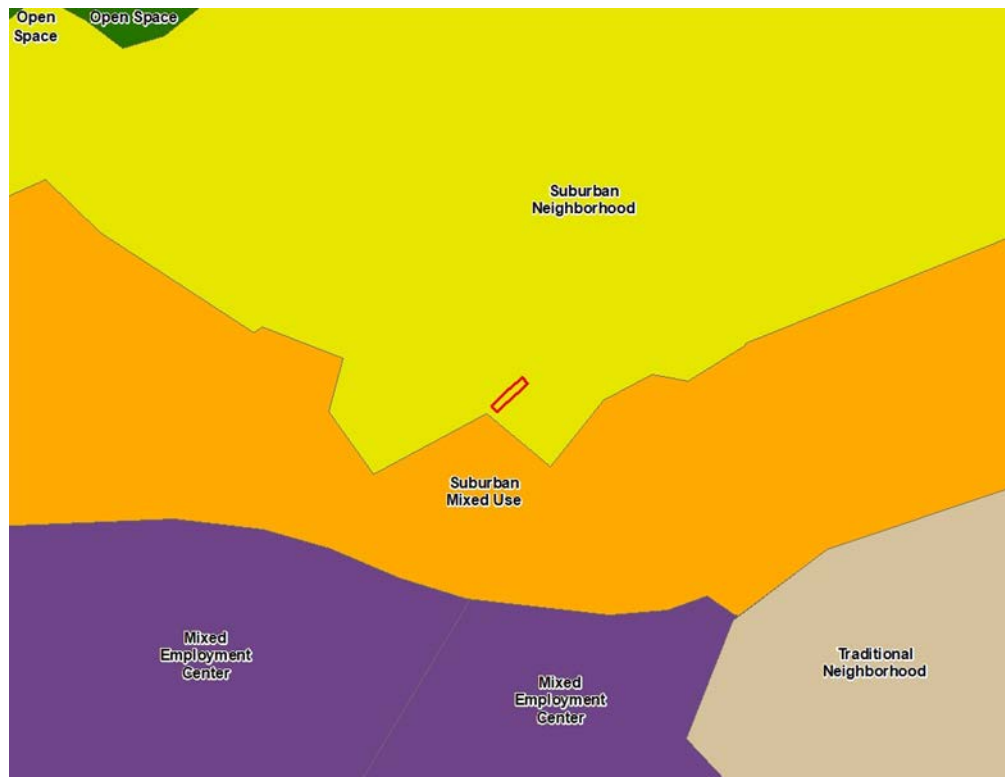
Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-12	single-family residential and vacant wooded land
South	R-12	single-family residential
West	R-12	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, 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.

<b>Primary Uses</b>	Commercial, office, retail
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
<b>Gross Density</b>	3 to 5 dwellings per acre
<b>Transportation</b>	Automobile access with sidewalk system and trail connections, interconnected streets
<b>Parking</b>	Private driveway with attached or detached garages, on-street parking
<b>Open Space</b>	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 current 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-12	3.6 units/acre	0.31	1 unit
Requested	R-6	7.3 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS AND TRAFFIC:**

Worley Road: two-lane State-maintained Major Collector and Sage Street Spur: two-lane County-maintained Local. The parcel has approximately 50 feet of frontage along Worley Road and approximately 50 feet of frontage along Sage Street Spur. Additionally the parcel is approximately 0.19 miles north of the intersection of N Pleasantburg Drive and Worley Road. The property is not along a bus route, however Route 505 is approximately 0.20 miles away on Worley Road and N Pleasantburg Drive. Sidewalks are present on the west side of the road.

Location of Traffic Count	Distance to Site	2011	2014	2018
Worley Road	730' N	1,950	1,950 +0.0%	2,500 +28.2%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known significant historic, cultural, or environmental resources on this site. Hampton Park Christian School is located approximately a mile from the site.

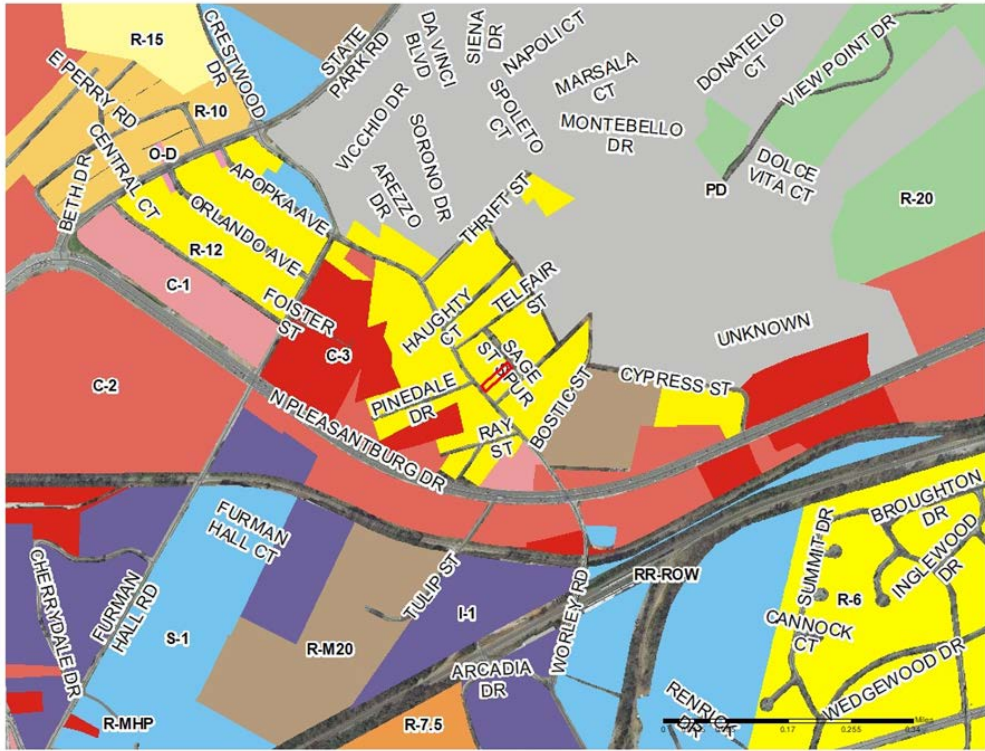
**CONCLUSION**

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. This Future Land Use designation allows for 3 to 5 dwelling units per acre. Though the request of R-6, Single-family Residential corresponds with a density that is higher than the recommended density, many of the surrounding lots conform better with the R-6, Single-family Residential zoning district than the R-12, Single-family Residential zoning district in terms of lot size and configuration.

Based on these reasons staff recommends approval of the requested rezoning to R-6, Single-family Residential.

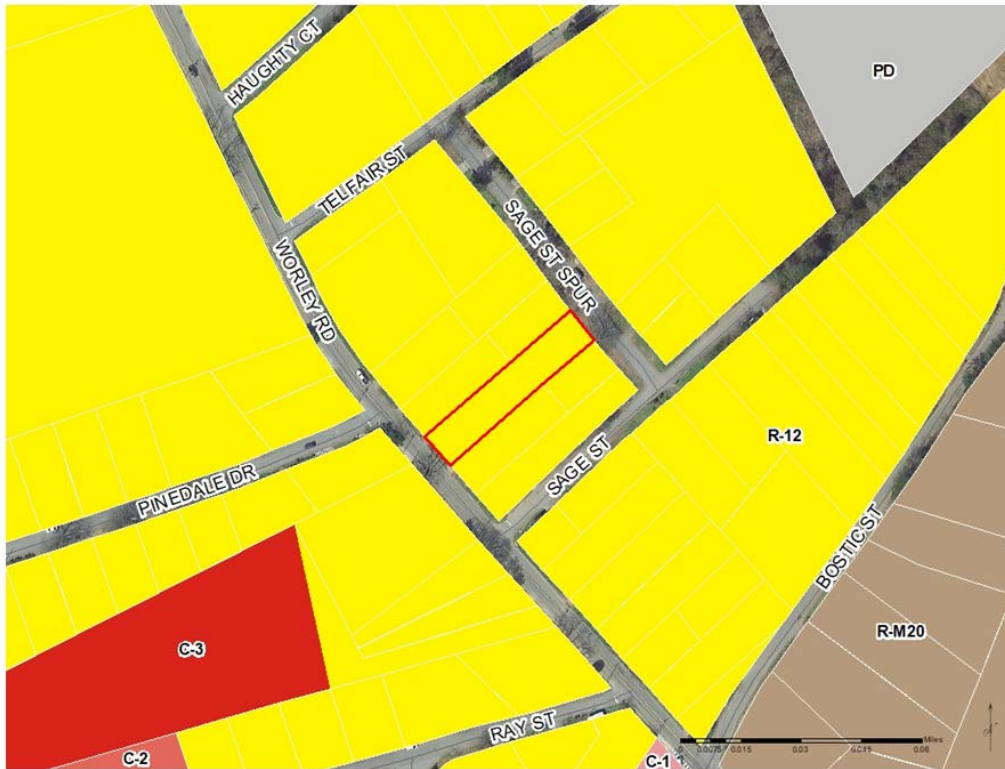
**MOTION:** By Mr. Shockley, seconded by Mr. Looper to approve CZ-2020-24. The motion carried by voice vote.





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-2020-25

**APPLICANT:** Thomas M. Gilstrap for Thomas M. Gilstrap Revocable Trust

**PROPERTY LOCATION:** 3518 Old Buncombe Road

**PIN/TMS#(s):** 0159000100106

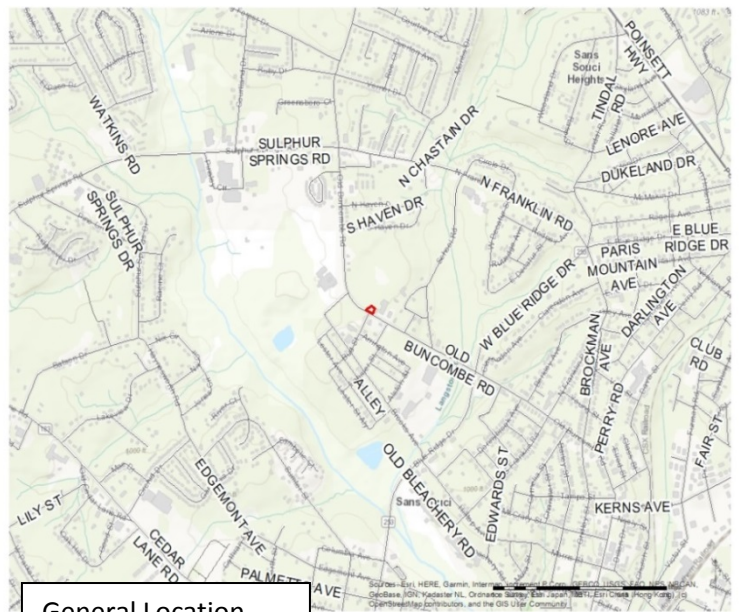
**EXISTING ZONING:** \*I-1, Industrial (\*possibly R-10, per some Greenville County records)

**REQUESTED ZONING:** C-3, Commercial

**PROPOSED LAND USE:** Beauty Shop

**ACREAGE:** 0.24

**COUNCIL DISTRICT:** 19 - Meadows



General Location



**ZONING HISTORY:**

The parcel was originally zoned I-1, Industrial in April of 1972 as part of Area 3. Some Greenville County records do show that the original zoning may have been R-10, Single-family Residential; however there are no previous rezoning cases for this parcel.

**EXISTING LAND USE:**

vacant commercial

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	business office
East	C-3	barber shop
South	R-7.5	church and vacant land
West	R-10	pond and vacant land

**WATER AVAILABILITY:**

Greenville Water

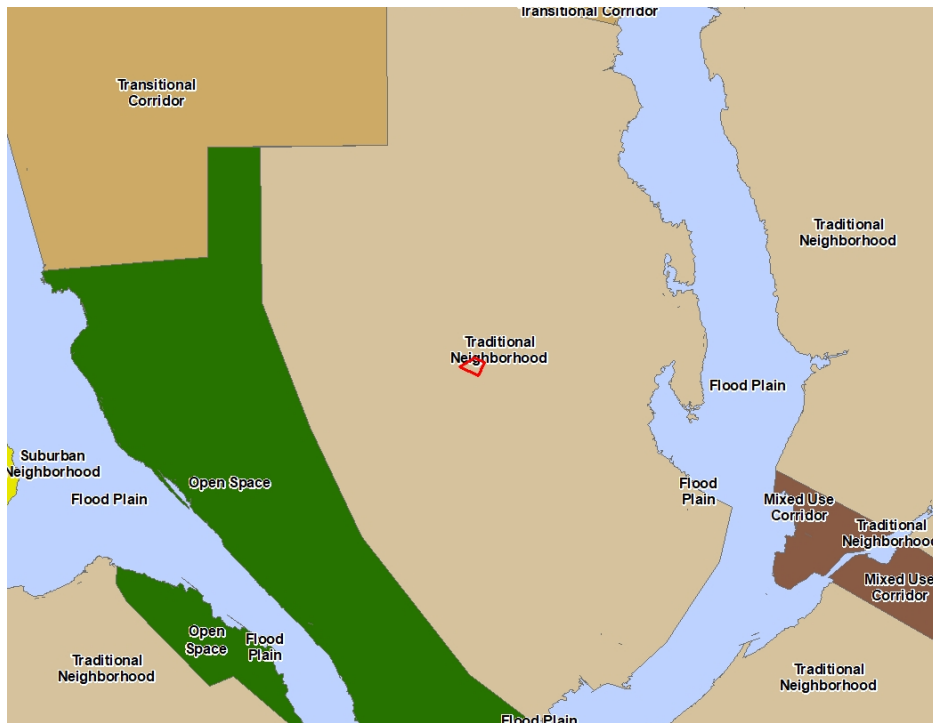
**SEWER AVAILABILITY:**

Parker Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:**

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



Plan Greenville County, Future Land Use Map



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**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.

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

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	0.24	0 units
Requested	C-3	16 units/acre		3 units

A successful rezoning may add up to 3 dwelling units.

