

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
April 28, 2021
4:30 p.m.
Conference Room D – with limited seating
Remote participation by Commission members

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

MEMBERS ABSENT:

COUNTY COUNCIL MEMBERS PRESENT: X. Norris

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

CALL TO ORDER

Chairman Bichel called the meeting to order a 4:32 p.m.

INVOCATION

Mr. Jones provided the invocations

APPROVAL OF THE MINUTES OF THE MARCH 24, 2021 COMMISSION MEETING

MOTION: By Ms. Clark to amend the minutes on page 43, regarding Zoning Docket CZ-2021-19. Ms. Clark was attending the meeting via Zoom. At the time the vote was taken, her yeah vote was misinterpreted as a negative vote.

MOTION: By Mr. Jones, seconded by Mr. Loooper to approve the minutes of the March 24, 2021 Commission meeting as amended. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2021-014, Colony Park

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 4.087 acres zoned C-3, Commercial. The developer is proposing a 52 lot subdivision accessed by Colony Centre Way (State). The developer is proposing a Cluster Development, Option 1, requiring 0.61 acres of open space and it will be determined the amount of open space provided. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. Simpsonville Fire serves this area.

VA-2021-078(Emergency Access)

Ms. Jeffers-Campbell addressed the Commission members with a request for a variance from LDR Article 8.8.1A, in lieu of providing a 26 foot wide entrance, the entrance is widened to 24 foot. It was determined by the Simpsonville Fire Department that allowing for two emergency access ways was more appropriate. The two access ways will be exit only and be marked to ensure no parking is allowed. Additionally, there will be directional traffic arrow painted on the lanes and do not enter signs. The lanes are provided in lieu of turnaround areas for emergency vehicles. The variance is requested as the shape (width) of the parcel does not lend itself to development of the proposed buildings and feasibility of providing a 40 foot cul-de-sac area.

VA-2021-079

Ms. Jeffers-Campbell addressed the Commission member with a request for a variance from LDR Article 8.21Landscape Buffer. The developer will utilize a 6 foot high wood fence around the project and provide the plantings.

Staff recommends conditional approval of the plan and variances with the standard and specific requirements and the following condition:

- A revised plan shall be submitted to Subdivision Administration addressing Zoning's SAC comments.

The following appeared in favor of the proposed:

- Mario DiPietro, 110 Halifax Road, Easley, SC , Engineer for the project was available to answer any questions as well as the developer Bob Baretto.

Mr. Rogers asked about the adjacent property, if it was occupied Industrial or zoned Industrial and would that be a problem having Residential up against Industrial.

Mr. DiPietro stated it would not be a problem; the property is Fiber Web and there was heavily wooded area between.

Mr. Looper asked staff had they seen the revised plan.

Ms. Jeffers-Campbell stated she had not, but as long as the conditions from Zoning are met she would not have a problem.

Ms. Clark asked about the variance related to the 40 foot radius.

Ms. Jeffers-Campbell stated the variance regarding the emergency access; they were referring to not having enough room for a big cul-de-sac.

Chairman Bichel felt to allow the variance on the buffer would be setting a bad precedence; everybody would show up asking the same thing.

Mr. DiPietro explained there would be plantings and a fence along the buffer.

Ms. Jeffers-Campbell explained the applicant was requesting not to have a buffer but to provide a fence between their property and the vacant commercial property. They will have a six foot fence and on their side plantings to meet the privacy or screening requirements.

Chairman Bichel felt he was still confused with the buffer variance.

MOTION: By Mr. Bailey, seconded by Mr. Forest to approve PP-2021-079 with staff's conditions excluding the variances. The motion carried unanimously by voice vote.

Mr. Forest asked staff if the fence or buffer create better privacy for the townhomes or whatever is built.

Ms. Jeffers-Campbell stated she felt anyone interested in living in this type of area would be interested in living in an urban environment. With the fence, you are not getting the distance as far as sound, but you do not have to look at it. With a vegetated buffer you might still be able to see. She felt there would be more privacy with a fence than vegetation.

Mr. Henderson read what was in the Zoning Ordinance regarding buffers.

MOTION: By Mr. Forest, seconded by Mr. Shockley to approve VA-2021-079.

Mr. Hammond addressed the precedence regarding the variance. He stated the basic test of a variance is that there are unique conditions to the property, so that every variance request is different from each variance. Looking at the property, you would look to see if the conditions were unique to this piece of property. He stated he felt the infill, zoning and current uses next door, potential future uses next door could all be unique characteristics for a variance. He thought the concern a variance was setting precedence for the next variance was not a concern. Every variance request lies on its own merits. If it is not unique enough, it doesn't warrant a variance. If it is unique enough it does but does not carry to the next request.

The motion to approve VA-2021-079 carried by voice vote with one in opposition (Bichel)

MOTION: By Mr. Jones, seconded by Mr. Looper to approve VA-2021-078. The motion carried unanimously by voice vote.

PP-2021-044, Cedar Shoals

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 60.64 acres and zoned R-12, Single-Family Residential. The developer is proposing a 142 lot subdivision accessed by Fork Shoals Road (State). The developer has chosen to do a Cluster Development, Option 1, with 9.09 acres required open space and providing 10.22 acres of open space. The developer will be providing 1.00 linear miles of public road. Water will be provided by Greenville Water and sewer by Metropolitan Sewer. South Greenville Fire serves this area.

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

- All improvements recommended by the TIS shall be installed once 40 lots or 60 units have been recorded by final plat.
- A revised preliminary plan shall be submitted to Subdivision Administration and Land Development reflecting the SCDOT required improvement prior to issuance of land disturbance permit.
- The lot sequencing on the final plat must remain the same as the approved preliminary plan.
- The TIS Review shall be signed by SCDOT and submitted with each final plat application.
- A phased masterplan shall be submitted that shows all existing and proposed phases for all lots in the development for each final phase submitted.

The following appeared in favor of the proposed:

- Waverly Wilkes, Engineer for the proposed was available for any questions With Gray Engineering
- Eric Hendrick, Developer was also available for any questions.

Mr. Jones commented on his concerns that there were no turn lanes.

Ms. Wilkes stated although this project was not installing turn lanes, she felt with the growth that would probably be something that would happen down the road.

Mr. Rogers noted the TIS stating a turn lane on Fork Shoals was needed and wanted to know why it was not a condition of approval.

Ms. Jeffers-Campbell stated the conditions are for all the conditions from the study have to be done.

Mr. Rogers asked if that meant a turn lane would be put on Fork Shoals.

Ms. Jeffers-Campbell stated what they said was “adding a right turn lane would have minimal benefit”. She felt it did not sound as though they were making a definitive assertion for one to be provided. She stated this body could make that a condition if they felt it was needed.

MOTION: By Mr. Jones, seconded by Mr. Loper to approve PP-2021-044 with staff’s conditions. The motion carried unanimously by voice vote.

PP-2021-045, Cottages at Chanticleer Phase 2

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 6.23 acres and zoned R-M20, Multifamily Residential. The developer is proposing an 18 lot subdivision accessed by Porcher Circle, off of Berkman Lane (Both Private). The developer is proposing 978 linear feet of private road. Water will be provided by Greenville Water and sewer by Gantt Sewer. Gantt Fire serves this area.

VA-2021-046, 20' Buffer

Ms. Jeffers-Campbell addressed the Commission members with a variance request from LDR 8.2.1. The Cottages at Chanticleer was previously designed and approved prior to the 20' buffer requirement.

VA-2021-047, Horizontal Radius Variance

Ms. Jeffers-Campbell addressed the Commission members with a variance request from LDR Table 5.1 Design Standards Chart for road design. The applicant is requesting to continue the design standards of the existing road which has a right of way width of 23', five foot curb lawn each side and 4' sidewalks.

VA-2021-48, Right-of-Way Variance

Ms. Jeffers-Campbell addressed the Commission members with a variance request from the Minimum Horizontal Radius per LDR Table 5.1 Design Standards Chart. The applicant is requesting a minimum radius of 40' to match Porcher Circle.

