



AGENDA

REGULAR MEETING OF PLANNING COMMISSION

THURSDAY, MAY 1, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street

1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
 - A. March 21, 2025 Special Called Workshop
 - B. April 3, 2025 Public Hearing
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statements**
8. **PUBLIC HEARING ITEMS (Public Hearing Required)**
 - A. **AX-12-2025**
Application by Congaree 627 LLC for **ANNEXATION** and **REZONE** of approximately 1.53 acres located at **627 CONGAREE ROAD** from C-3, Commercial district, in Greenville County to BH, Business Heavy District, in the City of Greenville. (TM# 0543010102400)
 - B. **Z-7-2025**
Application by the City of Greenville for a **COMPREHENSIVE PLAN** Future Land Use Map (FLUM) Amendment to remove the "Urban Node Mixed-Use" classification from area surrounding the intersection of S. Pleasantburg Drive and Legrand Blvd.
9. **PUBLIC MEETING ITEMS (No Public Hearing)**
10. **Other Business**
11. **Executive Session, if required**
12. **Adjournment**

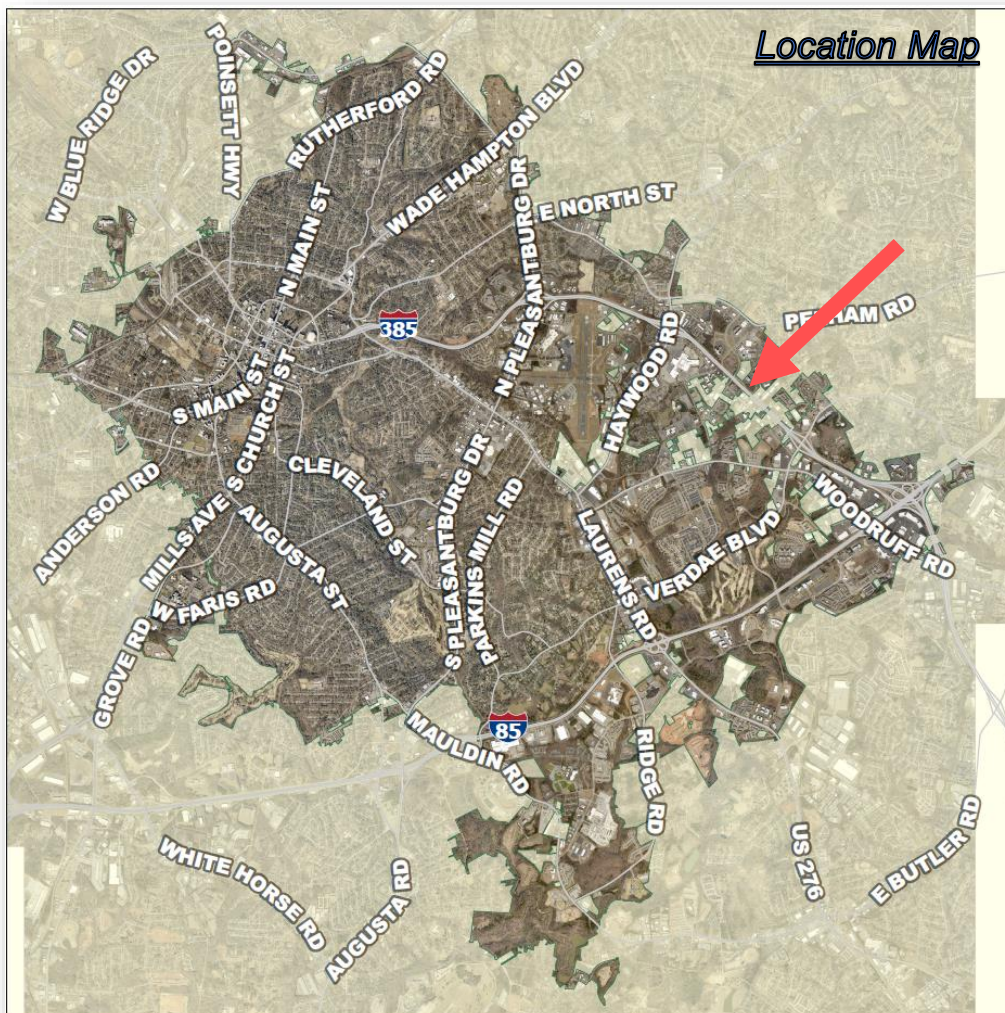


Planning Staff Report to
Greenville Planning Commission
for the May 1, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-11-2025
Applicant(s): Congaree 627 LLC
Property Owner(s): Congaree 627 LLC
Property Location: 627 Congaree Road
Tax Map Number(s): 0543010102400
Property Area: 1.53 acres
Rezone Request: BH, Business Heavy District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*

Sec 19-1.1.3 *Purpose and Intent*

Sec.19-1.3 *Official Zoning Map*

Sec.19-2 *Zoning Districts*

Sec.19-6.1.3 *Planning Commission*

Sec.19-6.2.2 *Legislative Review*

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 1.53 acres of lot area into the Greenville city limits and to zone it BH, Business Heavy District, under the Greenville Development Code. The subject property is improved with a commercial strip center development.

Land Use Review

The proposed zoning district for the annexation is BH, Business Heavy District. The BH District allows for a range of high-intensity commercial uses including large commercial shopping centers to automotive uses. 55-ft is the maximum building height for the district. The Future Land Use Map (FLUM) recommendation is Regional Mixed-Use.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	C-3, Commercial District (County)	Commercial strip development
North (Across I-385)	CM, Campus District	Medical office
East	C-2, Commercial District (County)	Commercial strip development
South	C-2, Commercial District (County)	Commercial strip development
West	BH, Business District	Restaurant



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on March 3, 2025.

Other Site Information:

The property is not located in a Greenville County Special Emphasis Neighborhood nor a County Overlay District. The site is currently improved with a commercial strip center with golf cart sales and a vacant tenant. There are no known water features on the site.

