

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**July 15, 2019**  
**CONFERENCE ROOM D – COUNTY SQUARE**  
**5:00 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:**

Tina Belge  
Phoenix Buathier  
Dean Campbell  
Paula Gucker  
Helen Hahn  
Meagan Staton

**OTHER COUNCIL MEMBERS PRESENT**

Xanthe Norris  
Willis Meadows

**PLANNING COMMISSIONERS PRESENT:**

Mark Jones

**CALL TO ORDER**

Chairman Dill called the meeting to order at 5:00 p.m.

**INVOCATION**

Dr. Fant provided the invocation.

**APPROVAL OF THE MINUTES OF THE JUNE 17, 2019 COMMITTEE MEETING**

**MOTION:** Dr. Fant to approve the minutes of the June 17, 2019 Committee meeting as presented. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-28

**APPLICANT:** Dale K. Gentile for Saad Holdings LLC and Carmic, LLC

**PROPERTY LOCATION:** Donaldson Road and Cedar Avenue

**PIN/TMS#(s):** 0399000104900 and 0399000104901 (portion)

**EXISTING ZONING:** R-MA, Multifamily Residential

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

**ACREAGE:** 0.9

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-MA, Residential Multifamily in May 1971, as part of Area 2. There was a successful S-1, Services, zoning request in 1981, CZ-1981-24. Another zoning request in 2018 from S-1 and R-MA to FRD, CZ-2018-068 was withdrawn.

**EXISTING LAND USE:** vacant wooded land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1 and R-MA	service garage and mobile home park
East	R-MA	mobile home park
South	S-1	vacant wooded land
West	R-MA	single-family residential and vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan and a portion of it is designated as *Service/Industrial* and as *High Density Residential* which prescribes 4 units per acre as defined by the South Greenville Area Plan.

**ROADS:** Donaldson Road: two-lane State-maintained major collector  
Cedar Avenue: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Donaldson Road	1,020' NE	4,400	4,300	6,900
			-	+60.5%
			2.3%	

**ANALYSIS:**

The subject site is located in the South Greenville Area Plan with a portion of it designated as *Service/Industrial*, which allows for heavier commercial uses which may require storage in warehouse, wholesale and warehousing, light industrial uses, as well as manufacturing and assembly plants. The additional portion of the subject site is designated as *High Density Residential* in the South Greenville Area Plan, which allows for multiple-family dwellings, such as duplexes or apartments that can range in density from two to twenty dwelling units per acre. Floodplain is not present on this parcel.

Additionally, while this parcel is not along a bus route, Route 10 is 0.7 miles away at the intersection of White Horse Road & Augusta Road. These conditions are expected to remain the same, per Greenlink's Comprehensive Operations Analysis. There are also no sidewalks in this area.

**SUMMARY:**

The subject parcel zoned R-MA, Multifamily Residential, is 0.9 acres of property located on Donaldson Road approximately 0.7

miles southeast of the intersection of Augusta Road and White Horse Road. The parcel has approximately 195 feet of frontage along Donaldson Road and 440 feet of frontage along Cedar Avenue. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for a pest control business.

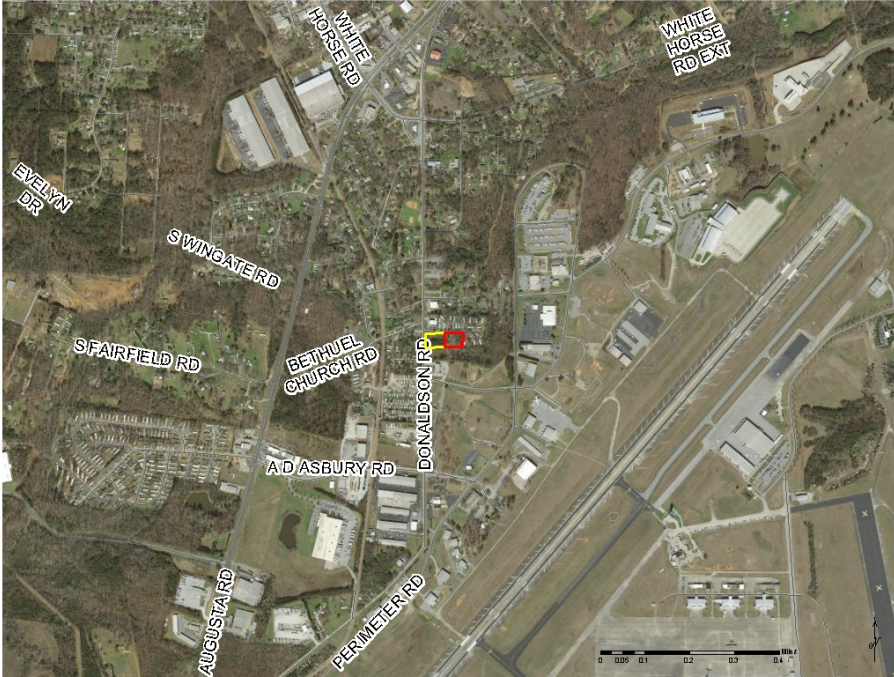
**CONCLUSION:**

The subject site is located in an area where there is mainly service and industrial land uses and zoning. It is also located along Donaldson Road, a major collector. The South Greenville Area Plan recommends Industrial/Service, along with High Density Residential. A portion of one parcel is already zoned S-1 Services. Staff is of the opinion the requested zoning to S-1, Services is appropriate based on the existing zoning along with the S-1, Services zoning to the north and south of the subject site and the surrounding zoning in the area.

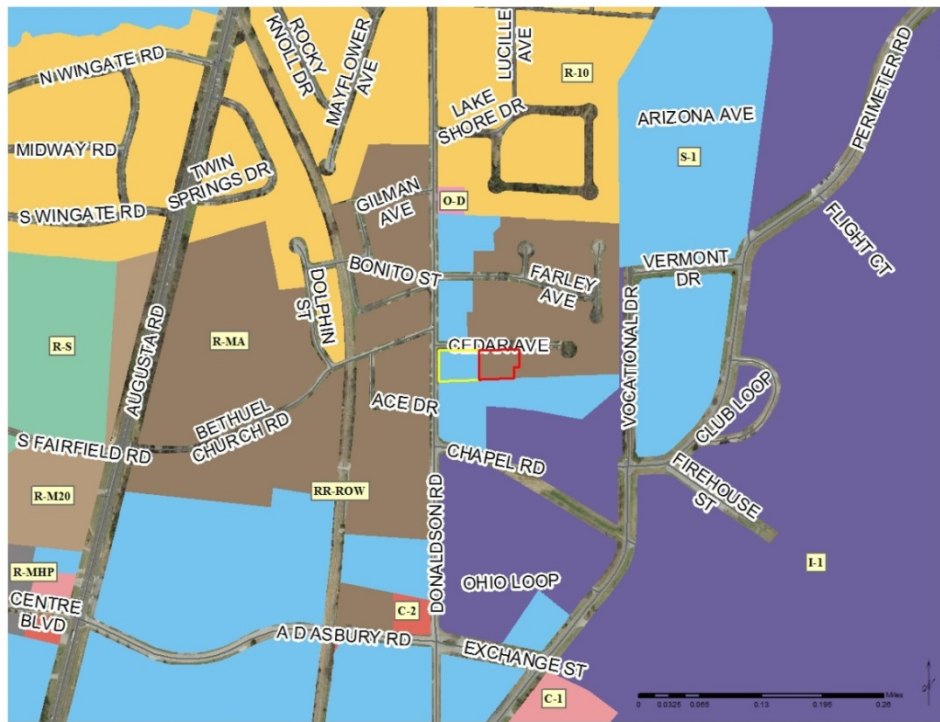
Based on these reasons staff recommends approval of the requested rezoning to S-1, Services. The Planning Commission also recommended approval.

**MOTION:**

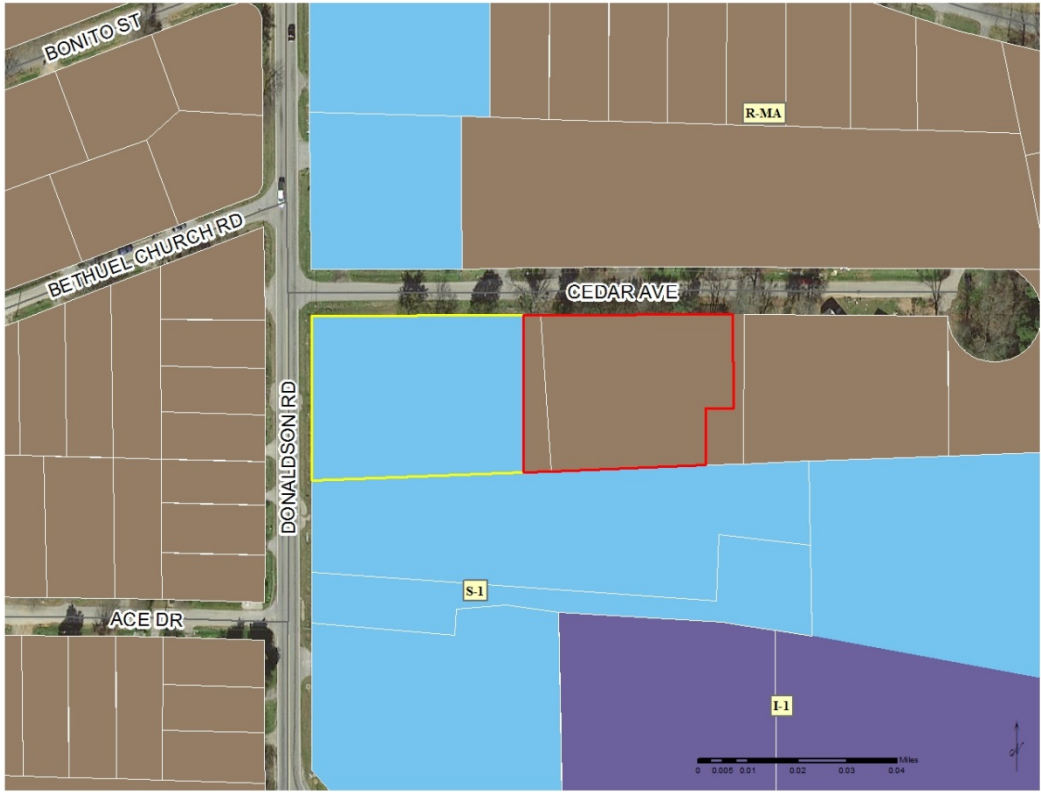
By Dr. Fant to approve CZ-2019-28. The motion carried unanimously by voice vote.

