

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
February 24, 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 and M. Looper

MEMBERS ABSENT: J. Rogers

COUNTY COUNCIL MEMBERS PRESENT: Council Chair Willis Meadows, Mike Barnes

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

CALL TO ORDER

Chairman Bichel called the meeting to order at 4:30 p.m.

INVOCATION

Mr. Bailey provided the invocation.

APPROVAL OF THE MINUTES OF THE JANUARY 27, 2021 COMMISSION MEETING

MOTION: By Mr. Jones, seconded by Mr. Looper to approve the minutes of the January 27, 2021 Commission meeting as presented. The motion carried by voice vote with one absent (Rogers).

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2020-165, Roberts Farm

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 41.97 acres and zoned FRD. The developer is proposing a 147 lot subdivision accessed by Mountain Creek Road (County). The developer is proposing 1.05 linear

miles of public road. Water will be provided by Greenville Water and sewer by Metro Sewer. Piedmont Park Fire serves this area.

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

- Mountain Creek Church Road shall be improved to include two lanes with a two-way left turn lane starting from 553 West Mountain Creek Rd to the intersection of Hwy 253 and West Mountain Creek Rd
- All traffic improvements warranted by the TIS and County Engineering & Maintenance staff shall be installed once 40 lots have been recorded

Rationale for Staff's recommendations:

- While the capacity rating/LOS for West Mountain Creek Rd is F, it is projected and not based on actual traffic counts and is more of a capacity rating than a performance rating. Moreover, the TIS shows that existing conditions warrant a traffic light and the development would not significantly impact the transportation system. The recommended improvements would provide the needed capacity to mitigate the added traffic.
- Staff recognizes that there is a need to protect biodiversity in urban areas but there is no plan to provide an interconnected network of protected natural areas in urban areas of the County. Consequently, there is no basis for alienating this project for conservation purposes.
- Any storm-water and flooding concerns will be addressed via the land disturbance permitting application process. The streams shown in pictures provided by residents were not severely eroded. Additionally, the storm-water ordinance requires inspections and maintenance on facilities every two years and County staff inspects every five years.
- The plan meets the buffer requirements for streams and wetlands and there are no recognized endangered species on the site.

The following appeared in opposition to the proposed:

- Kristen Warden, HOA President
- John B. Cook
- Cindy Edwards, State Park Road, Gville, SC

The following appeared in favor of the proposed:

- Jay Martin, Project Engineer

Ms. Clark asked Mr. Martin about the traffic study, the original design having one access on Mountain Creek Church Road stated 20% of the traffic from the development would impact the intersection. She asked now that there were two accesses on Mountain Creek Road how would that impact the intersection.

Mr. Martin stated it would remain the same at 20 %.

Ms. Clark stated she did not agree, there was now two accesses on a very short crossroad.

Mr. Martin noted the study was done by a Traffic Engineer and certified by the engineer.

Mr. Martin and the Commission members continued discussing the traffic concerns, the development having two access points, stub out and pedestrian connections.

Ms. Clark commented that she did not think this design would have a minor impact on traffic. She stated she was not in favor of the design environmentally or with the infrastructure.

Mr. Bichel agreed with Ms. Clark, he stated the LOS would be a level F with or without the improvements.

- Mark Hattendorf, 300 Cannon Lane, Taylors, SC appeared in favor of the proposed.

MOTION: By Mr. Forest, seconded by Mr. Shockley to approve PP-2020-154 with staff's recommendations and to include the pedestrian walk between two roads. The motion failed with a tie vote of four in favor and four opposed.

Chairman Bichel allowed additional time for discussion.

Mr. Forest, Mr. Bailey, Mr. Hammond and Mr. Shockley spoke to Greenville's growth and need for additional housing. Home prices were skyrocketing due to lack of availability. Industries were moving to the area and with that came growth.

Mr. Forest noted roads did need improvement, but that should be a focus with the State Legislators, people need to approve taxes when there is tax increased for road improvements. Mr. Forest stated he fully supported this project. He also spoke of the issue of runoff. He stated the subdivision would have to maintain the water on site and control it to reduce erosion. He was asking the Commission to reconsider the vote.

Mr. Bailey mentioned a comment made on an email; "Greenville County has done a lot of work to get 750 people a month moving here". He wondered where the people were going to go or would they be turned away. The two entrances on this plan were very similar to many Churches in the area, that turn out 300 to 500 cars within the same hour when they all get out of Church on Sunday afternoon and they make that happen. He felt this was a great development that suffices much of the need created in Greenville County. He stated the developer has done everything that needs to be done; he felt some erroneous information had been put out as far as what was going to happen with the streams and rivers. Anyone that says that is going to happen hasn't developed a

property before and realized the full force of Greenville County Stormwater and the control they have over developers insuring the good practice of construction. He stated there was a need to accept proposals like this to house the amount of people that we have driven to the community.

Mr. Hammond stated he was concerned as to which professionals the Commission believed or did not believe on runoff, on traffic signals and locations of access roads. He noted the traffic impact study is what it is. If anyone has not dealt with SCDOT, they are the most rigid organization in the state of South Carolina. They did not allow access on 253 for a reason; they could have required the developer to pay for a traffic signal. But they said make Mountain Creek three lanes and the developer did. The developer has come in and complied with the FRD, for the Commission to sit here and say it does not need to be approved, how you can approve anything if not this application.

Mr. Shockley stated the FRD proposes infill sites and if the Commission does not take the infill sites and approves them, they will go back into the county with additional road problems and additional infrastructure problems and there will not be any development. He requested another vote.

Ms. Clark stated she was still in opposition, she does not agree that it complies with the regulations. She stated it violates all the criteria in 3.1, it violates the zoning ordinance that says an FRD design should not be a burden on existing streets nor shall it create an environmental impact. She stated the Commission should not be approving development at the expense of quality of life and safety for the citizens that are already in that area.

Chairman Bichel stated it was a safety issue to him also.

MOTION: By Mr. Forest, seconded by Mr. Shockley to approve PP-2020-154 with staff's recommendations and to include the pedestrian walk between two roads.

Chairman Bichel asked staff if there was going to be a traffic light.

Ms. Gamble stated there will be a traffic light, SCDOT did not have it scheduled at this time, but they are aware it is needed prior to any other development coming in.

The motion to approve tied once again.

After further discussions with the engineer, staff and the Commissioners regarding traffic, the Chairman asked the engineer if he would be willing to allow a hold for thirty days in order for the Commission to do a little more homework .

Mr. Martin agreed to the thirty day hold, but felt he had no other choice.

Chairman Bichel asked for all in favor of holding the item thirty days, to raise their hands. By a show of hands the Commission voted to hold PP-2020-154 until the next meeting with one absent (Rogers).

PP-2020-165, The Narrows

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 19.5 acres and zoned R-S, Residential Suburban. The developer is proposing a 6 lot subdivision accessed by Tanyard Road (County). The developer is proposing 550 linear feet of private road. Water will be provided by Greenville and sewer by Metropolitan Sewer. Piedmont Park Fire serves this area.

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

The following appeared in favor of the proposed.
Debbie Tumler with Darrohn Engineering
Jeff Bryson, developer
John Darrohn, Darrohn Engineering

Ms. Clark commended the applicant.

MOTION By Ms. Clark, seconded by Mr. Looper to approve PP-2020-165. The motion carried by voice vote with one absent (Rogers).

