

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
**February 26, 2014**  
**4:30 p.m.**

**MEMBERS PRESENT:** C. Tumblin, Chair, J. Barbare, Vice Chair, M. Shockley, M. Barnes, S. Holmesley, S. Hammond and M. Freeland

**MEMBERS ABSENT:** S. Selby and T. Ward

**STAFF:** P. Gucker, E. Johnson, M. Forman, S. Dawson, T. Meeks, E. Vinson, T. Barber, J. Wortkoetter and H. Hahn

**CALL TO ORDER**

Chairman Tumblin called the Planning Commission meeting to order at 4:30 p.m. and Mr. Barbare gave the invocation and recognized with a moment of silence the late County Councilman Dan Rawls.

**APPROVAL OF THE JANUARY 22, 2014 MINUTES**

**MOTION:** By Mr. Barbare, seconded by Mr. Shockley to approve the minutes as presented, of the January 22, 2014 meeting. The motion carried unanimously by voice vote with two absent (Selby and Ward).

**PRELIMINARY SUBDIVISION APPLICATIONS**

**2014-102, Edwards Springs Subdivision**

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 35 acres and located in an unzoned area. The developer is proposing fifty-five (55) lots which will be accessed by Locust Hill Road. The developer is proposing 3,467 linear feet of new public road. Ms. Dawson stated public water was available to the site and will be provided by Blue Ridge Rural Water Company. The site will be served by septic tanks and Piedmont Park Fire Department and Lake Cunningham Fire Department serve this site.

Ms. Dawson stated the Commission held the item at the January 22, 2014 meeting to obtain additional information.

Ms. Dawson stated her office received a traffic study with the recommendation that a left turn lane should be provided for the northbound traffic on SC 290 at the Edwards Springs Subdivision.

**MOTION:** By Mr. Barbare, seconded by Mr. Shockley to approve 2014-102. The motion carried unanimously by voice vote with two absent (Selby and Ward).

**REZONING REQUESTS**

Mr. Johnson gave a brief outline of the rezoning process and presented the following requests with staff's recommendations:

**CZ-2014-7**, Brent Edgerton and Jenny Hawkins, located on 319 E. Warehouse Court, requesting rezoning from I-1, Industrial to S-1, Services. Staff recommends denial.

**CZ-2014-8**, Max and Barbara Greer, located on 614 Pendleton Road, requesting rezoning from C-2, To RM-20, Single- Family Residential. Staff recommends approval.

**CZ-2014-9**, Chuck Reichert for Joe and Christine Hudson, etal, located on Boiling Springs Road and Phillips Road, requesting rezoning from R-12, Single-Family Residential to FRD, Flexible Review District. Staff recommends approval with conditions.

**CZ-2014-10**, Ryan Sands and Jamie McCutchen, located on 108 Cedar Lane Road, requesting rezoning from C-2, Commercial and R-MA, Multi-Family Residential to C-2, Commercial. Staff recommends approval.

The Commissioners requested a detailed explanation of CZ-2014-9

**MOTION:** By Mr. Barbare, seconded by Mr. Barnes to deny CZ-2014-7, approve CZ-2014-8 and approve CZ-2014-10. The motion carried unanimously by voice vote with two absent (Selby and Ward).

Mr. Johnson presented the following:

<b>DOCKET NUMBER:</b>	CZ-2014-9
<b>APPLICANT:</b>	Chuck Reichert
<b>PROPERTY LOCATION:</b>	Southwest corner of Boiling Springs Road and Phillips Road
<b>PIN/TMS#(s):</b>	0540030101704, 0540030101705 and 0540030101703
<b>EXISTING ZONING:</b>	R-12, Single-Family Residential
<b>REQUESTED ZONING:</b>	FRD, Flexible Review District
<b>ACREAGE:</b>	12.7

**COUNCIL DISTRICT:** 21 – Burns

**ZONING HISTORY:** The parcel was originally zoned R-12 in May of 1970 (Area 1)

**EXISTING LAND USE:** Residential (partially developed)

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	R-12	Right-of-way for Phillips Road; then farther north are single-family homes
East	R-S	Right-of-way for Boiling Springs Road; then farther east are single-family homes and undeveloped residential
South	R-12	Single-family homes
West	R-12	Single-family homes

