

GREENVILLE COUNTY PLANNING COMMISSION  
MINUTES  
April 24, 2019  
4:30 p.m.

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

**MEMBERS ABSENT:** F. Moore and M. Shockley

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

**COUNCIL MEMBERS PRESENT:** none

**CALL TO ORDER**

Chairman Rogers called the meeting to order at 4:30 p.m.

**APPROVAL OF THE MARCH 27, 2019 MINUTES**

**MOTION:** By Dr. Hollingshad, seconded by Mr. Looper to approve the minutes of the March 27, 2019 Commission meeting as presented. The motion carried with two absent (Moore and Shockley).

**Preliminary Subdivision Applications**

Ms. Jeffers-Campbell announced Mays Bridge Crossing and its associated variance has been withdrawn by the applicant. Additionally, she noted she had received additional traffic information since the agendas were mailed and that data will be different than the data that was provided in the Commission packets.

**PP-2019-020 Thomas Place (Cluster) fka Chick Springs**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 17.1 acres and zoned R-12, Single-Family Residential. The developer is proposing a 35 lot subdivision accessed by Chick Springs Road (County). The developer is proposing 960 Linear Feet of Public Road and 270 Linear Feet of Private Drive. The developer has chosen to do a Cluster Development, Option 2 requiring 5.68 acres of Open Space and providing 5.13 acres of Open Space. Water will be provided by Greenville Water and sewer will be by Taylors Sewer. Taylors Fire serves this area.

Ms. Jeffers-Campbell stated the following variances are for the preliminary subdivision application:

**VA-2019-034**, variance from LDR 8.8.1 which requires an emergency access point. She stated Taylors Fire supports approval due to the limited number of homes accessed on the main internal access road.

**VA-2019-035**, variance from LDR 8.9 which require a connection to Davis Road. SAC had no comments due to there being a creek between Davis Street and the site.

**VA-2019-036**, variance from LDR 8.9.2 which requires limits length of non-through streets to 800 feet.

**VA-2019-037**, variance from LDR 3.5.5 and 5.4 to allow for use of private shared drive in the R-12 zoning district to provide access.

Ms. Jeffers-Campbell stated staff recommends approval of the preliminary plan and all variances as requested with the standard and specific requirements.

Chairman Rogers noted the procedure for public speaking allowed ten (10) minutes per side for all speakers. He also requested each person addressing the Commission to state their name and address for the record.

Mr. John Darrohn, Engineer for the project, P.O. Box 504, Greenville, SC. was available for any questions. He noted the project had come before the Commission and was denied due to sewer issues which have since been resolved. He also commented on the variance requested. He also noted they would be providing 5.8 acres of Open Space.

Mr. Bichel asked about dissecting the lots with the private drive.

Mr. Darrohn stated the houses would be located between the building set back and the Private Shared Drive.

Mr. Bichel asked about the balance of the lots, which he had never seen before.

Mr. Darrohn stated that would also remain as part of the lot.

Mr. Harrison asked for clarification, the Private Drive basically goes through the middle of the lot and that homeowner would own where their house was and also on the other side of the Private Drive.

Mr. Stevenson asked if there were eight lots or four lots.

Mr. Darrohn stated there were six lots.

Mr. Bichel referred to the topography and mentioned the location of the main entrance.

Mr. Darrohn stated his client elected to have an access point on Chick Springs Road.

Mr. Stevenson asked staff to go over the number of lots for this R-12.

Ms. Jeffers-Campbell stated there are 35 lots with a total of 39 units.

Mr. Stevenson asked, it being an R-12, what would be the maximum number of units in an acre for an R-12.

Ms. Buathier stated the maximum allowed units would be 61, allowing 3.6 units per acre.

Mr. Stevenson asked how many units are being put in on the actual space, or are the swamps, rivers and whatnot counted in the acreage.

Mr. Harrison stated he thought he could answer Mr. Stevenson's question. He stated the flood area and the creek are counted in the overall density of the entire site.

Mr. Stevenson stated that was the point he was making, having 35 lots on actually how much acreage.

Ms. Jeffers-Campbell stated that was the intent of the Cluster Option. The purpose was to save open space and allows greater density. In this case she noted preserving the wet lands and environmentally safe area.

Mr. Harrison stated he knew the area and was actually quite impressed with this design, as it was quite a site. He stated he felt the Cluster had some issues at times, but on this development he thought it was appropriate.

Mr. Bichel asked the engineer how many attached units are there.

Mr. Darrohn stated there were eight units, four duplexes and he pointed them out.

Ms. Holt, Director of Planning, pointed out to the Chairman there were other individuals signed up to speak, she thought they had signed up on the sheet with the variance.

Chairman Rogers apologized and invited the citizens to speak.

The following appeared in opposition to the proposed.

Mr. Ted Adams, Chick Springs Road, Greenville, SC.

Mr. Tim Grainger, 635 Chick Springs Road, Greenville, SC.

Bonnie Adams, Chick Springs Road, Greenville, SC.

Mr. John Broadbent, owner of the property addressed the Commission in favor of the proposed.

Dr. Howard asked the owner who would be responsible for cleaning up a certain area on the property.

Mr. Broadbent stated the area was common area and wetlands and there couldn't be much done with the area as it was wetlands. The HOA would be responsible for the area. He also was looking into donating the wetlands.

Dr. Hollingshad stated he spent about an hour around the site and he supports the idea of no connection to Davis Street. Davis Street is extremely narrow and comes down and curves around and would not really provide a good viable alternative entrance and exit to the neighborhood. He stated when he looked at the overall plan for the neighborhood, including some of the issues including the odd thing about the private drive, use of the private drives and that sort of thing. He felt this was the design that you would have to go with if your primary objective is to maximize the number of lots that are in there. The things that have to be given up are what the variance requests are for. He felt allowing variances for those items is not justified for the increase in density. He agreed, if there was going to be a long straight road, traffic calming would be appropriate. The variance about the private shared drive is directly in conflict with the intention of Section 5.4 which is designed to limit the use of private drives but allow them in cases where there are things going on like estate settlements, probate issues. He felt the county would allow shared private drives for those purposes when they are necessary but not for a general practice. Dr. Hollingshad stated he would be voting against all of the variance requests. Without the variances requests, the plan does not comply, so he said he would be voting no.

Mr. Harrison asked staff where in the process was the Taylors Plan.

Ms. Holt stated the finishing touches were being worked on now and would be coming forward soon. Mr. Stone echoed the same.

Mr. Harrison stated he would be doing his monthly public service message. He stated whatever the Commission decided on this subdivision, mainly if it is approved, that does not mean that tomorrow the developer can start digging and grading. He stated he was not totally convinced it can be done with this site because it was a difficult site. There are a lot of steps after this process a developer has to go through to even pull the permits to disturb the land. He stated this was a preliminary plan being looked at currently.

Mr. Bichel stated he felt the open space, undevelopable area was mislabeled. He asked if he knew all would have to be deeded to the HOA.

Ms. Jeffers-Campbell stated it was common practice; the common areas and open space must be deeded to the HOA.

**MOTION:** By Mr. Bichel, seconded by Mr. Harrison to approve VA-2019-34. Motion carried with three in opposition (Hollingshad, Howard and Stevenson) and two absent (Moore and Shockley).

**MOTION:** By Mr. Harrison, seconded by Mr. Bichel to approve VA-2019-35. The motion fails with three in favor (Bichel, Harrison and Rogers) and four in opposition (Looper, Stevenson, Hollingshad and Howard) and two absent (Moore and Shockley).

**MOTION:** By Mr. Harrison, seconded by Mr. Bichel to approve VA-2019-36. The motion failed with three in favor (Bichel, Harrison and Rogers) and four opposed (Looper, Stevenson, Hollingshad and Howard) and two absent (Moore and Shockley).

**MOTION:** By Mr. Bichel, seconded by Dr. Hollingshad to deny VA-2019-37. The motion carried unanimously by voice vote with two absent (Moore and Shockley).

**MOTION:** By Dr. Hollingshad, seconded by Dr. Howard to deny PP-2019-020. The motion carried unanimously by voice vote with two absent (Moore and Shockley).

**PP-2019-028, Southpoint Cottages (Cluster)**

Ms. Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 31.64 acres and zoned R-12, Single-Family Residential. The developer is proposing an 86 lot subdivision accessed by West Georgia Road (State) and Sullivan Road (County). The developer is proposing 3,779 Linear Feet of Public Road. The developer has chosen to do a Cluster Development with Option 1, requiring 4.75 acres of Open Space and providing 9.92 acres of Open Space. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. South Greenville Fire serves this area.

Ms. Jeffers-Campbell stated staff recommends approval of the preliminary plan with the Standard and Specific Requirements and the following conditions:

- The traffic study required by SCDOT shall consider impacts to Sullivan Road as well.
- The SCDOT Traffic Requirements shall be completed and submitted to Subdivision Administration and Land Development at the time a grading permit application is submitted.
- Traffic improvements required as a result of the SCDOT Traffic Study must be installed once 40 lots have been recorded.

