

GREENVILLE COUNTY PLANNING
AND DEVELOPMENT COMMITTEE
MINUTES
March 1, 2021
5:00 p.m.

Conference Room D – with limited seating
Remote participation by Committee members

MEMBERS PRESENT: J. Dill, Chairman, M. Barnes, C. Harrison X. Norris and S. Shaw

MEMBERS ABSENT: none

COUNCIL MEMBERS PRESENT:

STAFF: P. Gucker, T. Coker, H. Hahn, T. Stone, D. Campbell, B. Denny, M. Staton, A. Lovelace
and IS staff.

CALL TO ORDER

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

INVOCATION

Mr. Shaw provided the invocation.

APPROVAL OF THE MINUTES OF THE FEBRUARY 1, 2021 COMMITTEE MEETING

MOTION: By Mr. Barnes to approve the minutes of the November 30, 2020 meeting
minutes as presented. The motion carried unanimously by voice vote.

REZONING REQUESTS

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-13

APPLICANT: Rodney E. Gray of Gray Engineering
Consultants Inc. for Betty Jane B. Bullard and
Margaret B. Pearson

PROPERTY LOCATION: 917 and 919 Fairview Road

PIN/TMS#(s): 0567010102704, 0567010102705

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 44.94

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There was a previous rezoning request, CZ-2020-50 to R-15, Single-family Residential that was denied.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	vacant land
East	R-20 & R-S	vacant land and single family residential
South	R-S	single family residential
West	S-1 & R-S	landscaping Business

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

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

DENSITY WORKSHEET: The following scenario 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	44.94	76 units
Requested	R-20	2.2 units/acre		99 units

A successful rezoning would allow for 23 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Fairview Road is a two-lane State-maintained minor arterial road. The parcel has approximately 99 feet of frontage along Fairview Road. The parcel is approximately 0.14 miles north of the intersection of Fairview Road and Neely Ferry Road. The property is not along a bus route. There are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fairview Road	5,672' N	9,000	7,700	10,600 +38%

CULTURAL AND ENVIRONMENTAL:

The site is located in or is adjacent to a FEMA regulated floodplain. The Greenville County Flood Damage Prevention Ordinance applies to this project. Any future development would be affected. All proposed work adjacent or within the floodplain requires a floodplain permit. All new structures must have the lowest floor, including utilities, elevated at least four (4) feet above the base flood elevation. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Fairview Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area.

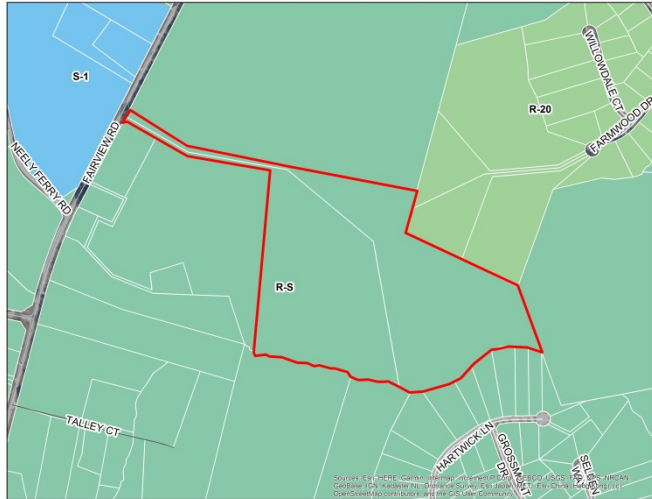
STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential. The Planning Commission recommended approval.

MOTION: By Mr. Harrison to approve CZ-2021-13. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-14

APPLICANT: Nick Franchina and Zach Roberts for Crown Properties, LLC

PROPERTY LOCATION: 1305 Brushy Creek Road

PIN/TMS#(s): 0538040101400

EXISTING ZONING: R-15, Single-Family Residential District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 2.52

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: The parcel was originally zoned R-15, Single-family Residential in May 1970 as part of Area 1. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Single-Family Residence(s)

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-Family Residential
East	R-15	single-Family Residential
South	R-15	school
West	R-M7	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-15	2.9 units/acre	2.52	7.3 units
Requested	R-MA	20 units/acre		50 units

A successful rezoning would allow for 43 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Brushy Creek Road is a two-lane State-maintained minor arterial road. The parcel has approximately 369 feet of frontage along Brushy Creek Road and 341 feet along Strange Road. The intersection of Brushy Creek Road and Strange Road, adjacent to the site, was recently improved to add turning lanes. The parcel is approximately 0.39 miles west of the intersection of Brushy Creek Road and Old Spartanburg Road. The property is not along a bus route. A sidewalk exists across the street from the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Brushy Creek Road	673' W	10,800	8,900	11,200 +26%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Four schools are located within one mile of the site: Eastside High School, Prince of Peace Catholic School, Brush Creek Elementary School, and Northwood Middle School.

CONCLUSION:

The subject parcel, zoned R-15, Single-family Residential, is located along Brushy Creek Road, a two-lane State-maintained minor arterial road, and Strange Road, a two-lane State-maintained residential collector road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would allow for additional housing opportunities in the area, would not have an adverse impact on the surrounding uses, and would match the number of units allowed on an adjacent property previously approved for rezoning by Council.

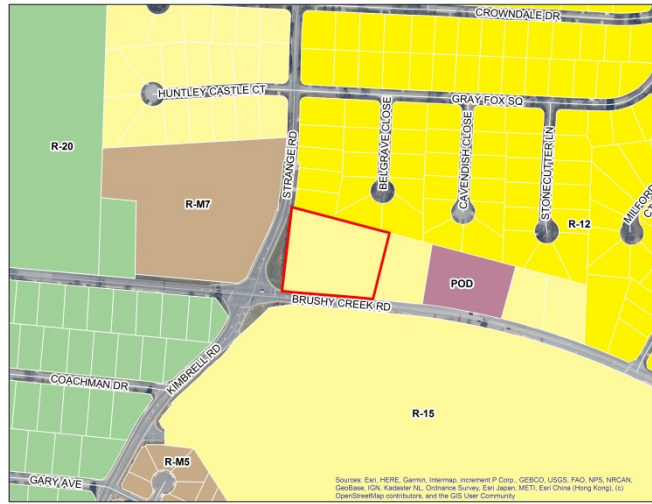
STAFF RECOMMENDATION:

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

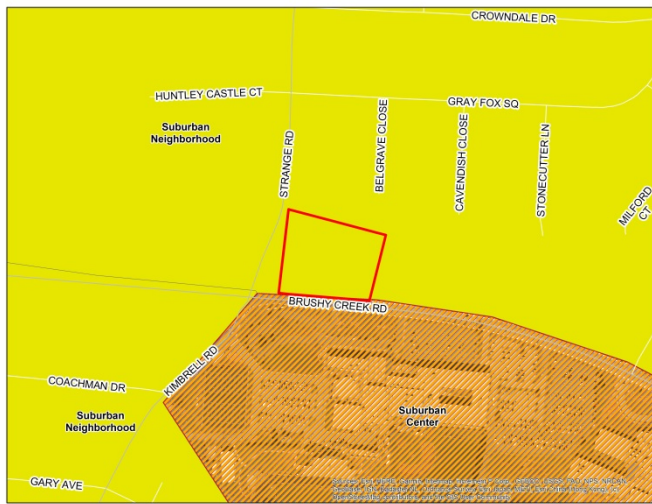
MOTION: By Mr. Shaw to approve CZ-2021-14. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-15

APPLICANT: Philip Cox for Greenville Partners IV, LLC

PROPERTY LOCATION: 75 Mall Connector Road

PIN/TMS#(s): 0260000100204

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 1.916

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970 as part of Area 1. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Hotel

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3	vacant parking lot
East	C-3 & S-1	vacant Land and Retail Center
South	C-3	vacant Land and Business Office
West	S-1	business Office

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

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

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	1.916	<i>0 units</i>
Requested	FRD	49 units/acre		94 units

A successful rezoning would allow for 94 dwelling units which are not allowed under the current zoning.

ROADS AND TRAFFIC:

Mall Connector Road is a two-lane State-maintained minor collector road. The parcel has approximately 217 feet of frontage along Mall Connector Road. The parcel is approximately 0.49 miles north of the intersection of Mall Connector Road and Woodruff Road. The property is along a bus route. No sidewalks exist along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Mall Connector Road	40' E	5,200	5,300	6,600 +25%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Beck Academy and New Life Christian Academy.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing an apartment complex which is to be

converted from an existing extended-stay hotel. The site consists of two existing buildings and a parking area.

Rezoning from S-1, Services to FRD, Flexible Review District is necessary in order to allow for the proposed use.

Proposed Land Uses:

The intended use for the provided site is multifamily residential.

Architectural Design:

The style of the existing buildings is not intended to be altered or expanded.

Access and Parking:

The applicant states that there are 96 existing parking spaces on the site. For 94 units, 104 parking spaces are required. The applicant is proposing a 7.7% reduction in required parking spaces to 96 spaces, which includes both resident and visitor parking. The property sits along bus route 602.

The proposed development will provide access off Mall Connector Road with entrances on the right side. The applicant is proposing 5' wide sidewalks.

Landscaping and Buffering:

The applicant states there are no proposed changes or improvements to the existing landscaping and that it will still adhere to Greenville County landscaping and buffering regulations.

Signage and Lighting:

The applicant states there are no proposed changes to the existing site lighting as it is safe and sufficient. The existing pole sign will be replaced with an apartment community sign and will adhere to all Greenville County sign regulations.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along Mall Connector Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, would allow for a conversion from an existing hotel to an apartment complex providing additional housing in this area of Greenville County. The proposed development will have to meet the following conditions:

1. Submit a revised Preliminary Development Plan and Statement of Intent indicating the sidewalk along Mall Connector Road that will match the sidewalk requirements of the City of Greenville.
2. Submit a site plan for review and approval prior to

the issuance of any Land Development or Building Permits.

STAFF

RECOMMENDATION:

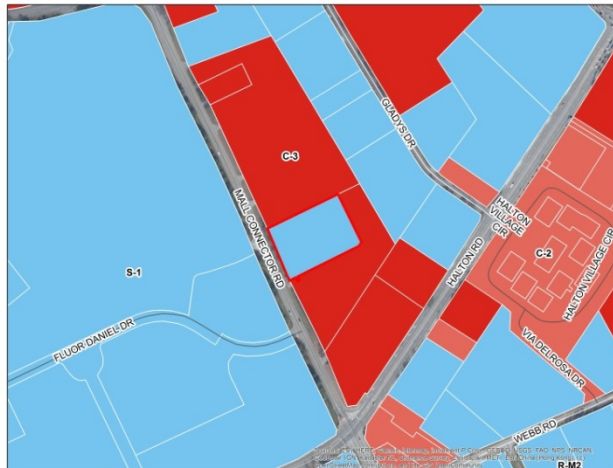
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions. The Planning Commission recommended approval with conditions.

MOTION:

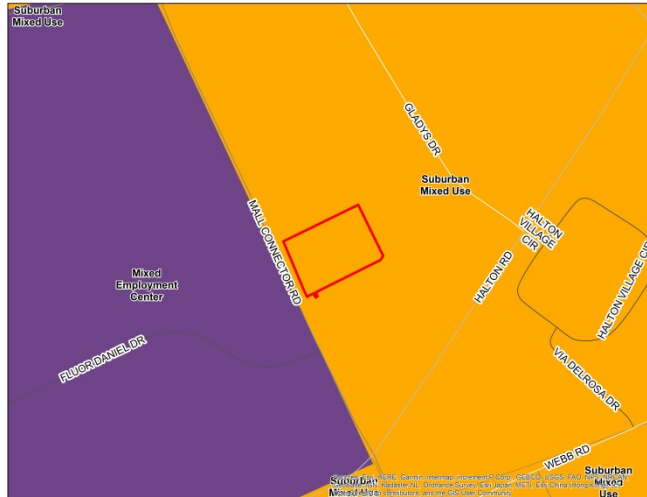
By Mr. Harrison to approve CZ-2021-15 with conditions. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

February 4, 2021

Applicant Responses 2-5-21

Philip Cox
 Mitch Cox Companies
 2304 Silverdale Dr
 STE 200
 Johnson City, TN 37601

RE: Mall Connector Road, Apartment Complex Staff Comment Letter; CZ-2021-15

Dear Mr. Cox,

Below are Staff's comments regarding the FRD, Flexible Review District submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent (SOI):

Page 1

1. Please provide dates and timelines for Development Schedule. **updated**
2. Please note that the Final Development Plan must be approved prior to building permit/feasibility submittal. **I acknowledge but my comments came from the chief building inspector's guidance.**

