

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
January 27, 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, J. Rogers, C. Clark, F. Hammond and M. Looper

MEMBERS ABSENT:

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

STAFF: P. Gucker, 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

Ms. Clark provided the invocation.

APPROVAL OF THE MINUTES OF THE NOVEMBER 18, 2020 COMMISSION MEETING

MOTION: By Mr. Looper, seconded by Mr. Jones to approve the minutes of the November 18, 2020 Commission meeting as presented. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2020-165, Roberts Farm HELD

PP-2020-165, The Narrows HELD

PP-2020-168, Davis Grove Cottages

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 10.22 acres and zoned R-7.5, Single-Family Residential. The developer is proposing a 42 lot subdivision accessed by Old Grove Road (State). The developer is proposing 1,024 linear feet of public road. The developer has chosen to do a Cluster Development, Option 1, with 1.53 acres of required open space and providing 2.39 acres of open space. Water will be provided by Greenville Water and sewer will be by Gantt Sewer. Gantt Fire serves this area.

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

Paul Harrison, Engineer with Bluewater Civil Design was available for any questions.

Mr. Harrison noted the comments made at the SAC meeting, to widen the 10 foot access shown off of Davis Grove Lane to open space track C. He stated the reason it was a 10 feet was the primary access was off of Blair Meadow Lane and it conforms to the LDR requirements to being 20 feet, this was a secondary access.

Ms. Clark asked if floodplain was on the property.

Mr. Harrison stated there was floodplain on the property.

Ms. Clark stated lots 21 through 24 encroach on the 30 foot road setback.

Mr. Harrison stated that was just a building setback.

Mr. Rogers asked was there a level of service for the two roads.

Ms. Jeffers – Campbell stated Old Grove Road, with the additional trips would have a level of service of D. There was no level of service data for Davis Road.

Mr. Bichel asked if this was a cluster.

Mr. Harrison stated it was a cluster.

Mr. Bichel asked if the detention pond could be common area.

Mr. Harrison stated it could, as it would be maintained by the HOA. It was not in the calculations for the required open space.

Mr. Bichel asked if there was a better location for the cbu's

Mr. Harrison stated with this being a small community, they felt this was a good location, not obstructing anyone's driveway.

MOTION: By Mr. Bailey, seconded by Mr. Looper to approve PP-2020-168 with the standard and specific requirements. The motion carried unanimously by voice vote.

PP-2020-171, Crown Pointe

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 45.03 acres and zoned R-15, Single-Family Residential. The developer is proposing a 112 lot subdivision accessed by McCall Road (State). The developer is proposing 0.99 linear miles of public road. The developer has chosen to do a Cluster Development, Option 1, with 6.75 acres of open space required and providing 6.8 acres of open space.

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.
- A phased masterplan shall be submitted that shows all existing and proposed phases for all lots in the development for each final plat phase submitted.

Ms. Clark asked why the Commissioners did not see the traffic study itself.

Ms. Jeffers-Campbell stated the traffic study was not required as part of the application. The applicant is required to provide the traffic impact study review form, which is completed by the SCDOT and notifies the Commission as to whether SCDOT believes the study is valid and outlines any improvements that are required. The applicant is not required to submit a traffic study to the county, but they are required to submit that to the SCDOT in time for the Planning Commission meeting.

Mr. Bichel asked about the sewer easement crossing the landscape buffer.

Ms. Jeffers-Campbell stated they understood utilities have to be provided, as long as the intent of the LDR is met, she did not see an issue. She will leave it to the Commission to decide on this.

Mr. Rogers asked if he understood correctly that there were about 1000 lots under construction

in the area.

Ms. Jeffers-Campbell stated that was correct.

Waverly Wilkes, project engineer was available for any questions and discussed their traffic study.

Ms. Clark commented about a lot of open space and would not call this a cluster.

Mr. Bichel also commented on the open space and noted the required open space must be directly accessible to the largest practical number of lots within the development. This development had 17 lots accessible out of 112.

Ms. Wilkes stated the intent was since there was an existing pond area and there is grass around the pond, it would be an existing amenity that would be enjoyed a lot more than say a smaller park.

Mr. Bichel asked if there could be an access area added somewhere in the center.

Ms. Wilkes stated she believed that was something they could accommodate, such as moving a lot line where the existing home was.

Mr. Bailey stated the open space in the center with more access may be a concern for complaints from folks regarding noise.

The following appeared in opposition to the proposed:

Phoebe Roberts, 11 Buckskin Road

MOTION: By Mr. Bailey, seconded by Mr. Jones to approve PP-2020-171 with staff's conditions and the condition of adding an access point next to the existing home. The motion carried unanimously by voice vote.

Chairman Bichel read the denial letter that was sent to the applicant of Lenhardt Townes when the application was originally denied. Chairman Bichel read the Commission By-Laws pertaining to reconsideration and asked if the Commission members would like to consider the request and asked for a motion.

Mr. Bailey read an email he had received from the applicant's attorney.

MOTION: By Mr. Bailey, seconded by Mr. Shockley to reconsider PP-2020-173, Lenhardt Townes. The motion carried by a roll call vote of six in favor (Forest, Hammond,

Shockley, Bailey, Rogers and Bichel) and three in opposition (Jones, Looper and Clark)

PP-2020-173, Lenhardt Townes

Rashida Jeffers-Campbell addressed the Commission members with the reconsideration of a preliminary subdivision application consisting of 19.7 acres and zoned R-M20, Multifamily Residential and C-1, Commercial. The developer is proposing a subdivision consisting of 100 lots accessed by White Horse Road/N. Davis Drive (SCDOT). The developer is proposing 2,433 linear feet of public road and 457 linear feet of private road. The developer has chosen to do a Cluster Development, Option 2, requiring 5.91 acres of open space and providing 7.02 acres of open space. Water will be provided by Greenville Water and sewer will be by Berea Sewer. Berea Fire serves this area.

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

- Revise plan to show a full access on Lenhardt Road instead of emergency access point consistent with SCDOT's recommendation.
- A revised plan shall be submitted by February 3, 2021.

The following appeared in favor of the proposed:

- Mr. John Beeson, Developer for the proposed.
- Mr. Wesley White
- Jared Mann, Childcare Business owner
- Alex McClean, Othodontist
- Kyle Jones, Property Management Company

The following appeared in opposition to the proposed:

- Gwen Hicks- Williams, 5 Willenhall Lane, Greenville, SC
- Jason Sizemore, HOA President, Westcliff Community.
- Council Chairman Willis Meadows

Mr. Bichel stated this would be great if they could put a traffic light going out on White Horse Road.

The Commission asked staff if they knew what a traffic light would cost.

Mr. Walters stated anywhere from \$250,000 to \$500,000.

Mr. Forest commented on the plan, stating from his experience with these types of subdivisions, most of the people that are buying Townhomes are either retirees or first time home buyers. It is people that are building wealth or trying to maintain their wealth for the rest of their lives. These have been pretty good types of development that he has seen built around Greenville County. When the study was done, not too long ago, people said what they liked was diversification in the types of developments in the area.

Mr. Hammond noted the number of units that could be built at this time under the current zoning, which would be more than what is proposed.

MOTION: By Mr. Hammond, seconded by Mr. Bailey to approve PP-2020-173 with staff's recommendations. The motion carried by roll call vote with five in favor (Jones, Forest, Hammond, Shockley and Bailey) and four in opposition (Looper, Clark, Rogers and Bichel).

Chairman Bichel recessed the meeting for five minutes at 6:15 p.m.

Chairman Bichel called the meeting back to order at 6:20 p.m.

Rezoning Requests

Mr. Lovelace presented the following:

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Austin Lovelace – Principal Planner
RE:	CZ-2021-01
APPLICANT:	Magdi K. Kelada
PROPERTY LOCATION:	W. Bramlett Road
PIN/TMS#(s):	0129000203500
EXISTING ZONING:	R-12, Single-Family Residential District
REQUESTED ZONING:	C-2, Commercial District
PROPOSED LAND USE:	Auto Sales

ACREAGE: 3.87

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned R-12, Single-family Residential in June 1973 as part of Area 4A. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	vacant land
East	R-12	elementary school
South	R-12	single family residential and mobile home park
West	R-12	vacant land and 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 *Transitional Corridor* and *Traditional 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-12	3.6 units/acre	3.87	13 units
Requested	C-2	16 units/acre		62 units

A successful rezoning would allow for 49 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

W. Bramlett Road is a two-lane State-maintained minor collector road. The parcel has approximately 271 feet of frontage along W Bramlett Road. The parcel is approximately 0.11 miles east of the intersection of W. Blue Ridge Drive and W. Bramlett Road. The property is not along a bus route. A sidewalk exists along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Bramlett Rd	2,297' NE	2,600	2,500	2,900 +16%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not 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: Alexander Elementary, Legacy Charter School, and Monaview Elementary.

