

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**February 4, 2019**  
**CONFERENCE ROOM D – COUNTY SQUARE**  
**3:00 PM**

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

**COMMITTEE MEMBERS PRESENT:**

Joe Dill, Chairman  
Mike Barnes, Vice Chairman  
Ennis Fant  
Rick Roberts  
Dan Tripp

**COMMITTEE MEMBERS ABSENT:**

**STAFF PRESENT:**

Phoenikx Buathier  
Dean Campbell  
Paula Gucker  
Helen Hahn  
Jonathan Hanna  
Sarah Holt  
Regina McCaskill  
Suzanne Terry  
Alan Willis

**OTHER COUNCIL MEMBERS PRESENT**

Lynn Ballard  
Xanthe Norris

**PLANNING COMMISSION MEMBERS PRESENT**

Metz Looper

**CALL TO ORDER**

Chairman Dill called the meeting to order at 3:00 p.m.

**INVOCATION**

Mr. Barnes provided the invocation.

**APPROVAL OF THE MINUTES OF THE DECEMBER 3, 2018 COMMITTEE MEETING**

**MOTION:** By Mr. Tripp to approve the minutes of the December 3, 2018 Committee meeting as presented. The motion carried by voice vote with one absent (Roberts).

**ZONING DOCKETS**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-01

**APPLICANT:** William F. Brown

**PROPERTY LOCATION:** 2317 W. Blue Ridge Drive

**PIN/TMS#(s):** 0135000700100 (portion)

**EXISTING ZONING:** C-1, Commercial

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

**ACREAGE:** 0.18

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-7.5, Single-Family Residential in June 1996, as the City View area became unincorporated. The property reverted to the County as R-7.5, Single-Family Residential. There was a successful C-1, Commercial rezoning request in 2002, CZ-2002-06.

**EXISTING LAND USE:** automobile service garage

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	C-2	service garage

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Community Corridor*, which are described as a near-balance of residential and nonresidential uses. They are characterized by greater intensity of traffic, speed, and use than a Neighborhood Corridor.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	0.18	2 units
Requested	C-2	16 units/acre		2 units

A successful rezoning will not add dwelling units.

**ROADS:** West Blue Ridge Drive: five lane State-maintained minor arterial  
1<sup>st</sup> Avenue: two-lane State-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
West Blue Ridge Drive	1040' S	21,200	21,200 0%	25,400 +19.8%
Bramlett Road	1,890' SE	2,600	2,500 -3.8%	3,100 +24%

**ANALYSIS:**

This property falls under the final-draft-stage City View Neighborhood Plan. In that yet-to-be-approved plan, the front part of the property is identified as part of a services corridor, which runs all along West Blue Ridge Drive. The back portion of the property is a combination of both the services corridor and residential. A tire and muffler shop has been operating on the front of the property for a number of years; the change to C-2 for the back portion of the property would allow for expansion. On the other hand, the current C-1 zoning allows for a transition between the services corridor and the existing residential uses.

**SUMMARY:**

The subject parcel zoned C-1, Commercial, is 0.18 acres of property located on West Blue Ridge Drive approximately 0.3 miles southwest of the intersection of West Blue Ridge Drive and West Parker Road. The parcel has approximately 170 feet of frontage along West Blue Ridge Drive and 125 feet of frontage along 1<sup>st</sup> Avenue. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant states the proposed land use is for a tire store. A muffler, exhaust, and tire shop exists now on the front part of the property, and the owner recently approached the County about putting another building on this portion of the site.

**CONCLUSION:**

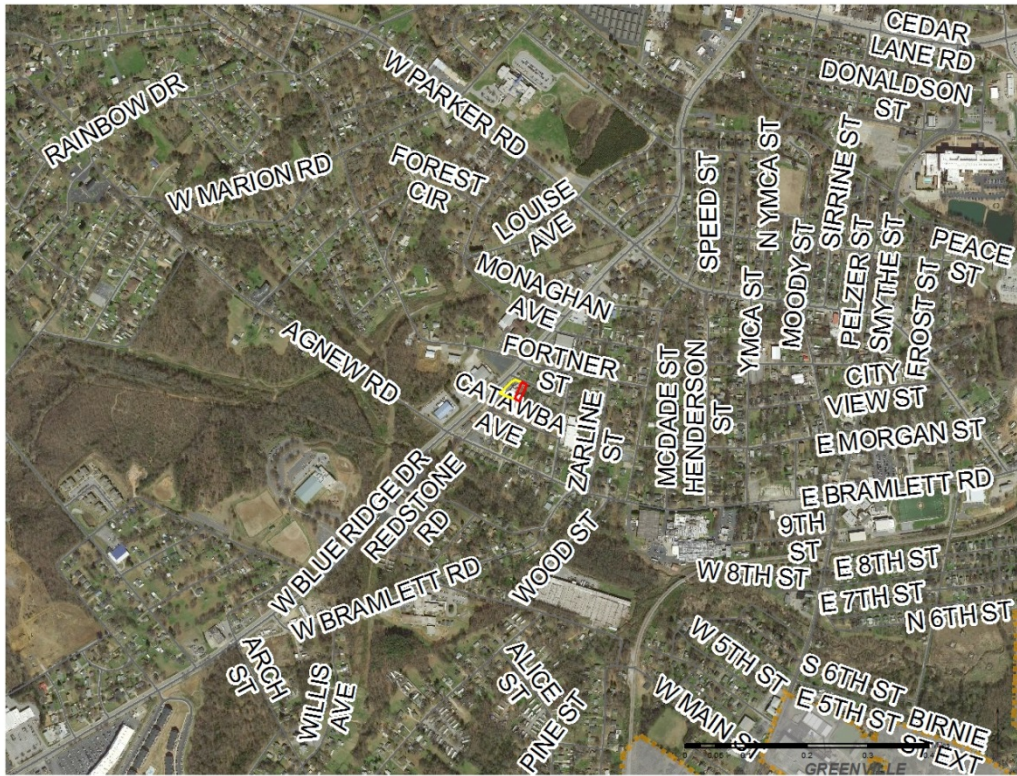
The subject site is surrounded by R-7.5, Single-Family Residential zoning and C-2, Commercial zoning. This portion of the parcel zoned C-1, Commercial was originally zoned C-1 in 2002. Since the rezoning in 2002, this parcel was combined with the existing C-2, Commercial zoning parcel. The requested zoning is now a portion of a larger parcel zoned C-2. The portion of the parcel zoned C-2 is an existing tire store. Staff believes rezoning this portion of the parcel would have minimal impact to the surrounding community and would bring this portion of the parcel into conformance with the existing C-2 portion of the parcel.

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

**MOTION:**

By Mr. Barnes to approve CZ-2019-01. The motion carried by voice vote with one absent (Roberts).





Aerial Photography, 2018









**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	vacant retail and vacant land
East	S-1	automobile repair
South	S-1 & R-S	single-family residential
West	C-2	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan and is designated as *Transitional Residential* which prescribes 2 to 3 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	1.37	1 units
Requested	R-S	1.7 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS:** Piedmont Highway: two-lane State-maintained minor arterial

**TRAFFIC:** No traffic counts in proximity of Piedmont Highway.

**ANALYSIS:** While the request appears to be unusual based on surrounding zones, the proposed use is in conformance with many of the surrounding uses. Many of the nearby properties, while zoned C-2 and S-1, have residential uses on them.

**SUMMARY:** The subject parcel zoned S-1, Services, is 1.37 acres of property located on Piedmont Highway approximately 0.45 miles west of the intersection of Piedmont Highway and Interstate I-185. The parcel has approximately 190 feet of frontage along Piedmont Highway. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is for a single family dwelling.

**CONCLUSION:** The subject site is currently zoned S-1, Services, but has been a legal non-conforming use, as a single-family residence since the zoning of this area. Staff is of the opinion the requested R-S, Residential Suburban is consistent with the surrounding land uses in the area and would allow this parcel to come into compliance with the zoning ordinance.

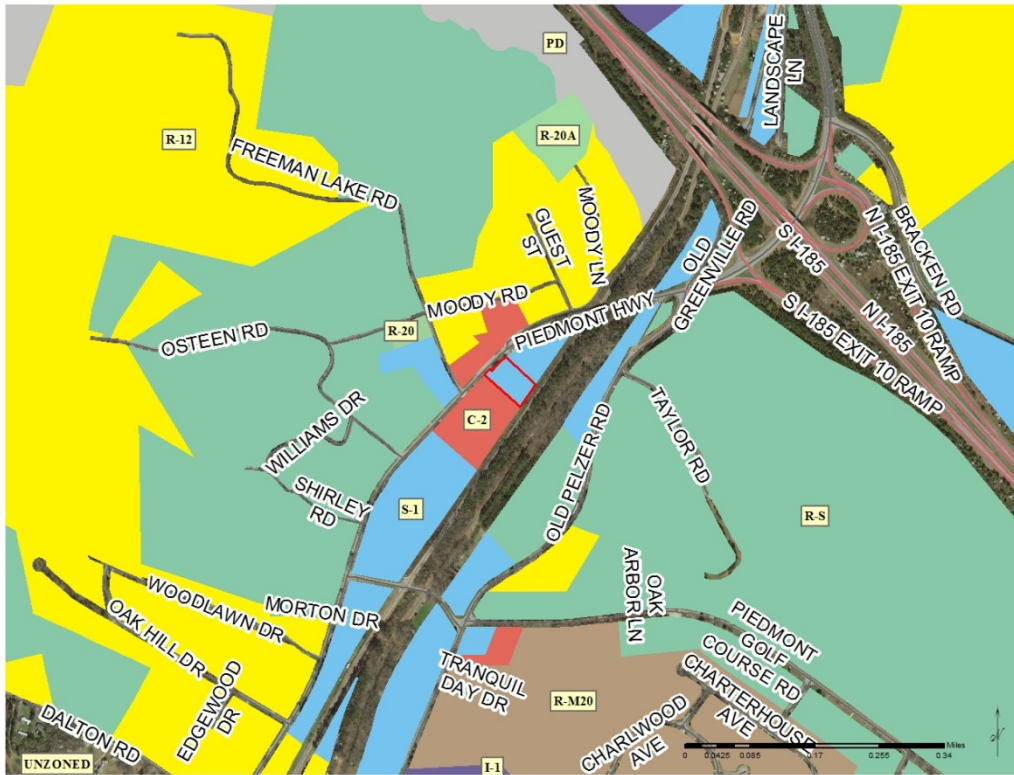


Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban. The Planning Commission recommended approval.

**MOTION:** By Mr. Tripp to approve CZ-2019-02. The motion carried by voice vote with one absent (Roberts).

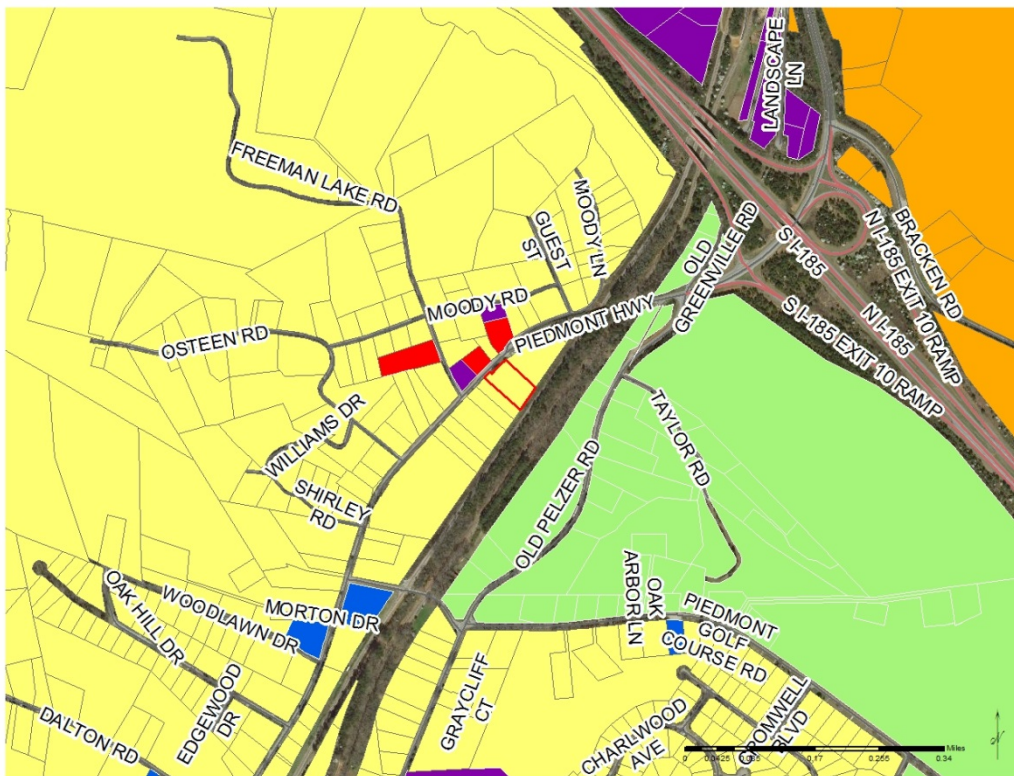
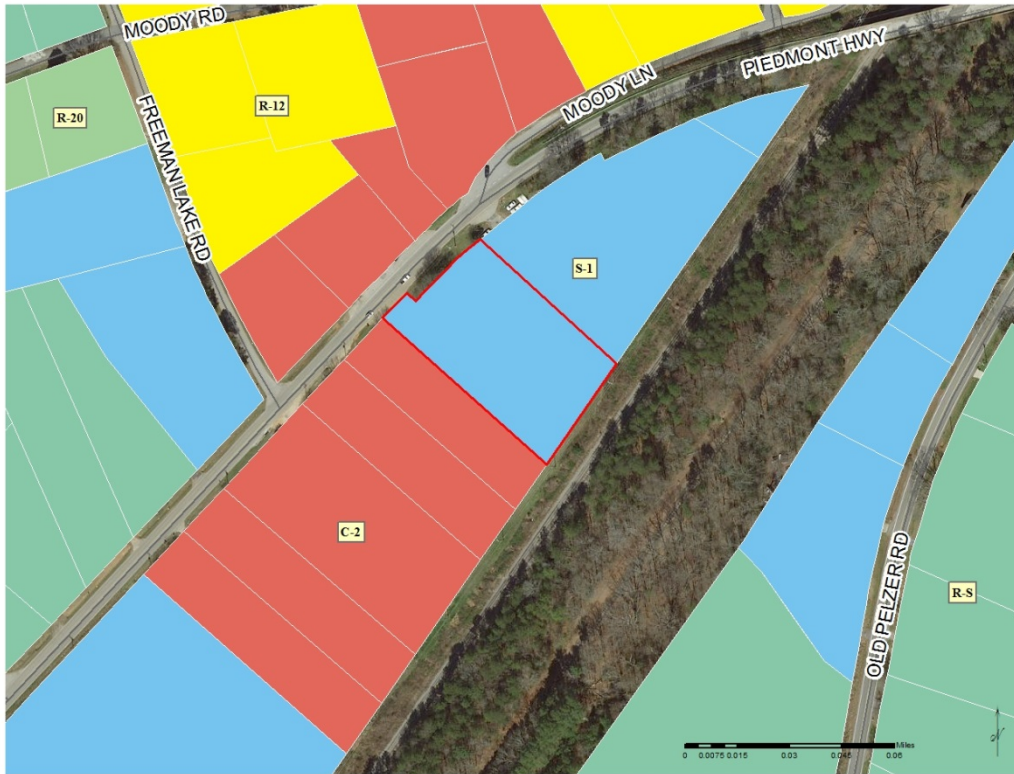


Aerial Photography, 2018



Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following;

**DOCKET NUMBER:** CZ-2019-03

**APPLICANT:** Michael James Alverson and Sandra Alverson Tate

**PROPERTY LOCATION:** 210 Slatton Shoals Road

**PIN/TMS#(s):** 0586020101303 (portion) and 0586020101309 (portion)

**EXISTING ZONING:** R-R3, Rural Residential

**REQUESTED ZONING:** R-R1, Rural Residential

**ACREAGE:** 1.8

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned RR-3, Rural Residential in August 2000, as part of Area 14.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-R3	single-family residential
East	R-R3 &R-R1	single-family residential and vacant land
South	R-R3	single-family residential
West	R-R3	single-family residential and vacant land

**WATER AVAILABILITY:** Well

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan and is designated as *Agricultural* which prescribes 10 acres per unit.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-R3	0.3 units/acre	1.8	1 unit
Requested	R-R1	1 unit/acre		1 unit

A successful rezoning will not add dwelling units.



**ROADS:** Slatton Shoals Road: two-lane County-maintained residential collector

**TRAFFIC:** No traffic counts in proximity of Highway 418.

**ANALYSIS:** The subject site is zoned R-R3, and is within the Agricultural (10 acre minimum) area of the South Greenville Area Plan. R-R3 is the largest lot zone that the County currently has.

