

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**June 4, 2018**  
**CONFERENCE ROOM D – COUNTY SQUARE**  
**5:00 PM**

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

**COMMITTEE MEMBERS PRESENT:**

Lynn Ballard, Chairman  
Sid Cates, Vice Chairman  
Mike Barnes  
Ennis Fant  
Rick Roberts

**COMMITTEE MEMBERS ABSENT:**

**STAFF PRESENT:**

Phoenikx Buathier  
Teresa Barber  
Dean Campbell  
Paula Gucker  
Helen Hahn  
Sarah Holt  
Regina McCaskill  
Alan Willis

**OTHER COUNCIL MEMBERS PRESENT**

Butch Kirven  
Joe Dill  
Xanthe Norris

**PLANNING COMMISSION MEMBERS PRESENT**

Steve Bichel  
Nick Hollingshad  
Metz Looper  
Dave Stevenson

**CALL TO ORDER**

Chairman Ballard called the meeting to order at 5:00 p.m.

**INVOCATION**

Dr. Cates provided the invocation.

**APPROVAL OF THE MINUTES OF THE MAY 14, 2018 COMMITTEE MEETING**

**MOTION:** By Dr. Fant to approve the minutes of the May 14, 2018 Committee meeting as presented. The motion carried unanimously by voice vote.

**ZONING DOCKETS**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-31  
**APPLICANT:** Larry B. and Judy N. Carper  
**PROPERTY LOCATION:** 33 Yown Road  
**PIN/TMS#(s):** 0240020102201  
**EXISTING ZONING:** R-15, Single-Family Residential  
**REQUESTED ZONING:** R-S, Residential Suburban  
**ACREAGE:** 7.37  
**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-15, Single-Family Residential in June 1973, as part of Area 4A.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	single-family residential
East	R-15	single-family residential
South	R-MA	mobile home park and single-family residential
West	R-15	single-family residential

**WATER**

**AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-15	2.9 units/acre	7.37	21 units
Requested	R-S	1.7 units/acre		12 units

A successful rezoning may remove up to 9 dwelling units.

**ROADS:** Yown Road: two-lane State-maintained local

**TRAFFIC:** No traffic counts in proximity of Yown Road.

**SUMMARY:** The subject parcel zoned R-15, Single-Family Residential is 7.37 acres of property located on Yown Road approximately 0.65 miles west of the intersection of White Horse Road and Old Easley Bridge Road. The parcel has approximately 300 feet of frontage along Yown Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

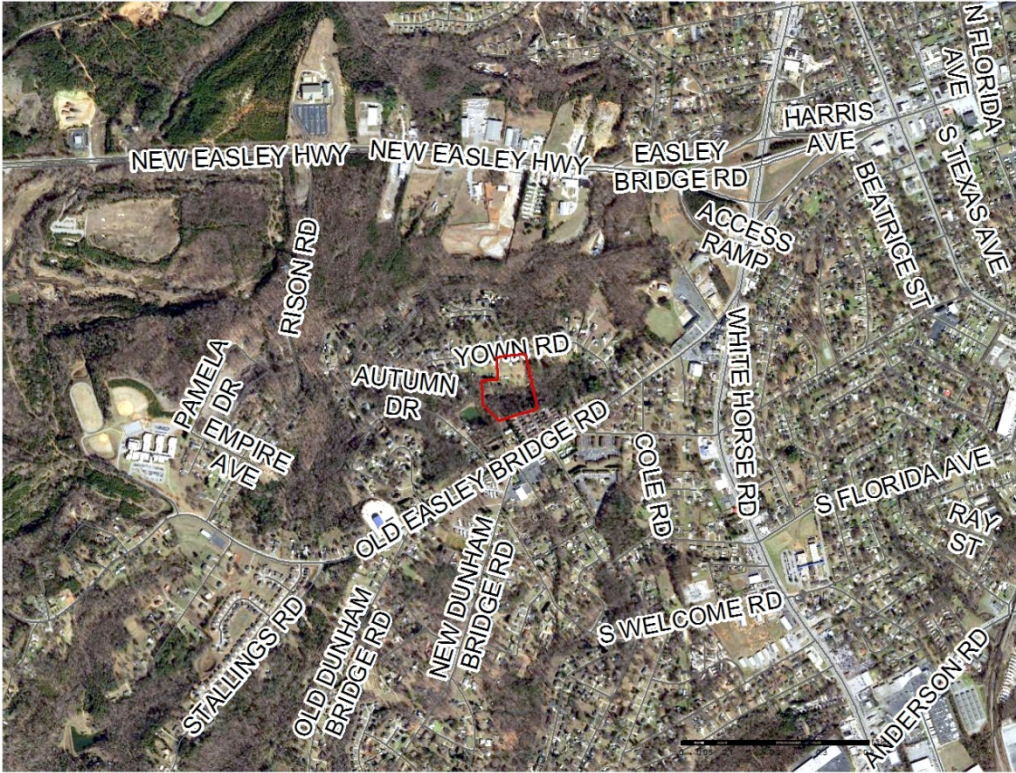
The applicant states the proposed land use is for suburban farm animals (sheep, goats, chickens).

**CONCLUSION:** This 7.37 acres site is currently zoned R-15, Single-Family Residential. Earlier this year, the applicant was cited with a notice of violation for the use of farm animals on the applicant's property. The use of farm animals is permitted in R-R3 and R-

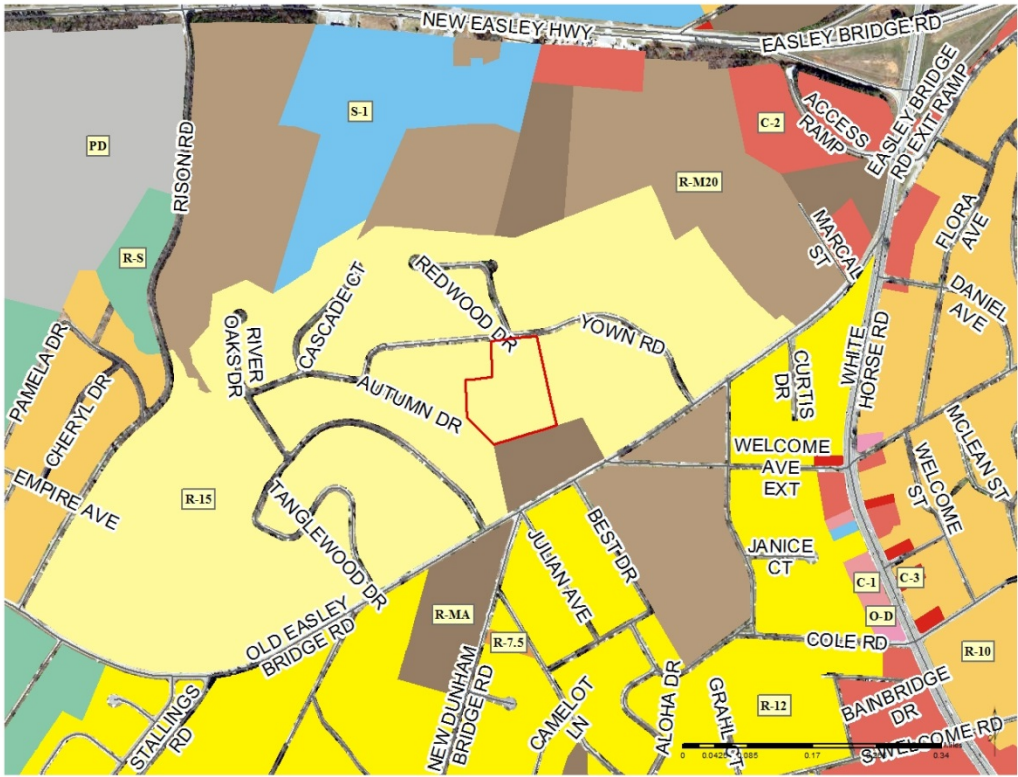
R1, Rural Residential; R-S, Residential Suburban; and R-20A, Single-Family Residential. Staff is of the opinion rezoning this parcel to R-S, Residential Suburban would be a more appropriate zoning for the size of this 7.37 acre lot, and would be a more restrictive use. Staff believes the requested rezoning will have minimal impact on the surrounding neighborhood.

Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban. The Planning Commission also recommended approval.

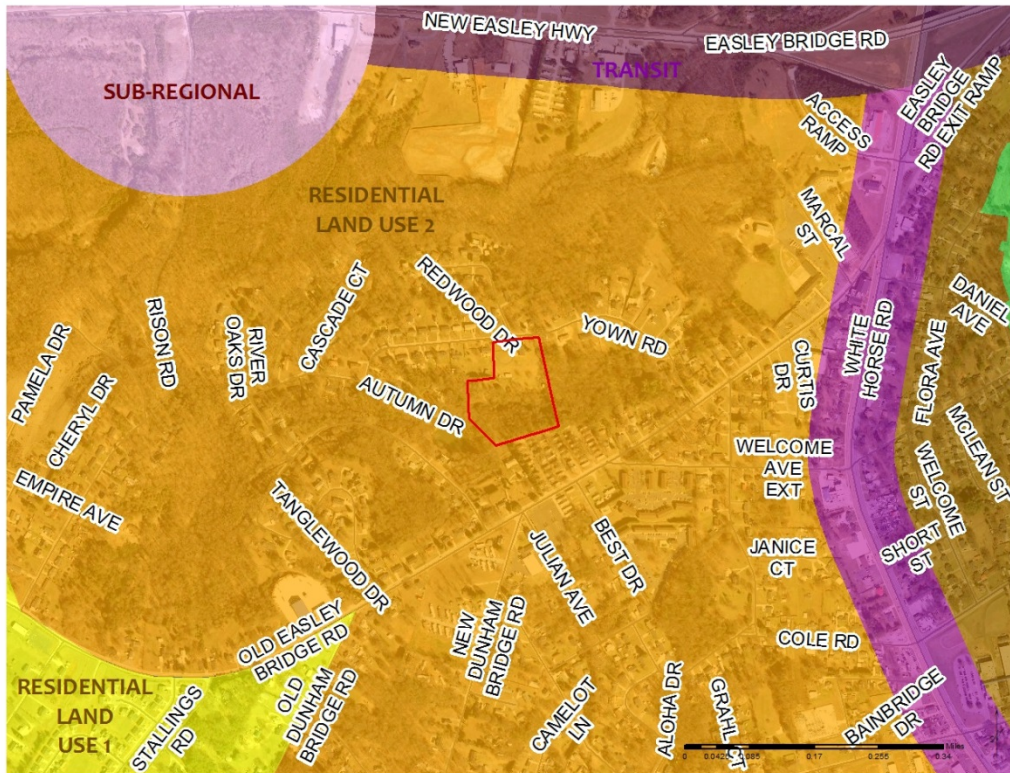
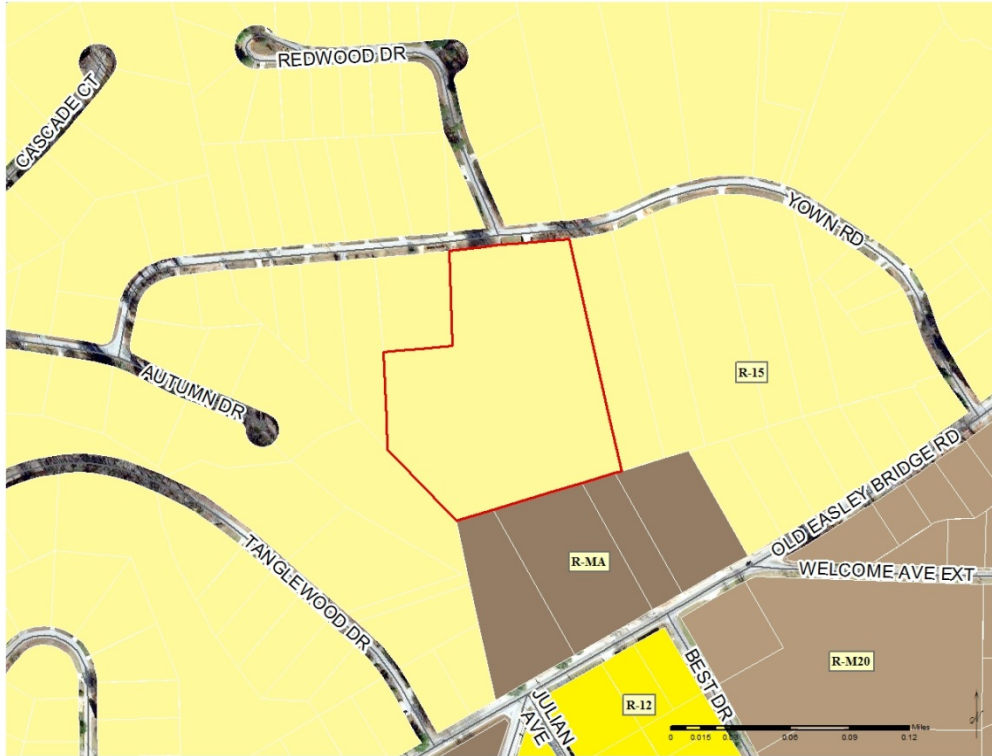
**MOTION:** By Dr. Fant to approve CZ-2018-31. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

**CZ-2018-32 WAS WITHDRAWN BY STAFF AND APPLICANT**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-33

**APPLICANT:** Nick Franchina for Poleo, LLC

**PROPERTY LOCATION:** 89 Smythe Avenue

**PIN/TMS#(s):** 0103002300900

**EXISTING ZONING:** R-10, Single-Family Residential

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 0.37

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful C-1, Commercial rezoning request in 1992, CZ-1992-28.

