

Greenville County Planning Commission Minutes
November 15, 2023 at 4:30 p.m.
Council Committee Room at County Square

Commissioners Present: S. Bichel, Chair; J. Bailey, Vice Chair; J. Rogers; M. Shockley (zoom); F. Hammond; J. Howard (zoom); J. Barbare; J. Wood

Commissioners Absent: None.

County Councilors Present: E. Fant

Staff Present: T. Coker; H. Gamble; R. Jeffers-Campbell; T. Stone; M. Staton; N. Miglionico; T. Baxley; K. Mulherin; IS Staff

1. Call to Order

Chairman Bichel called the meeting to order at 4:30 p.m.

2. Invocation

Mr. Rogers provided the invocation.

3. Approval of the Minutes of the October 25, 2023 Commission Meeting

Motion: by Mr. Rogers, seconded by Mr. Bailey, to approve the minutes of the October 25, 2023 Commission meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2023-073

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-073.

The subject parcel, currently Unzoned, is located along Terry Road, a one-lane County-maintained Residential Road. Staff is of the opinion that the requested rezoning to R-R3, Rural Residential District is consistent with surrounding zoning districts and allows for similar uses. Additionally, the request is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Rural*.

Based on these reasons, staff recommends approval of the requested rezoning to R-R3, Rural Residential District.

Discussion: Mr. Wood stated he hoped more residents in southern Greenville County follow suit and zone their properties.

Motion: by Mr. Hammond, seconded by Mr. Wood, to approve CZ-2023-073. The motion carried unanimously by voice vote.

CZ-2023-074

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-074.

The subject parcel zoned R-S, Residential Suburban is located along Conestee Road, a two-to-three lane State-maintained Collector road, Lakewood Drive, a two-lane County-maintained Residential road, Mauldin Road, a five-lane State-maintained Arterial road, and West Butler Road, a five-to-six lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent the Plan Greenville County Comprehensive Plan, which designates a majority of the parcel as *Mixed Employment Center*. Additionally, the requested rezoning is consistent with Zoning Districts adjacent to the parcel.

Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.

Discussion: Mr. Rogers asked if there was a less broad zoning classification that could be used. Mr. Baxley explained they need truck storage and service along with their office headquarters.

Motion: by Mr. Rogers, seconded by Mr. Hammond, to approve CZ-2023-074. The motion carried unanimously by voice vote.

CZ-2023-075

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-075.

The subject parcels zoned R-S, Residential Suburban District are located along Griffin Road, a two lane County-maintained Residential Road. Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential District is more consistent with the Plan Greenville County Comprehensive Plan, which designates the parcels as *Suburban Mixed Use* and suggests a density of 6 to 20 dwellings per acre. Additionally, the proposed use is consistent with adjacent developments.

Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential District.

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve CZ-2023-075. The motion carried unanimously by voice vote.

CZ-2023-076

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-076.

The subject parcel, zoned C-2, Commercial District, is located along Impact Drive, a two-lane County-maintained Residential road. Staff is of the opinion the that the requested rezoning to FRD, Flexible Review District is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Transitional Corridor*. Additionally, the proposed use and intent behind the rezoning is consistent with the Augusta Road Corridor Strategic Plan, which suggests Multifamily and Supportive Housing Services.

The development would have to meet the following conditions:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

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

Discussion: None.

Motion: by Mr. Hammond, seconded by Mr. Shockley, to approve with conditions CZ-2023-076. The motion carried unanimously by voice vote.

CZ-2023-077

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-077.

The proposed amendment would remove a portion of parcel T008000300101, approximately 7.95 acres, from the Taylors Main Street Development District boundary per Section 8:11.3 Official MSDD Boundary of the Greenville County South Carolina Official Zoning Map. By doing so, this portion of the parcel will be subject to the development regulations as outlined in Greenville County Zoning Ordinance for the underlying zoning districts. The property is currently split zoned C-3, Commercial District, R-20, Single-Family Residential District, and R-M10, Multifamily Residential District.