Page 2

1. Please update Construction Improvements to include the required sidewalks per the City of Greenville letter. **Never received letter from City of Greenville. Please provide.**
2. In the last sentence under Parking, please remove "we." **updated**
3. Please add parking space dimensions under Parking. **updated**

4. Please include the distance to the nearest bus stop from the site under Parking. **updated**
5. Under Utility Impact, please reference utility letters in the packet and their location within packet. **updated**
6. Under Renderings, Landscaping, Lighting, and Drainage, please provide maximum pole lighting heights and type (e.g. full cut-off). **updated**

Page 3

1. In the last sentence under Signage, please change “apply” to “meet.” **updated**
2. Please include aforementioned sidewalk dimensions under Pedestrian Access and Circulation. **See above.**
3. Under Pedestrian Access and Circulation, please add the word “within” to the second sentence and third sentence. **updated**
4. Under Pedestrian Access and Circulation, please include any bike lanes or sidewalks on the site and their dimensions. **updated**

Will Serve Letters:

1. No comments. **NA**

Natural Resource Inventory (NRI):

1. Please provide contours. **Contours are on the PDP. I don't have an NRI with contours.**
2. Some notes are illegible; please provide legible copy. **Please be more specific.**

Preliminary Development Plan (PDP):

1. Please include proposed use and proposed zoning district. **Completed in Supplement to PDP**
2. Please include new proposed setbacks. **Completed in Supplement to PDP**
3. Please include use table from SOI. **Completed in Supplement to PDP**
4. Please include square footage of pool. **Completed in Supplement to PDP**
5. Please include dumpster enclosure design and details. **Completed in Supplement to PDP**
6. Please provide dimensions of sidewalk(s). **Completed in Supplement to PDP**

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Wednesday, February 10, 2021 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated February 4, 2020 shall be corrected to staff's satisfaction. **Please also provide written responses to these comments.**

Please let us know how you would like to proceed.

Sincerely,

/S/

Austin Lovelace
Principal Planner

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny–Planner

RE: CZ-2021-16

APPLICANT: Christopher Laney of Southern Investment & Development for DSP Holdings, LLC

PROPERTY LOCATION: New Easley Highway (Highway 123)

PIN/TMS#(s): 0239040100500

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 34.70

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1973 as part of area 4A. In 1999, CZ-1999-20, the property was rezoned to S-1, Services. In 2005, CZ-2005-004, a portion of the property was rezoned to R-M, Multifamily Residential. Additionally, CZ-2005-048, a portion of the property requested rezoning to S-1, the docket was withdrawn. In 2011, CZ-2011-018, the property was rezoned from R-M20 to S-1.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Quarry
East	S-1	Church
South	PD	Vacant land
West	R-S & S-1	Single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is part of the Riverdale-Tanglewood area plan.

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

	Zoning	Zoning Density	Acre	Total Units
Current	S-1	0 units/acre	34.70	0 units
Requested	C-3	16 units/acre		555 units

A successful rezoning would allow for 555 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

New Easley Hwy is a four-lane State-maintained collector road. The parcel has approximately 1,628 feet of frontage along New Easley Hwy. The parcel is approximately 1.04 miles west of the intersection of White Horse Road and New Easley Hwy. The property is not along a bus route, and no sidewalk exists along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
New Easley Hwy	1,121' W	20,900	19,700 -6%	22,100 +6%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Tangle-wood Middle School.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along New Easley Highway, a State-maintained Arterial Road which has a high level of access and connectivity to the Greater Greenville Area. Staff is of the opinion that a successful rezoning to C-3, Commercial would permit residential development, achieving the applicant’s goal, while facilitating future growth in an area which is primarily characterized as vacant land.

STAFF RECOMMENDATION:

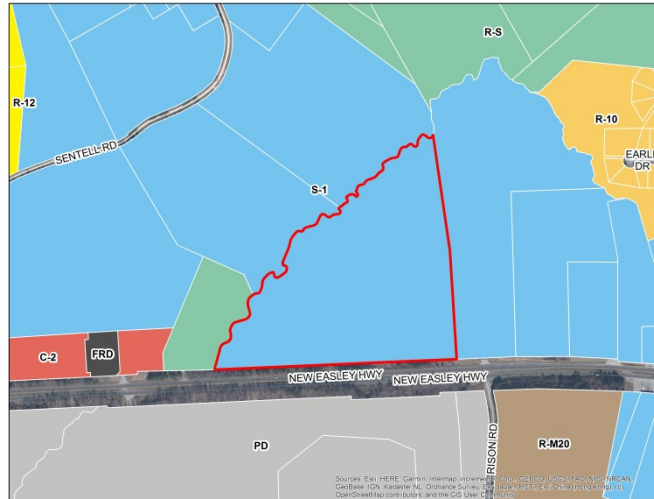
Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission recommended approval.

MOTION:

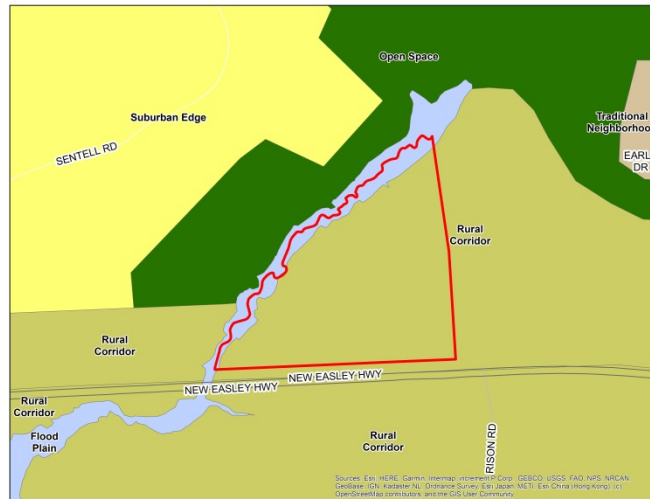
By Ms. Norris to approve CZ-2021-16. The motion carried unanimously by voice vote.



