

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
June 1, 2020
Remote Participation
4:00 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:

Joe Dill Chairman
Mike Barnes Vice Chair
Ennis Fant
Rick Roberts
Dan Tripp

COMMITTEE MEMBERS ABSENT:

STAFF PRESENT:

Paula Gucker
Helen Hahn
Joshua Henderson
Meagan Staton
Brook Denny
Tyler Stone
Dean Campbell
Tony Waldrop (IS)

CALL TO ORDER

Mr. Dill called the meeting to order at 5:00 p.m.

INVOCATION

Dr. Fant provided the invocation.

APPROVAL OF MINUTES

MOTION: By Mr. Barnes to approve the minutes of the May 4, 2020 Committee meeting.
The motion carried unanimously by voice vote.

REZONING REQUESTS

CZ-2020-33 was Administratively withdrawn

CZ-2020-34 was held per request of the applicant

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

RE: CZ-2020-35

APPLICANT: Larry Barthelemy for ADC Engineering, Inc. on behalf of Josh Jones for City Scape Winery

PROPERTY LOCATION: 589 Dunklin Bridge Rd. Pelzer, SC 29669

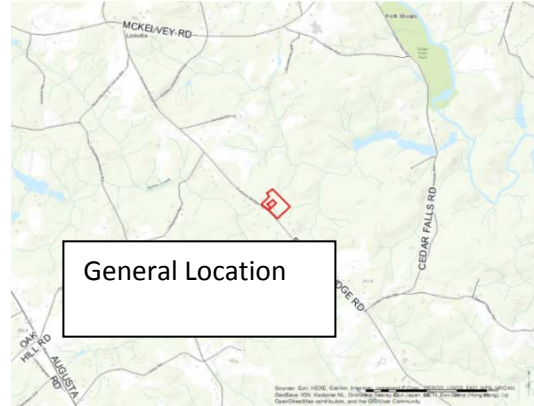
PIN/TMS#(s): 0588010100505

EXISTING ZONING: R-R1

REQUESTED ZONING AND LAND USE: FRD, Flexible Review District
Mixed-use/Agritourism Development

ACREAGE: 11.1

COUNCIL DISTRICT: 26 – Ballard



ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in March 2018 as part of the Southern Greenville County Rezoning Effort. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Winery and vineyard

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R1 and Unzoned	vacant land
East	R-R1	vacant land
South	R-R1	equestrian center and single-family residential
West	R-MA and I-1	vacant land and single-family residential

WATER AVAILABILITY: N/A

SEWER AVAILABILITY: N/A

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Rural*, which calls for primary uses as greenhouses and nurseries, agricultural, single-family residential, open space and parks.



Plan Greenville County, Future Land Use Map



R RURAL

Place Type Characteristics

Rural place types include working farms actively used for agricultural activities, including cultivated cropland, pastures, and raising livestock. The physical environment may consist of fences, tree rows, wooded areas, ponds, or large swales to drain cropland. Rural place types also support the primary residence of the property owner and any out-buildings associated with the activities of a working farm — otherwise, these are places characterized by natural or cultivated landscapes with minimal development.

Primary Uses	Greenhouses and nurseries, agriculture, single-family residential, open space, parks
Secondary Uses	Low-intensity neighborhood commercial, low-intensity warehouse and industrial
Gross Density	1 dwelling per 2 + acres
Transportation	Automobile-oriented, large blocks, rural routes, gravel roads
Parking	Private driveways and garages
Open Space	Farmland and natural areas, large undeveloped parks

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY
PLANS:**

N/A

ROADS AND TRAFFIC:

Dunklin Bridge Rd.: two-lane State-maintained major collector road and the parcel has approximately 700 feet of road frontage.

The parcel is approximately 1.68 miles southeast of the intersection of Dunklin Bridge Road and McKelvey Road. It is not located along a bus route. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Dunklin Bridge Road	1.97 miles SE	800	550 -31.25%	750 +26.67%

**CULTURAL AND
ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. The site is within 2.5 miles from Fork Shoals Elementary School.

**REVIEW DISTRICT
DETAILS:**

Project Information:

This site was rezoned in 2018 from Unzoned to R-R1 as part of the Southern Greenville County Rezoning Effort. At the time of rezoning, the existing business was already in operation. The applicant is now proposing to demolish/remove the existing structures and expand their agritourism/mixed-use business operation with a newer and larger tasting room and production

building. They are also proposing a future event facility, future cottages/short term rentals, and a petting zoo. The applicant is proposing to expand the existing parking by adding new parking lots with pedestrian connectivity throughout the site.

Architectural Design:

The exterior of the proposed tasting room is to complement the surrounding area by using traditional residential and agricultural forms. It will include gable and/or hip roof elements with shingle roofing with accents of metal roofing. The exterior siding materials will consist of board/batten and lap styles with accents and wainscoting of synthetic stone veneer on the front façade. The proposed production building will be of similar design to the proposed tasting room. All future buildings will also be constructed with similar design, materials, and colors to the proposed tasting room.

Access and Parking:

The applicant is proposing to expand the parking area in front of the current manufactured home, which will be the location of the new tasting room, as well as, adding three overflow parking lots. The parking lot materials may be a combination of asphalt, concrete, pervious pavement, or gravel. Grass areas will be used for overflow parking during peak times. Wheelstops will be provided to delineate parking spaces where painted striping is not possible. The applicant is proposing a total of 147 parking spaces some of which will not be constructed at this time and will be part of a future phases of the development.

The main part of the site will be accessed by two existing ingress/egress points off of Dunklin Bridge Road that have already been approved by SCDOT. These existing points will be brought up to all required SCDOT standards. The entrances will be 16' in width with one way travel either in or out. Once onto the property, the drives will be 24' in width for two-way traffic.

Landscaping and Buffering:

The applicant states that they intend to utilize as much as the existing landscape as possible. They also state that there will be buffers and screening of the developed site from any adjacent single-family residential use meeting the Greenville County Zoning Ordinance. Some of the new screening will be installed during future phases of the proposed development.

Signage and Lighting:

The existing signage is comprised of a v-shaped road sign. The applicant states that they plan to remove one of the 32 sq. ft. sides of the sign and move it to the northern entrance for a new monument style sign. The remaining side of the existing sign will remain in place. They are also proposing a 15 sq. ft. building sign over the entrance of the new tasting room. The signs plan to be externally lit from above with full cut-off light fixtures complying with the Zoning Ordinance. All future signage will be of similar and/or complimentary appearance to what is currently being proposed. All other aspects of the sign will conform with the Greenville County Sign Ordinance.

The applicant states that lighting shall comply with the Greenville County Zoning Ordinance and consist of full cut-off fixtures not exceeding 20' in height. They state that the lights will turn on 30 minutes before sunset and will turn off before midnight. They will have shields against residential properties.

CONCLUSION:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Rural* use in the Future Land Use section. This future land use is intended for working farms actively used for agricultural activities. The existing and continued use of the property as a winery and vineyard is seen as being classified as an agritourism type use. The mixed-use atmosphere of the proposed development will meet the definition of agritourism because it will be a business based agricultural destination for the Upstate. Even though the proposed use is compatible with the Comprehensive Plan, Staff believes that due to the rural nature of the surrounding area, conditions on the development are necessary. The proposed development will have to meet the following conditions:

1. The hours of operation, including any special event, must end no later than 9 p.m.
2. To allow business staff time to clean at the end of the day, all site lighting must be turned off no later than 9:30 p.m.
3. All special events and day-to-day operations must provide adequate parking on site and not allow any street parking along Dunklin Bridge Road.
4. All outdoor events must adhere to the noise regulations as required by the Greenville County Sheriff's Department.
5. Any revisions to the existing curb cuts must adhere to all SCDOT requirements.
6. Submit and have the Phased Final Development Plans approved before submitting for any Land Development or Building Permits.

7. Before any future phases, after the initial phase, the applicant must provide Staff with updated Fire Coverage Availability letters stating that the Dunklin Fire Rescue District can cover the uses associated in that phase.

Staff recommends approval with conditions.

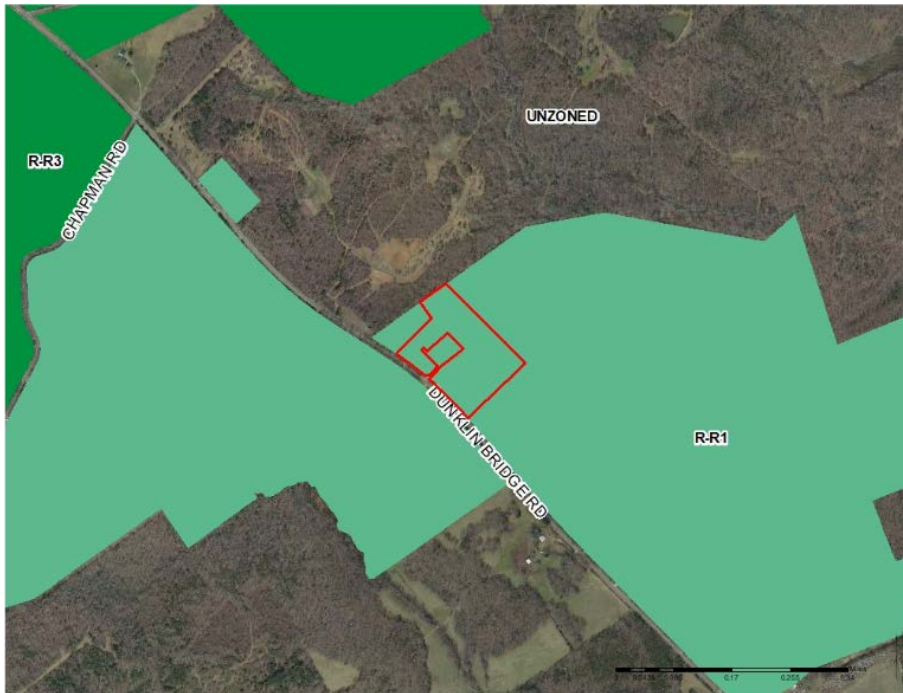
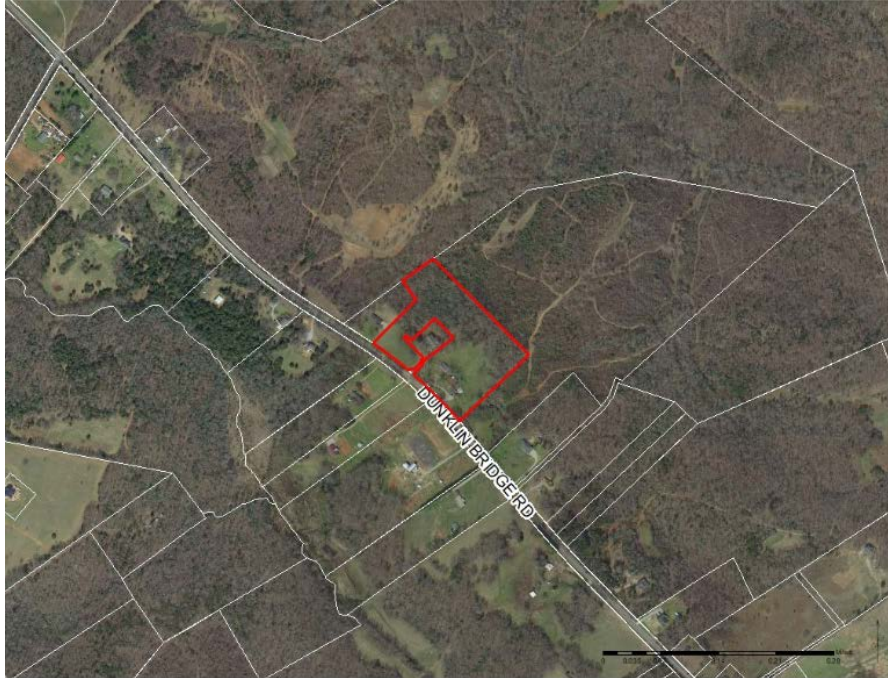
The Planning Commission recommended approval of CZ-2020-35 with staff's conditions, amending condition number 1 and 2 into one condition stating:

- All outdoor activities will end no later than 10:00 p.m. allowing employees time to clean and be completed by 11:00 p.m.

