

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
November 28, 2018
4:30 p.m.

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

MEMBERS ABSENT:

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

COUNCIL MEMBERS PRESENT:

CALL TO ORDER

Chairman Rogers called the meeting to order at 4:32 p.m. and Dr. Howard provided the invocation.

APPROVAL OF THE OCTOBER 26, 2018 MINUTES

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve the minutes of the October 26, 2018 Commission meeting as presented. The motion carried by voice with one abstention (Hollingshad).

PRELIMINARY SUBDIVISION APPLICATIONS

Ms. Jeffers – Campbell presented the following:

PP-2018-140, Rallis Holdings

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 14.59 acres and zoned R-20, single-Family Residential. The developer is proposing an 11 lot subdivision accessed by Brendan Way (County). The developer is proposing private drives. Water will be provided by Greenville Water and sewer will be by the City of Greenville. Wade Hampton Fire serves this area.

VA-2018-143, Rallis Holdings, (Internal Access)

Ms. Jeffers Campbell stated the applicant was requesting a variance from LDR Article 3.5.5 which requires internal road access for new lots. Requesting use of a private shared drive in the rear of new lots to provide access.

Ms. Jeffers-Campbell stated due to the limited scope of work, staff recommends approval of the preliminary plan and variance 2018-143 with the Standard and Specific Requirements.

Dr. Hollingshad asked staff what was meant by the limited scope of work in their recommendation.

Ms. Jeffers-Campbell stated she was saying it was a small project.

Mr. Rogers asked what the functional difference was between shared driveway and internal access roads.

Ms. Jeffers-Campbell stated since the development was small, the SCDOT would not allow individual curb cuts in the very high traffic area. The shared drive was the most viable option for a development this size.

Mr. Bichel asked if that did not exceed the flag lot.

Ms. Jeffers-Campbell stated there were no flag lots proposed.

MOTION: By Mr. Shockley, seconded by Mr. Looper to approve PP-2018-140 and VA-2018-143.

Dr. Hollingshad asked who owned the shared driveway, who maintained it.

Ms. Jeffers-Campbell stated the HOA.

The motion to approve PP-2018-140 and VA-2018-143 carried unanimously by voice vote.

PP-2018-200, Waterford (Revision)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 27.10 acres and zoned R-S, Residential Suburban. The developer is proposing a 31 lot subdivision accessed by Batesville Road (State). The developer is proposing 2625 Linear Feet of Public Road. Water will be provided by Greenville Water and sewer will be by septic system. Pelham Batesville Fire serves this area.

Ms. Jeffers-Campbell stated Landscape buffers are not required along the sides of parcels adjoining roads. Staff recommends approval of the revised preliminary plan with the Standard and Specific Requirements approved under PP-2018-091.

Dr. Hollingshad noted on the staff report it states sewer would be by Metropolitan and you are saying it will now be on septic. He asked why it was not addressed on the staff report.

Ms. Jeffers-Campbell stated the previously approved plan was for septic. Initially when the

application was submitted, it was under Metropolitan. At the SAC meeting it emerged the applicant did attempt to seek the use of public sewer but was not feasible at the time. She stated Metropolitan Sewer was going to require the applicant to get private utility easements, which they were not able to get and septic was the default and was approved as that originally.

The following appeared in opposition to the proposed.

- Mike Koherity, 105 Old House Way, Gville, SC
- Greg Wright, ReWa 561 Mauldin Road, Gville, SC

The following appeared in favor of the proposed.

- Paul Harrison, Engineer for the project

Mr. Chris Harrison asked the engineer if the reasoning for the removal of the buffers was a financial decision.

Paul Harrison stated cost was considered, but additionally he felt he could provide an adequate buffer in less than the 25 feet.

Mr. Moore asked Mr. Harrison if that would be the only subdivision in the area that would not have public sewer.

Mr. Harrison stated he believed Kilgore Plantations was on septic system, the Columns does have public sewer but he believed they had a pump station or something that went across Roper Mountain.

