

**GREENVILLE COUNTY PLANNING COMMISSION**  
**Minutes**  
**September 27, 2017**  
**4:30 p.m.**

**MEMBERS PRESENT:** M. Looper, Vice Chair, C. Harrison, N. Hollingshad, K. Howard, F. Moore, D. Stevenson, J. Rogers and S. Bichel

**MEMBERS ABSENT:** M. Shockley

**STAFF:** P. Gucker, A. Willis, P. Buathier, T. Barber, T. Stone, K. Kurjiaka, S. Holt, K. Lindemann, T. Belge and H. Hahn

**CALL TO ORDER**

Vice Chairman Looper called the meeting to order at 4:30 p.m. Dr. Howard provided the invocation.

**APPROVAL OF THE AUGUST 23, 2017 MINUTES**

Mr. Stevenson noted on page 35 of the minutes, item CZ-2017-48, he also voted in opposition, which was not reflected.

**MOTION:** By Mr. Stevenson, seconded by Mr. Bichel to approve the minutes as amended. The motion carried unanimously by voice vote with one absent (Shockley).

Ms. Gucker introduced Sara Holt, who is the new Subdivision Administrator.

**PRELIMINARY SUBDIVISION APPLICATIONS**

- 2017-096**, East Georgia Road Townes
- 2017-099**, Buckhorn Road Subdivision **WITHDRAWN BY APPLICANT**
- 2017-104**, Gibson Crossing (Cluster) **WITHDRAWN BY APPLICATN**
- 2017-105**, Huff Creek Plantation (Cluster)
- 2017-106**, Ridgestone Cottages Phase II (Cluster)
- 2017-107**, Farris Bridge Road (Cluster)

**2017-096, East Georgia Road Townes**

Sarah Holt, Subdivision Administrator presented a preliminary Subdivision application consisting of 14.24 acres and zoned RM-5. The developer is proposing a 70 lot subdivision accessed by

East Georgia Road and SC Highway 417. The developer is proposing 0.28 miles of Private Road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Simpsonville Fire serves this area.

Staff believes this subdivision meets all the requirements of the Land Development Regulations and recommends approval with a condition of the preliminary plan, including the Specific and Standard Requirements.

- A Group Development Plan shall be submitted to Subdivision Administration prior to the October 4, 2017 project submittal date.

Dr. Hollingshad asked staff about a discussion in the Subdivision Advisory Committee relating to private drives versus roads. He asked if all the roads within the subdivision were considered a private driveway.

Ms. Holt stated that was correct, because of the 90 degree parking. You have people pulling out onto the roadway.

Dr. Hollingshad asked if the road private drives would be maintained by individual owners, or the HOA.

Ms. Holt stated the Homeowners Association would be responsible for the maintenance.

Mr. Harrison asked staff to refresh his memory on the Group Development process.

Ms. Holt stated it was essentially a preliminary plan. It has additional elements, such as a landscape buffer and a few other elements other than the traditional preliminary plan.

**MOTION:** By Mr. Bichel, seconded by Dr. Howard to approve 2017-096 with staffs condition of the preliminary plan and including the Specific and Standard requirements. The motion carried unanimously by voice vote with one absent (Shockley).

**2017-099, Buckhorn Road Subdivision has been withdrawn by the applicant.**

**2017-104, Gibson Crossing (Cluster) has been withdrawn by the applicant.**

**2017-105, Huff Creek Plantation (Cluster)**

Ms. Holt presented a preliminary Subdivision application consisting of 32.20 acres and zoned R-S. The developer is proposing a 54 lot Subdivision accessed by Antioch Church Road. The developer is proposing 2,222 Linear Feet of Public Road. The developer has chosen Cluster Development Option 1, requiring 9.66 acres of Open Space and providing 16.65 acres of Open Space. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Staff believes this subdivision meets all the requirements of the Land Development Regulations and recommends approval of the preliminary plan, including the Specific and Standard Requirements.

Ms. Holt noted the applicant was taking the comments from the Subdivision Advisory Committee and providing a connection to Parkston Avenue, which would also serve as EMS/dual access, eliminating the need for an emergency-only access onto the state highway.

Paul Harrison, Engineer with Bluewater Civil Design LLC was available for any questions.

Dr. Howard asked if the open space would always be the open space.

Mr. Harrison stated it would always be open space.

Dr. Howard asked if there were any plans to cross the creek in order to provide a connection to the other subdivision.

Mr. Harrison stated there were no plans to cross the creek at this time.

Mr. Harrison asked if the recommendation was for the connection, or just noted if it was feasible.

Ms. Holt stated it was the recommendation.

Dr. Hollingshad asked for clarification regarding the connection, if it was found the connection could not be done, would the item come back to the Commission or default to the other access.

Ms. Holt stated it would default.

**MOTION:** By Dr. Hollingshad, seconded by Mr. Bichel to approve 2017-105 with the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Shockley).