Paul Harrison, engineer for the project, 1718 Loundes Hill Road, Greenville, SC answered questions the Commission members had.

Mr. Bichel asked the size of the buffer between the S-1 properties.

Paul Harrison stated it was a standard 20 foot buffer around the perimeter.

Mr. Bichel noted in S-1 zoning, where nonresidential use is adjacent to residential district, a 25 foot buffer shall be required, a six foot wall, fence, berm, evergreen screening etc.

Mr. Harrison stated that would be if he were Industrial backing up to a residential.

Ms. Buathier stated Mr. Harrison was correct, Section 12 of the Development Standards of the Zoning Ordinance, that is for Commercial properties that abut Residential property.

Chairman Rogers stated, that means the buffer has to be on the Commercial side.

Mr. Bichel noted note 12 as being incorrect.

Mr. Harrison stated that was a typo and apologized.

Mr. Bichel asked Mr. Harrison if the other folks have to request a variance not to hook up into that other road, why do you think you do not need to do a variance other than it is close to a pond.

Mr. Harrison stated since the application has been submitted, he had been doing studies, wetlands delineation. Basically the headwaters of the pond have been delineated, he has had the EPC go out and delineate and flag the wetlands on site. That is where the lots were cut short and a road was pulled in because of the existing wetlands in the area.

Mr. Bichel asked staff if the last applicant had to ask for a variance, why doesn't Mr. Harrison.

Ms. Jeffers-Campbell stated staff points out that it is required, but if the applicant provides justifiable reasons why they cannot, staff accepts that.

Dr. Hollingshad asked staff about the comments from zoning regarding a fence detention pond cannot be counted towards meeting the open space requirement in a Cluster Development. He asked if the comment was made because you found in this case it was being counted and if so, have the numbers been corrected and are we looking at the correct numbers.

Ms. Buathier stated the comments about the fenced detention pond and also the road elevated using fill are standard comments. You will not be able to tell anything until it

gets to the land disturbance permit. She noted on this plan it was counted as common area and not open space.

**MOTION:** By Mr. Looper, seconded by Mr. Stevenson to approve PP-2019-28 with staff's conditions.

Mr. Bichel stated he felt two conditions needed to be added, one his note 12 be corrected and he stated he believed some sort of berm or six foot fence should be between the S-1 and residential.

Chairman Rogers stated there were two ways to handle Mr. Bichel's request. One to have a friendly amendment, or ask the applicant if they would be willing to amend that.

Mr. Looper asked Mr. Harrison what the 20 foot buffer was going to be.

Mr. Harrison stated he would have to establish the buffer. He stated it was a 20 foot, vegetated, evergreen screen. You can establish berm or whatever to meet that buffer requirement. There will be a buffer. Mr. Harrison stated he would correct number 12.

Mr. Looper offered a friendly amendment.

Chairman Rogers stated the motion was to approve with staff's condition with the additional condition of amending note 12.

Dr. Hollingshad stated he was concerned based on the data presented at the meeting, the road having a level of service of F and that Sullivan Road is 18 feet wide and in poor condition. He stated he felt there was basis for denial under Section 3.1 of the LDR, for adequate existing infrastructure and transportation systems able to support the project. He stated he would be voting no.

Mr. Bichel asked if he would be willing to hold until a traffic study was received.

Dr. Hollingshad stated he would.

Mr. Harrison stated while he did not disagree with those facts, you had to keep in mind at every single meeting there are droves of people come out saying how bad traffic is and there has not been one person on this one. He stated while it is Level of Service F, it is obviously not bad enough for people to complain. While he wants to do the right thing for the county, he also wants to do the right thing for the property owner.

Dr. Howard stated there were objections when the zoning was changed. The traffic was an issue particularly on West Georgia.

Mr. Harrison stated the applicant was agreeing with the specific requirements, which meant once the traffic study was done they would comply with the recommendations.

Chairman Rogers asked Ms. Jeffers-Campbell what would be some improvements that might be recommended from the traffic study.

Ms. Jeffers-Campbell pointed out there may be a turn lane required.

Mr. Harrison stated the specific requirements state the county may require improvements to Sullivan Road and the applicant is aware of that.

Dr. Hollingshad stated he would be willing to hold the application until the traffic study was done and he could see the study.

Ms. Jeffers-Campbell stated the Commission could hold, but they would have to have the agreement of the applicant since there has already been sixty (60) days to review the item. Today the vote would be to approve, deny or hold with the applicant's agreement.

The motion on the floor to approve with staff's recommendations and to correct note 12 carried with a vote of three in opposition (Stevenson, Hollingshad and Howard) and two absent (Moore and Shockley).

**PP-2019-029, Tanglewood Townes (Cluster)**

Ms. Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 25.64 acres and zoned R-M20, Multifamily Residential. The developer is proposing a 210 lot subdivision accessed by Antioch Church and Fork Shoals Road. The developer is proposing 4358 Linear Feet of Private Driveway. The developer has chosen to do a Cluster Development, Option 1, requiring 3.85 acres of Open Space and providing 10.82 acres of Open Space. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. South Greenville Fire serves this area.

Ms. Jeffers-Campbell stated staff recommends the Planning Commission hold any decision on the application until the SCDOT required Traffic Impact Study is complete and a revised preliminary plan is submitted to Subdivision Administration reflecting the required traffic improvements. Again, the Commission would need the applicant's approval to hold. Otherwise, Ms. Jeffers-Campbell's recommendation would be to deny at this time.

Mr. Paul Harrison, Engineer was available for questions and stated the Traffic Study was complete and submitted to the County.

**MOTION:** By Mr. Bichel, seconded by Dr. Howard to hold PP-2019-029. The motion carried by voice vote with two absent (Moore and Shockley).

Ms. Jeffers-Campbell stated it was important to make sure the applicant is in agreement to hold the application beyond the 60 days required period by which this body has to make a decision. She stated her recommendation was to hold, but the applicant would need to agree with that.



Chairman Rogers asked Mr. Harrison if he was agreeable to holding the item.

Mr. Harrison stated he thought to hold the item would be the quickest turn-a-round. He asked if the item would be on next month's agenda. He was in agreement.

**PP-2019-030, Edgewood Estates (Cluster)**

Ms. Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 27.41 acres and zoned R-S, Residential Suburban. The developer is proposing a 46 lot subdivision accessed by Antioch Church Road. The developer is proposing 1298 Linear Feet of Public Road. The developer has chosen to do a Cluster Development, Option 1, requiring 8.22 acres of Open Space and providing 17.36 acres of Open Space. Water will be provided by Greenville 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.

Dr. Howard discussed the area and asked how it was going to look between the two properties.

Mr. Harrison stated they would try to preserve the existing buffer that was there. In the event it was not sufficient enough to meet the ordinance or regulation, then they would establish the buffer.

Ms. Buathier stated she had reviewed one of the land disturbance permits and pointed out an area which was part of the tree preservation area.

**MOTION:** By Mr. Looper, seconded by Mr. Stevenson to approve PP-2019-030. The motion carried by voice vote with two absent (Moore and Looper)

**PP-2019-033, Mays Bridge Crossing WITHDRAWN BY APPLICANT**

**VA-2019-054**, variance from LDR Article 5.4.

**Rezoning Requests**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-12

**APPLICANT:** Joe Bryant, Seamon Whiteside & Associates for Judson Mill Ventures, LLC

**PROPERTY LOCATION:** Highway 123 and 2<sup>nd</sup> Avenue (Judson Mill)

**PIN/TMS#(s):** 0115000400100, 0115000400300, 0114001000100, 0114001000104, 0114001000102, 0114001000105, 0114001000103 and 0114001000106

**EXISTING ZONING:** PD, Planned Development

**REQUESTED ZONING:** PD, Planned Development (Major Change)

**ACREAGE:** 36

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** Parcels 0115000400300 and a portion of 0115000400100 were originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A. Parcels 0114001200200, 0114001200300, 0114001200400, 0114001200500, 0114001200600 and 0114000300300 were originally zoned I-1, Industrial in June 1973, as part of Area 4A. There was a successful PD, Planned Development rezoning request of all the parcels in 2016, CZ-2016-65.

**EXISTING LAND USE:** vacant industrial and vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	retail, convenience store, restaurant and vacant land
East	R-7.5	single-family residential
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 Judson Community Plan and is designated as an area owned by Milliken and Co. The surrounding properties are identified as existing single family residential with some potential infill housing shown on the Judson Community Plan map provided in the report.