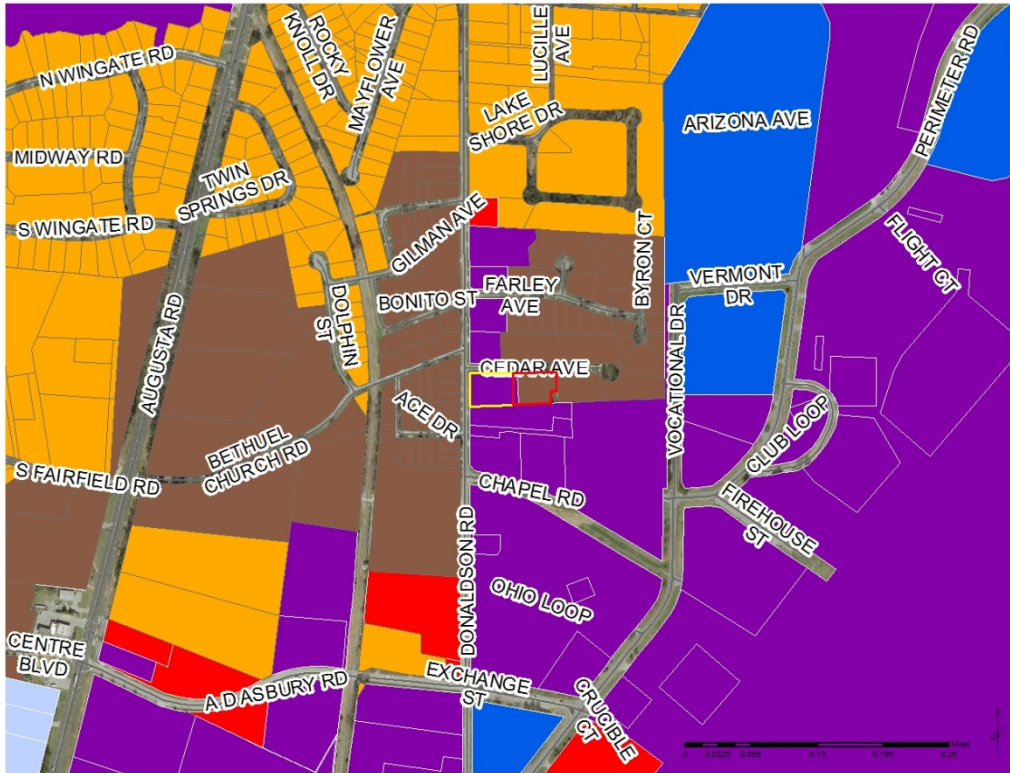


Aerial Photography, 2018

















Zoning Map





South Greenville Area Plan, Future Land Use Map

### Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-39

**APPLICANT:** Taunya Y. Mann for Gordon E. Mann

**PROPERTY LOCATION:** West Blue Ridge Drive, Colonial Avenue, and Eli Street

**PIN/TMS#(s):** 0146001201100, 0146001201102, and 0146001202000

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

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

**ACREAGE:** 1

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3.

**EXISTING LAND USE:** single-family residential and two duplexes

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	automobile sales and single-family residential
East	C-2	retail
South	C-2	automobile service facility
West	R-MA	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker 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 and is along a *Community Corridor*.



**ROADS:**

West Blue Ridge Drive: five-lane State-maintained minor arterial  
Colonial Avenue: two-lane County-maintained local  
Eli Street: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
West Blue Ridge Drive (south of site)	5,450' SW	21,200	21,200 0%	26,400 +24.5%
West Blue Ridge Drive (north of site)	5,735' NE	12,200	12,600 +3.2%	13,800 +9.5%

**ANALYSIS:**

The subject site is designated in the Imagine Greenville Comprehensive Plan as partially *Residential Land Use 3*, which prescribes 6 or more units per acre, and partially as a *Community Corridor*. Community Corridors are typically a near-balance of residential and nonresidential uses. Colonial Avenue is a one-way street that comes out onto West Blue Ridge Drive. Colonial Street can only be accessed off of Sumter Street and Eli Street can only be accessed off of Colonial Street.

This parcel is not located along a bus route, but is located 0.06 miles south of Route 9, which is located at the intersection of W. Blue Ridge Drive and Cedar Lane Road. Per Greenlink’s Comprehensive Operations Analysis, the bus route is expected to remain 0.06 miles away from this parcel. Additionally, there are sidewalks located in this area.

**SUMMARY:**

The subject parcel zoned C-2, Commercial, is 1 acre of property located on West Blue Ridge Drive approximately 0.07 miles north of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 145 feet of frontage along West Blue Ridge Drive, 275 feet of frontage along Colonial Avenue and 100 feet of frontage along Eli Street. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for the storage of work vans, trucks and trailers.

**CONCLUSION:**

Parcels 0146001201100 and 0146001201102 are located along West Blue Ridge Drive, a minor arterial road. Parcel 0146001202000 is located along Eli Street and Colonial Avenue. Colonial Avenue can only be accessed off of Sumter Street because it is one way, and Eli Street can only be accessed off of Colonial Avenue. There is Commercial zoning to the north, east and west of the site, with multifamily residential zoning to the west. The surrounding land uses consist of automobile and single-family residential to the north, retail to the east, an

automobile service facility to the south and single-family residential to the west.

Staff is of the opinion the current zoning is appropriate. The proposed use of storage of work vans, trucks and trailer could negatively impact the residential community along Highlawn Avenue, Sumter Street, Colonial Avenue and Eli Street due to the limited access to this site. Staff believes the requested zoning is not consistent with the surrounding zoning and is not consistent with the Imagine Greenville Comprehensive Plan.

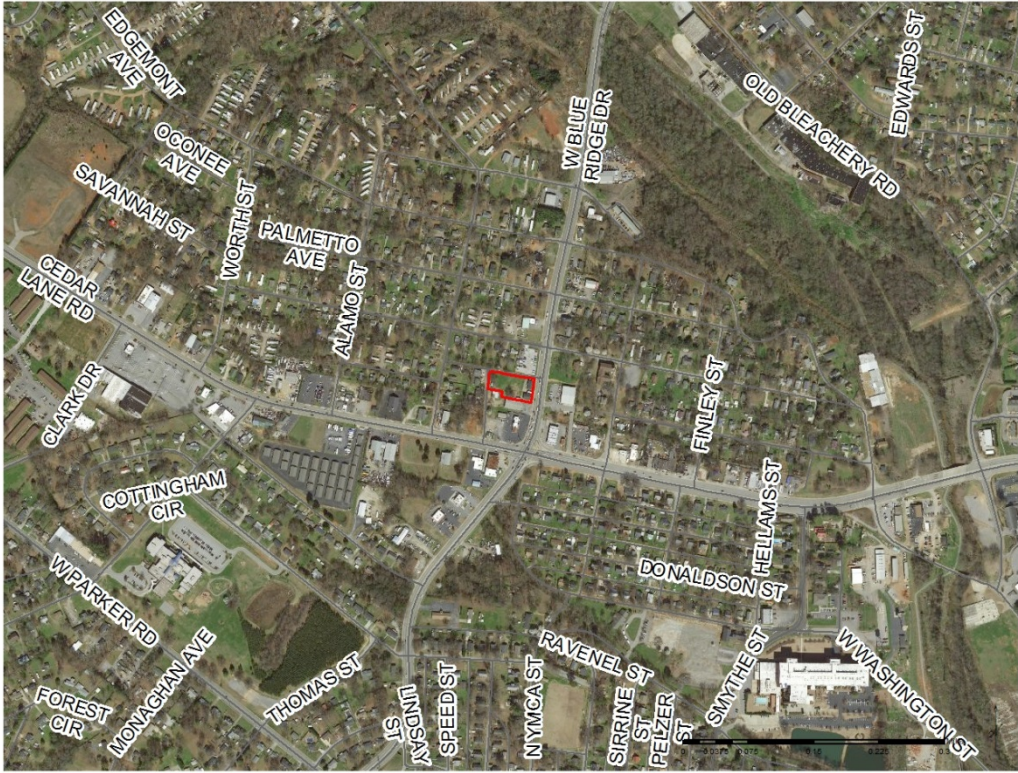
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission also recommended denial.

Councilor Meadows addressed the Committee members and stated he spoke with the applicant regarding access into the property. The applicant stated he only had vans and not large trucks. Mr. Meadows stated if the property was sold at some future time someone else with larger vehicles would be going through residential neighborhoods. He stated he felt the only solution for the applicant might be to combine all three parcels into one. He also asked if this could be passed so as to not hold up the process with the condition the three parcels be combined.

Ms. Buathier stated this being a straight rezoning; conditions could not be placed on the request.