Definitions:

Please see the attachments for the **BH District**.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	YES
Comments: The Future land Use Map (FLUM) recommendation is for Regional Mixed-Use. The Regional Mixed-Use recommendation is in line with the requested BH zoning district.	
(b) Consistent with Applicable Plans and Studies.	N/A
Comments: The city has not conducted a plan or study that includes the subject property.	

(c) Compatible with Surrounding Uses.	YES
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Comments: The adjacent properties in the City along Congaree Road are likewise zoned as BH. It is anticipated that as other properties along Congaree Road annex, they will be zoned BH.

(d) Provide logical and orderly Development Pattern.	YES
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Comment: The rezoning would allow for development consistent with existing surrounding uses and development patterns.

STAFF RECOMMENDATION:

APPROVE rezone to BH, Business Heavy District.

Staff Comments

Planning Comments

Recommend: Approve

Tree and Landscape Comments

Comments:

1. The project site is currently developed and does not appear to contain any mature trees. No plans for redevelopment have been reviewed. Future site modifications will require conformance with parking design, tree density, and transition screen standards.



APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Congaree 627 LLC	Congaree 627 LLC
*Title:	C. Travis Lacey, Jr., Manager	C. Travis Lacey, Jr., Manager
*Address:	[REDACTED]	[REDACTED]
*City, State:	[REDACTED]	[REDACTED]
*Zip:	[REDACTED]	[REDACTED]
*Phone:	[REDACTED]	[REDACTED]
*Email:	[REDACTED]	[REDACTED]

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0543010102400

*TOTAL ACREAGE 1.53

*CURRENT ZONING DESIGNATION (County) C-3, Commercial District

*PROPOSED ZONING DESIGNATION (City) BH, Business Heavy District

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding *Annexation Petition* with the application submittal.

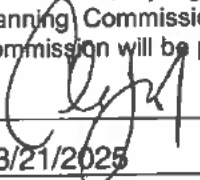
INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with the Planning Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
2. Staff will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3. Completeness Determination**. If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date. Upon planning commission recommendation, the application item will be scheduled for a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.


 _____ ***APPLICANT SIGNATURE**
 3/21/2025 _____ **DATE**

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: CL

DocuSigned by: *Signatures <u>C. Travis Lacey, Jr.</u> 110CFA3FBDB74E3	
Applicant	Congaree 627, LLC
Date	3/21/2025
Property Owner/Authorized Agent	C. Travis Lacey, Jr.
Date	3/21/2025



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 627 Congaree Road (address) and consisting of approximately 1.53 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code '5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Congaree 627 LLC	627 Congaree Road/ 0543010102400	DocuSigned by: C. Travis Lacey, Jr 110CFA3FB0674E3	3/21/2025

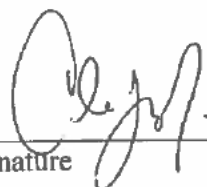


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

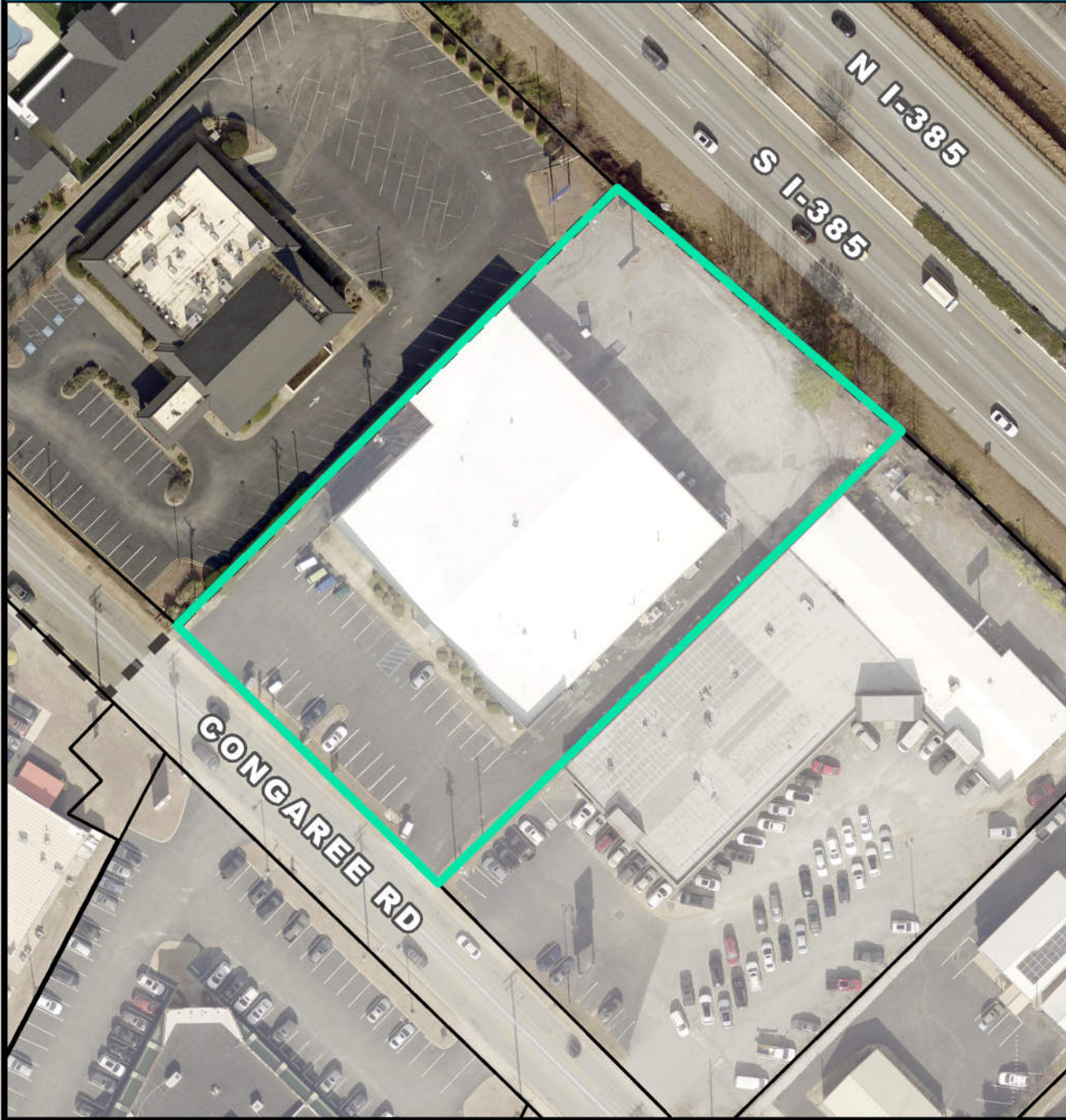
CERTIFICATION OF PETITION SIGNATURE

I, C. Travis Lacey, Jr., have this 21st day of March, 2025, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