**ROADS AND TRAFFIC:** Old Buncombe Road: two-lane State-maintained Major Collector. The parcel has approximately 135 feet of frontage along Old Buncombe Road, and the parcel is approximately 0.40 miles northwest of the intersection of Old Buncombe Road and W Blue Ridge Drive. The property is along bus Route 508 and sidewalks are present in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Old Buncombe Road	1,020' N	6,300	6,400 +1.6%	7,000 +9.4%

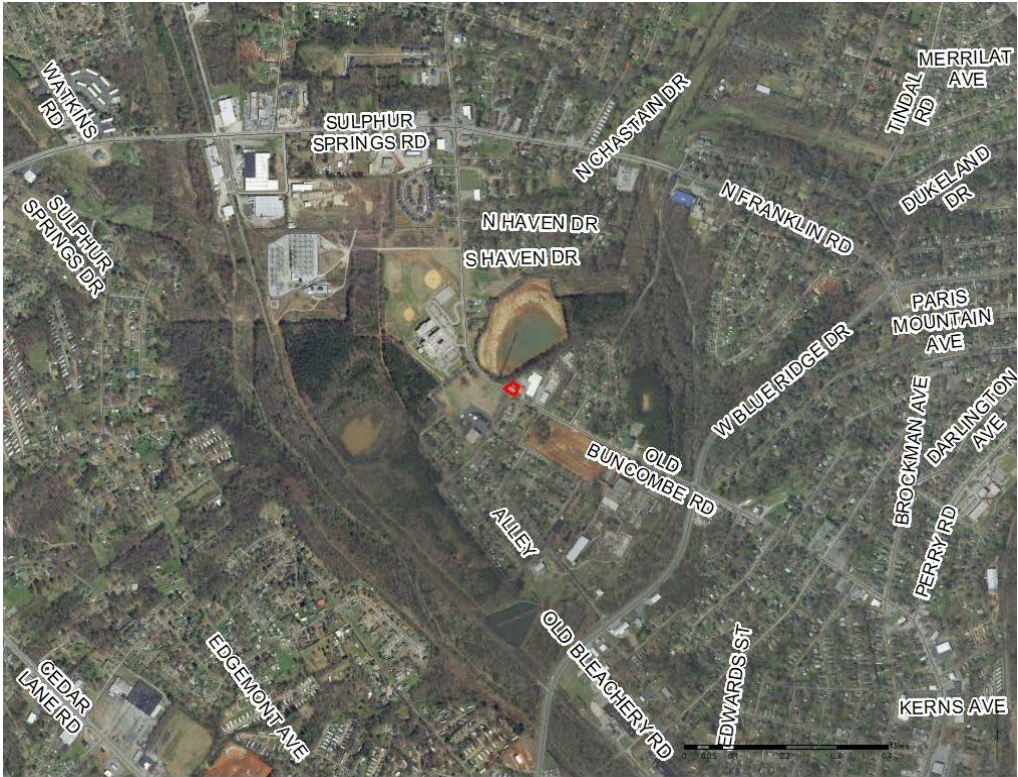
**CULTURAL AND ENVIRONMENTAL:** Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. Lakeview Middle School is located nearby at approximately 0.10 miles away and Cherrydale Elementary is located approximately 0.95 miles away.

**CONCLUSION**

This subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Traditional Neighborhood*. This future land use designation primarily supports Single-family attached and detached Residential, but does allow for small-scale commercial, civic and institutional facilities, and small-scale apartments buildings. The proposed use of a beauty shop conforms with this future land use designation. Additionally, parcel is adjacent to existing C-3, Commercial. Therefore, the requested rezoning to C-3, Commercial is compatible with existing zoning and land uses in the immediate area.

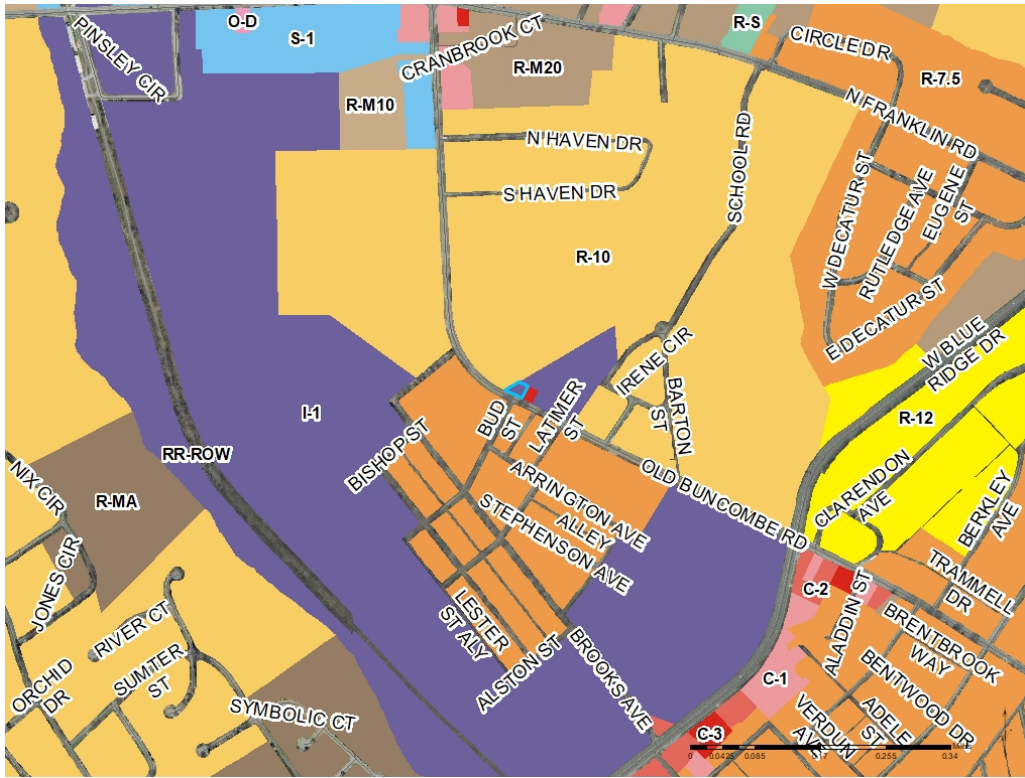
Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.

**MOTION:** By Mr. Looper, seconded by Mr. Bailey to approve CZ-2020-25. The motion carried unanimously by voice vote.

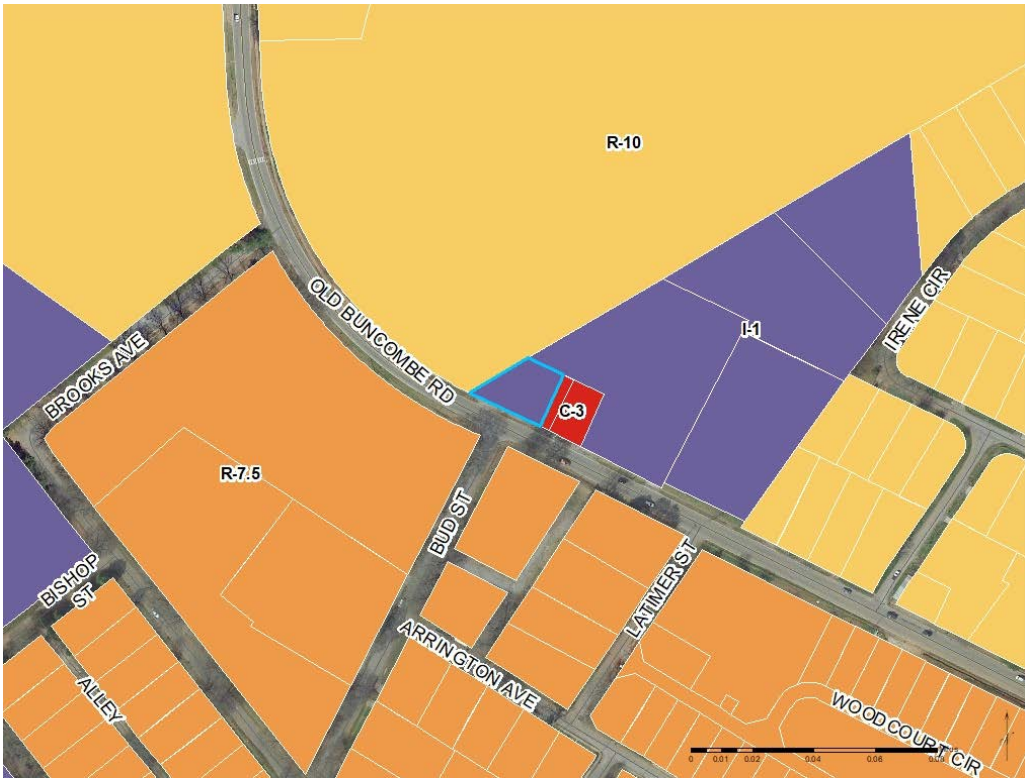


Aerial Photography, 2019





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-2020-26

**APPLICANT:** Christina Fender for Jan C. Brown

**PROPERTY LOCATION:** 445 Dallas Road

**PIN/TMS#(s):** M011020201702

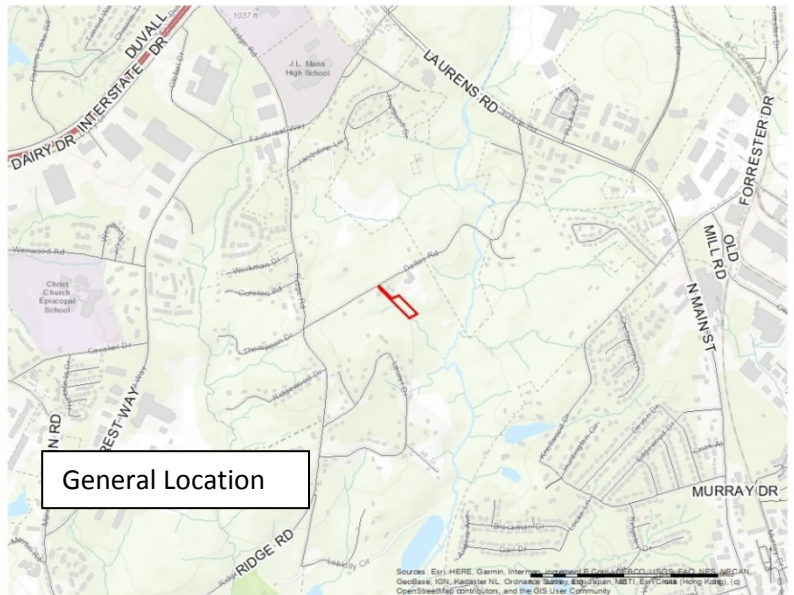
**EXISTING ZONING:** R-10, Single-family Residential

**REQUESTED ZONING:** R-S, Residential Suburban

**PROPOSED LAND USE:** Single-family Residence with Barn and Livestock

**ACREAGE:** 1.61

**COUNCIL DISTRICT:** 25 - Fant



**ZONING HISTORY:** The parcel was originally zoned R-10, Single-family Residential in May of 1971 as part of Area 2. There are no previous rezoning cases for this parcel.

**EXISTING LAND USE:** Single-family Residence

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	vacant wooded land
East	R-10	single-family residential and religious association facility
South	R-10	single-family residential
West	R-10	single-family residential

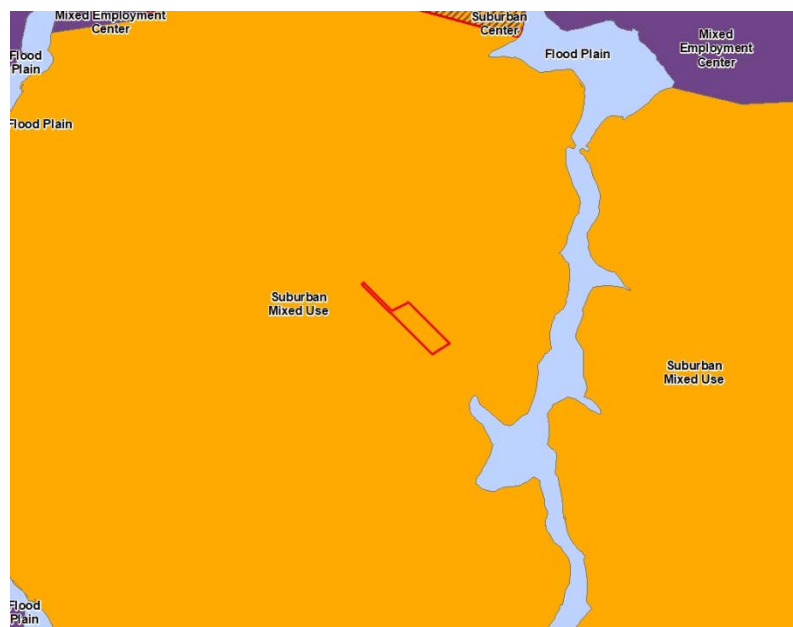
**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**PLAN GREENVILLE COUNTY**

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

Plan Greenville County, Future Land Use Map





**SMU SUBURBAN MIXED-USE**

**Place Type Characteristics**

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

<b>Primary Uses</b>	Regional or neighborhood commercial, office, institutional, mixed-use residential
<b>Secondary Uses</b>	Townhomes , surface and structured parking, park-and-rides lots, transit stations
<b>Gross Density</b>	6 to 20 dwellings per acre
<b>Transportation</b>	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
<b>Parking</b>	Surface parking lots, on-street
<b>Open Space</b>	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.

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-10</i>	<i>4.4 units/acre</i>	<i>1.61</i>	<i>7 units</i>
<i>Requested</i>	<i>R-S</i>	<i>1.7 units/acre</i>		<i>2 units</i>

A successful rezoning would not add any dwelling units.



**ROADS AND TRAFFIC:**

Dallas Road: two-lane State-maintained Local. The parcel has approximately 20 feet of frontage along Dallas Road, and the parcel is approximately 1.42 miles south of the intersection of Fairforest Way and Laurens Road (US-276). The property is not along a bus route and there are no sidewalks in the area.

*There are no traffic counts in the area of Dallas Road.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on this site; however, the rear of the property does contain a significantly wooded area, along with a creek transecting the southern corner of the property. J.L. Mann High School is located nearby at approximately 0.94 miles away.

**CONCLUSION**

This property is within the Plan Greenville County Comprehensive Plan, designated as *Suburban Mixed-Use*. This future land use designation recommends a variety of single-family and multi-family building types. Additionally, the *Suburban Mixed-Use* land use designation also recommends densities of 6 to 20 dwellings per acre. However, the requested rezoning to R-S, Residential Suburban is compatible to the area, as parcels zoned R-S, Residential Suburban are present in the immediate surrounding area.

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

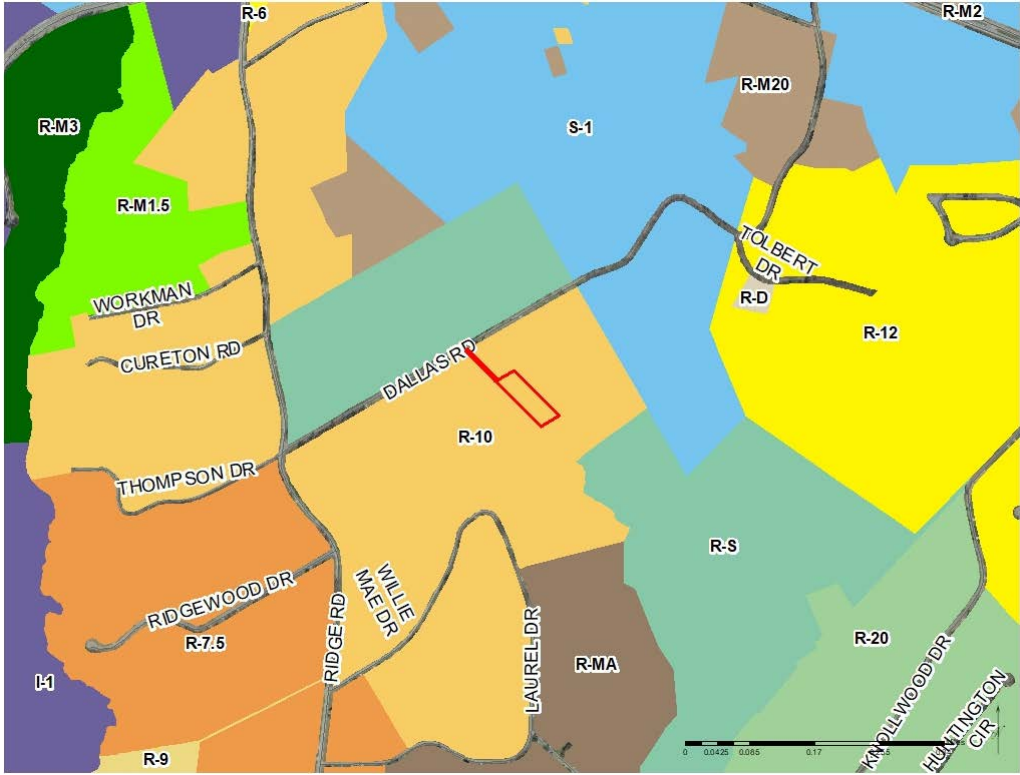
**MOTION:**

By Mr. Jones, seconded by Mr. Loper to approve CZ-2020-26. The motion carried unanimously by voice vote.

