

GREENVILLE COUNTY PLANNING COMMISSION MINUTES

June 23, 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;
C. Clark; F. Hammond; J. Rogers; and M. Looper

MEMBERS ABSENT: E. Forest

COUNTY COUNCIL MEMBERS PRESENT: None

STAFF: P. Gucker; T. Stone; S. Grace; J. Henderson; B. Denny;
R. Jeffers-Campbell; T. Coker; J. Wortkoetter; A. Lovelace; K. Walters; and IS staff

CALL TO ORDER

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

INVOCATION

Mrs. Clark provided the invocation.

APPROVAL OF THE MINUTES OF THE MAY 26, 2021 COMMISSION MEETING

MOTION: By Mr. Looper, seconded by Mr. Jones, to approve the minutes of the
May 28, 2021 Commission meeting, as presented. The motion carried
by voice vote, with one absent (Forest).

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2021-117, Thales Academy at Hartness

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 8 acres and zoned PD Planned Development. The developer is proposing a 1 lot subdivision accessed by SC HWY 14 (State). The developer is proposing 799 linear feet of (Public) road. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. Pelham-Batesville Fire & Boiling Springs Fire serve this area.

Staff recommends conditional approval with the standard and specific requirements. Approval conditions are as follows: Traffic improvements required by SC DOT shall be installed prior to recording a final plat.

MOTION: By Mr. Shockley, seconded by Mr. Looper, to approve PP-2021-117 with staff's conditions. The motion carried by voice vote, with one absent (Forest).

Commissioner F. Hammond recused himself from the meeting for the discussion and vote on PP-2021-105. He left the meeting and returned at the conclusion of this item.

PP-2021-105, Cedar Shoals Phase 2

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 76 acres and zoned R-12, Residential. The developer is proposing a 206 lot subdivision accessed by Fork Shoals Rd (State). The developer has chosen to do a Cluster Development with 11.4 of required open space and providing 11.7 acres of open space. Water will be provided by Greenville Water and Sewer will be by Metropolitan Sewer. South Greenville Fire serves this area.

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

MOTION: By Mr. Bailey, seconded by Mr. Shockley to approve PP-2021-105. The motion carried by voice vote with one absent (Forest).

Commissioner F. Hammond returned to the meeting.

PP-2021-110, Maplewood Estates

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 14.38 acres. The developer is proposing a 16-lot subdivision in an un-zoned area accessed by Wofford Rd (County). The developer is proposing 928 linear feet of (Public) road. Water will be provided by Blue Ridge Water and sewer by septic system. Lake Cunningham Fire services this area.

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

MOTION: By Mr. Jones, seconded by Mr. Looper to approve PP-2021-110. The motion carried by voice vote with one absent (Forest)

PP-2021-112, Fairview Terrace

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 28.19 acres and zoned R-10, Residential. The developer is proposing a 124 lot subdivision accessed by Fairview Rd. (State). The developer has opted for a Cluster Development with 4.23 acres of open space, as required. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Simpsonville Fire serves this area.

Staff recommends conditional approval of the preliminary plan with the standard and specific requirements. Approval conditions are as follows: traffic improvements warranted as a result of the required SCDOT Traffic Study must be installed once 40 lots of 60 units have been recorded.

MOTION: By Mr. Looper, seconded by Mr. Jones to approve PP-2021-112 with staff's conditions. The motion carried by voice vote with one absent (Forest)

VARIANCE REQUEST

VA-2021-135, Travelers Trace Curbing Variance (Withdrawn)

ROAD NAME CHANGE APPLICATION

PP-2021-096, Plevin Way

Rashida Jeffers-Campbell addressed the Commission members with a name change application of Plevin Way, (#E0219) - a new road in Saddlehorn subdivision in Pelzer, SC. The proposed name is Plevin Way.

Staff recommends approval of the application.

MOTION: By Mr. Jones, seconded by Mr. Bailey to approve PP-2021-1096. The motion carried by voice vote with one absent (Forest)

REZONING

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-51

APPLICANT: Stuart McAlister for Business Park Properties,
LLC

PROPERTY LOCATION: Standing Springs Road, Fork Shoals Road, and
Business Park Court

PIN/TMS#(s): 0420000101203, 0420000101600,
0420000101604, 0420000101605

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 12.86

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: Parcels 0420000101203, 0420000101604, and 0420000101605 were originally zoned S-1, Services in May 1971 as part of Area 2; TMN 0420000101600 was originally zoned C-2, Commercial in May 1971 as part of Area 2. There has been one successful rezoning request for a portion of TMN 0420000101600: CZ-2019-18 from C-2, Commercial to S-1, Services.

