

GREENVILLE COUNTY PLANNING COMMISSION  
MINUTES  
September 26, 2018  
4:30 p.m.

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

**MEMBERS ABSENT:** K. Howard

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

**COUNCIL MEMBERS PRESENT**

**CALL TO ORDER**

Chairman Rogers called the meeting to order at 4:30 p.m. and Mr. Moore provided the invocation.

**APPROVAL OF THE AUGUST 22, 2018 MINUTES**

**MOTION:** By Mr. Looper, seconded by Mr. Stevenson to approve the minutes of the August 22, 2018 minutes as presented. The motion carried by voice vote with one absent (Howard).

**PRELIMINARY SUBDIVISION APPLICATIONS**

Rashida Jeffers-Campbell presented the following:

**PP-2018-109, Havenhill Subdivision (Cluster)**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 12.49 acres and zoned R-7.5. The developer is proposing a 72 lot subdivision accessed by Pinefield Drive/Holmes Drive (County). The developer is proposing 0.4 miles of public road. The developer has chosen to do a Cluster Development with Option 1, requiring 1.88 acres of Open Space and providing 4.09 acres of Open Space.

**VA-2018-112, 20 foot buffer**

The developer is requesting a variance from the 20 foot buffer. He stated he wanted to maintain the harmony and character of the surrounding subdivision which this site is

inside of. In lieu of the 20 foot undisturbed buffer, they will provide a buffer around the entire site including up against the industrial/service properties.

Staff recommends a variable landscape space buffer with 6 foot privacy fence or combination of fence and shrubbery at least 6 feet tall along the southern border of the property to provide privacy screening for existing residents and new residents abutting Fairfield Business Park with warehouses and office facilities. Staff supports a landscape space buffer with variable widths as shown on the plan with the condition that the buffer is protected by an easement. A variable landscape buffer and privacy fence will meet the intent of the LDR and prevent the loss of lots.

**VA-2018-118, Emergency access**

This variance request is to put a 26 foot wide driveway entrance up to the first intersection of the proposed subdivision to accommodate not having an emergency access.

Staff recommends approval with the condition that Holmes Drive be widened to 22 feet from Pinefield Drive to the cul-de-sac in order to accommodate emergency vehicles and preserve lots. (Affordable Housing).

**VA-2018-119, Internal access only**

The variance request is for the 12 lots that front Pinefield Drive and Holmes Drive . Given the landscape surrounding the proposed subdivision, the 12 lots on Pinefield Drive and Holmens Drive are meant to bring harmony to the existing surrounding area and mirror the adjacent homes that are also directly off of Pinefield Drive.

Road and Bridges supports existing road access in this instance. Staff recommends approval as the layout is consistent with the character and fabric of the existing subdivision and supports affordable housing.

**VA-2018-121, 5 foot sidewalks**

This variance request is the developer's intent to match the characteristics of the existing South Forest Estates neighborhood, which has no sidewalks on any of its existing streets. They are requesting no sidewalks be required in this development.

Staff recommends approval of the sidewalk variance (affordable housing).

Staff recommends conditional approval of the Preliminary Plan with the Standard and Specific requirements applying, specifically:

- Holmes Drive shall be widened to 22 feet wide to accommodate emergency vehicles from Pinefield Drive to the cul de sac.
- A combination of fence and shrubbery at least six feet in height shall be provided along the southern border of the property. The open space buffer shown on the plan shall be protected by an easement.
- 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.

Chris Hill, Developer addressed the Commission members explaining the variances and made himself available for any questions.

Dr. Hollingshad asked had anything changed since this was presented last month.

Ms. Jeffers-Campbell stated this was the same presentation; the difference being staff had reconsidered and allowed the widening of Holmes Drive from Pinefield to the cul-de-sac. Staff has reduced the widening of some of the other roads.

Dr. Hollingshad stated he still had an issue with the three lots that are on Pinefield. He stated if the vote will be for everything together, his vote will be no. Dr. Hollingshad stated he did not feel the three lots were part of the neighborhood.

Mr. Bichel stated he felt they should be included as this was an affordable housing development.

Dr. Hollingshad stated he felt they could still be developed as affordable lots; they would only be individual lots instead of part of the development.

Mr. Harrison stated he did not think the financials were in the Commissions purview.

**MOTION:** By Mr. Harrison seconded by Mr. Shockley to approve PP-2018-112 along with all the variance requests with staff's recommendations. The motion carried by voice vote with one in opposition (Hollingshad) and one absent (Howard).

**PP-2018-116, Trailside Townes (Cluster)**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 14.18 acres zoned R-M20, Multifamily Residential. The developer is proposing a 102 lot subdivision accessed by Duncan and Watkins Road (State). The developer is proposing 2360 linear feet of Private Road. The developer has chosen to do a Cluster Development, Option 1 requiring 2.13 acres of Open Space and providing 4.51 acres of Open Space. Water will be provided by Greenville Water and Sewer will be provided by Berea Sewer District. Berea Fire serves this area.

Staff recommends approval of the Preliminary Plan with the Standard and Specific Requirements and the following condition:

- Prior to issuance of land disturbance permit, the applicant shall address the recommendation of the required traffic study per SCDOT.

The following appeared in opposition to the proposed

- Kelli Cogle, 9 Camelback Road, Greenville, SC

Paul Harrison, engineer for the development addressed the Commission and was available for any questions the Commission may have.

Chairman Rogers asked about DOT's request for a traffic study.

Ms. Jeffers-Campbell stated the SCDOT can ask for a traffic study when they feel it is necessary. The County has a threshold on when a traffic study should be done on a county road.

Mr. Bichel stated under 3.1 the Commission also has to consider existing infrastructure and transportation systems. He stated he felt the Commission should see the requested traffic study before a ruling should be made on this.

Mr. Harrison stated if the SCDOT traffic study shows the need for road improvements, he would fully comply with the improvements.

**MOTION:** By Mr. Shockley, seconded by Mr. Harrison to approve PP-2018-116 with staff's recommendation.

Dr. Hollingshad stated the SCDOT made a comment about Reddington Road not aligning with Tulane Avenue, can staff comment on that.

Ms. Jeffers-Campbell stated because it is a stated road, SCDOT will make the determination if any adjustments need to be made regarding the alignment. She stated if they are required to make any changes to the entrances the county asks they submit a revised plan.

The motion to approve PP-2018-116 with staff's recommendation carried by voice vote with one absent (Howard).

**PP-2018-135, River Trace (Cluster)**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 43.84 acres and zoned R-12, Single-Family Residential. The developer is proposing a 142 lot subdivision accessed by Sullivan Road (County). The developer is proposing 1.06 miles of Public Road. The developer has chosen to do a Cluster Development, Option 1 requiring 6.58 acres of Open Space and providing 8.29 acres of Open Space. Water will be



provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Staff recommends approval of the Preliminary Plan with the Standard and Specific Requirements.

Mr. Mitchell Baker, project engineer addressed the Commission and made himself available for any questions.

Mr. Bichel asked if this project was designated affordable housing as Mr. Baker stated.

Ms. Jeffers-Campbell stated she was not aware of the project being affordable housing.

Mr. Baker stated this was the developers affordable housing project and not government affiliated.

Mr. Bichel asked Mr. Baker if they were willing to sign the agreement with Greenville County regarding affordable housing.

Mr. Baker stated he did not think it was an issue; it was the developer's project.

Mr. Bichel stated the mailboxes need to have a pull off.

Mr. Baker stated there was a pull off at each cluster.

Mr. Bichel asked if Mr. Baker had done a Cluster Development before.

Mr. Baker stated he had not.

Mr. Bichel quoted LDR section 11.4 stating "the required open space must be directly accessible to the largest practical number of lots within the development, non-adjointing lots must be provided with safe, convenient access to the open space". He stated Mr. Baker has shoved all that to the side.

Mr. Baker stated yes to the perimeter of the property.

Mr. Bichel stated LDR section 11.1 "the Planning Commission shall determine if the preliminary plan is consistent with the purpose and intent of the Zoning Ordinance related to Cluster Development and open space with these guidelines. Home sites are clustered to preserve open space for recreational, environmental or ecological reasons". He stated he did not think Mr. Baker complies.

Chairman Rogers asked Mr. Baker to point out the open space where the public has access to them.

Mr. Baker did point the areas out.

Ms. Jeffers-Campbell pointed out the various access points provided to the residents in which they could access open space and common areas. She also noted it was within the Commission purview to place a condition on the request to indicate the access points, or indicate the open/common areas.

Mr. Bichel stated that would mean putting a fence behind each lot.

Phoenikx Buathier, Zoning Administrator stated the Commission could request the delineation of open space adjacent to residential lots with split face fencing.

After further discussion regarding the open space the following motion was made.

**MOTION:** By Mr. Shockley, seconded by Mr. Moore to approve staff's recommendation and approve PP-2018-135. The motion carried by voice with two in opposition (Bichel and Hollingshad) and one absent (Howard).

**PP-2018-141, Huff Creek (Cluster)**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 32.20 acres and zoned FRD, Flexible Review District. The developer is proposing a 134 lot subdivision accessed by Parkston Avenue (County) and Antioch Church Road (State). The developer is proposing 3,735 Linear Feet of Public Road. The developer has chosen a Cluster Development, Option 1 requiring 9.66 acres of Open Space and providing 10.55 acres of Open Space. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. South Greenville Fire serves this area.

Staff recommends approval of the Preliminary Plan with the Standard and Specific Requirements.

Mr. Paul Harrison, Engineer was available for any questions the Commission may have. He also clarified this was not a Cluster Development, but a true FRD.

**MOTION:** By Mr. Harrison, seconded by Mr. Bichel to approve with staff's recommendation and 2018-141. The motion carried by voice vote with one absent (Howard).

**Final Development Plans**

**Sandy Spring Park, FRD (Flexible Review District)**

Alan Willis addressed the Commission members with a request from Betsch Associates to build a 19,459 square foot building for Goodwill Industries on 3.66 acres of the Sandy Springs Park(FRD) at Augusta Road and Sandy Springs Road.

Mr. Willis stated in review of the Goodwill Moonville final Development Plan, staff finds the submitted plans are consistent with the approved FRD, Flexible Review District, Preliminary Development Plan, Statement of Intent and the Zoning Ordinance with the following exception:

- The height of the proposed lighting is 25 foot tall fixtures.

Mr. Willis stated staff recommends approval with the following condition:

- Approve the height of the lighting fixtures at 25 feet. Higher light fixtures reduce the number of fixtures and this property has no adjacent residential property.

Mr. Willis stated the approval does not constitute approval of the following:

- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.
- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code.

The following appeared voicing concerns with the project:

- Kathleen Fratita, 27 Alstone Way, Piedmont, SC
- Bob Aslinski, 35 Alstone Way, Piedmont, SC

Mr. Hollingshad asked when the Preliminary Development Plan was approved.

Mr. Willis stated this was the first FRD in Greenville County, it would have been at the rezoning in 2011.

**MOTION:** By Mr. Bichel, seconded by Mr. Looper to approve Sandy Springs Park FRD with staff's recommendations. The motion carried by voice vote with one absent (Howard).

#### **Hartness Inn, PD (Planned Development)**

Alan Willis addressed the Commission members with a request from Clay Driggers of Hartness Development to build a 7,000 square foot Inn along with other amenities on 7.44 acres at Highway 14.

Mr. Willis stated in review of the Hartness Huff Creek Final Development Plan, staff finds the submitted plans are consistent with the Preliminary Development Plan and the approved Statement of Intent. Staff recommends approval.