**2017-106, Ridgestone Cottages Phase II (Cluster)**

Ms. Holt presented a preliminary Subdivision application consisting of 5.38 acres and zoned R-S. The developer is proposing a 9 lot Subdivision accessed by Dublin Road. The developer is proposing 402 Linear Feet of Public Road. The developer has chosen Cluster Development Option 1, requiring 1.61 acres of Open Space and providing 2.26 acres of Open Space. Public water will be provided by Greenville Water and Sewer will be provided by Metropolitan Sewer. Boiling Springs Fire serves this area.

Ms. Holt noted the project was proposed as Phase II, but what was shown did not connect into Phase 1. After the Subdivision Advisory Committee, staff received a plan showing a viable connection. Staff is recommending approval with conditions to insure the phasing will work with the infrastructure, water, sewer, easements, etc. so there is a physical connection between the two and including the Specific and Standard Requirements.

Paul Harrison, Engineer with Bluewater Civil Design was available for any questions.

**MOTION:** By Mr. Bichel, seconded by Mr. Harrison to approve 2017-106 with staff's recommendation along with the Specific and Standard Requirements.

Dr. Hollingshad stated in order for the two to connect, it will look different than what was in the agenda packets. He stated he was uncomfortable not knowing what it would look like.

Ms. Holt apologized and showed the proposed connection and was preliminarily comfortable with the connection.

Mr. Harrison asked why there was a Phase II and not a new development.

Mr. Paul Harrison stated when the property became available; they had already started Phase I. He stated his client still wanted to call this Phase II even though there was not connectivity.

The motion carried unanimously by voice vote with one absent (Shockley)

**2017-107, Farris Bridge Road (Cluster)**

Ms. Holt presented a preliminary Subdivision application consisting of 33.05 acres zoned RM-20. The developer is proposing an 84 lot Subdivision accessed by Farris Bridge Road. The developer has chosen Cluster Development Option 1 requiring 4.92 acres of Open Space and providing 8.34 acres of Open Space. Public water will be provided by Greenville Water and sewer will be provided by Berea Sewer. Berea Fire serves this area.

Ms. Holt stated the applicant has chosen to widen the entry road to 26 foot to allow for adequate emergency access.

Staff believes this subdivision meets all the requirements of the Land Development Regulations and recommends approval of this preliminary plan, including the Specific and Standard Requirements and 26 foot entry road.

Mr. Stevenson asked about sidewalks knowing the Legacy School will be in the area.

Ms. Holt stated the project was proposing internal sidewalks.

The engineer also discussed the mailboxes would be located in the cul-de-sacs.

**MOTION:** By Mr. Bichel, seconded by Dr. Howard to approve 2017-107 with the removal of the mailboxes at the entrance and staff's recommendation including the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Shockley).

## **VARIANCE REQUESTS**

### **VA-2017-089, ICS, Inc.**

Ms. Holt presented a variance request of Section 10.3.3 of the Land Development Regulations requirements for sidewalks. The site is located on Highway 291, which is a divided road with primarily industrial and commercial type uses. No other business in the area have sidewalks, the nearest sidewalk is 12.25 miles away according to the applicant.

Staff recommends approval of the variance request.

Mike Harrison, applicant addressed the Commission members regarding the request.

**MOTION:** By Mr. Bichel, seconded by Dr. Howard to approve VA-2017-089. The motion carried with one in opposition (Moore) and one absent (Shockley).

### **VA-2017-100, Jose L. Gutierrez**

Ms. Holt presented a variance request for a front yard setback variance from 50 feet to 10 feet for a commercial car lot office building on Highway 20 just north of Piedmont. The side and rear setbacks for this lot are each 20 feet and the current front yard setback actually overlaps the rear setback. Additionally, to the north and east of the site are Duke Power lines and towers, and these have setbacks and easements.

Staff recommends denial with the following findings:

- The front setback (50') encompasses the majority of the site, overlapping the required rear (20') and side (20') yard setbacks.
- Duke Energy has a setback requirement on each side of their high tension power poles. No storage or uses are allowed within these setbacks.
- SCDOT would not support the use of the existing residential driveway for a commercial property.
- There is inadequate room for required on-site detention.

Dr. Hollingshad asked staff what the zoning in the area was.

Ms. Holt stated the area was unzoned.

Mr. Stevenson inquired about the Ordinance addressing car lots.

Ms. Barber stated the Ordinance passed, but only pertains to the zoned areas of the county.

**MOTION:** By Mr. Harrison, seconded by Dr. Howard to accept staff's recommendation to deny VA-2017-100. The motion carried unanimously by voice vote with one absent (Shockley).