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

John Walker, Attorney for the developer was available for any questions.

Ms. Clark asked about the SAC comments regarding outstanding maintenance issues regarding the stormwater detention dating back to 2002.

Waverly Wilkes, Engineer for the project explained those would be addressed when they obtain their stormwater permit.

Mr. Forest asked if the developer was in charge of the maintenance or had it been turned over to the HOA.

Ms. Wilkes stated she believed the HOA and developer were all in one.

MOTION: By Mr. Jones, seconded by Mr. Loper to approve PP-2021-045. The motion carried unanimously by voice vote.

MOTION: By Mr. Forest, seconded by Mr. Jones to approve VA-2021-046, VA-2021-047, VA-2021-0-48. The motion carried unanimously by voice vote.

PP-2021-049, Paladin Place

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 6.18 acres and zoned R-12, Single-Family Residential and R-M20, Multifamily Residential. The developer is proposing a 42 lot subdivision accessed by Highway 25 (State). The developer has chosen to do a Cluster Development, Option 1, requiring 0.97 acres of open space and providing 2.26 acres of open space. The developer is proposing 1006 linear feet of public road. Water will be provided by Greenville Water and sewer by Berea, Berea Fire serves this area.

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

- A revised plan shall be submitted showing an emergency access point on the southern end of property.
- The revised plan shall be submitted and approved by May 4th
- Failure to meet the condition approval by the deadline will result in denial of the application.

The following appeared in favor of the proposed:

- Paul Talbert, Engineer for the project
- Michel Short, Developer for the project were available for any questions.

Mr. Looper asked if an area he had seen that was in the beginning stages of clean up was this application.

Mr. Talbert stated he did not thing they had begun any type of work.

Chairman Bichel noted LDR section 8.21, use of buffers are restricted to only road crossings, bike paths and greenway trails or walkways not to exceed 10 feet in width. Putting a buffer on each individual lot, each homeowner is just going to do whatever they want to, no matter how many restrictions you have in the deed. He asked why the buffers were run across the back of the lots.

Mr. Talbert stated he felt different, if you restrict it with conveyance.

Chairman Bichel noted Claremont, but the LDR, you cannot allow any other use than the ones listed.

Mr. Jones noted the Claremont issue and the problems, even though this was not the same case. He stated he would not want this to be a Claremont in the future.

Ms. Jeffers-Campbell stated the LDR did not require them at this time to put the buffer in an open space tract. You can request the developer to do that but they have met the requirements of the LDR. This might be something to consider moving forward with the UDO.

Michael Short, 184 Chapman Road, Greenville, SC Developer for the proposed addressed Chairman Bichel's concern. He stated there would be restrictive conveyances in place and they would be enforced.

Mr. Bailey asked the developer if this body requested the lot lines be pulled out of the buffer would that cause an impediment for his community.

Mr. Short stated at this time it could be an impediment to the community.

MOTION: By Mr. Shockley, seconded by Mr. Bailey to approve PP-2021-049 with staff's conditions. The motion carried by voice vote with three in opposition (Jones, Looper and Bichel).

PP-2021-050, Doby Oaks

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 24.6 acres and zoned C-1, Commercial and R-M20, Multifamily Residential. The developer is proposing a 42 lot subdivision accessed by Highway 25 (State). The developer has chosen to do a Cluster Development, Option I with 3.69 acres required and 3.69 acres provided. The developer is proposing 2367 linear feet of public road. Water will be provided by Greenville Water and sewer by Berea. Berea Fire serves this area.

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

The engineer and developer were available for any questions.

MOTION: By Mr. Bailey, seconded by Mr. Forest to approve PP-2021-050. The motion carried unanimously by voice vote.

PP-2021-053, Double Springs Farm

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 32.56 acres and in an unzoned area. The developer is proposing a 26 lot subdivision accessed by Pine Log Ford Road (State). The developer is proposing 2931 linear feet of public road. Water will be provided by Blue Ridge Water and sewer will be by septic system. North Greenville Fire serves this area.

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

- Developer must work with REWA to provide public sewer to the site. Once a public sewer option is determined, the applicant may initiate a land disturbance permit.

The following appeared in favor of the proposed:

- Mr. John Cain spoke on being in favor of the proposed after meeting with the developer and neighbors in the community.

MOTION: By Mr. Bailey, seconded by Mr. Jones to approve PP-2021-53 with staff's conditions. The motion carried unanimously by voice vote.

PP-2021-054, Silvers Crossing

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 25.59 acres and in an unzoned area. The developer is proposing a 19 lot subdivision accessed by Sandy Flat Road (State). The developer is proposing 1,855 linear feet of public road. Water will be provided by Blue Ridge Water and sewer would be by septic system. North Greenville Fire serves this area.

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

- Developer must work with REWA to provide public sewer to the site. Once a public sewer option is determined, the applicant may initiate a land disturbance permit.
- Traffic improvements recommended by SCDOT shall be installed prior to recoding of final plat.

Mr. John Cain was in favor of the proposed but had concerns over traffic.

Ms. Clark voiced her concern about a turn lane on to Pine Log Ford Road.

Mr. Shockley asked if REWA was conducting a study currently.

Ms. Jeffers-Campbell stated not at this time, however, they were working on it diligently and from what she understood there are other projects they were trying to get public sewer to as well.

Mr. Shockley asked what type of time frame they are looking at. To have this as a condition, is there another approval for septic tank or something if they cannot provide the public sewer or it not be economically feasible for the developer.

Ms. Jeffers-Campbell stated REWA was confident they would have an option to make available.

Mr. Shockley stated his concern was the condition did not allow the project to begin unless the public sewer was provided. He asked the developer if he was alright with that condition.

Mr. Marshall Crown with Hunter Quinn Homes 852 Low Country Blvd, Mt. Pleasant, SC

Mr. Marshall stated it would be ideal for him if they could get sewer, however, they would be on a clock at some point.

The Commission members continued discussing the sewer option/septic tank option. After some time the following motion was made.

MOTION: By Mr. Shockley, seconded by Mr. Hammond to approve PP-2021-054 with septic service subject to REWA providing public sewer within six months at an economical beneficial way.

Ms. Jeffers-Campbell stated her reasoning for the recommendation was because there were environmental concerns about septic tanks.

Mr. Rogers suggested to approve PP-2021-054 for septic service.

Mr. Shockley accepted Mr. Rogers suggestion as a friendly amendment, as well did Mr. Hammond.

The motion to approve PP-2021-054 with staff's conditions and for septic service carried unanimously by voice vote.

MOTION: By Mr. Forest, seconded by Mr. Shockley to reconsider PP-2021-053 based on the discussion on PP-2021-054. The motion carried unanimously by voice vote.

MOTION: By Mr. Shockley, seconded by Mr. Forest to approve PP-2021-053 with staff's conditions and septic service. The motion carried unanimously by voice vote.

PP-2021-056, Westpoint Gardens

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 64.35 acres and zoned R-R1, Rural Residential. The developer is proposing a 63 lot subdivision accessed by W. Georgia Road (State). The developer has chosen to do a Cluster Development, Option 1, with 25.74 acres of open space required and providing 25.25 acres of open space. The developer is proposing 45,312 linear feet of public road. Water will be provided by Greenville Water and sewer will be by septic system. South Greenville Fire serves this area.

Staff recommends conditional approval with the standard and specific requirements.

- Developer must work with REWA to provide public sewer to the site. Once a public sewer option is determined, the applicant may initiate a land disturbance permit.

The following appeared in favor of the proposed:

- Paul Harrison, Bluewater Civil Design, 718 Lowndes Hill Road, Greenville, SC

Ms. Clark complimented Mr. Harrison on the design, noting the pedestrian access to the school.

Chairman Bichel also complimented Mr. Harrison.

MOTION: By Ms. Clark, seconded by Mr. Loper to approve PP-2021-56 with the standard and specific requirements and septic service. The motion carried unanimously by voice vote.