Mr. Bichel stated Mr. Harrison was right, the LDR stated no buffers on the street, no problem there. The Fire Marshall is alright without an emergency access, no problem there. The sewer septic, we have no authority over that, I don't know why we are discussing that. The buffer is required along the street to be 8 foot wide in centers and corridors as identified in the County Comp Plan.

Ms. Jeffers- Campbell stated she believed that was a specific situation and not applicable here.

Mr. Bichel stated he did want to pick on Mr. Harrison and asked if he saw his note on his drawing.

Mr. Harrison stated that is what happens when you use standard notes over and over again.

Mr. Bichel stated that is not right, we shouldn't do that, but overall he was fine will all.

MOTION: By Mr. Bichel, seconded by Mr. Shockley to approve PP-2018-200.

Chairman Rogers noted Mr. Reichart had also signed up and asked if he would like to speak.

Mr. Chuck Reichart, 104 Chettington Drive, Greenville, SC spoke to the buffer and sewer issue.

Mr. Shockley asked if public sewer were at this location, would it not be considerably denser.

Mr. Reichart stated that was correct.

Dr. Howard asked for clarification if they were going to have a berm.

Mr. Reichart stated they would be building a berm.

Dr. Hollingshad asked staff on the sewer issue, there was an implication it was not covered in the Land Development Regulations, but 7.2.1c, and he paraphrased, “ the developer shall be required to provide public sewage disposal systems, unless it is documented by the sewer service provider or sewer treatment authority that such service is not available.” He stated given the letter receive from Mr. Wright, it sounds like the issue has not been resolved and the packet did not include any documentation that there had been a determination that no service was available.

Ms. Jeffers-Campbell stated sewer would be provided by Metro, and ReWa is needed as part of that discussion. As stated when at the SAC meeting, the developer spoke about the attempts to provide public sewer. Metro had already made their preferences known and septic was the option. She stated from the standpoint of the LDR, it was clear to her that while they could technically connect, it really wasn't feasible in this case, so septic was a viable option. Ms. Jeffers-Campbell stated it was not that they did not want to connect to public sewer, but the circumstances in this case did not allow them to do so. Metro Sewer did not want to provide the sewer within the right-of-way which meant they required private utility easements. She stated Article 7.2d states “should public sewer system prove not feasible, individual septic permits shall be obtained from DHEC.” ReWa was at the SAC meeting when the circumstances were acknowledged, they never changed their position but as far as we were concerned, if Metro was not working with them to make public sewer available, it was a moot point.

The motion to approve PP-2018-200 carried unanimously by voice vote.

VA-2018-199, Waterford Subdivision (Emergency Access)

Ms. Jeffers-Campbell stated the applicant was requesting a variance to remove emergency access from Waterford Subdivision approve preliminary plan. Only 29 lots have internal access as 20 of the 31 lots will from and have access from Edwards Circle. She stated staff recommends approval of the variance request.

MOTION: By Mr. Harrison, seconded by Mr. Bichel to approve VA-2018-199. The motion carried unanimously by voice vote.

Mr. Moore recused himself from the discussion and left the meeting room.

PP-2018-185, Waters Meadow Subdivision

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 20.9 acres in an unzoned area. The developer is proposing a 24 lot subdivision accessed by Waters Road (County). The developer is proposing 1360 Linear Feet of Public Road. Water will be provided by Blue Ridge Water and sewer will be by septic system. Piedmont Park Fire serves this area.

Staff recommends approval of the preliminary plan with the Standard and Specific Requirements.

The following appeared in opposition to the proposed:

- Laura McDonald, 6 Kentwall Ct, Taylors, SC
- Grace Bullock, 290 Waters Road, Taylors, SC
- Ann Marie Rhyne, 175 Waters Road, Taylors, SC
- John Taylor, 311 Waters Road, Taylors, SC

Mr. Harrison commented as he did every month, this was the first step in the process. The developer has a lot of other standards and criteria that he has to meet after the fact if it were to be approved. For instance, DHEC has to approve septic tanks; County Engineers have to approve the encroachment permit. He stated there were a lot of steps to be done before they could put a shovel into the ground.