PP-2021-002, Cottonwood Ridge

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 182.76 acres and in an unzoned area. The developer is proposing a 459 lot subdivision accessed by Bessie Road and Old Pelzer Road (State). The developer is proposing 16,416 linear feet of public road. Water will be provided by Greenville Water and sewer by Metropolitan Sewer. Piedmont Fire serves this area.

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

- All SCDOT required improvements 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 show all existing and proposed phases for all lots in the development for each final phase submitted.

The following appeared in opposition to the proposed:

- Frances Baty, 224 Emily Lane, Piedmont, SC
- Megan Chase, Upstate Forever, 322 Shelton Road, Travelers Rest, SC
- Michael Martinez, SCELPA, SC Environmental Law, P.O. Box 5761, Gville, SC

The following appeared in favor of the proposed:

- Paul Harrison Bluewater Civil Engineering, 718 Lowndes Hill Road, Gville, SC

Ms. Clark stated Mr. Harrison mentioned Suburban Mixed as a future land use, she was curious about the type of homes that will be built.

Mr. Harrison stated he was not certain as the type of homes that will be built, there will be different foot prints and different models .

Ms. Clark stated she was curious why his would all be single - family detached.

Mr. Harrison stated he felt that the single- family detached was the most desirable for that area.

Ms. Clark stated Mr. Harrison stated 45% of the property was open space, she asked how much was floodplain and undevelopable.

Mr. Harrison stated he felt 35% may be floodplain, but he saw that as valuable, as his intention was to have walking trails for the community.

Mr. Forest agreed with Mr. Harrison that the floodplain could be very valuable.

Mr. Bichel stated he was not in favor of the location of the CBU, serving all those people.

Mr. Harrison stated there were other areas they may place some of the CBU's.

Mr. Bichel referenced the two entrances and not three. He asked if he could get a third entrance.

Mr. Harrison stated they had attempted to purchase other property but were unable to. He stated he would be willing to provide another stub.

Mr. Bichel asked about traffic calming.

Mr. Harrison stated he coordinated with staff for the traffic calming.

After further discussion regarding traffic and safety the following motion was made.

MOTION: By Mr. Forest, seconded by Mr. Shockley to approve PP-2021-002 with staff's recommendations along with interconnectivity and another location for the CBU. The motion failed by a show of hands with a tie vote.

Chairman Bichel asked for any additional discussion.

Mr. Forest asked if all subdivisions would be voted down because the Commission did not like the traffic.

Ms. Clark stated it was a quality of life issue and was the Commission here to just rubber stamp developments.

Mr. Bailey stated there was not any rubber stamping, he was not sure what the Commission was doing here, as suddenly Commissioners were traffic engineers and shooting down development with affordable housing and driving people out of Greenville because we are traffic engineers.

The traffic engineer for the project addressed the Commission members, explaining the improvements will be significant safety improvements. The improvements will not happen without developments making them.

Mr. John Beeson, Developer of the project addressed the Commission members. He asked what it was the Commission wanted him to do. He would like the Commission to make a decision on what was presented. He asked what was wrong with the application.

After further discussion with the engineer, and Commission members the following motion was made.

MOTION: By Mr. Forest, seconded by Mr. Shockley to approve PP-2021-002 with staff's recommendations and two mailbox locations, midblock pedestrian access and a third entrance. The motion carried by a vote of five in favor and three opposed and one absent (Rogers).

At this time Chairman Bichel recessed for five minutes at 7:20 p.m.

Chairman Bichel reconvened the meeting at 7:27 p.m.

PP-2021-013, Cloverdale Hills fka Cottonwood Ridge

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 32.98 acres and in an unzoned area. The developer is proposing a 63 lot subdivision accessed by Bessie Road (State). The developer is proposing 1,961 linear feet of

public road. Water will be provided by Greenville Water and sewer by Metropolitan Sewer. South Greenville Fire serves this area.

VA-2021-022, Emergency Access variance request

Ms. Jeffers-Campbell stated the applicant was requesting a variance from LDR Article 8.8.1 regarding an emergency access point for Cloverdale Hills. Per the applicant, the configuration of the property does not allow for adequate secondary access due to floodplain, topography and other existing conditions. As a result, the paved surface of the main road has been widened to 28 feet wide to the first intersection per LDR Article 8.8.1 A. There were not SAC comments in opposition to the variance request.

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

- All SCDOT required improvements 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.
- A TIS Review form shall be signed by SCDOT and submitted by the applicant to Subdivision Administration with each final plat application.
- The lot sequencing on the final plat must remain the same as the approved preliminary plan.
- 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 opposition to the proposed:

- Frances Baty, 224 Emily Lane, Piedmont, SC

The following appeared in favor of the proposed:

- Paul Harrison Bluewater Civil Engineering, 718 Lowndes Hill Road, Gville, SC

MOTION: By Mr. Forest, seconded by Mr. Shockley to approve PP-2021-013 and variance VA-2021-022. The motion carried by voice vote with one absent (Rogers).

VARIANCE REQUEST

VA-2021-017, South Park Subdivision, Piedmont, SC

Rashida Jeffers-Campbell addressed the Commission members with a variance request to complete the roads in an existing subdivision recorded in the early 1990's known as South Park. The applicant is requesting a variance from LDR 8.18 (five foot sidewalks) and Article 6.4 (road

cross-section standards and right-of-way for new residential roads).

Ms. Jeffers-Campbell stated the recorded road right-of-way width is 50 feet and the existing roads have no curbing. They are edge of pavement to edge of pavement with roadside ditches and culverts at each driveway. There are no sidewalks within the development. For the portion of the development where the roads are not paved, the road network was rough graded prior to 1997 and much of the infrastructure has already been installed.

Staff recommends conditional approval of the variance. The approval conditions are as follows:

- The roads and lots must meet current Water Quality requirement regarding sedimentology and post construction water quality.

MOTION: By Ms. Clark, seconded by Mr. Jones to approve VA-2021-017. The motion carried by voice vote with one absent (Rogers).

REZONING REQUESTS

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-13

APPLICANT: Rodney E. Gray of Gray Engineering
Consultants Inc. for Betty Jane B. Bullard and
Margaret B. Pearson

PROPERTY LOCATION: 917 and 919 Fairview Road

PIN/TMS#(s): 0567010102704, 0567010102705

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-20, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 44.94

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There was a previous rezoning request, CZ-2020-50 to R-15, Single-family Residential that was denied.

EXISTING LAND USE: Vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	vacant land
East	R-20 & R-S	vacant land and single family residential
South	R-S	single family residential
West	S-1 & R-S	landscaping Business

WATER AVAILABILITY: 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 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 provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	44.94	76 units
Requested	R-20	2.2 units/acre		99 units

A successful rezoning would allow for 23 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Fairview Road is a two-lane State-maintained minor arterial road. The parcel has approximately 99 feet of frontage along Fairview Road. The parcel is approximately 0.14 miles north of the intersection of Fairview Road and Neely Ferry Road. The property is not along a bus route. There are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fairview Road	5,672' N	9,000	7,700	10,600 +38%

CULTURAL AND ENVIRONMENTAL:

The site is located in or is adjacent to a FEMA regulated floodplain. The Greenville County Flood Damage Prevention Ordinance applies to this project. Any future development would be affected. 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 (4) feet above the base flood elevation. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Fairview Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area.