PP-2021-061, Eagle Chase Townhomes (Resubmittal)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 7.69 acres and zoned R-M7, Multifamily Residential. The developer is proposing a 53 lot subdivision accessed by Strange Road (State). The developer has chosen to do a Cluster Development, Option 1, requiring 1.15 acres of open space and providing 1.15 acres of open space. The developer is proposing 0.25 linear miles of private drive. Water will be provided by Greenville Water and sewer by Taylors Sewer. Taylors Fire serves this area.

Staff recommends approval with the standard and specific requirements.

Waverly Wilkes, engineer for the project was available for any questions.

MOTION: By Mr. Looper, seconded by Mr. Jones to approve PP-2021-061 with the standard and specific requirements. The motion carried unanimously by voice vote.

Chairman Bichel recessed the meeting at 6:35

Chairman Bichel reconvened the meeting at 6:44 p.m.

REZONING REQUESTS

Mr. Henderson presented the following:

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Brook Denny – Planner
RE:	CZ-2021-28
APPLICANT:	Guadalupe Villar of Alvarez Enterprises, LLC for Isaac Quintana
PROPERTY LOCATION:	N. Charles Drive and Conestee Road
PIN/TMS#(s):	0421000700303

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Single-Family Detached

ACREAGE: 0.67

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned C-2, Commercial in May 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Single-family detached
East	C-2 & R-MA	Equipment sales and rental & church
South	R-MA	Single-family detached
West	C-2	Vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Not Available

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 Conestee Plan designated as *North Village* which calls for Single-family and Multifamily Housing.

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	NA	0.67	0 units
Requested	R-MA	20 units/acre		13 units

A successful rezoning would allow for 13 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Conestee Road is a Four-lane State-maintained Collector road. The parcel has approximately 122 feet of frontage along Conestee Road. N. Charles Drive is a Two-lane County-maintained Residential road. The parcel has approximately 147 feet of frontage along N. Charles Drive. The parcel is approximately 0.24 miles east of the intersection of Conestee Road and Fork Shoals Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Conestee Road	341.9' E	4,600	4,500 -2.1%	5,200 +13.0%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Conestee Baptist Day School.

CONCLUSION:

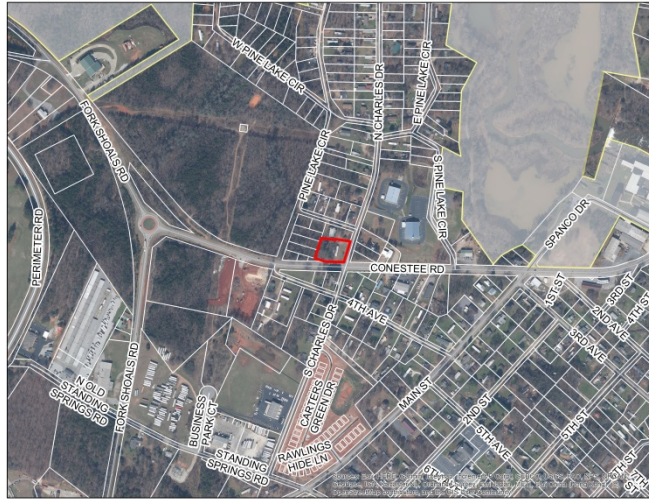
The subject parcel, zoned C-2, Commercial, is located along Conestee Road, a State-maintained collector road, and N. Charles Drive, a State-maintained residential road and contains an existing non-conforming use. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would better align with the zoning and uses in the immediate area as well as bring the subject property into conformity with the Zoning Ordinance as an approved land use.

STAFF

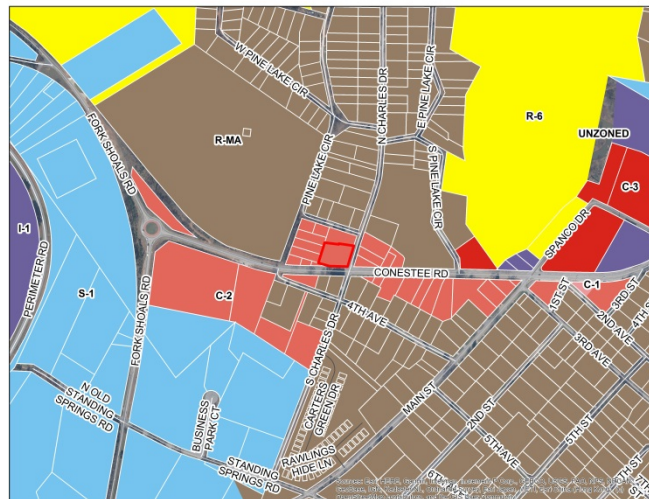
RECOMMENDATION:

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

MOTION: By Mr. Looper, seconded by Mr. Jones to approve CZ-2021-28. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-29

APPLICANT: Stephen T. Mack, Jr. of STM Acquisition & Development, Inc. for Immanuel Lutheran Church, Inc.

PROPERTY LOCATION: 2820 and 2824 Woodruff Road

PIN/TMS#(s): 0548020103209 and 0548020103200 (portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-M16, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 6.46

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1991 as part of Area 7. There have been no other rezoning requests.

EXISTING LAND USE: Church and Single-Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Church
East	R-7.5	Single-family detached
South	R-M10 & R-12	Single-family detached
West	R-M16	Multifamily residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

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 a part of any adopted 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>R-S</i>	<i>1.7 units/acre</i>	<i>6.46</i>	<i>10 units</i>
Requested	<i>R-M16</i>	16 units/acre		103 units

A successful rezoning would allow for 93 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Woodruff Road is a Three-lane State-maintained arterial road. The parcel has approximately 330 feet of frontage along Woodruff Road. The parcel is approximately 0.24 miles east of the intersection of Scuffletown Road and Woodruff Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Woodruff Rd	100' W	17,400	18,500 +6.3%	23,600 +35.6%

CULTURAL AND
ENVIRONMENTAL:

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

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Woodruff Road, a State-maintained arterial road, which features a mix of commercial and residential uses. A successful rezoning to R-M16, Multifamily Residential would achieve the applicant’s goal expanding an existing multifamily development and would align with the density called for in the Plan Greenville County comprehensive plan.

STAFF

RECOMMENDATION:

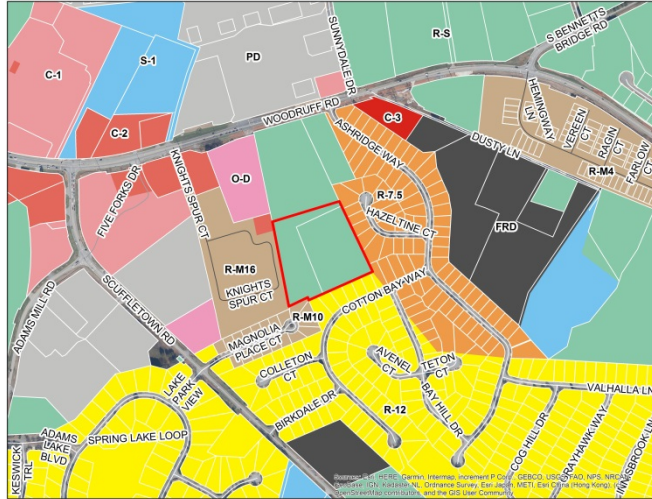
Based on these reasons, staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.