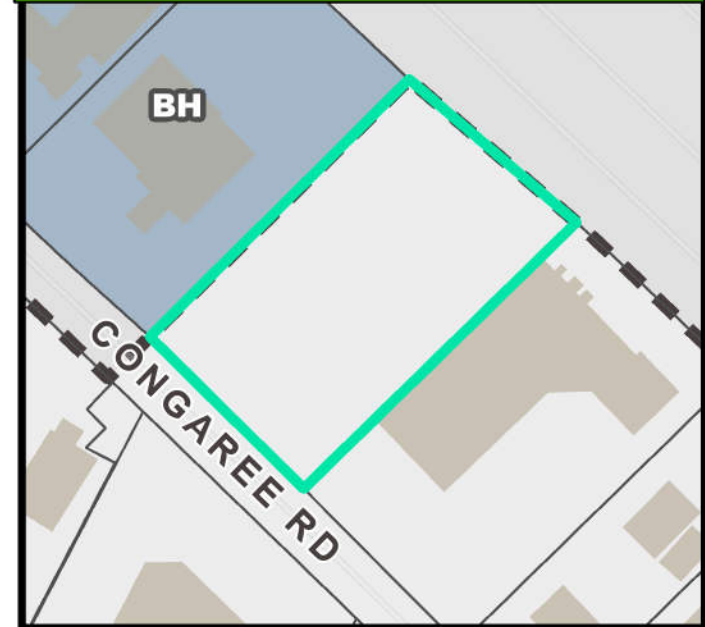
0543010102400


Signature

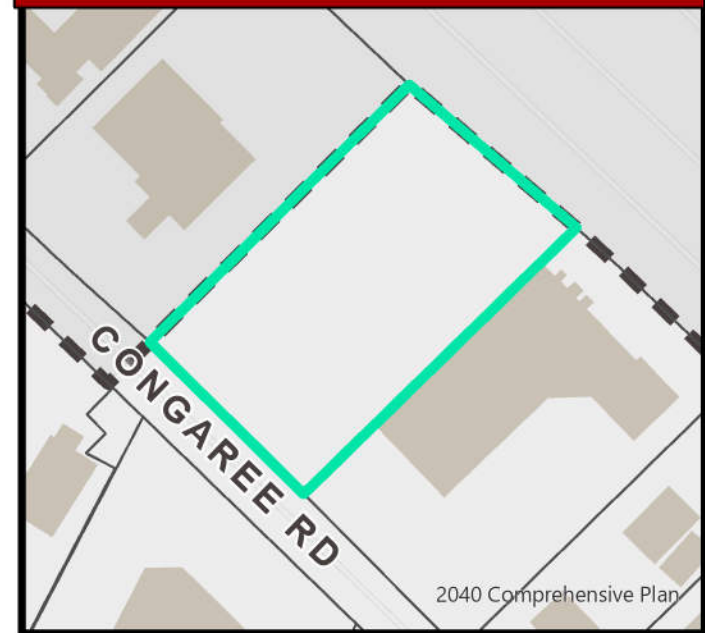
AERIAL VIEW



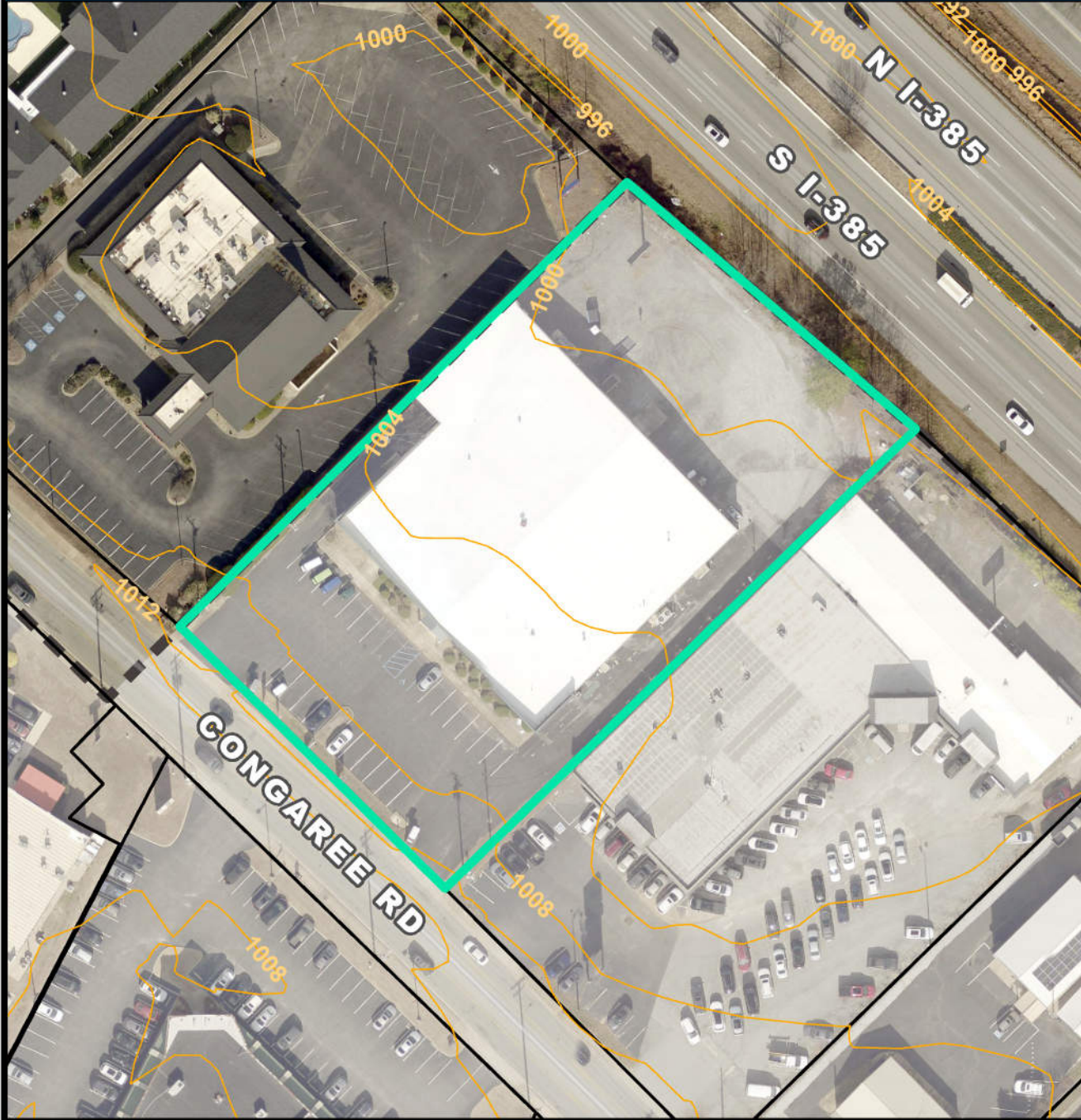
CURRENT ZONING



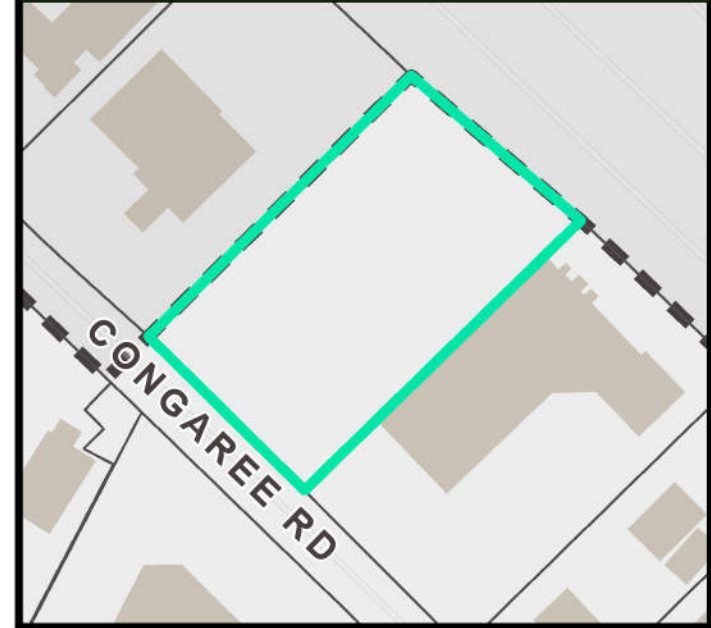
FUTURE LAND USE



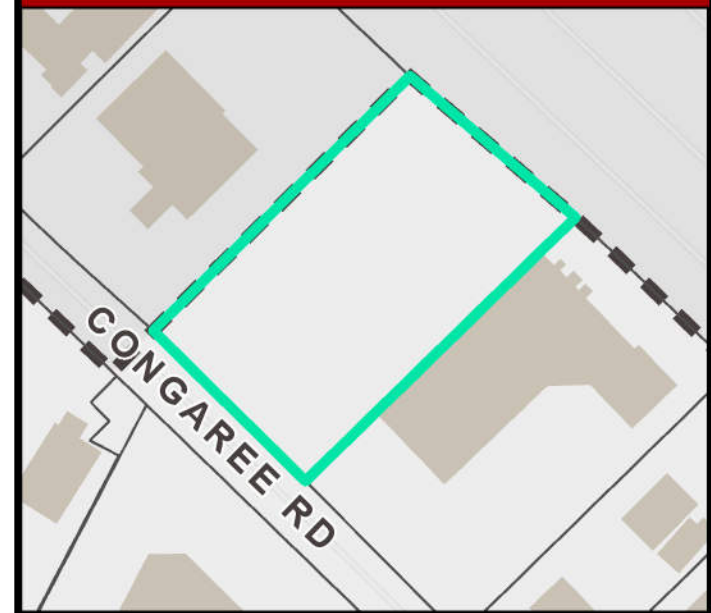
NATURAL / ENVIRONMENTAL FEATURES