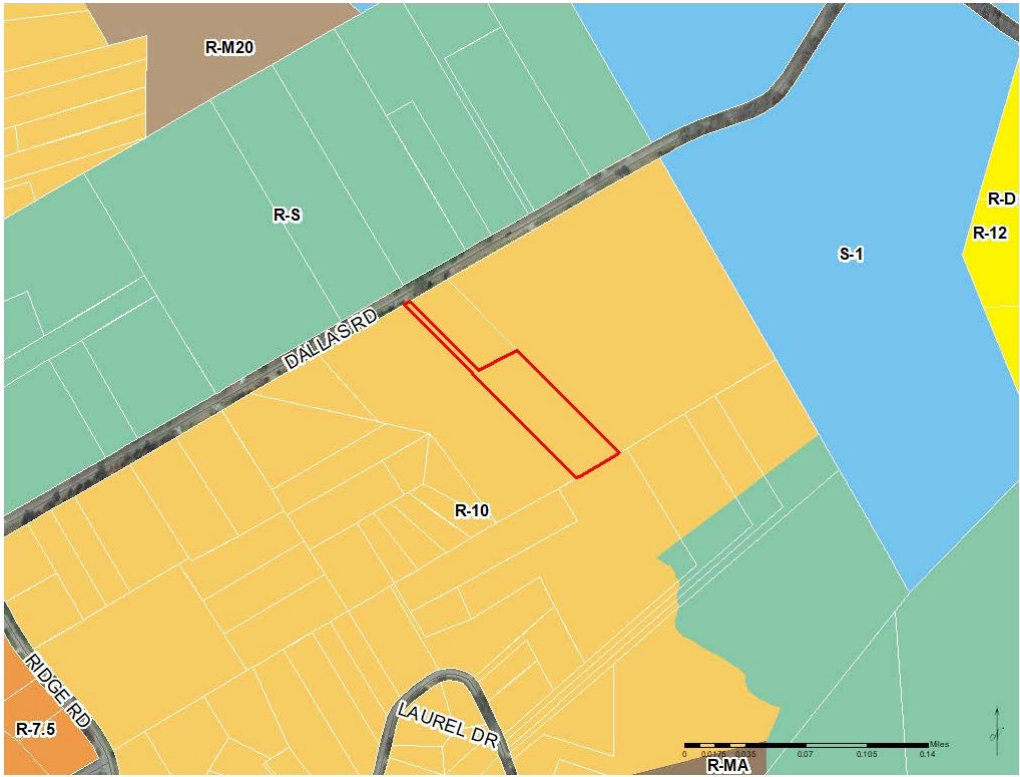


Aerial Photography, 2019





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-2020-27

**APPLICANT:** Brian James Seppala for Ambria Properties, LLC

**PROPERTY LOCATION:** Piedmont Golf Course Road

**PIN/TMS#(s):** 0409000100100

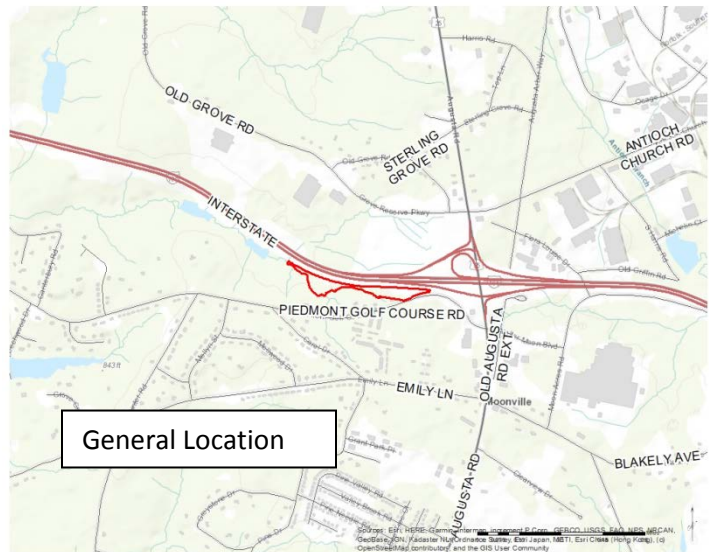
**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-M20, Multifamily Residential

**PROPOSED LAND USE:** Multifamily Residential

**ACREAGE:** 9.07

**COUNCIL DISTRICT:** 26 – Ballard



**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May of 1971 as part of Area 2. There are no previous rezoning cases for this parcel.

**EXISTING LAND USE:** Vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	vacant wooded land
East	R-M20	vacant wooded land
South	R-M20 and R-S	vacant wooded land and single-family residential
West	R-S	single-family residential

**WATER AVAILABILITY:** No water

**SEWER AVAILABILITY:** Metro

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated partially as *Suburban Mixed-Use* and partially as *Mixed Employment Center*.



Plan Greenville County, Future Land Use Map



**SMU SUBURBAN MIXED-USE**

**Place Type Characteristics**

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

<b>Primary Uses</b>	Regional or neighborhood commercial, office, institutional, mixed-use residential
<b>Secondary Uses</b>	Townhomes , surface and structured parking, park-and-rides lots, transit stations
<b>Gross Density</b>	6 to 20 dwellings per acre
<b>Transportation</b>	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
<b>Parking</b>	Surface parking lots, on-street
<b>Open Space</b>	Community and regional parks, neighborhood greenspaces



**MEC MIXED EMPLOYMENT CENTER**

**Place Type Characteristics**

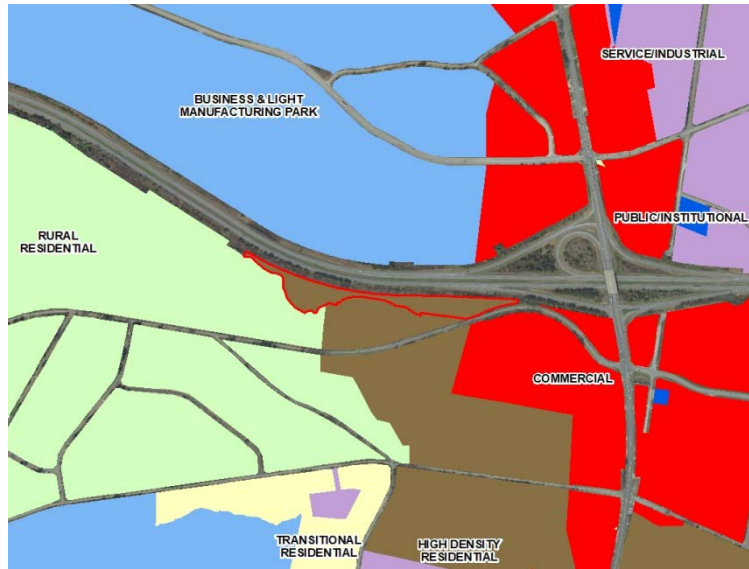
Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence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

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

Plan Greenville County, Character Area Type Cards

**AREA AND COMMUNITY PLANS:**

This parcel is also included in the South Greenville Area Plan, designated as *High Density Residential* (below).



**DENSITY WORKSHEET:**

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

	Zoning	Zoning Density	Acre	Total Units
Current	R-S	1.7 units/acre	9.07	15 units
Requested	R-M20	20 units/1 acre		181 units

A successful rezoning may add up to 166 dwelling units.

**ROADS AND TRAFFIC:**

Piedmont Golf Course Road: two-lane State-maintained Major Collector. The parcel has approximately 572 feet of frontage along Piedmont Golf Course Road, and the parcel is approximately 0.37 miles west of the intersection of Augusta Road (US Highway 25) and Interstate 185. 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
Piedmont Golf Course Road	15,430' NW	2,200	2,300 +4.5%	3,300 +43.5%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known significant historic or cultural resources on this site; however, much of the site is significantly wooded. 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 Mixed Use*. Additionally, the western portion of this property is designated in the Plan Greenville County Comprehensive Plan as a *Mixed Employment Center*. In the South Greenville Area Plan, the subject property is also designated as *High Density Residential*. The *Suburban Mixed Use* future land use designation that includes a portion of the subject property recommends a variety of single-family and multifamily building types, at a gross density of 6 to 20 dwelling units per acre. Additionally, the *Mixed Employment Center* future land use designation that includes another portion of the subject property recommends advanced manufacturing, office, mixed-use buildings, civic/institutional facilities as primary uses, with open space, neighborhood commercial, and multifamily residential as secondary land uses to support the recommended primary uses. These future land use designations from the Plan Greenville County Comprehensive Plan, combined with the future land use of *High Density Residential* in the South Greenville Area Plan, all support the requested rezoning of R-M20, Multifamily Residential. Additionally, there is existing R-M20, Multifamily Residential zoning in the immediate area.

Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.

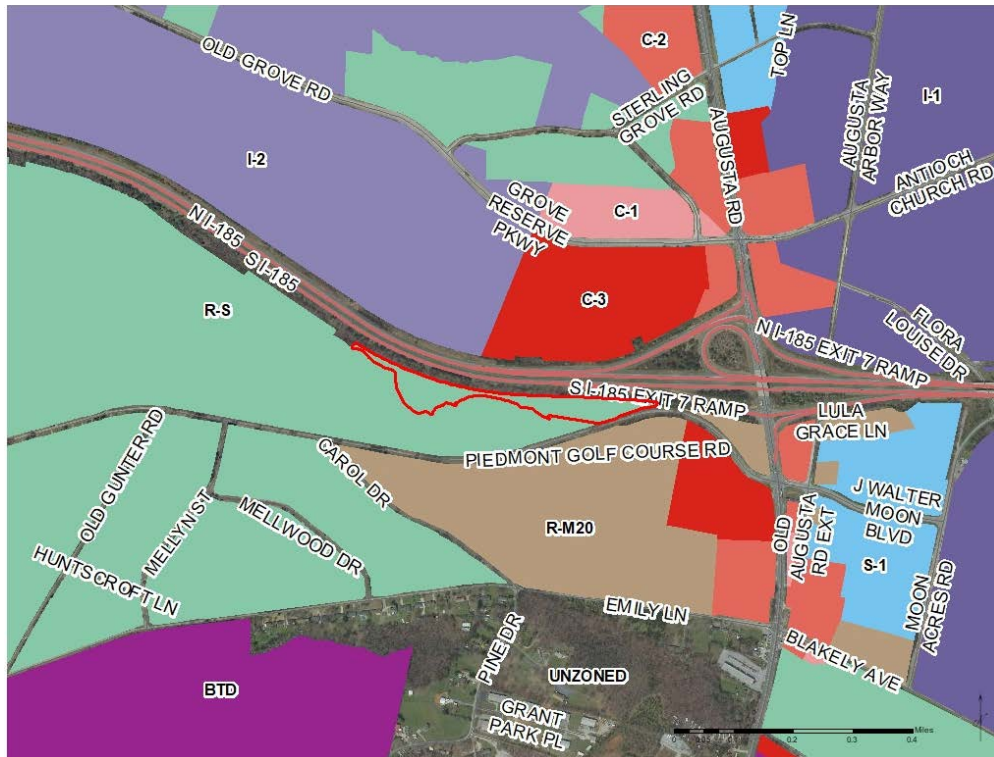
**MOTION:** By Mr. Forest, seconded by Mr. Bailey to approve CZ-2020-27



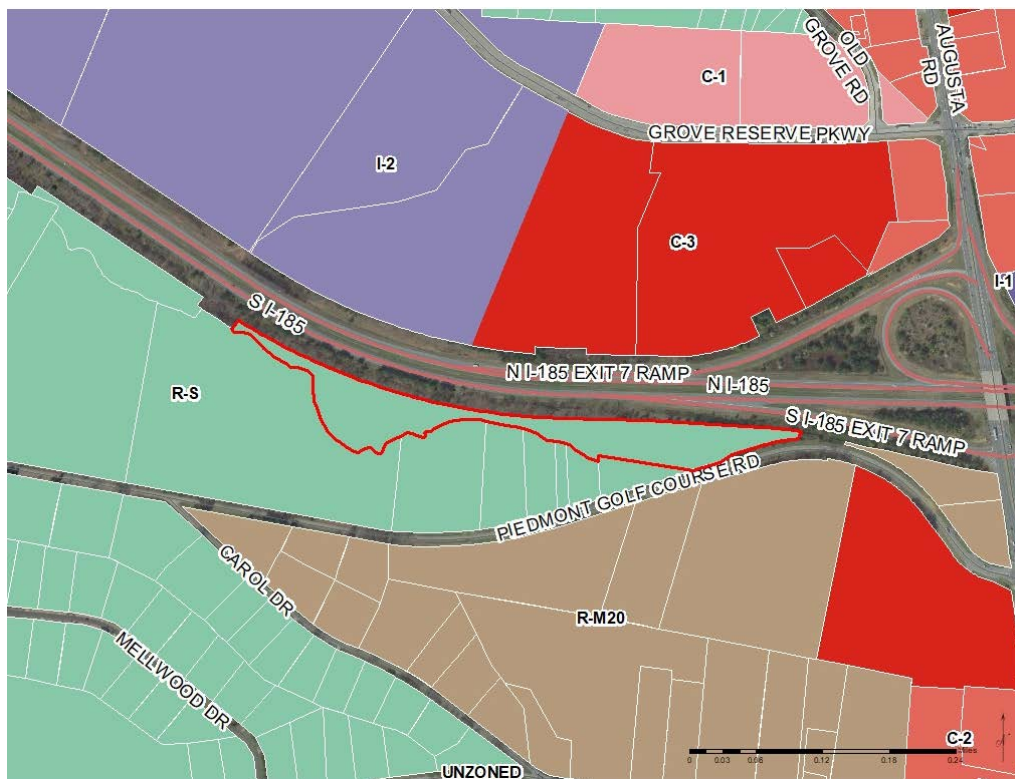


Aerial Photography, 2019





Zoning Map



Mr. Henderson presented the following:

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

**FROM:** Joshua Henderson

**CC:** Sarah Tresouthick Holt, AICP

**RE:** CZ-2020-28

**APPLICANT:** William Johnson on behalf of Home Fur A While

**PROPERTY LOCATION:** 2956 New Easley Hwy.

**PIN/TMS#(s):** 0239040100810

**EXISTING ZONING:** C-2, Commercial

**REQUESTED ZONING AND LAND USE:** FRD, Flexible Review District  
Proposed dog daycare with kennels with outdoor runs

**ACREAGE:** 1.49

**COUNCIL DISTRICT:** 23 – Norris



**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in June 1973 as part of Area 4A. There was an unsuccessful I-1 rezoning request that included this parcel in 1980, CZ-1980-29. There were two successful rezoning requests for this parcel, the first in 1982, CZ-1982-58, from R-S to R-M, and the second in 1998, CZ-1998-62, from R-M to C-2.