MOTION:

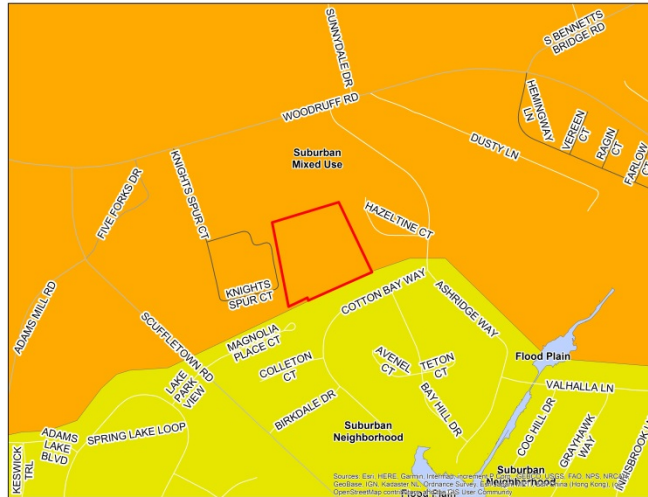
By Mr. Hammond, seconded by Mr. Jones to approve CZ-2021-29. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny – Planner

RE: CZ-2021-30

APPLICANT: Jesse A. Carter of Anderson Ridge
Development, LLC for Chandler Revocable
Trust and Linda Gayle Porter, and Deborah
Foster for Foothills Presbytery

PROPERTY LOCATION: W. Georgia Road and Rocky Creek Road

PIN/TMS#(s): 0575030100403, 0575030100412,
0575030100505, and 0575030100401 (portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 12.37

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There has been one rezoning request for this property: CZ-2008-035, from R-S, Residential Suburban to P-D, Planned Development, which was withdrawn. There have been no additional rezoning requests.

EXISTING LAND USE: Single-Family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single-family residential
East	R-S & R-15	Vacant land & single-family residential
South	PD	Single-family residential
West	R-S & PD & R-12	Vacant land & single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Not available

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

The subject property is not 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
Current	R-S	1.7 units/acre	12.37	21 units
Requested	R-MA	20 units/acre		247 units

A successful rezoning would allow for 226 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

W. Georgia Road is a two-lane State-maintained arterial road, and Rocky Creek Road is a two-lane State-maintained collector road. The parcel has approximately 747 feet of frontage along W. Georgia Road, and the parcel has approximately 822 feet of frontage along Rocky Creek Road. The parcel is approximately 0.1 miles southeast of the intersection of W. Georgia Road and Rocky Creek Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Brashier Middle College Charter School.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along W. Georgia Road, a State-maintained Arterial Road, and Rocky Creek Road, a State-maintained Collector Road. A successful rezoning to R-MA, Multifamily Residential would allow for a density up to 20 units per acre. Staff is of the opinion that the density allowed within the requested district would be too intense for the existing predominantly single-family residential area.

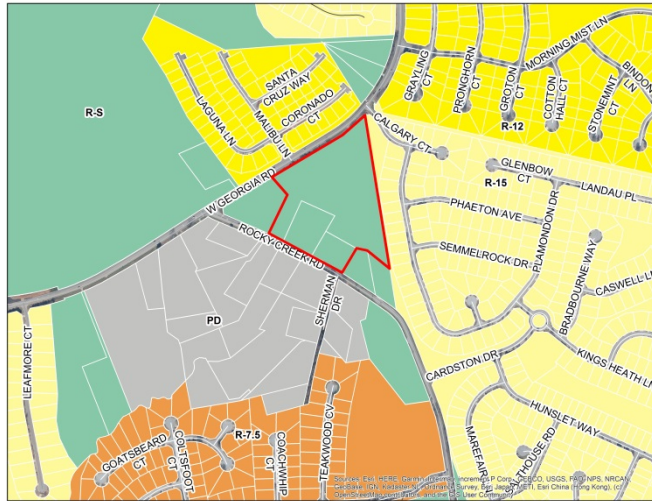
STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-M16, Multifamily Residential.

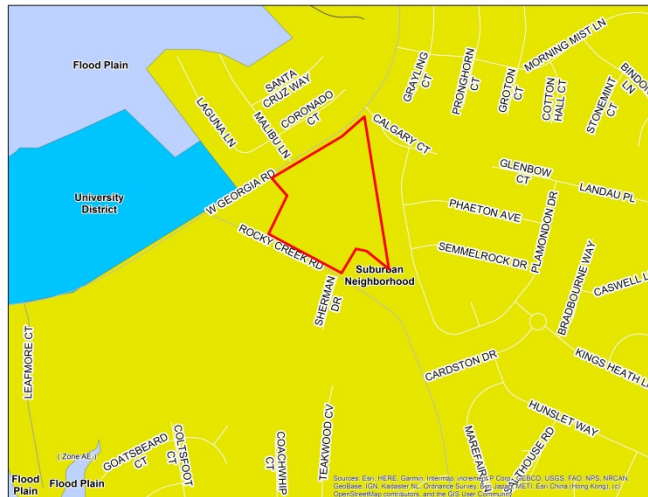
MOTION: By Mr. Rogers, seconded by Mr. Shockley to deny CZ-2021-30 based on staff’s recommendation and the fact the property is surrounded by single-family residential. The motion carried by voice vote with one in opposition (Hammond).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Hammond recused himself from the discussion due to applicant being a former client and he left the meeting room.

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny – Planner

RE: CZ-2021-31

APPLICANT: Ryan Foster of Flournoy Development Group
for Ryland Properties, LLC

PROPERTY LOCATION: 2400, 2500, 2702, and 2704 Pelham Road

PIN/TMS#(s): 0533040101904, 0533040101901 and
0533040101900

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD-MC, Flexible Review District, Major
Change

PROPOSED LAND USE: Mixed-Use Development

ACREAGE: 9.07

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There has been one successful rezoning request for this property: CZ-2016-36, from R-20, Single-Family Residential to FRD, Flexible Review District in 2016. Additionally, CZ-2020-10, FRD to FRD-MC was withdrawn. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential and Church

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	FRD & PD	Commercial & single-family attached
East	R-M10	Multifamily
South	R-20	Single-family detached
West	C-1 & R-20	Single-family & retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is not 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
Current	FRD	0 units/acre	9.07	0 units
Requested	FRD	29.1 units/acre		263 units

A successful rezoning would allow for 263 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Pelham is a five-lane State-maintained arterial road. The parcel has approximately 766 feet of frontage along Pelham Road. The parcel is approximately 0.11 miles east of the intersection of Blacks Drive and Pelham Road. The property is not along a bus route. There are sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Green Charter School.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a 9.07-acre Multifamily Residential Development. The site consists of three parcels totaling 10.95 acres that will feature 253 multifamily units and 10 live-work units with a dog park and community area featuring a swimming pool.

Proposed Land Uses:

The intended uses for the site are to include: apartments; live/work; dog park; and an amenity area.

ARCHITECTURAL DESIGN:

The style of the new buildings is intended to be traditional suburban with modern design features. Buildings will be oriented in either an L or U-shape to allow for more interesting spaces between buildings and cultivate a more urban feel. Exterior finish materials will consist of brick and cement fiber siding, and will blend into the commercial storefronts and retail canopies.

Access and Parking:

The applicant is proposing 374 parking spaces, which exceeds the minimum 371 required for multifamily residential. Of the total parking facilities, 43 will be visitor parking spaces. The developer is utilizing both visitor parking and its overage to provide the required 35 spaces required by the commercial spaces within the development.

The proposed development will provide two access points off Pelham Road. The applicant is proposing 5' wide internal sidewalks throughout the development as well as new 5' sidewalks to connect to the adjacent property. Additionally, the applicant is providing 30 bike parking spaces.

Landscaping and Buffering:

The applicant states that the development will have an array of landscaping features. Additionally, the applicant is proposing a 6' tall opaque wood fence between the development and the existing homes on the southern and western property line. The rest of the site will additionally meet or exceed all landscaping

requirements as outlined in the Greenville County Zoning Ordinance.

Signage and Lighting:

The applicant states that signage will meet all requirements and is proposing one single-faced monument sign at the signalized entry point as well as building identification and directional signage within the development. Additionally, each live/work space will be allowed signage at the main entry point. Site lighting will vary depending on application. Decorative lanterns will be no higher than 18' and used to light the development. All lighting near property lines will be shielded to prevent light pollution.

CONCLUSION:

The subject parcel, zoned FRD, Flexible Review District, is located along Pelham Road, a State-maintained arterial road. A successful rezoning to FRD-MC, Flexible Review District, Major Change would align with the uses allowed under the Plan Greenville County comprehensive plan and those located along Pelham Road. Staff is of the opinion that the changes proposed to this Flexible Review District would be supportive of the comprehensive plan and not be detrimental to the existing area.