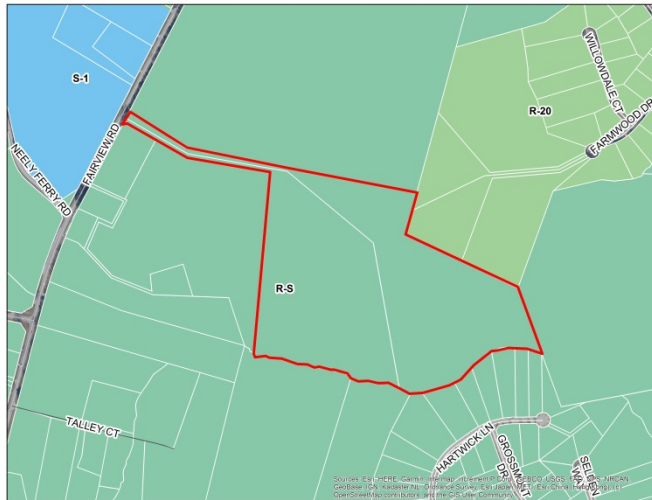
STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential.

MOTION: By Mr. Shockley, seconded by Mr. Looper to approve CZ-2021-13. The motion carried by voice vote with one absent (Rogers).



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-2021-14

APPLICANT: Nick Franchina and Zach Roberts for Crown Properties, LLC

PROPERTY LOCATION: 1305 Brushy Creek Road

PIN/TMS#(s): 0538040101400

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

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 2.52

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: The parcel was originally zoned R-15, Single-family Residential in May 1970 as part of Area 1. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Single-Family Residence(s)

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-Family Residential
East	R-15	single-Family Residential
South	R-15	school
West	R-M7	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors 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 not a part of any area or community plans.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-15</i>	<i>2.9 units/acre</i>	2.52	<i>7.3 units</i>
Requested	<i>R-MA</i>	20 units/acre		50 units

A successful rezoning would allow for 43 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Brushy Creek Road is a two-lane State-maintained minor arterial road. The parcel has approximately 369 feet of frontage along Brushy Creek Road and 341 feet along Strange Road. The intersection of Brushy Creek Road and Strange Road, adjacent to the site, was recently improved to add turning lanes. The parcel is approximately 0.39 miles west of the intersection of Brushy Creek Road and Old Spartanburg Road. The property is not along a bus route. A sidewalk exists across the street from the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Brushy Creek Road	673' W	10,800	8,900	11,200 +26%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Four schools are located within one mile of the site: Eastside High School, Prince of Peace Catholic School, Brush Creek Elementary School, and Northwood Middle School.

CONCLUSION:

The subject parcel, zoned R-15, Single-family Residential, is located along Brushy Creek Road, a two-lane State-maintained minor arterial road, and Strange Road, a two-lane State-maintained residential collector road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would allow for additional housing opportunities in the area, would not have an adverse impact on the surrounding uses, and would match the number of units allowed on an adjacent property previously approved for rezoning by Council.

STAFF

RECOMMENDATION:

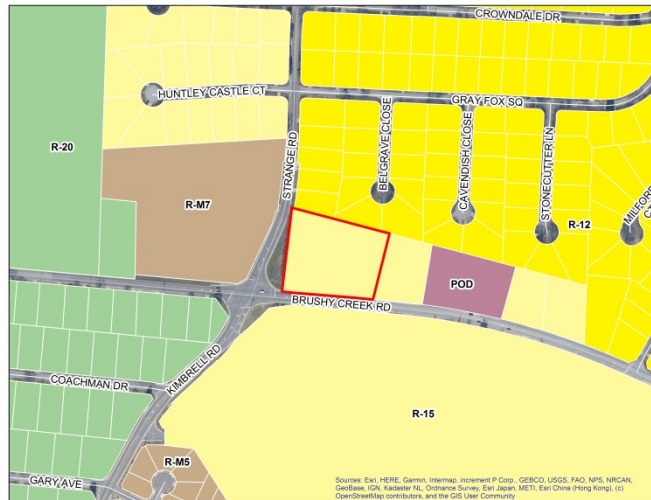
Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.

MOTION:

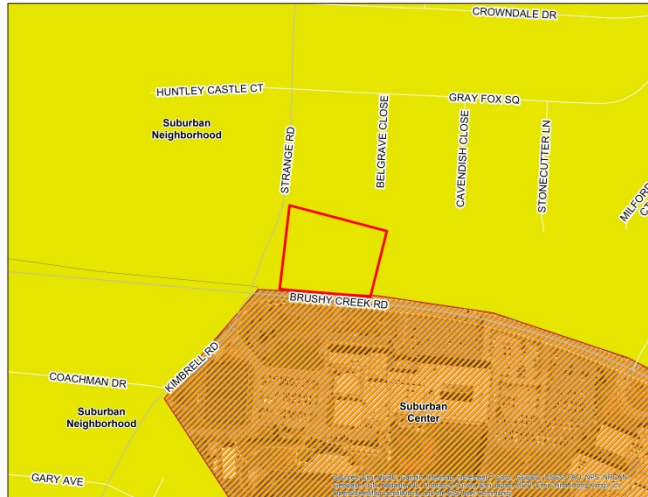
By Mr. Looper, seconded by Mr. Jones to approve CZ-2021-14. The motion carried by voice vote with one absent (Rogers).



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-2021-15
APPLICANT:	Philip Cox for Greenville Partners IV, LLC
PROPERTY LOCATION:	75 Mall Connector Road
PIN/TMS#(s):	0260000100204
EXISTING ZONING:	S-1, Services District
REQUESTED ZONING:	FRD, Flexible Review District
PROPOSED LAND USE:	Multifamily Residential Development

ACREAGE: 1.916

COUNCIL DISTRICT: 24 – Seman

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 for this parcel.

EXISTING LAND USE: Hotel

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3	vacant parking lot
East	C-3 & S-1	vacant Land and Retail Center
South	C-3	vacant Land and Business Office
West	S-1	business Office

WATER AVAILABILITY: 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 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	Acre	Total Units
Current	S-1	0 units/acre	1.916	0 units
Requested	FRD	49 units/acre		94 units

A successful rezoning would allow for 94 dwelling units which are not allowed under the current zoning.

ROADS AND TRAFFIC:

Mall Connector Road is a two-lane State-maintained minor collector road. The parcel has approximately 217 feet of frontage along Mall Connector Road. The parcel is approximately 0.49 miles north of the intersection of Mall Connector Road and Woodruff Road. The property is along a bus route. No sidewalks exist along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Mall Connector Road	40' E	5,200	5,300	6,600 +25%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Beck Academy and New Life Christian Academy.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing an apartment complex which is to be converted from an existing extended-stay hotel. The site consists of two existing buildings and a parking area.

Rezoning from S-1, Services to FRD, Flexible Review District is necessary in order to allow for the proposed use.

Proposed Land Uses:

The intended use for the provided site is multifamily residential.

Architectural Design:

The style of the existing buildings is not intended to be altered or expanded.

Access and Parking:

The applicant states that there are 96 existing parking spaces on the site. For 94 units, 104 parking spaces are required. The applicant is proposing a 7.7% reduction in required parking spaces to 96 spaces, which includes both resident and visitor parking. The property sits along bus route 602.

The proposed development will provide access off Mall Connector Road with entrances on the right side. The applicant is proposing 5' wide sidewalks.

Landscaping and Buffering:

The applicant states there are no proposed changes or improvements to the existing landscaping and that it will still adhere to Greenville County landscaping and buffering regulations.

