

GREENVILLE COUNTY PLANNING COMMISSION
REMOTE PARTICIPATION
MINUTES
November 18, 2020
3:00 p.m.

MEMBERS PRESENT: S. Bichel, Chair, M. Jones, Vice-Chair, M. Shockley, J. Bailey, J. Rogers, C. Clark, F. Hammond and M. Looper

MEMBERS ABSENT: E. Forest

STAFF: P. Gucker, T. Stone, H. Hahn, J. Henderson, M. Staton, B. Denny, R. Jeffers-Campbell, T. Coker, H. Gamble, K. Walters, J. Wortkoetter, A. Lovelace and IS staff

CALL TO ORDER

Chairman Bichel called the meeting to order at 3:03 p.m.

INVOCATION

Mr. Jones provided the invocation.

APPROVAL OF THE MINUTES OF THE OCTOBER 28, 2020 COMMISSION MEETING

MOTION: By Mr. Shockley, seconded by Mr. Looper to approve the minutes of the October 28, 2020 minutes as presented. The motion carried by voice vote with one absent (Forest).

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2020-124 (Held)

PP-2020-138, Lakeside at Saluda

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 6.34 acres and zoned R-10, Single-Family Residential. The developer is proposing a 23 lot subdivision accessed by Old Saluda Dam road (county). The developer is

proposing 530 Linear Feet of public road. The developer has chosen to do a Cluster Development, Option 2 requiring 1.90 acres of open space and providing 3.0 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 holding the item as the applicant missed the resubmittal deadline. Consequently, staff recommends holding the application to allow staff adequate time to review the revised plan.

Ms. Stephanie Gates with Site Design answered any questions the Commission had.

MOTION: By Mr. Rogers, seconded by Mr. Looper to hold PP-2020-138 through December to allow staff to review the submittal. The motion carried by voice vote with one absent (Forest).

PP-2020-141, Megan Manor

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 15.85 acres and zoned R-7.5, Single-Family Residential. The developer is proposing a 42 lot subdivision accessed by Davis Road (county). The developer is proposing 1630 Linear Feet of public road. Water will be provided by Greenville Water and sewer will be provided by Gantt. Gantt Fire serves this area.

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

Mr. Kevin Tumblin, Engineer for the project was available for any questions the Commission may have.

Ms. Clark asked about the mailboxes in the cul-de-sac and not at the front of the subdivision.

Mr. Tumblin stated it was easier to get access rather than causing congestion at the entrance to the subdivision.

Ms. Clark asked about connectivity, and asked why there was not.

Mr. Tumblin explained due to the topography. He noted they would place the mailboxes up front if that was the Commissions wish.

Mr. Bichel asked on lot 6, after taking away the Duke right of way and buffer, was there still room for a house.

Mr. Tumblin stated the lots were 174 feet deep, and they had accounted for the buffer and the Duke Power easement.

Mr. Bichel asked about the lot widths, and noted it was a requirement of the LDR to note the size of the lots.

Mr. Tumblin stated the widths were at one time on the plat, somehow, perhaps during a revision they were omitted, he apologized. He noted the lot widths are between 60 and 65 feet.

Mr. Bichel stated he would like to add the buffer to be maintained by the HOA.

Ms. Jeffers-Campbell stated a part of the requirements are the buffers to require an easement that must be provided in the restrictive covenant at the time of recording.

Mr. Rogers asked how it is enforced that the HOA maintain the buffer.

Ms. Jeffers-Campbell stated the covenant goes with the land and the HOA will be responsible that the residents abide by the covenant.

MOTION: By Mr. Looper, seconded by Mr. Bailey to approve PP-2020-141 with staff's recommendations and the lot sizes noted and the conditions on the rear of the property. The motion carried by voice vote with one absent (Forest).

PP-2020-142, Double Springs Farm

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 58.15 acres in an unzoned area. The developer is proposing a 56 lot subdivision accessed by Pine Log Ford Road (county). The developer is proposing 3073 Linear Feet of public road. Water will be provided by Blue Ridge Water and sewer will be by septic service. North Greenville Fire serves this area.

Ms. Jeffers-Campbell stated on November 28, 2018 the Planning Commission voted to deny Echo Valley PP-2018-187 due to inadequate infrastructure. Echo Valley is essentially the same plan for this site. She stated while the proposed size of the development is modest, LOS on Locust Hill Road suggests that the road is not performing well and improvements may be required to support additional traffic. Consequently, staff recommends holding the application and requiring that a traffic study be conducted to determine if any traffic improvements are warranted to support the development.

The following appeared in opposition to the proposed:

Mr. John Cain

Paul Harrison, Bluewater Civil Design appeared in favor of the proposed and was available for any questions.

Monty Silvers, property owner addressed the Commission members in favor of the proposed.

Mr. Rogers asked if Mr. Harrison was not willing to do a traffic study.

Mr. Harrison stated his client was under contract and he did not know if the time was available.

Ms. Clark stated from what she remembered this was originally denied due to the level of service of the intersection. She stated the second time it was denied it was for LDR 3.1. She felt the application was not meeting the approval of the LDR. The environmental and transportation system.

Mr. Hammond asked what the traffic issue may be; there was an ingress and egress on Pine Log Ford Road, which has a level of service A, less than 1600 average daily trips. He felt this was a very minor amount of traffic. Mr. Hammond stated 290 and 253 have somewhat different levels of service, but the subdivision does not enter on either of those roads. The speaker indicated an additional 500 trips a day and he felt 56 homes would not generate that additional amount of trips.

MOTION: By Mr. Hammond, seconded by Mr. Shockley to approve PP-2020-142.

Mr. Shockley stated he agreed with Mr. Hammond and traffic was not to be one of the Commission's decision makers. He will be voting in favor of approval.

Mr. Jones stated this was the third time the Commission has seen this and nothing is any different and he will not be voting in favor.

Mr. Rogers stated last year the bylaws were amended, Article 6, Section 4 of the Bylaws Specifically to prohibit reconsideration of a plat that has been denied unless it was done before the next meeting. He stated this was two years beyond that and this violates the spirit if not the letter of the change.

Chairman Bichel requested a roll call vote.

The motion to approve PP-2020-142 failed by a vote of three in favor of the approval (Hammond, Shockley and Bailey) five in opposition of the approval (Jones, Looper, Clark, Bailey, Rogers and Bichel) and one absent (Forest).

PP-2020-143, Cambridge Creek

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 51.84 acres in a FRD, Flexible Review District. The developer is proposing a 129 lot subdivision accessed by Furr Road (county). The developer is proposing 0.91 Linear Miles of public road. Water will be provided by Greenville Water and sewer by Metro

Sewer. Piedmont Fire serves this area.

Ms. Jeffers-Campbell stated no significant traffic improvements were warranted per the completed traffic impact study. Staff recommends approval of the preliminary plan with the specific and standard requirements.

Ms. Cynthia Bagwell appeared in opposition to the proposed.

Waverly Wilkes, project Engineer was available for questions.

Ms. Clark stated she could understand how they would like to have the road closed.

Hesha Gamble, County Engineer stated there would need to be public participation and lengthy studies. There was an extensive process in order to entertain the request.

MOTION: By Mr. Shockley, seconded by Mr. Bailey to approve PP-2020-143 with staff recommendations. The motion carried by voice vote with two in opposition (Clark and Bichel) and one absent (Forest).

PP-2020-144, Lilia Subdivision

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 5.22 acres and zoned R-10, single-Family Residential. The developer is proposing a 15 lot subdivision accessed by Crestfield Road (state). The developer is proposing 613 Linear Feet of public road. Water will be provided by Greenville Water and sewer will be by Gantt. Gantt Fire serves this area.

Staff recommends conditional approval of the preliminary plan with the standard and specific requirements. Approval conditions as follows:

- Submit a revised preliminary plan addressing the SCDOT comments. A revised preliminary plan must be submitted within ten days. The revised plan shall be approved by SCDOT.

Austin Ballard, project Engineer was available for questions from the Commission.

MOTION: By Mr. Shockley, seconded by Mr. Jones to approve PP-2020-144 with staff's conditions. The motion carried by voice vote with one absent (Forest).

Chairman Bichel recessed the meeting for five minutes at 5:46 p.m.

Chairman Bichel called the meeting back to order at 5:52 p.m.

PP-2020-145, Lenhardt Townes

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 19.7 acres and zoned R-M20, Multifamily Residential and C-1, Commercial. The developer is proposing a 101 lot subdivision accessed by Lenhardt Road (county) and N. Davis Drive (SCDOT). The developer is proposing 331 Linear Feet of private road and 2556 Linear Feet of public road. The developer has chosen to do a Cluster Development, Option 2, requiring 5.91 acres of Open Space and providing 5.91 acres of Open Space. Water will be provided by Greenville Water and sewer by Berea Sewer. Berea Fire serves this area.

Staff recommends holding the application for one month to give the applicant time to address outstanding SAC comments and staff time to review the revised preliminary plan.

Councilor Meadows spoke in opposition to the proposed.

Mr. Wyatt, Engineer for the project addressed the Commission members regarding their concerns and questions.

Ms. Clark stated the plan was complicated by the fact there was split zoning. The demarcation between the two runs through at least fourteen (14) single-family detached lots.

Mr. Wyatt stated he discussed the split zoning with the Zoning Department.

Ms. Clark stated the split zoning was an issue, and was curious to know what a half lot was. There has been 18 half lots identified. She would like to know where they are. She stated according to the LDR there is a maximum of four (4) attached units and they show five (5). Ms. Clark also asked for clarification of table 5 of the Zoning Ordinance/density Space stating n/a.

Mr. Henderson answered Ms. Clark stating the density for the RM is actually within the zoning classification.

Ms. Clark had other questions regarding the split zoning within the development.

Mr. Wyatt stated he had discussed with zoning the split zoning and thought that had been taken care of.

Mr. Wyatt stated the half lot was shown as a lot where there was two zoning classifications.

Ms. Clark noted there should be four (4) attached units and not five (5).

Mr. Wyatt stated he thought five (5) was allowable, but would try to work it out.

Mr. Henderson stated four (4) was correct and apologized for staff's error.

Mr. Wyatt stated he thought that would be an easy fix.

Ms. Clark asked what kind of a house you could put on such a small lot.

Mr. Beeson, the Developer stated the unit will be about 1800 to 2100 square feet. He stated the lots will be 43 and 45 foot in width. Mr. Beeson stated this was in no way low income housing, according to the market study they would be about 30 per cent higher in price than the immediate neighborhoods.

MOTION: By Mr. Shockley, seconded by Mr. Bailey to accept staff's recommendation to hold for 30 days.

Chairman Bichel called for a roll call vote.

The motion to accept staff's recommendation to hold PP-2020-145 for 30 days failed by a vote of three in favor (Hammond, Shockley and Bailey) and five in opposition (Jones, Loper, Clark, Rogers and Bichel) and one absent (Foster).

MOTION: By Mr. Rogers, seconded by Mr. Loper to deny PP-2020-145 based on the project Not consistent with the Comprehensive Plan, numerous traffic issues sited in the Traffic Impact Study, level or service, additional traffic on Lenhardt Road, Environmental issues involving wetlands, and a number of design issues.

Mr. Shockley stated he was concerned regarding some of the issues. He stated he felt sacrifices would need to be made and allow people to buy in a number of locations within the county.

Chairman Bichel called for a roll call vote.

The motion to deny PP-2020-145 carried by a vote of five in favor (Jones, Loper, Clark, Rogers and Bichel), three in opposition (Hammond, Shockley and Bailey) and one absent (Forest).

PP-2020-146, Sedona (held)

PP-2020-147, Willimon Business Park

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 116 acres and zoned I-1, Industrial. The developer is proposing a 5 lot subdivision accessed by Perimeter Road (county).The developer is proposing 4,320.00 Linear Feet of public road. Water will be provided by Greenville Water and sewer by Metro Sewer. South Greenville Fire serves this area.

Ms. Jeffers-Campbell stated a pre-submittal meeting was conducted for the project on March 19, 2020 outlining requirements for the development. The preliminary plan submittal did not fully consider the comments provided at the pre-submittal meeting. SAC comments were submitted to the applicant on October 20, 2020 but have not been completely addressed with the second revision submittal.

Due to the nature and extent of comments that haven't been addressed, staff recommends that the application be held for one month to give staff and the applicant time to review the revised plan and address any comments.

MOTION: By Mr. Looper, seconded by Mr. Jones to hold PP-2020-147

Rezoning Requests

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning
Administrator/Principal Planner

RE: CZ-2020-66

APPLICANT: Karen Gibbs for Karen Gibbs and Timmy Gibbs

PROPERTY LOCATION: Rosemond Drive

PIN/TMS#(s): WG02040200412 (Portion)

EXISTING ZONING: S-1, Services District

REQUESTED ZONING R-S, Residential Suburban District

PROPOSED LAND USE Single-family Residence

ACREAGE: 1

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1971, as part of Area 2. There is one previous rezoning request for this parcel, CZ-2019-52, which was denied.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 and R-S	Single-family residential and vacant land
East	S-1 & R-10	Single-family residential and government facility
South	S-1 and R-M20	Single-family residential and vacant land
West	R-S and R-M20	Single-family residential and vacant land

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Gantt Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY

PLANS: The subject property is part of the South Greenville Area Plan and is designated as *Service/Industrial* and *Suburban*

Residential. **Please refer to the Future Land Use Map at the end of the document.**

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	<i>1.67</i>	<i>0 units</i>
Requested	R-S	1.4 units/acre		2 units

A successful rezoning would allow for up to 2 dwelling units.

