

GREENVILLE COUNTY PLANNING
AND DEVELOPMENT COMMITTEE

MINUTES
April 5, 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: Chairman Meadows, L. Ballard, E. Fant

PLANNING COMMISSION MEMBERS: E. Forest

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

CALL TO ORDER

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

INVOCATION

Mr. Barnes provided the invocation.

APPROVAL OF THE MINUTES OF THE MARCH 15, 2021 COMMITTEE MEETING

MOTION: By Mr. Harrison to approve the March 15, 2021 meeting
minutes as presented. The motion carried unanimously by voice vote.

REZONING

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace – Principal Planner

RE: CZ-2021-21

APPLICANT: Gregory Charles Ashmore of S R Mulch & Grinding, Inc. for HRH Developers, LLC

PROPERTY LOCATION: 1730, 1750, 1908, & 1910 Hood Road

PIN/TMS#(s): G006000301409 & G006000301407

EXISTING ZONING: S-1, Services District & R-S, Residential Suburban District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Recycling Facility (Mulch Yard)

ACREAGE: 24.42

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This property was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1.

EXISTING LAND USE: Commercial vacant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Office, single-family residential
East	S-1 & R-S	Vacant land
South	I-1	Vacant land
West	I-1 & S-1	Warehousing, vacant land

WATER AVAILABILITY: CPW

SEWER AVAILABILITY: Metropolitan Sewer – connection unavailable

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

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

ROADS AND TRAFFIC:

Hood Road is a two-lane State-maintained minor collector road. The parcels have approximately 1,371 feet of frontage combined along Hood Road. The parcel is approximately 0.12 miles west of the intersection of Buncombe Road and Hood Road. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the immediate area.

**CULTURAL AND
ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known cultural or historic resources located on the site. There is one school located within a mile of the site, Calvary Christian School.

CONCLUSION:

The subject parcel, zoned S-1, Services and R-S, Residential Suburban, is located along Hood Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to I-1, Industrial would be consistent with

the surrounding land uses in the area and would not have an adverse impact on this area.

STAFF

RECOMMENDATION:

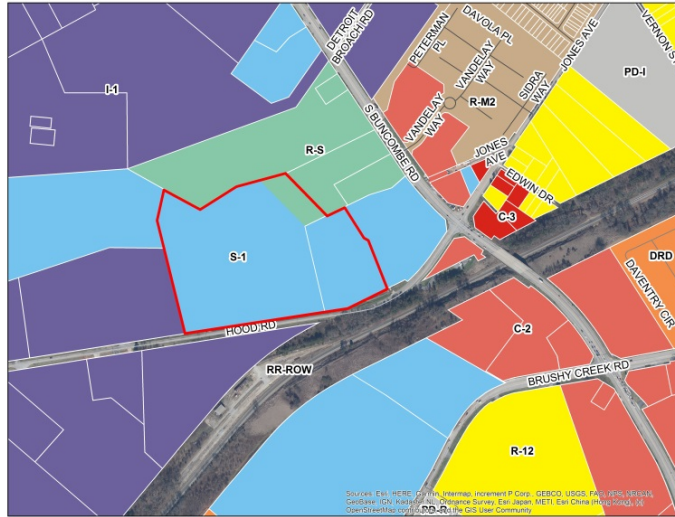
Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial. The Planning Commission recommended approval.

MOTION:

By: Mr. Barnes to approve CZ-2021-21. 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-2021-22

APPLICANT: Eric Hedrick of TCC Venture, LLC for JBP
Investment Properties, LLC

PROPERTY LOCATION: Fork Shoals Road

PIN/TMS#(s): 0584020100503

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: R-12, Single-family Residential District

PROPOSED LAND USE: Single-family Residential Development

ACREAGE: 15.57

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: This property was originally zoned S-1, Services in September 1996 as part of Area 12. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Auto-service center & single-family residential
East	R-S	Single-family residential
South	R-12	Vacant land
West	R-S	Vacant land

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 *Rural Living*.
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	Acre	Total Units
Current	S-1	0 units/acre	15.57	0 units/acre
Requested	R-12	3.6 units/acre		56 units/acre

A successful rezoning would allow for 56 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Fork Shoals Road is a two-lane State-maintained collector road. The parcel has approximately 159 feet of frontage along Fork Shoals Road. The parcel is approximately 0.51 miles north of the intersection of West Georgia Road and Fork Shoals 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
Fork Shoals Road	156' S	5,400	4,300 -26%	5,700 +33%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known cultural or historic resources located on the site. There is one school located within a mile of the site, Brashier Middle College Charter School.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along Fork Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, 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.