Mr. Moore asked about the bio-swales and what their intent was.

Mr. Willis stated the bio swales are used so there will not be big ponds scattered throughout.

**MOTION:** By Mr. Looper, seconded by Mr. Stevenson to approve Hartness PD as recommended by staff.

Mr. Bichel stated he still thinks there needs to be another entrance. He stated he had the traffic impact analysis and in Phase One there were recommendations to the surrounding roads, who enforced the recommendations.

Hesha Gamble, County Engineer stated once the project is at a certain point the DOT will step in and enforce the recommendations.

Mr. Bichel asked if the DOT would require what the traffic study was suggesting.

Ms. Gamble stated they would.

Mr. Bichel stated they have not done anything as of yet.

Ms. Gamble stated DOT had a heavy hand.

The motion to approve the Hartness Inn PD carried by voice vote with one absent (Howard).

### **Rezoning Requests**

Ms. Buathier presented the following:

<b>DOCKET NUMBER:</b>	CZ-2018-54
<b>APPLICANT:</b>	Gabriel Ricardo Tovar
<b>PROPERTY LOCATION:</b>	2815 Poinsett Highway
<b>PIN/TMS#(s):</b>	0435000100200
<b>EXISTING ZONING:</b>	R-10, Single-Family Residential
<b>REQUESTED ZONING:</b>	C-1, Commercial
<b>ACREAGE:</b>	0.71
<b>COUNCIL DISTRICT:</b>	19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3. There was an unsuccessful C-3, Commercial rezoning request in 2018, CZ-2018-24.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	vacant wooded land
East	C-1	vacant wooded land
South	R-10	single-family residential
West	R-10	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Cherrydale Area Plan, designated as a *MDR, Medium Density Residential*.

**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-10	4.4 units/acre	0.71	4 units
Requested	C-1	12 units/acre		8 units

A successful rezoning may add up to 4 dwelling units.

**ROADS:** Poinsett Highway: five-lane State-maintained major arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Poinsett Highway	2,480'N	18,400	17,400	22,900
			-5.4%	31.6%

**ANALYSIS:** The subject site is located along a five lane state-maintained major arterial road. The subject site is also located in the Cherrydale Area Plan recommending Medium Density Residential with 4 to 6 units per acre. There are no new road improvements planned for this area and level of service is not available.

**SUMMARY:** The subject parcel zoned R-10, Single-Family Residential, is 0.71 acres of property located on Poinsett Highway approximately

0.55 miles south of the Old Buncombe Road and Poinsett Highway interchange. The parcel has approximately 75 feet of frontage along Poinsett Highway. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for an office.

**CONCLUSION:**

The subject site is located along Poinsett Highway, a major arterial road. The surrounding zoning is PD, Planned Development to the north, C-1, Commercial to the east and R-10, Single-Family Residential to the south and west. The surrounding land uses are vacant wooded land and single-family residential. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the adjacent C-1, Commercial zoning and would be ideally found along a major arterial road.

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

**MOTION:** By Mr. Bichel, seconded by Mr. Harrison to approve CZ-2018-54.

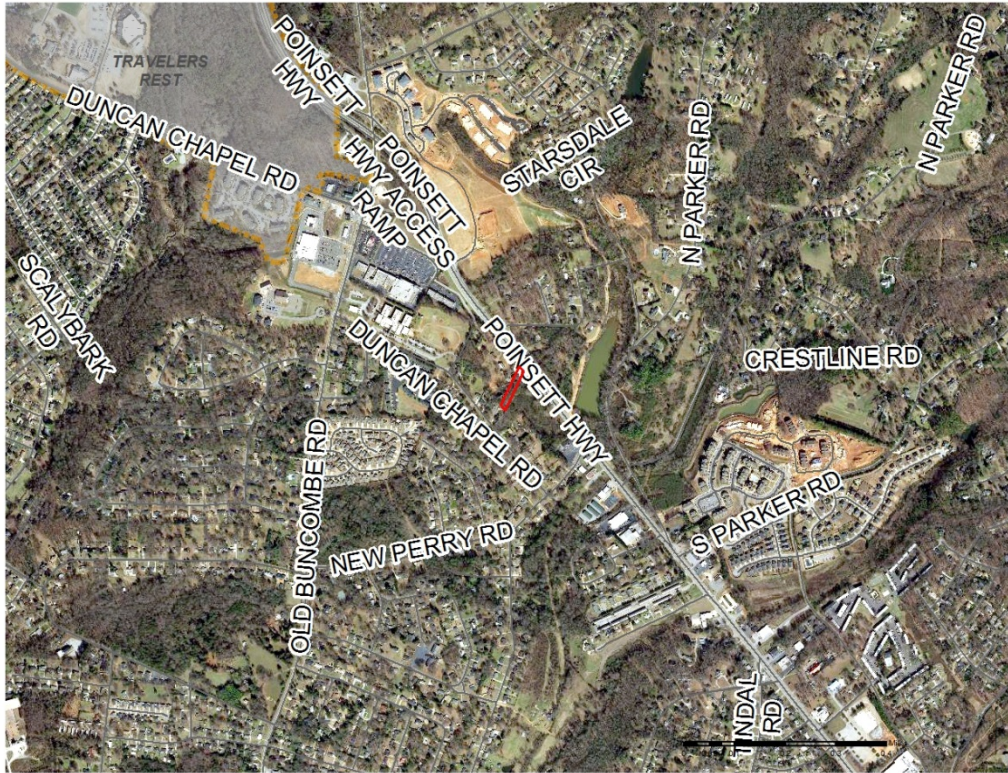
Mr. Stevenson stated, visiting the property, it has been in use for some time as a Commercial enterprise and has been for the last month or so. He stated if nothing else is done, Codes the sign people, need to get out there and take care of the sign this guy has put up in the right-of-way. It is in the physical right-of-way with a mailbox hanging on the end of it, which makes it extremely dangerous to leave that property, looking up Poinsett Road so you don't get hit by traffic. In as much as it is already being used, I will vote to continue this, but things like signs being put up over a long period of time with nothing done about it needs to be corrected.

Ms. Buathier stated the Code Officials have been out there a few times and there is an open case. In terms of the right-of-way, SCDOT has been contacted.

Mr. Stevenson stated they need to start carrying chain saws because there is way too much time between when they get cited and when anything happens. He asked that be on the record.

The motion to approve CZ-2018-54 carried by voice with one absent (Howard).