**SUMMARY:** The subject parcel zoned R-R3, Rural Residential, is 1.8 acres of property located on Reedy Fork Road approximately 1.3 miles northeast of the intersection of Reedy Fork Road and Highway 418. The parcel has approximately 280 feet of frontage along Slatton Shoals Road. The applicant is requesting to rezone the property to R-R1, Rural Residential.

The applicant states the proposed land use is for residential.

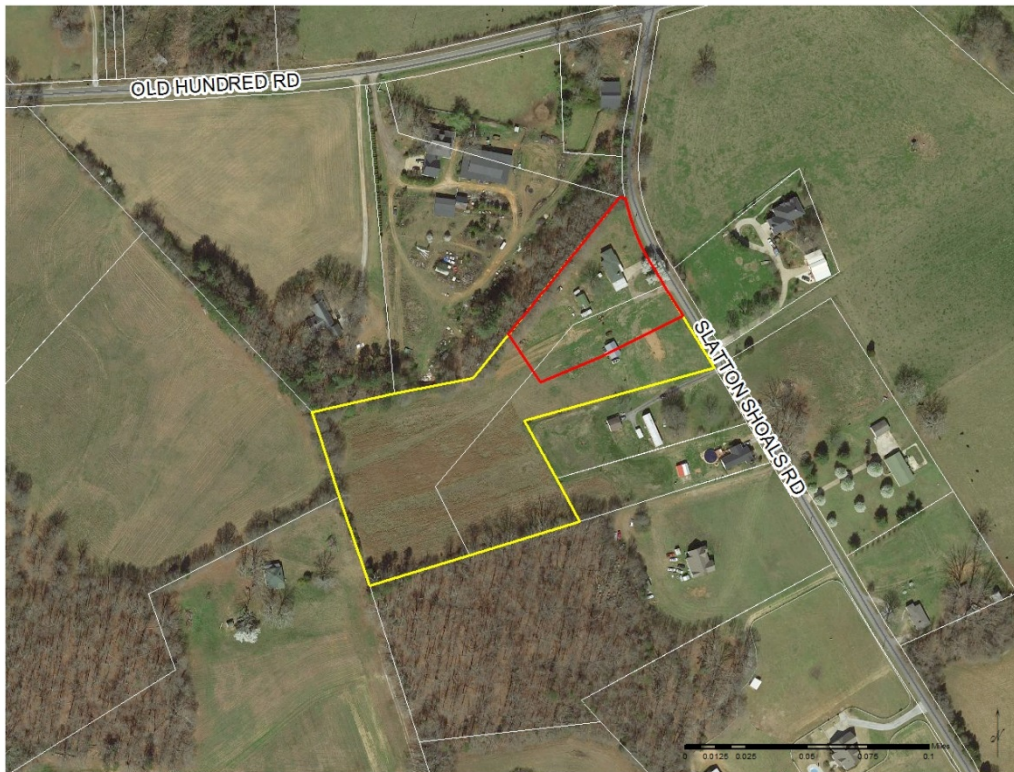
**CONCLUSION:** The applicant is requesting to rezone to R-R1, Rural Residential. The parcel is surrounded by R-R3, Rural Residential to the north, south and west and, with R-R1 zoning to the east. Staff is of the opinion the requested zoning is consistent with the surrounding zoning and land uses in this area and will maintain the rural character. Staff believes rezoning this parcel to R-R1, would have minimal impact to the surrounding area.

Based on these reasons staff recommends approval of the requested rezoning to R-R1, Rural Residential. The Planning Commission recommended approval.

**MOTION:** By Dr. Fant to approve CZ-2019-03. The motion carried by voice vote with one absent (Roberts).



Aerial Photography, 2018

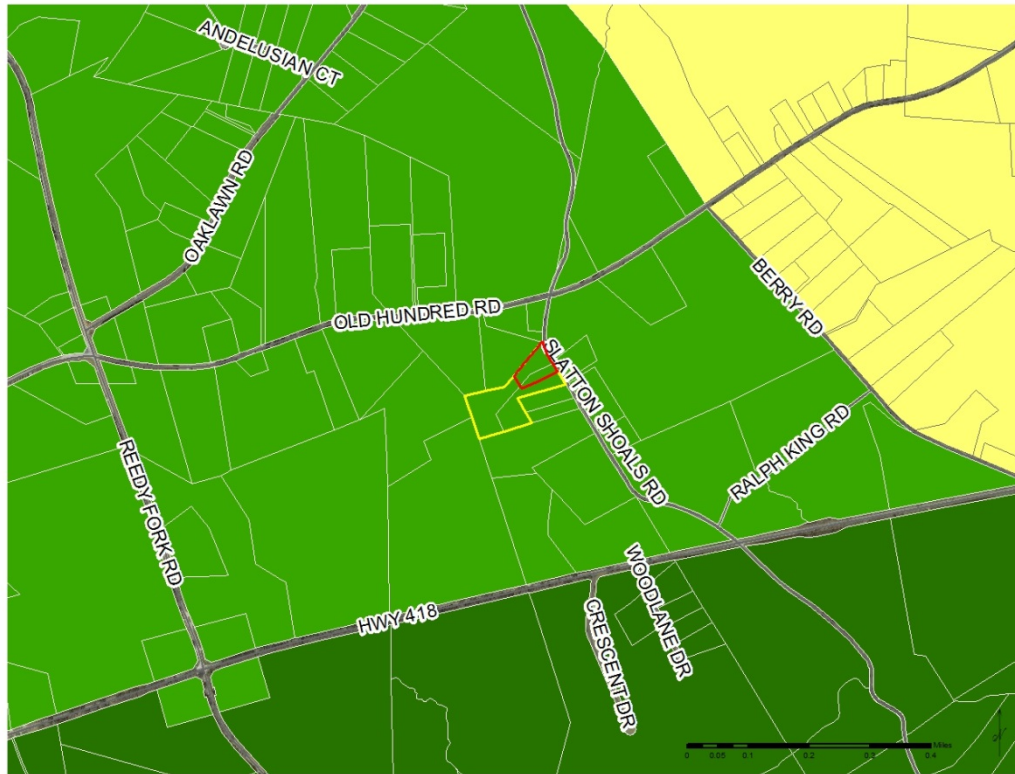




Zoning Map







South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-04

**APPLICANT:** TNB Financial Services, as Trustee c/o Marion W. Beachan Jr. for Qtip Trust c/o Judy P. Reeves

**PROPERTY LOCATION:** 729 Fairview Road

**PIN/TMS#(s):** 0566010101500

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

**REQUESTED ZONING:** NC, Neighborhood Commercial

**ACREAGE:** 3

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in December 1994, as part of Area 10.

**EXISTING LAND USE:** single-family home

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-12	single-family residential
South	R-S	vacant wooded land
West	R-S	vacant pasture land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	3	5 units
Requested	NC	0 units/acre		0 units

A successful rezoning will decrease 5 dwelling units.

**ROADS:** Fairview Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Fairview Road	4,850' N	22,700	22,500 -0.9%	27,100 +20.4%

**ANALYSIS:** Fairview Road is a 66 foot right-of way, with thirty feet of pavement. There are no Long Range Transportation projects shown for Fairview Road in the near future. Fairview Road is a heavily traveled road as seen by the traffic counts.

In the Imagine Greenville Future Land Use Map, this parcel is shown as Residential Land Use 2 which calls for a density ranging from 3 to 6 units per acre. The proposed project is also located near an Employment Center. These centers are areas that provide high concentrations of jobs and usually consist of large office/business parks, large industrial parks, and manufacturing, service and distribution facilities. These centers take advantage of existing utilities and infrastructure, available land, and high capacity transportation networks.

The intent of the NC, Neighborhood Commercial District is to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhoods.

The requirements of this district are designed to ensure that the NC, Neighborhood Commercial Development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance. This district typically is located at the intersection of two collector streets or a collector street and an arterial street in close proximity to developed residential neighborhoods.

**SUMMARY:**

**Project Information:**

The subject parcel is located on Fairview Road approximately 0.25 miles south of the intersection of Harrison Bridge Road and Fairview Road. The parcel has approximately 560 feet of frontage along Fairview Road.

The applicant is proposing an NC, Neighborhood Commercial District with two buildings containing a total of 25,900 square feet of retail space. The requirement for NC, Neighborhood Commercial zoning is that the buildings are located in the front portion of the property with entrances and parking in the rear of the buildings.

**Architectural Design:**

The buildings will consist of brick masonry, stucco, or stone. The proposed buildings are to utilize earth tone colors and materials. The roofing for both buildings is to be hip roofs.

**Transportation:**

The applicant is proposing one point of ingress/egress onto Fairview Road. This access is in the center of the property so as not to be near any other adjacent accesses. Sidewalks are proposed along the front of the property on Fairview Road.

**Landscaping:**

This proposed development abuts Single-Family Residential zoning and land uses on the north, south, and east sides of the property. These areas are required to be screened and the applicant is showing landscaping in these areas. The east side of the property has existing landscaping to buffer the subdivision that will remain during the development.

**Lighting and Signage:**

All site lighting is proposed with full cut-off fixtures. Parking lot fixtures will be a maximum of 22 feet in height. Pedestrian scale lighting is to be provided as well around the proposed site. Entrance signage is shown at the entrance to the development from Fairview Road. The applicant is proposing building signage on the street (front) and rear (parking) side of the buildings. Internal lightning for the building signage is also being proposed. Directional signage on the interior of the project will be utilized. All signage is to meet the Greenville County Sign Ordinance.

**CONCLUSION:**

The applicant is proposing two buildings with a total of 25,900 square feet of retail on 3 acres of property. The proposed landscape buffer runs along the east, south and north sides of the property, and will meet the Greenville County Zoning Ordinance Section 12.9, Development Standards. The subject site is zoned R-S, Residential Suburban which has a density of 1.7 units per acre when water and/or sewer are available.

The development is surrounded on all 4 sides by single-family residential zoning. Some criteria from the Zoning Ordinance to consider when rezoning to the NC, Neighborhood Commercial District is that it would not alter the existing development patterns within the area and must not put any undue burden on existing streets. Residential zoning makes up this section of Fairview Road and traffic counts are very high as seen in the traffic counts. One concern staff has is lightning, the requested lighting is 6 feet taller than what is allowed per the Zoning Ordinance and could cause issues for the surrounding residential homes, being that the parking lot lighting would abut the existing residential homes. Staff believes that the proposed development would not be consistent with the surrounding land uses of single family residences and vacant land. It would also would not be consistent with the surrounding residential zoning. The requested rezoning to NC, Neighborhood Commercial, is also not consistent with the Imagine Greenville Future Land Use map which recommends Residential Land Use 2.

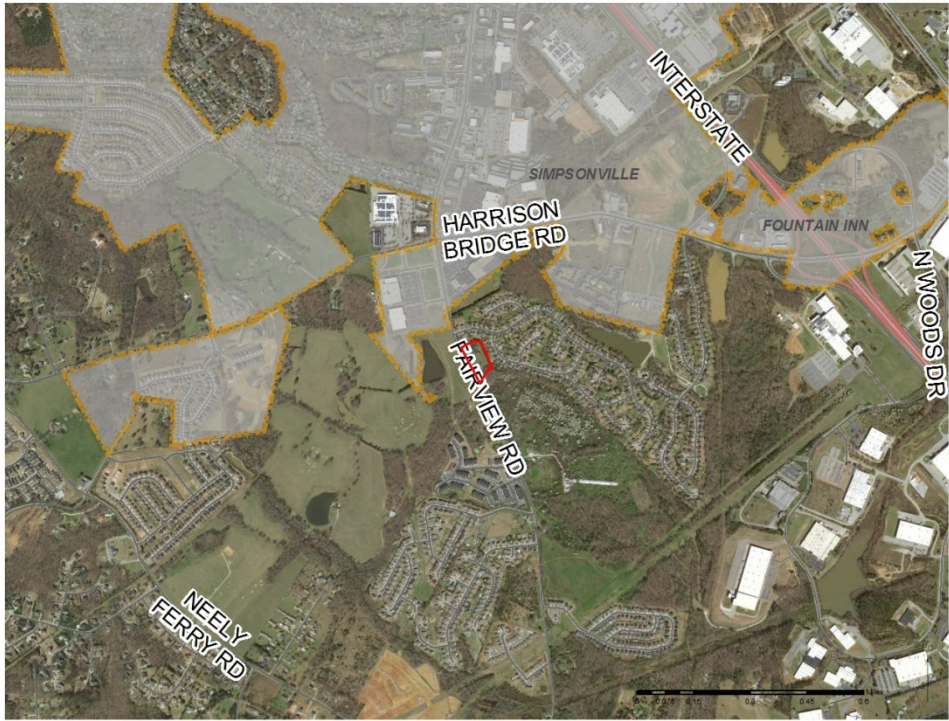
Based on these reasons staff recommends denial of the requested rezoning to NC, Neighborhood Commercial. The Planning Commission recommended denial.

Councilor Ballard addressed the Committee members stating he had spoken with the engineer and with a few members of the Planning Commission. The engineer was willing to go along with the recommendations regarding the height of the light fixtures and also the internal lighting. He felt this would be a good fit for the area, as he could not see anyone building a residential home along Fairview Road. He stated they felt this development would have the least amount of impact on traffic and would be a good fit. He requested the Committee approve the request.

**MOTION:**

By Mr. Tripp to approve CZ-2019-04 with the condition of the light fixtures to be at a height of 16 feet and have zero percent light trespass at the property line. The motion carried by voice vote with one absent (Roberts).