ROADS AND TRAFFIC:

Rosemond Drive is a two-lane State-maintained local road. The parcel has approximately 158 feet of frontage along Rosemond Drive. The parcel is approximately 1.45 miles northwest of the intersection of White Horse Road and Augusta Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
White Horse Road (US-25)	2,275' NW	18,200	16,700 -8.2%	21,000 +25.7%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

This property fronts Rosemond Drive, which is a two-lane State-maintained, local road that dead ends. Other than a small community church, this entire portion of Rosemond Drive consists of single-family residential and vacant land. Additionally, the property is adjacent to another property zoned R-S, Residential Suburban. Staff is of the opinion that the request for R-S, Residential Suburban is more appropriate than the current S-1, Services Zoning District.

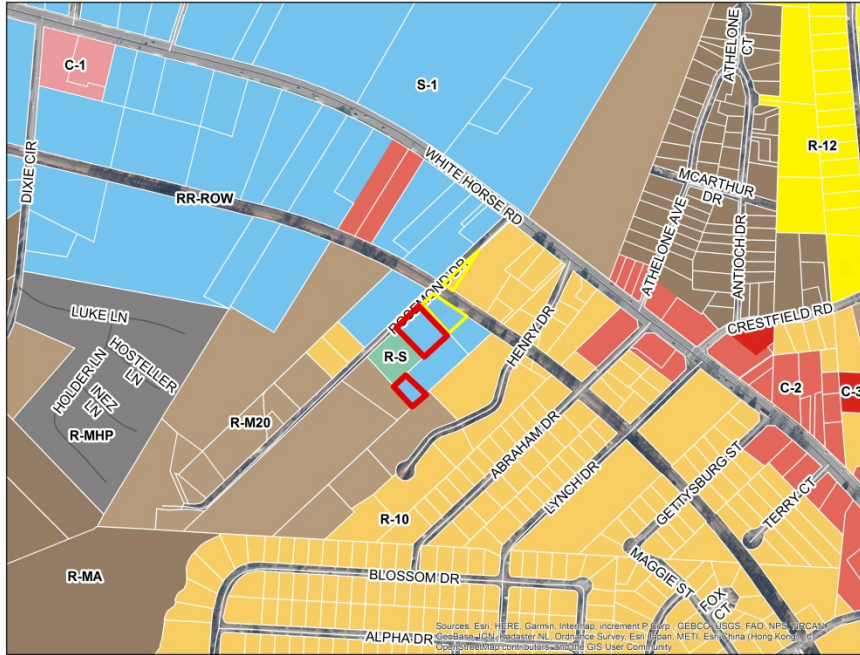
STAFF

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

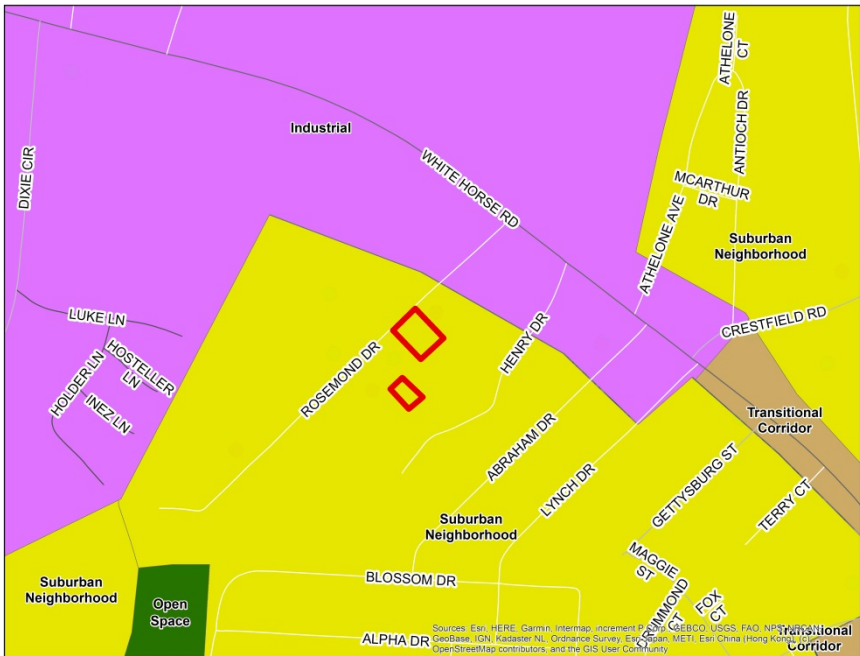
MOTION: By Mr. Hammond, seconded by Ms. Clark to approve CZ-2020-66. The motion carried by voice vote with one absent (Forest).



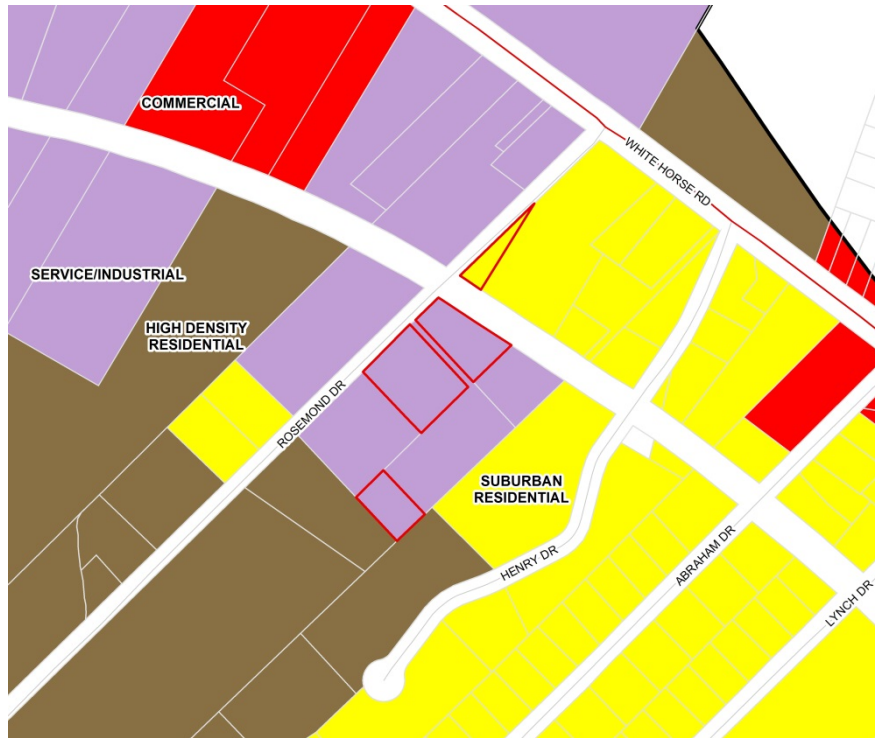
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Ms. Denny presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-67

APPLICANT: Brent Jones for Ahop 143, LLC

PROPERTY LOCATION: South Buncombe Rd

PIN/TMS#(s): 0528030101030, 0528030101012,
 0528030101019

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING **I-1, Industrial District**

PROPOSED LAND USE **Truck Storage**

ACREAGE: **3.75**

COUNCIL DISTRICT: **18– Barnes**

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land and single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1 & S-1	Truck storage
East	R-S & S-1	Single-family residence and warehousing
South	R-S & S-1	Single-family residences and vacant wooded land
West	R-S & R-15	single-family residences and vacant wooded land

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metro Sewer (Not Available)

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is not part of any area plan.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	3.75	6 units
Requested	I-1	0 units/acre		0 units

A successful rezoning would not allow for any additional dwelling units.

ROADS AND TRAFFIC:

South Buncombe Road is a two lane collector road. The parcel has approximately 221 feet of frontage along South Buncombe Road. The parcel is approximately 0.23 miles southeast of the intersection of Suber Road and South Buncombe Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pleasant Drive	1,346' SE	600	550 -8.3%	800 +33.3%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the overall site. There are no known historic or cultural resources on the site, though large portions of the site are significantly wooded. There is one school located within one mile of the site: Woodland Elementary.

CONCLUSION:

The subject parcel is part of the Plan Greenville County Comprehensive Plan and is designated as *Mixed Employment Center*. This designation calls for advanced manufacturing facilities, business park developments, and large-scale manufacturing industries. Staff is of the opinion that a successful rezoning to I-1, Industrial would align with the comprehensive plan as well as the area's current zoning classifications.

STAFF RECOMMENDATION:

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

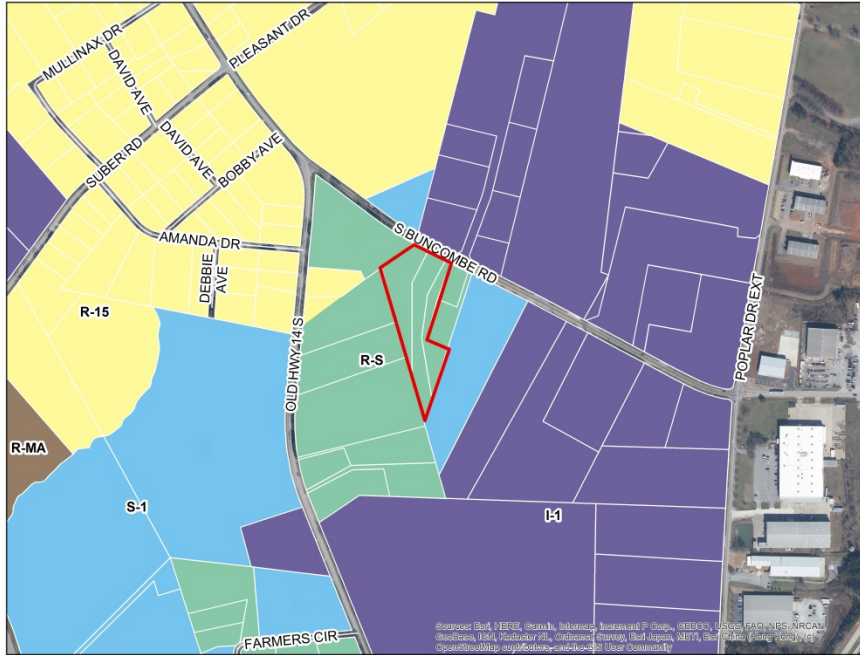
MOTION: By Mr. Hammond, seconded by Mr. Shockley to approve CZ-2020-67.

The Chairman called for a roll call vote.

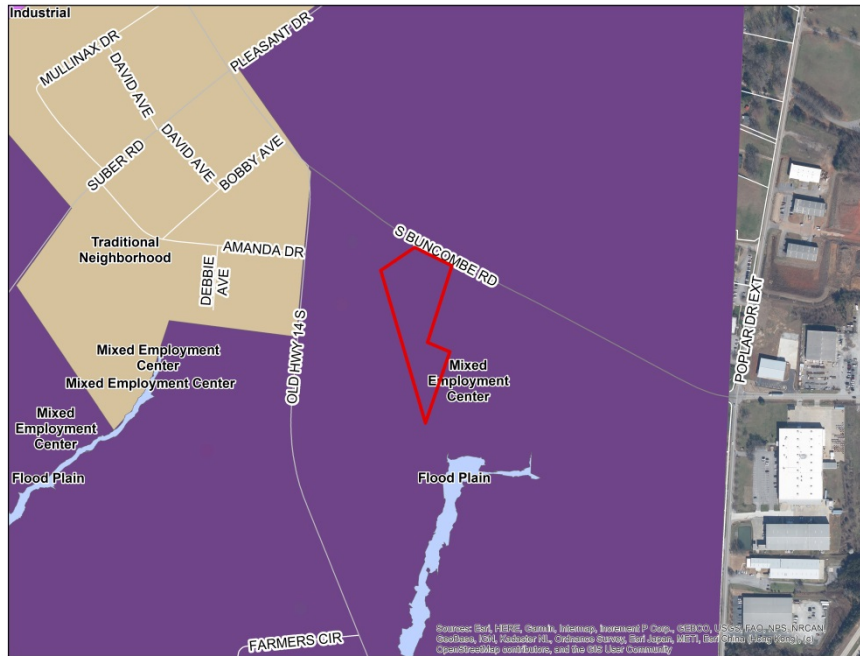
The motion to approve CZ-2020-67 failed by a vote of three in favor (Hammond, Shockley and Bailey) and five in opposition (Jones, Loper, Clark, Rogers and Bichel) and one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Ms. Denny presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-68

APPLICANT: Douglas F. Dent for Greenville Revitalization Corporation

PROPERTY LOCATION: E. Parker Road and Woodside Avenue

PIN/TMS#(s): 0137000600300, 0137000602000, 0137000602001, 01370006021900

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING C-3, Commercial District

PROPOSED LAND USE Mixed-Use Development

ACREAGE: 0.38

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in June 1974 as part of Area 4A. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant commercial

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	Gas station
East	C-3	Vacant land
South	C-2	Retail
West	C-2	Drug store

WATER AVAILABILITY: Information pending (from 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*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the City View Community Plan, where it is designated as *Commercial*. **Please refer to the Future Land Use Map at the end of the document.**

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	0.38	6 units
Requested	C-3	16 units/acre		6 units

A successful rezoning would not allow for any additional dwelling units.