**EXISTING LAND USE:** Dog boarding

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	earthen material storage
East	C-2	vacant land
South	PD	vacant land
West	C-2	vacant land

**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 *Rural Corridor*, which calls for primary uses of greenhouses and nurseries, agriculture, warehouses, and highway commercial and has a gross density of 1 dwelling unit per 2+ acres.



Plan Greenville County, Future Land Use Map



**RC RURAL CORRIDOR**

**Place Type Characteristics**

Rural Corridors contain a mix of mostly lower-density residential uses with agricultural, service, or industrial uses. Rural Corridors are typically located along arterial highways and may connect to denser suburban or urban areas.

<b>Primary Uses</b>	Greenhouses and nurseries, agriculture, warehouses, highway commercial
<b>Secondary Uses</b>	Single-family residential, parks and open space
<b>Gross Density</b>	1 dwelling per 2+ acres
<b>Transportation</b>	Automobile-oriented, multi-purpose trails, access management highways
<b>Parking</b>	Surface parking
<b>Open Space</b>	Farmland and natural areas, large passive parks

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY PLANS:**

This parcel is included in the Riverdale – Tanglewood Area Plan and designated as *Commercial*.



Riverdale-Tanglewood Area Plan, Future Land Use

**ROADS AND TRAFFIC:**

New Easley Highway: four-lane State-maintained arterial road and the parcel has approximately 175 feet of road frontage.

The parcel is approximately 1.46 miles west of New Easley Highway (S-123) and White Horse Road (SC-25). There are not sidewalks or bus stops in the immediate area. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
New Easley Highway	3,160' E	20,900	19,700 -5.74%	21,700 +10.15%

**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.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing to open a dog boarding/kennel on the site. They will also be providing dog daycare, along with office space. They will be utilizing the existing building on site and converting a portion of the existing paved parking lot to an outdoor play area for the dogs. The applicant has stated that all uses allowed under the C-2 zoning classification with the

addition of Kennels/Outdoor Runs are included in this request. The most recent use of the property was for a drug store.

**Architectural Design:**

The existing building is 4,800 sq. ft. and will be broken down into office space, indoor dog daycare and some dog boarding space. The maximum height for this structure is 19' from the ground. It is built as a steel frame structure with painted wood exterior.

The area of the existing parking lot located within the enclosed dog area has been changed to provide space for the dogs to have outdoor play. The existing asphalt parking lot within the enclosed dog area has been covered with "playground" type wood chips.

**Access and Parking:**

The applicant is proposing to use 26 of the existing parking spaces that will be accessed off of New Easley Highway via an existing shared driveway within an easement across parcel 0239040100813.

**Landscaping and Buffering:**

The site benefits from an abundance of existing vegetation both inside and outside the recently installed privacy fence that surrounds the majority of the site. The applicant states that no additional landscape or screening will be needed due to the surrounding uses being both C-2 and S-1 consisting of vacant land.

**Signage and Lighting:**

The applicant states that only the existing sign will be used for this development; the panels have been changed to advertise for the new business.

There will not be any new lighting installed on site. There are some existing floodlights mounted on the building for the parking lot and within the enclosed dog area and will provide full cut-off capabilities.

**Conclusion:**

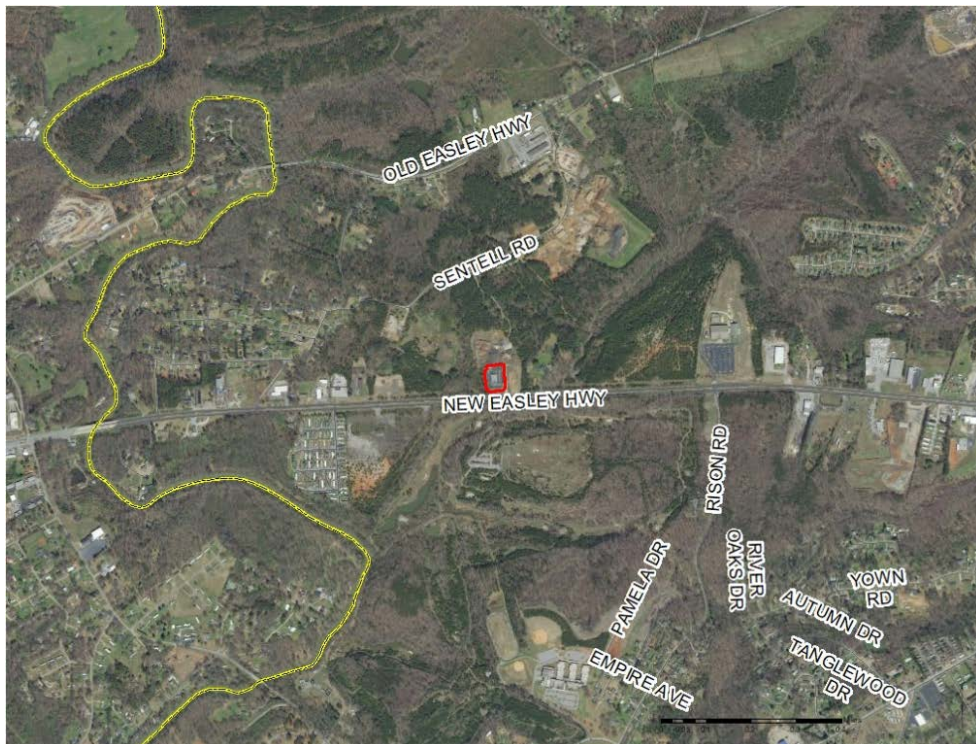
According to the Plan Greenville County Comprehensive Plan, this area is designated as *Rural Corridor* use in the Future Land Use section. It is also designated as *Commercial* in the Riverdale-Tanglewood Area Plan. The proposed uses of dog boarding with kennels and outdoor

dog runs are consistent with the Comprehensive Plan and the Area Plan because they are seen as service/commercial type uses. Both the comprehensive plan and the area plan allow for commercial uses along this road, which is in keeping with those proposed in this FRD. The proposed development will have to meet the following condition:

1. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

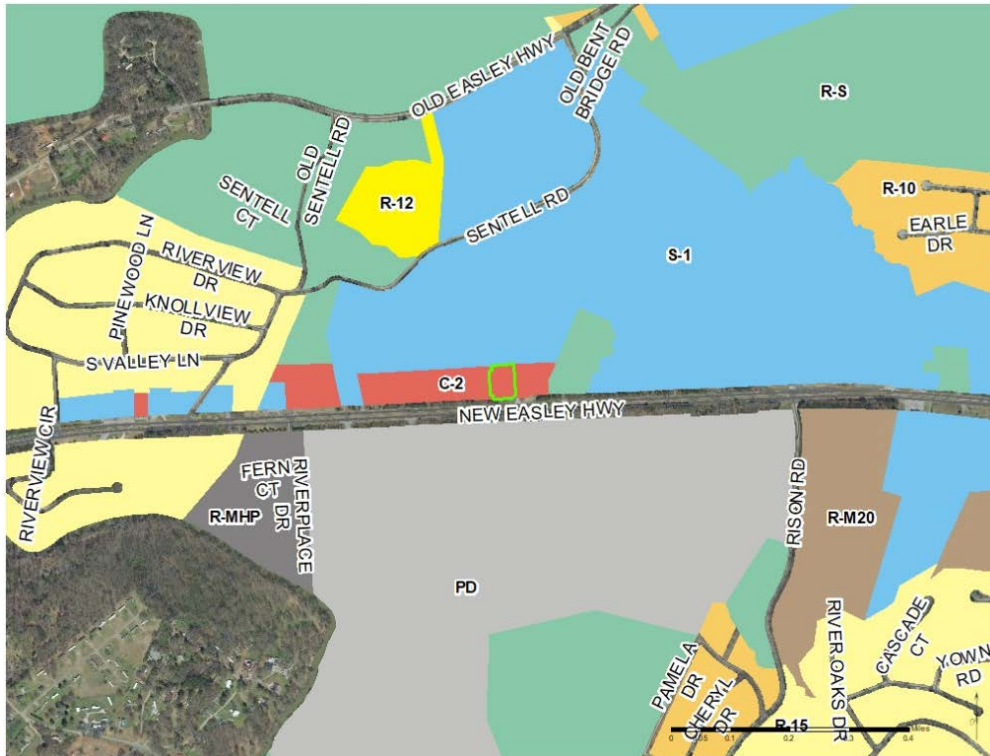
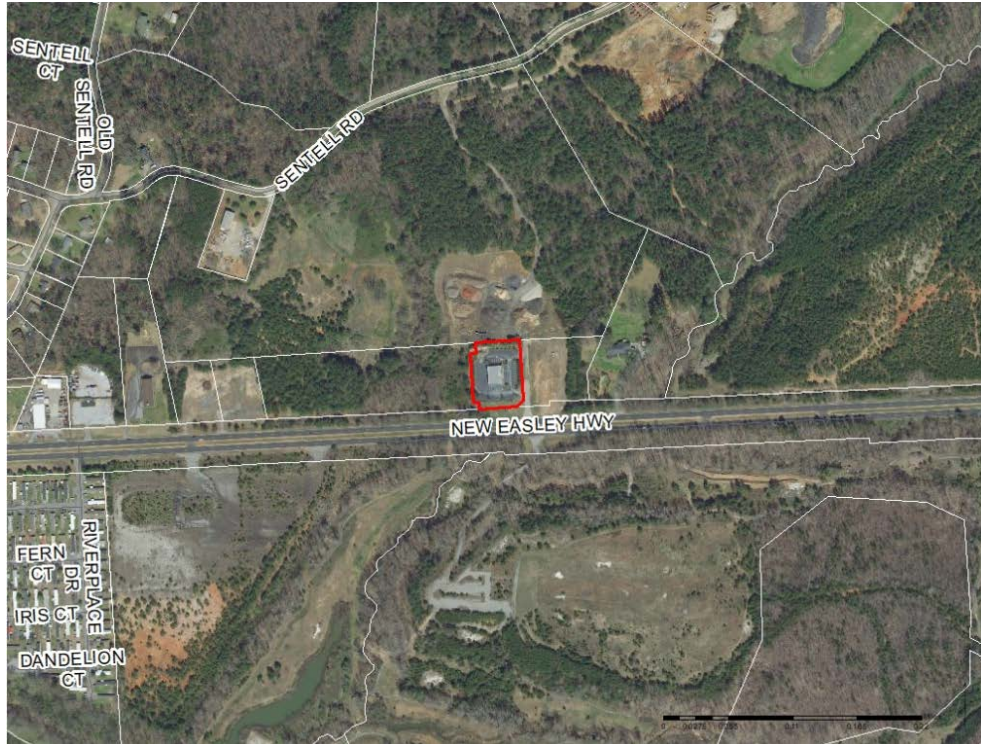
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with condition.

**MOTION:** By Mr. Bichel, seconded by Mr. Looper to approve CZ-2020-28 with condition. The motion carried unanimously by voice vote.

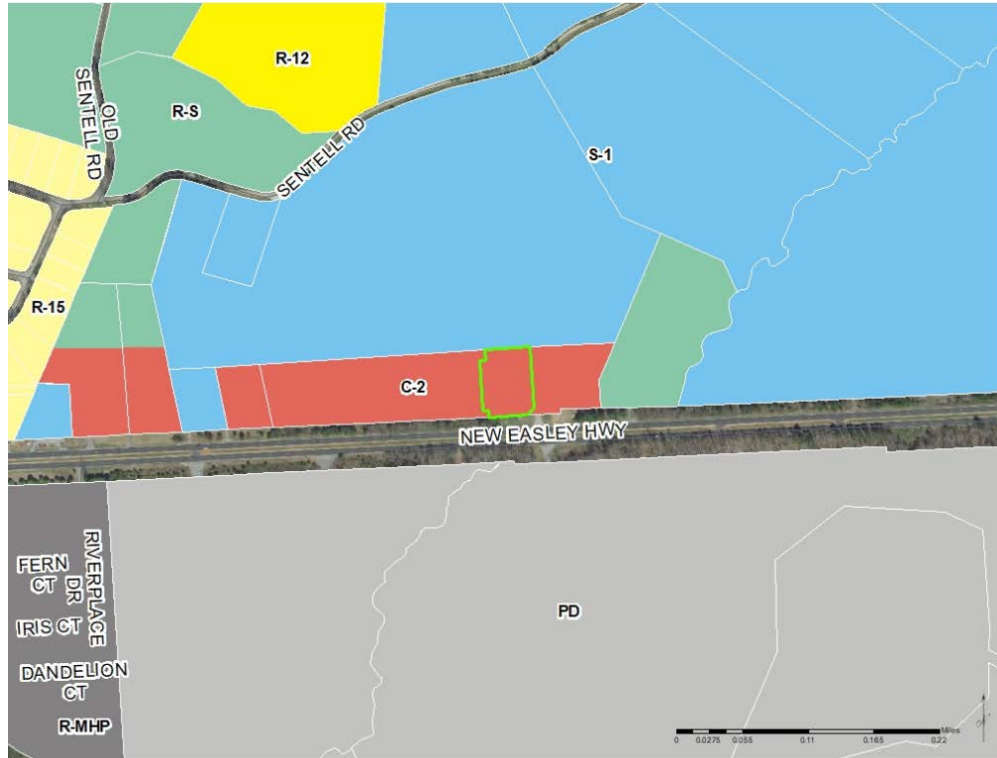


Aerial Photography, 2019





Zoning Map



Mr. Henderson presented the following:

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

**FROM:** Joshua Henderson

**CC:** Sarah Tresouthick Holt, AICP

**RE:** CZ-2020-29

**APPLICANT:** Dean Aldrich with AC&S Engineering and Surveying, Inc. on behalf of Gray Development and Construction

**PROPERTY LOCATION:** Green Avenue and Parris Avenue

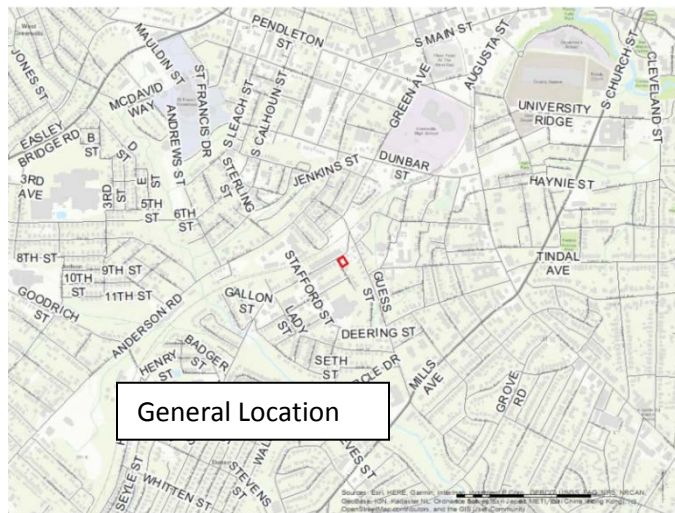
**PIN/TMS#(s):** 0107000401200 and 0107000401300

**EXISTING ZONING:** R-7.5, Single-Family Residential

**REQUESTED ZONING AND LAND USE:** **FRD, Flexible Review District  
Single-Family Residential Development**

**ACREAGE:** 0.36

**COUNCIL DISTRICT:** 23 – Norris



**ZONING HISTORY:** The parcels were originally zoned R-7.5, Single-Family Residential in June 1973 as part of Area 4A. There have been no requested rezoning cases associated with the parcels in question.