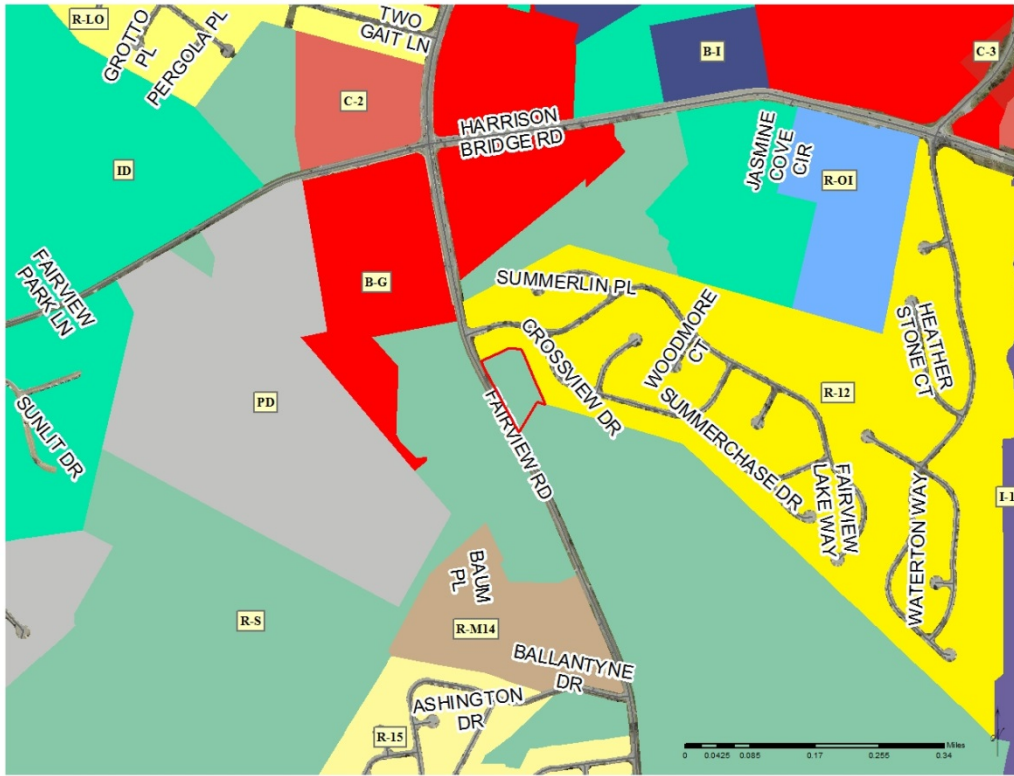




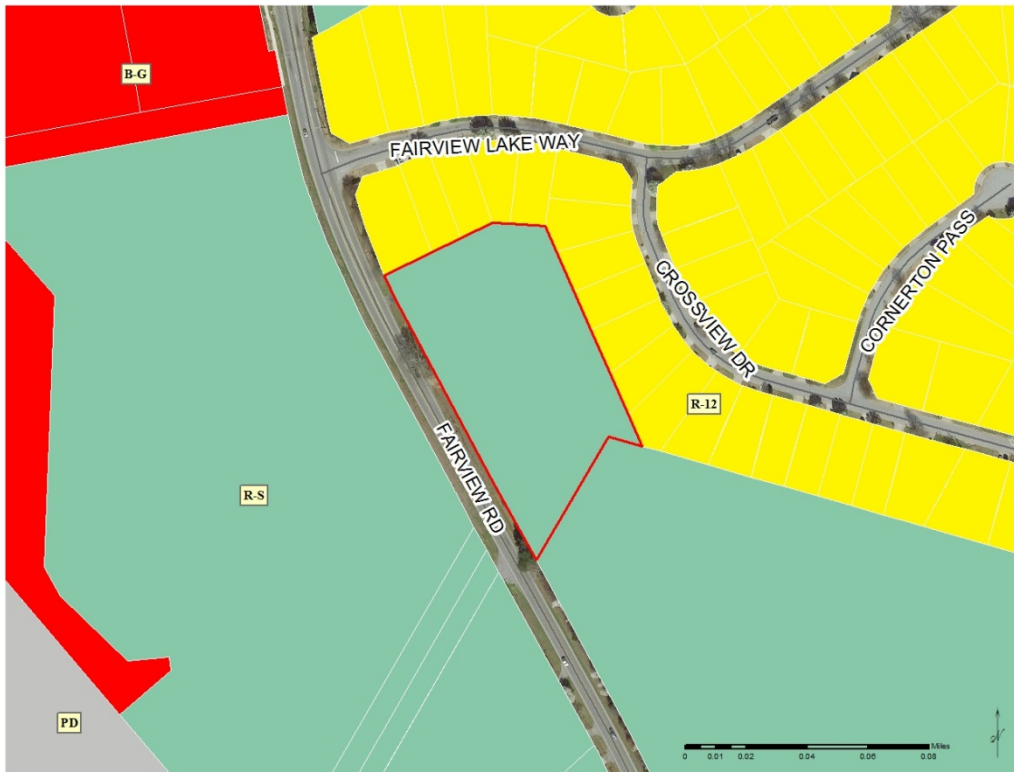
Aerial Photography, 2018

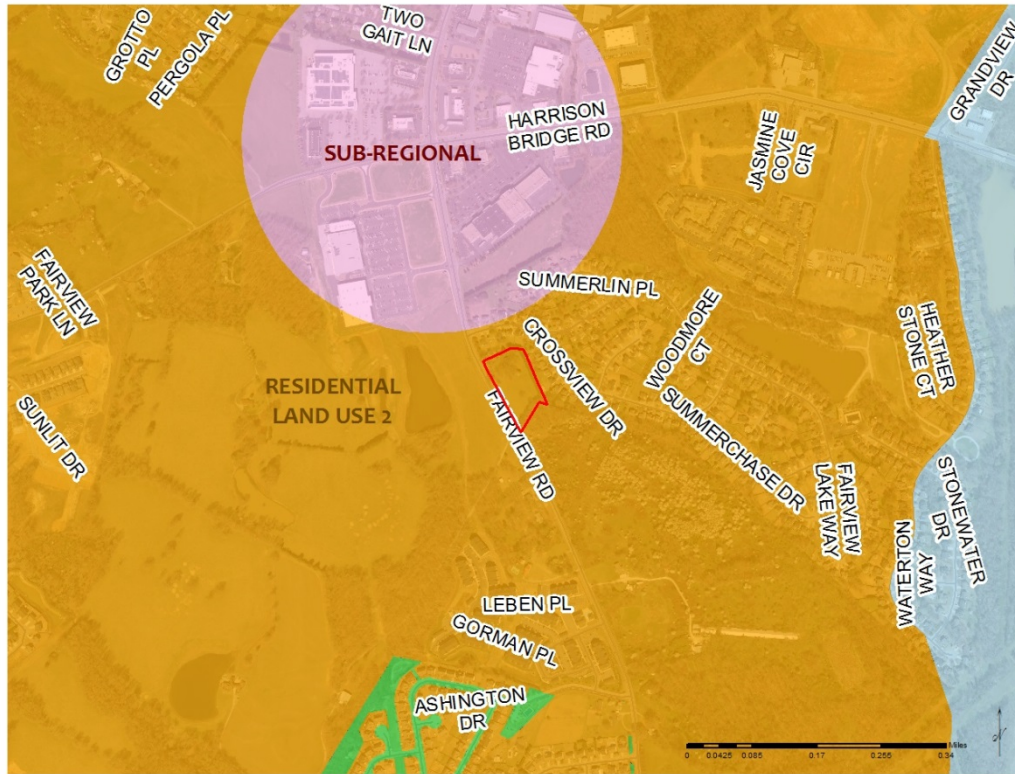






Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2019-05
- APPLICANT:** Paul J. Harrison, Bluewater Civil Engineering for Douglas F. & Wanda S. Clark
- PROPERTY LOCATION:** W. Georgia Road and Sullivan Road
- PIN/TMS#(s):** 0585010100603, 0585010100604 and 0585010100606
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** R-12, Single-Family Residential
- ACREAGE:** 31.64
- COUNCIL DISTRICT:** 26 – Ballard
- ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in December 1994, as part of Area 10.
- EXISTING LAND USE:** vacant wooded and pasture land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S and S-1	single-family residential and warehouse
East	R-S & R-7.5	single-family residential and vacant land
South	R-S	single-family residential, vacant land
West	R-S, R-12 and S-1	single-family residential, vacant land and warehouse

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan and is designated as *Suburban Residential* which prescribes 3 to 4 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	31.64	53 units
Requested	R-12	3.6 units/acre		113 units

A successful rezoning may add up to 60 dwelling units.

**ROADS:** West Georgia Road: two-lane State-maintained minor arterial  
Sullivan Road: two-lane County-maintained rural minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Fork Shoals Road	7,120' W	5,400	4,300	5,500
			-	+28%
			20.4%	

**ANALYSIS:** The South Greenville Area Plan identifies the site as *Suburban Residential*, appropriate for the site.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban, is 31.64 acres of property located on West Georgia Road approximately 0.85 miles northeast of the intersection of West Georgia Road and Fork Shoals Road. The parcel has approximately 540 feet of frontage along West Georgia Road and 785 feet of frontage along Sullivan Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

The applicant states the proposed land use is for a single family detached residential development.



**CONCLUSION:**

The subject site is surrounded by single-family residential with R-S, Residential Suburban, R-7.5 and R-12, Single-Family Residential zoning. Staff is of the opinion that rezoning the subject site would be consistent with the existing land uses and surrounding zoning. The subject site is also consistent with the South Greenville Area Plan recommending 3 to 4 units per acre.

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

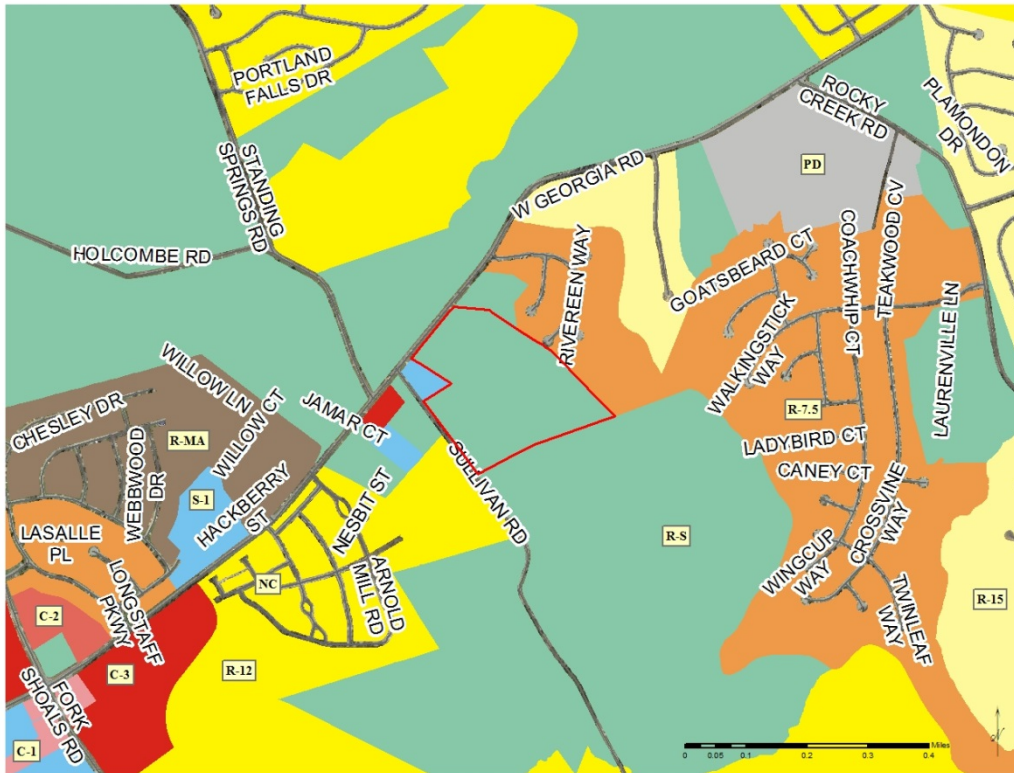
Councilor Ballard addressed the Committee members stating he had met with the Clarks, the developer and Mr. Harrison last week. He stated Mr. Clark really did not want to sell this land but he needs to because of some other things he is doing. He stated he held the land for a long time because he did not want it to go to a national builder. He wanted the property to be developed by a local builder. Mr. Clark was in favor of the proposed and it met all of the staff requirements. Mr. Ballard stated he felt it was a good project and Mr. Clark also felt it was a good project. Mr. Ballard asked the Committee to approve the request.

**MOTION:**

By Mr. Barnes to approve CZ-2019-05. The motion carried by voice vote with one absent ( Roberts).

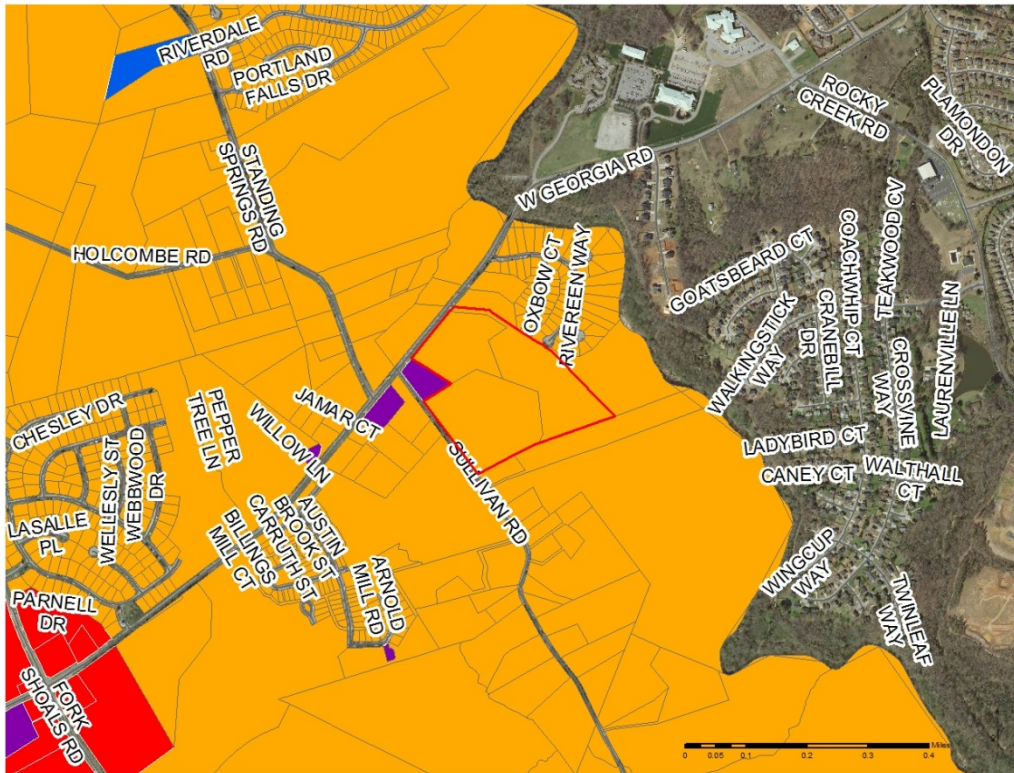
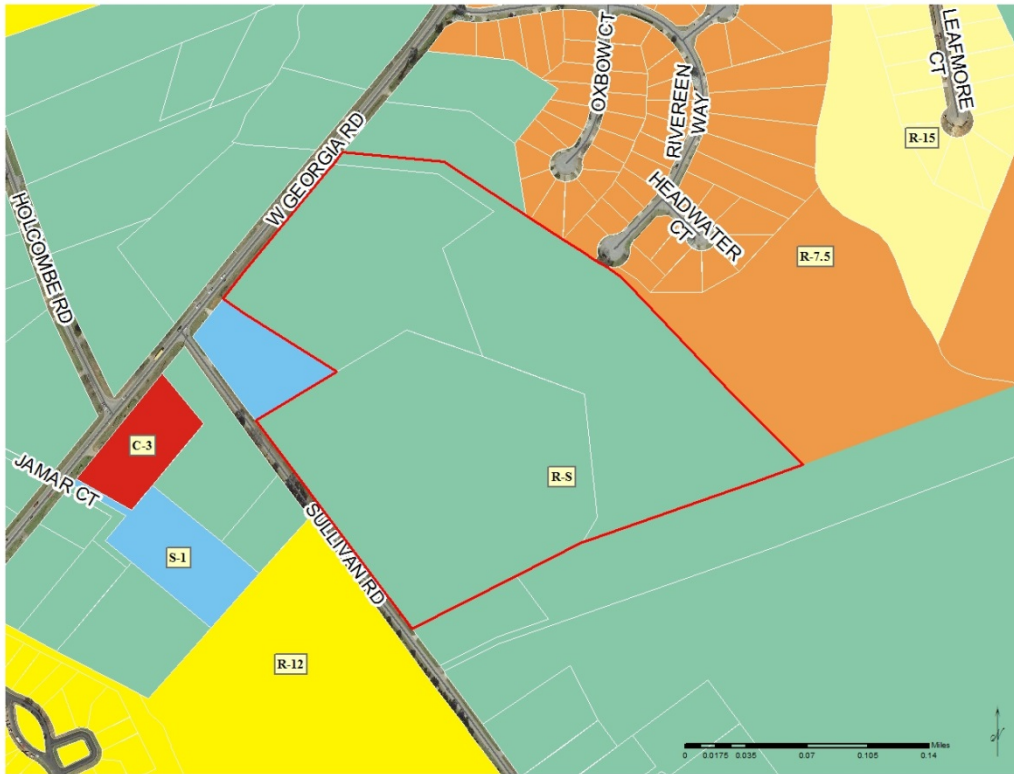


Aerial Photography, 2018



Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

Mr. Roberts arrived at the Committee meeting at 3:26 p.m.

**DOCKET NUMBER:** CZ-2019-06

**APPLICANT:** Brad Skelton for Grove Road Partners LLC

**PROPERTY LOCATION:** 1139 Grove Road

**PIN/TMS#(s):** WG01010400200

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

**REQUESTED ZONING:** O-D, Office District

**ACREAGE:** 2.2

**COUNCIL DISTRICT:** 24 – Seman

**ZONING HISTORY:** The parcel was originally zoned R-12, Single-Family Residential in May 1971, as part of Area 2.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-12	single-family residential
South	R-12 and O-D	mobile home park and medical office
West	C-2	medical office

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Gantt Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-12	3.6 units/acre	2.2	8 units
Requested	O-D	0 units/acre		0 units

A successful rezoning will decrease up to 8 dwelling units.

**ROADS:** Grove Road: four-lane State-maintained minor arterial  
 Old Grove Road: two-lane County-maintained residential collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Grove Road	1,440' N	11,200	11,700 +4.5%	13,500 +15.4%

**ANALYSIS:** The subject site is located near a *Regional Corridor*, which allows for some non-residential uses. Along this portion of Grove Road there are a number commercial and other non-residential uses. Grove Road is ranked number forty-three in the Long Range Transportation Plan (LRTP) for road improvements, which are scheduled for some time after 2040.

**SUMMARY:** The subject parcel zoned R-12, Single-Family Residential, is 2.2 acres of property located on Grove Road approximately 0.61 miles north of the intersection of White Horse Road and Grove Road. The parcel has approximately 196 feet of frontage along Grove Road and 204 feet of frontage along Old Grove Road. The applicant is requesting to rezone the property to O-D, Office District.

The applicant states the proposed land use is for commercial office.

**CONCLUSION:** The subject site has single-family residential to the north and east, and medical offices to the south and west of the subject site. Staff is of the opinion the requested rezoning to O-D, Office District is appropriate and would allow a transition of single-family residential to Office District along Grove Road. Staff believes the request is consistent with the surrounding commercial and office land uses and zoning along Grove Road.