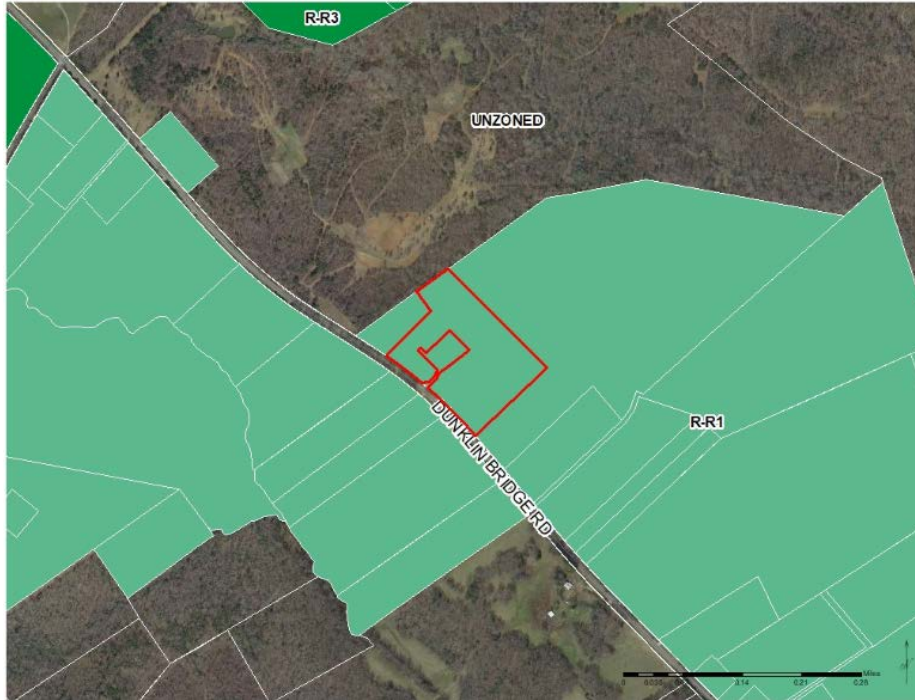
MOTION: By Roberts to approve CZ-2020-35 with staff's conditions as amended. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



CZ-2020-36 was withdrawn by applicant.

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-37

APPLICANT: George Asuke and Mazen Abushanab on behalf of Marc D. Workman for Oaks Properties, LLC

PROPERTY LOCATION: Berea Heights Road and Farris Bridge Road

PIN/TMS#(s): B015000100202

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: R-M20, Multifamily Residential

PROPOSED LAND USE: Townhomes

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows



ZONING HISTORY:

The parcel was originally zoned R-M20 in April of 1972 as part of Area 3. There has been one previous successful rezoning request CZ-2007-85, from R-M20, Multifamily Residential to O-D, Office District in 2007.

EXISTING LAND USE:

Vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	single-family residential
East	R-M20 and C-3	single-family residential and retail shopping center
South	FRD	single-family residential
West	R-M20	multifamily residential

WATER AVAILABILITY:

Greenville Water

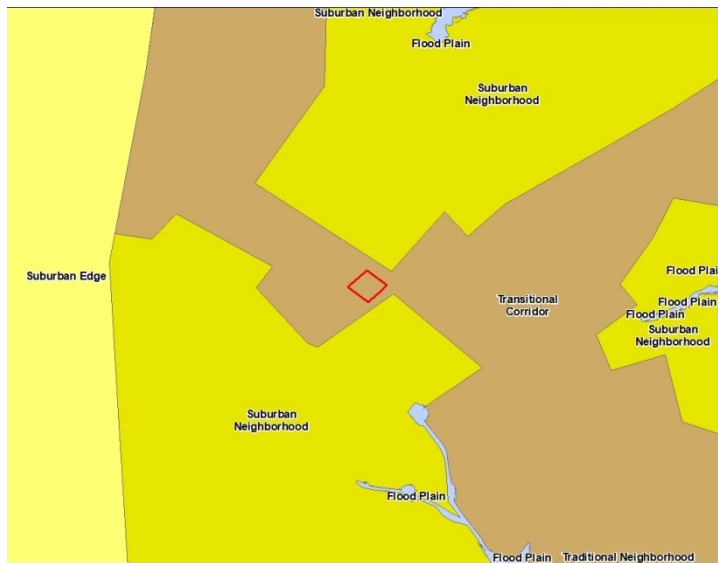
SEWER AVAILABILITY:

Berea Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*



Plan Greenville County, Future Land Use Map



TC TRANSITIONAL CORRIDOR

Place Type Characteristics

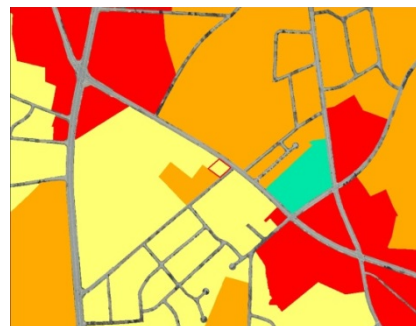
Transitional Corridors are older, primarily commercial corridors with a wide range of land uses and development patterns. These places developed in the first wave of automobile-oriented design, and currently consist of extensive surface parking, numerous vehicular curb cuts, and inconsistent development patterns. Older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site design, and more pedestrian-friendly building placement.

Primary Uses	Commercial, office, retail
Secondary Uses	Townhomes, attached single-family residential
Gross Density	12 - 30 dwellings per acre
Transportation	Wide right-of-way to allow multiple modes of transportation, interconnected street grid
Parking	On-street parking, off-street surface parking in rear of buildings
Open Space	Neighborhood parks, plazas

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is included in the Berea Community Plan, designated as *Low-Density Residential*. (Map Below)



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	O-D	0 units/acre	1	0 units
Requested	R-M20	20 units/acre		20 units

A successful rezoning would add 20 dwelling units

ROADS AND TRAFFIC: Farris Bridge Road: four-lane State-maintained Minor Arterial. Berea Heights Road: two-lane State-maintained Local. The parcel has approximately 200 feet of frontage along Berea Heights Road, and approximately 195 feet of frontage along Farris Bridge Road. Additionally, the parcel is approximately 0.22 miles northwest of the intersection of Sulphur Springs Road and Farris Bridge Road. The property is not along a bus route, but Routes 502 and 506 are located approximately 0.21 miles away at the intersection of Farris Bridge Road and Eunice Drive. Additionally, there are sidewalks located in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Cedar Lane Road	270' NW	11,600	13,300 +14.7%	14,900 +12.0%

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known historic or cultural resources on this site; however, the property does contain a significantly wooded area within it. There are two schools located nearby: Berea Elementary at 0.53 miles away; and Berea High School at 0.72 miles away.

CONCLUSION: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*. This future land use designation typically includes older, primarily commercial corridors with a wide range of land uses and development patterns. These places developed in the first wave of automobile-oriented design, and currently consist of extensive surface parking, numerous vehicular curb cuts, and inconsistent development patterns. Older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site-design, and more pedestrian-friendly building placement. The primary uses for these areas are commercial, office, and retail, with townhomes as a supporting use. Residential development is suggested for these areas at a gross density of 12 to 30

dwelling units per acre. However, this property is also within the Berea Community Plan, where it is designated as *Low Density Residential*. This land use designation calls for 1 to 4 units per acre.

Despite the request for R-M20 allowing for 20 units per acre, the configuration of the site would add constraints that would limit the number of possible single-family attached homes. Further, since this parcel does not meet the two acre requirement for multifamily, the type of development would be limited to single-family attached or single-family detached at this site. Due to this, the total practicable number of units at this site would be somewhere between the recommendation of the Berea Community Plan and the Plan Greenville County Comprehensive Plan.

Based on these reasons staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.

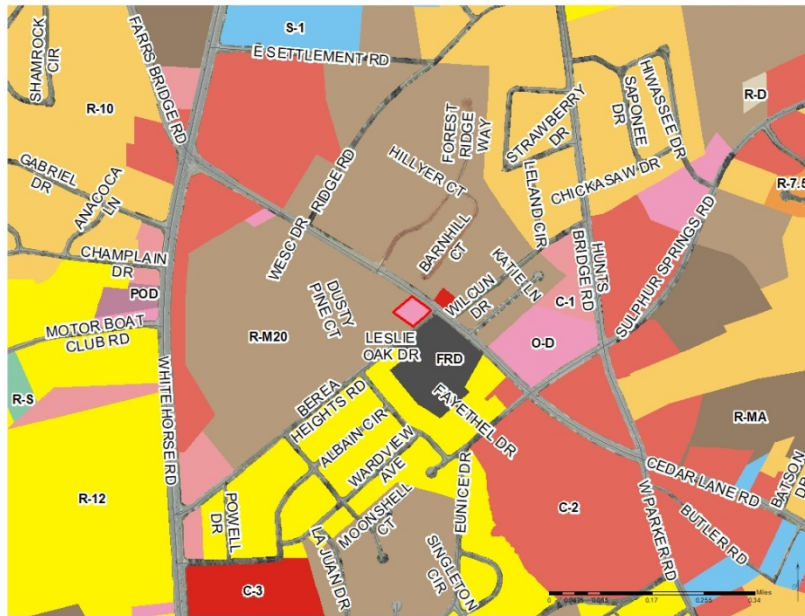
Mr. Barnes noted Mr. Meadows was not in favor of the proposed and asked the Committee to deny the request.

The Committee members wanted to hold the item and speak with Mr. Meadows as to his reason for denial of the request.