**EXISTING LAND USE:** restaurant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	apartments
East	R-10	single-family residential
South	R-10	duplex and vacant body shop
West	R-10	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Dunean Community Plan, designated as *Re-Use*.

**ROADS:**

Smythe Avenue: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Marue Drive	1,400' E	3,700	3,500 - 5.4%	3,500 0%

**SUMMARY:**

The subject parcel zoned R-10, Single-Family Residential is 0.37 acres of property located on Smythe Avenue approximately 0.60 miles southeast of the intersection of South Washington Avenue and Anderson Road. The parcel has approximately 120 feet of frontage along Smythe Avenue.

The applicant is requesting to rezone the property to C-2, Commercial. The most recent application/certificate of occupancy was for use as a restaurant. The use of a restaurant on 0103002300900 is currently allowed as a legal non-conforming use.

The applicant states the proposed land use is for restaurant/retail.

**CONCLUSION:**

The subject site is surrounded by R-10, Single-Family Residential zoning with a surrounding land use of residential. Rezoning the subject site to C-2, Commercial would not be consistent with the existing zoning or land uses. Staff believes the requested use for retail or a restaurant could also have a negative impact on the surrounding Dunegan community, an area that is made up of predominantly single-family residential homes.

Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial. The Planning Commission recommended denial of C-2, but recommended approval of C-1.

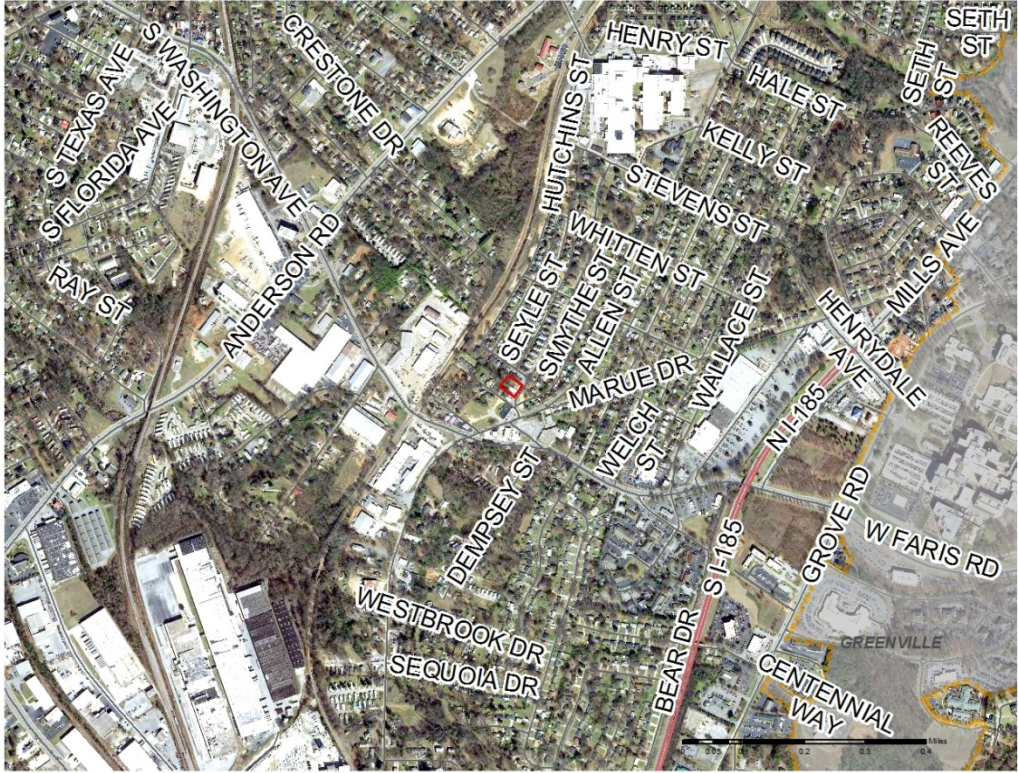
**MOTION:**

By Dr. Cates to amend the applicants request to C-1, Commercial. The motion carried unanimously by voice vote

**MOTION:**

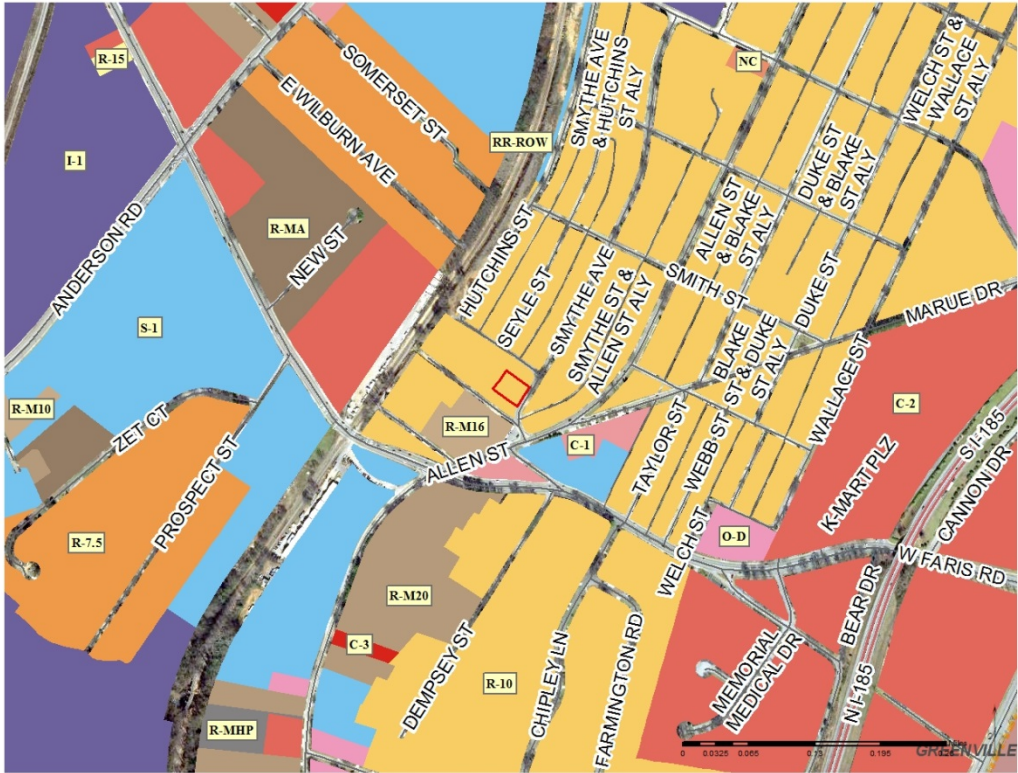
By Mr. Roberts to approve CZ-2018-33 as amended to C-1, Commercial. The motion carried unanimously by voice vote.



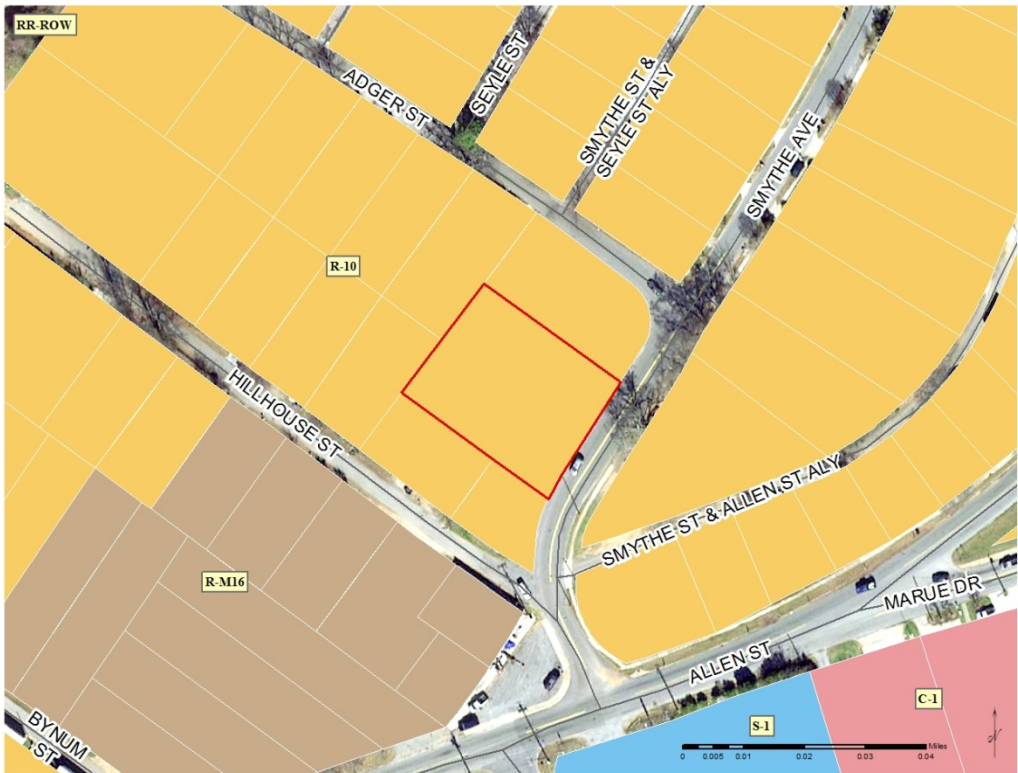


Aerial Photography, 2017





Zoning Map





Dunean Community Plan, Conceptual Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-34

**APPLICANT:** Stephen Lamar Swafford and Lea Dana Greiser

**PROPERTY LOCATION:** 535 Scuffletown Road

**PIN/TMS#(s):** 0548020102301 (portion)

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

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 1.65

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential-Suburban in June 1991, as part of Area 7.

**EXISTING LAND USE:** shed and vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential and vacant wooded land
South	R-S	vacant wooded land
West	R-20	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre. The site is outside the Scuffletown Area Plan.

**ROADS:** Scuffletown Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Scuffletown Road	380' S	8,500	8,200	9,600
			-	+17.1%
			3.5%	

**SUMMARY:** The subject parcel zoned R-S, Residential Suburban, is 1.65 acres of property located on Scuffletown Road approximately 0.65 miles north of the intersection of Scuffletown Road and Jonesville Road. The parcel has approximately 300 feet of frontage along Scuffletown Road.