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

**MOTION:** By Mr. Tripp to approve CZ-20189-06. The motion carried unanimously by voice vote.

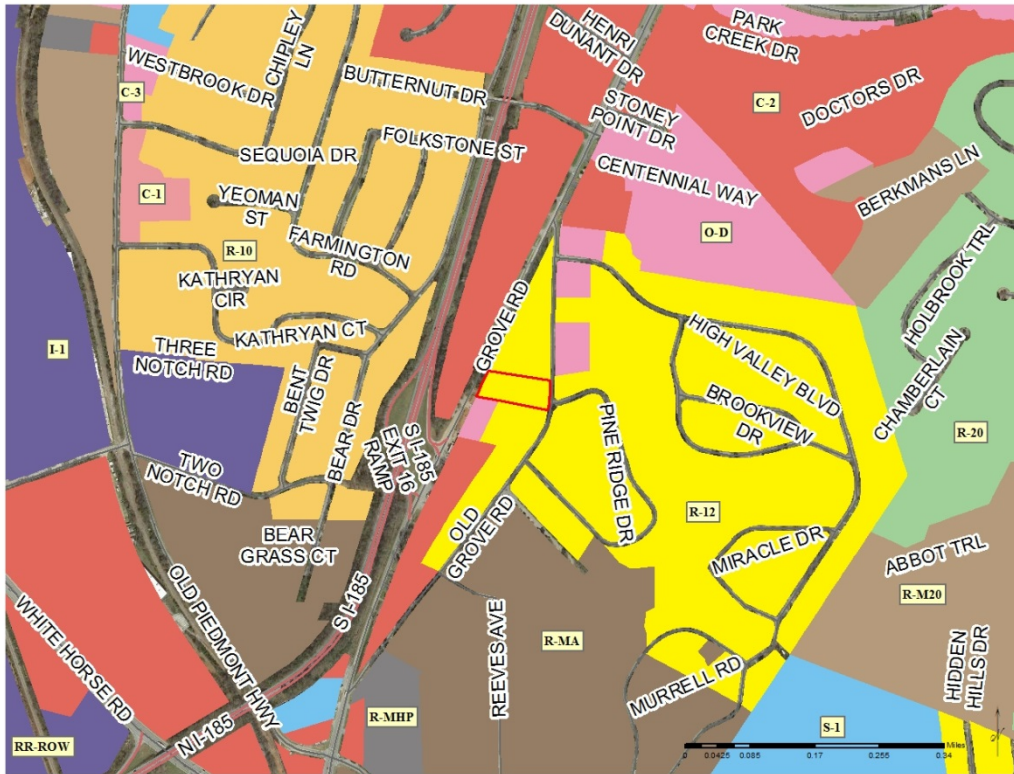




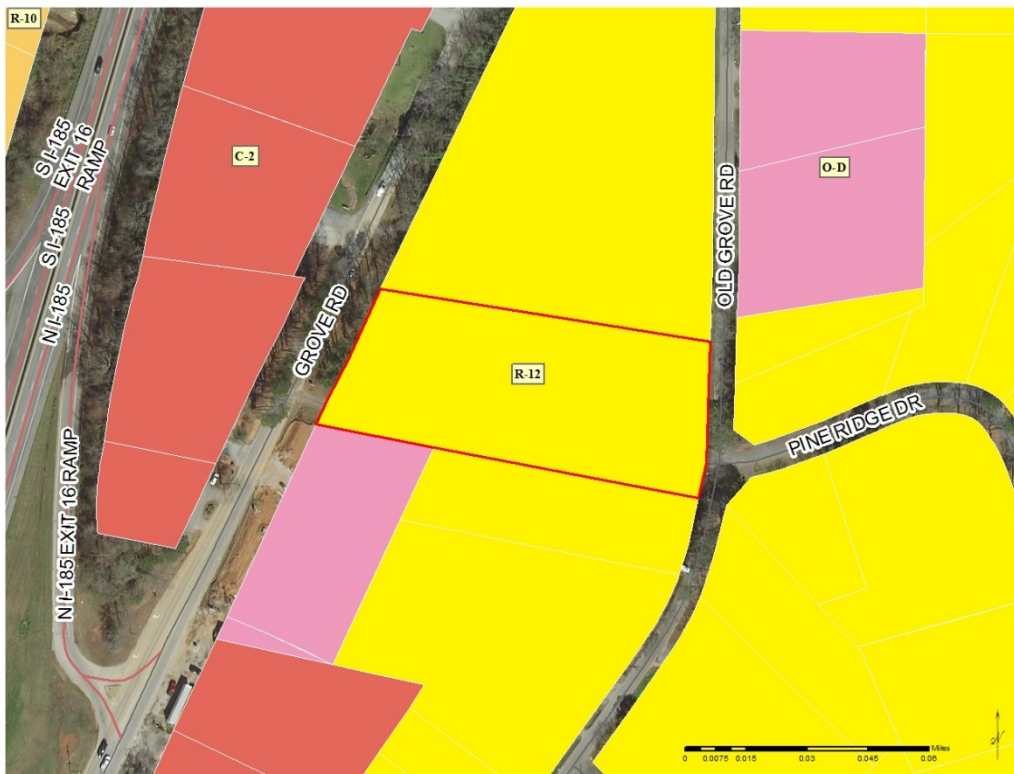
Aerial Photography, 2018

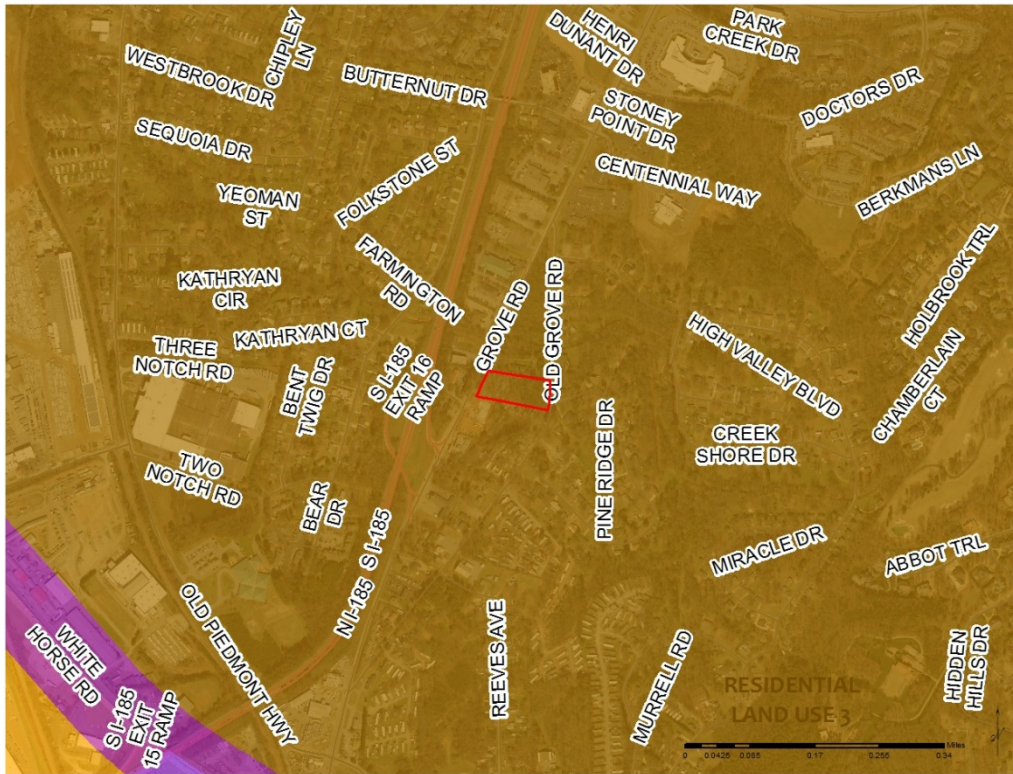






Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-07

**APPLICANT:** Chung Yol Choe

**PROPERTY LOCATION:** 2919 White Horse Road

**PIN/TMS#(s):** 0252000100102

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

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 0.9

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in June 1973, as part of Area 4A.

**EXISTING LAND USE:** automobile service facility

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	warehouse
East	S-1	warehouse
South	R-M20	single-family residential
West	S-1	restaurant

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan and is designated as *Service/Industrial*.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	<i>0.9</i>	<i>0 units</i>
Requested	C-3	16 units/acre		14 units

A successful rezoning may add up to 14 dwelling units.

**ROADS:** White Horse Road: seven-lane State-maintained major arterial.

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
White Horse Road	2,924' S	32,500	32,100 -1.2%	36,500 +13.7%

**ANALYSIS:** The existing S-1 zone is meant to provide a transition between commercial and industrial districts, per the Greenville County Zoning Ordinance. The requested C-3 use is to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile, per the Greenville County Zoning Ordinance. The most recent area plan identifies this area to remain as *Service/Industrial*.

**SUMMARY:** The subject parcel zoned S-1, Services, is 0.9 acres of property located on White Horse Road approximately 0.5 miles southeast of the intersection of Anderson Road and White Horse Road. The parcel has approximately 190 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.



The applicant states the proposed land use is for retail for an existing business.

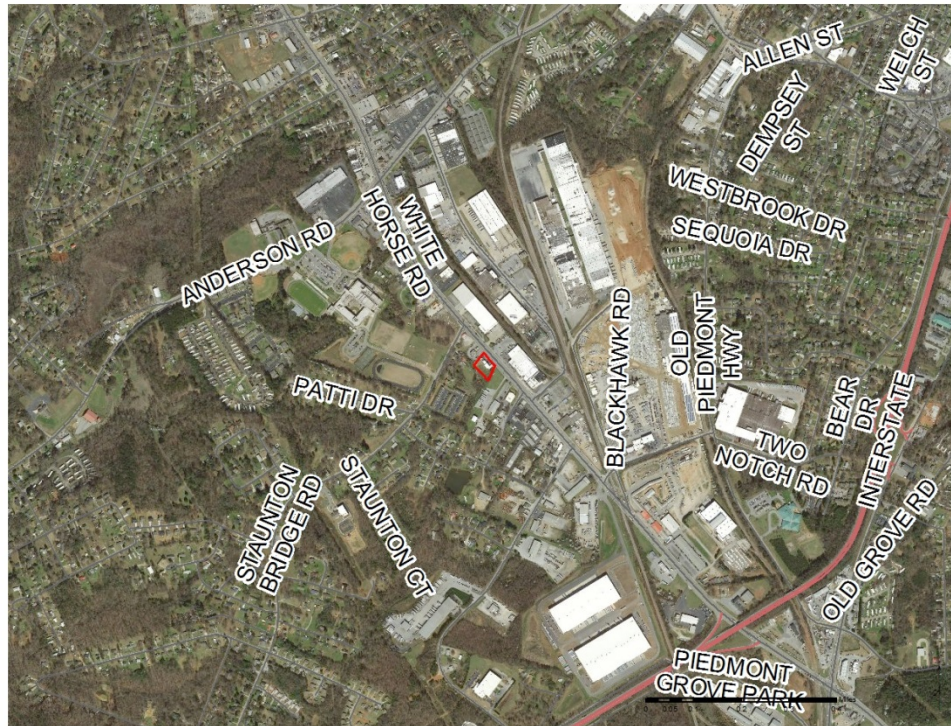
**CONCLUSION:**

The subject site is located along White Horse Road, an area that is made up of both commercial and service type zoning and land uses. The subject site is currently a legal non-conforming use, retail, which is not permitted in the S-1, Service district. Staff is of the opinion rezoning this parcel to C-3, Commercial would be consistent with the surrounding land uses and zoning.

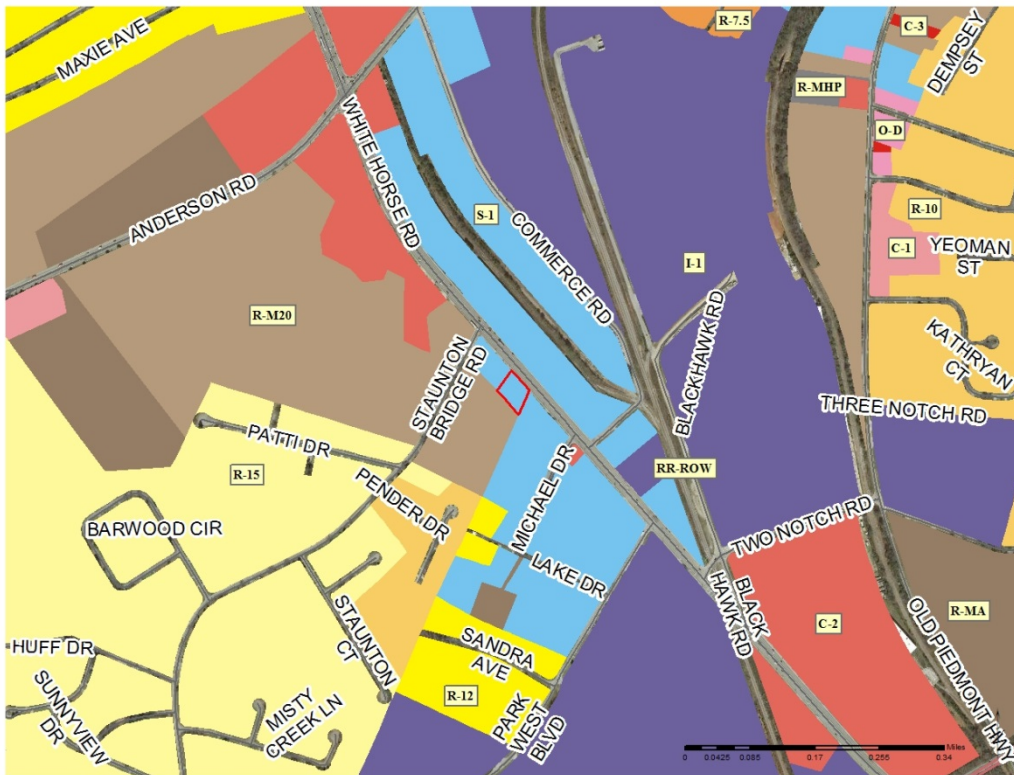
Based on these reason staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission recommended approval.

**MOTION:**

By Dr. Fant to approve CZ-2019-07. The motion carried unanimously by voice vote.

