

GREENVILLE COUNTY PLANNING COMMISSION  
MINUTES  
November 20, 2019  
4:30 p.m.

**MEMBERS PRESENT** J. Rogers, Chair, S. Bichel, Vice Chair, M. Shockley, M. Looper, M. Jones, N. Hollingshad, J. Bailey and E. Forest

**MEMBERS ABSENT:** C. Harrison

**STAFF:** P. Gucker, S. Holt, T. Stone, P. Buathier, J. Henderson, R. Jeffers-Campbell, J. Wortkoetter, K. Walters, S. Terry, T. Belge, K. Brockington, A. Ikein, B. Cotton, D. Montgomery, B. Groel and H. Hahn

**COUNCIL MEMBERS PRESENT:**  
Joe Dill

**CALL TO ORDER**

Chairman Rogers called the meeting to order at 4:32 and Mr. Jones provided the invocation.

**APPROVAL OF THE OCTOBER 23, 2019 MINUTES**

Dr. Hollingshad stated he had a number of comments about the minutes that he had sent to staff. He noticed a copy of the minutes that apparently addressed all the places, but he had not had an opportunity to review the minutes.

**MOTION:** By Dr. Hollingshad, seconded by Mr. Looper to defer the minutes of the October 23, 2019 Commission meeting until the next Commission meeting. The motion carried unanimously by voice vote with two absent (Harrison and Bailey).

**Preliminary Subdivision Applications**

**PP-2019-148, Crestfield Farm**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 21.60 acres in an unzoned area. The developer is proposing a 23 lot subdivision accessed by Shelton Road (County). The developer is proposing 875 Linear Feet of Public Road. Water will be provided by Greenville Water and sewer will be by Septic System. North Greenville Fire serves this area.

**Public Comment:**

The Southern Environmental Law Center on behalf of itself, Upstate Forever, Naturaland Trust, and the South Carolina Native Plant Society submitted a letter opposing this development based on potential adverse impacts to Bunched Arrowhead (a rare endangered plant species of national significance) and Blackwell Heritage Preserve (70 acres of wetlands that provide habitat for Bunched Arrowhead).

The letter expresses several concerns regarding Crestfield Farm but a few of the salient issues include that the development is too dense and the design and proximity to environmentally sensitive areas will disrupt the surface and ground water flow on which the Bunchedhead Arrow depend.

The issues of the site are also likened to a proposed subdivision known as Bluestone Ridge that was presented to the Planning Commission in 2017 but was withdrawn by the applicant due to the environmental issues presented. It's important to note that Bluestone Ridge was located within or immediately adjacent to the Blackwell Heritage Trust Preserve area. Crestfield Farm is located approximately 3,000 feet upstream from the preserve following the stream.

**Staff Recommendation:**

Due to environmental issues raised, Staff recommends that

1. The Planning Commission hold any decision for a period agreeable with the developer.
2. The developer hire an independent consultant to conduct a scientific study to determine the impact of this development on the Heritage Preserve and the Bunched Arrowhead endangered species. It's also recommended but not required that the study include an acceptable distance analysis from the Heritage Preserve areas.

The following appeared in opposition of the proposed:

- Mr. Frank Holleman, 310 Pine Forest Drive Extension, Greenville, SC
- Michael Corley,  
There were 39 people in attendance that Mr. Corley was speaking for.

The following appeared in favor of the proposed:

- Tim Thomason, 38 Ashburn Place, Greenville, SC (Engineer representing the Developer)
- Craig Roy, 70 Walker Road, Travelers Rest, SC (Developer)

Chairman Rogers asked the Developer what his position was on staff's recommendations.

Mr. Roy stated he understood the request, more time delay was more money. He understood the request and respected it, but had mixed emotions. He stated he felt Stormwater Management would know what he would need to do to be responsible and the guidelines would have to be met. He felt they could manage this situation.

Mr. Bichel asked if Mr. Roy would consider the recommendations.

Mr. Roy stated it would be difficult and felt Stormwater Management could handle.

Mr. Bichel asked Mr. Roy if he would be agreeable to a sixty (60) day extension.

Mr. Forest asked if the concern was more the property values or habitat.

Someone in the audience stated they were not worried about the property values.

Mr. Forest asked if the developer could figure out how to do the habitat correctly, everyone would be okay with the development.

Chairman Rogers stated the Commissioners could not get into a back and forth with the audience about this.

Mr. Bailey asked staff if there were any restrictions in the area at all, regarding environment.

Ms. Jeffers-Campbell stated she did not know of any restrictions. She stated there was a preserve area, but outside of that she knew of no other.

Chairman Rogers asked staff to show the map showing the preserve area.

After further discussion with the developer he agreed to have the Commission hold the item until the January meeting to allow the developer to decide how to go forward.

**MOTION:** By Mr. Shockley, seconded by Mr. Bichel to hold the item until the January Commission meeting. The motion carried by voice vote with one in opposition (Bailey) and one absent (Harrison).

### **Rezoning Requests**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-76  
**APPLICANT:** Don Ausmus for DD & P Properties LLC  
**PROPERTY LOCATION:** Shelter Court  
**PIN/TMS#(s):** 0530050101314 (portion)

**EXISTING ZONING:** I-1, Industrial

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

**ACREAGE:** 9.44

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2. There was one previous unsuccessful rezoning request for this parcel in 2013, CZ-2013-013, from I-1, Industrial to S-1, Services.

**EXISTING LAND USE:** vacant wooded land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	warehouse and vacant wooded land
East	I-1	warehouse, manufacturing and offices
South	I-1	warehouse, manufacturing and offices
West	I-1	warehouse, manufacturing, offices and landscape business

**WATER AVAILABILITY:** Greer CPW

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as an *Employment Center*.

**ROADS:** Shelter Court: two-lane County-maintained local  
Shelter Drive: two-lane County-maintained local  
Interstate 85: six-lane State-maintained major arterial

**TRAFFIC:** No traffic counts in proximity of Shelter Court.

**ANALYSIS:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as an *Employment Center*. *Employment Centers* are located strategically throughout the region in order to take advantage of high-capacity transportation networks. These centers are characterized by large and small scale industrial and service uses as well as a

mixture of convenience oriented retail and services such as restaurants and drug stores. With such a high concentration of jobs, medium to high density workforce housing may also be appropriate within these centers. The subject property is not along a bus route, and no sidewalks are present. Floodplain is present on the property. The subject parcel is also located in the GSP Airport Environs – Special Land Use Area.

**SUMMARY:**

The subject parcel zoned I-1, Industrial is 9.44 acres of property located on Shelter Court approximately 0.77 miles southwest of the intersection of Interstate 85 and Highway 14. The parcel has approximately 80 feet of frontage along Shelter Court. The applicant is requesting to rezone the property to S-1, Services.

**CONCLUSION:**

The applicant states the proposed land use is for recreation use. The subject site is surrounded by I-1, Industrial zoning, that mainly consists of industrial, warehouse, and office land uses. Factors such as steep topography, extensive floodplain, a power line bisecting the property, and the required setbacks, limit the possible uses on the site. The proposed use of recreation could support the existing businesses that surround the site.

Additionally, this property is designated as an *Employment Center* in the Imagine Greenville Comprehensive Plan. While these centers are typically characterized by large and small scale industrial and service uses, they may also feature convenience oriented retail and service uses.

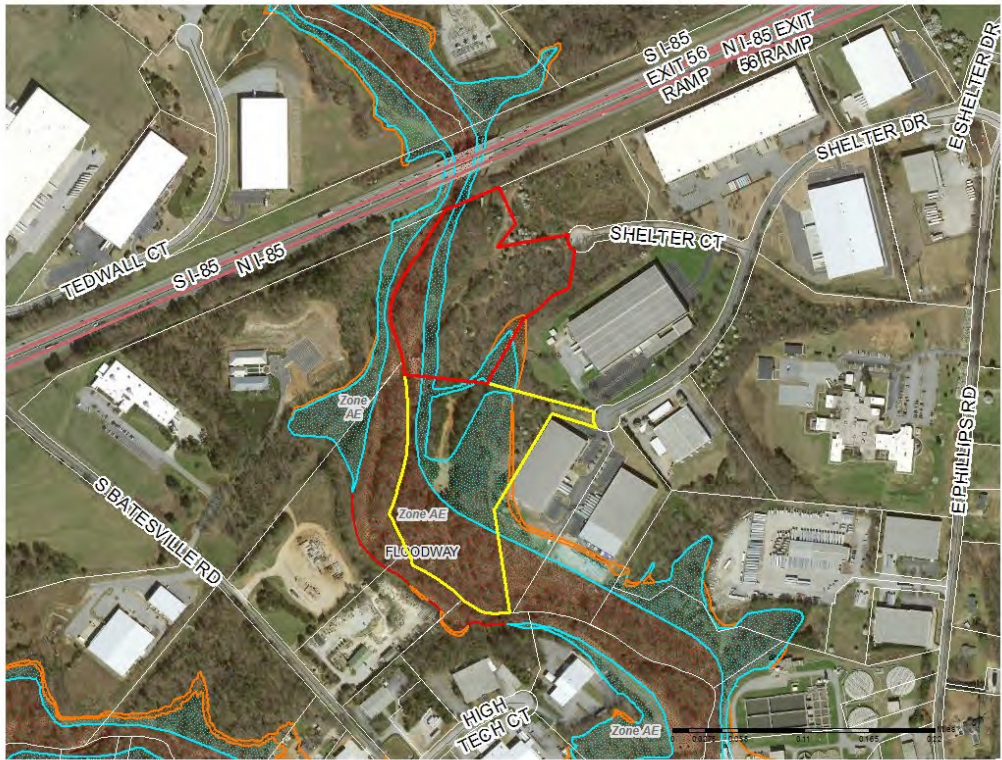
Staff is of the opinion the requested rezoning to S-1, Services would be appropriate for this area based upon the limiting factors of the site and that it would be consistent with the Imagine Greenville Comprehensive Plan.

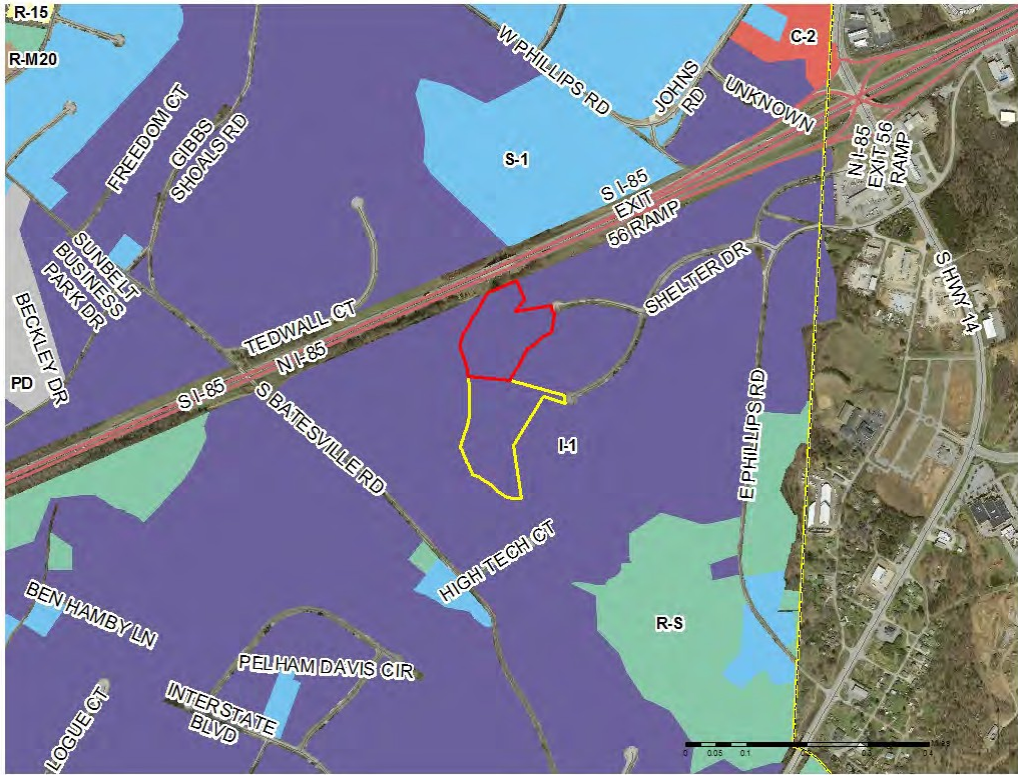
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.