Signage and Lighting:

The applicant states there are no proposed changes to the existing site lighting as it is safe and sufficient. The existing pole sign will be replaced with an apartment community sign and will adhere to all Greenville County sign regulations.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along Mall Connector Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, would allow for a conversion from an existing hotel to an apartment complex providing additional housing in this area of Greenville County. The proposed development will have to meet the following conditions:

1. Submit a revised Preliminary Development Plan and Statement of Intent indicating the sidewalk along Mall Connector Road that will match the sidewalk requirements of the City of Greenville.
2. Submit a site plan for review and approval prior to the issuance of any Land Development or Building Permits.

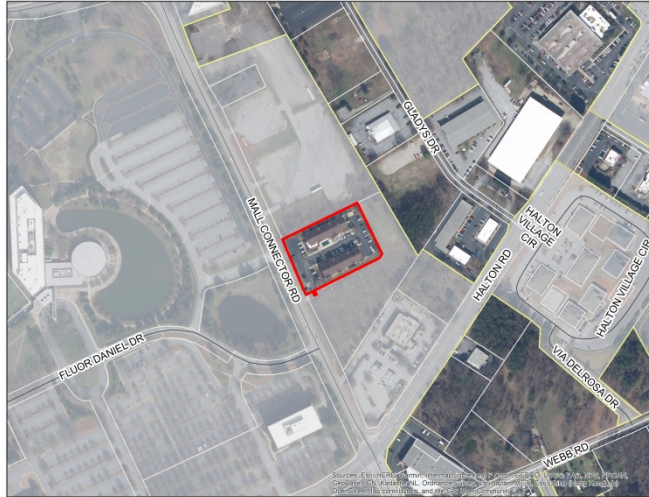
STAFF

RECOMMENDATION:

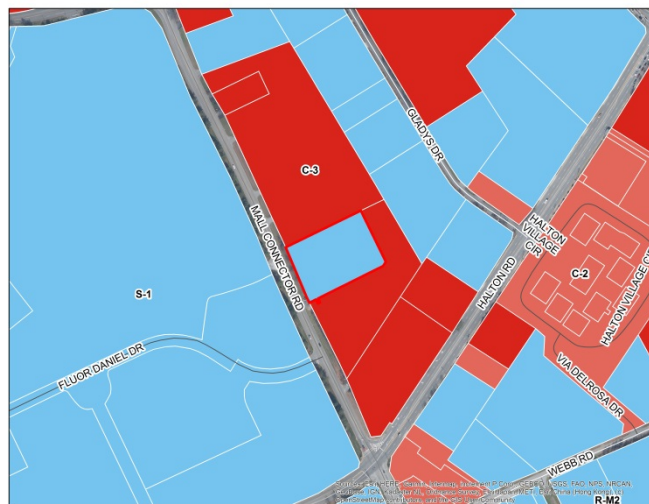
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.

MOTION:

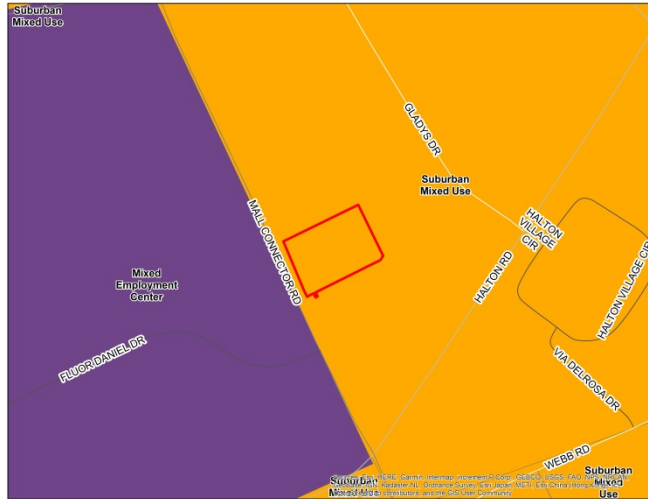
By Ms. Clark, seconded by Mr. Loper to approve CZ-2021-15 with staff's conditions. The motion carried by voice vote with one absent (Rogers).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

February 4, 2021

Applicant Responses 2-5-21

Philip Cox
 Mitch Cox Companies
 2304 Silverdale Dr
 STE 200
 Johnson City, TN 37601

RE: Mall Connector Road, Apartment Complex Staff Comment Letter; CZ-2021-15

Dear Mr. Cox,

Below are Staff's comments regarding the FRD, Flexible Review District 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 (SOI):

Page 1

1. Please provide dates and timelines for Development Schedule. **updated**
2. Please note that the Final Development Plan must be approved prior to building permit/feasibility submittal. **I acknowledge but my comments came from the chief building inspector's guidance.**

Page 2

1. Please update Construction Improvements to include the required sidewalks per the City of Greenville letter. **Never received letter from City of Greenville. Please provide.**

2. In the last sentence under Parking, please remove “we.” updated
3. Please add parking space dimensions under Parking. updated
4. Please include the distance to the nearest bus stop from the site under Parking. updated
5. Under Utility Impact, please reference utility letters in the packet and their location within packet. updated
6. Under Renderings, Landscaping, Lighting, and Drainage, please provide maximum pole lighting heights and type (e.g. full cut-off). updated

Page 3

1. In the last sentence under Signage, please change “apply” to “meet.” updated
2. Please include aforementioned sidewalk dimensions under Pedestrian Access and Circulation. See above.
3. Under Pedestrian Access and Circulation, please add the word “within” to the second sentence and third sentence. updated
4. Under Pedestrian Access and Circulation, please include any bike lanes or sidewalks on the site and their dimensions. updated

Will Serve Letters:

1. No comments. NA

Natural Resource Inventory (NRI):

1. Please provide contours. Contours are on the PDP. I don’t have an NRI with contours.
2. Some notes are illegible; please provide legible copy. Please be more specific.

Preliminary Development Plan (PDP):

1. Please include proposed use and proposed zoning district. Completed in Supplement to PDP
2. Please include new proposed setbacks. Completed in Supplement to PDP
3. Please include use table from SOI. Completed in Supplement to PDP
4. Please include square footage of pool. Completed in Supplement to PDP
5. Please include dumpster enclosure design and details. Completed in Supplement to PDP
6. Please provide dimensions of sidewalk(s). Completed in Supplement to PDP

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Wednesday, February 10, 2021 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 February 4, 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/
Austin Lovelace
Principal Planner

Ms. Denny presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny–Planner

RE: CZ-2021-16

APPLICANT: Christopher Laney of Southern Investment & Development for DSP Holdings, LLC

PROPERTY LOCATION: New Easley Highway (Highway 123)

PIN/TMS#(s): 0239040100500

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 34.70

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1973 as part of area 4A. In 1999, CZ-1999-20, the property was rezoned to S-1, Services. In 2005, CZ-2005-004, a portion of the property was rezoned to R-M, Multifamily Residential. Additionally, CZ-2005-048, a portion of the property requested rezoning to S-1, the docket was withdrawn. In 2011, CZ-2011-018, the property was rezoned from R-M20 to S-1.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Quarry
East	S-1	Church
South	PD	Vacant land
West	R-S & S-1	Single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Corridor*
 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 Riverdale-Tanglewood 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	S-1	0 units/acre	34.70	0 units
Requested	C-3	16 units/acre		555 units

A successful rezoning would allow for 555 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

New Easley Hwy is a four-lane State-maintained collector road. The parcel has approximately 1,628 feet of frontage along New Easley Hwy. The parcel is approximately 1.04 miles west of the intersection of White Horse Road and New Easley Hwy. The property is not along a bus route, and no sidewalk exists along

the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
New Easley Hwy	1,121' W	20,900	19,700 -6%	22,100 +6%

CULTURAL AND ENVIRONMENTAL:

Floodplain is 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: Tangle-wood Middle School.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along New Easley Highway, a State-maintained Arterial Road which has a high level of access and connectivity to the Greater Greenville Area. Staff is of the opinion that a successful rezoning to C-3, Commercial would permit residential development, achieving the applicant's goal, while facilitating future growth in an area which is primarily characterized as vacant land.

