

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-096	Jeffrey B. Randolph with The Randolph Group for Crystal Ball O'Connor, James O'Connor and Joe W Ball Garrison Rd., Reedy Fork Rd. and Mamie Black Rd., Piedmont, SC 29673 0595010101200, 0595010101206, and 0595010101203 R-R1, Rural Residential District to PD, Planned Development	26 & 25	Approval with Condition 10/2022  Approval with Condition 1/2023	Denial 10/26/22  Approval with Condition 1/25/23	Hold 10/31/22  Sent back to Planning Commission With Public Comment	
Public Comments	<p><b>Some of the general comments made by Speakers at Planning Commission January 25, 2023 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>• Explained revisions to PD including 73 single-family residences and 26,000 sq. ft. of commercial space</li> <li>• Explained uses that would not be permitted such as alcohol and tobacco sales</li> <li>• Mentioned infrastructure updates including roads and sewer</li> </ul> </li> <li>2) Citizen                             <ul style="list-style-type: none"> <li>• Previously spoke against this project and has since met with the developer</li> <li>• Feels like the revisions are a compromise that took into account the community's feedback</li> </ul> </li> <li>3) Citizen                             <ul style="list-style-type: none"> <li>• Requested building a community rather than just building houses</li> <li>• Small business owner with students at Woodmont High School</li> <li>• Excited about small business opportunity near the school</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>• Showed a video and photos of sewer running out from a manhole into a lake</li> <li>• Showed his water filter from his well and says this is a result of new development in the area</li> <li>• Would like to keep the community rural</li> </ul> </li> <li>2) Citizen                             <ul style="list-style-type: none"> <li>• Stated he feels like the process is in favor of the applicant</li> <li>• Nothing has changed since the case was previously heard and there are still flooding and erosion concerns</li> <li>• Infrastructure in the area has been neglected</li> </ul> </li> <li>3) Citizen                             <ul style="list-style-type: none"> <li>• Stated he would pursue a commercial rezoning in his neighborhood if this is approve</li> </ul> </li> </ol>					<p><b>Petition/Letter For:</b> Petition – 660</p> <p><b>Against:</b> Petition – 125 Letter - 1</p>

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- 4) Citizen
- Nothing has changed since previous vote

**Some of the general comments made by Speakers at the Public Hearing October 17, 2022 were:**

Speakers For:

- 1) Applicant
- Developed in the same vicinity of the proposed area
  - The development will have both commercial and residential both attached and detached
  - 43,000 sq. ft. of commercial development and 105 total residential units
  - Commercial will be at the intersection of Garrison Rd. and Reedy Fork Rd.
  - Will use both sewer and septic systems for the entire development
  - The Traffic Study has been submitted
  - The proposed plans conforms to the Future Land Uses from the Comprehensive Plan
- 2) Property Owner
- Participated in the previous Comprehensive Plan and agreed that this intersection is a commercial node and should be developed as such
  - Pleased with the layout of the proposed development
  - Has visited other development done by the applicant to get a better understanding of their type of development
- 3) Property Owner
- Raised in Greenville County
  - Has a background in real estate appraising
  - Parents bought the property in question in 1990
  - Discussed how the proposed development meets the intent of the Comprehensive Plan

Speakers Against:

- 5) Citizen
- Owns land across from the subject property
  - Not against residential development, but against commercial development
  - Putting commercial development next to Woodmont High School would be a safety concern for students
- 6) Citizen
- Without a Greenville County sewer system installed, a private system will cause a nuisance to surrounding property owners
  - There are families that lived in this area for generations that may be impacted by the proposed development
  - The roads in the area cannot handle the proposed development and there are safety concerns with the increase in traffic
  - Approving the rezoning request would put lives at risk
- 7) Citizen

