

**Zoning Docket from October 17, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-097	Ford Elliott of Contender Development for Gary Chandler of Chandler Revocable Trust, Deborah Foster of Foothills Presbytery, and Linda Gayle Porter W. Georgia Rd. and Rocky Creek Rd, Simpsonville, SC 29680 0575030100403, 0575030100401 (portion), 0575030100412, and 0575030100505 R-S, Residential Suburban District to FRD, Flexible Review District	26	Approval with Condition			
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing October 17, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Proposing to develop 61 attached single-family residential development</li> <li>• Approximately 5 units per acre</li> <li>• Even though the property is zoned R-S, Residential Suburban, it is surrounded by a mixture of single-family residential zoning districts</li> <li>• Requesting the FRD zone not for more density, but to provide the exact development that will be constructed</li> <li>• The property is located in the Suburban Neighborhood District and believes the proposed density fits within this Future Land Use</li> <li>• There will be community areas for the residents with buffers and screening around the development (the buffer adjacent to the Remington Subdivision is 50 ft. in width.)</li> <li>• A Traffic Impact Study has been completed and submitted to Staff</li> <li>• There will be some infrastructure upgrades to Rocky Creek Rd.</li> <li>• The roads within the community will be private</li> <li>• The access will be off of Rocky Creek Rd. and there will be an emergency only access off of W. Georgia Rd.</li> <li>• Building material will complement homes in the surrounding area</li> <li>• Homes will have a one car garage</li> <li>• Homes will be a for sale product and not for rent</li> <li>• There will be sidewalks and walking trails throughout the subdivision</li> </ul>	<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> Petition – 156 Letters – 2</p>				

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	<ul style="list-style-type: none"> <li>• There have been community meetings with the surrounding neighborhoods HOA representatives and are open to some of their ideas and concerns</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> <li>• Lives near the subject property</li> <li>• The proposed development is a better standard that what was has been proposed in the past</li> <li>• Concerned with the future builder that will be chosen</li> <li>• Concerned with traffic along Rocky Creek Rd.</li> <li>• Pleased with the density and the proposed building materials</li> </ul> <p>2) Citizen</p> <ul style="list-style-type: none"> <li>• Concerned with all the accidents along W. Georgia Rd. and how the proposed development will interact</li> <li>• Should not change the zoning until the roads are upgraded</li> <li>• Does not believe that 61 homes falls under low density</li> <li>• Does no believe that townhomes is compatible with the detached single-family residences</li> </ul> <p>3) Citizen</p> <ul style="list-style-type: none"> <li>• Concerned with how a left turn would even work due to the amount of existing traffic on Rocky Creek Rd.</li> <li>• Traffic on both roads at this intersection are of high volume and people have to wait through multiple light changes</li> </ul> <p>4) Citizen</p> <ul style="list-style-type: none"> <li>• Counted number of homes in subdivisions in the surrounding area for a total of approximately 3,057 homes. Adding the additional traffic will make the intersection and the existing roads even worse</li> <li>•</li> </ul> <p><b>List of meetings with staff:</b> None</p>	
<p><b>Staff Report</b></p>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject parcel is 12.48 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>.</li> <li>• West Georgia Road is a two to three-lane State-maintained arterial road and the parcels have 739 feet of frontage along West Georgia Road. Rocky Creek Road is a two to three-lane State-maintained collector road and the parcels have approximately 827 feet of frontage along Rocky Creek Road. The parcels are located northeast of the intersection of West Georgia Road and Rocky Creek Road. The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Brashier Middle College Charter High School and Greenville Technical College – Brashier Campus are located within one mile of the site.</li> <li>• The applicant is proposing a maximum of 61 single-family attached residential units. The site consists of four parcels.</li> </ul> <p><b>PROJECT INFORMATION</b></p>	

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The applicant is proposing a maximum of 61 single-family attached residential units. The site consists of four parcels and 12.48 acres.

### **Proposed Land Uses:**

The intended use for the site is single-family attached residential units.

### **ARCHITECTURAL DESIGN**

The applicant states that the exterior materials may include vinyl, shake, board and batten, fiber cement, brick, and/or stone, or a combination of any of these materials. Additionally, the structures will be built in groups of three to six units.

### **Access and Parking:**

The site is accessed from one location on Rocky Creek Road. The applicant states that all units will have two off-street parking spaces. Also, 13 additional parking spaces, including one handicap space are proposed. A 5-foot wide concrete sidewalk will be provided within the development.