The development would have to meet the following conditions:

1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

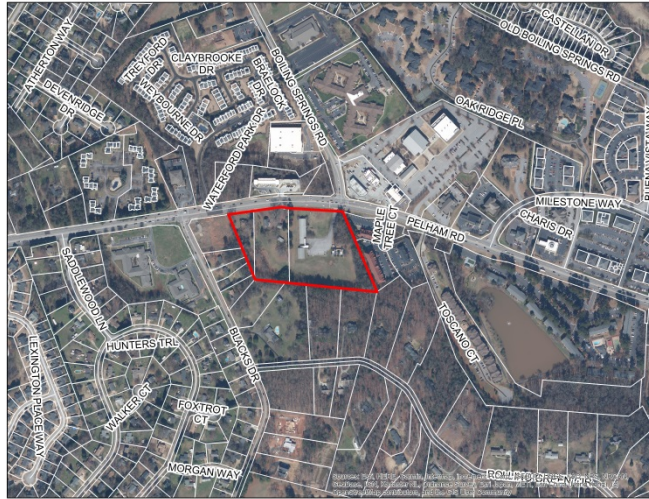
STAFF

RECOMMENDATION:

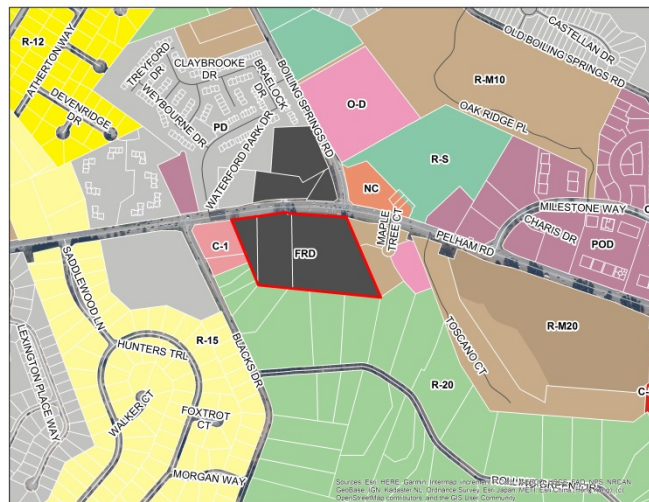
Based on these reasons, staff recommends approval of the requested rezoning to FRD, MC - Flexible Review District, Major Change with the aforementioned condition.

MOTION:

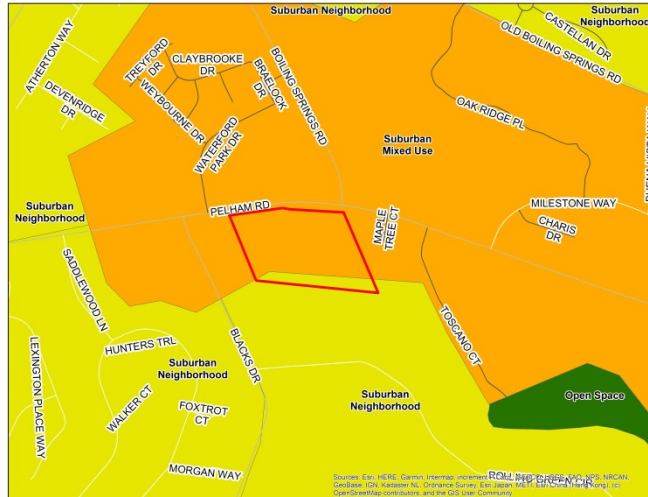
By Mr. Forest, seconded by Mr. Bailey to approve CZ-2021-31 with staff's conditions. The motion carried by voice vote with one abstention (Hammond).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

April 14, 2021

Brook Denny
Planner
Zoning Administration
Greenville County, SC

RE: Pelham Mixed-Use Development Staff Comment letter reply

Dear Brook,

Below in bold are my responses to your letter dated April 9th regarding the Pelham Mixed-Use Development

Statement of Intent

1. Please update date on cover page. **Complete**

Page 4

1. Please revise second access point – Roadways and Interconnectivity seems to suggest that the second access is west of the incoming Spinx gas station. **Clarifications were made.**

Page 5

2. “Connectivity was considered between this property and the property on the corner of Pelham and Blacks Drive.” – is this still being considered? If so, add a note to the plan. **This is no longer being considered since the Spinx gas station is moving forward and thus was removed.**
3. Please revise “this property being C1.” **Revision complete.**

4. Please note that the building department will require handicap spaces to be 9 x 20. **Revision made on Page 5.**
5. Staff believes that the explanation on the 46 visitor spaces is sufficient; however, for greater explanation and transparency we request at least one sentence detailing how much additional parking would be required for the 10 “work” units. Based on the description of allowed uses the county’s standard for Office-Business would apply. **A clarification has been made in which we accounted for 11,500 sf of work space which account for 35 spaces.**

Page 7

1. Is the architectural style mentioned for all buildings including the amenity areas/ clubhouse? **Clarification has been made.**
2. Please mention the Dog Park, and any fencing or screening for such. **Clarification has been added.**

Page 9

1. One of your signage examples shows an awning. If you intent to utilize such, please mention in the SOI. **Clarification has been added.**

Comments/Questions:

1. Please submit a revised Traffic Impact Study reflect the current year as discussed with staff. **The update to the TIA is underway and will be forthcoming.**

Will Serve Letters: No Comments NA

CV-1: Final updates to CV-1 are underway and will be forthcoming.

1. You mention a Dog Park in your SOI, Please show.
2. Do you have a proposed location for the 10 live/work units?
3. Please show handicap spaces meeting minimum requirements.
4. Please add the Land-Use Table as found in the SOI to the plan.

NRI:

1. No Comments NA

Sincerely,
Ryan Foster
Flournoy Development Group, LLC

Mr. Hammond returned to the meeting room.

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson, Zoning Administrator

RE: CZ-2021-32

APPLICANT: M. Cindy Wilson of M. Cindy Wilson B.I.C. for
Janice Holliday Chandler

PROPERTY LOCATION: 9185 Augusta Road

PIN/TMS#(s): 0596030102302

EXISTING ZONING: R-R3, Rural Residential District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Retail/Mercantile

ACREAGE: 2.90

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-R3, Rural Residential in August 2000 as part of Area 14. There have been no prior rezoning requests for this parcel.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Trucking company with office
East	R-R3	Vacant wooded land
South	R-R3	Single-family residences
West	Unzoned	Single-family residences

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

AREA AND COMMUNITY PLANS:

The subject property is a part of the South Greenville Area Plan and is designated as *Rural Preservation*.

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-R3	1 unit/3 acres	2.90	0 units
Requested	C-3	16 units/acre		46 units

The applicant is not proposing a residential development; however, a successful rezoning would allow for 46 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Augusta Road (Highway 25) is a 5-lane State-maintained arterial road. The parcel has approximately 361 feet of frontage along Augusta Road and approximately 300 feet of frontage along Red Hawk Lane, which is a private drive. The parcel is approximately 1 mile north of the intersection of Augusta Road and Highway 418. The property is not along a bus route. There

are also no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Ellen Woodside Elementary.

CONCLUSION:

The subject parcel, zoned R-R3, Rural Residential, is located along Augusta Road, a State-maintained arterial road which features a mixture of Residential, Vacant Land, and Commercial uses. A successful rezoning to C-3, Commercial would allow for uses intended for non-residential areas and along major thoroughfares. While staff realizes this parcel fronts Highway 25, staff is of the opinion that the uses allowed in C-3, Commercial are too intensive for this residential area and do not align with the future land use designation of this area, Rural.