CONCLUSION:

The subject parcel, zoned R-12, Single-family Residential, is located along W. Bramlett Rd., a State-maintained minor collector road. The subject property is across from C-2, Commercial parcels with R-12, Single-family Residential surrounding it. Staff is of the opinion that the requested rezoning from R-12, Single-Family Residential to C-2, Commercial would not be appropriate due to the location of the utility easement on site which bisects the property. This easement restricts commercial development on the majority of the acreage of this parcel. The close proximity to the elementary school is also a concern to staff due to the allowable uses in the C-2, Commercial zone.

STAFF RECOMMENDATION:

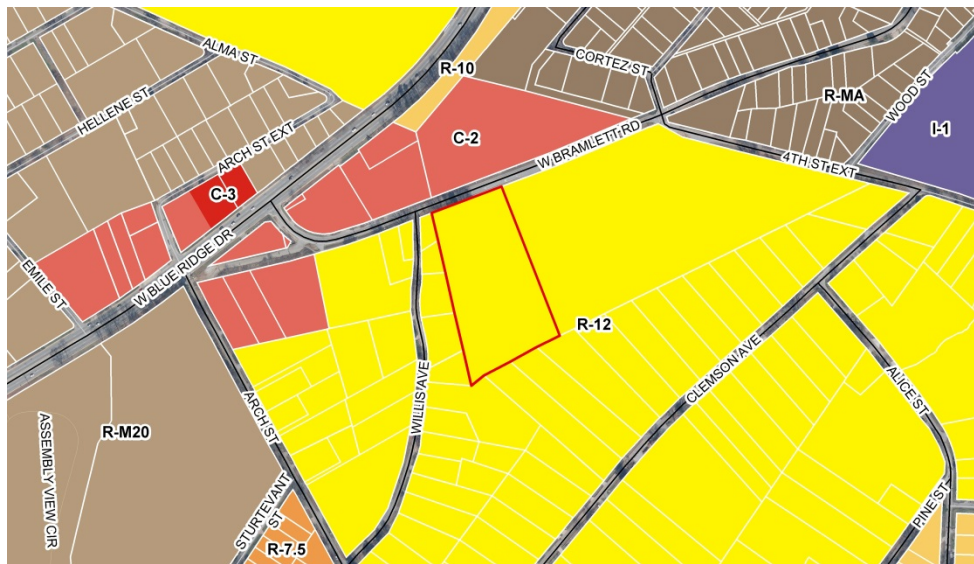
Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial.

MOTION:

By Mr. Shockley, seconded by Mr. Looper to deny CZ-2021-01. The motion carried unanimously by voice vote.



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-2021-02
APPLICANT:	Mark Warner Kerhulas for Theodore Ernest Kerhulas Trust
PROPERTY LOCATION:	E. Lakeshore Drive and Butter Street
PIN/TMS#(s):	0624010300813, 0634010401800 (portion)
EXISTING ZONING:	C-1, Commercial District
REQUESTED ZONING:	R-7.5, Single-Family Residential District

PROPOSED LAND USE: Single Family Residence

ACREAGE: 0.653

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: This parcel was originally zoned R-7.5 in May 1994 as part of Area 9. There are two previous rezoning requests, CZ-2011-19 to C-1, Commercial which was withdrawn, and CZ-2017-006 for C-1, Commercial which was approved.

EXISTING LAND USE: Restaurant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Single Family Residential
East	R-7.5	Single Family Residential
South	R-7.5	Single Family Residential
West	R-7.5	Lake

WATER AVAILABILITY: Tryon 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 not a part of any area or community plans.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>C-1</i>	<i>12 units/acre</i>	<i>0.653</i>	<i>7 units</i>
Requested	<i>R-7.5</i>	5.8 units/acre		3 units

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

ROADS AND TRAFFIC:

E. Lakeshore Drive is a two-lane state-maintained Residential Road. Butter Street is a two-lane state-maintained Residential Road. The parcel has approximately 430 feet of frontage along E. Lakeshore Dr., and approximately 56 feet of frontage along Butter Street. The parcel is approximately 0.46 miles east of the interchange of US Hwy 176 and E. Lakeshore Dr. The property is not along a bus route and there are no sidewalks along the subject property.

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. There is not a school located within one mile of the site.

CONCLUSION:

The subject parcels, zoned C-1, Commercial, are located along E. Lakeshore Dr. and Butter St., both State-maintained residential roads and near Lake Lanier in Northern Greenville County. One of the parcels is currently split-zoned and both are surrounded by residential uses. A successful rezoning would eliminate a multi-zone property and blend with the surrounding land uses and zoning classifications.

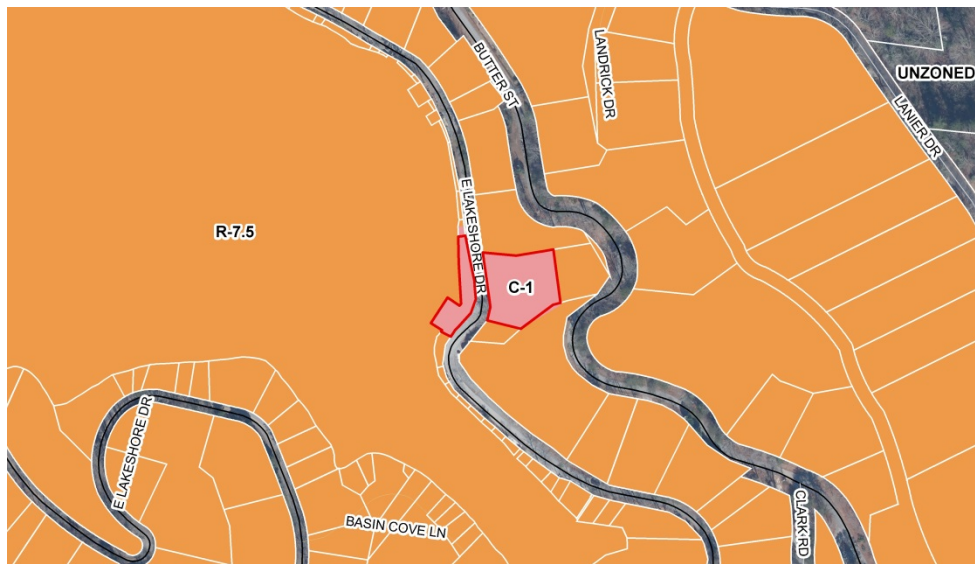
STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.

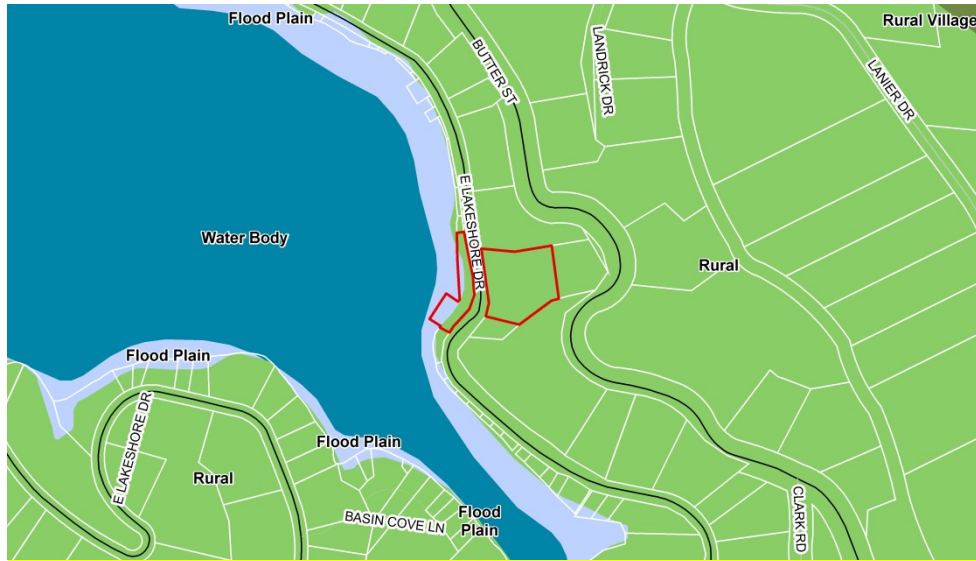
MOTION: By Mr. Jones, seconded by Mr. Bailey to approve CZ-2021-02. The motion carried unanimously by voice vote.