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	<ul style="list-style-type: none"> <li>• Owns property that is adjacent to subject property</li> <li>• Recently moved to the area and liked the area chosen due to the rural nature and not surrounded by high commercial traffic</li> <li>• The proposed rezoning will change the South Greenville area</li> </ul> <p>8) Citizen</p> <ul style="list-style-type: none"> <li>• Lives near the subject parcel</li> <li>• Family has been in this area for over 100 years</li> <li>• The only people that benefit from the proposed development are the property owner and not the surrounding property owners</li> <li>• Not against growth, but not in favor of the proposed plan</li> <li>• Would like to have community meetings</li> </ul> <p>9) Citizen</p> <ul style="list-style-type: none"> <li>• Recently moved to the area specifically to farm in a rural area</li> <li>• Very disappointed in the proposed density and commercial development</li> <li>• The area is completely surrounded by rural area (other than the school) with mostly larger lots</li> </ul> <p>10) Citizen</p> <ul style="list-style-type: none"> <li>• Was part of the initial zoning</li> <li>• The proposed development is not suitable for the proposed area</li> <li>• Please be consistent with past rezoning requests that were denied</li> </ul> <p><b>**There were approximately 5 people in attendance in favor and approximately 55 in opposition in attendance.**</b></p> <p><b>List of meetings with staff: None</b></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 53.15 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Mixed Use and Rural Living</i>.</li> <li>• Garrison Road is a two to three-lane State-maintained collector road. The parcels have approximately 2,561 feet of frontage along Garrison Road. Reedy Fork Road is a two to three-lane State-maintained collector road. The parcels have approximately 1,915 feet of frontage along Reedy Fork Road. Mamie Black Road is a two-lane County-maintained residential road. The parcels have approximately 230 feet of frontage along Mamie Black Road. The parcels are adjacent to the intersection of Garrison Road and Reedy Fork Road. The property is not along a bus route. There are 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. Woodmont High School is located within a mile of the site.</li> <li>• The applicant is proposing a maximum of 73 residential units and a maximum of 26,000 sq. ft. of commercial space on a site consisting of three parcels.</li> </ul> <p><b>PROJECT INFORMATION – REVISED JANUARY 2023</b></p> <p>The applicant is proposing a maximum of 73 residential units and a maximum of 26,000 sq. ft. of commercial space on a site consisting of three parcels and 53.15 acres. The residential uses will include 73 single-family detached homes. The commercial uses will be located at the intersection of Garrison Road and Reedy Fork Road and will include community retail, office, and medical uses.</p> <p><b>Proposed Land Uses:</b></p>	

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	<p>The intended uses for the site are single-family detached and commercial uses consistent with the C-1, Commercial zoning classification.</p> <p><b>Architectural Design:</b> For the single-family attached residential, exterior materials may include Hardi Board and brick and/or stone materials. For the single-family detached residential, Hardi Board will be the dominant exterior material and brick, stone, and metal will also be included. For commercial buildings, durable and natural materials that blend with surrounding architecture will be used and stone and masonry materials will be encouraged.</p> <p><b>Access and Parking:</b> The site will be accessed primarily from Garrison Road and Reedy Fork Road, with one residential lot being accessed from Mamie Black Road. Parking will be integrated within the commercial district and angled and parallel parking may be allowed. A total of 175 parking spaces, or one space per 150 square feet of commercial space, is proposed. Parking lots will be landscaped according to Greenville County standards. Additionally, two parking spaces per residential unit will be included.</p> <p><b>Landscaping and Buffering:</b> An exterior setback of 25 feet is included. A wooded exterior buffer of 20 feet is also proposed. Commercial uses will also be buffered from residential uses meeting Section 10.3 of the Land Development Regulations.</p> <p><b>Signage and Lighting:</b> Signage requirements will be defined in the submitted Brand Identity Manual, with monument signs at primary entrances to the community as labeled on the preliminary development plan. Lighting will meet IESNA "full cut-off" standards. Shoebox Pedestrian LED lights are proposed in parking areas and Mini Bell LED lights are proposed along roadways. Both are proposed to have a 12 foot mounting height.</p> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject parcels, zoned R-R1, Rural Residential are located along Garrison Road, a two to three-lane State-maintained collector road; Reedy Fork Road, a two to three-lane State-maintained collector road; and Mamie Black Road, a two-lane County-maintained residential road. The <u>Plan Greenville County</u> Comprehensive Plan designates the parcels as <i>Suburban Mixed Use and Rural Living</i>. Staff is of the opinion that a successful rezoning to PD, Planned Development to allow for 73 single-family detached homes and 26,000 sq. ft. of commercial use is consistent with the Future Land Use Map.</p> <p>The development would have to meet the following condition:</p> <ol style="list-style-type: none"> <li>1. Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.</li> </ol>
<b>GCPC</b>	At the October 25, 2022 Planning Commission Meeting, a motion to approve failed 3-4, thus resulting in a recommendation of Denial, with those in opposition citing concerns over infrastructure.
<b>P&amp;D</b>	At the November 14, 2022 Planning & Development Committee meeting, the Committee voted to send the docket back to the Planning Commission for Public Comment due to the revised plans.
<b>GCPC</b>	At the January 25, 2023 Planning Commission Meeting, a motion to deny failed 3-4, thus resulting in a recommendation of Approval with Condition.