EXISTING LAND USE: Commercial vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Vacant land, mobile home, single-family residential
East	S-1	Auto service facility
South	S-1	Single-Family Residential, utility
West	S-1	Body shop, single-family residential, vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *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	S-1	0 units/acre	12.86	0 units
Requested	C-2	7.3 units/acre		94 units

A successful rezoning would allow for 94 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Standing Springs Road and Fork Shoals Road are both two-lane State-maintained collector roads. Business Park Court is a two-lane County-maintained collector road. The parcel has approximately 487 feet of frontage along Standing Springs Road, 749 feet of frontage along Fork Shoals Road, and 458 feet of frontage along Business Park Court. The parcel is approximately 0.08 miles south of the intersection of Fork Shoals Road and Conestee Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fork Shoals Road	573' S	7,300	6,800 -7.3%	8,800 +29.4%

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along Standing Springs Road and Fork Shoals Road, both two-lane State-maintained collector roads, and Business Park Court, a two-lane County-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial would allow for housing opportunities not allowed under the current zoning and would not have an adverse impact on this area.

STAFF RECOMMENDATION:

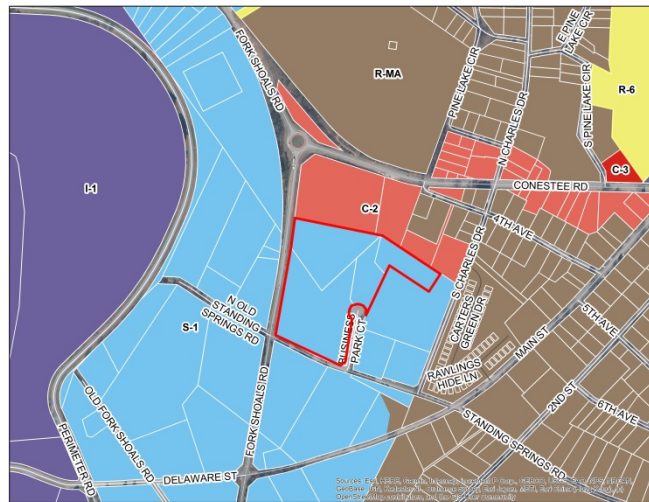
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.

MOTION:

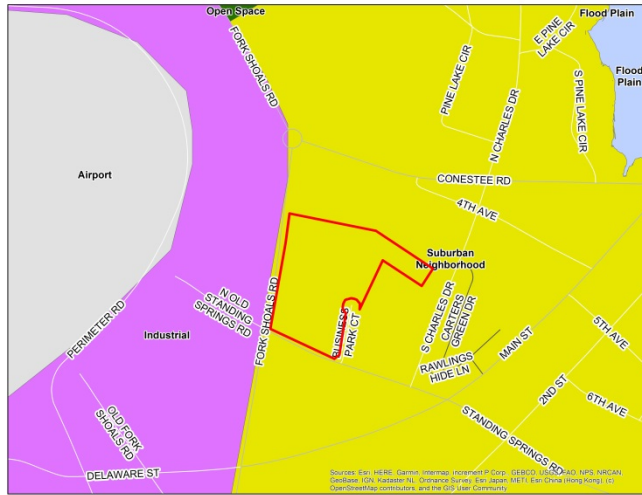
By Mr. Jones, seconded by Mr. Bailey to approve CZ-2021-51. The motion carried by voice vote with seven in favor (Jones, Bichel, Looper, Hammond, Bailey, Rogers, Shockey), one in opposition(Clark), and one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-52

APPLICANT: Matthew H. Coponen for Lori L. Mauldin

PROPERTY LOCATION: Riverside Drive

PIN/TMS#(s): T006000101900

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.2

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This property was originally zoned R-20, Single-family Residential in May 1970 as part of Area 1. There has been one successful rezoning request: CZ-1980-61, from R-20, Single-family Residential to R-S, Residential Suburban.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Vacant land
East	R-20	Vacant land
South	I-1, R-20	Parking lot, vacant land
West	R-7.5	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 *Mixed Use Corridor*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the Taylors Community Plan, where it is designated as Residential.

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

	Zoning	Zoning Density	Acre	Total Units
Current	R-5	1.7 units/acre	1.2	2.04 units
Requested	R-7.5	5.8 units/acre		6.96 units

A successful rezoning would allow for 4.92 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Riverside Drive is two-lane County-maintained residential road. The parcel has approximately 204 feet of frontage along Riverside Drive. The parcel is approximately 0.79 miles east of the intersection of West Main Street and Wade Hampton Boulevard. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate vicinity of the area.