**ROADS:** Easley Bridge Road: four-lane State-maintained major arterial  
C Street: two-lane State-maintained local  
B Street: two-lane State-maintained local  
Lyncrest Street: two-lane State-maintained local  
5<sup>th</sup> Street: two-lane State-maintained local  
Neubert Street: two-lane State-maintained local  
6<sup>th</sup> Street: two-lane State-maintained local  
2<sup>nd</sup> Avenue: two-lane State-maintained local  
3<sup>rd</sup> Avenue: two-lane State-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Easley Bridge Road	0'	18,500	17,400 -6%	20,200 +16.1%
6 <sup>th</sup> Street	1,700' E	550	550 0%	500 -9%

**ANALYSIS:** This existing property has already been approved for a PD, Planned Development, and Phase 1 has an approved Final Development Plan (FDP) with construction underway. The applicant is proposing a Major Change to the existing PD that would cover Phases 1 and 2 of the development. The changes are summarized as:

- Allow additional uses
- Create a “Mix of Uses” designation
- The inclusion of future buildings, parking, and stormwater management facilities – locations to be determined as development progresses
  - Staff has concerns that the “Mix of Uses” area along Easley Bridge Road needs to have a commitment to a continuous street edge and four-sided architecture along this road. The lack of building forms, combined with the allowed parking use, suggests the possibility of a huge parking lot facing Easley Bridge Road, rather than an active, pedestrian-oriented edge.

- Acknowledgement of the future vacation of railroad ROW, to be included in the “Mix of Uses” designation
- Additional residential units, to a maximum of 400
- Changes to the development schedule
- Acknowledgement that SCDOT will not permit sidewalks along 6<sup>th</sup> Street
- Landscaping and buffering requirements, based upon available area on the property
- New parking ratios to accommodate the requested uses in the “Mix of Uses” area/s
  - There should be a statement that should these ratios be determined to not be adequate in the future, based on evidence seen by the County, that the ratios will be revised with a required amendment.
- Provisions for a parking garage, at such time when uses dictate the need for such
  - Staff has concerns that there isn’t a suggested mechanism for maintaining/tracking minimum required parking; this has proven problematic at other mill redevelopment projects
  - Additionally, there isn’t a description about how the loss of parking spaces at the deck’s location will be accommodated during construction. Some kind of “swing space” for construction materials, equipment, etc. will also be required which will impact even more surface spaces.
- More information is provided about signage

Most of these changes provide greater clarity for the project, so staff is generally supportive of the request, except where noted above. Some of the proposed uses are questionable, given the residential character of the surrounding area and identification of the adjacent area to remain residential on the Judson Community Plan Map (located on the back of report). The applicant states that they have not had a community meeting to receive a neighborhood reaction. In conversations with Greenville County Redevelopment Authority (GCRA), staff has determined that the following uses are not a good fit for the neighborhood:

- Arena/stadium (parking and traffic concerns; allowed in C-3, S-1, and I-1 as a Use by Special Exception)
- Outdoor amusement commercial (noise; allowed in C-2, C-3, and S-1) – indoor would be acceptable
- Broadcasting studio (towers, antennae, and dishes would have negative impact on neighborhood;

permitted in OD, POD, C-1, C-2, C-3, and S-1) – radio-only broadcasting would be acceptable

- Communication tower (would have a negative visual impact on the neighborhood; Use by Special Exception in all residential zones, OD, POD, NC, C-1; permitted in C-2, C-3, S-1, and I-1) – only a stealth communication facility would be acceptable, with SHPO approval on historic buildings
- Dry cleaning facility - needs to be clarified to say “on premises if clothing is brought in by customers”; (otherwise, only permitted in S-1 and I-1)
- Emergency services (access would be problematic, noise, 24/7 use, although permitted in all commercial, service, and industrial zones)
- Outdoor flea market (loss of parking) – indoor would be acceptable
- Garden center (loss of parking, storage of materials, large deliveries of materials)
- Motel (neighborhood character would be negatively affected) – a smaller hotel might be acceptable, with a maximum number of rooms
- Kennel with outside runs (noise, visual impacts; permitted in S-1)
- Mini-warehouse (wouldn’t be a pedestrian-friendly business, would create blank walls with little active use; conditional use in C-2 and C-3, permitted in S-1 and I-1)
- Night club/tavern (may not be desired by the neighborhood, only permitted in C-2)
- Shopping center (retail is already permitted, so this is redundant)
- Storage units – if permitted only inside existing buildings (Zoning Ordinance refers to “storage units” as temporary pods/containers that are on site for no more than 30 days, so a definition is needed)
- Theater/motion pictures – identify a maximum number of seats to limit parking impacts
- Outdoor recreation (could impact the neighborhood with traffic, parking, noise, and potentially lighting, depending on the use)

Further, staff has some non-substantive grammatical and clarification comments that should be addressed prior to the document being finalized.

**SUMMARY:**

The proposed Major Change includes the Judson Mill and some surrounding properties. The subject properties are

approximately 0.6 miles west of the intersection of Easley Bridge Road and Pendleton Street. The parcel has approximately 880 feet of frontage along Easley Bridge Road, 90 feet of frontage along C Street, 250 feet of frontage along B Street, 220 feet of frontage along Lyncrest Street, 40 feet of frontage along 5<sup>th</sup> Street, 160 feet of frontage along Neubert Street, 1,250 feet of frontage along 6<sup>th</sup> Street, 600 feet of frontage along 2<sup>nd</sup> Avenue and 220 feet of frontage along 3<sup>rd</sup> Avenue.

The applicant is requesting to rezone the property to PD, Planned Development Major Change to add additional uses, add square footage, to phase parking requirements as needed, and other clarifications, as described in greater detail above.

**CONCLUSION:**

The applicant is proposing a Major Change to the approved Judson Mill Planned Development. Staff is of the opinion that some of the uses proposed by the applicant would not be consistent with the surrounding existing uses and neighborhood. Staff is further concerned that the applicant did not have a community meeting to vet this proposal; without that input, staff turned to GCRA, who is very active in the community. Finally, there are some concerns about the completeness of the information regarding important concepts such as parking, the commitment to quality architecture and design along Easley Bridge Road, and some grammatical and clarity issues.

Based on these reasons staff recommends approval with the following condition of the requested major change to the PD, Planned Development.

**STAFF RECOMMENDATION:**

Approval with the following conditions:

- Prior to any Final Development Plans being submitted to the County, remove the following uses:
  - Arena/stadium
  - Outdoor amusement commercial
  - Broadcasting (television) studio – clarify that radio is permitted
  - Emergency services
  - Outdoor flea market
  - Garden center
  - Motel
  - Kennel with outside runs
  - Mini-warehouse
  - Night club/tavern

- Shopping center
  - Outdoor recreation
- Prior to any Final Development Plans being submitted to the County, refine, to staff's satisfaction, the following uses:
  - Broadcasting (television) studio – clarify that radio is permitted
  - Communication tower – clarify that only stealth design on existing buildings/structures is permitted
  - Dry cleaning facility - clarify to say “on premises if clothing is brought in by customers”
  - Hotel – clarify a maximum number of rooms
  - Storage units – clarify only inside existing buildings and provide a definition
  - Theater/motion pictures – clarify a maximum number of seats to limit parking impacts
- Prior to any Final Development Plan being submitted to the County, add a statement to address the requirement for a Major/Minor Change submittal, should parking ratios prove to be inadequate in the future.
- Prior to any Final Development Plans being submitted to the County, provide a plan/method, approved by staff, to track needed and available parking with each building permit and/or use, to ensure approved ratios are being met.
- Prior to any Final Development Plans being submitted to the County, add language, to staff's satisfaction, offering greater detail on the parking garage construction and how adequate parking shall be maintained for any and all existing uses. Also include any drawings deemed necessary by staff.
- Prior to any Final Development Plans being submitted to the County, conceptually show the anticipated buildings along Easley Bridge Road in a manner that will create an attractive, active, and pedestrian-oriented edge with four-sided architecture.
- Prior to any Final Development Plans being submitted to the County, address the grammatical and clarification comments to staff's satisfaction.

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
- Building Permits

Mr. Stevenson asked from the list of approved uses there was Emergency Services, why would that be out of there.

Ms. Buathier stated the concern was with something like an ambulance, police or fire. When they leave they are loud and most of the surrounding area is mainly residential.

Mr. Stevenson stated it was large enough to have a place for emergency or doctors use.

Ms. Buathier stated medical was permitted and something like a 24 hour emergency care facility would be allowed.

Mr. Harrison asked for a definition of a shopping center and outdoor recreation.

Mr. Willis stated retail was allowed.

Mr. Harrison asked like free standing and gift shops.

Mr. Willis replied that was correct.

Mr. Harrison stated he could see a small area where there would be outdoor music, would that be outdoor recreation.

Mr. Willis stated there were community areas where they could have gatherings.

Ms. Buathier read Mr. Harrison the definition of outdoor recreation.

Mr. Harrison stated he just wanted to make sure it was allowed that there are small gatherings.