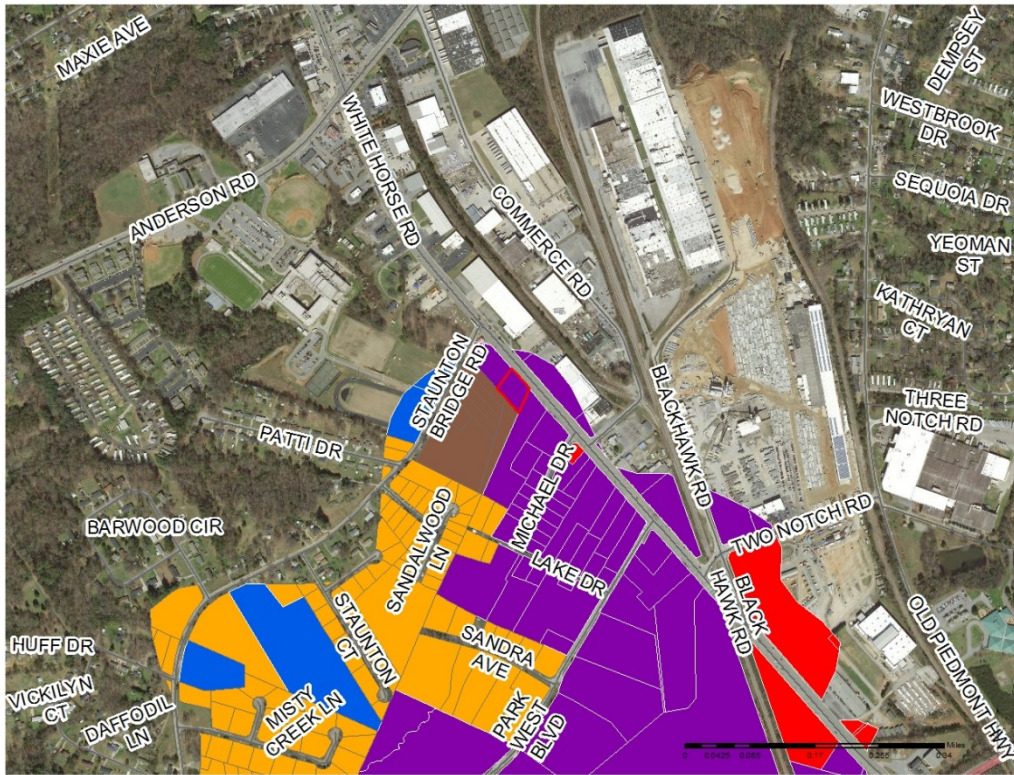
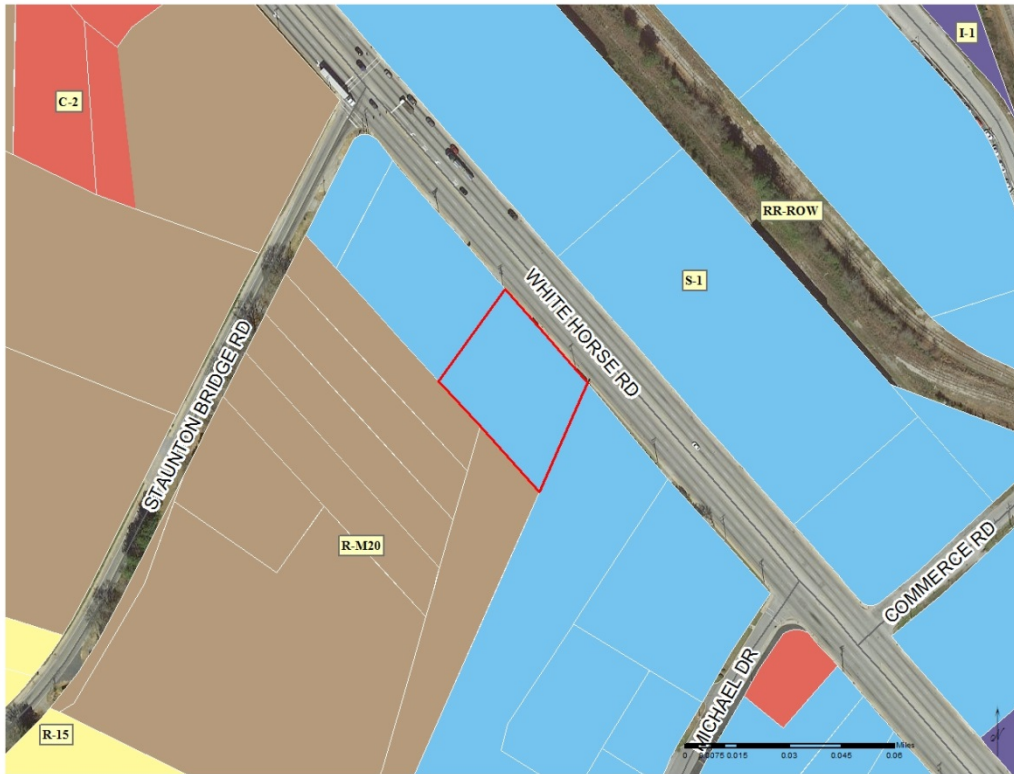


Aerial Photography, 2018



Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-08

**APPLICANT:** Sarah Jean Kruse

**PROPERTY LOCATION:** 220 Rocky Creek Road

**PIN/TMS#(s):** 0547030102202

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

**REQUESTED ZONING:** O-D, Office District

**ACREAGE:** 1.98

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

**EXISTING LAND USE:** single-family residential

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	apartment complex
East	R-M20 and R-S	apartment complex, single-family residential and cemetery
South	C-1	Retail
West	R-M20	apartment complex

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Regional Center*, which contemplates serving one or more contiguous regions in the County, characterized by large-scale retail, medium- to large-scale employment, and higher density residential uses.

**ROADS:** Rocky Creek Road: two-lane County-maintained minor collector



**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Bagwell Road	2,050' NE	2,000	2,000	1,950 -2.5%
Feaster Road	3,140' NW	0	6,800	8,200 +20.6%
Woodruff Road	3,540' W	33,500	35,400 +5.7%	37,900 +7.1%

**ANALYSIS:**

There is only one other single family residential building right in this area based on a study of aerial photos; the vast majority of the area is functioning as a regional center as envisioned in the Greenville County Comprehensive Plan.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban, is 1.98 acres of property located on Rocky Creek Road approximately 0.3 mile west of the intersection of Woodruff Road and Highway 14. Rocky Creek Road parallels Woodruff Road. The parcel has approximately 210 feet of frontage along Rocky Creek Road. The applicant is requesting to rezone the property to O-D.

The applicant states the proposed land use is for office rental space.

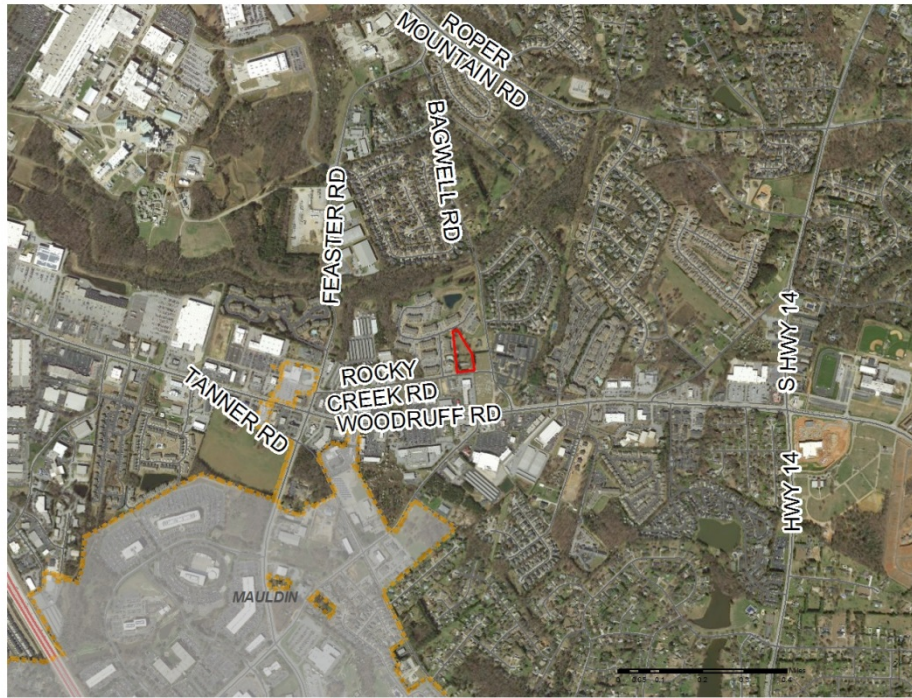
**CONCLUSION:**

The subject site is surrounded by an apartment complex, a single-family residence, retail and a cemetery. The area located along Rocky Creek Road is zoned mainly commercial, service and multifamily. Staff is of the opinion the requested rezoning to O-D, Office District is appropriate based on the surrounding land uses and zoning. The requested zoning is also consistent with the Imagine Greenville County Comprehensive Plan.

Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District. The Planning Commission also recommended approval.

**MOTION:**

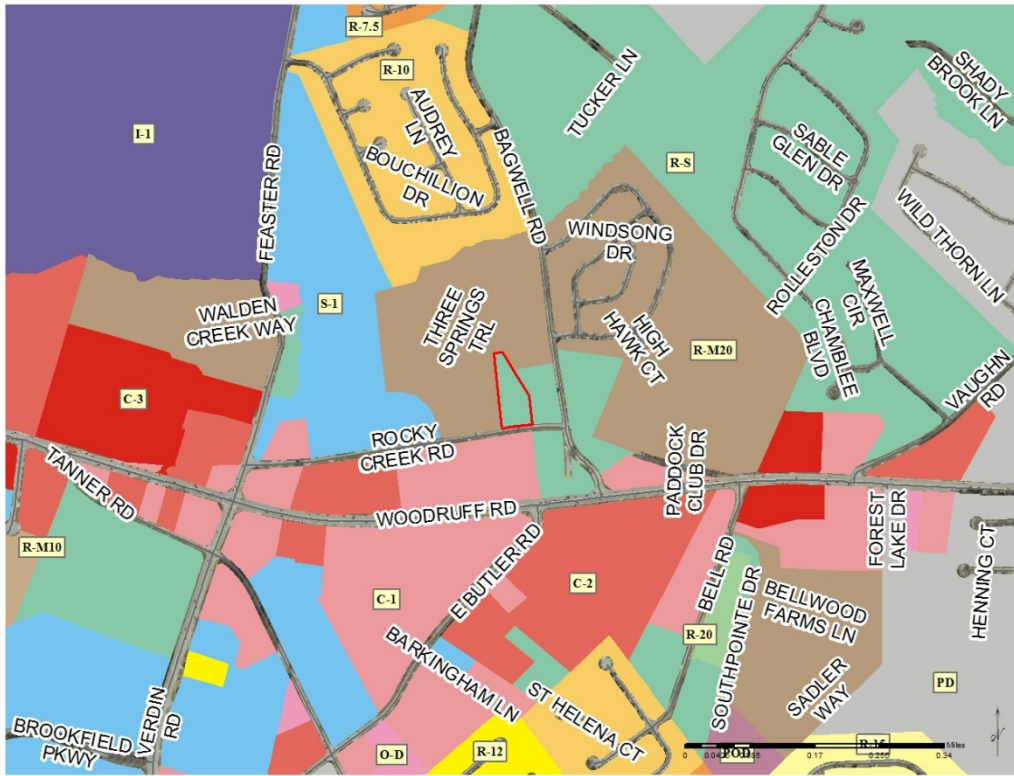
By Mr. Roberts to approve CZ-2019-08. The motion carried unanimously by voice vote.



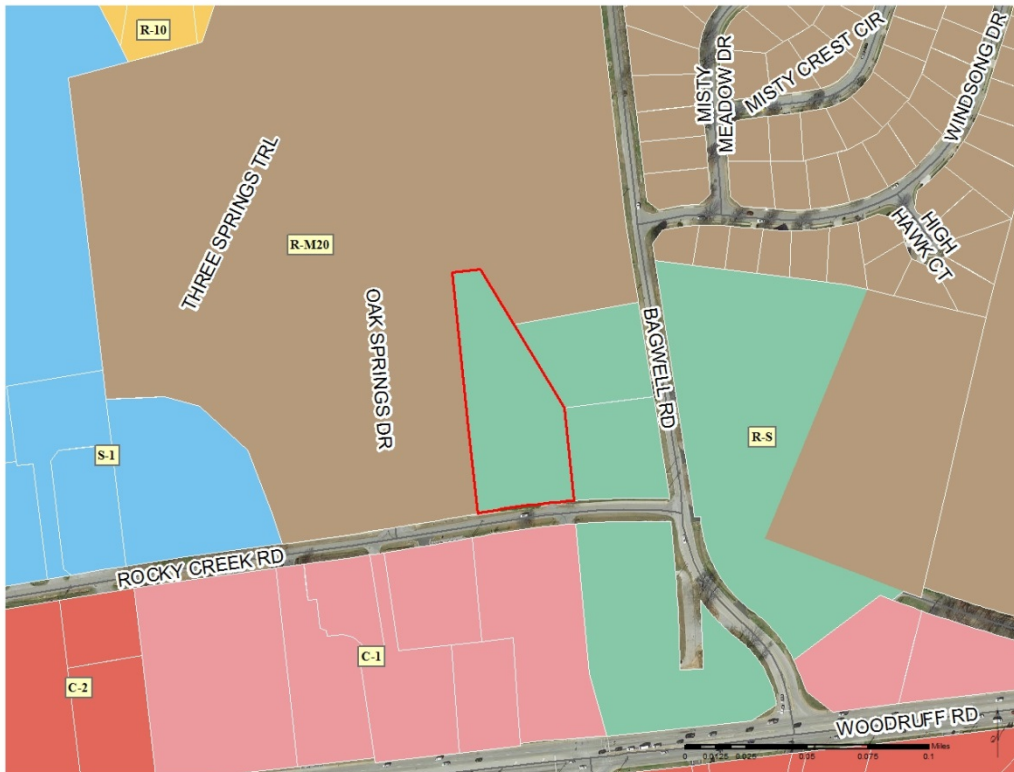
Aerial Photography, 2018



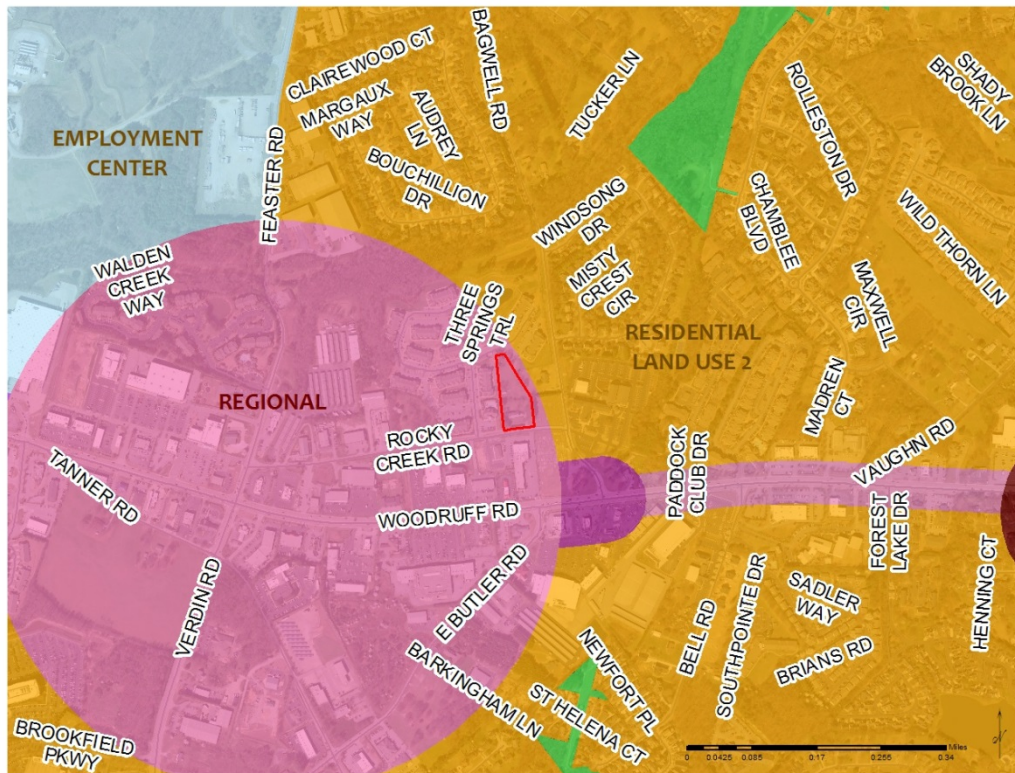




Zoning Map







Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-09

**APPLICANT:** Adam Artigliere for S & H Simpsonville, LLC

**PROPERTY LOCATION:** 930 NE Main Street (Simpsonville)

**PIN/TMS#(s):** 0297000102600 (portion)

**EXISTING ZONING:** C-1, Commercial

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

**ACREAGE:** 0.94

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned C-2, Commercial, in June 1983, as part of Area 5.

**EXISTING LAND USE:** vacant retail

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	retail, convenience store and gas station
East	B-G	retail (City of Simpsonville)
South	B-G	retail (City of Simpsonville)
West	B-G	retail and vacant wooded land (City of Simpsonville)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Sub-Regional Center*, which is defined as a commercial area serving multiple surrounding neighborhoods and the larger community for daily or weekly trips. Higher density suburban or urban residential could also be anticipated.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	0.94	11 units
Requested	C-2	16 units/acre		15 units

A successful rezoning may add up to 4 dwelling units.

**ROADS:** Northeast Main Street: five-lane State-maintained minor arterial  
Highway 14: five-lane State-maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
NE Main Street	2,470' NW	18,900	17,000 - 10.1%	22,100 +30.0%
N Maple Street	1,784' S	3,900	3,600 -7.7%	4,200 +16.7%

**ANALYSIS:** The adjacent County zoning to the northwest is also C-2, and C-2 is supported by the Imagine Greenville Comprehensive Plan. The property is currently developed with a vacant Rite Aid drugstore. The property is surrounded on three sides by the City of Simpsonville.

**SUMMARY:** The portion of the subject parcel is zoned C-1, Commercial, and is 0.94 acres of property located on Northeast Main Street in Simpsonville, approximately 0.05 miles southeast of the intersection of Highway 14 and Northeast Main Street. The parcel has approximately 230 feet of frontage along Northeast Main Street and 40 feet of frontage along Highway 14. The

applicant is requesting to rezone the portion of the parcel to C-2, Commercial.

The applicant states the proposed land use is for commercial retail.

**CONCLUSION:**

The subject site is surrounded by commercial land uses and zoning. Staff is of the opinion the requested rezoning to C-2, Commercial is appropriate based on the surrounding land uses and zoning. The requested zoning is also consistent with the Imagine Greenville County Comprehensive Plan.

Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial. The Planning Commission also recommended approval.