**MOTION:** By Mr. Bichel, second by Mr. Looper to approve CZ-2019-76. The motion carried unanimously by voice vote with one absent (Harrison).

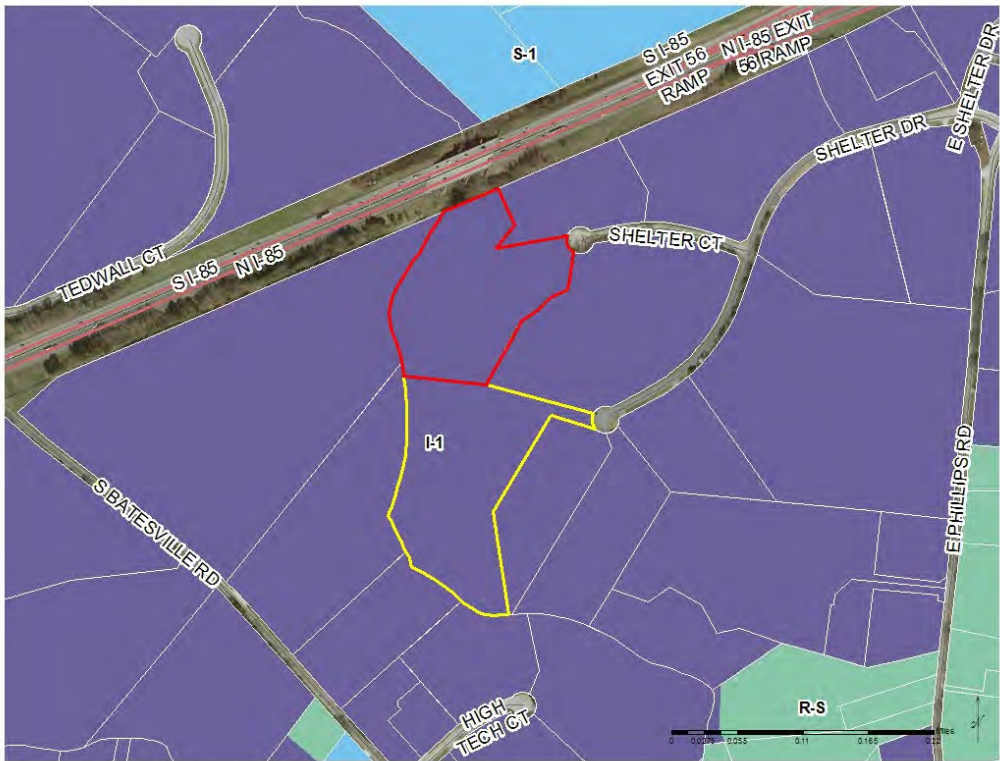


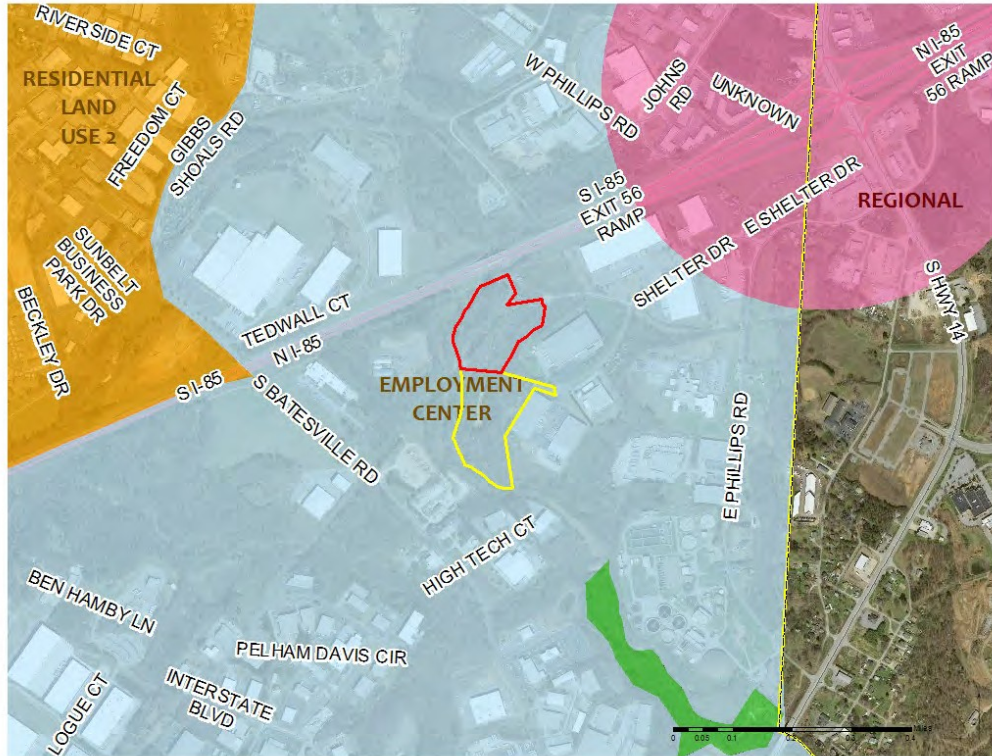
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-77

**APPLICANT:** Lynn A. Solesbee for Passco Navarro Greenville, LLC and International Properties, LLC

**PROPERTY LOCATION:** Grove Reserve Parkway

**PIN/TMS#(s):** 0409000100106 and 0409000100104 (portion)

**EXISTING ZONING:** C-3, Commercial

**REQUESTED ZONING:** I-1, Industrial

**ACREAGE:** 35.58

**COUNCIL DISTRICT:** 26 - Ballard



**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful rezoning request in 1997, CZ-1997-71, from R-S, Residential Suburban to C-1, Commercial. There was an additional successful rezoning request in 2007, CZ-2007-03, from C-1, Commercial to C-3, Commercial.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1	vacant wooded land and pawn shop
East	C-2	vacant wooded land
South	R-S, R-M20 and C-3	vacant wooded land
West	I-2	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

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

**ROADS:** Grove Reserve Parkway: five-lane county-maintained major collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	2,300' N	19,600	20,000 +2.0%	20,800 +4.0%
Interstate 185	9,180' W	5,900	6,300 +6.8%	8,000 +27.0%

**ANALYSIS:** The subject property is part of the South Greenville Area Plan, designated as both *Business and Light Manufacturing Park* and *Commercial*. The *Business and Light Manufacturing Park* future 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. The *Commercial* future land use aims to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on this parcel.

**SUMMARY:**

The subject parcel zoned C-3, Commercial is 35.58 acres of property located on Grove Reserve Parkway approximately 0.31 miles northwest of the intersection of Augusta Road and Interstate 185. The parcel has approximately 1,540 feet of frontage along Grove Reserve Parkway. The applicant is requesting to rezone the property to I-1, Industrial.

The applicant states the proposed land use is for future warehousing.

**CONCLUSION:**

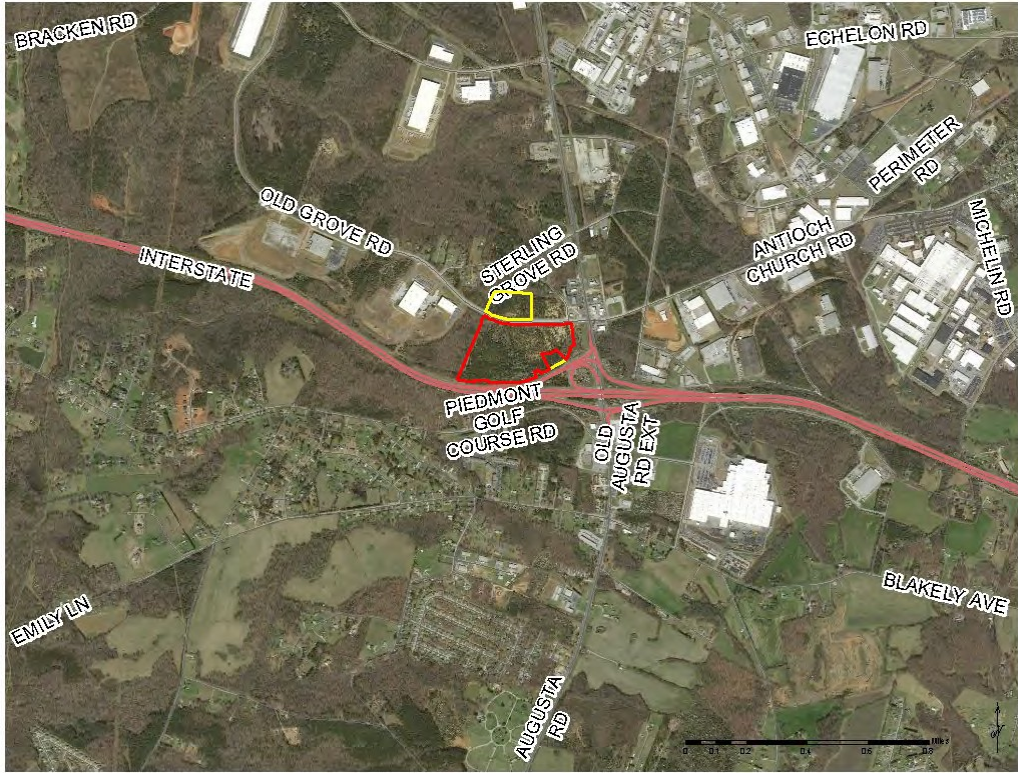
The site is bordered to the west by industrial zoning and is surrounded by vacant wooded land. The subject site is also located in an area that is made up of mainly industrial land uses. The property is also designated as both *Business and Light Manufacturing Park* and *Commercial* in the South Greenville Area Plan.

Staff is of the opinion that the requested rezoning to I-1, Industrial is appropriate based on surrounding zoning and land uses in this area, and is consistent with the South Greenville Area Plan.

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

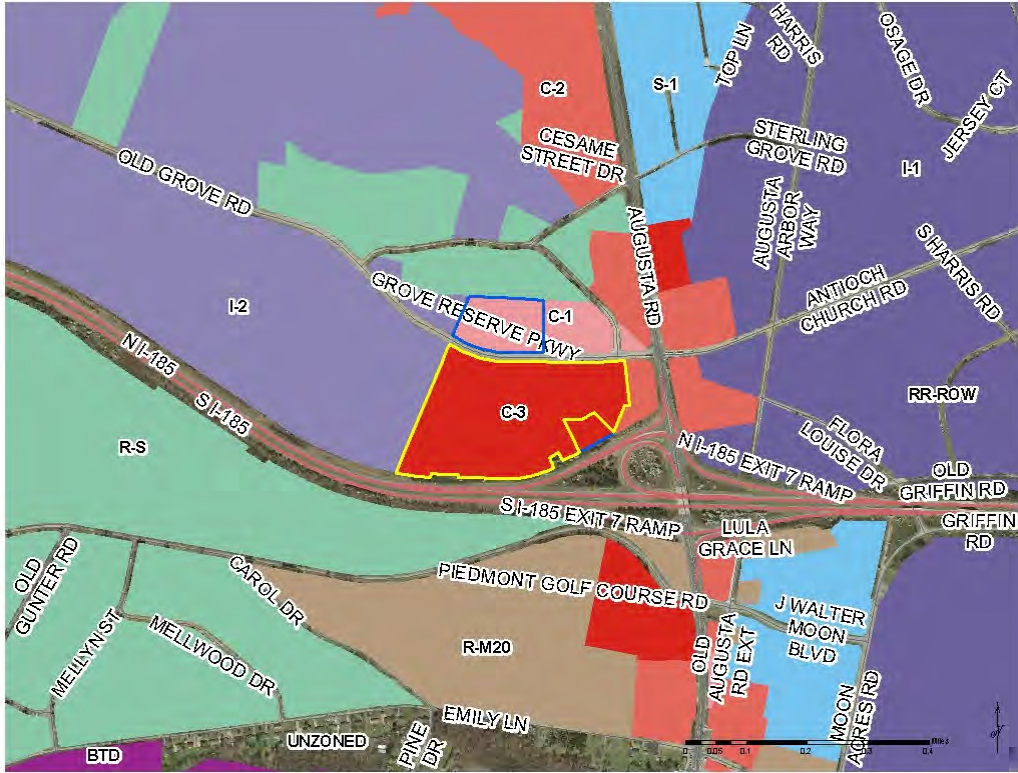
**MOTION:**

By Mr. Shockley, seconded by Mr. Jones to approve CZ-2019-77. The motion carried unanimously by voice vote with one absent (Harrison).