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-2021-03
APPLICANT:	Adriana Reyes for JSAL.MC, LLC
PROPERTY LOCATION:	1000 Anderson Road
PIN/TMS#(s):	0112001600401
EXISTING ZONING:	R-M20, Multifamily Residential District
REQUESTED ZONING:	R-6, Single-Family Residential District
PROPOSED LAND USE:	Single-Family Residential

ACREAGE: 0.3

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned R-M, Multi-Family Residential in June 1973 as part of Area 4A, and was administratively changed in 2008 to R-M20. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential Detached

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	Vacant land
East	R-M20	Single-family residential
South	R-7.5	Single-family Residential
West	R-M20	Social club

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker District

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Core 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-M20	20 units/acre	0.3	6 units
Requested	R-6	7.3 units/acre		2 units

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

ROADS AND TRAFFIC:

Anderson Road is a four-lane state-maintained arterial road. The parcel has approximately 97 feet of frontage along Anderson Road. Valentine Street is a two-lane State-maintained Major Collector. The parcel has approximately 125 feet of frontage along Valentine Street. The parcel is approximately 0.53 miles South-West of the interchange of Hwy 81 and Dunbar Street. The property is not along a bus route; however, there are sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Anderson Road	87' SW	8,200	8,600 +4.8%	8,000 -2.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. There are three schools located within one mile of the site: Fuller Normal School, Hollis Academy, and Greenville Senior High School.

CONCLUSION:

The subject parcel, zoned R-M20, Multifamily Residential, is located along Hwy 81, a State-maintained arterial road, and Valentine St., a State-maintained collector road, both which contain single-family residential uses. A successful rezoning to R-6, Single-family Residential would accomplish the applicant’s goal of subdividing this parcel, allowing for infill development as well as better alignment with the Core Neighborhood’s gross density, as outlined in the Plan Greenville County Comprehensive Plan.

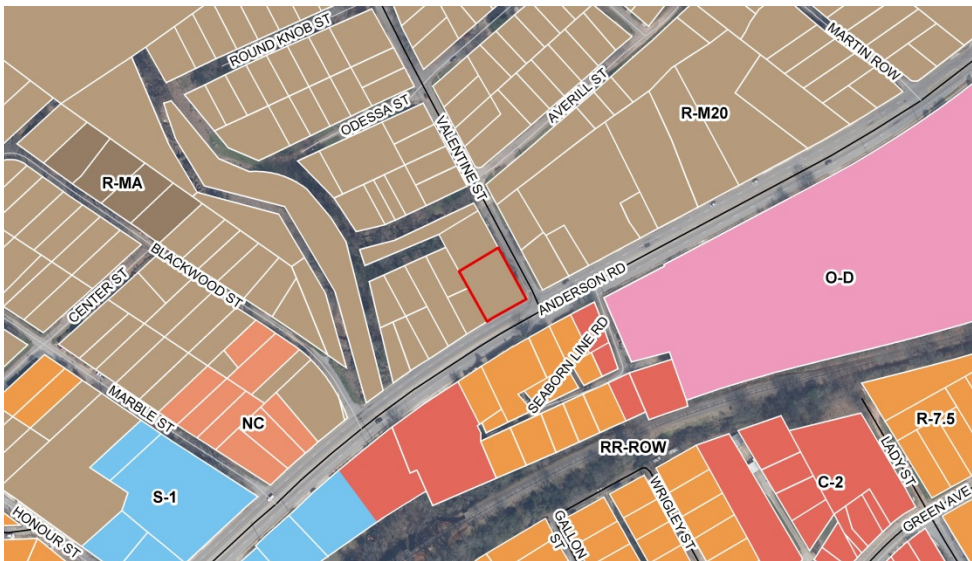
STAFF RECOMMENDATION:

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

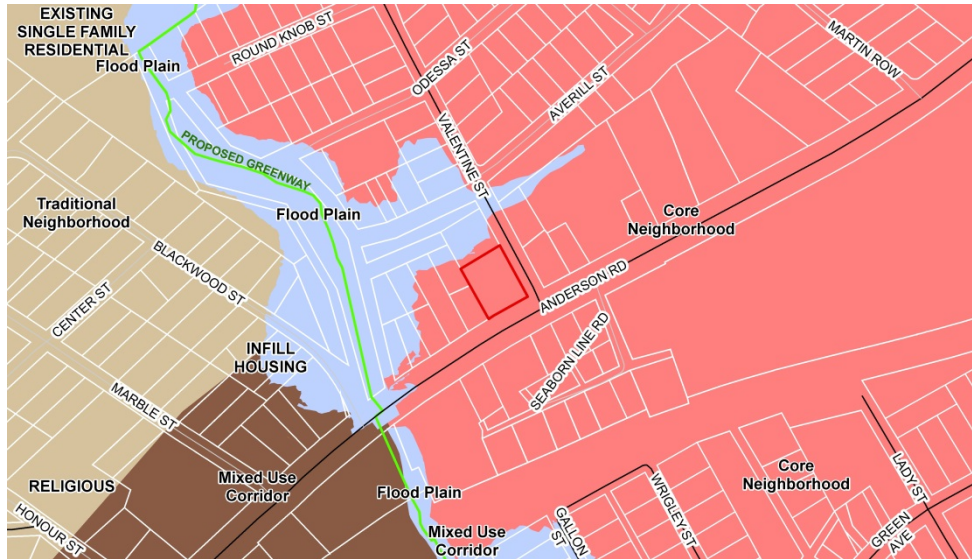
MOTION: By Mr. Forest, seconded by Mr. Shockley to approve CZ-2021-03. The motion unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

CZ-2021-04 and CZ-2021-05 were withdrawn by applicant.

Ms. Staton presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Meagan Staton – Deputy Zoning
 Administrator/Principal Planner

RE: CZ-2021-06

APPLICANT: Sook Young Yoon of Kelly Company, Inc. for Kelly
 Company, Inc.

PROPERTY LOCATION: 2176 E. Coleman Road

PIN/TMS#(s): 0534010100916

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Real Estate Office, Cultural Center, and Hair Salon

ACREAGE: 0.91

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban May 1970 as part of Area 1. There was one previous successful rezoning request, CZ-1990-55 for O-D, Office District.

EXISTING LAND USE: Real Estate office and Cultural Center

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single-family residences
East	R-S	Single-family residence
South	NC	Retail
West	NC	Pharmacy and Restaurant

WATER AVAILABILITY: Greenville Water – *No Water Available*

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The parcel is not included in any area or community plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	O-D	0 units/acre	0.91	0 units
Requested	C-1	12 units/acre		10 units

A successful rezoning would allow for up to 10 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

E. Coleman Road is a two-lane State-maintained Minor Collector. The parcel has approximately 207 feet of frontage along E. Coleman Road. The parcel is approximately 0.05 miles northeast of the intersection of S. Batesville Road and E. Coleman Road. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the area of E. Coleman Road.

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

The subject parcel, zoned O-D, Office District, is located along E. Coleman Rd., a State-maintained Minor Collector road. This property is also located adjacent to several properties with commercial zoning districts and land uses. Staff is of the opinion the requested rezoning from O-D, Office District to C-1, Commercial is appropriate for this site due to the close proximity to other commercial uses at the intersection of E. Coleman Rd. and Batesville Rd.

STAFF RECOMMENDATION:

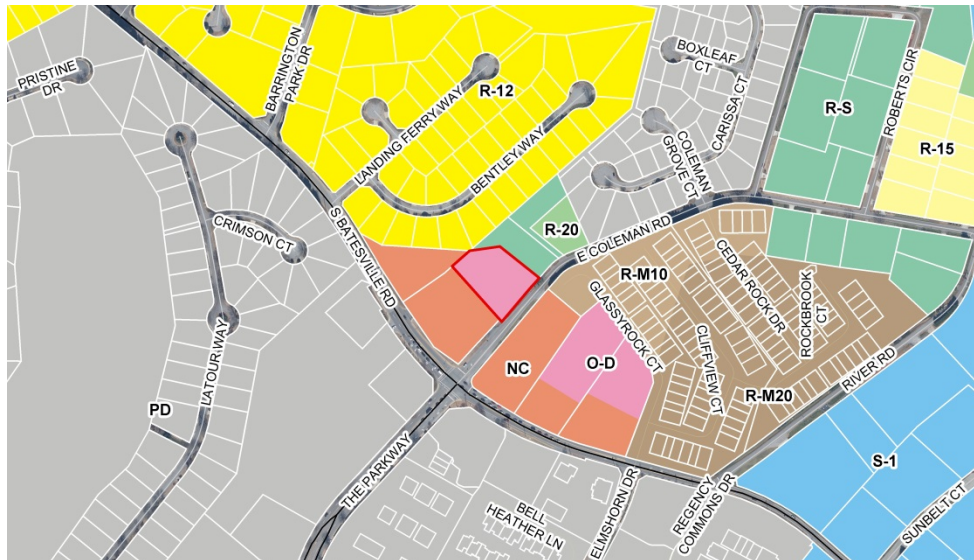
Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.