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

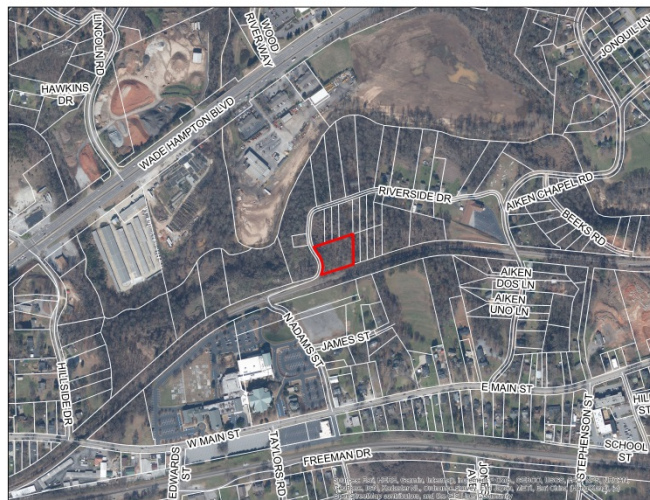
The subject parcel, zoned R-S, Residential Suburban, is located along Riverside Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-7.5, Single-family Residential would be consistent with the surrounding land uses and would not have an adverse impact on this area.

STAFF RECOMMENDATION:

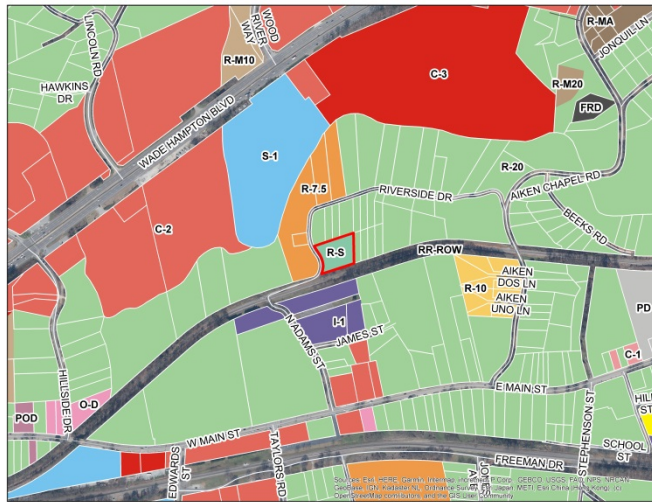
Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-family Residential.

MOTION:

By Mrs. Clark, seconded by Mr. Loper to approve CZ--2021-52. The motion carried by voice vote with one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-53

APPLICANT: Waverly Wilkes of Gray Engineering and Nick Franchina of Palmetto State Capital for David & Sandra King and Steven Randy King

PROPERTY LOCATION: 321 and 325 Sullivan Rd.

PIN/TMS#(s): 0585010100802 and 0585010100804

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Development

ACREAGE: 16.8

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in November 1994 as part of Area 10. There has been one unsuccessful rezoning request for a portion of this property, CZ-1995-051, from R-S, Residential Suburban to S-1, Services. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Vacant
East	R-S	Single-Family Residences
South	R-12	Single-Family Residences
West	R-S	Vacant

WATER AVAILABILITY: No 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 Living*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the South Greenville Area Plan, where it is designated as *Suburban Residential*.

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

	Zoning	Zoning Density	Acre	Total Units
Current	R-S	1.2 units/acre	16.8	20 units
Requested	R-12	3.6 units/acre		60 units

A successful rezoning would allow for 40 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Sullivan Road is a 2-lane County-maintained local road. The parcel has approximately 1,171 feet of frontage along Sullivan Road. The parcel is approximately 0.47 miles south of the

intersection of W. Georgia Road and Sullivan Road. The property is not along a bus route. There are also no sidewalks in the area.

No traffic counts in the vicinity of this site.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban is located along Sullivan Road, a two-lane State-Maintained Residential Road. While Staff acknowledges the Rural Living Future Land Use, Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be consistent with the density and current development pattern in the immediate area.

