

**Zoning Docket from October 14<sup>th</sup>, 2024 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2024-069</b>	Paul J. Harrison of Bluewater Civil Design, LLC for William Walker Harling & Mary B. Harling Revocable Trust, Gregg L. Nibert & Peggy H. Nibert 429 and 537 Harrison Bridge Rd., Simpsonville, SC 29680 0566010100303 & 0566010100301 PD, Planned Development District to PD-MC, Planned Development District – Major Change	26	Denial	Approval with Conditions 10/23/24		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 16, 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant                             <ul style="list-style-type: none"> <li>Since the original PD was approved, there has been a lot of growth north of Harrison Bridge Rd. (some in the City). Since these developments were approved, they set the location of access into the subject parcel.</li> <li>There will be two emergency access points</li> <li>Tried to incorporate multiple price points for the different styles of development</li> <li>Incorporated an alley-loaded product for the townhomes and single-family detached</li> <li>This plan reduces the density from what was previously approved for this PD</li> <li>Relocated the amenity area to better serve the residential lots</li> <li>The original plan called for approximately 12 acres of open space and the proposed plan proposed approximately 20 acres of open space</li> <li>Provided a buffer between the commercial parcels at the front from the residential parcels behind</li> <li>There will be a boulevard type road system internally within the residential area</li> <li>Plan to abide by all requirements for the TIS</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p> <p><b>**At the public hearing, there were 0 people present in opposition**</b></p>					<p><b>Petition/Letter For:</b></p> <p><u>Against:</u> Email - 1</p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately 71.51 acres.</li> <li>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is</li> </ul>					

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designated as *Suburban Center*. The subject property is not part of any areas or community plans.

- Harrison Bridge Road is a two to five-lane State-maintained collector road and the parcel has approximately 420 feet of frontage along it. The property is approximately 0.4 miles southeast of the intersection of Harrison Bridge Road and Fairview Road. The property is not along a bus route. There are no sidewalks in the immediate 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 a mile of the site.
- The applicant is requesting to rezone the property to PD-MC, Planned Development District – Major Change. The applicant is proposing a Mixed-Use Development.

### **Project Information:**

The applicant is proposing major changes to an existing mixed-use Planned Development District that was established in 2008.

### **Proposed Land Uses:**

As a mixed-use development, there would be commercial and residential uses proposed within the PD. The applicant proposes 68.1 acres of residential acreage consisting of single-family attached and detached, with a maximum of 215 units. There would be 3.41 acres of commercial uses including retail, financial institutions, professional offices, medical clinics and offices, hotels, and restaurants. There would be a maximum of 25,000 square feet of commercial buildings.

### **Architectural Design:**

The applicant states that residential structures will be either townhomes or single-family detached. Home will be 1,500 to 3,500 square feet and 3 to 5 bedrooms with attached garages. Building materials will consist of fiber cement siding, stone or brick accents, shake siding and contemporary board and batten trim details. Roofing will be asphalt shingles and metal roof accents. Residential buildings will be limited to 2 stories. No specific design standards are given for the commercial development.

### **Access and Parking:**

When the PD was previously approved, there were two full entrances proposed for the site. Since that time a new development on the opposite side of Harrison Bridge Road has been constructed which Harling Commons would have to align their entrance with. This causes them to have one entrance for this site. There are also two proposed hidden emergency access points off Harrison Bridge Road. There would need to be traffic improvements made including: signalization installed at Harrison Bridge Road and Merrydale Farms Drive, westbound left turn lane on Harrison Bridge Road at entrance, southbound right turn lane on Fairview Road at Harrison Bridge Road, and modification of signals to accommodate new lanes. Most of the internal development would be served by public roads with a 5' sidewalk along one side. There would also be private alleys for access to rear facing garages for some of the residential units. Parking would adhere to the Greenville County Zoning Ordinance, with the exception of commercial parking stalls which could dimension 9'x18'.

