

GREENVILLE COUNTY PLANNING COMMISSION  
MINUTES  
May 26, 2021  
4:30 p.m.  
Conference Room D – with limited seating  
Remote participation by Commission members

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

**MEMBERS ABSENT:**

**COUNTY COUNCIL MEMBERS PRESENT:**

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

**CALL TO ORDER**

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

**INVOCATION**

Mr. Bailey provided the invocation.

**APPROVAL OF THE MINUTES OF THE APRIL 28, 2021 COMMISSION MEETING**

**MOTION:** By Mr. Looper, seconded by Mr. Jones to approve the minutes of the April 28, 2021 Commission meeting as presented. The motion carried unanimously by voice vote.

## **PRELIMINARY SUBDIVISION APPLICATIONS**

### **PP-2021-009, Bridgeway Plantation**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 5.30 acres and zoned R-S, Residential Suburban. The developer is proposing a 5 lot subdivision accessed by Bridges Road (State). The developer is proposing 500 linear feet of private road. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. Mauldin Fire serves this area.

Staff recommends denial since the applicant did not submit a revised plan addressing SAC comments in accordance with the SAC Calendar.

**MOTION:** By Mr. Looper, seconded by Mr. Shockley to deny PP-2021-009. The motion carried unanimously by voice vote.

### **PP-2021-016, Green Pine Estates**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 29.05 acres and zoned R-15, Single-Family Residential. The developer is proposing a 434 lot subdivision accessed by Ranch Road (County). The developer is proposing 18,676 linear feet of public road. The developer has chosen to do a Cluster Development, Option 1, requiring 30.45 acres of open space and providing 88.89 acres of open space. Water will be provided by Greenville Water and Sewer will be by Metropolitan Sewer. Mauldin Fire serves this area.

### **VA-2021-040, Third Access Point**

The applicant is requesting a variance from LDR Article 8.8.1D, which requires a third full access point.

Staff recommends approval of the variance request in consideration of the following:  
With the required traffic improvements recommended by the TIS, the intersections at the two proposed entrance points are expected to have a LOS of B or better at buildout. Moreover, the larger transportation network will not be greatly impacted by the development beyond existing conditions and already warranted improvements.  
Due to the special conditions on the site, specifically, the live streams and major highway that border the majority of the property make it practically difficult to provide the required third access point.

**VA-2021-041**

The applicant is requesting a variance from LDR Article 8.9.1 which requires at least two stub outs for connectivity.

Staff recommends approval in consideration of the following:

With the required traffic improvements recommended by the TIS, the intersections at the two proposed entrance points are expected to have a LOS of B or better at buildout. Moreover the larger transportation network will not be greatly impacted by the development beyond existing conditions and already warranted improvements.

Due to the special conditions of the site, specifically, the live streams and major highway that border the majority of the property make it practically difficult to provide the required stub out connections.

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

- Provide letter of support from owners of parcel 0583010100204 prior to initiating a land disturbance permit.
- All traffic improvements warranted by the TIS shall be installed once 40 lots or 60 units have been recorded by final plat.
- A revised preliminary plan shall be submitted to Subdivision Administration and Land Development reflecting the required improvements 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 phase submitted.

The following appeared in favor of the proposed:

- Dwayne Cooper, 10 Page Lane , Greenville, SC
- Jonathan Nett, Engineer for project

Chairman Bichel commended the design of the cluster.

Mr. Jones asked about the cemetery

Mr. Nett stated the cemetery was fenced in.

Mr. Jones asked who the maintenance of the cemetery would fall on.

Mr. Nett stated he felt the HOA.

Ms. Gucker stated according to the LDR, it should be the owner of the cemetery. Access has to be provided to the cemetery for the family. If the owner is not known it would fall within the HOA.

Chairman Bichel asked if the 20 foot widening between the two entrance points as requested by Mr. Walters was a condition.

Ms. Jeffers-Campbell stated it was not included but it could certainly be added as a condition.

Mr. Rogers asked about the Traffic Impact Study and the statement that a left turn lane be added on Ashmore, but it also stated this particular development of its own doesn't create the need. He stated this being a 400 lot subdivision; it would add a lot of traffic. He suggested making the left turn lane a requirement.

Hesha Gamble, County Engineer stated the SCDOT made the statement and it was a State road.

**MOTION:** By Mr. Looper, seconded by Mr. Forest to approve PP-2021-016 with staff's recommendations along with the two variances and the 20 foot widening between the entrances. The motion carried unanimously by voice vote.

**PP-2021- 052, Evergreen Hills**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 43.50 acres in an unzoned area. The developer is proposing a 100 lot subdivision accessed by Bessie Road (State). The developer is proposing 3939 linear feet of public road. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. Piedmont Fire serves this area.

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

- All traffic improvements warranted by the TIS shall be installed once 40 lots or 60 units have been recorded by final plat.
- A revised preliminary plan shall be submitted to Subdivision Administration and Land Development reflecting the required improvements 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 phase submitted.

The following appeared in opposition to the proposed:

- Christina Burgess Griswold, 107 Oar Street, Piedmont Mill Village

The following appeared in favor of the proposed:

- Jordan Hammond, Developer for the project
- Jeff Ingraham, Traffic Engineer

Ms. Clark noted there were two subdivisions currently under construction in the area; she asked were those considered in the Traffic Impact Study.

Mr. Ingraham stated SCDOT informs them what is under construction in the area. He stated the Cotton Ridge Subdivision was included. He also looked at the growth within the area, and any specific recommendation from SCDOT. Mr. Ingraham stated they used the 4 per cent growth rate and the Cotton Ridge Subdivision.

- Gary Bailey, representing the four owners of the property
- Paul Talbert, 1002 Two Notch Trail

Mr. Bailey asked why there was no access to the back for people to enjoy the property.

Mr. Talbert stated there is a creek in the back and there would be a potential cost in providing even pedestrian access across without impacting the existing natural resources.

Mr. Jones stated unless this was going to be a 55 and over neighborhood, you are going to have kids exploring. He felt it would be a prudent decision if approved to build some kind of access, a bridge over the creek, nature trails where people could enjoy the land called common area.

Chairman Bichel agreed.

Mr. Bailey suggested somewhere along lot 27, aside from the Stormwater access, also around lot 15, 16 provide two access points to the back area.

Chairman Bichel asked about the buffer in the yards.

Mr. Talbert stated that would be noted in the covenants not to disturb the area.

**MOTION:** By Mr. Forest, seconded by Mr. Shockley to approve PP-2021-052 with staff's recommendations and with two 20 foot access points to common area. The motion carried with two in opposition (Jones and Bichel).

### **PP-2021-075, The Stables**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 43 acres and zoned R-S, Residential Suburban. The developer is proposing a 73 lot subdivision accessed by Meadow Brook Road (County). The developer is proposing 3,330 linear feet of public road. The developer has chosen to do a Cluster Development, Option 1, requiring 12.90 acres of open space and providing 12.90 acres of open space. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. North Greenville Fire serves this area.