STAFF RECOMMENDATION:

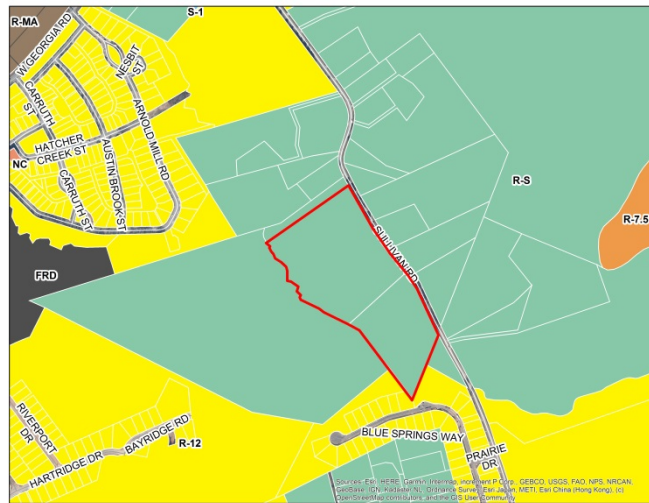
Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

MOTION:

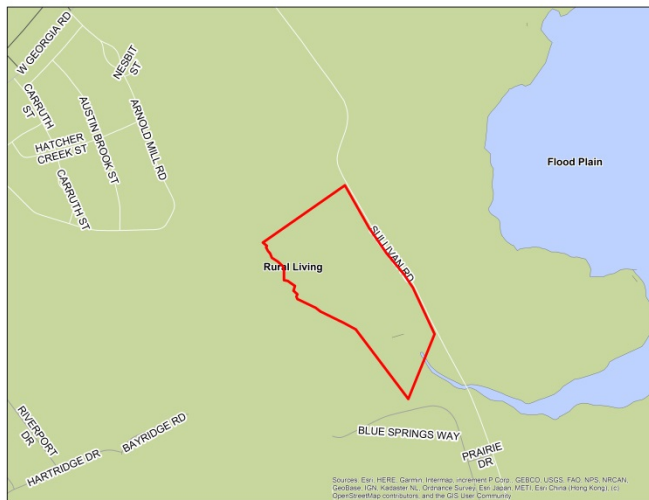
By Ms. Clark, seconded by Mr. Rogers, to deny CZ--2021-53. The motion carried with five voice votes in opposition (Clark, Rogers, Jones, Bichel, Looper), with three votes in approval (Shockley, Bailey, Hammond), and with one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-55

APPLICANT: John Parker of North Main Exchange, LLC for
North Main Exchange, LLC

PROPERTY LOCATION: 304 Arcadia Dr. and Worley Rd.

PIN/TMS#(s): 0176000100200

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Industrial and Commercial Flex Space

ACREAGE: 7.1

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned I-1, Industrial in April 1972 as part of Area 3. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Automotive Parts Store
East	S-1 (City of Greenville)	Church
South	I-1	Industrial Offices
West	R-7.5	Vacant – Proposed Bus Terminal

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer District

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

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

ROADS AND TRAFFIC:

Arcadia Drive is a two-lane County-maintained local road. Worley Road is a two-lane City of Greenville-maintained collector road. The parcel has approximately 1,804 feet of frontage along Arcadia Drive and 376 feet of frontage along Worley Road. The parcel is approximately 0.19 miles north of the intersection of Rutherford Road and Worley Road. The property is along a bus route, Route 505. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Worley Rd.	0' E	3,500	3,400 -2.9%	4,000 +15.0%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Summit Drive Elementary School and the Meyer Center for Special Children Charter School.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a mixed-use development. The site consists of one parcel consisting of 7.1 acres that will feature one or two structures with commercial and industrial uses.

Proposed Land Uses:

The applicant states that all uses permitted in the C-3, Commercial District and I-1, Industrial District will be permitted within the Flexible Review District, except for the following uses:

- Adult Entertainment Establishments (Sexually Oriented Businesses)
- Automobile Service Station
- Bed and Breakfast
- Cemetery
- Columbaria
- Dwelling of any type
- Fireworks Stands (temporary)
- Golf Courses
- Hospital
- Hotel/Motel
- Landfills – Sanitary
- Laundromat – Self-Service
- Manufactured Home Park Office
- Manufactured Home Sales
- Quarries
- Shooting Range, outdoor
- Storage Buildings for on-site residents

In addition, the following use that is not currently permitted in the I-1, Industrial or C-3, Commercial districts will be permitted within the FRD, Flexible Review District: Nightclub, Tavern.

ARCHITECTURAL DESIGN:

The site currently has one existing 107,455 square-foot building that consists of a typical warehouse/industrial style with a brick façade. According to the applicant, depending on the use, the building may be up-fitted to include additional doors and/or windows, loading docks, awnings/overhangs, cosmetic improvements, etc. An additional potential building is also being proposed. If constructed, the applicant states that this building will be a maximum of 40,000 square feet with a maximum height of 40 feet, and have a similar style to the current existing building on site. Building materials for the additional proposed building will be tilt up concrete panels.