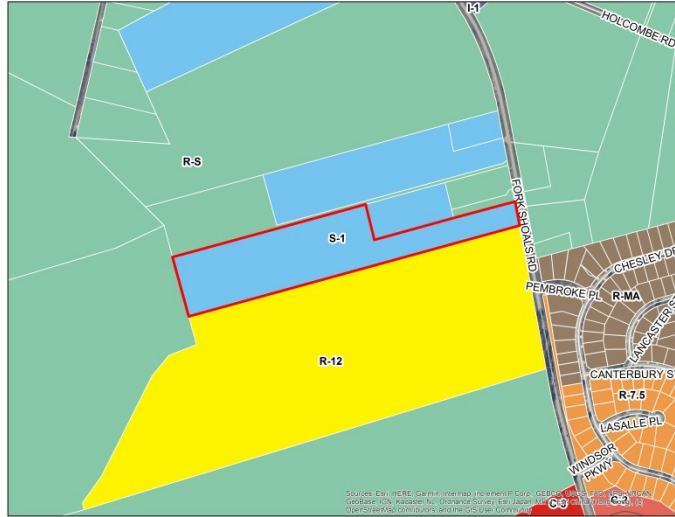
STAFF RECOMMENDATION:

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

MOTION: By Mr. Barnes to approve CZ-2021-22. The motion carried unanimously by voice vote



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-23

APPLICANT: Tara Jean Zaino for Tara Jean Zaino and Paul J.
Zaino, III

PROPERTY LOCATION: 146 Oaklawn Rd.

PIN/TMS#(s): 0586020102603 (portion)

EXISTING ZONING: R-R3, Rural Residential District

REQUESTED ZONING: R-R1, Rural Residential District

PROPOSED LAND USE: Single-family Residence

ACREAGE: 1.00

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-R3, Rural Residential in August 2000 as part of Area 14. There was a previous rezoning request for R-R1, Rural Residential, CZ-2021-04, which was withdrawn. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residence

AREA

CHARACTERISTICS: The parcel is part of an area with the following zoning and land uses

Direction	Zoning	Land Use
North	R-R1 & PD	single-family residences
East	R-R3	vacant land
South	R-R3	single-family residence
West	R-R3 & PD	vacant land & single-family residences

WATER AVAILABILITY: Greenville Water – Not Available

SEWER AVAILABILITY: Septic

PLAN GREENVILLE
COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural*. **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 *Rural Preservation*.

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-R3	1 unit/3 acres	1.00	0 units
Requested	R-R1	1 unit/acre		1 units

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

ROADS AND TRAFFIC:

Oaklawn Road is a two-lane State-maintained Minor Collector road. The parcel has approximately 308 feet of frontage along Oaklawn Road. The parcel is approximately 0.36 miles northeast of the intersection of Oaklawn Road and Reedy Fork Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the area of Oaklawn Road.

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, Ellen Woodside Elementary.

CONCLUSION:

The subject parcel, zoned R-R3, Rural Residential, is located along Oaklawn Road, a State-maintained Minor Collector Road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential would achieve the applicant’s goal of placing one single-family residence on one acre of land, and not cause any adverse impacts on the surrounding area.

STAFF

RECOMMENDATION:

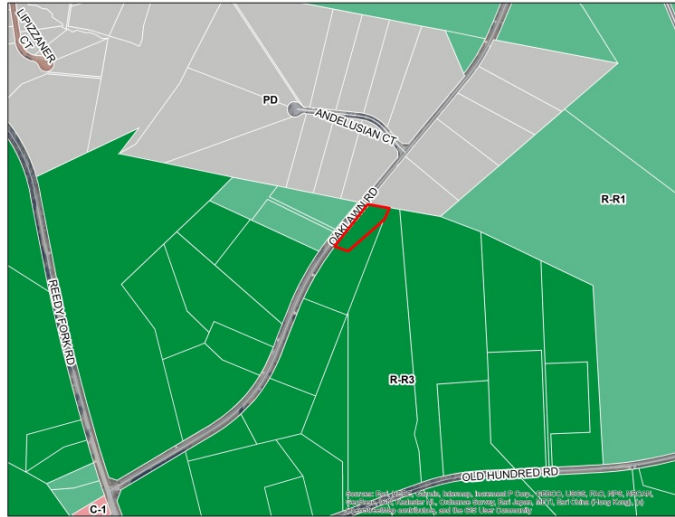
Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential. The Planning Commission recommended approval.

MOTION:

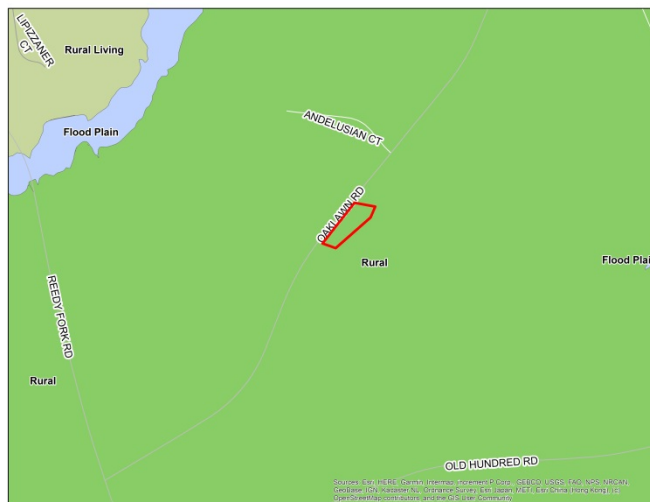
By Mr. Harrison to approve CZ-2021-23. The motion carried unanimously by voice vote.