Staff is of the opinion that the proposed changes would allow for this portion of the parcel that fronts Wade Hampton Boulevard to be developed in a more consistent way with other developments in the area.

Based on these reasons, staff recommends approval of the proposed Text Amendment.

Discussion: Mr. Bailey asked why the change was needed. Mr. Baxley stated the developer is planning to develop a commercial site to front Wade Hampton Blvd which will not meet the intent of the Taylors Main Street Development District Overlay. Mr. Stone explained the property owner is looking to donate some property in the area for historical purposes. Mr. Stone stated the property in question would not front Taylors Main Street and therefore wouldn't need to be in the development district.

Motion: by Mr. Bailey, seconded by Mr. Wood, to approve CZ-2023-077. The motion carried unanimously by voice vote.

CZ-2023-078

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-078.

The current language of Article 12, Table 12.1 Community Recreation Area of the Greenville County Zoning Ordinance primarily considers the presence of a swimming pool when determining the minimum parking requirements for Community recreation amenities within subdivisions. Amenity areas can include swimming pools, clubhouses, game courts and other site amenities. See below for the current language;

Community recreation area-

With Swimming Pool - One space for every 100 square feet of water surface area.

Without Swimming Pool – One space per 30 square feet of assembly area.

Staff feels the current regulations place unreasonably high parking minimums on subdivisions that provide other types of recreation amenities such as clubhouses, games courts, and playgrounds. Reducing the minimum parking requirements for these uses is fitting since the amenity areas within subdivisions can typically be accessed by walking.

The proposed amendment would change the minimum parking requirements for community recreation areas to be based off of *site amenity area*, additionally swimming pools shall require one space for every 100 square feet of water surface area. Staff is proposing the following language;

Community recreation area (proposed text)

One space for each 2000 sq. ft. of site amenity area. In addition, swimming pools shall require one space for every 100 square feet of water surface area.

Staff is of the opinion that the proposed changes would allow for more amenities to be provided within subdivisions while reducing the hardscape required by the current language.

Based on these reasons, staff recommends approval of the proposed Text Amendment.

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Hammond, to approve CZ-2023-078. The motion carried unanimously by voice vote.

CZ-2023-079

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-079.

The subject parcel, zoned R-10, Single-Family Residential District is located along W. Parker Road, a four-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to O-D, Office District would allow for uses that could be of service to the surrounding community. Furthermore, the proposed use of a community center is in line with the Greenville County Comprehensive Plan which lists civic facilities as a secondary use in Mixed-Use Corridors.

Based on these reasons, staff recommends approval of the requested rezoning to O-D, Office District.

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve CZ-2023-079. The motion carried unanimously by voice vote.

CZ-2023-080

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-080.

The subject parcel, zoned R-20, Single-Family Residential District is located along Elizabeth Drive, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would not have an adverse impact on the surrounding area. Additionally, the

creation of the proposed 15' foot landscape buffer adjacent to residential would be an increase in the buffer area currently provided.

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.

Discussion: Chairman Bichel asked why the application was back when a previous variance was granted. Mr. Baxley explained they need to rezone to allow for the access point driveway because you are prohibited from accessing commercial property through a residential parcel.

Motion: by Mr. Hammond, seconded by Mr. Bailey, to approve CZ-2023-080. The motion carried unanimously by voice vote.

CZ-2023-081

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-081.

The subject parcel, zoned R-10, Single-Family Residential District is located along W. Parker Road, a four-lane State-maintained arterial road and Clark Drive, a two-lane State-maintained local road. Staff is of the opinion that a successfully rezoning to R-MA, Multifamily Residential District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as Traditional Neighborhood. A multifamily development would not be out of place adjacent to the apartment complex on the opposite side of Clark Drive.

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

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Shockley, to approve CZ-2023-081. The motion carried unanimously by voice vote.

CZ-2023-082

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-082.