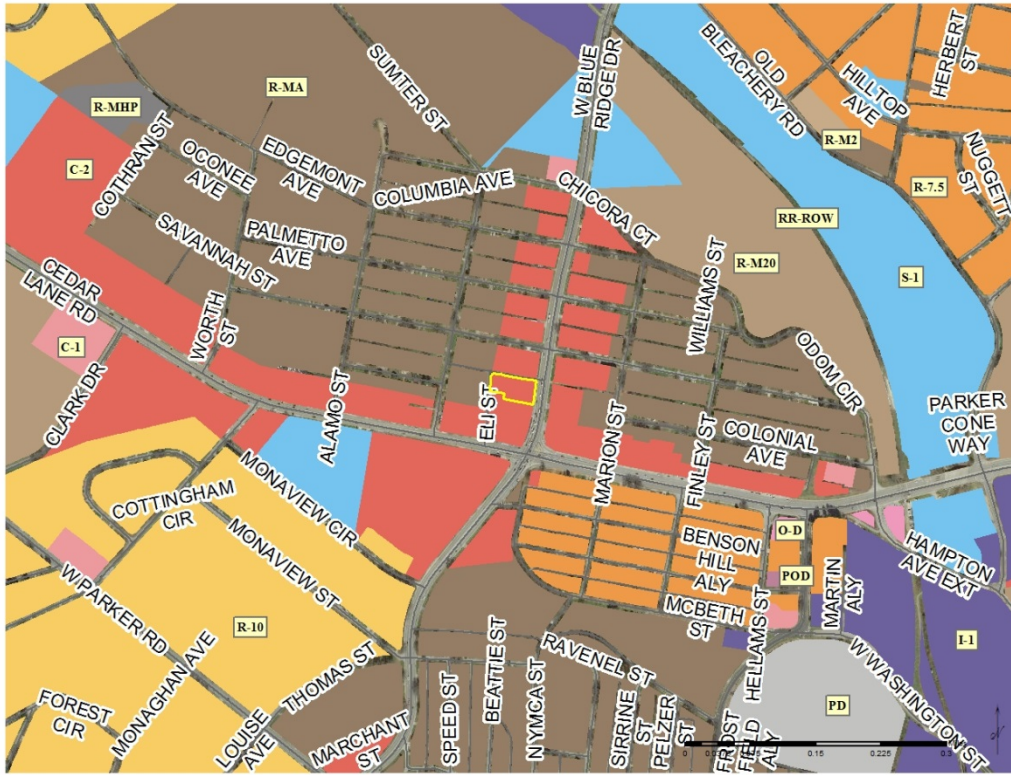
After further discussion the following motion was made.

**MOTION:** By Dr. Fant to hold CZ-2019-39 until the next Committee meeting. The motion carried unanimously by voice vote.

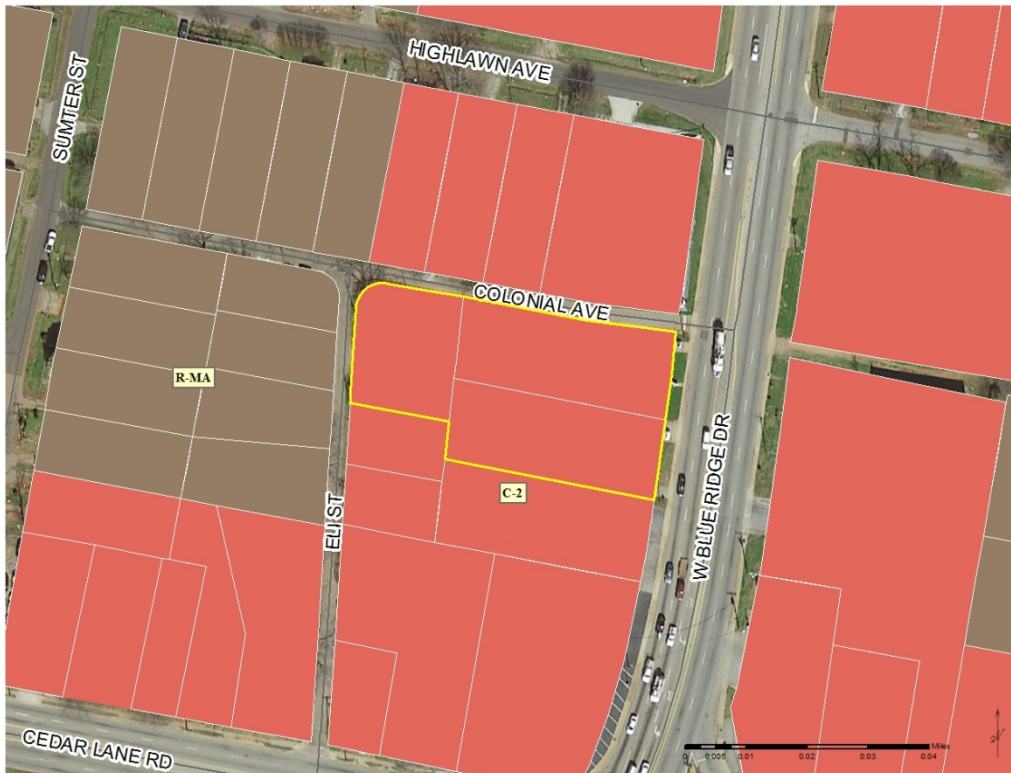


Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-40

**APPLICANT:** Randall H. Faulk

**PROPERTY LOCATION:** 1009 N. Parker Road

**PIN/TMS#(s):** 0460000100400

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

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

**ACREAGE:** 2.9

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-10, Residential in April 1972, as part of Area 3.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-10	single-family residential
South	R-10	vacant wooded land
West	R-10	single-family residential

**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 unit per 3 acres.

**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-10	4.4 units/acre	2.9	12 units
Requested	R-S	1.7 units/acre		4 units

A successful rezoning will reduce 8 permitted units.

**ROADS:** North Parker Road: two-lane State-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
South Parker Road	1,520' E	125	100	175
			-	+75%
			20%	

**ANALYSIS:** The subject site is designated in the Imagine Greenville Comprehensive Plan as *Rural Land Use 2*, which prescribes 1 unit per 3 acres. Floodplain is not present on this parcel. This parcel is also not located along a bus route, and is not expected to become located along a bus route, per Greenlink's

Comprehensive Operations Analysis. Additionally, this parcel does not have sidewalks along it.

**SUMMARY:**

The subject parcel, zoned R-10, Single-Family Residential, is 2.9 acres of property located on North Parker Road approximately 1.4 miles north of the intersection of North Parker Road and Poinsett Highway. The parcel has approximately 275 feet of frontage along North Parker Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is for a few goats and a couple of horses.

**CONCLUSION:**

The subject site is located in an area with single-family residential zoning and land uses. The subject site abuts R-10 and R-12, Single-Family Residential zoning. Rezoning the subject site to R-S, Residential Suburban could allow for uses that otherwise would not be allowed in R-10 zoning such as livestock, barns, stables, horses, commercial plant nurseries and greenhouses, riding academies, outdoor shooting ranges, and veterinary hospitals and clinics.

Staff believes the existing zoning of R-10, Single-Family Residential is consistent with the surrounding zoning and land uses, and that rezoning to R-S could have a negative impact on the community.

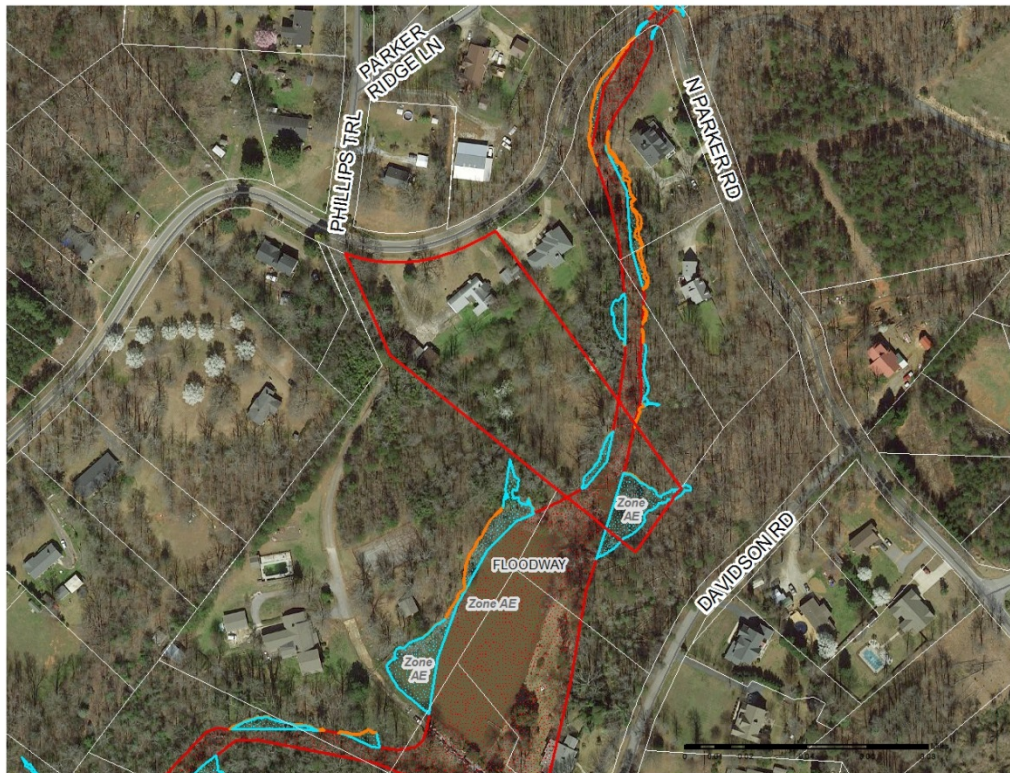
Based on these reasons staff recommends denial of the requested zoning to R-S, Residential Suburban. The Planning Commission also recommended denial.