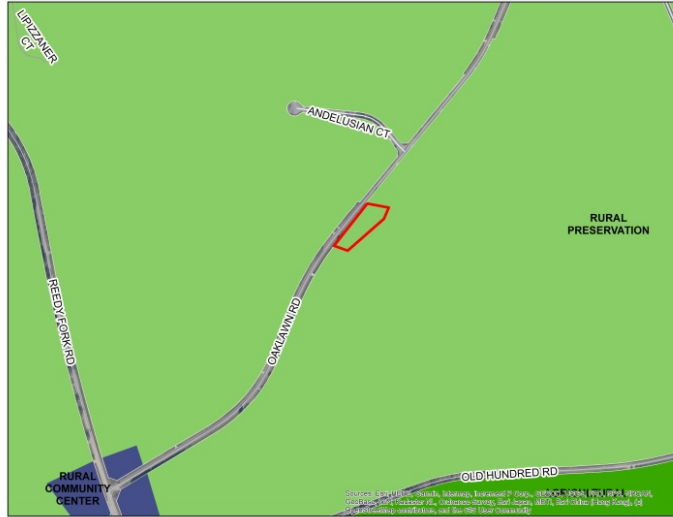
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Ms. Denny presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Meagan Staton – Deputy Zoning
 Administrator/Principal Planner

RE: CZ-2021-25

APPLICANT: James D. McCutchen of Davis & Floyd, Inc. for
 Crown Properties, LLC

PROPERTY LOCATION: 1359 Ridge Road

PIN/TMS#(s): M011020202400

EXISTING ZONING: R-10, Single-family Residential District and R-
 M20, Multifamily Residential District

REQUESTED ZONING: R-M16, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 11.84

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-10, Single-Family Residential and R-M, Multifamily Residential (Now known as R-M20) in May 1971 as part of Area 2. There was one rezoning request to R-S, Residential Suburban, CZ-1986-051, for a portion of this parcel, which was denied. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residence and Vacant Wooded Land

AREA CHARACTERISTICS: The parcel is part of an area with the following zoning and land uses.

Direction	Zoning	Land Use
North	R-10	single-family residences
East	S-1 (City of Greenville)	vacant wooded land
South	R-10 & R-S	single-family residences & vacant wooded land
West	R-10 & R-M1.5 (City of Greenville)	single-family residences & apartment complex

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro – No Sewer Available

**PLAN GREENVILLE
COUNTY**

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

AREA AND COMMUNITY

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-M20 and R-10	20 units/acre and 4.4 units/acre	11.84	Approx. 190 units
Requested	R-M16	16 units/acre		189 units

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

ROADS AND TRAFFIC: Ridge Road is a two-lane State-maintained Minor Collector Road. The parcel has approximately 248 feet of frontage along Ridge Road. The parcel is approximately 0.3 miles south of the intersection of Fairforest Way and Ridge Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Ridge Road	3071' N	3,800	3,900 +2.6%	5,600 +43.6%

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known historic or cultural resources on the site; however the site is heavily wooded. There are three schools located within one mile of the site, JL Mann Academy, St. Joseph’s Catholic School, and Christ Church Episcopal School.

CONCLUSION: The subject parcel, split-zoned R-10, Single-family Residential and R-M20, Multifamily Residential is located along Ridge Road, a State-maintained Minor Collector Road. Staff is of the opinion that a successful rezoning to R-M16, Multifamily Residential would remove the parcel’s split-zone status, allowing the site to be developed cohesively and providing for additional housing opportunities in the area.

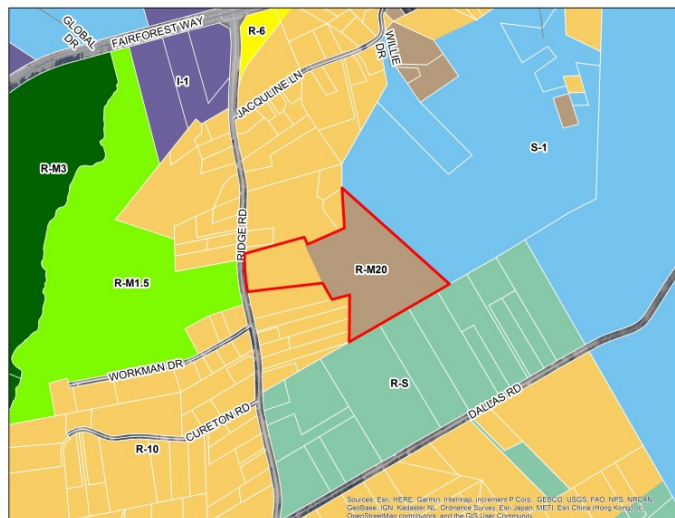
STAFF RECOMMENDATION: Based on these reasons, staff recommends approval of the requested rezoning to R-M16, Multifamily Residential. The

Planning Commission recommended approval.

