

**Zoning Docket from April 19, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-38	Alexander Zuendt for Zuendt Engineering, LLC for Kamlesh Patel W. Georgia Road and Sullivan Road 0584010102900, 0584010102901, 0584010102903 and 0584010102906 C-3, Commercial District, R-S, Residential Suburban District and S-1, Services District to FRD, Flexible Review District	25	Approval with condition	Approval with condition 4-28-21		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Developers want to build a mix use of a gas station with convenience store and townhomes</li> <li>• The townhomes will be approximately 10 units per acre</li> <li>• Two ingress/egress points</li> <li>• The commercial development will only be accessed internally on the proposed roads</li> </ul> </li> <li>2) Agent <ul style="list-style-type: none"> <li>• Wants not too high or too low of density</li> <li>• Very innovative gas station</li> <li>• Widening will occur by SCDOT by 2024 towards I-385</li> <li>• Only 5,700 vehicles a day going towards I-185</li> <li>• The gas station will provide convenience for the new subdivisions coming to the area</li> <li>• Had discussion with the Fire Chief of the area</li> <li>• Wants FRD for protection for Greenville County</li> <li>• Townhomes will have a two-car garage</li> <li>• Would like to work with the community</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff: 2-12-21</b></p>				<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>	
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Brashier Middle School. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned C-3, Commercial District, R-S, Residential Suburban District and S-1, Services District and is 7.55 acres of land located on W. Georgia Rd and Sullivan Rd, and is approximately 0.67 miles east of the intersection of W. Georgia Rd. and Fork Shoals Rd. The subject</p>					

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parcel has approximately 543 feet of frontage along W. Georgia Rd. and 645 feet of frontage along Sullivan Rd. The applicant is requesting to rezone the property to FRD, Flexible Review District.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing a mixed-use development. The site consists of four parcels consisting of 7.55 acres that will feature: commercial retail along West Georgia Road and at the intersection of West Georgia Road and Sullivan Road; and townhomes on the remaining 2.98 acres.

**Proposed Land Uses:**

The intended uses for the site are to include: commercial retail, townhomes, and all uses permitted in C-3, Commercial and R-MA, Multifamily Residential.

**Architectural Design:**

The applicant states that the townhomes will be constructed by a national builder and will be similar to other townhomes being constructed in the area. Construction will be typical wood frame construction with cement fiber, stone, brick, or vinyl exterior. The gas station and convenience store will be constructed with steel framing and a stone and cement fiber exterior.

**Access and Parking:**

The site is accessed on West Georgia Road and Sullivan Road via newly proposed roads. Access on West Georgia Road will be at the signalized intersection at Holcombe Road. Access to Sullivan Road will be approximately 500 feet south of the intersection of West Georgia Road.

**Landscaping and Buffering:**

The applicant states that a 12.5 foot landscape buffer with continuous evergreen species screening will be provided where the development adjoins residential properties.

**Signage and Lighting:**

The applicant states that monument signage is proposed for the project. Internal site lighting is proposed for the site.

**CONCLUSION**

The subject parcels, zoned C-3, Commercial, R-S, Residential Suburban, and S-1, Services, are located along West Georgia Road, a two-lane State-maintained arterial road, and Sullivan Road, a two lane State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for commercial development along West Georgia Road in conjunction with additional residential units at a greater density than allowed under the current zoning, would be consistent with much of the residential density in the area, and would not have an adverse impact on this area.

The development would have to meet the following condition:

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

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned condition.



Greenville County Planning Division  
Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2021-38

**APPLICANT:** Alexander Zuendt for Zuendt Engineering, LLC for  
Kamlesh Patel

**PROPERTY LOCATION:** W. Georgia Road and Sullivan Road

**PIN/TMS#(s):** 0584010102900, 0584010102901, 0584010102903 and  
0584010102906

**EXISTING ZONING:** C-3, Commercial District, R-S, Residential Suburban  
District and S-1, Services District

**REQUESTED ZONING:** FRD, Flexible Review District

**PROPOSED LAND USE:** Mixed-Use Development

**ACREAGE:** 7.55

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** These parcels were originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been two successful rezoning requests for TMN 0584010102901: CZ-2003-11, from R-S, Residential Suburban to S-1, Services; and CZ-2006-053, from S-1, Services to C-3, Commercial. There has been one successful rezoning request for TMN 0584010102906: CZ-2003-072, from R-S, Residential Suburban to S-1, Services.