**EXISTING LAND USE:** Single-family residential

**AREA CHARACTERISTICS:**

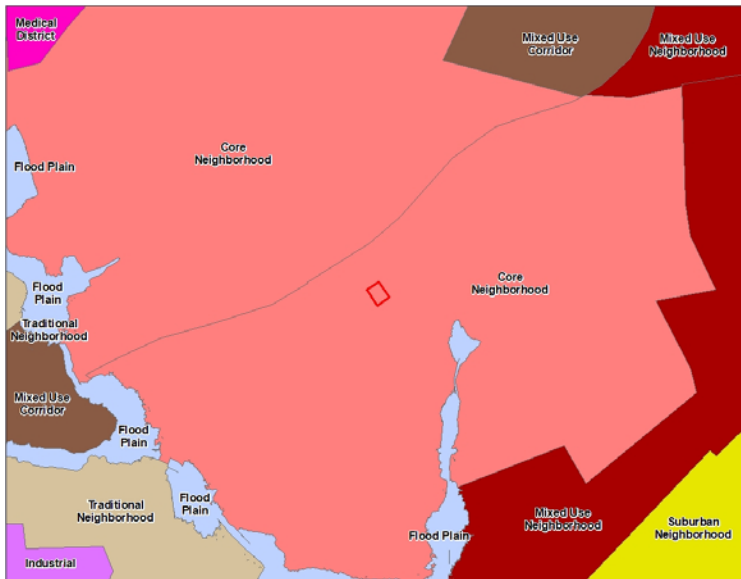
Direction	Zoning	Land Use
North	R-M2	City of Greenville, mill renovation
East	R-M1	City of Greenville, single family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

**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 *Core Neighborhood*, which calls for primary uses of attached and detached residential, small-scale apartment buildings, and neighborhood commercial and has a gross density of 8 to 14 dwelling units per acre.



Plan Greenville County, Future Land Use Map



**CN CORE NEIGHBORHOOD**

**Place Type Characteristics**

Core Neighborhoods are among the county’s oldest neighborhoods. Development is characterized by a mix of detached and attached single-family homes, mid-sized multi-family buildings, and a mix of small scale commercial development. These areas are walkable, with a well-connected sidewalk network, a balance of off-street and on-street parking, and parks and activity centers located near residential areas.

<b>Primary Uses</b>	Attached and detached residential, small-scale apartment buildings, neighborhood commercial
<b>Secondary Uses</b>	Civic and institutional facilities (e.g., places of worship), neighborhood parks, short-term rentals
<b>Gross Density</b>	8 to 14 dwellings per acre
<b>Transportation</b>	Narrow streets, sidewalks on both sides, regular transit stops, interconnected street grid
<b>Parking</b>	On-street, limited off-street
<b>Open Space</b>	Neighborhood parks

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY**

**PLANS:** These parcels are 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.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
Current	R-7.5	5.8 du/ac	0.359	2 unit
Requested	FRD	10 du/ac		3 units

A successful rezoning may add up to 1 dwelling units.

**ROADS AND TRAFFIC:**

Green Avenue: two-lane State-maintained local road and the parcel has approximately 101 feet of road frontage.

Parris Avenue: two-lane County-maintained local road and the

parcels have approximately 133 feet of frontage.

The parcels are approximately 380 feet south of the intersection of Green Avenue and Guess Street in Greenville. There is not a bus stop in the immediate area; however the nearest bus stop is 0.2 miles away at Nelson Street and Anderson Street. There is pedestrian connectivity from this bus stop that passes in front of the proposed development along Green Avenue. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Green Avenue	305' S	1,900	2,200 +15.78%	1,650 -25.00%

**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 0.7 miles from Greenville Senior High School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing to build two new homes and continue to renovate one existing home on the project site. One existing home will be demolished. Three total lots for either sale or rent will be created with this proposal. Each house is proposed to be a maximum of 3,000 square feet on lots of 0.10 acres. Setbacks will be 5 feet on all sides of the project.

**Architectural Design:**

The applicant is proposing bungalow style homes using vinyl siding and asphalt shingles or standing seam metal roofing. The proposed maximum height for the homes is 45'. The provided examples all have front porches and most appear to be 1 ½ story tall.

The applicant states that he would also like the option to place sheds and fencing on the properties. An existing accessory structure is within the required 5' building setback and will be relocated so it is no longer encroaching

**Access and Parking:**

The applicant is proposing individual driveways for each property which will be allowed by SCDOT for the properties along Green Avenue and Greenville County for the property

along Parris Avenue. The applicant states that each house will have parking for 2 cars, as required by the Greenville County Zoning Ordinance.

**Landscaping and Buffering:**

The applicant is proposing one street tree per lot. Two large existing oaks exist on site and are stated to be removed.

**Signage and Lighting:**

No signage or lighting are proposed.

**Conclusion:**

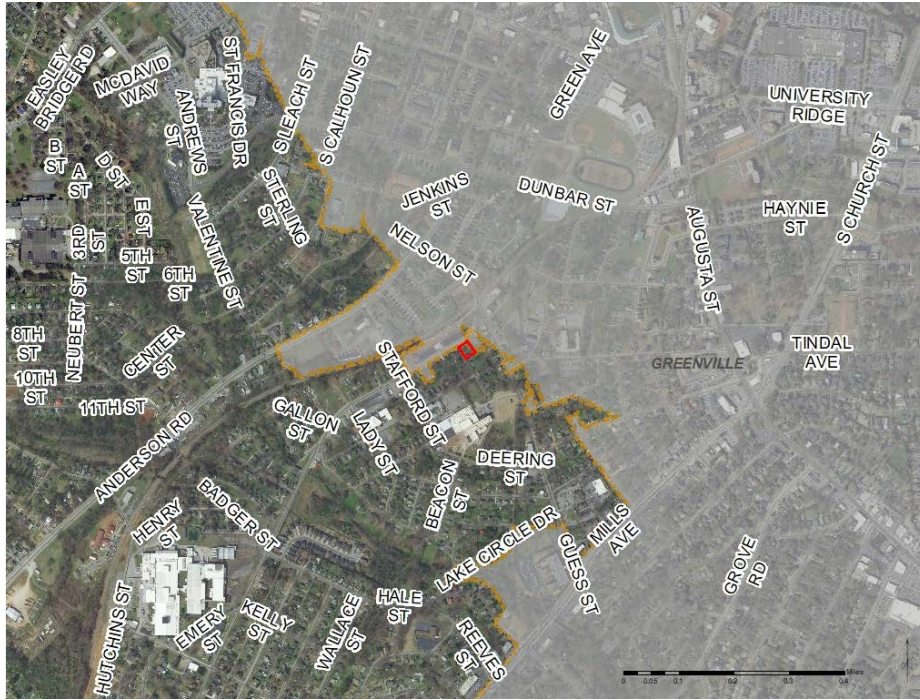
According to the Plan Greenville County Comprehensive Plan, this area is designated as *Core Neighborhood* in the Future Land Use section, which calls for both detached and attached single-family residential. The proposed development will not be taking away from the intent of this land use and instead will be providing for the possibility of more residential lots to help with the continued growth of Greenville County. The proposed homes will fit in with the character of the neighborhood and, even though the FRD will allow for reduced setbacks, the applicant is proposing to keep the dwellings in line with other surrounding lots. The proposed development will have to meet the following condition:

1. All proposed street trees will be hardwood canopy trees and not understory trees.
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

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

**MOTION:**

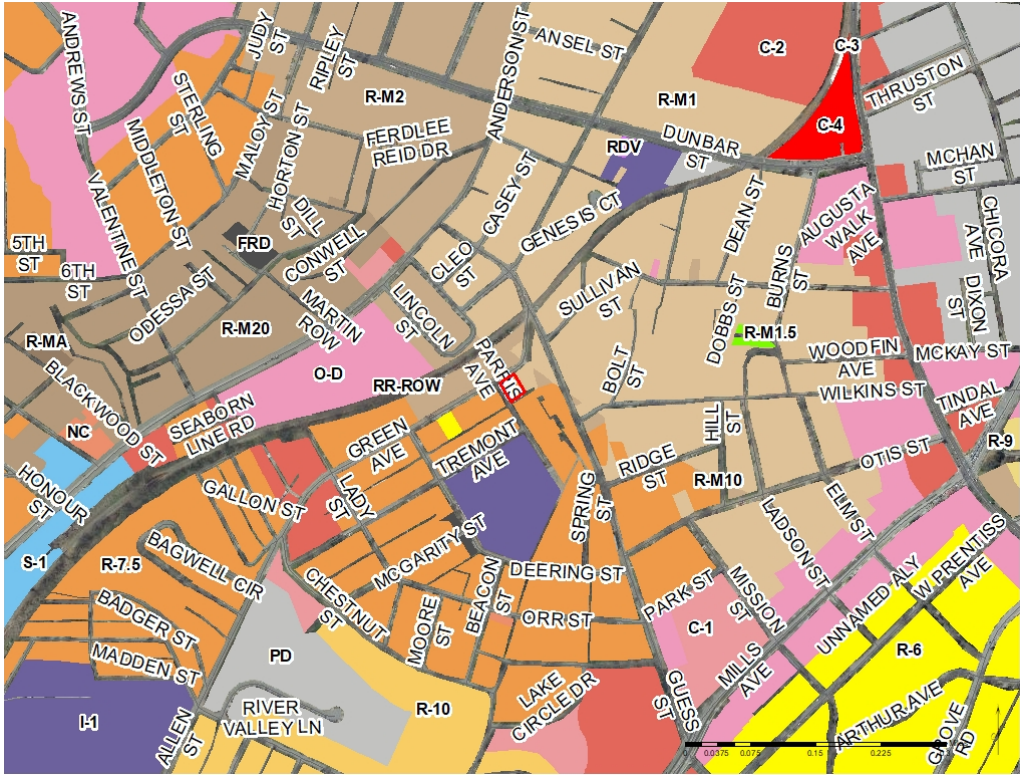
By Mr. Jones, seconded by Mr. Loper to approve CZ-202-29 with conditions. The motion carried unanimously by voice vote.



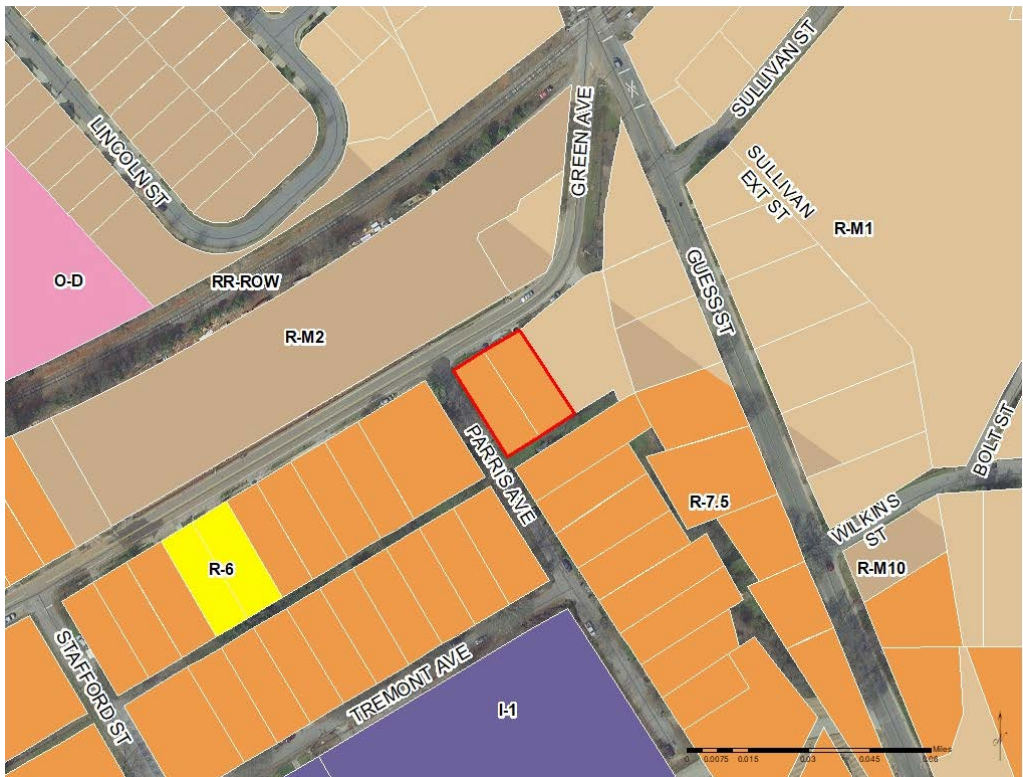
Aerial Photography, 2019







Zoning Map



Mr. Henderson presented the following:

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

**FROM:** Joshua Henderson

**CC:** Sarah Tresouthick Holt, AICP

**RE:** CZ-2020-30

**APPLICANT:** Dean Aldrich with AC&S Engineering and Surveying, Inc. on behalf of Gray Development and Construction

**PROPERTY LOCATION:** Tremont Ave and Parris Avenue

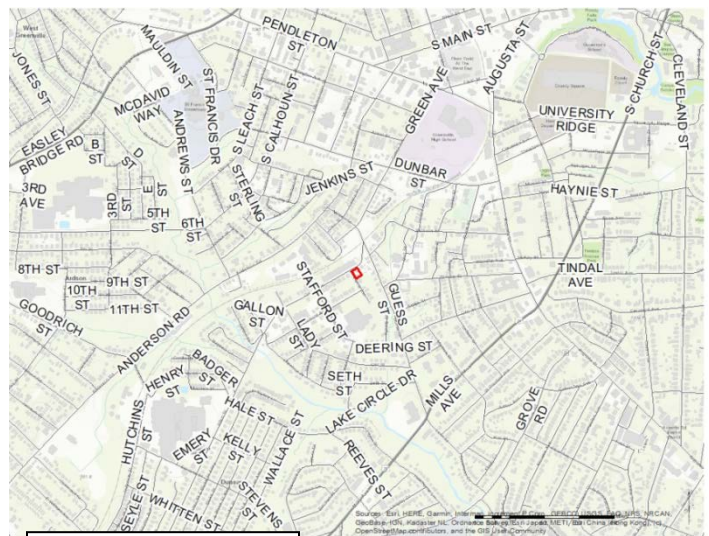
**PIN/TMS#(s):** 0107000600200 and 0107000600100

**EXISTING ZONING:** R-7.5, Single-Family Residential

**REQUESTED ZONING AND LAND USE:** FRD, Flexible Review District  
Single-Family Residential development

**ACREAGE:** 0.35

**COUNCIL DISTRICT:** 23 – Norris



General Location

**ZONING HISTORY:** The parcels were originally zoned R-7.5, Single-Family Residential in June 1973 as part of Area 4A. There have been no requested rezoning cases associated with the parcels in question.