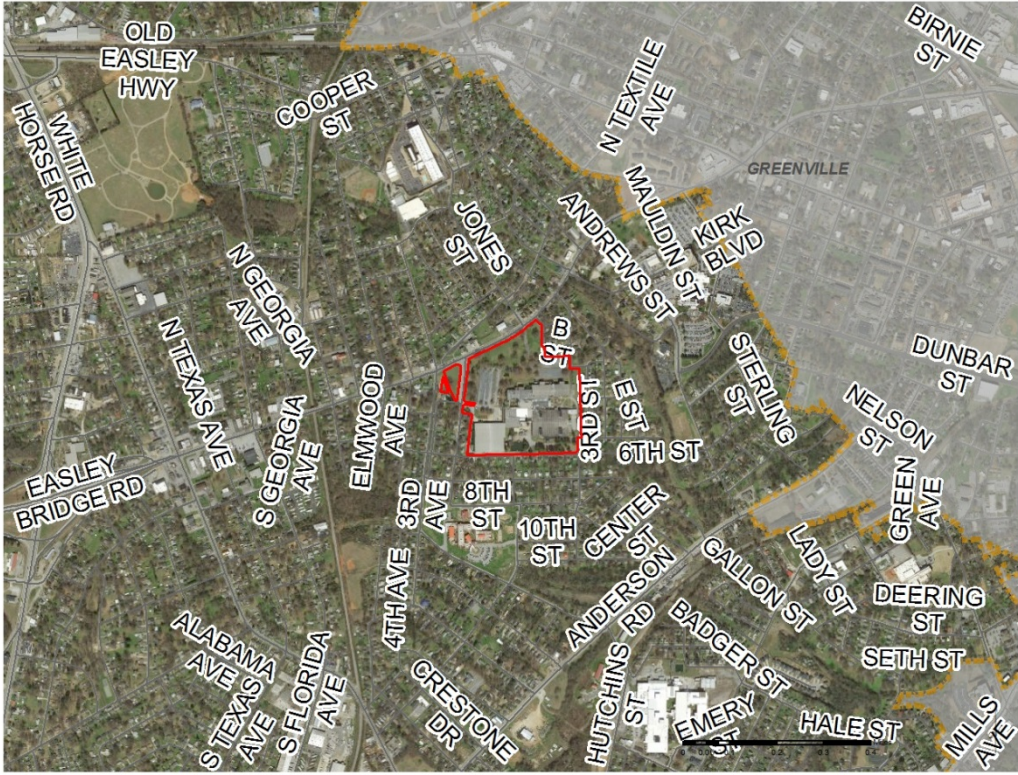
**MOTION:** By Mr. Bichel, seconded by Mr. Stevenson to accept staff's recommendation to approve with conditions CZ-2019-12.

Dr. Hollingshad stated this was like a signature development for Greenville. He commended staff on the major change work. He noted that there was a good bit of language to be clarified and there was enough that he felt the Commission should take another look at this. Dr. Hollingshad proposed adding a condition the Final Development Plan come back to the Commission for approval.

Mr. Bichel who made the motion took the condition as a friendly amendment.

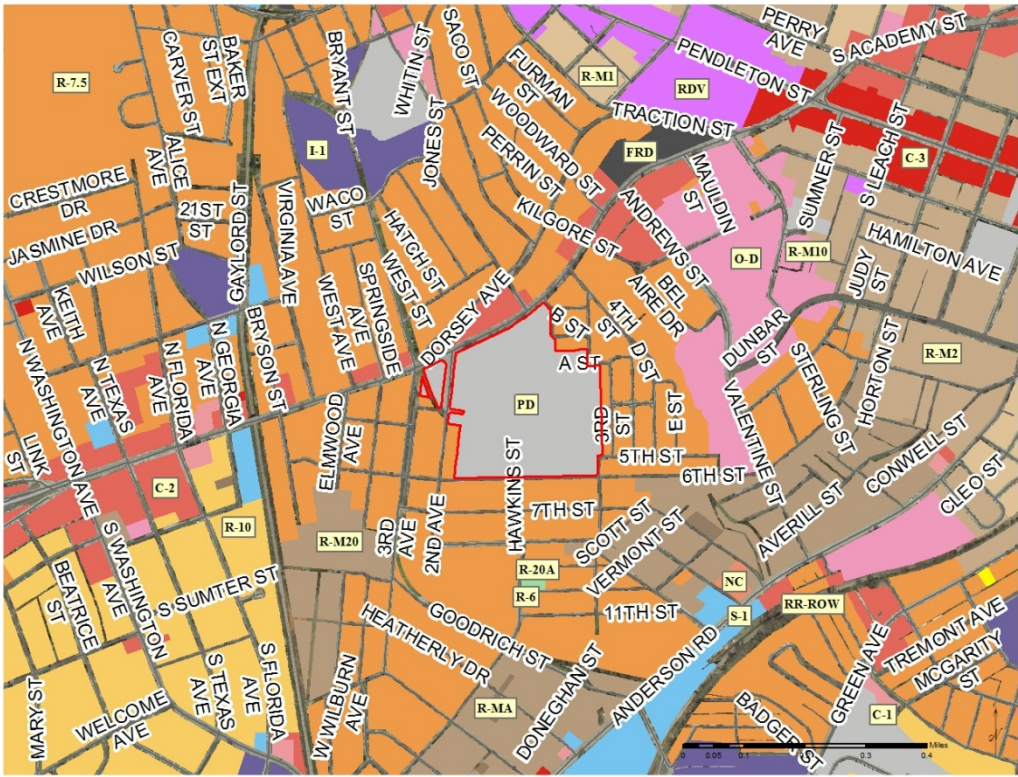


The motion to approve CZ-2019-12 with staff's conditions and the condition that the Final Development Plan be brought before the Commission for approval carried by voice vote with two absent (Moore and Shockley).



Aerial Photography, 2018





Zoning Map



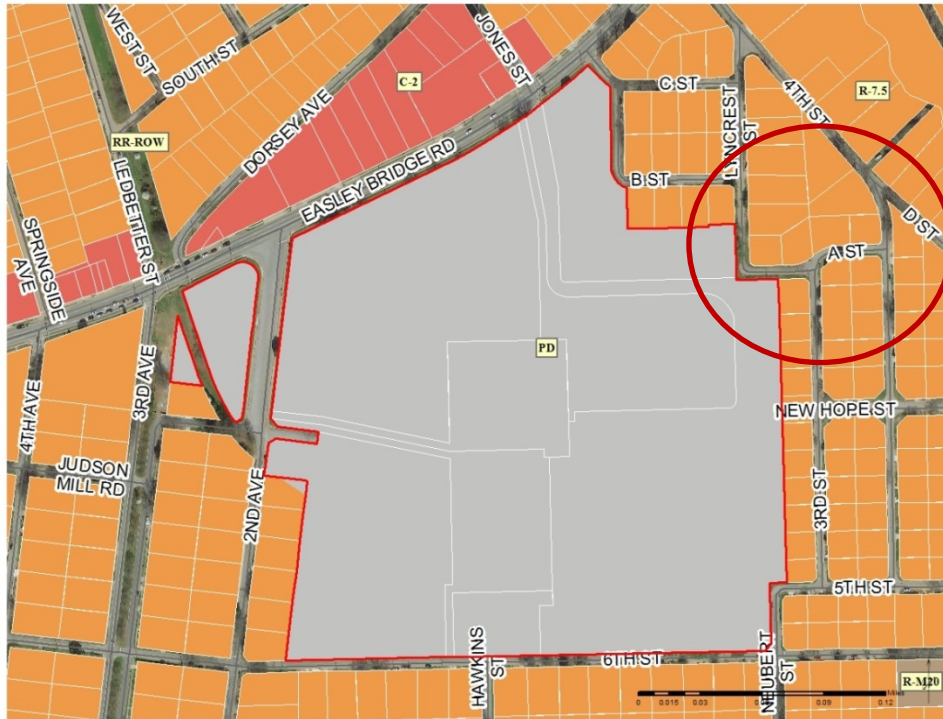


FIGURE 5.1 COMMUNITY PLAN

LEGEND

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



Judson Community Plan

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-27

**APPLICANT:** Timothy McNeil Johnson, Pattillo Construction Corporation for Metts Street Holdings LLC

**PROPERTY LOCATION:** Metts Street

**PIN/TMS#(s):** 0174040100407

**EXISTING ZONING:** R-MHP, Residential Manufactured Home Park District

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

**ACREAGE:** 8.59

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in April 1972, as part of Area 3. The parcel has had one previous successful rezoning from S-1 to R-MHP in 1996, CZ-1996-111. The parcel additionally requested a rezoning from R-MHP to S-1 Services in 2010, CZ-2010-11; however that request was withdrawn on 7-1-2010.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20 and S-1	apartments and vacant wooded land
East	R-7.5	single-family residential, clubhouse and vacant wooded land
South	S-1	warehouse
West	S-1	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 *Service/Industrial*.