MOTION By Mr. Shaw to approve CZ-2021-25. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map

REQUESTED ZONING: FRD. Flexible Review District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 10.95

COUNCIL DISTRICT: 22 – Tzouvelekas

ZONING HISTORY: This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There was one previous annexation and rezoning request to PD, Planned Development for the City of Greenville which was denied in 1999. Additionally, the subject properties have had the following rezoning requests: CZ-2006-087 for C-1, Commercial which was withdrawn; CZ-2008-055 for C-1, Commercial which was denied; CZ-2008-072 for NC, Neighborhood Commercial which was denied; CZ-2012-037 for NC, Neighborhood Commercial which was withdrawn; and CZ-2020-053 for R-M20, Multifamily Residential which was withdrawn. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	O-D	hospital
West	R-20 & PD	vacant land & medical offices

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Connects – Not Available

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 part of the Pelham Road-East Side Corridor plan designated as Low Density Residential.

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	R-20	2.2 units/acre	10.95	24 units
Requested	FRD	17.35 units/acre		189 units

A successful rezoning would allow for 165 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Pelham Road is a four-to- six lane state-maintained Minor Arterial road. Hudson Road is a two-to-five lane state-maintained Major Collector road, and Country Squire Court is a two-lane county-maintained residential road. The parcel has approximately 601 feet of frontage along Pelham Road, 649 feet of frontage along Hudson Road and 67 feet of frontage along Country Squire Court Road. The parcel is approximately 0.07 miles northwest of the interchange of Pelham Road and Roper Mountain Road Extension. The property is along a bus route, Route 509, and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pelham Road	2757' NW	23,800	23,900 + 0.4%	24,500 +2.9%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within one mile of the site, New Life Christian Academy, Pelham Road Elementary, and Sonshine Learning Center.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a 10.95-acre Multifamily Residential

Development. The site consists of two parcels and one portion of a parcel totaling 10.95 acres that will feature apartment-style and townhome-style units with pocket parks and a community area featuring a swimming pool.

Proposed Land Uses:

The intended uses for the site are to include: townhome products; multifamily products; pocket parks; and a clubhouse/amenity area with bicycle storage and maintenance facilities for residents.

ARCHITECTURAL DESIGN:

The style of the new buildings is intended to be low-country cottage style. All buildings will either be two or three stories. Exterior finish materials for the multifamily units will consist of exterior cladding of brick or stone, cementitious siding, and accents of painted or stained wood, or prefinished metal. Exterior finish materials for the townhome units will consist of cementitious siding. The amenity building will consist of exterior cladding of brick or stone, cementitious siding, accents of painted or stained wood or prefinished metal.

Access and Parking:

The applicant is proposing 275 parking spaces, exceeding the minimum 253 required which will include 23 visitor parking spaces.

The proposed development will provide access off both Hudson and Pelham Road. The applicant states that they will meet all requirements proposed by SCDOT for these access points. The applicant is proposing 5' wide internal sidewalks throughout the development, as well as adding new 5' sidewalks along both Pelham Road and Hudson Road. Additionally, the applicant is open to working with Greenlink to provide an additional bus stop in the area along the development site.

Landscaping and Buffering:

The applicant states that the existing vegetation along the property line will be preserved as much as possible and supplemented to meet all buffer requirements as needed. Additionally, the applicant is proposing an opaque fence between the development and the existing homes in the Country Squire Neighborhood, as well as an aluminum fence and landscaping around the pool deck. The rest of the site will additionally meet all landscaping requirements as outlined in the Greenville County Zoning Ordinance and Land Development Regulations.

Signage and Lighting:

The applicant states that signage will meet all requirements and is proposing a monument sign at each entry point as well as building identification and directional signage within the development. Site lighting will be provided through each unit purchaser or lessee. All Fixtures are to be full-cutoff LED lighting.

CONCLUSION:

The subject parcel, zoned R-20, Single-Family Residential, is located along Pelham Road, a State-maintained Minor Arterial Road, and Hudson Road, a State-maintained Major Collector Road which feature a mix of residential and commercial uses. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would permit a multifamily residential development, complimenting this area's role as an emerging employment hub, all while improving infrastructure at this intersection.