The applicant is requesting to rezone the property to S-1, Services. Floodplain Administration received a complaint regarding vehicles accessing the parcel to the south of the subject site, 0548020102003. The applicant was issued a notice of violation on March 16, 2018 for floodplain encroachment without a permit. This notice of violation has since been corrected. The previously mentioned violation triggered an

active notice of violation from codes enforcement on March 20, 2018 for the use of a tree service business on parcels 0548020102301 and 0548020102003. Both parcels are zoned R-S, Residential Suburban which does not permit the use of a tree service business. The applicant was parking their tree service vehicles on both the requested rezoning parcel (0548020102301), and the parcel to the south (0548020102003). The applicant met with staff regarding the violation, which prompted the applicant to request an amendment to the official Greenville County zoning map.

The applicant states the proposed land use is for a small tree service.

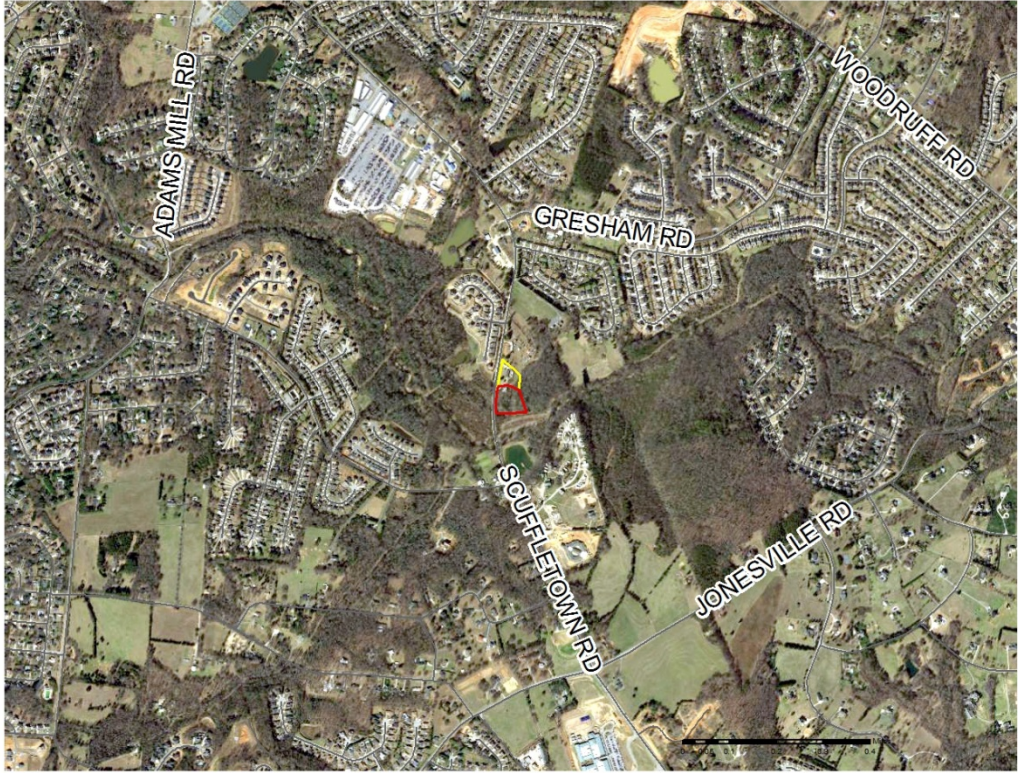
**CONCLUSION:**

The subject site is currently surrounded by single-family residences and vacant wooded land. Staff is of the opinion the current zoning of R-S, Residential Suburban is appropriate and consistent with the surrounding zoning and land uses. Staff is concerned that rezoning this parcel to S-1, Services, could cause the expansion of commercial and service type use in an area that is predominantly single-family residential. The requested rezoning is also not consistent with the Imagine Greenville County Comprehensive Plan.

Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission recommended denial.

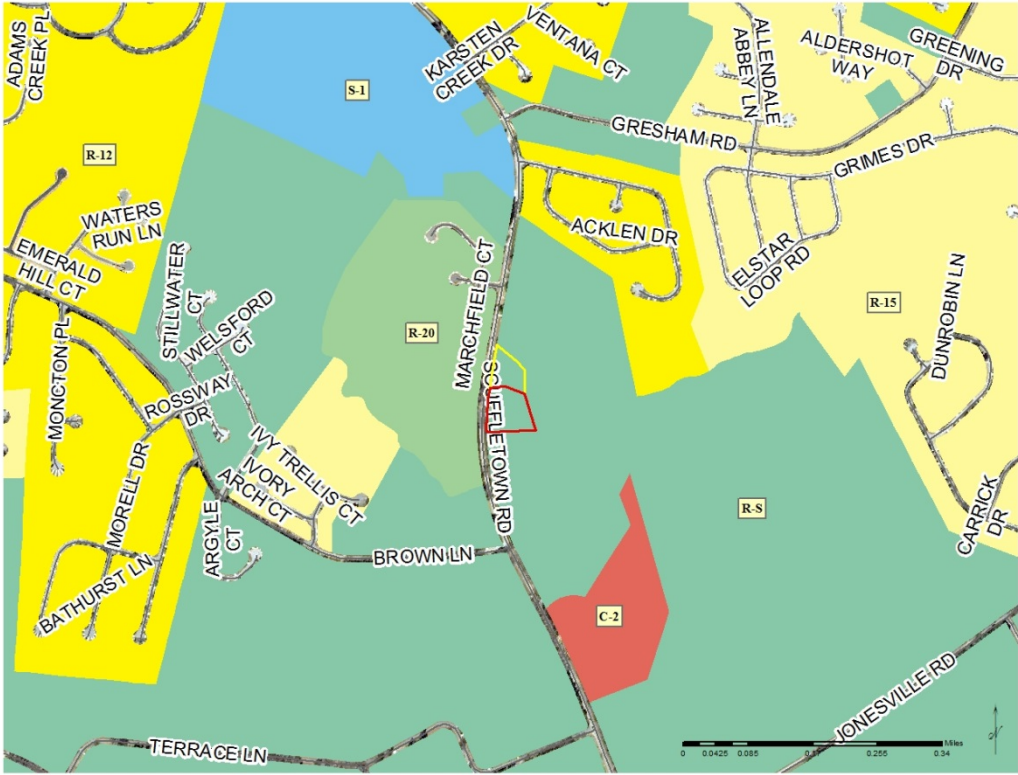
Chairman Ballard stated while the zoning is residential, this section of Scuffletown Road has always been various different types of businesses. He stated using the logic of staff and Planning Commission, to be residential, that would put more houses in the Five Forks area. This would have zero impact on traffic; it would help the applicant with his business. Chairman Ballard spoke with Council Chair Kirven, since this was his district and he was in favor of the rezoning.

**MOTION:** By Mr. Roberts to approve CZ-2018-34. The motion carried unanimously by voice vote.

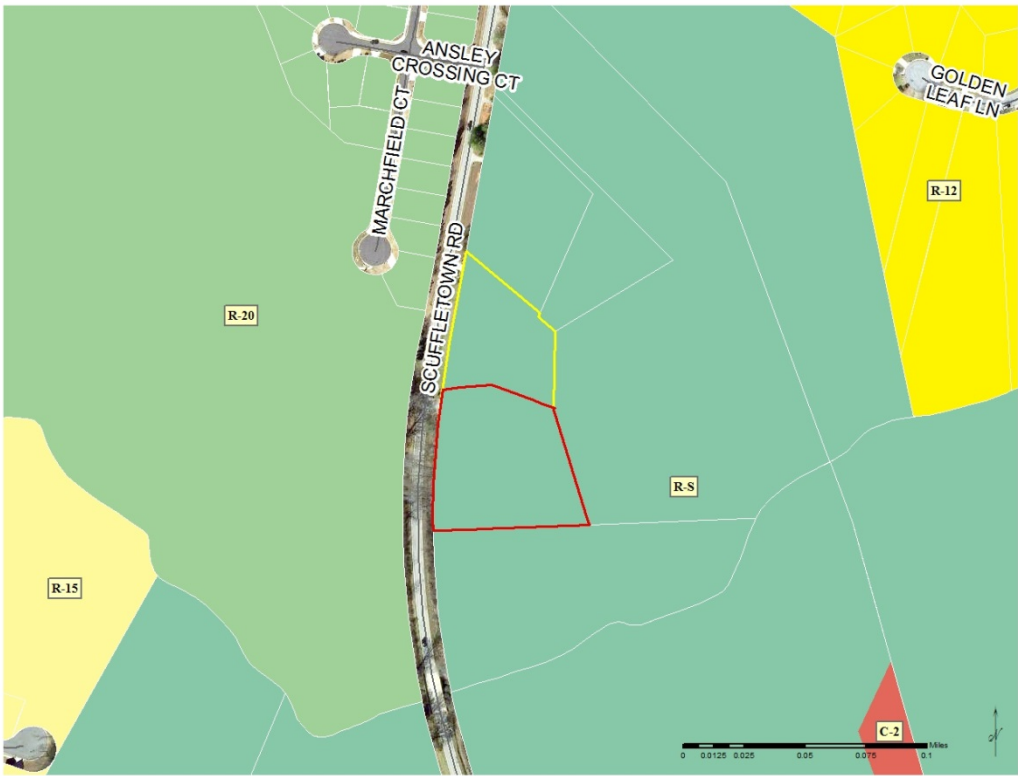


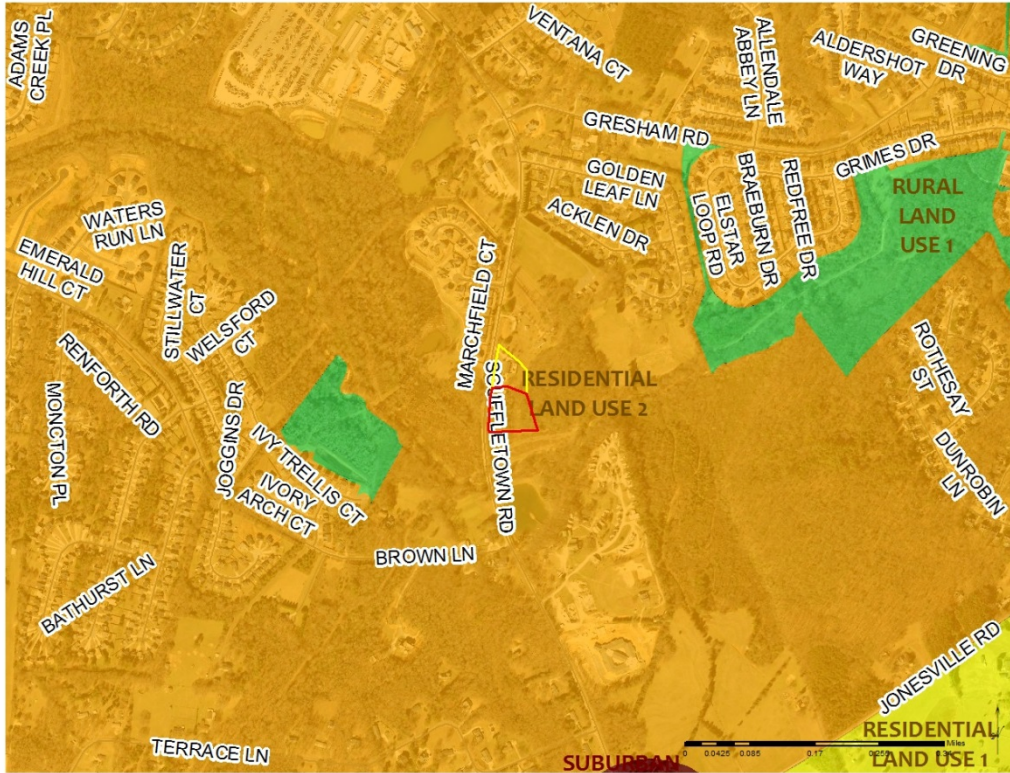
Aerial Photography, 2017





Zoning Map





Future Land Use Map

**CZ-2018-35 WAS WITHDRAWN BY APPLICANT**

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-36
- APPLICANT:** Andrea Culpepper
- PROPERTY LOCATION:** 715 Chick Springs Road
- PIN/TMS#(s):** T012000200105
- EXISTING ZONING:** R-20, Single-Family Residential
- REQUESTED ZONING:** O-D, Office District
- ACREAGE:** 0.78
- COUNCIL DISTRICT:** 18 – Barnes



**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	vacant land
South	R-20	vacant land
West	R-20	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

**ROADS:** Chick Springs Road: two-lane County-maintained minor collector  
Alexander Road: two-lane State-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Old Rutherford Road	4,350' NW	700	475 -	750 +57.9%

**SUMMARY:** The subject parcel zoned R-20, Single-Family Residential, is 0.78 acres of property located on Chick Springs Road approximately 0.9 miles southwest of the intersection of South Suber Road and Wade Hampton Boulevard. The parcel has approximately 160 feet of frontage along Chick Springs Road and 235 feet of frontage along Alexander Road. The applicant is requesting to rezone the property to O-D, Office District.