**EXISTING LAND USE:** Single-Family Residential and vacant land

**AREA CHARACTERISTICS:**

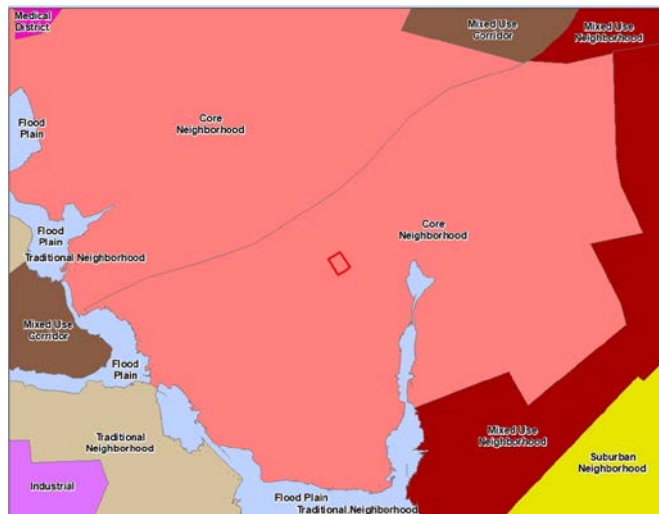
Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-7.5	single-family residential and vacant land
South	I-1	warehouse/distribution
West	R-7.5	single-family residential

**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 *Core Neighborhood*, which calls for primary uses as attached and detached residential, small-scale apartment buildings, and neighborhood commercial and has a gross density of 8 to 14 dwelling units per acre.



Plan Greenville County, Future Land Use Map



**CN CORE NEIGHBORHOOD**

**Place Type Characteristics**

Core Neighborhoods are among the county’s oldest neighborhoods. Development is characterized by a mix of detached and attached single-family homes, mid-sized multi-family buildings, and a mix of small scale commercial development. These areas are walkable, with a well-connected sidewalk network, a balance of off-street and on-street parking, and parks and activity centers located near residential areas.

<b>Primary Uses</b>	Attached and detached residential, small-scale apartment buildings, neighborhood commercial
<b>Secondary Uses</b>	Civic and institutional facilities (e.g., places of worship), neighborhood parks, short-term rentals
<b>Gross Density</b>	8 to 14 dwellings per acre
<b>Transportation</b>	Narrow streets, sidewalks on both sides, regular transit stops, interconnected street grid
<b>Parking</b>	On-street, limited off-street
<b>Open Space</b>	Neighborhood parks

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY**

**PLANS:** These parcels are 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.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-7.5</i>	<i>5.8 du/ac</i>	<i>0.359</i>	<i>2 unit</i>
Requested	FRD	10 du/ac		3 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS AND TRAFFIC:**

Tremont Avenue: two-lane County-maintained local road and the parcels have approximately 113 feet of road frontage.

Parris Avenue: two-lane County-maintained local road and the parcels have approximately 144 feet of road frontage.

The parcels are approximately 700 feet south of the intersection of Green Avenue and Guess Street in Greenville. There is not a bus stop in the immediate area; however the nearest bus stop is 0.3 miles away at Nelson Street and Anderson Street. There is pedestrian connectivity from this bus stop that connects to the sidewalk along Green Avenue near the proposed development. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Green Avenue	694' N	1,900	2,200 +15.78%	1,650 -25.00 %

**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 0.8 miles from Greenville Senior High School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing to build three new homes on the project site. Three total lots for either sale or rent will be created with this proposal. Each house is proposed to be a maximum of 3,000 square feet on lots of 0.10 acres. Setbacks will be 5 feet on all sides of the project.

**Architectural Design:**

The applicant is proposing bungalow style homes using vinyl siding and asphalt shingles or standing seam metal roofing. The proposed maximum height for the homes is 45'. The provided examples all have front porches and most appear to be 1 ½ story tall.

The applicant states that he would also like the option to place sheds and fencing on the properties.

**Access and Parking:**

The applicant is proposing individual driveways for each property. The applicant states that each house will have parking for 2 cars, as required by the Greenville County Zoning Ordinance.

**Landscaping and Buffering:**

The applicant is proposing one street tree per lot. Four large existing hardwoods exist on site and are stated to be removed.

**Signage and Lighting:**

No signage or lighting are proposed.

**Conclusion:**

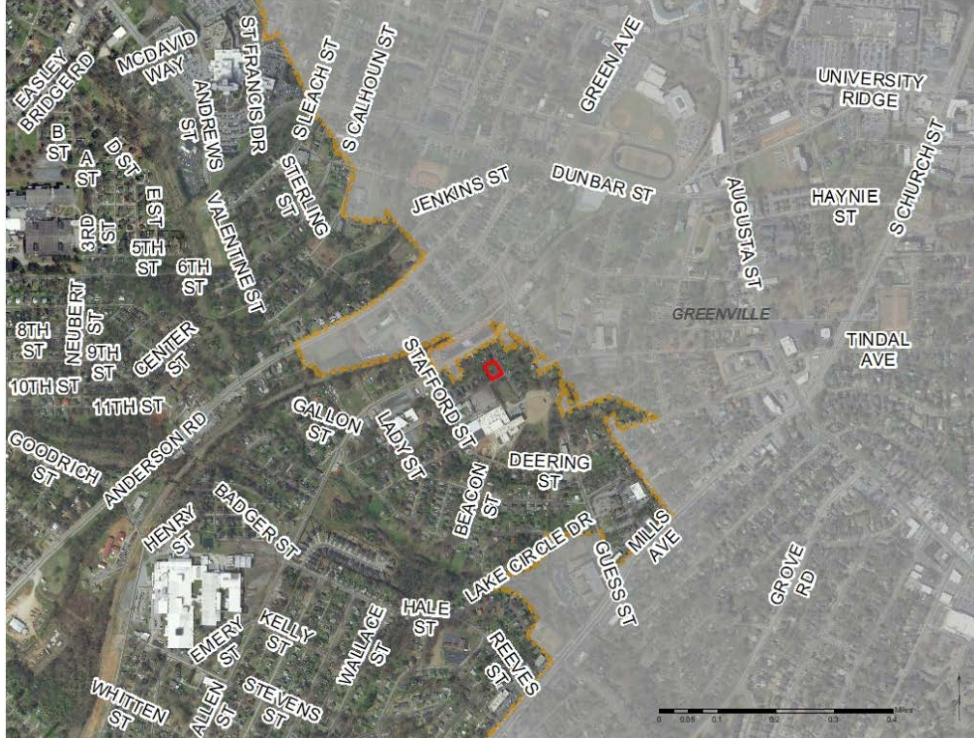
According to the Plan Greenville County Comprehensive Plan, this area is designated as *Core Neighborhood* in the Future Land Use section, which calls for both detached and attached single-family residential. The proposed development will not be taking away from the intent of this land use and instead will be providing for the possibility of more residential lots to help with the continued growth of Greenville County. The proposed homes will fit in with the character of the neighborhood and, even though the FRD will allow for reduced setbacks, the applicant is proposing to keep the dwellings in line with other surrounding lots. The proposed development will have to meet the following condition:

1. All proposed street trees will be hardwood canopy trees and not understory trees.
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

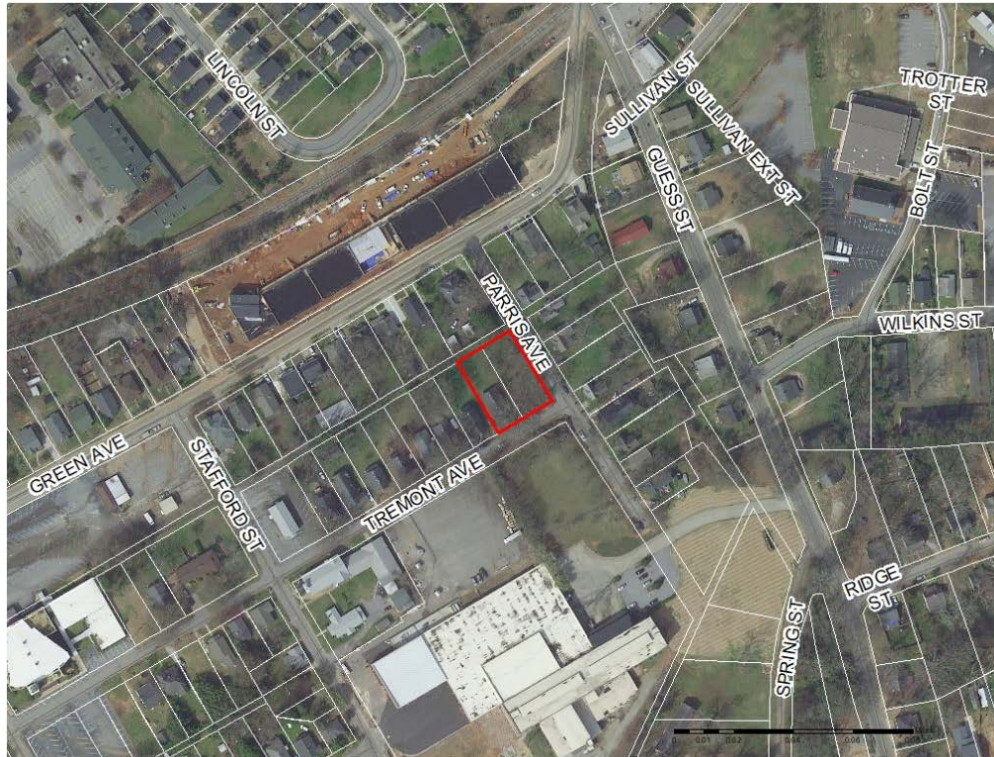
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with conditions.

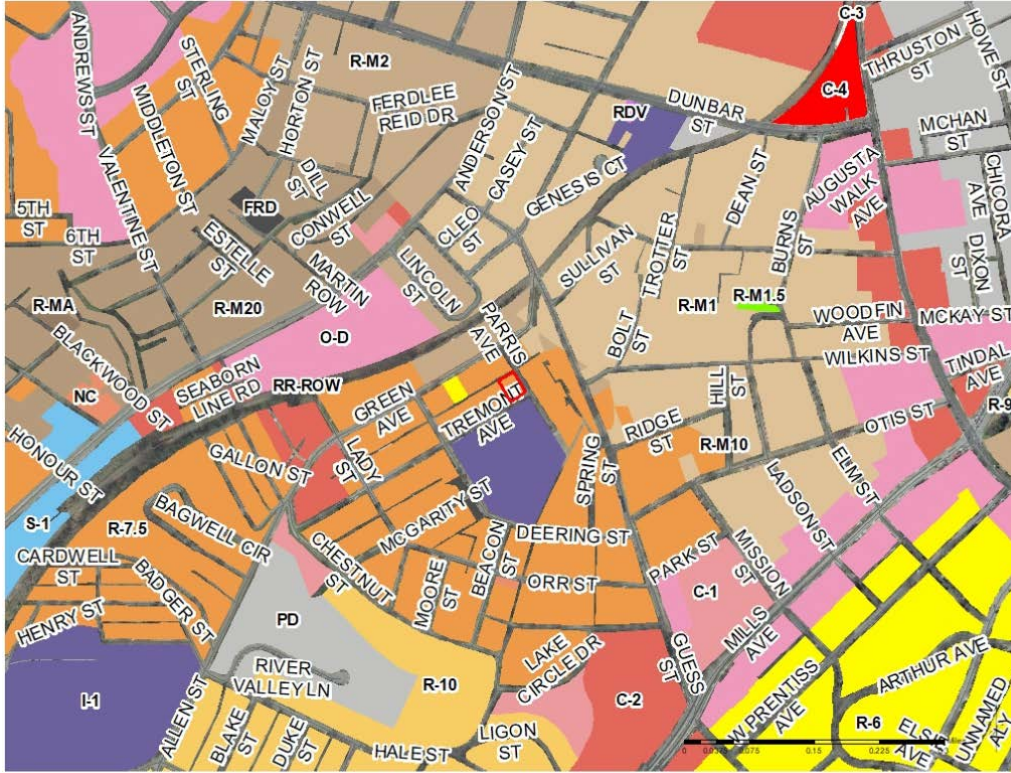
Mr. Bichel applauded what the folks were doing.

**MOTION:** By Mr. Bichel, seconded by Mr. Harrison to approve CZ-2020-30 with conditions. The motion carried unanimously by voice vote.

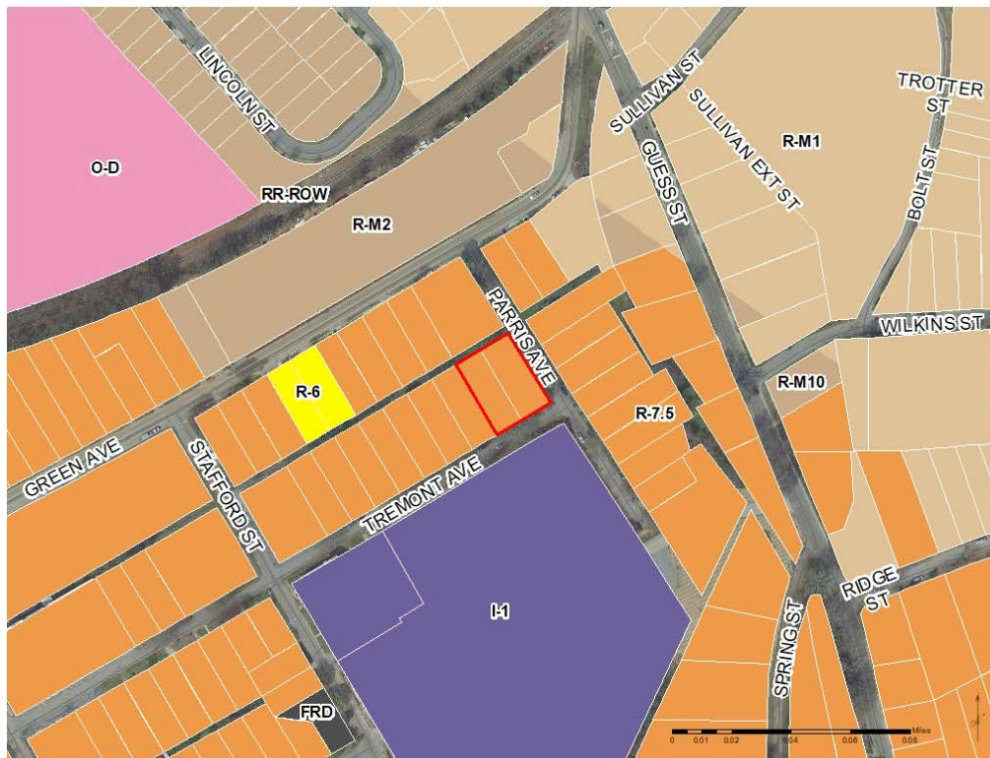


Aerial Photography, 2019





Zoning Map





Mr. Henderson presented the following:

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

**FROM:** Joshua Henderson

**CC:** Sarah Tresouthick Holt, AICP

**RE:** CZ-2020-31

**APPLICANT:** Dean Aldrich with AC&S Engineering and Surveying, Inc. on behalf of Gray Development and Construction

**PROPERTY LOCATION:** Beacon Street and Orr Street

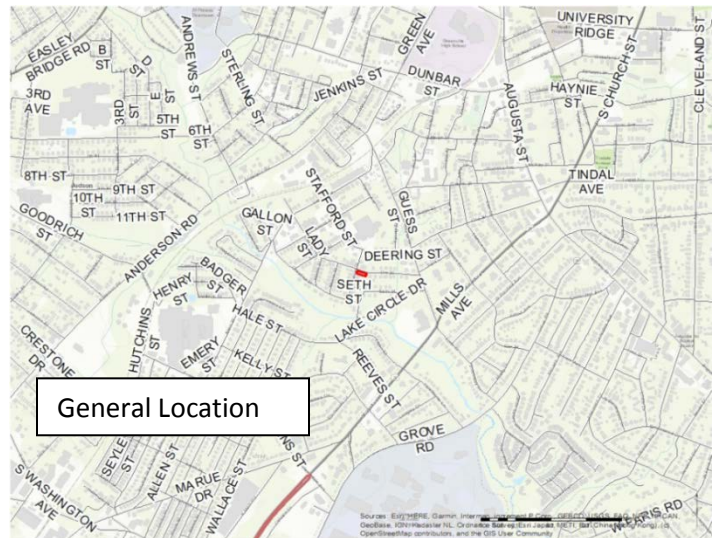
**PIN/TMS#(s):** 0106001800100

**EXISTING ZONING:** NC, Neighborhood Commercial

**REQUESTED ZONING AND LAND USE:** NC-MC, Neighborhood Commercial Major Change  
Single-Family Residential development

**ACREAGE:** 0.16

**COUNCIL DISTRICT:** 23 – Norris



**ZONING HISTORY:** The parcels were originally zoned R-7.5, Single-Family Residential in June 1973 as part of Area 4A. There was an unsuccessful C-1 rezoning request for this parcel in 1992, CZ-1992-078. There was a successful rezoning request for this parcel to rezone from R-7.5 to NC in 2012, CZ-2012-039.

