

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
May 23, 2018
4:30 p.m.

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

MEMBERS ABSENT:

STAFF: P. Gucker, S. Holt, P. Buathier, A. Willis, H. Gamble, J. Wortkoetter, R. Jeffers-Campbell, T. Stone, K. Walters and H. Hahn

CALL TO ORDER

Chairman Shockley called the meeting to order 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 correction.

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to approve the minutes of the April 25, 2018 Commission meeting as amended. The motion carried unanimously by voice vote.

ELECTION OF OFFICERS

Chairman Shockley moved the item to the end of the agenda in order for the citizens to be able to leave after their item.

PRELIMINARY SUBDIVISION APPLICATIONS

Rashida Jeffers-Campbell presented the following:

2018-059 Old Rutherford Estates

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 5.8 acres and in an unzoned area. The developer is proposing a 14 lot subdivision accessed by Old Rutherford Road. The developer is proposing 0.07 miles of Public Road. Water will be provided by Blue Ridge Water and sewer will be provided by Taylors Sewer. Taylors 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:

- Prior to issuance of a land disturbance, sight line and site distance issues due to horizontal curve and vegetation along Old Rutherford Road shall be addressed per SCDOT, A site line easement may be required and recorded to preserve site line.
- The cluster mailbox on Creemore Way shall be located completely outside of the 20 foot buffer.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approved and the results thereby of the Planning Commission prior to issuance of a land disturbance permit.

Dr. Hollingshad asked about the discrepancy of the floodplain boundaries and the countours.

Staff discussed the discrepancy and stated the plan was conceptual and the county GIS data may be incorrect. There was a disclosure on the county web site stating it may not be accurate. The issues staff stated could be addressed at the site plan and land disturbance process.

MOTION: By Mr. Moore, seconded by Mr. Looper to approve 2018-059 with staffs conditions. The motion carried by voice vote with one in opposition (Hollingshad).

2018-060, Hampton Townes

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 12.30 acres and zoned C-2. The developer is proposing a 125 lot subdivision accessed by Cedar Lane Road. The developer is proposing 2,185 Linear Feet of Private Drive. Water will be provided by Greenville Water and sewer will be provided by Berea Sewer. Berea Fire serves this area.

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

- A second access road shall be provided per Berea Fire.

Paul Harrison, engineer for the development made himself available for questions. Additionally, he stated SCDOT would not allow a full access point off of Cedar Lane Road. There will be a second emergency access drive.

Mr. Harrison asked Mr. Harrison had they considered an internal connection, stub out.

Mr. Harrison stated in order to add the stub out the access would have to cross a wetland area.

Mr. Bichel noted according to his understanding it was required per 8.9.1 (LDR) whether there is water or not.

Mr. Stevenson asked Mr. Harrison if there is one entrance could it be designed to do some extra turns.

Chairman Shockley stated he thought the question related to if there were a vehicle stopped at the entrance, emergency vehicles could get in and out.

Mr. Harrison stated there would be an emergency entrance in the event the main entrance was blocked.

Mr. Rogers asked what staff's position was regarding the highway department and second entrance.

Ms. Jeffers-Campbell stated she believed the Fire Department and SCDOT could work things out. They would need to work with the developer.

Mr. Bichel stated a second entrance could be put on Cothran Street.

Mr. Harrison stated there was significant grade change between Cothran Street and the property.

Ms. Jeffers-Campbell stated the concern of the connectivity, the LDR does state there are exceptions due to environmental concerns.

Dr. Howard asked if there were a median on Cedar Lane Road.

Mr. Harrison stated it was a four lane highway with a two lane turn.

MOTION: By Mr. Harrison, seconded by Dr. Howard to approve 2018-060 with staff's recommendation and widen the entrance. The motion carried by voice vote with one in opposition (Bichel).

Rezoning Requests

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-31

APPLICANT: Larry B. and Judy N. Carper

PROPERTY LOCATION: 33 Yown Road

PIN/TMS#(s): 0240020102201

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 7.37

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-15, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	single-family residential
East	R-15	single-family residential
South	R-MA	mobile home park and single-family residential
West	R-15	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 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
<i>Current</i>	<i>R-15</i>	<i>2.9 units/acre</i>	<i>7.37</i>	<i>21 units</i>
Requested	R-S	1.7 units/acre		12 units

A successful rezoning may remove up to 9 dwelling units.

ROADS:

Yown Road: two-lane State-maintained local

TRAFFIC:

No traffic counts in proximity of Yown Road.

SUMMARY:

The subject parcel zoned R-15, Single-Family Residential is 7.37 acres of property located on Yown Road approximately 0.65 miles west of the intersection of White Horse Road and Old Easley Bridge Road. The parcel has approximately 300 feet of frontage along Yown Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is for suburban farm animals (sheep, goats, chickens).

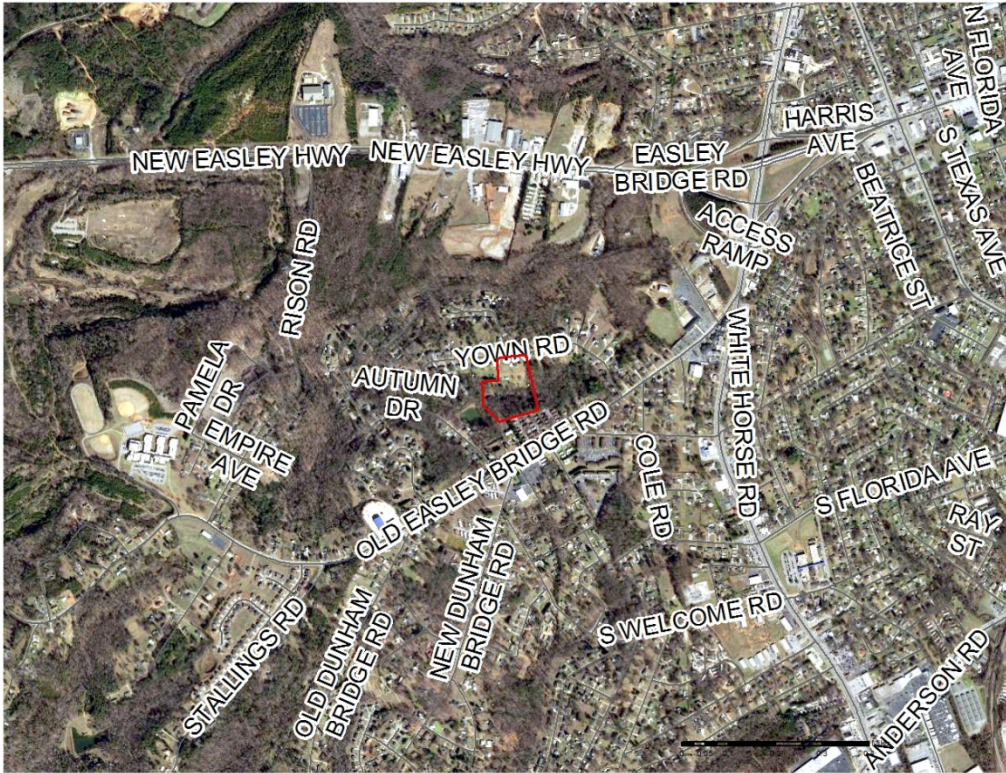
CONCLUSION:

This 7.37 acres site is currently zoned R-15, Single-Family Residential. Earlier this year, the applicant was cited with a notice of violation for the use of farm animals on the applicant’s property. The use of farm animals is permitted in R-R3 and R-R1, Rural Residential; R-S, Residential Suburban; and R-20A, Single-Family Residential. Staff is of the opinion rezoning this parcel to R-S, Residential Suburban would be a more appropriate zoning for the size of this 7.37 acre lot, and would be a more restrictive use. Staff believes the requested rezoning will have minimal impact on the surrounding neighborhood.

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

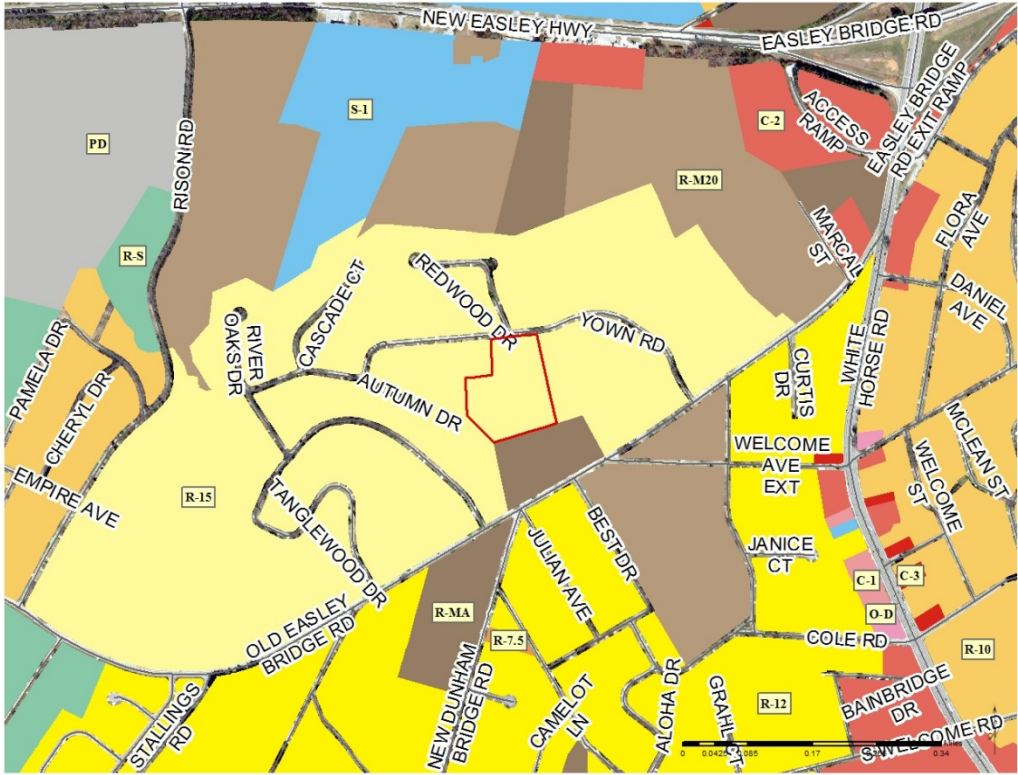
MOTION:

By Mr. Bichel, seconded by Dr. Hollingshad to approve CZ-2018-31. The motion carried unanimously by voice vote.