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**REVISED JANUARY 2023**

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

**FROM:** Lisa Mann, Planner II

**RE:** CZ-2022-096

**APPLICANT:** Jeffrey B. Randolph with The Randolph Group for  
Crystal Ball O'Connor, James O'Connor and Joe W Ball

**PROPERTY LOCATION:** Garrison Rd., Reedy Fork Rd. and Mamie Black Rd.,  
Piedmont, SC 29673

**PIN/TMS#(s):** 0595010101200, 0595010101206, and 0595010101203

**EXISTING ZONING:** R-R1, Rural Residential District

**REQUESTED ZONING:** PD, Planned Development District

**PROPOSED LAND USE:** Residential and Commercial

**ACREAGE:** 53.15

**COUNCIL DISTRICT:** 26 – Bradley and 25 – Fant

**ZONING HISTORY:** The property was initially zoned R-R1 in August 2000 as part of Area 14. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-R1	High School
East	R-R1	Single-Family Residential
South	R-R1	Single-Family Residential
West	R-R1	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Blue Granite Water Company

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use and 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 *Rural Preservation*. \*\*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-R1	1.0 units/acre	53.15	53 units
Requested	PD	Varies based on area, see table below		73 units

AREA NAME/ACRES	USE	MAX DENSITY	MAX SF/UNIT	MAX HT.
COMMERCIAL (6.12 ACRES)	COMMERCIAL		15,000 SF/BUILDING*	45
SINGLE FAMILY A (19.80 ACRES)	DETACHED SINGLE FAMILY RESIDENTIAL	25 UNITS	5,000 SF/UNIT	45
SINGLE FAMILY B (10.27 ACRES)	DETACHED SINGLE FAMILY RESIDENTIAL	11 UNITS	5,000 SF/UNIT	45
SINGLE FAMILY C (5.25 ACRES)	DETACHED SINGLE FAMILY RESIDENTIAL	4 UNITS	5,000 SF/UNIT	45
SINGLE FAMILY D (7.83 ACRES)	DETACHED SINGLE FAMILY RESIDENTIAL	33 UNITS	3,500 SF/UNIT	45
EXISTING ROAD RIGHT OF WAY (3.88 ACRES)	N/A	N/A	N/A	N/A
TOTAL ACREAGE: 53.15	N/A	N/A	N/A	N/A
*Maximum Commercial square footage per statement of intent is 26,000 sf				
** Maximum Residential units per statement of intent is 73				

A successful rezoning would allow for 20 more dwelling units than is allowed under the current zoning.

#### ROADS AND TRAFFIC:

Garrison Road is a two to three-lane State-maintained collector road. The parcels have approximately 2,561 feet of frontage along Garrison Road. Reedy Fork Road is a two to three-lane State-maintained collector road. The parcels have approximately 1,915 feet of frontage along Reedy Fork Road. Mamie Black Road is a two-lane County-maintained residential road. The parcels have approximately 230 feet of frontage along Mamie Black Road. The parcels are adjacent to the intersection of Garrison Road and Reedy Fork 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
Garrison Road	7,272' SW	1,500	2,100 +40.0%	2,200 +4.8%
Reedy Fork Road	5,432' S	1,550	1,750 +12.9%	2,000 +14.3%

#### CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Woodmont High School is located within a mile of the site.

#### REVIEW DISTRICT DETAILS:

##### Project Information:

The applicant is proposing a maximum of 73 residential units and a maximum of 26,000 sq. ft. of commercial space on a site consisting of three parcels and 53.15 acres. The residential uses will include 73 single-family detached homes. The commercial uses will be located at the intersection of Garrison Road and Reedy Fork Road and will include community retail, office, and medical uses.