### **Landscaping and Buffering:**

The applicant states that there will be a 25' building setback and vegetated buffer along external development boundaries, with a 50' setback along Harrison Bridge Road. A 15' vegetative buffer would be provided between the commercial and residential components of the PD. Buffers may consist of existing vegetation, berms, landscaping, decorative fence, or a combination thereof. The development would adhere to the Greenville County Tree Ordinance. There are 20.5 acres of proposed open space.

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	<p><b>Signage and Lighting:</b></p> <p>The applicant states that there will be one entrance monument for the neighborhood in the boulevard median. Commercial building owners may install one additional monument sign on their outparcel and wall signs for their business. Signage will adhere to the Greenville County Sign Ordinance. Site lighting will adhere to the Greenville County Zoning Ordinance.</p> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject property, zoned PD, Planned Development District is located along Harrison Bridge Road, a two to five-lane State-maintained collector road. Since the initial approval of this PD in 2008, there has been significant development along Harrison Bridge Road and County standards for development have changed. Staff is of the opinion that the proposed major change could create inadequate access for a mixed-use development with a large residential population and funnel more traffic onto an already congested road. For reference, Section 8.8.1 of the Greenville County Land Development Regulations currently requires 2 entrances for subdivisions over 100 lots, and 3 for those with 250 or more lots. A single entrance into and out of this development for commercial and residential traffic could create a safety concern where citizens become trapped if the entry is ever blocked. Placing both entrance and emergency access points within the same ~400 linear feet of road frontage could also cause a safety issue if there is ever a blockage on Harrison Bridge Road, a two-lane collector with traffic count increases surpassing what we have typically seen post COVID. Additionally, SCDOT approval for the development's traffic improvements are conditional on separate improvements to be made for the Merrydale Village development on the opposite side of Harrison Bridge Road which leaves uncertainty on the feasibility of the proposal.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to PD-MC, Planned Development District – Major Change.</p>
<p><b>PC</b></p>	<p>Commissioner Bailey made a motion to approve with the following conditions:</p> <ol style="list-style-type: none"><li>1. Under Section 11.0 Amenities and Open Space of the Statement of Intent, please revise the statement on useable open space to say that there <i>will</i> be 11 acres provided rather than <i>may</i> be provided.</li><li>2. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.</li></ol> <p>Motion was seconded and approved with a 5-2 vote. Planning Commission also reminded the applicant that they would require a variance from Section 8.8.1 of the Greenville County Land Development Regulations in order to reduce the number of full access points from 2 to 1.</p>



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-2024-069

**APPLICANT:** Paul J. Harrison of Bluewater Civil Design, LLC for  
William Walker Harling & Mary B. Harling Revocable  
Trust, Gregg L. Nibert & Peggy H. Nibert

**PROPERTY LOCATION:** 429 and 537 Harrison Bridge Rd., Simpsonville, SC  
29680

**PIN/TMS#(s):** 0566010100303 & 0566010100301

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

**REQUESTED ZONING:** PD-MC, Planned Development District – Major Change

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

**ACREAGE:** 71.51

**COUNCIL DISTRICT:** 26 – Bradley

**ZONING HISTORY:** The subject property was originally zoned R-S, Residential Suburban District in December, 1994 as part of Area 10. The property was successfully rezoned to PD, Planned Development District as part of docket CZ-2008-012. There have been no other rezoning requests for the property.

**EXISTING LAND USE:** Single-Family Residential & Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	ID, R-S, PD, B-G	Single-Family Residential, Vacant Land
East	B-G, R-S, R-M14	Single-Family Residential, Commercial, Vacant Land, Multifamily Residential
South	R-S	Single-Family Residential, Vacant Land
West	ID, R-S	Single-Family Residential, Vacant Land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Sewer not currently available. There is a gravity sewer solution.