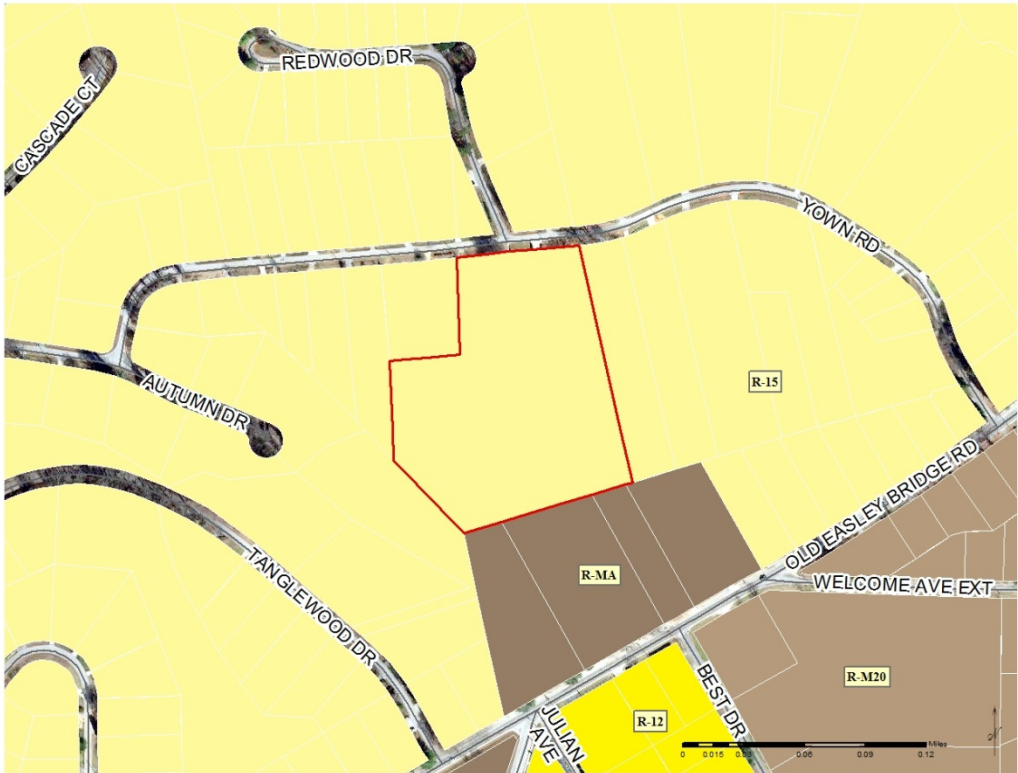


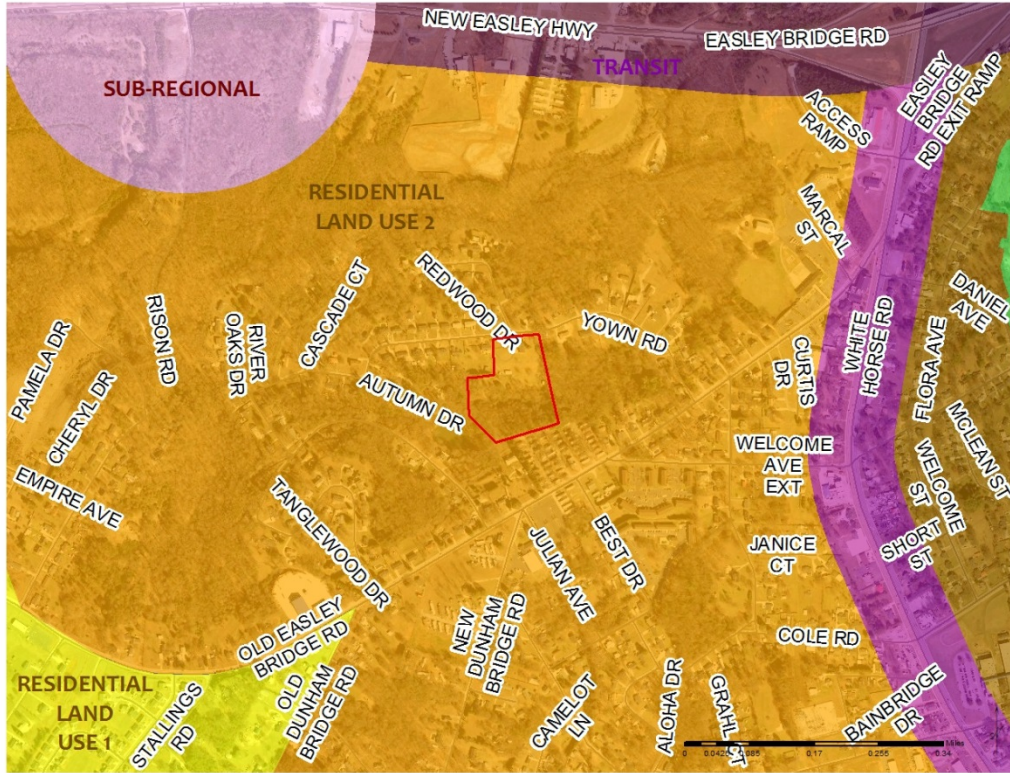
Aerial Photography, 2017





Zoning Map





Future Land Use Map

CZ-2018-32 WAS ADMINISTRATIVELY WITHDRAWN BY STAFF AND APPLICANT

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-33
- APPLICANT:** Nick Franchina for Poleo, LLC
- PROPERTY LOCATION:** 89 Smythe Avenue
- PIN/TMS#(s):** 0103002300900
- EXISTING ZONING:** R-10, Single-Family Residential
- REQUESTED ZONING:** C-2, Commercial
- ACREAGE:** 0.37

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful C-1, Commercial rezoning request in 1992, CZ-1992-28.

EXISTING LAND USE: restaurant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	apartments
East	R-10	single-family residential
South	R-10	duplex and vacant body shop
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Dunean Community Plan, designated as *Re-Use*.

ROADS: Smythe Avenue: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Marue Drive	1,400' E	3,700	3,500 - 5.4%	3,500 0%

SUMMARY: The subject parcel zoned R-10, Single-Family Residential is 0.37 acres of property located on Smythe Avenue approximately 0.60 miles southeast of the intersection of South Washington Avenue and Anderson Road. The parcel has approximately 120 feet of frontage along Smythe Avenue.

The applicant is requesting to rezone the property to C-2, Commercial. The most recent application/certificate of occupancy was for use as a restaurant. The use of a restaurant

on 0103002300900 is currently allowed as a legal non-conforming use.

The applicant states the proposed land use is for restaurant/retail.

CONCLUSION:

The subject site is surrounded by R-10, Single-Family Residential zoning with a surrounding land use of residential. Rezoning the subject site to C-2, Commercial would not be consistent with the existing zoning or land uses. Staff believes the requested use for retail or a restaurant could also have a negative impact on the surrounding Dunegan community, an area that is made up of predominantly single-family residential homes.

Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial. On May 15, 2018 staff received a request by the applicant to amend his rezoning request to C-1, Commercial.

Dr. Hollingshad stated it was his understanding the citizens who appeared at the Public Hearing in opposition of C-2, were in favor of C-1. He asked if there were any other information.

Ms. Buathier stated why staff recommended denial and she also mentioned the future land use map recommended a reuse area.

MOTION:

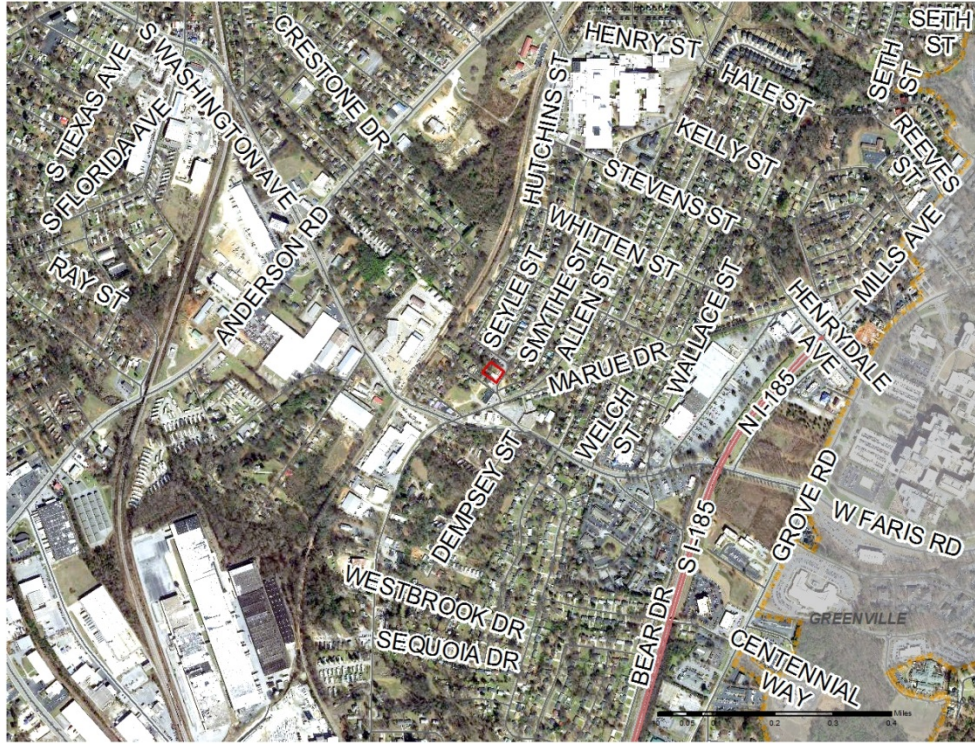
By Mr. Harrison, seconded by Dr. Howard to accept staff's recommendation and deny CZ-2018-33 as C-2. The motion carried unanimously by voice vote.

Mr. Rogers asked the applicant what he would be able to do differently if rezoned to C-1.

Mr. Franchina stated he would be able to do the same thing as currently but also other things, such as having a grocery store.

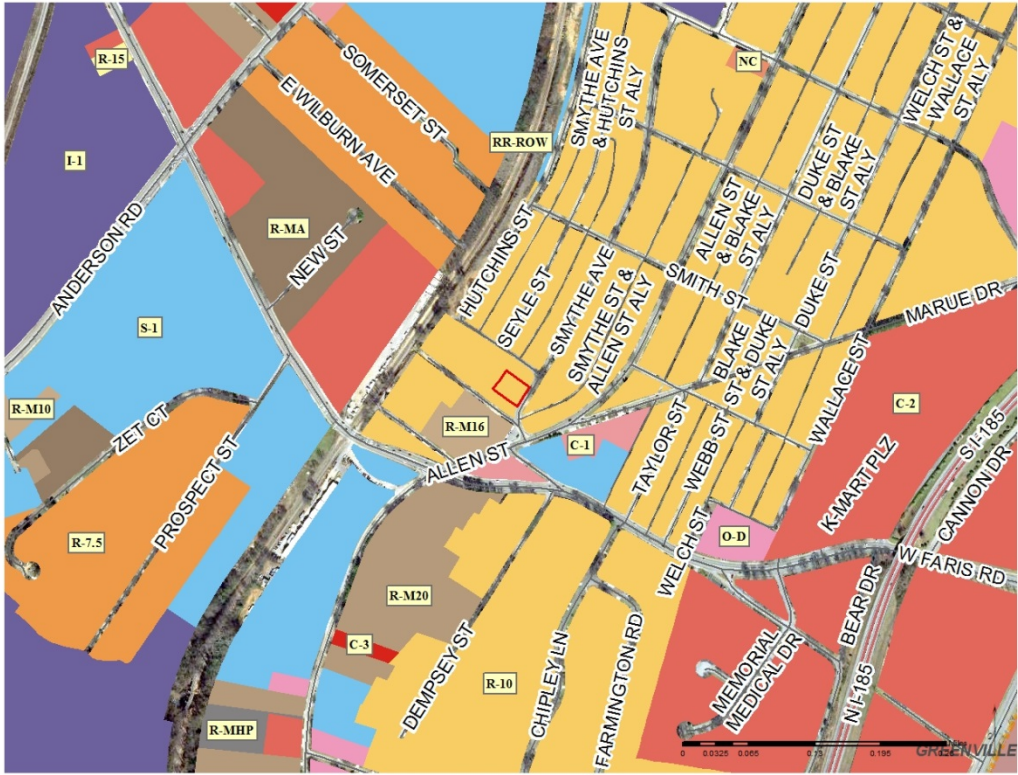
MOTION:

By Mr. Harrison, seconded by Mr. Stevenson to approve CZ-2018-33 as C-1. The motion carried by voice vote with one in opposition (Howard).