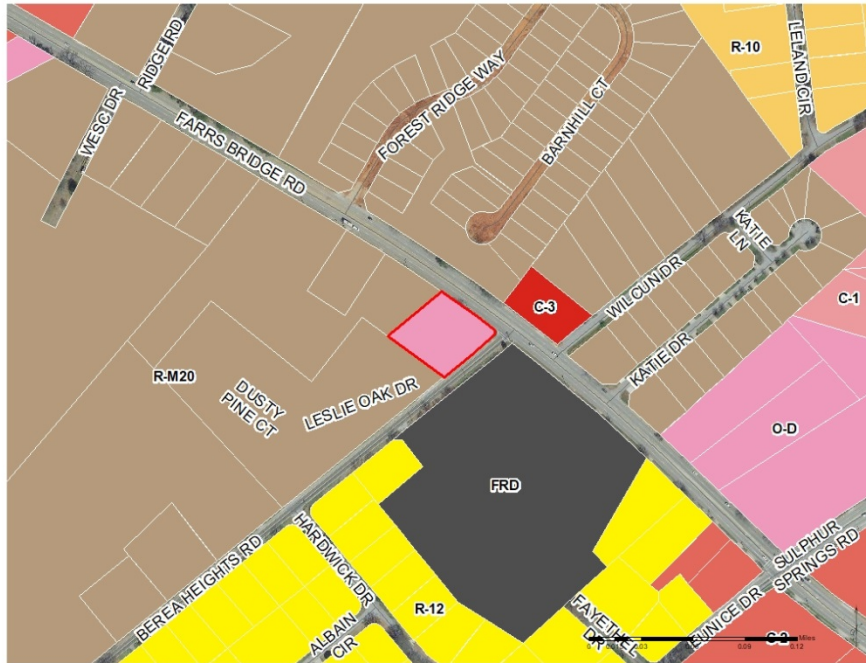
MOTION: By Mr. Barnes to hold CZ-2020-37 until the next Committee meeting. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-40

APPLICANT: Brent Jones for Diversified Properties, Inc. and Durham Kids Investments, LP

PROPERTY LOCATION: Farmers Circle and Old Highway 14 South

PIN/TMS#(s): 0528030101300, 0528030101500, 0528030101202 (portion), and 0528030101210 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

PROPOSED LAND USE: Truck Storage

ACREAGE: 6.65

COUNCIL DISTRICT: 18 - Barnes



ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May of 1970 as part of Area 1. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Single-family residence, truck storage, and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and S-1	single-family residential
East	I-1	concrete contractor office and vacant wooded land
South	R-S and S-1	truck storage and single-family residential
West	S-1	truck storage and vacant wooded land

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Septic

**PLAN GREENVILLE
COUNTY**
CONFORMANCE:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as a *Mixed Employment Center*.



Plan Greenville County, Future Land Use Map



MEC **MIXED EMPLOYMENT CENTER**

Place Type Characteristics

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

Primary Uses	Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities
Secondary Uses	Open space, neighborhood commercial, multi-family residential
Gross Density	8 to 30 dwellings per acre
Transportation	Auto oriented but walkable, transit/park-and-ride lots should be provided
Parking	Large surface parking on street parking, central parking garages should be encouraged
Open Space	Civic greens, courtyard greens

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is not included in any adopted community or area plans.

ROADS AND TRAFFIC:

Farmers Circle: one-lane County-maintained Local. Old Highway 14 S: two-lane State-maintained Major Collector. The subject property has approximately 890 feet of frontage along Farmers Circle, approximately 315 feet of frontage along Old Highway 14 S. Additionally the subject property is approximately 0.3 miles north of the intersection of S. Old Highway 14 and J. Verne Smith Parkway. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
J. Verne Smith Parkway	1,790' S	7,500	7,100 -5.3%	11,300 +59.2%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the southeastern corner of the site. There are no known historic or cultural resources on this site; however, the rear of the property does contain a significantly wooded area along the southern border of the property. There are no schools within a mile of the site.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as a *Mixed Employment Center*. Typical uses for this future land use designation are advanced manufacturing, office, mixed-use buildings, civic/institutional facilities, with neighborhood commercial and multifamily residential as secondary uses.

Despite this future land use designation, Farmer’s Circle is a narrow road, too narrow for two cars to pass each other, with a number of residences fronting it. Staff is of the opinion that the proposed use of truck storage is not compatible with these surroundings.

STAFF RECOMMENDATION:

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

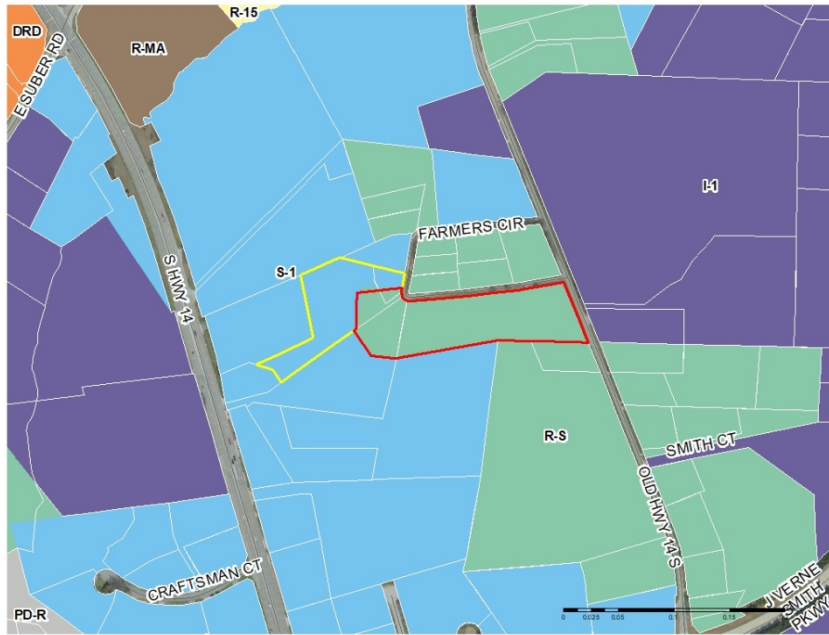
MOTION:

By Mr. Barnes to hold CZ-2020-40 until the applicant resubmits for an FRD and it catches up. The motion carried unanimously by voice vote.

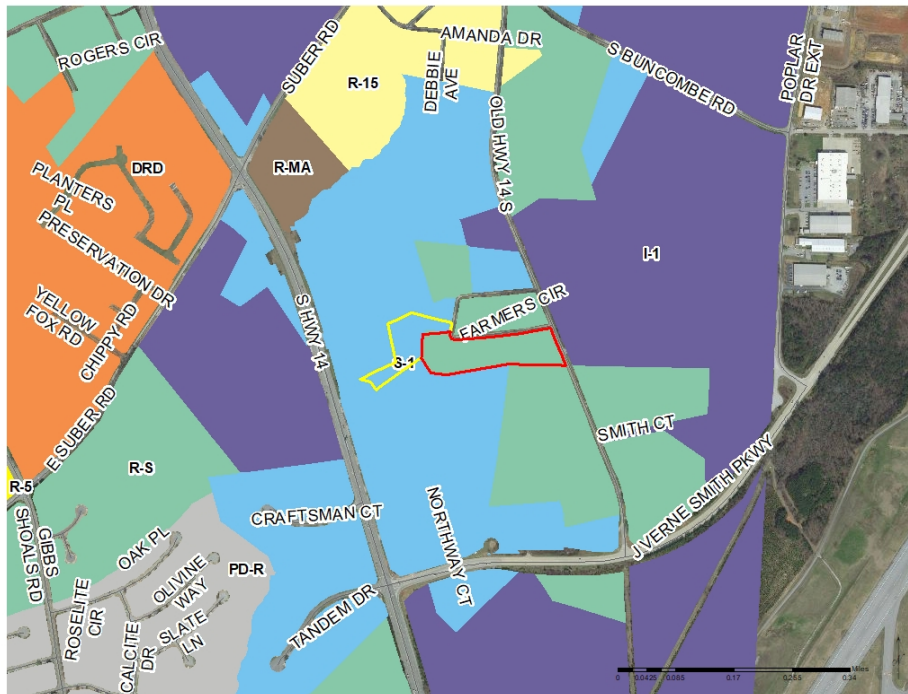


Aerial Photography, 2019





Zoning Map



The following item was held at the May 4, 2020 Committee meeting in order to work with the applicant and surrounding community.

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-19

APPLICANT: Eric Jackson for RealtyLink, on behalf of SC Greenville
Garlington, LLC

PROPERTY LOCATION: Garlington Road and Entertainment Boulevard

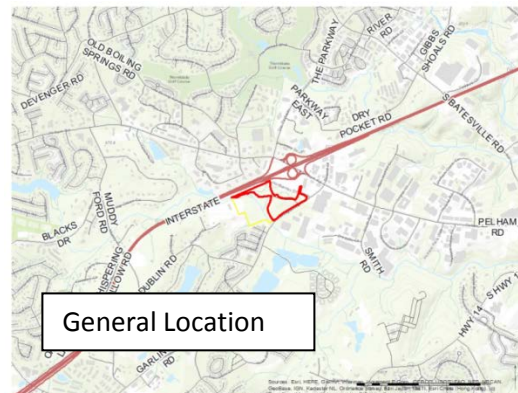
PIN/TMS#(s): 0533020105500, 0533040100700 (portion), 0533040100724,
0533040100725, and 0533040100726

EXISTING ZONING: S-1, Services

**REQUESTED ZONING
AND LAND USE:** PD, Planned Development District
Mixed-use Development

ACREAGE: 20.5

COUNCIL DISTRICT: 21 – Roberts



ZONING HISTORY:

The parcels were originally zoned in May 1971 as part of Area 2. The application to rezone 0533040100519 and 0533040100520 from R-S to S-1 was approved in 1977, CZ-1977-24. There was an unsuccessful PD, Planned Development rezoning request in 2006, CZ-2006-86. There was an unsuccessful R-M11, Multifamily rezoning request in 2015, CZ-2015-58. There was a rezoning request in 2019, CZ-2019-82 to rezone 73.6 acres to PD, Planned Development that was withdrawn by the applicant.

EXISTING LAND USE:

Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	restaurants
East	S-1 and I-1	retail/entertainment and industrial
South	S-1 and I-1	industrial and business park with various uses
West	S-1 and R-M20	services, vacant land, and single-family residential

WATER AVAILABILITY:

Greenville Water

SEWER AVAILABILITY:

Metro/ReWa

PLAN GREENVILLE COUNTY CONFORMANCE:

The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Mixed Employment Center*, which calls for advanced manufacturing, office, mixed-use buildings, and civic/institutional facilities and retail and has a gross density of 8-30 dwellings per acre.



Plan Greenville County, Future Land Use Map



MEC MIXED EMPLOYMENT CENTER

Place Type Characteristics

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

Primary Uses	Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities
Secondary Uses	Open space, neighborhood commercial, multi-family residential
Gross Density	8 to 30 dwellings per acre
Transportation	Auto oriented but walkable, transit/park-and-ride lots should be provided
Parking	Large surface parking on street parking, central parking garages should be encouraged
Open Space	Civic greens, courtyard greens

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS:

Additionally the subject parcels are part of the Dublin Road Area Plan. Parcels 0533020105500, 0533040100700 (portion), 0533040100724, 0533040100725, and 0533040100726 are designated in the Future Land Use of the Area Plan as *Services* and located within the red boundary in the image below.



Dublin Road Area Plan, Future Land Use

ROADS AND TRAFFIC:

Garlington Road: two-lane State-maintained collector road and the development has approximately 250 feet of road frontage.

Honbarrier Drive: two-lane State and privately maintained local road and the development has approximately 272 feet of road frontage on the portion maintained by the State.

Entertainment Boulevard: two-lane privately maintained commercial road.

The parcels are approximately 0.20 miles southwest from the intersection of Garlington Road and Pelham Road. The site is currently not located along a bus route.

Location of Traffic Count	Distance to Site	2011	2014	2018
Garlington Road	4,177' NE	6,800	6,600 -3.0%	8,200 +24.2%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the western side of the development. There are no known historic resources on this site, nor are there any significant environmental or cultural features. The site is within 1.01 miles from Shannon Forest Christian School.

**REVIEW DISTRICT
DETAILS:**

Project Information:

The applicant is proposing to develop a mixed-use development consisting of a hotel, restaurant/bar, dinner movie/theatre, and entertainment space. This will be broken up into four lots with a building on each lot and all being connected internally with pedestrian sidewalks and shared parking.