The applicant states the proposed land use is for florist/wedding planning.

**CONCLUSION:** The subject site is surrounded by single-family residences and vacant land with R-20, Single-Family Residential zoning. Staff is of the opinion that rezoning the subject site to O-D, Office District would not be appropriate with the surrounding zoning

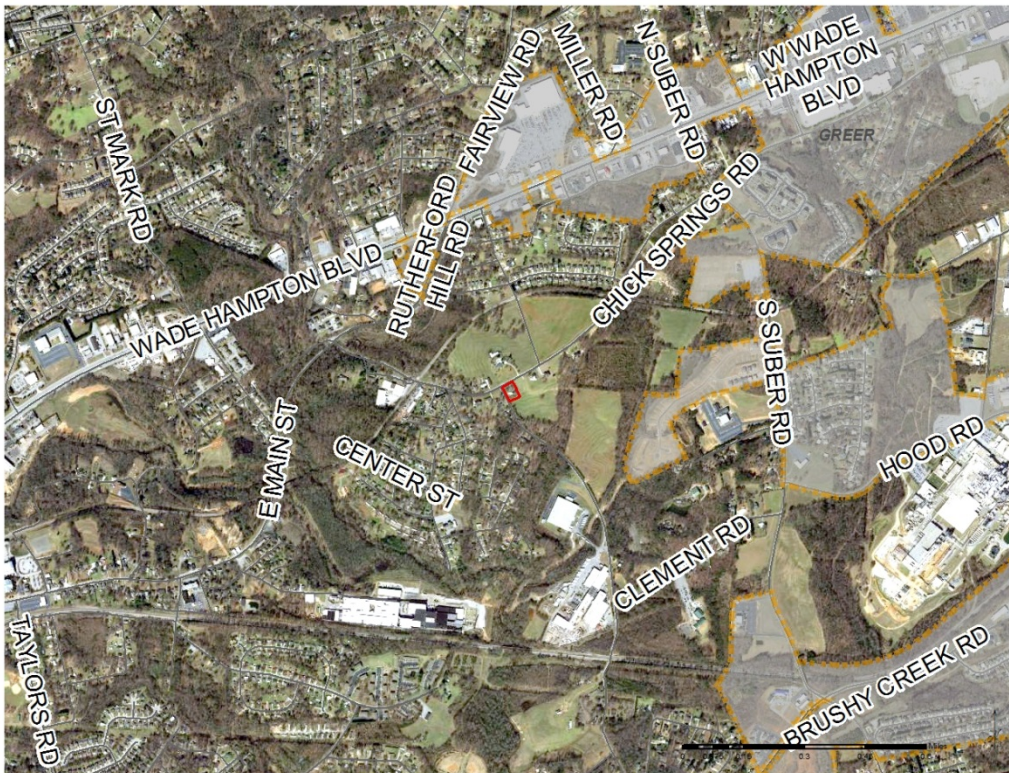
and land uses in this area. The requested zoning is also not consistent with Imagine Greenville Comprehensive Plan.

Based on these reasons staff recommends denial of the requested rezoning to O-D, Office District. The Planning Commission recommended denial.

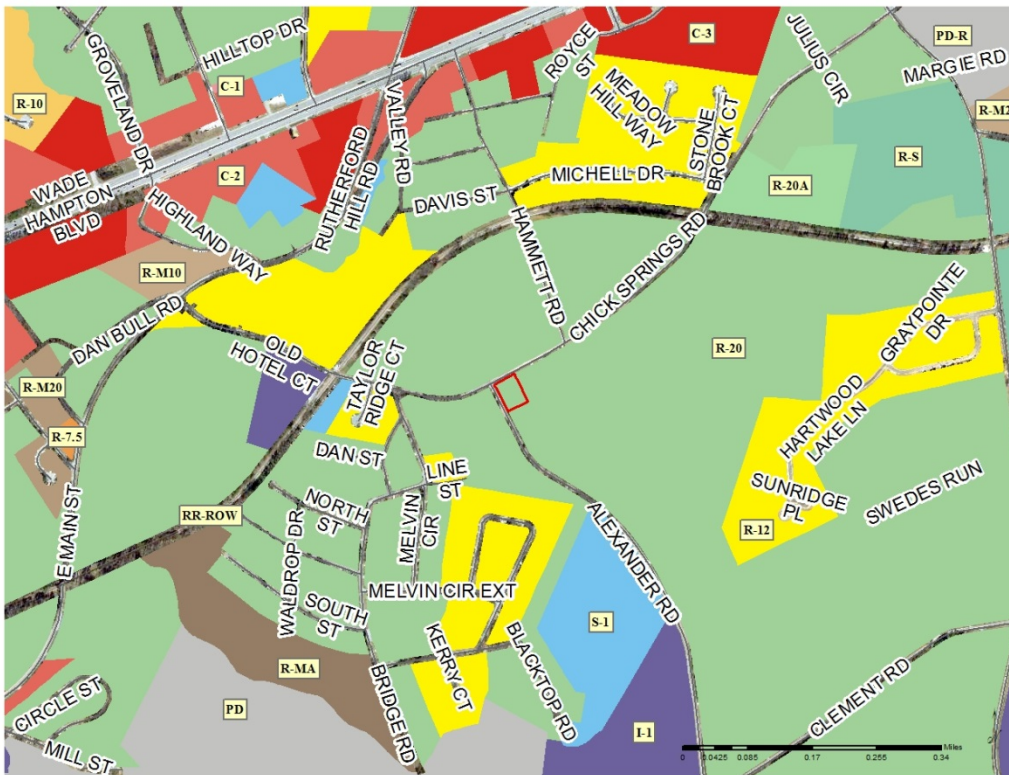
Mr. Barnes stated he understood it was spot zoning, but right down the street was a body shop and a tool manufacturer.

Chairman Ballard stated from the discussion at the Planning Commission, the concern was once changed to O-D, it would always be O-D and anything permitted in that zoning classification could go there.

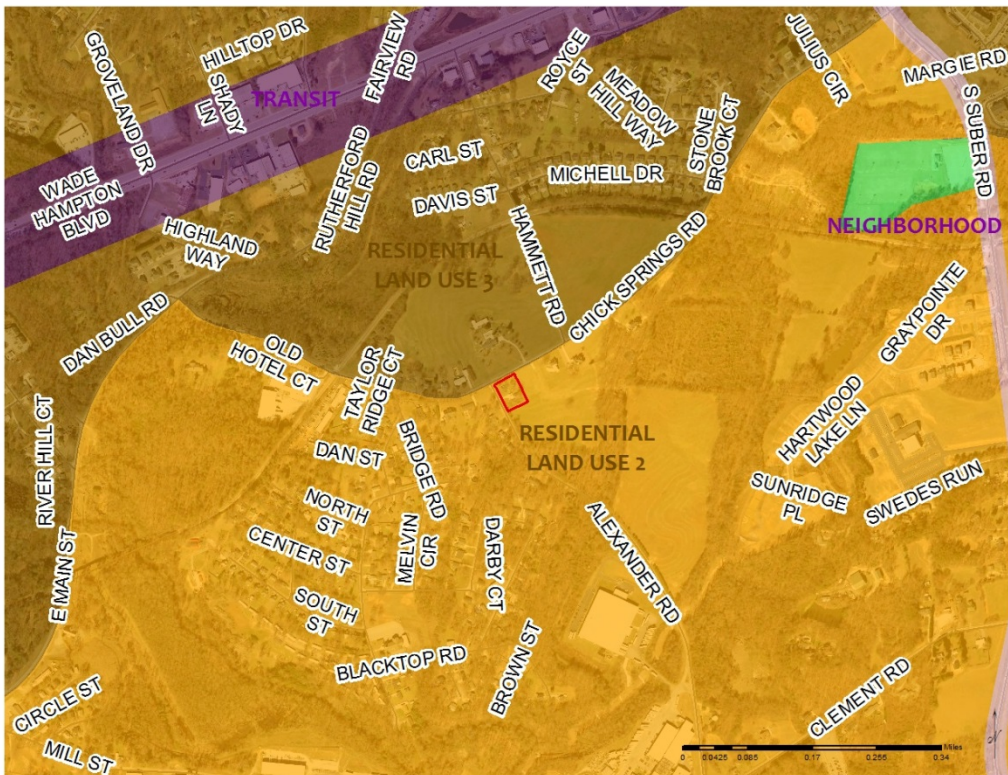
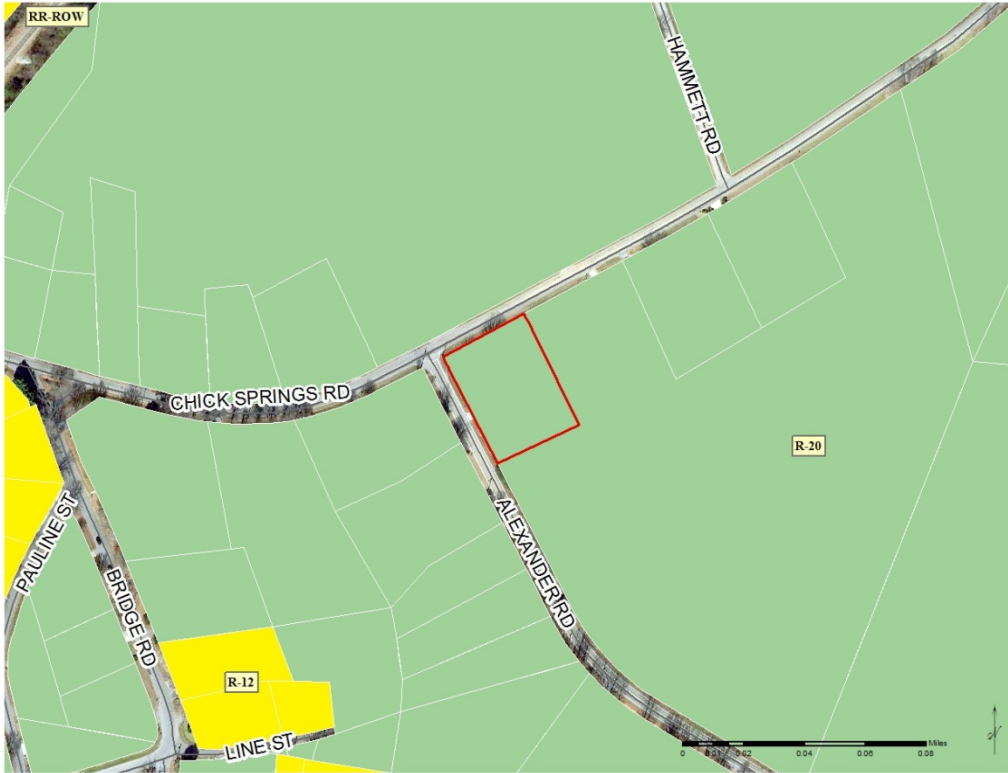
**MOTION:** By Mr. Barnes to approve CZ-2018-34. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-37

**APPLICANT:** Chris M. Hill for Pacolet Milliken Enterprises I

**PROPERTY LOCATION:** 10<sup>th</sup> Street and Hawkins Street

**PIN/TMS#(s):** 0111001000200

**EXISTING ZONING:** R-7.5, Single-Family Residential

**REQUESTED ZONING:** R-6, Single-Family Residential

**ACREAGE:** 0.28

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A.

