

**Zoning Docket from January 10, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-003	Alexander Zuendt of Zuendt Engineering, LLC for Kamlesh Patel of V-go Holdings LLC W Georgia Rd. and Sullivan Rd. 0584010102900, 0584010102901, 0584010102903, 0584010102906, 0584010102905, 0584010102908, 0584010102904, 0584010102902, and 0584010102907 R-S, Residential Suburban District and FRD, Flexible Review District to FRD-MC, Flexible Review District – Major Change	25	Approval with conditions			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 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>• Two access points to the site</li> <li>• Improvements will be made to the existing infrastructure</li> <li>• Sewer and water will be provided</li> </ul> </li> <li>2) Developer Representative                             <ul style="list-style-type: none"> <li>• Provides a quick access to stores without fighting traffic</li> <li>• Reached out to local emergencies services to ensure street widths are appropriate as well as ingress and egress</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen                             <ul style="list-style-type: none"> <li>• Doesn't oppose property development but does not want townhomes or apartments due to traffic</li> <li>• Concerns for more traffic on West Georgia Road</li> </ul> </li> </ol> <p><b>List of meetings with staff: None</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>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Service/Industrial</i> and <i>Suburban Residential</i>. Floodplain is not present on the site. Two schools are located within one mile of the site: Greenville Technical College – Brashier Campus and Middle College Charter School. The property is not along any bus routes. There are no sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-S, Residential Suburban District and FRD, Flexible Review District and is 12.3 acres of land located on W. Georgia Rd. and Sullivan Rd. and is approximately 0.58 miles east of</p>					

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the intersection of W. Georgia Rd. and Fork Shoals Rd. The parcel has approximately 1,022 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-MC, Flexible Review District – Major Change.

The applicant states that the proposed land use is a mixed-use development.

**Project Information:**

The applicant is proposing a mixed-use development. The site consists of nine parcels consisting of 12.3 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 12.03 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 R-S, Residential Suburban, and FRD, Flexible Review District, 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—Major Change, which 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 conditions:

1. Submit revised Statement of Intent and Preliminary Land Development and Landscape Plan, addressing comments from the letter dated January 13, 2022.
2. Submit Final Development 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-MC, Flexible Review District—Major Change with the aforementioned conditions.



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2022-003

**APPLICANT:** Alexander Zuendt of Zuendt Engineering, LLC for  
Kamlesh Patel of V-Go Holdings LLC

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

**PIN/TMS#(s):** 0584010102900, 0584010102901, 0584010102903,  
0584010102906, 0584010102905, 0584010102908,  
0584010102904, 0584010102902, and 0584010102907

**EXISTING ZONING:** R-S, Residential Suburban District and FRD, Flexible  
Review District

**REQUESTED ZONING:** FRD-MC, Flexible Review District – Major Change

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

**ACREAGE:** 12.3

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** These parcels were originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. TMN 0584010102900, 0584010102901, 0584010102903, 0584010102906 were rezoned to FRD, Flexible Review District via CZ-2021-38. Additionally, 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 residential, commercial vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential, office
East	S-1, R-12	Warehousing, Single-Family Residential
South	R-12	Single-Family Residential
West	R-12	Single-Family Residential

**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 *Rural Living*. \*\*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 *Service/Industrial* and *Suburban Residential*.

**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	12.3	125 units
	FRD	8.6 units/acre		
Requested	FRD	10.9 units/acre		134 units

A successful rezoning would allow for 9 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 1,022 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 0.58 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	2013	2016	2019
West Georgia Road	16,243' E	13,300	16,100 +21.05%	19,000 +18.01%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Greenville Technical College – Brashier Campus and Brashier Middle College Charter School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

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**STAFF****RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to FRD-MC, Flexible Review District—Major Change with the aforementioned conditions.



Aerial Photography, 2021



Zoning Map



South Greenville Area Plan, Future Land Use Map



Plan Greenville County, Future Land Use Map