STAFF RECOMMENDATION:

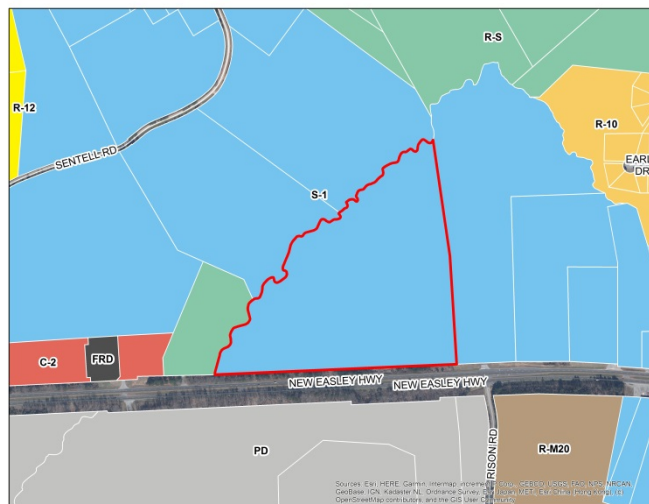
Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.

MOTION:

By Mr. Jones, seconded by Mr. Loper to approve CZ-2021-16. The motion carried by voice vote with one absent (Rogers).



Aerial Photography, 2020



Zoning Map

Ms. Denny presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny –Planner

RE: CZ-2021-17

APPLICANT: Joel Wesley McCrary

PROPERTY LOCATION: 5201 Wade Hampton Boulevard and Skyline
Way

PIN/TMS#(s): T009050105300

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Fireworks Sales

ACREAGE: 1.8

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This parcel was originally zoned C-2, Commercial in May 1970 as part of Area 1. In 1992, CZ-1992-009, the property was rezoned to S-1, Services. There have been no other rezoning requests.

EXISTING LAND USE: Commercial Building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	C-3	Vacant Land
South	C-2/S-1 & C-3	Retail
West	C-2	Retail Center

WATER AVAILABILITY: CPW

SEWER AVAILABILITY: Taylors 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 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	Acre	Total Units
Current	S-1	0 units/acre	1.8	0 units
Requested	C-2	16 units/acre		28 units

A successful rezoning would allow for 28 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Wade Hampton Boulevard is a six-lane State-maintained Arterial and Skyline Way is a two-lane County-maintained Residential Road. The parcel has approximately 158 feet of frontage along Wade Hampton Boulevard and has approximately 287 feet of frontage along Skyline Way. The parcel is approximately 0.12 miles west of the intersection of Fairview Road and Wade Hampton Boulevard. The property is not along a bus route, and no sidewalks exist along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Wade Hampton Blvd	3,281' NE	31,400	29,500 -6%	40,200 +28%

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: Pleasant View Christian Academy.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along Wade Hampton Boulevard, a State-maintained arterial road, and Skyline Way, a County-maintained collector road, both which contain a mix of residential and commercial uses and zoning designations. A successful rezoning to C-2, Commercial would align with the zoning classifications found along this section of Wade Hampton Boulevard and bring an existing legal non-conforming parcel into conformity.

STAFF RECOMMENDATION:

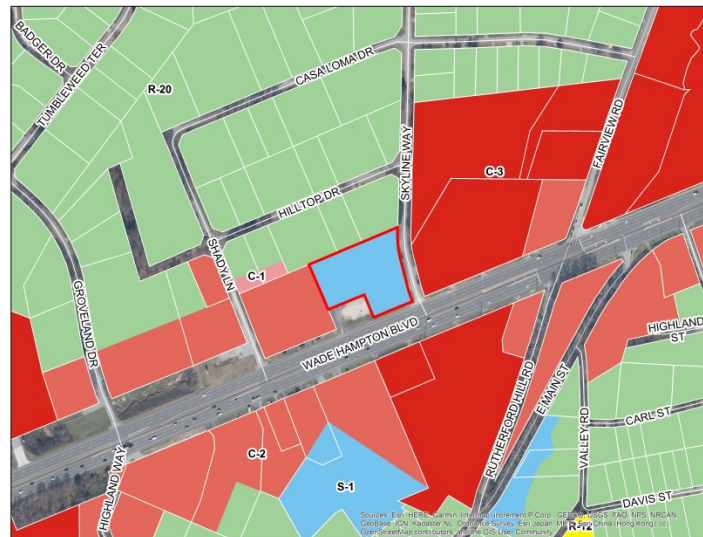
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.

MOTION:

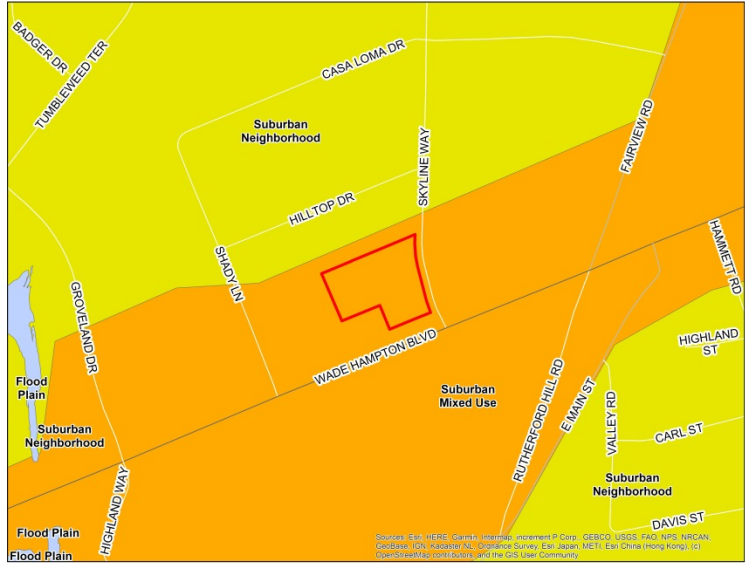
By Ms. Clark, seconded by Mr. Jones to approve CZ-2021-17. The motion carried by voice vote with one absent (Rogers).



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-2021-18

APPLICANT: Joseph Wiley Bryant of Seamon Whiteside for
 Patrick Collins Robert

PROPERTY LOCATION: Old White Horse Road

PIN/TMS#(s): 0507020103800 (Portion), 0507020103804
 (Portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD. Flexible Review District

PROPOSED LAND USE: Dog Training Facility

ACREAGE: 3.46

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1973 as part of Area 4B. There was one previous request CZ-2021-05 for FRD, which was withdrawn.

