

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
June 27, 2018
4:30 p.m.

MEMBERS PRESENT: J. Rogers, Chairman, S. Bichel, Vice Chairman, M. Looper, C. Harrison, M. Shockley, K. Howard, D. Stevenson and N. Hollingshad

MEMBERS ABSENT: F. Moore

STAFF: P. Gucker, S. Holt, P. Buathier, A. Willis, H. Gamble, J. Wortkoetter, R. Jeffers-Campbell and G. Gordos.

CALL TO ORDER

Chairman Rogers called the meeting to order at 4:30 p.m. and Dr. Howard gave the invocation.

APPROVAL OF THE APRIL 25, 2018 MINUTES

Dr. Hollingshad noted he sent an email to staff about several minor changes in the minutes which were sent out in the packet. Staff has made the corrections as discussed.

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to approve the minutes of the May 23, 2018 Commission meeting as amended. The motion carried unanimously by voice vote with one absent (Moore).

PRELIMINARY SUBDIVISION APPLICATIONS

Rashida Jeffers-Campbell presented the following:

2018-061, Main Street Village – Conestee (Cluster)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 8.58 acres and zoned R-MA, Multifamily Residential. The developer is proposing a 54 lot subdivision accessed by Main St, Conestee (State) and S. Charles Dr. (County). The developer is proposing 1645.2 Linear Feet of Private Road. The developer has chosen to do a Cluster Development, Option1 with 1.3 acres of Open Space Required and providing 2.18 acres of Open Space. Water will be provided by Greenville Water and Sewer will be provided by Metropolitan Sewer. Belmont Fire serves this area.

Ms. Jeffers-Campbell stated the application satisfies the approval standards of LDR Article 3.1. Therefore, staff recommends conditional approval of the Preliminary Plan with the Standard and Specific Requirements as follows:

- Show sight triangles on the preliminary plan and final plat per LDR 8.14. Landscaping on private shall not obstruct sight distance.
- Provide required 25' setback along S. Charles Drive per Zoning.
- Provide and label open space details per June 2018 SAC Standard and Specific Requirements.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approved by Planning Commission prior to submitting a land disturbance permit application.

Ms. Jeffers-Campbell noted there were three variance requests and asked the Commissioners vote on each variance individually.

VA-2018-098, Main Street Village – Conestee (Horizontal Curve Tangent Variance)
Section 5.2.4A “At subdivision entrances there should be a minimum of 100’ tangent prior to the start of any curve.”

At the entrance off South Charles Drive, there will be a 36’ tangent prior to the start of the horizontal curve. This is a private road servicing a total of 54 homes with two entrances to the community and a posted speed limit of 15 mph.

Staff recommends approval of the variance request since speeds along South Charles Drive are low at 25 mph.

Dr. Hollingshad stated it was his understanding that the objections from the Fire Chief , with the reduction to 36 feet the trucks could make the turn, but they would need all of the road there. If there was a vehicle parked on the road, they would not be able to make that turn. He asked if that was correct.

Ms. Jeffers-Campbell stated that was correct.

Jamie McCutchen with CCAD Engineering addressed the Commission members over their concerns.

Chairman Rogers stated Mr. McCutchen would be withdrawing the second variance request. He asked Ms. Jeffers-Campbell to go over the remaining variances, since they were tied together.

VA-2018-100, Main Street Village – Conestee (Intersection Angle)
Section 5.2.6A: “No Street shall intersect any other street at an angle of less than 60 degrees in relation to alignment of the intersection road.”

The three-way intersection in southwest corner has two streets at 90 degrees and one at 33 degrees. An All-Way Stop will be established with a posted speed limit for the community of 15 mph.

Staff recommends approval of the variance with the condition the intersection not serve as an all-way stop. Internal road speeds are low enough.

MOTION: By Mr. Harrison, seconded by Mr. Looper to accept staff's recommendation and with a 40 foot radius of VA-2018-98. The motion carried unanimously by voice vote with one absent (Moore).

MOTION: By Dr. Hollingshad stated he remained concerned with the request but would be comfortable approving with staff's recommendation for VA-2018-100 with the condition the intersection would not serve as an all way stop and with a 40 foot radius. The motion was seconded by Mr. Shockley. The motion carried unanimously by voice with one absent (Moore).

Dr. Howard asked about the swim pond. She voiced her concern stating whenever there is water, there are children.

MOTION: By Mr. Shockley, seconded by Mr. Looper to approve 2018-061 with staff's recommendation, the approved variances and the minimum area required be met and a 4 foot fence around the pond.

2018-069, Harrington Phase 3 R-12 (Cluster)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 7.95 acres and zoned R-12, Single Family Residential. The developer is proposing a 36 lot subdivision (for a total of 646 lots to date)for Harrington Subdivision accessed by Reedy Fork Road (State). The developer is proposing 0.23 miles of Public Road. The developer chose Cluster Option 1 when this development was 2016-257, formerly known as Reedy Fork Subdivision. The Open Space Required at that time was 30.14 acres and Open Space provided was 44.75 acres. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area. Ms. Jeffers-Campbell explained to the Commissioners the former approved subdivision.

Ms. Jeffers-Campbell explained to the Commissioners and provided each with information pertaining to the open space which was recalculated from the prior approval of 2016-257.

Staff recommends conditional approval with Standard and Specific Requirements including:

- The development shall comply with the approval letter and specific requirements and conditions for Reedy Fork Subdivision 2016-257 dated 1/31/2107.

MOTION: By Mr. Shockley, seconded by Mr. Harrison to approve 2018-069 Harrington Phase 3. The motion carried unanimously by voice vote with one absent (Moore).

2018-070, Ethan Richard Estates

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 23.6 acres and in an unzoned area. The developer is proposing a 31 lot subdivision accessed by Tigerville Road (State). The developer is proposing 0.26 miles of Public Road. Water will be provided by Blue Ridge Water and sewer will be by septic system. Tigerville Fire District serves this area.

Ms. Jeffers-Campbell stated staff recommends conditional approval with the Standard and Specific Requirements including

- The cul de sac radius shall be widened as needed to meet Fire Trucks per Tigerville Fire Department.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approved by the Planning Commission prior to issuance of a land disturbance permit.

The following appeared in opposition to the proposed:

- Rick Summral, 407 Rockhouse Road, Gville, SC
- John B. Cook, Registered Engineer
- Brian Campbell, Blue Ridge

There were 30 plus citizens in the audience in opposition

The following appeared in favor of the proposed:

- Chip Fogleman, Engineer
- Owner of the property

MOTION:

By Dr. Howard, seconded by Mr. Bichel to deny 2018-070, based on LDR Section 3.1, incompatible with land use density.

Mr. Stevenson stated the Commission received information regarding water run off, he asked if approved there could be a stipulation that this would be gone over with a fine tooth comb.

Mr. Harrison stated he appreciated everyone coming out and their comments. He pointed out if the request is approved; there are still a lot of steps the developer has to go through to start development.

Mr. Shockley stated he was in favor of the proposed, he pointed out this was an unzoned area; there are any number of things that could be put here that wouldn't necessarily be residential in nature. He stated he understood the motion and second, he does not know if it is compatible, but it does meet all the subdivision regulations.

The motion to deny failed by a vote of three in favor of denial (Bichel, Howard and Looper) and five in opposition (Stevenson, Hollingshad, Harrison, Shockley and Rogers) and one absent (Moore).