Architectural Design:

The applicant states that the proposed buildings will be a mixture of brick/stone, decorative split face block and EIFS siding with decorative metal panels and glass store fronts. Each user will have unique trade colors and finishes based on their prototype. They will all complement each other and follow a common theme.

Access and Parking:

The applicant states that pedestrian access and circulation are an essential part of the development. There will be interconnecting sidewalks throughout the site where customers can park once and walk from use to use. Some of the sidewalk has already been constructed and the rest will follow suit. There will be direct access to the proposed development via a signalized intersection at Garlington Road and Entertainment Boulevard that is required to be installed by SCDOT. According to SCDOT there will also need to be modifications completed at the intersection of Garlington Road and Pelham Road, as well as a connection of Honbarrier Road to the internal private Clifton Court. The individual uses will connect to the private commercial roads internally. There will be no access to this development or to any other adjacent commercial/industrial development from Durham Drive other than emergency access only. All internal roads will be 24' in width.

The applicant is proposing 661 parking spaces based on the intended uses of the development. According to the applicant there will be enough parking to accommodate each potential user's parking requirements, but may need to have some shared parking easements that may be created during the Final Development Plan phase of the development. The parking spaces will be 9' x 20'.

Landscaping and Buffering:

The applicant states that landscaping will be provided throughout the site by means of street trees, parking lot landscape, and entrance landscape. Landscaping will be provided on each lot and associated parking areas to meet or

exceed the Greenville County minimum requirements. Individual lot landscape plans will be provided as part of each Final Development Plan.

Signage and Lighting:

The applicant states that Per Section 19 of the Greenville County Sign Ordinance, up to three freestanding signs can be permitted per lot. The applicant states that rather than every user having three freestanding signs, only one sign will be allowed per each use. In addition, one large (50 foot tall) freestanding sign will be installed near Interstate 85, one monument sign near Pelham Road (which already exists), and one monument sign near Garlington Road and Entertainment Boulevard (which already exists) will be provided for the overall development. The building signage will meet all current restrictions on size, material, lighting, etc. in the Greenville County Sign Ordinance. All signage is to match throughout the project site and complement each other.

According to the applicant, all site lighting will be full cut-off. The lighting in the parking lot areas will be a maximum of twenty-eight (28') in height and other than the height, will meet all Greenville County standards with regards to lighting.

Proposed Land Uses:

Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Mixed Employment Centers, as stated in the Plan Greenville County Comprehensive Plan, includes “office parks or campus like developments geared toward meeting the need of mid to large.”

CONCLUSION:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Mixed Employment Center* use in the Future Land Use section. It is also designated as *Services* in the Dublin Road Area Plan. This future land use is intended for large campus like mixed-use developments with interconnectivity for both vehicles and pedestrians. The proposed development will provide an array of uses that will be developed in a manner that is consistent with the Comprehensive Plan. The proposed development will have to meet the following conditions:

1. Meet all requirements per SCDOT on the realignment of the Garlington Road and Pelham Road intersection and the installation of the traffic signal;
2. Submit and have the Final Development Plan approved

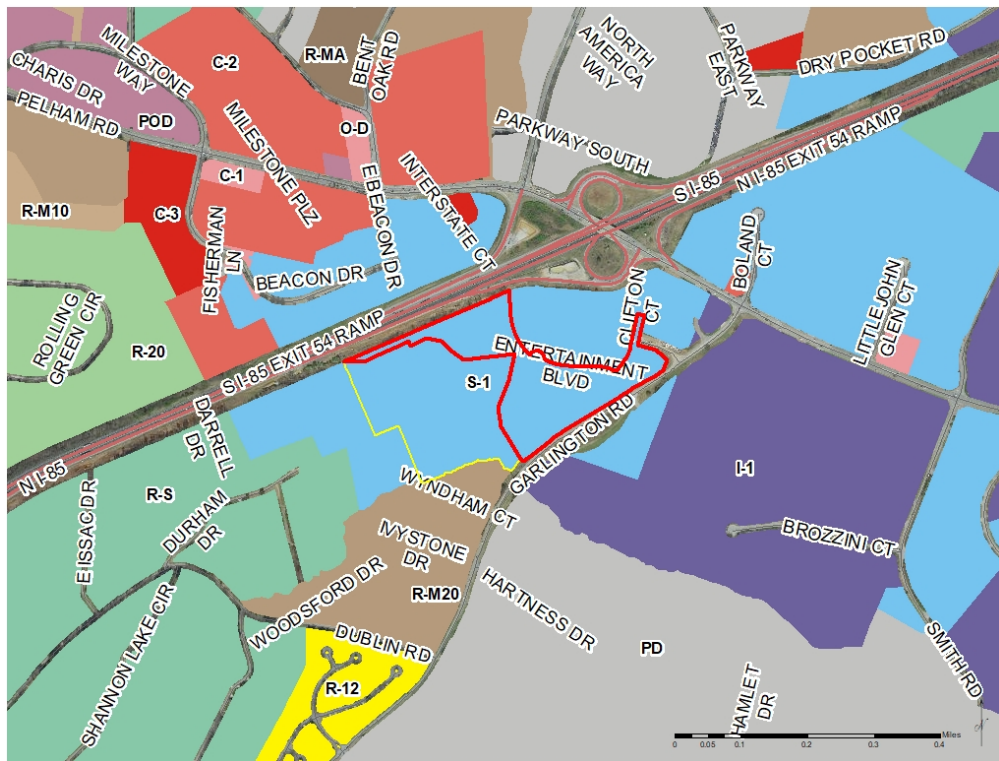
before submitting for any Land Development or Building Permits.

Staff recommends approval with conditions. The Planning Commission recommended approval with conditions.

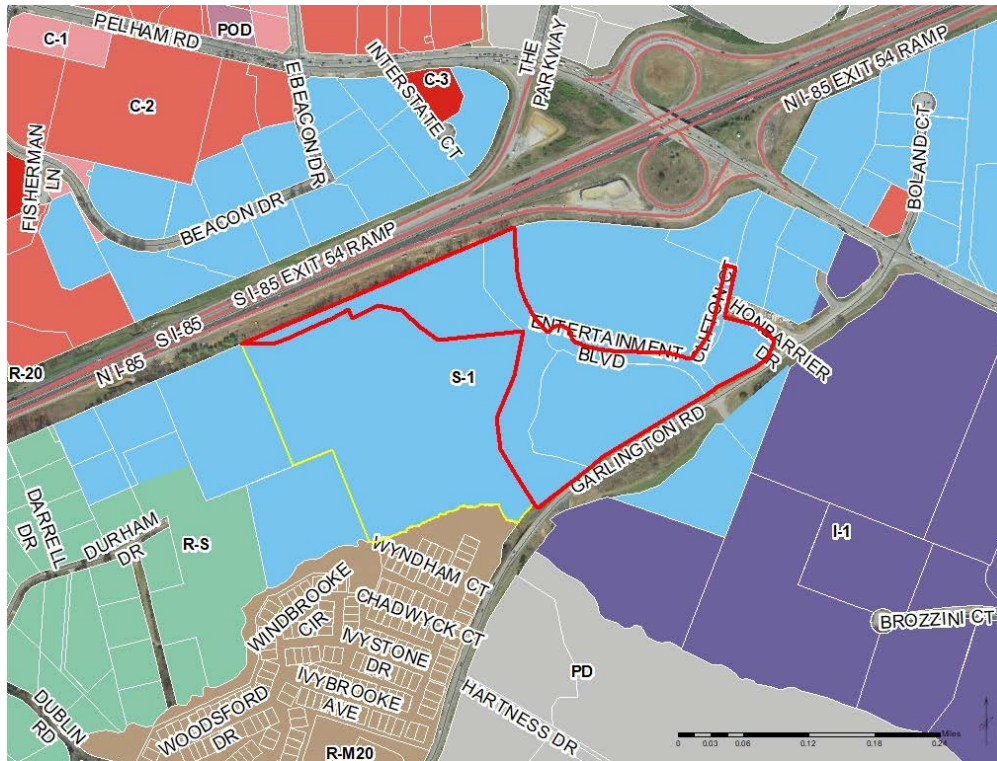
MOTION: By Mr. Roberts to approve CZ-2020-19 with conditions. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



March 6, 2020 **Applicant's response March 12, 2020** Staff March 13, 2020

Eric Jackson
 Realty Link
 201 Riverplace, Suite 400
 Greenville, SC 29601

RE: Garlington North review letter; CZ-2020-19

Dear Mr. Jackson,

Below are Staff's comments regarding the FRD submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Statement of Intent

Page 3

1. The last sentence of the first paragraph might be left over from a past SOI. The parcels associated with this application do not touch the boundary of the R-S and R-M20 zoned

properties. Please make sure that you have the correct zoning classification for the surrounding parcels.

- a. **Agreed. That sentence has been removed.**
 - b. **Staff accepts applicant's response.**
2. In the last paragraph on this page, please do not use "not limited to" language and instead be more specific as to describing the desired uses.
 - a. **Ok. The site plan is set. We are ok with removing the "not limited to" language.**
 - b. **Staff accepts applicant's response.**

Page 5

1. At the end of the Development Schedule section, please provide information for the allowance of phasing the Final Development Plan if need be. This way you can allow yourself flexibility on only submitting for the lot when you are ready.
 - a. **Ok. Language added such that each lot's Final Development Plan will be submitted on a lot by lot basis.**
 - b. **Staff accepts applicant's response.**
2. According to previous conversations between SCDOT and Staff, there are some outstanding items regarding the installation of the signal and the modifications of the intersection of Garlington Road and Pelham Road (which you allude to in your SOI). Please work with SCDOT to complete all outstanding items in a timely manner. Also, please provide a summary of what is left to complete from your end. Any outstanding item could result in a Condition of Approval for this project.
 - a. **Agreed. We have been working with SCDOT on this. We are currently awaiting pricing on the remainder of the work at Garlington and Pelham Road. SCDOT and we are aware that no Certificate of Occupancy will be issued on any buildings in the development until the road work is complete.**
 - b. **Staff accepts applicant's response; however, the applicant must meet all requirements per SCDOT before any occupancy can occur.**
3. In the third paragraph under the Public Improvements and Facility Impact section, please include the word "utility" between public and infrastructure.
 - a. **Added.**
 - b. **Staff accepts applicant's response.**
4. Staff realizes that the proposed development no longer includes the area on the west side of the creek, but we would still like to see some language to the access on Durham Drive and enhancing what is currently used to block this access with more of a locked gate with a Knox Box to allow for emergency access only.
 - a. **Understood. A paragraph has been added to the end of the Pedestrian, Parking , and Site Circulation section discussing this.**
 - b. **Staff accepts applicant's response.**
5. In the first paragraph under the Pedestrian, Parking, and Site Circulation section, Staff would like to see more of a commitment on the interconnecting of the sidewalks and not use the phrase "where possible".
 - a. **Ok. "where possible" language has been removed and we have added some language that at least a 5-foot wide sidewalk will be constructed to each user in the PD. Due to topography and wetlands on the site we are limited on how much grading we can do to allow for sidewalk but we will at least make sure there is at least some form of pedestrian connection between the users.**

- b. Staff accepts applicant's response.
- 6. In the last sentence of the first paragraph under the same section, please change "where reasonable" to "in a comprehensive approach". Also, what about the Swamp Rabbit Trail and floodplain area and connections?
 - a. Language changed at your request. With regards to the Swamp Rabbit Trail and park in general, due to financial limitations as a result of the reduction of the Planned Development size, we are unable to commit to funding this currently. We are still open to the idea of the trail and park system but cannot make a commitment to it at this time.
 - b. Staff accepts applicant's response.
- 7. In the last paragraph on this page, please remove the second to last sentence and the word "Accordingly" in the last sentence.
 - a. Removed.
 - b. Staff accepts applicant's response.