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

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Furman Hall Road	2,620' N	3,700	4,000 +8.1%	4,600 +15.0%

**ANALYSIS:** The Cherrydale Area Plan designates the subject parcel as *Service/Industrial*, which accounts for all facets of development involving industry, manufacturing, production and/or service-oriented uses. Warehouses, factories, auto repair shops, gas stations, and other uses that transcend traditional commercial uses are included. Additionally, this area plan also states that these uses are typically kept at a distance from residential uses due to impacts such as noise, traffic, and lighting. Floodplain is not present on the property.

Currently Greenlink Route 3 runs along Poinsett Hwy. When the routes change per the Comprehensive Operations Analysis (COA), Route 3 will be rerouted to run along Furman Hall Rd.

**SUMMARY:** The subject parcel zoned R-MHP, Residential Mobile Home Park District, is 8.59 acres of property located on Metts Street approximately 0.2 miles east of the intersection of Furman Hall Road and Poinsett Highway. The parcel has approximately 195 feet of frontage along Metts Street. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for the construction of a 50,000 square foot distribution warehouse for a national distributor of HVAC and refrigeration equipment.

**CONCLUSION:** The subject site is surrounded by Services zoning to the north, south and west. There is also a railroad abutting the subject site to the east. Staff is of the opinion the requested rezoning would have minimal impact on the surrounding zoning and land uses. The requested zoning is also consistent with the Cherrydale Area Plan recommending Service/Industrial for this site.

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

**MOTION:** By Dr. Howard, seconded by Mr. Bichel to approve CZ-2019-27. The motion carried by voice vote with two absent (Moore and Shockley).

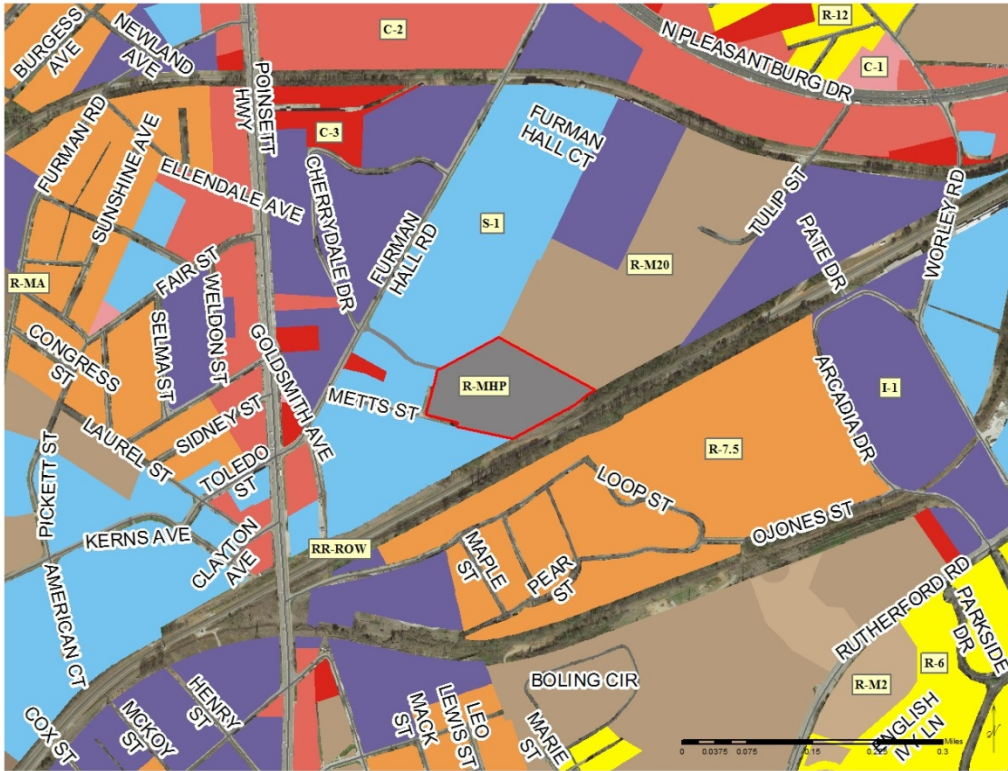




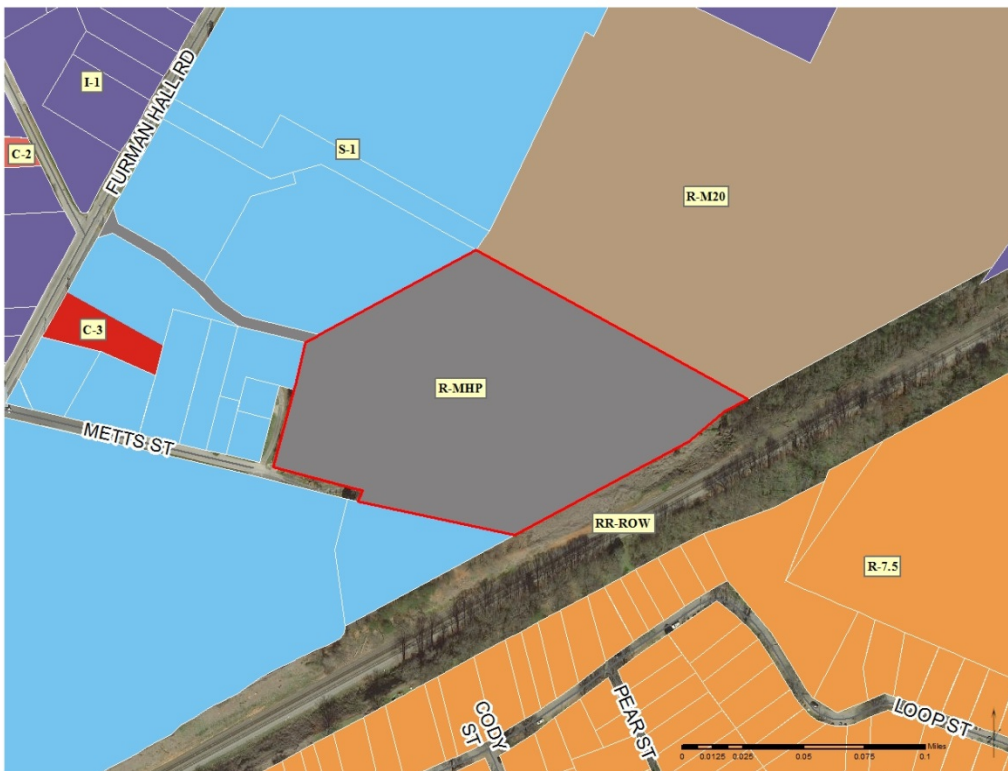
Aerial Photography, 2017

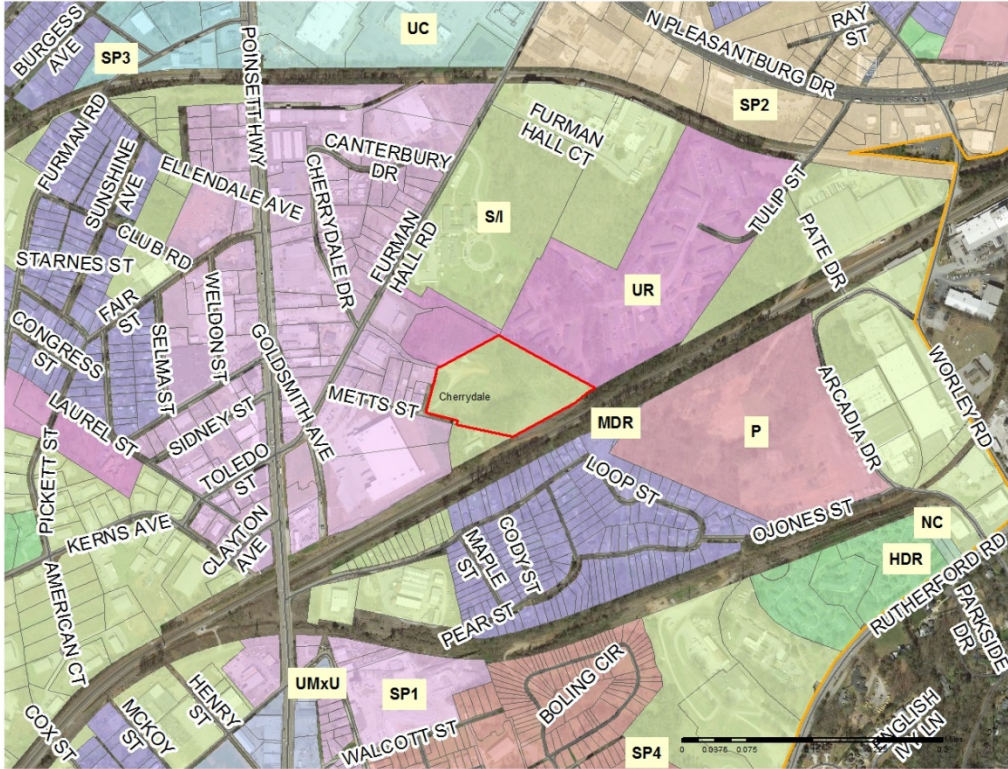






Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2019-29
- APPLICANT:** John Montgomery, Colliers International for The Old House, LLC, Rural Renaissance LLC, Hayne W. Hipp and Mason A. Goldsmith, etal
- PROPERTY LOCATION:** Augusta Road, Pine Drive, Pepper Road, Old Gunter Road, Graystone Drive and Emily Lane
- PIN/TMS#(s):** 0602010101700, 0602010102500 and 0602010105800
- EXISTING ZONING:** Unzoned
- REQUESTED ZONING:** BTD, Business Technology District
- ACREAGE:** 485.01