STAFF RECOMMENDATION:

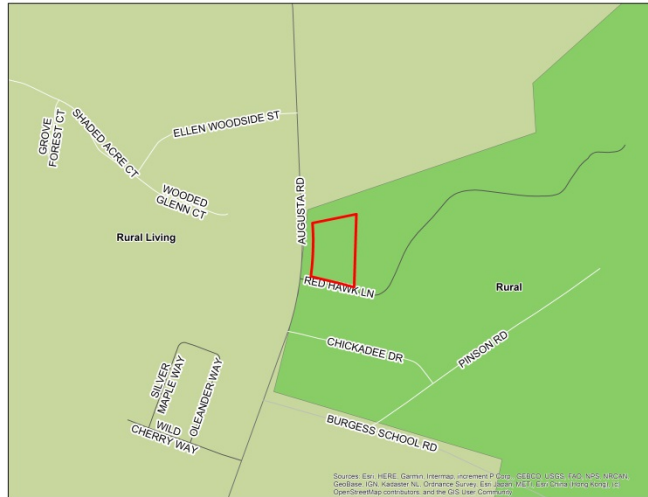
Based on these reasons, staff recommends denial of the requested rezoning C-3, Commercial.



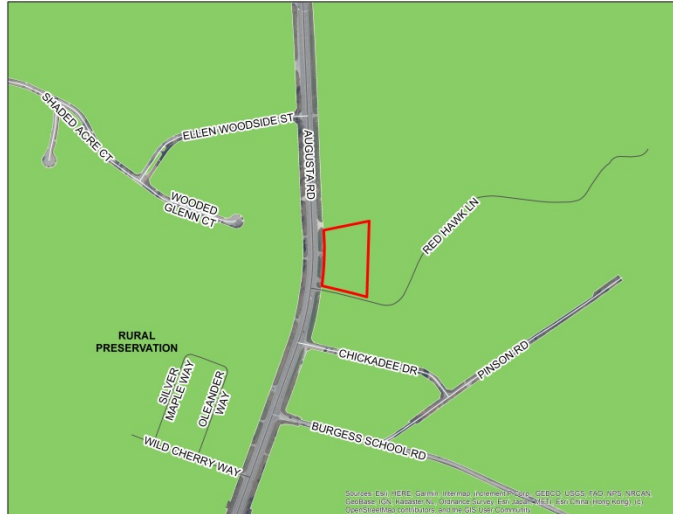
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Mr. Jones noted the surrounding area having C-3 one block up from this property. He stated residential, commercial was along that road all the way to Moonville.

Ms. Clark stated she would vote in favor, considering this as light Commercial.

Mr. Rogers would be in opposition because the plan calls for rural.

MOTION: By Mr. Jones, seconded by Mr. Loper to approve CZ-2021-32. The motion carried with one in opposition (Rogers).

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson, Zoning Administrator

RE: CZ-2021-33

APPLICANT: Stanley E. McLeod of Brown, Massey, Evans,
McLeod & Haynsworth, LLC for Martyn Harris
and Samantha Harris

PROPERTY LOCATION: E. Suber Road

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

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Dog Kennel & Grooming with Outdoor Runs

ACREAGE: 5.00

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: This portion of a parcel was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1. There have been two successful rezoning request for this property: CZ-2020-14 and CZ-2020-15, which allowed for a land swap with the adjacent property. For the subject property, a portion of the site was successfully rezoned from I-1, Industrial to R-S, Residential Suburban. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	RV and trailer storage
East	I-1 and R-S	Construction business and vacant land
South	R-S	Single-family residences
West	DRD (City of Greer)	Single-family residences

WATER AVAILABILITY: No available connection

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 *Floodplain*. **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 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	R-S	1.4 units/acre	5.00	7 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would not allow for any dwelling units on site.

ROADS AND TRAFFIC:

E. Suber Road is a two-lane State-maintained collector road. This portion of a parcel has approximately 200.28 feet of frontage along E. Suber Road. The site is approximately 0.3 miles east of the intersection of E. Suber Road and Highway 14. The property is not along a bus route. There are also no sidewalks in the area

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Woodland Elementary, Riverside Middle, and Riverside High School.

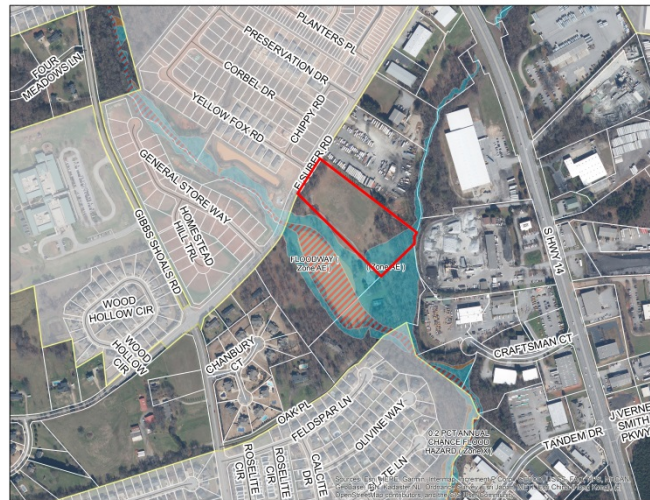
CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along E. Suber Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services, would not have an adverse impact on this area due to similar surrounding zoning classifications and uses and natural buffering from nearby residential areas.

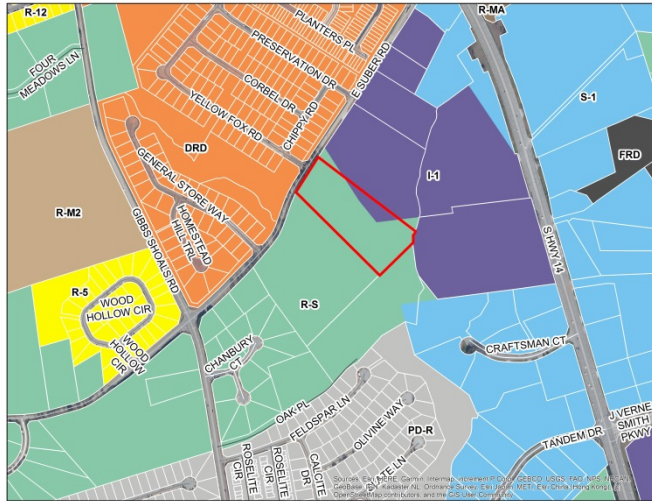
STAFF RECOMMENDATION:

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

MOTION: By Mr. Hammond, seconded by Ms. Clark to approve CZ-2021-33. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson, Zoning Administrator

RE: CZ-2021-34

APPLICANT: Chris M. Watson of Seamon, Whiteside & Associates, Inc. for Karren D. Garrett Long and R. Edward Long, Jeffery Neal Garrett, Cynthia Lee Garrett Farmer, Donald Gregory Garrett, and Kem George Lynn

PROPERTY LOCATION: 219 and 231 Corn Road

PIN/TMS#(s): M004020103000, M004020103001, M004020103002, M004020103003 and M004020103004

EXISTING ZONING: R-12, Single-Family Residential District

REQUESTED ZONING: R-M12, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 23.20

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: This parcel was originally zoned R-12, Single-family Residential in May 1971 as part of Area 2. There have been no prior rezoning requests.

EXISTING LAND USE: Single-family residential and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD-R (City of Mauldin) and R-S (City of Mauldin)	Single-family residences and Mauldin High School
East	R-M (City of Mauldin)	Condominiums
South	R-12 (City of Mauldin)	Single-family residences
West	R-12	Single-family residences, vacant wooded land and cemetery

WATER AVAILABILITY: 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 Neighborhood* and *Floodplain*. **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
Current	R-12	3.6 units/acre	23.20	83 units
Requested	R-M12	12 units/acre		278 units

A successful rezoning would allow for 195 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Corn Road is a three-lane State-maintained collector road. The subject parcels have approximately 1,131 feet of frontage along Corn Road. The site is approximately 0.28 miles west of the intersection of Corn Road and E. Butler Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Corn Road	739' E	6,100	7,200 +18.0%	8,300 +15.3%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There is one historic resource closely adjacent to the site, a family cemetery, on parcel M004020102000. Two schools are located within one mile of the site: Mauldin High School and Montessori School of Mauldin.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Corn Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-M12, Multifamily Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area.