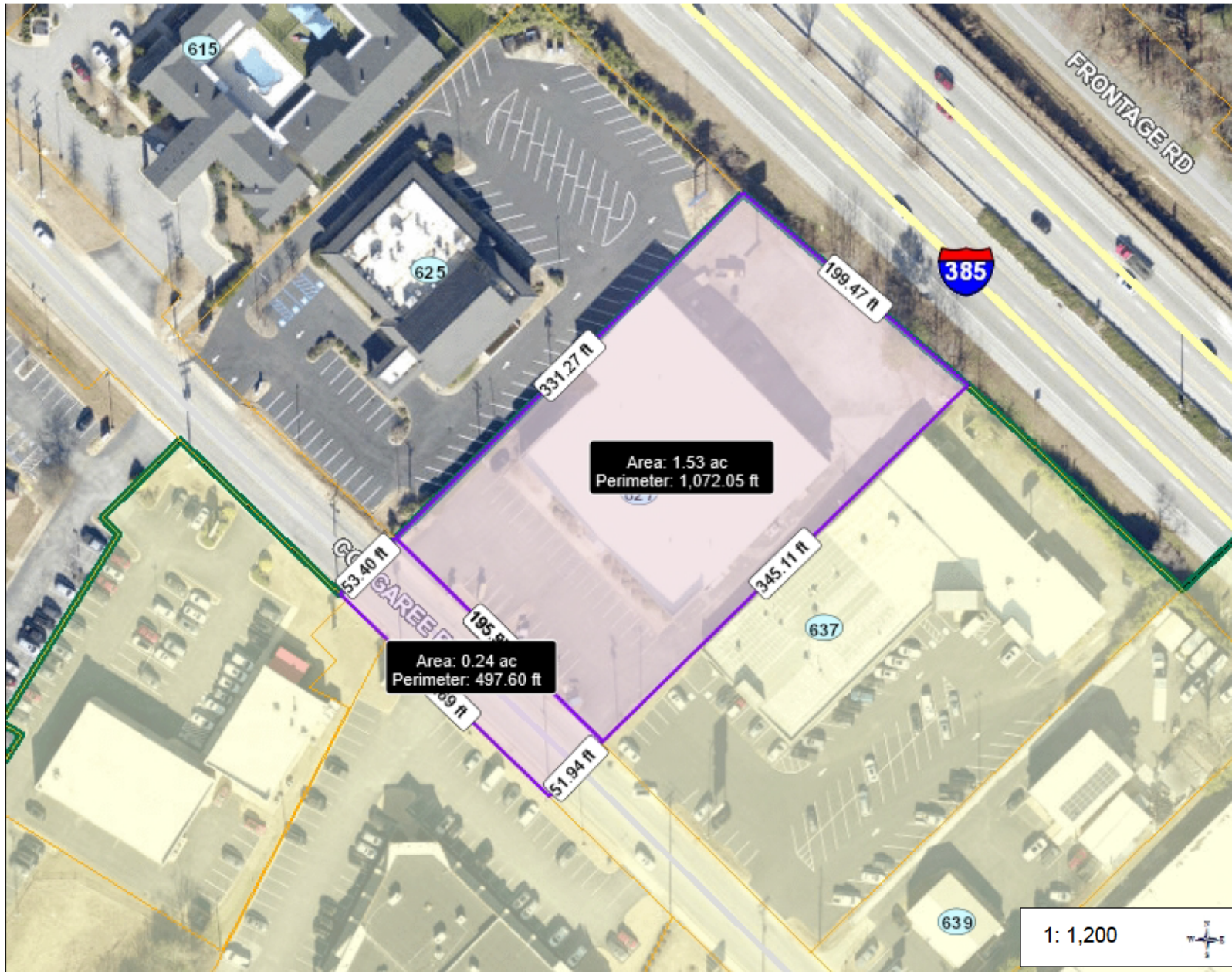
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-12-2025: 627 Congaree Road



Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other
- Parcels with Ownership
- City of Greenville Limits
- County Background
- 2025 Aerial Photography

Notes

Total area to be annexed: 1.77 acres;