MOTION:

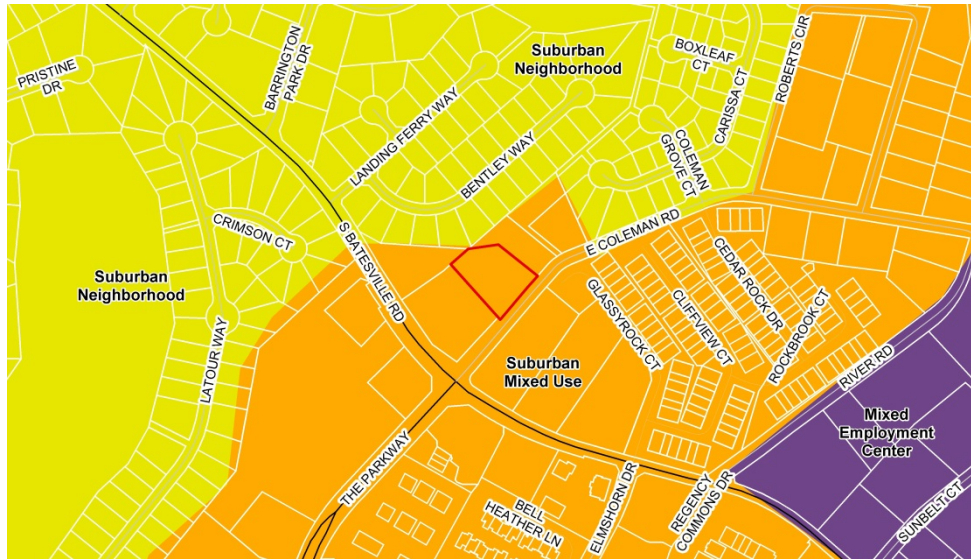
By Mr. Bailey, seconded by Mr. Jones to approve CZ-2021-06. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-07

APPLICANT: Mark Thoennes of Mark Thoennes Builders for
Greenville
County Disabilities/Thrive Upstate

PROPERTY LOCATION: 123 Hawkins Street

PIN/TMS#(s): 0111001100100

EXISTING ZONING: R-20A, Single-Family Residential District

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

PROPOSED LAND USE: Single-family Residential Development

ACREAGE: 0.85

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-family Residential in June 1973 as part of Area 4A. There has been one previous successful rezoning case, CZ-2015-19, from R-7.5 to R-20A.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-family residences
East	R-7.5	Single-family residences
South	R-6 and R-7.5	Single-family residences
West	R-7.5	Elementary school

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY

PLANS: The parcel is included in the Judson Community Plan, where it is designated as *Infill Housing*. **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-20A	2.2 units/acre	0.85	1 unit
Requested	R-7.5	5.8 units/acre		4 units

A successful rezoning would allow for up to 3 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Hawkins Street is a two-lane State-maintained Residential road. Ninth Street is a two-lane State-maintained Residential road. Tenth Street is a two-lane State-maintained Residential road. The parcel has approximately 184 feet of frontage along Hawkins Street, as well as 200 feet of frontage along Ninth Street, and 208 feet of frontage along Tenth Street. The parcel is approximately 0.32 miles northwest of the intersection of Goodrich Street and Anderson Road (Highway 81). The property is not along a bus route but there are sidewalks across the street from the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Goodrich Street	957' SW	800	750 -6.3%	1,050 +40.0%

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

The subject parcel, zoned R-20A, Single-family Residential was originally zoned R-7.5, Single-family Residential, and is located along three State-maintained residential roads. It is also located in an area where it is surrounded on three sides with R-7.5, Single-family Residential zoning. Staff is of the opinion that rezoning to R-7.5, Single-family residential maintains the character of this area and would be consistent with the surrounding area.

STAFF

RECOMMENDATION:

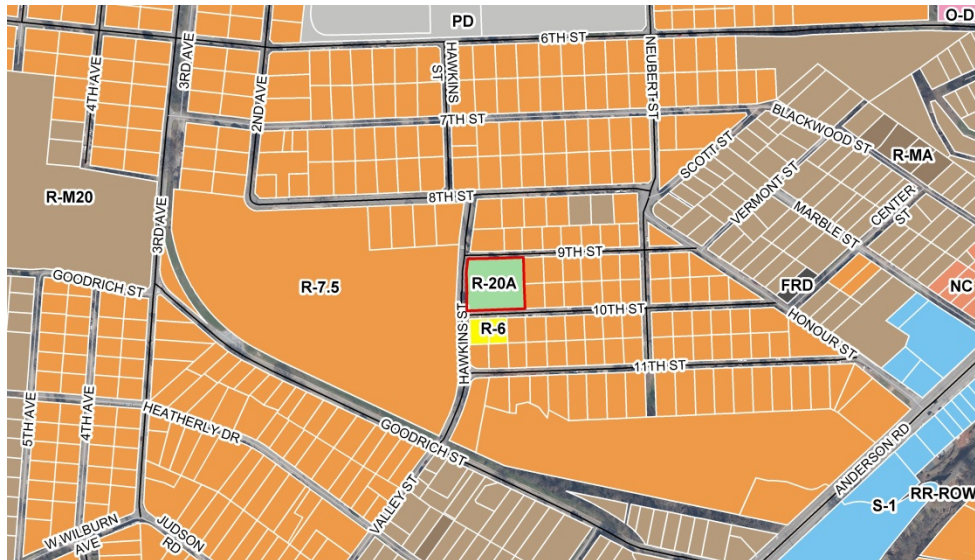
Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-family Residential.

MOTION:

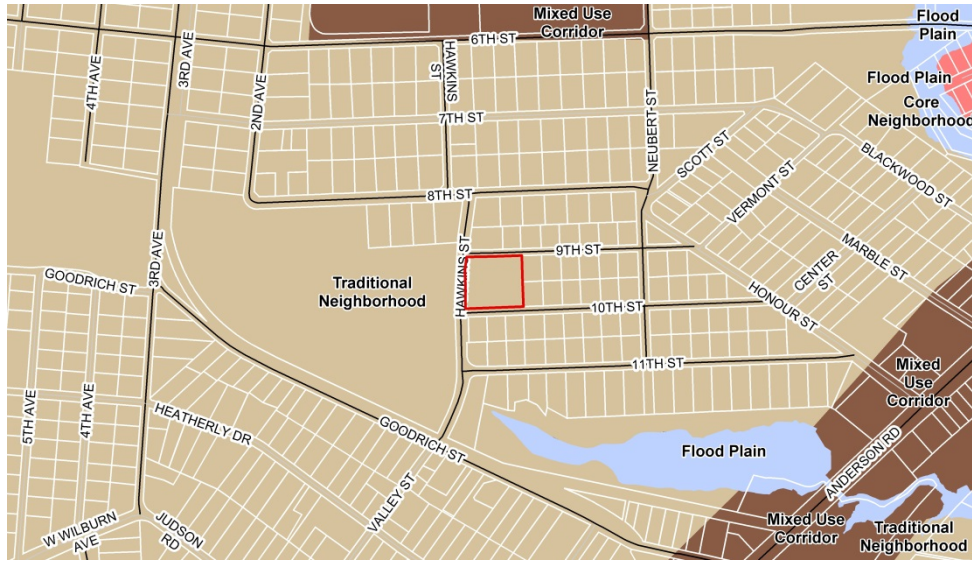
By Mr. Shockley, seconded by Mr. Looper to approve CZ-2021-06. The motion carried unanimously by voice vote.