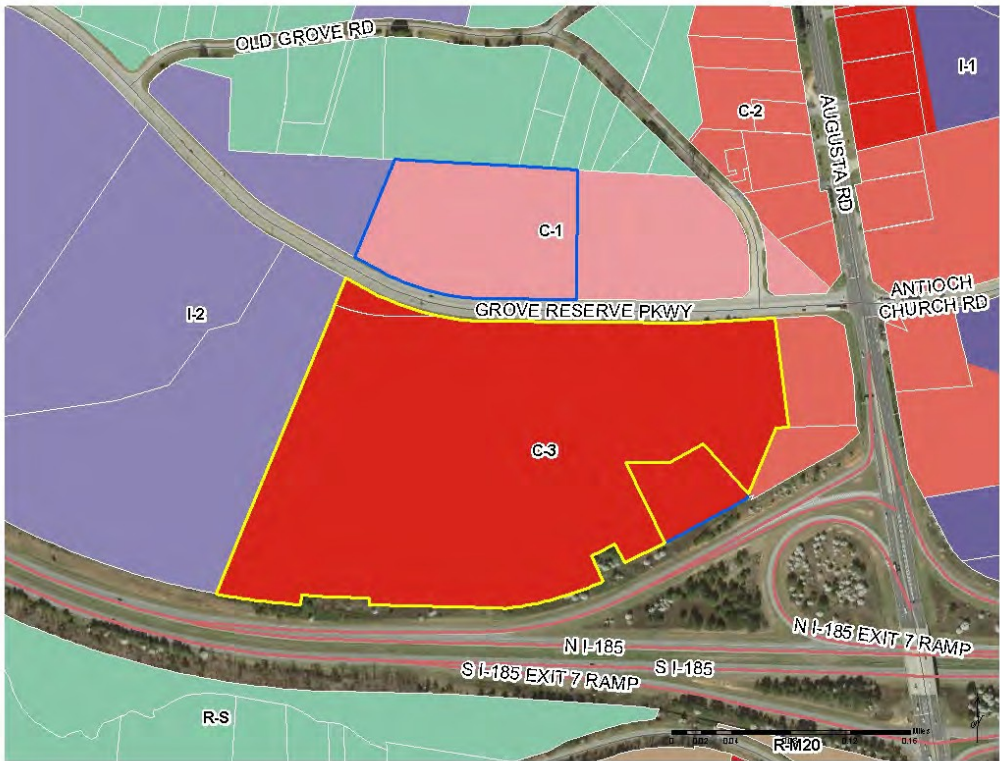


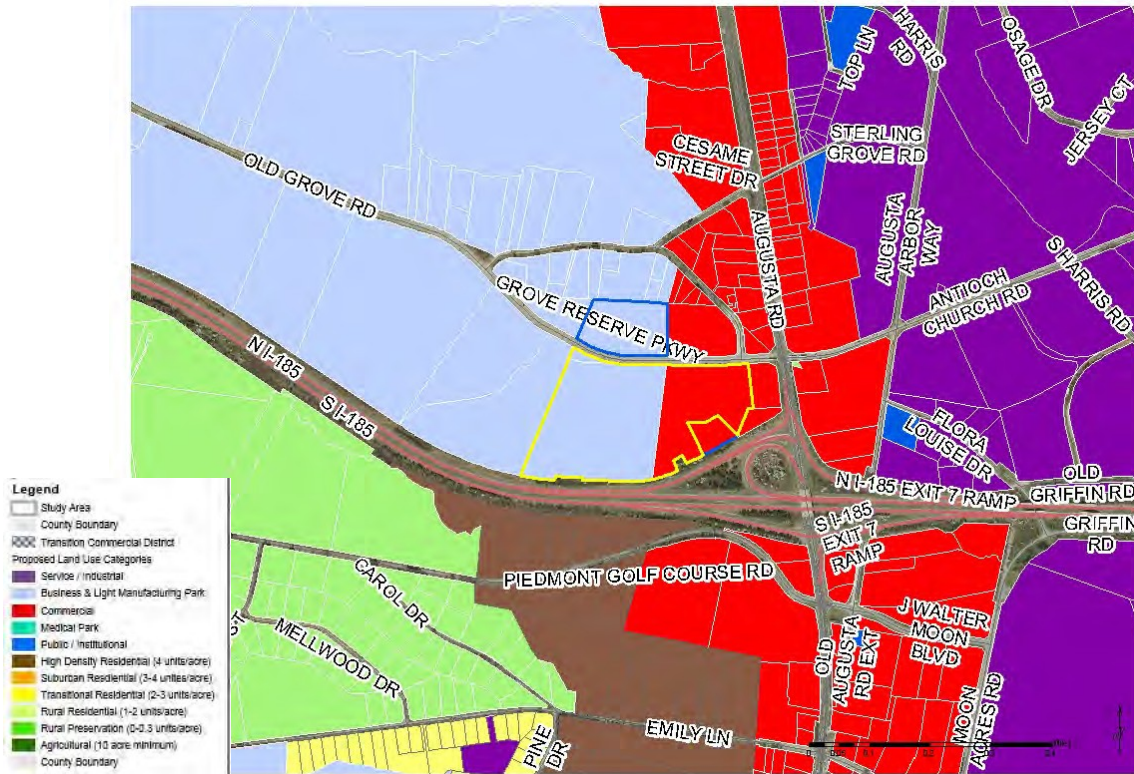
Aerial Photography, 2019





Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-78

**APPLICANT:** Earl R. Clark for Alexis Carpio De Jesus

**PROPERTY LOCATION:** 620 Piedmont Highway

**PIN/TMS#(s):** 0609020100200 (portion)

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

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

**ACREAGE:** 0.9

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in May 1971, as part of Area 2. There are no previous rezoning requests for this parcel.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	single-family residential
East	S-1	vacant wooded land
South	S-1	single-family residential
West	R-12	single-family residential and vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan and is designated as *Transitional Commercial District*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	0.9	0 units
Requested	R-S	1.7 units/acre		1 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS:** Piedmont Highway – two-lane State-maintained major collector

**TRAFFIC:** No traffic counts in proximity of Piedmont Highway.

**ANALYSIS:** The subject property is part of the South Greenville Area Plan and is designated as *Transitional Residential*. The intent of the *Transitional Commercial* land use designation is to encourage the majority of the existing single-family residential development that is currently located along Piedmont Highway to remain while also allowing less intense commercial and office development at strategic locations and intersections. The

subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on this parcel.

**SUMMARY:**

The subject parcel zoned S-1, Services is 0.9 acres of property located on Piedmont Highway approximately 0.91 miles southwest of the intersection of Piedmont Highway and Interstate 185. The parcel has approximately 280 feet of frontage along Piedmont Highway. The applicant is requesting to rezone the property to R-S, Residential Suburban.

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

**CONCLUSION:**

The subject site, though bordered on three sides by S-1, Services zoning, is surrounded by either Single-family Residential use, or vacant land. Additionally, the site is designated as *Transitional Commercial* in the South Greenville Area Plan. The intent of this land use designation is to encourage the majority of existing single-family residential development that is currently located along Piedmont Highway to remain, while also allowing less intense commercial and office development at strategic locations and intersections.

The subject site currently permits the use of a single-family residence on site, which is grandfathered. Rezoning to R-S, Residential Suburban would bring this currently non-conforming land use into compliance with the Greenville County Zoning Ordinance's requirements. Staff believes rezoning this parcel to R-S would have minimal impact on the surrounding community and would be consistent with the zoning and land uses in the area.

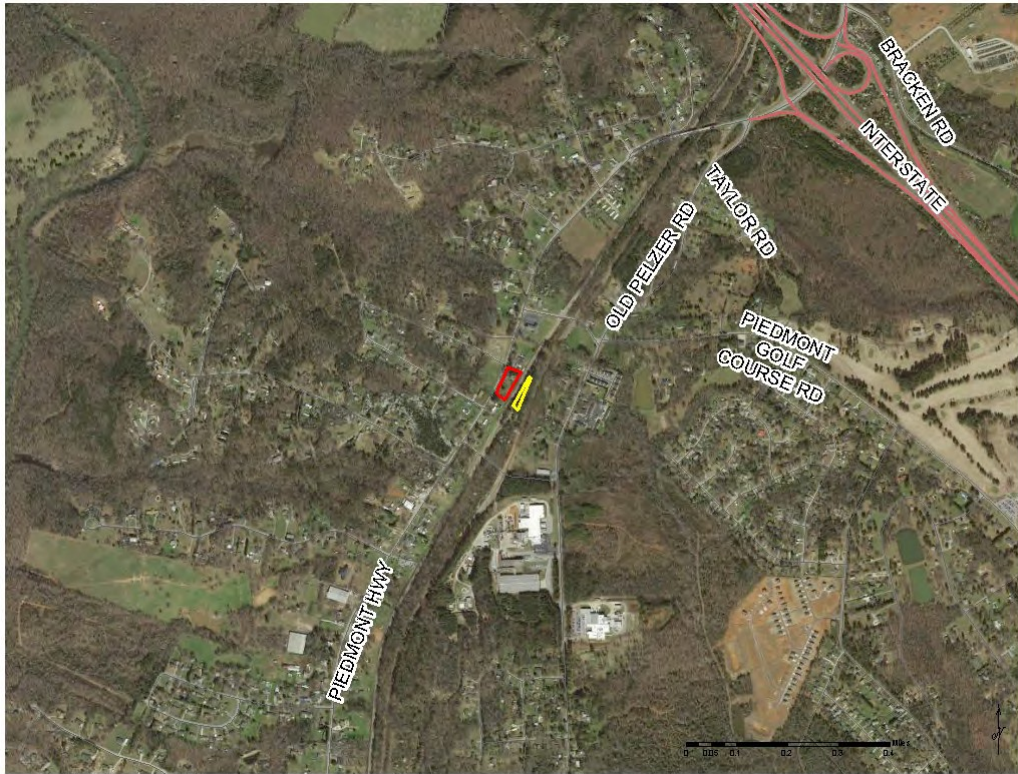
Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.

Mr. Bichel asked if that was a foundation.

Ms. Buathier stated that was correct, because it is Grandfathered they can rebuild the house exactly where it is, the exact location. She stated if they ever wanted to expand they would need to go to the Board of Zoning Appeals.

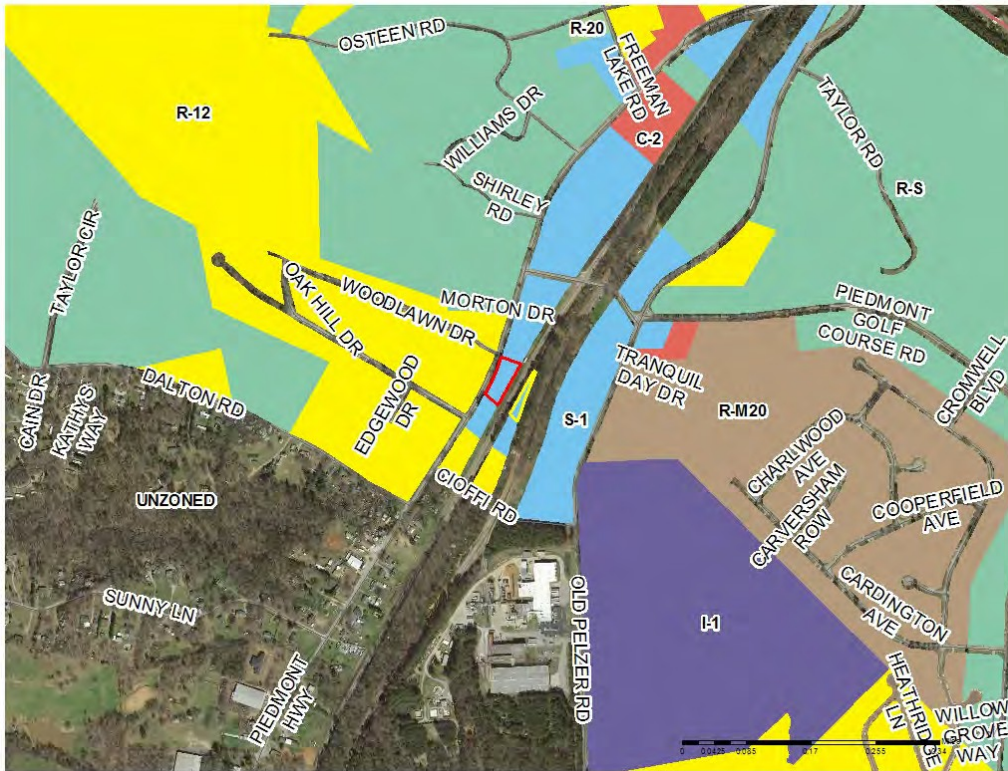
**MOTION:**

By Mr. Bichel, seconded by Mr. Jones to approve CZ-2019-78. The motion carried unanimously by voice vote with one absent (Harrison).