Page 6

- 1. In the first sentence on this page, please add a semi-colon after parcel and indicate "i.e." in lower case letters.
 - a. Changed.
 - b. Staff accepts applicant's response.
- 2. In the first paragraph under the Amenities and Landscaping section, please explain what you are referring to about "entrances" (i.e. building entrances or project entrances).
 - a. Project site entrances. Language added for clarification.
 - b. Staff accepts applicant's response.
- 3. In the first paragraph, third line, please replace the last word "may" with "will". Also, please remove the language "Although shared parking easements may be needed, shared parking is anticipated to be minimal. Should shared parking..." Begin the next sentence with "Easements" and remove "be needed, easement" and end that sentence with "development" and remove the remainder of the sentence.
 - a. Changed.
 - b. Staff accepts applicant's response.
- 4. Please capitalize EIFS under the Architecture section.
 - a. Changed.
 - b. Staff accepts applicant's response.
- 5. At the end of the first paragraph under the Amenities and Landscaping section, please reword so it reads "Garlington Road is completed".
 - a. Reworded.
 - b. Staff accepts applicant's response.
- 6. At the end of the second paragraph under the Amenities and Landscaping section, please reword so it reads "Final Development Plan and/or Site Plans for Building Permits".
 - a. Reworded.
 - b. Staff accepts applicant's response.
- 7. In the last paragraph on this page, please replace "by the" with "and".
 - a. Changed.
 - b. Staff accepts applicant's response.

Page 8

1. Please reword “ascetically” to “aesthetically”.
 - a. Reworded.
 - b. Staff accepts applicant’s response.
2. Staff understands the intent of providing restricted uses, but we believe that if you provide a very strong stance as to what is only permitted in the beginning of the Statement of Intent, you can eliminate the Restricted Use section. We would not want to have a use fall between a permitted use and a restricted/prohibited use.
 - a. We have removed the list at the table of restricted uses and added a little more detail to the uses described at the beginning of the SOI. Only the uses described at the beginning of the SOI will be allowed.
 - b. Staff accepts applicant’s response.

Concept Plan

1. Please include a table that provides the land use of every part of the site with number of acres that total the amount in the SOI.
 - a. A table has been added to the Planned Development Plan (C1.0) that lists the land use of the site with the number of acres associated with each use. The number of acres totals the amount listed in the SOI (+/- 20.5 Acres).
 - b. Staff accepts applicant’s response.
2. What is to happen with the existing round-about on Entertainment Boulevard? If it is to remain, please show it on the plans.
 - a. The existing round-about is to be removed for easier traffic flow through the intersection.
 - b. Staff accepts applicant’s response.
3. Please provide additional traffic arrows throughout the lots to help with understanding the traffic flow.
 - a. Additional traffic arrows have been added to the Planned Development Plan (C1.0) throughout the lots to help with the understanding of traffic flow.
 - b. Staff accepts applicant’s response.
4. In you Site Information box, please include the proposed rezoning of FRD, Flexible Review District.
 - a. The proposed rezoning of PD (Planned Development) has been added to the Site Information box on the Planned Development Plan (C1.0).
 - b. Staff accepts applicant’s response.

Landscape Plan

1. There appears to be a missing tree island to the west of the building on Lot 3 adjacent to the large evergreen trees.
 - a. A tree has been added to the island to the west of the building on Lot 3 adjacent to the large evergreens trees.
 - b. Staff accepts applicant’s response.

Traffic Impact Study

1. Greenville-Pickens Area Transportation Study (GPATS) has a programmed Phase 1 of a Corridor Project on Garlington Road from Woodruff Road to Roper Mountain Rd to begin design/planning in 2022. Phase 2 of this Corridor is from Roper Mountain Road to

Pelham Road, and concerns the stretch along where this PD is proposed. Based on their history with multi-phased projects at GPATS (for example, the recently completed Salters Rd. project), SCDOT is going to request that both Phases of Garlington be dealt with in a single project. With design/planning beginning in 2022, PE/ROW/Construction should follow beginning in 2024. While GPATS is unable to state what the scope of such a Corridor Project would be at this time, there is potential based on growth and development needs on this corridor in addition to commuter travel by our planning horizon of 2040, that Garlington will need to be widened to 5 lanes, with additional turn lanes at major intersections and access management. GPATS encourages that as a part of this PD, the developer take this future project into account to the best of their ability, and consider intersections, entrances, and development setbacks to accommodate and ideally capitalize on a multi-lane widening project along Garlington in the next decade.

- a. **Comment noted. Based on the location of the existing right of way and the proposed buildings/parking, there should be sufficient right of way to expand Garlington Road as needed.**
- b. **Staff accepts applicant's response.**

Please submit the revised Statement of Intent and plans no later than March 12, 2020 in time to get revised plans and Statement of Intent into our staff report. **If the revised plans and Statement of Intent are not resubmitted by this date it could cause the project to be pushed back until the next available meeting.** Alternatively, if you agree to all of them, this letter may be referenced as a condition of approval for your project: prior to submittal of the FDP, all changes referenced in this letter dated March 6, 2020 shall be corrected to staff's satisfaction. Please also provide written responses to these comments

Please let us know how you would like to proceed.

Sincerely,

/S/

Joshua T. Henderson
Zoning Administrator

The following items were held at the May 4, 2020 Committee meeting.

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-26

APPLICANT: Christina Fender for Jan C. Brown

PROPERTY LOCATION: 445 Dallas Road

PIN/TMS#(s): M011020201702

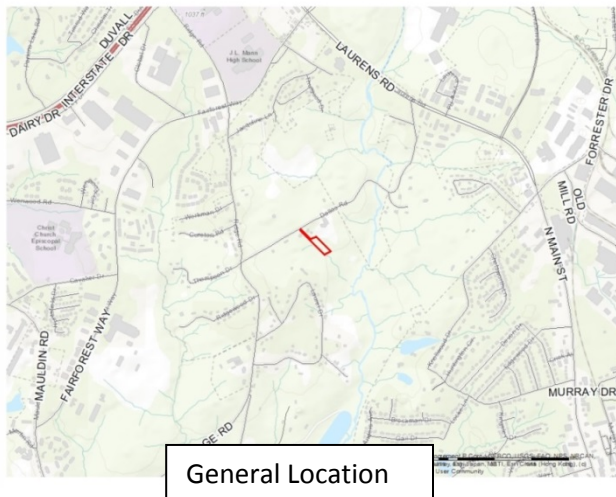
EXISTING ZONING: R-10, Single-family Residential

REQUESTED ZONING: R-S, Residential Suburban

PROPOSED LAND USE: Single-family Residence with Barn and Livestock

ACREAGE: 1.61

COUNCIL DISTRICT: 25 - Fant



ZONING HISTORY: The parcel was originally zoned R-10, Single-family Residential in May of 1971 as part of Area 2. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Single-family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	vacant wooded land
East	R-10	single-family residential and religious association facility
South	R-10	single-family residential
West	R-10	single-family residential

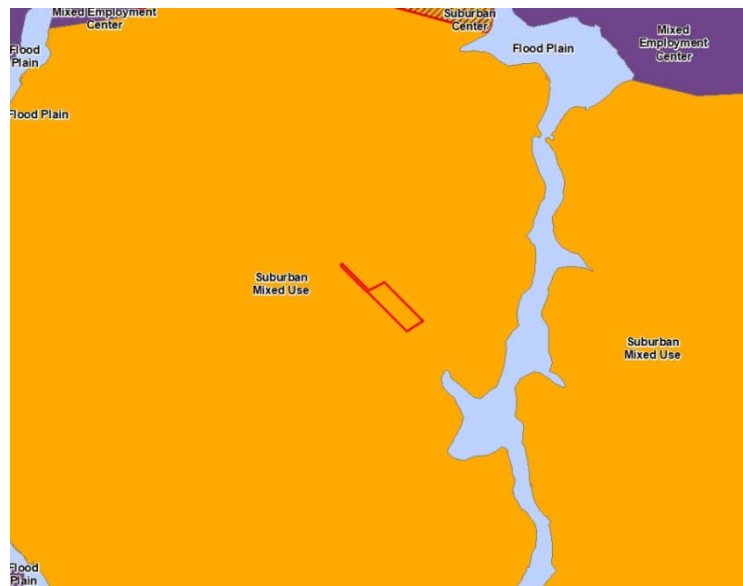
WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*.

Plan Greenville County, Future Land Use Map





SMU SUBURBAN MIXED-USE

Place Type Characteristics

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

Primary Uses	Regional or neighborhood commercial, office, institutional, mixed-use residential
Secondary Uses	Townhomes , surface and structured parking, park-and-rides lots, transit stations
Gross Density	6 to 20 dwellings per acre
Transportation	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS:

This parcel is not included in any adopted community or area plans.

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-10	4.4 units/acre	1.61	7 units
Requested	R-S	1.7 units/acre		2 units

A successful rezoning would not add any dwelling units.

ROADS AND TRAFFIC:

Dallas Road: two-lane State-maintained Local. The parcel has approximately 20 feet of frontage along Dallas Road, and the parcel is approximately 1.42 miles south of the intersection of Fairforest Way and Laurens Road (US-276). The property is not along a bus route and there are no sidewalks in the area.

There are no traffic counts in the area of Dallas Road.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site; however, the rear of the property does contain a significantly wooded area, along with a creek transecting the southern corner of the property. J.L. Mann High School is located nearby at approximately 0.94 miles away.

CONCLUSION

This property is within the Plan Greenville County Comprehensive Plan, designated as *Suburban Mixed-Use*. This future land use designation recommends a variety of single-family and multi-family building types. Additionally, the *Suburban Mixed-Use* land use designation also recommends densities of 6 to 20 dwellings per acre. However, the requested rezoning to R-S, Residential Suburban is compatible to the area, as parcels zoned R-S, Residential Suburban are present in the immediate surrounding area.