**REZONING REQUESTS**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2017-55

**APPLICANT:** Jose Martin Sanchez

**PROPERTY LOCATION:** Langdon Street

**PIN/TMS#(s):** 0136000701900

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

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 0.14

**COUNCIL DISTRICT:** 23 – Norris

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

**EXISTING LAND USE:** vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	restaurant
East	R-MA	single-family residential (duplex)
South	R-MA	vacant land
West	R-MA	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-MA</i>	<i>20 units/acre</i>	<i>0.14</i>	<i>2 units</i>
Requested	C-1	12 units/acre		1 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS:** Langdon Street: two-lane County-maintained local

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2016</b>
Woodside Avenue	1,340' NE	3,900	4,100 5.1%	5,500 34.1%

**SUMMARY:**

The subject parcel zoned R-MA, Multifamily Residential, is 0.14 acres of property located on Langdon Street approximately 0.4 miles east of the intersection of West Parker Road and West Blue Ridge Drive. The parcel has approximately 65 feet of frontage along Langdon Street. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for parking for the adjacent restaurant.

**CONCLUSION:**

The subject site is surrounded by R-MA, Multifamily Residential zoning to the east, south and west of the subject site. Staff believes rezoning this property to C-1, Commercial would not be consistent with the existing zoning or the surrounding residential land uses in the area. Staff is also of the opinion that because Langdon Street is a one-way local street leading out onto Montana Street, a mainly residential street, rezoning this parcel could cause an additional negative impact on the residences in this area. The requested rezoning is also not consistent with the Greenville County Comprehensive Plan recommending Residential Land Use.

Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.

Mr. Rogers asked for clarification, he asked if the property next door was already a restaurant and the applicant is requesting the rezone for parking.

Ms. Buathier stated he would like additional parking.

Mr. Rogers stated he did not understand if the restaurant is already there, how this would impact the neighbors.

Ms. Buathier stated there was an issue of traffic, but also if the property is zoned C-1, there could potentially be a number of other uses at that property that perhaps may be unfavorable.

Mr. Moore asked where the patrons were currently parking.

Ms. Buathier stated there was parking in the back and also on the side.

Dr. Hollingshad asked for an explanation of the parking.

Ms. Buathier stated the parking is on a separate property not owned by the applicant.

Dr. Hollingshad asked what arrangement the applicant had with that property owner.

Mr. Harrison stated while C-1 was a Commercial use, it also is kind of a transition from C-2, to a multifamily district. This was his thoughts.

Mr. Rogers asked if it were possible to grant the rezoning with conditions, such as limiting the use to a parking lot.

Ms. Buathier stated conditions could not be placed on a straight rezone, only on a Review District.

Vice Chairman Looper invited the applicant to answer the question about the arrangement he had for the side parking.

Mr. Jose Sanchez, owner of the building, but did not own the business. He wanted to provide additional parking for the business. He stated he rented the side parking for a monthly fee. Mr. Sanchez stated the restaurant capacity was 86 people and the current parking is for 25 people.

Mr. Stevenson asked staff what could be done in order to allow parking and have some control over the use.

Ms. Buathier stated it would need to be a Review District.

Mr. Bichel asked how hard it would be to covert the request to an FRD.

Ms. Buathier stated the process would need to start over.

Mr. Harrison asked if the zoning is denied and the area is continued to be used for parking, would that be a code violation.

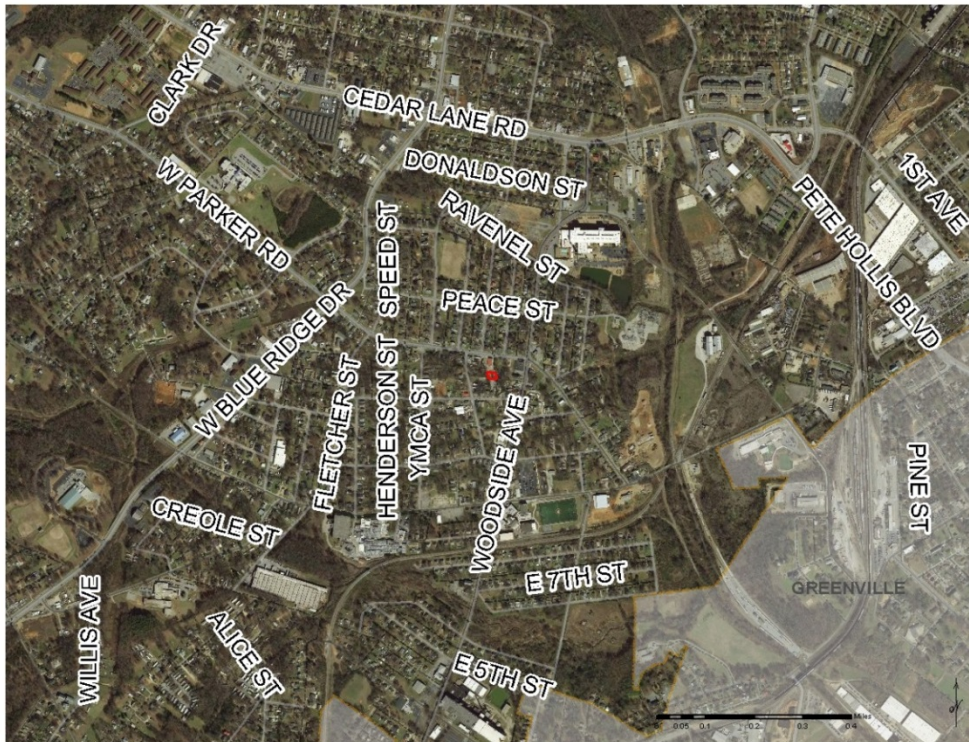
Ms. Barber stated it would be a Zoning Enforcement issue.