The subject parcel, zoned R-S, Residential Suburban District is located along Geer Highway, a four to five-lane State-maintained arterial road and Keeler Road, a two-lane State-maintained local road. Staff is of the opinion that requested zoning district of R-M12, Multifamily Residential District would not be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as Suburban Edge. The requested zoning would also not be consistent with the surrounding area.

Based on these reasons, staff recommends denial of the requested rezoning to R-M12, Multifamily Residential District.

Discussion: None.

Motion: by Mr. Rogers, seconded by Mr. Hammond, to deny CZ-2023-082. The motion carried unanimously by voice vote.

CZ-2023-083

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-083.

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

The development would have to meet the following conditions:

1. Provide revisions to the Preliminary Development Plan and Statement of Intent as listed in the Memo on Comment Responses.
2. Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.

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

Discussion: Mr. Rogers asked for the recommended density of Suburban Mixed-Use. Mr. Stone stated 6-20 units per acre.

Motion: by Mr. Bailey, seconded by Mr. Wood, to approve with conditions CZ-2023-083. The motion carried unanimously by voice vote.

CZ-2023-084

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-084.

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

The development would have to meet the following conditions:

1. Provide revisions to the Preliminary Development Plan and Statement of Intent as listed in the Memo on Comment Responses.
2. Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.

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

Discussion: Chairman Bichel stated the lot numbers on the development plan don't match the lot numbers on the concept sketch. Mr. Baxley stated staff could look into it.

Mr. Bailey pointed out this was a separate development and the lot numbers seemed correct.

Motion: by Mr. Bailey, seconded by Mr. Wood, to approve with conditions CZ-2023-084. The motion carried unanimously by voice vote.

5. Preliminary Subdivision Applications

PP-2023-156 McKittrick Estates

Ms. Staton addressed the Commission members with a preliminary subdivision application for McKittrick Estates, a Rural Conservation Subdivision under Article 22 of the Greenville County Land Development Regulations, located south of the intersection of Terry Road (County) and McKittrick Bridge Road (State). The applicant is requesting 13 lots on 12.205 acres for a density of 0.93 unit/acre. Access is provided off McKittrick Bridge Road, which is a state road.

The project includes one main entrance, one internal access road, a cluster mailbox area with 2 parking spaces, 50-foot screening buffers around the perimeter of the site, 0.36 acres of common area, one detention pond, and 4.04 acres of open space (1.83 acres are required).

Staff recommends approval with conditions of the plan with the standard and specific requirements.

The approval conditions are as follows:

1. Please provide a revised Preliminary Plan by November 22, 2023 with the following revisions:
 - a. Dog park does not meet the intent of open space as outlined in Article 22 of the Land Development Regulations as it requires that the space be fenced. Please remove and leave as open space.

Discussion: There were three speakers in opposition of the proposed subdivision. The first speaker in opposition Sheri Wingruber, invited all audience members in opposition to stand. Ms. Wingruber was in opposition of the high-density proposal and stated it was inconsistent with the Comprehensive Plan. The second speaker in opposition, Alyson Burns, stated the developer had not followed the requirements of LDR 22.2. Ms. Burns expressed concern with run-off mitigation, water contamination, drainage easements, sight distance and number of proposed septic tanks. The final speaker in opposition, Barry Burns, stated the proposed subdivision is inconsistent with the surrounding area. Mr. Burns stated the property currently has a tax lien and should be denied until it is resolved.

There were no speakers in favor of the proposed subdivision.

Mr. Bailey made a motion to deny based on the working farm definition which states one home per two acres.

Mr. Wood explained septic tanks should be on half acre lots. Mr. Wood was concerned with watershed contamination.

Mr. Rogers was concerned the public did not have access to the latest drawings. Mr. Rogers asked where the public access to the open space was located. Ms. Staton pointed out the dog park access and explained that was why she suggested it be removed.

Mr. Hammond called the question.

Motion: by Mr. Hammond to call the question. The motion carried by voice vote with five in favor (F. Hammond; M. Shockley; J. Howard; J. Barbare; J. Bailey) and three in opposition (S. Bichel; J. Rogers; J. Wood).