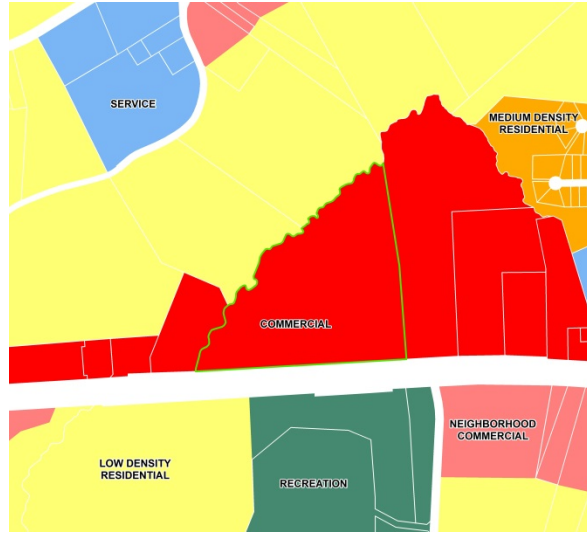
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale Tangle-Wood, Future Land Use Map

Ms. Denny presented the following:

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Brook Denny –Planner
RE:	CZ-2021-17
APPLICANT:	Joel Wesley McCrary
PROPERTY LOCATION:	5201 Wade Hampton Boulevard and Skyline Way
PIN/TMS#(s):	T009050105300
EXISTING ZONING:	S-1, Services District
REQUESTED ZONING:	C-2, Commercial District
PROPOSED LAND USE:	Fireworks Sales

ACREAGE: 1.8

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This parcel was originally zoned C-2, Commercial in May 1970 as part of Area 1. In 1992, CZ-1992-009, the property was rezoned to S-1, Services. There have been no other rezoning requests.

EXISTING LAND USE: Commercial Building

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	C-3	Vacant Land
South	C-2/S-1 & C-3	Retail
West	C-2	Retail Center

WATER AVAILABILITY: CPW

SEWER AVAILABILITY: Taylors Sewer

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

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

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	<i>1.8</i>	<i>0 units</i>
Requested	C-2	16 units/acre		28 units

A successful rezoning would allow for 28 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Wade Hampton Boulevard is a six-lane State-maintained Arterial and Skyline Way is a two-lane County-maintained Residential Road. The parcel has approximately 158 feet of frontage along Wade Hampton Boulevard and has approximately 287 feet of frontage along Skyline Way. The parcel is approximately 0.12 miles west of the intersection of Fairview Road and Wade Hampton Boulevard. The property is not along a bus route, and no sidewalks exist along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Wade Hampton Blvd	3,281' NE	31,400	29,500 -6%	40,200 +28%

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along Wade Hampton Boulevard, a State-maintained arterial road, and Skyline Way, a County-maintained collector road, both which contain a mix of residential and commercial uses and zoning designations. A successful rezoning to C-2, Commercial would align with the zoning classifications found along this section of Wade Hampton Boulevard and bring an existing legal non-conforming parcel into conformity.

**STAFF
RECOMMENDATION:**

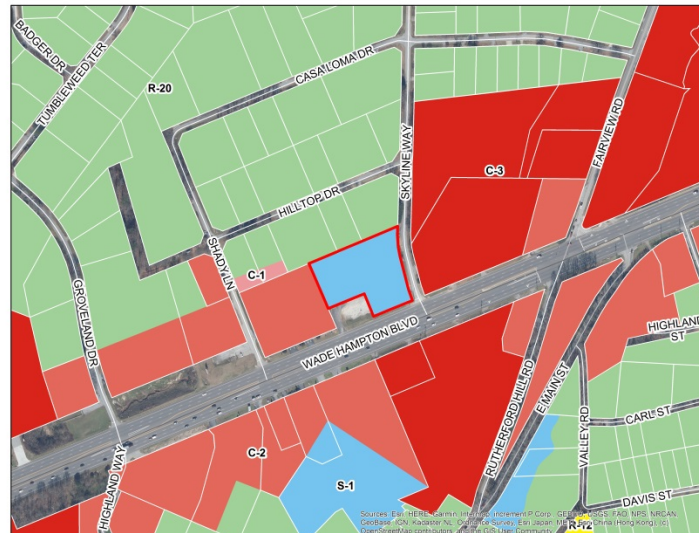
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial. The Planning Commission recommended approval.

MOTION:

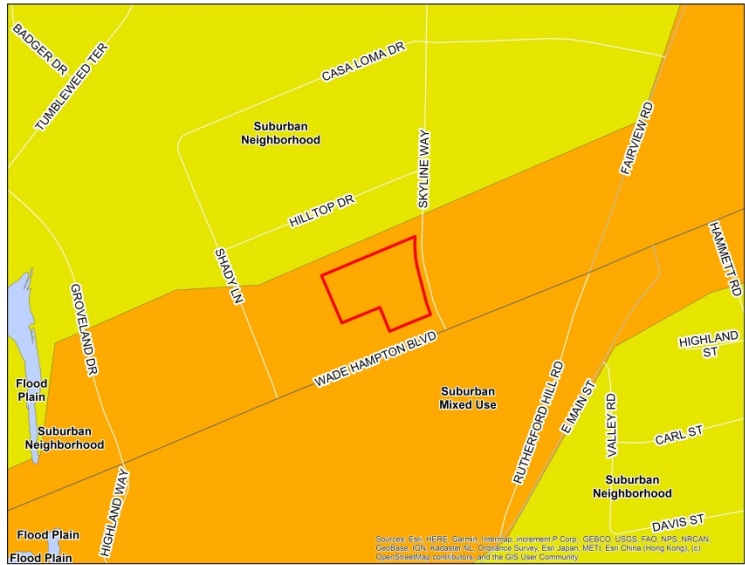
By Mr. Barnes to approve CZ-2021-17. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Ms. Denny presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-18

APPLICANT: Joseph Wiley Bryant of Seamon Whiteside for
 Patrick Collins Robert

PROPERTY LOCATION: Old White Horse Road

PIN/TMS#(s): 0507020103800 (Portion), 0507020103804
 (Portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD. Flexible Review District

PROPOSED LAND USE: Dog Training Facility

ACREAGE: 3.46

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in June 1973 as part of Area 4B. There was one previous request CZ-2021-05 for FRD, which was withdrawn.

EXISTING LAND USE: Group Home

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY

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

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>1.98</i>	<i>3 units</i>
Requested	<i>FRD</i>	0 units/acre		0 units

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

ROADS AND TRAFFIC:

Old White Horse Road is a two-lane state-maintained minor collector road. The parcel has approximately 331 feet of frontage along Old White Horse Road. The parcel is approximately 1.08 miles northwest of the interchange of Old White Horse Road and White Horse Road. The property is not along a bus route and there are no sidewalks along the subject property.