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

The following appeared in opposition to the proposed:

- Will Childers on behalf of Ms. Jean Horney, 10010 Old White Horse Rd, Gville, SC
- Shannon Wilson, 149 Wynn Circle, Gville, SC

The following appeared in favor of the proposed:

- Kevin Tumblin, 323 W. Stone Avenue, Gville, SC

Ms. Clark asked if the existing pond would also serve as stormwater management.

Mr. Tumblin stated all the new developed water will be directed to the new proposed detention pond.

Ms. Clark was struggling with the issue of flooding in the pond area.

Mr. Tumblin stated they were not in the design phase; some of the water going to the pond now will be intercepted and redirected to the stormwater detention pond. He stated once in the design phase the existing pond would be looked at closely to see if there are any issues.

Ms. Clark asked if the SCDOT told him there could not be an access to Old White Horse Road.

Mr. Tumblin stated no, they did not attempt that because the DOT tries to limit the number of accesses and they have requirements with spacing and speed limits and alignments with driveways across the street. He stated it made no sense to make a curb cut when there is an existing road that can have improvements.

Ms. Clark stated she had driven the road and it was very narrow and an awkward way to enter and leave the subdivision. Another concern of hers was the fact the Fire Department did not comment and she had concerns with a Fire Truck getting down that 15 foot road and having an adequate turn radius.

Ms. Jeffers-Campbell stated staff makes great attempts to reach out to the Fire Departments, however staff had not received a response from them.

Mr. Tumblin explained in addition to the main entrance, there was an emergency entrance.

Ms. Clark commented everything west of the Reedy was very rural with large lots, this was not a compatible use along this corridor. It being sandwiched between two equestrian facilities is also not a good fit.

Mr. Bichel stated he felt this was a little dense.

**MOTION:** By Mr. Bailey, seconded by Mr. Hammond to approve PP-2021-075. The motion carried with four in opposition (Clark, Jones, Looper and Bichel).

**PP-2021-081, Thales Academy at Hartness** (Withdrawn)

**PP-2021-083, Bridgeport Townes**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 11.84 acres zoned R-10 and R-M20 (requests change to R-M16, Multifamily Residential). The developer is proposing a 103 lot subdivision accessed by Ridge Road (State). The developer is proposing 2,486 linear feet of private drive. The developer has chosen to do a Cluster Development, Option 1, with 1.78 acres of open space required and providing 1.8 acres of open space. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. Mauldin Fire serves this area.

**VA-2021-086, 20 Foot Buffer**

Rashida Jeffers-Campbell stated the variance request was to reduce the 20 foot perimeter buffer in areas noted on the preliminary plan. These areas are where the adjoining properties are undeveloped. The reduction in buffer will allow additional room for grading and reduce required retaining walls. Please note the proposed density is less than 60% of allowable density and is needed to make the project financially viable. The developer is proposing a 5 foot buffer with fence to provide screening in these areas where a reduced buffer is requested.

**VA-2021-102, Emergency Access**

Rashida Jeffers-Campbell stated the variance request with a secondary entrance will be provided through the adjoining property that is located within the City of Greenville. This project has preliminary approval from the City and is in design/permitting at this time. The builder has purchased the adjoining property and has a contract to purchase this property. The connectivity will provide multiple access points for the overall project, therefore, no emergency access point on Ridge Road is needed.

Staff recommends conditional approval of variance case VA-2021-102. The phase of the subdivision in the City of Greenville must be approved prior to initiating a land disturbance permit.

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

- A revised plan shall be submitted by May 28, 2021 addressing Zoning SAC comments. If all comments are not addressed before June 2, 2021 the plan is denied.

- The City of Greenville phase of the subdivision must be approved prior to initiating a land disturbance permit.
- All traffic improvements warranted by the TIS and recommended by SCDOT 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 required improvements prior to issuance of land disturbance permit.
- The lot sequencing on the final plan must remain the same as the approved preliminary plan.
- A phased masterplan shall be submitted that shows all existing and proposed phases for all lots in the development for each final phase submitted.

The following appeared in favor of the proposed:

Jamie McCutchen, Engineer with Davis & Floyd, 164 Milestone Way, Gville, SC and answered questions from the Commission members.

**MOTION:** By Mr. Forest, seconded by Mr. Bailey to approve VA-2021-086, 20 Foot Buffer. The motion carried unanimously by voice vote.

**MOTION:** By Mr. Hammond, seconded by Mr. Forest to approve VA-2021-102, Emergency access as recommended by staff. The motion carried unanimously by voice vote.

**MOTION:** By Mr. Hammond, seconded by Mr. Forest to approve PP-2021-083 with the May 28<sup>th</sup> date omitted and completed by June 2, 2021. The motion carried unanimously by voice vote.

**PP-2021-085, Wyndermere**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 36.01 acres and zoned S-1, Services. The developer is proposing a 137 lot subdivision accessed by New Easley Highway (State). The developer is proposing 3,682 linear feet of private road. The developer has chosen to do a Cluster Development, Option 2, requiring 10.2 acres of open space and providing 14.9 acres of open space. Water will be furnished by Greenville Water sewer will be provided by Parker Sewer. Parker Fire serves this area.

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

- All traffic improvements warranted by the TIS and recommended by SCDOT 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 required improvements 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 phase submitted.

The following appeared in favor of the proposed:

- Paul Harrison, Engineer, Bluewater Civil Design, 718 Lowndes Hill Rd. Greenville, SC

**MOTION:** By Mr. Looper, seconded by Mr. Jones to approve PP-2021-085 with staff's recommendation. The motion carried unanimously by voice vote.

Chairman Bichel recessed the meeting for five minutes.

Chairman Bichel reconvened the meeting.

**REZONING**

Mr. Henderson presented the following:

<b>TO:</b>	<b>County Council Planning and Development Committee Planning Commission</b>
<b>FROM:</b>	<b>Austin Lovelace, Principal Planner</b>
<b>RE:</b>	<b>CZ-2021-39</b>
<b>APPLICANT:</b>	<b>Chris M. Hill of Scout Realty Group for Silver Hawk, LLC</b>
<b>PROPERTY LOCATION:</b>	<b>200 Mill Street</b>
<b>PIN/TMS#(s):</b>	<b>0506060100111</b>
<b>EXISTING ZONING:</b>	<b>I-1, Industrial District</b>
<b>REQUESTED ZONING:</b>	<b>R-S, Residential Suburban District</b>
<b>PROPOSED LAND USE:</b>	<b>Single-Family Residential development</b>

**ACREAGE:** 15.88

**COUNCIL DISTRICT:** 17 – Dill

**ZONING HISTORY:** This parcel was originally zoned I-1, Industrial in June 1973 as part of Area 4B. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20 & S-1	Vacant Land and Warehousing/Flex Space
East	I-1	Vacant Land and Warehousing
South	R-S & R-M20	Single-Family Residential
West	R-S	Vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer – connection unavailable

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is 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	I-1	0 units/acre	15.88	0 units
Requested	R-S	1.7 units/acre		27 units

A successful rezoning would allow for 27 more dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

New Circle Road and Mill Street are both two-lane County-maintained residential roads. The parcel has approximately 1,457 feet of frontage along New Circle Road and 109 feet of frontage along Mill Street. The parcel is approximately 0.11 miles west of the intersection of Highway 276 and New Circle Road. 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 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: Ebenezer Academy.