ROADS AND TRAFFIC:

Woodside Avenue is a two-lane State-maintained collector and E Parker Road is a four-lane State-maintained collector. The parcel has approximately 208 feet of frontage along Woodside Avenue and 119 feet of frontage along E Parker Road. The parcel is located at the intersection of E Parker Rd and Woodside Avenue. The property is along a bus route, Route 506, and there are sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Woodside Avenue	755' S	4,400	4,400 0%	5,300 +20.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the overall site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site: Legacy Charter, Monaview Elementary, Alexander Elementary, and Bethel Christian Academy.

CONCLUSION:

The subject parcel is located at the intersection of Woodside Ave. and E. Parker Rd., which are both State-maintained collector roads with multiple properties that have a variety of commercial uses. This site currently allows for mixed-use development; however, it is the applicant's desire to restrict certain uses that are allowed under the C-2 zoning classification. A successful rezoning would also support the applicant's goal of combining the subject site with the adjacent C-3 parcel, allowing the prospective development to be in one zoning classification.

STAFF RECOMMENDATION:

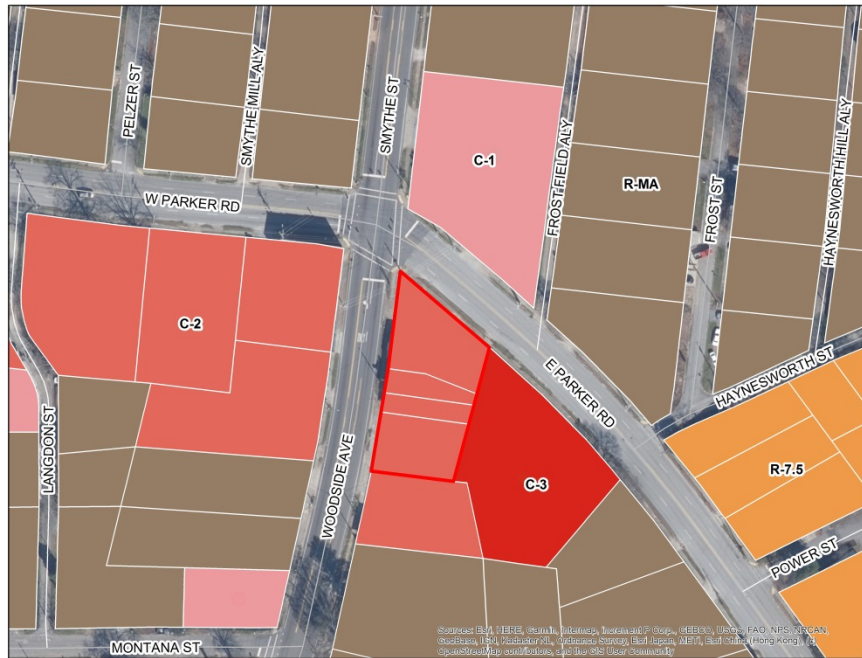
Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.

MOTION:

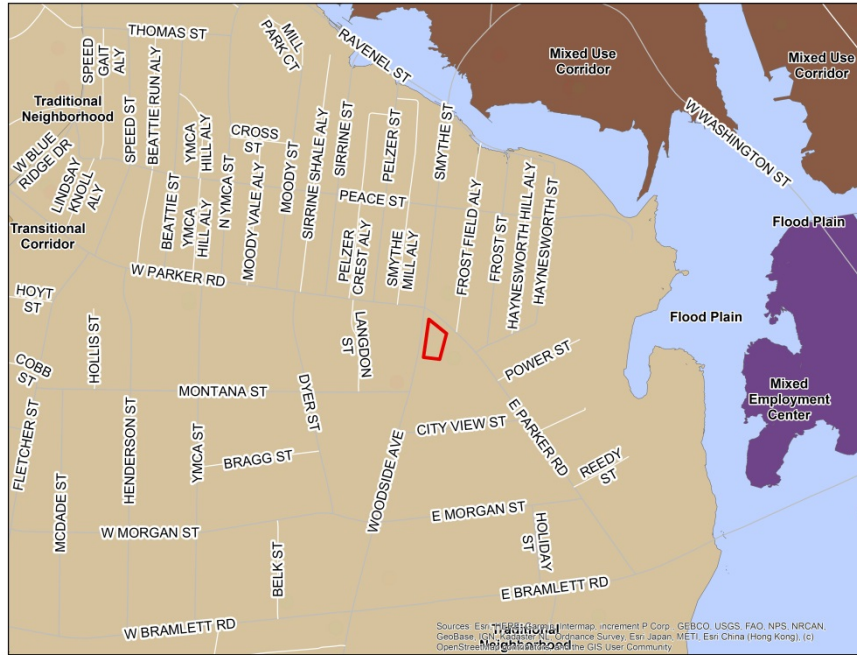
By Mr. Bailey, seconded by Mr. Jones to approve CZ-2020-68. The motion carried by voice vote with one absent (Forest).



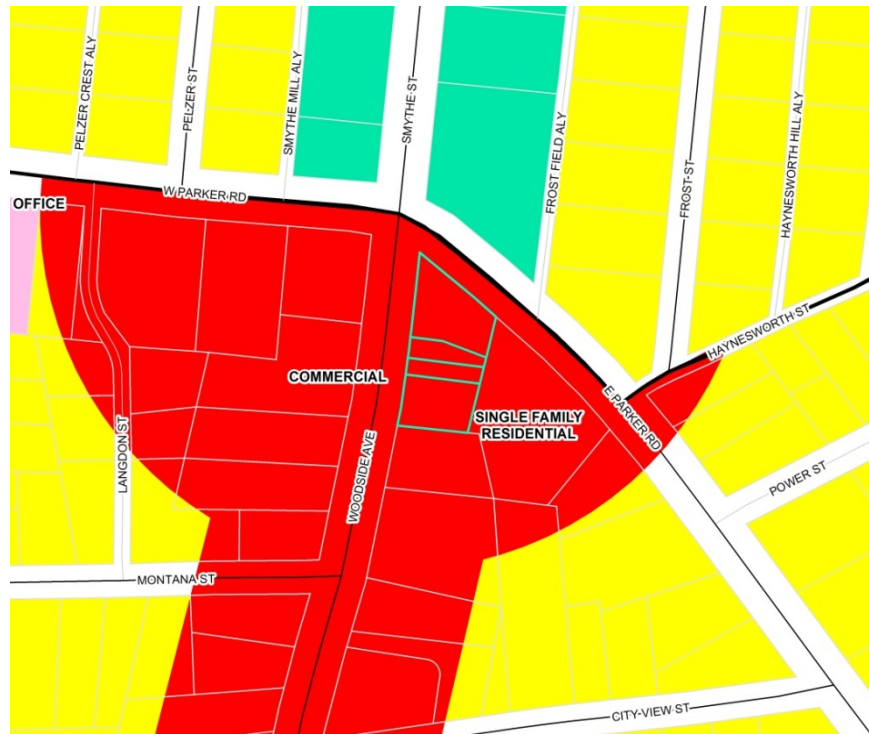
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



City View Community Plan, Future Land Use Map

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning
Administrator/Principal Planner

RE: CZ-2020-69

APPLICANT: Mordecai S. Shore of M. S. Shore Company, Inc. for Jeff
and Dorie Fann, LLC.

PROPERTY LOCATION: 647 Congaree Road

PIN/TMS#(s): 0543010102100

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING S-1, Services District

PROPOSED LAND USE Granite and Tile Installation Business

ACREAGE: 1.72

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970 as part of Area 1. There has been one previous successful rezoning request in 2002, CZ-2002-049, which rezoned the property from S-1, Services to C-2, Commercial.

EXISTING LAND USE: Vacant service building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Service garage
East	S-1	Tavern
South	C-2 and S-1	Medical office and vacant land
West	S-1	Pharmacy

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The parcel is not included in area or community plans.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acre	Total Units
Current	C-2	16 units/acre	1.72	27.52 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would not allow for any dwelling units.

ROADS AND TRAFFIC:

Congaree Road is a two-lane State-maintained Major Collector. The parcel has approximately 195 feet of frontage along Congaree Road. The parcel is approximately 0.62 miles northwest of the intersection of Congaree Road and Roper Mountain Road. The property is not along a bus route, but is

located about 0.27 miles from Route 602 at the intersection of Congaree Road/Halton Road. Additionally, there are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Congaree Road	455' NW	14,600	13,400 -8.20%	12,800 - 4.47%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site and there are no known historic or cultural resources on the site. There is one school located within one mile of the site: Beck Academy.

CONCLUSION:

This property fronts Congaree Road, which is a two-lane State-Maintained Major Collector road, where a majority of the properties are zoned either commercial or services, and consist of a mixture of land uses that fall under one of these classifications. Additionally, the property is adjacent to two properties and across the street from one property that are all zoned S-1, Services. Staff is of the opinion that the request is in keeping with the surrounding land uses.

STAFF RECOMMENDATION:

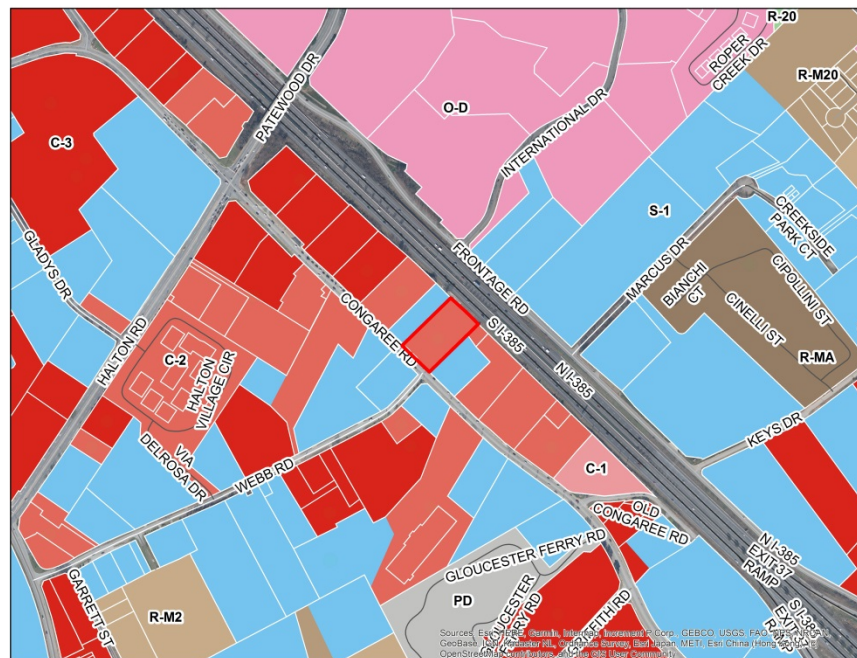
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.

MOTION:

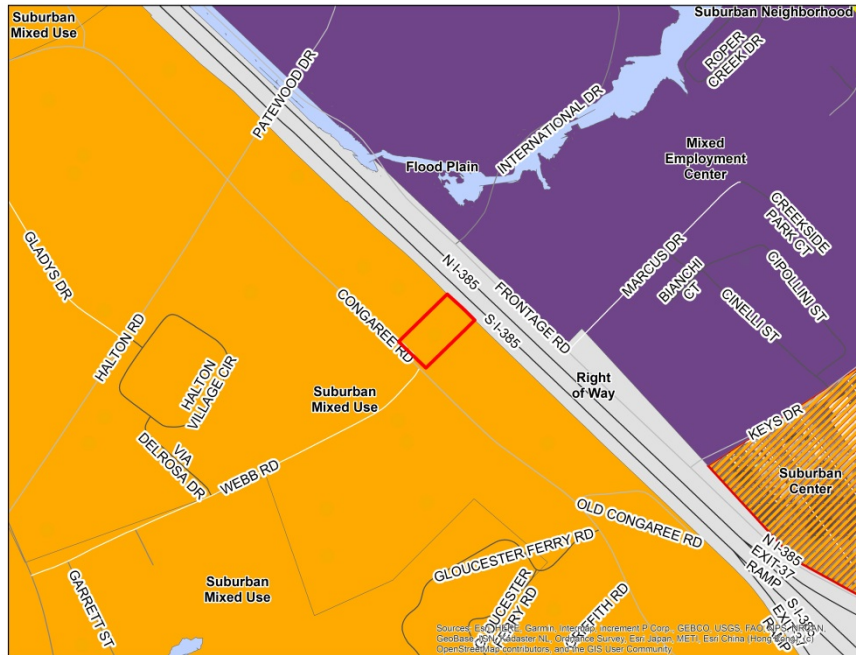
By Mr. Bailey, seconded by Mr. Looper to approve CZ-2020-69. The motion carried by voice vote with one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

CZ-2020-70 and CZ-2020-71 were withdrawn by applicant.

