

**Zoning Docket from November 6<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-083	James Durham Martin III of Arbor Land Design for Robert C. Jenkins Revocable Trust 419 Old Boiling Springs Rd. & Buena Vista Way, Greer, SC 29650 0533040101100 R-S, Residential Suburban District to FRD, Flexible Review District	21	Approval with conditions	Approval with conditions		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 6, 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>• Subject property has been held with the current property owners for a long time</li> <li>• The current zoning of R-S, Residential Suburban is only one of a few in this area that is still zoned R-S.</li> <li>• The immediate area consists of commercial, office, and other uses</li> <li>• The development will consist of 60 attached single-family residential districts</li> <li>• Met with representatives of the Thornblade community</li> <li>• The reason for the proposed FRD, Flexible Review District is to define what is going to be there</li> <li>• Presented to SCDOT a Traffic Impact Study to do a three way stop at Buena Vista Way and Old Boiling Springs Rd.</li> <li>• There is a new development of retail space in the vicinity that is willing to participate in an effort to enhance the buffer and screening on the commercial site</li> </ul> </li> <li>2. Citizen <ul style="list-style-type: none"> <li>• Lives opposite from the subject parcel</li> <li>• Was originally in opposition of the proposed development, but after understanding what is going to be done to help the community, is not in support</li> <li>• Likes the idea of the proposed high-end townhomes in this area is a positive</li> <li>• Likes the proposed entrance onto Buena Vista Way and not Old Boiling Springs Rd.</li> <li>• Would rather see what is proposed than a commercial development</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p><b>List of meetings with staff: N/A</b></p>				<p><b>Petition/Letter For:</b></p> <p><u>Against:</u></p>	

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**Staff Report**

**Below are the facts pertaining to this docket:**

- The subject property consists of approximately 4.59 acres.
- The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. The subject property is not part of any area or community plans.
- Old Boiling Springs Road is a two-lane State-maintained local road and the parcel has approximately 550 feet of frontage along it. Buena Vista Way is a two-lane County-maintained local road and the parcel has approximately 618 feet of frontage along it. The property is located approximately .2 miles northwest of the intersection of Milestone Way and Pelham Road. The property is not along a bus route. There are no sidewalks in the area.
- Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.
- The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing to a Townhome Development.

**Project Information:**

The applicant is proposing a townhome development with a maximum of 60 units. Units will be a maximum of 2,800 sq. ft.

**Proposed Land Uses:**

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

**Architectural Design:**

The applicant states that the homes will be three and/or three and one half-story. Materials may include brick, stone, and/or fiber-cement boards. Colors will be muted/natural.

**Access and Parking:**

There will be one entrance off of Buena Vista Way and the applicant is proposing to install a sidewalk along the street. There will be no entrance or sidewalk along Old Boiling Springs Road. A minimum 5' sidewalk will be provided along internal roads. The applicant states that 2 parking spaces will be provided per unit, and there will also be guest parking.

**Landscaping and Buffering:**

The applicant states that a 20' landscape buffer will be provided adjacent to commercial uses. This will be revegetated in accordance with the GC Land Development Regulations. A 12.5' setback will be provided along all external property lines. The site will adhere to the GC Tree Ordinance. Other common areas may be landscaped.

**Signage and Lighting:**

The applicant states that signage will comply with the Greenville County Zoning Ordinance. Lighting will meet IESNA full-cutoff standards and not be mounted higher than 16' above finished grade.

**CONCLUSION and RECOMMENDATION:**

The subject parcel, zoned R-S, Residential Suburban District is located along Old Boiling Springs Road, a two-lane State-maintained local road and Buena Vista Way, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a townhome development would be consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as Suburban Mixed-Use and would not have an adverse impact on the surrounding area.

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The development would have to meet the following conditions:

1. Provide revisions to the Preliminary Development Plan and Statement of Intent as listed in the Memo on Comment Responses.
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, Flexible Review District with the aforementioned conditions.



Greenville County Planning Division  
Department of Zoning Administration  
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Greenville, SC 29601  
Office: 864.467.7425

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

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2023-083

**APPLICANT:** James Durham Martin III of Arbor Land Design for  
Robert C. Jenkins Revoc Trust

**PROPERTY LOCATION:** 419 Old Boiling Springs Rd., & Buena Vista Way, Greer,  
SC 29650

**PIN/TMS#(s):** 0533040101100

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

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

**PROPOSED LAND USE:** Townhome Development

**ACREAGE:** 4.59

**COUNCIL DISTRICT:** 21 – Harrison

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban District in May, 1970 as part of Area 1. There have been no other rezoning requests for this parcel.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	Single-Family Residential
East	C-2	Retail, Hotel
South	C-2	Hotel, Child Day Care
West	POD	Office Park

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Sewer is Accessible

**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 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-S	1.7 units/acre	4.59	7 units
Requested	FRD	13.1 units/acre		60 units

A successful rezoning would allow for 53 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Old Boiling Springs Road is a two-lane State-maintained local road and the parcel has approximately 550 feet of frontage along it. Buena Vista Way is a two-lane County-maintained local road and the parcel has approximately 618 feet of frontage along it. The property is located approximately .2 miles northwest of the intersection of Milestone Way and Pelham Road. The property is not along a bus route. There are 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. There are no schools located within one mile of the site.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