**EXISTING LAND USE:** Vacant commercial buildings

**AREA  
CHARACTERISTICS:**

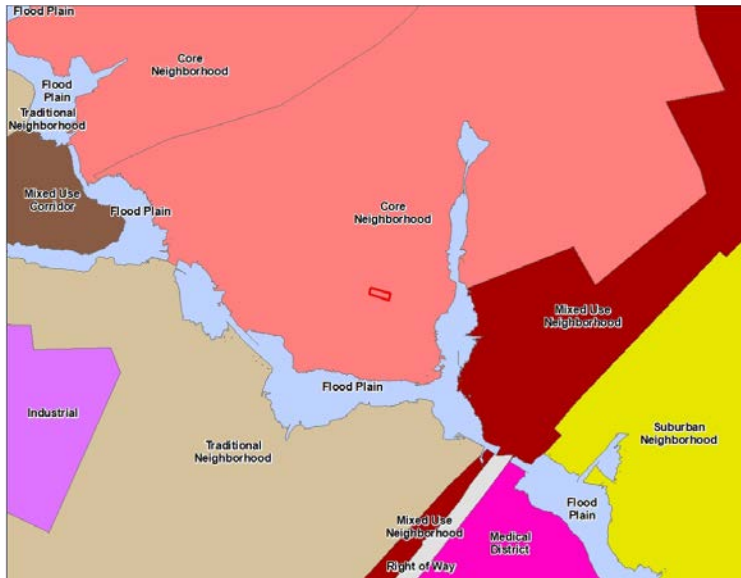
Direction	Zoning	Land Use
North	R-7.5	vacant commercial
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

**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 *Core Neighborhood*, which calls for primary uses as attached and detached residential, small-scale apartment buildings, and neighborhood commercial and has a gross density of 8 to 14 dwelling units per acre.



Plan Greenville County, Future Land Use Map



**CN CORE NEIGHBORHOOD**

**Place Type Characteristics**

Core Neighborhoods are among the county’s oldest neighborhoods. Development is characterized by a mix of detached and attached single-family homes, mid-sized multi-family buildings, and a mix of small scale commercial development. These areas are walkable, with a well-connected sidewalk network, a balance of off-street and on-street parking, and parks and activity centers located near residential areas.

<b>Primary Uses</b>	Attached and detached residential, small-scale apartment buildings, neighborhood commercial
<b>Secondary Uses</b>	Civic and institutional facilities (e.g., places of worship), neighborhood parks, short-term rentals
<b>Gross Density</b>	8 to 14 dwellings per acre
<b>Transportation</b>	Narrow streets, sidewalks on both sides, regular transit stops, interconnected street grid
<b>Parking</b>	On-street, limited off-street
<b>Open Space</b>	Neighborhood parks

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY PLANS:**

These parcels are 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.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	NC	0	0.16	0
Requested	NC-MC	7.3 du/ac		1 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS AND TRAFFIC:**

Orr Street: two-lane State-maintained local road and the parcel has approximately 145 feet of road frontage.

Beacon Street: two-lane State-maintained local road and the parcel has approximately 48 feet of road frontage.

The parcel is approximately 2,391 feet south of the intersection of Green Avenue and Guess Street in Greenville. The nearest bus stop is 0.7 miles away at the intersection of Nelson Street and Anderson Street; however there are not sidewalks that connect to the site. There are no traffic counts in the immediate area.

**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 1.1 miles from Primrose School of Greenville.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing to build one new home on the project site. Currently, there are two vacant commercial buildings, which will be demolished. The house is proposed to be a maximum of 3,000 square feet on the one lot, for a density of 7.3 du/acre. Setbacks will be 5 feet on all sides of the project.

**Architectural Design:**

The applicant is proposing a bungalow style home using vinyl siding and asphalt shingles or standing seam metal roofing. The proposed maximum height for the home is 45'. The provided examples all have front porches and most appear to be 1 ½ story tall.

The applicant states that he would also like the option to place a shed and fencing on the property.

**Access and Parking:**

The applicant is proposing a driveway for the property to be located off of Beacon Street; encroachment permitting will go through SCDOT. The applicant states that the house will have parking for 2 cars, as required by the Greenville County Zoning Ordinance.

**Landscaping and Buffering:**

The applicant is proposing one street tree. No significant hardwoods exist on site.

**Signage and Lighting:**

No signage or lighting are proposed.

**Conclusion:**

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Core Neighborhood* in the Future Land Use section, which calls for both detached and attached single-family residential. The proposed major change will not take away from the intent of this land use and instead will be providing for the possibility of an additional residential lot to help with the continued growth of Greenville County. The proposed home will fit in with the character of the neighborhood and, even though the FRD will allow for reduced setbacks, the applicant is proposing to keep the dwelling in line with other surrounding lots. The proposed development will have to meet the following condition:

1. All proposed street trees will be hardwood canopy trees and not understory trees.
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

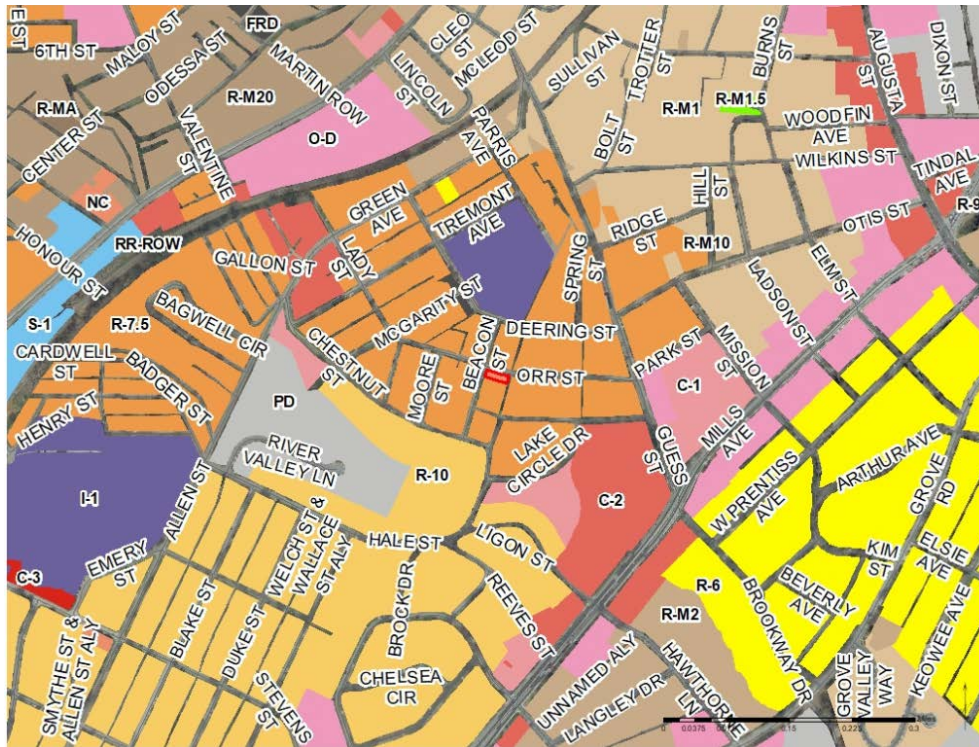
Based on these reasons, staff recommends approval of the requested Major Change to the NC, Neighborhood Commercial District with conditions.

**MOTION:** By Mr. Looper, seconded by Mr. Bailey to approve CZ-2020-31 with conditions. The motion carried unanimously by voice vote.

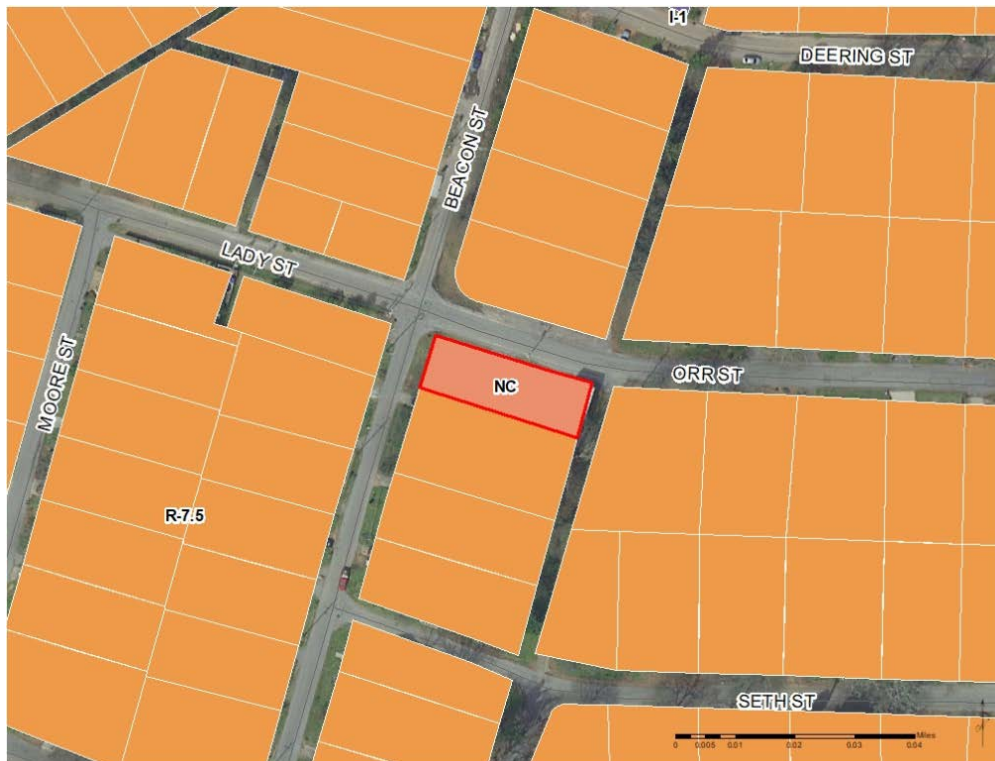


Aerial Photography, 2019





Zoning Map



Mr. Henderson presented the following:

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

**FROM:** Joshua Henderson

**CC:** Sarah Tresouthick Holt, AICP

**RE:** CZ-2020-32

**APPLICANT:** Ryan Young Kelly, TriBridge Residential on behalf of Tbr Greenville Lofts

**PROPERTY LOCATION:** 201 Smythe Street

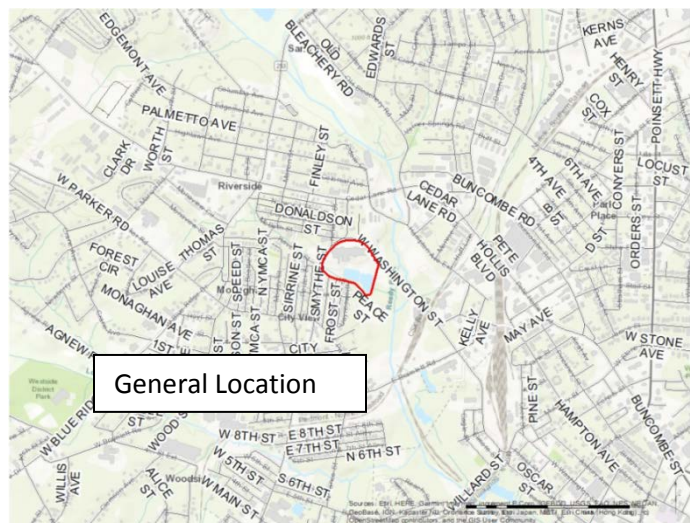
**PIN/TMS#(s):** 0141000300100

**EXISTING ZONING:** PD, Planned Development

**REQUESTED ZONING AND LAND USE:** PD-MC, Planned Development – Major Change  
Mixed-use Development

**ACREAGE:** 16.81

**COUNCIL DISTRICT:** 19 – Meadows





**ZONING HISTORY:**

The parcel was originally zoned I-1, Industrial in June 1973 as part of Area 4A. There were two rezoning requests to rezone the property to PD and R-M that were withdrawn in 2003 and 2004. There was a successful rezoning to PD in 2004.

**EXISTING LAND USE:**

Multifamily residential development with vacant building space

**AREA**

**CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1 and I-1	café/Parker Sewer/Fire Substation
East	I-1	construction materials
South	R-MA and I-1	single-family residential, electrical yard, and vacant land
West	R-MA and I-1	park and church

**WATER AVAILABILITY:**

Greenville Water

**SEWER AVAILABILITY:**

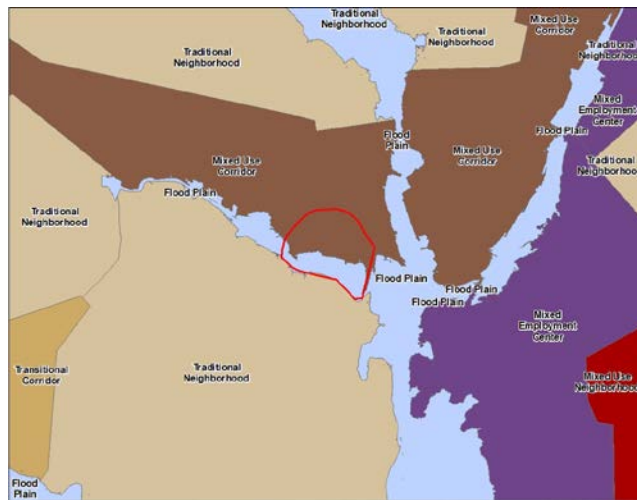
Parker Sewer

**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.

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

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY PLANS:**

This parcel is included in the Monaghan Mill Community Plan and designated at *Multifamily Residential*.