Dr. Hollingshad stated in looking at the plan, it showed buffers in there but they appear to be part of the lots and it is shown as an easement. He asked how that worked, and weren't the buffers typically an HOA

Ms. Jeffers-Campbell stated the buffers were to be in the easement per the LDR, but the buffers would be maintained by the HOA.

Dr. Hollingshad asked in terms of the drawing, the area of the buffer is included in the piece of property that the person buys to build their house on.

Ms. Jeffers-Campbell stated the easement says that what that portion of the property has to be used for and the HOA maintains that.

Mr. Bichel asked if the county was ok with where that cluster was, since they would have to maintain that cul-de-sac, that parking area.

Ms. Jeffers-Campbell stated yes the County Engineering/Maintenance were ok with that.

Mr. Bichel stated, as Mr. Harrison stated he knew the buffer, the LDR said “shall carry a perpetual easement maintained by the HOA”. But we have never seen buffers on private lots before. Would that not cause problems down the road, someone would want to cut the trees and they cut them.

Ms. Jeffers-Campbell stated the easement restricts the use of that part of the property.

Mr. Bichel stated how many homeowners will even know they have an easement back there.

Ms. Jeffers-Campbell stated when they buy into the subdivision, they also are a part of the HOA, that is a part of what they are buying into.

Mr. Bichel asked if the sight-line was ok with the entrance coming out into the curve.

Ms. Jeffers-Campbell stated they will have to have clear sight distance as a part of the encroachment permit process.

Mr. Stevenson asked you have a buffer on a piece of property that is going to be taxable, is that buffer part of the taxable property that is in the easement.

Staff answered that was correct.

Mr. Stevenson stated so they will be paying taxes on a piece of property that they cannot do anything with. Would that not change the size of at least a couple of the lots as far as the visual clearance is concerned.

Ms. Jeffers-Campbell stated the easement does not change the size of the lot, just what that part of the lot is dedicated for buffers that the HOA would maintain.

Mr. Harrison pointed out on the map the clear line of sight on the map.

Mr. Bichel stated he was still concerned about the width of the road being 18 foot. He asked if anyone else surveyed any other part of the road.

Ms. Jeffers-Campbell stated the information was provided to her by County Engineering and Maintenance and that was for that segment of the road specific to this project. Ms. Jeffers also noted the pavement condition was not for the entire road, but for that segment.

Mr. Harrison stated based on the surrounding development and with the fact he mentioned earlier, there are a lot of other aspects the developer will need to comply to in this process, he made the following:

MOTION: By Mr. Harrison, seconded by Mr. Loofer to accept staff’s recommendation and approve PP-2018-185. The motion carried by voice vote with one in opposition (Bichel) and one recusal (Moore).

Mr. Moore returned to the meeting room.

PP-2018-186, Creekstone Subdivision

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 25.30 acres zoned R-M20, Multifamily Residential. The developer is proposing a 75 lot subdivision accessed by Berea Middle School and Duncan Road (State). The developer is proposing 2940 Linear Feet of Public Road. Water will be provided by Greenville Water and sewer will be provided by Berea Sewer. Berea Fire serves this area.

Staff recommends approval of the preliminary plan with the Standard and Specific Requirements.

The following appeared in opposition to the proposed:

- Kelli Koglin, 9 Camelback Road, Gville, SC

Mr. Bichel asked what the density that could be in R-M20 zoning.

Staff responded, 506 apartments or 146 single family homes.

Mr. Bichel stated this was not in compliance with LDR 3.3.4, paragraph d,e,m and n. For that reason, he stated he would be voting to deny the request.

MOTION: By Mr. Bichel, seconded by Dr. Howard to deny PP-2018-186.

Mr. Shockley asked for an explanation of what the paragraphs referred to.

Mr. Bichel stated it did not display the adjoining property owners, it did not display the area of the lot, it does not display the zoning around the properties. He stated he could continue, but they were suppose to enforce the LDR, d,e,m and n.