The development will have to meet the following conditions:

1. Add a raised concrete median on Pelham Road rather than the proposed painted median.
2. Meet all requirements per SCDOT and the Traffic Impact Study.
3. 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 denial.

Ms. Denny noted the applicant had submitted a letter requesting the item be returned to the Public Hearing for modification to the proposed development. If granted, the item would be eligible for the May 17th Public Hearing.

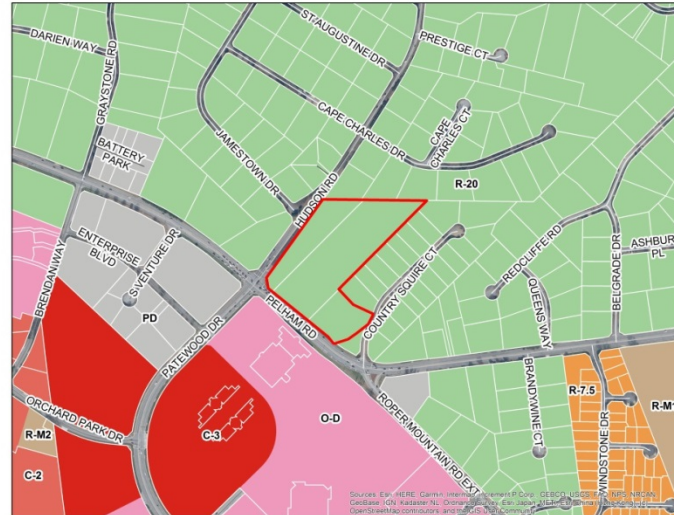
Chairman Dill noted he had a copy of the letter that was sent to staff.

Mr. Harrison stated based on the significant amendment the developer is proposing he would make the following:

MOTION: By Mr. Harrison to send CZ-2021-26 back to staff, for their recommendation and to the Planning Commission for their recommendation on the amendment. The motion carried unanimously by voice vote.



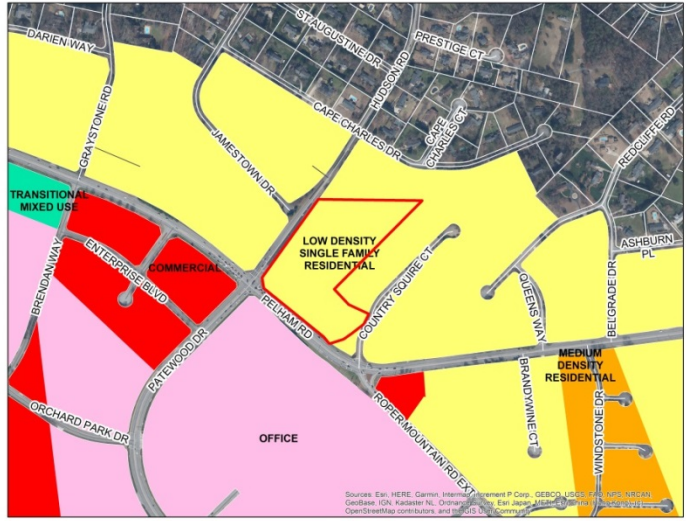
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Pelham Road- East Side Corridor Plan, Future Land Use

March 9, 2021

Ms. Brook Denny
Zoning Administrator
Greenville County, South Carolina
864-467-7537

RE: Pelham and Hudson, Multifamily Development Staff Comment letter; CZ-2021-26

Dear Ms. Denny,

Please find the following comments and their associated comment responses in reference to the above-mentioned project.

Statement of Intent

Page 1

1. Please label (portion) next to the appropriate TMN.

Response: The appropriate TMN (0543020100500) has been labeled 'a portion of'

2. It might be helpful to delineate max density for both the townhomes and apartments in separate columns of the Land-Use Table.

Response: Max Density for apartments is 160 Units and 30 TH. This gives a max. density of 17.35 Units per acre.

3. Add Clubhouse into Land-use Table.

Response: Clubhouse has been added into the land use table.

4. Please mention Dog Park

Response: Dog park has been added to the use table.

Page 2

1. Please reference our new Comprehensive Plan – Plan Greenville County (2020).

Response: Note has been updated to reflect the new comprehensive plan.

Page 3

1. Please add the height of the opaque fence between the development and Country Squire.

Response: Note has been added. Fence will be min. 6' high.

Page 4

1. Please add dimensions outlined for both Townhomes and Apartments into the appropriate columns of the Land-Use Table.

Response: Dimensions have been added to the land use table.

2. Please add all amenities, pool & size, dog park and enclosure method with height, playground and materials which will be used – additionally, will the playground be enclosed?

Response: Playground will be enclosed. Materials for the development are listed in item #8 in the SOI.

Page 5

1. Do you want to limit building material of garages just to the cementitious siding?

Response: Notation has been updated to reflect that the garages will include a mix of masonry and cementitious siding.