Access and Parking:

The site is accessed via three ingress/egress points along Arcadia Drive, with an additional connection via parking area to the site adjacent to the south. The applicant states that parking will be provided at 90 percent of the requirements found in Table 12.1 of the Greenville County Zoning Ordinance, due to the close proximity to the proposed Greenlink bus facility and to a future Swamp Rabbit Trail extension. Additionally, there is a current bus stop approximately 0.5 miles away at the intersection of Rutherford Road and Morristown Drive.

Landscaping and Buffering:

Landscaping and buffering will meet the requirements of Section 12:9 of the Greenville County Zoning Ordinance and Sections 8.21 and 10.2.2 of the Greenville County Land Development Regulations. Also, the applicant states that any new required stormwater detention areas will be landscaped to blend within the development.

Signage and Lighting:

The applicant states that signage on site will consist of on-building signage, and possibly freestanding signage. The applicant would like to allow a mural on site. Additionally, all signage will meet the requirements of Greenville County Sign Ordinance and not exceed 20 square feet (sign copy area) and 8 feet in height.

According to the applicant, parking lot lighting and wall packs are existing on site. Site lighting will be brought up to meet Greenville County requirements; including being full-cutoff and not creating light trespass onto neighboring properties. Maximum height of lighting will be 40 feet.

CONCLUSION:

The subject parcel, zoned I-1, Industrial, is located along Arcadia Drive, a two-lane County maintained Residential Road, and Worley Road, a City of Greenville-maintained Residential Road, and is adjacent to existing industrial businesses. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for both industrial and commercial uses to be permitted in this area, which may allow for greater use and redevelopment of the site.

The development will have to meet the following conditions:

1. Please show and include sidewalks between building and parking areas, as well as to the edge of the property.
2. Please reduce site lighting to be a maximum height of 30 feet.
3. Meet all requirements of Greenville County and the Traffic Impact Study dated May 4, 2021.
4. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

STAFF

RECOMMENDATION:

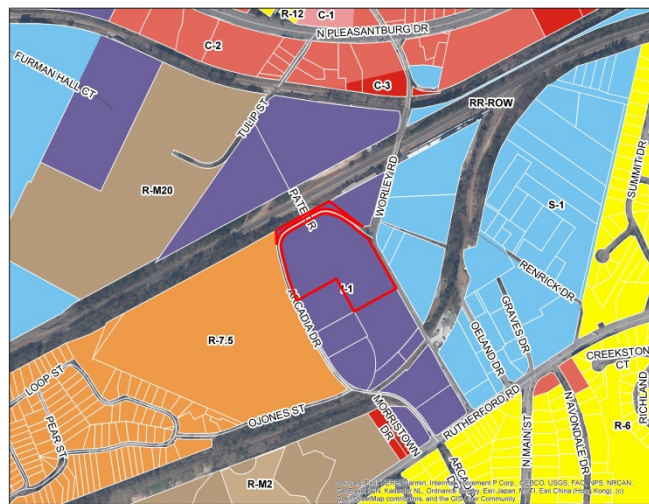
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.

MOTION:

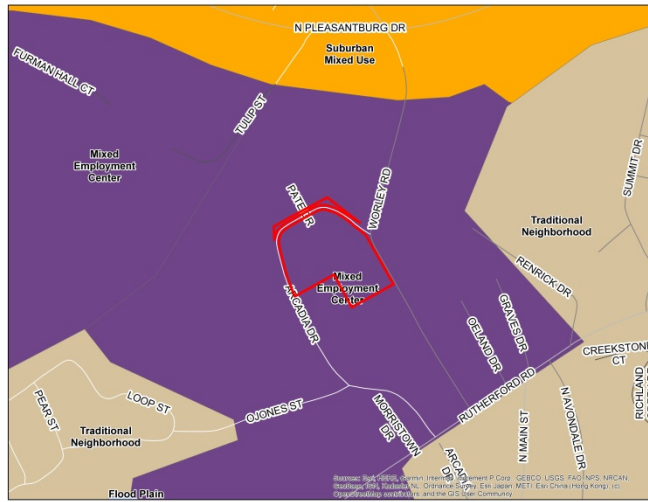
By Mr. Shockley, seconded by Mr. Bailey to approve CZ-2021-55. The motion carried by voice vote with one absent (Forest).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny
Planner

RE: CZ-2021-56

APPLICANT: Jesus Anibal Tamayo

PROPERTY LOCATION: White Horse Road

PIN/TMS#(s): B013030100702

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

REQUESTED ZONING: O-D, Office District

PROPOSED LAND USE: Office

ACREAGE: 0.2

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	O-D	Office-Business
East	R-12	Single-family Residential
South	R-12	Single-family Residential
West	C-1	Retail Center

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is a part of the Berea Community Plan where it is designated as *Low Density Residential*.