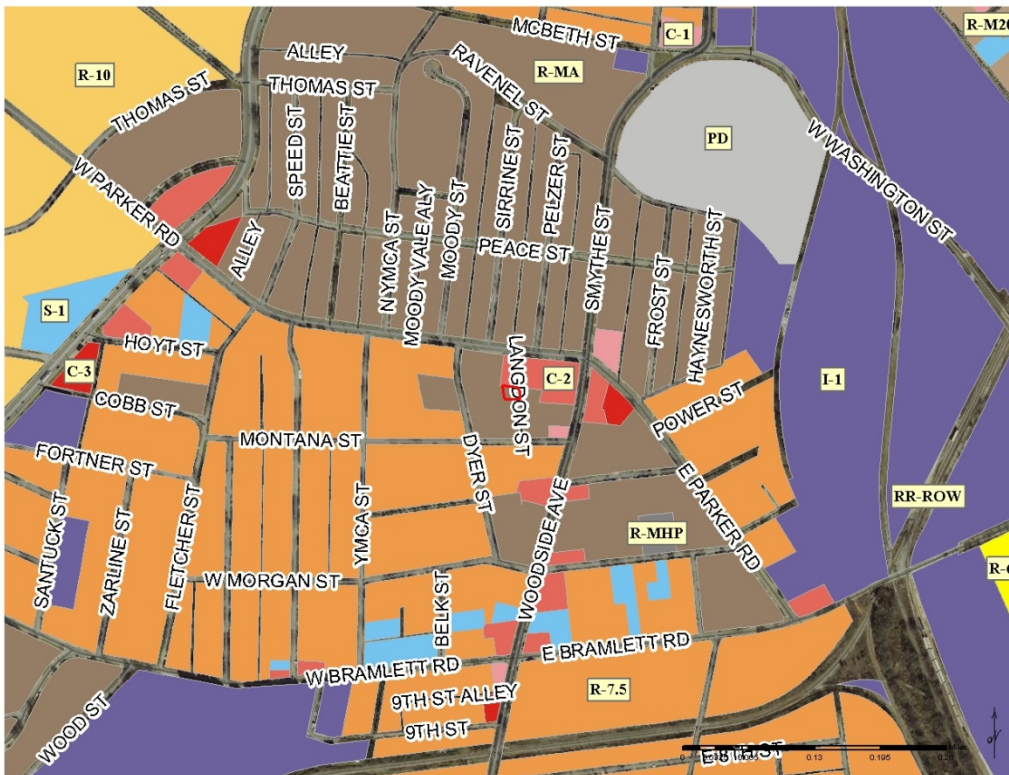
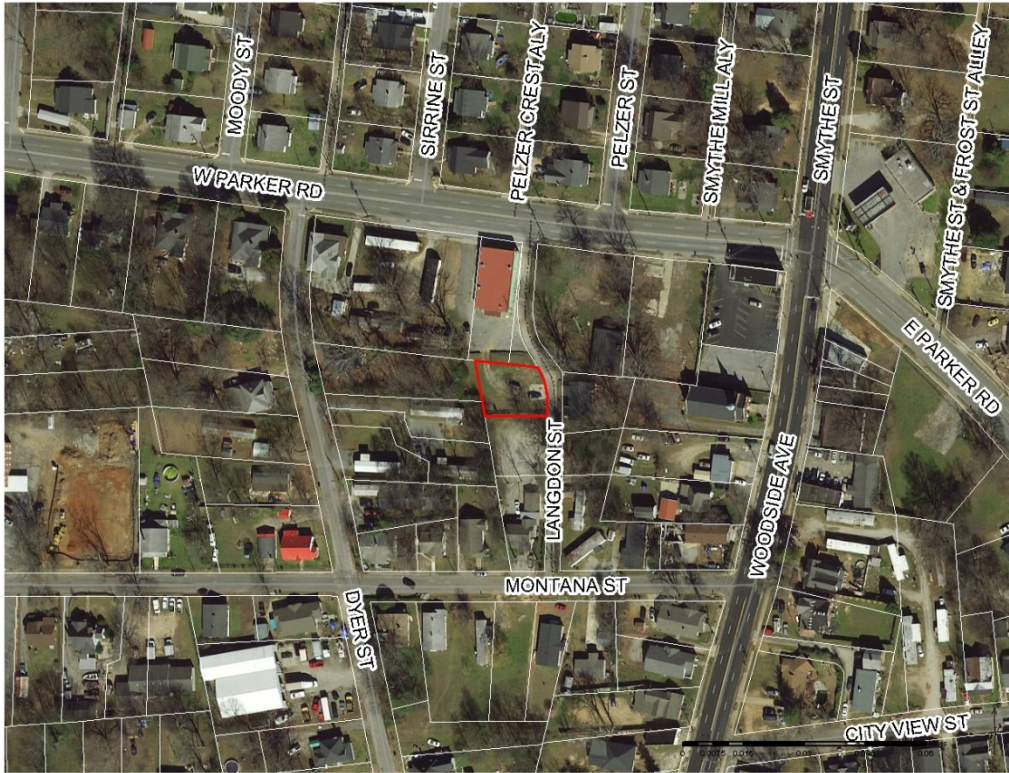
Dr. Howard asked if the request is denied, does the applicant have the right to come back and request an FRD.

