



Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2025-065

APPLICANT: Lynn Solesbee of BlueWater Civil Design, LLC., for
Kenneth Suhandron of DMI Realty Inc.

PROPERTY LOCATION: 114 Chalmers Rd., Greenville, SC 29605

PIN/TMS#(s): M015050100603

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: FRD – Flexible Review District

PROPOSED LAND USE: Automobile Storage and Club

ACREAGE: 3.01

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The subject property was originally zoned C-2, Commercial District in May, 1972 as part of Area 2. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Hotel
East	INT 85, S-1	Interstate 85, Public Utility Facility
South	INT 85, S-1	Interstate 85, Public Utility Facility
West	C-2	Commercial Center, Retail

WATER AVAILABILITY: Greenville Water – Annexation covenant required

SEWER AVAILABILITY: Metro District – Sewer is accessible

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 included in the study area of the Augusta Road Corridor Strategic Plan which did not establish a plan-specific future land use category for the property.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	3.01*	38 units
Requested	FRD	16 units/acre		38 units

*Only up to 80% of the acreage may be used for residential under a mixed-use development.
A successful rezoning would allow for the same number of dwelling units that are allowed under the current zoning.

ROADS AND TRAFFIC:

Chalmers Road is a two to three-lane, County-maintained local road. The parcel has approximately 200 feet of frontage along Chalmers Road. The parcel is approximately 0.3 miles south of the intersection of South Pleasantburg Drive (Hwy 291) and Mauldin Road. The property is not located along a bus route but a bus stop is 0.35 miles away at South Pleasantburg Drive and Mauldin Road. There are no sidewalks located

along the parcels.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

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

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to create a luxury garage condo complex to allow the storage and maintenance of automobiles with a social club component.

Proposed Land Uses:

Uses permitted in the FRD would include automobile and personal property storage, servicing of personal vehicles (not to include commercial repairs or servicing), restaurants, retail, incidental sale of fuel, alcohol sales, and other uses as permitted in the C-2 zoning district.

Architectural Design:

The applicant states that there will be up to twenty-six 22'x50' luxury garage condos and one 44'x50' clubhouse. Maximum building square footage will not exceed 29,700sf. Buildings will be pre-engineered metal with corrugated panels. Colors will consist of gray, white, and blue.

Access and Parking:

There will be one access point off of Chalmers Road. Parking spaces for the clubhouse will be factored at 3 spaces per 1,000sf of floor area. Units will have an internal parking space and an area in front of each units where owners can park.

Landscaping and Buffering:

Landscape plantings will be provided to screen trash facilities and meet any requirements of the Greenville County Tree Ordinance. No other landscaping is proposed.

Signage and Lighting:

Proposed signage shall conform to County requirements. Any site lighting will be a maximum of 16' in height and full-cutoff.

CONCLUSION:

The subject property, zoned C-2, Commercial District, is located along Chalmers Road, a two to three-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District as currently presented would not meet the goals of the Plan Greenville County Comprehensive Plan future land use designation of

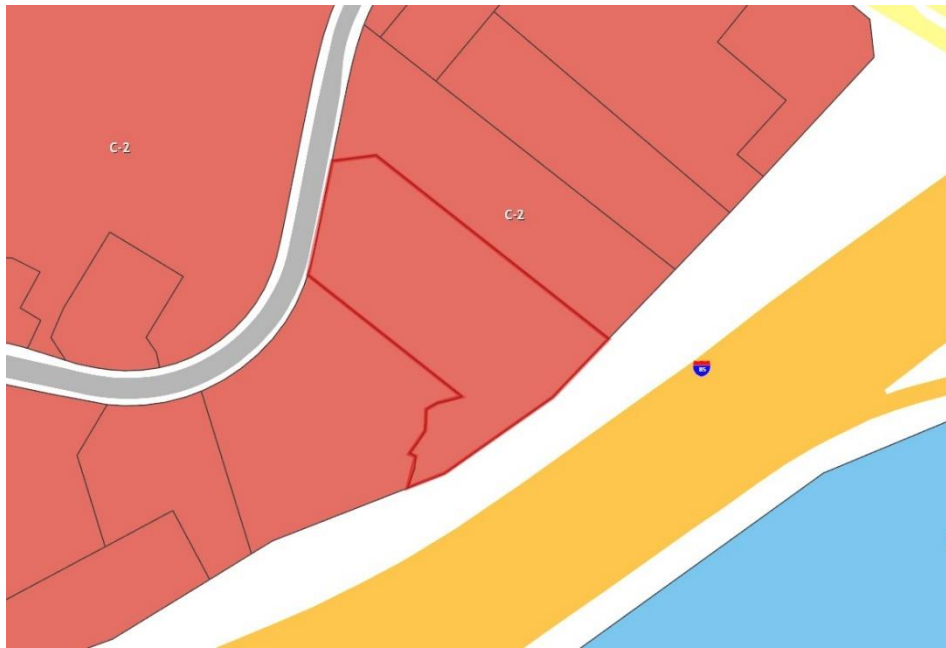
Transitional Corridor. This land use type identifies older, commercial corridors to be designed primarily for commercial, office, and retail uses with improved site design and pedestrian-friendly building placement. Staff also feels that the request does not meet the intent of the Augusta Road Corridor Strategic Plan which aims to improve streetscape design and provide beautification in areas along Augusta Road and Interstate 85. The proposed FRD does not establish specific landscape requirements along roadways nor adjacent to existing land uses. Staff also feels the lack of buffer requirements adjacent to the existing extended stay hotel and the lack of limitations on operating hours could have an adverse impact.