City Council District: 3; County Zoning
District: C-3; City Zoning District: BH

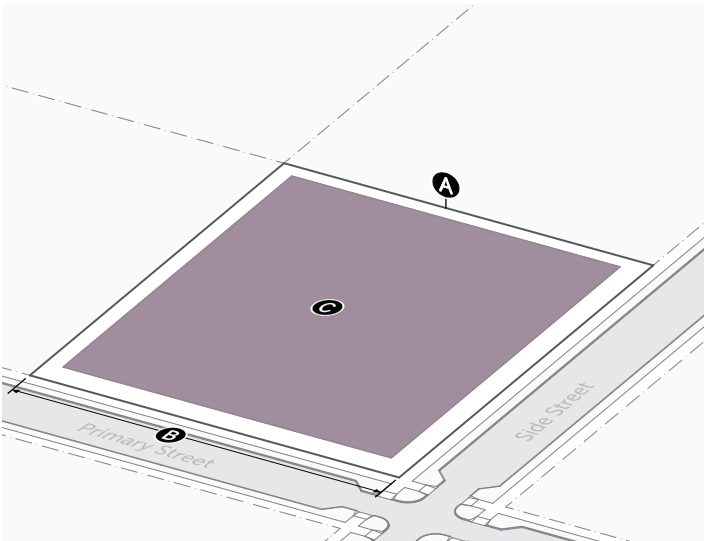
200 0 100 200 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 4/2/2025

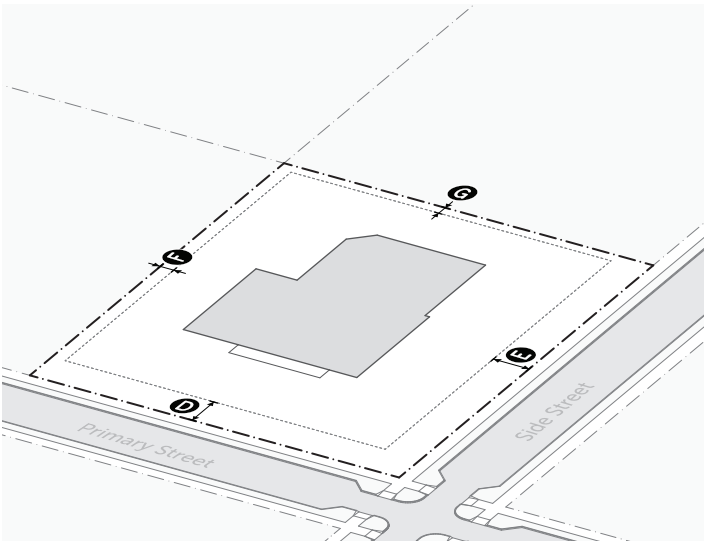
This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.