MOTION: By Mr. Shockley, seconded by Dr. Hollingshad to approve 2018-070. The motion carried by a vote of six in favor (Stevenson, Hollingshad, Looper, Harrison, Shockley and Rogers) and two in opposition (Bichel and Howard) and one absent (Moore).

2018-074, The Vista Townhomes

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 8.0 acres and zoned (FRD) Flexible Review District. The developer is proposing a 56 lot subdivision accessed by Claremont Dr. (County) and a Private Shared Drive. The developer is proposing 1140 Linear Feet of Private Drive. Water will be provided by Greenville Water and sewer will be provided by Parker Sewer. Parker Fire serves this area.

Ms. Jeffers-Campbell stated the application satisfies the approval standards of the LDR Article 3.1. Therefore, staff recommends approval of the Preliminary Plan.

Dr. Hollingshad noted that each individual townhome has its own driveway.

Ms. Jeffers-Campbell noted each drive accommodates one vehicle and the garage accommodates one vehicle. Staff asked that the correction be made.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve 2018-074 with staff's recommendations. The motion carried unanimously by voice vote with one absent (Moore).

Road Name Change Request 2018-075

Ms. Jeffers-Campbell addressed the Committee members with a request for a road name change from Park West II Investors, LLC to change a section of Frontage Road to Park Commerce Road. The changes would be from Piedmont Grove Park to Staunton Bridge Road. The purpose of the name change is to provide a positive image of commerce and industry in Greenville County.

Staff recommends approval of the road name request.

MOTION: By Mr. Harrison, seconded by Dr. Howard to approve 2018-075 road name change. The motion carried unanimously by voice vote with one absent (Moore).

Final Development Plans

Five Fork Athletic, Flexible Review District (FRD)

Alan Zundt of Zundt Engineering is requesting to build a 12,000 square foot gym on 3.99 acres at Scuffletown Road.

Alan Willis addressed the Commission members with the Final Development Plan for Five Fork Athletic. He stated in review of the Plan, staff finds the submitted plans are not consistent with the approved Preliminary Development Plan, the Statement of Intent and the Zoning Ordinance in the following areas:

1. The application is not complete according to Article 3:9.2 of the Zoning Ordinance, specifically:
 - The 25 foot landscape plan buffer is not called out on the plans;
 - Existing vegetation is not being shown as “saved” in the 25 foot landscape buffer;
 - The limits of disturbance are shown in the 25 foot landscape buffer and the extra protection area for the existing historic grave yard; and
 - Tree protection fencing is shown within the 25 foot buffer and through the cemetery.

2. The application does not meet the standards of the approved Preliminary Development Plan and Article 3:9.1 of the Zoning Ordinance, specifically, A, B, C and E.
 - a. The spirit of the zoning district has been violated: trees were removed within the 25 foot landscape buffer and the path was to meander through the existing trees;
 - b. The proposed development will harmonize with existing development; the landscape buffer was meant to screen the edges of the development with adjacent residences;
 - c. The proposed development will be a desirable addition to the physical pattern of the neighborhood: the Landscape buffer was meant to ensure this criteria was met:
 - e. that no adverse environmental impacts will be created by the proposed development: the impacts on the cemetery preservation area and landscape buffer are negative and not as initially proposed and approve.

Mr. Willis stated staff recommends denial with the findings listed above.

Mr. Harrison commended Mr. Willis for his findings and stated he was in agreement with the recommendation of denial. He stated because they have done things that cannot be repaired, was there a process on how to move forward.

Mr. Willis stated they would need to resubmit. In the areas where trees were taken down, inside the 25 foot buffer area, they would need to show staff what they are planning for that area. He stated they needed to mark the 25 foot landscape buffer and

the 46 feet , the extra area of protection of the graveyard, which should not be encroached in any way.

MOTION: By Mr. Shockley, seconded by Mr. Stevenson to deny the Final Development Plan for the Five Forks Athletic. The motion to deny carried unanimously by voice vote with one absent (Moore).

The Vista Townhomes, Flexible Review District (FRD)

Jonathan Nett of CivilSD is requesting to build 56 townhomes on 8.0 acres at Pleasantburg Drive.

Alan Willis addressed the Commission members with the Final Development Plan for The Vista Townhomes. He stated staff recommended approval with the condition that the following items be added to the plan prior to final approval:

- The creek area needs to be removed from this plan (will remove 1.7 acres from project area);
- Correct acreage on this plan to reflect 8 acres;
- The interior lot lines need to be removed to eliminate parcel setbacks;
- Show guest parking space dimensions on plan; and
- Statement of maximum building height on the plan.

MOTION: By Mr. Bichel, seconded by Mr. Harrison to accept staff's recommendations on The Final Development Plan for The Vista Townhomes. The motion carried unanimously by voice vote with one absent (More).

Rezoning Requests

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2018-39
APPLICANT:	Vanessia L. Arnold for Silver Hawk, LLC
PROPERTY LOCATION:	16 New Circle Road
PIN/TMS#(s):	0506070101104
EXISTING ZONING:	C-2, Commercial
REQUESTED ZONING:	S-1, Services
ACREAGE:	2.80

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: The parcel was originally zoned R-M, Multifamily Residential in June 1973, as part of Area 4B. There was a successful C-2, Commercial rezoning request in 1985, CZ-1985-36.

EXISTING LAND USE: warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	vacant land
East	S-1	warehouse
South	I-1	vacant wooded land
West	C-2	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

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	C-2	16 units/acre	2.80	44 units
Requested	S-1	0 units/acre		0 units

A successful rezoning will reduce up to 44 dwelling units.

ROADS: New Circle Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Geer Highway	5,540' SE	12,700	13,800 +8.6%	15,800 +14.5%

ANALYSIS: There has been an existing warehouse on the site and to the east and west of the subject site as far back as 1997. There are no new road improvements planned for New Circle Road. The

subject site is located near a Neighborhood Corridor, located on Geer Highway. Neighborhood Corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

SUMMARY:

The subject parcel zoned C-2, Commercial, is 2.8 acres of property located on New Circle Road approximately 0.8 miles south of the intersection of White Horse Road Extension and Geer Highway. The parcel has approximately 285 feet of frontage along New Circle Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for an auto repair facility.

CONCLUSION:

The subject site was first successfully rezoned to C-2, Commercial in 1985 and currently contains a warehouse. The subject site is surrounded by C-2, Commercial, S-1, Services and I-1, Industrial zoning with warehouses and vacant wooded land uses. Staff believes rezoning this property to S-1, Services would be consistent with the existing and surrounding zoning.