**MOTION:**

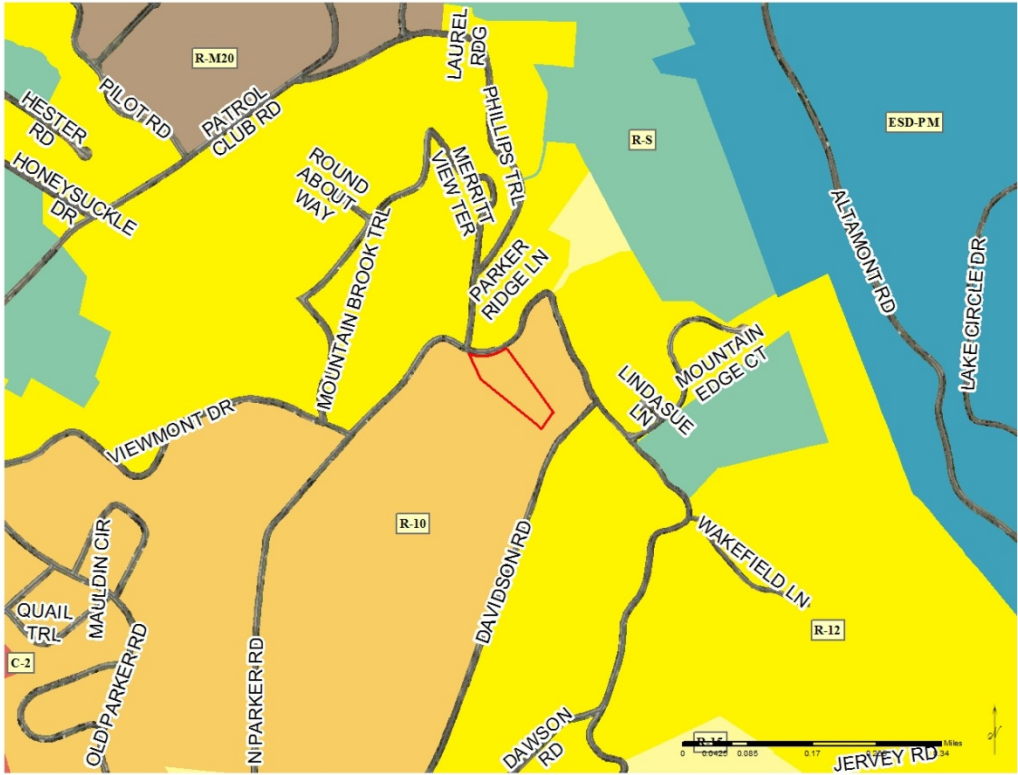
By Mr. Roberts to deny CZ-2019-40. The motion carried unanimously by voice vote.



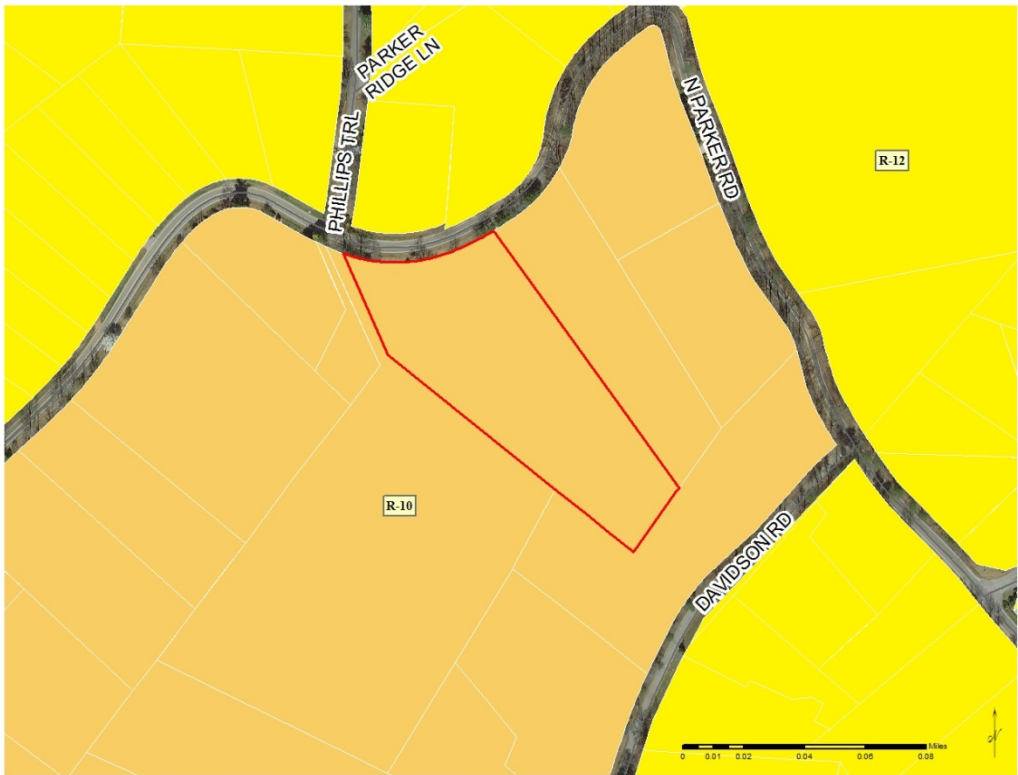
Aerial Photography, 2018

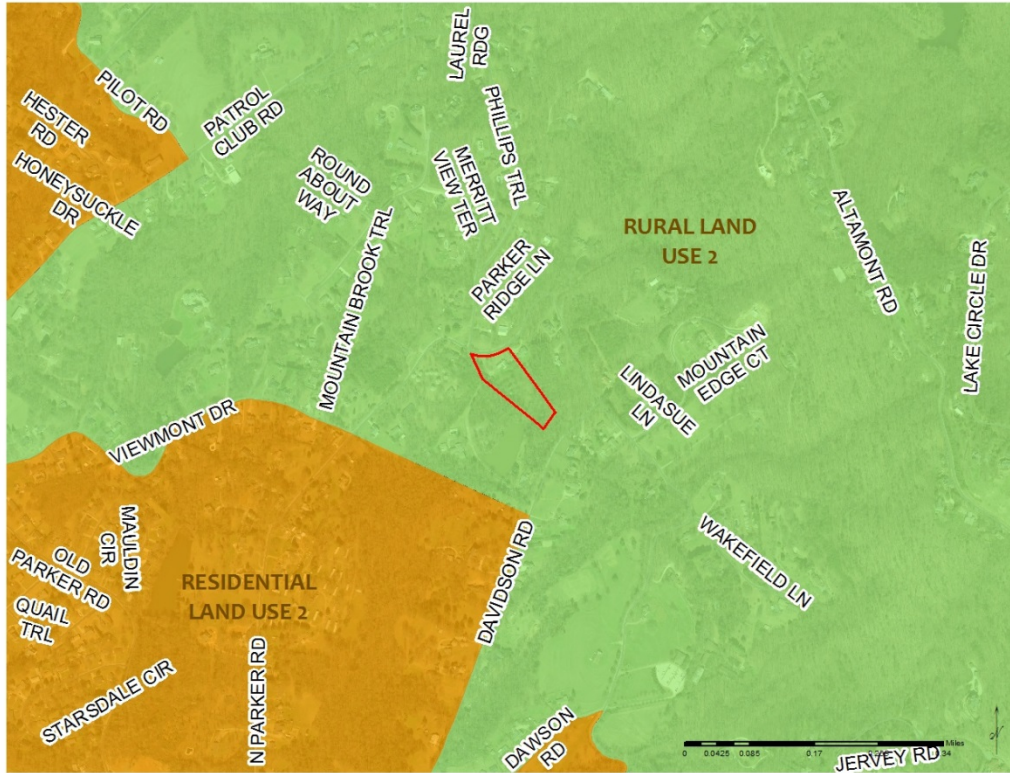






Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-41

**APPLICANT:** John Montgomery for Harry R. Phillips and Martin Phillips, POA

**PROPERTY LOCATION:** Augusta Road and Ray Road

**PIN/TMS#(s):** 0602010102200

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

**REQUESTED ZONING:** BTD, Business Technology District

**ACREAGE:** 26.8

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-R1, Rural Residential in August 2000, as part of Area 14.

**EXISTING LAND USE:** vacant wooded and pasture land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	BTD	vacant wooded land
East	R-MA	single-family residential
South	BTD	vacant wooded land
West	Unzoned	flea market, park and vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer is currently discussing with the developers the possibilities of sewer serving these properties once annexed into Metro Sewer District

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

**ROADS:** Augusta Road: five-lane State-maintained principal arterial  
Ray Road: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	2,600' S	15,300	13,500	16,800
			-	+24.4%
			11.8%	

**ANALYSIS:** The subject parcel is a part of the South Greenville Area Plan, designated as *Commercial*. A commercial designation is to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. There is no transit and no future plans of transit for this area.

There were recently-approved rezonings of 252 acres to Business Technology District, BTD to the north and south of the subject site (CZ-2019-19), along with an additional 485 acres on the west side of Augusta Road rezoned to BTD (CZ-2019-29).

**SUMMARY:** The subject parcel is zoned R-R1, Rural Residential and consists of 26.8 acres of property located along Augusta Road

approximately 0.4 miles north of the intersection of Augusta Road and Sandy Springs Road. The parcel has approximately 1,091 feet of frontage along Augusta Road and 870 feet along Ray Road.

The proposed BTZ zoning classification is to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, research and development operations, data centers, business and professional offices, warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. This district also provides for flex space where different combinations of uses on a site may occur over time as the market changes and adjusts to new or different conditions.

**Buffers and Landscaping:**

A landscape buffer area of a minimum of 100 feet shall be provided along boundaries of the park that abut residential land use and/or zoning district properties. Service, loading, and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building. Minimum landscaping requirements are to be installed on common areas or individual properties within the park.

**Setback/Height:**

No building or structure shall be erected nearer than 100 feet from all street right-of-way lines or 50 feet from any interior side or rear property line. No building or accessory structure shall be located closer than 150 feet from a residential land use and/or zoning district property. No building or appurtenance shall exceed a height of 90 feet above the finished building grade.

**Outside Storage:**

No outside storage of material shall be allowed within the park. Products that are the end result of manufacturing processes occurring on-site may be stored in an area that is either screened from all adjacent properties and street right-of-ways or buffered by a forested area no less than fifty (50) feet in total depth.

**Noise, Odor, Vibrations, Emissions:**

All noises, odors, vibrations, emissions of smoke, dust or gases, if they occur, shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park.

**Signage:**

Signs within the BTB district will be regulated in accordance with Section 9.2 (Business Park) of the Greenville County Sign Ordinance.

**Traffic Impact Study (TIS):**

A traffic impact study is required with the BTB zoning classification and one was supplied with this submittal. Greenville County Traffic Engineers have gone over the submitted traffic study and agree with its findings. A summary of the Traffic Impact Study is attached to this staff report.

The applicant states the proposed land use is for a business park.

**CONCLUSION:**

The BTB zoning requirements for landscape buffering, building setbacks, height requirements, noise and odor, outside storage, and other requirements are in place to protect the environment and other zonings in the surrounding areas. The subject site is located along Augusta Road, a five lane major arterial road. Water is available on site; however sewer is currently being worked out with the developers and Metro Sewer District.