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District (services would be provided via an existing ReWa trunk line on the property)

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2

**ROADS:** Boiling Springs Road: 2-lane State-maintained major collector/minor arterial  
Phillips Road: 2-lane County-maintained minor collector

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase. The closest and most relevant traffic count was conducted on Boiling Springs Road in 2012, approximately 365 feet north of the intersection of Boiling Springs Road and Phillips Road. The station counted 8,600 average daily traffic trips, which represented no change from the preceding year, but an overall decrease of 2.38% over the last five (5) years. Another traffic count was conducted on Phillips Road, nearly 2,000 feet west of the same intersection. This station counted 2,100 average daily trips, which represented an 8.6% change (decrease) from the previous year and a 4.54% decrease from over the last five (5) years.

## **SUMMARY**

The property is zoned R-12, Single-family Residential, which provides for single-family residences of 3.6 units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, designates 54 home sites. Anyone purchasing a home in this development would own the house and the land directly below the respective building footprint. Everything else, including but not limited to the yards, street, off-street parking areas, recreation/storm water areas, and sidewalks would be owned by the home owner's association.

The purpose and intent of the FRD zoning is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

## **CONCLUSION**

The 12.7-acre site is comprised of three (3) parcels, located at the southwest corner of Boiling Springs Road and Phillips Road. All abutting and neighboring properties are zoned for single-family homes, and many of these homes, including those located within the immediate vicinity have lot sizes that are at least 10,000 square feet. As previously mentioned, the subject parcels are zoned R-12, and when combined, can yield a maximum of 45 dwelling units (3.6 du/acre). The conceptual plan for this FRD project proposes 54 single family (detached) dwellings, which is nine (9) more units than what the property is entitled under the R-12 zoning district.

With respect to the house sizes in the FRD, it is staff's opinion that the number of bedrooms and square footage of each home proposed in the FRD project would be compatible to the houses located on abutting properties and within the immediate vicinity. However, the FRD project would deviate from the surrounding community in terms of lot size. In this case, the FRD project is proposing smaller lot sizes than its neighboring counterparts, but the development as a whole contains desirable attributes and provisions, such as opportunities for on-site recreation and guest parking, as well as anticipating for storm water management solutions.