STAFF RECOMMENDATION:

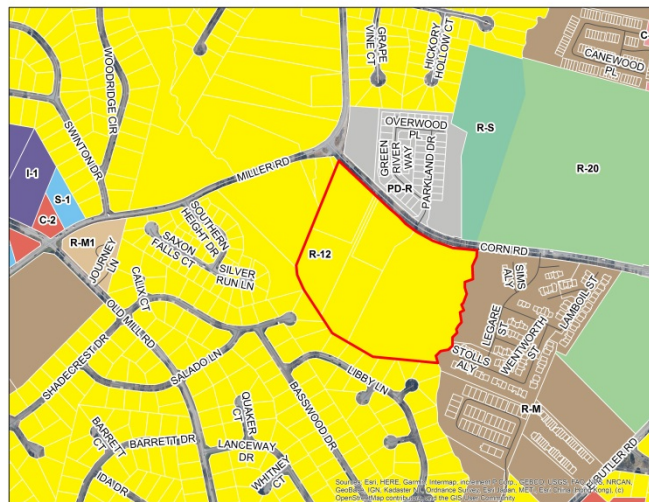
Based on these reasons, staff recommends approval of the requested rezoning to R-M12, Multifamily Residential.

MOTION:

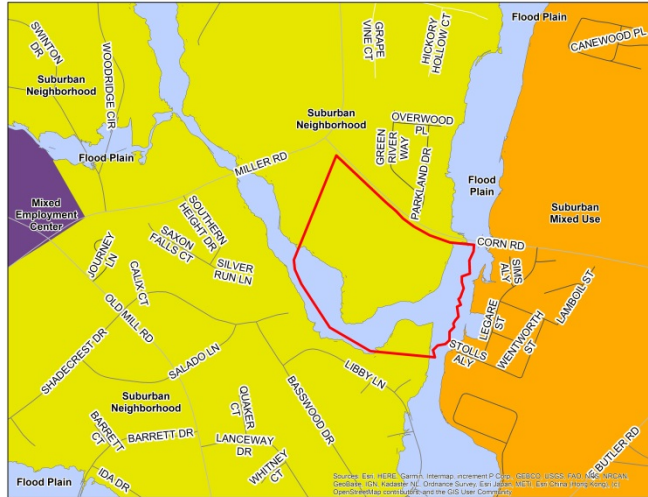
By Mr. Bailey, seconded by Mr. Looper to approve CZ-2021-34. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Shockley recused himself from the discussion due to a potential financial interest and left the meeting room.

Mr. Henderson presented the following;

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-35

APPLICANT: Paul Harrison of Bluewater Civil Engineering
 for Julia Louise Barker, Linda Marilyn Howard,
 and Gail Elizabeth Tucker, Frank J. Ayers, III &
 Carol B. Ayers

PROPERTY LOCATION: Michelin Road

PIN/TMS#(s): 0593030101104 and 0593030101105

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-15, Single-Family Residential District

PROPOSED LAND USE: Single-family Residential

ACREAGE: 40.1

COUNCIL DISTRICT: 25 – Fant

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

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Industrial
East	R-12	Single-family residential, vacant land
South	R-S	Single-family residential
West	I-1, R-S	Industrial, industrial vacant land, agriculture

WATER AVAILABILITY: 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 *Industrial*.
 Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY PLANS:

The subject property is a part of the South Greenville 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>R-S</i>	<i>1.7 units/acre</i>	40.1	<i>68 units</i>
Requested	<i>R-15</i>	2.9 units/acre		116 units

A successful rezoning would allow for 48 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Michelin Road is a two-lane State-maintained collector road. The parcel has approximately 2,419 feet of frontage along Michelin Road. The parcel is approximately 0.5 miles southeast of the intersection of Antioch Church Road and Michelin Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. If development is proposed in the floodplain, an engineer is required to determine the floodway to ensure there are no encroachments. All proposed work adjacent or within the floodplain requires a floodplain permit. All new structures must have the lowest floor, including utilities, elevated at least four feet above the base flood elevation. There are no known historic or cultural resources on the site. No school is located within one mile of the site.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Michelin Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area.

STAFF RECOMMENDATION:

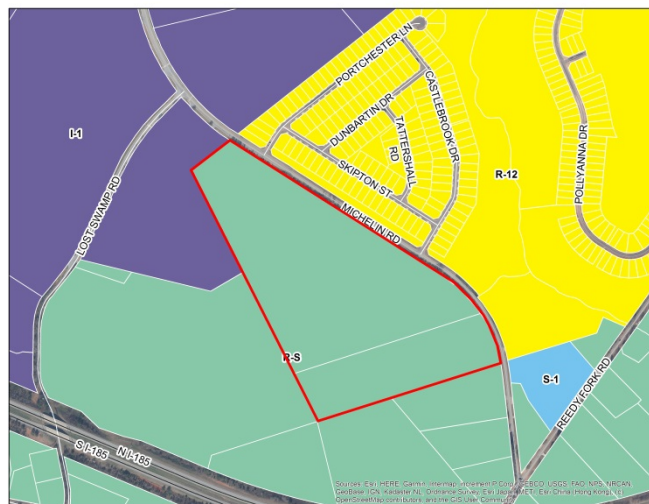
Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-family Residential.

MOTION:

By Mr. Hammond, seconded by Mr. Forest to approve CZ-2021-35. The motion carried by voice vote with one abstention (Shockley).



Aerial Photography, 2020



Zoning Map

Mr. Shockley returned to the meeting room.

Mr. Henderson presented the following:

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Austin Lovelace, Principal Planner
RE:	CZ-2021-38
APPLICANT:	Alexander Zuendt for Zuendt Engineering, LLC for Kamlesh Patel
PROPERTY LOCATION:	W. Georgia Road and Sullivan Road
PIN/TMS#(s):	0584010102900, 0584010102901, 0584010102903 and 0584010102906
EXISTING ZONING:	C-3, Commercial District, R-S, Residential Suburban District and S-1, Services District
REQUESTED ZONING:	FRD, Flexible Review District
PROPOSED LAND USE:	Mixed-Use Development
ACREAGE:	7.55
COUNCIL DISTRICT:	25 – Fant

ZONING HISTORY: These parcels were originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been two successful rezoning requests for TMN 0584010102901: CZ-2003-11, from R-S, Residential Suburban to S-1, Services; and CZ-2006-053, from S-1, Services to C-3, Commercial. There has been one successful rezoning request for TMN 0584010102906: CZ-2003-072, from R-S, Residential Suburban to S-1, Services.

EXISTING LAND USE: Residential vacant land, auto service facility, single-family residence, commercial vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family residences, office
East	S-1, R-12	Warehousing, single-family residential
South	R-12	Residential vacant land
West	R-S	Residential vacant land

WATER AVAILABILITY: 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 Rural Living. ****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.

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-3, S-1, & R-S	5.7 units/acre	7.55	43 units
Requested	FRD	8.6 units/acre		65 units

A successful rezoning would allow for 22 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

West Georgia Road is a two-lane State-maintained arterial road. The parcel has approximately 543 feet of frontage along West Georgia Road. Sullivan Road is a two-lane County-maintained collector road. The parcel has approximately 645 feet of frontage along Sullivan Road. The parcel is approximately 0.67 miles east of the intersection of Fork Shoals Road and West Georgia Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
West Georgia Road	16,243' E	14,000	12,400 - 12.9%	19,000 +53.2%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Brashier Middle School.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a mixed-use development. The site consists of four parcels consisting of 7.55 acres that will feature: commercial retail along West Georgia Road and at the intersection of West Georgia Road and Sullivan Road; and townhomes on the remaining 2.98 acres.

Proposed Land Uses:

The intended uses for the site are to include: commercial retail, townhomes, and all uses permitted in C-3, Commercial and R-MA, Multifamily Residential.

ARCHITECTURAL DESIGN:

The applicant states that the townhomes will be constructed by a national builder and will be similar to other townhomes being constructed in the area. Construction will be typical wood frame construction with cement fiber, stone, brick, or vinyl exterior. The gas station and convenience store will be constructed with steel framing and a stone and cement fiber exterior.