Staff believes that its close proximity to major roads such as Augusta Road and Interstate 185 would make this rezoning appropriate. Staff is also of the opinion that the requested rezoning is appropriate based on the surrounding zoning of the Business Technology District to the north and south, as well as along the western side of Augusta Road.

Based on these reasons staff recommends approval of the requested rezoning to Business Technology District with the following condition:

- Prior to submittal of any permit, sewer service and capacity will need to be verified by the servicing sewer district.

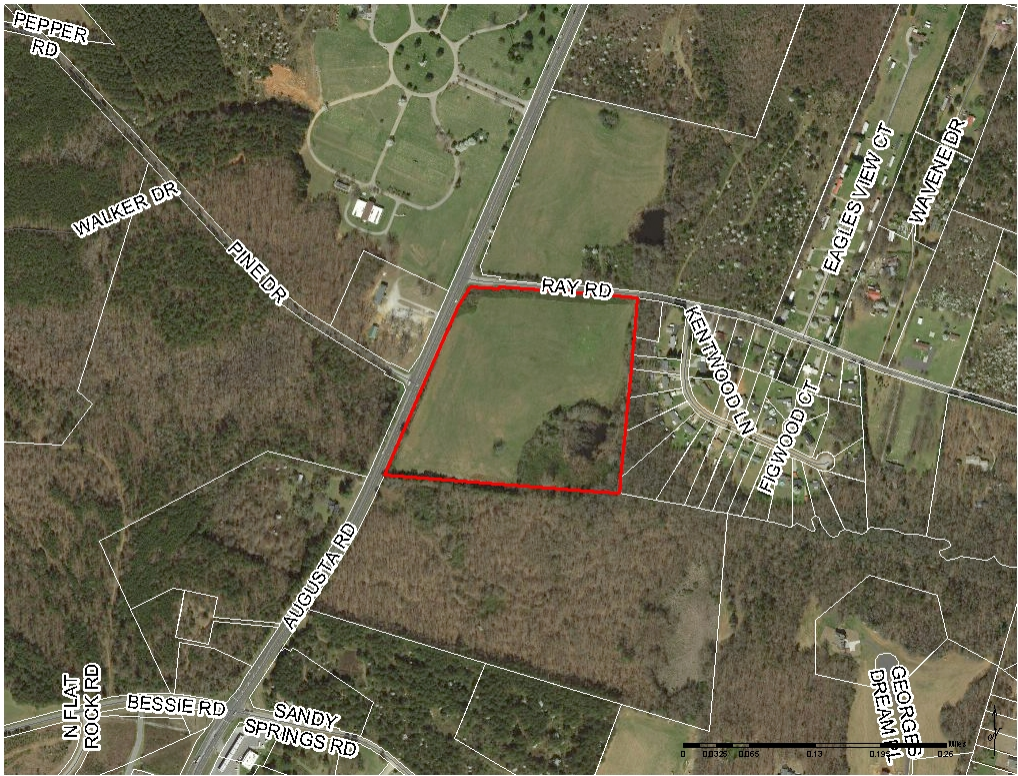
The Planning Commission also recommended approval with condition.

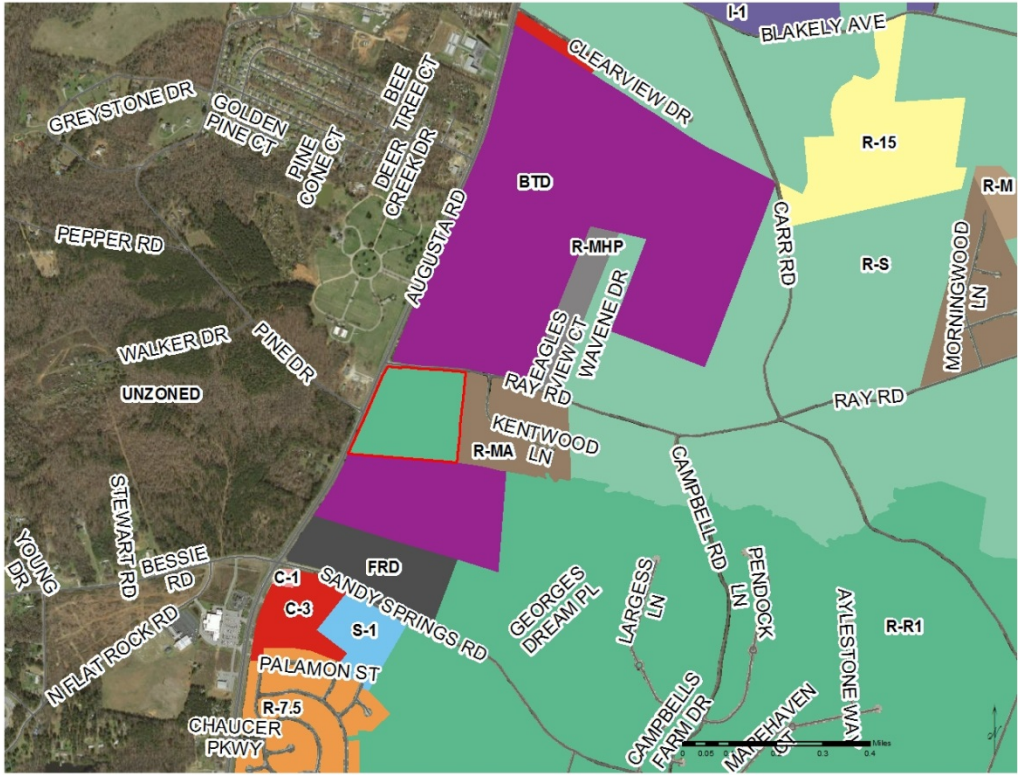
**MOTION:**

By Dr. Fant to approve CZ-2019-41 with conditions. The motion carried unanimously by voice vote.

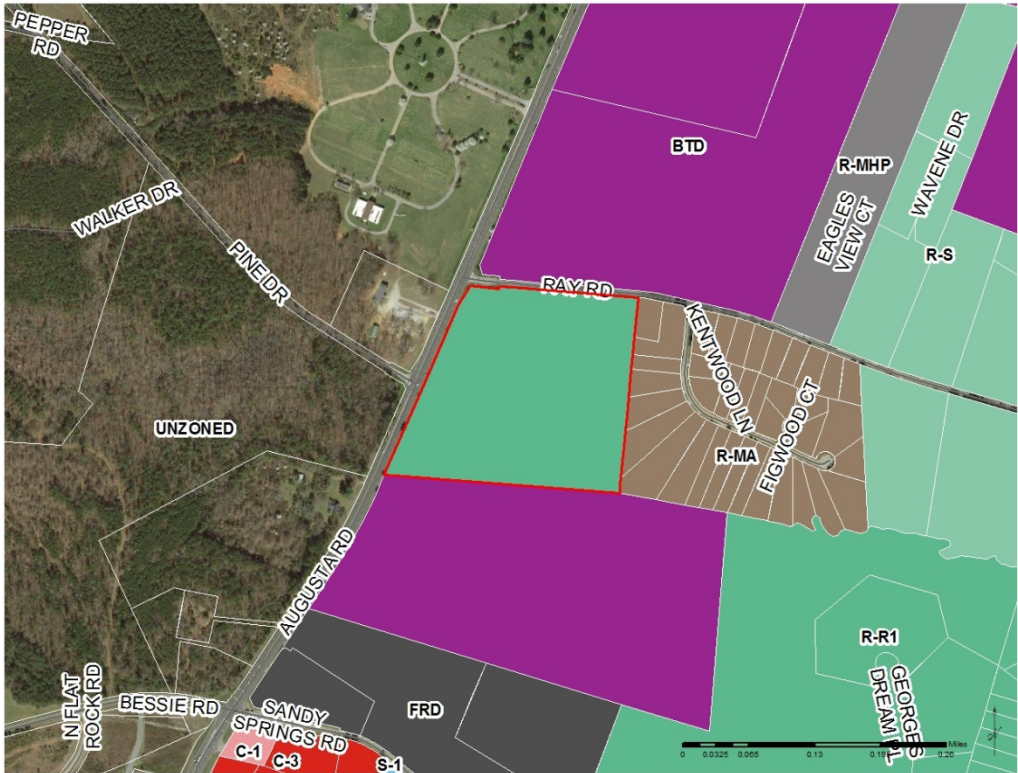


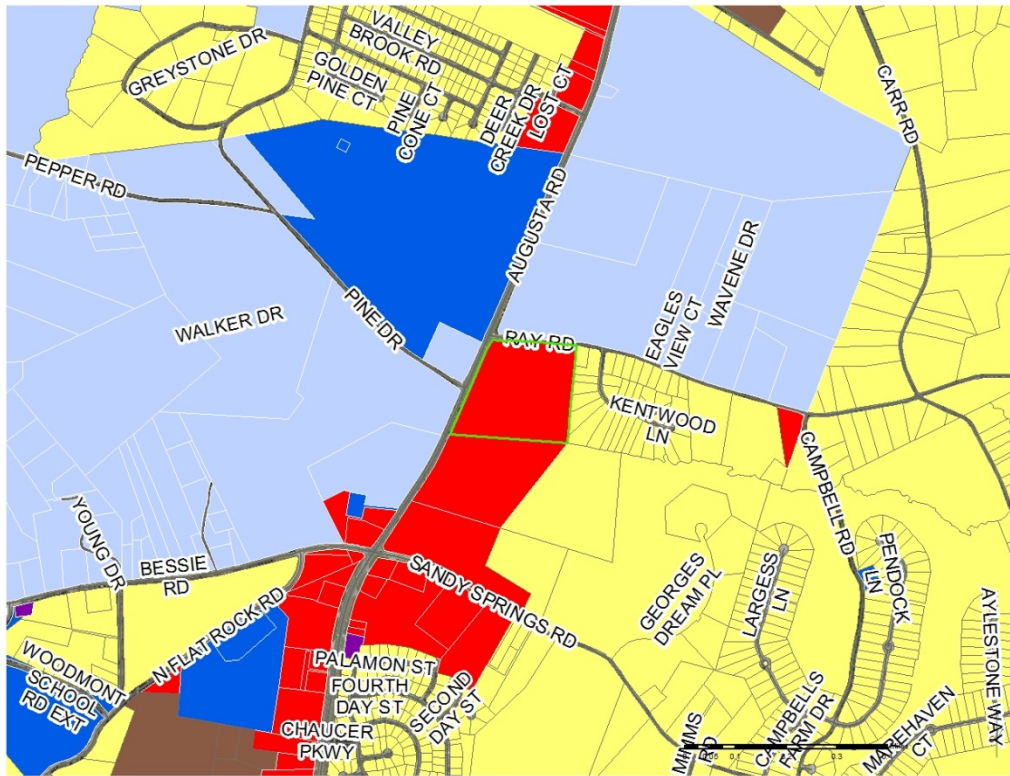
Aerial Photography, 2018



















Zoning Map





South Greenville Area Plan, Future Land Use Map

**Legend**

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)



Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-44

**APPLICANT:** Robert Babcock for 1893 LLC

**PROPERTY LOCATION:** 2728 Poinsett Highway

**PIN/TMS#(s):** 0446000100300

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

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

**ACREAGE:** 1.06

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-M20, Residential Multifamily in April 1972, as part of Area 3. This parcel has had one previous successful rezoning (CZ-2018-04), from R-M20 to C-1 in 2018.