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

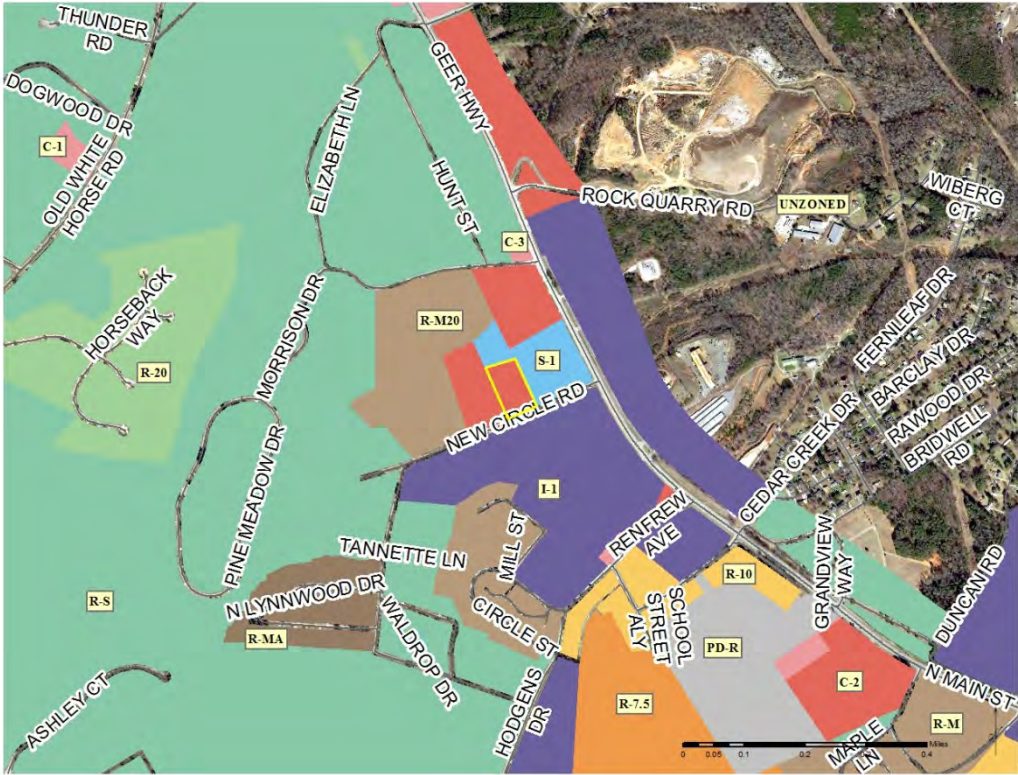
MOTION:

By Mr. Looper, seconded by Dr. Howard to accept staff's recommendation and approve CZ-2018-39. The motion carried unanimously by voice vote with one absent (Moore).

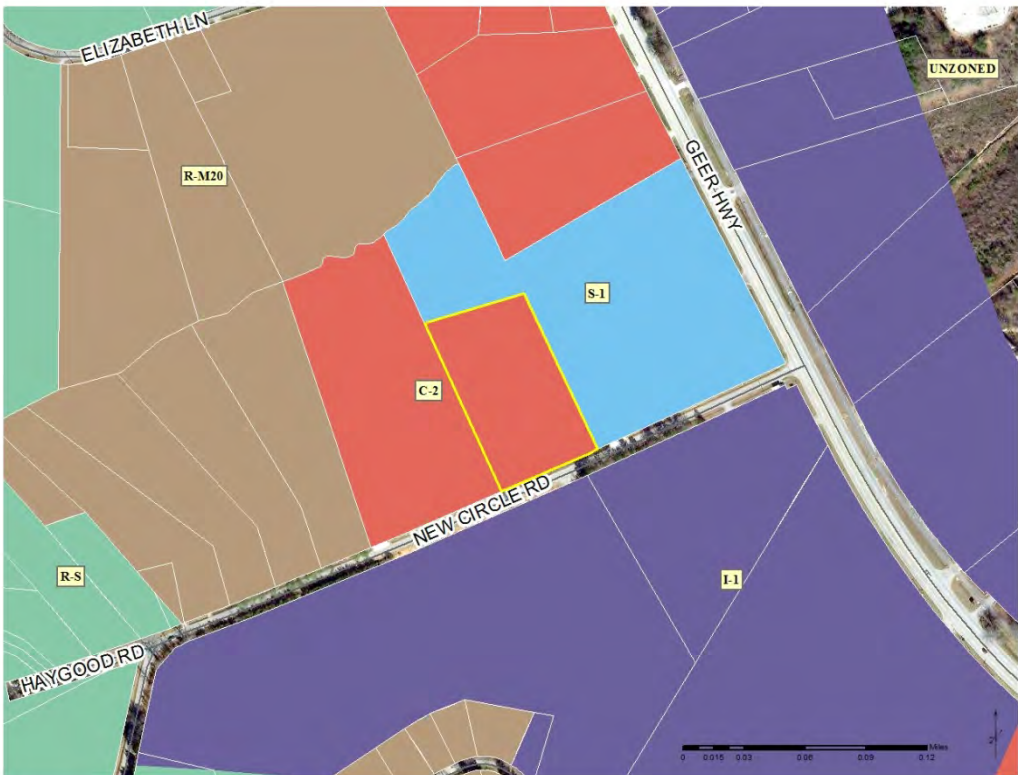


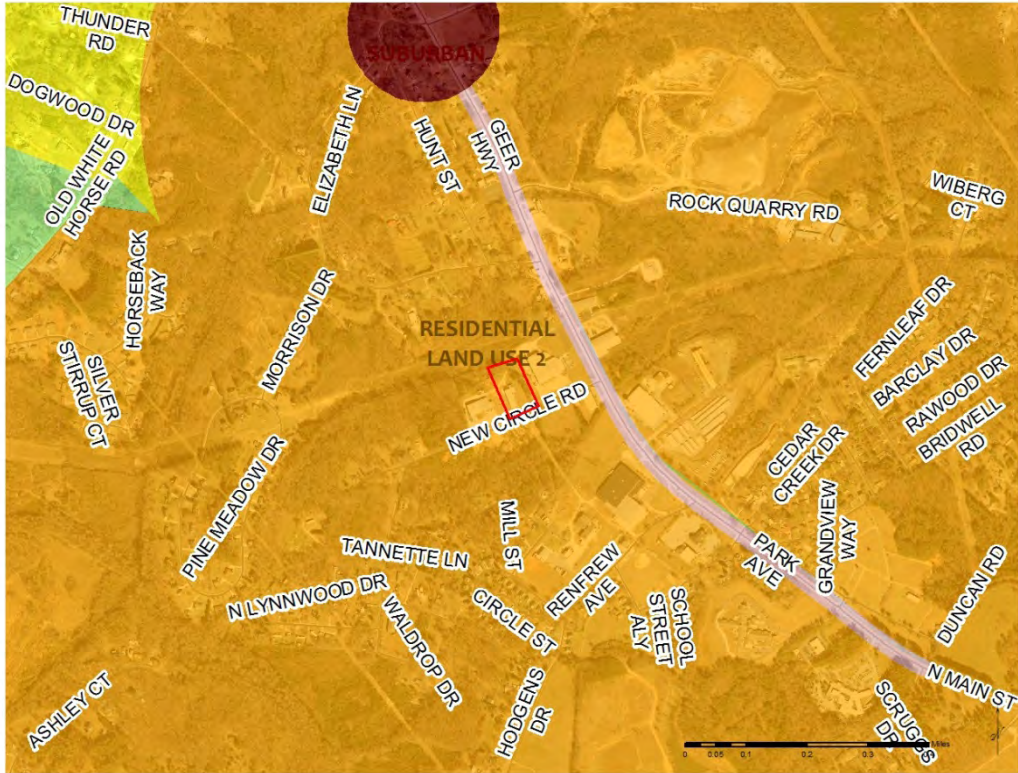
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-40

APPLICANT: Willene Allen

PROPERTY LOCATION: 400 East Lee Road

PIN/TMS#(s): P015060300101

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.47

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in May 1970, as part of Area 1. There was a successful O-D, Office District rezoning request in 1991, CZ-1991-20.

EXISTING LAND USE: office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	retail and single-family residential
East	O-D	office complex
South	R-12	single-family residential
West	C-1	beauty shop

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton 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.

	Zoning	Zoning Density	Acres	Total Units
Current	O-D	0 units/acre	0.47	0 units
Requested	C-1	12 units/acre		5 units

A successful rezoning may add up to 5 dwelling units.