Ms. Jeffers-Cambell stated that section was the submittal requirements, so you are saying d, that is the name of the subdivision, they have that. She asked Mr. Bichel what specifically was he referring to.

Mr. Bichel stated the adjoining zoning, adjoining property owners.

Ms. Jeffers-Campbell asked if he was referring to the preliminary plan.

Dr. Hollingshad stated section d includes the names of the adjoining subdivisions or property owners.

Ms. Jeffers-Campbell stated the information was there, and she brought the preliminary plan to Mr. Bichel and pointed out the information.

Mr. Bichel asked where the area of the lot was.

Ms. Jeffers-Campbell stated you did not necessarily have that, but the dimensions of the lot were shown.

Mr. Bichel stated there was a motion on the floor, knock him down.

Dr. Howard asked Mr. Bichel if he was satisfied with staff's explanation.

Mr. Bichel stated some of the information you can barely read it on the full size drawing, but the area of the lot was not there. I do not think this drawing went through the check list.

The motion to deny PP-2018-186 carried by a hand vote of five in favor (Bichel, Howard, Hollingshad, Stevenson and Rogers) and four in opposition (Looper, Shockley, Harrison and Moore).

PP-2018-187, Echo Valley

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 58.15 acres in an unzoned area. The developer is proposing a 56 lot subdivision accessed by Pine Log Ford Road (County). The developer is proposing 3970 Linear Feet of Public Road. Water will be provided by Blue Ridge Water and sewer will be by septic system. North Greenville Fire serves this area.

Staff recommends denial of the preliminary plan in accordance with LDR Article 3.1 since adequate transportation systems are not available to support the project. The SCDOT improvements completed in the project area is not expected to improve LOS on Locust Hill Road. The current application significantly mirrors the preliminary plan application 2018-117 presented and denied by the Planning Commission on August 22, 2108.

The following appeared in favor of the proposed:

- Monty Silvers, 1320 Pine Log Road, Taylors, SC property owner
- Paul Harrison, 718 Lowndes Hill Road, Gville, SC
- Erika DeRoberts, with Coldwell Banker Caine
- Alicia Waymich, Great Southern Homes

The following appeared in opposition to the proposed;

- Julie Turner, 2850 Tigerville Road, Gville, SC
- Scott Greene, 4955 Sandy Flat Road, Gville, SC
- Wes Alexander, 4963 Sandy Flat Road, Gville, SC

Mr. Bichel asked what the average lot size was.

Mr. Paul Harrison stated the average lot size was .8 acres, the smallest lot size was .5 acres and the largest lot is about 1.5 acres.

Mr. Chris Harrison stated from a compatibility stand point he was in favor of the request the last time, and felt it was still compatible. He asked when the traffic mitigation will be decided.

Ms. Jeffers-Campbell stated SCDOT was not requiring a traffic study but they are going to require the queue analysis, which would come after this process. It would be a part of the encroachment permit.

MOTION: By Mr. Moore, seconded by Mr. Bichel to deny 2018-187. The motion carried by voice vote with one in opposition (Harrison).

PP-2018-190, Boho Bourn (Cluster)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 23 acres and zoned R-S, Residential Suburban. The developer is proposing a 30 lot subdivision accessed by Anderson Ridge Road (County). The developer is proposing 0.14 miles of Public Road and has chosen to do a Cluster Development with Option 1. Open Space required is 6.9 acres and Open Space provided is 7.5 acres. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Clear Spring Fire serves this area.

Staff recommends approval of the preliminary plan with the Standard and Specific Requirements.

The following appeared in opposition to the proposed:

- Jonelle Phillips, 400 Phillips McCall Road, Greer, SC

The following appeared in favor of the proposed:

- Alex Converse with Grey Engineering, the applicant's representative
- Ryan Gleeves, Developer, 202 Murrell Drive, Gville, SC

Mr. Bichel stated he felt this was the best example of a cluster development he had ever seen. He asked about some undeveloped area marked developable open space and asked for clarification.

Mr. Converse stated open space was not necessarily undevelopable. It is an undeveloped area that could be developed.