##### Proposed Land Uses:

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**Architectural Design:**

For the single-family attached residential, exterior materials may include Hardi Board and brick and/or stone materials. For the single-family detached residential, Hardi Board will be the dominant exterior material and brick, stone, and metal will also be included. For commercial buildings, durable and natural materials that blend with surrounding architecture will be used and stone and masonry materials will be encouraged.

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The site will be accessed primarily from Garrison Road and Reedy Fork Road, with one residential lot being accessed from Mamie Black Road. Parking will be integrated within the commercial district and angled and parallel parking may be allowed. A total of 175 parking spaces, or one space per 150 square feet of commercial space, is proposed. Parking lots will be landscaped according to Greenville County standards. Additionally, two parking spaces per residential unit will be included.

**Landscaping and Buffering:**

An exterior setback of 25 feet is included. A wooded exterior buffer of 20 feet is also proposed. Commercial uses will also be buffered from residential uses meeting Section 10.3 of the Land Development Regulations.

**Signage and Lighting:**

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**CONCLUSION:**

The subject parcels, zoned R-R1, Rural Residential are located along Garrison Road, a two to three-lane State-maintained collector road; Reedy Fork Road, a two to three-lane State-maintained collector road; and Mamie Black Road, a two-lane County-maintained residential road. The [Plan Greenville County](#) Comprehensive Plan designates the parcels as *Suburban Mixed Use and Rural Living*. Staff is of the opinion that a successful rezoning to PD, Planned Development to allow for 73 single-family detached homes and 26,000 sq. ft. of commercial use is consistent with the Future Land Use Map.

The development would have to meet the following conditions:

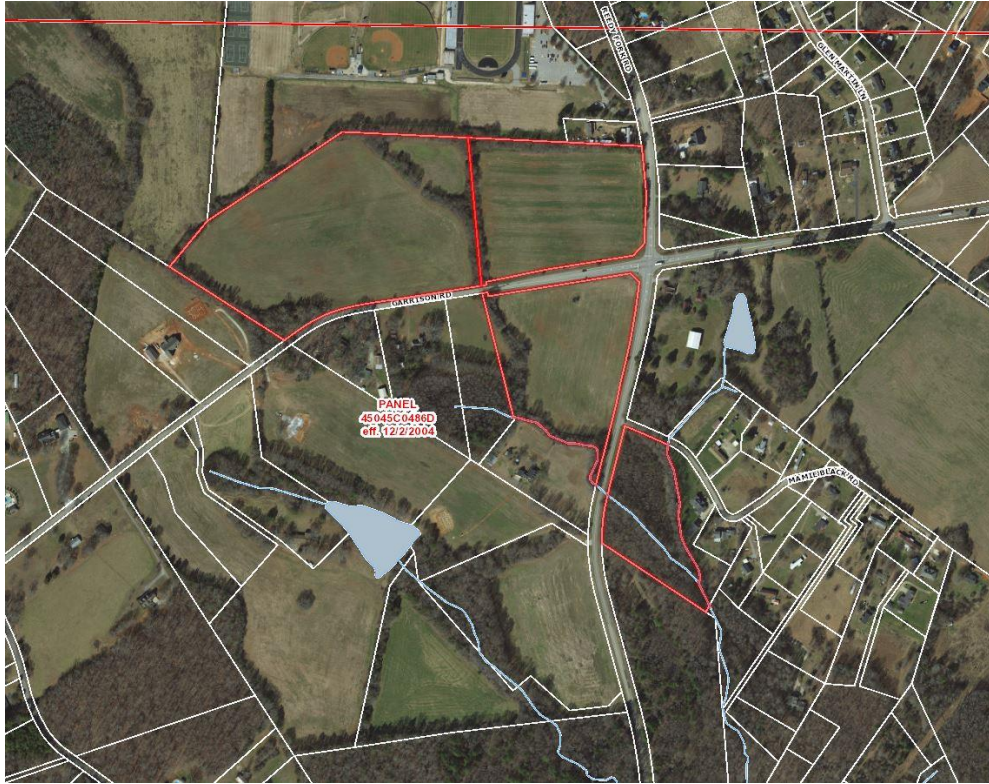
1. Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.