STAFF**RECOMMENDATION:**

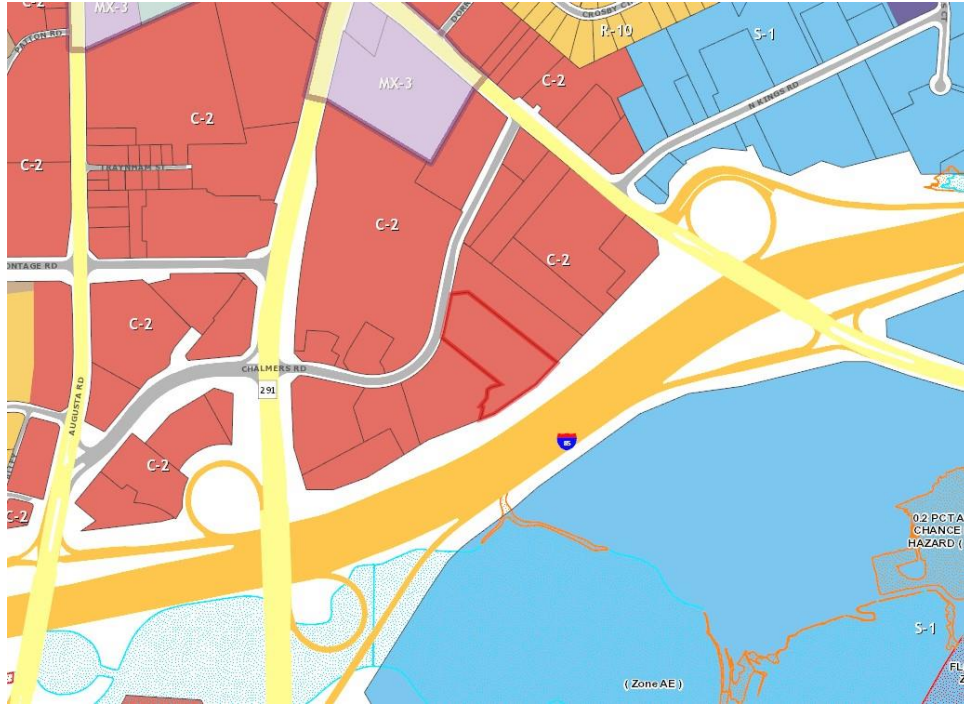
Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.



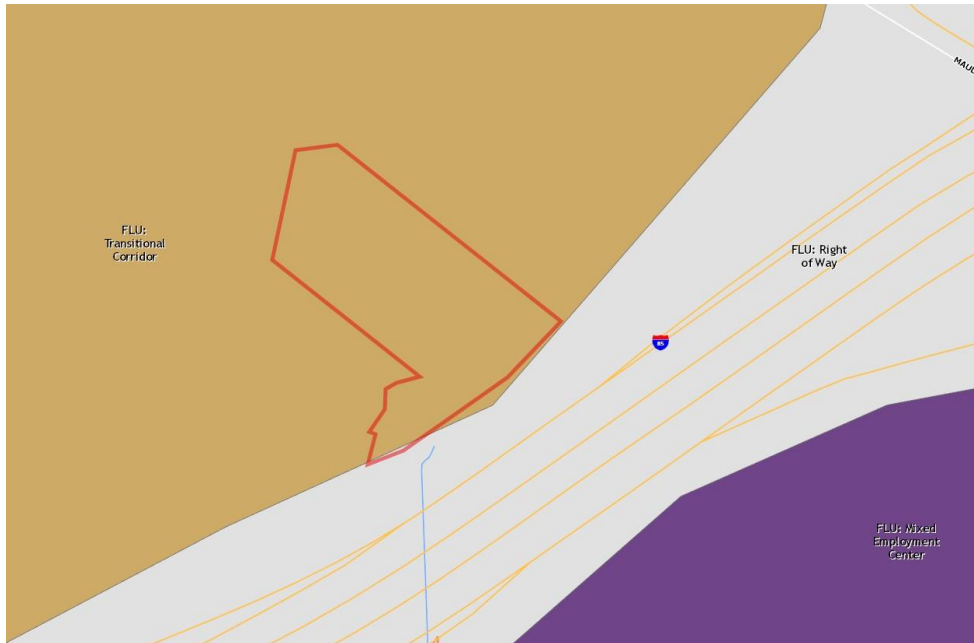
Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map