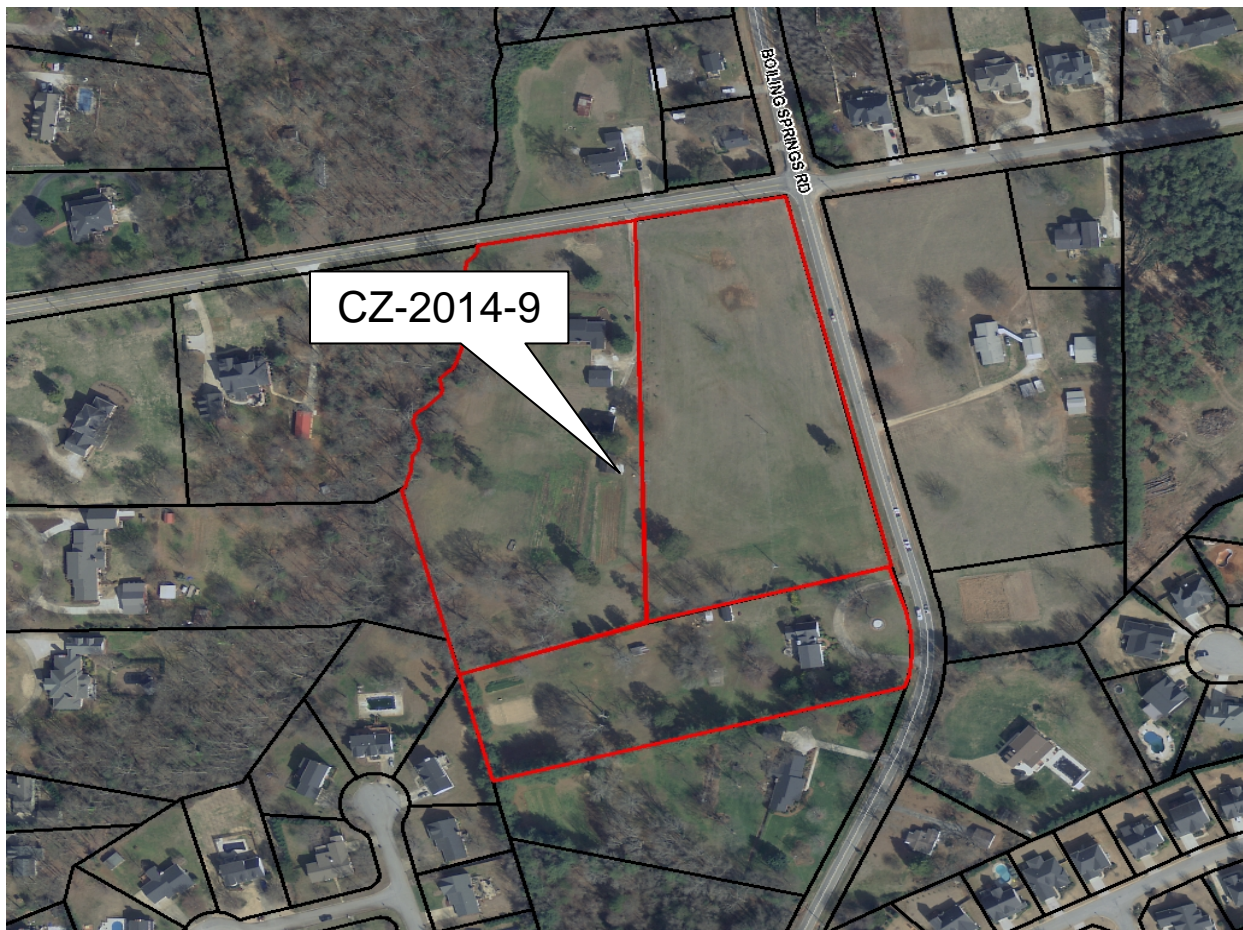
As with any project, it is incumbent upon staff to ensure that adequate public infrastructure exists (or is at least planned) when a new development is complete. An eight inch (8") water main, owned by Greenville Water, is located within the Phillips Road right-of-way. No water main is located within the Boiling Springs Road right-of-way, but a water main could be extended by the developer, if necessary. Regardless, Greenville Water currently has enough capacity to serve the proposed number of homes. According to the conceptual plan for the FRD project, the pavement of the interior drive aisle would be 24 feet in width, which meets minimum standards. The size and design of off-street parking areas would also meet minimum standards. While not a major concern, it is staff's opinion the project would be better served if it contained a second point of ingress/egress along the north property line. A second point of ingress/egress on Phillips Road would help alleviate traffic congestion on Boiling Springs Road and provide for a second point of emergency ingress/egress (and for service vehicles). It should be noted that a second access point along Phillips Road would likely result in the elimination of two (2) or more dwelling units. Since Boiling Springs Road accommodates significantly more vehicular traffic than Phillips Road and because the point of ingress/egress along Boiling Springs Road is close to the intersection of Boiling Springs and Phillips Roads, it is staff's opinion it would be prudent for the

developer to include a left turn lane from Boiling Springs Road into the proposed development to help alleviate any anticipated traffic congestion, particularly during peak hour times.

One of the objectives of the Plan is to encourage infill development in areas with existing infrastructure and future improvement plans. In addition, the conceptual plan for the project complies with the standards for FRD, Flexible Review District. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-12 district to the FRD district, but contingent upon the following conditions:

1. Include an access point along Phillips Road, the size and location of which meeting all applicable codes and standards. Staff will only support this condition if topography will allow;
2. Include a dedicated left turn lane into the FRD from Boiling Springs Road; and
3. Include a sidewalk within the right-of-way of Phillips Road and Boiling Springs Road.