**CONCLUSION:**

The subject parcel, zoned I-1, Industrial, is located along New Circle Road, a two-lane County-maintained residential road, and Mill Street, a two-lane County-maintained residential road. Staff is of the opinion that the existing zoning is appropriate due to parcel's close proximity to Hwy 276 and similar uses in the immediate area. Staff is also of the opinion that a successful rezoning to R-S, Residential Suburban would eliminate the possibility of an industrial use within this industrial area.

**STAFF RECOMMENDATION:**

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

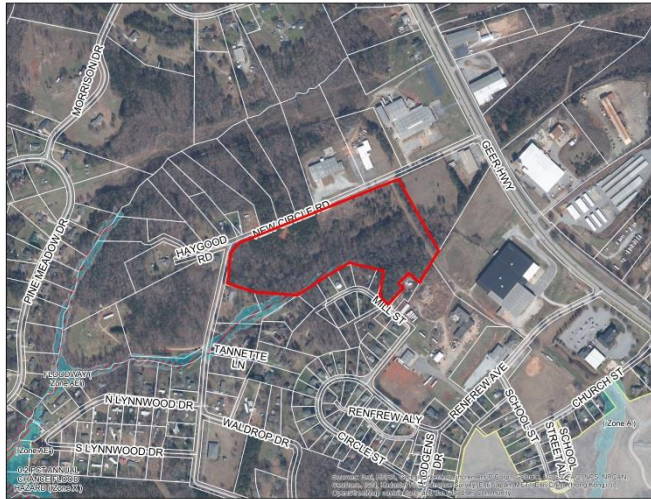
Mr. Looper stated he had heard with the Church going in up there, folks would rather back up to residential than Industrial. He feels that area should become an area with large lots and nice homes.

Mr. Rogers echoed Mr. Looper's statement.

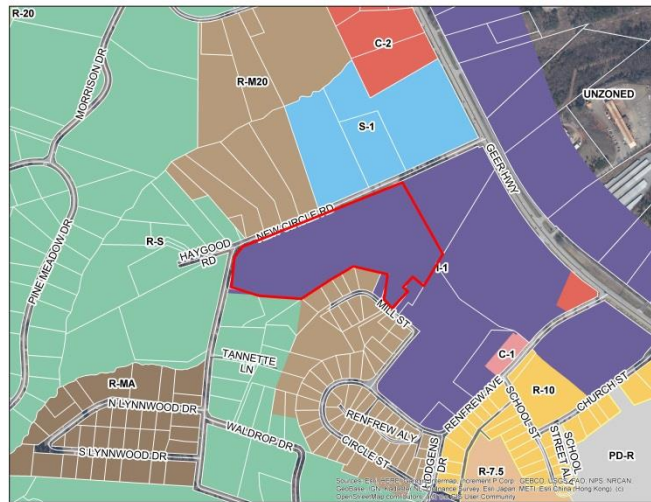
Ms. Clark stated she lived in Travelers Rest and Travelers Rest does need industry. She stated she could go either way, since there was residential close by.

**MOTION:**

By Mr. Hammond, seconded by Mr. Shockley to approve CZ-2021-39. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Hammond recused himself from the following discussion and left the meeting room.

Mr. Henderson presented the following:

<b>TO:</b>	<b>County Council Planning and Development Committee Planning Commission</b>
<b>FROM:</b>	<b>Austin Lovelace, Principal Planner</b>
<b>RE:</b>	<b>CZ-2021-40</b>
<b>APPLICANT:</b>	<b>Blake Gordon Dexter of Dexter Cos, LLC for SCP/Dexter Augusta, LLC</b>
<b>PROPERTY LOCATION:</b>	<b>6901 Augusta Road</b>
<b>PIN/TMS#(s):</b>	<b>0401000203704</b>
<b>EXISTING ZONING:</b>	<b>S-1, Services District</b>
<b>REQUESTED ZONING:</b>	<b>I-1, Industrial District</b>

**PROPOSED LAND USE:** Warehousing, Distribution, or Light Manufacturing Facility

**ACREAGE:** 24.6

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** This parcel has been combined with other properties since it was originally zoned S-1, Services and C-2, Commercial in May 1971 as part of Area 2. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Barbershop
East	S-1 & C-2	Warehousing
South	S-1 & R-MA	Truck Storage, Warehousing, Manufactured Home Park
West	S-1, C-2 & R-MHP	Single-Family Residential, Retail, Manufactured Home Park

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Gantt Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*.  
\*\*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 *Service/Industrial*.

**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	24.6	0 units
Requested	I-1	0 units/acre		0 units

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

**ROADS AND TRAFFIC:** Augusta Road is a four-lane State-maintained arterial road. The parcel has approximately 1,671 feet of frontage along Augusta Road. The parcel is approximately 0.89 miles south of the intersection of Highway 25 and Highway 291. 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
Augusta Road	7,770' N	19,600	20,000 +2%	21,200 +6%

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

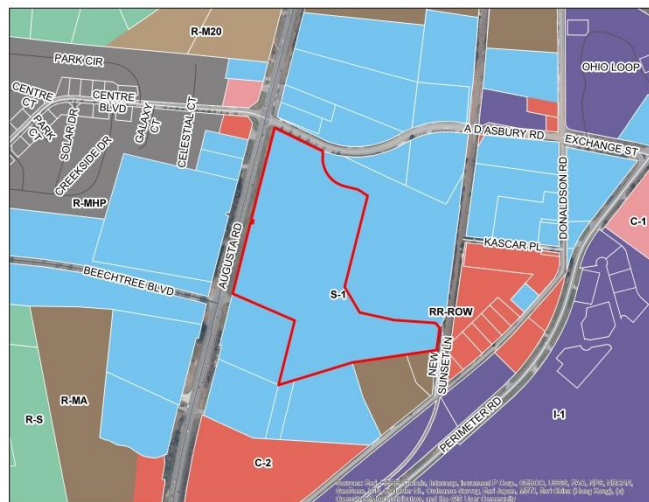
**CONCLUSION:** The subject parcel, zoned S-1, Services, is located along Augusta Road, a four-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to I-1, Industrial would be consistent with the surrounding land uses and would not have an adverse impact on this area.

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

**MOTION:** By Mr. Shockley, seconded by Mr. Forest to approve CZ-2021-40. The motion carried by voice vote with one abstention (Hammond).



Aerial Photography, 2020



Zoning Map





Mr. Hammond returned to the meeting room.