Mr. Willis stated since it would be a more restrictive zoning, he could reapply right away.

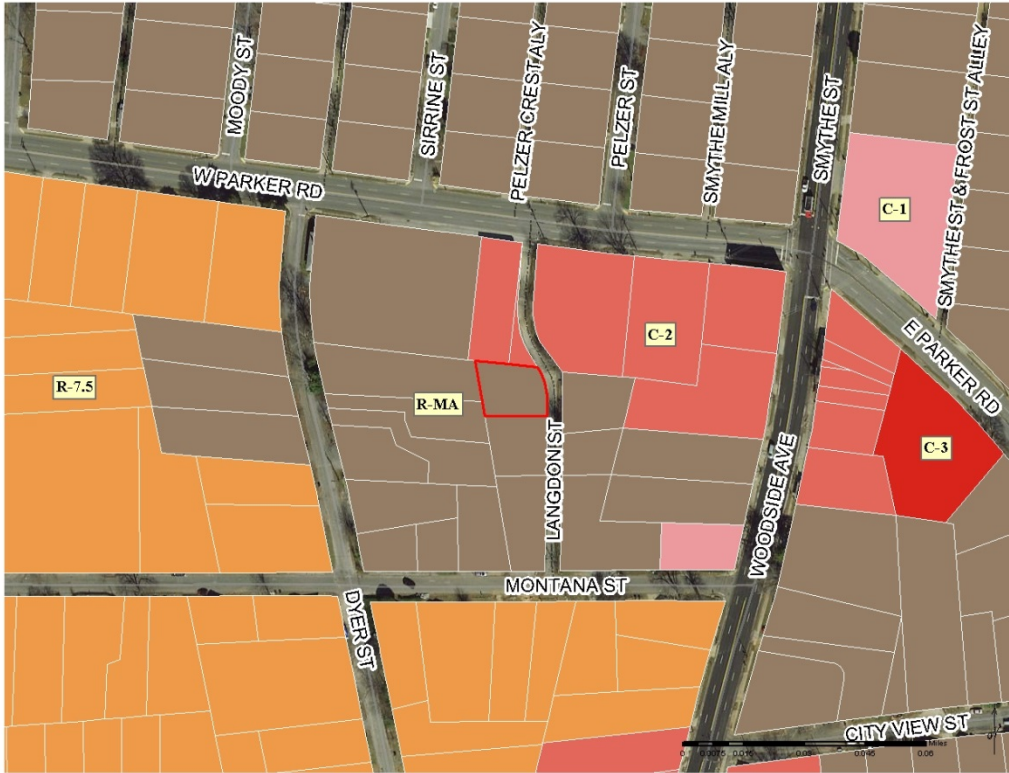
**MOTION:** By Dr. Howard, seconded by Mr. Moore to deny CZ-2017-55. The motion carried with one in opposition (Rogers) and one absent (Shockley).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2017-56

**APPLICANT:** Frank P. Hammond for Potato Shed, LLC

**PROPERTY LOCATION:** Perimeter Road

**PIN/TMS#(s):** 0593010102700 and 0593010102800

**EXISTING ZONING:** R-M20, Multifamily Residential

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

**ACREAGE:** 0.35

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-M20, Multifamily Residential in May 1971, as part of Area 2.

**EXISTING LAND USE:** vacant wooded

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	warehouse
East	I-1	utility
South	R-M20	vacant wooded land
West	R-M20	vacant wooded land

**WATER AVAILABILITY:** No Water

**SEWER AVAILABILITY:** No Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan designated as an *Employment Center*.

**ROADS:** Perimeter Road: two-lane County-maintained minor collector

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

**SUMMARY:**

The subject parcel zoned R-M20, Multifamily Residential, is 0.35 acres of property located on Perimeter Road approximately 1 mile east of the intersection of Antioch Church Road and Augusta Arbor Way. The parcel has approximately 95 feet of frontage along Perimeter Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for a storage building.

**CONCLUSION:**

The subject site was originally zoned for Multifamily Residential in 1971. Since then, industrial zoning and land uses have been established in the area. Some of these uses include the storage of equipment, utility buildings and warehouses. Currently there is a cell tower to the east of the subject site and a warehouse to the north. Staff is of the opinion the requested rezoning is located in a highly industrialized area of the county. Staff believes rezoning these parcels to S-1, Services would be consistent with the existing zoning and land uses in the area. The requested rezoning is also consistent with the Greenville County Comprehensive Plan.