19-2.7.3. BH BUSINESS HEAVY

A. SITE



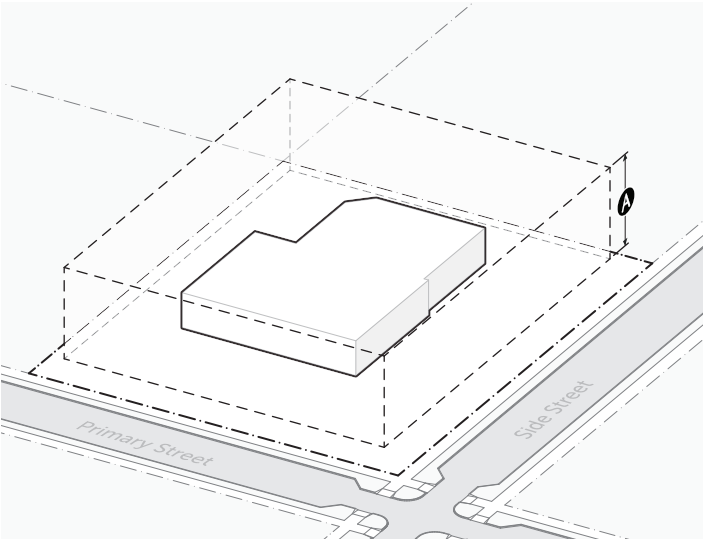
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	7,500
B Width (min)	75'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
Outdoor amenity space (min)	None



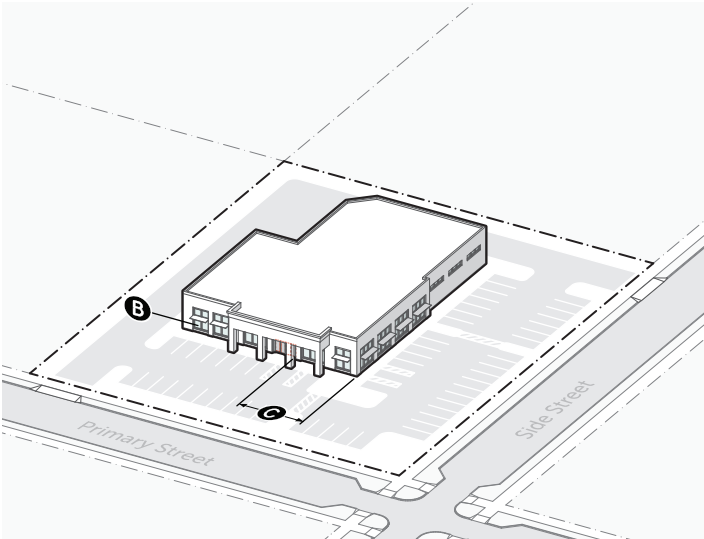
3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	20'
E Side street lot line (min)	20'
F Side lot line (min)	10'
G Rear lot line (min)	10'
Alley lot line (min)	5'
4. TRANSITIONS ²	Sec. 2.11.6.
Transition type	Type A, B, C
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	5'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 8'
Side street yard height (max)	Type D 8'
Side/rear yard height (max)	Type F 8'



B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max)	55'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
Story height (min)	None
Finish floor elevation (min/max)	None



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
B Ground story (min)	30%	15%
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES	Sec. 2.11.14.	
C Street-facing entry spacing (max)	150'	None
Entry feature	Yes	No



**Planning Staff Report to
Greenville Planning Commission**
for the May 1, 2025 Public Hearing

PUBLIC HEARING REQUIRED

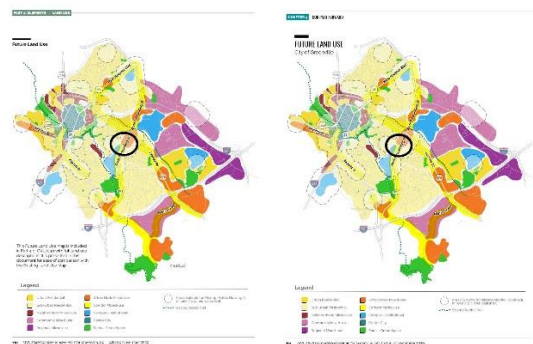
Amendments to the Future Land Use Map require a public hearing.

Docket Number: Z-7-2025

Applicant: City of Greenville

Proposal: **COMPREHENSIVE PLAN** Future Land Use Map (FLUM) Amendment to Modify a Portion of South Pleasantburg Drive to remove the “Urban Node Mixed-Use Classification”

Staff Recommendation: **Approval**



Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of Planning Commission*
Sec. 19-6.1.3. *Authority - - Planning Commission*
Sec. 19-6.2.2. *Legislative Review*

Background

Approved in early 2021, the GVL2040 Comprehensive Plan Future Land Use Map (FLUM) identifies potential locations for scaled, mixed-use development that is well-integrated with its surroundings and the corridors that serve them. GVL2040 calls these areas “nodes” and recommends that future redevelopment follow the guidelines of the “Urban Node Mixed-Use” future land use classification. GVL2040 also recommends for commercial corridors to redevelop under a “Corridor Mixed-Use” FLUM classification. One of these commercial corridors is Pleasantburg Drive, which extends the length of the city’s corporate limits. The Pleasantburg Drive Corridor services three identified nodes, including the McAlister Square Node.

The McAlister Square node currently extends from the north side of Laurens Road south to Legrand Boulevard. Upon review of several development proposals around the Legrand-Pleasantburg intersection and prevailing conditions along Pleasantburg Drive, staff proposes removing the “Urban Node Mixed-Use” FLUM classification from this intersection. The “Corridor Mixed-Use” FLUM classification would remain. The “Urban Node Mixed-Use” designation would be pulled closer to the McAlister Square campus, where significant future redevelopment is possible. This modification is intended to foster redevelopment that is compatible with the subject area.

Definition:

GVL2040 defines “Urban Node Mixed-Use” as small areas with ‘urban form of 4 to 6 story buildings’ and activated streets, common spaces, and public areas designed to a human scale to best service visitors and residents. These areas are expected to achieve a high quality of urban design that efficiently integrates vertical development with a

diverse mix of land uses. The land use classification outlines an expectation for higher density development incorporated in mixed use structures generated with future redevelopment.

GVL2040 defines “Corridor Mixed-use” as major streets that connect nodes to each other, to Greenville’s traditional neighborhoods, and to established nodes such as downtown Greenville. They are designed to safely support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step-up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

Staff Analysis:

Modifying the “Urban Node Mixed-Use” designation, but retaining the “Corridor Mixed-Use” FLUM classification in this area, will concentrate the development principles outlined within the “Urban Node Mixed-Use” classification to the immediate McAlister Square Node. The modification will also better suit the subject property at the Pleasantburg-LeGrand intersection, which is more auto-centric and has fewer opportunities to develop holistically with the greater McAlister Square Node. The “Corridor Mixed-Use” classification still promotes mobility improvements and redevelopment opportunities. All future development must comply with the Greenville Development Code.