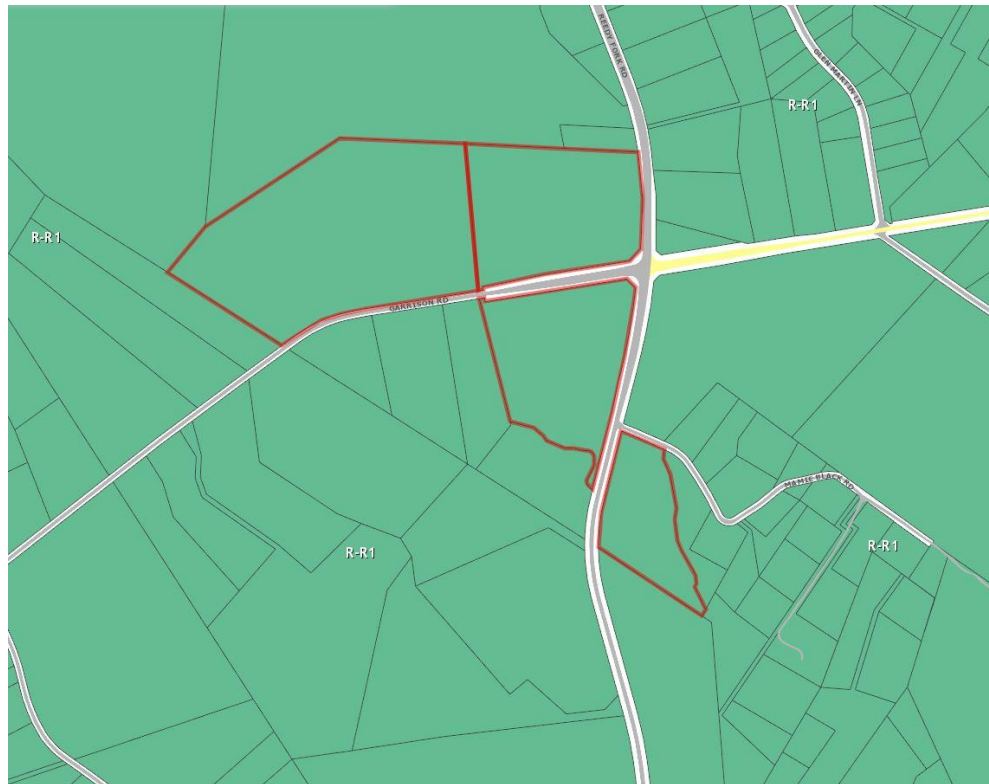
**STAFF**

**RECOMMENDATION:**

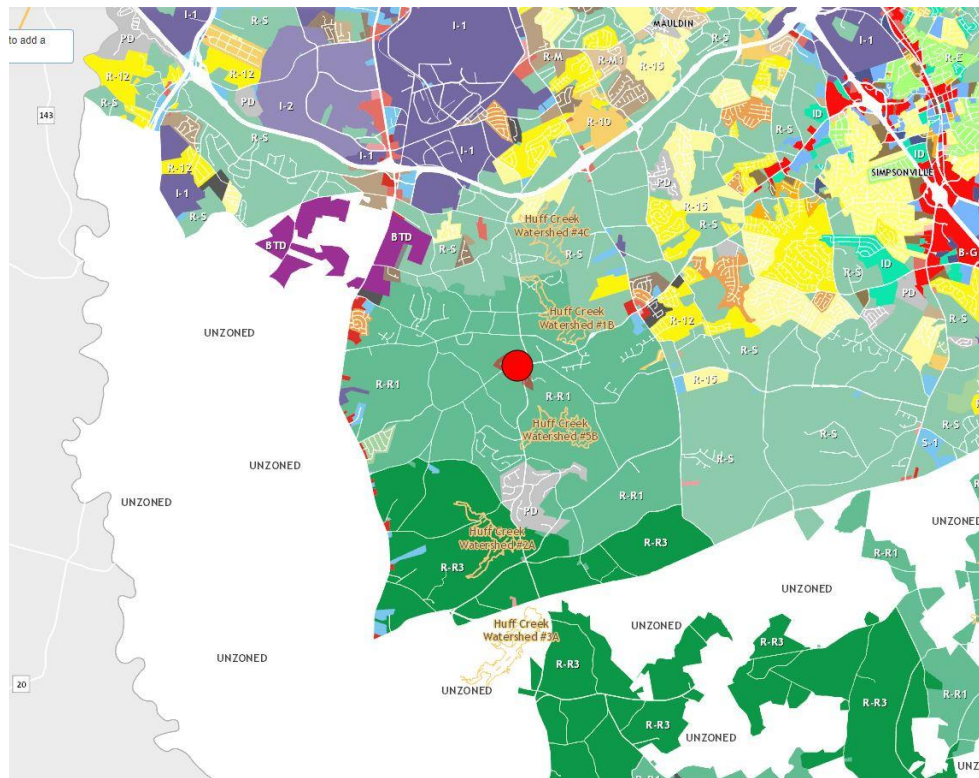
Based on these reasons, Staff recommends approval of the requested rezoning to PD, Planned