There are no available traffic counts in the vicinity of the subject site.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Berea Middle School.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a 3.46-acre Dog Training Facility. The site consists of two portions of parcels totaling 3.46 acres that will feature two buildings, one fenced dog run area, and a swimming pool.

Proposed Land Uses:

The intended uses for the provided site may include: a dog training center featuring outdoor runs; daytime kennels; an outdoor dog swimming pool; and an existing Quonset hut for additional training spaces; as well as office and retail space with grooming services.

ARCHITECTURAL DESIGN:

The style of the new buildings is intended to blend in to the surrounding area, featuring a barn-like architectural style. All buildings will not exceed a height of 25'. Exterior finish materials will consist of vinyl siding, cement fiber board, brick, block/stucco, and/or wood. The existing Quonset hut will be up fitted with a new floor, and the diving pool dock will not exceed

15' in height. The pool itself will consist of plastic, plaster, rubber, latex, vinyl, concrete, metal, or wood.

Access and Parking:

The applicant is proposing 17 parking spaces which will include 6 located at the Quonset hut, and 11 at the Main Training Facility.

The proposed development will provide access off Old White Horse Road with entrances on the right side. The applicant is proposing 5' wide sidewalks from all parking lots to buildings.

Landscaping and Buffering:

The applicant states that the intent of the developer is to minimize the limits of disturbance and maintain existing mature canopy trees. New buffer plantings will be added to fill in any gaps. Ground-level plantings will be used around the existing Quonset hut and the dumpster locations. The rest of the site will remain as an open field for the fenced dog run.

Signage and Lighting:

The applicant states that a low pole sign is proposed at the corner of the property and Old White Horse Road. The sign will be no larger than 20 sq. feet and 8' high. No on-street lighting is proposed. Parking lot fixtures will be full-cutoff and shall not create light trespass onto adjoining properties.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban, is located along Old White Horse Road, a State-maintained collector which currently contains single-family residential uses. While a request to FRD, Flexible Review District allows for developments to better blend into their surroundings, Staff is of the opinion that the proposed use, a Dog Training Facility, is a too intensive commercial use, and is not an appropriate location for the surrounding existing single-family residential area.

STAFF

RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District. The Planning Commission recommended approval.

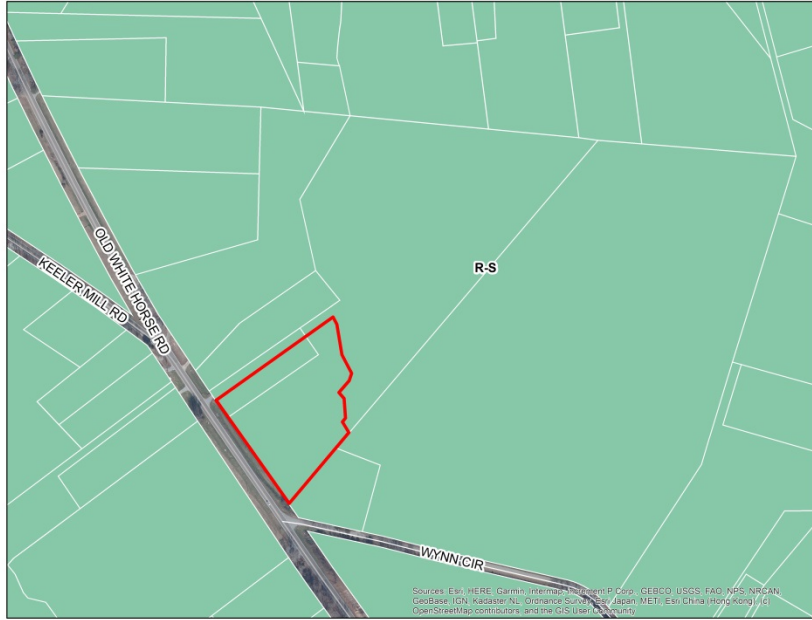
MOTION: By Mr. Harrison to approve CZ-2021-18.

After a brief discussion, Mr. Harrison withdrew his motion.

MOTION: By Mr. Barnes to deny CZ-2021-18. The motion carried by voice vote with one in opposition (Harrison).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

CZ-2021-19 was held in the Planning Commission per the applicant's request.

Ms. Denny presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-20

APPLICANT: Dean S. Warhaft of Cone Mills Acquisition
Group, LLC for Alston Street, LLC, American
Fast Print Limited (U.S.), LLC, Langston Creek,
LLC, and Piper Properties of Greenville, LLC

PROPERTY LOCATION: W. Blue Ridge Drive, Brooks Avenue, Old
Buncombe Road, School Road, N. Franklin
Road, Lester Street Alley, Lester Avenue,
Bishop Street and Alston Street

PIN/TMS#(s): 0157000200200, 0160000100100,
0160000100101, 0160000100102,
0160000100106, 0160000100109 and
0160000100201

EXISTING ZONING: I-1, Industrial District, R-10, Single-Family
Residential District and R-MA, Multifamily
Residential District

REQUESTED ZONING: PD, Planned Development District

PROPOSED LAND USE: Mixed Use Development

ACREAGE: 238.85

COUNCIL DISTRICT:

19 – Meadows

ZONING HISTORY:

This parcel was originally zoned R-10, Single-family Residential, I-1, Industrial, and R-MA, Multifamily Residential in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE:

Vacant industrial, auto service facility, and vacant land

AREA CHARACTERISTICS

Direction	Zoning	Land Use
North	R-S, R-7.5, R-10, C-3, & I-1	single-family residences, churches, middle school, utility substations, barber shop, manufacturing, auto service facility, and electrician
East	R-7.5, R-10, R-12, C-1, C-2, & C-3	single-family residences, daycare, vacant land, convenience store, vacant industrial, and trailer supply store
South	R-M20, R-MA, C-2, & S-1	vacant wooded land, manufactured home park, Swamp Rabbit Trail, gas station with convenience store, liquor store, and vacant industrial
West	R-10, R-MA, I-1	single-family residences, vacant wooded land, and manufactured home park

WATER AVAILABILITY:

Greenville Water

SEWER AVAILABILITY:

Parker and Berea Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE:

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

AREA AND COMMUNITY PLANS:

The subject property is part of the Sans Souci Community Plan, where it is designated as *Recreation/Open Space, Service, and Commercial*. ****Please refer to the Future Land Use Map at the end of the document.****

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-10 and R-MA	4.4 units/acre and 20 units/acre	238.85*	853 units
Requested	PD	N/A		2000 units

A successful rezoning would allow for 1,147 more dwelling units than is allowed under the current zoning.