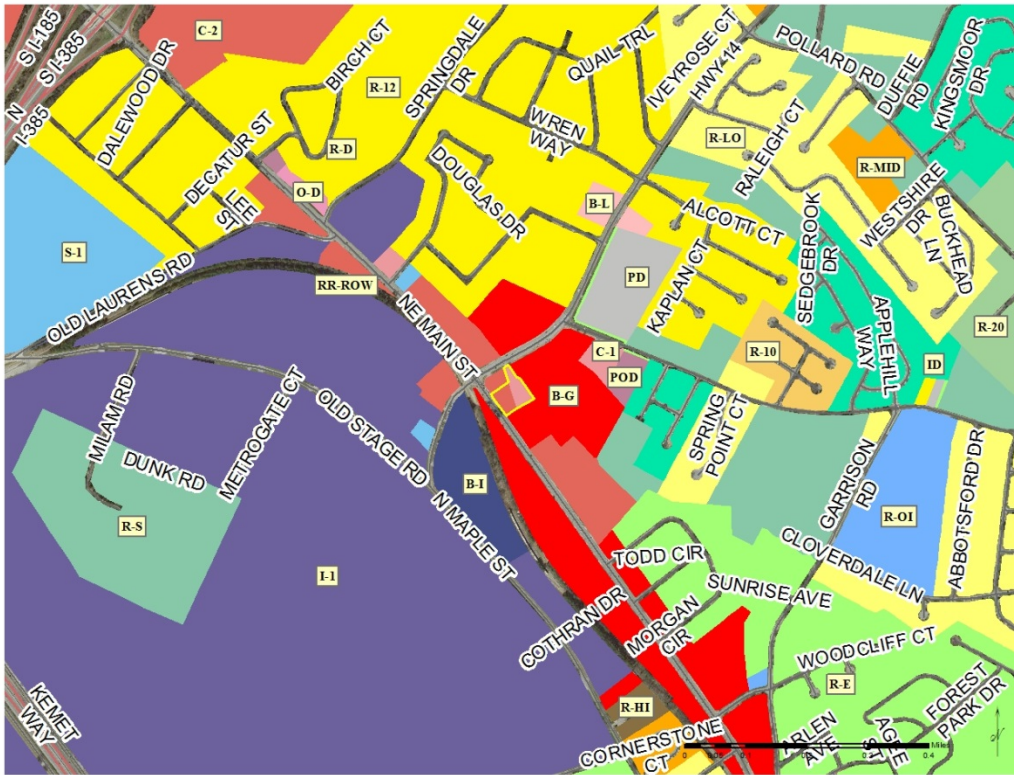
**MOTION:**

By Dr. Fant to approve CZ-2019-09. The motion carried unanimously by voice vote.



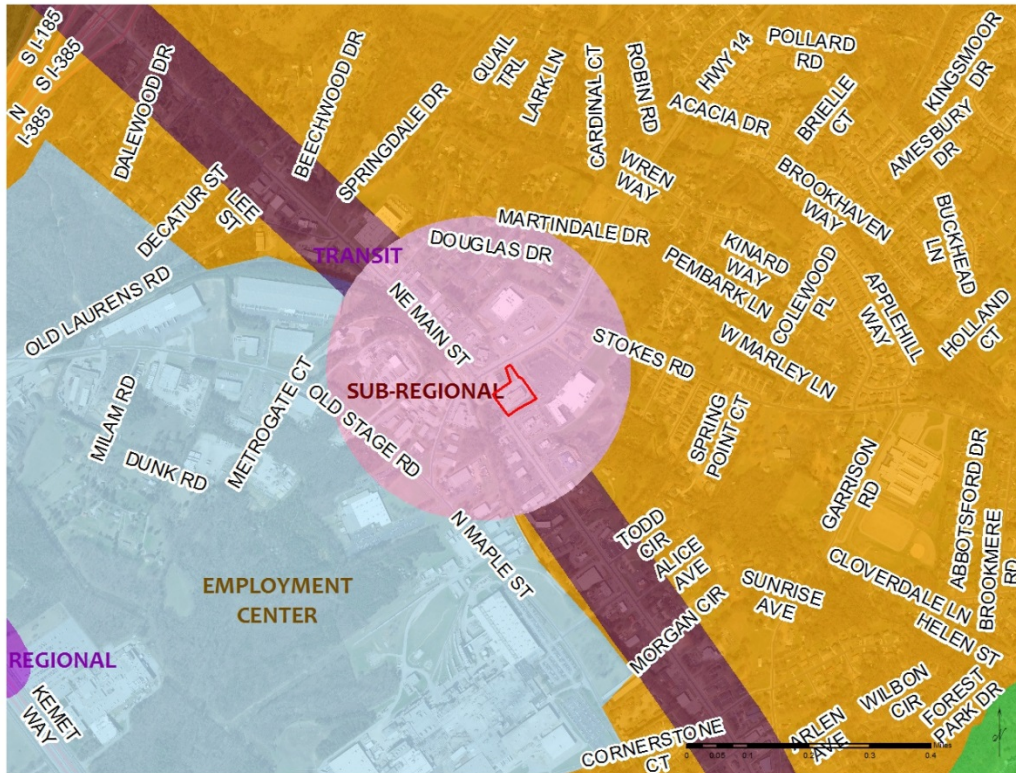
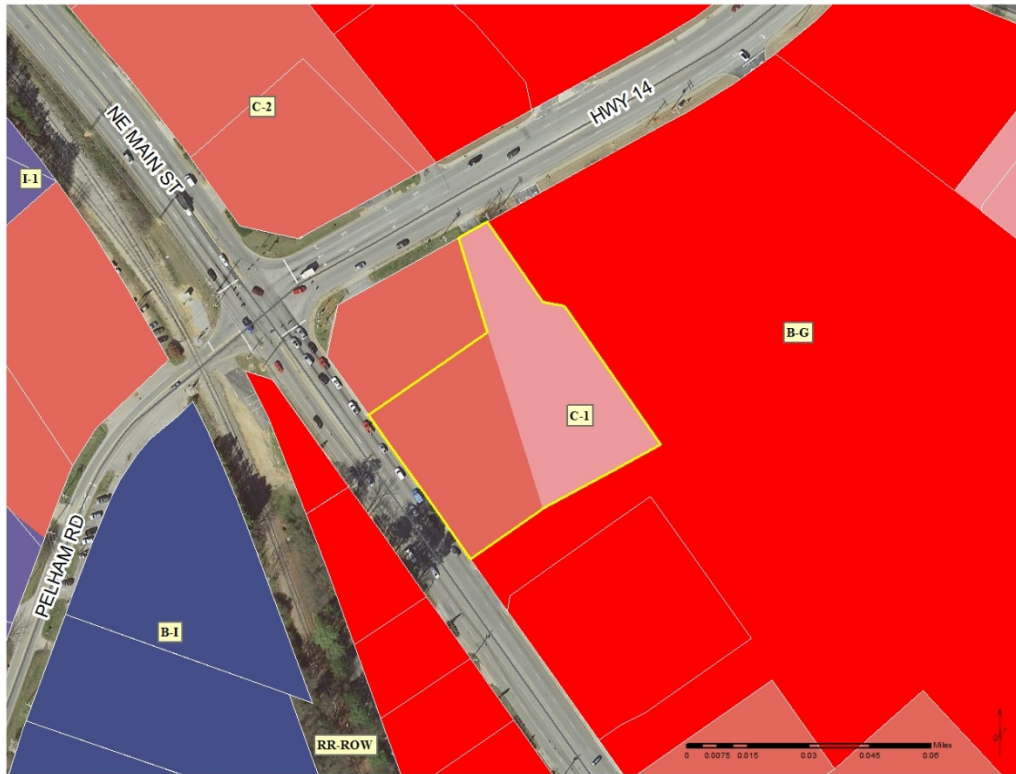
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-10

**APPLICANT:** Nelli William and Ryan Beaton for SC Propco LLC

**PROPERTY LOCATION:** Ebenezer Road

**PIN/TMS#(s):** 0530010102100

**EXISTING ZONING:** O-D, Office District

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 4.94

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful O-D, Office District rezoning request in 2000, CZ-2000-64. There was an unsuccessful S-1, Services rezoning request in 2018, CZ-2018-61.

**EXISTING LAND USE:** warehouse/storage

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1 and R-S	parking lot and vacant land
East	R-S	single-family residential
South	R-S	single-family residential
West	O-D	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Sub-Regional Center*.

**ROADS:** Ebenezer Road: two-lane County-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Highway 14	6,530' SW	12,100	10,800 -	14,800 +37.0%
			10.7%	



**ANALYSIS:**

The subject site is located in a *Sub-Regional Center*, which is generally centrally located within a community. The center is designated to service multiple surrounding neighborhoods and the larger community. The area would be characterized by community-scale stores such as grocery stores, restaurants and boutiques; higher density residential could also be expected. Floodplain is also present along the southern portion of this property.

**SUMMARY:**

The subject parcel zoned O-D, Office District, is 4.94 acres of property located on Ebenezer Road approximately 0.25 miles southeast of the intersection of Pelham Road and Highway 14. The parcel has approximately 350 feet of frontage along Ebenezer Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for commercial amusements, animal shelters, cabinet/carpentry shop, nursing care facilities, firework stands, hospitals, museums, pawn shop, recording studios, sign manufacturing or storage.

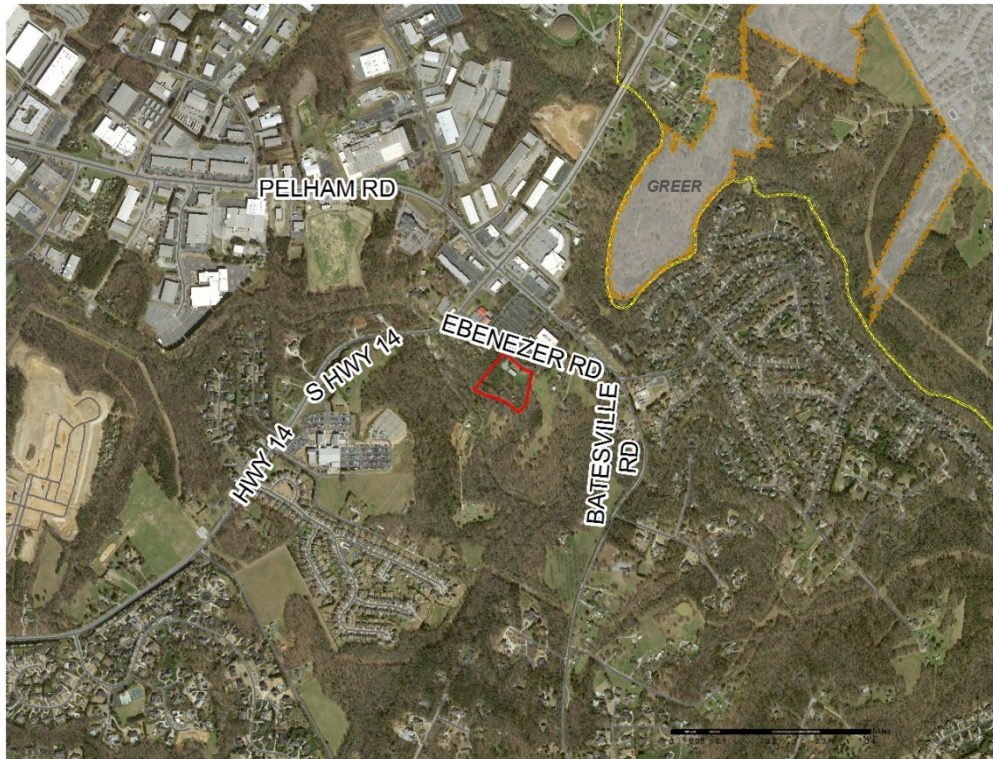
**CONCLUSION:**

The subject site, building and land use is currently grandfathered in as a storage facility. Rezoning to C-3 zoning would allow for a change in size of the existing storage building or additional uses such as an automotive service facility, a restaurant, communication towers, or rental. Staff is of the opinion that the current zoning of O-D, Office district is the appropriate zoning for the subject site. The surrounding land uses consist of single-family residences, vacant wooded land and a parking lot with R-S, Residential Suburban; Office District; and C-1, Commercial zoning. Staff believes rezoning the parcel to C-3, Commercial would not be consistent with the surrounding zoning or land uses.

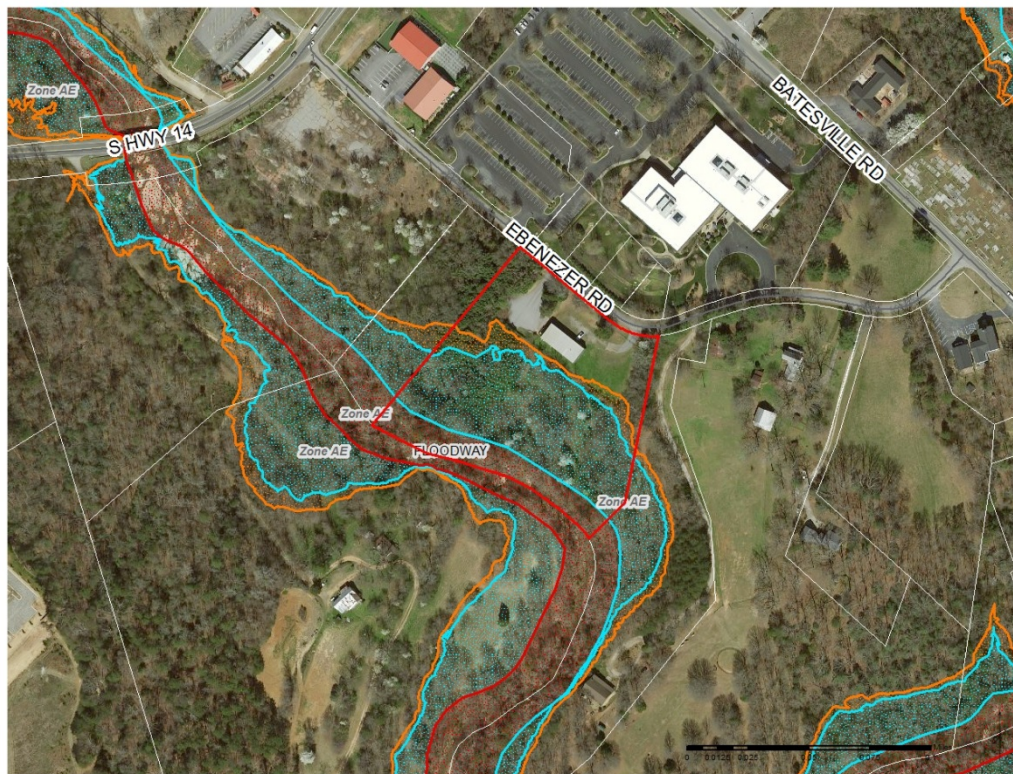
Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial. The Planning Commission also recommended denial.

**MOTION:**

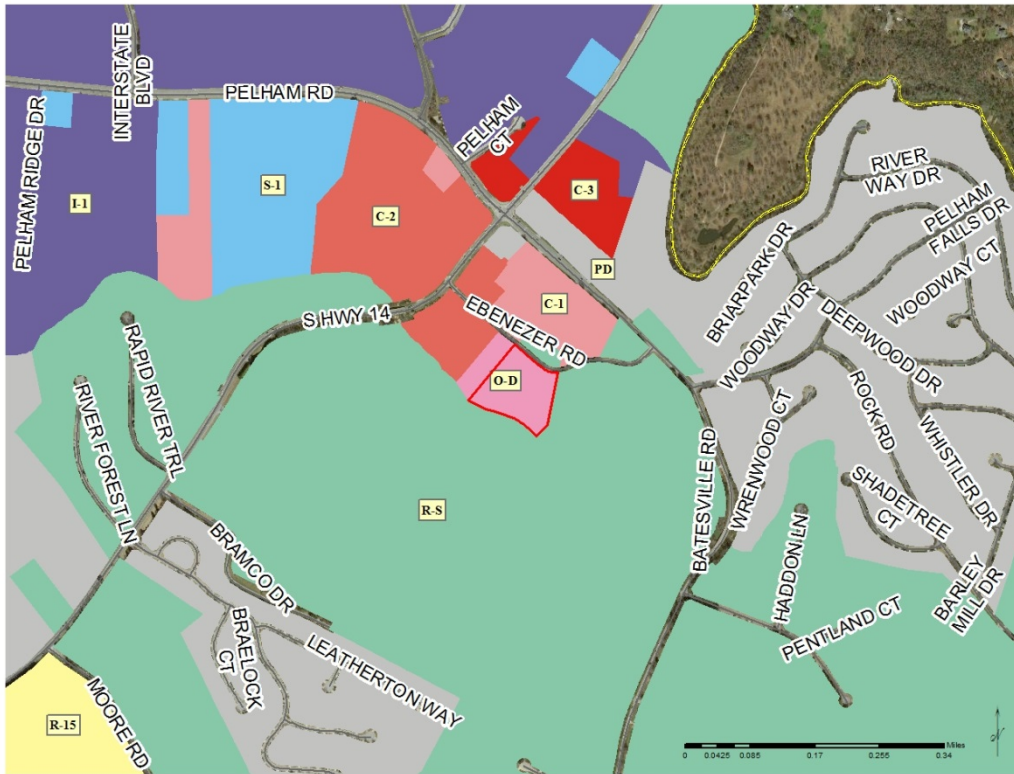
By Mr. Roberts to deny CZ-2019-10. The motion carried unanimously by voice vote.