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

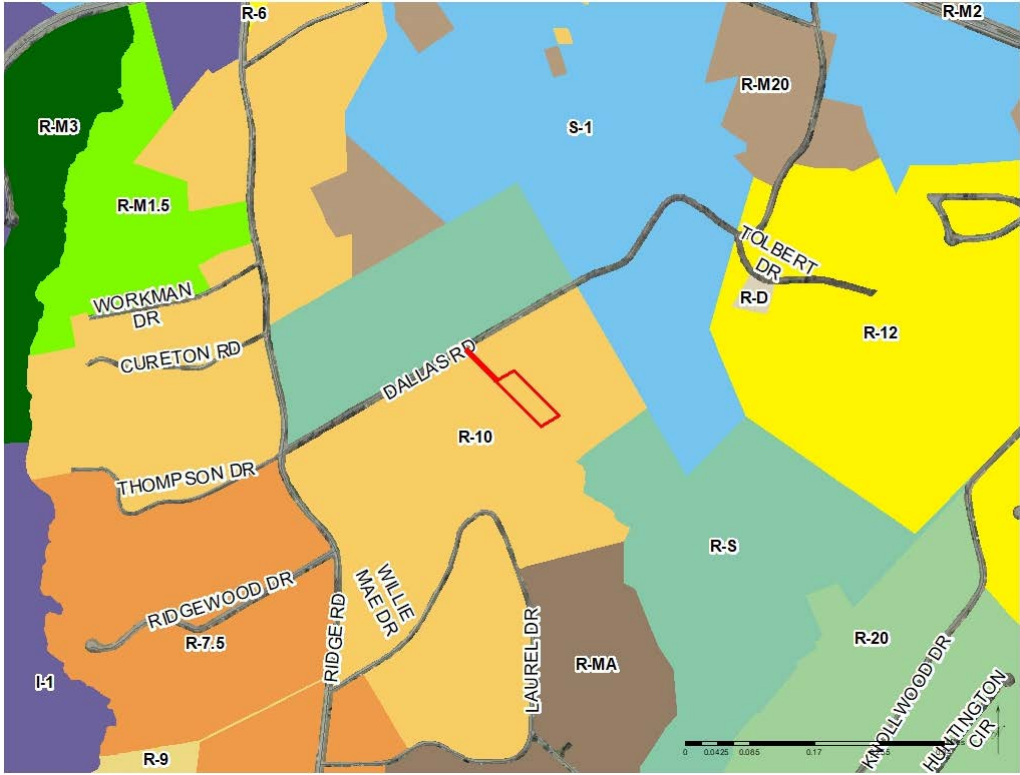
MOTION:

By Dr. Fant to approve CZ-2020-26. The motion carried unanimously by voice vote.

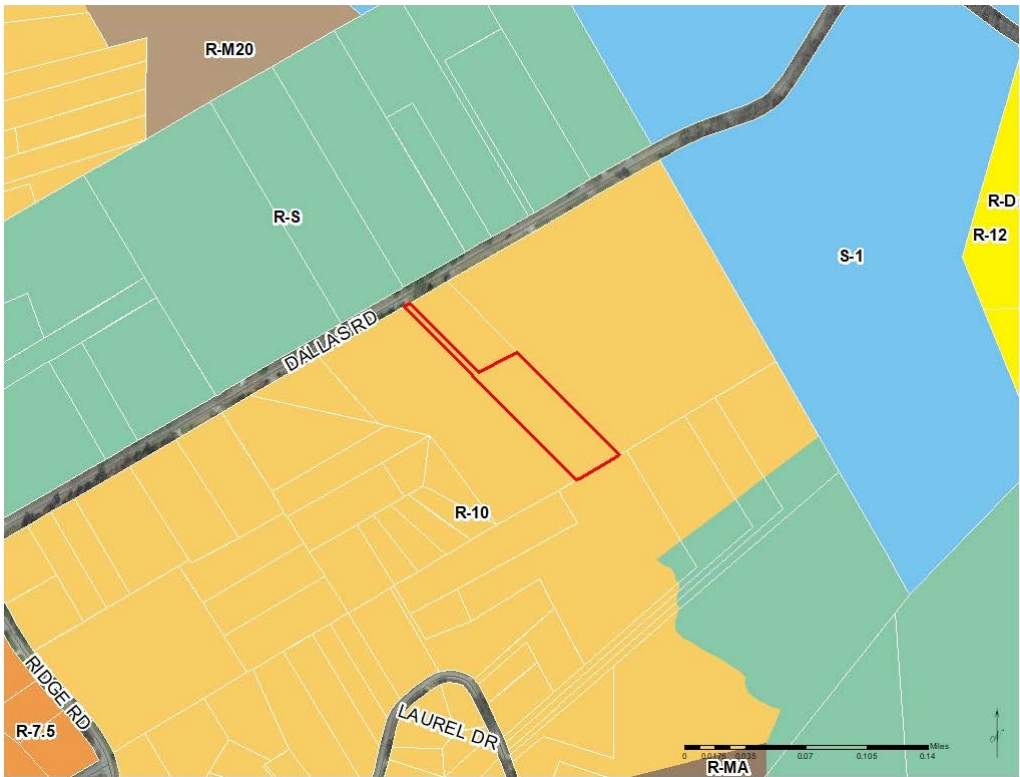


Aerial Photography, 2019





Zoning Map



The following was also held at the May 4, 2020 Committee meeting.

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-28

APPLICANT: William Johnson on behalf of Home Fur A While

PROPERTY LOCATION: 2956 New Easley Hwy.

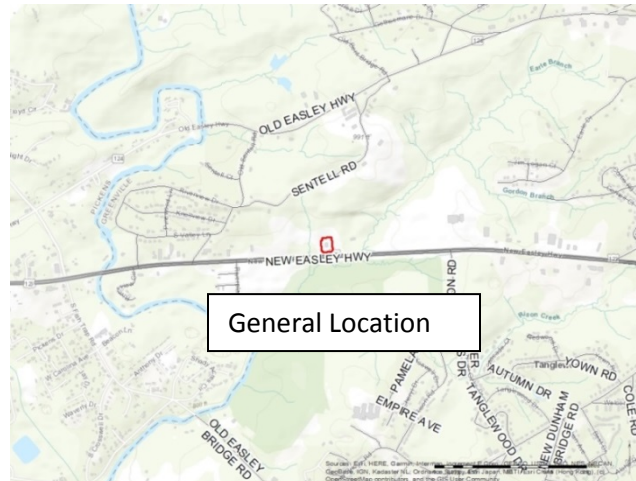
PIN/TMS#(s): 0239040100810

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING AND LAND USE: FRD, Flexible Review District
Proposed dog daycare with kennels with outdoor runs

ACREAGE: 1.49

COUNCIL DISTRICT: 23 – Norris



ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1973 as part of Area 4A. There was an unsuccessful I-1 rezoning request that included this parcel in 1980, CZ-1980-29. There were two successful rezoning requests for this parcel, the first in 1982, CZ-1982-58, from R-S to R-M, and the second in 1998, CZ-1998-62, from R-M to C-2.

EXISTING LAND USE: Dog boarding

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	earthen material storage
East	C-2	vacant land
South	PD	vacant land
West	C-2	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY CONFORMANCE:

The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Rural Corridor*, which calls for primary uses of greenhouses and nurseries, agriculture, warehouses, and highway commercial and has a gross density of 1 dwelling unit per 2+ acres.



Plan Greenville County, Future Land Use Map



RC RURAL CORRIDOR

Place Type Characteristics

Rural Corridors contain a mix of mostly lower-density residential uses with agricultural, service, or industrial uses. Rural Corridors are typically located along arterial highways and may connect to denser suburban or urban areas.

Primary Uses	Greenhouses and nurseries, agriculture, warehouses, highway commercial
Secondary Uses	Single-family residential, parks and open space
Gross Density	1 dwelling per 2+ acres
Transportation	Automobile-oriented, multi-purpose trails, access management highways
Parking	Surface parking
Open Space	Farmland and natural areas, large passive parks

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS:

This parcel is included in the Riverdale – Tanglewood Area Plan and designated as *Commercial*.



Riverdale-Tanglewood Area Plan, Future Land Use

ROADS AND TRAFFIC:

New Easley Highway: four-lane State-maintained arterial road and the parcel has approximately 175 feet of road frontage.

The parcel is approximately 1.46 miles west of New Easley Highway (S-123) and White Horse Road (SC-25). There are not sidewalks or bus stops in the immediate area. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
New Easley Highway	3,160' E	20,900	19,700 -5.74%	21,700 +10.15%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to open a dog boarding/kennel on the site. They will also be providing dog daycare, along with office space. They will be utilizing the existing building on site and converting a portion of the existing paved parking lot to an outdoor play area for the dogs. The applicant has stated that all uses allowed under the C-2 zoning classification with the addition of Kennels/Outdoor Runs are included in this request. The most recent use of the property was for a drug store.

Architectural Design:

The existing building is 4,800 sq. ft. and will be broken down into office space, indoor dog daycare and some dog boarding space. The maximum height for this structure is 19' from the ground. It is built as a steel frame structure with painted wood exterior.

The area of the existing parking lot located within the enclosed dog area has been changed to provide space for the dogs to have outdoor play. The existing asphalt parking lot within the enclosed dog area has been covered with "playground" type wood chips.

Access and Parking:

The applicant is proposing to use 26 of the existing parking spaces that will be accessed off of New Easley Highway via an existing shared driveway within an easement across parcel 0239040100813.

Landscaping and Buffering:

The site benefits from an abundance of existing vegetation both inside and outside the recently installed privacy fence that surrounds the majority of the site. The applicant states that no additional landscape or screening will be needed due to the surrounding uses being both C-2 and S-1 consisting of vacant land.

Signage and Lighting:

The applicant states that only the existing sign will be used for this development; the panels have been changed to advertise for the new business.

There will not be any new lighting installed on site. There are some existing floodlights mounted on the building for the parking lot and within the enclosed dog area and will provide full cut-off capabilities.

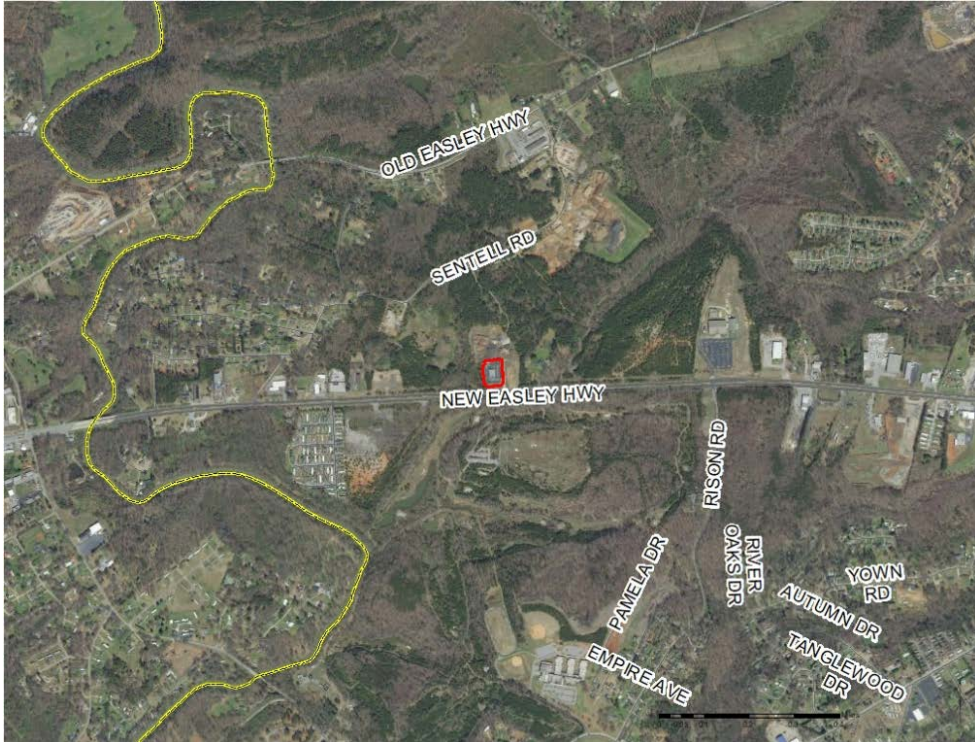
Conclusion:

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Rural Corridor* use in the Future Land Use section. It is also designated as *Commercial* in the Riverdale-Tanglewood Area Plan. The proposed uses of dog boarding with kennels and outdoor dog runs are consistent with the Comprehensive Plan and the Area Plan because they are seen as service/commercial type uses. Both the comprehensive plan and the area plan allow for commercial uses along this road, which is in keeping with those proposed in this FRD. The proposed development will have to meet the following condition:

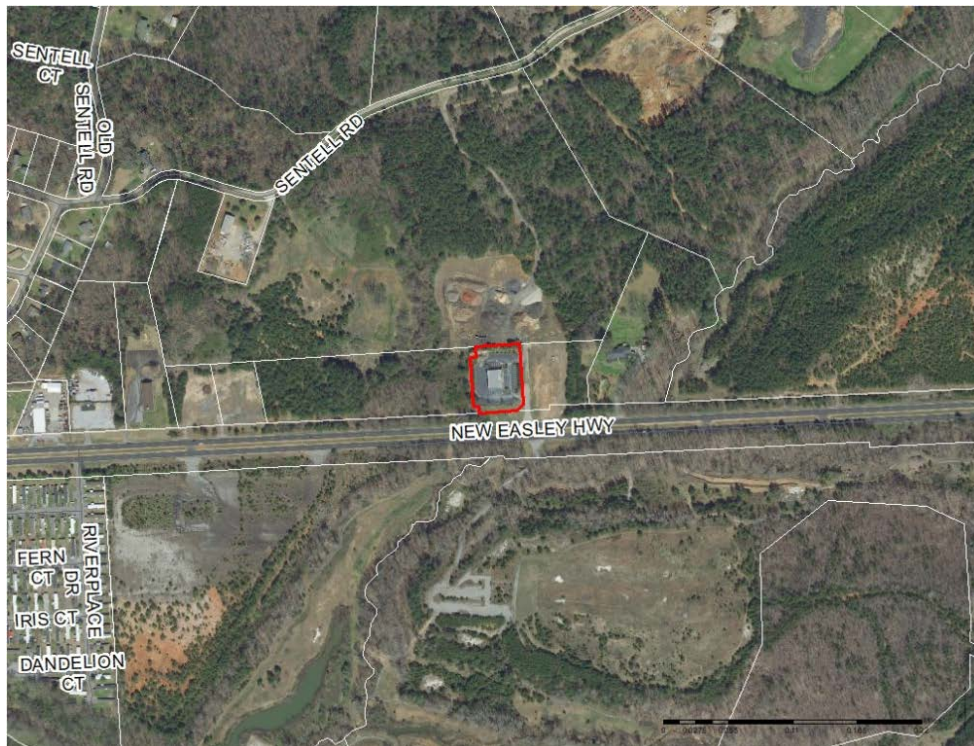
1. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.

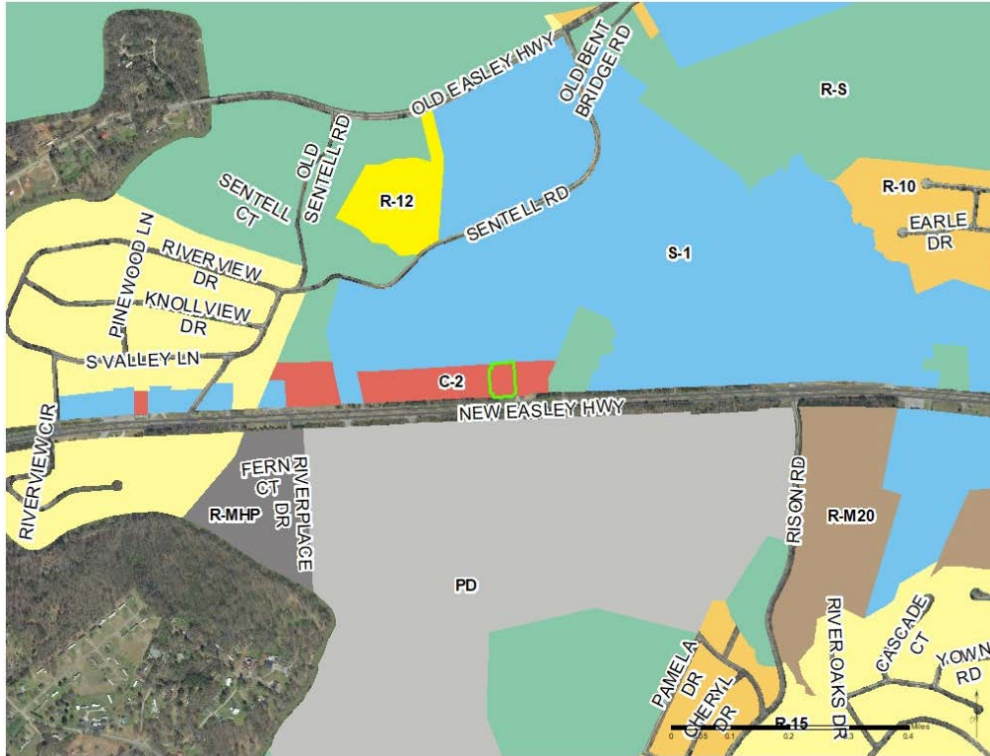
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with condition. The Planning Commission recommended approval with condition.

MOTION: By Dr. Fant to approve CZ-2020-28 with condition. The motion carried unanimously by voice vote.

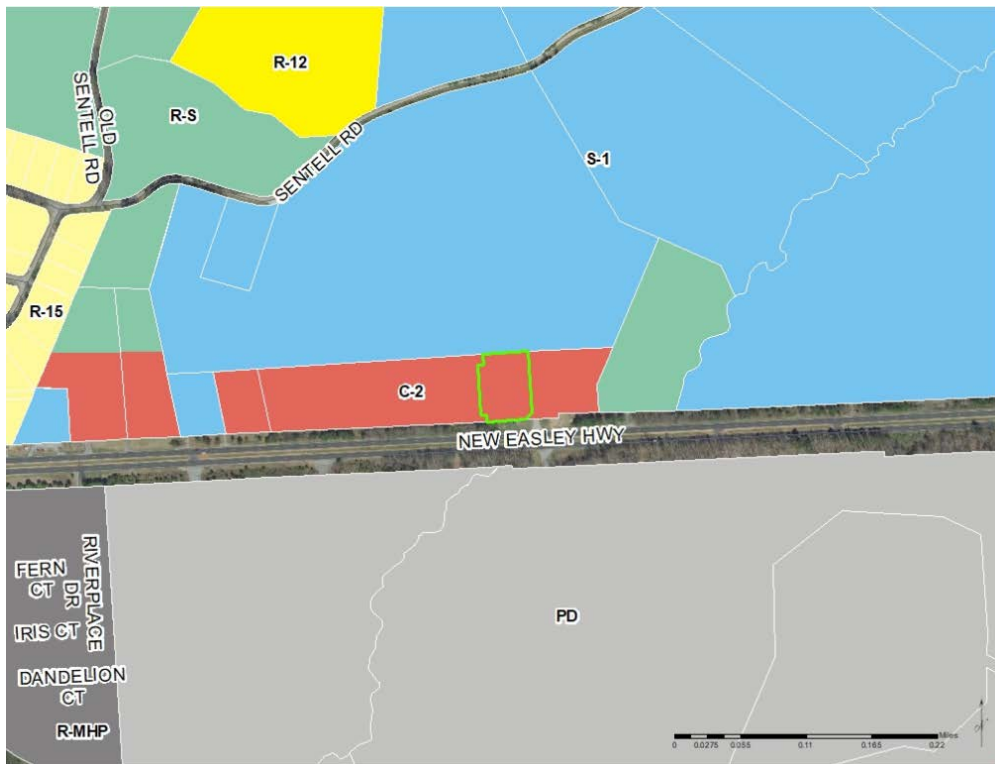


Aerial Photography, 2019





Zoning Map



The following item was held at the January Commission meeting per the applicant's request.

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-05

APPLICANT: Stephanie P. Gates for ECS Development, LLC

PROPERTY LOCATION: 201 Reid School Road

PIN/TMS#(s): T029030105000

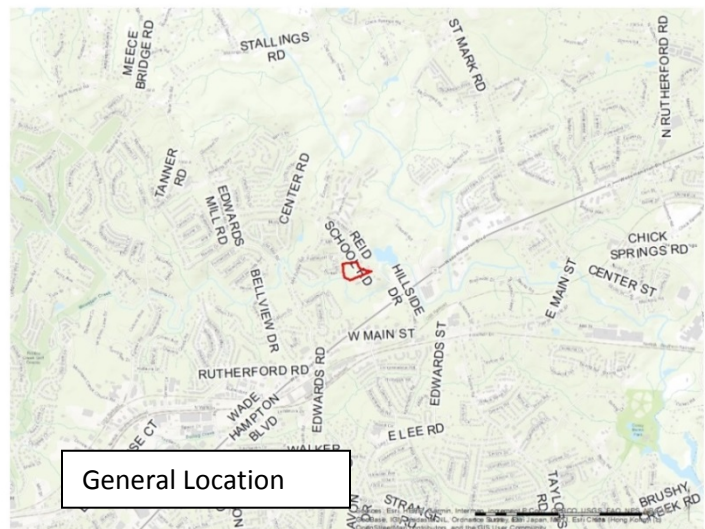
EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-M20, Multi-family Residential

PROPOSED LAND USE: Multi-family Residential development

ACREAGE: 6.3

COUNCIL DISTRICT: 20 - Cates



ZONING HISTORY:

The parcel was originally zoned R-20, Single-family Residential in May 1970, as part of Area 1. There is one previous successful rezoning case for this parcel, CZ-1991-063, from R-20 to R-S.

EXISTING LAND USE:

vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	R-M20	single-family residential
West	R-20	single-family residential

WATER AVAILABILITY:

Greenville Water

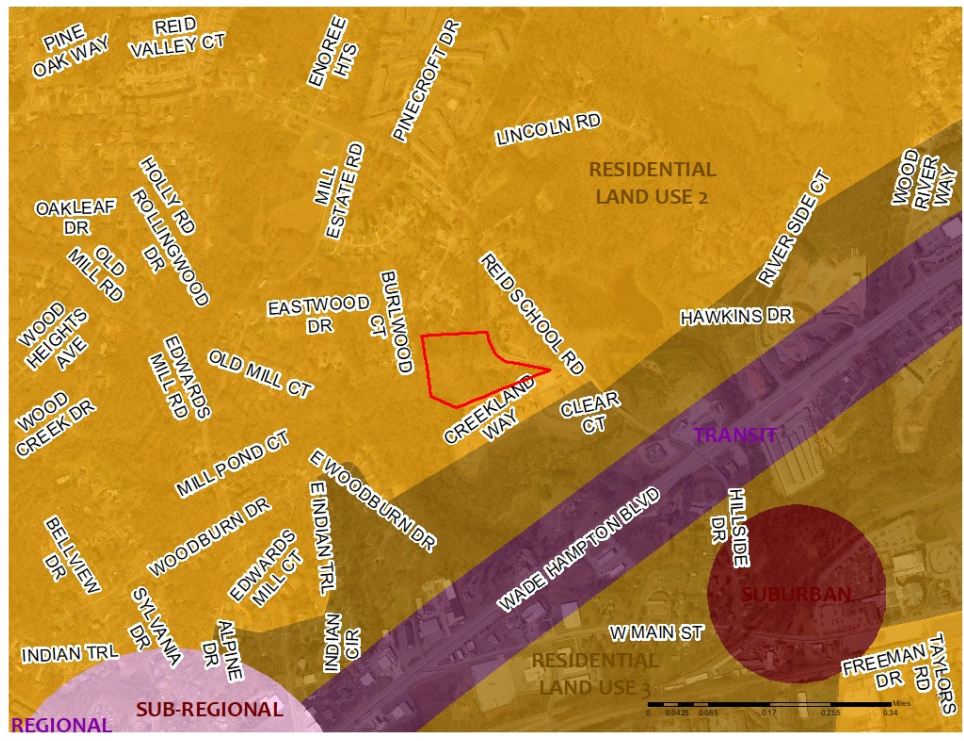
SEWER AVAILABILITY:

Taylor's Sewer

IMAGINE GREENVILLE

COUNTY CONFORMANCE:

The subject property is designated as Residential Land Use 2, which calls for 3 to 6 units per acre. The proposed use would allow up to 20 units per acre.