EXISTING LAND USE: Group Home

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family residential
East	R-S	Vacant land
South	R-S	Single family residential and vacant land
West	R-S	Vacant land and single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*.
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>R-S</i>	<i>1.7 units/acre</i>	<i>1.98</i>	<i>3 units</i>
<i>Requested</i>	<i>FRD</i>	<i>0 units/acre</i>		<i>0 units</i>

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

ROADS AND TRAFFIC: Old White Horse Road is a two-lane state-maintained minor collector road. The parcel has approximately 331 feet of frontage along Old White Horse Road. The parcel is approximately 1.08 miles northwest of the interchange of Old White Horse Road and White Horse Road. The property is not along a bus route and there are no sidewalks along the subject property.

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

CULTURAL AND ENVIRONMENTAL: Floodplain is present on the site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Berea Middle School.

REVIEW DISTRICT DETAILS: **Project Information:**
The applicant is proposing a 3.46-acre Dog Training Facility. The site consists of two portions of parcels totaling 3.46 acres that will feature two buildings, one fenced dog run area, and a swimming pool.

Proposed Land Uses:
The intended uses for the provided site may include: a dog training center featuring outdoor runs; daytime kennels; an outdoor dog swimming pool; and an existing Quonset hut for additional training spaces; as well as office and retail space with grooming services.

ARCHITECTURAL DESIGN: The style of the new buildings is intended to blend in to the surrounding area, featuring a barn-like architectural style.

All buildings will not exceed a height of 25'. Exterior finish materials will consist of vinyl siding, cement fiber board, brick, block/stucco, and/or wood. The existing Quonset hut will be up fitted with a new floor, and the diving pool dock will not exceed 15' in height. The pool itself will consist of plastic, plaster, rubber, latex, vinyl, concrete, metal, or wood.

Access and Parking:

The applicant is proposing 17 parking spaces which will include 6 located at the Quonset hut, and 11 at the Main Training Facility.

The proposed development will provide access off Old White Horse Road with entrances on the right side. The applicant is proposing 5' wide sidewalks from all parking lots to buildings.

Landscaping and Buffering:

The applicant states that the intent of the developer is to minimize the limits of disturbance and maintain existing mature canopy trees. New buffer plantings will be added to fill in any gaps. Ground-level plantings will be used around the existing Quonset hut and the dumpster locations. The rest of the site will remain as an open field for the fenced dog run.

Signage and Lighting:

The applicant states that a low pole sign is proposed at the corner of the property and Old White Horse Road. The sign will be no larger than 20 sq. feet and 8' high. No on-street lighting is proposed. Parking lot fixtures will be full-cutoff and shall not create light trespass onto adjoining properties.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Old White Horse Road, a State-maintained collector which currently contains single-family residential uses. While a request to FRD, Flexible Review District allows for developments to better blend into their surroundings, Staff is of the opinion that the proposed use, a Dog Training Facility, is a too intensive commercial use, and is not an appropriate location for the surrounding existing single-family residential area.

STAFF

RECOMMENDATION:

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

Mr. Looper asked the applicant if she had come before the Commission last year.

Ms. Underwood stated she did not.

Ms. Clark asked the applicant what determined the maximum number of dogs they would have on site at any one time.

Ms. Underwood stated there could only be a set amount of dogs on the property at one time, the maximum being 20 dogs.

Ms. Clark asked if they would be there primarily during the day.

Ms. Underwood stated that was correct.

Ms. Clark asked if there would be minimal if any overnight stays.

Ms. Underwood stated that was correct.

Ms. Clark asked if the applicant would be holding any competitions on site.

Ms. Underwood stated she would like to.

Ms. Clark asked where the overflow parking would be.

Ms. Underwood stated the parking would be further back on the property that is part of the 16 acre parcel.

Ms. Clark asked if it would be at the group home.

Ms. Underwood stated the group home was no longer a group home.

Ms. Clark stated she thought this was a good project and a good fit.

Mr. Hammond agreed with Ms. Clark.

Josh Henderson, Zoning Administrator noted if there was going to be parking affiliated with the development and not in the boundary of the Flexible Review District, it could not take place in the Residential Suburban Zoning Classification for a Commercial Development. He stated they would have to extend their boundary to allow for overflow parking within the FRD section. The applicant would have to reapply and the request would have to be advertised again because it would affect the acreage amount the was legally advertised.

Chairman Bichel stated he felt this was spot zoning and it was too close to residents.

Mr. Forest asked the applicant if she would still be able to hold competitions without having the overflow parking at this stage and would she agree for an approval without the overflow parking. .

Ms. Underwood stated she would be fine, it would not be a frequent occurrence and needing overflow parking would not be necessary.

Mr. Shockley stated he was excited with this project.

MOTION: By Mr. Shockley, seconded by Ms. Clark to approve CZ-2021-18.

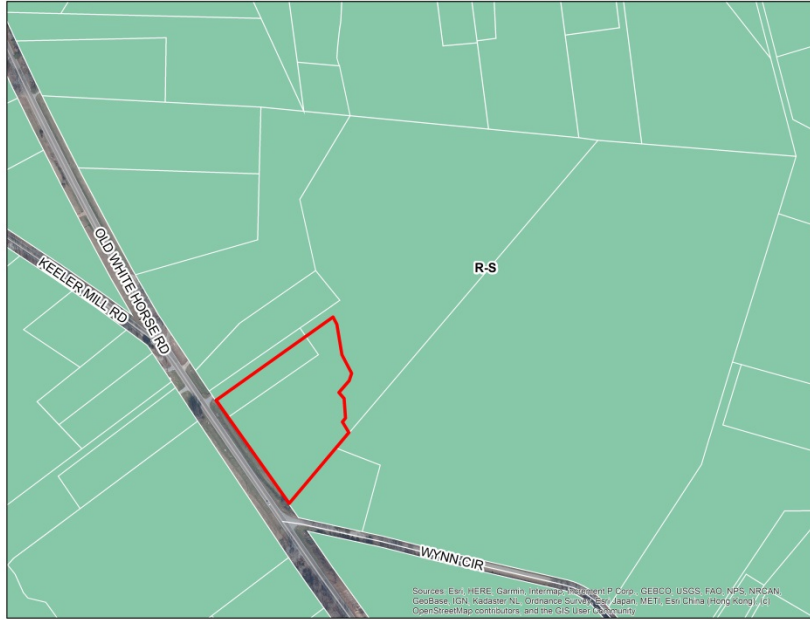
Mr. Looper asked for clarification from the applicant that they were aware the approval did not include the overflow parking area.

The applicant was aware of no overflow parking.

The motion to approve CZ-2021-18 carried with one in opposition (Bichel) and one absent (Rogers).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Ms. Staton stated the applicant requested the Commission hold CZ-2021-19.

MOTION: By Ms. Clark, seconded by Mr. Looper to hold CZ-2021-19. The motion carried by voice vote with one absent (Rogers).