Mr. Henderson presented the following:

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2021-41

**APPLICANT:** Willis Lee Holliday for John Thomas Latham on behalf of Med Rentals, LLC

**PROPERTY LOCATION:** South Welcome Road and Julian Avenue

**PIN/TMS#(s):** 0242020301600 and 0242020301300

**EXISTING ZONING:** R-12, Single-family Residential District

**REQUESTED ZONING:** R-MA, Multifamily Residential District

**PROPOSED LAND USE:** Duplexes

**ACREAGE:** 1.74

**COUNCIL DISTRICT:** 25 – Fant

**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:** Single-family Residential and Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single-family Residential and Vacant Land
East	R-12	Single-family Residential and Vacant Land
South	R-12	Single-family Residential and Vacant Land
West	R-12 & R-7.5	Single-family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer and Fire

**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-12	3.6 units/acre	1.74	6.3 units
Requested	R-MA	20 units/acre		34.8 units

A successful rezoning would allow for 28.5 more dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

South Welcome Road is a two-lane State-maintained residential road and Julian Avenue is a two-lane County-maintained road. The parcel has approximately 250 feet of frontage along South Welcome Road and approximately 149 feet of frontage along Julian Avenue. The parcel is approximately 0.14 miles south of

the intersection of Old Easley Bridge Road and New Dunham Bridge Road. 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. Four schools are located within one mile of the site: Tabernacle Christian School, Welcome Elementary, Tanglewood Middle, and Carolina Academy.

**CONCLUSION:**

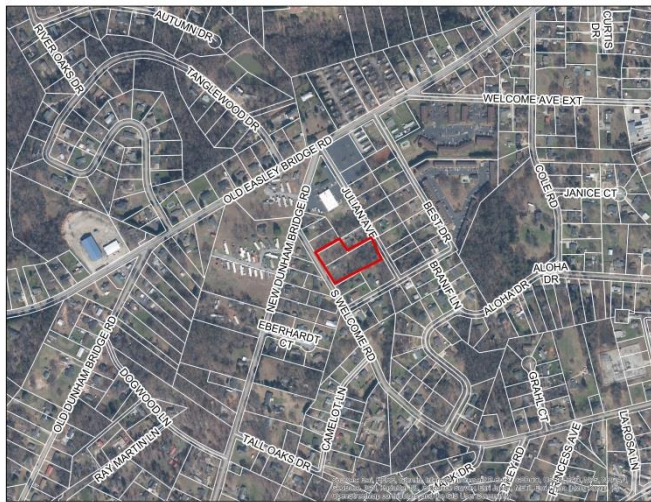
The subject parcel, zoned R-12, Single-family Residential, is located along South Welcome Road, a two-lane State-maintained residential road, and Julian Avenue, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area. It will also provide the possibility for infill development in the area.

**STAFF RECOMMENDATION:**

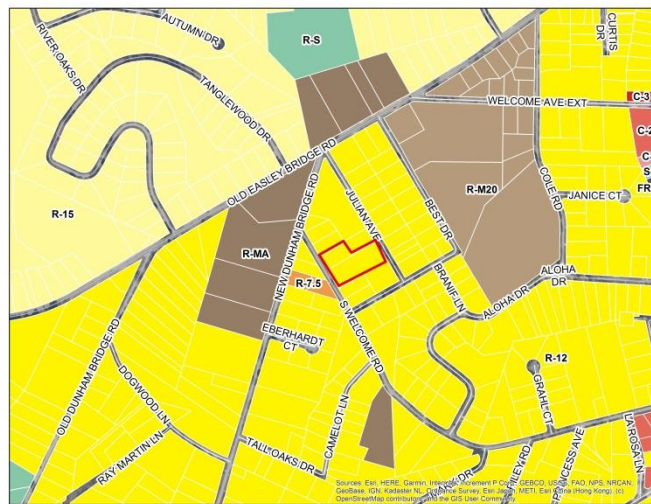
Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.

**MOTION:**

By Mr. Shockley, seconded by Mr. Jones to approve CZ-2021-41. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



**ACREAGE:** 5.2

**COUNCIL DISTRICT:** 25 – Fant

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

**EXISTING LAND USE:** Mulch Yard

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	Vacant Land
East	R-S	Single-Family Residential
South	I-1 & R-S	Vacant Land
West	R-S & I-1	Single-Family Residential and Warehousing

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is part of the 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	Acres	Total Units
Current	S-1	0 units/acre	5.2	0 units
Requested	I-1	0 units/acre		0 units

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

**ROADS AND TRAFFIC:**

Fairfield Road is a two-lane State-maintained minor collector road. The parcel has approximately 674 feet of frontage along S. Fairfield Road. The parcel is approximately 0.58 miles west of the intersection of Highway 25 and S. Fairfield Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fairfield Road	1,370' E	550	375 -46.6%	500 +33%

**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: Grove Elementary.

**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban, is located along Fairfield Road, a two-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial, and its subsequent permitted uses, could be a nuisance to the residential area in terms of noise, pollution, and traffic.

**STAFF RECOMMENDATION:**

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

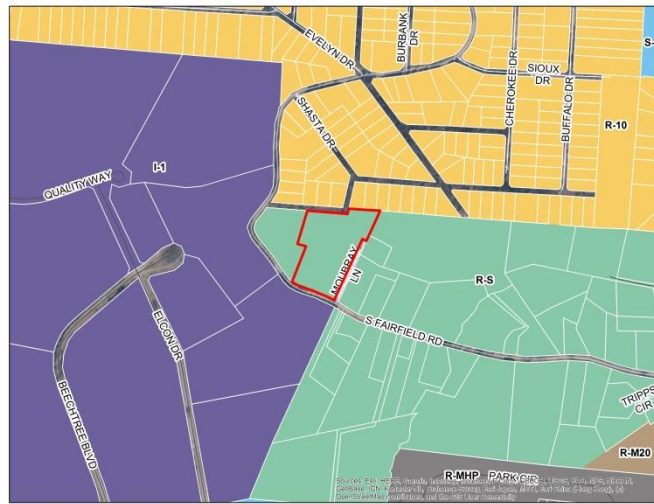
**MOTION:**

By Mr. Rogers, seconded by Mr. Looper to deny CZ-2021-42. The motion carried unanimously by voice vote.