2. Please add height of pool fence.

Response: Note has been revised to note min. 4' fence height.

3. Please add maximum height of lighting.

Response: Max. light height has been added to the SOI.

Comments/Questions

1. What about trash facilities – are these to be roll outs provided by owner/residence or have a main collection area – if so, what about screening?

Response: The trash receptacle is shown on the concept plan. It is enclosed within an enclosure that will be designed at a later date. Screening will meet all Greenville County requirements.

2. Are you proposing any specific screening of the mail kiosk or just minimum requirements of the ordinance?

Response: Mail kiosk has been relocated into the clubhouse. Concept Plan has been updated to reflect this.

3. Please include samples of proposed signage, lighting, and CBU.

Response: Cutsheets for proposed lighting and sample signage imagery has been included with this resubmittal. See earlier note about CBU.

Will Serve Letters

1. No Comment per physical files, none attached in sent electronic files, could you please send me these to attach to your electronic documents?

Response: Digital copies of the will-serve letters are included in this submittal.

Concept Plan

1. You show/mention a Dog Park, Please additionally include in your SOI.

Response: Language about the proposed dog park is included in the SOI. This park will be located north of Building 1.

2. You show/mention setbacks, Please additionally include in your SOI.

Response: Setbacks have been added to the SOI under item 5 (D)

3. Please add the Land-Use Table as found in the SOI to the Preliminary Development Plan.

Response: Land use table has been included on the preliminary development plan

4. Please show parking space dimension for at least one "sample" parking space.

Response: Typical space has been dimensioned on the plan. Typical parking space is 9' x 20'.

5. Please give location of handicap parking spaces.

Response: A minimum of seven (7) ADA spaces will be located within the development. Final location TBD but it is anticipated that there will be one at each of Buildings 1-5 and additional spaces around the development.

6. Please label "portion" next to the appropriate TMN.

Response: 'Portion' has been labeled adjacent to the correct TMN.

7. Please provide traffic circulation arrows, and at least one "sample" drive aisle dimension.

Response: Traffic circulation arrows have been added as well as a typical dimension.

NRI

1. It might be helpful to delineate which areas are expected to be preserved as stated in the SOI.

Response: The developer will make a reasonable effort to preserve trees immediately adjacent to the neighboring properties, but the majority of the site will have to be cleared for grading purposes.

Landscaping Plan

1. None provided – please show on Preliminary Development Plan (match all that was proposed in the SOI) if no separate landscaping plan is intended to be submitted.

Response: Schematic landscape has been shown on the attached site rendering. All landscape will at min. meet all appropriate Greenville County landscape requirements.

It is our intention that the information provided within will address all your concerns/questions regarding this project. Your expeditious review is greatly appreciated. Please let me know if you have any questions or need further clarification for this project.

Attached as part of this resubmittal are the following:

- (a) Revised SOI
- (b) Revised Concept Plan (including schematic landscape)
- (c) Letters of Availability
- (d) Comment Response Letter

Sincerely,



Seamon Whiteside & Associates, Inc.
Joe Bryant, P.E., LEED® AP
Managing Principal, Greenville Office

Ms. Denny presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny – Planner

RE: CZ-2021-27

APPLICANT: Chuck Langston of Langston-Black Real Estate,
Inc. for LBRE Properties, LLC

PROPERTY LOCATION: Rodgers Road

PIN/TMS#(s): G005000204601 and G005000204600 (portion)

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

REQUESTED ZONING: R-7.5, Single-Family Residential District

PROPOSED LAND USE: Single-family Residential

ACREAGE: 0.35

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential in May 1970 as part of Area 1. There has been no other rezoning request for this property.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residence
East	R-12	vacant land
South	R-12 & C-2	single-family residence
West	C-2	single-family residence

WATER AVAILABILITY: CPW

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 Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

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

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acre	Total Units
Current	R-12	3.6 units/acre	0.35	1 units
Requested	R-7.5	5.8 units/acre		2 units

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

ROADS AND TRAFFIC:

Rodgers Road is a two-lane County-maintained residential road. The parcel has approximately 110 feet of frontage along Rodgers Road. The parcel is approximately 0.18 miles east of the intersection of Brushy Creek Road and S. Buncombe Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate area.

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, Calvary Christian School.

CONCLUSION:

The subject parcel, zoned R-12, Single-Family Residential, is located along Rodgers Road, a County-maintained Residential Road. A successful rezoning to R-7.5, Single-Family Residential would achieve the applicant’s goal of allowing for two dwelling units on the subject parcel. While staff realizes an R-7.5 Zoning Classification would be denser than the existing residential area, the lot is an existing non-conforming lot and a successful rezoning would bring this parcel into conformity.