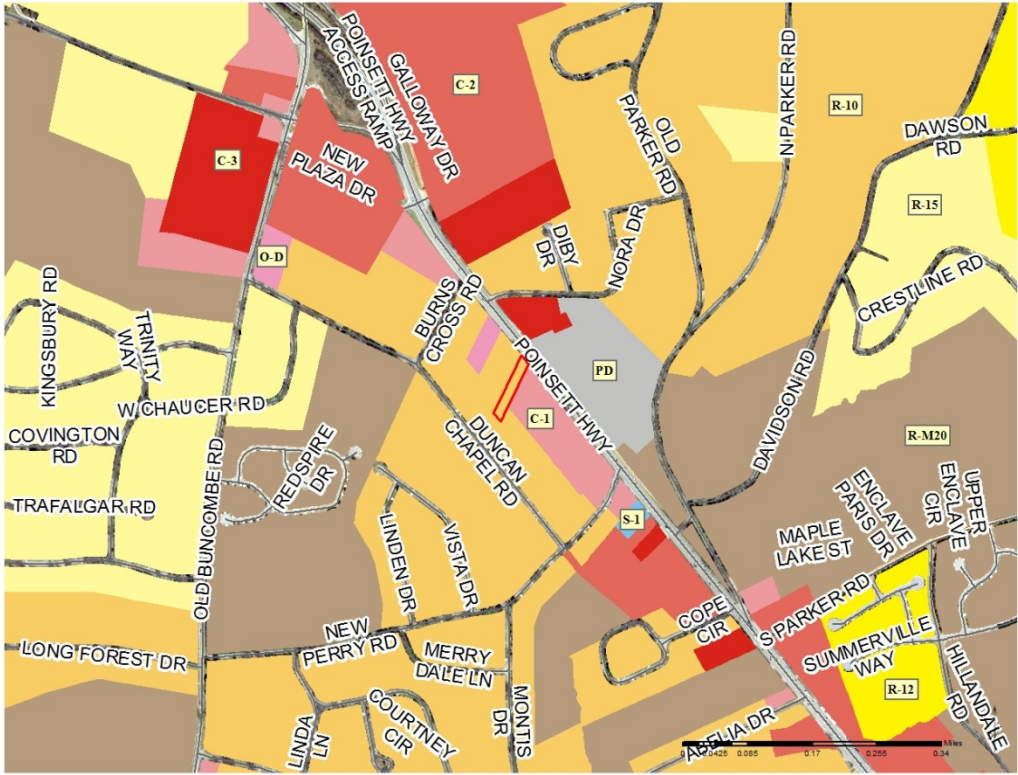




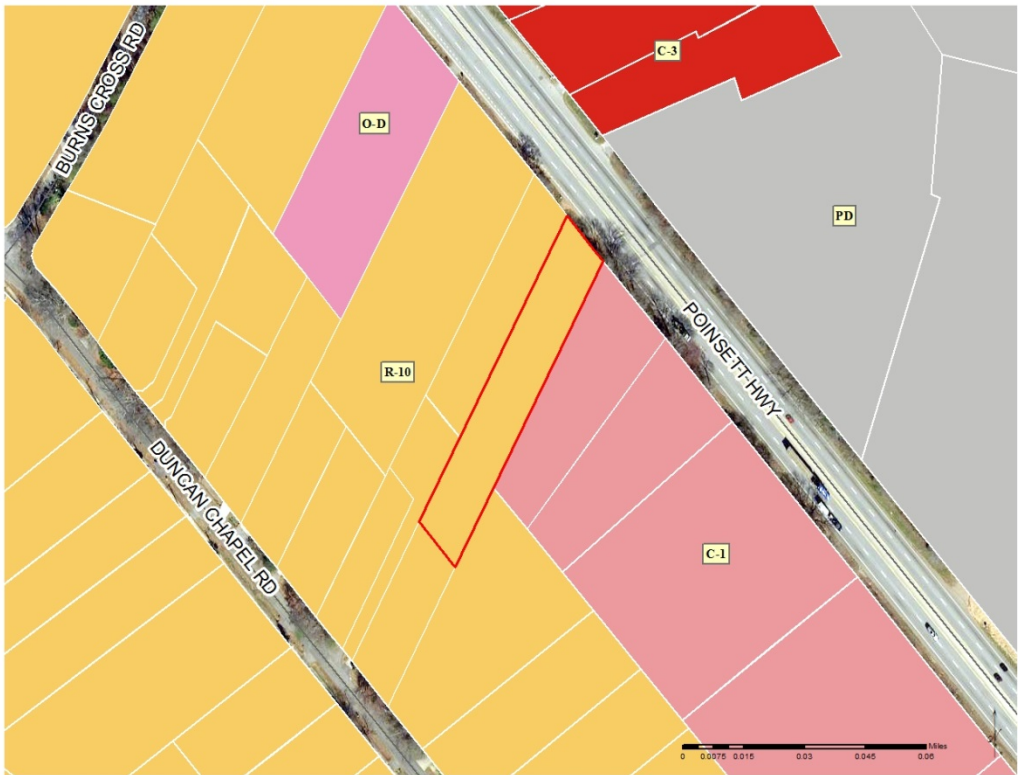
Aerial Photography, 2018



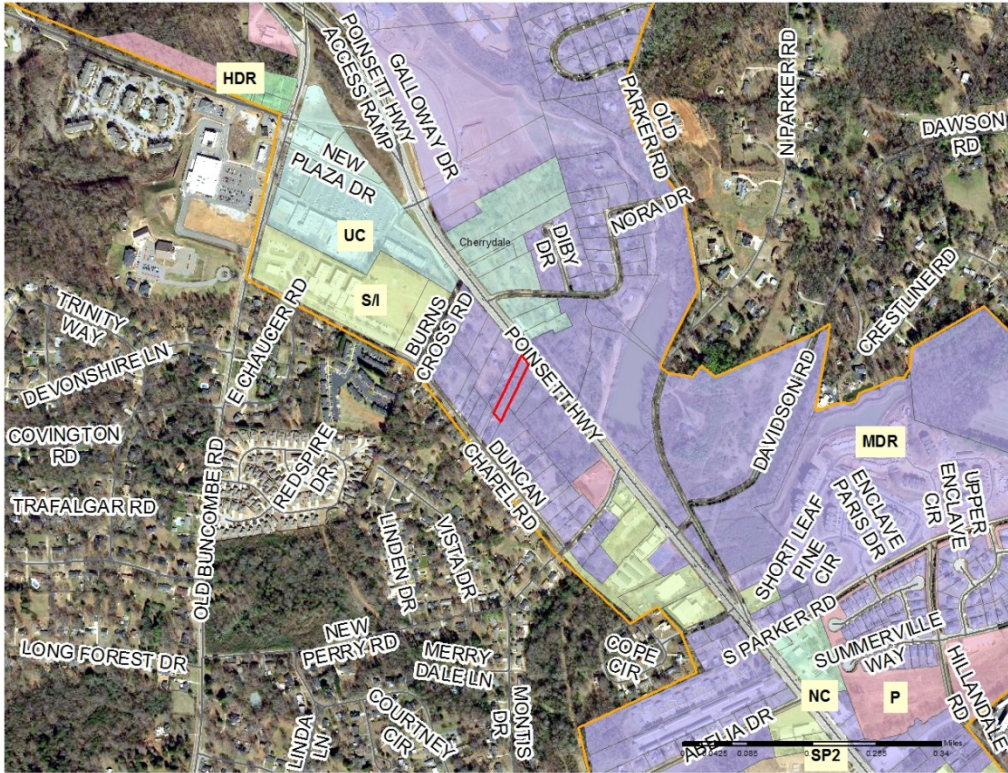




Zoning Map







Cherrydale Area Plan, Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-55
- APPLICANT:** Christopher Chambers for Chambers Grading, Inc.
- PROPERTY LOCATION:** Frontage Road
- PIN/TMS#(s):** WG10070100401
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** S-1, Services
- ACREAGE:** 2.18
- COUNCIL DISTRICT:** 25 – Fant
- ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in June 1973, as part of Area 4A.

**EXISTING LAND USE:** vacant land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	vacant wooded land
East	C-1	vacant wooded land
South	S-1	vacant wooded land
West	S-1	industrial

**WATER AVAILABILITY:** Parker Sewer

**SEWER AVAILABILITY:** Greenville Water

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan, designated as *Service/Industrial*.

**ROADS:** Frontage Road: two-lane State-maintained minor collector  
Staunton Bridge Road: three-lane State-maintained minor collector  
Interstate 85: six-lane State-maintained interstate

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

**ANALYSIS:** The subject site is a part of the South Greenville Area Plan and recommends Service and Industrial type uses for the site, which generally allows for heavier commercial uses that may require storage in warehouses, wholesaling, light industrial, as well as manufacturing and assembly plants. The subject site is also located between three major roads, Frontage Road, Staunton Bridge Road and I-85. There are no new road improvements planned for this area and level of service is not available.

**SUMMARY:** The subject parcel zoned R-S, is 2.18 acres of property located on Frontage Road approximately 0.7 miles west of the intersection of I-85 and I-185 interchange. The parcel has approximately 950 feet of frontage along Frontage Road, 300 feet of frontage along Staunton Bridge Road and 820 feet of frontage along I-85. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for employee parking.

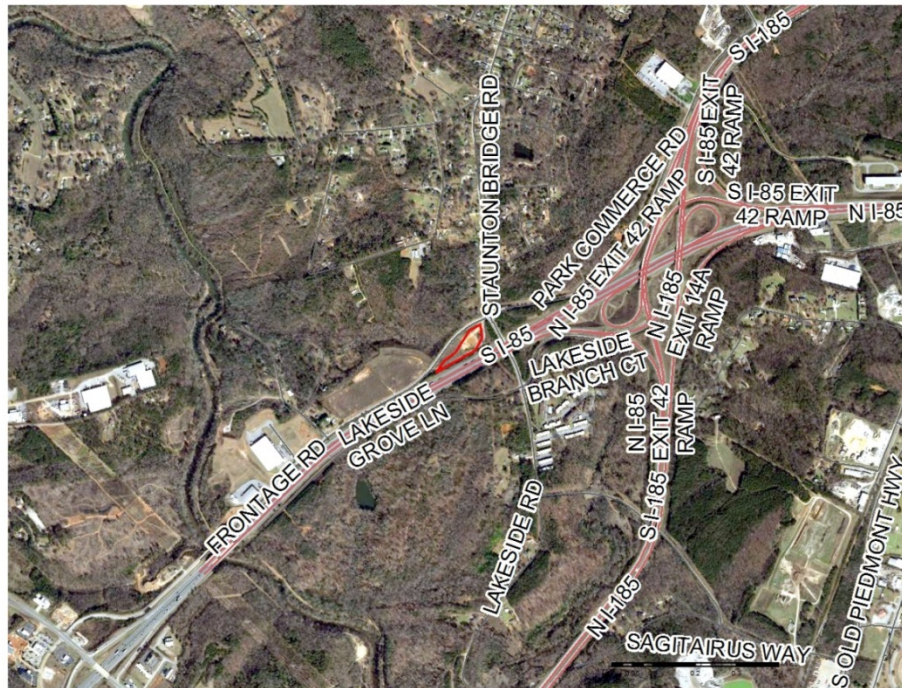
**CONCLUSION:**

The subject site is located between three roads, Staunton Bridge Road, Frontage Road and Interstate 85. It is also surrounded by S-1, Services zoning to north, west and south. Staff believes rezoning this parcel to S-1, Services is an appropriate rezoning based on the surrounding zoning, Service type land uses in the area and its close proximity to major roadways. The requested rezoning is also consistent with the South Greenville Area Plan recommending service and industrial type land uses.

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

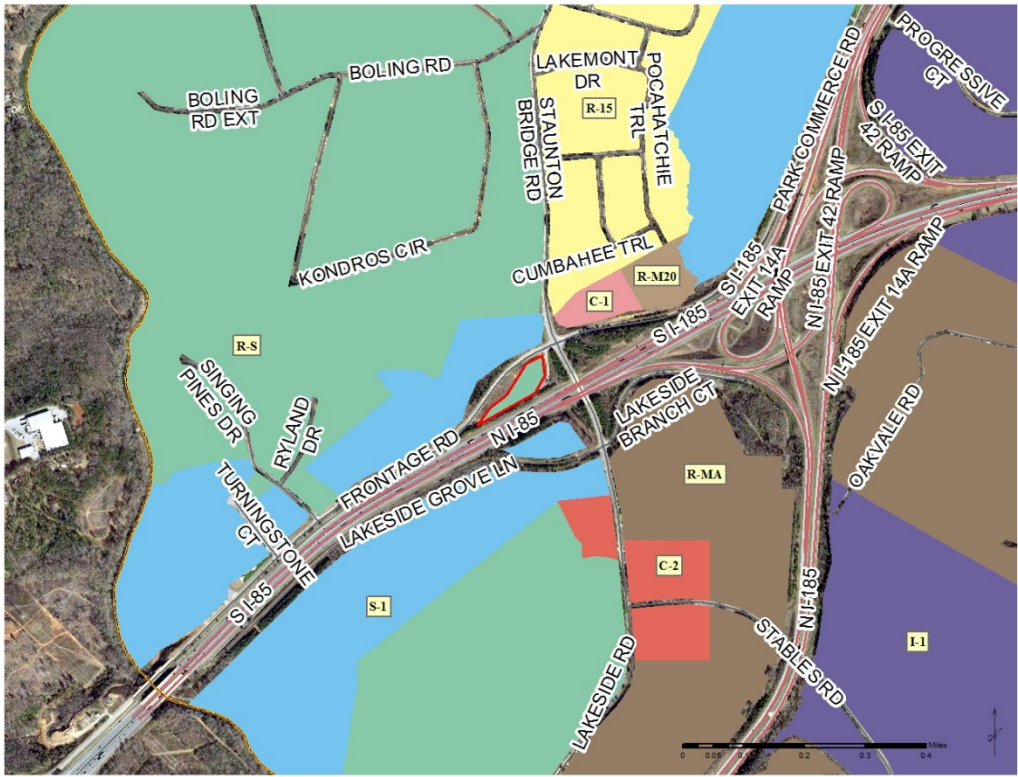
**MOTION:**

By Mr. Stevenson, seconded by Mr. Loper to approve CZ-2018-55. The motion carried by voice vote with one absent (Howard)



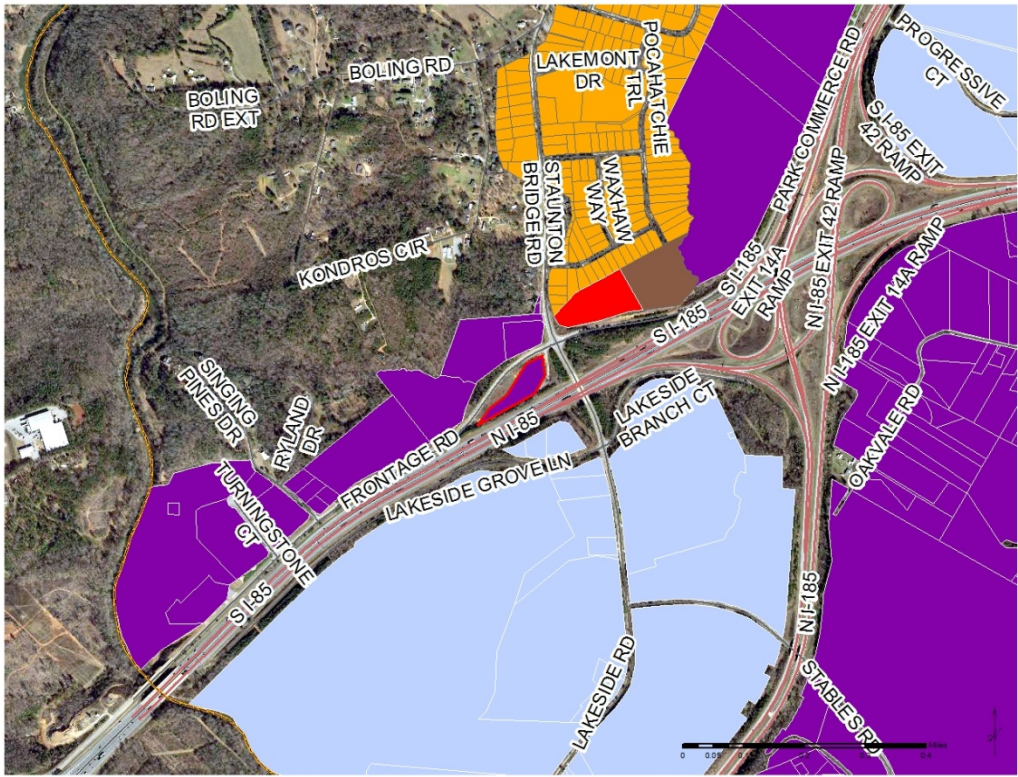
Aerial Photography, 2018





Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-56

**APPLICANT:** Dan Martin Blanch for Camperdown Academy, Inc.

**PROPERTY LOCATION:** 501 Howell Road

**PIN/TMS#(s):** 0541030100303

**EXISTING ZONING:** R-20, Single-Family Residential

**REQUESTED ZONING:** O-D, Office District

**ACREAGE:** 3.56

**COUNCIL DISTRICT:** 22 – Taylor

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was a withdrawn O-D, Office District rezoning request in 2018, CZ-2018-42.