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

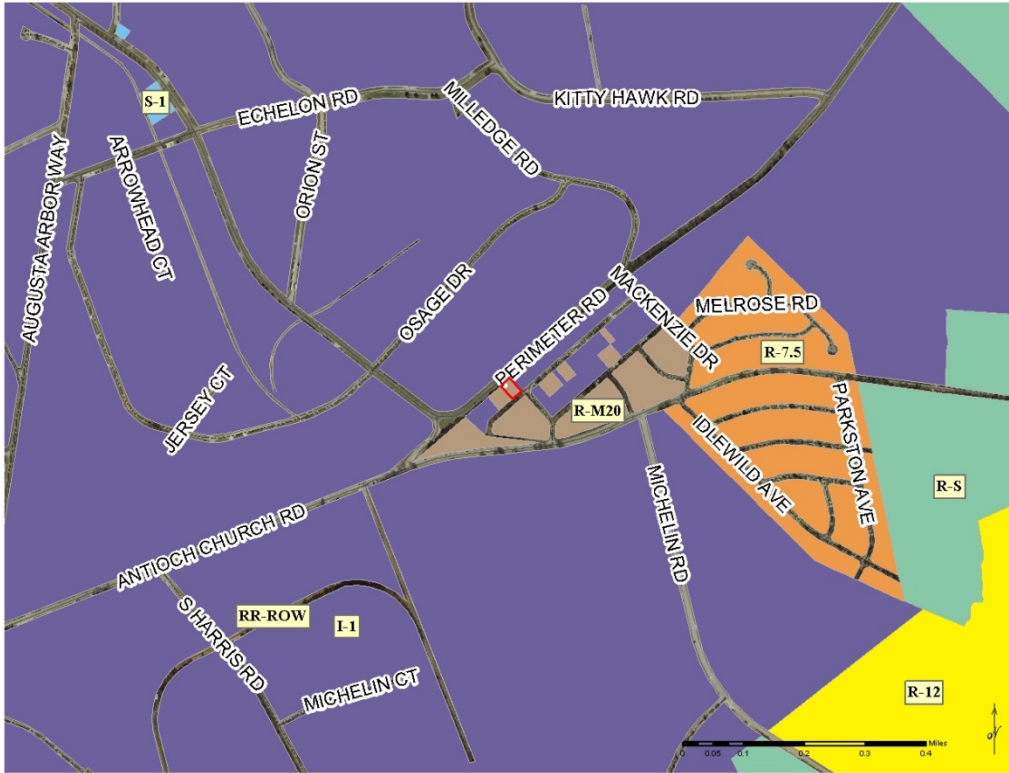
**MOTION:**

By Mr. Bichel, seconded by Mr. Harrison to approve CZ-2017-56. The motion carried unanimously by voice vote with one absent (Shockley).



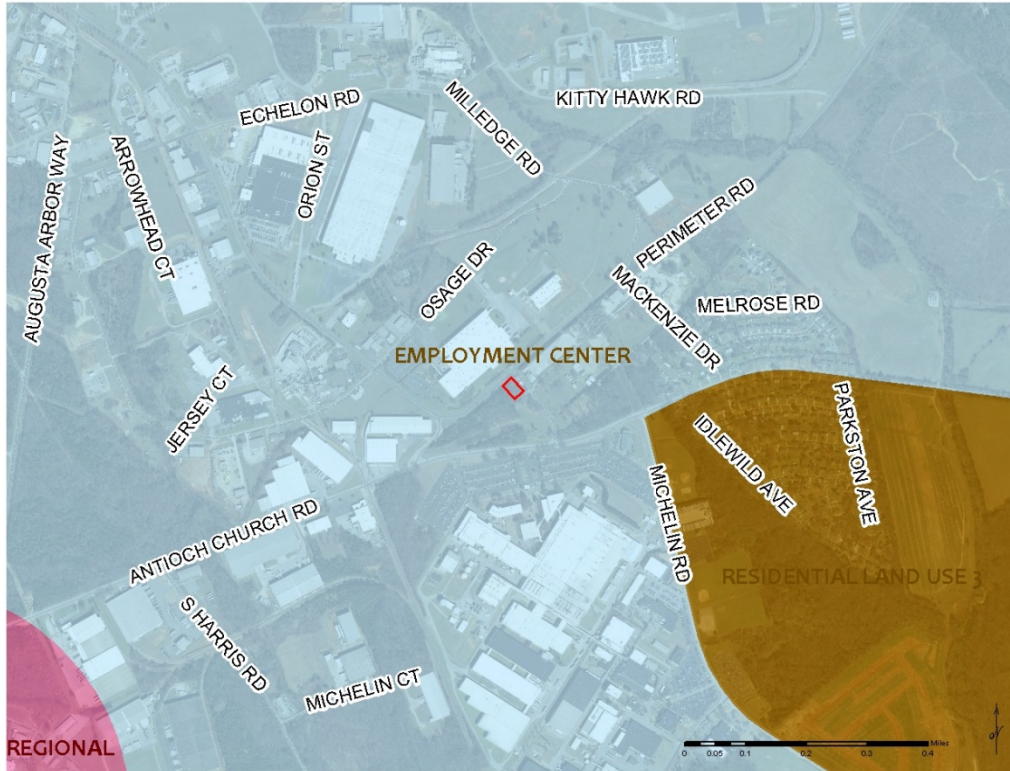
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