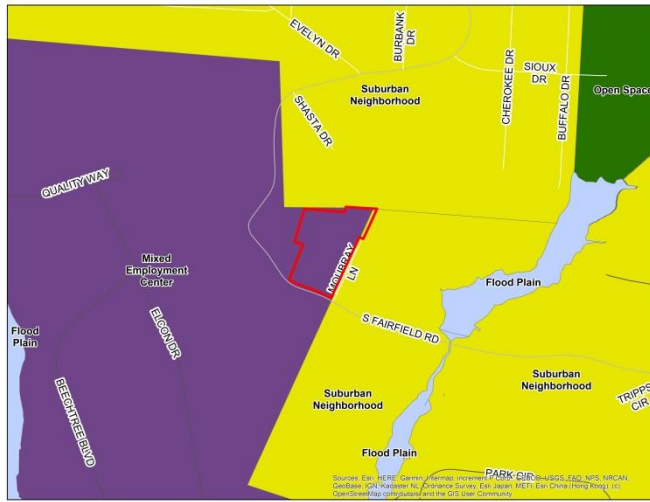




Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

**Mr. Henderson presented the following:**

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2021-43

**APPLICANT:** Marion Scott Lister of Lister Properties, LLC for  
Lister Properties, LLC

**PROPERTY LOCATION:** 202 E Belvue Rd. and 220, 222, 224, 226, 228,  
230 Sunnydale Dr.

**PIN/TMS#(s):** P003000300105 (portion), P003000300108  
(portion), P003000300109 (portion),  
P003000300110 (portion), P003000300100  
(portion), P00300030013 (portion), and  
P00300030012

**EXISTING ZONING:** R-10, Single-family Residential District

**REQUESTED ZONING:** R-6, Single-Family Residential District

**PROPOSED LAND USE:** Single-Family Residential

**ACREAGE:** 1.12

**COUNCIL DISTRICT:** 20 – Shaw

**ZONING HISTORY:**

These parcels were originally zoned R-10, Single-Family Residential in May 1970 as part of Area X. Portions of the parcels have had two unsuccessful rezoning requests, CZ-1974-99, from R-10, Single-family Residential to R-MA, Multifamily Residential, and CZ-1982-83, from R-10, Single-family Residential to R-MA, Multifamily Residential. There have been no other rezoning requests.

**EXISTING LAND USE:**

Single-family Residential and warehousing

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	Single-family Residential
East	R-10	Single-family Residential
South	I-1	Vacant land
West	I-1 & R-10	Single-family Residential and vacant land

**WATER AVAILABILITY:**

Greenville Water

**SEWER AVAILABILITY:**

Metro Sewer – connection unavailable

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:**

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

**AREA AND COMMUNITY PLANS:**

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

**DENSITY WORKSHEET:**

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-10	4.4 units/acre	1.12	5 units
Requested	R-6	7.3 units/acre		8.2 units

A successful rezoning would allow for 3.2 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

East Belvue Road is a two-lane State-maintained minor collector road. The parcel has approximately 303 feet of frontage along East Belvue Road. Sunnydale Drive is a two-lane County-maintained residential road. The parcel has approximately 528 feet of road frontage along Sunnydale Drive. The parcel is approximately 0.38 miles northwest of the intersection of Rutherford Road and East Belvue Road. The property is not along a bus route. There are sidewalks along the property.

Location of Traffic Count	Distance to Site	2011	2014	2019
West Belvue Road	3,227' W	3,300	3,100 -6.4%	2,400 -29.1%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Paris Elementary, Sevier Middle, and Faith Christian Academy.

**CONCLUSION:**

The subject parcels, zoned R-10, Single-family Residential, are located along East Belvue Road, a two-lane State-maintained collector road, and Sunnydale Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-6, Single-family Residential would bring the properties into conformance and would be consistent with the surrounding land uses and residential density.

**STAFF RECOMMENDATION:**

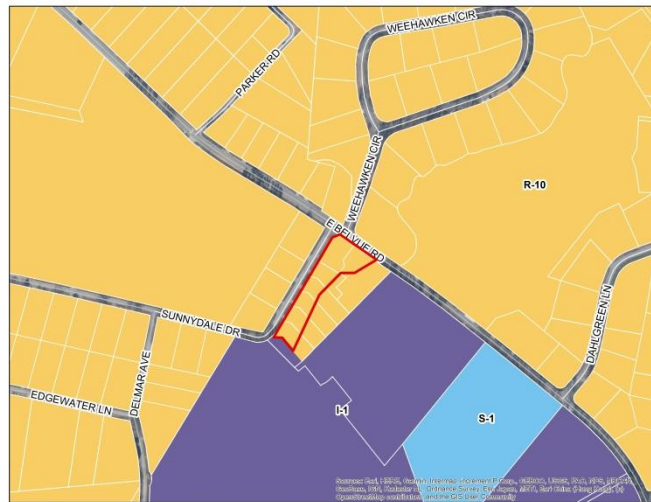
Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-family Residential.

**MOTION:**

By Ms. Clark, seconded by Mr. Looper to approve CZ-2021-43. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



**EXISTING ZONING:** R-10, Single-Family Residential District

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

**PROPOSED LAND USE:** Storage

**ACREAGE:** 1.26

**COUNCIL DISTRICT:** 20 – Shaw

**ZONING HISTORY:** These parcels were originally zoned R-10, Single-Family Residential in May 1970 as part of Area X. Portions of the parcels have had two unsuccessful rezoning requests, CZ-1974-99, from R-10, Single-family Residential to R-MA, Multifamily Residential, and CZ-1982-83, from R-10, Single-family Residential to R-MA, Multifamily Residential. There have been no other rezoning requests.

**EXISTING LAND USE:** Single-family Residential and Warehousing

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	Single-Family Residential
East	R-10	Single-Family Residential
South	I-1	Vacant Land
West	I-1 & R-10	Single-Family Residential and Vacant Land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer - connection unavailable

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

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



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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-10</i>	<i>4.4 units/acre</i>	1.26	<i>5.5 units</i>
Requested	I-1	0 units/acre		0 units

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

**ROADS AND TRAFFIC:** East Belvue Road is a two-lane State-maintained minor collector road. The parcel has approximately 303 feet of frontage along East Belvue Road. Sunnysdale Drive is a two-lane County-maintained residential road. The parcel has approximately 528 feet of road frontage along Sunnysdale Drive. The parcel is approximately 0.38 miles northwest of the intersection of Rutherford Road and East Belvue Road. The property is not along a bus route. There are sidewalks along the edge of the property.

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
West Belvue Road	3,227' W	3,300	3,100 -6.4%	2,400 -29.1%

**CULTURAL AND ENVIRONMENTAL:** Floodplain is present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Paris Elementary, Sevier Middle, and Faith Christian Academy.

**CONCLUSION:** The subject parcels, zoned R-10, Single-family Residential, are located along East Belvue Road, a two-lane State-maintained collector road, and Sunnysdale Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial would bring the properties into conformance and would be consistent with the surrounding zoning classifications.

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

**MOTION:** By Mr. Jones, seconded by Mr. Bailey to approve CZ-2021-44. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



**PROPOSED LAND USE:** Single-Family Residential

**ACREAGE:** 0.403

**COUNCIL DISTRICT:** 20 – Shaw

**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.

**EXISTING LAND USE:** Single-Family Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	Church
East	S-1	Vacant Land
South	I-1	Warehousing/Flex Space
West	R-10	Warehousing/Flex Space

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro, Not Available

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The portion of 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	I-1	0 units/acre	0.403	0 units
Requested	R-12	3.6 units/acre		1 units

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

**ROADS AND TRAFFIC:**

E. Belvue Road is a two-lane, State-maintained collector road. The parcel has approximately 476 feet of frontage along E. Belvue Road. The parcel is approximately 0.31 miles north-west of the intersection of E. Belvue Road and Rutherford Road. The property is not along a bus route. There are also no sidewalks in the area.