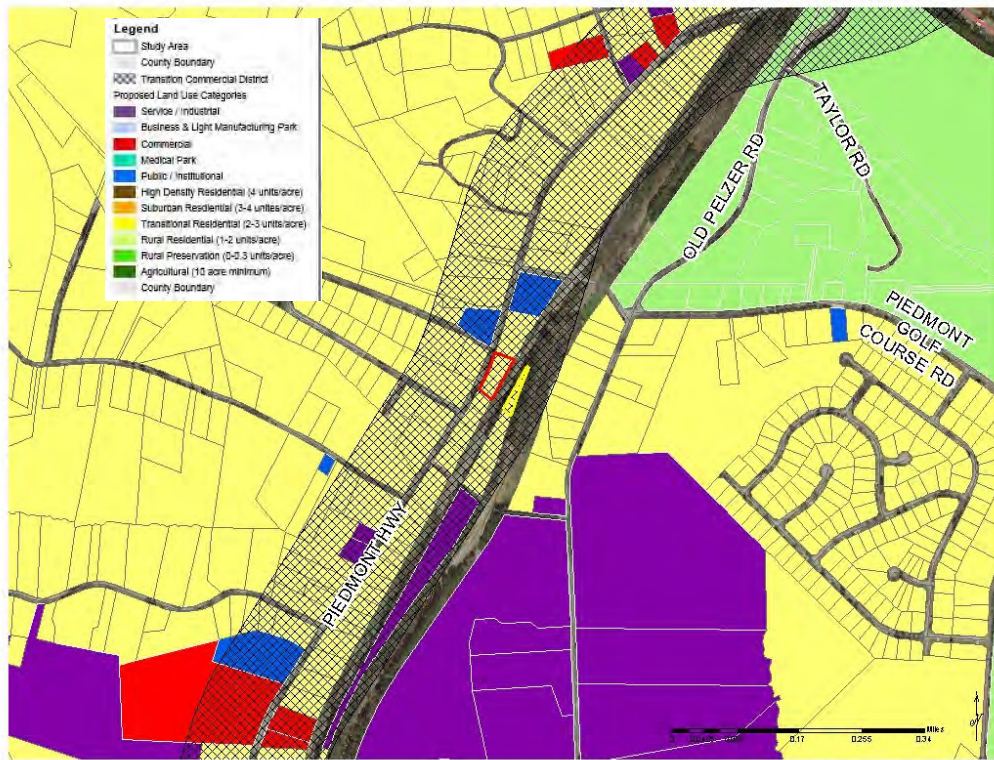


Aerial Photography, 2019





Zoning Map



South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-79

**APPLICANT:** Scott F. LeRoy for The 720 Group LLC

**PROPERTY LOCATION:** 720 Mauldin Road

**PIN/TMS#(s):** M014030101102 and M014030101106

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

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 7.18

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The subject parcels were originally zoned S-1, Services in May 1971, as part of Area 2. There are no previous rezoning requests for these parcels.

**EXISTING LAND USE:** warehouse

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	landscape business and vacant land
East	S-1	warehousing, equipment sales and rental, automobile repair and vacant land
South	S-1	offices and vacant land
West	S-1	warehouse and distribution center

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre and is located along a *Regional Corridor*.

**DENSITY WORKSHEET:**

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	7.18	0 units
Requested	C-3	16 units/acre		114 units

A successful rezoning may add up to 114 dwelling units.

**ROADS:**

Mauldin Road: five-lane State-maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Mauldin Road	5,805' NW	23,400	23,400 +0.0%	28,900 +23.5%

**ANALYSIS:**

The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3*, which prescribes 6 or more units per acre and a *Regional Corridor* which are predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County. The roads within these corridors are a minimum of four lanes and most intersections are signalized. The subject property is not along a bus route and sidewalks are not present in this area. Floodplain is not present on these parcels.

**SUMMARY:**

The subject parcels zoned S-1, Services, is 7.18 acres of property located on Mauldin Road approximately 1.25 miles southeast of the intersection of Mauldin Road and Interstate 85. The subject parcels have approximately 126 feet of frontage along Mauldin Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for retail merchandise and home decor.

**CONCLUSION:**

The subject site is surrounded by S-1, Services zoning and land uses, but is located along Mauldin Road, where commercial zoning and land uses are present in the area. Additionally, the site is along a *Regional Corridor* as part of the Imagine Greenville Comprehensive Plan, which allows for any nonresidential land use.

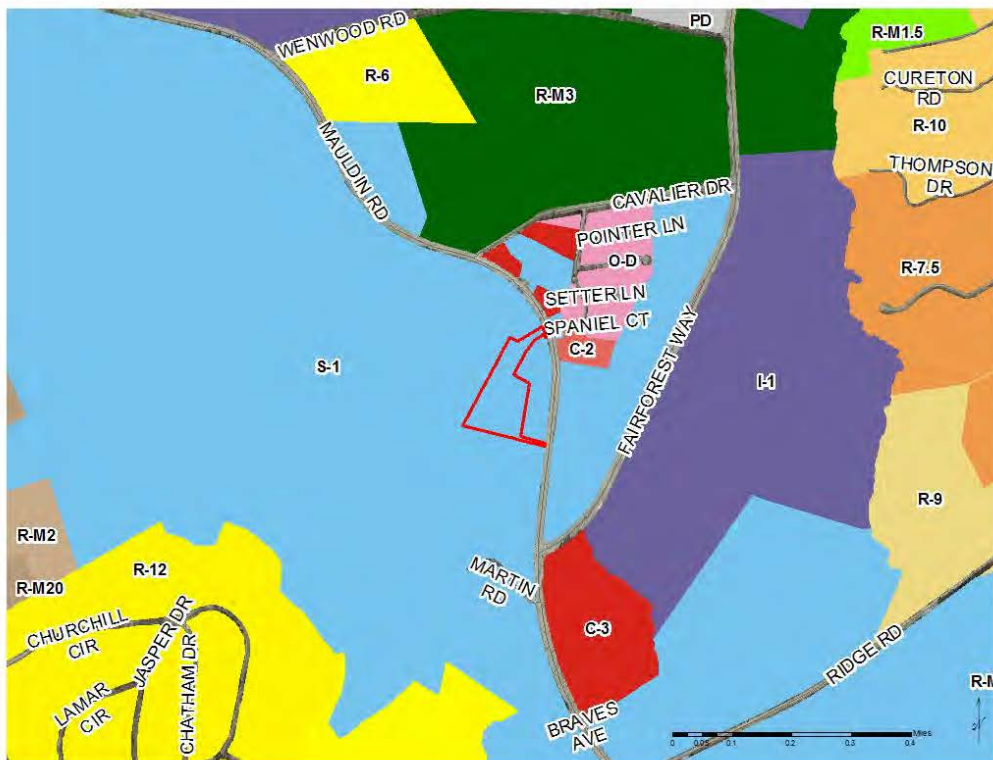
Staff believes the requested rezoning to C-3, Commercial would not have a negative impact on the area, and that the requested zoning is consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.

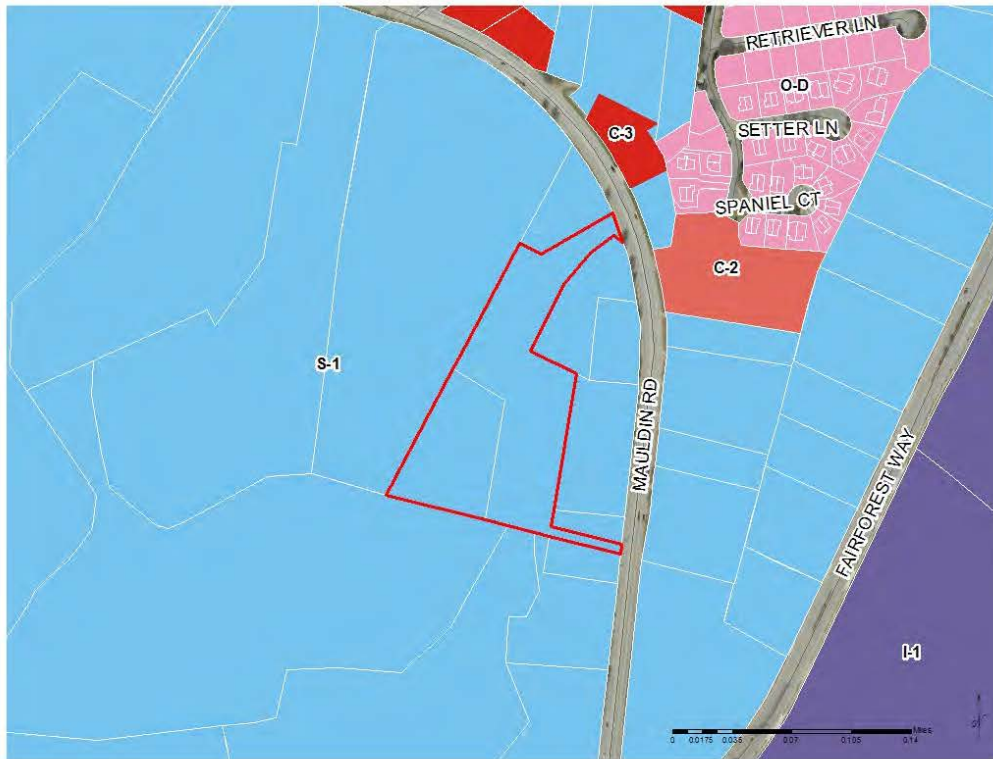
**MOTION:** By Mr. Looper, seconded by Mr. Forest to approve CZ-2019-79. The motion carried unanimously by voice vote with one absent (Harrison).



Aerial Photography, 2019



Zoning Map



Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-80

**APPLICANT:** Anna T. Small, Co-Trustee for Theodore C. Theodorou

**PROPERTY LOCATION:** Griffin Mill Road

**PIN/TMS#(s):** 0583020103200

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

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

**ACREAGE:** 30.54

**COUNCIL DISTRICT:** 28 - Tripp

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There are no previous rezoning requests for this parcel.

**EXISTING LAND USE:** vacant wooded land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential and vacant land
South	R-S and R-15	single-family residential and public utility
West	R-S	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

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



**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	30.54	51 units
Requested	R-15	2.9 units/acre		88 units

A successful rezoning may add up to 37 dwelling units.

**ROADS:**

Griffin Mill Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Griffin Mill Road	283' S	1,150	1,350	1,750
			+17.4%	+29.6%

**ANALYSIS:**

The subject property is part of the South Greenville Area Plan, designated as *Service/Industrial*. The *Service/Industrial* designation allows for heavier commercial uses which may require storage in warehouses, wholesales and warehousing, light industrial uses, as well as manufacturing and assembly plants. These types of uses are usually associated with the S-1, Services, and the I-1, Industrial zoning districts. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.