**EXISTING LAND USE:** office

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	apartment complex
East	R-M20	apartment complex
South	C-2	single-family residential
West	R-10 and C-2	retail and vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

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

residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	1.06	12 units
Requested	C-3	16 units/acre		16 units

A successful rezoning may add up to 4 dwelling units.

**ROADS:** North Parker Road: two-lane State-maintained local  
Poinsett Highway: five-lane State-maintained principal arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Poinsett Highway (North)	4,880' NW	18,400	17,400 -5.4%	23,800 36.8%
Poinsett Highway (South)	5,560' SE	30,500	28,600 -6.2%	36,500 +27.6%

**ANALYSIS:** The subject site is designated in the Cherrydale Area Plan as *Service and Industrial*, which accounts for development involving industry, manufacturing, production and/or service-oriented uses. Floodplain is not present on the parcel.

Additionally, this parcel is located along Bus Route 3 and will continue to be along this route when the route changes, per Greenlink’s Comprehensive Operations Analysis. There are no sidewalks in this area.

**SUMMARY:** The subject parcel zoned C-1, Commercial, is 1.06 acres of property located on North Parker Road approximately 0.2 miles east of the intersection of North Parker Road and Poinsett Highway. The parcel has approximately 170 feet of frontage along North Parker Road. The applicant is requesting to rezone the property to C-3, Commercial.

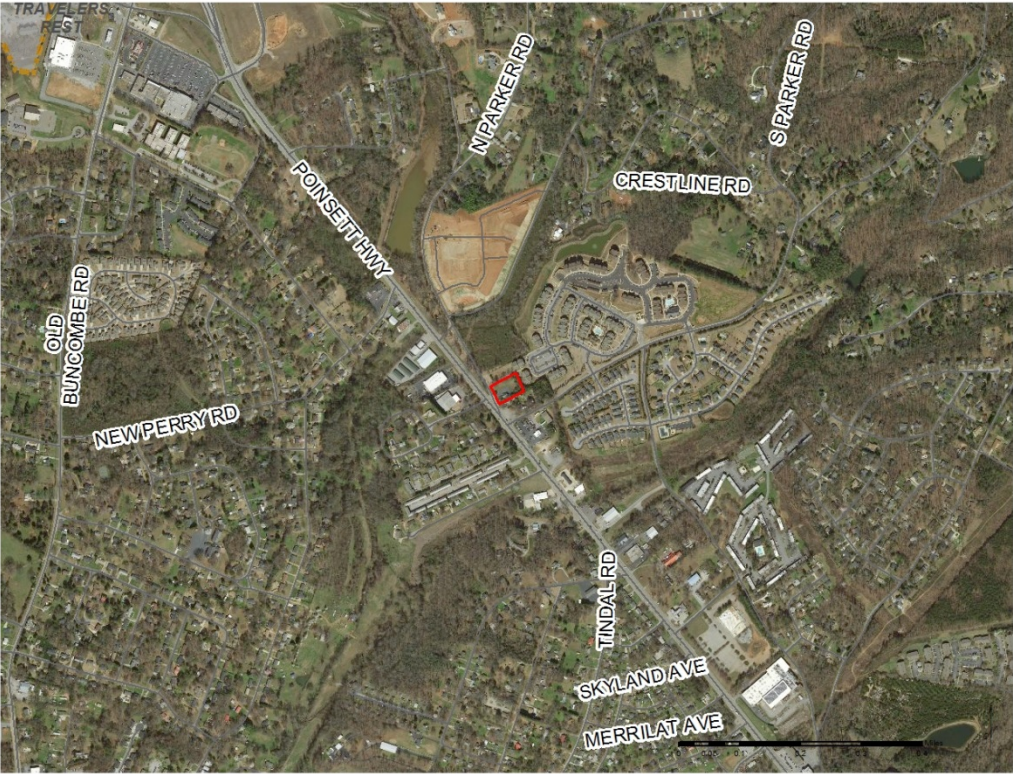
The applicant states the proposed land use is for a storage building to prevent theft and weather damage.

**CONCLUSION:** The subject site is located along North Parker Road and can only be accessed via Poinsett Highway. The abutting zoning consists of a mixture of commercial and multifamily with R-M20 apartments to the north and east and C-2 single-family residential to the south.

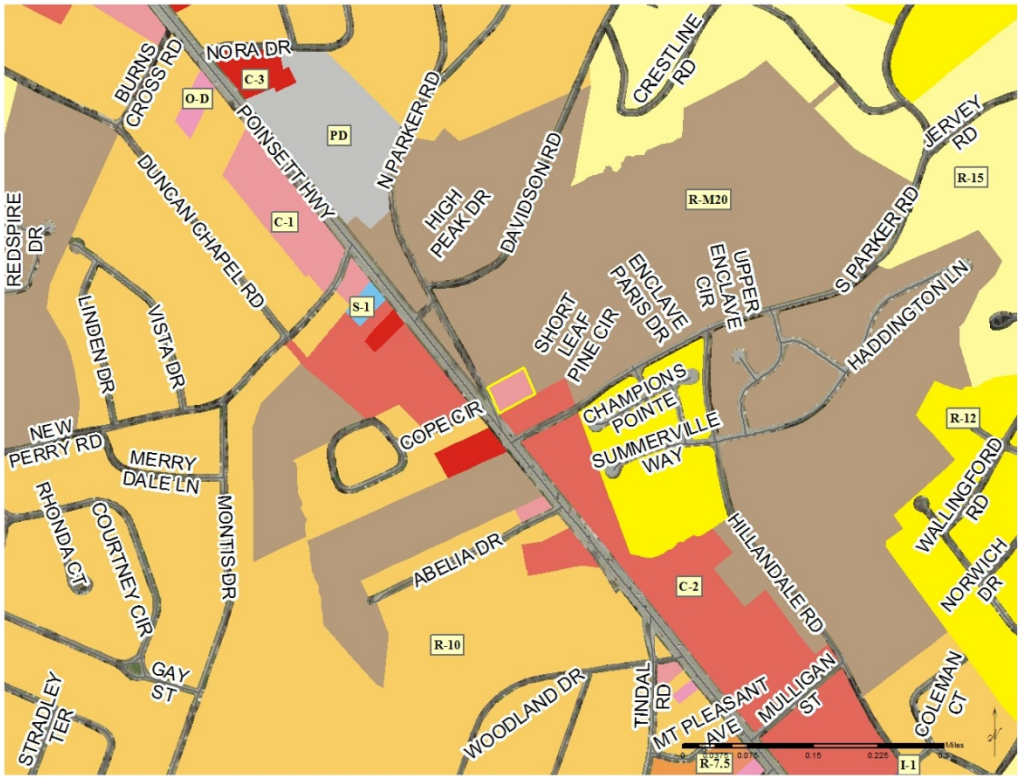
Staff is of the opinion the requested zoning would be consistent with the surrounding zoning along Poinsett Highway, and would have minimal impact on the surrounding community.