### **Landscaping and Buffering:**

The applicant is proposing at least a 20-foot landscape buffer along the exterior of the property with a 50-foot buffer along Rocky Creek Road, W. Georgia Road, and adjacent to the Remington subdivision. Additionally, the applicant is proposing 6.93 acres of open space/common area.

### **Signage and Lighting:**

The applicant is proposing a monument sign of approximately 3 feet by 9 feet at the entrance and all site lighting will be comply with Section 12:1.1 of the Greenville County Zoning Ordinance.

### **CONCLUSION and RECOMMENDATION**

The subject parcel, zoned R-S, Residential Suburban District, is located along West Georgia Road, a two to three-lane State-maintained arterial road and Rocky Creek Road, a two to three-lane State-maintained collector road. The Plan Greenville County Comprehensive Plan designates the Future Land Use as Suburban Neighborhood, which recommends a density of 3 to 5 units per acre. The proposal is for a maximum of 61 units, which equals 5 units per acre and is consistent with the Future Land Use. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, is appropriate for the area.

The development would have to meet the following conditions:

1. Submit a 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, 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:** Lisa Mann, Planner II

**RE:** CZ-2022-097

**APPLICANT:** Ford Elliott of Contender Development for Gary  
Chandler of Chandler Revocable Trust, Deborah Foster  
of Foothills Presbytery, and Linda Gayle Porter

**PROPERTY LOCATION:** W. Georgia Rd. and Rocky Creek Rd, Simpsonville, SC  
29680

**PIN/TMS#(s):** 0575030100403, 0575030100401 (portion),  
0575030100412, and 0575030100505

**EXISTING ZONING:** R-S, Residential Suburban District

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

**PROPOSED LAND USE:** Single-Family Residential

**ACREAGE:** 12.48

**COUNCIL DISTRICT:** 26 - Ballard

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban District in December 1994 as part of Area 10. There have been two previous rezoning requests for these parcels. CZ-2021-030 was a request to rezone from R-S, Residential Suburban to R-MA, Multifamily Residential District. This request was denied in May 2021. CZ-2021-106 was a request to rezone from R-S, Residential Suburban to R-M8, Multifamily Residential District. This request was withdrawn by the applicant. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single-Family Residential
East	R-15	Single-Family Residential
South	PD	Single-Family Residential
West	R-S	Schools

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer – 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 not included in an area or community 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	R-S	1.7 units/acre	12.48	21 units
Requested	FRD	5 units/acre		61 units

A successful rezoning would allow for 40 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

West Georgia Road is a two to three-lane State-maintained arterial road and the parcels have 739 feet of frontage along West Georgia Road. Rocky Creek Road is a two to three-lane State-maintained collector road and the parcels have approximately 827 feet of frontage along Rocky Creek Road. The parcels are located northeast of the intersection of

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

Location of Traffic Count	Distance to Site	2013	2016	2019
West Georgia Road	11,261' SW	13,300	16,100 +40.0%	19,000 +4.8%

**CULTURAL AND ENVIRONMENTAL:**

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

**REVIEW DISTRICT DETAILS:**

**Project Information:**

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**CONCLUSION:**

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road and Rocky Creek Road, a two to three-lane State-maintained collector road. The Plan Greenville County Comprehensive Plan designates the Future Land Use as *Suburban Neighborhood*, which recommends a density of 3 to 5 units per acre. The proposal is for a maximum of 61 units, which equals 5 units per acre and is consistent with the Future Land Use. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, is appropriate for the area.