The Pleasantburg-LeGrand intersection will retain the “Corridor Mixed-Use” land use classification, which is consistent with the existing MX-2 district that the property is currently zoned.

Specifically, the changes to the GVL2040 document will include:

- Pages 64 and 114 – Modify the Future Land Use Maps by removing the “Urban Node Mixed-Use” designation from the intersection around LeGrand Boulevard and South Pleasantburg Drive Corridor, but retain the underlying “Corridor Mixed-Use” classification.

As with the Greenville Development Code, the Comprehensive Plan is a living document and is updated as the city evolves.

Clarification: The Future Land Use Map is included with the city’s Comprehensive Plan and is separate from the Official Zoning Map. No properties will be rezoned as part of this Future Land Use Map amendment.

STAFF RECOMMENDATION: APPROVE



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	City of Greenville	Not applicable
*Organization:	Planning & Development Services	Not applicable
*Title:	Planning Department (Long Range Division)	Not applicable
*Full Address:	206 S. Main Street	Not applicable
*Phone:	864-467-4476	Not applicable
*Email:	planning@greenvillesc.gov	Not applicable

INSTRUCTIONS

1. The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

PREAPPLICATION MEETING DATE _____ N/A _____

2. All applications for designation as a Comprehensive Plan Amendment must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
3. The administrator will review the application for "completeness" pursuant to section 19-6.2.1(b)(3), completeness determination prior to routing the application for review. If the application is determined to be "incomplete", the administrator will contact the applicant to request that the applicant resolve the deficiencies.
4. **Please submit one (1) paper copy and one (1) electronic version of the application submittal package.**
5. **Please read carefully:** The applicant affirms that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.


4/16/25

*APPLICANT SIGNATURE

DATE

COMPREHENSIVE PLAN AMENDMENT REQUEST

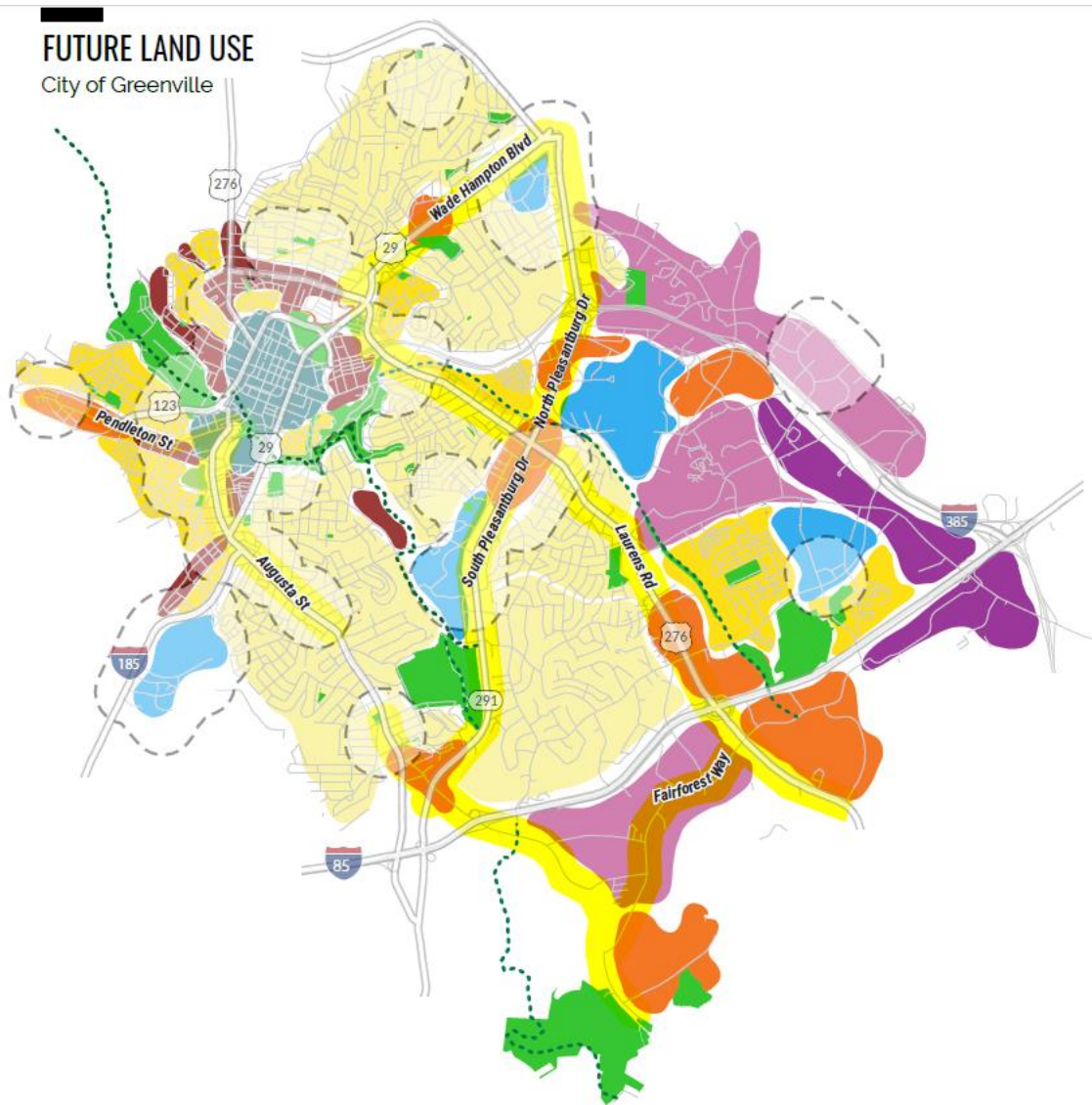
***CURRENT PLAN TO BE AMENDED (NAME)** Greenville 2040 Comprehensive Plan Future Land Use Map (FLUM)

***PROPOSED PLAN AMENDMENT (NAME)** Greenville 2040 Comprehensive Plan Future Land Use Map (FLUM)

SECTIONS TO BE AMENDED FLUM located on pages 64 and 114 – Modify to retract “Urban Node Mixed-Use” designation from southernmost area of the South Pleasantburg Drive and LeGrand Boulevard intersection. The “Corridor Mixed-Use” future land use designation will be retained.