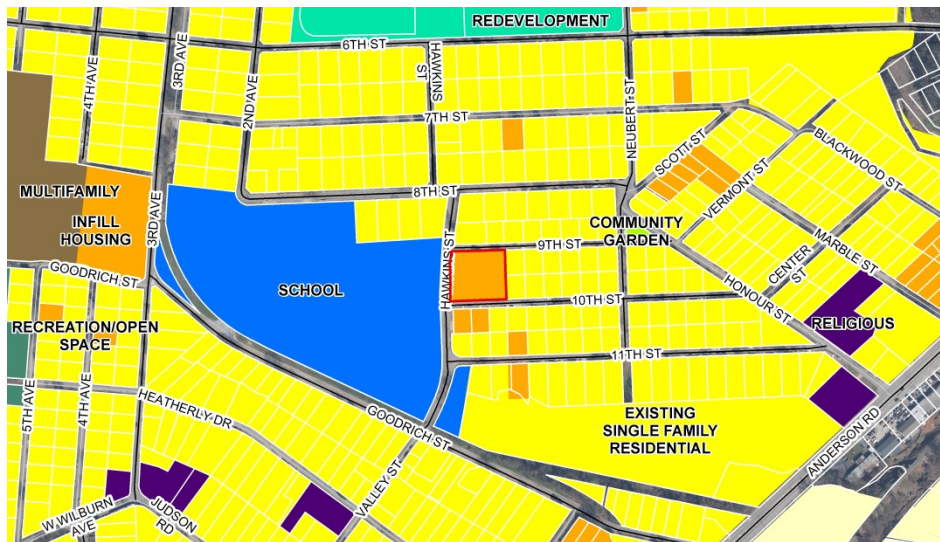
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Judson Community Plan, Future Land Use Map

CZ-2021-08 WITHDRAWN BY APPLICANT

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-09

APPLICANT: Tom Felton of Studio 511 for Amanda Felton and
Draper Creative, LLC

PROPERTY LOCATION: Bryant Street and Draper Street

PIN/TMS#(s): 0121000300500, 0121000300600, 0121000300700

EXISTING ZONING: R-7.5, Single-Family Residential District and FRD,
Flexible Review District

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

PROPOSED LAND USE: Mixed Use Development

ACREAGE: 0.87

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The subject was originally zoned R-7.5, Single-family Residential in June 1973 as part of Area 4A. Parcels 0121000300600 and 0121000300700 were previously part of a successful rezoning request in 2017, CZ-2017-67, from R-7.5 to FRD.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Vacant land
East	R-7.5	Single-family residences
South	R-7.5	Single-family residences and vacant land
West	S-1	Automobile service facility

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*.
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 Brandon Community Plan and is designated as *Live and Play*. **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-7.5	5.8 units/acre	0.87	5 units
Requested	FRD	N/A		7 units

A successful rezoning would allow for 2 additional dwelling units.

ROADS AND TRAFFIC:

Bryant Street is a two-lane County-maintained Residential road. Draper Street is one-lane County-maintained Residential road, which is currently going through the process for abandonment. The parcel has approximately 97 feet of frontage on Bryant Street. The parcel is approximately 0.05 miles north of the intersection of Bryant Street and Pendleton Street (Highway

124). There are no bus stops in the area, nor are there any sidewalks along this property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pendleton Street (Highway 124)	520' E	7,000	6,900 - 1.4%	8,100 +17.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. The site is adjacent to Railroad Right-of-Way. There are four schools located within one mile of the site: Alexander Elementary, Bethel Christian Academy, Hollis Academy, and Legacy Charter School.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a mixed-use development along Bryant Street and Draper Street on a 0.87-acre parcel. The site will consist of two buildings: Building 1 will be a maximum of 15,000 square feet and may include a restaurant, commercial space, and four 3-bedroom apartments, while Building 2 will be a maximum of 10,500 square feet, and is stated to include the applicant’s office, the applicant’s home, commercial space, and two 2-bedroom apartments. Building 1 will be a maximum of 45 feet in height, and Building 2 will be a maximum of 55 feet in height. The applicant is proposing 32 parking spaces on site, and is requesting a 25% reduction in parking. The site will also include a leashed dog park, that will be hedged, and a plaza connecting the front and rear outdoor dining areas, which will have seating and a water feature.

Proposed Land Uses:

The proposed uses, as detailed in the Statement of Intent for this development, will be a mix of uses. The mix of uses on site is stated by the applicant to include the following: apartments, restaurant, commercial retail space, office space, and a dog park as an amenity for the site’s residents.

Architectural Design:

There are two proposed buildings for this site. Building 1 will be black or grey and composed of either brick, metal,

composite panels or painted cement board, with hoods that will be composed of engineered siding, composite panels, or painted cement board. The windows and glass garage doors on this building will be clear anodized aluminum in silver. Building 2 will be done in two phases. Building 2 Phase A will consist of a curtain wall or storefront made of clear anodized aluminum in silver with some black or grey components using the same material as Building 1, as well as hoods that will be similar to those on Building 1. Building 2 Phase B will be black or dark grey with materials matching both Building 1 and Building 2 Phase A, with clear anodized silver windows.

Access and Parking:

The development will be accessed along Bryant Street on to what is currently Draper Street. Draper Street is currently in the process of being abandoned, and will become the interior drive aisle for the development. The applicant is proposing 32 parking spaces on site, as well as requesting a 25% reduction in parking spaces. The applicant states that the reduction in parking is necessary due to a Duke Energy transmission line easement and a sewer main line easement on site, and that factors like close proximity to a public parking lot, a Greenville trolley stop, and bus stop, as well as overlap between usage of spaces will keep parking problems on site from occurring. Additionally, the applicant is proposing bike parking on site. Two spaces will be relocated from surface parking to a garage under Building 2 Phase B, when this portion of the development is completed.

Landscaping and Buffering:

The applicant states that landscaping will be provided to create a soft, neutral look, using native and low maintenance plants. Two large trees exist on site, and the applicant is working with an arborist to protect and keep these trees on site. The applicant is also proposing an 8 foot-wide buffer along Bryant Street, that will contain a new multi-stem tree, ornamental grasses that will be a minimum of 30 feet tall, and the site's signage. A minimum six-foot tall fence will be provided along the property line, and a variable-height fence will run along

the property line behind Building 1. Both fences will be made of either wood slats or corrugated steel.

Signage and Lighting:

The applicant is proposing one main site sign that will be part of the buffer for the site, placed along Bryant Street. This sign will feature the name of the development as well as the address of the site, and be metal, backlit, and mounted on a concrete or brick wall. Additionally, individual tenant signs to meet the requirements of the Greenville County Sign Ordinance are proposed for within the development. Wayfinding signage is also proposed to be added at the corner of Bryant Street and Highway 124, to direct people to the development. The applicant states that this signage will meet the requirements for off-premise signage outlined in Section 8:6 of the Greenville County Sign Ordinance. Lastly, the applicant is proposing a painted wall mural announcing the “Greenville Arts District” on the side of Building 2 Phase A, where it faces the Highway 124 Bridge.

Drive aisle and parking area lighting will meet IESNA full-cut-off standards. Any lighting within the Duke Energy Easement will also comply with Duke’s requirements. Other outdoor lighting may include walkway lights, tree up-lighting, landscape lighting and decorative hanging fixtures. All lighting will be placed and maintained to promote the safety of those on site, and so as not to create a nuisance to neighboring properties and adjacent roadways. Fixtures will not be mounted higher than 20 feet above finished grade.

CONCLUSION:

The subject parcels, zoned FRD, Flexible Review District and R-7.5, Single-family Residential are located along Bryan St., a County-maintained residential road. The applicant is requesting FRD-MC, Flexible Review District – Major Change to expand the zoning to allow for additional land uses, density and acreage from what was previously approved for this FRD. Staff is of the opinion that, since these parcels are an anchoring point for the Village of West Greenville, the expansion of the Flexible Review District would not adversely impact the neighborhood.

STAFF

RECOMMENDATION:

Based on these reasons, staff recommends approval with the following conditions:

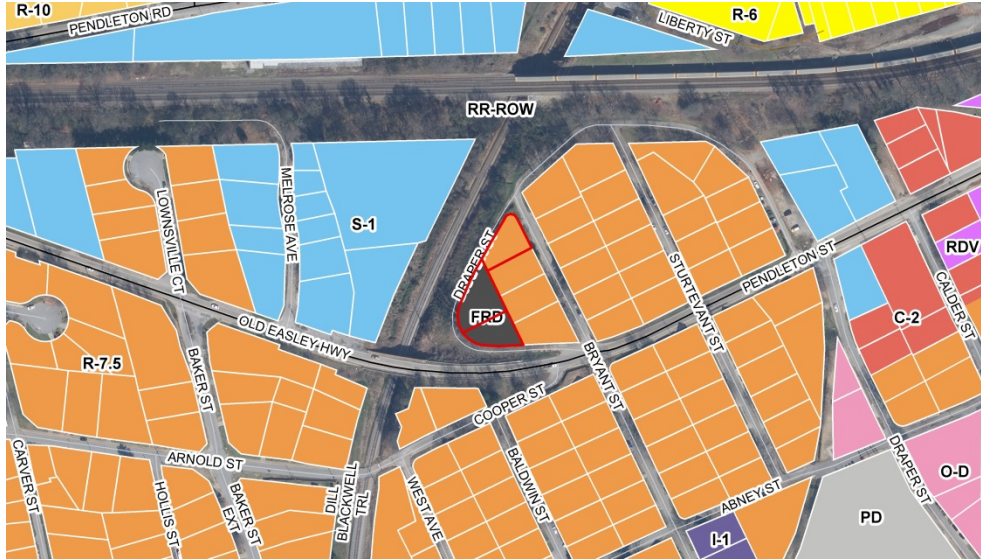
1. The applicant will need to work with SCDOT and/or Greenville County Roads and Bridges to determine the safest egress for their development, Bryant Street, and Highway 124.
2. Submit a site plan for review and approval before the issuance of any land development or building permits.