**EXISTING LAND USE:** vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20A	vacant land
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	school (Hollis Academy)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Judson Community Plan, designated as *Potential Infill Housing*.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-7.5	5.8 units/acre	0.28	1 unit
Requested	R-6	7.3 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS:**

10<sup>th</sup> Street: two-lane State-maintained local  
Hawkins Street: two-lane State-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Anderson Road	2,790' E	8,200	8,600 +4.9%	7,600 - 11.6%

**SUMMARY:**

The subject parcel zoned R-7.5, Single-Family Residential, is 0.28 acres of property located on 10<sup>th</sup> Street approximately 0.9 miles northeast of the intersection of Anderson Road and South Washington Avenue. The parcel has approximately 95 feet of frontage along Hawkins Street and 150 feet of frontage along 10<sup>th</sup> Street. The applicant is requesting to rezone the property to R-6, Single-Family Residential.

The applicant states the proposed land use is for residential, single family.

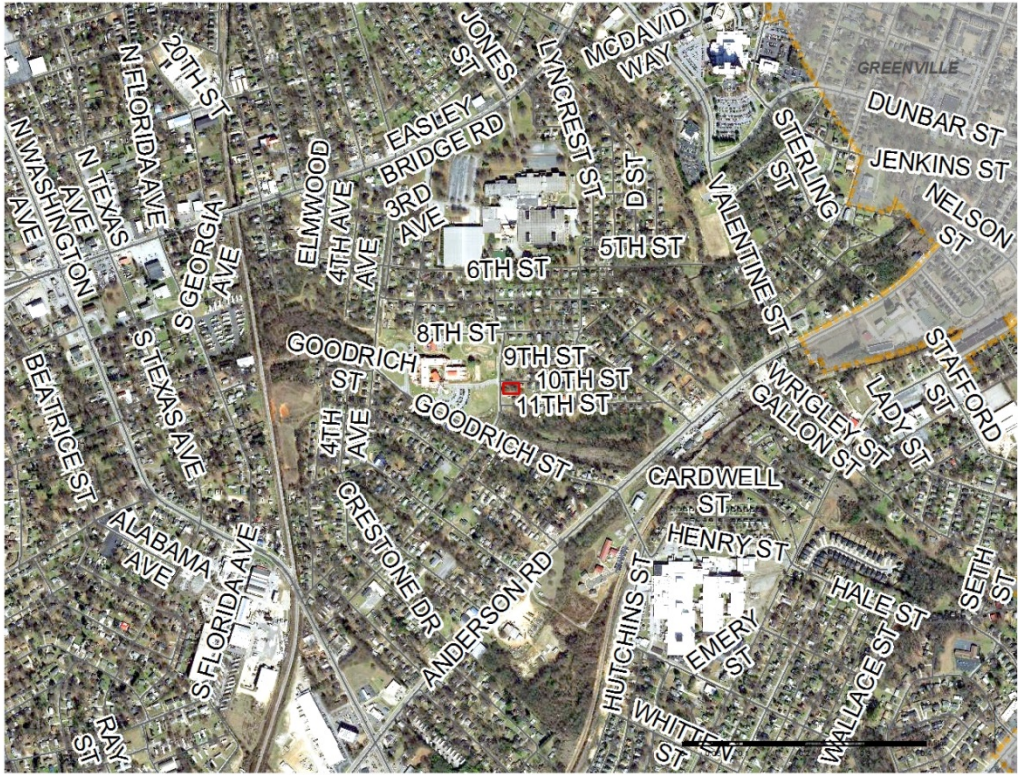
**CONCLUSION:**

The Judson Community existed prior to zoning in 1973, with an average lot size ranging from 6,000 square feet to 8,000 square feet. The applicant is requesting to rezone to R-6, Single-Family Residential. Staff believes rezoning this parcel to R-6, Single-Family Residential would be appropriate based on the surrounding lot sizes located in the Judson area. It is also consistent with the Judson Community Plan, identifying this parcel as an area for Potential Housing Infill.

Based on these reasons staff recommends approval of the requested rezoning to R-6, Single-Family Residential. The Planning Commission recommended approval.

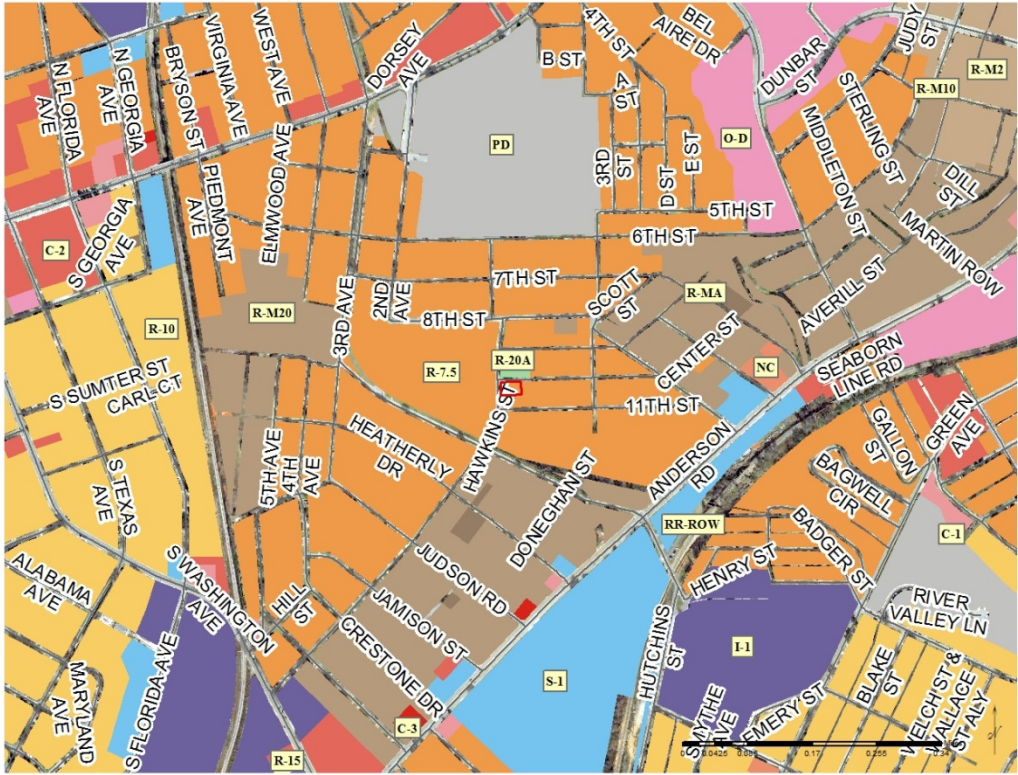
**MOTION:**

By Dr. Cates to approve CZ-2018-37. The motion carried unanimously by voice vote.



Aerial Photography, 2017





Zoning Map

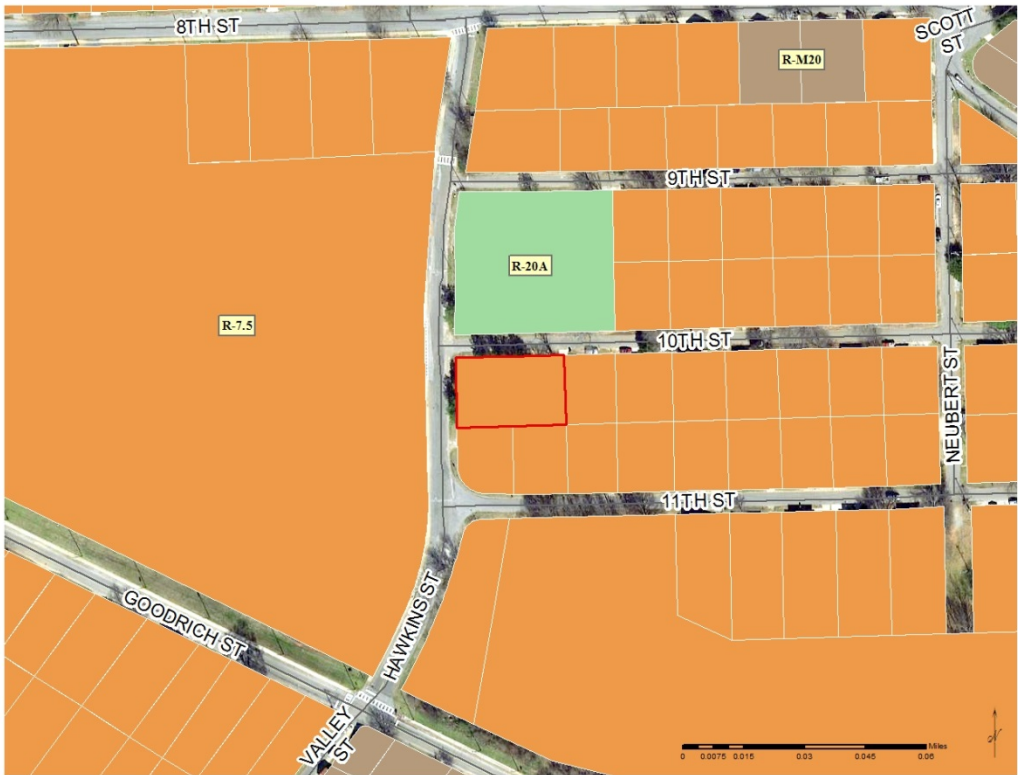
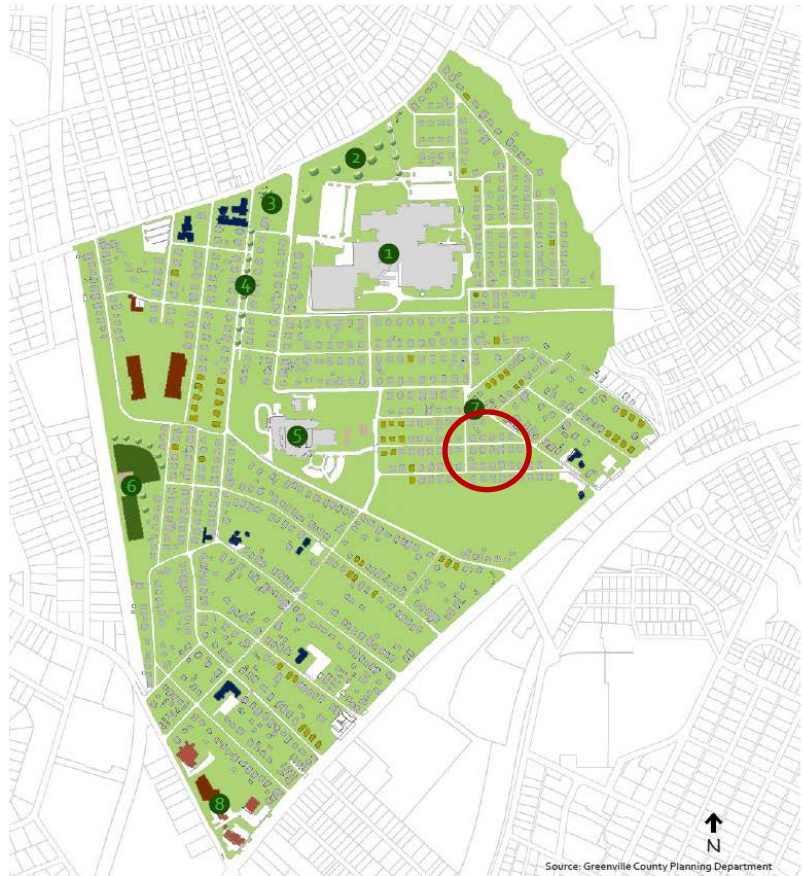




FIGURE 5.1 COMMUNITY PLAN

LEGEND

-  Existing single-family residential
-  Potential infill housing
-  Existing and potential multi-family developments
-  Religious
-  Existing non-residential



Judson Community Plan, Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-38

**APPLICANT:** Andrew Allen, Seamon Whiteside & Associates for Roib 385 Greenville LLC, c/o Realop Investments LLC

**PROPERTY LOCATION:** 1001 Keys Drive

**PIN/TMS#(s):** 0543010101804 (portion)

**EXISTING ZONING:** S-1, Services

**REQUESTED ZONING:** R-MA, Multifamily Residential

**ACREAGE:** 12.58

**COUNCIL DISTRICT:** 22 – Taylor

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in May 1970, as part of Area 1.