**EXISTING LAND USE:** vacant school

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	vacant land
East	R-M20	apartments
South	R-M20	apartments
West	PD	vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Wade Hampton Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Neighborhood Corridor*.

**ROADS:** Howell Road: two-lane State-maintained minor arterial

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

**ANALYSIS:** The subject site is located along a Neighborhood Corridor, which allows for some non-residential uses. Howell Road is ranked number forty-three in the Long Range Transportation Plan (LRTP) for road improvements, which are scheduled for some time after 2040. Level of road service is not available for Howell Road.

**SUMMARY:** The subject parcel zoned R-20, Single-Family Residential, is 3.56 acres of property located on Howell Road approximately 0.35 miles north of the intersection of Haywood Road and East North Street. The parcel has approximately 340 feet of frontage along Howell Road. The applicant is requesting to rezone the property to O-D, Office District.

The applicant states the proposed land use is for office.

**CONCLUSION:** The subject site is located where multiple commercial and office type land uses are present. Staff is of the opinion the requested rezoning to O-D, Office District; is appropriate based on the surrounding land uses and zoning. Staff believes rezoning this parcel to O-D would allow for a continuing transition in this area from commercial to single-family residential. The requested zoning is also consistent with the Imagine Greenville County Comprehensive Plan.

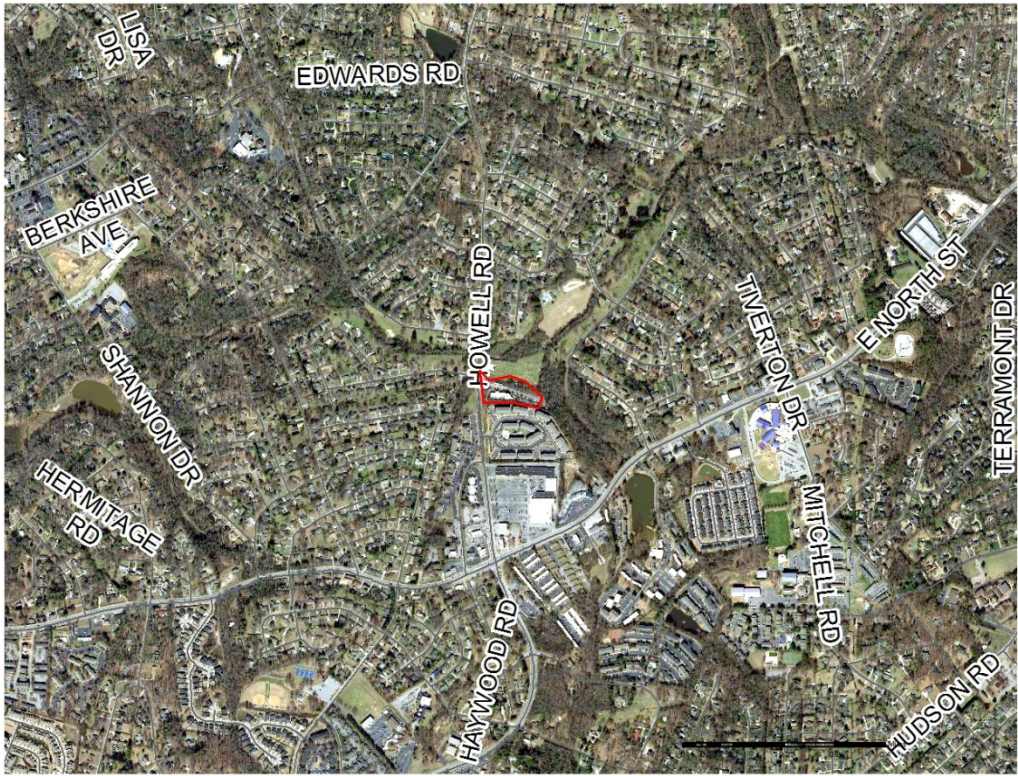
Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District.

**MOTION:** By Mr. Harison, seconded by Mr. Stevenson to approve CZ-2018-56. The motion carried by voice vote with one absent (Howard).

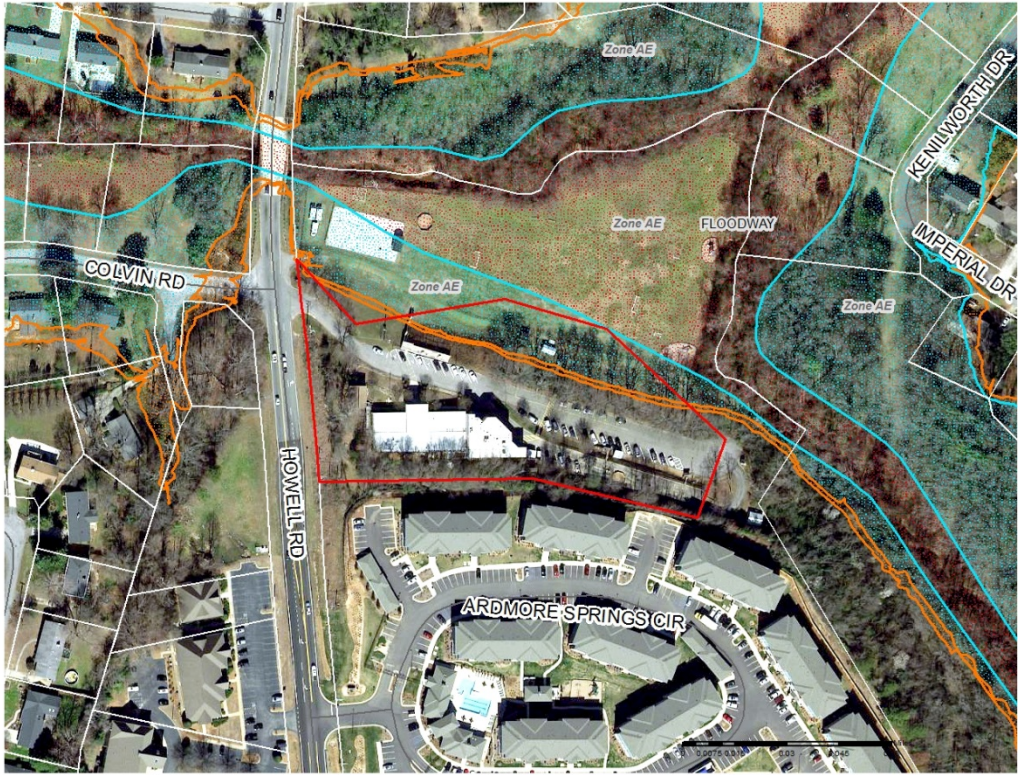
Mr. Bichel asked if once it becomes and O-D will there be enough parking.

Ms. Buathier stated that would be looked at once a building permit is applied for.

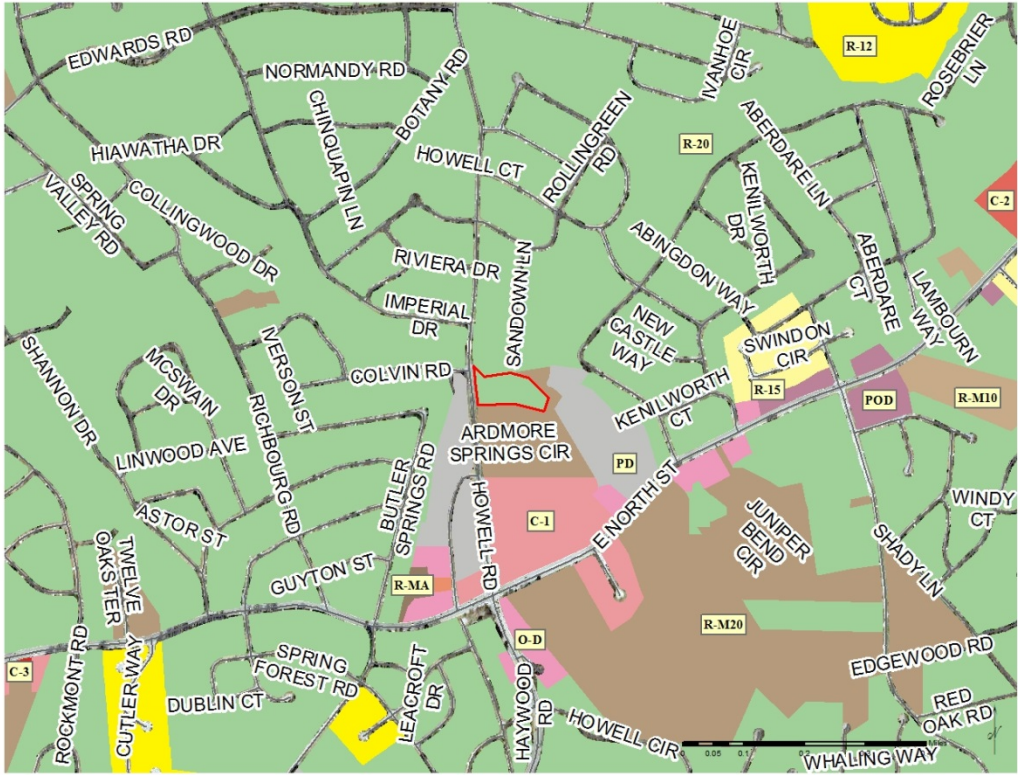




Aerial Photography, 2018







Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-57

**APPLICANT:** Roberta Ambrose Hurley

**PROPERTY LOCATION:** Henderson Gap Road

**PIN/TMS#(s):** 0535010102500

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-15, Single-Family Residential

**ACREAGE:** 1.7

**COUNCIL DISTRICT:** 18 – Barnes

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

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	church and vacant wooded land
East	R-15	single-family residential and vacant land
South	DRD	single-family residential
West	R-15	church and 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.

**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	1.7	2 units
Requested	R-15	2.9 units/acre		4 units

A successful rezoning may add up to 2 dwelling units.

**ROADS:** Henderson Gap Road: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Hammett Bridge Road	3, 820' SE	6,000	5,000 - 16.7%	8,000 60%
Brushy Creek Road	5,600' NW	7,500	7,700 2.7%	9,600 24.7%

**ANALYSIS:** There are no new road improvements planned for this area. As of January 2018 Henderson Gap Road was averaging 574 vehicle trips per day. Part of the subject site is located in the floodplain and abuts the City of Greer.

**SUMMARY:** The subject parcel zoned R-S, Residential Suburban, is 1.7 acres of property located on Henderson Gap Road approximately 1.2 miles southeast of the intersection of Suber Road and Brushy



Creek Road. The parcel has approximately 400 feet of frontage along Henderson Gap Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.

The applicant states the proposed land use is for residential housing – affordable housing or workforce housing.