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Center*.  
\*\*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	PD	3.5 units/acre	71.51	239 units
Requested	PD-MC	3.15 units/acre	(68.1)*	215 units

\*Under the new Statement of Intent, 68.1 acres is allocated to residential. Currently approved residential units per acre has been calculated based on this acreage for comparison.  
A successful rezoning would allow for 24 less dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Harrison Bridge Road is a two to five-lane State-maintained collector road and the parcel has approximately 420 feet of frontage along it. The property is approximately 0.4 miles southeast of the intersection of

Harrison Bridge Road and Fairview Road. The property is not along a bus route. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2019	2021	2022
Harrison Bridge Road	8,120' W	15,000	14,400 -4%	17,300 +20.1%

**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 a mile of the site.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

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**CONCLUSION:**

The subject property, zoned PD, Planned Development District is located along Harrison Bridge Road, a two to five-lane State-maintained collector road. Since the initial approval of this PD in 2008, there has been significant development along Harrison Bridge Road and County standards for development have changed. Staff is of the opinion that the proposed major change could create inadequate access for a mixed-use development with a large residential population and funnel more traffic onto an already congested road. For reference, Section 8.8.1 of the Greenville County Land Development Regulations currently requires 2 entrances for subdivisions over 100 lots, and 3 for those with 250 or more lots. A single entrance into and out of this development for commercial and residential traffic could create a safety concern where citizens become trapped if the entry is ever blocked. Placing both entrance and emergency access points within the same ~400 linear feet of road frontage could also cause a safety issue if there is ever a blockage on Harrison Bridge Road, a two-lane collector with traffic count increases surpassing what we have typically seen post COVID. Additionally, SCDOT approval for the development's traffic improvements are conditional on separate improvements to be made for the Merrydale Village development on the opposite side of Harrison Bridge Road which leaves uncertainty on the feasibility of the proposal.