**STAFF RECOMMENDATION:** Approval





Mr. Johnson informed the Commission members of numerous phone calls, emails and correspondents regarding the Zoning Request. Mr. Forman, Deputy Zoning Administrator presented the Chairman with a notebook containing a petition with 999 unconfirmed signatures.

Chairman Tumblin thanked the citizens for all the input and contributing to the process.

The Commission members had several questions of staff regarding the FRD zoning district as well as how the conditions were determined.

Mr. Johnson stated the turn lane was suggested to alleviate any traffic concerns especially during peak hours on Boiling Springs Road which are currently there.

Mr. Johnson stated the sidewalk suggestion was based on future Long Range Transportation Plans for Boiling Springs.

Mr. Johnson stated the second ingress/egress was suggested as a paved driveway to also assist alleviation of traffic on Boiling Springs Road.

Mr. Barbare voiced his concern over a second paved ingress/egress being used as a cut through.

Mr. Barbare asked if the ingress/egress off of Vinton could possibly be three lanes to assist in traffic/emergency situations.

Mr. Johnson stated wider would assist, however it had not been discussed.

Mr. Shockley asked if there were sidewalks to tie into.

Mr. Johnson stated there were not any other sidewalks on Boiling Springs Road at this time.

Mr. Shockley asked if the anticipated increase in traffic meet the criteria for a turn lane.

Mr. Johnson stated the increase in traffic would not meet the requirements for a turn lane.

Chairman Tumblin requested a representative of the applicant to answer a couple of specific questions.

Mr. Chuck Reichert, Reichert Consulting, 104 Litton Way, Greenville, SC answered questions regarding an addition ingress/egress on Phillips and if it was feasible to enhance the ingress/egress on Boiling Springs.

Mr. Reichert stated he could modify the ingress/egress and voiced his concern of having another ingress/egress on Phillips Road, one it being used as a cut through, another a concern of the topography.

Ms. Hammond asked the percentage of green space within the project.

Mr. Reichert stated he did not know exactly off hand, but would estimate 50% open space.

**MOTION:** By Mr. Barbare, seconded by Mr. Shockley to approve the applicants request without the conditions. The motion carried unanimously by voice vote with two absent (Selby and Ward).

**HOUSING AND REAL ESTATE MARKET CONDITIONS**

Mr. Shockley gave a brief PowerPoint presentation showing the economic impact of real estate activity. The presentation indicated the real estate industry accounted for 14.1% of the Gross State Produce in 2011, explaining the economic contributions and money generated from a home sold. Additionally, Mr. Shockley stated the median price of a home in South Carolina was \$154,000 with a total income derived from a sale being \$53,077.

**PLANNING MONTHLY REPORT**

Paula Gucker addressed the Commission members with an update of the activities within the Planning and Code Compliance Division as were distributed to each member. She updated the members on the various community plans and also the activities of the Transportation Planners and GPATS. Ms. Gucker informed the members of the various community meetings being held to obtain public input on roads. She stated new homes were up in January as well as permits issued.

**MONTHLY MEETINGS**

The Planning Commission workshop will be on Wednesday March 5, 2014 at 4:30 p.m. The workshop will be on Wedding Chapels and Special Events.

**NEW BUSINESS**

Mr. Barbare discussed his previous motion on CZ-2014-9, and requested the item be recalled for discussion regarding the ingress/egress.

**MOTION:** By Mr. Shockley, seconded by Ms. Hammond to recall CZ-2014-9 for discussion. The motion carried unanimously by voice vote with two absent (Selby and Ward).

**MOTION:** By Mr. Barbare, seconded by Mr. Shockley to amend the motion to include three (3) lanes at the ingress/egress on Vinton. The motion carried unanimously by voice vote with two absent (Selby and Ward).

**OLD BUSINESS**

There was no old business.

**ADJOURNMENT**

**MOTION:** Without objection the meeting adjourned at 5:32 p.m.

Submitted by Recording Secretary

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