Ms. Denny presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-72

APPLICANT: James Durham Martin of Arbor Engineering, Inc. for Connector Plus, LLC

PROPERTY LOCATION: SC Hwy 153, and Interstate 185, Brown Road, and Old Cleveland Street

PIN/TMS#(s): WG07000100900

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING C-3, Commercial District

PROPOSED LAND USE Office Space

ACREAGE: 47.5

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Vacant Land and auarry
East	R-S	single-family residence and vacant wooded land
South	R-S	single-family residences
West	Anderson County	Property located in Anderson County

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Gantt Sewer District

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY

PLANS:

The subject property is part of the South Greenville Area Plan, where it is designated as *Business & Light Manufacturing Park & Service/Industrial*. ****Please refer to the Future Land Use Map at the end of the document.****

DENSITY WORKSHEET:

The following scenario provided 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	47.5	80 units
Requested	C-3	16 units/acre		760 units

A successful rezoning would allow for up to 680 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

SC Highway 153 is a two-lane State-maintained collector and Interstate 185 is a State-maintained Interstate. Brown Road is a State-maintained collector, and Old Cleveland Street is a County-maintained residential road. The parcel has approximately 2,411 feet of frontage along Interstate 185 and approximately 1,611 feet along SC Highway 153, approximately 240 feet along Brown Road, and 100 feet along Old Cleveland Street. The parcel is approximately 1 mile southwest of the intersection of S Old Piedmont Highway and Brown Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
SC Highway 153	0' S	2,400	2,200 -8.3 %	3,900 +62.5%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site. There are no known historic or cultural resources on the site, and large portions of the site are heavily wooded. There is one school located within one mile of the site: Trinity Christian Academy.

CONCLUSION:

The subject property is along Interstate 185 and Highway 153, a State-Maintained Interstate and State-Maintained Collector road. Staff is of the opinion that the uses allowed in the

proposed C-3 zoning classification are appropriate uses along these major corridors. Also, a successful rezoning to C-3, Commercial would align with both the Plan Greenville County Comprehensive Plan and the South Greenville Area Plan by permitting the uses outlined under *Mixed Employment Center*, and *Business, Light Manufacturing, and Industrial*.

STAFF

RECOMMENDATION:

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

MOTION:

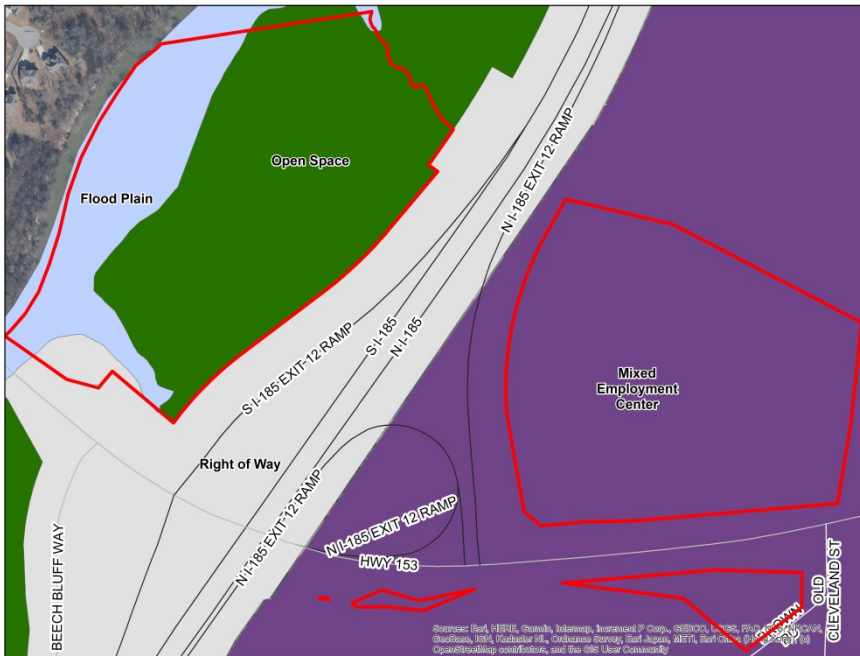
By Mr. Bailey, seconded by Mr. Jones to approve CZ-2020-72. The motion carried by voice vote with one absent (Forest).



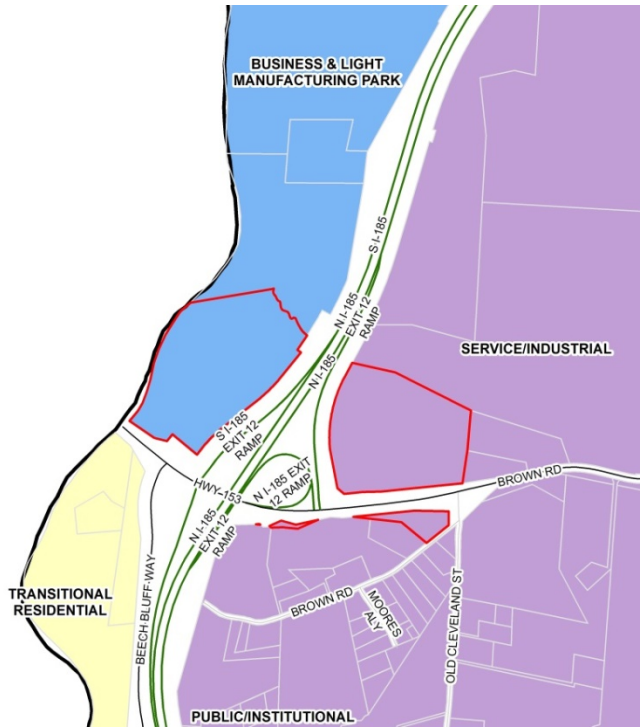
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Ms. Denny presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-73

APPLICANT: David Benedict Nocella of Group 1.6, LLC for Hicham M Hatoum

PROPERTY LOCATION: 2813 Wade Hampton Boulevard

PIN/TMS#(s): P0150400100201

EXISTING ZONING: S-1, Services District

REQUESTED ZONING **C-2, Commercial District**

PROPOSED LAND USE **Restaurant and Offices**

ACREAGE: **0.57**

COUNCIL DISTRICT: **20 – Cates**

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970 as part of Area 1. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Restaurant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Auto repair facility
East	C-2	Restaurant
South	C-2	Liquor sales store
West	C-2 and S-1	Fast food restaurant, manufactured home park

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Wade Hampton

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

The subject property is not part of any area plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	0.57	0 units
Requested	C-2	16 units/acre		9 units

A successful rezoning would allow for up to 9 dwelling units.

ROADS AND TRAFFIC:

Wade Hampton Boulevard is a six-lane State-maintained arterial. The parcel has approximately 102 feet of frontage along Wade Hampton Boulevard. The parcel is approximately 1.22 miles southwest of the intersection of Wade Hampton Boulevard and Rutherford Road. The property is along a bus route, Route 508, and there are sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Wade Hampton Boulevard	1,636' SW	32,900	31,400 -4.5%	38,400 +16.7%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site, but not on the subject portions of the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Our Savior Lutheran School.

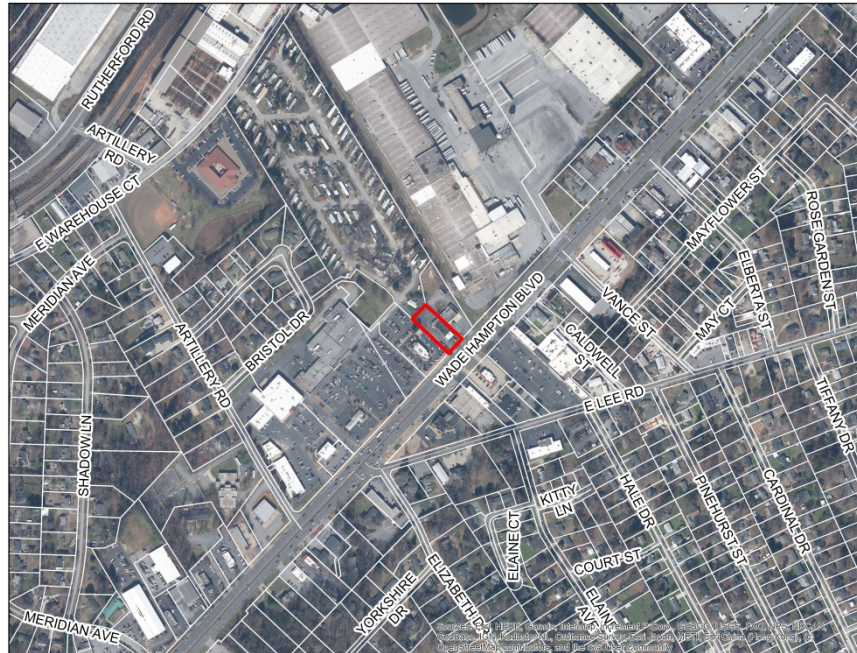
CONCLUSION:

The subject parcel is along Wade Hampton Blvd., a State-maintained arterial which has a variety of commercial uses many of which are zoned C-2, Commercial. Additionally, the subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed-Use Corridor*. Staff is of the opinion that a successful rezoning to C-2, Commercial would align with the comprehensive plan, allowing for a mixed-use development.

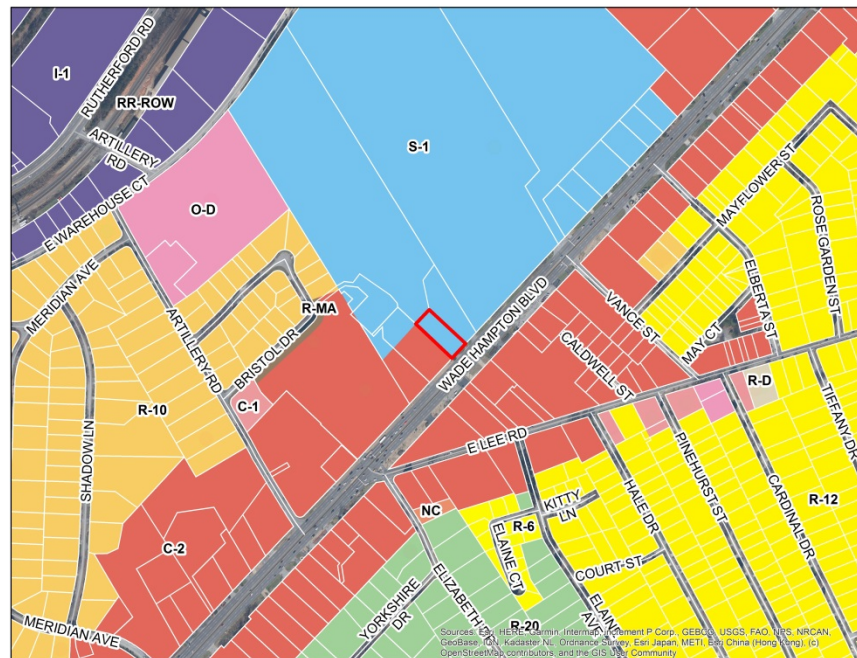
STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.

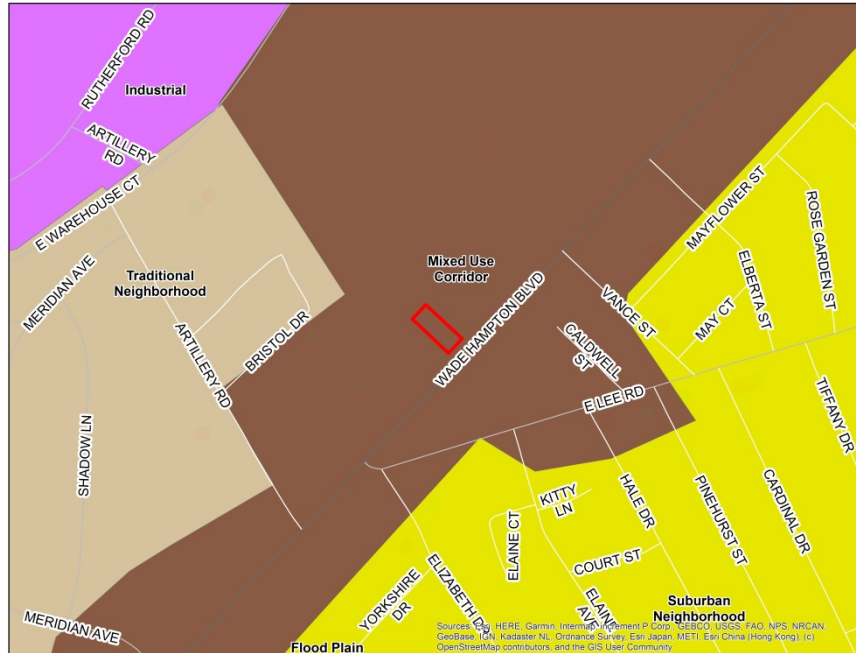
MOTION: By Mr. Bailey, seconded by Mr. Looper to approve CZ-2020-73. The motion carried by voice vote with one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Ms. Staton presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Meagan Staton, Deputy Zoning
 Administrator/Principal Planner

RE: CZ-2020-75

APPLICANT: Jeff Skeris of Great Southern Homes and Paul Harrison
 of
 Bluewater Civil Design, LLC. for James P. Cheatham and
 Tommye G. Riddle

PROPERTY LOCATION: Carr Road

PIN/TMS#(s): 0593040103700 and 0593040103702

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING R-15, Residential District

PROPOSED LAND USE Single-family Residential Development

ACREAGE: 13.36

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in September 1996 as part of Area 12. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family residences
East	R-S and R-15	Vacant wooded land and future single-family residences
South	R-15	Future single-family residences
West	R-S and BTB	Single-family residences and farmland

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The parcel is included in the South Greenville Area Plan, where it is designated as *Transitional Residential*. ****Please refer to the Future Land Use Map at the end of the document.****

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	13.36	22 units
Requested	R-15	2,9 units/acre		38 units

A successful rezoning would allow for up to 16 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Carr Road is a two-lane State-maintained Residential Collector. The parcel has approximately 1,106 feet of frontage along Carr Road. The parcel is approximately 0.17 miles south of the intersection of Blakely Road and Carr Road. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the area of Carr Road.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are no schools located within one mile of the site.