**CONCLUSION:**

The subject site is surrounded by R-15, Single-Family Residential zoning to the north, west and east. The surrounding land uses consist of single-family residential, vacant land and a church. Staff is of the opinion the requested rezoning to R-15, Single-Family Residential is consistent with the surrounding zoning and land uses. Staff believes rezoning this parcel would have minimal impact on the surrounding area.

Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential.

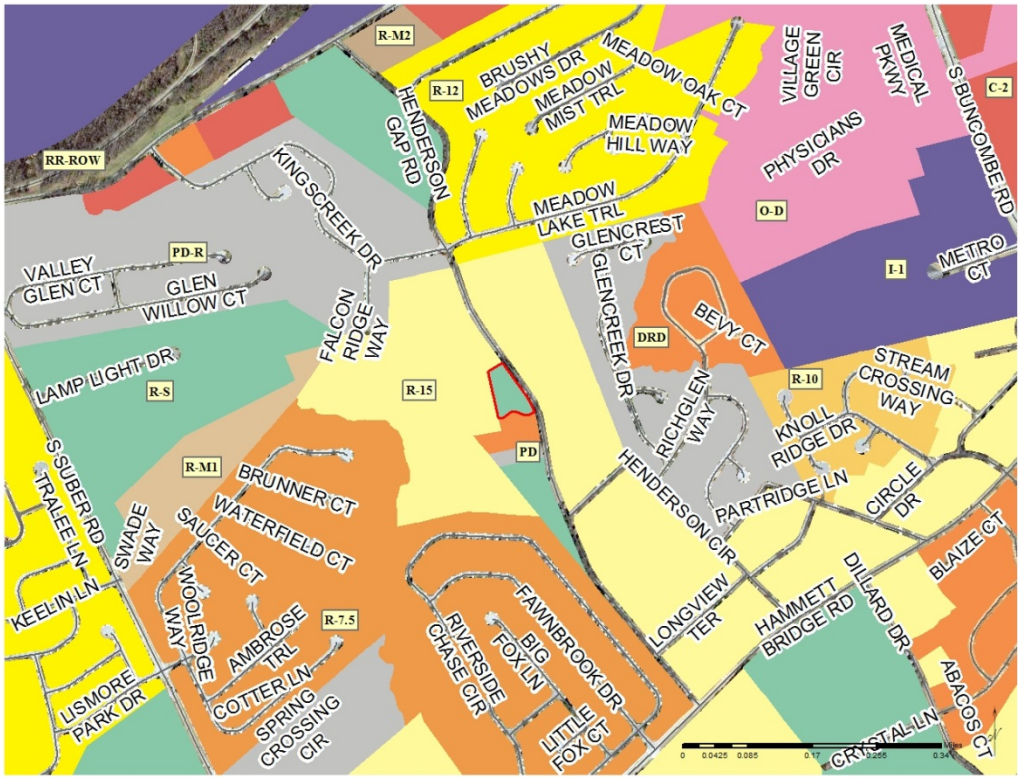
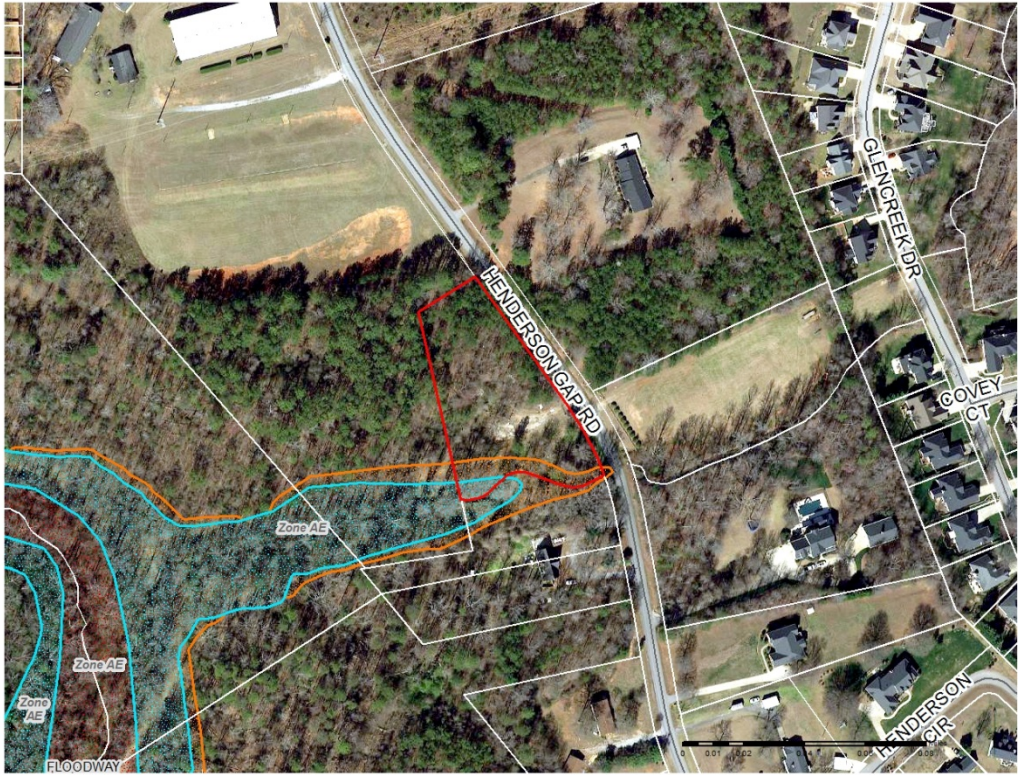
**MOTION:**

By Mr. Bichel, seconded by Mr. Looper to approve CZ-2018-57. The motion carried by voice vote with one absent (Howard).



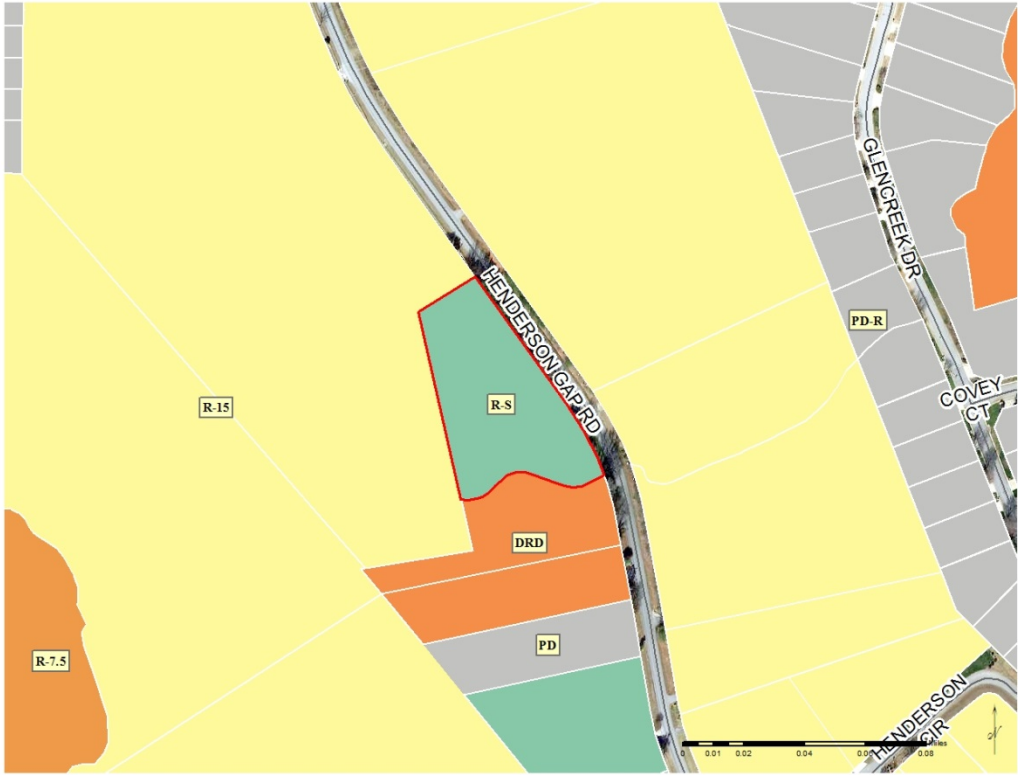
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

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

**DOCKET NUMBER:** CZ-2018-58

**APPLICANT:** James D. Martin, III for TRS Properties, Guy Richard & Ann E. Chapman and Kirk S. Chapman

**PROPERTY LOCATION:** East Main Street

**PIN/TMS#(s):** T006000300100, T006000300200, T006000300300, T006000300500, T006000300700 and T006000300800

**EXISTING ZONING:** R-20, Single-Family Residential and C-3, Commercial

**REQUESTED ZONING:** PD, Planned Development

**ACREAGE:** 10.7

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential, in May 1970, as part of Area 1. There was a denial in 2006 to rezone parcel T00600300300 to S-1, Services (CZ-2006-97). In 2016 a request to rezone parcel T006000300500 to C-2, Commercial was approved as amended to C-3, Commercial.

**EXISTING LAND USE:** vacant retail and vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	vacant wooded land
East	R-20	church and vacant wooded land
South	R-20 and C-2	single-family residential, church, and vacant retail
West	R-20 and C-1	storage and vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

**FUTURE LAND USE:** The subject property is part of the Taylor's Community Plan and has two designations, *Mixed Commercial*, *Pedestrian Oriented* and *Residential Land Use 3* which prescribes 6 or more units per acre.

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
Current	R-20	2.2 units/acre	10.47	26 units
Current	C-3	16 units/acre	0.23	
Requested	PD	10 units/acre	10.7	107 units

A successful rezoning may add up to 81 dwelling and commercial units.

**ROADS:** East Main Street: two-lane State-maintained minor collector

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2017</b>
Rutherford Hill Road	4,200' NE	700	475 -32%	750 37%

**ANALYSIS:** East Main Street is a 50 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for East Main Street. In the rear of the proposed properties is a 100 foot CSX Railroad right-of-way. This right-of-way covers the entire length of the northern boundary line of the properties.

The subject property is located in the Taylor's Community Plan Area. The Future Land Use map of the Taylor's Community Plan shows these parcels as Mixed Use Area and Residential Land Use 3 with commercial and high density residential.

The existing commercial buildings on the property have been on the site since the 1950's and will be preserved and renovated as a part of this proposed project.

**SUMMARY:** **Project Information:**  
The subject parcels are zoned R-20, Single-Family Residential, and C-3, Commercial. The combined parcels contain 10.7 acres of property located on East Main Street in Taylor's. The proposed development is approximately 1.2 miles east of the intersection of Wade Hampton Blvd. and West Main Street. The



parcel has approximately 1,325 feet of frontage along East Main Street.

The applicant is proposing a PD consisting of 87 single-family detached and attached homes, along with 13,500 SF of retail and 6,500 SF of office space. The proposal consists primarily of single-family homes that incorporate village neighborhood design fronting on green space. The community will provide residents with walkable access to the East Main Street neighborhood commercial area, the Taylors Mill, and Taylors Village with commercial, retail, and office amenities. The commercial area may also have a residential component with residences located on the upper floors of the buildings. The proposed homes will range from 500 to 2,500 square feet with the average home size in the 1,250 to 1,500 square feet range. Single-family attached and detached homes may be served by attached or detached garages. There will be a mixture of bedrooms from 1 to 3. Exterior building materials may consist of a variety of materials including hardiplank, wood, brick, and/or stone. The intent of the development is to achieve a community with a balance of compatible land uses in which residents can live, work, and play in the community.