Mr. Rogers requested to add the lack of a public access point consistent with LDR article 22.

Mr. Bailey amended his motion for denial. Mr. Bailey moved to deny the proposed subdivision based on the working farm definition, watershed contamination and violation of LDR article 22.

Motion: by Mr. Bailey, seconded by Mr. Wood, to deny PP-2023-156. The motion carried unanimously by voice vote.

PP-2023-164 Woodland Summit

Ms. Staton addressed the Commission members with a preliminary subdivision application for Woodland Summit, a Cluster Option 1 Open Space Development in both the R-S, Residential Suburban and R-12, Single-Family Residential Zoning Districts. The site is located southwest of the intersection of Woodruff Rd and Scuffletown Rd. The applicant is requesting 88 lots on 37.35 acres for an overall density of 2.35 units per acre, although the two sections of the site meet their individual zoning district density requirements. Access is provided off both Five Forks Road and Adams Mill Road (both State roads).

The project includes two main entrances, five internal access roads with sidewalk, a cluster mailbox area with four 9'X20' parking spaces, 20' screening buffers, 0.16 acres of common area, one detention pond, and 14.27 acres of open space (9.23 acres required).

Staff recommends approval with conditions of the plan with the standard and specific requirements.

The approval conditions are as follows:

1. Please provide a revised Preliminary Plan by November 22, 2023 that shows the 41 lots in the R-S portion and 47 lots in the R-12 portion. Lot count may not exceed the permitted density for each of the two distinct zoning district acreages.

Discussion: There were five speakers in opposition of the proposed subdivision. The first speaker in opposition, Amy Holstein, was concerned with a lack of infrastructure improvements in the area and increased traffic. The second speaker in opposition, Jonelle Phillips, expressed concern with frequent traffic accidents, no proposed road improvements, no deceleration lanes, and no external sidewalks. Ms. Phillips explained there was an online survey distributed and over 500 local residents signed in opposition to the proposed subdivision. The third speaker in opposition, Pandora Baldree, expressed concern with increased traffic, dangerous roadway conditions and overcrowding in local schools. The fourth speaker in opposition, Deborah Cottrill, was dissatisfied with the developer's land and

stormwater management in previously built developments. Ms. Cottrill requested the developer contribute to roadway improvements. The final speaker in opposition, Barbare Brown, reiterated traffic concerns of the previous speakers.

There were no speakers in favor of the proposed subdivision.

Mr. Rogers encouraged citizens to reach out to their County Council members to lower the current number of homes threshold that triggers a traffic impact study.

Mr. Barbare asked why sidewalks are not a requirement. Ms. Staton stated external sidewalks are not required according to the Land Development Regulations. Mr. Barbare asked if there was enough room to provide a deceleration lane. Ms. Staton stated that would be a question for SCDOT.

Mr. Bailey asked the project engineer, Alex Converse, to explain why there is no deceleration lane and minimal lot access to the open space. Mr. Converse pointed out two general accesses to the open space. Mr. Bailey explained the Planning Commission has preferred internal lots to have direct access to the open space. Mr. Bailey stated directly accessible means your backyard backs up to the open space. Mr. Converse stated they completed a TIS and have included a turn lane in the plan. Mr. Converse stated there is room for a deceleration lane.

Mr. Rogers asked for clarification that a TIS was completed. Mr. Converse stated yes, the TIS was completed and updated for this application.

Chairman Bichel was dissatisfied with the lack of access to the open space. Chairman Bichel stated he cannot support the application due to violation of LDR 11.3.2 and 11.4.

Mr. Wood made a motion to deny based on noncompliance with LDR 11.3.2 and 11.4

Motion: by Mr. Wood, seconded by Mr. Rogers, to deny PP-2023-164. The motion carried by hand vote with five in favor (J. Wood; J. Rogers; S. Bichel; J. Bailey; J. Howard) and three in opposition (J. Barbare; F. Hammond; M. Shockley).