<b>DOCKET NUMBER:</b>	CZ-2017-57
<b>APPLICANT:</b>	Jamie McCutchen, CCAD Engineering for Steve McNair
<b>PROPERTY LOCATION:</b>	Old Spartanburg Road
<b>PIN/TMS#(s):</b>	0538030102000
<b>EXISTING ZONING:</b>	R-12, Single-Family Residential
<b>REQUESTED ZONING:</b>	R-M10, Multifamily Residential
<b>ACREAGE:</b>	1.21
<b>COUNCIL DISTRICT:</b>	22 – Taylor
<b>ZONING HISTORY:</b>	The parcel was originally zoned R-12, Single-Family Residential in May 1970, as part of Area 1.
<b>EXISTING LAND USE:</b>	vacant wooded



**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M5	single-family residential
East	PD	single-family residential
South	R-12	recreation
West	R-12	recreation (Pavilion)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

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

**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-12	3.6 units/acre	1.21	4 units
Requested	R-M10	10 units/acre		12 units

A successful rezoning may add up to 8 dwelling units.

**ROADS:** Old Spartanburg Road: four-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2016
Old Spartanburg Road	3,850' W	19,000	17,200 -9.5%	18,200 5.8%

**SUMMARY:** The subject parcel zoned R-12, Single-Family Residential, is 1.21 acres of property located on Old Spartanburg Road approximately 0.45 miles southwest of the intersection of Old Spartanburg Road and Brushy Creek Road. The parcel has approximately 260 feet of frontage along Old Spartanburg Road. The applicant is requesting to rezone the property to R-M10, Multifamily Residential.

The applicant states the proposed land use is for townhomes.

**CONCLUSION:** The subject site is located along Old Spartanburg Road, a four lane state maintained road. To the north of the subject site, across Old Spartanburg Road, R-M5, Multifamily Residential

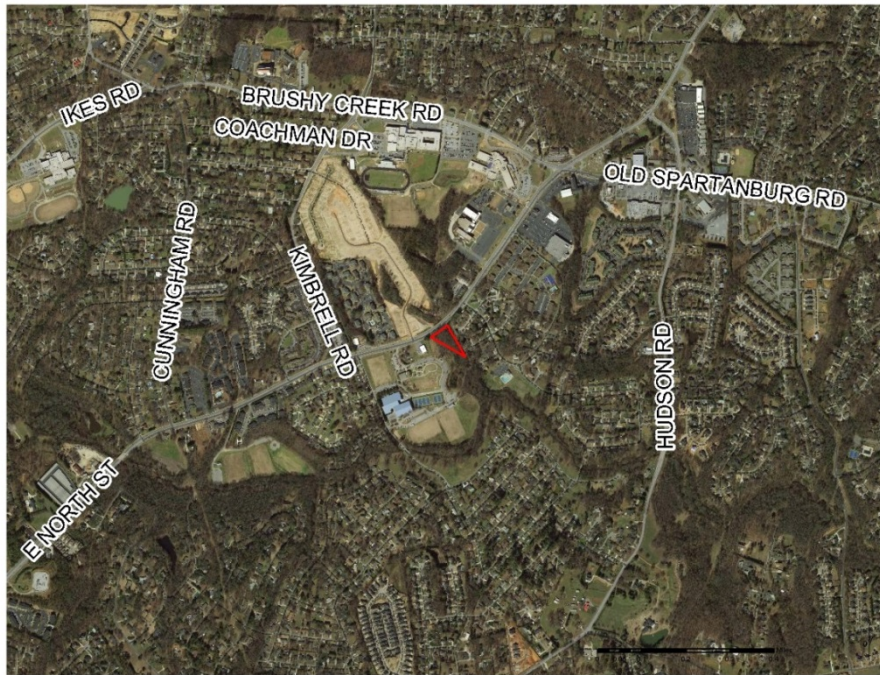
zoning is present with a max of 5 units per acre. On the same side of the requested rezoning along Old Spartanburg Road, a recreational facility zoned R-12, Single family Residential with a max of 3.6 units per acre is present to the west and south of the subject site. To the east of the subject site is a residential development, Eastgate Village, which is zoned PD, Planned Development with a density of 2.73 units per acre. Staff is of the opinion the requested R-M10, Multifamily Residential rezoning with a max of 10 units per acre would not be consistent with the abutting densities. The requested rezoning is also not consistent with the Greenville County Comprehensive Plan which recommends Residential Land Use 2 with a density of 3 to 6 units per acre.

Based on these reasons staff recommends denial of the requested rezoning to R-M10, Multifamily Residential.