**Access and Transportation:**

The applicant is proposing one point of ingress/egress onto East Main Street with an additional emergency access also onto East Main Street. The development's main access lines up with Mill Street, which is a signalized intersection. There are sidewalks throughout the proposed community with several sidewalk connections all along East Main Street.

**Buffers and Landscaping:**

Public green spaces will be held as common area and maintained by the Property Owners Association. Plantings are to include shade trees, understory trees, shrubs, grass and other foundational plantings. A 25 foot buffer/building line will be provided on the northern and western property lines. Landscape berms will be utilized in these areas and planted to provide a landscape buffer.

The project has been granted a variance, by the Board of Zoning Appeals in August 2018, to allow a 10 foot building line on the south side in keeping with the existing buildings along East Main Street. This will allow for a 5 foot sidewalk and a 5 foot landscape area all along the frontage on East Main Street, while maintaining the historic street edge.

**Lighting and Signage:**

Lighting for private drives, sidewalks, entrances, and parking areas will be full cut off fixtures with a maximum height of 16 feet. Signage will be located at the entrance to the proposed project and will be a freestanding sign. It will incorporate the materials and appearance of the iconic Taylors lighted columns on the south side of East Main Street at Mill Street. All commercial and office spaces may have flush mounted wall or wall mounted hanging signs. The signs will allow for external lighting.

**CONCLUSION:**

This mixed use development will provide residents with a walkable access to the Main Street neighborhood commercial component of the project and to Taylors Mill and Taylors Village with commercial, retail, and office amenities. This development has a goal to achieve a balanced community where residents can live, work, and play. The project is a continuation of the existing Taylors Main Street character and is a good example of the mixed-use development envisioned for the area.

Based on these reasons staff recommends approval of the requested rezoning to PD, Planned Development.

**STAFF RECOMMENDATION:**

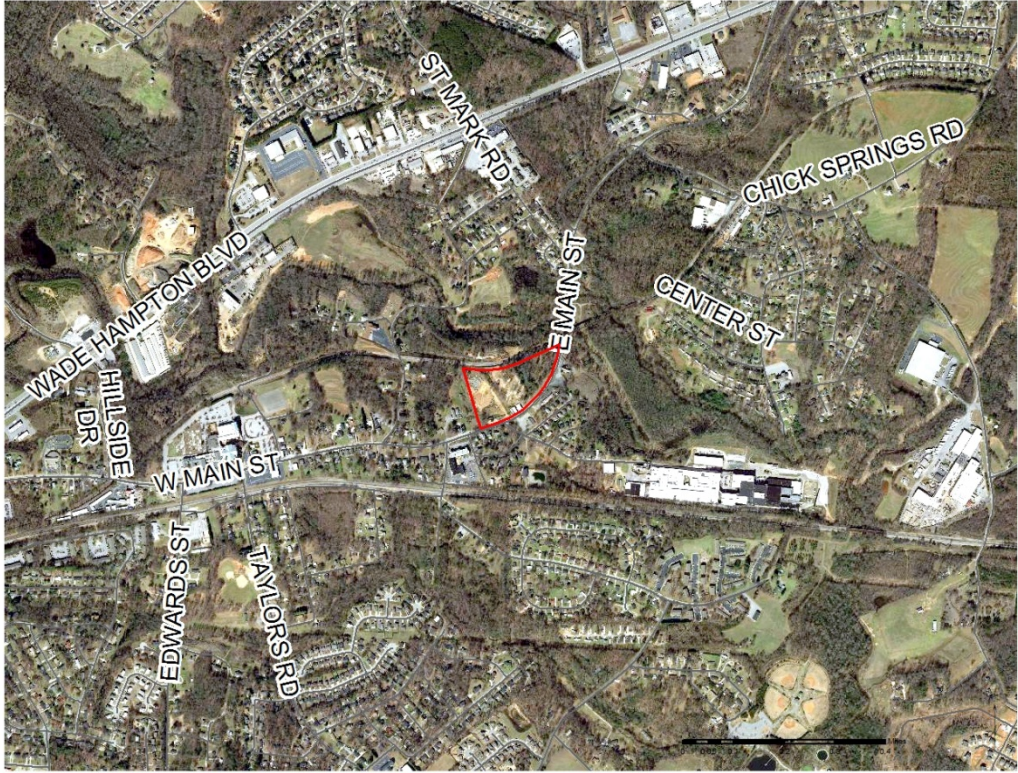
Approval

This approval does not constitute approval of a Final Development Plan (FDP) which is required before any of the following permits can be issued:

- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.
- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code.

**MOTION:**

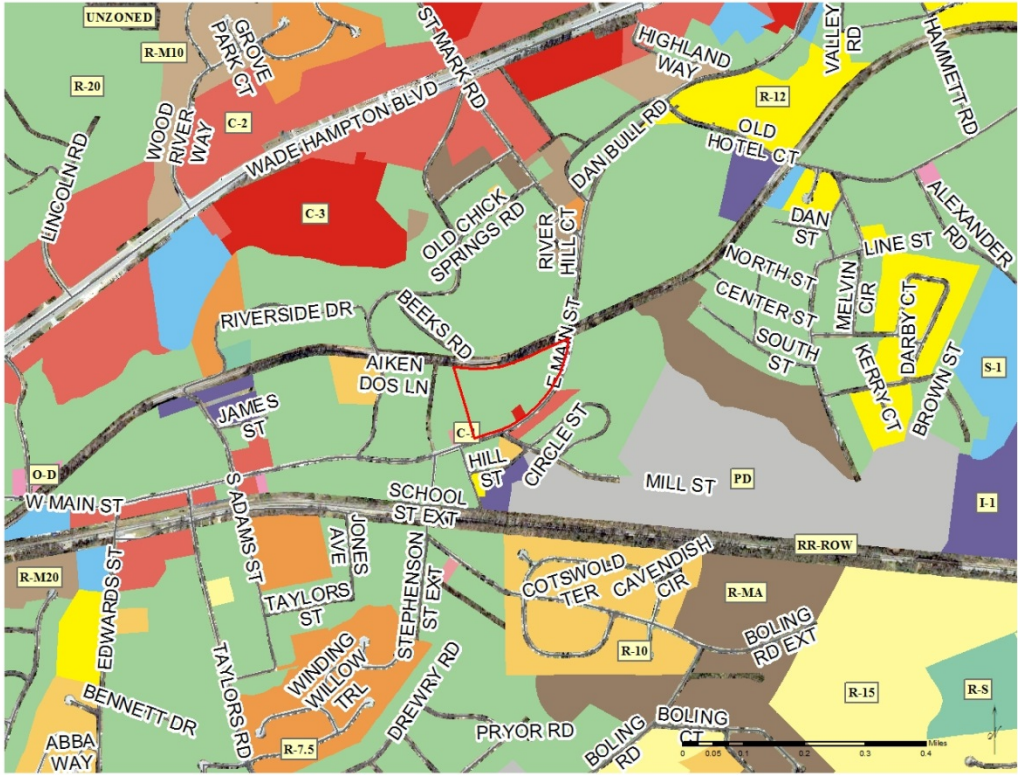
BY Mr. Looper, seconded by Mr. Bichel to approve CZ-2018-58. The motion carried by voice vote with one recusal (Moore) and one absent (Howard).



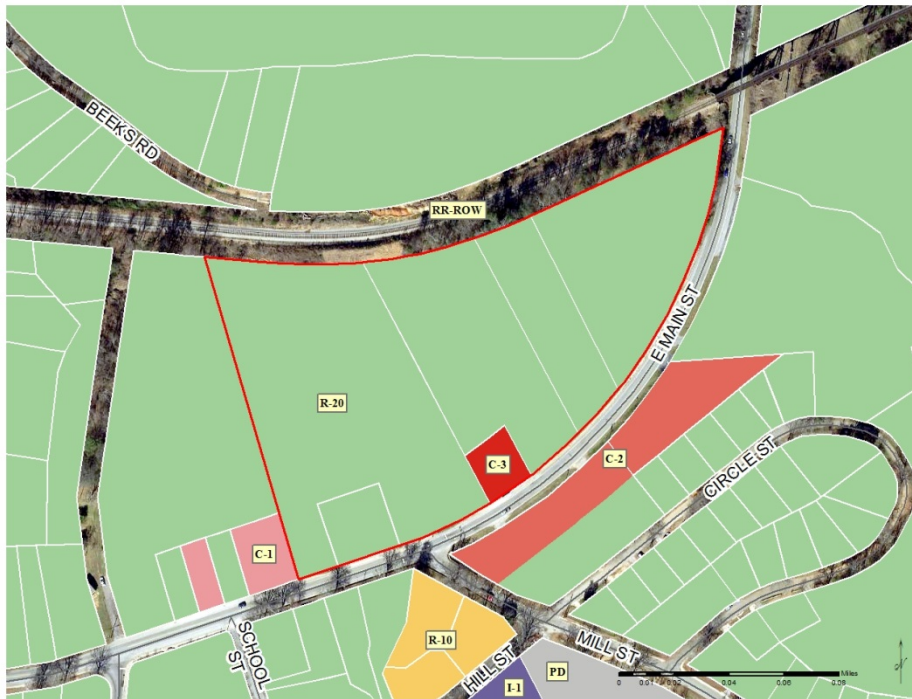
Aerial Photography, 2018

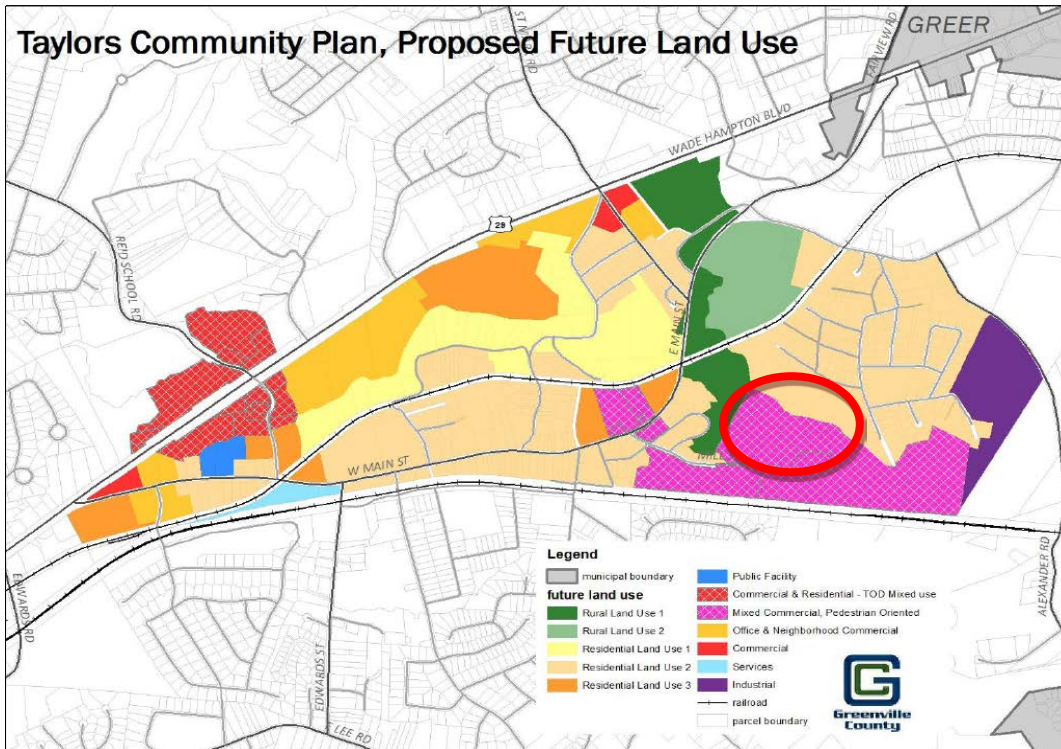






Zoning Map





Taylors Community Plan

Ms. Buathier presented the following:

Mr. Moore returned to the meeting.