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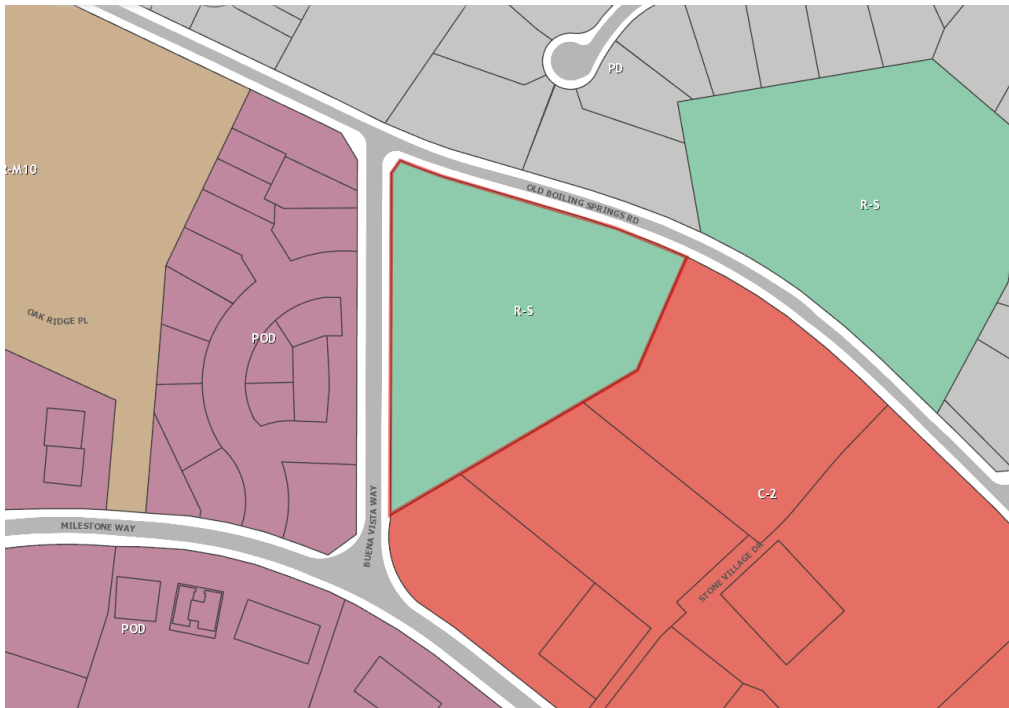
**STAFF**

**RECOMMENDATION:**

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

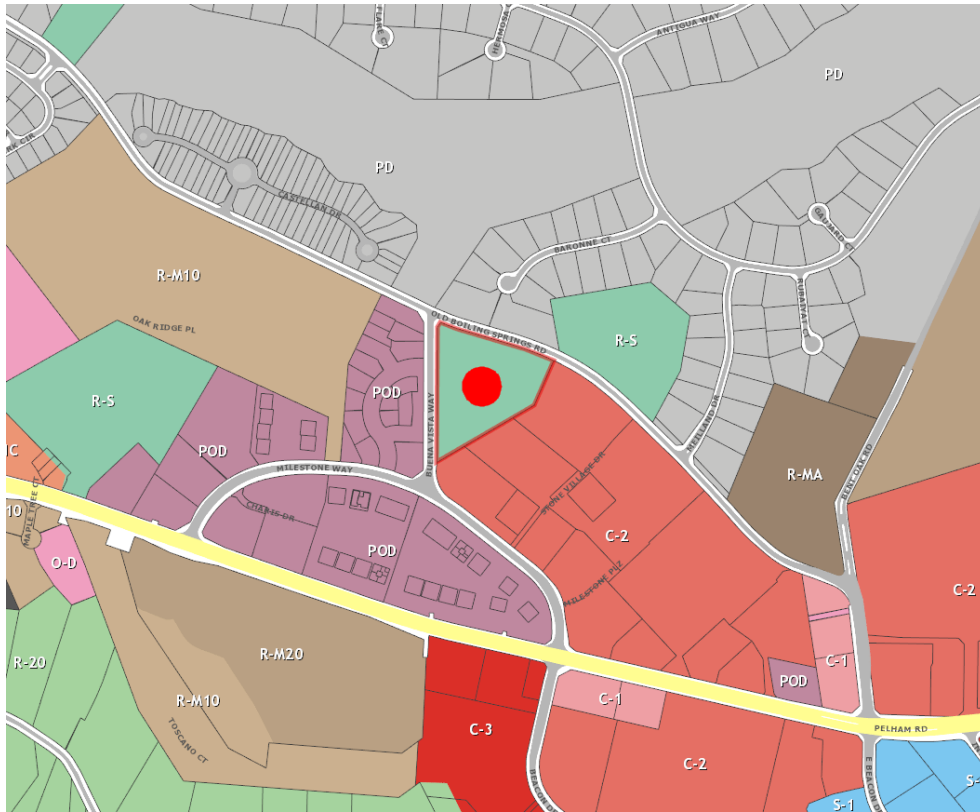


Aerial Photography, 2023



Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map