ROADS: East Lee Road: two-lane State-maintained minor arterial
Pinehurst Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
East Lee Road	500' E	8,600	8,600 0%	7,800 -
				9.3%

ANALYSIS: There have been existing Commercial uses along East Lee Road as far back as 1997. There are no new road improvements planned for East Lee Road and traffic counts have dropped over the past 3 years. The subject site is located near a Transit

Corridor, located on Wade Hampton Boulevard. Transit Corridors link Greenville County's urban areas, major employment centers, municipalities, and other regional and community centers. Mass transit is supported along Transit Corridors. Transit Corridors incorporate an even balance of both residential and commercial development; this request supports that balance.

SUMMARY:

The subject parcel zoned O-D, Office District, is 0.47 acres of property located on East Lee Road approximately 0.3 miles east of the intersection of Wade Hampton Boulevard and East Lee Road. The parcel has approximately 155 feet of frontage along East Lee Road and 160 feet of frontage along Pinehurst Street. The applicant is requesting to rezone the property to C-1, Commercial.

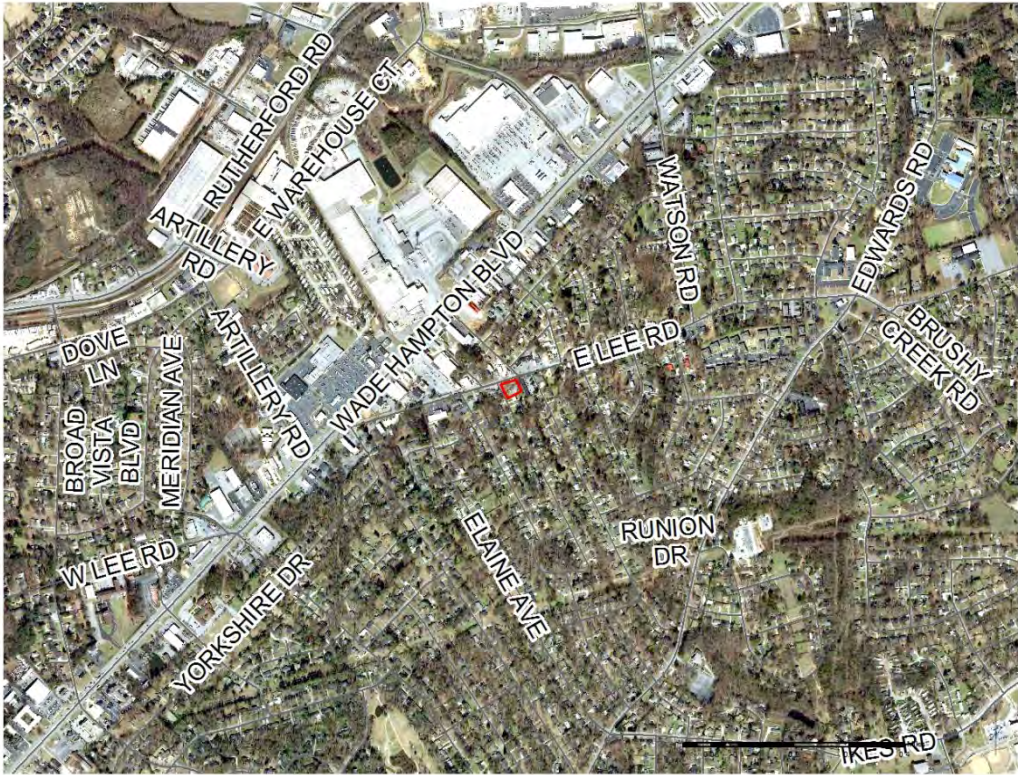
The applicant states the proposed land use is for pet/dog grooming.

CONCLUSION:

The subject site is located in an area along East Lee Road that contains offices, retail, a shopping center and other commercial uses. There is O-D, Office District zoning to the east and C-1 and C-2, Commercial zoning to the north and west of the subject site. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the existing commercial type uses along this portion of East Lee Road and would have minimal impact on the surrounding community.

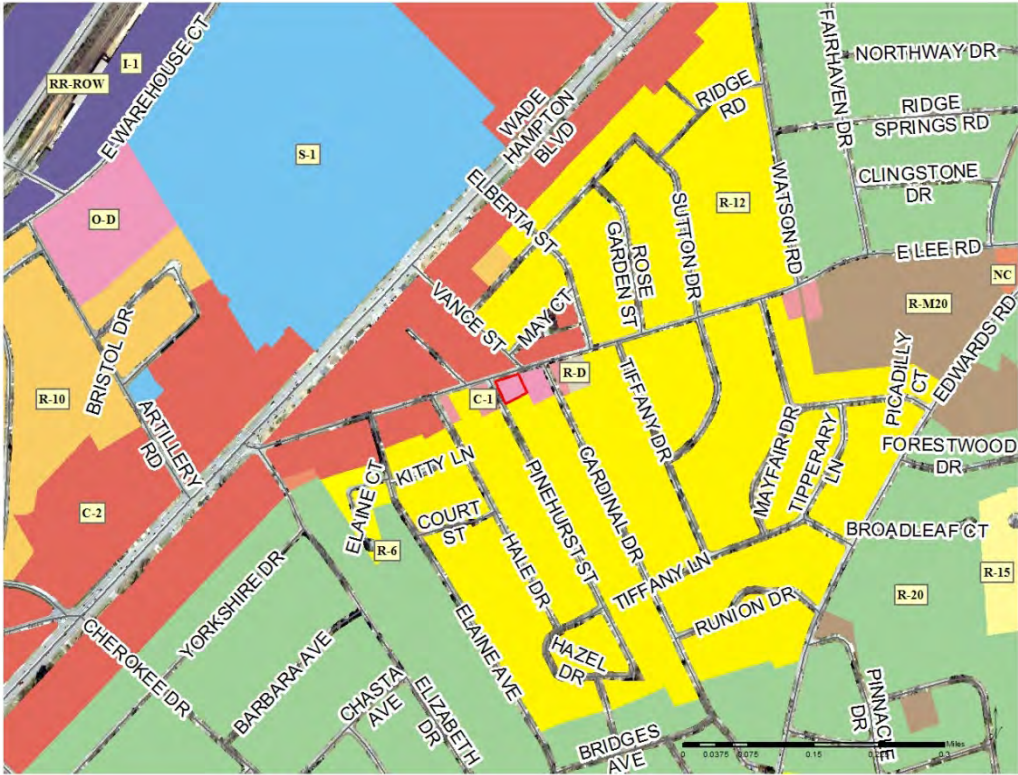
Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.

MOTION: By Dr. Howard, seconded by Mr. Bichel to approve CZ-2018-40. The motion carried unanimously by voice vote with one absent (Moore).