Imagine Greenville County, Future Land Use Map

AREA AND COMMUNITY PLANS:

This site is outside of the Taylors Community Plan.

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-S	1.7 units/acre	6.3	10 units
Requested	R-M20	20 units/acre		126 units

A successful rezoning may add up to 116 dwelling units.

ROADS AND TRAFFIC:

Reid School Road is two-lane State-maintained Major Collector. The parcel is located on Reid School Road approximately 0.25 miles northwest of the intersection of Reid School Road and Wade Hampton, and has approximately 616 feet of frontage along Reid School Road. The property is not along a bus route and there is no sidewalk present in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Reid School Road	6,780' NW	8,200	8,300 +1.2%	9,200 +10.8%

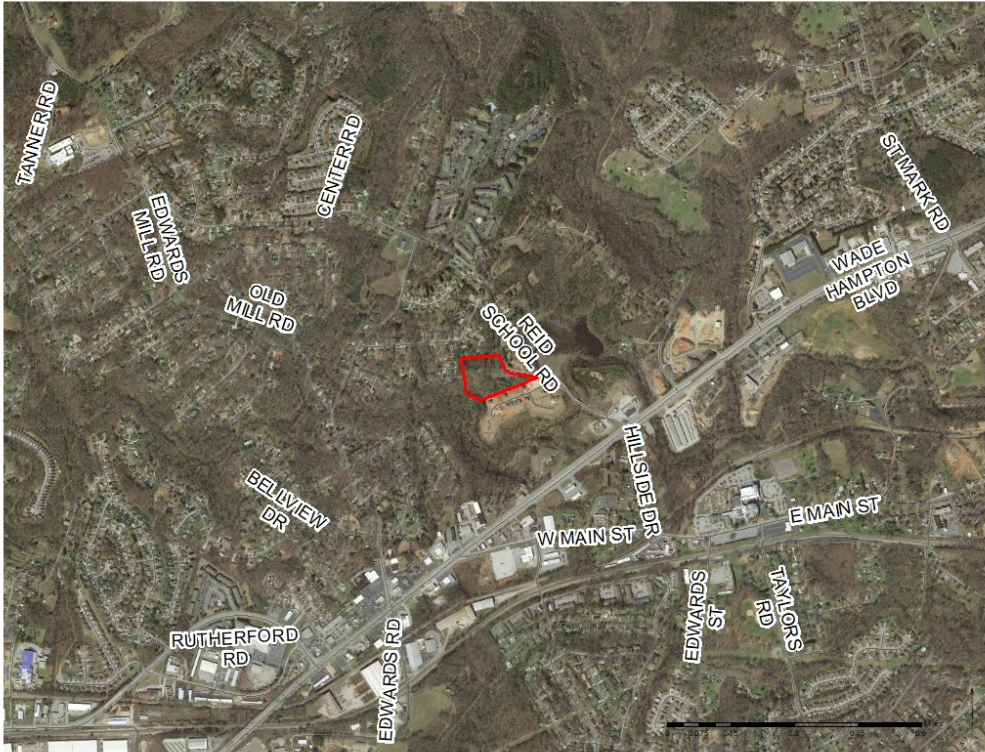
CULTURAL AND ENVIRONMENTAL:

Floodplain is present adjacent to the subject parcel. There are no known significant historical, cultural or environmental features on site. However there is significant wooded land on site. Additionally, the property is located 1.15 miles from a school.

CONCLUSION:

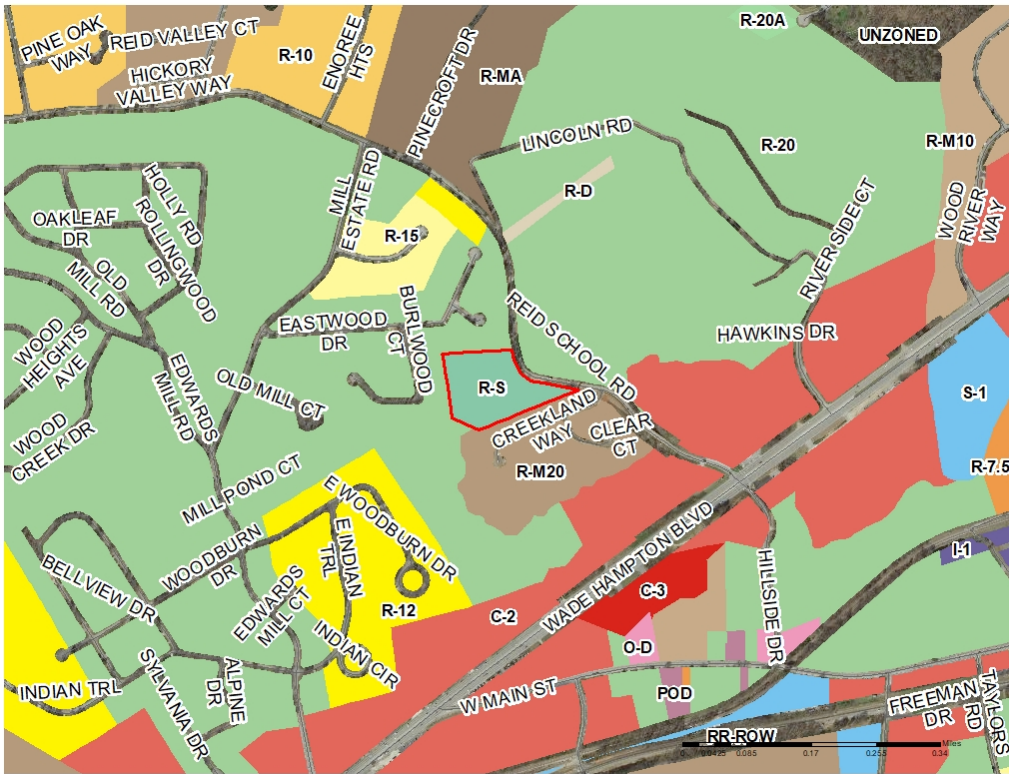
According to the Imagine Greenville County Comprehensive Plan, this area is designated for residential uses with “ideal density ranges from 3 units per acre to 6 units per acre.” This request, allowing up to 20 units per acre, is not in conformance with the comprehensive plan in place at the time of application. Staff recommends denial. The Planning Commission recommended denial.

Mr. Henderson noted the applicant had requested the item be held as they were planning of submitting for an FRD. The Committee held the item per the applicant’s request.

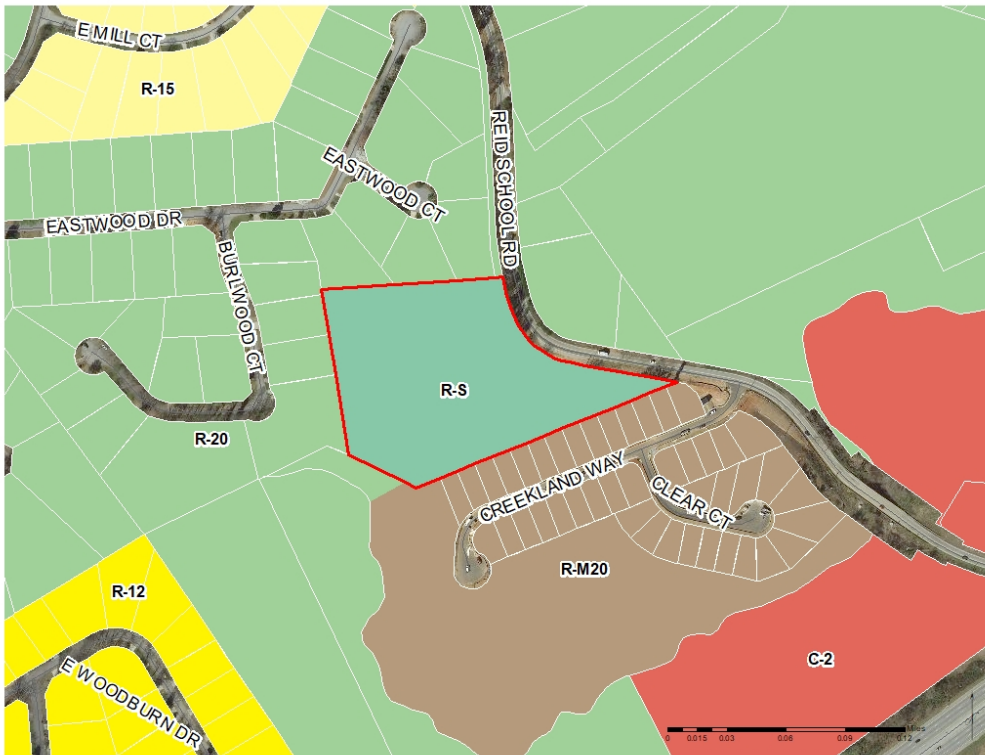


Aerial Imagery, 2019





Zoning Map



REQUEST TO INITIATE TWO (2) TEXT AMENDMENTS TO THE GREENVILLE COUNTY ZONING ORDINANCE

Mr. Henderson addressed the Committee members with a request to approve and send forward to full Council the initiation of a text amendment to the Greenville County Zoning Ordinance Section 6:2 (28) "Use Conditions (Single-Family and Multifamily Residential in C-1, C-2 and C-3 Commercial Districts)"

Mr. Henderson explained the text amendment would clarify that Single-Family Developments (both attached and detached) may be reviewed and approved under section 7.2 "Open space Residential Development".

MOITON:

By Mr. Tripp to approve and send to full Council the initiation of a text amendment to the Greenville County Zoning Ordinance Section 6:2 (28)"Use Conditions (Single-family and Multifamily Residential in C-1, C-2 and C-3 Commercial Districts)". The motion carried unanimously by voice vote.

Mr. Henderson addressed the Committee members with a second request to approve and send forward to full Council the initiation of a text amendment to the Greenville County Zoning Ordinance Section 7:2.4-4A "Open Space Residential Development, Option #1 – Single-Family Attached" and Section 7:2.5-4A "Open Space Residential Development, Option #2 – Single-Family Attached".

Mr. Henderson explained currently under both option for Open Space Developments, the Ordinance states that a maximum of 15% of the total number of dwellings may be single-family attached. The text amendment would remove this 15% limitation for single family attached dwellings developed under Option and would remove the 20% limitation for single family attached dwellings developed under Option#2. The ordinance would continue to require any attached unit must be a townhome and excludes condominiums.

MOTION:

By Dr. Fant to approve and send to full Council the initiation of a text amendment to the Greenville County Zoning Ordinance Section 7:2.4-4A "Open Space Residential Development, Option #1 – Single-Family Attached" and Section 7:2.5-4A "Open Space Residential Development, Option #2 – Single-Family Attached". The motion carried unanimously by voice vote.

ADJOURN

MOITON:

By Mr. Barnes to adjourn. Without objection, Chairman Dill adjourned the meeting at 5:360 p.m.

Respectfully submitted

Recording Secretary