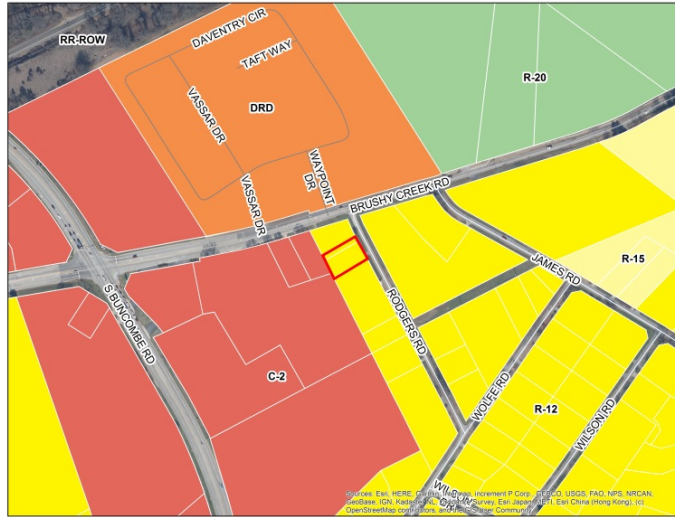
STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential. The Planning Commission recommended approval.

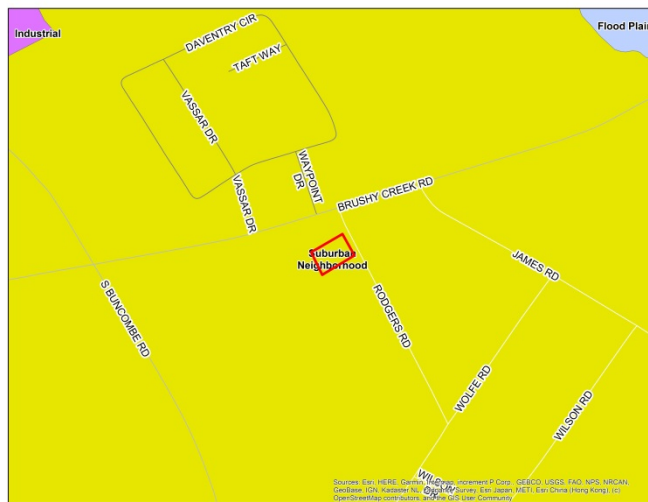
MOTION: By Mr. Barnes to approve CZ-2021-27. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

The following item was held at the February 24, 2021 Planning Commission meeting per the applicant's request.

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-19

APPLICANT: Ryan James Peiffer of Hughes Investments for
Beech Tree, Inc

PROPERTY LOCATION: Old Grove Road

PIN/TMS#(s): 0406000100400 (portion)

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: R-12, Single-Family Residential District

PROPOSED LAND USE: Single-family Residential Development

ACREAGE: 152.174

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There has been one successful rezoning request for this property, CZ-1982-025, from R-S, Residential Suburban to I-1, Industrial.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5 & R-10	single-family residence and vacant land
East	I-1	vacant land
South	I-2	vacant land
West	R-S,R-7.5, & PD-R	single-family residences, elementary school, church and manufactured home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood, Mixed Employment Center and Floodway*. **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	Acre	Total Units
Current	I-1	0 units/acre	152.174	0 units
Requested	R-12	3.6 units/acre		547 units

A successful rezoning would allow for 547 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Grove Road is a two-lane State-maintained residential collector road. The parcel has approximately 3,728 feet of frontage along Old Grove Road. The parcel is approximately 0.38 miles north of the intersection of Old Grove Road and Bracken Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Grove Road	0' W	2,100	1,750 -16.7%	2,600 +48.6%

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: Grove Elementary

CONCLUSION:

The subject parcel, zoned I-1, Industrial, is located along Old Grove Road, a State-maintained Residential Collector Road. Due to site limitations, the current zoning of I-1, Industrial may be difficult to develop on this site. Staff is of the opinion that a successful rezoning to R-12, 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-12, Single-family Residential. The Planning Commission recommended approval.

Councilor Ballard stated at the Public Hearing he stated his concern over the lack of sidewalk on the road and traffic. He stated he realized a traffic study was done. Since that time he has had numerous contacts from people in his district asking him to oppose this. He was not on the Committee, but was requesting denial based on the people in the area asking him to oppose it.

Dr. Fant stated he was not on the Committee, but when he was on the Committee there was many times a Council member would call a Committee member and express their opposition to a project in their district and the request was denied without discussion. He stated he had never voted in favor of something that a Council member was opposed to in their district. Dr. Fant stated this project split both his and Mr. Ballard’s District and they were both in opposition

to the proposed along with all the residents on both district lines. He spoke of gentrification in his District and District 26 and noted the average income in his District was \$31,000. In his District there were more folks paying 50 percent of their wages toward rent and utilities than any other District. This was not about he and Phil Hughes, it was about the people in his district. Dr. Fant stated there were two plans, one with the Redevelopment Authority to fix the road and use the property for affordable housing, they have the money to do it. Additionally he had spoken to a private developer, who will buy the property and commit to build affordable housing.