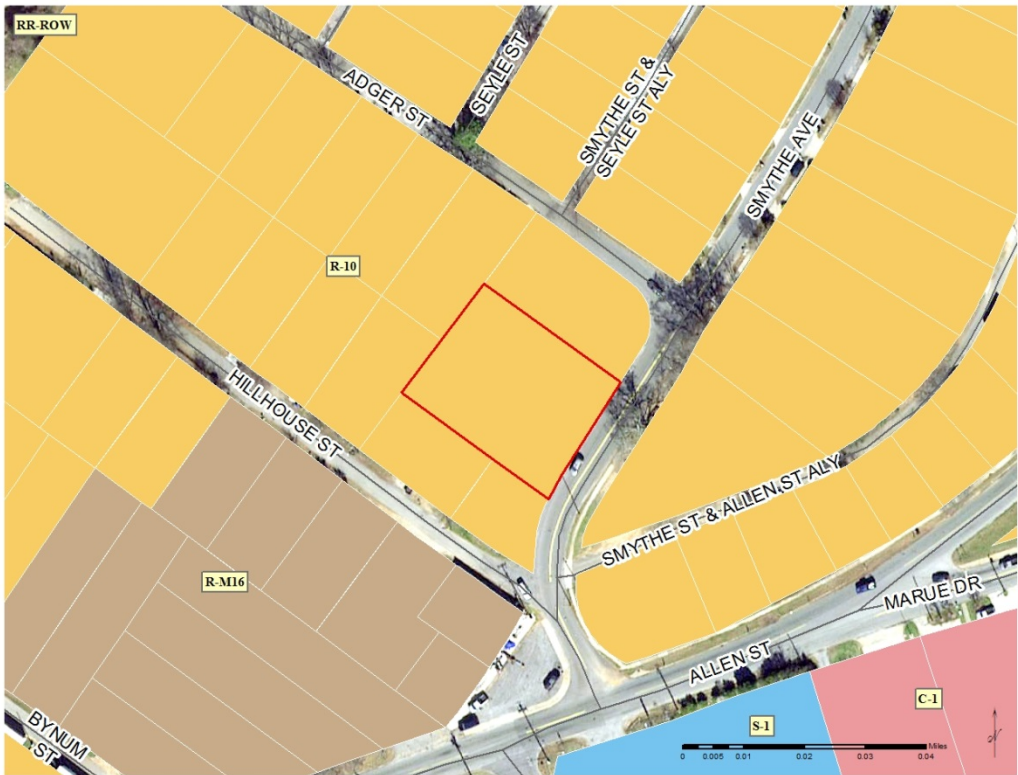


Aerial Photography, 2017





Zoning Map





Dunean Community Plan, Conceptual Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-34

APPLICANT: Stephen Lamar Swafford and Lea Dana Greiser

PROPERTY LOCATION: 535 Scuffletown Road

PIN/TMS#(s): 0548020102301 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 1.65

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential-Suburban in June 1991, as part of Area 7.

EXISTING LAND USE: shed and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential and vacant wooded land
South	R-S	vacant wooded land
West	R-20	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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. The site is outside the Scuffletown Area Plan.

ROADS: Scuffletown Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Scuffletown Road	380' S	8,500	8,200	9,600
			-	+17.1%
			3.5%	

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 1.65 acres of property located on Scuffletown Road approximately 0.65 miles north of the intersection of Scuffletown Road and Jonesville Road. The parcel has approximately 300 feet of frontage along Scuffletown Road.

The applicant is requesting to rezone the property to S-1, Services. Floodplain Administration received a complaint regarding vehicles accessing the parcel to the south of the

subject site, 0548020102003. The applicant was issued a notice of violation on March 16, 2018 for floodplain encroachment without a permit. This notice of violation has since been corrected. The previously mentioned violation triggered an active notice of violation from codes enforcement on March 20, 2018 for the use of a tree service business on parcels 0548020102301 and 0548020102003. Both parcels are zoned R-S, Residential Suburban which does not permit the use of a tree service business. The applicant was parking their tree service vehicles on both the requested rezoning parcel (0548020102301), and the parcel to the south (0548020102003). The applicant met with staff regarding the violation, which prompted the applicant to request an amendment to the official Greenville County zoning map.

The applicant states the proposed land use is for a small tree service.

CONCLUSION:

The subject site is currently surrounded by single-family residences and vacant wooded land. Staff is of the opinion the current zoning of R-S, Residential Suburban is appropriate and consistent with the surrounding zoning and land uses. Staff is concerned that rezoning this parcel to S-1, Services, could cause the expansion of commercial and service type use in an area that is predominantly single-family residential. The requested rezoning is also not consistent with the Imagine Greenville County Comprehensive Plan.

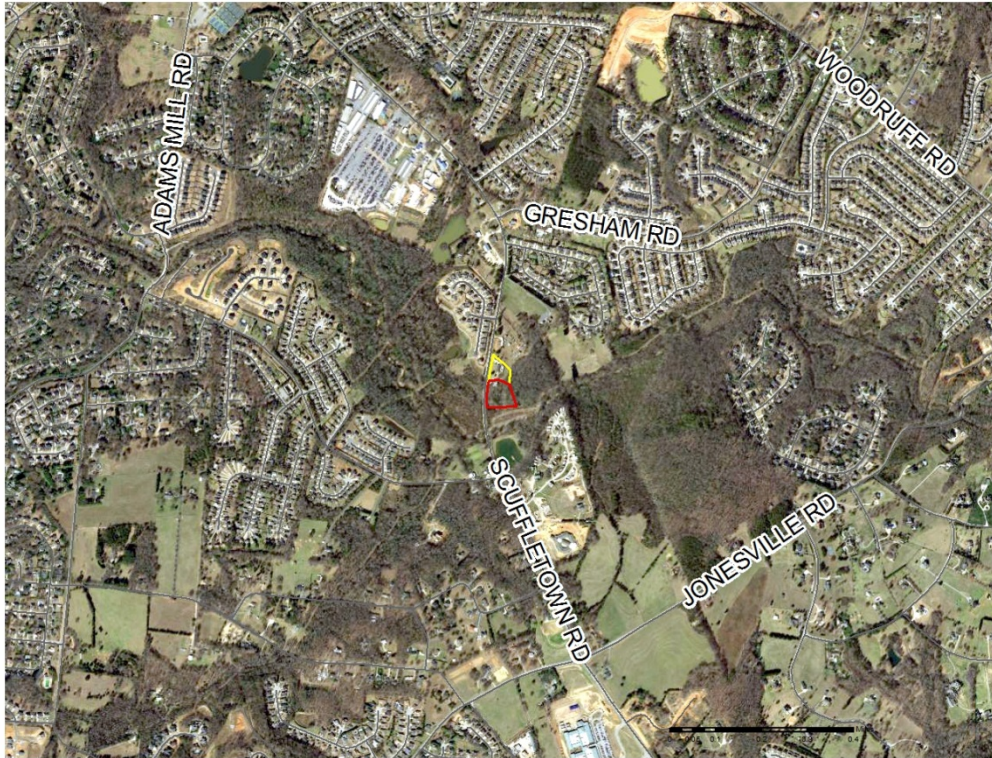
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.

MOTION:

By Mr. Stevenson, seconded by Mr. Loper to approve CZ-2018-34. The motion failed with three in favor (Harrison, Loper and Stevenson).

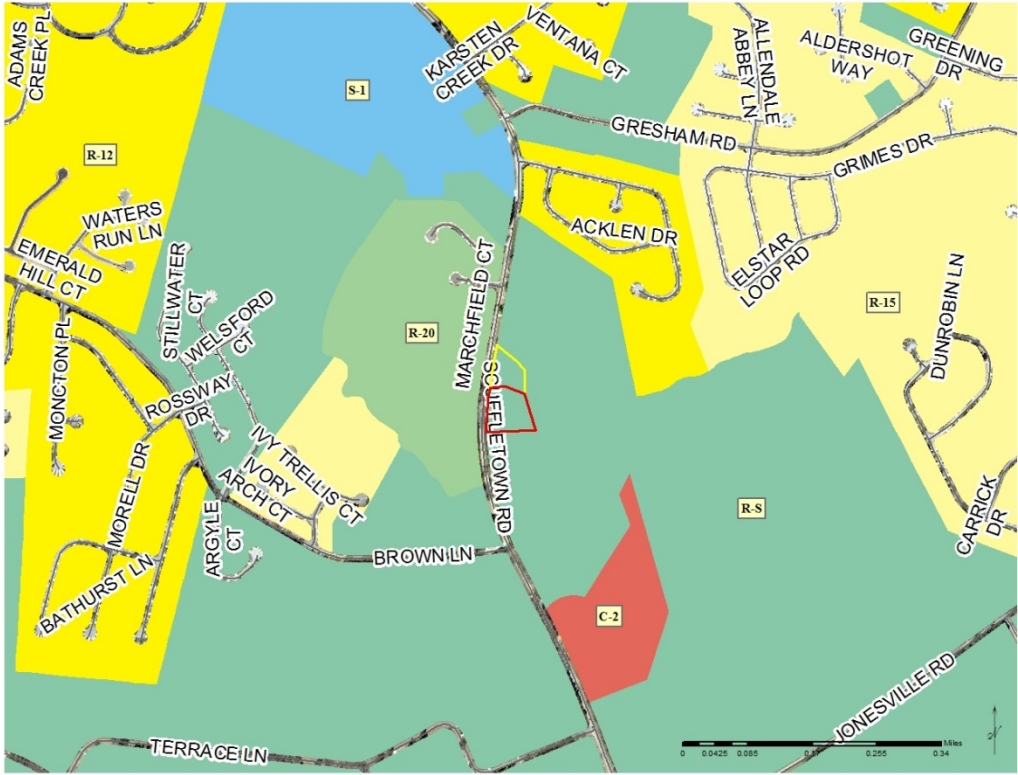
MOTION:

By Dr. Howard, seconded by Mr. Bichel to deny CZ-2018-36. The motion carried with three in opposition (Harrison, Loper and Stevenson).