In speaking with Greenville Area Development Corporation, they advised that, while the location is ideal for economic development, the size, shape, and constraints on the property overwhelm the benefits of the location. While it is not applicable for *Service/Industrial* uses, retail, higher density residential, or mixed uses could support nearby *Service/Industrial* uses, especially given that sewer is in place.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban is 30.54 acres of property located on Griffin Mill Road approximately 0.47 miles southwest of the intersection of Fork Shoals Road and Interstate 185. The parcel has approximately 2,005 feet of frontage along Griffin Mill Road. The applicant is requesting to rezone the property to R-15, Single-family Residential.

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

**CONCLUSION:**

The site, though adjacent to R-15, Single-Family Residential zoning is surrounded on three sides by R-S, Residential Suburban zoning. In the South Greenville Area Plan, the site is designated as *Service/Industrial*. However, constraints such as size, shape, and location of the property limit the ability to use this property successfully for service and industrial purposes, according to Greenville Area Development Corporation. Therefore, staff went back to the underlying Imagine Greenville Comprehensive Plan which recommended Residential Land Use 3 with 6 or more units per acre.

Staff is of the opinion that the requested rezoning of R-15, Single-Family Residential would not meet the South Greenville Area Plan or the Imagine Greenville Comprehensive Plan. Staff believes that because it is located along Interstate 185, is near an access point, and has public sewer, a higher density or even commercial to support future *Service/Industrial* in this area may be a more appropriate zoning.

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

Mr. Shockley stated he understood a little of the logic, but he did not know if the Commission ever asked people to go to a higher more dense zoning. If they decide financially, economically, wherever area, they said it was a hard to use piece of property, and they want to build single-family residences, why would staff or the Commission require them to get a higher and better use of the property.

Ms. Holt stated staff looked at both the South Greenville Area Plan, which identified the area for Industrial and Service. She also stated the Imagine Greenville County Comprehensive Plan which identified the area for higher-density residential. She stated there were so many sites that do not have good access or do not have sewer, it was staff's opinion they needed to take advantage of the sites that do have access and sewer.

Mr. Shockley stated he appreciated that, obviously if you had some other use and had higher density going on there.... this goes counterproductive to everything else the Commission does. Everything around is R-S, Residential Suburban, they are asking for an R-15 zoning. He stated he had a problem denying someone on the strength they could do more with the property if they wanted to. He thought that was a land use restriction that the Commission, he does not know, has the authority to do. He asked how the staff had authority to do that.

Ms. Holt stated staff felt they did have the authority based on the two documents mentioned.

Mr. Shockley asked if the Commission granted a larger development and gave them a larger density, could the Commission approve it.

Ms. Buathier stated the applicant would need to make an amendment to the zoning and at which point you could vote on that zoning.

Mr. Shockley stated it was a personal property rights issue with him for the owner, buyer and developer that is beyond the scope .... He wanted a plan and he wants designs and all that kind of stuff, but he has a real problem with denying this particular development for lack of density. If you ask for a motion, he would make a motion to either approve it as it stands or to increase the density.

Mr. Forest asked about a zoning of R-7.5.

Ms. Buathier stated R-7.5 allows 5.8 units per acre. R-10 allows 4.4 units per acre, R-12 allows 3.6 units per acre.

Mr. Shockley stated he would make a motion to grant R-7.5 as a density for this particular project.

Ms. Buathier stated they would need the applicant to agree to that.

Mr. Jones noted there had not been a Public Hearing for that density. He stated if Mr. Harrison wanted to do that he suggested he come back in and make the proposal to increase the density.

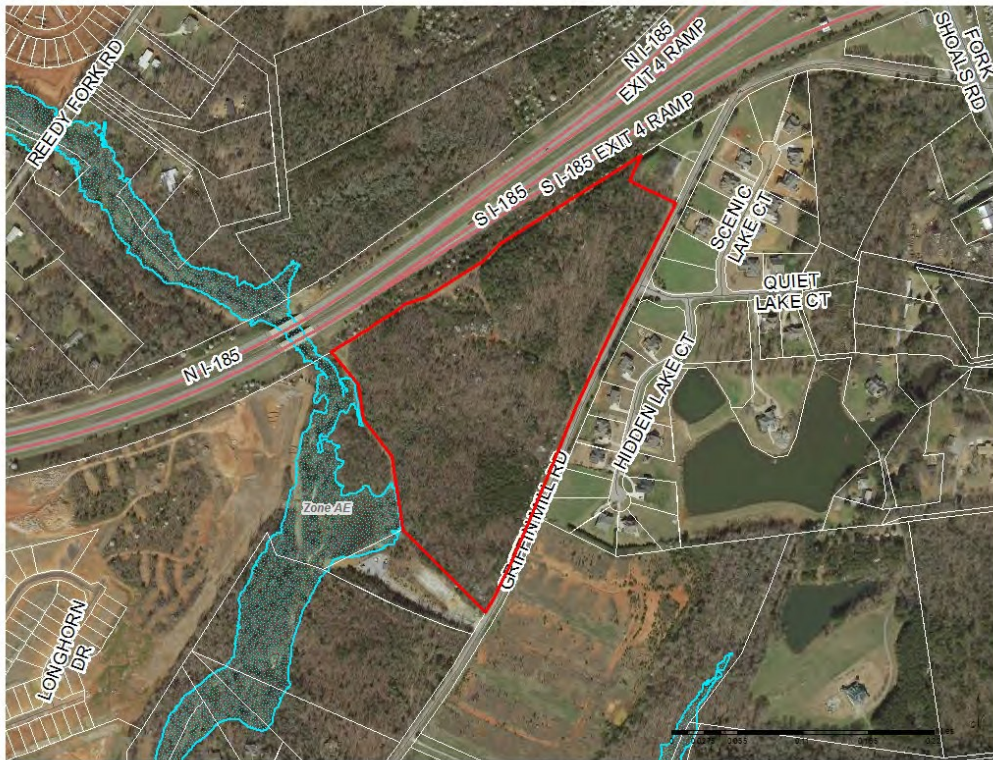
After further discussion of various options for the applicant the following motion was made.

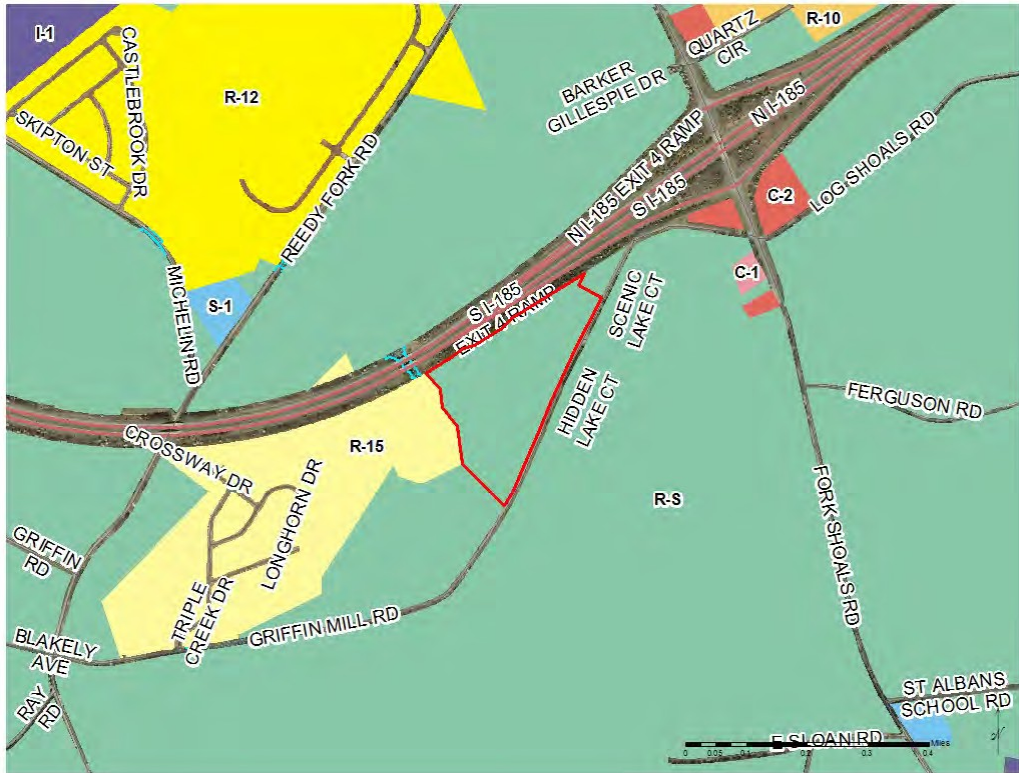
**MOTION:**

By Mr. Shockley, seconded by Mr. Bailey to approve CZ-2019-80. The motion carried unanimously by voice vote with one absent (Harrison).

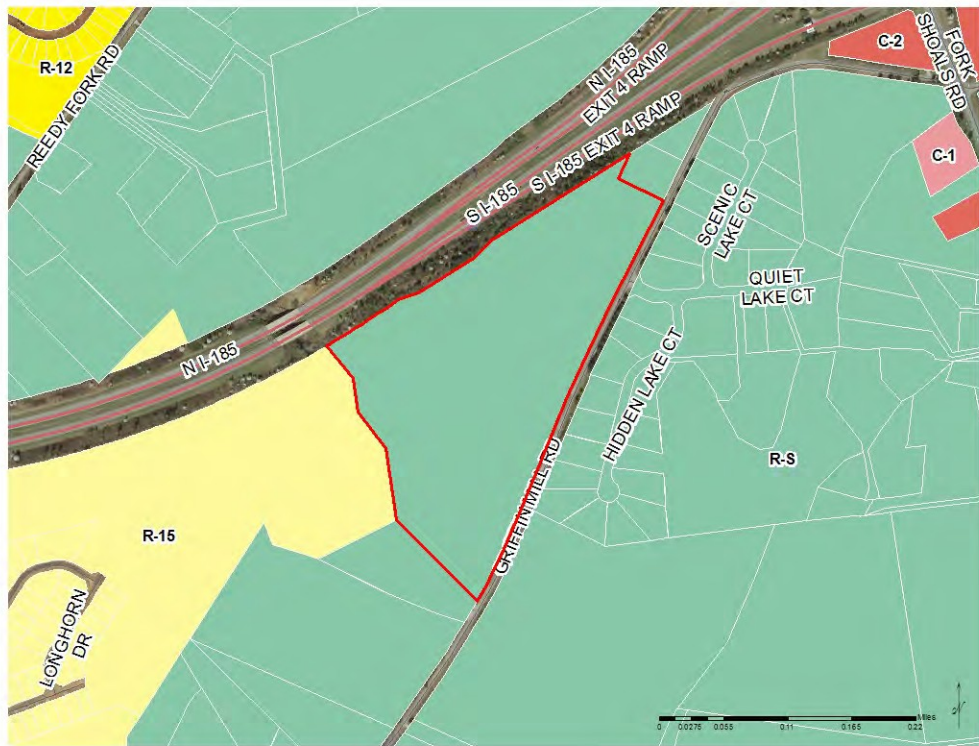


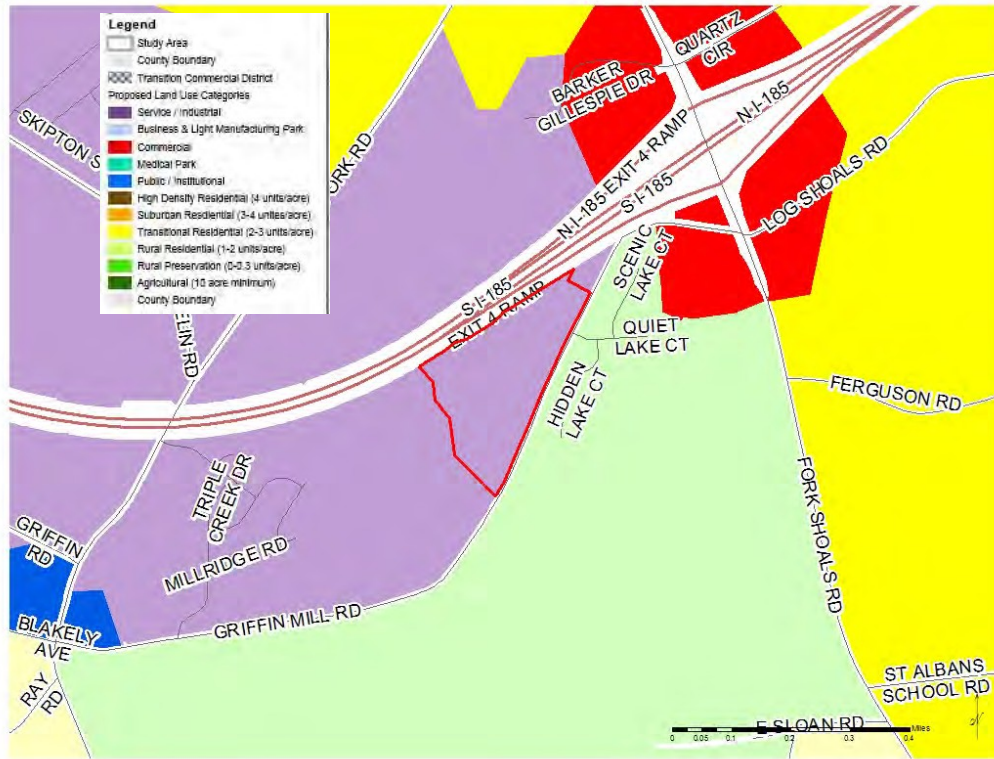
Aerial Photography, 2019





Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-81

**APPLICANT:** Heather Fay Corwin for Sook Young Yoon c/o Kelly Company, Inc.

**PROPERTY LOCATION:** 2164 E. Coleman Road

**PIN/TMS#(s):** 0534010100812

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

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

**ACREAGE:** 1

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1970, as part of Area 1. There are no previous rezoning requests for this parcel.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential
East	PD	single-family residential
South	R-M10	single-family residential
West	R-S	single-family residential