**EXISTING LAND USE:** Residential vacant land, auto service facility, single-family residence, commercial vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-family residences, office
East	S-1, R-12	Warehousing, single-family residential
South	R-12	Residential vacant land
West	R-S	Residential vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed-Use 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 South Greenville Area Plan.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-3, S-1, & R-S	5.7 units/acre	7.55	43 units
Requested	FRD	8.6 units/acre		65 units

A successful rezoning would allow for 22 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

West Georgia Road is a two-lane State-maintained arterial road. The parcel has approximately 543 feet of frontage along West Georgia Road. Sullivan Road is a two-lane County-maintained collector road. The parcel has approximately 645 feet of frontage along Sullivan Road. The parcel is approximately 0.67 miles east of the intersection of Fork

Shoals Road and West Georgia Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
West Georgia Road	16,243' E	14,000	12,400 -12.9%	19,000 +53.2%

**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: Brashier Middle School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

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The development would have to meet the following conditions:

1. Submit revised comments and plans in accordance with the Memo on Comment Responses dated April 16, 2021;
2. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

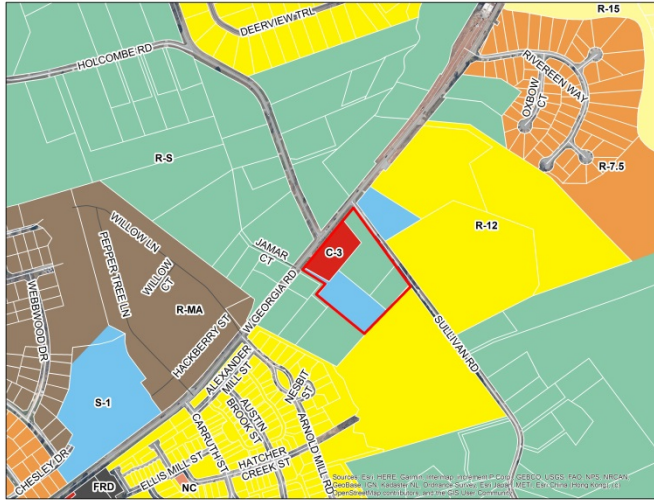
**STAFF**

**RECOMMENDATION:**

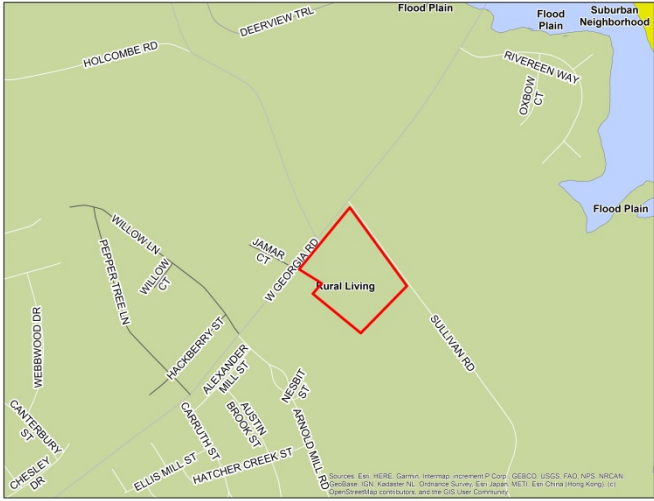
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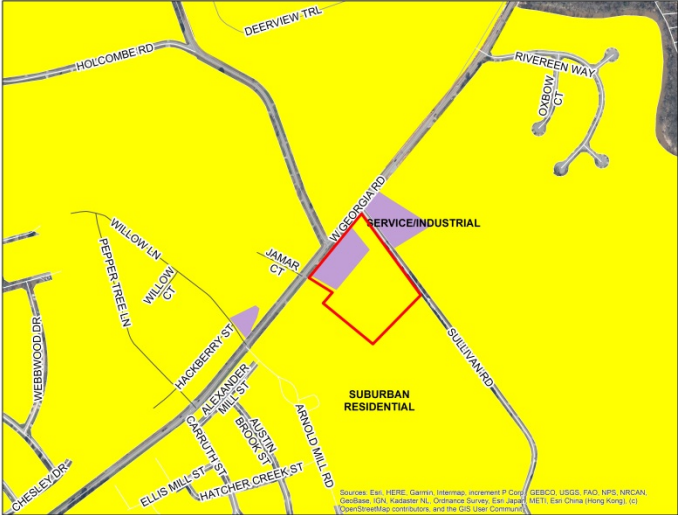
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map