***COMPREHENSIVE PLAN AMENDMENT REQUEST NARRATIVE/PROPOSED REVISION(S)** The City of Greenville proposes to retract the “Urban Node Mixed-use” land use designation, but retain the “Corridor Mixed-Use” future land use designation, of the property and illustrated in the attached exhibit. This change is intended to facilitate future development that is compatible with the Pleasantburg Drive Corridor while also preserving the walkable mixed-use development provisions within the McAlister Square Node. As clarification, this proposed modification to the FLUM will not result in the rezoning of property; any future rezonings must comply with the applicable procedural requirements of the Greenville Development Code and South Carolina state law.

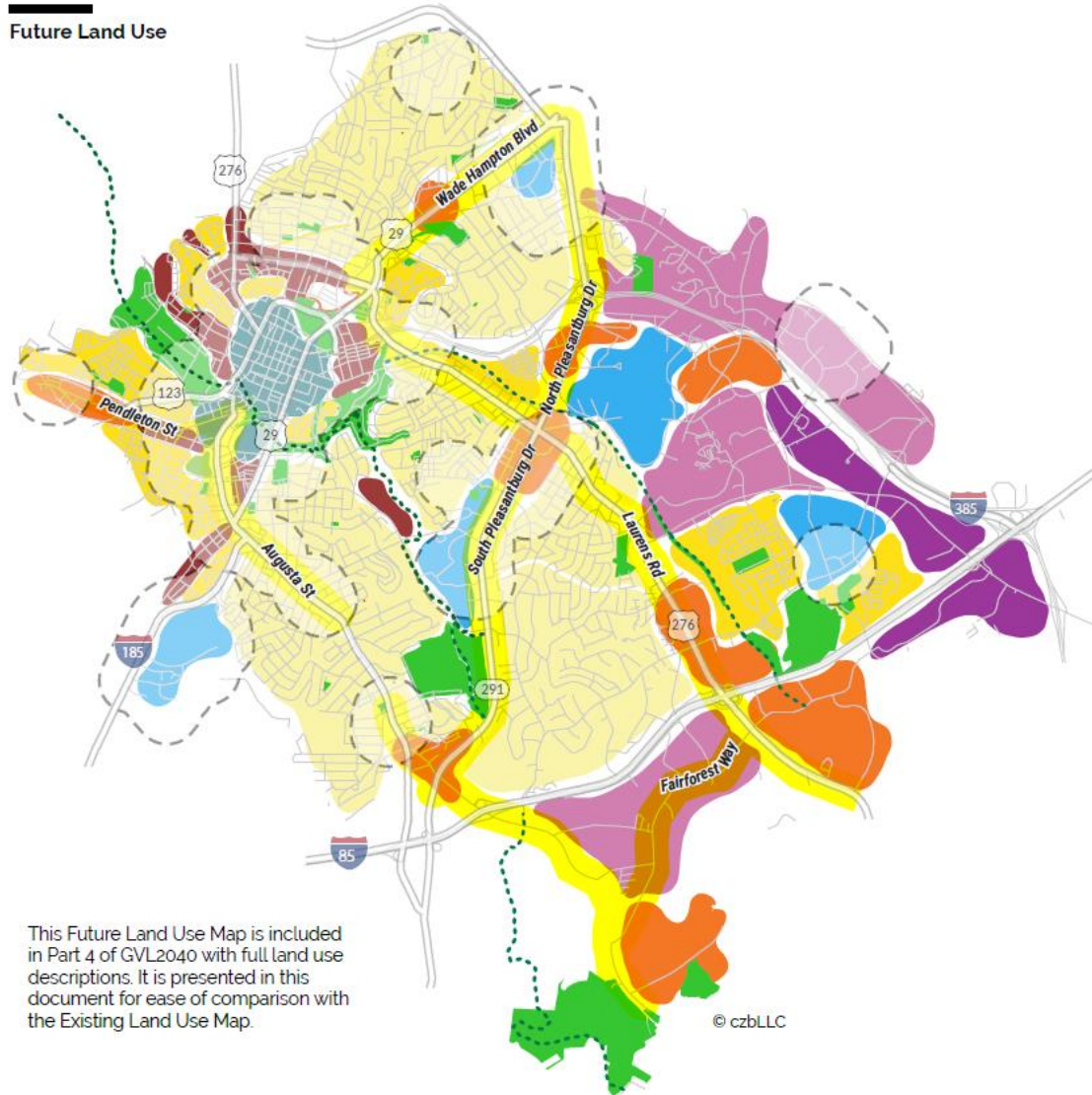
Approved in 2021, GVL2040’s FLUM designated specified ‘nodes’—which are districts that accommodate a variety of land uses through vertical, compact development—with the “Urban Node Mixed-Use” classification. GVL2040 also directs the city’s commercial corridors, including Pleasantburg Drive (SC-291), to develop with a mix of land uses under the “Corridor Mixed-Use” classification. The S. Pleasantburg Drive portion of SC-291 includes the McAlister Square Node. While the vast majority of the McAlister Square Node is proposed to remain in place, the southern portion of the “Urban Node Mixed-Use” designation at LeGrand Boulevard will be removed in order to facilitate future redevelopment at this intersection. The city believes this modification aligns with the prevailing conditions along Pleasantburg Drive, while still supporting significant future development of the McAlister Square Node. All future development must comply with the Official Zoning Map and the Greenville Development Code, which are not affected by this FLUM amendment.



Existing Map Scaled to Intersection of S. Pleasantburg Dr. and Legrand Blvd



Proposed GVL2040 Comprehensive Plan Future Land Use Map on Page 64 and 114



Proposed Map Scaled to Intersection of S. Pleasantburg Dr. and Legrand Blvd