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-20

APPLICANT: Dean S. Warhaft of Cone Mills Acquisition
Group, LLC for Alston Street, LLC, American
Fast Print Limited (U.S.), LLC, Langston Creek,
LLC, and Piper Properties of Greenville, LLC

PROPERTY LOCATION: W. Blue Ridge Drive, Brooks Avenue, Old
Buncombe Road, School Road, N. Franklin
Road, Lester Street Alley, Lester Avenue,
Bishop Street and Alston Street

PIN/TMS#(s): 0157000200200, 0160000100100,
0160000100101, 0160000100102,
0160000100106, 0160000100109 and
0160000100201

EXISTING ZONING: I-1, Industrial District, R-10, Single-Family
Residential District and R-MA, Multifamily
Residential District

REQUESTED ZONING: PD, Planned Development District

PROPOSED LAND USE: Mixed Use Development

ACREAGE: 238.85

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned R-10, Single-family Residential, I-1, Industrial, and R-MA, Multifamily Residential in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE: Vacant industrial, auto service facility, and vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S, R-7.5, R-10, C-3, & I-1	single-family residences, churches, middle school, utility substations, barber shop, manufacturing, auto service facility, and electrician
East	R-7.5, R-10, R-12, C-1, C-2, & C-3	single-family residences, daycare, vacant land, convenience store, vacant industrial, and trailer supply store
South	R-M20, R-MA, C-2, & S-1	vacant wooded land, manufactured home park, Swamp Rabbit Trail, gas station with convenience store, liquor store, and vacant industrial
West	R-10, R-MA, I-1	single-family residences, vacant wooded land, and manufactured home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker and Berea Sewer

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Open Space, Traditional 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 part of the Sans Souci Community Plan, where it is designated as *Recreation/Open Space, Service, and 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	R-10 and R-MA	4.4 units/acre and 20 units/acre	238.85*	853 units
Requested	PD	N/A		2000 units

A successful rezoning would allow for 1,147 more dwelling units than is allowed under the current zoning.

** R-10 acreage for this site is 147.16 and R-MA acreage for this site is 10.3. Current Zoning includes 160.16 acres in which residential is permitted.*

ROADS AND TRAFFIC:

N. Franklin Road is a four-lane State-maintained minor arterial road. School Road is a two-lane County-maintained residential road. Old Buncombe Road is a two-lane State-maintained minor arterial road. W. Blue Ridge Drive is a four-lane State-maintained minor arterial road. Brooks Avenue is a two-lane County-maintained residential road. Bishop Street is a two-lane County-maintained residential road. Lester Street is a two-lane County-maintained residential road. Lester Street Alley is a one-lane County-maintained residential road. Alston Street is a two-lane County-maintained residential road. The parcel has approximately 300 feet of frontage along N. Franklin Road, approximately 3509 feet of frontage along School Road, approximately 2183 feet of frontage along Old Buncombe Road, approximately 3321 feet of frontage along W. Blue Ridge Drive, approximately 2267 feet of frontage along Brooks Avenue, approximately 321 feet of frontage along Bishop Street, approximately 516 feet of frontage along Lester Street, approximately 1,351 feet of frontage along Lester Street Alley, and approximately 1,212 feet of frontage along Alston Street. The parcel is approximately 0 miles from the intersection of W. Blue Ridge Drive and Old Buncombe Road. The property is not along a bus route. Sidewalks are present in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Buncombe Road	0' N	6,300	6,400 +1.6%	7,100 +10.9%
W. Blue Ridge Drive	0' E	12,200	12,600 +3.3%	14,000 +11.1%
Sulphur Springs Road	4,927' NW	10,400	10,000 -3.8%	10,800 +8.0%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. This site is the former Union Bleachery/Cone Mills Site, and has existing and historic vacant industrial buildings on site. Three schools are located within one mile of the site: Lakeview Middle School, Cherrydale Elementary School, and Monaview Elementary School.

PROJECT INFORMATION:

The site is the location of the former Union Bleachery/US Cone Mill, and currently contains vacant industrial buildings, vacant land, and an auto service facility. The applicant is proposing a mixed-use development with the intent of developing a high-quality development that is conveniently located, and provides housing opportunities, working and professional service space, educational space, restaurant and retail space, public space, transit and other natural elements.

Proposed Land Uses:

The proposed uses, as detailed in the Statement of Intent for this development, will be a mix of uses which is stated by the applicant to include 55.8 acres of parks, trails and other outdoor uses and 184.2 acres that may include any of the following uses:

- Multifamily Residential
- Live/work
- Commercial
- Parking Facility
- Retail Stores

- Office
- Hotel
- Light Industrial
- Commercial Signage
- Educational Facilities
- Stadium
- Medical Facilities
- Distillery
- Brewery
- Grocery Store
- Self-Storage Facility
- Recreation, Indoor
- Recreation, Outdoor
- Automotive Repair Facility
- Automotive Service Facility
- Care Facilities
- Communication Tower
- Communication Antenna
- Residential Condominium
- Commercial Condominium
- Corporate Headquarters
- Data Center
- Industrial/Service
- Laboratory
- Manufacturing
- Dry-Cleaning
- Dwelling
- Recording Studio
- Print Shop
- Post Office
- Museum
- Library
- Pet Grooming
- Government Facilities and Operations
- Farmer's Market
- Concert Hall
- Dance Studio
- Catering Establishment/Business Incubator Center
- Barber/Beauty Shop
- Financial Institution
- Auditorium
- Amusement
- Retail Wine and Spirits
- Office Park

- Restaurant
- Bar
- Nightclub
- Shooting Range, Indoor
- Single-family Attached
- Equipment Sales and Rental
- Flex Space
- Special Event Facility
- Mobility Hub
- Vertiport
- Civic Space
- Theater
- Tavern
- Recreation Area
- Veterinary Clinic
- Cemetery
- Veterinary Hospital
- Picnic Shelter
- Shared Restrooms
- Parking Area

Architectural Design:

According to the applicant, much of the design for the district will be based on internal stepbacks. These internal stepbacks shall restrict height so as to allow for a gradual massing of buildings as moving towards the center of the site. The applicant states that this will allow for a building height transition from the surrounding one-story residential buildings to multi-story residential and commercial buildings. According to the applicant buildings are allowed within the internal stepbacks, but the height is restricted based on the table shown on the conceptual plan.

Access and Parking:

The applicant intends to provide on-street and off-street parking based on the use of a Shared Use Parking Analysis. The applicant states that this analysis will be conducted and included in the technical memorandum for each of the development phases for this project and that it will compare the parking needs of the individual phase against the overall master plan parking needs, along with considering what has already been previously developed.

Access will be provided by a minimum of 5 main entrances and two secondary entrances. The applicant states that the main entrances will be provided along Brooks Avenue, Old Buncombe Road, and Highway 253. Secondary entrance locations are stated to be provided at the site plan review phase. Each entrance will allow access to the entire Project as all Lots/Phases are interconnected. According to the applicant, main entrances will be designed as gateways to the project for residents and guests. Secondary access points will be designed for lower traffic roads and intended more for residential use rather than commercial use.

Landscaping and Buffering:

According to the applicant, landscaping and buffering shall be provided within the required 25 foot setback area with the following guidelines: “Within the 25 foot setback yard no hardwood trees over four inches in caliper shall be removed unless required by infrastructure design, utility design, or placement of a path. Where there are no trees larger than four inches in caliper, privacy and screening will be provided through the use of berms, fences, or landscaping, or a combination of the above.” Additionally, existing vegetation will be maintained where practical to provide an immediate blend with existing areas. All landscaping on the site, including the buffer, parking lot landscaping, and tree ordinance requirements, shall conform to the now current Greenville County Tree Standards Ordinance and Greenville County Zoning Ordinance at the time the Lots/Phases are developed per the proposed Site Plan for the respective Lot/Phase. However, the PD shall have the flexibility to transfer unallocated Open Space and landscaping between Lots/Phases to meet both the Greenville County Tree Ordinance and Greenville County Zoning Ordinance in effect as of the approval date of this PD for the approved Site Plan for the respective Lot/Phase.