Chairman Dill stated had he had a gavel, he would have gaveled Dr. Fant down with some of those remarks made, but he was glad he did not have a gavel, he had said some things that were not true, but they were his opinion.

Mr. Harrison stated he respected Dr. Fant, but Dr. Fant's speech threw him for a loop. From a purely land use, planning perspective, and he did not claim to know what was best for Dr. Fant's District, but from a purely land use, planning perspective, that is why there is a Committee, to discuss the merits of a project. Mr. Harrison believes the school would not like a big manufacturing, industrial use right across the street from them. He felt being singled out in a rant by Dr. Fant he felt was very uncalled for and not appreciated.

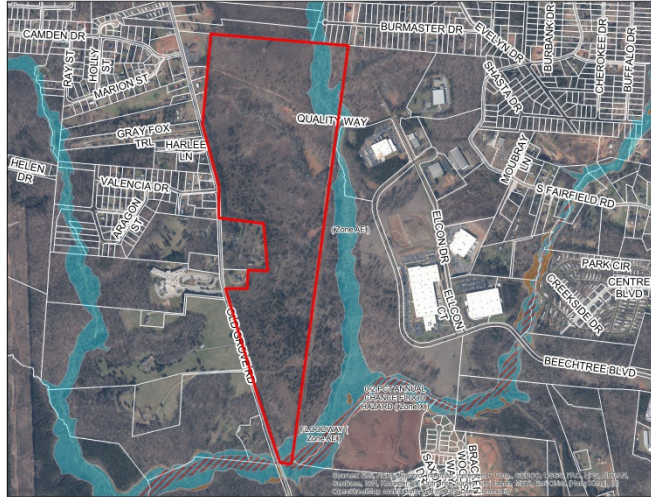
Mr. Shaw noted, after being use to being in a court of law, when you bring somebody's name up, they have a chance to talk. He asked was the Committee allowed to hear from Mr. Hughes.

Mr. Hughes addressed the Committee members regarding the possibility of a new Plan. He stated there had been a suggestion that someone may do something that favors the Council member's. He stated he never dreamed this would be difficult, the Comprehensive Plan shows residential and that is what he was trying to do.

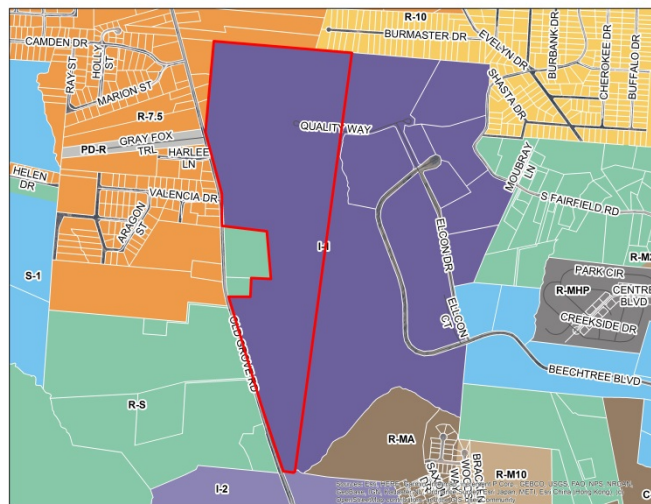
MOTION: By Ms. Norris to deny CZ-2021-19. The motion failed by a vote of two in favor of denial (Norris and Barnes) and three in opposition (Harrison, Shaw and Dill).

MOTION: By Ms. Norris to hold CZ-2021-19. The motion failed by a vote of two in favor (Norris and Barnes) and three in opposition (Harrison, Shaw and Dill).

MOTION: By Mr. Harrison to approve CZ-2021-19. The motion carried with one in opposition (Norris).



Aerial Photography, 2020



Zoning Map

Chairman Dill stated that was correct. Anything sent from this Committee would need a Public Hearing. He stated he agreed with the motion to hold the item, to see if the community could be brought together on this.

Mr. Shaw stated this was the toughest things the new Council members have had to deal with. As an attorney, he felt, looking at it as an Ordinance, it was completely meaningless, too vague.

Motion to hold the Ordinance to Amend the Land Development Regulations/3.1 failed by a vote of two in favor (Harrison and Dill) and three opposed (Shaw, Barnes and Norris).

MOTION: By Mr. Barnes to deny 3.1 and forward to full Council. The motion carried by a vote of three in favor (Shaw, Barnes and Norris) and two opposed (Harrison and Dill).

ADJOURNMENT

MOTION: By Mr. Barnes to adjourn. Without objection Chairman Dill adjourned the meeting at 5:48 p.m.

Respectfully submitted

Recording Secretary