MOTION:

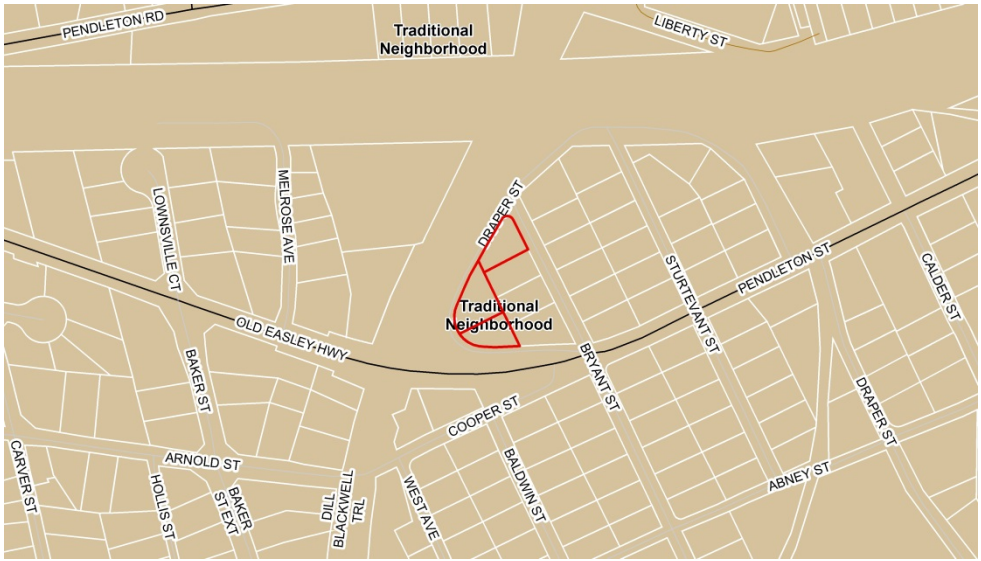
By Mr. Looper, seconded by Ms. Clark to approve CZ-2021-09 with staff's conditions. The motion carried unanimously by voice vote.



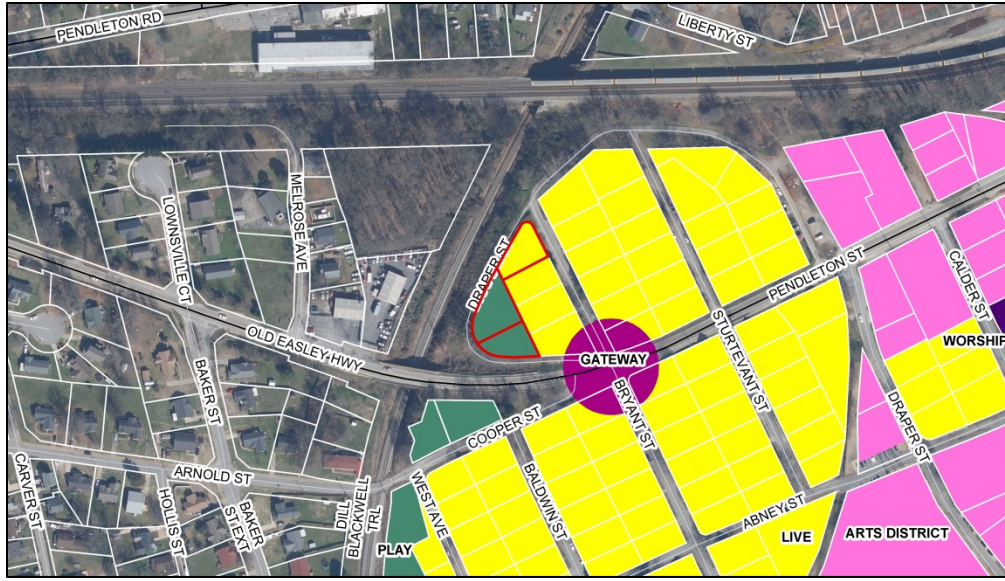
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Brandon Community Plan

January 5, 2021

Tom and Amanda Felton
 7 Albain Circle
 Greenville, SC 29617

RE: Bryant Street, Draper Creative Staff Comment letter; CZ-2021-09

Dear Mr. Felton and Mrs. Felton,

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

Page 1

1. Please revise reference of “Gville” to read “Greenville.” **OK.**

Page 2

1. Under “Project Details – 1. Site Size and Land Use,” please include full land use table as shown in #8 below to show the square footage for each use and the size of each building on site. **OK. I moved the table from #8 to here.**

Page 3

1. Under “5. Public Improvements – Neighborhood Amenities,” it is stated that there will

be a hedged dog park. Please state whether this area will be an on-leash or off-leash area. If off-leash, please describe how the hedged enclosure will maintain security for dogs inside. **OK. Dogs will be leashed.**

Page 4

1. For “Off-Site Connectivity” please state whether there are any bike lanes nearby, as well as if there are any additional bike safety measures on-site. **OK. There are no nearby bike lanes.**
2. For “6. Adequate Parking,” please update required parking counts to match requirements found in Table 12.1 of the Zoning Ordinance. **OK. Parking updated to match Table 12.1 of Ordinance.**
3. Due to the Temporary Parking requirement by SCDOT, please label the resident spaces, ensuring that they are outside of the Duke Easement area. **OK. Noted in parking notes section on drawing.**
4. For overflow parking areas, please ensure that these areas are within 400 feet of the site, and provide a written agreement between any property owners of these particular parking areas. **OK. No possible overflow areas are within 400’, so this was removed.**
5. Please note in the adequate parking section that the parking will be stone aggregate, and that wheel stops will be provided for each space. **OK.**

Page 6

1. Please note that this development will meet the landscaping requirements found in Section 12 of the Greenville County Zoning Ordinance. **A deviation from the requirements in Section 12 is that I would like to use ornamental grasses in the buffer rather than evergreens. I specified this in SOI and gave my rationale for why I believe this change meets the intention of the requirements.**

Page 7

1. Under “Screening,” please give the maximum height for the variable-height fence. **OK.**
2. Please describe why and how the height of the fence will vary. **OK. The fence varies in height due to the slope of the land.**
3. Please give the size and material of the proposed fences. **OK.**
4. The Concept Plan shows a retaining wall behind Building 1. Please note this retaining wall in the SOI, and give information regarding its material and size. **Ok. Noted in SOI and on drawing.**

Page 8

1. The wayfinding sign mention in the second paragraph under signage, will need to meet requirements for off-premise signage in the Greenville County Sign Ordinance. Please state this in the SOI. Additionally, the plans show wayfinding signage attached to a road sign, please revise this to show the wayfinding sign separately. **OK.**
2. Please state that the off-premise sign will meet Section 8:6 of the Greenville County Sign Ordinance. **OK.**
3. Please note the total number, maximum size, location, and material of tenant signs. **The tenant signs are not yet designed. I state that, when designed, they will conform to Greenville County Sign Ordinance standards. This would seem to be sufficient.**
4. Please note and revise plan to reflect that the backlit words on the mural do count towards signage requirements for the site and will need to adhere to the Greenville County Sign Ordinance. **Removed from SOI. The letters in the mural were only intended to be painted as part of the mural. Saying they were back lit was a mistake.**
5. Please remove reference to off-premise lighting in the SOI. **OK. Also removed on concept plan.**

Will Serve Letters:

1. Water Service must be provided, along with documentation, as a condition of approval for this rezoning. Understood. I noted this in several places in the SOI: In the “construction phasing” section, the “impact on public facilities” section, and on the Greenville Water “will serve” letter.