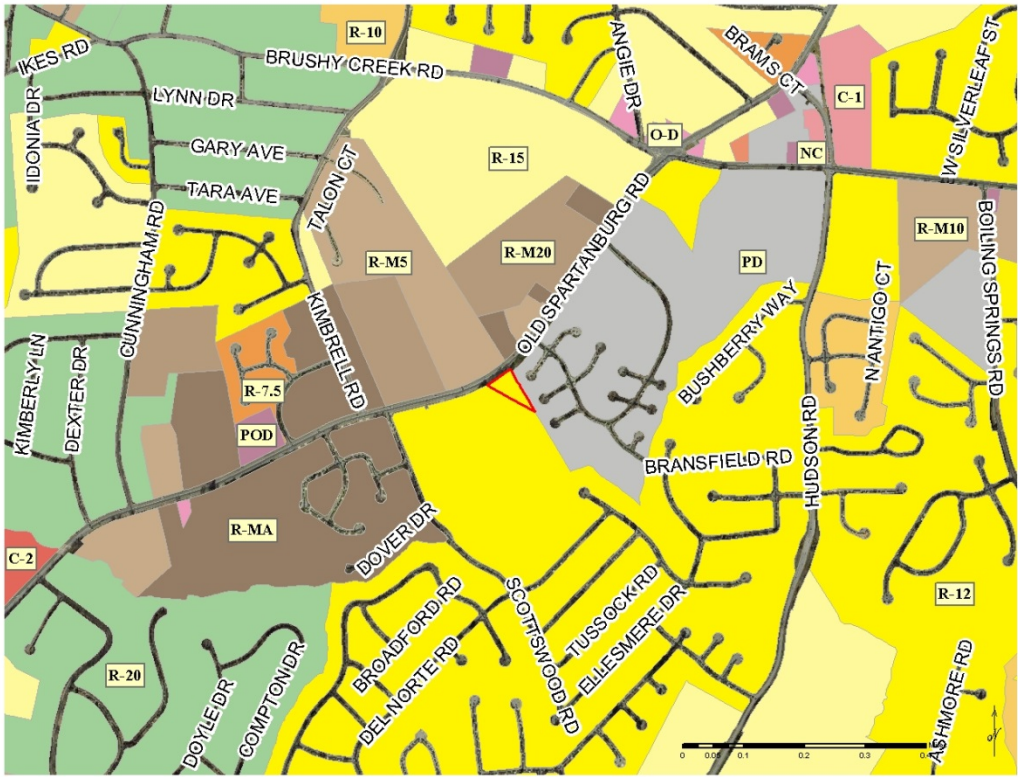
**MOTION:** By Mr. Stevenson, seconded by Dr. Howard to deny CZ-2017-57.

Mr. Harrison stated he was familiar with the area and he felt there was not another viable development for this property, without combining it with another lot. He could support the request.

The motion to deny CZ-2017-57 carried with one in opposition (Harrison) and one absent (Shockley).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

## **PLANNING REPORT**

Ms. Barber updated the Commission members on the various projects within the community the staff had been working on. She also noted the final community meeting of the Long Range Transportation Plan had been held and would be presented to the Committee in November. She also updated the Commission on permitting and code enforcement.

A Commission workshop will be held on October 4, 2017. Topic suggestions may be emailed to Ms. Gucker.

## **MONTHLY MEETINGS**

A schedule of meetings were included in the agenda packets.

## **OLD BUSINESS**

### **Reconsideration of Final Development Plan**

Shoppes at Trinity Park, Planned Development

**MOTION:** By Dr. Hollingshad, seconded by Dr. Howard to reconsider the Final Development Plan for the Shoppes at Trinity Park. The motion carried unanimously by voice vote with one absent (Shockley).

Mr. Bichel stated he felt the Commission had the authority to place the condition on the facade.

Alan Willis, Principal Planner stated architectural design is to be considered at the rezoning request and not at Final Development Plan. The architectural design was approved by County Council. When the Final Development Plan was submitted it was very similar to what was included in the rezoning request, which is why no recommendations to the design were made by staff. The Zoning Administrator determines if a request is a minor or major change.

The applicant addressed the Commission with some details of the project.

**MOTION:** By Mr. Moore, seconded by Mr. Stevenson to remove the condition of architectural facade changes to the storefront of Shoppes at Trinity Park. The motion carried with one in opposition (Bichel) and one absent (Shockley).

## **NEW BUSINESS**

Ms. Gucker addressed the Commission to explain staff was looking at changing the timeframe for subdivisions in order to allow the applicant to make any changes that are discussed in the Subdivision Advisory Committee.

Additionally, Ms. Gucker asked the Commissioners to consider having a July meeting. She stated staff was discussing with the Planning and Development Committee having a Public Hearing in July also. She stated this would eliminate such a large agenda in the month of August.

**ADJOURN**  
**MOTION:**

By Dr. Hollingshad to adjourn. Without objection the meeting adjourned at 6:10 p.m.

Submitted by recording secretary

---