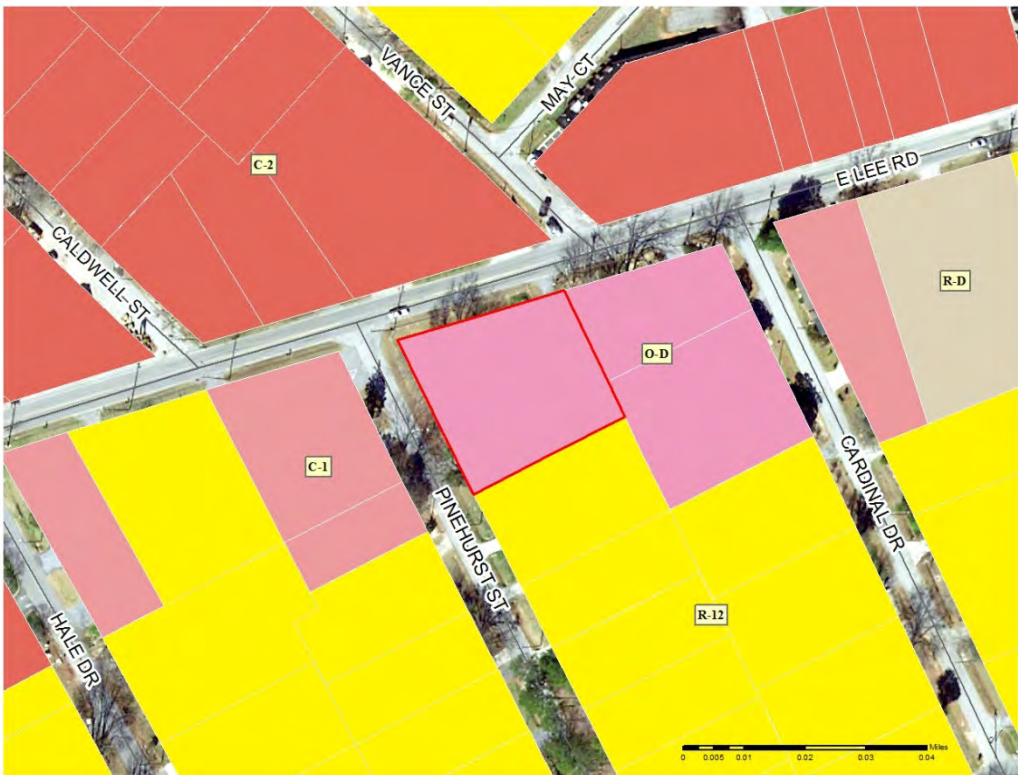


Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-41

APPLICANT: W. Norman Hamilton, Site Design, Inc. for Hro Properties, LLC

PROPERTY LOCATION: Old Howell Road

PIN/TMS#(s): 0541030103100 (portion)

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.65

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY:

This portion of the parcel was originally zoned R-20, Single-Family Residential, in May 1970, as part of Area 1. There was a successful O-D, Office District rezoning request in 1975, CZ-1975-75. The northern portion of this parcel has had several successful PD, Planned Development rezoning requests in 1984, CZ-2084-84 and CZ-1984-114, another one in 1986, CZ-1986-24, and finally in 2013, CZ-2013-16. The northern portion that is zoned PD, Planned Development, is not a part of this rezoning request.

EXISTING LAND USE:

vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	offices and parking lot
East	O-D	day care center
South	R-MA	townhomes
West	R-20	single-family residential

WATER AVAILABILITY:

Greenville Water

SEWER AVAILABILITY:

Metro Sewer

FUTURE LAND USE:

The subject property is part of the Imagine Greenville comprehensive plan designated as a *Sub- Regional Center*.

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	0.65	0 units
Requested	C-1	12 units/acre		7 units

A successful rezoning may add up to 7 dwelling units.

ROADS:

Old Howell Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Richbourg Road	2400' W	2,300	2,200 -4.3%	2,600 +18.2%
East North Street	3,500' W	16,400	15,700 -4.3%	17,600 +12.1%

ANALYSIS:

The parcels located along Old Howell Road were developed around the early 2000's. There are no new road improvements planned for Old Howell Road and no specific traffic data for this road. There is a Long Range Transportation Plan for Haywood Road to be widened from East North Street to Pelham Road designated as project #30. There is a Long Range Transportation Plan for Howell Road to be widened from East North Street to Edwards Road designated as project #43.

The subject site is located in or near a Sub-Regional Center. Sub-Regional Centers are centrally located within a community and are designed to service multiple surrounding neighborhoods and the larger community for daily and weekly needs they would be characterized by community scale stores, specialty boutiques and would support higher density; therefore, the proposal is consistent with this vision.

SUMMARY:

The subject parcel zoned O-D, Office District, is 0.65 acres of property located on Old Howell Road approximately 0.2 miles northwest of the intersection of Haywood Road and East North Street. The parcel has no road frontage along Old Howell Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for a beauty shop.

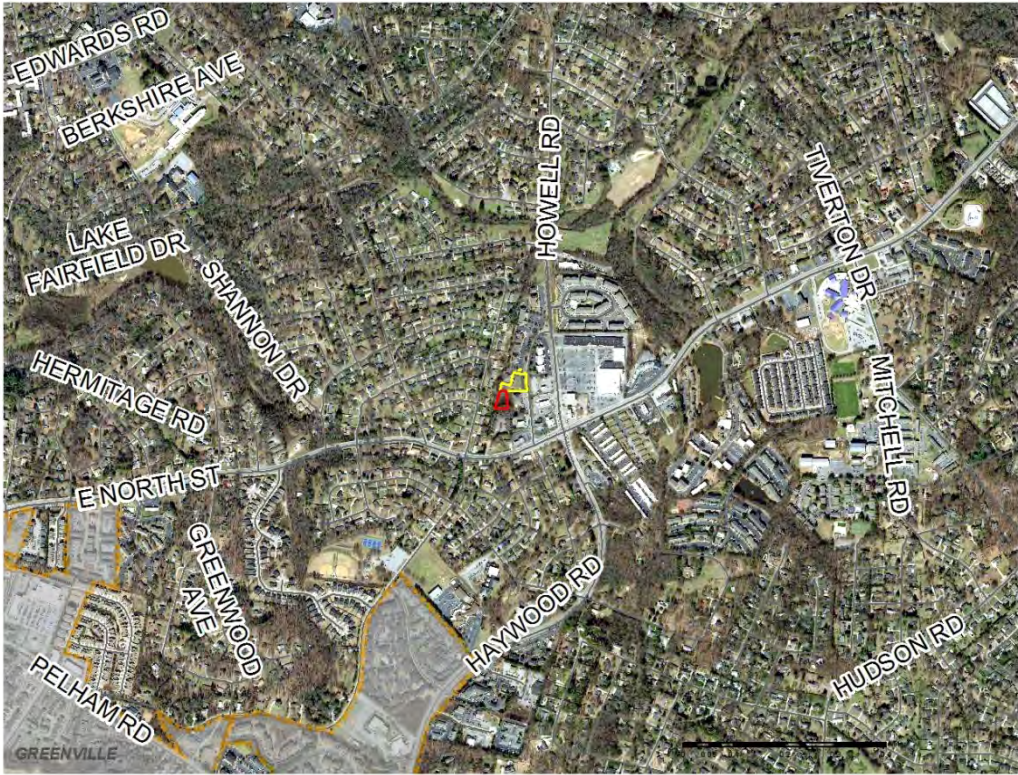
CONCLUSION:

The subject site is located along Old Howell Road, an area that is made up of commercial and office type uses. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the surrounding zoning and land uses. The requested rezoning is also consistent with the Imagine Greenville County Comprehensive Plan as a Sub-Regional Center.