CONCLUSION:

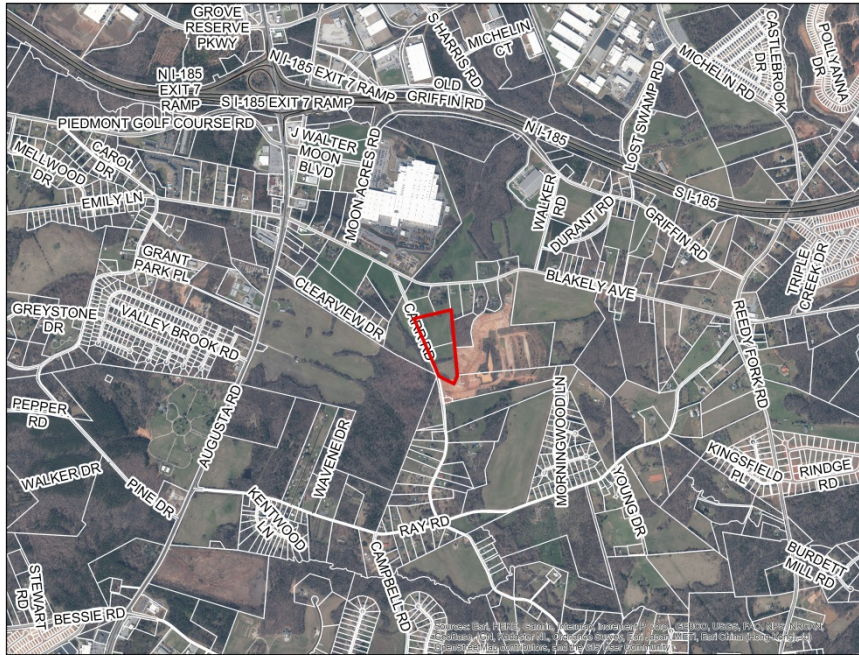
The subject property, currently zoned R-S, Residential Suburban, is adjacent to property that is zoned R-15, Single-family Residential. Additionally, a greater density than the current R-S, Residential Suburban is supported by both the Plan Greenville County Comprehensive Plan and the South Greenville Area Plan. Staff is of the opinion that the requested density is appropriate for this area.

STAFF RECOMMENDATION:

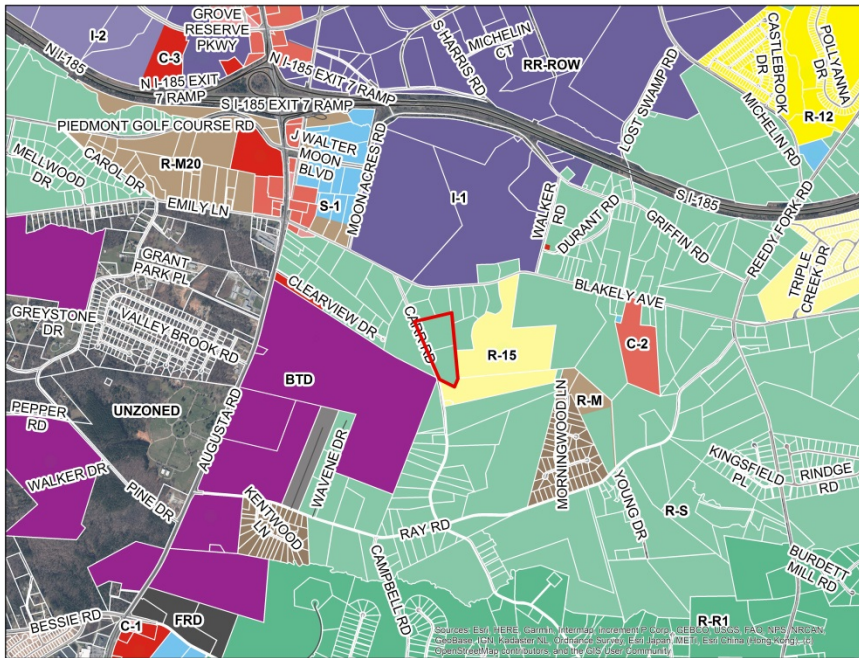
Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-family Residential.

Mr. Jones voiced his concern over the roads.

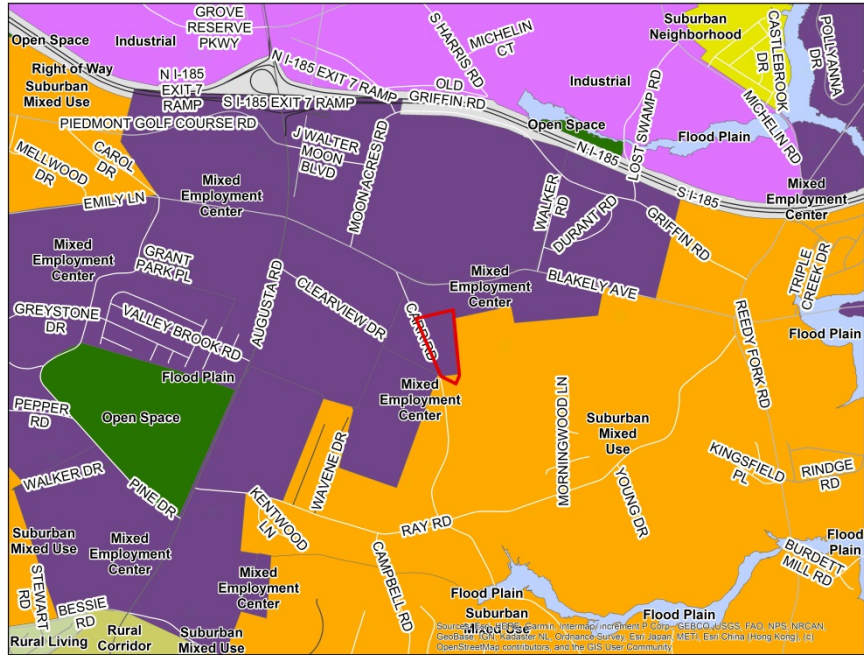
MOTION: By Mr. Hammond, seconded by Mr. Bailey to approve CZ-2020-75. The motion carried by voice vote with one absent (Forest()).



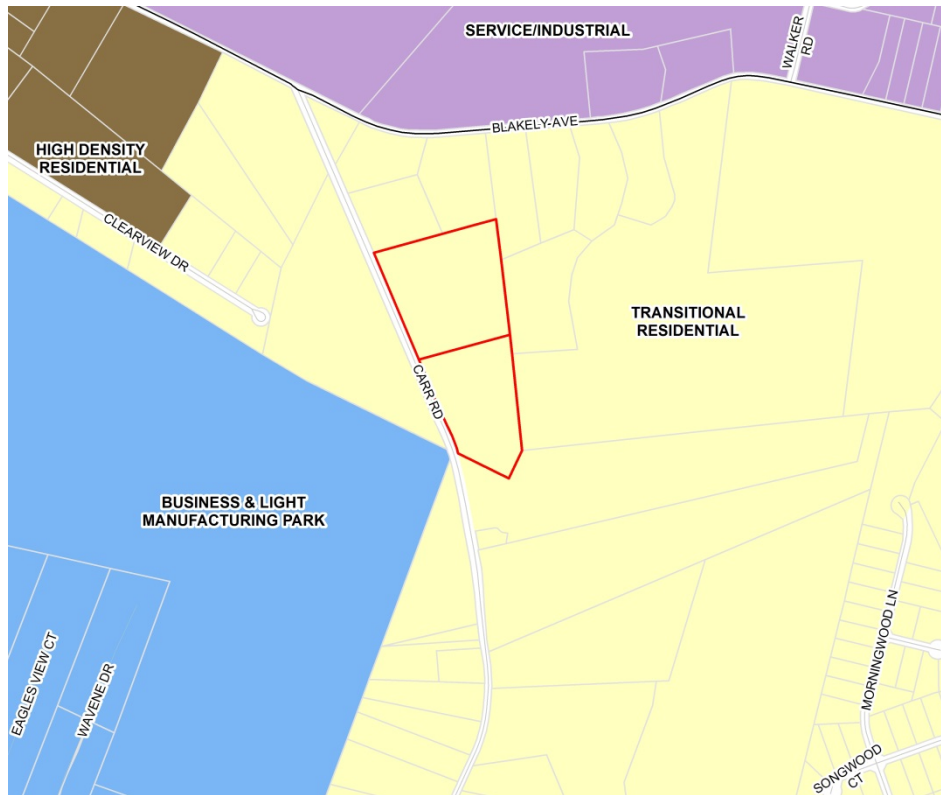
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2020-77

APPLICANT: Alex Zuendt of Zuendt Engineering for V-go Holdings, LLC

PROPERTY LOCATION: Feaster Road

PIN/TMS#(s): 0547030101902

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING C-2, Commercial District

PROPOSED LAND USE Retail

ACREAGE: 1

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no previous rezoning requests for this parcel.

EXISTING LAND USE: Vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	O-D	Office
East	S-1	Mini warehousing
South	R-S	Single-family residence
West	R-M20	Multi-family residential

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metropolitan Sewer

**PLAN GREENVILLE
COUNTY**

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

Please refer to the Future Land Use Map at the end of the document.

**AREA AND COMMUNITY
PLANS:**

The subject property is not included in any area or community plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	1	1.7 units
Requested	C-2	16 units/acre		16 units

A successful rezoning would allow for up to 16 dwelling units.

ROADS AND TRAFFIC:

Feaster Road is a two-lane State-maintained Minor Collector. The parcel has approximately 275 feet of frontage along Feaster Road. The parcel is approximately 0.20 miles north of the intersection of Feaster Road and Woodruff Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Feaster Road	1,655' SW	No data	6,800	8,300 +22.05%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site. There are no known historic or cultural resources on the site. There is one school located within a mile of the site: Langston Charter Middle.

CONCLUSION:

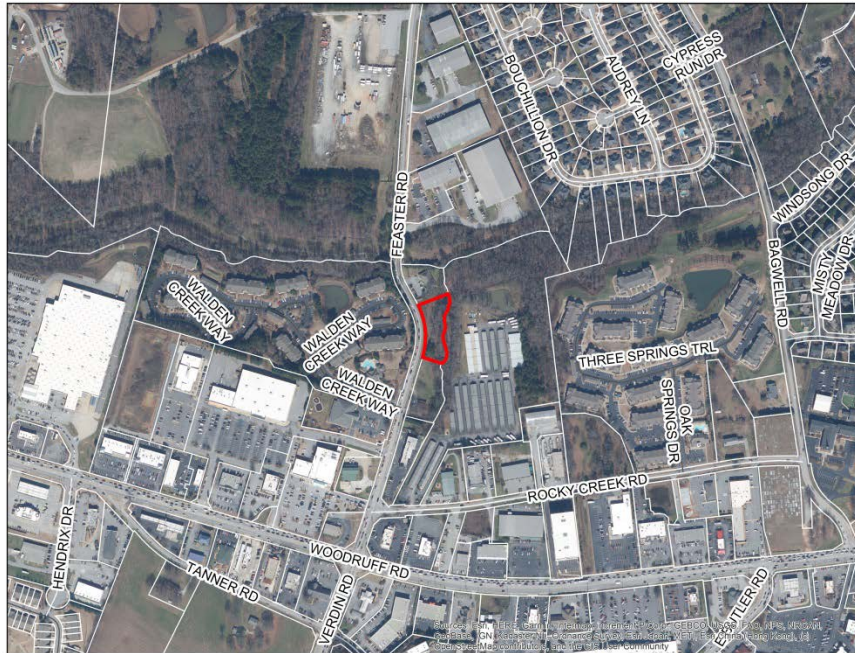
The subject property is located along Feaster Road, a State-maintained minor collector road. The surrounding area consists of a variety of uses, although the immediate area does not consist of commercial uses. Staff is of the opinion that a more restrictive zoning classification would complement the surrounding land uses.