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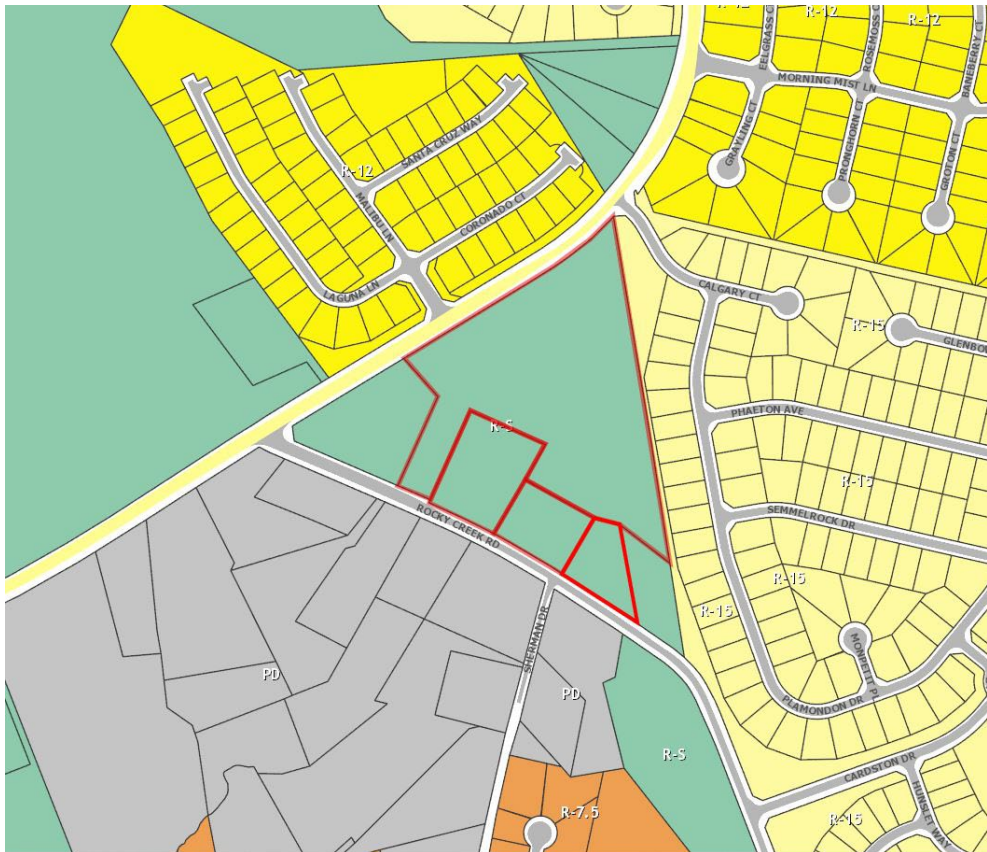
**STAFF**

**RECOMMENDATION:**

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

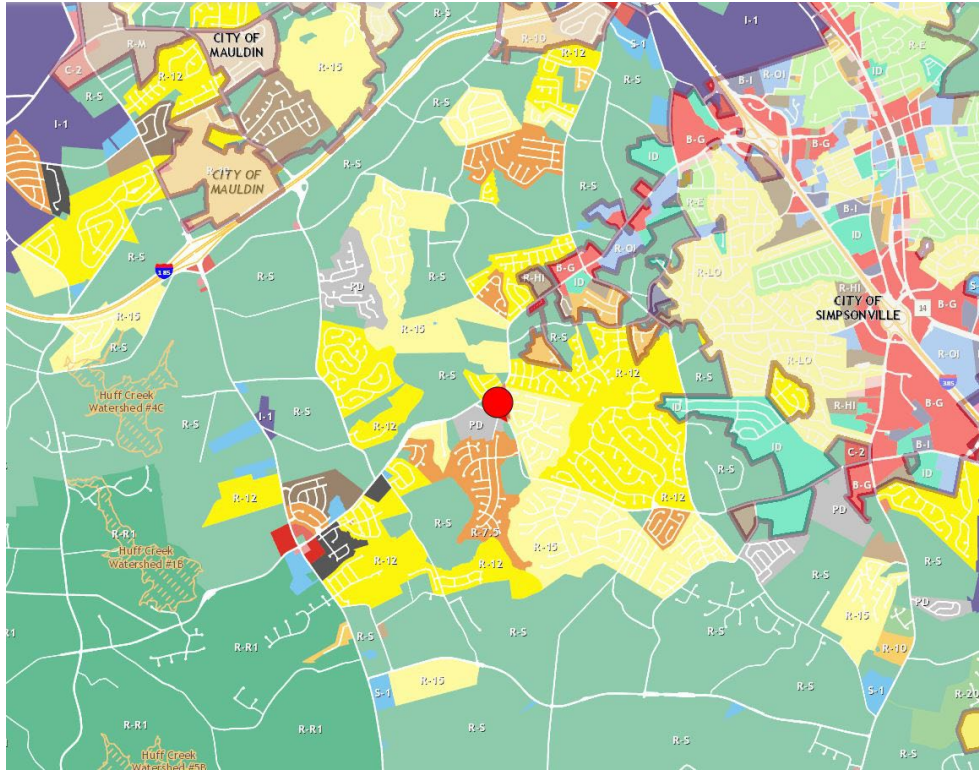


Aerial Photography, 2022



Zoning Map





Zoning Map



Plan Greenville County, Future Land Use Map