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

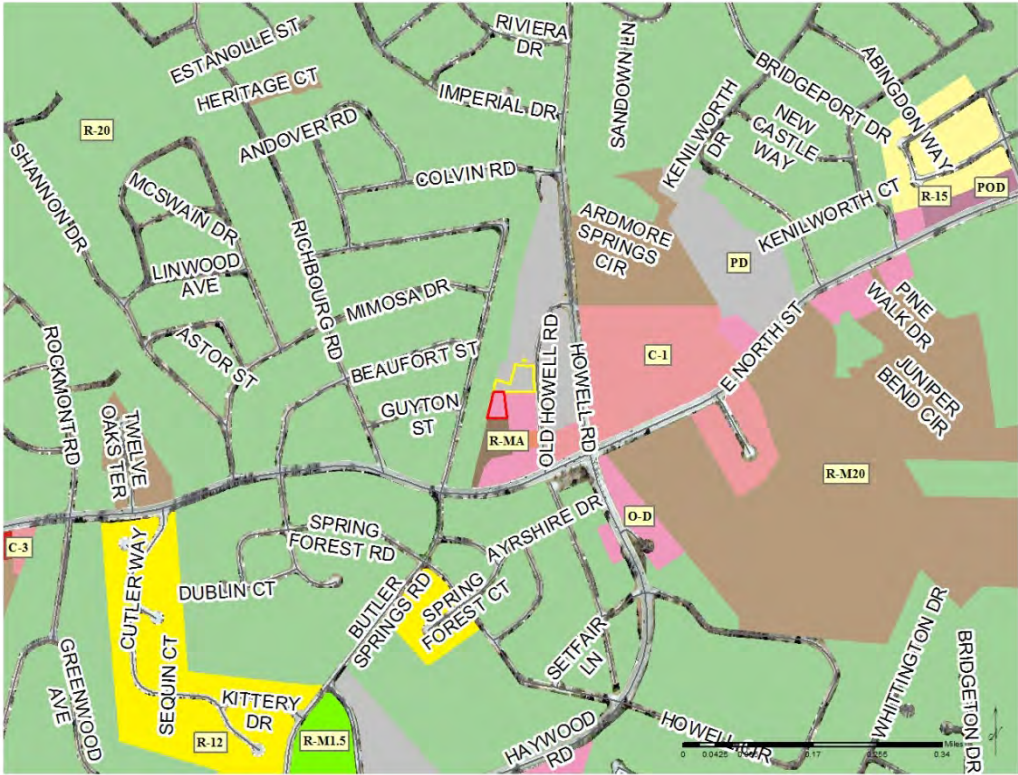
MOTION:

By Mr. Shockley, seconded by Mr. Stevenson to approve CZ-2018-41. The motion carried unanimously by voice vote with one absent (Moore).

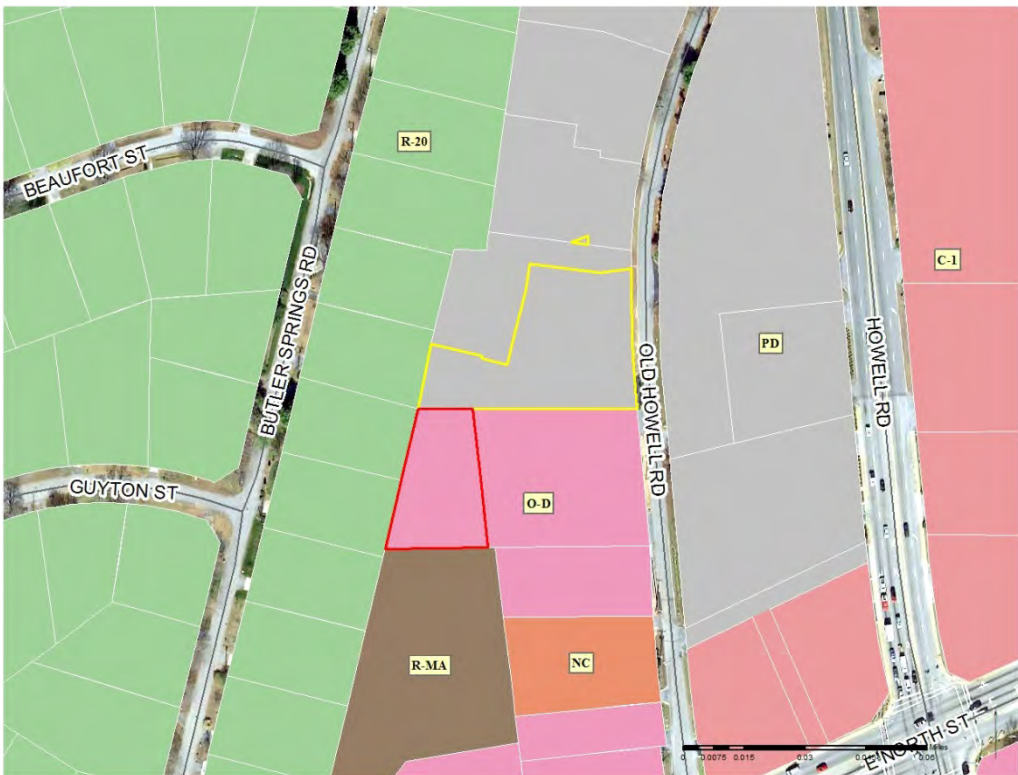


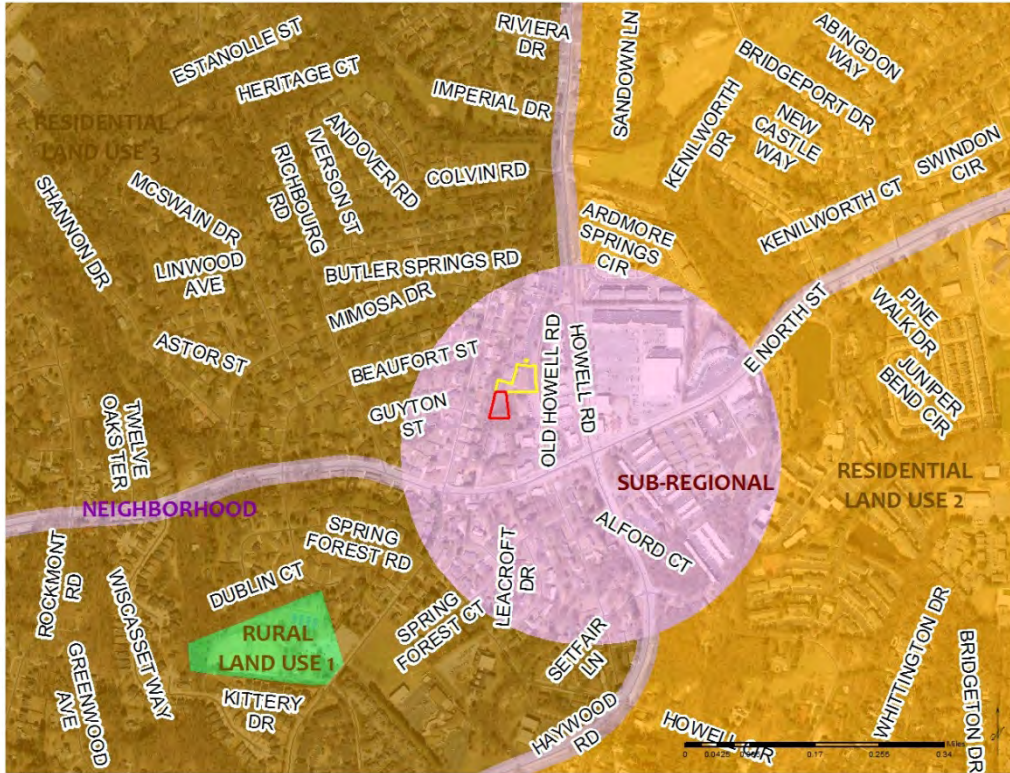
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-44

APPLICANT: Nick Franchina for Helen Louise Hendrix and Charles Michael Hendrix

PROPERTY LOCATION: 2114 Standing Springs Road

PIN/TMS#(s): 0583020100103, 0583020100105, 0583020100901, 0583020100902 and 0583020100903

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 64.8

COUNCIL DISTRICT: 28 - Payne

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

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential and vacant wooded land
East	R-S and R-M20	single-family residential
South	R-S and R-M20	single-family residential and vacant wooded land
West	R-MA and R-M20	church (Union Baptist) and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Suburban Residential* which prescribes 3 to 4 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-S	1.7 units/acre	64.8	110 units
Requested	R-12	3.6 units/acre		233 units

A successful rezoning may add up to 123 dwelling units.