Concept Plan:

1. Please include “stone” on areas labeled “aggregate parking area.” OK.
2. For the “Future Driveway to the Garage Under Building Two,” please state how this will impact the two parking spaces shown in that area, and include the material and width of the drive. OK. The material is grass over a supporting grid, so the driveway disappears. The width is 9’ because it is a private drive for our residence. The two site parking spaces lost due to the construction of the driveway will be replaced by the two new spaces created under Building Two.
3. Please provide additional screening, vegetation, vegetative wall or canopy trees between Building One and the property line. We hope the attractive fence is sufficient because we are very tight on space for outdoor use behind that building, which we would like for the residents and restaurant. The houses on Bryant that back up to that fence have many sheds along their rear property lines.
4. Staff has serious safety concerns with the intersection of the egress point of your development, Bryant St., and Pendleton St. Staff recommends providing an island extending from the parcel on the corner (0121000300200) out towards Pendleton St. creating a separate connection point to Pendleton St. It would be up to SCDOT as to the turn lanes and if they would allow for a right/left turn or a right turn only. I will contact Brandon Wilson at SCDOT to see about striping this area of pavement—and to see what type of turn lane they will allow for.

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, January 8, 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 January 5, 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/

Meagan Staton

Deputy Zoning Administrator/Principal Planner

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-10

APPLICANT: Juan Rodriguez

PROPERTY LOCATION: Old Easley Hwy and US-25 Access Ramp

PIN/TMS#(s): 0233000100500,0233000100400,
0233000100300,0233000100200

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-M20, Multifamily Residential District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 4.16

COUNCIL DISTRICT: 23 – Norris

HISTORY: This parcel was originally zoned C-2, Commercial in June 1973 as part of Area 4A. There was a successful rezoning request for TMN 0233000100500 in 1986 for R-S, Residential Suburban, CZ-1986-56. TMN 0233000100400, 0233000100300, and 0233000100200 had a successful rezoning request to R-S, Residential Suburban in 1990, CZ-1990-56.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Drop yard, Railroad tracks
East	R-S	Vacant land
South	R-7.5	Cemetery
West	C-2	Car sales lot

WATER AVAILABILITY: Greenville Water (no water available to parcel 0233000100400 due to being landlocked)

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 *Industrial*.
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	4.16	7 units
Requested	R-M20	20 units/acre		83 units

A successful rezoning would allow for 76 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Easley Highway is a two-to-four-lane State-maintained collector road. The parcel has approximately 672 feet of frontage along Old Easley Highway. The parcels are approximately 0.23 miles east of the interchange of US Highway 25 and Old Easley Highway. The property is not along a bus route. There is a sidewalk along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Easley Highway	3,015' E	7,000	6,900	8,100 +17.3%

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

The subject parcels, zoned R-S, Residential Suburban, are located along Old Easley Highway, a State-maintained minor collector road. The subject property is adjacent to C-2, Commercial, S-1, Services, and R-7.5, Single-family Residential properties. Staff is of the opinion that the requested zoning from R-S, Residential Suburban to R-M20, Multifamily Residential would not be detriment to the area since other non-residential uses exist nearby.

STAFF RECOMMENDATION:

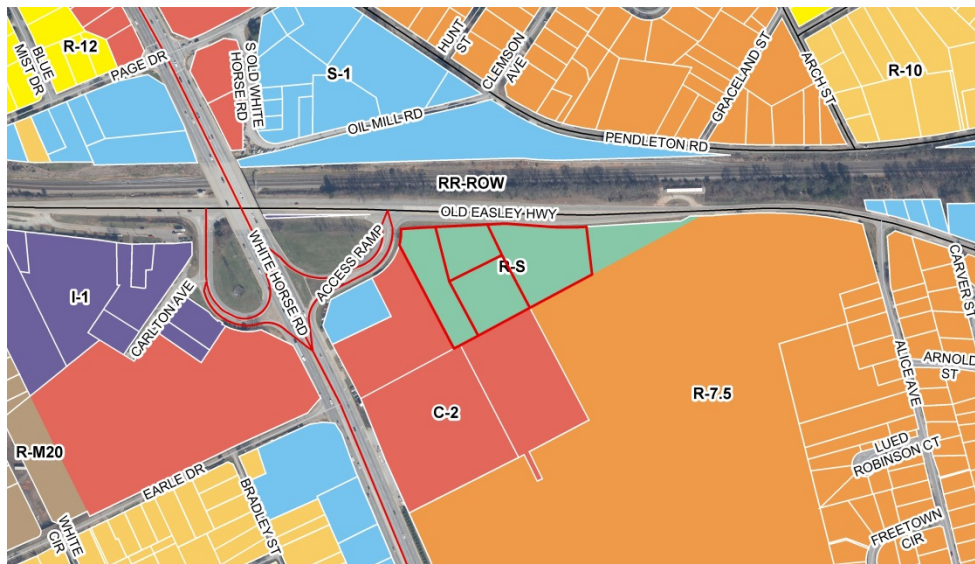
Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.

MOTION:

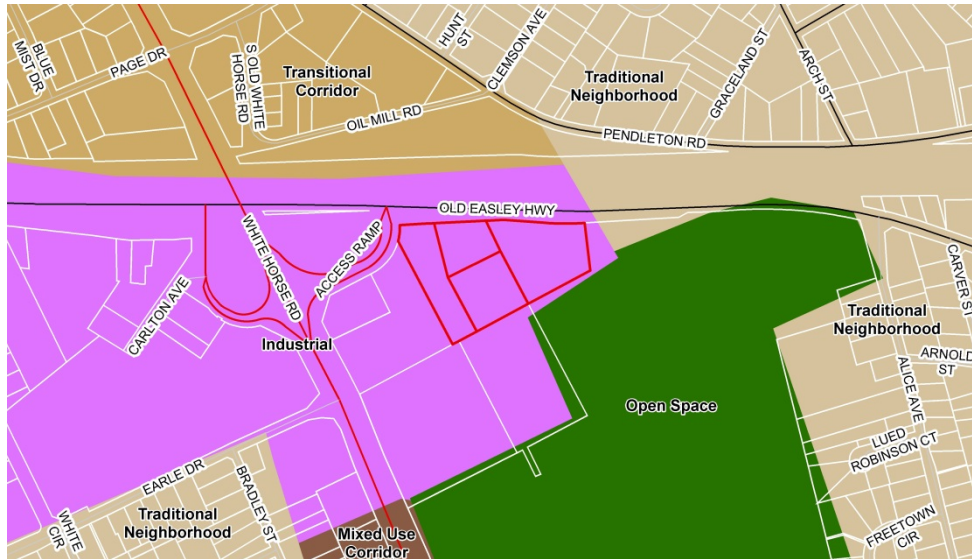
By Mr. Jones, seconded by Mr. Looper to approve CZ-2021-10. The motion carried unanimously by voice vote.



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-2021-11
APPLICANT:	Sarah Niemann of Sarah Niemann Consulting, Inc. for Y & M Properties, LLC
PROPERTY LOCATION:	Locust Hill Road and Lakeview Circle
PIN/TMS#(s):	T019000201401, T019000201402
EXISTING ZONING:	R-S, Residential Suburban District

REQUESTED ZONING: R-M12, Multifamily Residential District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 7.66

COUNCIL DISTRICT: 18 – Barnes

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

EXISTING LAND USE: Single-Family Residential and Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-family residential
East	R-S, R-15	Single-family residential
South	Unzoned	Single-family residential and Recreation
West	C-3	Grocery store/Gas station

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 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	7.66	13 units
Requested	R-M12	12 units/acre		92 units

A successful rezoning would allow for 79 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Locust Hill Road is a two-lane State-maintained Collector, and Lakeview Circle is a two-lane County-maintained Residential road. The parcel has approximately 796 feet of frontage along Locust Hill Road, and approximately 357 feet of frontage along Lakeview Circle. The parcel is approximately 0.45 miles west of the intersection of Highway 101 and Locust Hill Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Locust Hill Road	1,475' NW	14,100	14,800 +4.9%	14,900 +6%

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

CONCLUSION: The subject parcels, zoned R-S, Residential Suburban, are located along Locust Hill Road, a State-maintained collector road. The subject property is adjacent to C-3, Commercial, R-15, Single-Family Residential, R-S, Residential Suburban, and unzoned properties. Staff is of the opinion that the requested rezoning from R-S, Residential Suburban to R-M12, Multifamily Residential would fit with the character of the area due to the non-residential uses located along this stretch of Locust Hill Rd.