STAFF RECOMMENDATION:

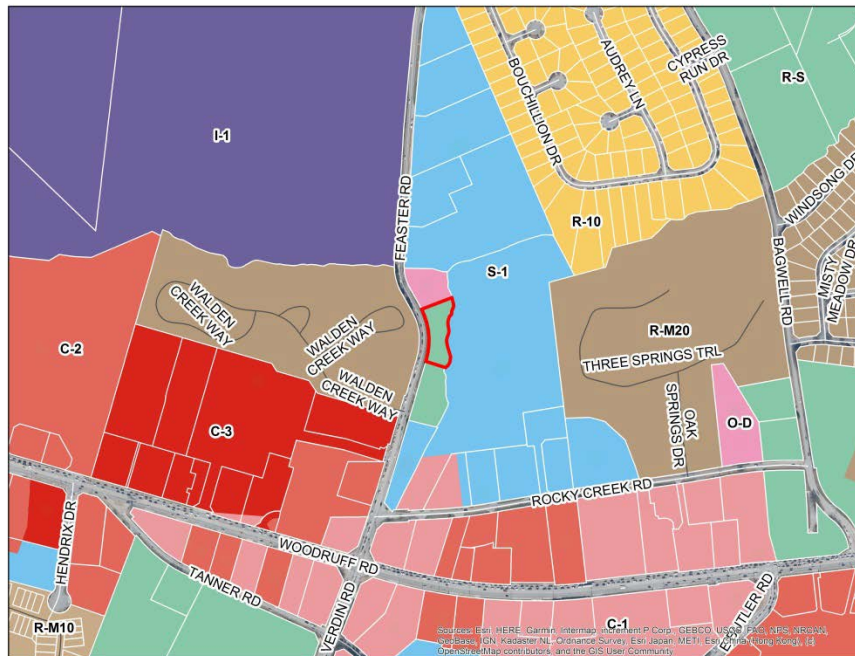
Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial.

MOTION:

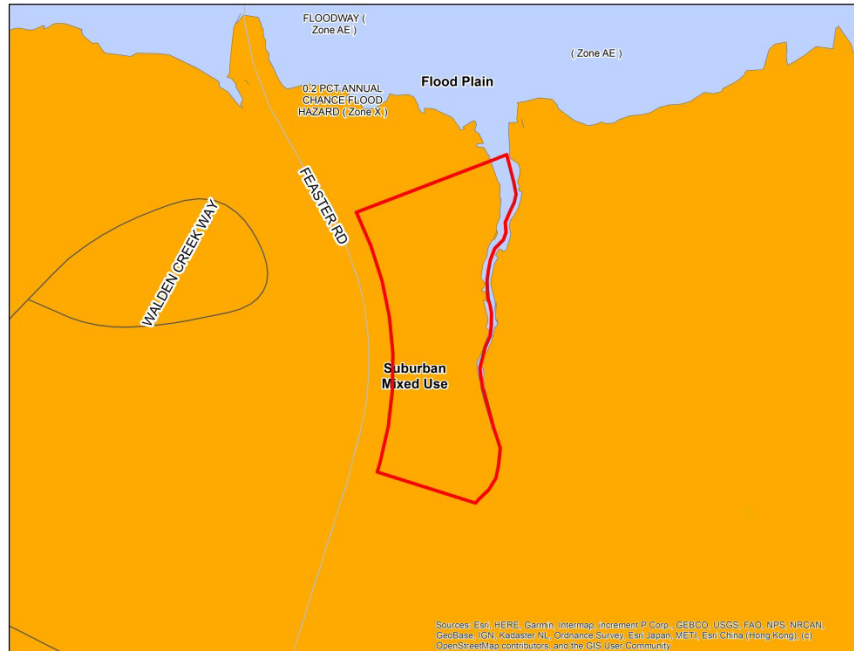
By Mr. Jones, seconded by Mr. Loper to deny CZ-2020-77. The motion carried by voice vote with one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2020-78

APPLICANT: Randall Bentley of Lee and Associates for Sikes Properties, LLC

PROPERTY LOCATION: 5151 Pelham Road

PIN/TMS#(s): 0533020101201

EXISTING ZONING: C-1, Commercial District

REQUESTED ZONING C-2, Commercial District

PROPOSED LAND USE Liquor Sales

ACREAGE: 1.19

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There are two previous rezoning requests, CZ-1974-138 for S-1, Services and CZ-2008-62, which was amended to C-1, Commercial by County Council and subsequently approved.

EXISTING LAND USE: Retail strip center

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Vacant wooded land
East	C-1	Restaurant
South	I-1	Manufacturing business
West	S-1	Vacant wooded land

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

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

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>C-1</i>	<i>12 units/acre</i>	<i>1.19</i>	<i>14 units</i>
Requested	C-2	16 units/acre		19 units

A successful rezoning would allow for five more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Pelham Road is a four-lane State-maintained Minor Arterial. The parcel has approximately 480 feet of frontage along Pelham Road. The parcel is approximately 0.45 miles east of the interchange of Interstate 85 and Pelham Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pelham Road	2,243' NW	20,100	20,500	12,100

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is not a school located within one mile of the site.

CONCLUSION:

The subject parcel is located at the corner of Pelham Road and Littlejohn Glen Court. The surrounding area consists of commercial, industrial, and service like uses. Staff is of the opinion that a successful rezoning to C-2, Commercial would not have an adverse impact on the surrounding area.

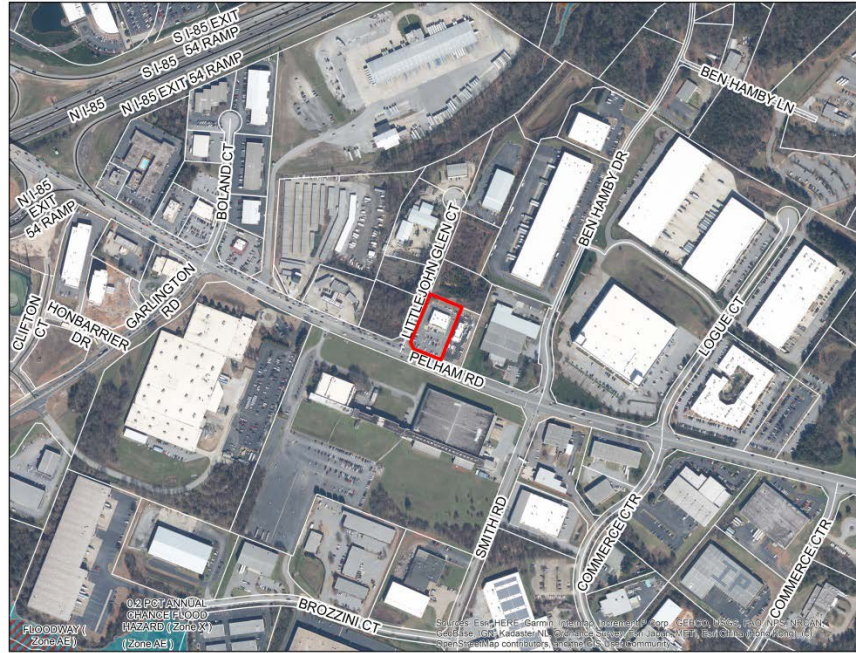
STAFF

RECOMMENDATION:

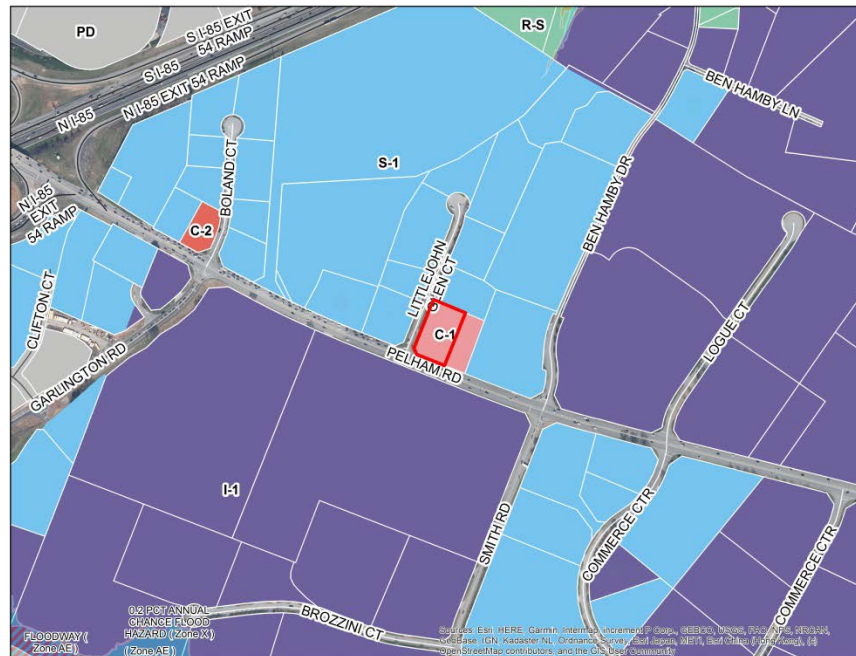
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.

MOTION:

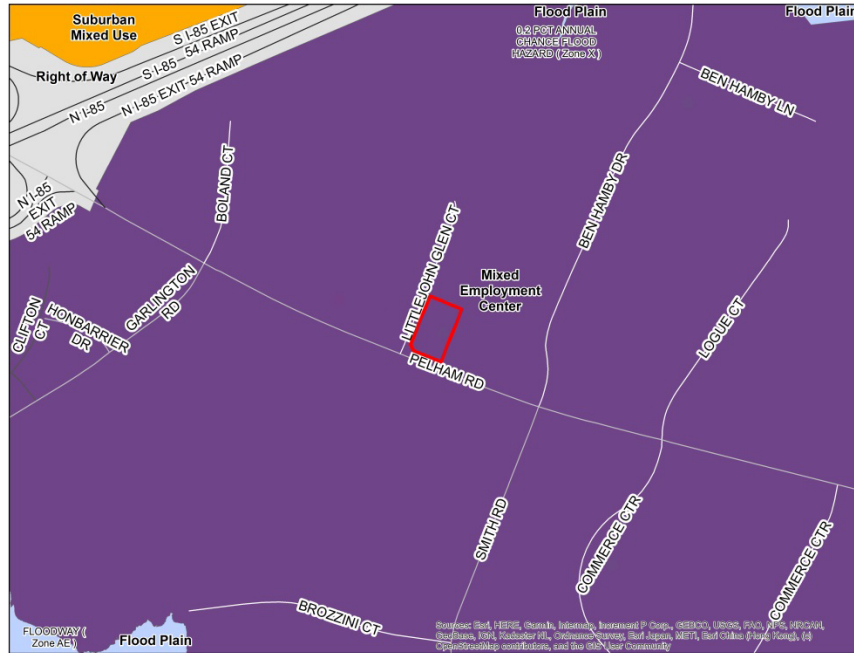
By Mr. Shockley, seconded by Mr. Jones to approve CZ-2020-78. The motion carried by voice vote with one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Lovelace presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2020-79

APPLICANT: Nicholas Myers of Seamon Whiteside for Chris Hill

PROPERTY LOCATION: Bel Aire Drive

PIN/TMS#(s): 0113000800100

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

REQUESTED ZONING **FRD, Flexible Review District**

PROPOSED LAND USE **Single-Family Residential**

ACREAGE: **2.8**

COUNCIL DISTRICT: **23 – Norris**

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-family Residential in June 1973 as part of Area 4A. There have been no other rezoning requests associated with the parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2, R-7.5	Car wash, warehousing, vacant commercial; single-family residences
East	O-D	Medical office
South	R-7.5	Single-family residences
West	C-2	Auto service, retail

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 Edge*.
 Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY PLANS:

The subject property is part of the Sterling Community Plan and is designated as part of the *Brushy Creek Greenway*. **Please refer to the Future Land Use Map at the end of the document.**

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-7.5</i>	<i>5.8 units/acre</i>	2.8	<i>16.24 units</i>
Requested	FRD	5 units/acre		13 units

A successful rezoning would not allow for any additional units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Bel Aire Drive is a two-lane County-maintained local road. The parcel has approximately 1,181 feet of frontage Bel Aire Drive. The parcel is approximately 0.40 miles southwest of the intersection of Easley Bridge Rd and Pendleton Street. An existing sidewalk exists along the north side of Bel Aire Drive to the right of McDavid Way. A bus stop exists at the corner of Easley Bridge Road and Andrews Street.

There are no traffic counts in the vicinity of Bel Aire Drive.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site: Hollis Academy, Bethel Christian Academy, Fuller Normal School, St. Anthony’s School, and Greenville Senior High Academy.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing 13 new single-family residences along Bel Aire Drive on a 2.8-acre parcel. The site will include a minimum of 2 parking spaces per residence via surface driveway parking. The site will also feature sidewalks and internal pedestrian connectivity to the proposed Brushy Creek overlook/observation area. Proposed buildings will be a mix of 2-story and 3-story houses of approximately 900-3,000 square feet in size and not to exceed 45’ in height.

Proposed Land Uses:

The proposed uses, as stated in the Statement of Intent, for this development are consistent with *Suburban Edge*, as stated in the Plan Greenville County Comprehensive Plan, which includes “single-family attached and detached residential.”

Architectural Design:

Proposed buildings will be a mix of 2-story and 3-story houses of approximately 900-3,000 square feet in size not to exceed

45' in height, which is consistent with current R-7.5 zoning requirements. Building materials will vary by individual house, but may include vinyl siding, cement fiber siding, brick, block/stucco, and wood.