PP-2023-167 Rocky Creek Villas

Ms. Staton addressed the Commission members with a preliminary subdivision application for Rocky Creek Villas, a Cluster Option 1 Open Space Development in the R-S, Residential Suburban Zoning Districts. The site is located directly east of the intersection of W Georgia Rd and Rocky Creek Rd. The applicant is requesting 21 lots on 12.36 acres for an overall density of 1.69 units per acre. Access is provided off of Rocky Creek Road (State).

The project includes one main entrances, two internal access roads with sidewalk, a cluster mailbox area with two 9'X20' parking spaces, 20' undisturbed screening buffers around the site, 1 acre of common area, two detention ponds, and 4.35 acres of provide open space (3.71 acres required).

Staff recommends approval with conditions of the plan with the standard and specific requirements.

The approval conditions are as follows:

1. Annexation into Metro's district for TMN 0575030100403 must be completed prior to beginning the Land Disturbance permitting process.

Planning Commission added condition:

1. Please provide a revised Preliminary Plan labelling the buffer as “undisturbed” prior to submitting for a Land Disturbance Permit.

Discussion: There were no speakers in favor or opposition of the proposed subdivision.

Chairman Bichel asked if the 20-foot vegetative buffer should be labeled “undisturbed”. Ms. Station stated that was correct.

Motion: by Mr. Hammond, seconded by Mr. Rogers, to approve with conditions PP-2023-167. The motion carried unanimously by voice vote.

PP-2023-169 Valley Cove Farms

Ms. Staton addressed the Commission members with a preliminary subdivision application for Valley Cove Farms, a Cluster Option 2 Open Space Development in the R-S, Residential Suburban and R-R1, Rural Residential Zoning Districts. The site is located west of the intersection of W Georgia Rd and Fork Shoals Rd. The applicant is requesting 371 lots on 280.45 acres for an overall density of 1.32 units per acre. Access is provided off of West Georgia and Fork Shoals Road. This application was previously approved as case PP-2022-165 at the September 2022 Planning Commission meeting. The current proposal includes the removal of 20 acres from the overall acreage of the site and the removal of TMN 058402010502, change of cluster option from option 1 to option 2, and changes to the overall layout of the plan.

The project includes two main entrances, two stub connections to the adjacent parcel to the north, 11 internal access roads with sidewalks, a cluster mailbox area with 28 spaces and proposed playground, and a second cluster mailbox area with 27 spaces and proposed pool amenity. 20’ undisturbed screening buffers around the site, 12.02 acres of common area, five detention ponds, and 177.79 acres of provided open space (84.13 acres required).

Staff recommends approval with conditions of the plan with the standard and specific requirements.

The approval conditions are as follows:

1. Coordinate with Metro regarding sizing/location of a pump station and any upstream and downstream upgrades.
2. Board of Zoning Appeals approval for any pump station on site is required prior to submittal of a Land Disturbance Permit.
3. Provide traffic mitigation as recommended by the Traffic Impact Study.
4. Traffic improvements warranted as a result of the required Traffic Impact Study must be installed once 40 lots have been recorded.
5. Provide a revised Preliminary Plan by November 22, 2023 that shows the following on the plan:
 - a. the recommended mitigation from the submitted Traffic Impact Study
 - b. Show ownership and protective measures for historic resources that merit protection such as the house, contributing outbuildings, family cemetery and stone wall on parcel 0584020100600.

Discussion: There were no speakers in favor or opposition of the proposed subdivision.

Motion: by Mr. Bailey, seconded by Mr. Hammond, to approve with conditions PP-2023-169.
The motion carried unanimously by voice vote.

8. Planning Report

Ms. Jeffers-Campbell presented the November Planning Report.

9. Old Business

None.

10. New Business

Motion: by Mr. Bailey, seconded by Mr. Hammond, to authorize Planning staff to act on behalf of the Planning Commission with subdivisions during the month of December unless faced with a controversial issue. The motion carried unanimously by voice vote.

11. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 6:25 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico

Recording Secretary