**WATER AVAILABILITY:** Well

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre and is located within a *Sub-Regional Center*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	1	1 units
Requested	R-20	2.2 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS:** E. Coleman Road: two-lane county-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Batesville Road	4,390' NW	15,600	14,700 -5.8%	18,200 +23.8%

**ANALYSIS:** 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. Additionally, the subject property is a part of the Imagine Greenville Comprehensive Plan, designated as a *Sub-Regional Center*.

Varying in size, but centrally located within a community, this center is designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. It would be characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban is 1 acre of property located on E. Coleman Road approximately 0.85 miles northwest of the intersection of Batesville Road and Interstate 85. The parcel has approximately 133 feet of frontage along E. Coleman Road. The applicant is requesting to rezone the property to R-20, Single-family Residential.

The applicant states the proposed land use is for a single-family residence.

**CONCLUSION:**

The site is surrounded on three sides by single-family residential land uses and zoning. However, much of the surrounding single-family residential properties in the area have been rezoned to allow for a higher density. Additionally, the subject property is designated *Residential Land Use 2* in the Imagine Greenville Comprehensive Plan, which calls for a density of 3 to 6 units per acre.

Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential at 2.2 units per acre, would not allow for a high enough density to support the area's needs and would not be dense enough to meet the intent of the Imagine Greenville Comprehensive Plan's designation of *Residential Land Use 2*.

Based on these reasons staff recommends denial of the requested rezoning to R-20, Single-Family Residential.

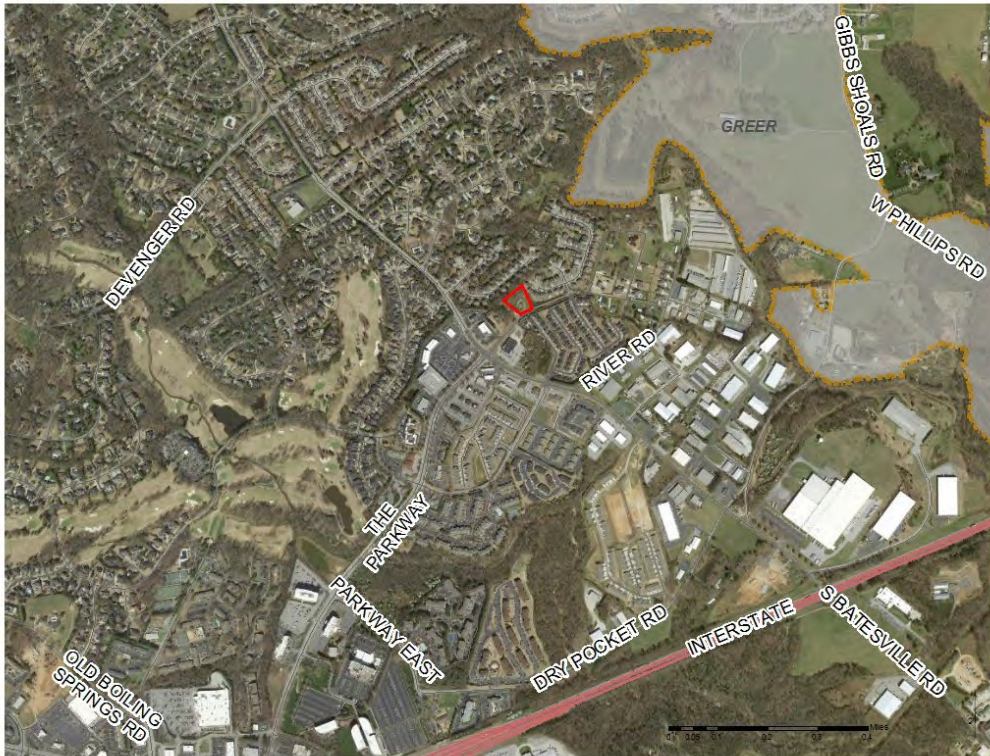
Mr. Shockley stated this was something he was sure they would be running into with the Comprehensive Plan. He stated he sees what staff is trying to do, increase the density in certain areas. He believed there would be tougher and tougher decisions about meeting the Plan with these designs to increase density in areas and meeting the customers, our clients, the people that want to live on a larger lot, in town and are willing to pay for it and to have those kinds of freedoms. There will be some tougher decisions if we are going to follow staff's recommendation of strictly sticking with the Plan.



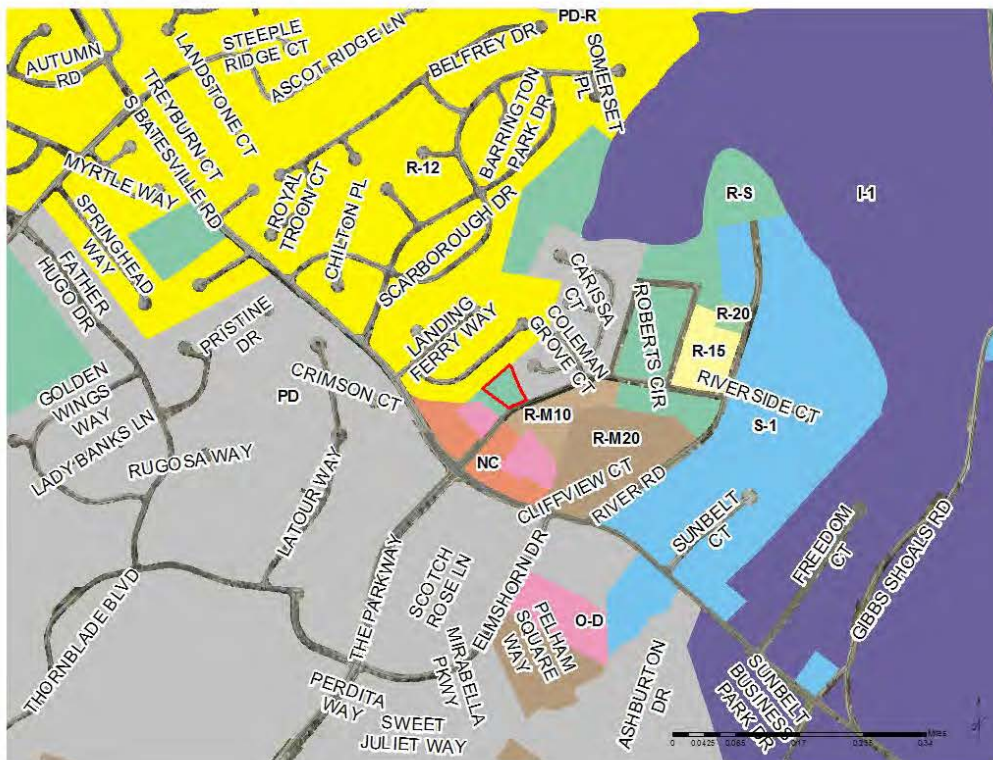
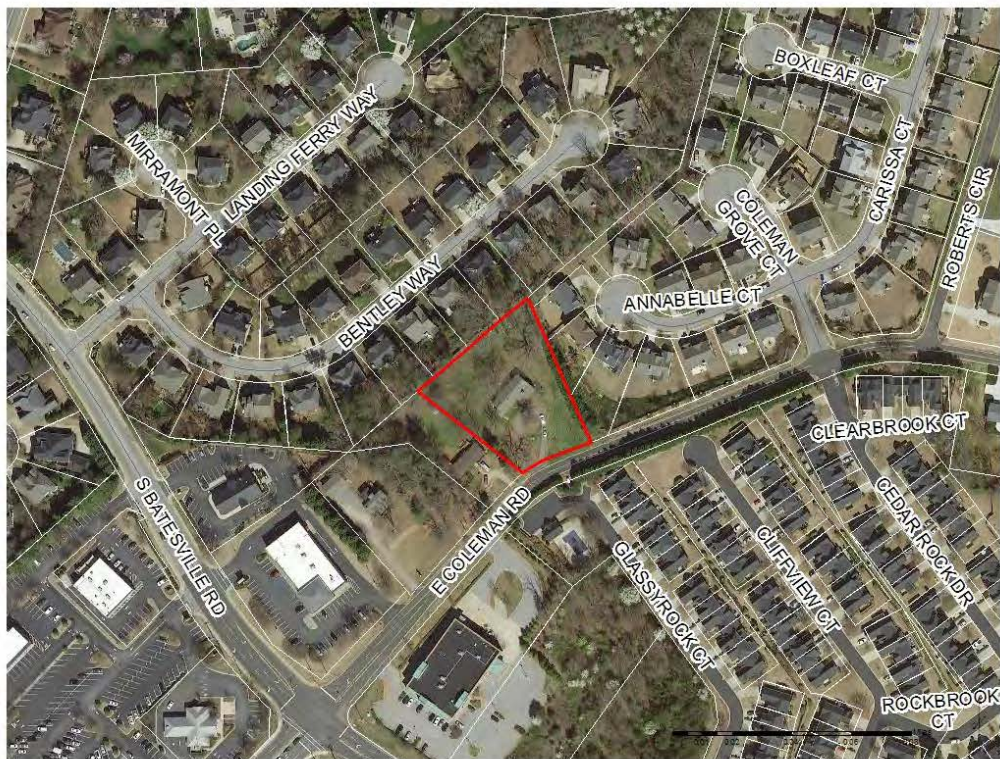
Mr. Bichel asked for the arial view of the site and asked where another house would be placed.

The applicant explained to the Commissioners what he and his brother were planning to do with the property.