Signage and Lighting:

The applicant states that freestanding signage will be a monument or pylon sign. The applicant would also like to

provide building identification and location signage for each lot or buildings. According the applicant all signage will meet the requirements of the Greenville County Sign Ordinance. Face of sign will be fabricated aluminum and acrylic on a base of concrete, brick or stone; sign copy may be acrylic or vinyl graphics. Portions of sign may be internally illuminated/back lit. Each entrance may feature a site sign, up to fifteen (15) total, and each commercial building will feature a sign listing the businesses located within the building. Wayfinding signs may be utilized to better direct traffic to their desired destination. Residential developments will feature a sign at the entrance to the applicable development.

According to the applicant site lighting will be selected based on the building style and features. Pedestrian and residential area lighting shall conform to Greenville County's regulation of maximum 16-ft height with full cutoff. Parking lot and roadway lights will be sized for appropriateness of the use, generally with a maximum height of 30-ft. Sports lighting will be sized to be proportionate to the facility being constructed.

CONCLUSION:

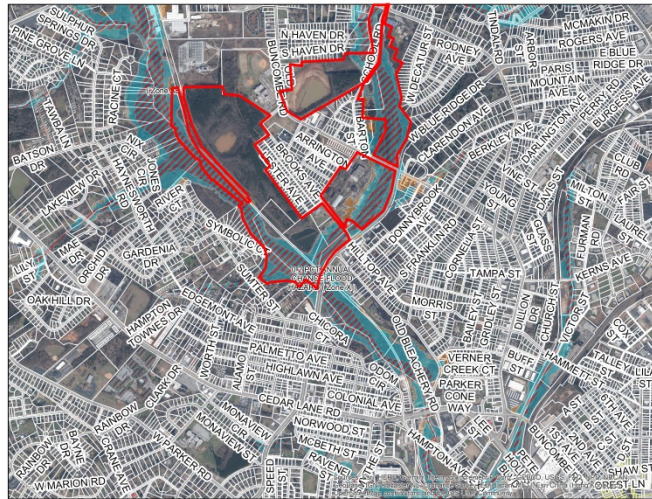
The subject parcels, currently zoned I-1, Industrial, R-10, Single-Family Residential and R-MA, Multifamily Residential, with frontage along a number of minor arterial and residential roads, with the main axis road being along Old Buncombe Road near the intersection with W. Blue Ridge Drive. Due to the size of the site, the requested PD, Planned Development zoning district will allow for a mixed use site that can be developed cohesively. A successful rezoning to PD, Planned Development would allow for redevelopment and clean-up of this currently vacant industrial site. The proposed development will 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.

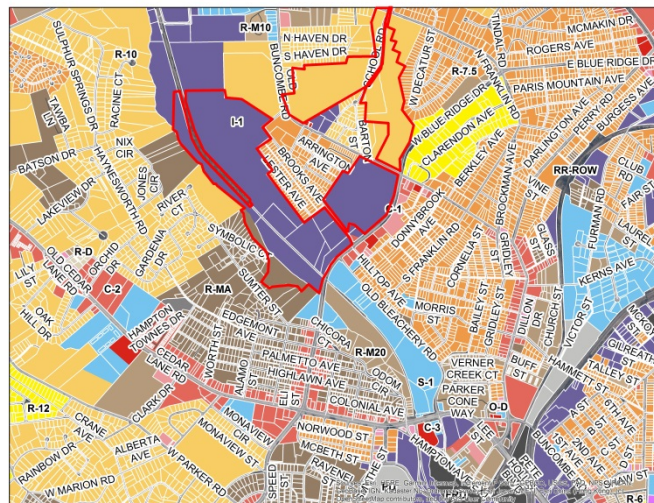
**STAFF
RECOMMENDATION:**

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

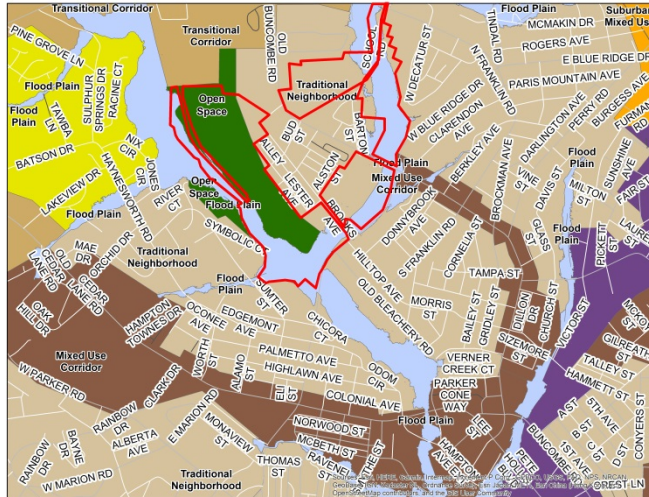
MOTION: By Mr. Looper, seconded by Mr. Jones to approve CZ-2021-20 with staff's recommendations. The motion carried by voice vote with one absent (Rogers).



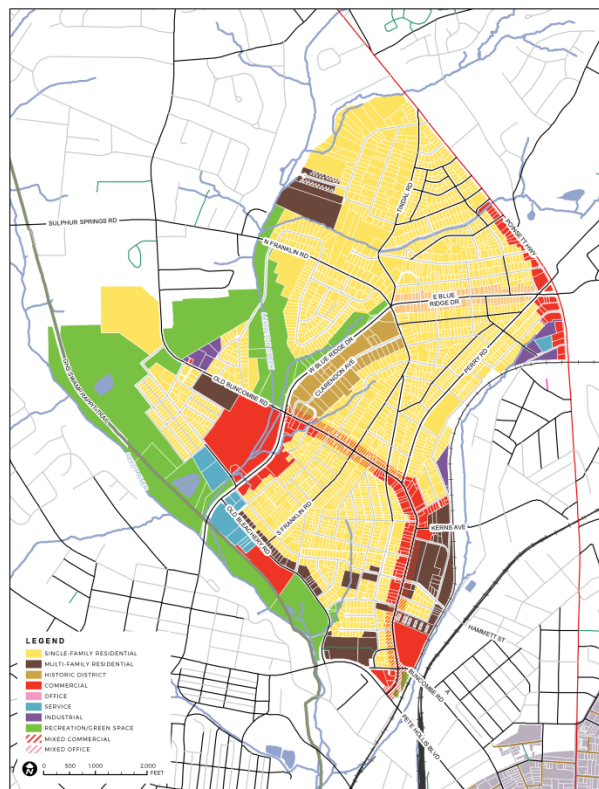
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



San Souci Community Plan, Future Land Use Map

PLANNING REPORT

Tee Coker, Planning Director addressed the Commission members noting the department had received an award by the South Carolina Chapter of the American Planning Association. He thanked the Commissioners for their participation with the Comprehensive Plan and said this award was also their award.

Staff was asked about the UDO.

Tyler Stone, Long Range Planning Manager stated due to covid and limited meetings as well as new members on the Council, there had not been meetings. He stated staff would be moving forward with scheduling some workshops with Council.

Mr. Jones noted Fountain Inn would be moving forward on their Comprehensive Plan and felt they would be reaching out to the staff for some assistance.

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 8:23 p.m.

Respectfully submitted

Recording Secretary