Development with the aforementioned conditions.



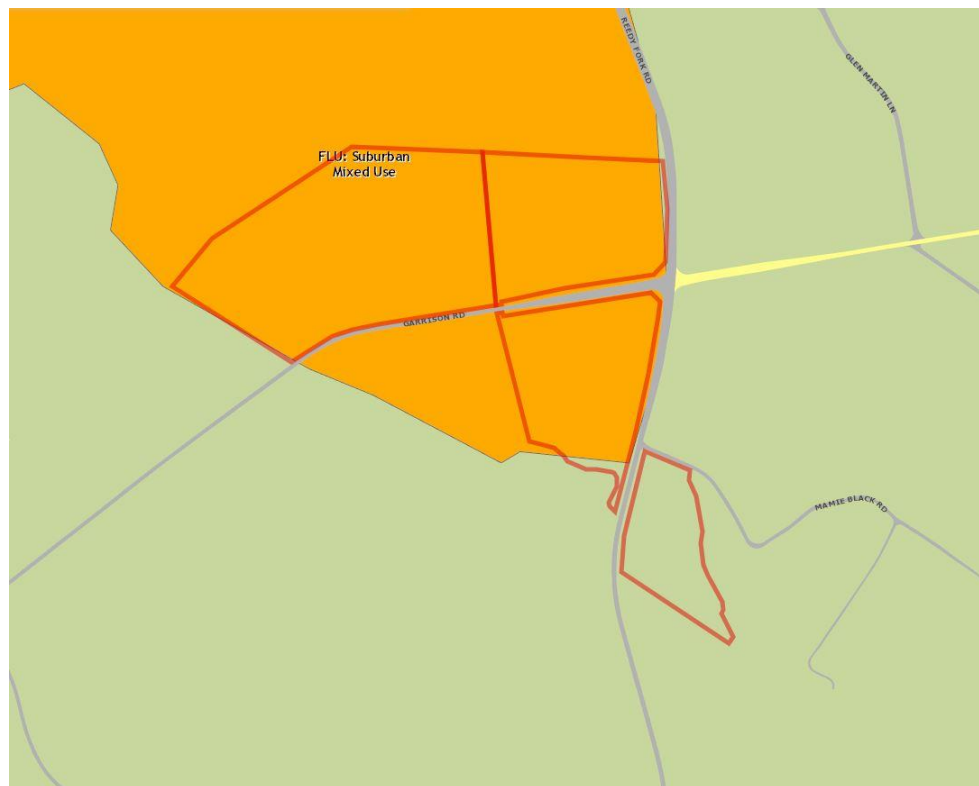
Aerial Photography, 2021



### Zoning Map



### Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map