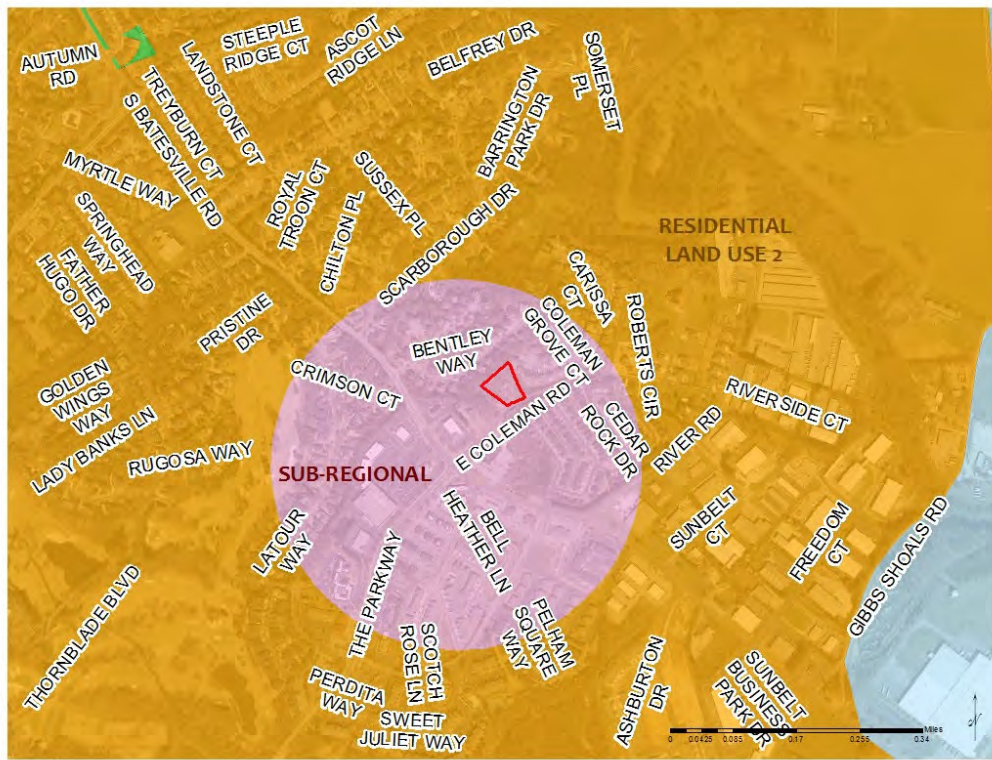
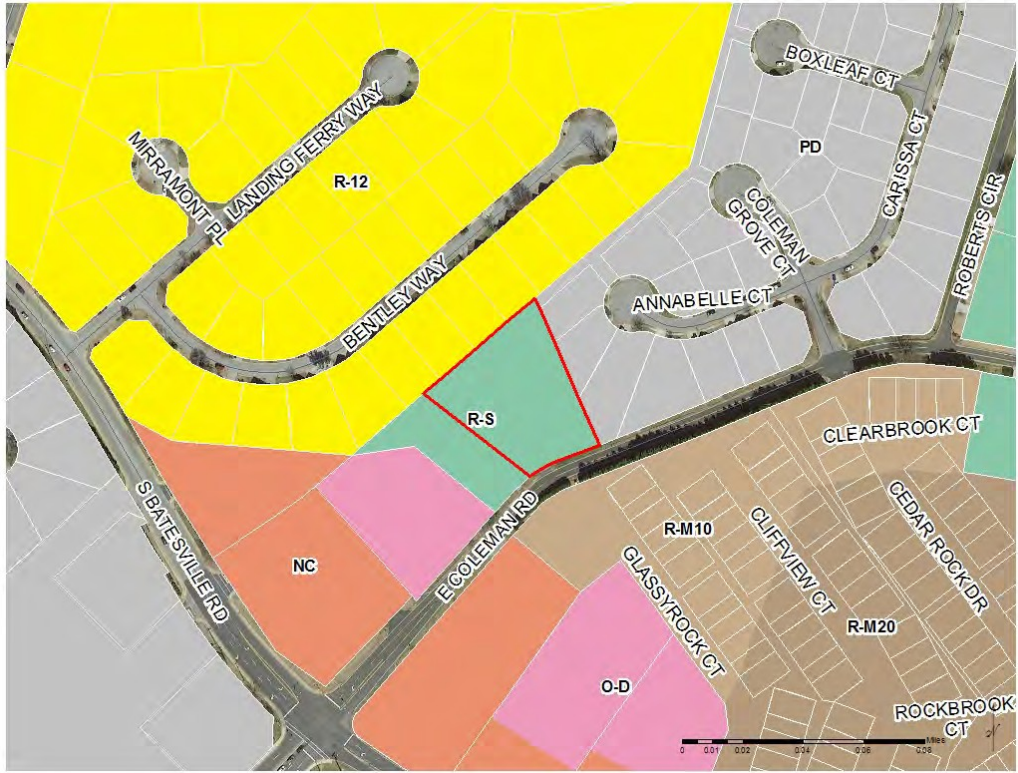
**MOTION:** By Mr. Shockley, seconded by Mr. Bichel to approve CZ-2019-81. The motion carried unanimously by voice vote with one absent (Harrison).



Aerial Photography, 2019



Zoning Map



Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-83  
**APPLICANT:** William C. Johnson  
**PROPERTY LOCATION:** 2956 New Easley Highway  
**PIN/TMS#(s):** 0239040100810  
**EXISTING ZONING:** C-2, Commercial  
**REQUESTED ZONING:** S-1, Services  
**ACREAGE:** 1.49  
**COUNCIL DISTRICT:** 23 - Norris

**ZONING HISTORY:** The parcel was originally zoned C-2, Commercial in June 1973, as part of Area 4A. There was an unsuccessful I-1 rezoning request for this parcel in 1980, CZ-1980-29. There were two successful rezoning requests for this parcel, the first in 1982, CZ-1982-58, from R-S to R-M, and the second in 1998, CZ-1998-62, from R-M to C-2.

**EXISTING LAND USE:** vacant commercial

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	landscape business
East	C-2	vacant wooded land
South	PD	vacant wooded land
West	C-2	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Riverdale – Tanglewood Community Plan, designated as *Commercial*.

**ROADS:** New Easley Highway (U.S. Highway 123): four lane State-maintained major arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
New Easley Highway	3,170' E	20,900	19,700 -5.7%	21,700 +10.2%

**ANALYSIS:** The subject property is part of the Riverdale – Tanglewood Community Plan Comprehensive Plan, designated as a *Commercial*. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.

**SUMMARY:** The subject parcel zoned C-2, Commercial is 1.49 acres of property located on New Easley Highway approximately 1.44 miles west of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 176 feet of frontage along New Easley Highway. The applicant is requesting to rezone the property to S-1, Services.

**CONCLUSION:** The applicant states the proposed land use is for dog boarding, day care and office.

The site is adjacent to both service and commercial zoning and is located along Highway 123. The site is also located within the Riverdale-Tanglewood Community Plan, designated as *Commercial*. The Community Plan also recommends creating an attractive commercial corridor in this area, along with promoting service uses on existing Service-zoned property.

Staff is of the opinion that the existing zoning of C-2, Commercial is consistent with the Riverdale-Tanglewood Community Plan and is consistent with the adjacent commercial along Highway 123.

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

Mr. Bichel stated this was one of those difficult things again. He stated the zoning, since it is S-1 all behind it and all the way down the corridor on the other side, staff still has an issue with this one little place.

Ms. Buathier stated the Tanglewood Community Plan specifically states in one of their recommendations they want to preserve their commercial along this corridor. They want to limit new service in this area. Staff's recommendation was based on their Future Land Use Section in their plan.

Mr. Bichel asked if it had to be S-1 just because of the fencing for the doggie day care.

Ms. Buathier stated with the outside runs it pushes it into the S-1. She stated you could have boarding inside and the daycare inside, just not allowed outside with the current zoning.

Dr. Hollingshad stated a lot of work has gone into the area plans and he believes they should listen to what is in there.

Tyler Stone, Long Range Planning Manager addressed the Commission members with a statement from the Neighborhood Association stating they were not against the use, although he was concerned that S-1 would continue to allow nuisance uses in the neighborhood. He stated when staff worked with the community to develop the Community Plan, the community stated they were overburdened with nuisance type service and industrial uses in their neighborhood and wanted to limit that as much as possible.

Mr. Jones stated folks need to due diligence when purchasing property and what he was hearing from staff he would make the following motion.

Chairman Rogers asked for clarification, was it the addition of the fence or outdoor dogs.

Ms. Buathier stated it was the outdoor run.

Mr. Bailey asked what if the applicant built a roof.

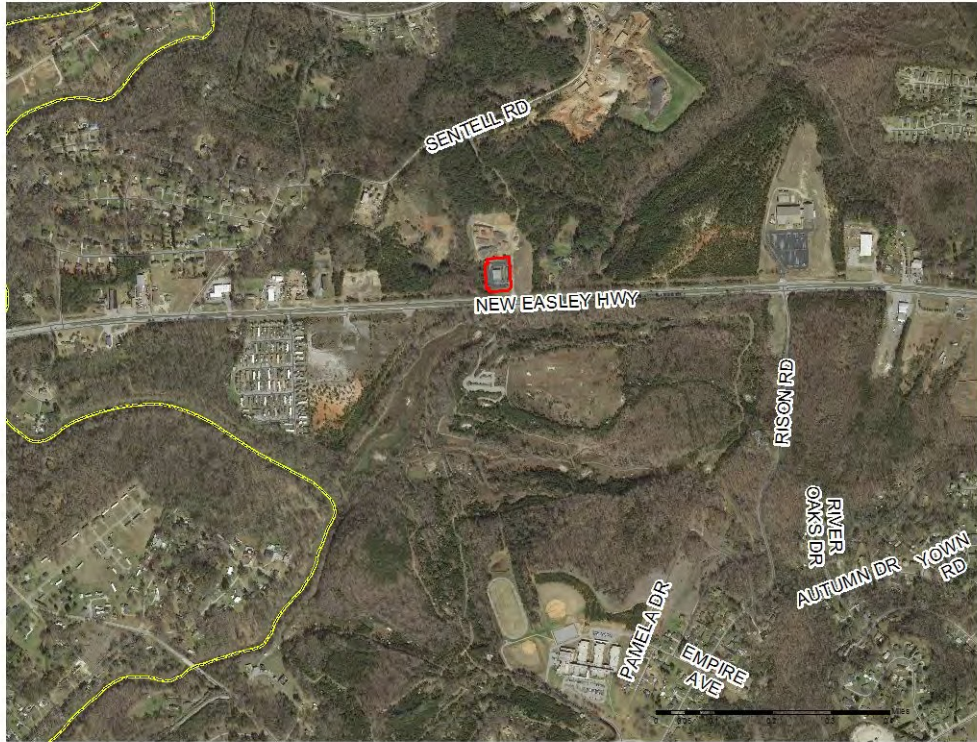
Ms. Buathier stated if you built a roof and walls it would be a building and there would not be an issue.

Mr. Bailey mentioned for example like indoor soccer arenas.

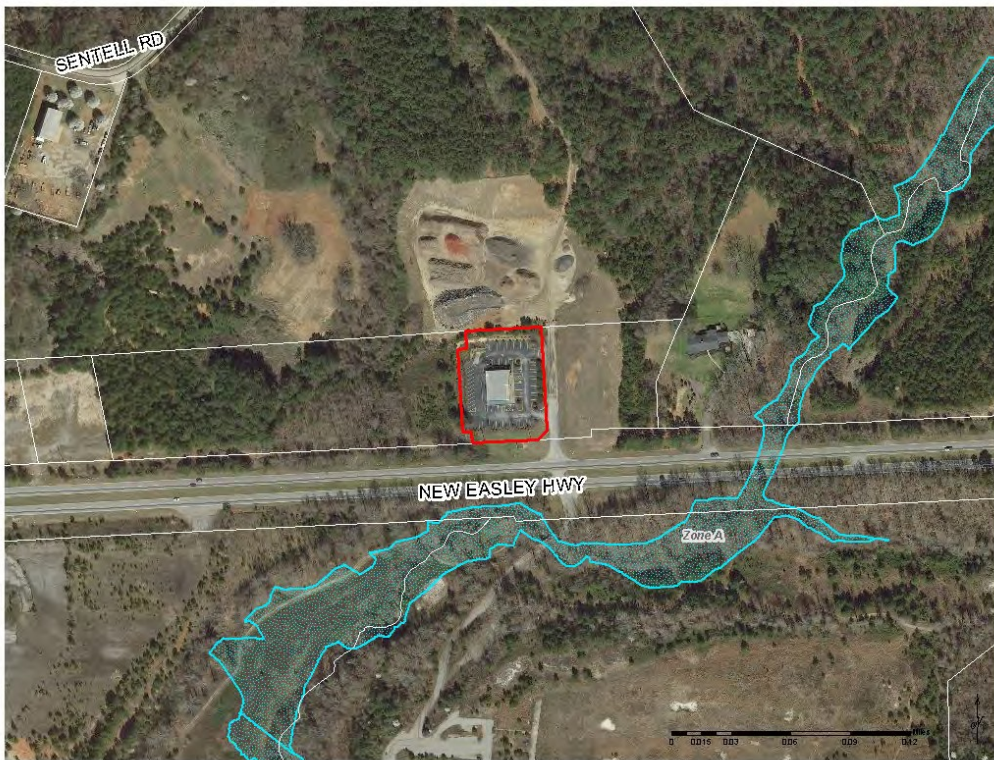
Mr. Shockley stated from the Public Hearing it was about getting the dogs outside for fresh air.