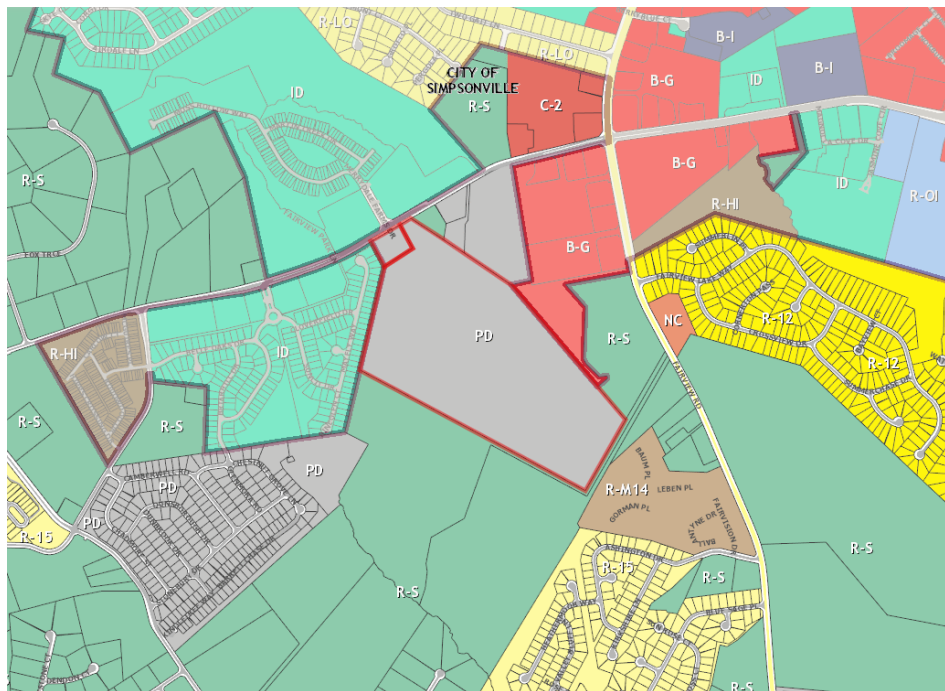
**STAFF**

**RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to PD-MC, Planned Development District – Major Change.

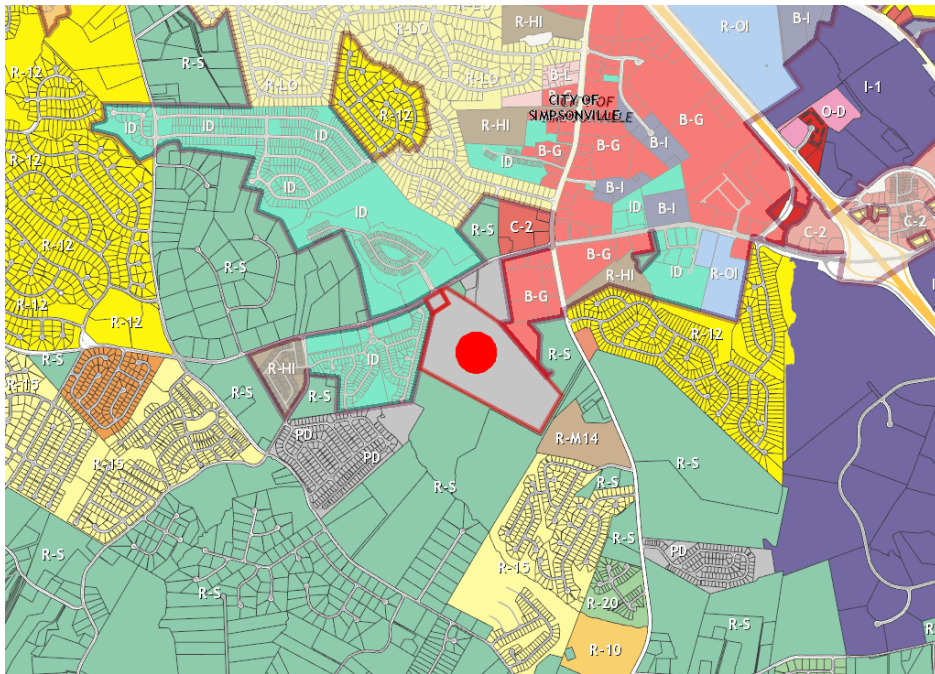


Aerial Photography, 2024

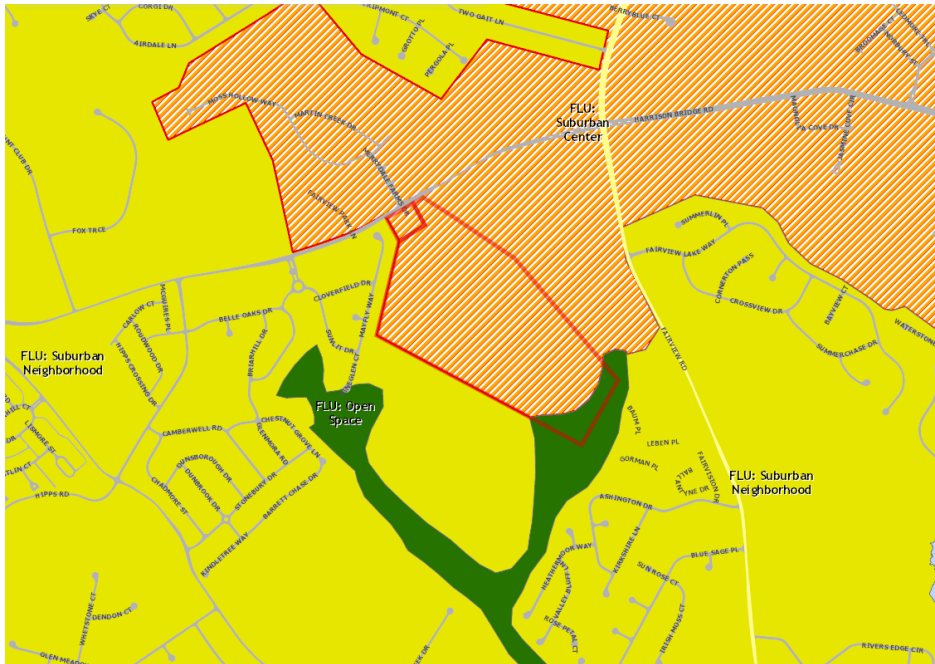


Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map