**EXISTING LAND USE:** shed, vacant wooded land and parking lot

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	office
East	S-1	office, industrial and vacant wooded land
South	S-1 and C-3	industrial and utility
West	S-1	office and warehouse

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	12.58	0 units
Requested	R-MA	20 units/acre		251 units

A successful rezoning may add up to 251 dwelling units.

**ROADS:** Keys Drive: two-lane State-maintained minor arterial  
 Marcus Drive: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Roper Mountain Road	2,210' E	20,600	17,700	22,800
			-	+28.8%
			14.1%	

**SUMMARY:** The subject parcel zoned S-1, Services is 12.58 acres of property located on Keys Drive approximately 0.7 miles west of the Roper Mountain Road and I-385 interchange. The parcel has approximately 685 feet of frontage along Marcus Drive and 400 feet of frontage along Keys Drive. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.

The applicant stated at the public hearing the proposed land use is for apartments.

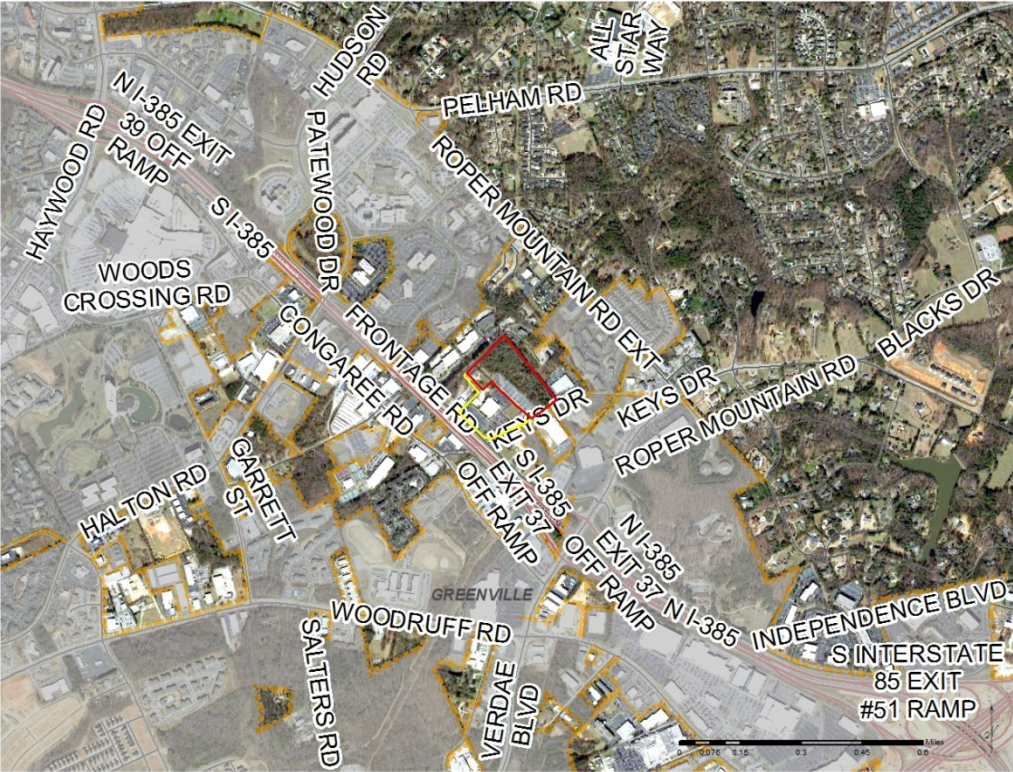
**CONCLUSION:**

The subject site is located in an area of Greenville County that is highly developed, with this parcel as one of the few parcels left undeveloped. The subject site is currently zoned S-1, Services, with Office, Commercial and Service type uses surrounding it. There is also some high density residential present to the north of this area. Staff is of the opinion that rezoning this parcel to R-MA, Multifamily Residential would be an ideal opportunity to allow for additional high density residential in this area.

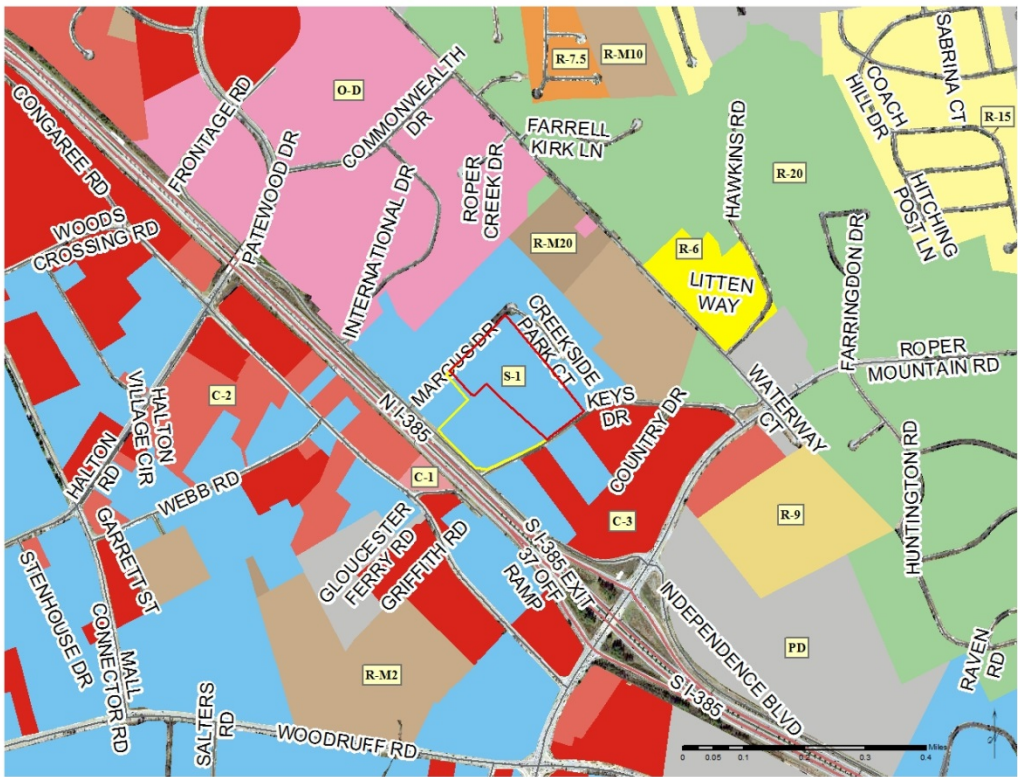
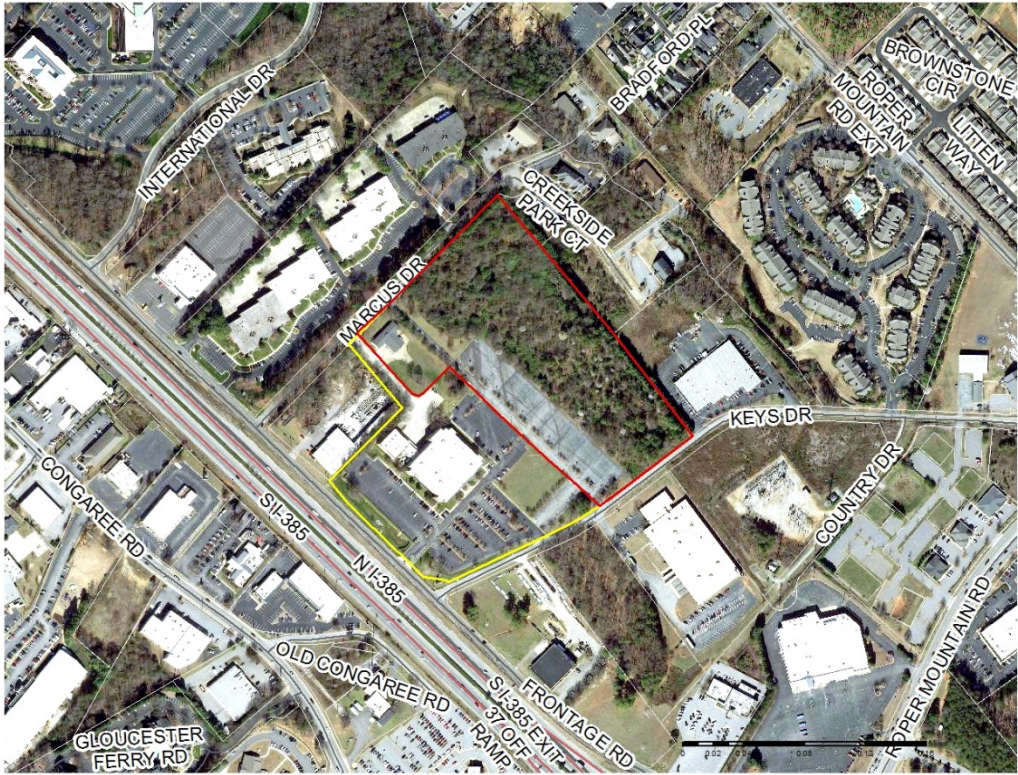
Based on these reasons staff recommends approval of the requested rezoning to R-MA, Multifamily Residential. The Planning Commission recommended approval.

Mr. Roberts stated this was near his area, and felt this was a great example of higher density zoning. He felt there were a number of major arteries enabling easy in and out.