Dr. Howard asked if it was so that it would never be developed because of the preservation.

Mr. Converse stated that was correct.

Mr. Bichel stated it was part of a flood zone.

Mr. Converse stated yes it was part of the flood zone.

Mr. Bichel stated it really could not be developable open space could it.

Mr. Converse stated the flood zone could be modified to some extent.

Mr. Bichel stated overall it was a great layout. The table was confusing; he wished people would follow the LDR a little bit more.

Dr. Howard stated she did applaud the developer also. This was exactly what Greenville needed to look like.

MOTION: Mr. Bichel, seconded by Dr. Howard to approve 2018-190. The motion carried unanimously by voice vote.

At this time, the Chairman stated there would be a five minute break.

REZONING REQUESTS

Ms. Buathier presented the following:

Mr. Moore recused himself from the discussion and left the meeting room.

DOCKET NUMBER: CZ-2018-67

APPLICANT: Pete Bauer for Shelley Bauer

PROPERTY LOCATION: Talley Street, Loom Street, Goldsmith Street and Hammett Street, Ext.

PIN/TMS#(s): 0152001400100, 0152001400101 and 0152001400403

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-M15, Multifamily Residential

ACREAGE: 2

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5 and I-1	single-family residential, vehicle storage and vacant land
East	R-7.5 and C-2	single-family residential and vacant land
South	R-7.5	single-family residential
West	R-7.5	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.

	Zoning	Zoning Density	Acres	Total Units
Current	R-7.5	5.8 units/acre	2	11 units
Requested	R-M15	15 units/acre		30 units

A successful rezoning may add up to 19 dwelling units.

ROADS: Hammett Street Extension: two-lane County-maintained local
 Loom Street: two-lane County-maintained local
 Goldsmith Street: two-lane County-maintained local
 Talley Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Shaw Street	2,280' S	4,800	4,600 -4.2%	5,900 28.3%
Poinsett Highway	3,900' S	24,500	23,500 -4.1%	28,700 22.1%

ANALYSIS: Located in the Imagine Greenville Comprehensive Plan, the subject site is designated as *Residential Land Use 3*, which allows 6 or more units per acre. The applicant is requesting R-M15, which would allow up to 15 units per acre. Parcel 0152001400100 is currently has a legal non-conforming use

with 17 dwelling units. The subject site is also located in the Poe Mill Community and near a Greenlink bus route, the Poinsett-Rutherford route.

SUMMARY:

The subject parcel zoned R-7.5, Single-Family Residential, is 2 acres of property located on Talley Street approximately 0.5 miles northwest of the intersection of Poinsett Highway and Rutherford Road. The parcel has approximately 120 feet of frontage along Hammett Street Extension, 480 feet of frontage along Loom Street, 165 feet of frontage along Goldsmith Street and 440 feet of frontage along Talley Street. The applicant is requesting to rezone the property to R-M15, Multifamily Residential.