Monaghan Mill Community Plan, Future Land Use

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>PD</i>	<i>11.54 units per acre</i>	<i>16.81</i>	<i>194 units</i>
Requested	PD-MC	11.89 units per acre		200 units

A successful rezoning may add up to 6 additional dwelling units.

**ROADS AND TRAFFIC:**

Smythe Street: two-lane State-maintained collector road and the parcel has approximately 786 feet of road frontage.

Washington Street: two-lane State-maintained collector road and the parcel has approximately 836 feet of road frontage.

Haynesworth Street: two-lane State-maintained residential road and the parcel has approximately 722 feet of road frontage.

The parcel is approximately 754 feet south of the intersection of Smythe Street and Cedar Lane Road (Hwy. 183). It is located along the Route 506 bus stop which is located at the southern

area of the parcel. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Smythe Street	270' S	4,400	4,400	5,300 +20.45%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the southern portion of the parcel. Monaghan Mill is currently listed on the National Register for Historic Places. The site is within 1 mile from Parker High School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

This site was rezoned in 2004 to a PD for the redevelopment of the mill site into a multifamily residential apartment building. The applicant is now proposing to renovate the existing 60,524 sq. ft. worth of vacant “warehouse” area into a commercial mixed-use development with an additional 6 residential apartments plus uses that are permitted under the C-2 except for some uses outlined in the Allowable Use chart in the Statement of Intent. The applicant is proposing to increase the amount of parking spaces and pedestrian connectivity to the Swamp Rabbit Trail and the surrounding community.

**Architectural Design:**

The majority of the building renovations will take place inside level one, formerly referred to as a basement. There will be some initial core shell improvements that might include new openings in existing brick walls for windows and entrances, prefinished metal/wood awnings and steps, ramps, or patios for improved site access. Any new exterior work will complement the existing character of the architectural style of the mill.

**Access and Parking:**

The site is being proposed to continue to utilize the existing two ingress/egress points. Should SCDOT require something different, this may be adjusted but not increased. Currently there is a fence that surrounds the mill and the parking areas. A portion of the fence along Smythe Street will be removed for connectivity to the surrounding community. The gates will be pushed back to block access to the existing residential parking area. There will be 155 parking spaces in the public parking area and 296 parking spaces reserved within the gated area for the residential units. The applicant has stated that they are working with Parker Sewer to provide overflow parking on their

property across Washington Street in the case that they ever need it. It will be arranged to not conflict with their hours of operation. The applicant is also asking for a 25% reduction in the parking requirements due to the possible difference in hours of operation of some of the uses. They have provided a detailed parking ratio table in the Statement of Intent.

The applicant is proposing to extend the existing sidewalk along Washington Street to provide connection to the Swamp Rabbit Trail.

**Landscaping and Buffering:**

The applicant states that they intend to utilize as much as the existing landscape as possible. They will be adding additional landscape to screen the new parking area from the street. They are proposing that the site will adhere to the Greenville County Development Standards for landscape and screening, as well as the Greenville County Tree Ordinance.

**Signage and Lighting:**

The applicant states all signage will be compatible with the requirements in the Greenville County Sign Ordinance. They are proposing painted murals on various sides of the building and monument signs at the entrances.

The applicant states that lighting shall comply with the Greenville County Zoning Ordinance and consist of full cut-off fixtures both building mounted and new pole style lights. The pole lights will match what is currently on site. There will be new pedestrian lighting along sidewalks and LED or equivalent lights.

**Conclusion:**

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed-Use Corridor* in the Future Land Use section, which calls for the mixed-use element that is being proposed. The proposed development will be utilizing vacant square footage in a historic structure that will bring community vibrancy to a currently single-use project that is now secluded due to the perimeter fence. Even though the Community Plan calls for multifamily residential land use, the proposed mixed-use development will not take away from that since it will also be providing for additional housing opportunities in an area that is seeing major growth and change. The proposed development will have to meet the following condition:

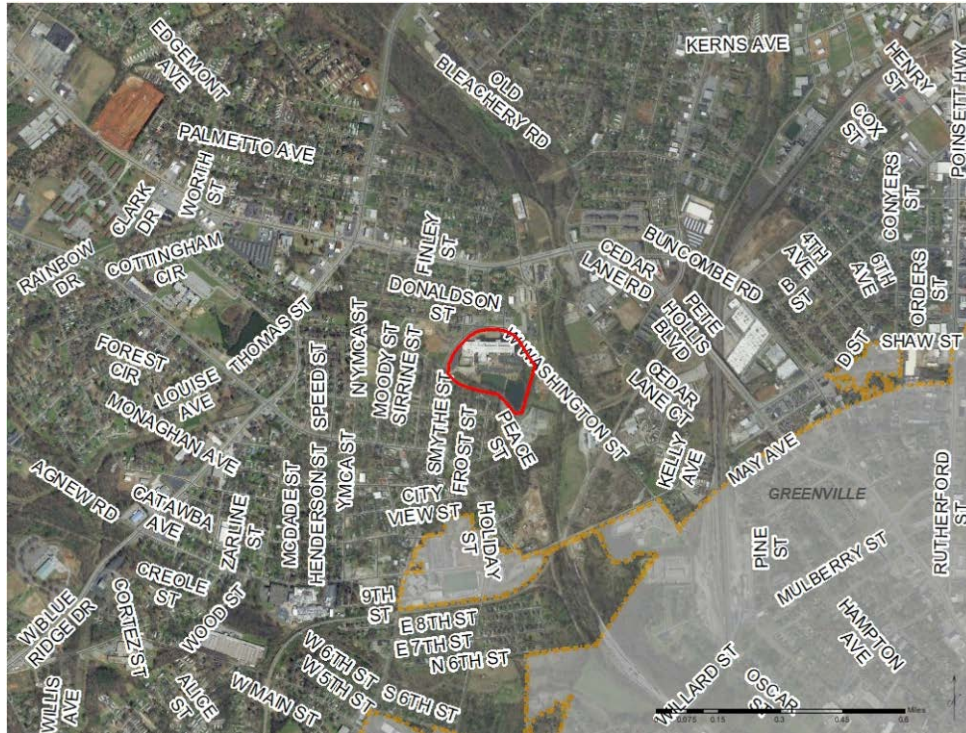
1. Meet all requirements per SCDOT and

Greenville County Floodplain Administrations regarding the TIA which will also include review of the existing ingress/egress points.

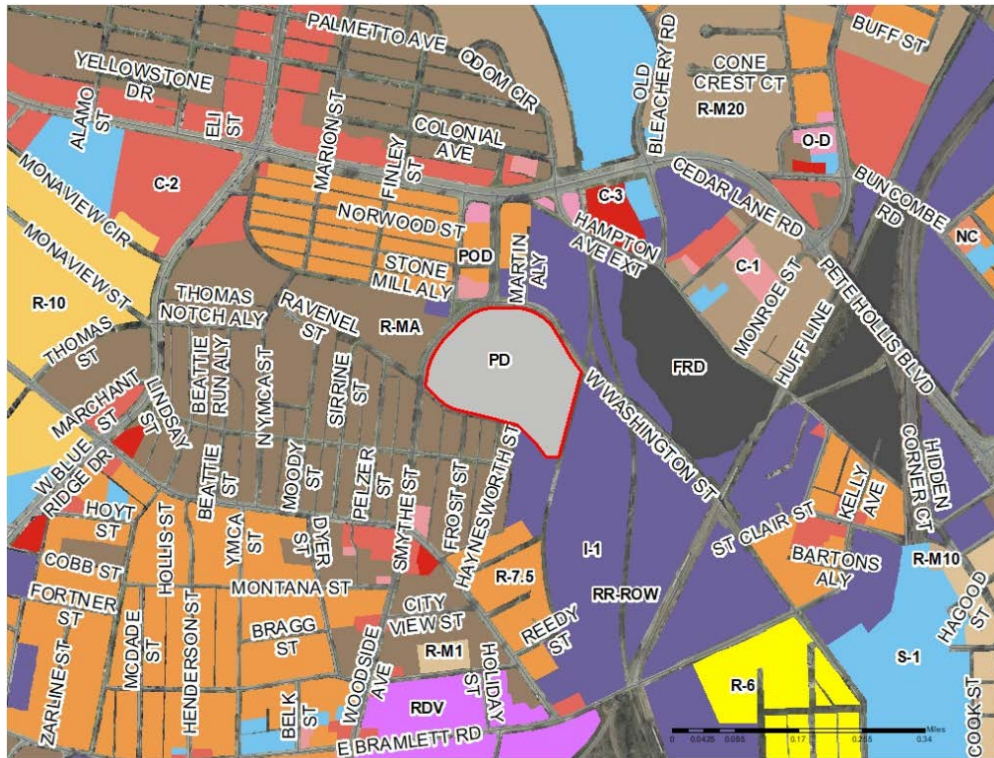
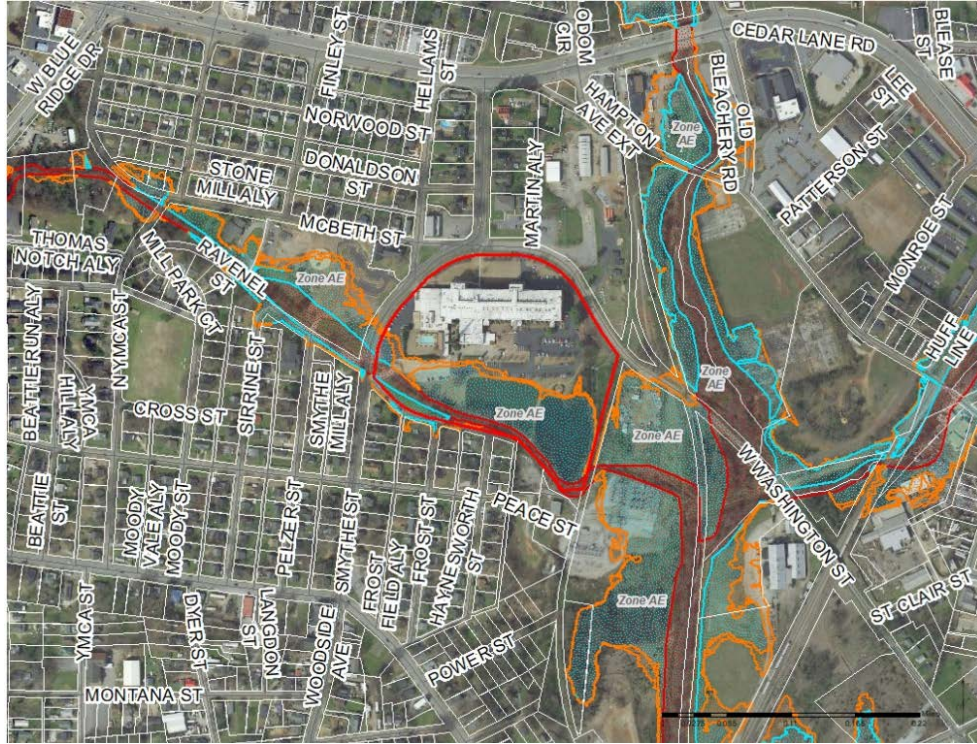
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

Based on these reasons, staff recommends approval of the requested Major Change to the PD Planned Development District with conditions.

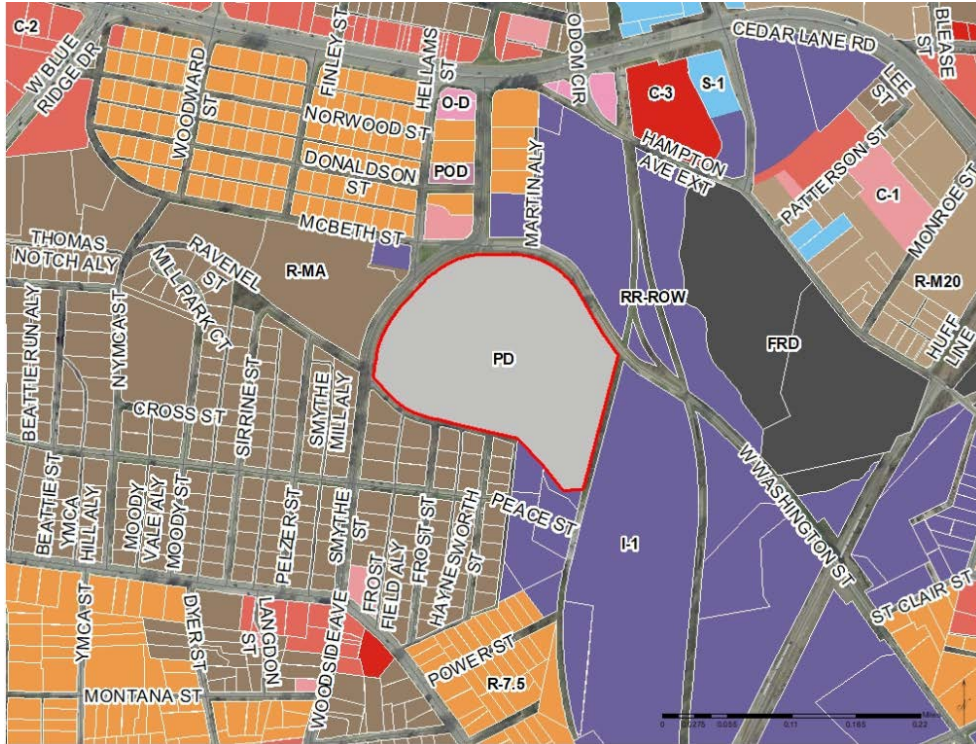
**MOTION:** By Mr. Bichel, seconded by Mr. Bailey to approve CZ-2020-32 with conditions. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



**ESTABLISHMENT OF NOMINATION PROCESS FOR PLANNING COMMISSION OFFICERS FOR FY2020-21**

The Commission will submit their nominations to Mr. Harrison and he will coordinate with staff regarding the voting.

**Planning Report**

Paula Gucker updated the Commission members with activities that have been happening during the month as was included in the agenda packets. She noted the building permitting has gradually increased over the past two weeks. She stated staff was working on the UDO gathering information for the consultants. She reminded the Commissioners of the time change for the Planning and Development Committee which will begin at 4:00 p.m. on Monday, May 4, 2020.

Ms. Gucker thanked the Commissioners for their patience during this time and thanked staff and the IS department for all their work in enabling the meetings to continue.

Chairman Rogers thanked Ms. Gucker and her staff for the work they have done.



**OLD BUSINESS**

There was no old business

**NEW BUSINESS**

Mr. Jones stated 3.1 continues to be a sticky point and suggested looking at 3.1 and working with staff and Mr. Tollison to clear up the issue.

Ms. Gucker stated something would be forthcoming.

**ADJOURN**

MOTION: By Mr.Shockley to adjourn. Without objection Chairman Rogers adjourned the meeting at 7:04 p.m.

Respectfully submitted

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Recording Secretary