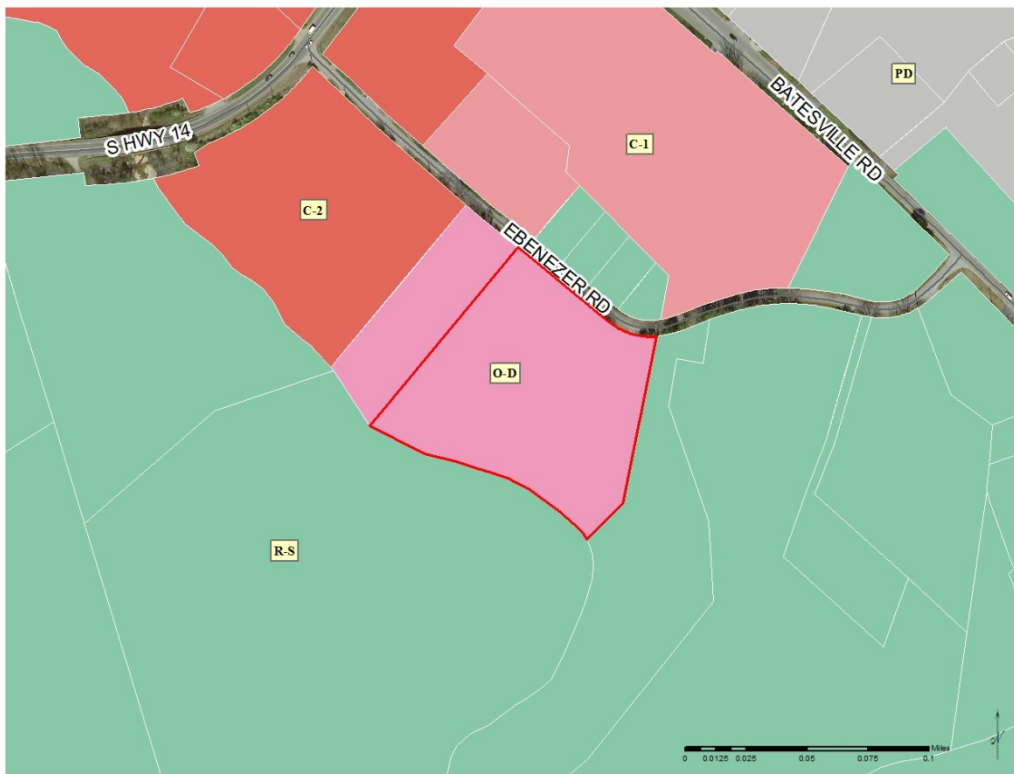
Aerial Photography, 2018



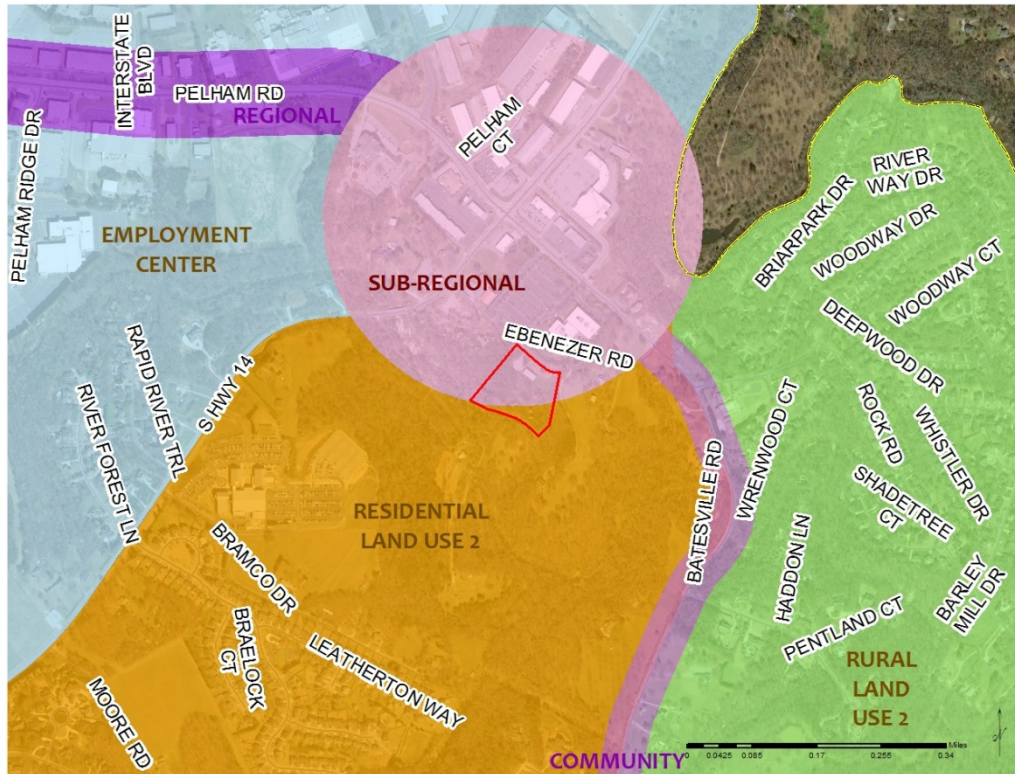




Zoning Map







Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-11

**APPLICANT:** Joe Bryant, Seamon Whiteside & Associates for John Lisi

**PROPERTY LOCATION:** 117 Woodside Road

**PIN/TMS#(s):** 0576030100621 (portion)

**EXISTING ZONING:** Unzoned

**REQUESTED ZONING:** R-S, Residential Suburban

**ACREAGE:** 0.19

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel is unzoned and has had no previous zoning requests.

**EXISTING LAND USE:** vacant land

**AREA  
CHARACTERISTICS:**

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

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Rural Land Use 2* which prescribes 1 to 0.3 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>Unzoned</i>	<i>7.3 units/acre</i>	<i>0.19</i>	<i>1 unit</i>
Requested	R-S	1.7 units/acre		1 unit

A successful rezoning will not add any dwelling units.

**ROADS:** Woodside Road: two-lane County-maintained rural minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Highway 418	9,288' SW	7,600	7,100 - 6.6%	9,300 +31%

**ANALYSIS:** R-S zoning falls within the *Rural Land Use 2* category prescribed by the Imagine Greenville Comprehensive Plan. Woodside Road curves and goes under Highway 418, adequate sight distance needs to be obtained for any access.

**SUMMARY:** The subject parcel is unzoned and is 0.19 acres of property located on Woodside Road approximately 0.1 miles south of the intersection of South Harrison Bridge Road and Highway 418. The parcel has approximately 240 feet of frontage along Woodside Road. The applicant is requesting to zone the property to R-S, Residential Suburban.

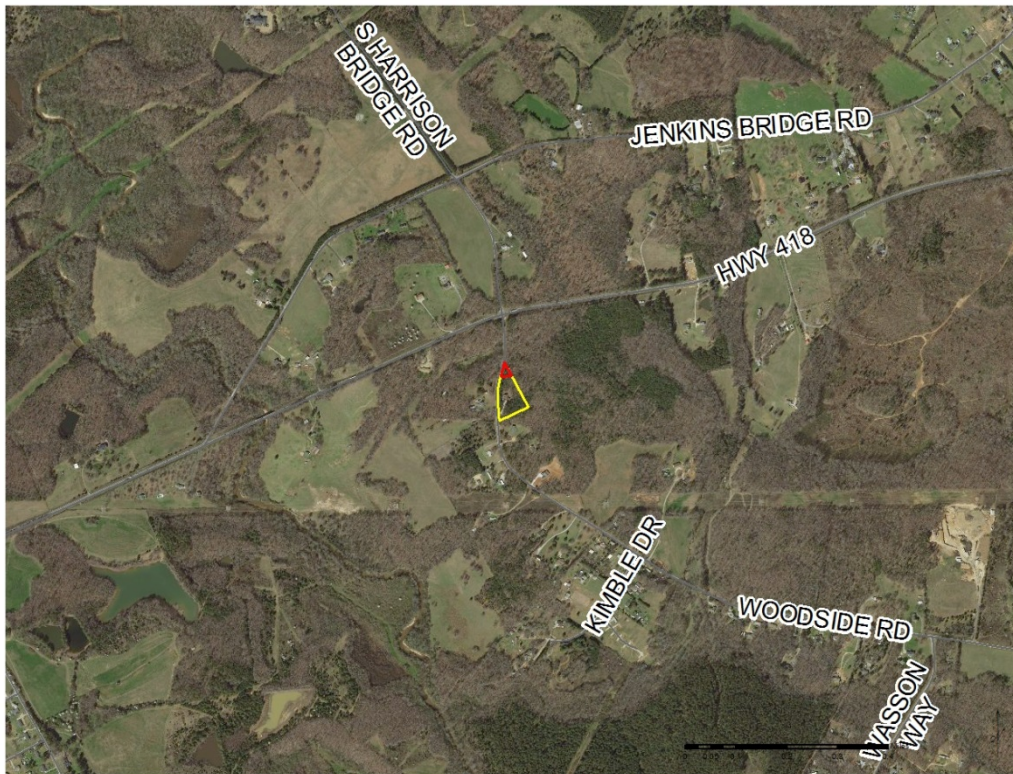
The applicant states the proposed land use is for subdivision driveway entrance.

**CONCLUSION:** The subject site is surrounded by single-family residential and vacant wooded land that is both unzoned and zoned R-S, Residential Suburban. Staff is of the opinion that the requested

zoning of R-S is consistent with the abutting zoning and land use. The requested zoning would have minimal impact to the surrounding area.

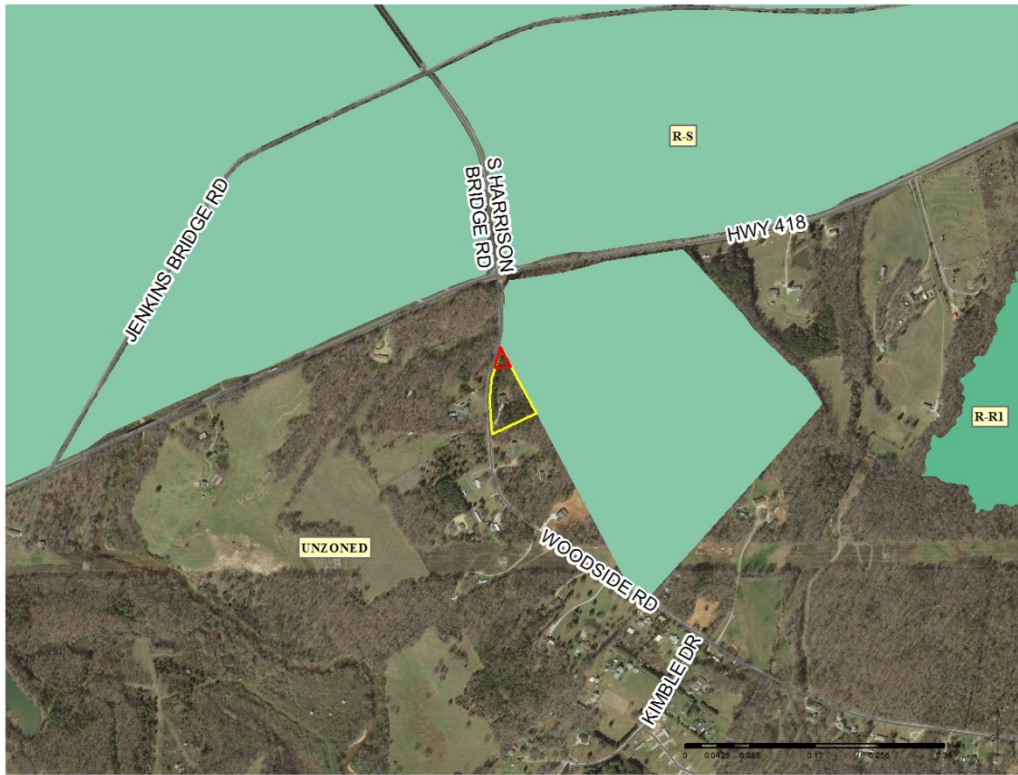
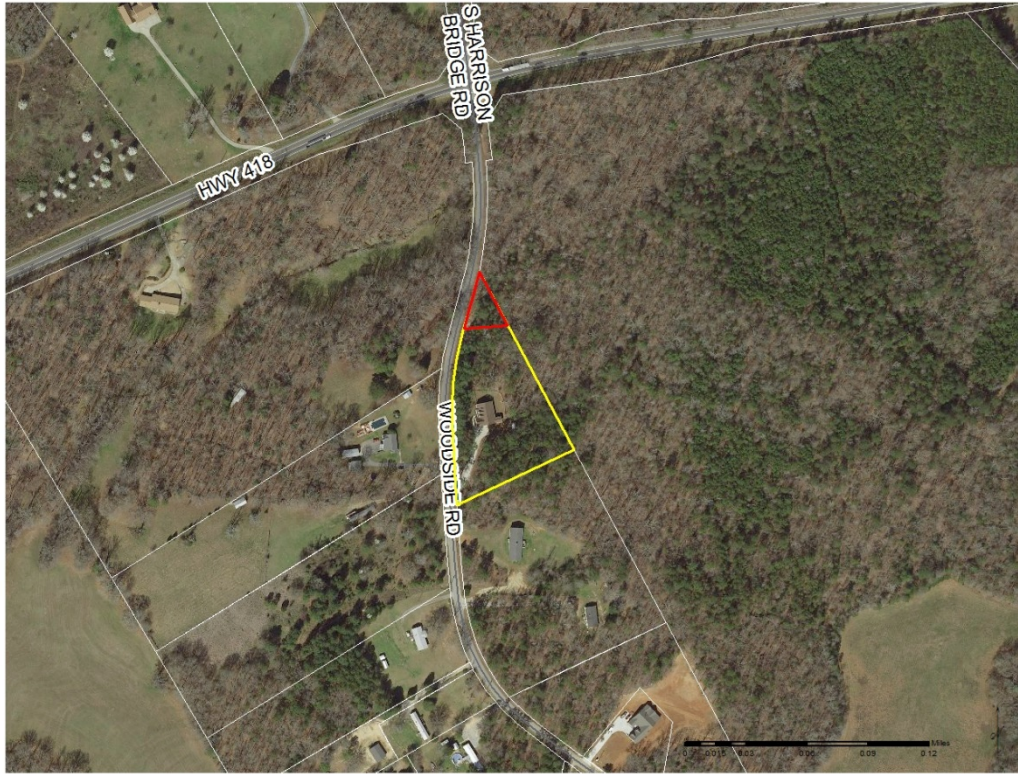
Based on these reasons staff recommends approval of the requested zoning to R-S, Residential Suburban. The Planning Commission also recommends approval.