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

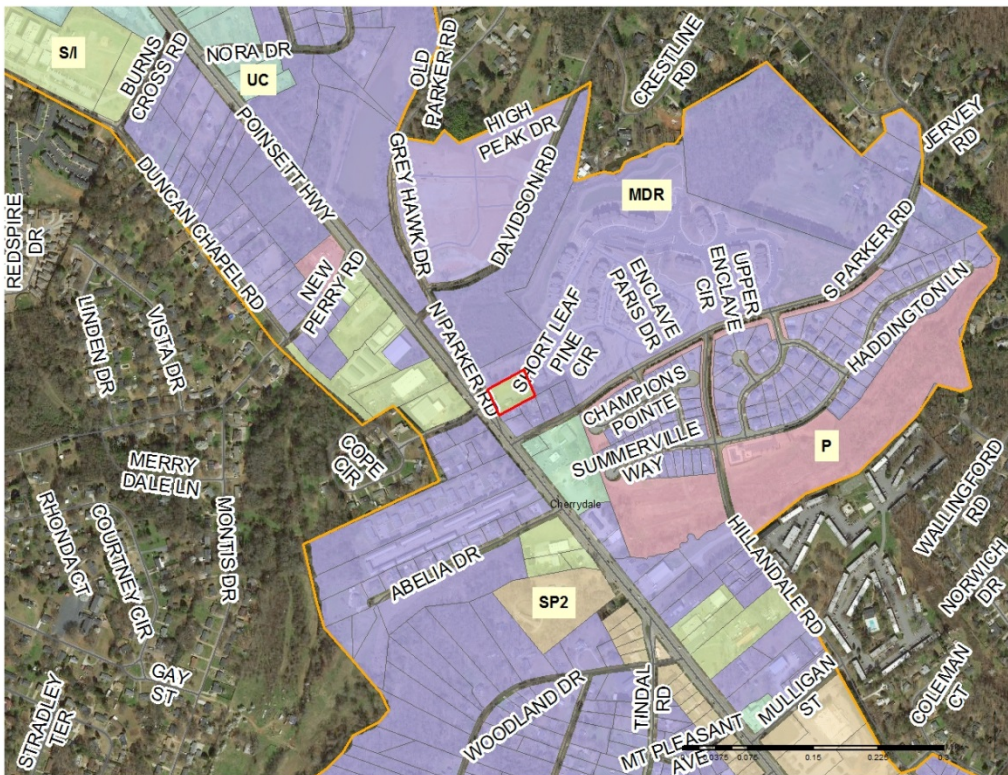
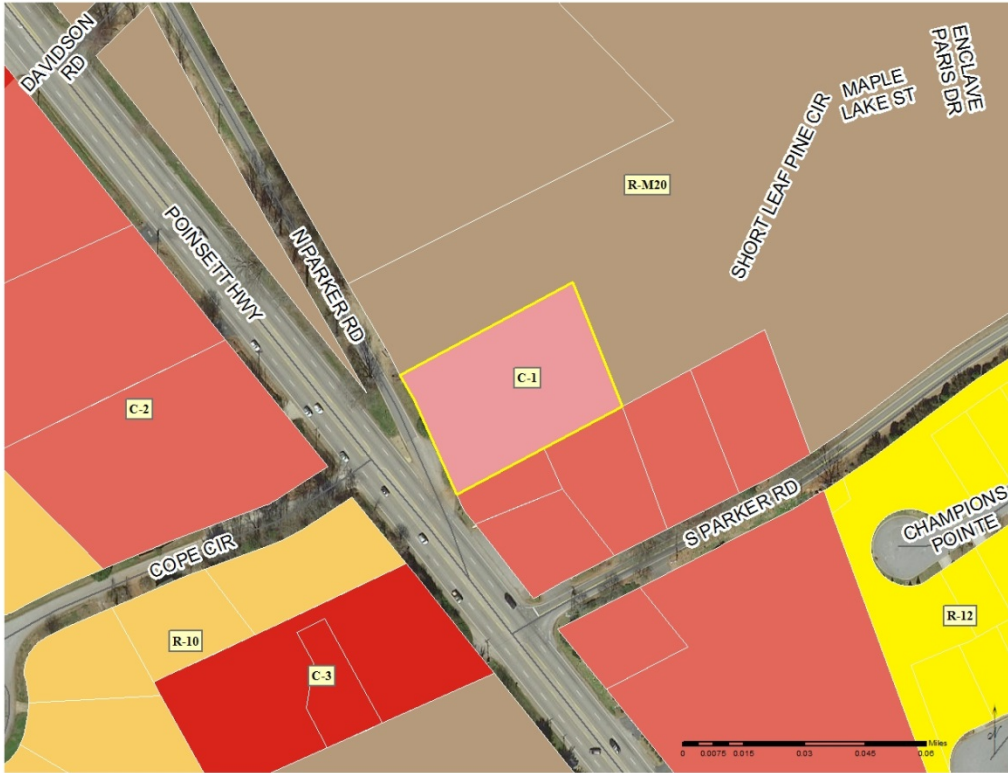
**MOTION:** By Mr. Roberts to approve CZ-2019-44. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Cherrydale Area Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-45

**APPLICANT:** Matthew Clayton Driggers for Smith Road Investments and Hartness Development, Inc.

**PROPERTY LOCATION:** 3500 S. Highway 14

**PIN/TMS#(s):** 0533020100600, 0533020100701, 0533020100713

**EXISTING ZONING:** PD, Planned Development

**REQUESTED ZONING:** PD, Planned Development, Major Change

**ACREAGE:** 7.86

**COUNCIL DISTRICT:** 21 - Roberts

**ZONING HISTORY:** The subject property was originally zoned R-S in May 1971. A portion of parcel 0533020100600 was successfully rezoned R-15, Single-Family Residential in 1996, CZ-1996-016. There was a successful PD, Planned Development zoning request in 2001, CZ-2001-080. There was also a successful Major Change to the PD, Planned Development zoning in 2018, CZ-2018-030.

**EXISTING LAND USE:** single-family residential and vacant wooded and pasture land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	vacant land
East	PD	single-family residential and vacant land
South	PD	vacant land
West	PD	vacant 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.

**ROADS:**

Halston Avenue: two-lane County-maintained local  
Traverse Drive: two-lane County-maintained local  
Baron Drive: two-lane private drive  
Society Street: two-lane County-maintained local  
Odell Street: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
South Highway 14	4,000' SE	12,100	10,800	17,400
			-	+61.1%
			10.7%	

**ANALYSIS:**

The creation of the MU-3 classification within the Hartness Development allowed for the inn to be a maximum of 70,000 square feet on approximately 7.44 acres. The inn’s permitted uses consist of guest rooms, suites, cottages, a restaurant, a day spa, a ballroom and corporate meeting rooms.

The applicant is requesting a major change to the PD, Planned Development Hartness Inn. The proposed major change is an additional increase in the total acreage, square footage and location of the spa and suites. The increase in acreage is 0.42 acres, which would take the MU-3 classification from 7.44 acres to 7.86 acres which came from the realigning of roads within the development. The increase in 3,700 square feet would allow for the permitted uses in the MU-3 classification to be expanded from 70,000 square feet to 73,700 square feet. The requested change would also allow for a free-standing building for the proposed spa and 4 suites, which was originally proposed within the Inn.

Recently Hartness Inn Phase 1 received an approved Final Development Plan (FDP) for the Hartness Inn for 7.44 acres and 69,469 sq. ft. of mixed use was approved on May 29<sup>th</sup>, 2019. Hartness Inn also received an approved Preliminary Plan (PP-2019-052) from Planning Commission on May 22<sup>nd</sup>, 2019 with Baron Drive changed to a private drive.

**SUMMARY:**

The subject parcels zoned PD, Planned Development, are 7.86 acres of property that will be located on Halston Ave. approximately 1.75 miles southwest of the intersection of Pelham Road and Highway 14.

**Project Information:**

The applicant is proposing to add 0.42 acres to the Mixed-Use District MU-3 of the Planned Development. The applicant is also requesting an increase from the maximum square footage of the allowable uses from 70,000 square feet to a maximum of

73,700 square feet. This would allow the accommodation of a free standing building for a proposed spa and 4 suites.

The proposal shows an increase of square footage from 69,469 square feet to 73,669 square feet for a free standing building for the spa and 4 suites within the approved Hartness Inn Development. The spa portion of the Hartness Inn was originally designed within the main structure of the Inn, but has been taken out and has been made as a stand-alone building on the property. The spa and suite structure is shown as Phase 2 on the Concept Plan.

**Access:**

All roads to access the proposed Hartness Inn (Halton Avenue, Traverse Drive, Odell Street and Society Street) are to be public roads. The exception to that is Baron Drive which was approved as a private drive per the approved preliminary plat (PP-2019-052).

**Architectural Design:**

The proposed architectural features for the spa and suite building will be similar to the proposed Hartness Inn. The allowable exterior finishes can include, but are not limited, to stucco, stone, brick, cedar shake, real wood and fiber cement board siding.

**Buffers and Landscaping:**

Natural buffers will be kept and/or supplemented where possible. The subject site will meet all landscape design guidelines established by Hartness and will be similar to the existing development.

**Setback/Height:**

The Hartness PD has a twenty-five foot buffer around the perimeter of the property. The MU-3 is not located within the setback area.

The spa, along with the inn will have a maximum of three stories. There is no maximum height for this project.

**Parking:**

The applicant is providing 20 parking spaces in Lot C for the spa and 4 suites and has provided adequate parking for the inn. The applicant states parking will be met per the Greenville County Development Standards.



**Signage and Lighting:**

Wayfinding signage will be used throughout the development. The applicant has already been approved for 4 monument signs and 2 building signs. The applicant is proposing one additional sign.

The applicant states all lighting throughout Harness will be similar in style to the current lighting on site which is in conformance with the PD and Greenville County requirements.

**CONCLUSION:**

The proposed additional 0.42 acres along with an additional 3,700 square feet to allow a standalone spa and suites would expand the MU-3 area of the Hartness PD. The proposed building, signage, lighting, and architectural features will be consistent with the Hartness Inn and the Hartness Development.

Staff is of the opinion the requested increase in acreage and square feet are consistent with the current MU-3 classification and the overall purpose of the Hartness Planned Development. Staff believes the major change will have minimal impact on the surrounding zoning and land uses, that the expansion of the allowable uses is complimentary to the live, work and play community concept of the Hartness PD.

Based on these reasons staff recommends approval of the PD, Planned Development major change with the following condition:

- Change Baron Drive on the concept plans to show as a private drive to match the approved subdivision preliminary plan PP-2019-052.