Access and Parking:

The site is accessed on West Georgia Road and Sullivan Road via newly proposed roads. Access on West Georgia Road will be at the signalized intersection at Holcombe Road. Access to Sullivan Road will be approximately 500 feet south of the intersection of West Georgia Road.

Landscaping and Buffering:

The applicant states that a 12.5 foot landscape buffer with continuous evergreen species screening will be provided where the development adjoins residential properties.

Signage and Lighting:

The applicant states that monument signage is proposed for the project. Internal site lighting is proposed for the site.

CONCLUSION:

The subject parcels, zoned C-3, Commercial, R-S, Residential Suburban, and S-1, Services, are located along West Georgia Road, a two-lane State-maintained arterial road, and Sullivan Road, a two lane State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for commercial development along West Georgia Road in conjunction with additional residential units at a greater density than allowed under the current zoning, would be consistent with much of the residential density in the area, and would not have an adverse impact on this area.

The development would have to meet the following conditions:

1. Submit revised comments and plans in accordance with the Memo on Comment Responses dated April 16, 2021;
2. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

STAFF

RECOMMENDATION:

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

Ms. Clark stated she was concerned over the density being proposed.

Mr. Rogers shared the density concerns with Ms. Clark.

Mr. Hammond noted there were three different zoning classifications on the property. He felt it was a hot mess right now, there were no appearances in opposition at the Public Hearing, they are requesting and FRD, and so there will be control over what will be there.

Mr. Forest stated he felt it made a good buffer between the gas station/car wash and residential.

Mr. Jones stated last year the Commission approved a Cluster Development, across Sullivan Road. He asked staff if Sullivan Road was being improved. Stating it was not a very good road.

Staff did not have that information at this time, but would check into it.

Chairman Bichel stated he did like the transitional nature of the proposed.

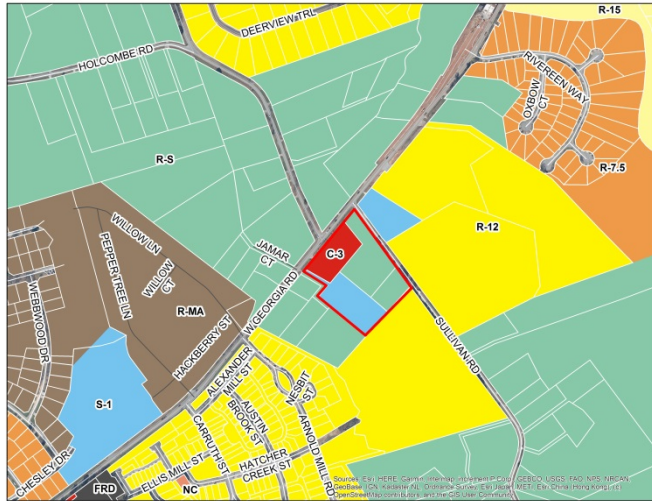
Ms. Clark asked for a point of clarification, if approved, are the Commissioners approving the density.

Chairman Bichel stated the density would be approved, but traffic, no.

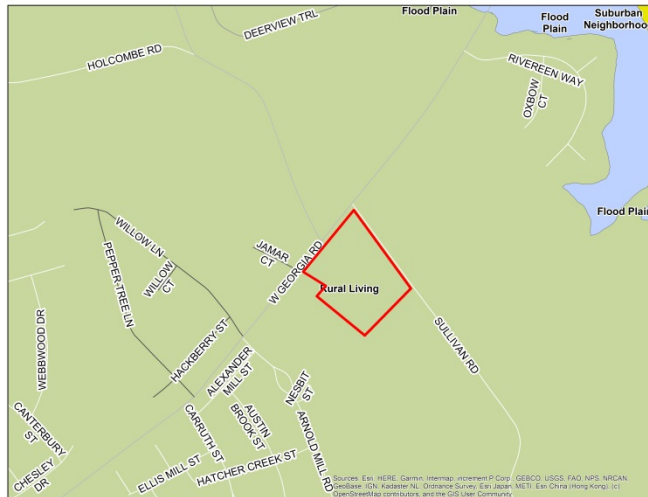
MOTION: By Mr. Hammond, seconded by Mr. Shockley to approve CZ-2021-38 with staff's conditions. The motion carried with six in favor and three in opposition (Clark, Looper and Jones).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Updated

8. Include screening type of detention pond. Updated

Page 5

1. Capitalize “water” in Greenville Water; Updated

Page 21

1. Provide Lighting Plan as mentioned in SOI. Additionally, clarify “Appendix C” and “Exhibit C” as both reference Lighting Plan. Changed to Exhibit ‘C’

Will Serve Letters:

1. Provide signatures on all utility letters. Added

Natural Resource Inventory (NRI):

1. No comments.

Preliminary Development Plan (PDP):

1. Provide square footage of existing nonresidential use(s); Square Footage added to all non residential buildings
2. Provide parking space calculations per use; Parking calcs added
3. Provide drive aisle dimensions (width); Dimensions added.
4. Indicate location of ADA spaces for proposed parking area, which must be 9 ft x 20ft; One ADA space added.
5. Indicate traffic circulation throughout site; Traffic arrows added through the site.
6. Indicate location(s) of proposed monument signage. Monument signs added.

Site Plan:

1. Provide illustrated site plan as indicated in SOI; Only one site plan added.
2. Label existing sidewalks and provide dimensions and connections to proposed sidewalks; No existing or proposed sidewalk
3. Label existing roads; Existing roads labeled
4. Provide parking space calculations per use; Parking calcs added
5. Provide parking space dimensions (width and depth); Parking dimensions added
6. Indicate location of ADA spaces for proposed parking area; One ADA space added.
7. Indicate traffic circulation throughout site; Traffic arrows added through the site.
8. Indicate location(s) of proposed monument signage. Monument signs added.
9. Indicate how they can meet parking reduction for existing convenience store; No reduction used.
10. Is there any access to the out parcel? Site has been reconfigured.
11. If the intent is to not subdivide individual parcels, then they are apartments. Please include parking table with visitor parking and provide bedroom

counts; if townhomes, then they have to be built to county standards without parking on the road. **Each townhome will be subdivided to form its own parcel.**

12. All buildings must be on setback line. This design is not allowing for any covered patio in yard, etc. **The building footprint included patios.**

Sincerely,

Alexander Zuendt, PE

UPDATED ON THE FIVE FORKS AREA PLAN

Tyler Stone, Long Range Planning Manager addressed the Commission members with a brief PowerPoint presentation on staff's work with the community to create a Five Forks Area Plan. Staff provided each Commissioner with a copy of the Plan. Mr. Stone went over the various community meetings and what the community was most interested in future development for the area. He showed the future land use map the community created and also gave various goals. The community also provided suggestions for the Unified Development Ordinance staff was currently working on. He also showed the Commission members the timeline anticipated for approval.

PLANNING REPORT

Tee Coker, Planning Director addressed the Commission members with news of our Planner, Jonathan Hanna who will be leaving the county's employ on May 4, 2021. Mr. Coker will be providing the Planning Report from this point. He announced the website for the Laurens Road Transit Oriented Development Study is active and encouraged the Commissioners to view the Study. He also stated the progress of the UDO and would include the Commission members soon. Mr. Coker assured the Commission they would receive future invites to workshops with County Council.

Mr. Coker and Ms. Gucker stated there would be a Planning Commission Workshop on May 18, 2021. The workshop will be held in person and lunch will be provided. Details will be forthcoming.

Mr. Jones asked about the UDO, would there be Agricultural Zoning.

Mr. Coker stated that was where they were currently.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Chairman Bichel announced he had appointed Mr. Rogers as the nominating contact and asked that all nominations be sent to him for next month's election of officers.

ADJOURN: Without objection Chairman Bichel adjourned the meeting at 7:42 p.m.

Respectfully submitted

Recording Secretary