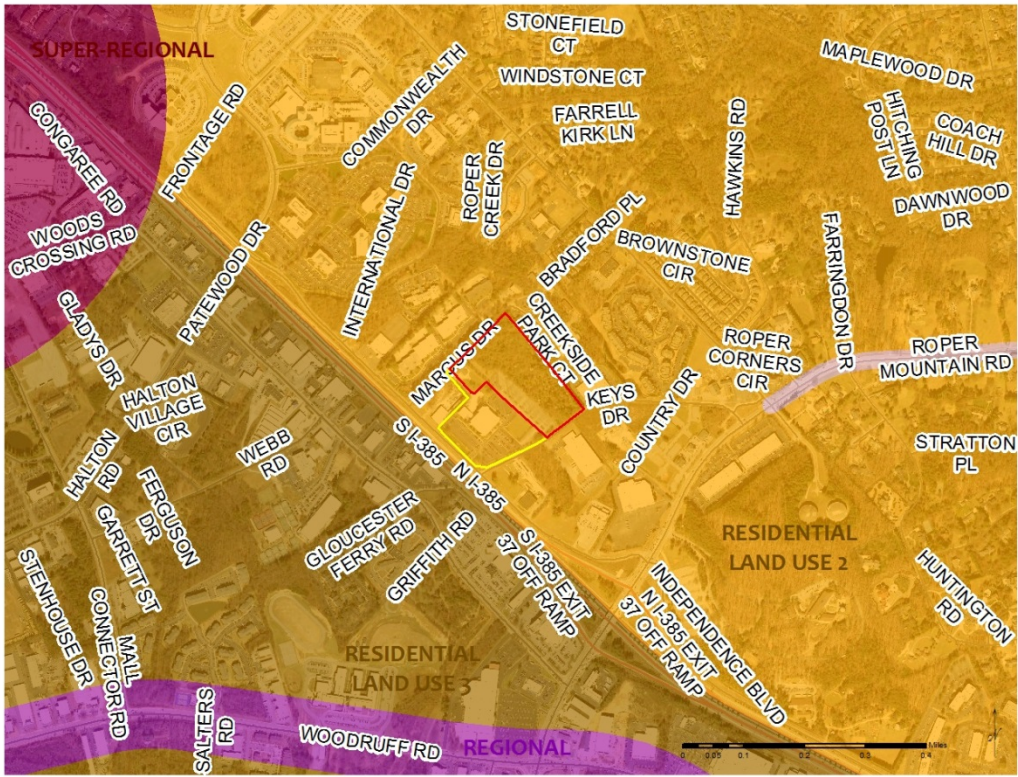
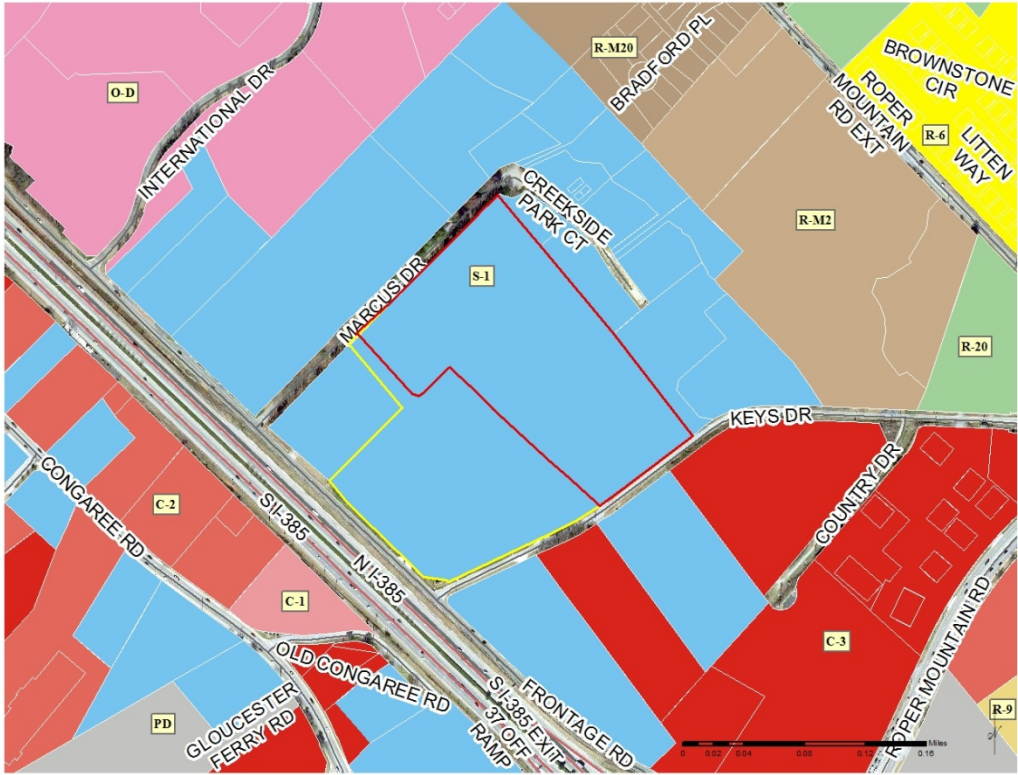
**MOTION:** By Mr. Roberts to approve CZ-2018-38. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-28

**APPLICANT:** Eric Hedrick for Mark III Properties Inc., Mart K. Tucker, Marvin and Renee Anderson, Jimmy M. Bridges and FFP Upstate Manor, LLC

**PROPERTY LOCATION:** Phillips McCall Road and Anderson Ridge Road

**PIN/TMS#(s):** 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908

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

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

**ACREAGE:** 69.29

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. There was an R-12, Single-Family Residential District rezoning request withdrawn on September 8, 2017, CZ-2017-052.

**EXISTING LAND USE:** single-family residential and vacant wooded land

**AREA CHARACTERISTIC**

Direction	Zoning	Land Use
North	S R-S	single-family residential, soccer complex and vacant wooded land
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S and R-12	single-family residential and vacant wooded

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	69.29	<i>117 units</i>
Requested	FRD	2.6 units/acre		180 units

A successful rezoning may add up to 63 dwelling units.

**ROADS:** Anderson Ridge Road: two-lane County-maintained minor-arterial  
Phillip McCall Road: two-lane County-maintained local

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2015</b>
Anderson Ridge Road	400' W	2,700	2,900 7.4%	5,100 75.8%

A traffic study is not required at the time of the Rezoning application, but is required at the submittal for a Preliminary Plan. Although the traffic study is not required at this time, the applicant should be aware that mitigation is likely to be required for Subdivision approval. A traffic study is being conducted by the applicant, but has not been received as of the report deadline. County Traffic Engineers have looked over the proposed plans, although not the traffic study, and have suggested these requirements.

1. The entire length of Phillips McCall Rd needs to be improved to at least 24 feet wide. (Subdivision Issue)
2. The sharp curve needs to be improved to meet current horizontal curve requirements in the Land Development Regulations (LDR). (Subdivision Issue)
3. A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the lower portion to the amenities area. Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions. (Zoning Issue)
4. Traffic Impact Study is required and shall include the intersections with the Mesa soccer complex, Thompson Rd/Anderson Ridge Rd intersection, S. Bennetts Bridge Rd/Anderson Ridge Rd intersection, and the Jonesville Rd/Anderson Ridge Rd intersection. (Subdivision Issue)

Again, most of these items are not required at the time of the Rezoning Application, but will be reviewed at the time of the Subdivision process. Item 3 is appropriate to include as a condition of approval at the time of rezoning.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site, and electrical lines run through the southern portion of the subject site.

The applicant is proposing an FRD, Flexible Review District with 180 units on approximately 69 acres, which is comprised of seven tracts of land. Of the 69 total acres, approximately 39 acres are on the north side of Phillips McCall Road and 30 acres are on the south side.

The applicant is proposing three points of ingress and egress for the development. Two access points, one along Anderson Road and one along Phillips McCall Road, are proposed for the northern portion. One access point, along with an emergency access point along Phillips McCall, is proposed for the southern portion of the development. All streets within the development are to be public roads and designed to County standards. The applicant is proposing sidewalks along one side of all roads, along with tying into Anderson Ridge Road giving the proposed subdivision pedestrian access to the soccer complex.

Amenity areas are being proposed on the northern portion of the subdivision. These areas include pocket parks and a pool area. A recommended condition of approval requires a pedestrian connection from the southern portion of the project.

There is a minimum 25 foot setback and buffer proposed along all sides of the proposed subdivision. Trees are to be preserved in these areas and supplemented with addition plantings as determined at Final Development Plan. All buffer and common space areas will be maintained by the HOA.

The applicant is proposing street lighting located throughout the development. Entrance monuments and decorative landscaping is being proposed at all entrances to the subdivision; all signage will comply with the Greenville County Sign Ordinance. House building materials will consist of a combination of stone, brick, concrete fiber board, and vinyl exteriors.



**CONCLUSION:**

The applicant is proposing 180 homes on approximately 69.29 acres with a maximum density of 2.6 units per acre. The development also includes approximately 10 acres of undisturbed passive open space and mulch walking trails. The proposal is to preserve existing vegetation throughout areas of the development and to add plantings in areas where there is no existing vegetation in the proposed 25 foot undisturbed buffer along all sides of the property.

The amenities for the project are only on the northern portion of the proposed subdivision. The pool and pocket parks are for the use of both sections of the proposed subdivision. A pedestrian connection is needed between the northern and southern areas since amenities areas are to serve both portions of the proposed development.

The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to FRD, Flexible Review District with a single family subdivision is similar to density suggested in the Greenville County Image Greenville Comprehensive Plan.

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

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- A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the southern portion to the amenities area.
- Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions.
- Additional plantings shall be shown on the Final Development Plan in the 25 foot undisturbed buffer, pocket parks, and tree save areas where there is little or no existing vegetation.

Ms. Buathier explained the Committee had seen this docket and returned it to the Planning Commission for a full quorum vote. The Planning Commission recommended denial of the request.

Dr. Fant asked how many houses would it have been with the previous request and how many houses with the current zoning.

Ms. Buathier stated 230 homes and currently 117 homes.

Mr. Roberts stated he had respect for land owners and also for the developers. He felt if ever there were ever an area that needed protection and he was aware of traffic all over the county. But this traffic had gotten so extreme. He stated he had sat at some of the traffic lights, and invited his colleagues to come out and see the lights change ten and eleven times as he has. Mr. Roberts stated all the traffic feeds down into his district. He stated he thought it could be looked at differently if there were infrastructure, it was not the developers fault or land owners fault. Perhaps there was some bad planning in the past allowing housing to go out there without adequate infrastructure. Mr. Roberts stated quality of life and safety were really starting to suffer. He stated the realtors he knew did not show houses in the area during peak traffic times. He hated to oppose any FRD with probably beautiful homes.

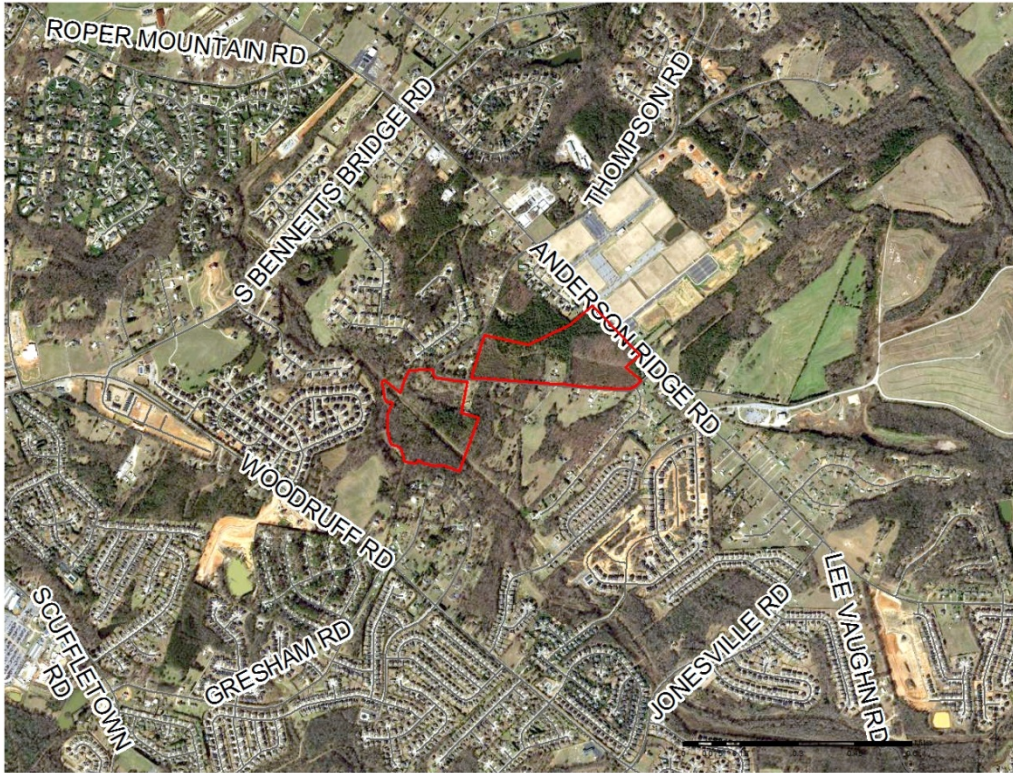
**MOTION:** By Mr. Roberts to deny CZ-2018-28.

Dr. Fant stated he hoped they could always be honorable with people and not dangle a carrot and then take it away. He stated he understood about the traffic, he has been a proponent of “we have to do something about our infrastructure”. At least every other month there is a rezoning request where people fill up the room and say don’t approve it because of the roads, because of traffic. Dr. Fant felt the same residents that are opposed to these types of developments need to become proactive and say “we are with you about doing something about the roads”. He stated if we as a community do not invest and make a commitment to improving roads and infrastructure there is not future for Greenville County. Dr. Fant stated if we are going to keep having people move here, we will need the roads and infrastructure that go along with it. He felt if there was going to be 50,000 people move here every five years; the county would need to go to higher density.