**COUNCIL DISTRICT:** 25 – Fant and 26 – Ballard

**ZONING HISTORY:** All parcels are Unzoned and have had no previous zoning requests.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S and Unzoned	single-family residential, agriculture and vacant wooded land
East	R-R1, FRD and Unzoned	single-family residential, cemetery, retail, agriculture and vacant wooded land
South	Unzoned	single-family residential, agriculture and vacant wooded land
West	Unzoned	single-family residential, agriculture and vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer is currently discussing with the developers the possibilities of sewer serving these properties once annexed into Metro District

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan, designated as *Business and Light Manufacturing Park*.

**ROADS:**  
Emily Lane: two-lane State-maintained minor collector  
Pepper Road: two-lane County-maintained local  
Greystone Drive: two-lane County-maintained local  
Pine Drive: two-lane County-maintained local  
Old Gunter Road: two-lane County-maintained minor collector  
Augusta Road (Highway 25): five-lane State-maintained major arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Augusta Road	1,690' S	15,300	13,500 - 11.8%	17,100 +26.7%
Bessie Road	2,950' SW	6,200	5,600 -9.7%	7,200 +28.6%

**ANALYSIS:** The subject parcels are a part of the South Greenville Area Plan, designated as *Business and Light Manufacturing Park*. This land

use category is to provide a high level of design quality, site amenities, and open space for light manufacturing, research and development operations, data centers, business and professional offices, etc., within a park atmosphere. The intent of this land use category is to offer protection to neighboring land uses including single-family residential. There is no transit in this area and no plans of transit to this area.

**SUMMARY:**

The subject parcels are Unzoned and consists of 485.01 acres of property located along Emily Lane, Pepper Road, Pine Drive, Old Gunter Road, Greystone Drive, and Augusta Road approximately 1.5 miles southwest of the intersection of Interstate 185 and Augusta Road. The parcel has approximately 890 feet of frontage along Augusta Road, 2,247 feet of frontage along Emily Lane, 5,953 feet of frontage along Old Gunter Road, 1,618 feet of frontage along Pepper Road, 1,767 feet of frontage along Pine Drive, and 507 feet of frontage along Greystone Drive. The applicant is requesting to rezone the property to BT, Business Technology District.

The proposed BT zoning classification is to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, research and development operations, data centers, business and professional offices, warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. This district also provides for flex space where different combinations of uses on a site may occur over time as the market changes and adjusts to new or different conditions.

**Buffers and Landscaping:**

A landscape buffer area of a minimum of 100 feet shall be provided along boundaries of the park that abut residential land use and/or zoning district properties. Service, loading, and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building. Minimum landscaping requirements are to be installed on common areas or individual properties within the park.

**Setback/Height:**

No building or structure shall be erected nearer than 100 feet from all street right-of-way lines or 50 feet from any interior side or rear property line. No building or accessory structure shall be located closer than 150 feet from a residential land use and/or zoning district property. No building or appurtenance

shall exceed a height of 90 feet above the finished building grade.

**Outside Storage:**

No outside storage of material shall be allowed within the park. Products that are the end result of manufacturing processes occurring on-site may be stored in an area that is either screened from all adjacent properties and street right-of-ways or buffered by a forested area no less than fifty (50) feet in total depth.

**Noise, Odor, Vibrations, Emissions:**

All noises, odors, vibrations, emissions of smoke, dust or gases, if they occur, shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park.

**Signage:**

Signs within the BTM district will be regulated in accordance with Section 9.2 (Business Park) of the Greenville County Sign Ordinance.

**Traffic Impact Study (TIS):**

A traffic impact study is required with the BTM zoning classification and one was supplied with this submittal. Greenville County Traffic Engineers have gone over the submitted traffic study and agree with its findings. A summary of the Traffic Impact Study is attached to this staff report.

The applicant states the proposed land use is for a business park.

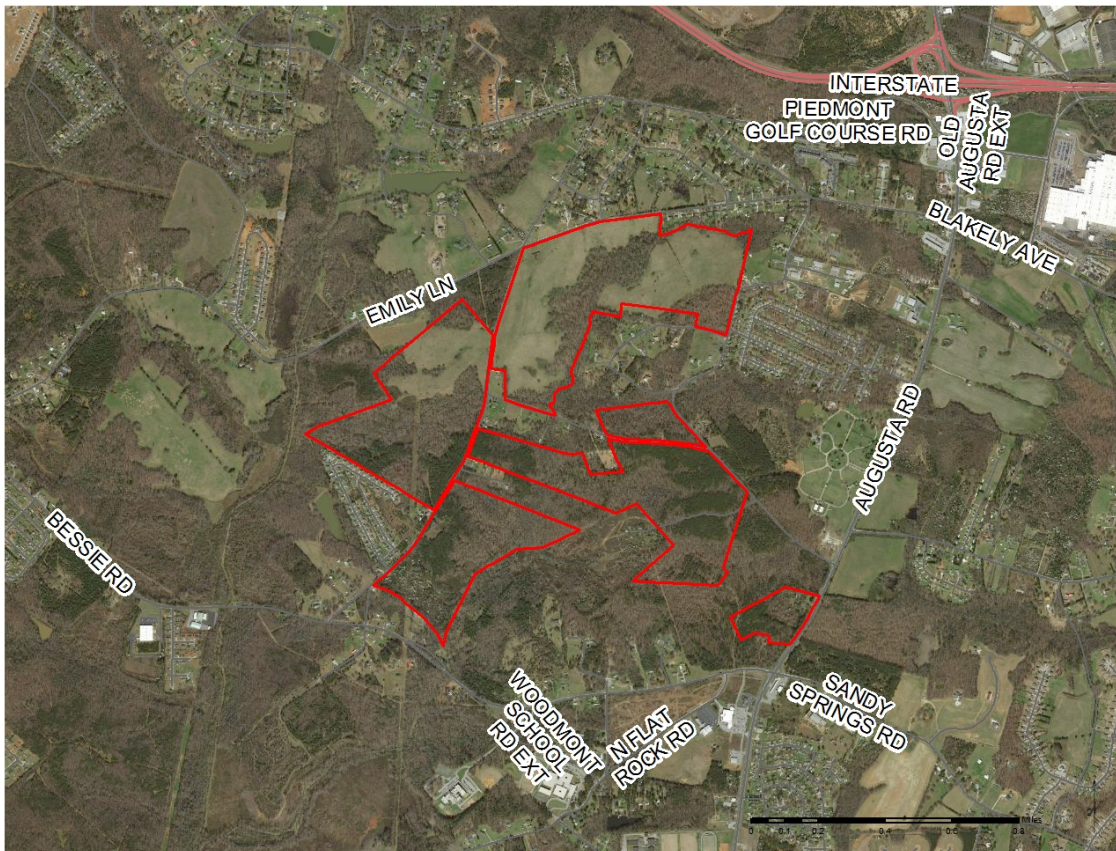
**CONCLUSION:**

The Business Technology District zoning requirements for landscape buffering, building setbacks, height requirements, noise and odor, outside storage, and other requirements are in place to protect the environment, surrounding residential properties and other zonings and land uses in the surrounding areas. One parcel is located along Augusta Road while the other parcels are in relatively close proximity of Augusta Road, a five lane major arterial road. Water is available on site; however sewer is currently being worked out with the developers and Metro Sewer District. Sewer service will need to be provided to all parcels. Staff is of the opinion that the requested zoning is appropriate based on its close proximity to major arterial roads such as Augusta Road and Interstate 185, and that it is consistent with the South Greenville Area Plan recommending business and light manufacturing for all of the proposed zoning.

Based on these reasons staff recommends approval with the following condition of the requested zoning to LTD, Business Technology District.