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

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Paris Elementary, Sevier Middle, and Faith Christian Academy.

**CONCLUSION:**

The subject parcel, zoned I-1, Industrial, is located along E. Belvue Road, a State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-family Residential would bring the property into conformance and would be consistent with the surrounding land uses.

**STAFF**

**RECOMMENDATION:**

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

**MOTION:**

By Mr. Looper, seconded by Mr. Jones to approve CZ-2021-45. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Mr. Henderson presented the following:

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny  
Planner

**RE:** CZ-2021-46

**APPLICANT:** Floyd T. Hendricks of Hendricks Products for  
Sam Cox on behalf of JSCI County Line, LLC

**PROPERTY LOCATION:** 3326 New Easley Hwy

**PIN/TMS#(s):** 0239010100600

**EXISTING ZONING:** S-1, Services District

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

**PROPOSED LAND USE:** Retail & Restaurant

**ACREAGE:** 0.9

**COUNCIL DISTRICT:** 23 – Norris



**ZONING HISTORY:** This parcel was originally zoned R-15, Residential Suburban in June 1973 as part of Area 4A. There has been one successful rezoning request for this property, CZ-1986-78, from R-15, Single-Family Residential to S-1, Services. There have been no other rezoning requests.

**EXISTING LAND USE:** Communication Tower & Restaurant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	Vacant Land & Single Family
East	R-15/C-2	Junk Yard
South	R-15	Office-Business
West	S-1	Office-Business

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is a part of the Riverdale-Tanglewood community plan where it is designated as *Neighborhood Commercial*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	0.9	0 units
Requested	C-2	0 units/acre		0 units

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

**ROADS AND TRAFFIC:** Hwy 123 is a four-lane, State-maintained Arterial Road. The parcel has approximately 176 feet of frontage along Hwy 123. The parcel is approximately 2.07 miles west of the intersection

of Hwy 123 and Hwy 25. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
New Easley Hwy	6,665' W	20,900	19,700 -5.7%	22,100 +5.7%

**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: Tanglewood Middle.

**CONCLUSION:**

The subject parcel, zoned S-1, Services, is located along New Easley Hwy, a State-maintained Arterial Road. A successful rezoning to C-2, Commercial would allow for the applicant's proposed use of Restaurant and Retail. However, while staff recognizes the adjacent property's C-2 zoning, Staff is of the opinion that the proposed uses could be achieved with a less restrictive zoning classification which would better align with the Greenville County Comprehensive Plan and the Riverdale-Tanglewood Community Plan.

**STAFF RECOMMENDATION:**

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

**MOTION:**

By Mr. Forest, seconded by Mr. Looper to deny CZ-2021-46. The motion carried unanimously by voice vote.





Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood, Future Land Use Map

Mr. Henderson presented the following:

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny  
Planner

**RE:** CZ-2021-47

**APPLICANT:** Ben L. Fuller

**PROPERTY LOCATION:** Poinsett Hwy and Skyland Ave

**PIN/TMS#(s):** 0439000800200 and 0439000800100

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

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

**PROPOSED LAND USE:** Commercial

**ACREAGE:** 0.5

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:**

This parcel was originally zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3. There have been two unsuccessful rezoning requests for this property, CZ-1991-27, to C-2, Commercial and CZ-1999-09, to O-D, Office District. There have been no other rezoning requests.

**EXISTING LAND USE:**

Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	O-D	Office
East	C-2	Vacant Land
South	R-7.5	Vacant Land & Single-Family Residential
West	R-7.5	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 mostly designated as *Mixed Use Corridor* with a small portion at the rear of the property that 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 San Souci Community Plan, where it is designated as *Single-Family 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-7.5	5.8 units/acre	0.5	2 units
Requested	C-2	0 units/acre		0 units

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

**ROADS AND TRAFFIC:**

Poinsett Hwy is a four-lane, State-maintained Arterial Road and Skyland Ave is a two-lane, State-maintained Residential Road. The parcel has approximately 164 feet of frontage along Poinsett Hwy and approximately 142 feet of frontage along Skyland Ave. The parcels are approximately 0.6 miles northwest of the intersection of Poinsett Hwy and State Park Road. The properties are along a bus route: Route 504. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Poinsett Hwy	2716' SE	30,500	28,600 -6.2%	37,200 +21.9%

**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: Cherrydale Elementary.

**CONCLUSION:**

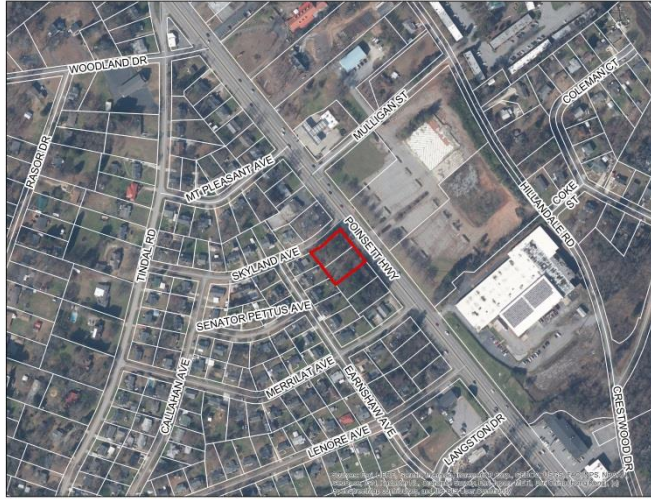
The subject parcel, zoned R-7.5, Single-Family Residential, is located along Poinsett Hwy, a State-maintained Arterial Road and Skyland Ave, a County-maintained Residential Road. While staff realizes this parcel fronts Poinsett Hwy, which features a mix of commercial and residential uses, staff is of the opinion that the uses allowed in C-2, Commercial are too intensive for the residential area immediately behind this subject property.

**STAFF RECOMMENDATION:**

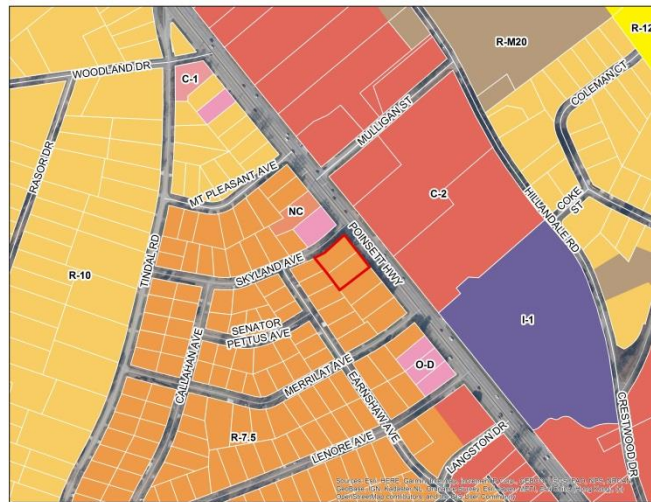
Based on these reasons, staff recommends denial of the requested rezoning C-2, Commercial.