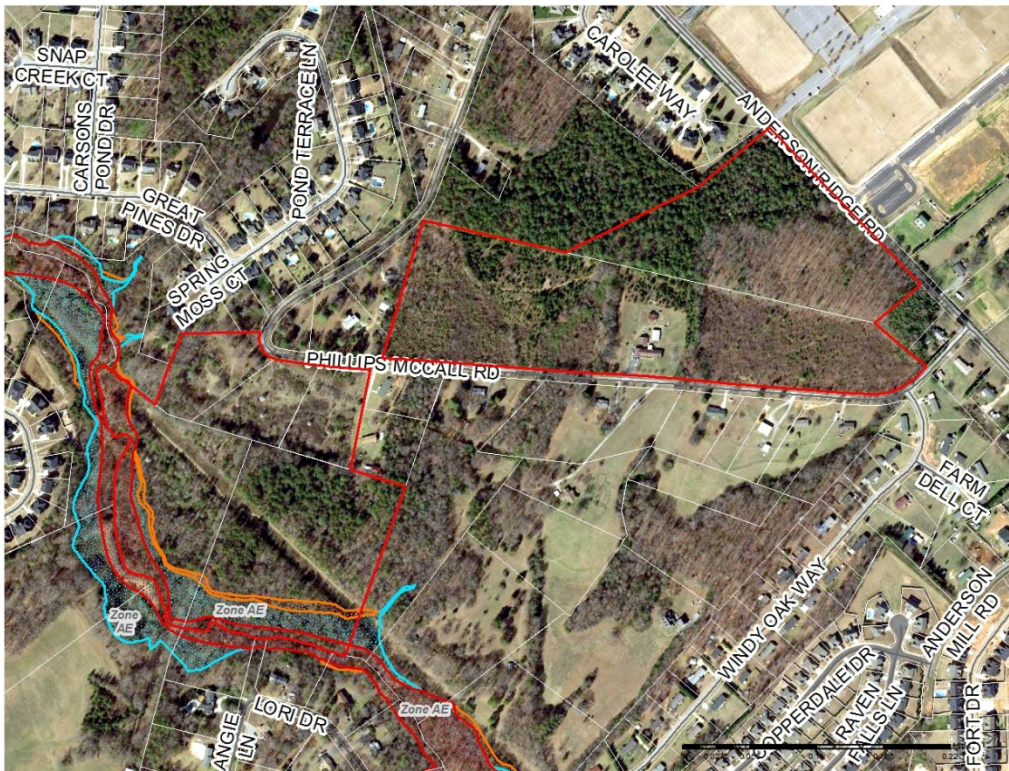
Chairman Ballard stated Dr. Fant mentioned it was Mr. Kirven’s district and he stated Mr. Kirven was opposed to the development and has requested denial.

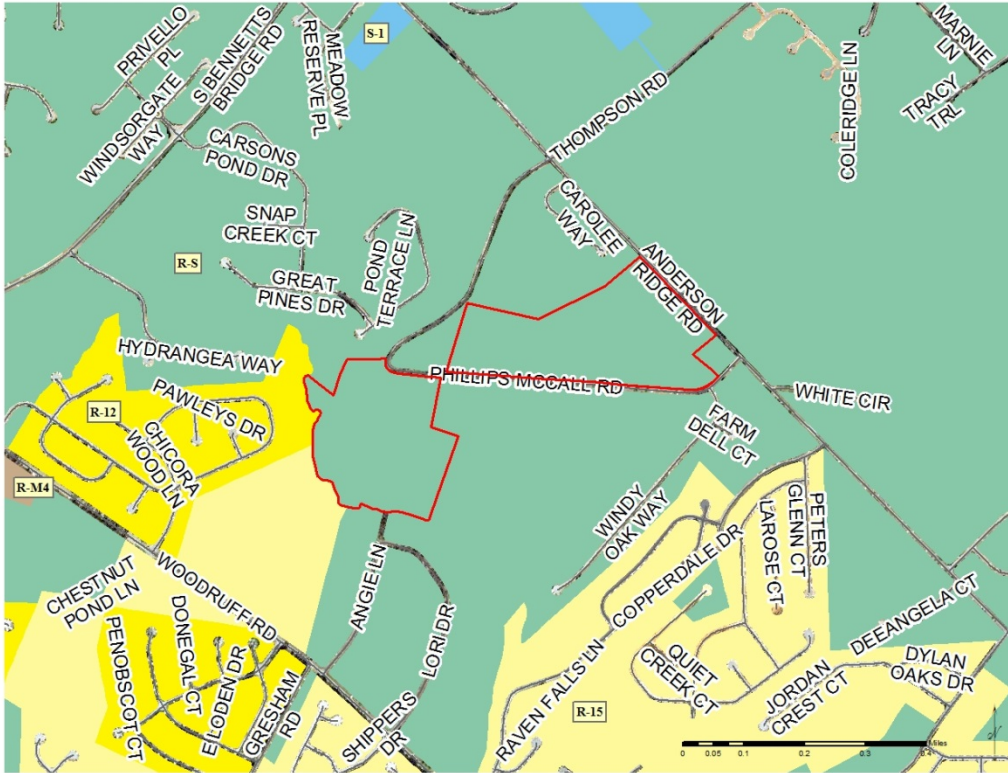
Dr. Cates requested a roll call vote.

The motion to deny CZ-2018-28 carried unanimously.

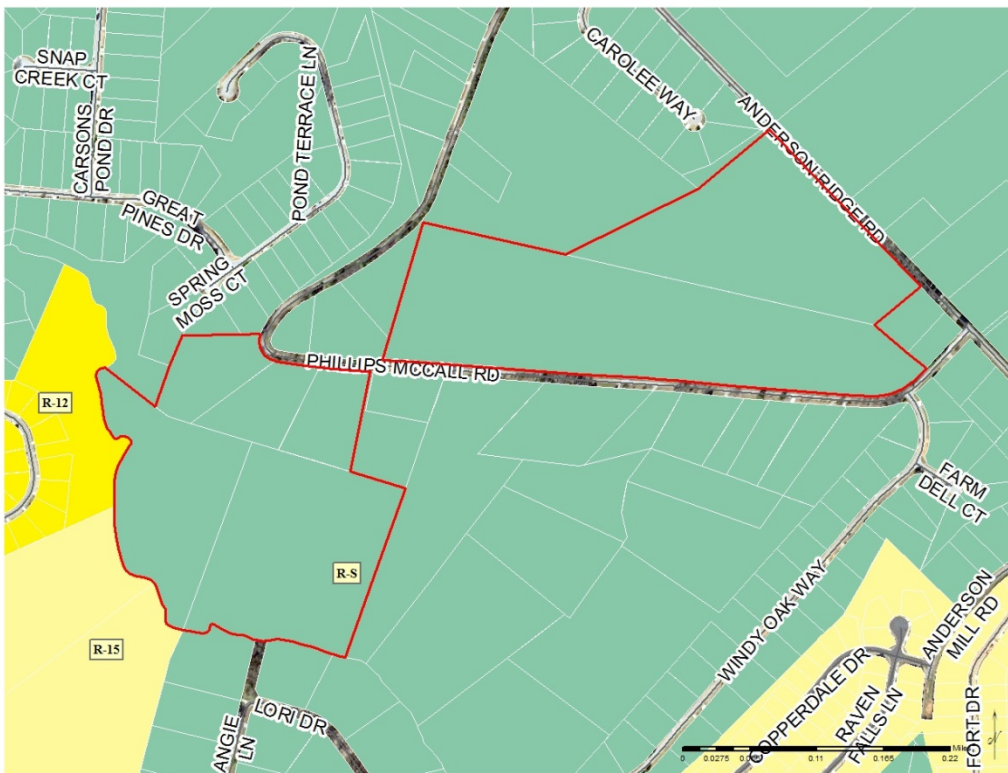


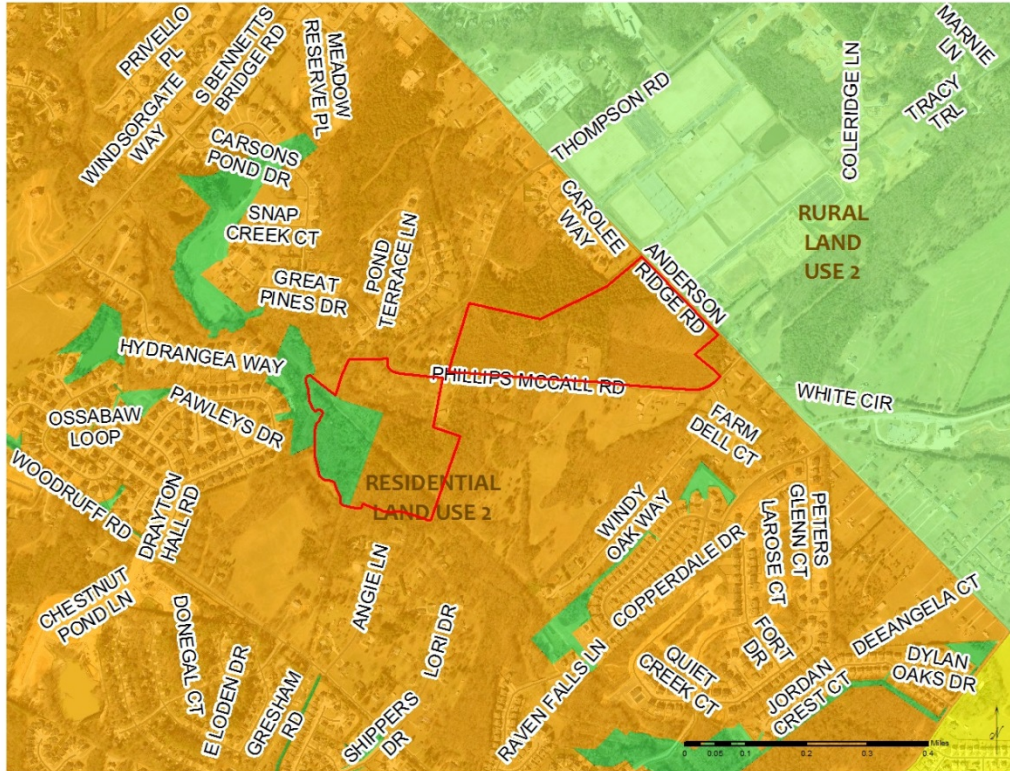
Aerial Photography, 2017





Zoning Map





Future Land Use Map

**Greenville County Affordable Housing Permit Fee Waiver Program**

Ms. Gucker addressed the Committee members with a proposed program policy encouraging developers and builders to develop affordable priced housing units in the unincorporated area of Greenville County. The program would offer a 50% reduction of Building, Land disturbance, Encroachment, Zoning, Subdivision and Floodplain permitting fees on an eligible project. She stated eligible housing projects are defined as single-family residential detached and single-family residential attached such as a condominium or townhome. The homes within the project shall be listed and sold as owner-occupied and the homes shall be listed and sold for a price not to exceed \$160,000.

Mr. Barnes asked if rental units were included.

Ms. Gucker stated yes, renovations or up fits to any current rental unit stock that is meant for affordable housing.

Mr. Barnes asked about the amount of the permit fees.

Ms. Gucker gave an example of a subdivision currently going in the southern portion of the county with approximately 120 to 150 homes. The total fees for the subdivision would be about \$24,000 and the reduction would make it \$12,000.

After further discussion the following motion was made:

**MOTION:** By Dr. Fant to approve and forward to full Council the Greenville County Affordable Housing Permit Waiver Program.

Dr. Cates stated at this time he would like to know more about the program and would be voting against.

Chairman Ballard requested staff call a roll call vote.

The motion to approve and forward to full council the Greenville County Affordable Housing Permit Waiver Program carried by a vote of three in favor (Fant, Roberts and Ballard) and two in opposition (Cates and Barnes).

#### **ADJOURNMENT**

**MOTION:** By Dr. Cates to adjourn. Without objection Chairman Ballard adjourned the meeting at 5:55 p.m.

Respectfully Submitted,

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Helen Hahn  
Administrative Coordinator  
Greenville County Department of  
Community Planning and Development