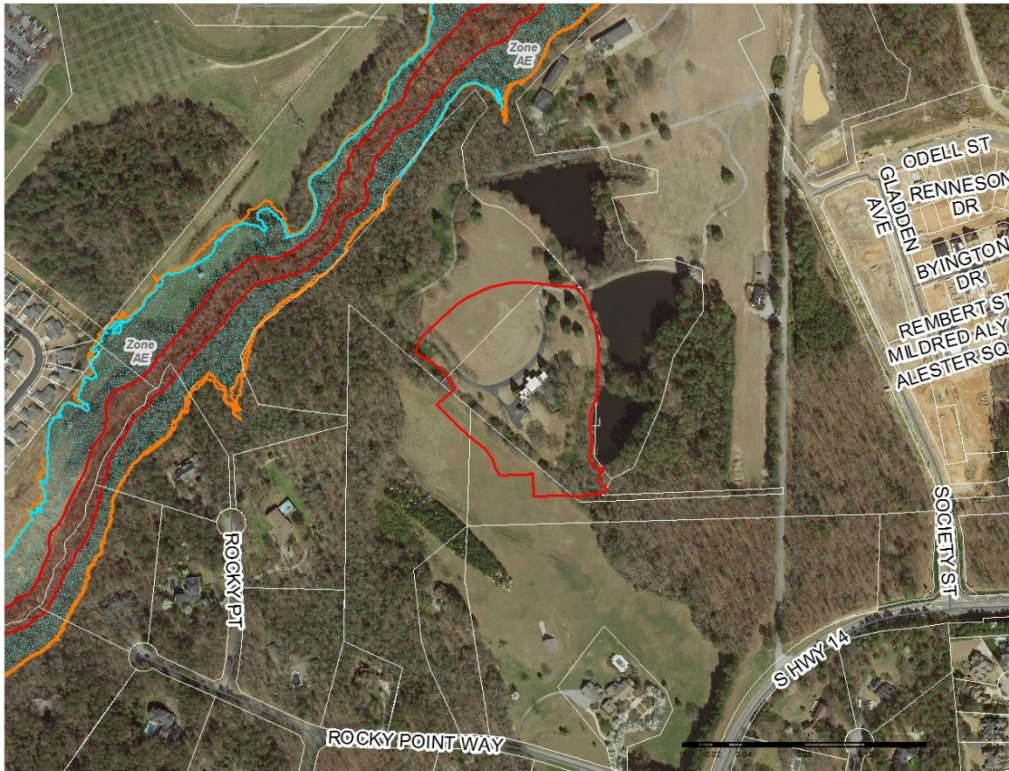
The Planning Commission also recommended approval with the condition.

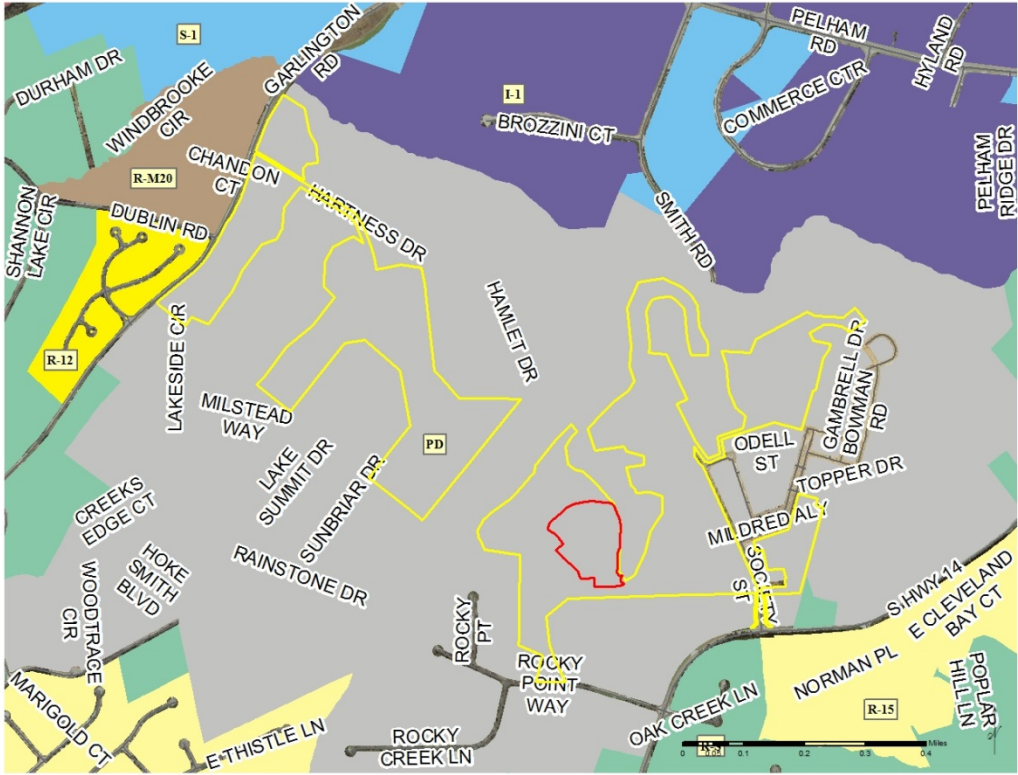
**MOTION:**

By Mr. Roberts to approve CZ-2019-45 with conditions. The motion carried unanimously by voice vote.

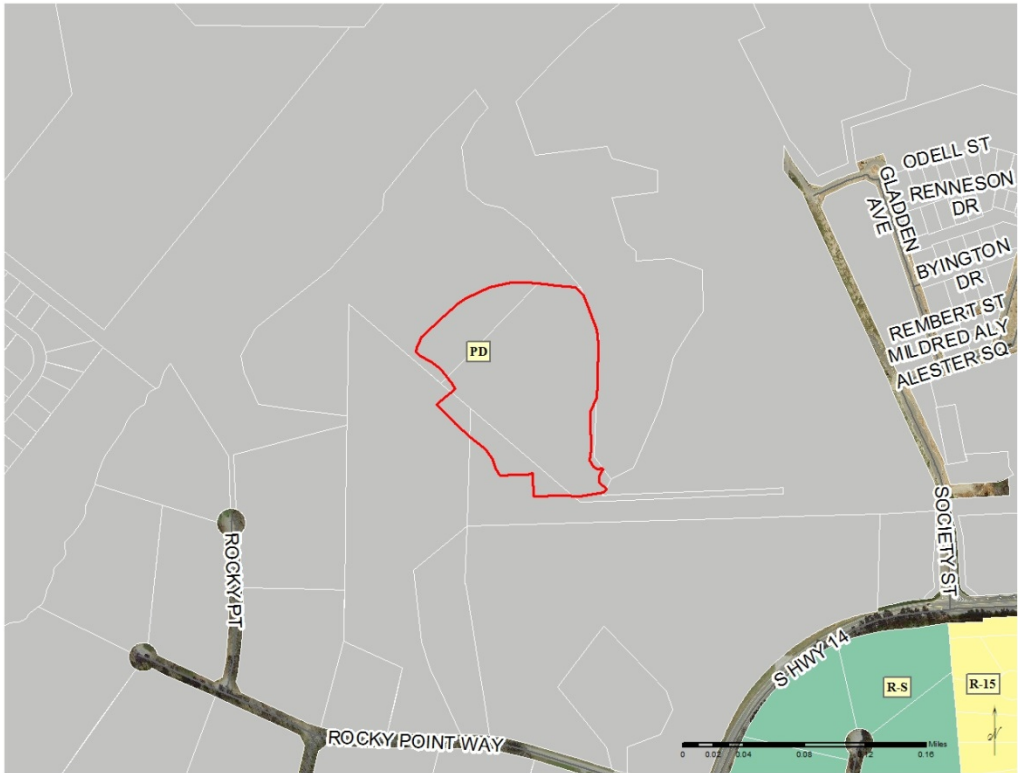


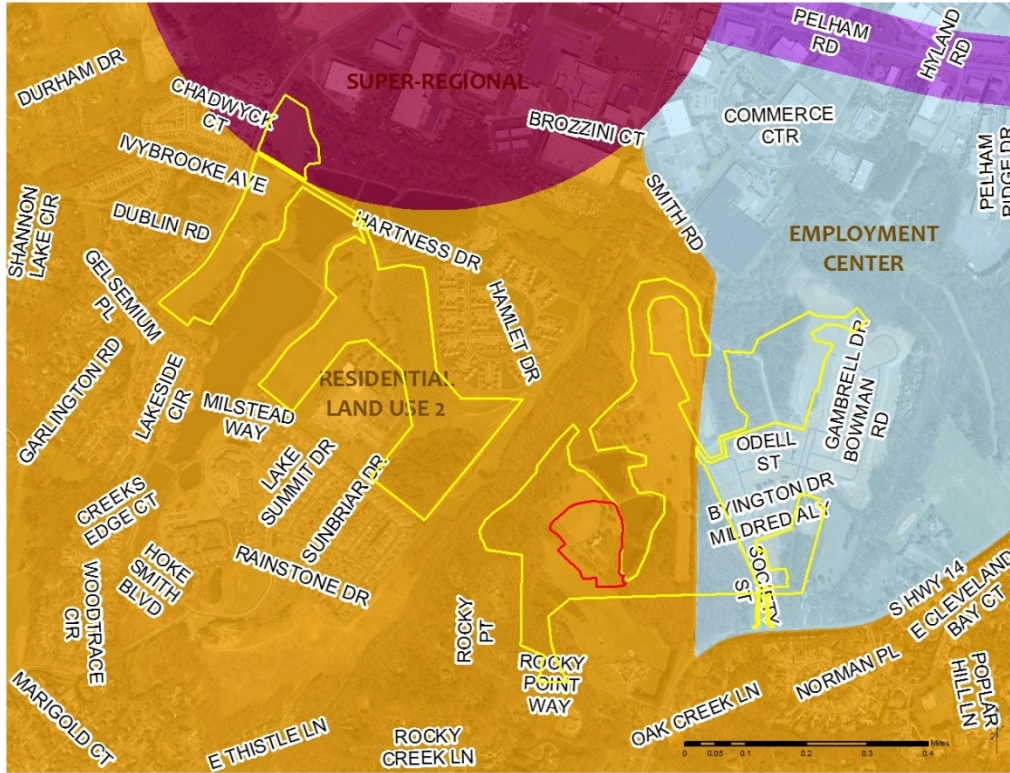
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Belge presented the following:

**DOCKET NUMBER:** CP-2019-04

**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 **Monaghan Community Plan**.

The **Monaghan Community Plan** reflects the Monaghan Community's vision for its future and identifies goals and objectives in six focus areas. These focus areas are: Land Use, Beautification, Recreation, Communications, Crime and Codes Enforcement, Engagement/Grants and Fundraising. 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 **Monaghan Community Plan** be recommended by resolution and forwarded to County Council for consideration as an amendment to the Imagine Greenville County Comprehensive Plan. The Planning Commission also recommended approval.

**MOTION:** By Mr. Tripp to approve CP-2019-04. The motion carried unanimously by voice vote.

**ADJOURNMENT**

**MOTION:** By Mr. Barnes to adjourn. Without objection Chairman Dill adjourned the meeting at 5:31 p.m.

Respectfully Submitted,

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