Access and Parking:

The individual building sites will be accessed along Bel Aire Drive. Each building site will include a minimum of 2 parking spaces per residence via surface driveway parking as well as 1 parking space provided at the mail cluster box unit. The project anticipates providing a trail connection to the existing sidewalk located on the north side of Bel Aire Drive.

Landscaping and Buffering:

The applicant states areas designated as open space are intended to generally remain in their existing wooded condition when possible, and that all non-developed areas will generally remain undisturbed. These areas may include additional amenities such as picnic areas, walking paths, or other low-impact amenities. It is the intent of the developer to minimize the limits of disturbance and maintain mature canopy trees. Where topography, existing tree cover, or other restraints permit, some lots may provide opportunities for new canopy trees. A 35-foot wide stream buffer shall be provided along the streambank and designated as a common area. Additionally, low-maintenance plantings will be provided around the mail cluster box unit.

Signage and Lighting:

The applicant states a single, small sign identifying the name of the development is proposed in conjunction with the mail cluster box unit.

No on-street lighting is being proposed. Individual houses may provide driveway lighting or other on-site lighting. Light fixtures will be full-cut-off to avoid light trespass onto adjoining properties.

CONCLUSION:

The subject site has considerable site constraints such as flood plain which limits the feasibility of single-family development within a conventional zoning district. Additionally, the parcel is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Edge Center. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for infill development, aligning with the comprehensive plan.

STAFF

RECOMMENDATION:

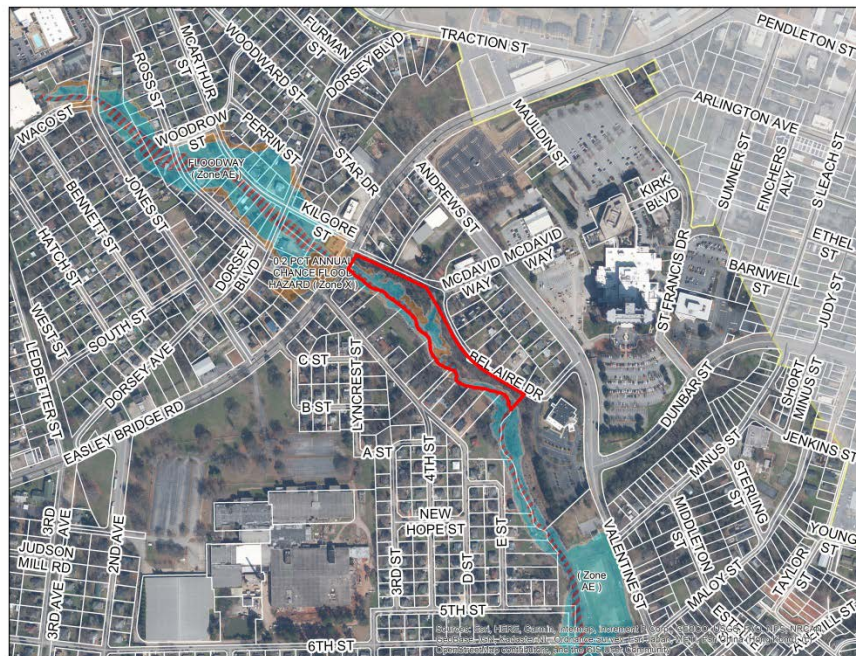
The proposed development would have to meet the following conditions:

Meet all of Staff's comments provided to the Applicant in the letter dated 11/6/20.

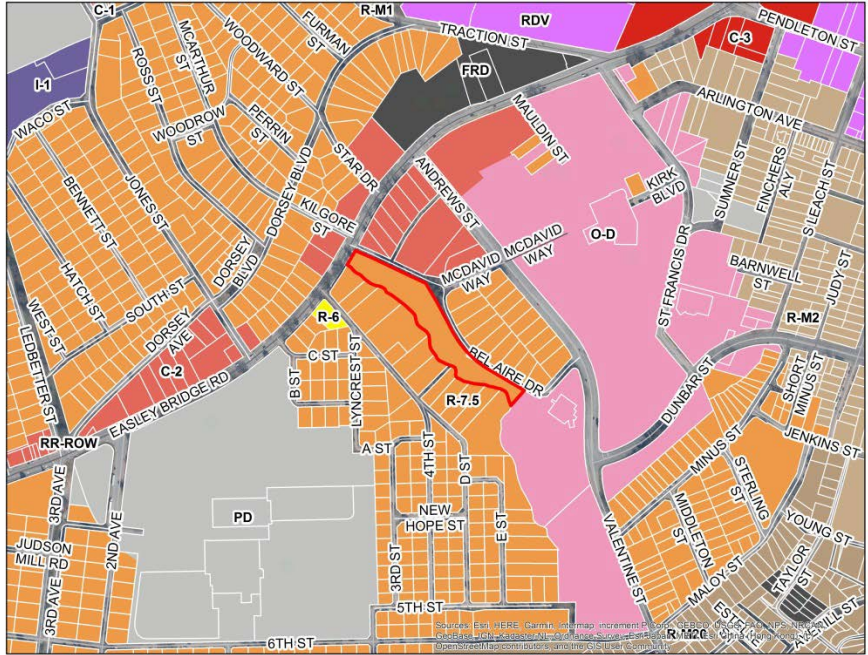
Based on these reasons, staff recommends approval with conditions of the requested rezoning to FRD, Flexible Review District

MOTION:

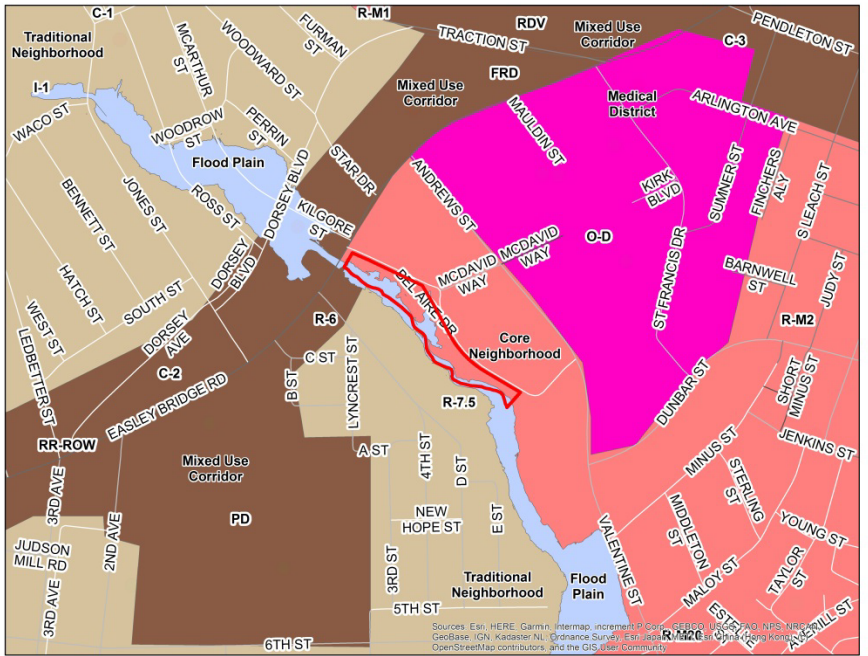
By Mr. Bailey, seconded by Mr. Shockley to approve CZ-2020-79 with staff's conditions. The motion carried by voice vote with one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Sterling Community Master Plan

November 6, 2020

Nicholas Myers
Seamon Whiteside
408 Rhett St. STE 101
Greenville, SC 29601

RE: Bel Aire Dr Staff Comment letter; CZ-2020-79

Dear Mr. Myers,

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. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

Page 1

1. Under Max Density, please show 5 unit per acre, since the 4.6 units per 2.8 acres is only 12.88 units.
Max Density has been revised to 5 unite per acre.
2. Under Use in the table, please revise to read Single-Family Detached Residential.
Use has been revised to Single-Family Detached Residential.
3. Include information regarding the establishment of an HOA under item number two.
Additional information regarding the establishment of an HOA has been added.
4. Under item number three, please revise "houses is anticipated" to read "houses are anticipated".
Sentence revised to read "houses are anticipated".

Page 2

1. In the first paragraph, please revise "Belaire" to read "Bel Aire". Also, please review the entire document and make this revision on other references to this road name.
All references to road name have been revised to "Bel Aire".
2. At the end of the first paragraph, please add the approximate distance to the existing bus stop mentioned.
Approximate distance to existing bus stop (0.25 miles) has been added to paragraph.

Page 3

1. First paragraph, please add "and examples" between "additional information" and "on appearances".
Additional language "and examples" has been added as requested.
2. At the bottom of the second paragraph, you mention meeting the Tree Ordinance. Your plan only shows one tree, whereas the tree ordinance requires two new trees per lot. If you do not plan to meet the tree ordinance, then please remove this reference or an additional tree will need to be added per lot.
Reference to the Tree Ordinance has been removed.

3. Under item number ten, please include the maximum square footage of the sign.
Maximum square footage of sign has been added and reflects maximum allowances per sign ordinance.

Page 4

1. At the top of the page, please insert “and examples” between “additional information” and “on appearance”.
Additional language “and examples” has been added as requested.

Concept Plan

1. Please revise side setback to refer to internal side setbacks for individual lots.
Additional language indicated side set back is referring to internal side setbacks for individual lots has been added as requested.
2. Please change rear setback to be 12.5’.
Rear setback has been changed to 12.5’.
3. Under item two in the notes, please add “and maintained by HOA.”
Additional language “and maintained by HOA” has been added as requested.
4. Please add your Land-Use Table found in section 1 of the Statement of Intent.
Land-Use Table has been added to the Concept Plan.
5. Please add “residential” to the proposed unit’s description under site data.
Additional language “residential” has been added as requested.
6. In the title block, please correct the spelling of Bel Aire.
All references to road name have been revised to “Bel Aire”.
7. Second house from right looks like it may encroach into stream buffer. Please give a distance from buffer to house.
Dimensions have been added for houses in close proximity to stream buffer.
8. Please show the sign at the outlook/observation area.
Sign location is shown adjacent to the outlook/observation area.

NRI:

1. Please indicate intervals on contour lines.
Note indicating 1’ contour line intervals has been added.
2. Please mention any areas of significant trees, and any preservation efforts, if applicable.
Notes describing tree preservation efforts have been added.

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, November 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated November 6, 2020 shall be corrected to staff’s satisfaction. **Please also provide written responses to these comments.**
Written responses are included in red.

Please let us know how you would like to proceed.

Sincerely,
/S/
Brook E. Denny
Planner

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2020-80

APPLICANT: David Dedvukaj of Contour Development, LLC for
Greenville County Redevelopment Authority

PROPERTY LOCATION: Buncombe Road and A Street

PIN/TMS#(s): 0153000900200, 0153000900201, and 0153000900202

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING PD, Planned Development

PROPOSED LAND USE Mixed-Use

ACREAGE: 11

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The subject parcels were originally zoned I-1, Industrial in April 1972, as part of Area 3. There are no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTIC

Direction	Zoning	Land Use
North	PD	mixed-use development
East	R-7.5	single-family residences
South	R-7.5 and NC	single-family residences and vacant land
West	I-1	warehousing/manufacturing

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 *Mixed Employment Center*.

Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY PLANS:

The subject property is part of the Cherrydale Area Plan.

DENSITY WORKSHEET:

The following scenario provided 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/acre</i>	11	<i>0 units</i>
Requested	PD	39 units/acre		428 units

A successful rezoning would add 428 dwelling units

ROADS AND TRAFFIC:

Buncombe Road is a two-lane State-maintained minor collector road. The parcel has approximately 201 feet of frontage along Buncombe Road. The parcel is approximately 0.90 miles east of the intersection of W. Blue Ridge Drive and Cedar Lane Rd. There is an existing sidewalk on Buncombe Road along the property. The property is not along a bus route.

A Street is a two-lane State-maintained residential road. The parcel has approximately 1,113 feet of frontage along A Street.

There are no traffic counts in the vicinity of the site.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. The site itself is the

original location of the historic Poe Mill. There are two historic smoke stacks on site that are being retained and used within the proposed development. The site is also adjacent to a railroad right-of-way. There is one school located within a mile of the site, Stone Academy.

**REVIEW DISTRICT
DETAILS:**

Project Information:

The applicant is proposing a mixed-use development on the site once consisting of the historic Poe Mill. The most recent use of the property was industrial, but due to fire destruction, the site was demolished in 2003, leaving only two smokestacks behind. The site consists of three parcels totaling 11 acres that will feature nine new buildings (seven buildings used as mixed-use/clubhouse and two parking decks) including 428 residential units, 30,000 square feet of commercial space, and a 15,000 square foot clubhouse. A mix of on-street and surface lot parking and two parking decks will be provided with pedestrian connectivity throughout the site. The buildings and green space are arranged in a manner to create a “distinct community.”

Rezoning from I-1, Industrial to PD, Planned Development is necessary in order to build higher-density residential buildings with mixed-use facilities and extensive open spaces that are not allowed under the current zoning classification.

Proposed Land Uses:

The intended uses for the provided commercial spaces may include: community service facilities, daycare or early-child education centers, healthcare facilities, institutions, eating establishments with outdoor dining including breweries and bars, professional offices, and retail sales and services. The proposed uses, as stated in the Statement of Intent, for this development are consistent with that of Mixed Employment Centers, as stated in the Plan Greenville County Comprehensive Plan, which includes “mixed-use buildings, civic/institutional facilities, open space, neighborhood commercial, and multi-family residential.”