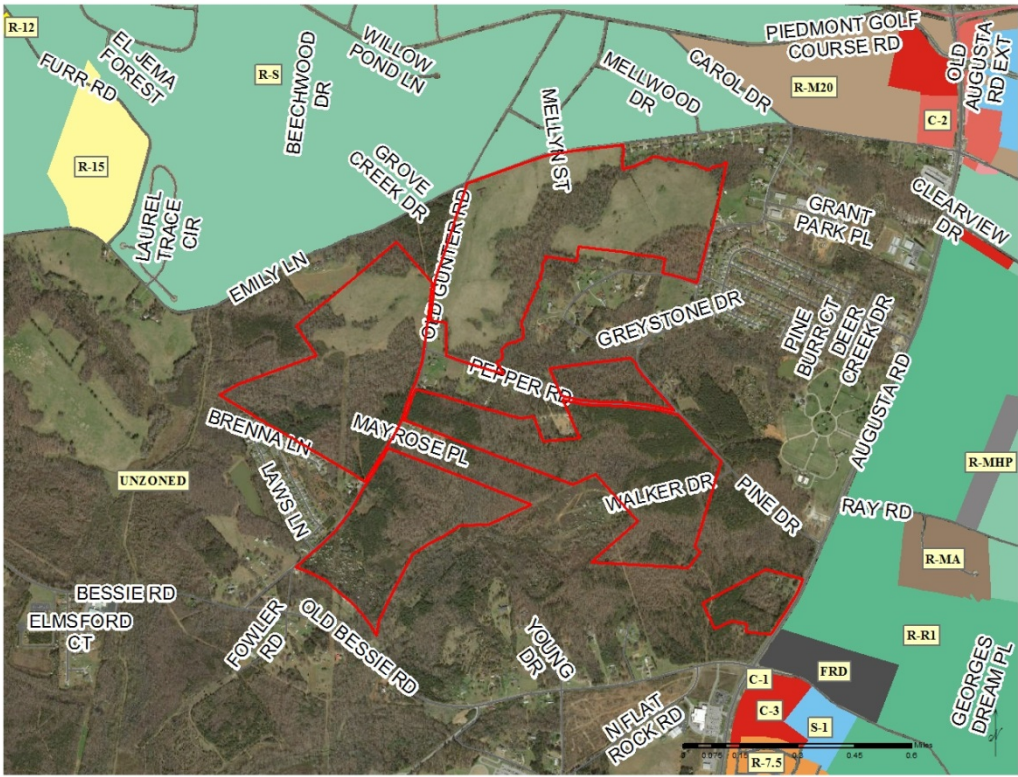
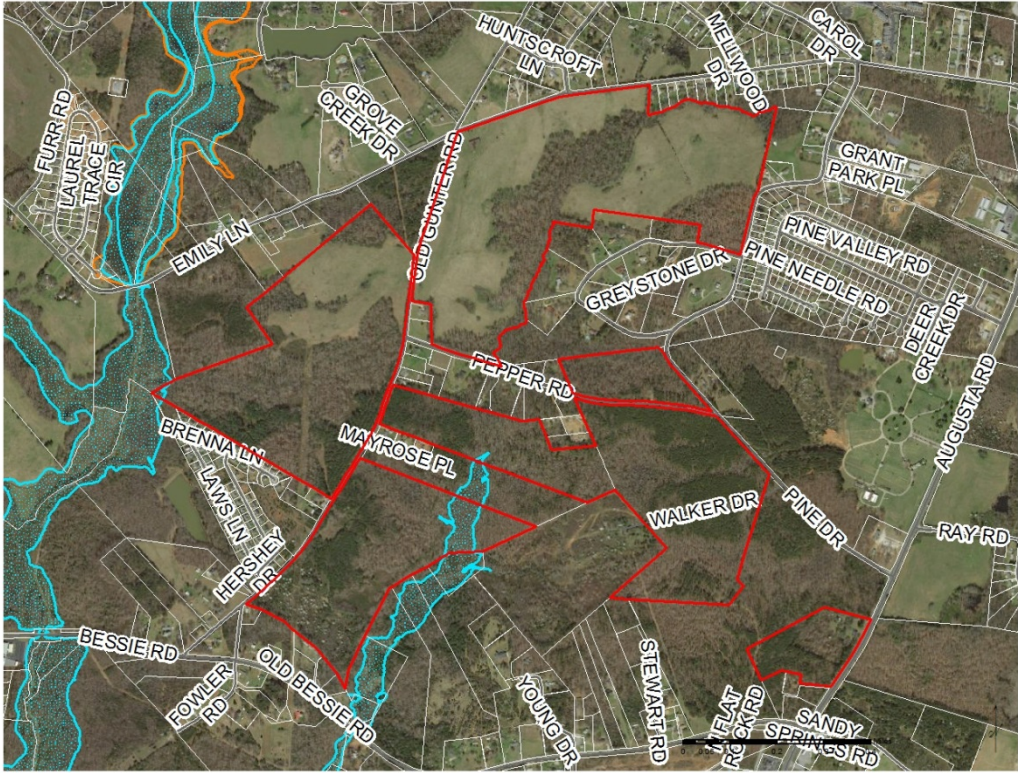
**STAFF RECOMMENDATION:** Approval with the following condition:

- Prior to submittal of any permit, sewer service and capacity will need to be verified by the servicing sewer district.



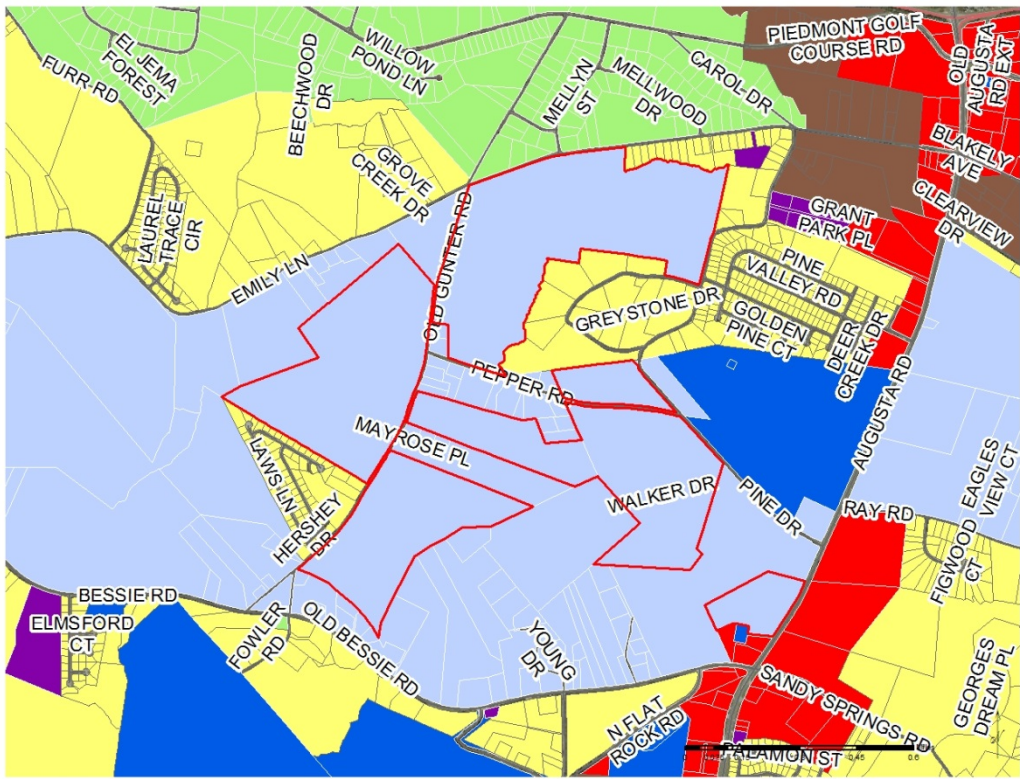
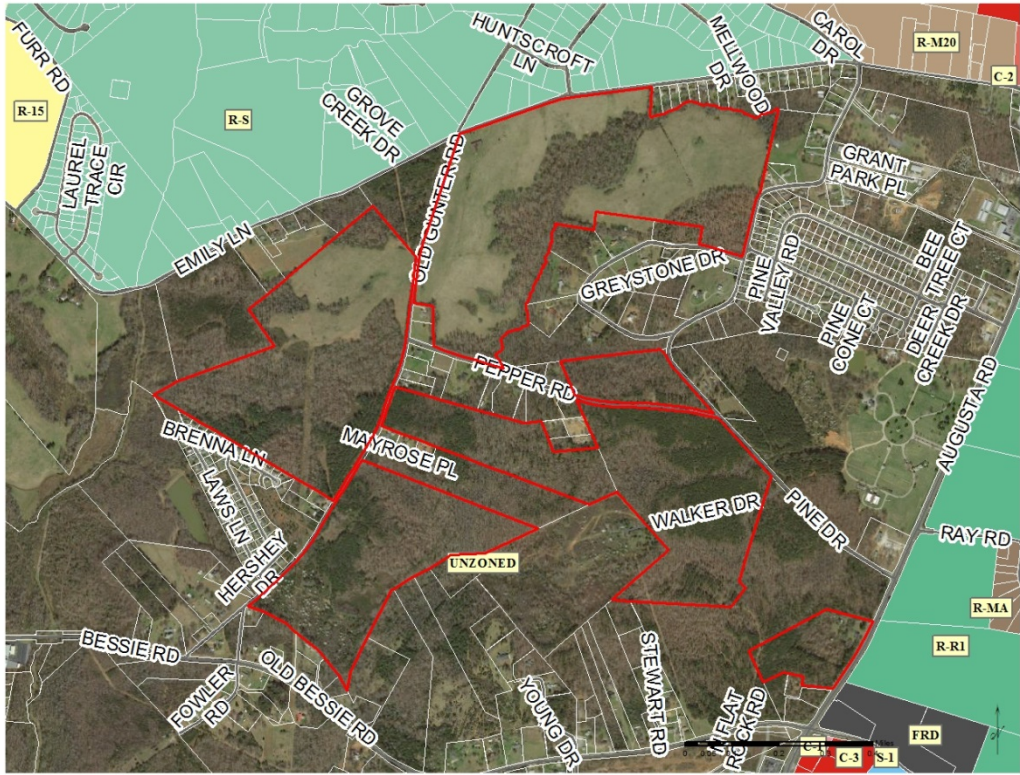
Aerial Photography, 2018