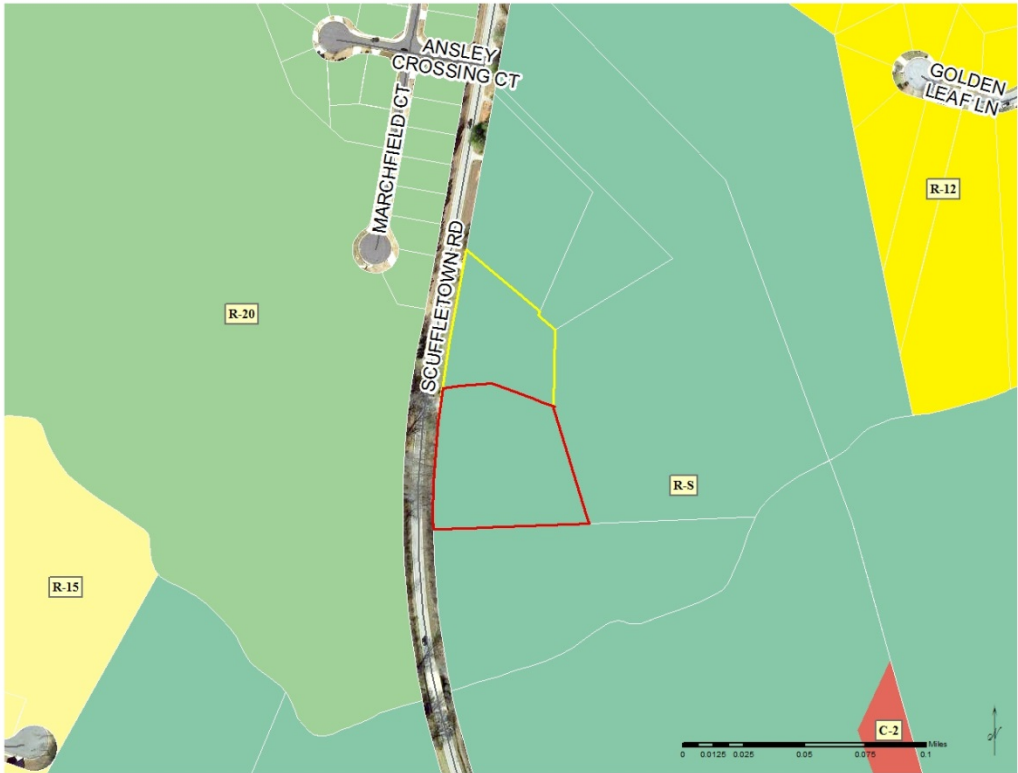


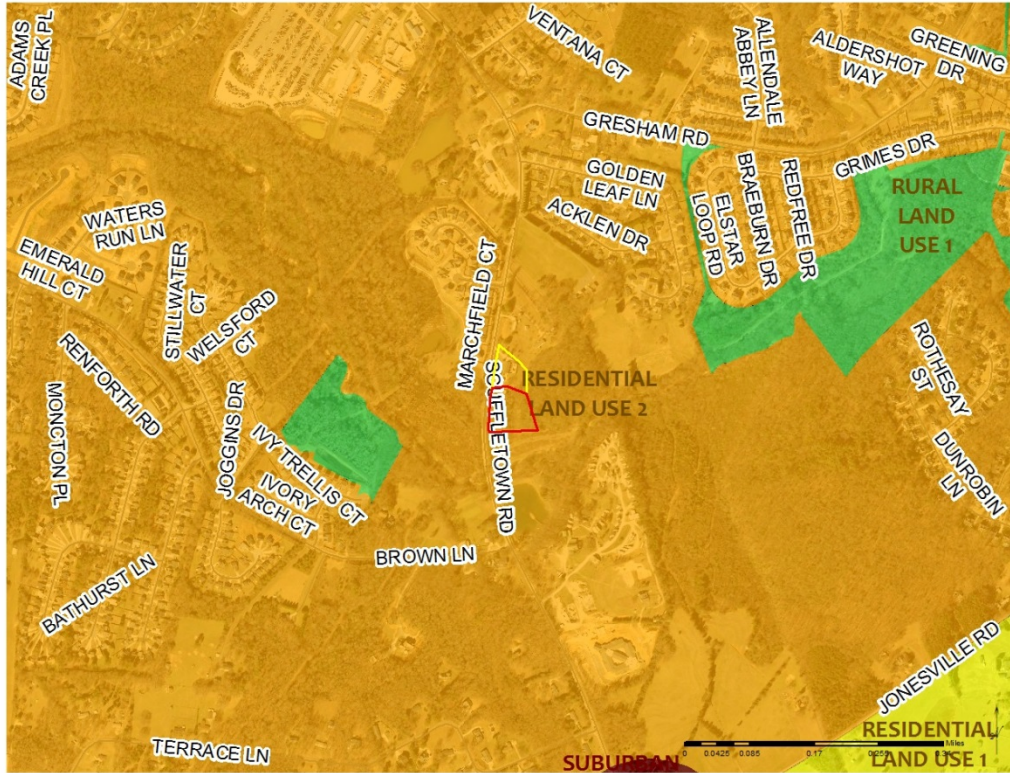
Aerial Photography, 2017





Zoning Map





Future Land Use Map

CZ-2018-35 WITHDRAWN BY APPLICANT

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-36
- APPLICANT:** Andrea Culpepper
- PROPERTY LOCATION:** 715 Chick Springs Road
- PIN/TMS#(s):** T012000200105
- EXISTING ZONING:** R-20, Single-Family Residential
- REQUESTED ZONING:** O-D, Office District

ACREAGE: 0.78

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

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

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.

ROADS: Chick Springs Road: two-lane County-maintained minor collector
Alexander Road: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Old Rutherford Road	4,350' NW	700	475 -	750 +57.9%
			32.1%	

SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 0.78 acres of property located on Chick Springs Road approximately 0.9 miles southwest of the intersection of South Suber Road and Wade Hampton Boulevard. The parcel has approximately 160 feet of frontage along Chick Springs Road and 235 feet of frontage along Alexander Road. The applicant is requesting to rezone the property to O-D, Office District.

The applicant states the proposed land use is for florist/wedding planning.

CONCLUSION:

The subject site is surrounded by single-family residences and vacant land with R-20, Single-Family Residential zoning. Staff is of the opinion that rezoning the subject site to O-D, Office District would not be appropriate with the surrounding zoning and land uses in this area. The requested zoning is also not consistent with Imagine Greenville Comprehensive Plan.

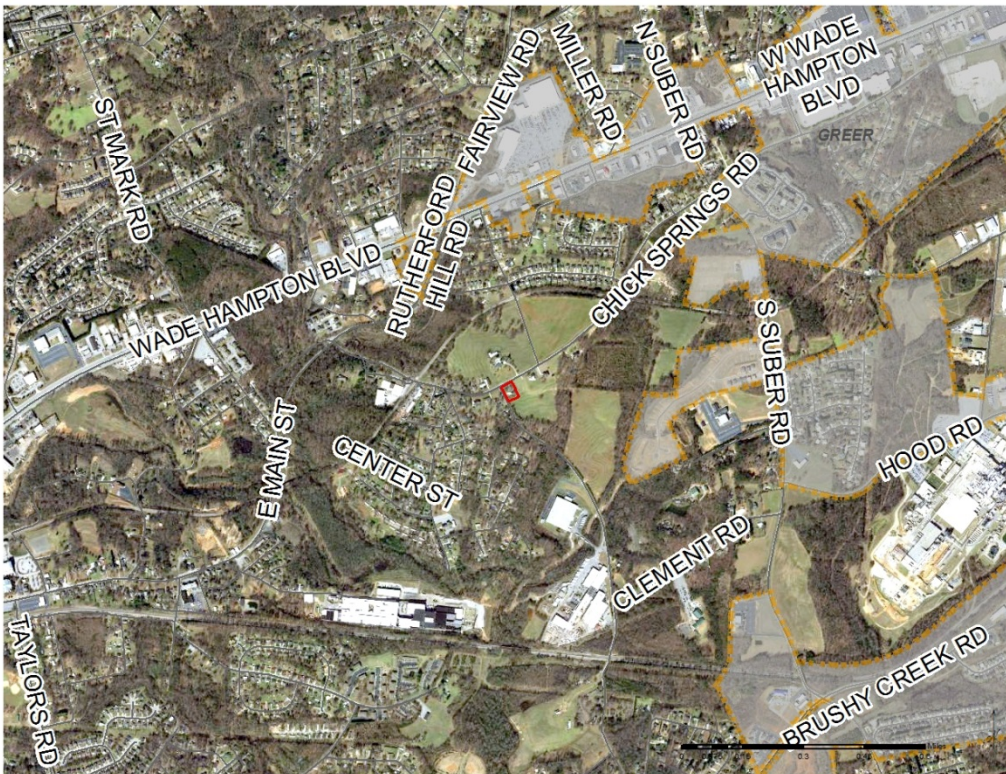
Based on these reasons staff recommends denial of the requested rezoning to O-D, Office District.

Dr. Howard asked if it were appropriate for a home occupation use, putting an office that is no more that 25% of the floor area.

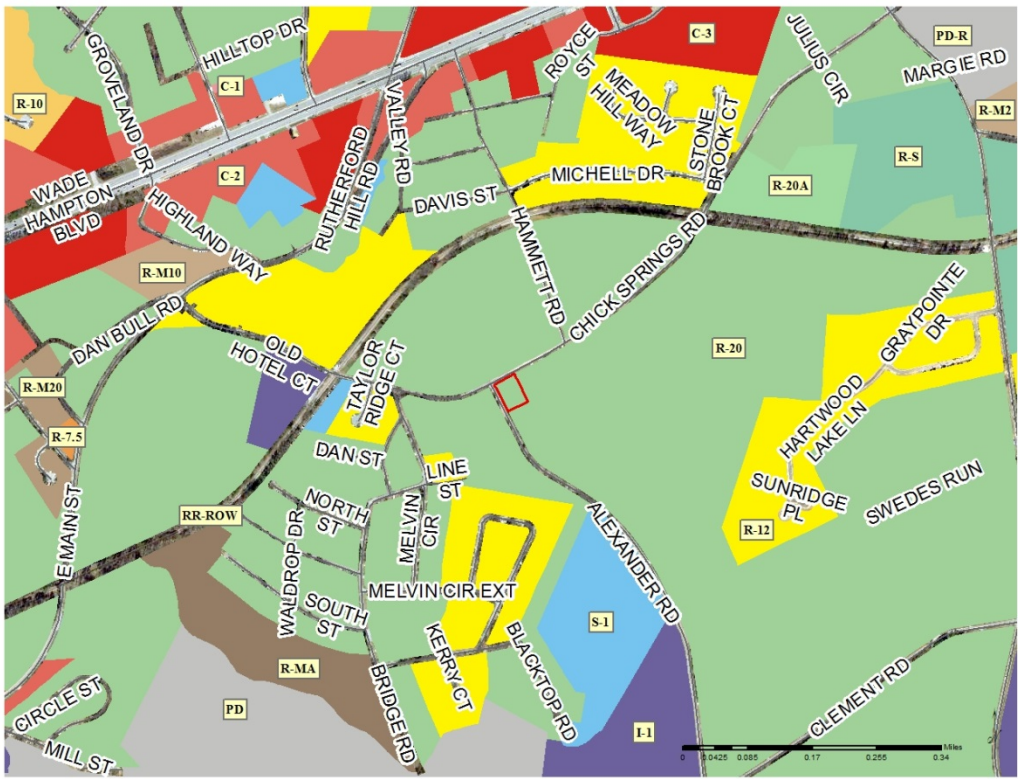
Ms. Buathier stated that was correct, you can have a home occupation. It was her understanding they started with one and then moved to another location.

Mr. Bichel stated this was a great use for the area, but he felt it would be spot zoning. He stated if it were OD, and they left, it could become anything allowable in the OD District.