**DOCKET NUMBER:** CZ-2018-59

**APPLICANT:** Peter Cooper for WR Hale, III Trust

**PROPERTY LOCATION:** Taylor Street, Martin Row and Averill Street

**PIN/TMS#(s):** 0112001200600, 0112001201400, 0112001206700 and 0112001206800

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

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 0.98

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-M20, Multifamily Residential in June 1973, as part of Area 4A.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	single-family residential and vacant land
East	R-M20	single-family residential and vacant land
South	R-M20	vacant land
West	R-M20	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Sterling Neighborhood Master Plan and is designated as *Residential Land Use 3* which prescribes a minimum of 6 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-M20	20 units/acre	0.98	19 units
Requested	FRD	10 units/acre		10 units

A successful rezoning will reduce up to 9 units.

**ROADS:** Taylor Street: two-lane County-maintained local  
Martin Row: two-lane County-maintained local  
Averill Street: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
6 <sup>th</sup> Street	1,700' W	550	550 0%	500 -9%

**ANALYSIS:** Taylors Street, Martin Row, and Averill Street have right-of way widths that vary from twenty to thirty feet. There are no Long Range Transportation projects shown for any of these roads. In the Sterling Neighborhood Master Plan Future Land Use map,

these parcels are shown as Residential Land Use 3 which calls for a density of 6 or more units per acre. Some of the lots in this neighborhood are as small as 3,330 sq. ft., which equates to 13 dwelling units per acre. Most lots in this area average between 5,000 to 6,000 square feet, which equates to 8.7 to 7.2 dwelling units per acre. This development has both public water and sewer.

**SUMMARY:**

**Project Information:**

The subject parcels (4 separate) zoned R-M20, Multifamily Residential, are 0.98 acres of property located on either side of Taylor Street, at Martin Row, and Averill Street, approximately 0.8 miles south of the intersection of Easley Bridge Road and Pendleton Street. The parcels have approximately 160 feet of frontage along Taylors Street, 180 feet of frontage along Martin Row, and 153 feet along Averill Street. Seven of the proposed homes will access Taylors Street from either side with the other three homes accessing Averill Street. One parcel is on the north side of Taylors Street and has three proposed lots within that parcel. The other three parcels are located south of Taylors Street with seven homes proposed on those lots. One parcel is on the north side of Taylors Street and has three proposed lots within that parcel. The other three parcels are located south of Taylors Street with seven homes proposed on those lots.

The applicant is proposing 10 single-family detached homes. The proposed detached homes will have a maximum of 2,100 square feet each. Each home will have 3 bedrooms with 2 ½ baths. The design of the homes will be similar in plan but with variations in exterior materials, including vertical and horizontal siding, wall shingles, stucco, and stone in locations. Each home will have a garage as well as parking in front of the homes for two vehicles. No sidewalks are proposed for the development.

**Transportation:**

The applicant is proposing to remove all existing private driveways. Proposed new access into the private garages will be via private driveways from Taylor Street and Averill Street.

**Landscaping and Lighting:**

Each home is being proposed with a grass front lawn with small shrubbery and one tree per lot. The front building setback will be at least 20 feet to allow for grass, landscaping, and driveway parking. No lighting or signage is being proposed for the development.

**CONCLUSION:**

The applicant is proposing 10 homes on approximately 0.98 acres with a density of 10 units per acre. The current zoning would allow for 20 units per acre. The project will demolish 9 buildings on the parcels which are older mill homes in disrepair. Staff is of the opinion the requested rezoning to FRD, Flexible Review District, for a Single-Family Subdivision is consistent with the existing redevelopment in this area, and the vision described in the Sterling Neighborhood Master Plan.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District.

**STAFF RECOMMENDATION:** Approval

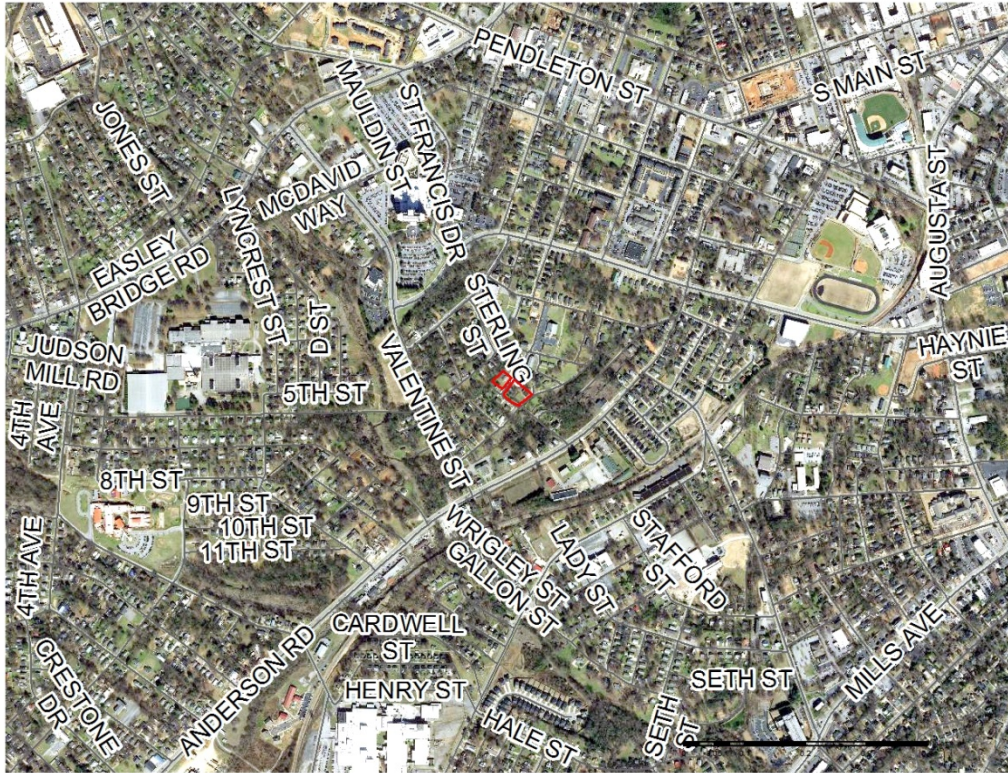
This approval does not constitute approval of a Final Development Plan (FDP) which is required before any of the following permits can be issued:

- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.
- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code.

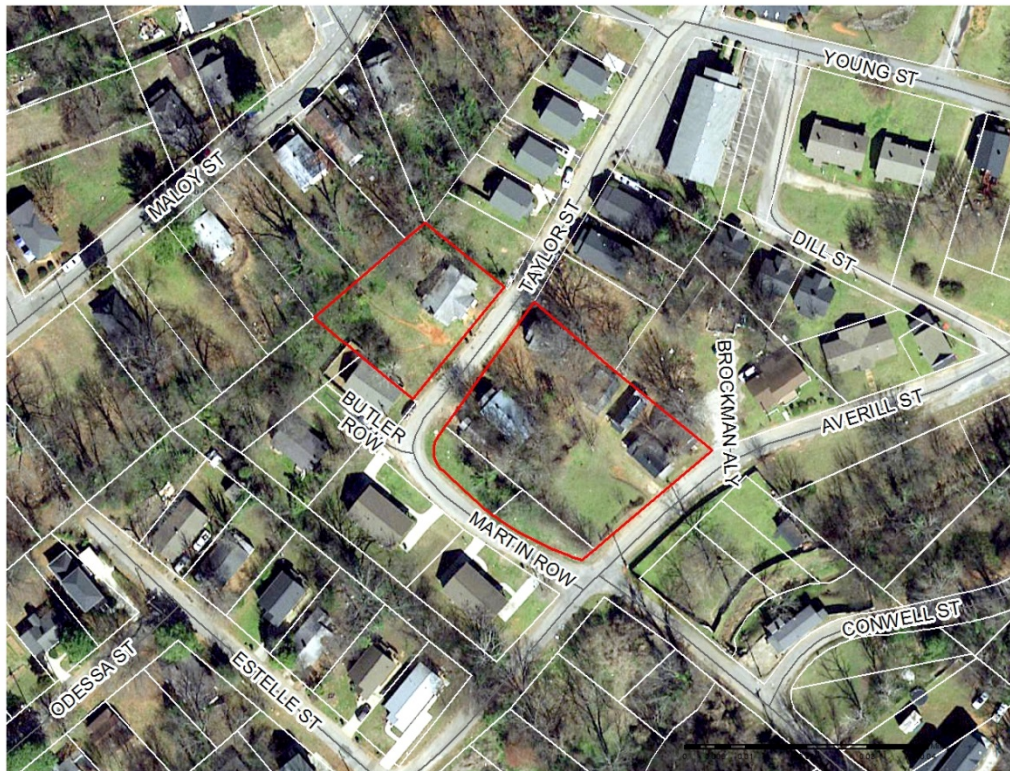
**MOTION:**

By Mr. Harrison, seconded by Mr. Bichel to approve CZ-2018-59. The motion carried by voice vote with one absent (Howard).

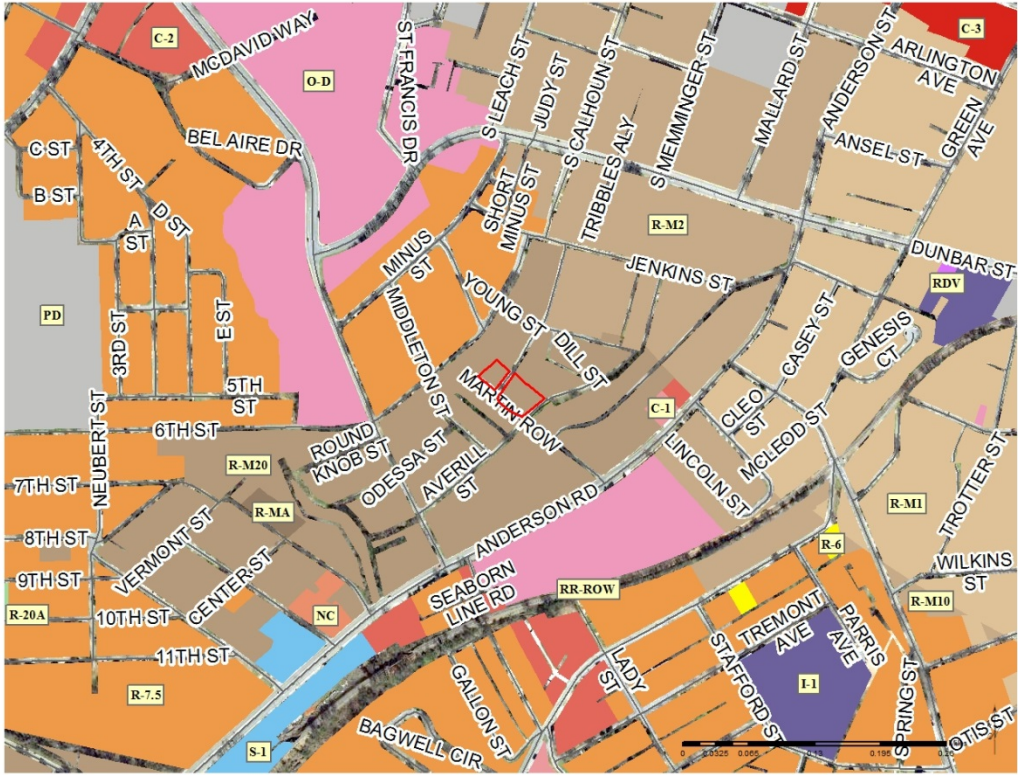




Aerial Photography, 2018







Zoning Map





Sterling Neighborhood Master Plan, Future Land Use

**Ms. Buathier presented the following:**

**DOCKET NUMBER:** CZ-2018-60

**APPLICANT:** Robert J. Julian for Judith A. Machmer

**PROPERTY LOCATION:** Anderson Road and Conwell Street

**PIN/TMS#(s):** 0112000900800 and 0112000900900

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

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

**ACREAGE:** 0.44

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-M20, Multifamily Residential in June 1973, as part of Area 4A. There was an unsuccessful C-1, Commercial rezoning request in 2000, CZ-2000-70.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	vacant wooded land
East	C-1 & R-M20	vacant retail and vacant wooded land
South	R-M2	single-family residential
West	R-M20	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Sterling Neighborhood Master Plan and is designated as *Residential Land Use 3* which prescribes a minimum of 6 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-M20	20 units/acre	0.44	8 units
Requested	C-1	12 units/acre		5 units

A successful rezoning will reduce 3 dwelling units.