Architectural Design:

The style of the new buildings is intended to pay homage to former mill that once sat on the site. All buildings will not exceed a height of 62’. Exterior finish materials will consist of brick, white siding, jack-arched openings, industrial-style metal canopies, aluminum and glass storefronts, and vinyl windows.

The parking decks will incorporate finished concrete and brick infill.

Access and Parking:

The applicant is proposing 650 parking spaces which will include a small amount of street parking and two parking decks, allocating 70 spaces for commercial use and the remaining 580 spaces for the multifamily residential tenants. This amount is being proposed based on residents or people coming by foot from adjacent properties being frequent users of the commercial spaces.

The proposed development will provide a one-way access driveway off of A Street with street parking into parking lots and decks on the right and left side. The clubhouse building will be connected by a series of concrete walkways and there will be pedestrian walkways leading from A Street through the proposed Central Square. There will be a sidewalk along the parallel parking spaces providing for safe access without having to cross vehicular traffic. The ingress/egress point to the right side of the development connects to a large parking lot.

Landscaping and Buffering:

The applicant states that canopy trees and ground level plantings will be used to reinforce the character of the community. A water feature will form the centerpiece of the Central Square area of the site. Lawn areas will encourage events in the space. Buffering and screening will be provided adjacent to the train tracks for residential units.

Signage and Lighting:

The applicant states that a low, stone and masonry monument sign/site wall is proposed at the small square on the corner of Buncombe Road and A Street. The monument sign will be halo-illuminated against a stone backdrop. A traditional street kiosk in front of the clubhouse is proposed for civic announcements. Additionally, individual commercial tenant signage on the canopies above storefront entrances will likely be halo-illuminated with minor variations for variety. Finally, directional and informational signage will be designed to meet the character of the complex.

Shielded, dark-sky approved lighting is provided throughout the site in the form of pole mounted lighting not to exceed 25' in height, bollard lighting, and emergency lighting.

CONCLUSION:

The subject site is the original location of Poe Mill, which is largely vacant with only two historic smoke stacks remaining. The proposed use seeks to revitalize this site, while maintaining the remaining historic integrity and merging the proposed development with the adjacent Poe community. Due to the unique characteristics of the subject site, staff is of the opinion that a successful rezoning to PD, Planned Development would be the most appropriate zoning classification for the subject site.

The proposed development would have to meet the following conditions:

Submit a Traffic Impact Study for review and approval.

Meet all of Staff's comments provided to the Applicant in the letter dated 11/6/20.

STAFF

RECOMMENDATION:

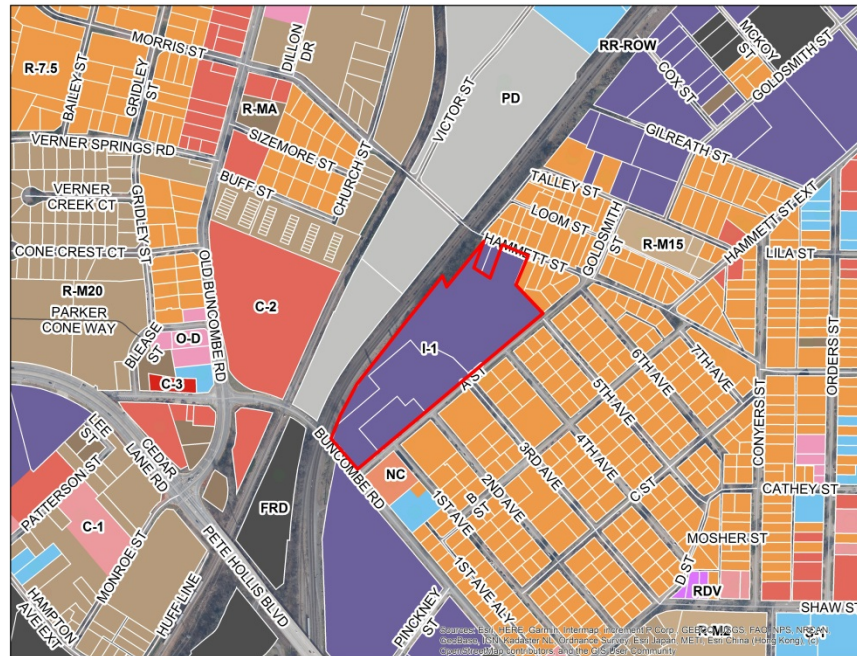
Based on these reasons, staff recommends approval with conditions of the requested rezoning to PD, Planned Development.

MOTION:

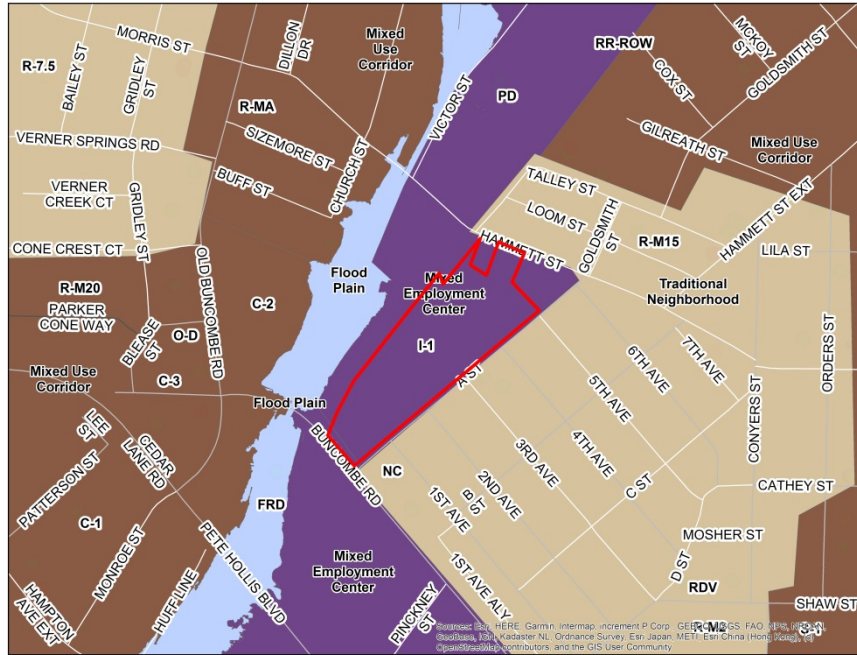
By Mr. Hammond, seconded by Mr. Shockley to approve with staff's recommendations CZ-2020-80. The motion carried by voice vote with one absent (Forest).



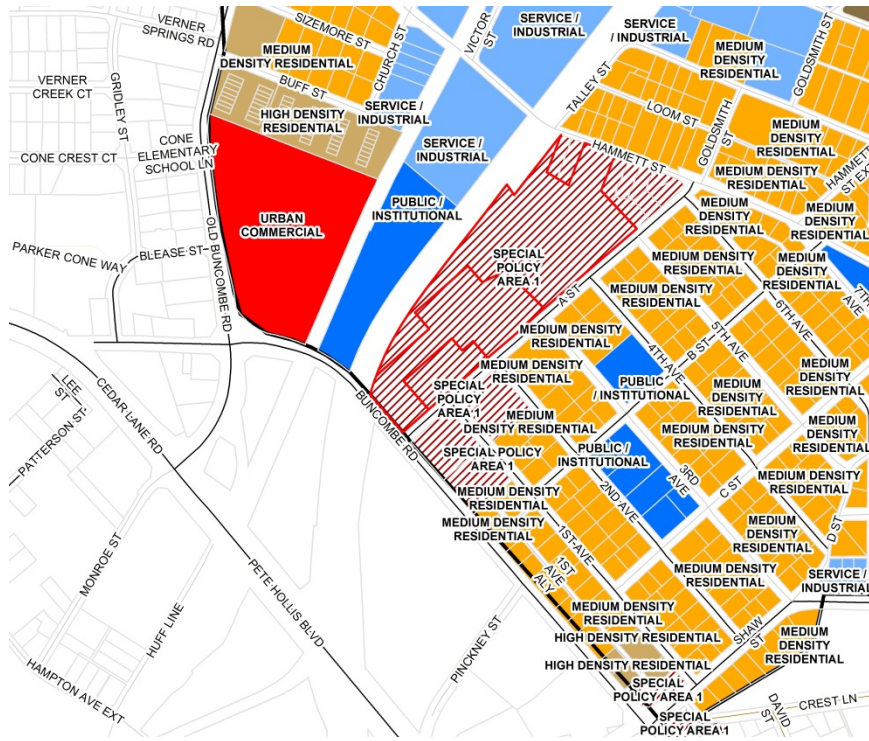
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Cherrydale Area Plan, Future Land Use Map

November 6, 2020

David Dedvukaj
Contour Development, LLC
40950 N Woodward Ave, Suite 300
Bloomfield Hills, MI 48304

RE: The Village at Poe Mill Staff Comment letter; CZ-2020-80

Dear Mr. Dedvukaj,

Below are Staff's comments regarding the PD, Planned Development 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. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

Cover Page

1. There are discrepancies between total square footage designated for commercial use in the Statement of Intent (SOI) and table on page 2. Please clarify which amount is being proposed.
2. In the SOI, include a closing parenthesis on the portion discussing parking.
3. In the final sentence of the SOI, please change "including" to "will include."
4. Please make sure to provide all tax map numbers associated with the project.
5. Please provide page numbers on each sheet. My comments below are as the sections appear on the sheets now.
6. Please discuss the setbacks that will met for the new buildings.

Page 2

1. In the list of intended commercial uses, you mention eating establishments. Will these include drive-thru windows?
2. In the table, you mention a maximum height of 62 feet. Does this measurement include the smokestacks? If not, please provide the height of the smokestacks.
3. Please consider if snow removal is actually necessary and something you want to provide.

Page 3

3. Under the parking section, you indicate 650 spaces, but in the first paragraph on the cover sheet, you only mention the 488 in the parking decks. It may be beneficial to have a total number on that sheet that matches the information here.
4. You show parallel parking spaces and a sidewalk within the right-of-way of A Street. This street is owned and maintained by SCDOT. Since we do not have a TIS at this time, have you had conversation with SCDOT as to whether or not you can add parking and a sidewalk within their right-of-way? If not, you may not want to show these spaces or the sidewalk. You will also need to change any reference to a total number of parking spaces and "on-street" parking anywhere mentioned in the SOI.
5. For the parking total in the second paragraph, how does this coincide with the apartment

bedroom breakdown?

Page 4

4. Under Architectural Style, a white siding material is mentioned. What kind of material will this be? Please add to the statement of intent.
5. Please add an ending parenthesis at the end of mechanical equipment.

Page 5

2. In the first paragraph, you reference article 19-6.5.7 of the Greenville Zoning Ordinance. Please ensure you are referencing the Greenville County Zoning Ordinance, not the Greenville City Ordinance or some other ordinance.
3. Remove extra space(s) before landscaping.
4. Under landscaping, please change article number to reference the Greenville County Ordinance.
5. Please include information regarding the Greenville County Tree Ordinance.
6. Please include information regarding Parking Lot landscaping.
7. Under signage, please include total square footage.
8. Under lighting, please include beginning parenthesis.
9. Under lighting, please include information about parking deck lighting.
10. Under lighting, please include that all lights will be full cut-off.

Page 7

1. Please show rendering of parking garages.

Page 9

1. Under View #3, please remove landscaping, it is mentioned twice.

Additional Pages

1. Please provide a rendering of the proposed parking decks showing their relation to the overall site.

Site Layout/Paving Plan

9. Please rename this to Preliminary Development Plan
10. Provide the following on the Site Plan:
 - a. Vicinity Map;
 - b. Revision date block;
 - c. Setback lines;
 - d. Matching table from SOI;
 - e. Traffic circulation arrows at ingress/egress points and throughout the site;
 - f. Indicate proposed monument sign;
 - g. Include potential location of site lighting, including poles;
 - h. Building square footage of all structures;
 - i. Apartment unit breakdown;
 - j. Parking table;
 - k. And current and proposed zoning classifications.
 - l. Building setbacks as approved by the BZA.
11. Please make sure that any a change to this page is also made on the colored rendering sheet as well.

NRI

1. Please show the existing land cover instead of what is being proposed.
2. Additionally, label the topographic lines with measurements.

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, November 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated November 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

PLANNING REPORT

Tee Coker, Planning Director addressed the Commission members with an update of activities as were provided in the agenda packets. He thanked all the Commissioners for participating in the Commission/Council workshop on the Unified Development Ordinance. This was the last meeting for 2020.

MOTION: By Mr. Jones, seconded by Mr. Looper to authorize staff to act on behalf of the Planning Commission with Subdivisions during the month of December unless faced with a controversial issue. The motion carried by voice vote with one absent (forest).

Mr. Hammond asked staff to look into a better way for Commissioners to access any email Comments, such as using a DropBox or placing them on the portal.

Ms. Gucker stated staff would look into different options.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business

ADJOURN:

MOTION: By Mr. Looper to adjourn. Without objection, Chairman Bichel adjourned the meeting at 6:45 p.m.

Respectfully submitted

Recording Secretary