**MOTION:** By Mr. Tripp to approve CZ-2019-11. The motion carried unanimously by voice vote.



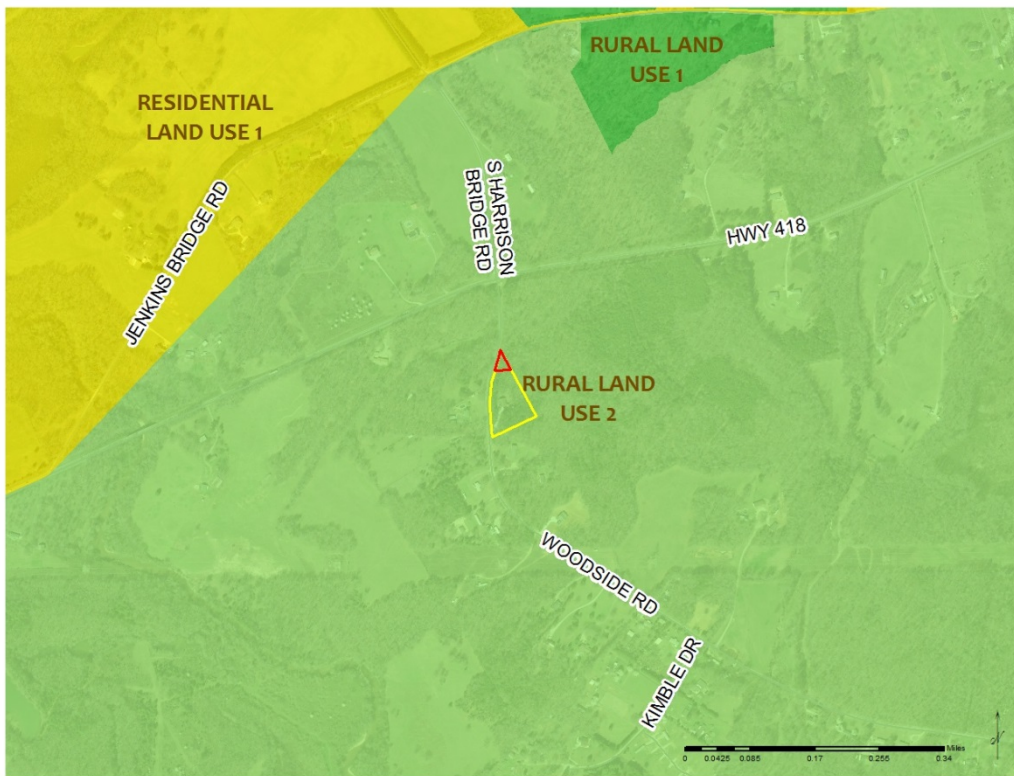
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-13

**APPLICANT:** Robert Fowler for Lees Interior Design, LLC

**PROPERTY LOCATION:** 601 Easley Bridge Road

**PIN/TMS#(s):** 0114000100800

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

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

**ACREAGE:** 0.35

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-7.5, Single Family Residential in June 1973, as part of Area 4A.

**EXISTING LAND USE:** single-family residential

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Judson Community Plan and is designated as *Existing Single-Family Residential*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-7.5	5.8 units/acre	0.35	1 unit
Requested	R-6	7.3 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.



**ROADS:** Easley Bridge Road: four-lane State-maintained major arterial  
4<sup>th</sup> Street: two-lane State-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Easley Bridge Road	1,380' SW	18,500	17,400 -5.9%	20,200 +16%

**ANALYSIS:**

The development requirements for both R-7.5 and R-6 are the same with a few differences, the required minimum square footage per lot and the allowable density. R-7.5 requires a minimum square footage of 7,500 sqft per lot, where R-6 requires a minimum square footage of 6,000 sqft per lot. R-7.5 allows 5.8 units per acre. R-6 allows 7.3 units per acre.

**SUMMARY:**

The subject parcel zoned R-7.5, Single-Family Residential, is 0.35 acres of property located on Easley Bridge Road approximately 0.5 miles southwest of the intersection of Easley Bridge Road and Pendleton Street. The parcel has approximately 100 feet of frontage along Easley Bridge Road and 200 feet of frontage along 4<sup>th</sup> Street. The applicant is requesting to rezone the property to R-6, Single-Family Residential.

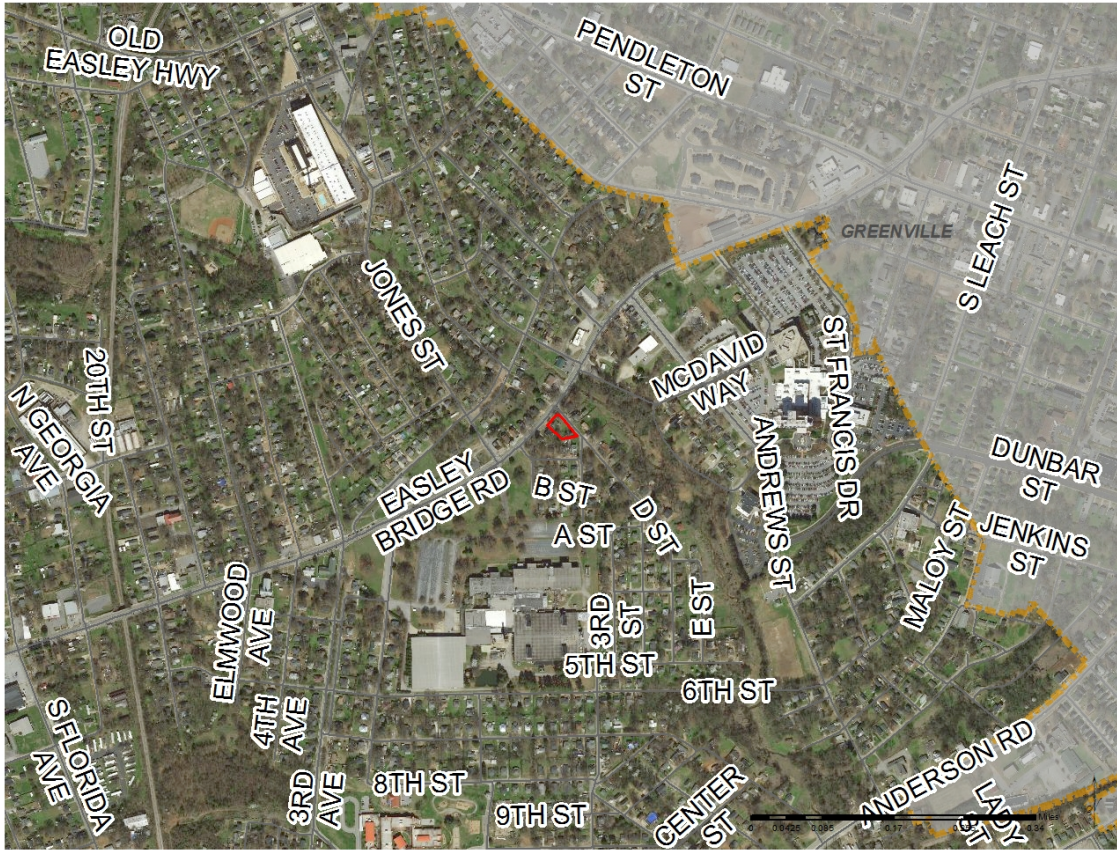
The applicant states the proposed land use is for a quality affordable rental home.

**CONCLUSION:**

The Judson Community existed prior to zoning in 1973, with an average lot size ranging from 6,000 square feet to 8,000 square feet. The applicant is requesting to rezone to R-6, Single-Family Residential. Staff believes rezoning this parcel to R-6, Single-Family Residential would be appropriate based on the surrounding lot sizes located in the Judson area. It is also consistent with the Judson Community Plan.

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

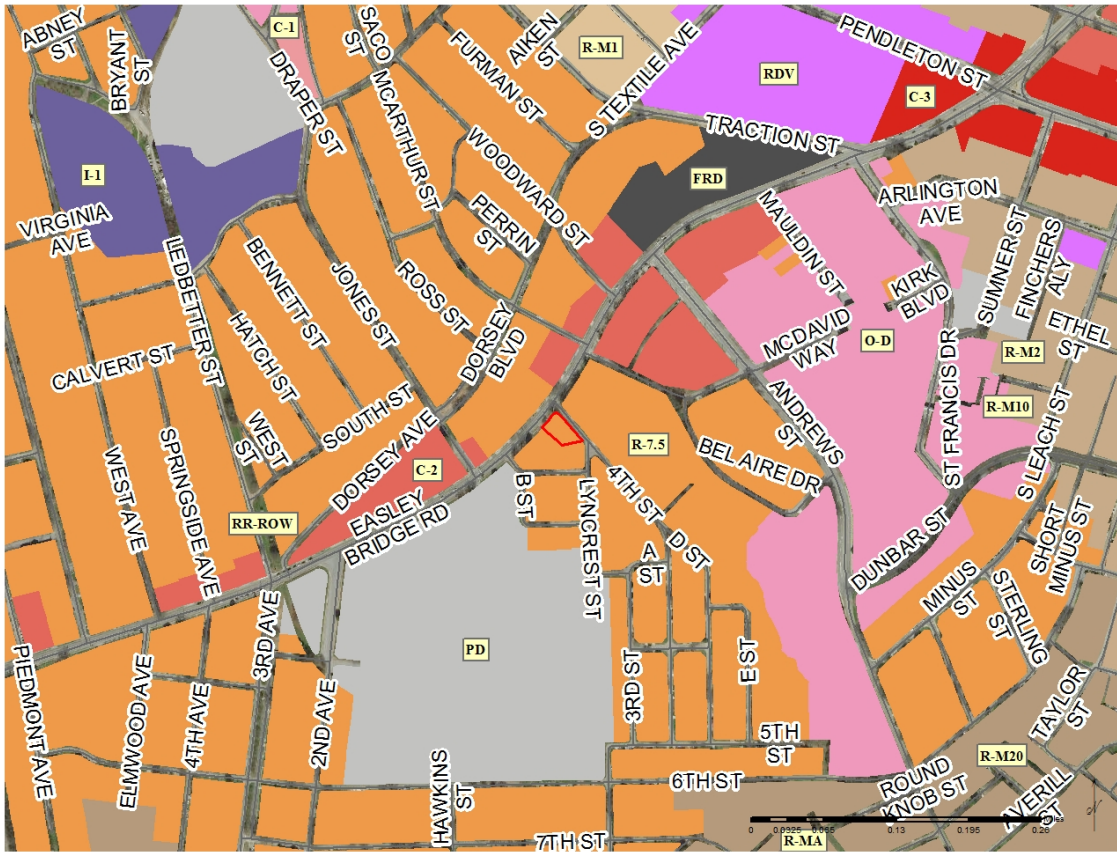
**MOTION:** By Dr. Fant to approve CZ-2019-13. The motion carried unanimously by voice vote.



Aerial Photography, 2018







Zoning Map

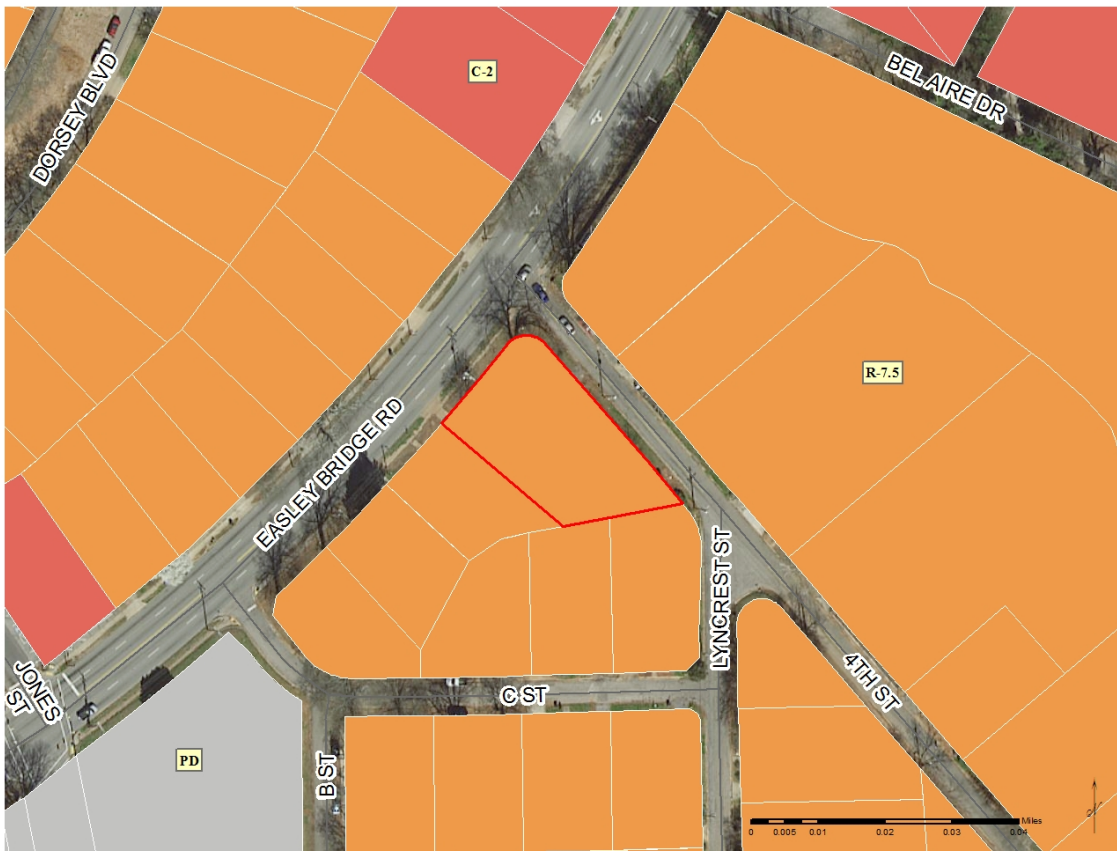
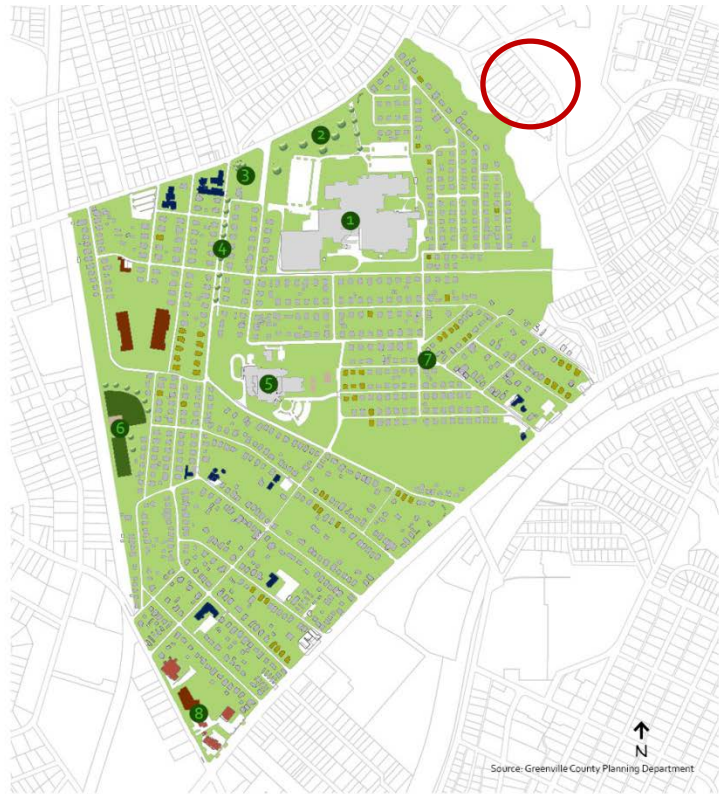




FIGURE 5.1 COMMUNITY PLAN

LEGEND

-  Existing single-family residential
-  Potential infill housing
-  Existing and potential multi-family developments
-  Religious
-  Existing non-residential



Judson Community Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CP-2019-01

**APPLICANT:** Greenville County Planning Department

**SUMMARY:** Over the past year, numerous community residents, stakeholders, public officials, and county staff participated in a series of community meetings, task force meetings, and other public input sessions to develop the **Sans Souci Community Plan**.

The **Sans Souci Community Plan** reflects the Sans Souci Community's vision for its future and identifies goals and objectives in six focus areas. These focus areas are: roads and sidewalks, beautification, housing, crime and safety, mill redevelopment, and future land use. The plan provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment.

**CONCLUSION:** Therefore, staff is requesting that the **Sans Souci Community Plan** be recommended by resolution and forwarded to County Council for consideration as an amendment to the Imagine Greenville County Comprehensive Plan. Staff recommends approval.

**MOTION:** By Mr. Roberts to approve CP-2019-01. The motion carried unanimously by voice vote.

#### **UPDATE ON THE CITY VIEW COMMUNITY PLAN**

Jonathan Hanna addressed the Committee members with an update to the City View Community Plan. He briefly gave them a PowerPoint presentation showing the steps staff and the community had taken to complete the plan. Mr. Hanna gave each Committee member a copy of the Executive Report and asked the Committee to initiate the process to make the City View Community Plan an amendment to the Imagine Greenville Comprehensive Plan.

Mr. Dill passed the gavel to Vice Chairman Barnes.

**MOTION:** By Mr. Dill to approve the City View Community Plan and forward to County Council to initiate the amendment to the Imagine Greenville Comprehensive Plan. The motion carried unanimously by voice vote.

Vice-Chairman Barnes passed the gavel back to Chairman Dill.

**REQUEST FOR HISTORIC PROPERTY DESIGNATION – SPRING PARK INN, TRAVELERS REST**

Suzanne Terry addressed the Committee members with a request to designate Spring Park Inn, also known as the Anderson House and Nine Mile House, located at 301 Old Buncombe Road inside the City of Travelers Rest. Ms. Terry asked the Committee to forward to County Council for approval to have the property designated as Historic Property and be included on the County's Historic Property Inventory.

**ADJOURNMENT**

**MOTION:** Without objection Mr. Dill adjourned the meeting at the meeting adjourned  
At 3:51 p.m.

Respectfully Submitted,

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Helen Hahn  
Administrative Coordinator  
Greenville County Department of  
Community Planning and Development