Zoning Map





South Greenville Area Plan, Future Land Use Map

Dr. Howard stated the issue she had is that it was not contiguous. She was concerned about the buffers and landscaping. She stated she could not support this unless there was a minimum of 250 feet of buffer, because they are in their back door with this property. Additionally she felt all of the roads entering the property need to be improved.

Mr. Harrison asked if there was a conceptual plan.

Ms. Buathier stated a conceptual plan was not required.

Chairman Rogers asked of the allowed uses, which would be most likely to disturb neighbors, some sort of manufacturing with noise.

Ms. Buathier stated this Park would not have the standard "old time" manufacturing. This would be a type of clean manufacturing, no noise, no outside storage.

Mr. Harrison stated there were concerns, but felt this should be moved forward and have Council look at it and note our concerns.

**MOTION:** By Mr. Harrison to accept staff's recommendation and approve CZ-2019-29.

Dr. Howard asked if the Commission would see this again.

Mr. Willis stated this would not be coming back to the Commission.

Mr. Bichel asked if this is a Review District, why would the Commission not see it again.

Ms. Buathier explained, it was a Review District, but Section 3.9 for a Final Development Plan only points out PD's, FRD's and OD's.

Mr. Harrison asked since it was a Review District, shouldn't there be a concept plan.

Ms. Buathier stated the Business Technology District was adopted as is and it did not require a concept plan. It requires a landscape buffer and a traffic study, both of which were provided.

Mr. Looper made a point of order to get a second on the motion.

Chairman Rogers stated the motion was to approve and asked for a second.

There being no second, the motion dies.

Dr. Hollingshad stated he was confused as staff was saying there was no final development plan.

Ms. Buathier stated although it does not require a final development plan, this will go through the Commercial Development review.

Mr. Bichel asked if the Commission could add some conditions.

Ms. Buathier stated since it was a Review District, conditions could be added.

Dr. Howard stated she would like to make a recommendation at the appropriate time to have a 200 foot buffer when it involves any sort of residential homestead.

**MOTION:** By Dr. Howard, seconded by Mr. Bichel to approve CZ-2019-29 with a condition of having a 200 foot buffet in the residential area.

Mr. Harrison stated he agreed with the point being made, however, the last BDT was approved with a 100 foot buffer.

Dr. Howard stated she felt the 100 foot buffer was appropriate in the back door of some of these places. This is a surrounding piece and it is in the front door of some of these homes.

Mr. Stevenson stated 100 foot is a lot of buffer depending what you make the buffer out of.

Mr. Harrison stated he would vote in favor, but was concerned about setting a precedence that is unattainable.

The motion to approve CZ-2019-29 including a 200 foot buffer within a residential area carried by voice vote with two absent (Moore and Shockley).

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-30

**APPLICANT:** Greenville County Council

**SUMMARY:** The proposed text amendment is to the Greenville County Zoning Ordinance Section 7:2 "Open Space Residential Development" to provide a procedure for an administrative reduction of not more than .5 acres in size and not more than one and a half (1.5) percent of previously approved open space in certain developments approved under Option #2 of Section 7:2.5 of the Zoning Ordinance.



Chairman Rogers stated he takes it that staff has no position on this.

Ms. Gucker stated that was correct and she would answer any questions the Commission may have.

Mr. Bichel stated he appreciated Mr. Kennedy's comments and made the following motion to deny and suggest it come back as a variance request.

Chairman Rogers stated he did not think the Commission could control how this would come back. He stated he felt this had to be voted either up or down.

**MOTION:** By Mr. Bichel, seconded by Dr. Howard to deny CZ-2019-30.

Dr. Hollingshad commented back when the Commission saw this the first time, he had gone out and walked the property very thoroughly. His opinion was he people that live out there have a real problem. The comments at the Public Hearing after going out there he felt the folks were not exaggerating. It is a real issue, but he did not think a text amendment to the Zoning Ordinance is a way to solve the problem. He did not have the right solution, but did not feel this was the right approach.

Mr. Harrison stated he did not think this was the solution, but what he did not want to happen was this goes unsolved for however long.

Ms. Gucker explained the background regarding this matter and what solutions were suggested. She also stated there was an amendment being prepared taking the Planning Staff out of the picture, adds the Subdivision Administrator and changes Option 2 under 7.2.5 where all zoning classifications are involved in this providing the development is zoned R-20, R-20A, R-S, RR-1 or R-3. The development has to contain at least 30% required open space. The person or entity has to have ownership or control over the open space, consent to the administrative reduction and the applicant is able to demonstrate to the Subdivision Administrator the reduction will not have a material adverse effect on recreational, environmental or ecological characteristics of the development. An administrative reduction of the required open space shall be no more than one half acre in size and no more than 1.5% of required open space in the development. Appeals from the Subdivision Administrators determination of reduction may be taken to the Planning Commission by the applicant, but it would start with the Subdivision Administrator.

She stated she believes that is the amendment Council was going to introduce.

Mr. Harrison asked would they be voting on the amendment.

Ms. Gucker stated they would be voting on the one in their packets.

Mr. Stevenson asked what was being done about what seemed to be the real problem. He stated the real problem was not the development, not the land owners. He stated it was easy to make amendments and change all kinds of things, but the real problem is a law enforcement problem and the management of the apartments.

Ms. Gucker stated she did not disagree with what Mr. Stevenson was saying, but they would have to wait and see what goes on with this and then work through the other side. She also stated from the Public Hearing the residents and HOA have been trying to work with the Sheriff's Office.

Chairman Rogers stated the motion on the floor, seconded to deny CZ-2019-30. The motion carried by voice vote with two absent (Moore and Shockley).

Mr. Stone presented the following:

**DOCKET NUMBER:** CP-2019-03

**APPLICANT:** Greenville County Planning Department

**SUMMARY:** Over the past year, numerous community residents, stakeholders, public officials, and county staff participated in a series of community meetings, task force meetings, and other public input sessions to develop the **Riverdale-Tanglewood Community Plan**.

The **Riverdale-Tanglewood Community Plan** reflects the Riverdale-Tanglewood Community's vision for its future and identifies goals and objectives in six focus areas. These focus areas are: Land Use, Transportation, Parks and Recreation, Community Appearance, Public Safety, Education and School Performance, and Housing. The plan provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment.

**CONCLUSION:** Therefore, staff is requesting that the **Riverdale-Tanglewood Community Plan** be recommended by resolution and forwarded to County Council for consideration as an amendment to the Imagine Greenville County Comprehensive Plan. Staff recommends approval.

**MOTION:** By Mr. Stevenson, seconded by Mr. Looper to approve and forward CP-2019-03. The motion carried by voice vote with two absent (Moore and Shockley).

**PLANNING REPORT**

Ms. Holt addressed the Commission members with an update to the Comprehensive Plan. The Statistically Valid Survey would be coming out very soon. Formal publishing of the Phase I report is coming and staff is also in the process of developing growth alternative scenarios for presentation and public discussion. She stated the second round of public meetings will begin in mid June/July and would love to see the Commission members there. Ms. Holt updated the staff work as was included in the agenda packets. She noted the May Planning Workshop would be an orientation for the new Commission members, but all are welcome to attend. The date would be May 8, 2019.

**MONTHLY MEETINGS**

A list of monthly meetings were included in each agenda packet.

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**MOTION:** By Mr. Looper to adjourn. Without objection the meeting adjourned at 6:53 p.m.

Respectfully submitted

---

Recording Secretary