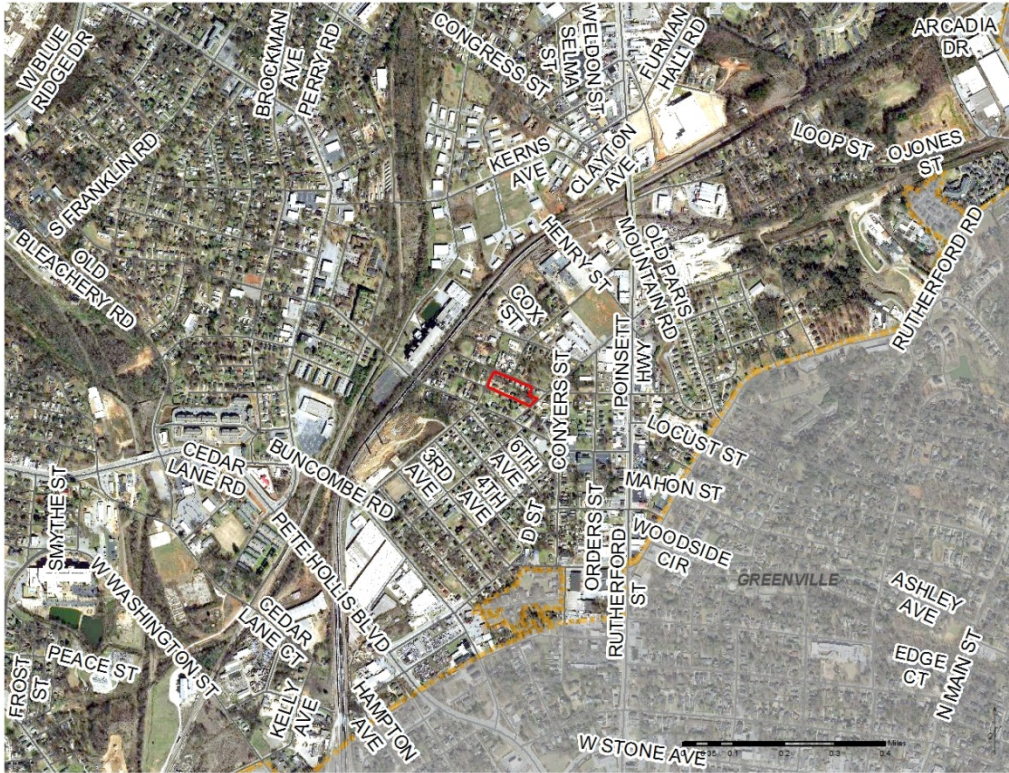
The applicant states the proposed land use is for apartments.

CONCLUSION:

The subject site is mainly surrounded by R-7.5, Single-Family Residential zoning with some I-1, Industrial zoning to the north and vacant C-2, Commercial zoning to the east. Currently the site contains a legal non-conforming use of 17 units on one lot. Staff is of the opinion that due to its close proximity to a public transportation route, the recommendation of 6 or more units per acre from the Imagine Greenville County Comprehensive Plan, and the possibility for a legal conforming use on the subject site, that rezoning the property to R-M15 would be appropriate. Staff also believes rezoning will have minimal impact to the surrounding community.

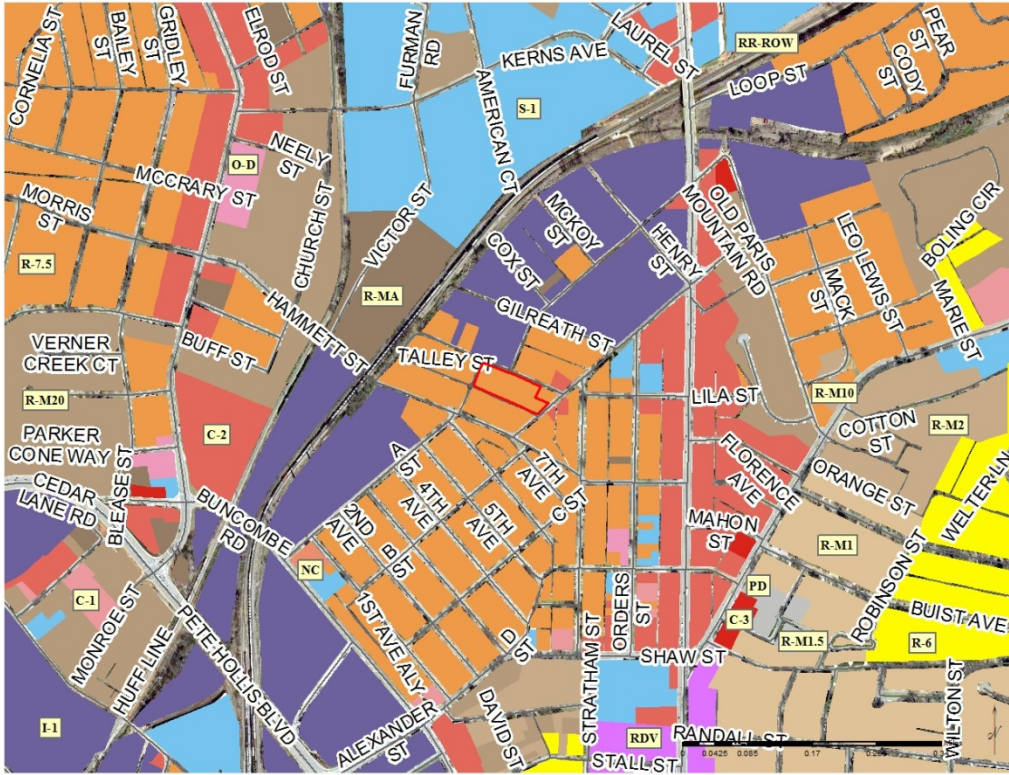
Based on these reasons staff recommends approval of the requested rezoning to R-M15, Multifamily Residential.