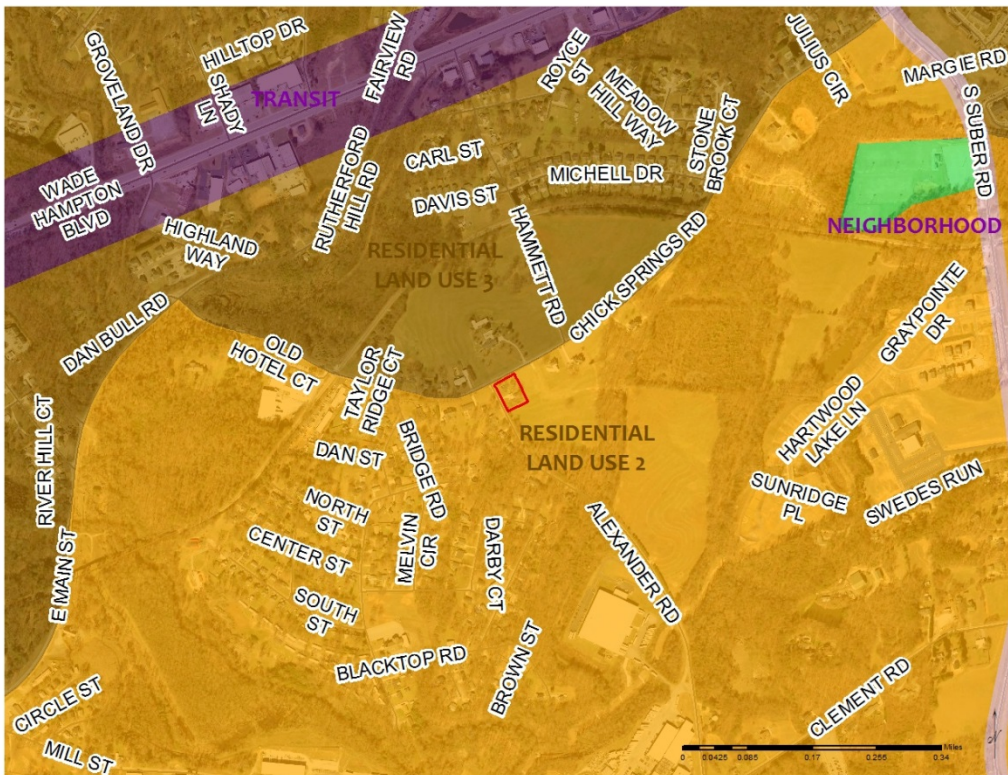
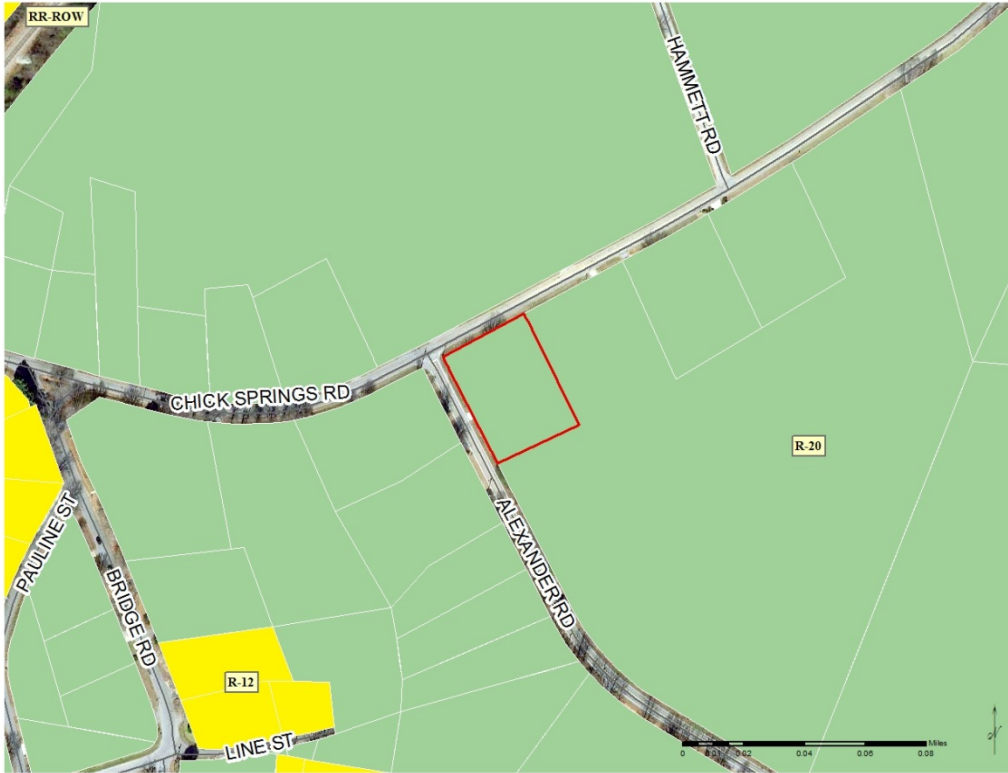
MOTION: By Mr. Bichel, seconded by Mr. Moore to deny CZ-2018-36. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-37

APPLICANT: Chris M. Hill for Pacolet Milliken Enterprises I

PROPERTY LOCATION: 10th Street and Hawkins Street

PIN/TMS#(s): 0111001000200

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-6, Single-Family Residential

ACREAGE: 0.28

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20A	vacant land
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	school (Hollis Academy)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Judson Community Plan, designated as *Potential Infill Housing*.

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-7.5	5.8 units/acre	0.28	1 unit
Requested	R-6	7.3 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

ROADS: 10th Street: two-lane State-maintained local
Hawkins Street: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Anderson Road	2,790' E	8,200	8,600 +4.9%	7,600 - 11.6%

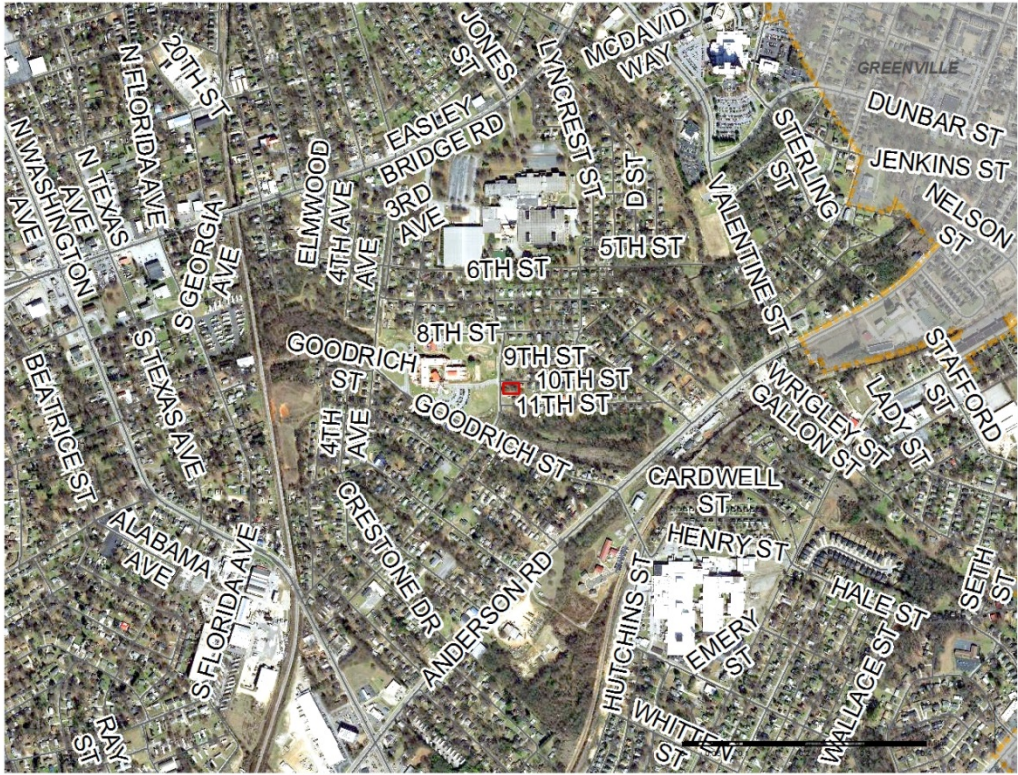
SUMMARY: The subject parcel zoned R-7.5, Single-Family Residential, is 0.28 acres of property located on 10th Street approximately 0.9 miles northeast of the intersection of Anderson Road and South Washington Avenue. The parcel has approximately 95 feet of frontage along Hawkins Street and 150 feet of frontage along 10th Street. The applicant is requesting to rezone the property to R-6, Single-Family Residential.

The applicant states the proposed land use is for residential, single family.

CONCLUSION: The Judson Community existed prior to zoning in 1973, with an average lot size ranging from 6,000 square feet to 8,000 square feet. The applicant is requesting to rezone to R-6, Single-Family Residential. Staff believes rezoning this parcel to R-6, Single-Family Residential would be appropriate based on the surrounding lot sizes located in the Judson area. It is also consistent with the Judson Community Plan, identifying this parcel as an area for Potential Housing Infill.

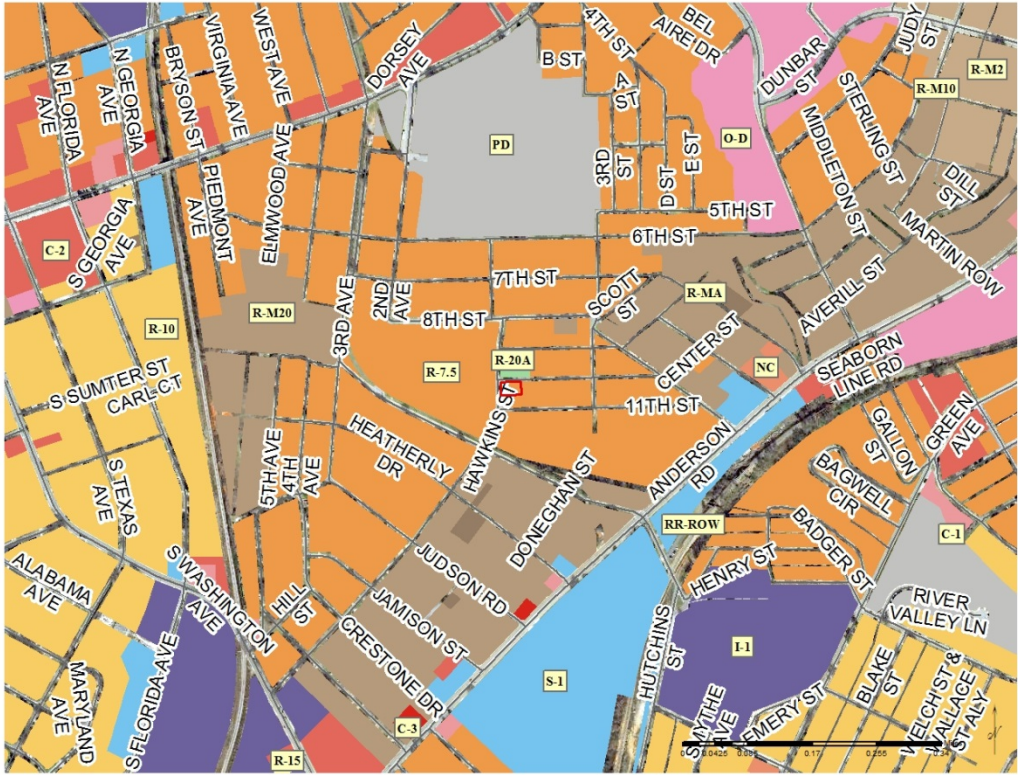
Based on these reasons staff recommends approval of the requested rezoning to R-6, Single-Family Residential.

MOTION: By Mr. Bichel, seconded by Mr. Stevenson to approve CZ-2018-37. Motion carried unanimously by voice vote.