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	0.2	1 units
Requested	O-D	N/A		0 units

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

ROADS AND TRAFFIC:

White Horse Road is a six-lane State-maintained Arterial road. The parcel has approximately 83 feet of frontage along White Horse Road. The parcel is approximately 0.02 miles south of the intersection of White Horse Road and Rangeview Circle. The property is along a bus route, Route 502. There are also are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
White Horse Road	987' S	26,900	23,800 -11.5%	34,100 +26.7%

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: Westcliffe Elementary

CONCLUSION:

The subject parcel is located along White Horse Road, a six-lane State-Maintained Arterial Road. Staff is of the opinion that a successful rezoning to O-D, Office District would be more appropriate for a parcel with frontage along this arterial road. Additionally Staff is of the opinion that the permitted uses in the O-D zoning classification would not have an adverse impact on the Single-Family Residential neighborhood directly behind the subject parcel.

STAFF RECOMMENDATION:

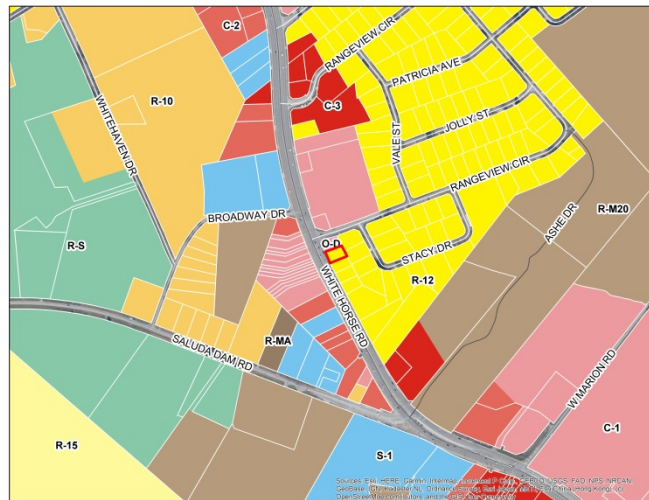
Based on these reasons, staff recommends approval of the requested rezoning to O-D, Office District.

MOTION:

By Ms. Clark, seconded by Mr. Loper to approve CZ-2021-56. The motion carried by voice vote with one absent (Forest)



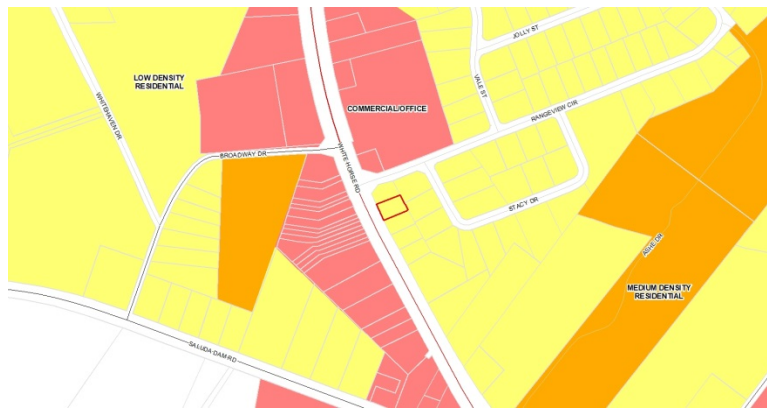
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map

Commissioner F. Hammond recused himself from the meeting for the discussion and vote on CZ-2021-26. He left the meeting and returned at the conclusion of this item.