ROADS: Standing Springs Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Ashmore Bridge Road	6,140' N	7,000	6,700 - 4.3%	7,500 +12%

ANALYSIS: Standing Springs Road is a 40 foot wide road, with two twenty feet lanes. There are no Long Range Transportation Plans projects shown for Standing Springs Road. Traffic issues may be

a major concern at subdivision such as; capacity, traffic, and safety at Antioch Church Road and/or along Fork Shoals Road.

The subject site is a part of the South Greenville Area Plan designated as Suburban Residential. This category represents the typical single-family subdivision that one regularly finds in suburban areas. These developments typically have both public water and sewer. Suburban Residential calls for a ranging density of two to four units per acre.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 64.8 acres of property located on Standing Springs Road approximately 0.65 miles south of the intersection of Ashmore Bridge Road and Standing Springs Road. The parcel has approximately 1,410 feet of frontage along Standing Springs Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

The applicant states the proposed land use is for a single family home subdivision.

CONCLUSION:

The subject site is located in an area that was once rural, but has seen major development in the past few years. The surrounding zoning and land uses consist of multifamily, single family residential and vacant wooded land uses. Staff is of the opinion that the requested rezoning is appropriate for this area and consistent with the surrounding zoning and land uses. The requested rezoning is also consistent with the South Greenville Area Plan.

Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

Dr. Howard asked about the letter which was against the requested rezoning.

Ms. Buathier stated the letter had concerns about traffic.

Dr. Howard stated that is what she had thought, she stated she was sure the traffic would be a nightmare there.

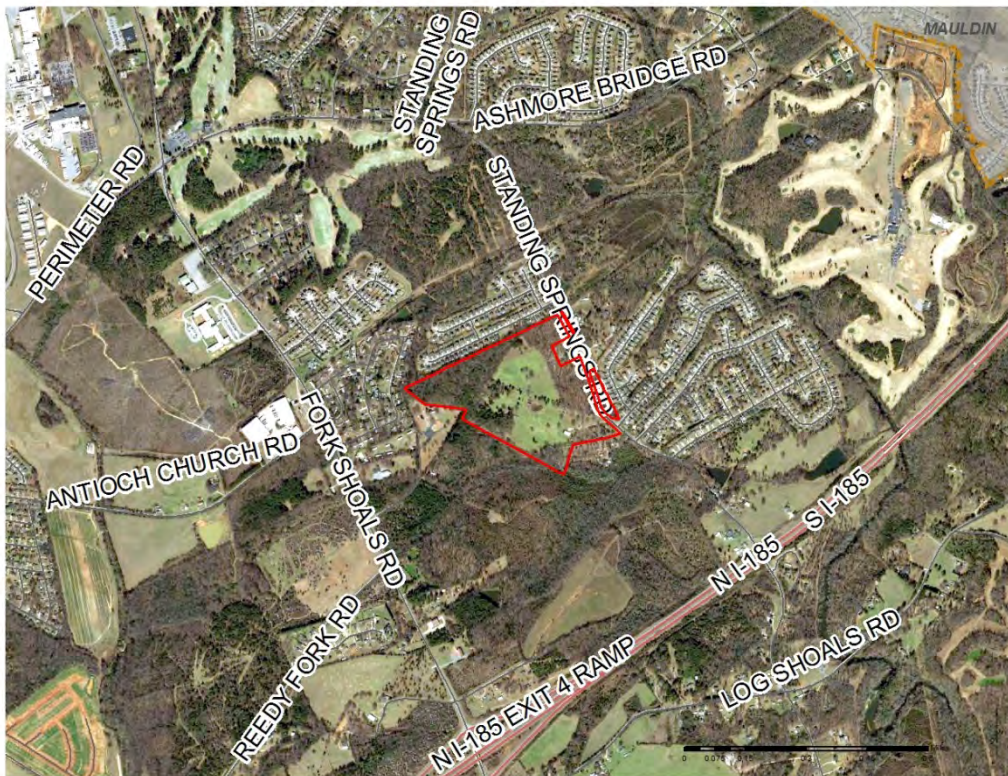
Mr. Bichel asked Dr. Howard if she was ok with this.

Dr. Howard stated she was not; the issue was the area was so saturated with homes. She stated suddenly there are 648 homes on this property that was R-S. She stated she would not object to something other than R-S, but not R-12.

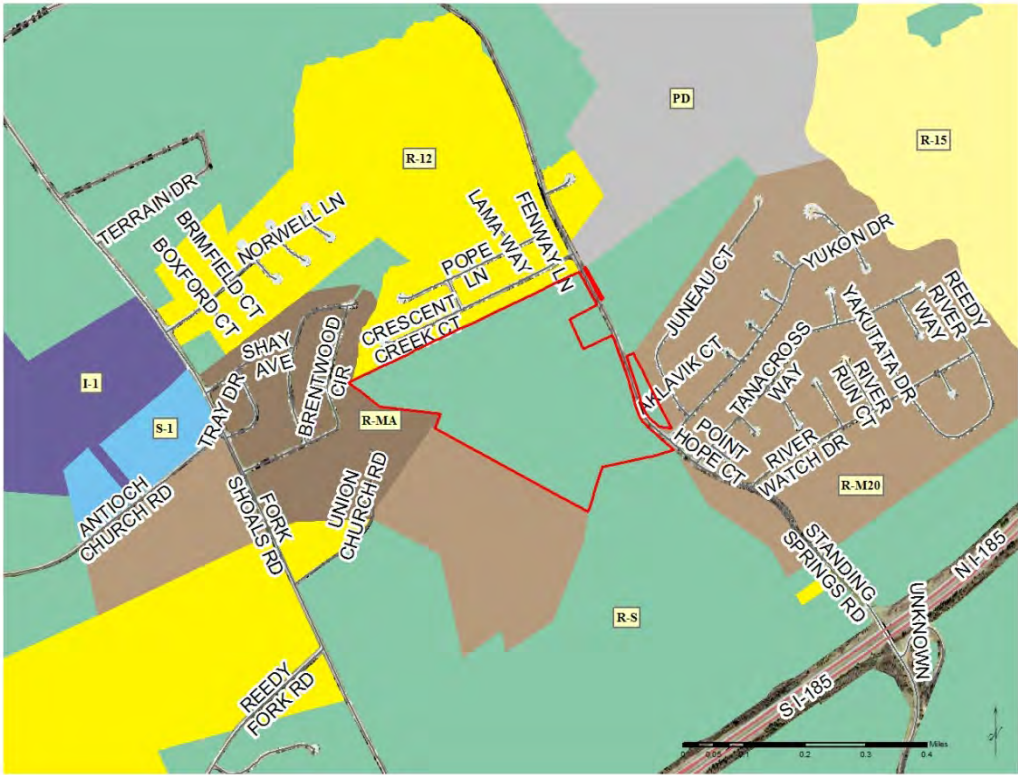
Chairman Rogers pointed out that because these were rezoning cases, they were different from the subdivision applications. He stated he did think it was a different lens that the Commission sees these through.