Aerial Photography, 2017





Zoning Map

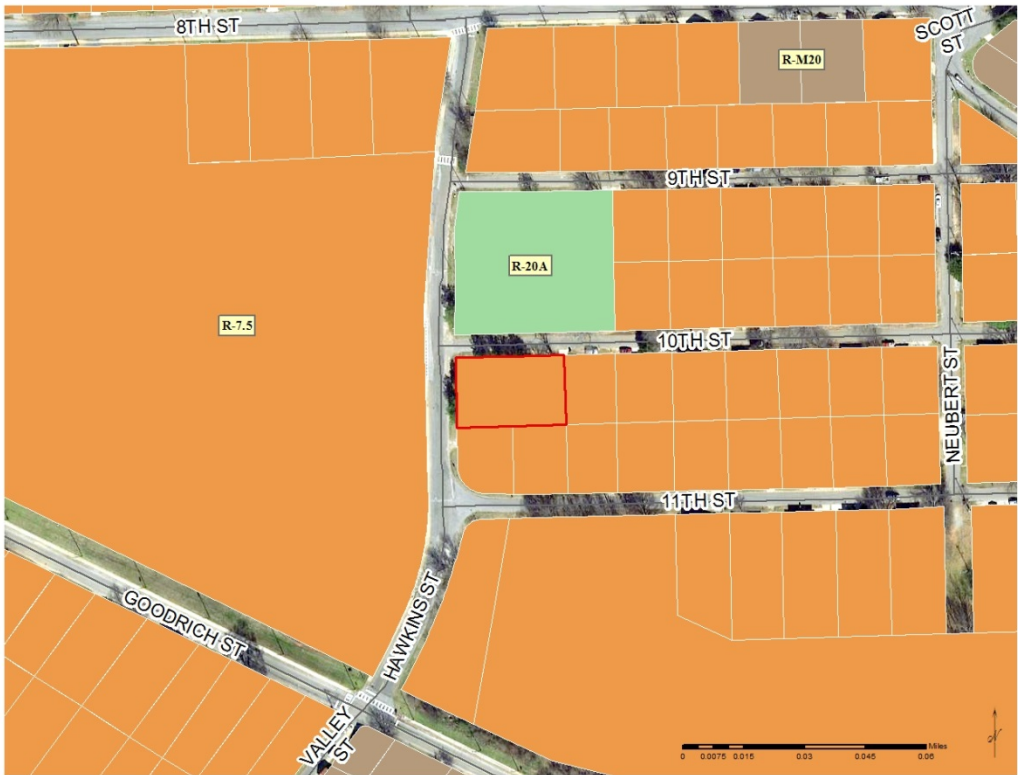
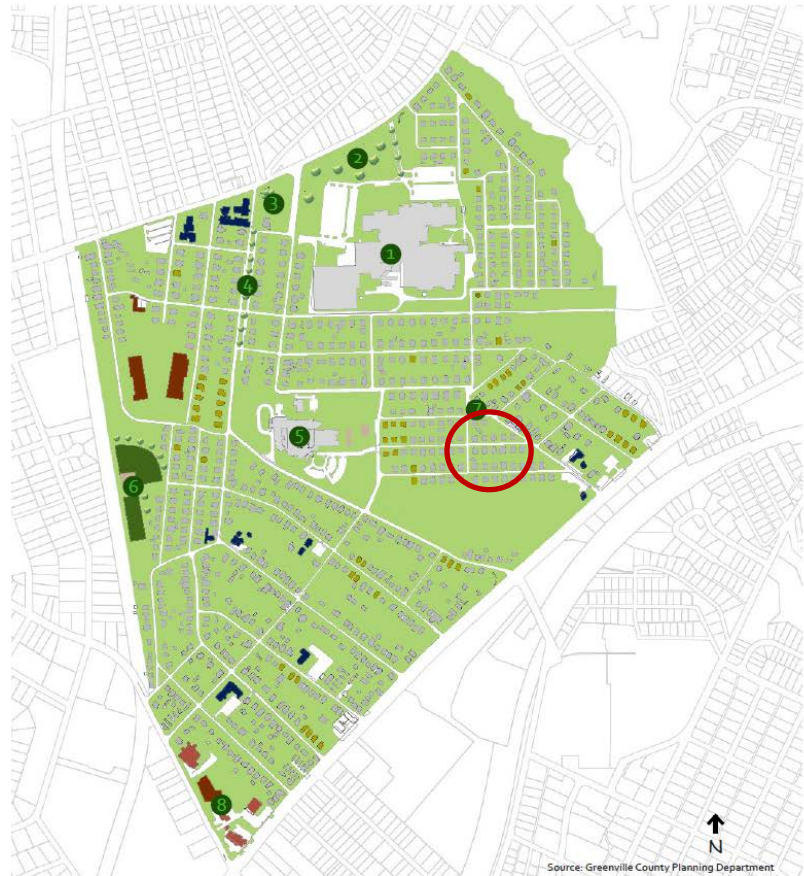


FIGURE 5.1 COMMUNITY PLAN

LEGEND

-  Existing single-family residential
-  Potential infill housing
-  Existing and potential multi-family developments
-  Religious
-  Existing non-residential



Judson Community Plan, Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-38

APPLICANT: Andrew Allen, Seamon Whiteside & Associates for Roib 385 Greenville LLC, c/o Realop Investments LLC

PROPERTY LOCATION: 1001 Keys Drive

PIN/TMS#(s): 0543010101804 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-MA, Multifamily Residential

ACREAGE: 12.58

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970, as part of Area 1.

EXISTING LAND USE: shed, vacant wooded land and parking lot

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	office
East	S-1	office, industrial and vacant wooded land
South	S-1 and C-3	industrial and utility
West	S-1	office and warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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	S-1	0 units/acre	12.58	0 units
Requested	R-MA	20 units/acre		251 units

A successful rezoning may add up to 251 dwelling units.

ROADS: Keys Drive: two-lane State-maintained minor arterial
 Marcus Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Roper Mountain Road	2,210' E	20,600	17,700	22,800
			-	+28.8%
			14.1%	

SUMMARY:

The subject parcel zoned S-1, Services is 12.58 acres of property located on Keys Drive approximately 0.7 miles west of the Roper Mountain Road and I-385 interchange. The parcel has approximately 685 feet of frontage along Marcus Drive and 400 feet of frontage along Keys Drive. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.

The applicant stated at the public hearing the proposed land use is for apartments.

CONCLUSION:

The subject site is located in an area of Greenville County that is highly developed, with this parcel as one of the few parcels left undeveloped. The subject site is currently zoned S-1, Services, with Office, Commercial and Service type uses surrounding it. There is also some high density residential present to the north of this area. Staff is of the opinion that rezoning this parcel to R-MA, Multifamily Residential would be an ideal opportunity to allow for additional high density residential in this area.

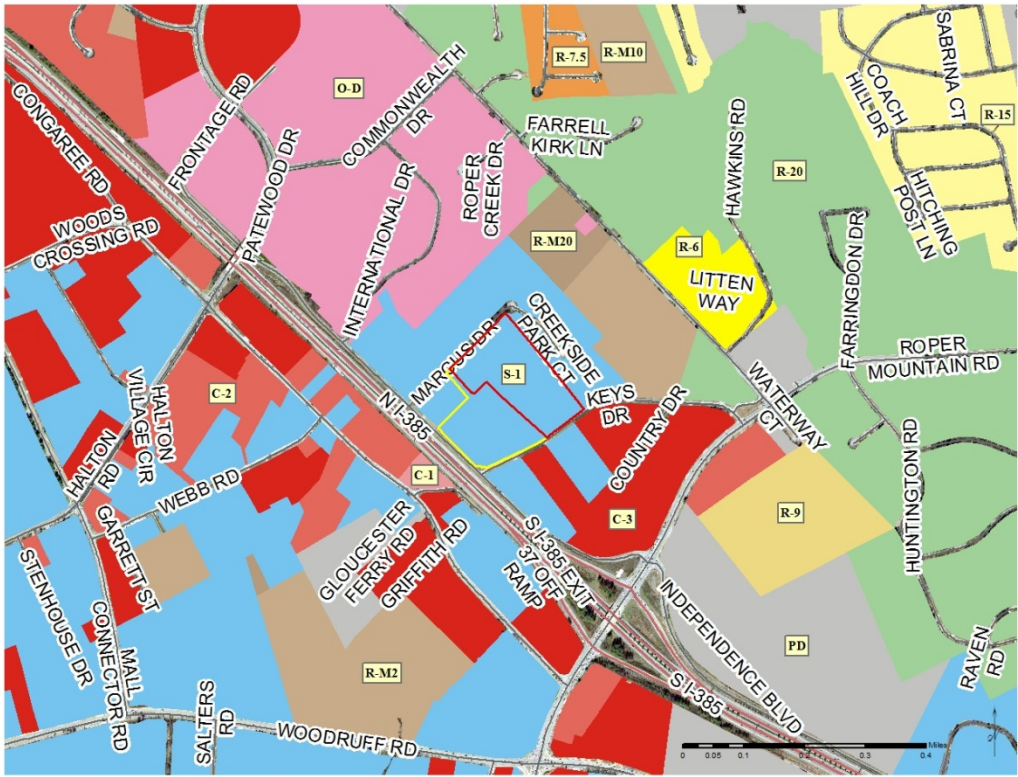
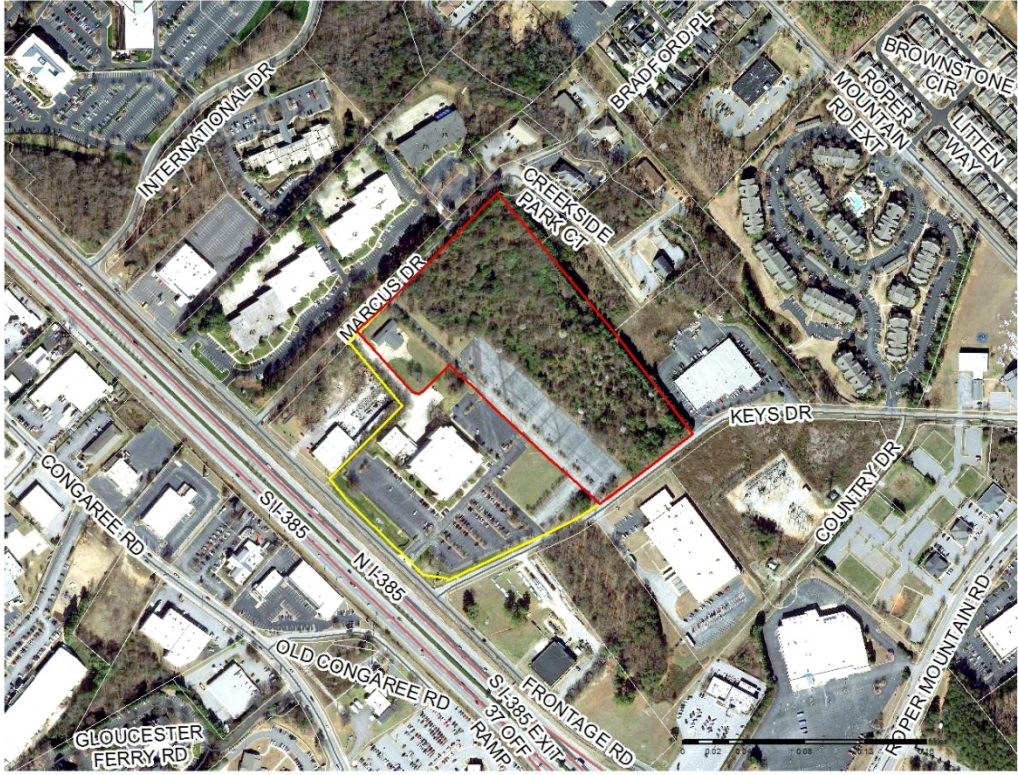
Based on these reasons staff recommends approval of the requested rezoning to R-MA, Multifamily Residential

MOTION:

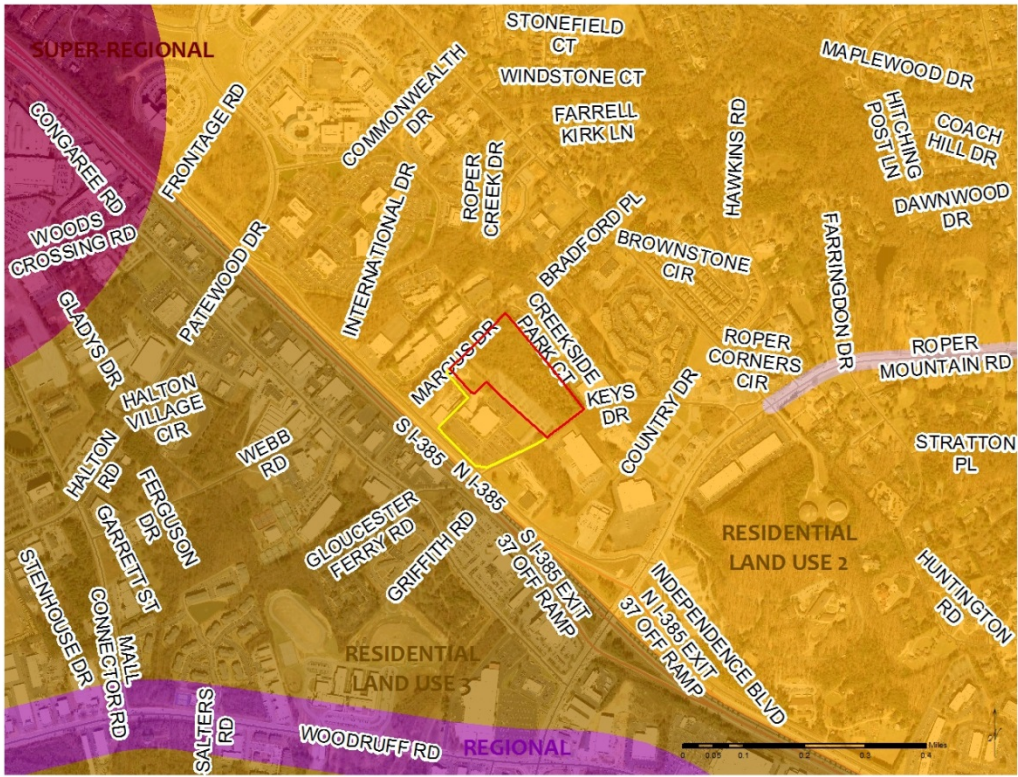
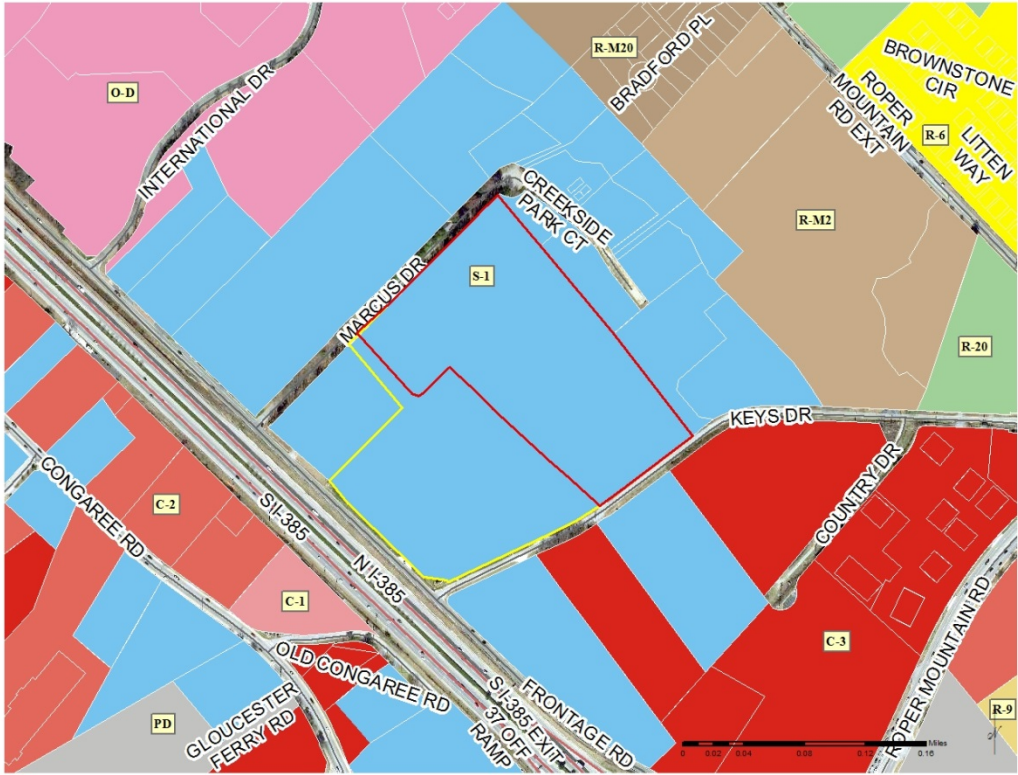
By Mr. Harrison, seconded by Mr. Loper to approve CZ-2018-3. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-28

APPLICANT: Eric Hedrick for Mark III Properties Inc., Mart K. Tucker, Marvin and Renee Anderson, Jimmy M. Bridges and FFP Upstate Manor, LLC

PROPERTY LOCATION: Phillips McCall Road and Anderson Ridge Road

PIN/TMS#(s): 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 69.29

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. There was an R-12, Single-Family Residential District rezoning request withdrawn on September 8, 2017, CZ-2017-052.

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential, soccer complex and vacant wooded land
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S and R-12	single-family residential and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	69.29	<i>117 units</i>
Requested	FRD	2.6 units/acre		180 units

A successful rezoning may add up to 63 dwelling units.

ROADS: Anderson Ridge Road: two-lane County-maintained minor-arterial
Phillip McCall Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Anderson Ridge Road	400' W	2,700	2,900 7.4%	5,100 75.8%

A traffic study is not required at the time of the Rezoning application, but is required at the submittal for a Preliminary Plan. Although the traffic study is not required at this time, the applicant should be aware that mitigation is likely to be required for Subdivision approval. A traffic study is being conducted by the applicant, but has not been received as of the report deadline. County Traffic Engineers have looked over the proposed plans, although not the traffic study, and have suggested these requirements.

1. The entire length of Phillips McCall Rd needs to be improved to at least 24 feet wide. (Subdivision Issue)
2. The sharp curve needs to be improved to meet current horizontal curve requirements in the Land Development Regulations (LDR). (Subdivision Issue)
3. A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the lower portion to the amenities area. Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions. (Zoning Issue)
4. Traffic Impact Study is required and shall include the intersections with the Mesa soccer complex, Thompson Rd/Anderson Ridge Rd intersection, S. Bennetts Bridge Rd/Anderson Ridge Rd intersection, and the Jonesville Rd/Anderson Ridge Rd intersection. (Subdivision Issue)

Again, most of these items are not required at the time of the Rezoning Application, but will be reviewed at the time of the Subdivision process. Item 3 is appropriate to include as a condition of approval at the time of rezoning.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site, and electrical lines run through the southern portion of the subject site.

The applicant is proposing an FRD, Flexible Review District with 180 units on approximately 69 acres, which is comprised of seven tracts of land. Of the 69 total acres, approximately 39 acres are on the north side of Phillips McCall Road and 30 acres are on the south side.

The applicant is proposing three points of ingress and egress for the development. Two access points, one along Anderson Road and one along Phillips McCall Road, are proposed for the northern portion. One access point, along with an emergency access point along Phillips McCall, is proposed for the southern portion of the development. All streets within the development are to be public roads and designed to County standards. The applicant is proposing sidewalks along one side of all roads, along with tying into Anderson Ridge Road giving the proposed subdivision pedestrian access to the soccer complex.

Amenity areas are being proposed on the northern portion of the subdivision. These areas include pocket parks and a pool area. A recommended condition of approval requires a pedestrian connection from the southern portion of the project.

There is a minimum 25 foot setback and buffer proposed along all sides of the proposed subdivision. Trees are to be preserved in these areas and supplemented with addition plantings as determined at Final Development Plan. All buffer and common space areas will be maintained by the HOA.

The applicant is proposing street lighting located throughout the development. Entrance monuments and decorative landscaping is being proposed at all entrances to the

subdivision; all signage will comply with the Greenville County Sign Ordinance. House building materials will consist of a combination of stone, brick, concrete fiber board, and vinyl exteriors.

CONCLUSION:

The applicant is proposing 180 homes on approximately 69.29 acres with a maximum density of 2.6 units per acre. The development also includes approximately 10 acres of undisturbed passive open space and mulch walking trails. The proposal is to preserve existing vegetation throughout areas of the development and to add plantings in areas where there is no existing vegetation in the proposed 25 foot undisturbed buffer along all sides of the property.

The amenities for the project are only on the northern portion of the proposed subdivision. The pool and pocket parks are for the use of both sections of the proposed subdivision. A pedestrian connection is needed between the northern and southern areas since amenities areas are to serve both portions of the proposed development.

The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to FRD, Flexible Review District with a single family subdivision is similar to density suggested in the Greenville County Image Greenville Comprehensive Plan.

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

:

- A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the southern portion to the amenities area.
- Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions.
- Additional plantings shall be shown on the Final Development Plan in the 25 foot undisturbed buffer, pocket parks, and tree save areas where there is little or no existing vegetation.

Ms. Buathier stated at the April 22, 2018 Planning Commission meeting, the Planning Commission recommended denial due to inadequate infrastructure. At the April 30, 2018 Planning and Development Committee meeting, the

Committee remanded the docket back to the Planning Commission for a full member vote.

Dr. Howard commented on the zoning in the area, being R-S, Residential Suburban. Many people in the area have lived there or their families have lived there for many years. She stated she would have to vote no to this.

Mr. Harrison stated he appreciated all the emails he has received both for and against. He stated he lived in the area and is aware of the traffic situation. He stated his thoughts were what is the quickest and best solution to those traffic problems. Mr. Harrison stated currently you can do 120 lots on the parcel as it is. His thought was would you prefer 120 lots with no design review, no statement of intent showing what's going to happen and no promise to contribute money to C-Funds for the intersection. Verses a review district that we see their full statement and can hold them to the statement at the front end. We have a design review, we see what the houses are going to look like; what the entire neighborhood will look like. Mr. Harrison stated he believed the developer stated he would contribute money to c-funds and he would like that to be put in the statement of intent. He stated he thought the quickest way for road improvements is to have developments come in and contribute to road improvements to help with traffic. He would be voting in favor of the request with the addition of the contribution to c-funds in the statement of intent.

Dr. Howard noted even with the FRD, there would still be an additional 63 homes, a lot of cars.

Mr. Rogers stated he would like to address the reason this was before the Commission, and that was a misunderstanding regarding the Commission's voting procedures. At the last meeting, there was a quorum to do business, it was voted on and moved forward. He stated that decision was a valid, binding decision of the group and not necessary to have all nine members to have a binding vote to move something forward or deny it. Mr. Rogers stated he did not see the reasons for the initial denial have changed. The big concern there was traffic. He was sympathetic to Commissioner Harrison's statement having greater control with an FRD, but at the end of the day, there are an additional 60 homes, 180 homes total and traffic numbers are a 35% increase in traffic on the road. Mr. Rogers stated doing the basic math, 180 homes with ten trips a day is 1800 trips a day. Currently on Anderson Ridge Road, according to our documentation there are 5100 trips. The traffic study that was submitted with the application most of the roads are at an "F" or worse grade.