** R-10 acreage for this site is 147.16 and R-MA acreage for this site is 10.3. Current Zoning includes 160.16 acres in which residential is permitted.*

ROADS AND TRAFFIC:

N. Franklin Road is a four-lane State-maintained minor arterial road. School Road is a two-lane County-maintained residential road. Old Buncombe Road is a two-lane State-maintained minor arterial road. W. Blue Ridge Drive is a four-lane State-maintained minor arterial road. Brooks Avenue is a two-lane County-maintained residential road. Bishop Street is a two-lane County-maintained residential road. Lester Street is a two-lane County-maintained residential road. Lester Street Alley is a one-lane County-maintained residential road. Alston Street is a two-lane County-maintained residential road. The parcel has approximately 300 feet of frontage along N. Franklin Road, approximately 3509 feet of frontage along School Road, approximately 2183 feet of frontage along Old Buncombe Road, approximately 3321 feet of frontage along W. Blue Ridge Drive, approximately 2267 feet of frontage along Brooks Avenue, approximately 321 feet of frontage along Bishop Street, approximately 516 feet of frontage along Lester Street, approximately 1,351 feet of frontage along Lester Street Alley, and approximately 1,212 feet of frontage along Alston Street. The parcel is approximately 0 miles from the intersection of W. Blue Ridge Drive and Old Buncombe Road. The property is not along a bus route. Sidewalks are present in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Buncombe Road	0' N	6,300	6,400 +1.6%	7,100 +10.9%
W. Blue Ridge Drive	0' E	12,200	12,600 +3.3%	14,000 +11.1%
Sulphur Springs Road	4,927' NW	10,400	10,000 -3.8%	10,800 +8.0%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. This site is the former Union Bleachery/Cone Mills Site, and has existing and historic vacant industrial buildings on site. Three schools are located within one mile of the site: Lakeview Middle School, Cherrydale Elementary School, and Monaview Elementary School.

PROJECT INFORMATION:

The site is the location of the former Union Bleachery/US Cone Mill, and currently contains vacant industrial buildings, vacant land, and an auto service facility. The applicant is proposing a mixed-use development with the intent of developing a high-quality development that is conveniently located, and provides housing opportunities, working and professional service space, educational space, restaurant and retail space, public space, transit and other natural elements.

Proposed Land Uses:

The proposed uses, as detailed in the Statement of Intent for this development, will be a mix of uses which is stated by the applicant to include 55.8 acres of parks, trails and other outdoor uses and 184.2 acres that may include any of the following uses:

- Multifamily Residential
- Live/work
- Commercial
- Parking Facility
- Retail Stores
- Office
- Hotel
- Light Industrial
- Commercial Signage
- Educational Facilities
- Stadium
- Medical Facilities
- Distillery
- Brewery
- Grocery Store
- Self-Storage Facility
- Recreation, Indoor
- Recreation, Outdoor
- Automotive Repair Facility
- Automotive Service Facility

- Care Facilities
- Communication Tower
- Communication Antenna
- Residential Condominium
- Commercial Condominium
- Corporate Headquarters
- Data Center
- Industrial/Service
- Laboratory
- Manufacturing
- Dry-Cleaning
- Dwelling
- Recording Studio
- Print Shop
- Post Office
- Museum
- Library
- Pet Grooming
- Government Facilities and Operations
- Farmer's Market
- Concert Hall
- Dance Studio
- Catering Establishment/Business Incubator Center
- Barber/Beauty Shop
- Financial Institution
- Auditorium
- Amusement
- Retail Wine and Spirits
- Office Park
- Restaurant
- Bar
- Nightclub
- Shooting Range, Indoor
- Single-family Attached
- Equipment Sales and Rental
- Flex Space
- Special Event Facility
- Mobility Hub
- Vertiport
- Civic Space
- Theater
- Tavern
- Recreation Area
- Veterinary Clinic
- Cemetery
- Veterinary Hospital

- Picnic Shelter
- Shared Restrooms
- Parking Area

Architectural Design:

According to the applicant, much of the design for the district will be based on internal setbacks. These internal setbacks shall restrict height so as to allow for a gradual massing of buildings as moving towards the center of the site. The applicant states that this will allow for a building height transition from the surrounding one-story residential buildings to multi-story residential and commercial buildings. According to the applicant buildings are allowed within the internal setbacks, but the height is restricted based on the table shown on the conceptual plan.

Access and Parking:

The applicant intends to provide on-street and off-street parking based on the use of a Shared Use Parking Analysis. The applicant states that this analysis will be conducted and included in the technical memorandum for each of the development phases for this project and that it will compare the parking needs of the individual phase against the overall master plan parking needs, along with considering what has already been previously developed.

Access will be provided by a minimum of 5 main entrances and two secondary entrances. The applicant states that the main entrances will be provided along Brooks Avenue, Old Buncombe Road, and Highway 253. Secondary entrance locations are stated to be provided at the site plan review phase. Each entrance will allow access to the entire Project as all Lots/Phases are interconnected. According to the applicant, main entrances will be designed as gateways to the project for residents and guests. Secondary access points will be designed for lower traffic roads and intended more for residential use rather than commercial use.

Landscaping and Buffering:

According to the applicant, landscaping and buffering shall be provided within the required 25 foot setback area with the following guidelines: “Within the 25 foot setback yard

no hardwood trees over four inches in caliper shall be removed unless required by infrastructure design, utility design, or placement of a path. Where there are no trees larger than four inches in caliper, privacy and screening will be provided through the use of berms, fences, or landscaping, or a combination of the above.” Additionally, existing vegetation will be maintained where practical to provide an immediate blend with existing areas. All landscaping on the site, including the buffer, parking lot landscaping, and tree ordinance requirements, shall conform to the now current Greenville County Tree Standards Ordinance and Greenville County Zoning Ordinance at the time the Lots/Phases are developed per the proposed Site Plan for the respective Lot/Phase. However, the PD shall have the flexibility to transfer unallocated Open Space and landscaping between Lots/Phases to meet both the Greenville County Tree Ordinance and Greenville County Zoning Ordinance in effect as of the approval date of this PD for the approved Site Plan for the respective Lot/Phase.