**MOTION:**

By Mr. Looper, seconded by Mr. Shockley to deny CZ-2021-47. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map





Mr. Henderson presented the following:

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny  
Planner

**RE:** CZ-2021-48

**APPLICANT:** Jamie McCutchen of Davis & Floyd for Roman  
Phillip Jaskin

**PROPERTY LOCATION:** Neely Ferry Road

**PIN/TMS#(s):** 0574020101003

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** S-1, Services District

**PROPOSED LAND USE:** Industrial/Service

**ACREAGE:** 4.37

**COUNCIL DISTRICT:** 28 – Tripp

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	B-G	Single-Family Attached (City of Simpsonville)
South	S-1	Warehousing/Flex Space
West	R-S	Single-Family Residential & Vacant Land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro – Not Available

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	4.37	7.429 units
Requested	S-1	0 units/acre		0 units

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

**ROADS AND TRAFFIC:**

Neely Ferry Road is a two-lane, State-maintained Collector Road. The parcel has approximately 247 feet of frontage along Neely Ferry Road. The parcel is approximately 0.41 miles north of the intersection of W. Georgia Road and Neely Ferry Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Neely Ferry Road	1,878' S	1,850	2,100 +13.5%	1,700 -8.1%

**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: Plain Elementary, Word of Life Christian School, and Simpsonville Elementary.

**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban, is located along Neely Ferry Road, a State-maintained Collector Road. A successful rezoning to S-1, Services would achieve the applicant's goal of allowing for an expansion of an existing business on the adjacent parcel. Staff is of the opinion that the proposed use and location will not be a detriment to the area.

**STAFF RECOMMENDATION:**

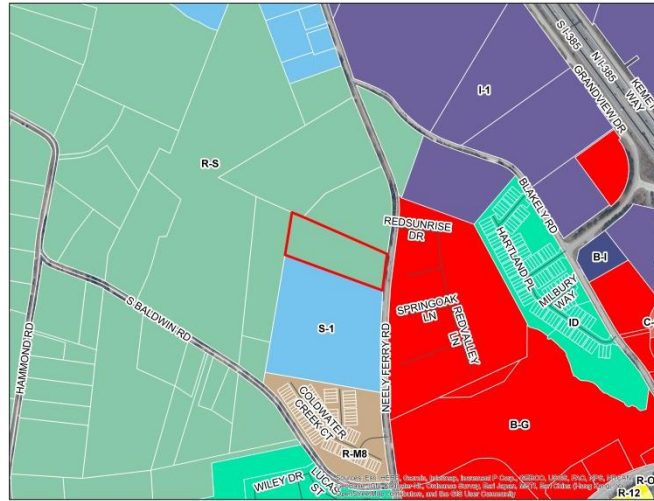
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.

**MOTION:**

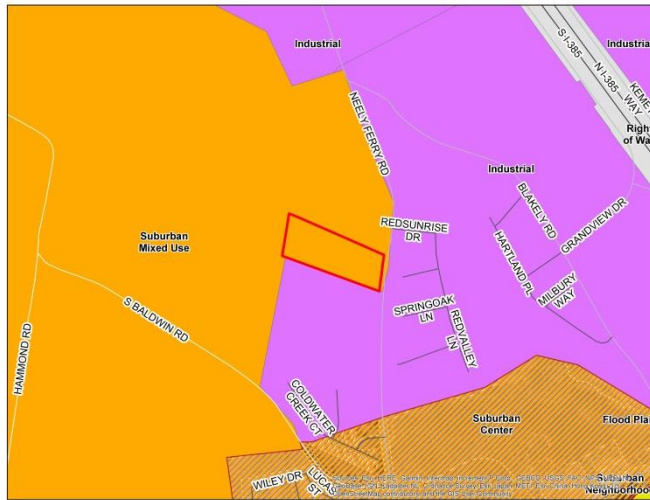
By Mr. Shockley, seconded by Mr. Jones to approve CZ-2021-48. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Henderson presented the following:

**TO:** County Council  
 Planning and Development Committee  
 Planning Commission

**FROM:** Brook Denny  
 Planner

**RE:** CZ-2021-49

**APPLICANT:** Jeffery B. Randolph and David Spivey of The Randolph Group and Chip Fogleman of Fant, Reichert & Fogleman, Inc. for Gus Rubio on behalf of Gabriel Builders, Inc.

**PROPERTY LOCATION:** 8699 White Horse Road

**PIN/TMS#(s):** B005010100700

**EXISTING ZONING:** R-S, Residential Suburban District

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

**PROPOSED LAND USE:** Single-Family Residential Development

**ACREAGE:** 13.816

**COUNCIL DISTRICT:** 19 – Meadows

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

**EXISTING LAND USE:** Single-Family Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S & C-3	Church & Vacant Land
East	C-1 & R-15	Single-Family Residential and Retail
South	R-M10	School
West	R-S	Single-Family Residential and Vacant Land

**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 *Suburban Edge & Open Space*. \*\*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	13.816	23 units
Requested	R-15	2.9 units/acre		40 units

A successful rezoning would allow for 17 more dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:** Hwy 25 is a six-lane, State-maintained Arterial Road. The parcel has approximately 310 feet of frontage along Hwy 25. The parcel is approximately 0.14 miles north of the intersection of Hunts Bridge Road and Hwy 25. The property is not along a bus route. There are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
White Horse Road	1,104' N	17,500	15,700	22,300
			-	+27.4%
			10.2%	

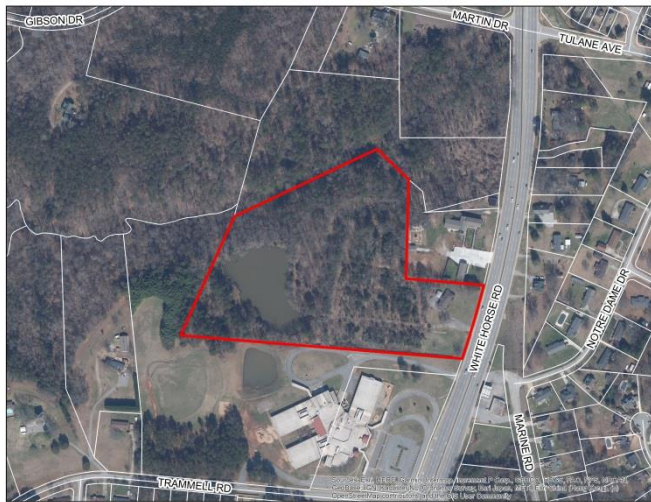
**CULTURAL AND ENVIRONMENTAL:** Floodplain is not present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Armstrong Elementary, Berea Middle, and Abundant Life Christian School.