Dr. Howard noted the density in the surrounding areas and felt the increase in density would cause a hardship on the infrastructure.

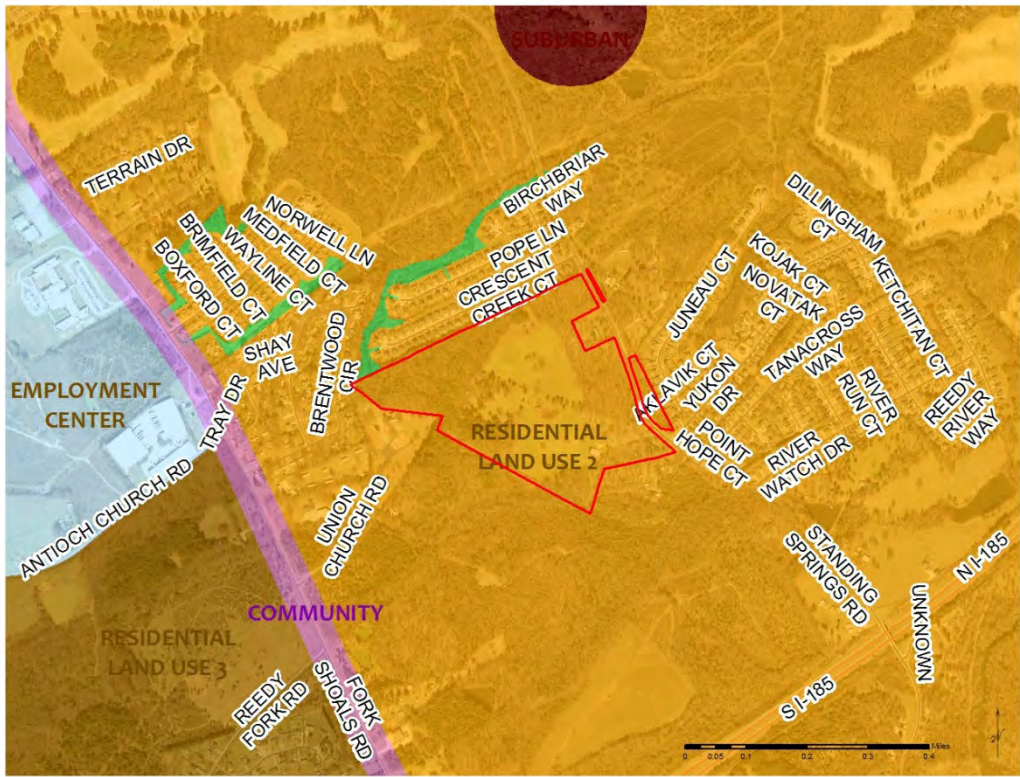
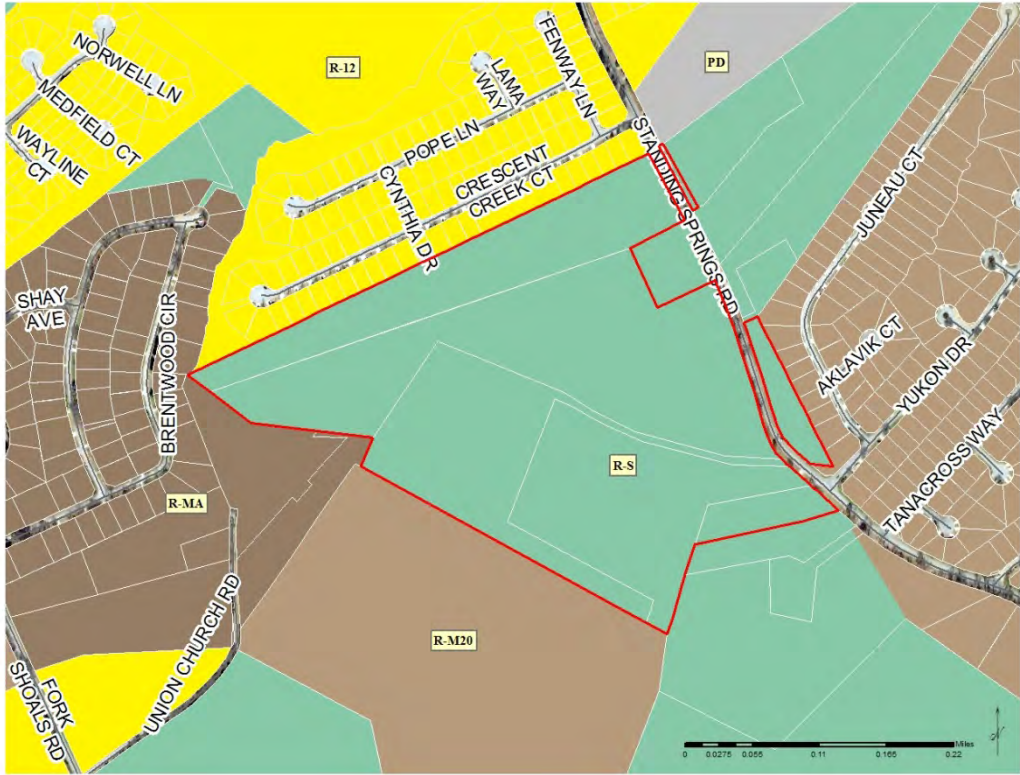
MOTION: By Mr. Bichel, seconded by Dr. Howard to deny CZ-2018-44. The motion carried with two in opposition (Harri son and Shockley) and one absent (Moore).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-47

APPLICANT: County Council

TEXT AMENDMENT: The proposed text amendment is to the Greenville County Zoning Ordinance Article 3, Section 3:2.3 B of the Greenville County Zoning Ordinance, "Initiation of Zoning by Petition", to add Subsection 5 to provide time for contiguous property owners to request initial zoning.

The text amendment would allow property owners to request zoning for their property, for a period of up to six (6) months after the effective date of an area zoned by the petition process, provided the property to be zoned is contiguous to the newly-approved zoned area.

Initiation of the proposed text amendment was approved by the Planning and Development Committee on April 30, 2018 at the Planning and Development meeting.

Motion to initiate text amendment was approved by County Council on May 15, 2018 at the council meeting.

MOTION: By Mr. Shockley, seconded by Mr. Bichel to approve CZ-2018-47. The motion carried unanimously by voice vote with one absent (Moore).

PLANNING REPORT

Ms. Holt briefly updated the Commissioners on the activities of staff for the month. She updated the Commissioners on the Comprehensive Plan which received two proposals which would be reviewed on July 11, 2018. She updated the Commission on the various community plans staff has been working on. She noted single family construction was up again from last year.

MONTHLY MEETINGS

Chairman Rogers noted the attachment regarding the upcoming meetings.

OLD BUSINESS

There was no old business

NEW BUSINESS

Chairman Rogers stated he had appointed a subcommittee to review the Bylaws. Commissioners Bichel, Hollingshad and Stevenson will be on the subcommittee.

Dr. Howard asked about a July 11, 2018 workshop.

Ms. Gucker stated there would not be a July workshop.

MOTION: By Mr. Looper to adjourn. Without objection the meeting adjourned at 6:57 p.m.

Respectfully submitted

Recording Secretary