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-26

APPLICANT: Adam Knapp Purser of Lat Purser and Associates, Inc. for LPA Pelham, LLC, WILL-S Limited Partnership, and Cheryl C. Buehring and Kenneth G. Buehring

PROPERTY LOCATION: Pelham Road, Hudson Road, and Country Squire Court

PIN/TMS#(s): 0543020100600, 0543020100701 and 0543020100500 (portion)

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

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 10.95

COUNCIL DISTRICT: 22 – Tzouvelekas

ZONING HISTORY:

This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There was one previous annexation and rezoning request to PD, Planned Development for the City of Greenville which was denied in 1999. Additionally, the subject properties have had the following rezoning requests: CZ-2006-087 for C-1, Commercial which was withdrawn; CZ-2008-055 for C-1, Commercial which was denied; CZ-2008-072 for NC, Neighborhood Commercial which was denied; CZ-2012-037 for NC, Neighborhood Commercial which was withdrawn; and CZ-2020-053 for R-M20, Multifamily Residential which was withdrawn. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE:

Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	O-D	hospital
West	R-20 & PD	vacant land & medical offices

WATER AVAILABILITY:

Greenville Water

SEWER AVAILABILITY:

Metro Connects – Not Available

PLAN GREENVILLE COUNTY

CONFORMANCE:

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

AREA AND COMMUNITY PLANS:

The subject property is part of the Pelham Road-East Side Corridor plan designated as Low Density Residential.

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-20	2.2 units/acre	10.95	24 units
Requested	FRD	17.35 units/acre		189 units

A successful rezoning would allow for 165 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Pelham Road is a four-to- six lane state-maintained Minor Arterial road. Hudson Road is a two-to-five lane state-maintained Major Collector road, and Country Squire Court is a two-lane county-maintained residential road. The parcel has approximately 601 feet of frontage along Pelham Road, 649 feet of frontage along Hudson Road and 67 feet of frontage along Country Squire Court Road. The parcel is approximately 0.07 miles northwest of the interchange of Pelham Road and Roper Mountain Road Extension. The property is along a bus route, Route 509, and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pelham Road	2757' NW	23,800	23,900 + 0.4%	24,500 +2.9%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not 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, New Life Christian Academy, Pelham Road Elementary, and Sonshine Learning Center.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a 10.95-acre Multifamily Residential Development. The site consists of two parcels and one portion of a parcel totaling 10.95 acres that will feature apartment-style and townhome-style units with pocket parks and a community area featuring a swimming pool.

Proposed Land Uses:

The intended uses for the site are to include: townhome products; multifamily products; pocket parks; and a clubhouse/amenity area with bicycle storage and maintenance facilities for residents.

ARCHITECTURAL DESIGN:

The style of the new buildings is intended to be low-country cottage style. All buildings will either be two or three stories. Exterior finish materials for the multifamily units will consist of exterior cladding of brick or stone,

cementitious siding, and accents of painted or stained wood, or prefinished metal. Exterior finish materials for the townhome units will consist of cementitious siding. The amenity building will consist of exterior cladding of brick or stone, cementitious siding, accents of painted or stained wood or prefinished metal.

Access and Parking:

The applicant is proposing 275 parking spaces, exceeding the minimum 253 required which will include 23 visitor parking spaces.

The proposed development will provide access off both Hudson and Pelham Road. The applicant states that they will meet all requirements proposed by SCDOT for these access points. The applicant is proposing 5' wide internal sidewalks throughout the development, as well as adding new 5' sidewalks along both Pelham Road and Hudson Road. Additionally, the applicant is open to working with Greenlink to provide an additional bus stop in the area along the development site.

Landscaping and Buffering:

The applicant states that the existing vegetation along the property line will be preserved as much as possible and supplemented to meet all buffer requirements as needed. Additionally, the applicant is proposing an opaque fence between the development and the existing homes in the Country Squire Neighborhood, as well as an aluminum fence and landscaping around the pool deck. The rest of the site will additionally meet all landscaping requirements as outlined in the Greenville County Zoning Ordinance and Land Development Regulations.

Signage and Lighting:

The applicant states that signage will meet all requirements and is proposing a monument sign at each entry point as well as building identification and directional signage within the development. Site lighting will be provided through each unit purchaser or lessee. All Fixtures are to be full-cutoff LED lighting.

CONCLUSION:

The subject parcel, zoned R-20, Single-Family Residential, is located along Pelham Road, a State-maintained Minor Arterial Road, and Hudson Road, a State-maintained Major Collector Road, which feature a mix of residential and commercial uses. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would permit a multifamily residential development, complimenting this area's role as an emerging employment hub, all while improving infrastructure at this intersection.

The development will have to meet the following conditions:

1. Add a raised concrete median on Pelham Road rather than the proposed painted median.
2. Meet all requirements per SCDOT and the Traffic Impact Study.
3. 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.