MOTION: By Mr. Looper, seconded by Mr. Harrison to approve CZ-2018-190. The motion carried unanimously by voice vote with one recusal (Moore).

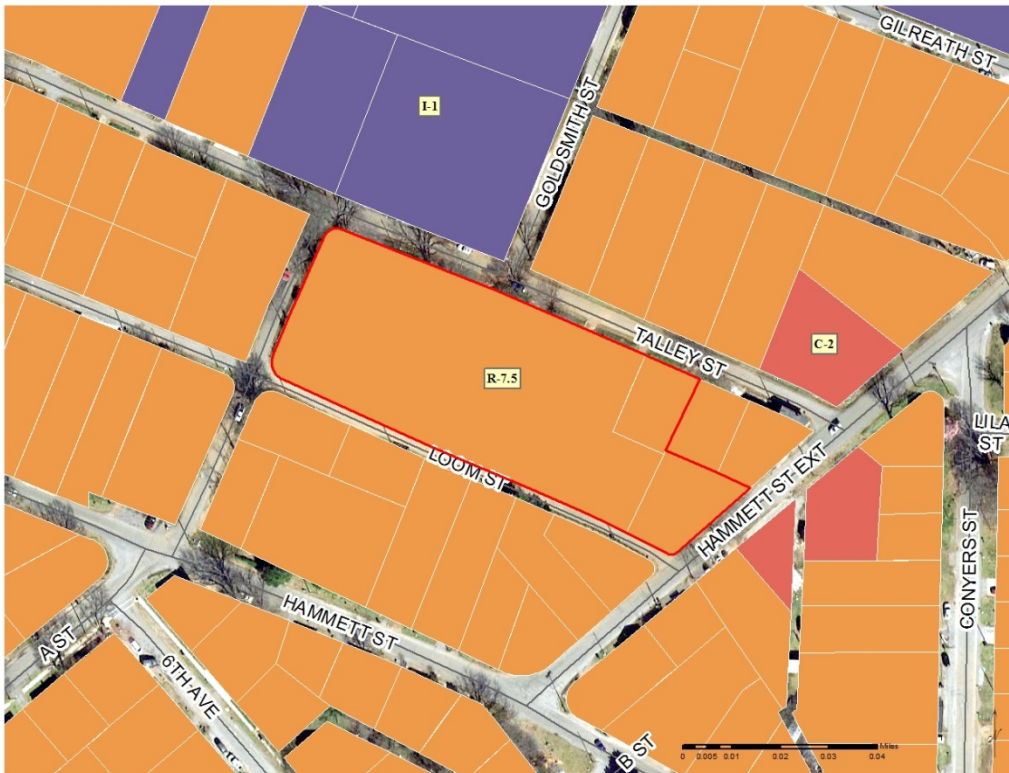


Aerial Photography, 2017





Zoning Map



DISCUSSION ON THE UPDATE TO THE COMMISSION BYLAWS

MOTION: By Mr. Harrison, seconded by Mr. Looper to hold the bylaw discussion until the January 2019 Commission meeting. The motion carried unanimously by voice vote.

MONTHLY MEETINGS

Due to the Commission not meeting in December the following motion was made:

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

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURN

MOTION: By Mr. Looper to adjourn. Without objection the meeting adjourned at 7:06 p.m.