**CONCLUSION:** The subject parcel, zoned R-S, Residential Suburban, is located along White Horse Road, a State-maintained Arterial Road featuring a mix of commercial and residential uses. Staff is of the opinion that a successful rezoning to R-15, Single-Family Residential would be suitable for this location due to the existing uses located along this stretch of White Horse Road, the presence of sidewalks, and proximity to schools.

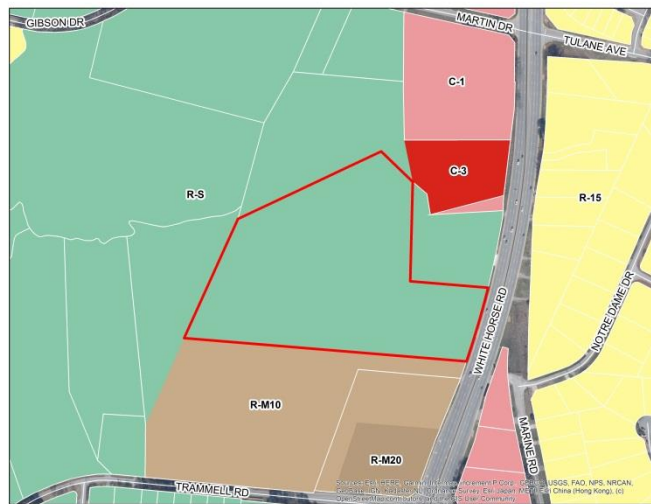
**STAFF RECOMMENDATION:** Based on these reasons, staff recommends approval of the requested rezoning R-15, Single-Family Residential.



**MOTION:** By Mr. Shockley, seconded by Mr. Looper to approve CZ-2021-49. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Henderson presented the following:

<b>TO:</b>	<b>County Council Planning and Development Committee Planning Commission</b>
<b>FROM:</b>	<b>Brook Denny Planner</b>
<b>RE:</b>	<b>CZ-2021-50</b>
<b>APPLICANT:</b>	<b>John Earl Shaw of Shaw Realty for Wyman H. McCrary, Jr.</b>
<b>PROPERTY LOCATION:</b>	<b>4801 White Horse Rd.</b>
<b>PIN/TMS#(s):</b>	<b>B004030101400 (Portion)</b>
<b>EXISTING ZONING:</b>	<b>POD, Planned Office District</b>
<b>REQUESTED ZONING:</b>	<b>C-1, Commercial District</b>

**PROPOSED LAND USE:** Retail Center

**ACREAGE:** 2.439

**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 has been one successful rezoning request for this property, CZ-1980-90, from R-12, Single-Family Residential to O- D, Office District (Later Amended to POD, Planned Office District). There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12 & C-1	Retail and Single-Family Residential
East	C-2/R-M20	Vacant Land and Communication Tower
South	O-D	Dance Studio
West	R-12	Single-Family Residential

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

**AREA AND COMMUNITY PLANS:**

The subject property is part of the 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.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>POD</i>	<i>10 units/acre</i>	<i>2.439</i>	<i>24 units</i>
Requested	<i>C-1</i>	12 units/acre		29 units

A successful rezoning would allow for 5 more dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

White Horse Road/Hwy 25 is a six-lane, State-maintained Arterial Road. The parcel has approximately 189 feet of frontage along White Horse Road. The parcel is approximately 0.23 miles south of the intersection of Fars Bridge Road and White Horse Road. The property is along a bus route; Route 502. There are sidewalks in the area.

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

**CULTURAL AND ENVIRONMENTAL:**

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

**CONCLUSION:**

The subject parcel, zoned POD, Planned Office District, is located along White Horse Road, a State-maintained Arterial Road, which features a mix of commercial and residential uses. A successful rezoning to C-1, Commercial would allow for commercial uses consistent with the adjacent properties zoning, and uses consistent along White Horse Road.

**STAFF**

**RECOMMENDATION:**

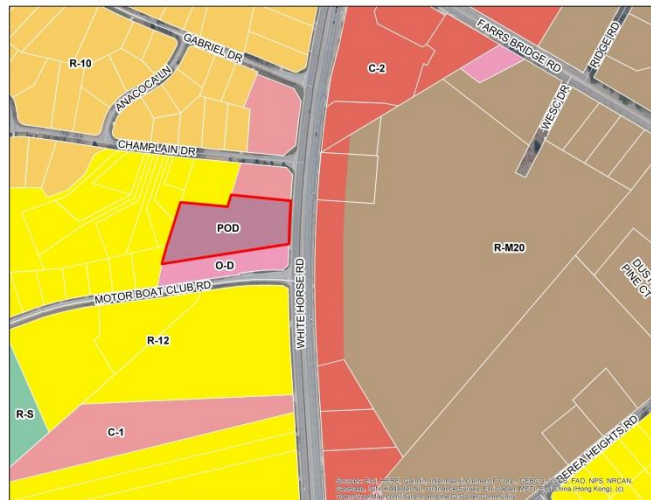
Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.

**MOTION:**

By Mr. Jones, seconded by Mr. Loper to approve CZ-2021-50. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Mr. Stone presented the following:

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** A. Tyler Stone – Long Range Planning Manager

**RE:** CP-2021-01 - Five Forks Area Plan  
Comprehensive Plan Amendment

**APPLICANT:** Greenville County Planning Department

**SUMMARY:** Over the past three years, numerous community residents, stakeholders, public officials, and county staff participated in a series of community meetings, advisory committee meetings, and other public input sessions to develop the **Five Forks Area Plan**.

The **Five Forks Area Plan** reflects the Five Forks Community's vision for its future and identifies goals and objectives in four focus areas. These focus areas are: Transportation, Recreation, Land Use, and Development Standards. The plan provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment within the Five Forks area.

**STAFF RECOMMENDATION:** Therefore, staff is requesting that the **Five Forks Area Plan** be recommended by resolution and forwarded to County Council for consideration as an amendment to the Greenville County Comprehensive Plan.

**MOTION:** By Mr. Jones, seconded by Mr. Shockley to approve CP-2021-01. The motion carried unanimously by voice vote.



Chairman Bichel passed the gavel to Mr. Rogers

**ELECTION OF OFFICERS**

Mr. Rogers stated he had received two nominations, for Chairman he received Steve Bichel and for Vice Chairman Mark Jones. He asked if there were any other nominations from the floor.

**MOTION:** By Mr. Shockley, to close nominations and elect Steve Bichel for Chairman and Mark Jones for Vice Chairman by acclamation. The motion carried unanimously by voice vote.

Mr. Rogers passed the gavel back to Chairman Bichel.

**PLANNING REPORT**

Tee Coker addressed the Commission members with an update of events within the Planning Department as was included with their agenda packets. He noted over the first four months of 2021 there had been over 1,000 single family homes started, which indicates a higher year than 2020. Mr. Coker stated staff was working with the consultants to firm up some dates to receive module 1, a draft Zoning Ordinance, staff will keep the Commission updated with information as soon as it is available.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**ADJOURN:** Without objection Chairman Bichel adjourned the meeting at 7:28 p.m.

Respectfully submitted

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Recording Secretary