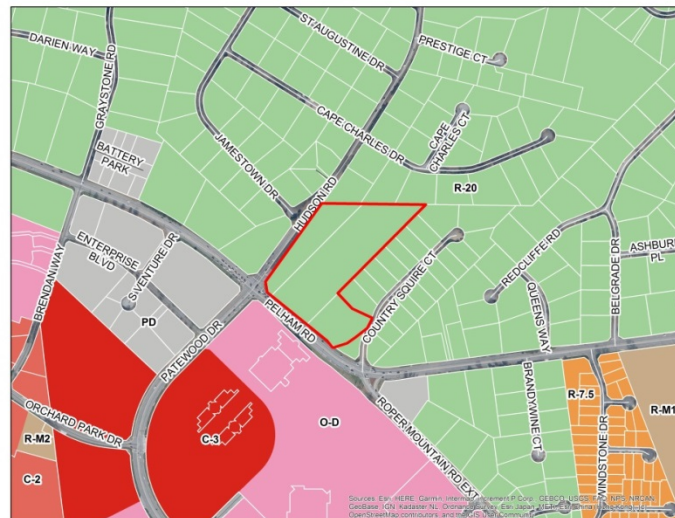
MOTION:

By Mr. Bailey, seconded by Mr. Shockley to approve CZ-2021-26 with staff conditions. The motion failed by voice vote with five votes in opposition (Clark, Rogers, Jones, Bichel, Looper), with two votes in approval (Shockley and Bailey), with one recusal (Hammond), and with one absent (Forest).

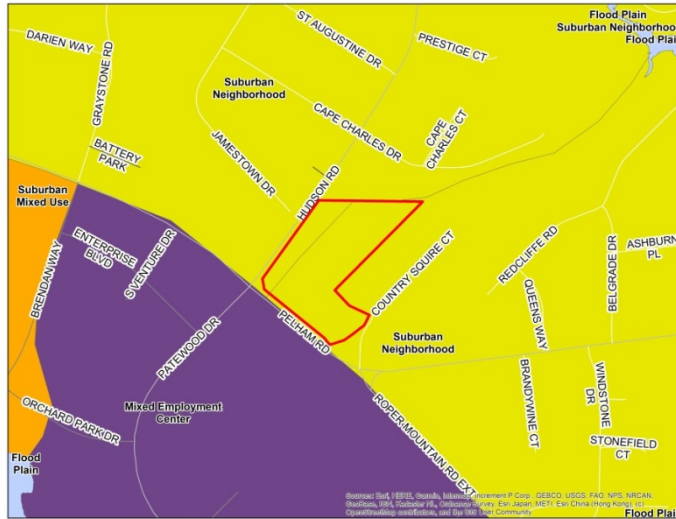
Commissioner F. Hammond returned to the room.



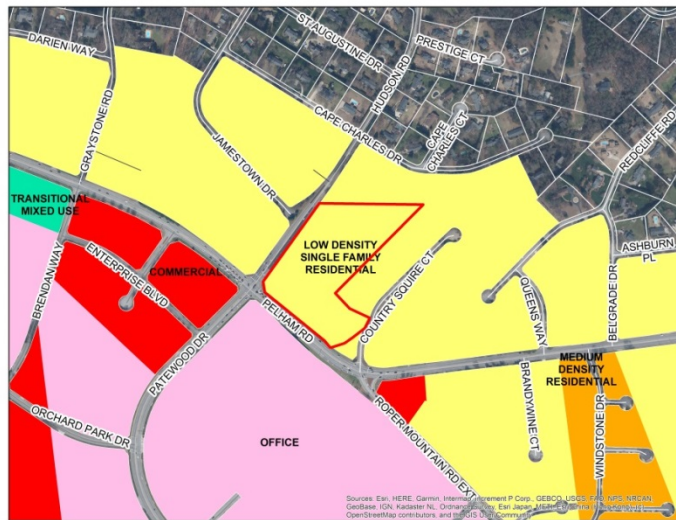
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Pelham Road- East Side Corridor Plan, Future Land Use

Item (8) Executive Session

Action: Chairman Bichel moved to go into Executive Session for the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the County in other adversary situations involving the assertion against the County of a claim.

Motion carried unanimously and the Planning Commission entered Executive Session at approximately 7:00 p.m.

Reconvene

County Attorney Mark Tollison reported the Planning Commission out of Executive Session stating no action was taken during that session. The Planning Commission meeting reconvened at 7:20pm.

PLANNING REPORT

Mr. Tee Coker, Planning Director presented the Planning Report.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURN: Without objection, Chairman Bichel adjourned the meeting at 7:30 pm.

Respectfully submitted:

Recording Secretary