Signage and Lighting:

The applicant states that freestanding signage will be a monument or pylon sign. The applicant would also like to provide building identification and location signage for each lot or buildings. According the applicant all signage will meet the requirements of the Greenville County Sign Ordinance. Face of sign will be fabricated aluminum and acrylic on a base of concrete, brick or stone; sign copy may be acrylic or vinyl graphics. Portions of sign may be internally illuminated/back lit. Each entrance may feature a site sign, up to fifteen (15) total, and each commercial building will feature a sign listing the businesses located within the building. Wayfinding signs may be utilized to better direct traffic to their desired destination. Residential developments will feature a sign at the entrance to the applicable development.

According to the applicant site lighting will be selected based on the building style and features. Pedestrian and residential area lighting shall conform to Greenville County’s regulation of maximum 16-ft height with full cutoff. Parking lot and roadway lights will be sized for appropriateness of the use, generally with a maximum

height of 30-ft. Sports lighting will be sized to be proportionate to the facility being constructed.

CONCLUSION:

The subject parcels, currently zoned I-1, Industrial, R-10, Single-Family Residential and R-MA, Multifamily Residential, with frontage along a number of minor arterial and residential roads, with the main axis road being along Old Buncombe Road near the intersection with W. Blue Ridge Drive. Due to the size of the site, the requested PD, Planned Development zoning district will allow for a mixed use site that can be developed cohesively. A successful rezoning to PD, Planned Development would allow for redevelopment and clean-up of this currently vacant industrial site. The proposed development will have to meet the following conditions:

- 1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

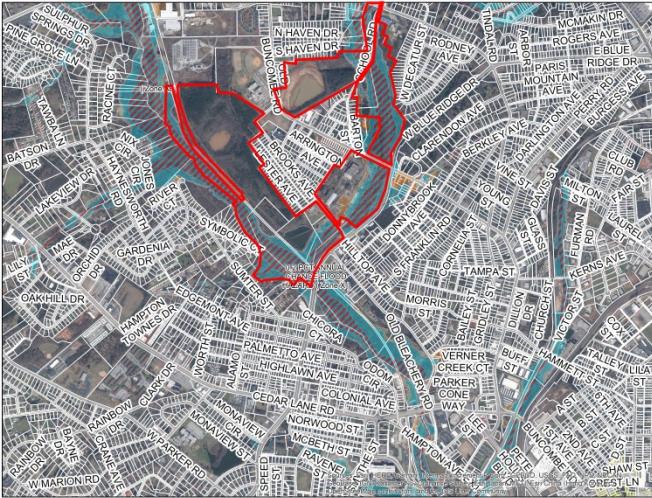
STAFF

RECOMMENDATION:

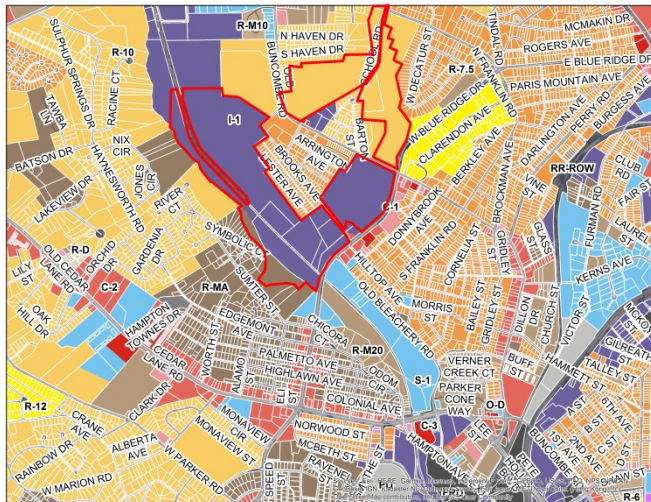
Based on these reasons, staff recommends approval of the requested rezoning to PD, Planned Development District with the aforementioned condition. The Planning Commission recommended approval with condition.

MOTION:

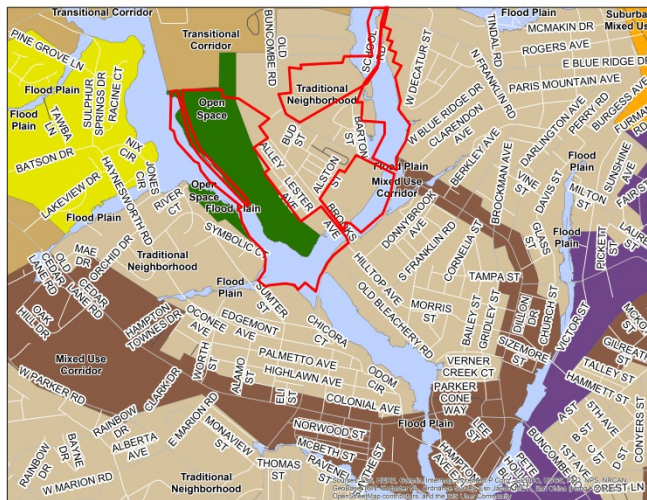
By Mr. Barnes to approve CZ-2021-20 with staff’s condition. The motion carried unanimously by voice vote.



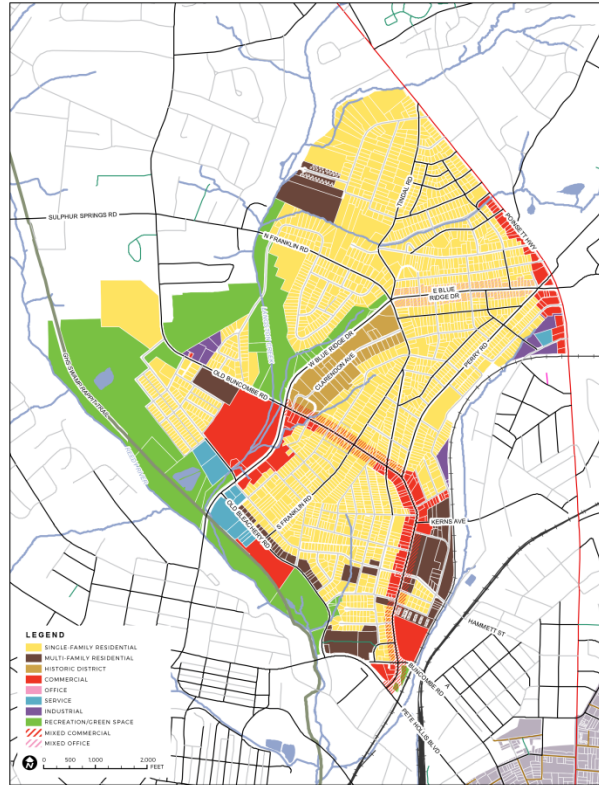
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



San Souci Community Plan, Future Land Use Map

The following item was held at the last Planning and Development Committee meeting per the applicant's request.