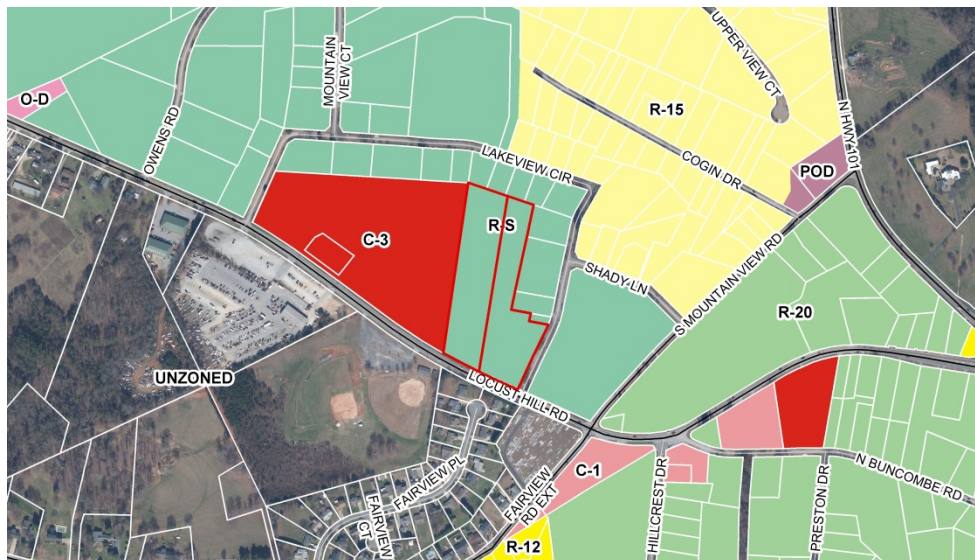
STAFF RECOMMENDATION: Based on these reasons, staff recommends approval of the requested rezoning to R-M12, Multifamily Residential.

Councilmember Barnes addressed the Commission members stating he did not feel this request was compatible with the surrounding area or Comprehensive Plan.

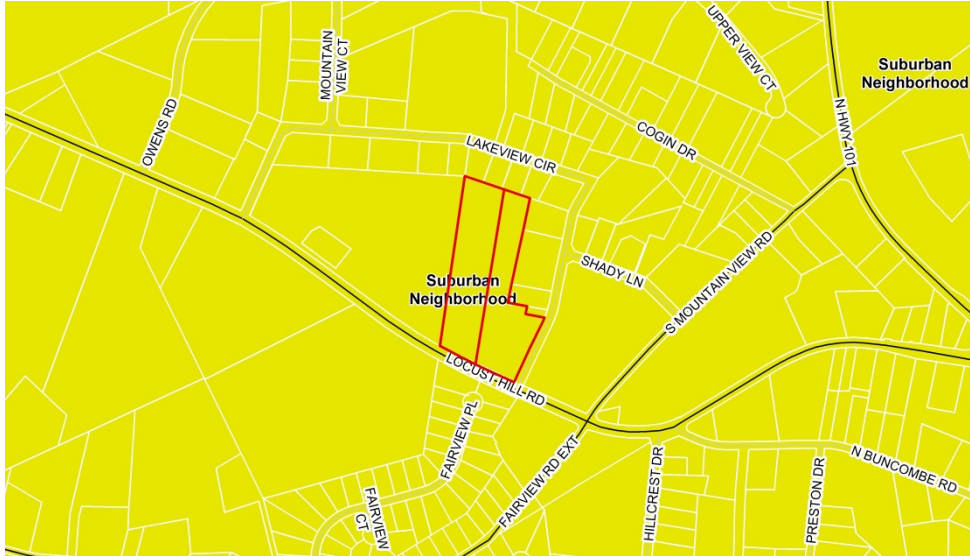
MOTION: By Mr. Looper, seconded by Ms. Clark to deny CZ-2021-11. The motion carried unanimously by voice vote.



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-2021-12

APPLICANT: Alex Zuentd of Zuentd Engineering, LLC for V-Go Holdings, LLC

PROPERTY LOCATION: Feaster Road

PIN/TMS#(s): 0547030101902

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Retail

ACREAGE: 0.85

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There was a previous request of C-2, Commercial in 2020, CZ-2020-77 which was withdrawn.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

PLAN GREENVILLE COUNTY

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

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

AREA AND COMMUNITY PLANS:

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

DENSITY WORKSHEET:

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

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

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

ROADS AND TRAFFIC:

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

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

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Feaster Road, a State-maintained minor collector road. The surrounding area along Feaster Rd. does consist of a variety of uses, which are consistent with the proposed C-1 zoning classification. Staff is of the opinion that the requested rezoning from R-S, Residential Suburban to C-1, Commercial would not be detriment to the area.

STAFF

RECOMMENDATION:

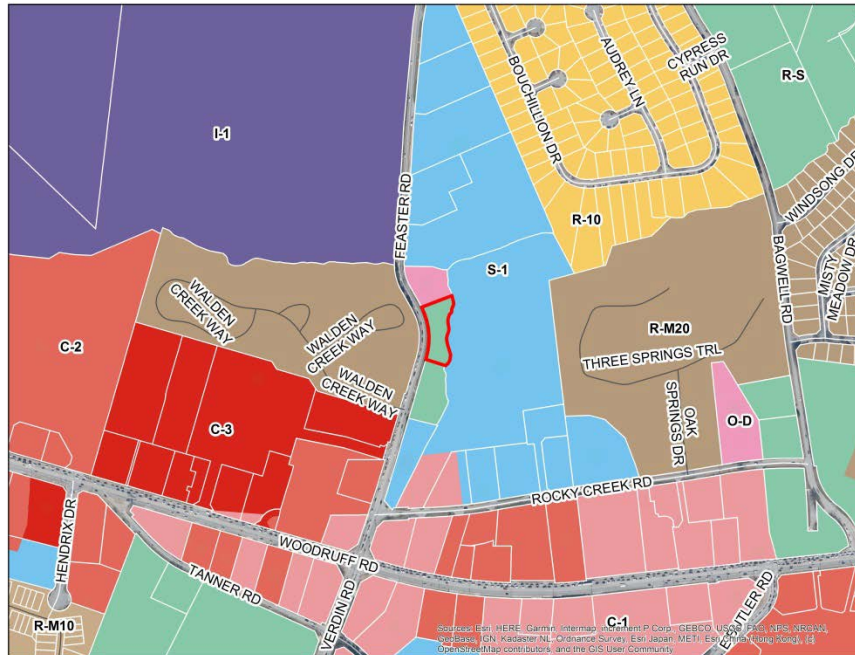
Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.

Ms. Clark noted she was not in favor of this request.

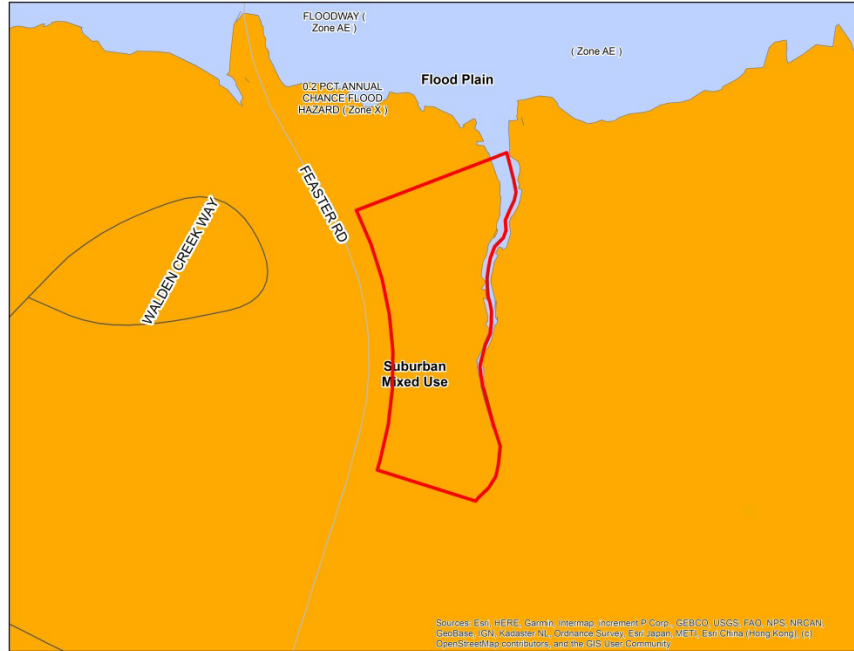
MOTION: By Mr. Forest, seconded by Mr. Shockley to approve CZ-2021-12. The motion carried by voice vote with one in opposition (Clark).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

PLANNING REPORT

Tee Coker, Planning Director addressed the Commission members with a brief update of what was included in their agenda packets for the January Planning Report. He stated the Commission would be receiving an Annual Report referencing the activities and accomplishments the department had made during 2020. He noted construction projects were up in 2020 compared to 2019.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business

ADJOURN:

MOTION: . Without objection, Chairman Bichel adjourned the meeting at 6:47 p.m.

Respectfully submitted

Recording Secretary