**ROADS:** Anderson Road: three lane State-maintained minor arterial  
Conwell Street: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Anderson Road	1,500' SW	8,200	8,600 4.9%	7,600 - 11.6%



**ANALYSIS:** The subject site is located in the Sterling Neighborhood Master Plan, which recommends 6 or more residential units per acre. There are no new road improvements planned for this area and level of service is not available.

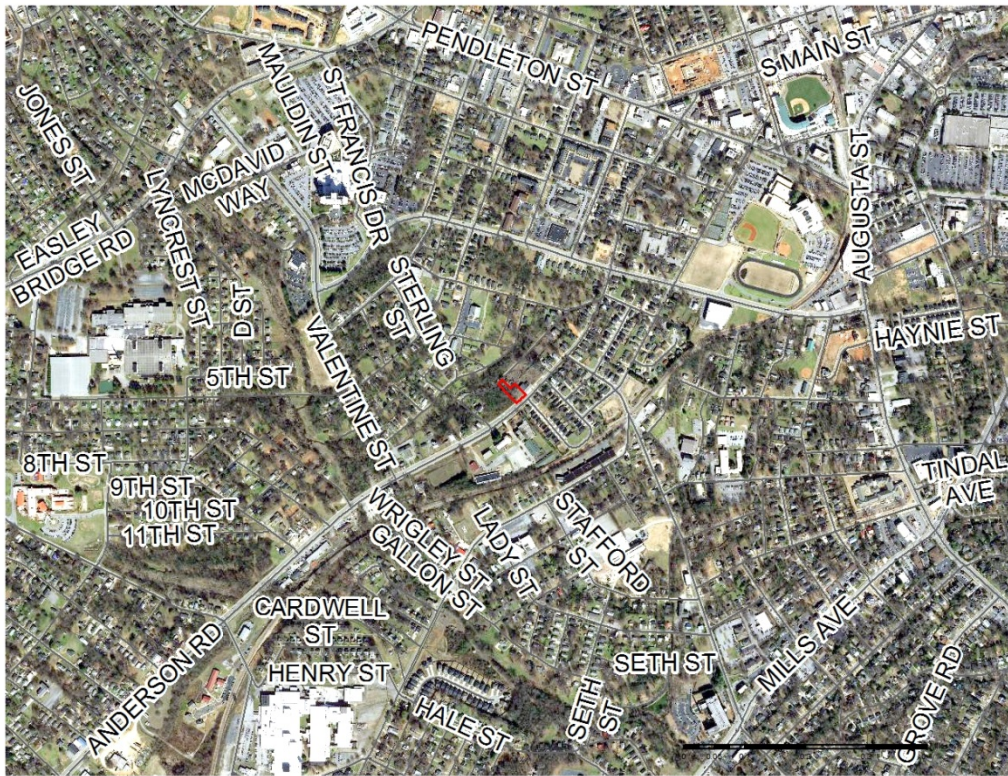
**SUMMARY:** The subject parcel zoned R-M20, Multifamily Residential, is 0.44 acres of property located on Anderson Road approximately 1.4 miles west of the intersection of Augusta Street and Mills Avenue. The parcel has approximately 110 feet of frontage along Anderson Road and 50 feet of frontage along Conwell Street. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for office, retail, food or a walk-in medical clinic, etc.

**CONCLUSION:** The subject site is located along Anderson Road, a minor arterial that has seen recent redevelopment over the past few years. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the commercial to the east of the parcel, along with existing commercial zoning and uses along Anderson Road. It is also supports the vision described in the Sterling Neighborhood Master Plan.

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

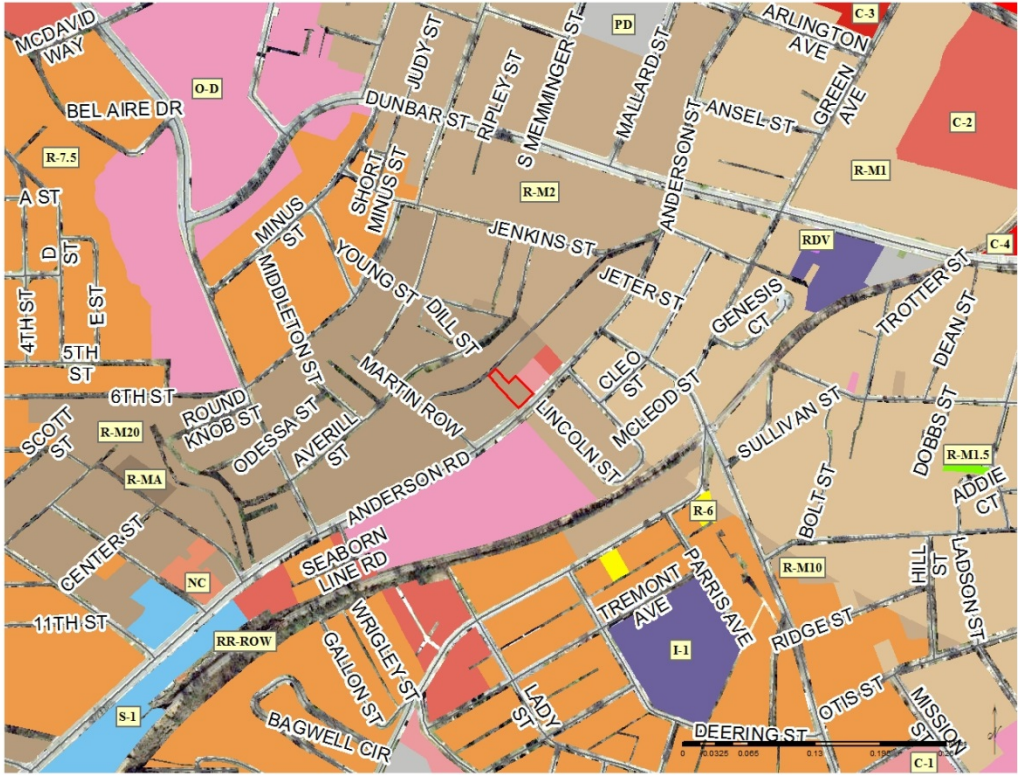
**MOTION:** By Mr. Harrison, second by Mr. Loper to approve CZ-2018-60. The motion carried by voice vote with one absent (Howard).



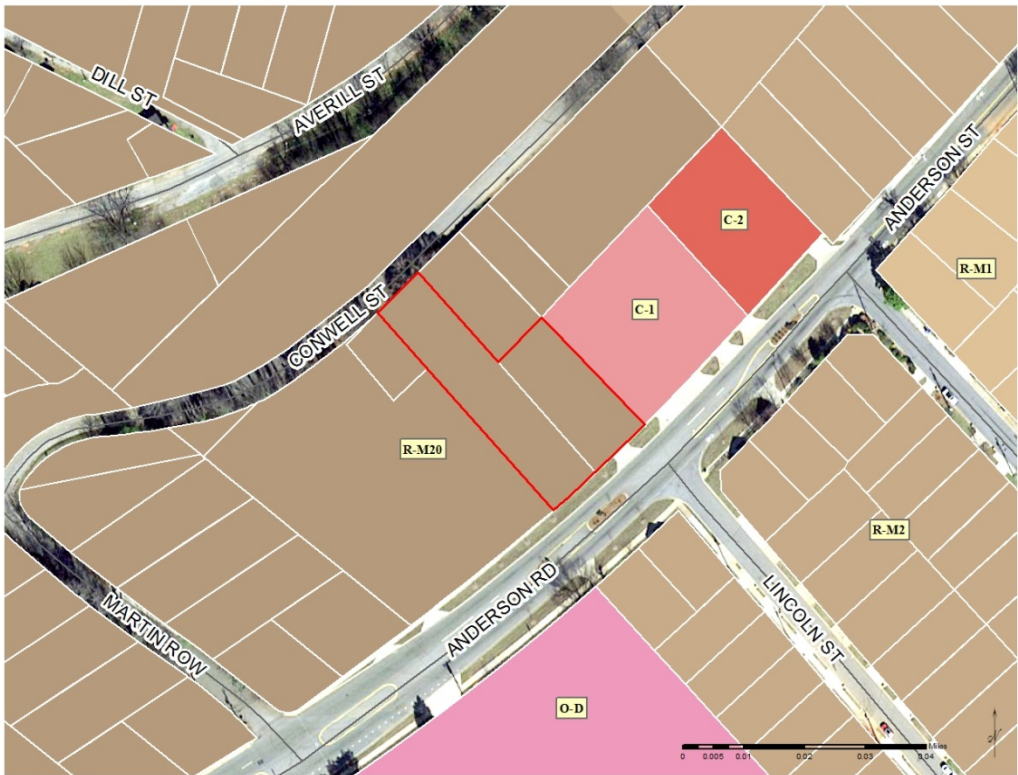
Aerial Photography, 2018







Zoning Map





Sterling Neighborhood Master Plan, Future Land Use



### **PLANNING REPORT**

Sarah Holt addressed the Commission members with a brief overview of the report received in their agenda packets. She stated the Comprehensive Plan process was moving along and they have been in negotiations with a terrific team and hope to have an announcement in early October. She gave an update of various upcoming community meetings. She stated the Long Range Transportation Plan is available on the GPATS website and hard copies are being prepared for each commissioner. She also noted on the county website there was a new open-space matrix available.

Mr. Bichel asked for a copy of the Connecting our Future Initiative. Ms. Holt stated she would find him a copy.

Ms. Holt stated the Commission Workshop would be October 10, 2018 and a formal notice would be forthcoming.

### **MONTHLY MEETINGS**

Chairman Rogers noted an attachment was included in the agenda with the upcoming meetings of interest.

### **OLD BUSINESS**

Chairman Rogers thanked the task force, Mr. Bichel, Dr. Hollingshad and Mr. Stevenson for their work. They have gotten a draft together of some proposed changes and the County Attorney was looking over the draft. He is hopeful the draft will be available before the next meeting and be looked at formally at the next meeting.

### **NEW BUSINESS**

There was no new business.

### **ADJOURNMENT**

Without objection, Chairman Rogers adjourned the meeting at 6:22 p.m.

Respectfully submitted

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Recording Secretary