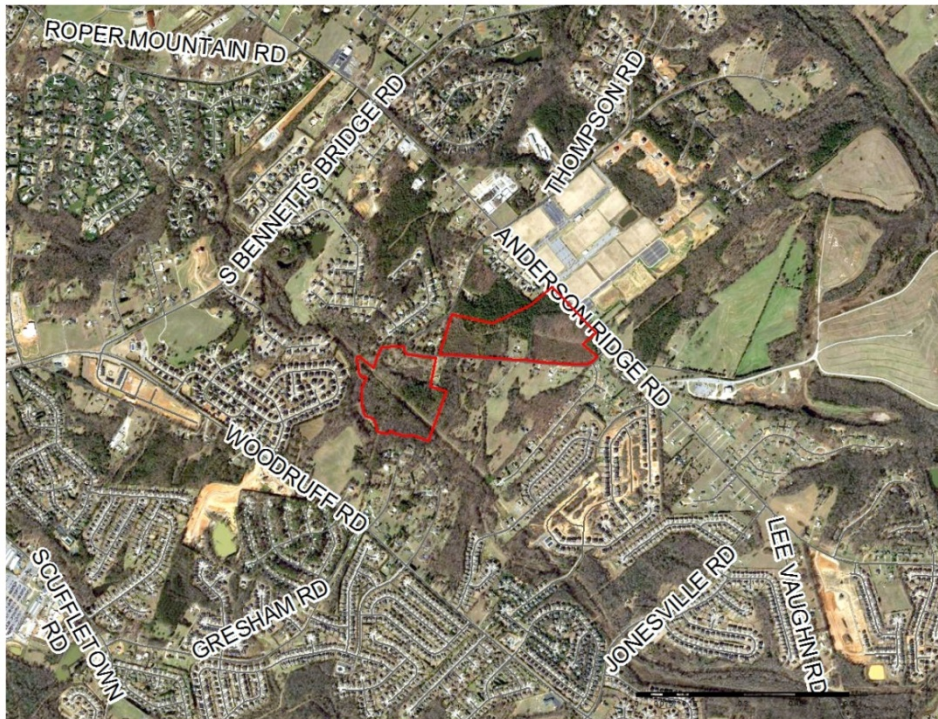
MOTION: By Mr. Rogers, seconded by Mr. Stevenson to deny CZ-2018-28 under 3.1 of the LDR.

Chairman Shockley stated this becomes a Historical Private Property issue. Also there is obviously a traffic issue, a circumstance of the control the Commission

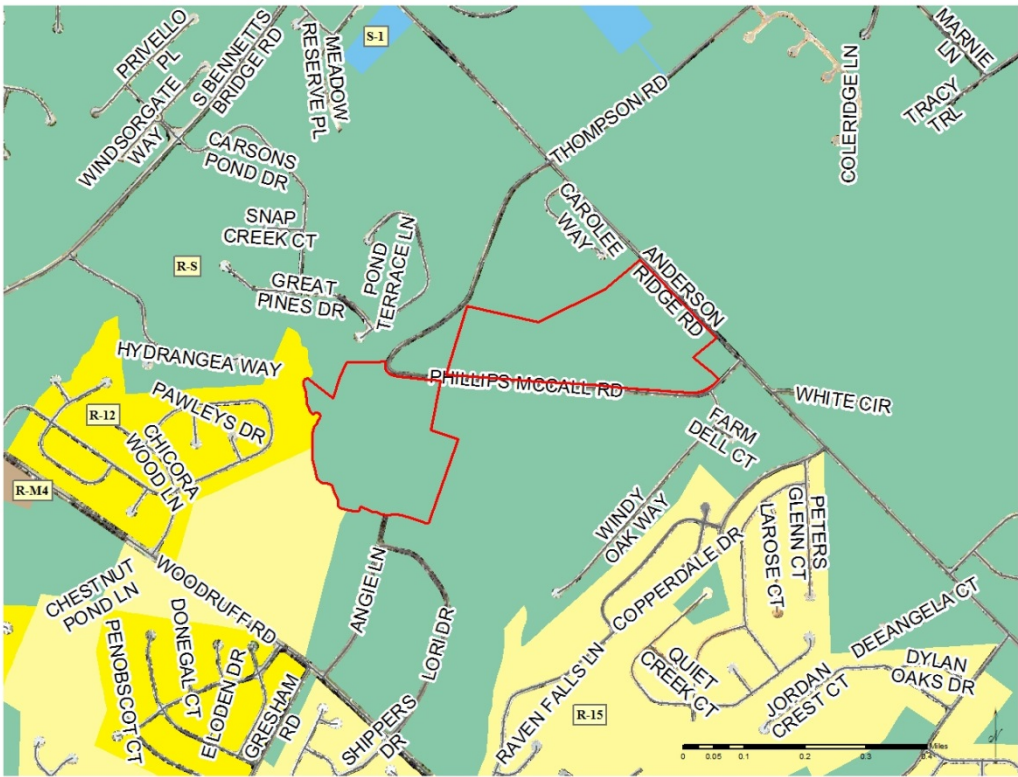
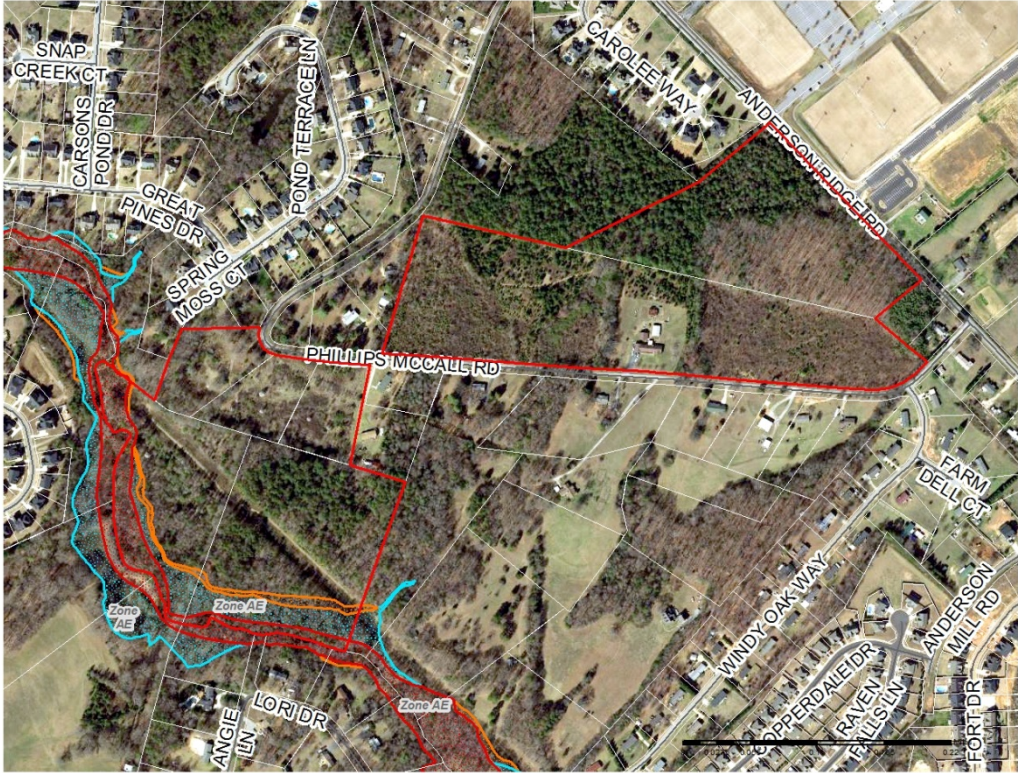
has in the FRD that allows for some road improvements and some things that potentially happen from the developer's pocket. He wanted to make sure the Commission was having both inputs in their decision.

Mr. Stevenson noted there clearly were huge issues in the area and at some point and time there needs to be some action taken to square these things away. He stated he did not have the answers, but before it continues and ends up with densities that you really don't want in an area, he felt the brakes should be held where they are. He stated he felt the area was appropriately zoned.

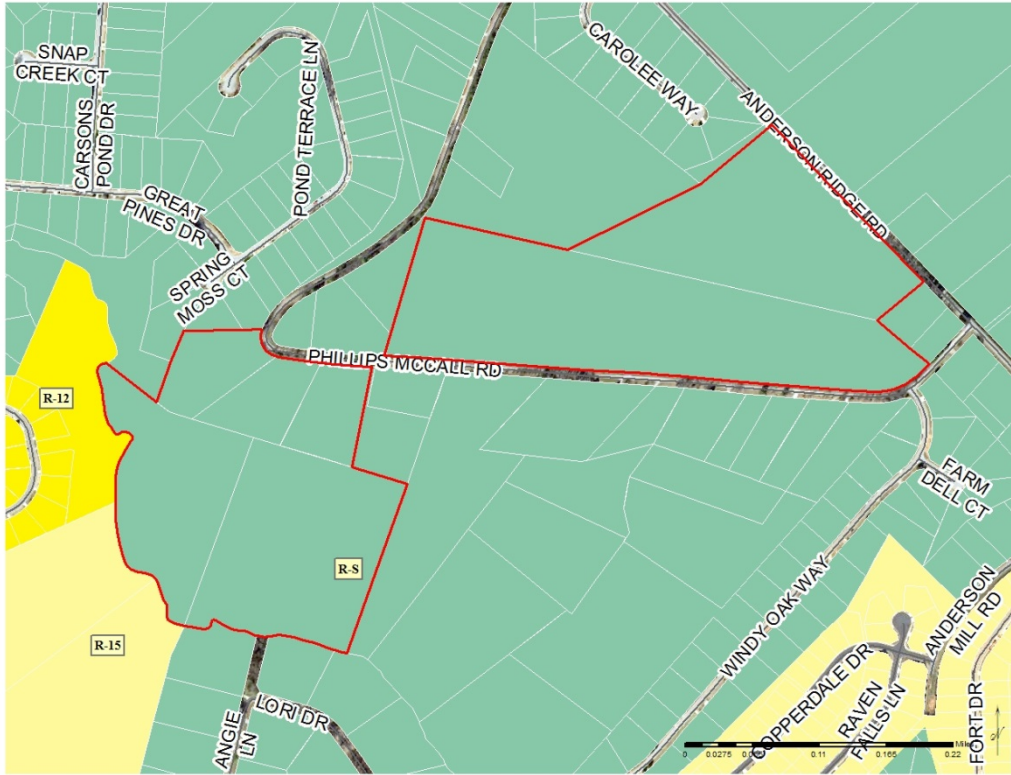
The motion carried with three in opposition (Harrison, Moore and Shockley).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

ELECTION OF OFFICERS

Chairman Shockley asked Mr. Bichel for a report .

Mr. Bichel announced two candidates for Chairman:

Milton Shockley
Jay Rogers

Mr. Bichel announced two candidates for Vice Chairman:

Metz Looper
Steve Bichel

Mr. Bichel asked if there were any other nominations.

Mr. Stevenson nominated Dr. Hollingshad for Vice Chairman.

Nominations were closed and a ballot vote would be taken. Staff passed out the ballots.

PLANNING REPORT

Ms. Holt briefly updated the Commissioners on the activities of staff for the month. She updated the Commissioners on the state Comprehensive Plan, which would be placed out to bid again this time including ReWa for better coordination and additional scope. She stated staff has begun the initial work, the staff Technical Advisory Committee and some survey and web ideas. She updated the Commissioners on the various community and area plans. She also went over the permitting and construction activity.

Mr. Stone and Ms. Gucker updated the Commission on the happenings in Berea.

ELECTION RESULTS

Ms. Gucker announced the vote results, Mr. Rogers was elected to Chairman and Mr. Bichel was elected to Vice Chairman by ballot vote.

Mr. Rogers stated Mr. Shockley did a great job of making sure everyone's voice was heard, even when he was in disagreement. Mr. Rogers stated Mr. Shockley was respectable to all and he appreciated that.

MONTHLY MEETINGS

Chairman Shockley went over the dates of the meeting in June as were included in the agenda packets.

Dr. Howard asked about a June Workshop.

Ms. Gucker stated she would set up a Workshop and she would get with Chairman Rogers on the topic. The workshop would be June 13, 2018.

OLD BUSINESS

There was no old business

NEW BUSINESS

Vice Chairman Looper asked staff about a workshop.

Ms. Gucker stated she would speak with Chairman Shockley and notify all members. Topics would be possibly motions, the LDR, Major and Minor change or Cluster Developments. She stated it would most likely be the second Wednesday of June.

ADJOURN

MOTION: By Mr. Looper to adjourn. Without objection the meeting adjourned at 6:02 p.m.

Respectfully submitted

Recording Secretary