Ms. Denny presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-72

APPLICANT: James Durham Martin of Arbor Engineering, Inc. for Connector Plus, LLC

PROPERTY LOCATION: SC Hwy 153, and Interstate 185, Brown Road, and Old Cleveland Street

PIN/TMS#(s): WG07000100900

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING C-3, Commercial District

PROPOSED LAND USE Office Space

ACREAGE: 47.5

COUNCIL DISTRICT: 25 – Fant

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

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Vacant Land and auarry
East	R-S	single-family residence and vacant wooded land
South	R-S	single-family residences
West	Anderson County	Property located in Anderson County

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Gantt Sewer District

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is part of the South Greenville Area Plan, where it is designated as *Business & Light Manufacturing Park & Service/Industrial*. **Please refer to the Future Land Use Map at the end of the document.**

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	47.5	80 units
Requested	C-3	16 units/acre		760 units

A successful rezoning would allow for up to 680 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

SC Highway 153 is a two-lane State-maintained collector and Interstate 185 is a State-maintained Interstate. Brown Road is a State-maintained collector, and Old Cleveland Street is a County-maintained residential road. The parcel has approximately 2,411 feet of frontage along Interstate 185 and approximately 1,611 feet along SC Highway 153, approximately 240 feet along Brown Road, and 100 feet along Old Cleveland Street. The parcel is approximately 1 mile southwest of the intersection of S Old Piedmont Highway and Brown Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
SC Highway 153	0' S	2,400	2,200 -8.3 %	3,900 +62.5%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site. There are no known historic or cultural resources on the site, and large portions of the site are heavily wooded. There is one school located within one mile of the site: Trinity Christian Academy.

CONCLUSION:

The subject property is along Interstate 185 and Highway 153, a State-Maintained Interstate and State-Maintained Collector road. Staff is of the opinion that the uses allowed in the proposed C-3 zoning classification are appropriate uses along these major corridors. Also, a successful rezoning to C-3, Commercial would align with both the *Plan Greenville County Comprehensive Plan* and the *South Greenville Area Plan* by

permitting the uses outlined under Mixed Employment Center, and Business, Light Manufacturing, and Industrial.

STAFF

RECOMMENDATION:

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

MOTION:

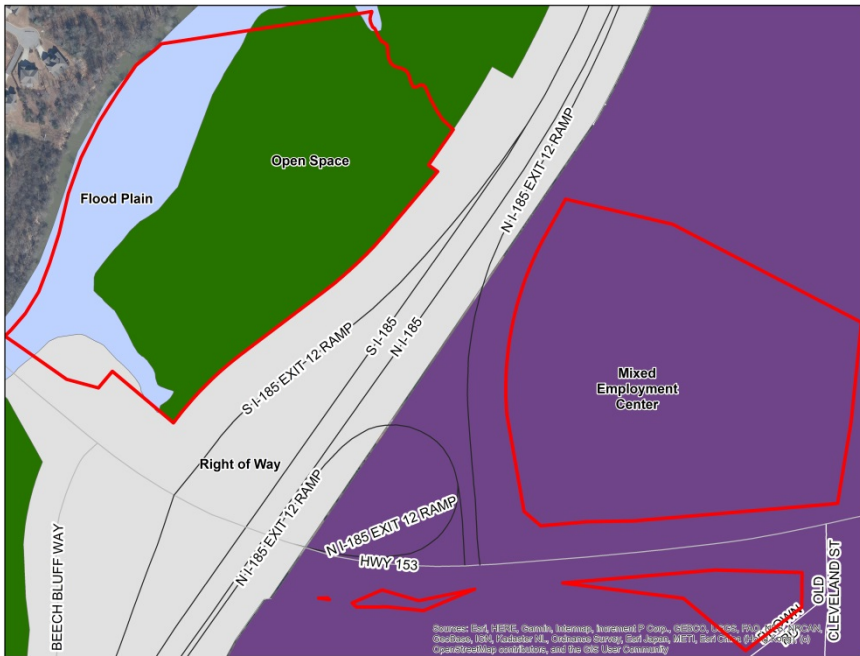
By Mr. Barnes to approve CZ-2020-72. The motion carried unanimously by voice vote.



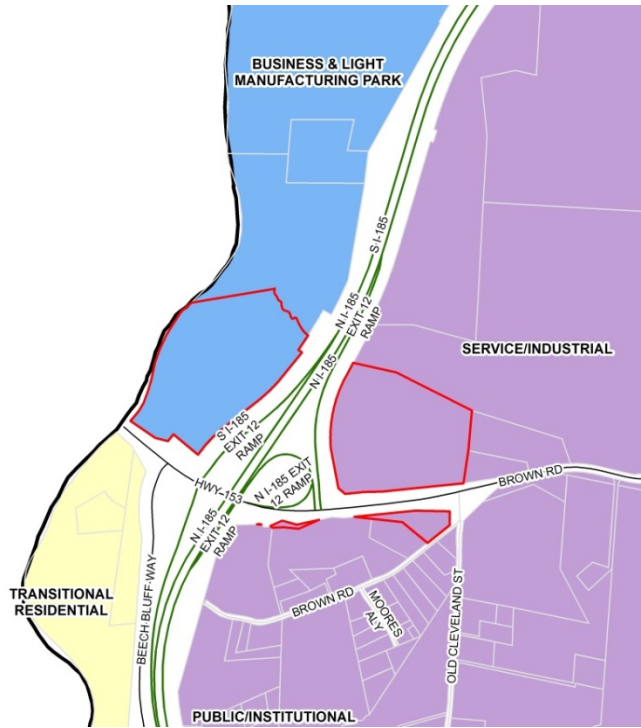
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

ADJOURN:

MOTION: By Mr. Barnes to adjourn. Without objection, Chairman Dill adjourned the meeting at 5:24 p.m.

Respectfully submitted

Recording Secretary