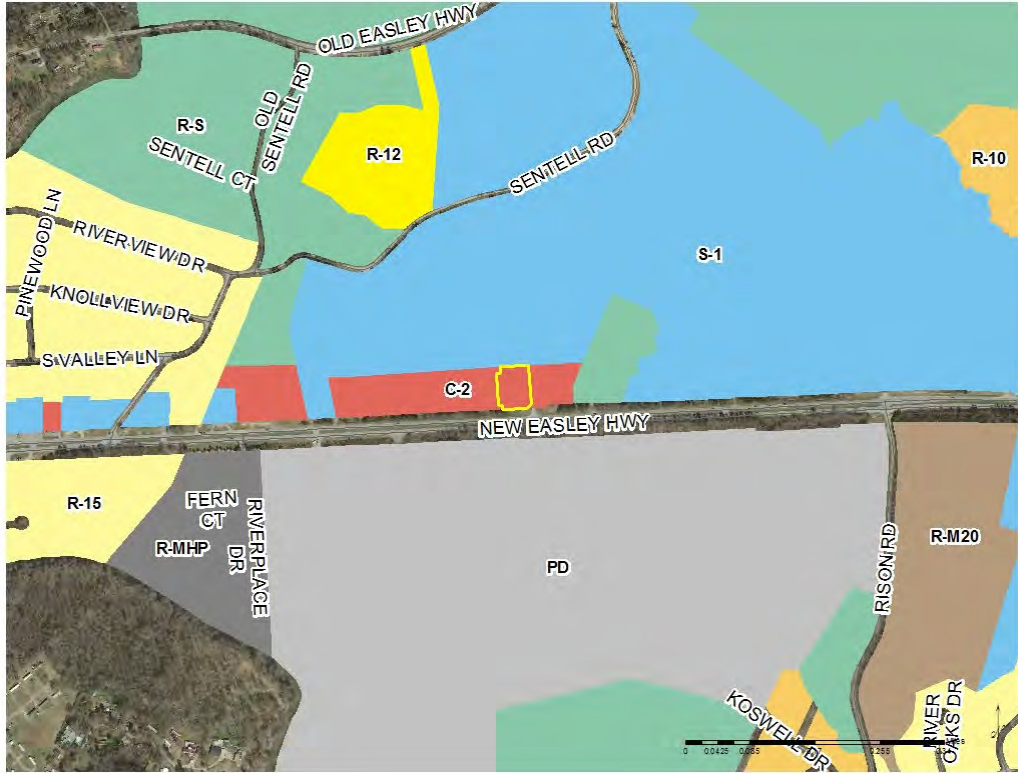
**MOTION:** By Mr. Jones, seconded by Mr. Bichel to deny CZ-2019-83. The motion carried unanimously by voice vote with one absent (Harrison).

Chairman Rogers applauded Ms. Buathier's attempt as well as staff's attempt to think differently on density.

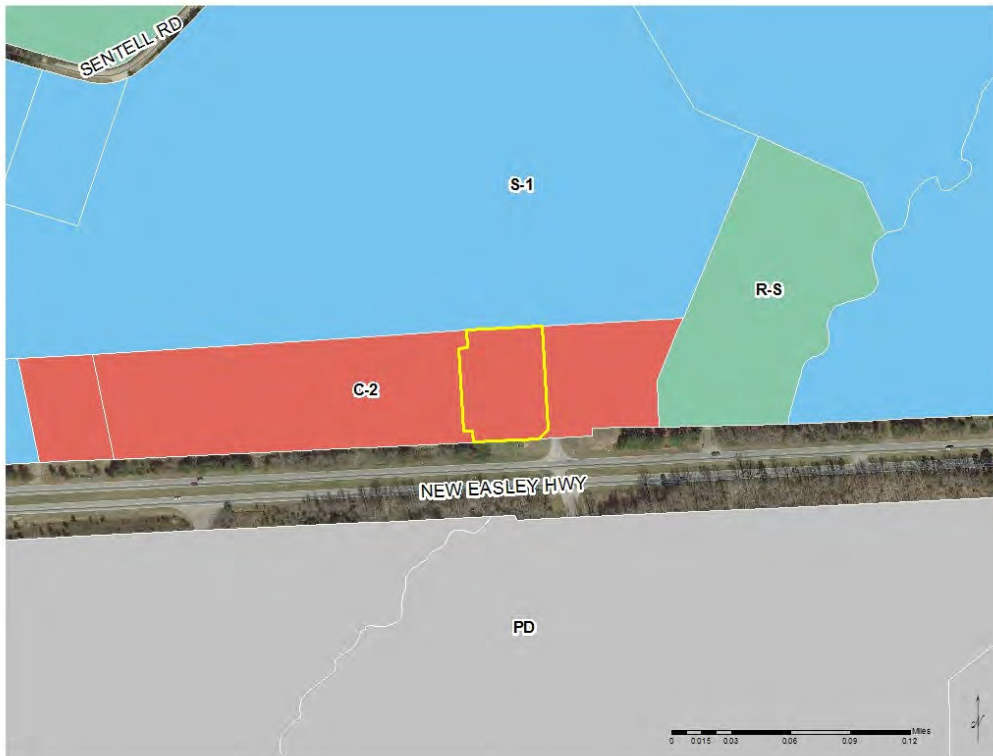


Aerial Photography, 2019



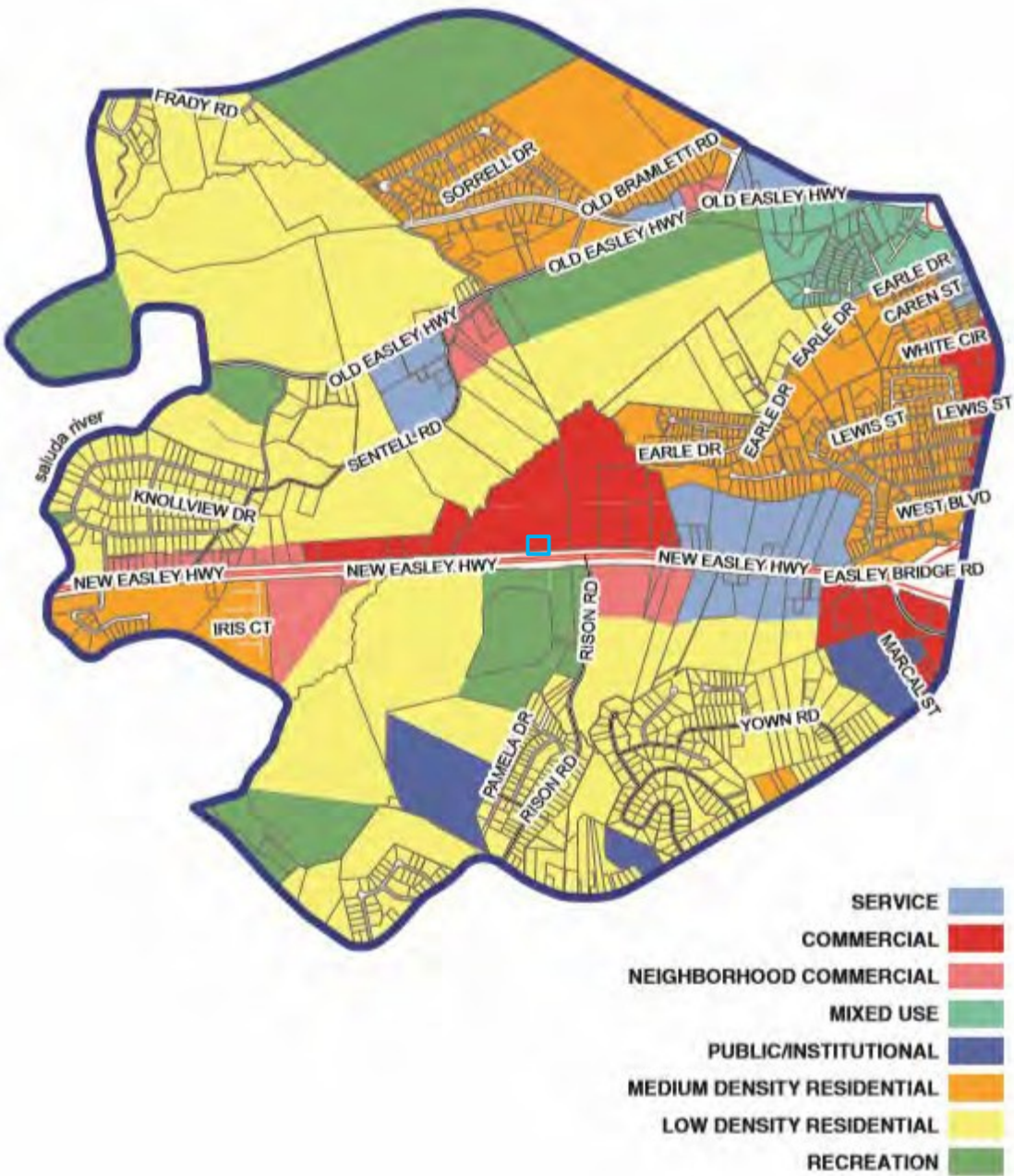


Zoning Map





# future land use



Riverdale-Tanglewood Community Plan, Future Land Use Map

Tee Coker and Michael Forman gave a brief PowerPoint presentation outlining the timeline of work done on the Plan Greenville County Comprehensive Plan. This was a yearlong process working with staff.

**DOCKET NUMBER:** CP-2019-05

**APPLICANT:** Greenville County Planning & Zoning

**SUMMARY:** Over the past year, numerous Greenville County residents, stakeholders, public officials, and county staff participated in a series of community meetings, committee meetings, and other public input sessions to develop *Plan Greenville County*, the Greenville County Comprehensive Plan, consistent with the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended.

*Plan Greenville County* reflects Greenville County's vision for the future and identifies goals, objectives, and implementation strategies for each of the ten plan elements. Elements addressed by this plan include:

- (1) *Grow*: Population;
- (2) *Work*: Economic Development;
- (3) *Bloom*: Agriculture & Food Security;
- (4) *Preserve*: Natural Resources;
- (5) *Enrich*: Cultural Resources;
- (6) *Serve*: Community Facilities;
- (7) *Live*: Housing;
- (8) *Balance*: Land Use;
- (9) *Move*: Transportation;
- (10) *Implement*: Priority Investment

The plan, which also includes an inventory of existing conditions, projections, and a Future Land Use Map, provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment within Greenville County.

**CONCLUSION:** Therefore, staff presents *Plan Greenville County*, the Greenville County Comprehensive Plan, for your resolution, and to be forwarded to Greenville County Council's Planning and Development Committee for consideration.

Mr. Jones complimented the consultants and staff on the work done with the Comprehensive Plan. He felt this was not a staff plan or consultant plan but a community plan.

Mr. Looper also stated he had heard nothing but good about the Plan and thanked all for the work done.

Dr. Hollingshad stated he would like to echo all the praise; it has been a fantastic effort. He also stated he had not heard anything negative until the Public Hearing, with concerns about sewer issues. He was sure that was being worked on. He asked staff to give the Commission progress reports from time to time on the sewer issues.

Ms. Gucker stated staff would be glad to keep the Commission updated.

**MOTION:** By Mr. Shockley, seconded by Mr. Looper to approve the resolution and forward to full Council.

Chairman Rogers also thanked the consultants and staff.

Dr. Hollingshad stated what excited him and was a personal passion, was unlike the current Plan, to get a Comprehensive Plan that has some teeth in it. He stated he had been talking about this for months, in these meetings, talked with staff, with Commission and Council members. He stated he had received very strong support amongst the people he spoke with and he was assuming that was still the intent going forward.

Ms. Holt stated that was correct.

Dr. Hollingshad stated because of that and it also ties in with the very first of the key recommendations to actually follow this plan, he would like to offer an amendment, a modification to the Resolution. He stated Section 4 has language in it that basically puts the Commission back to the current Comp Plan in that the current Comp Plan b e g i n s with a statement from Mr. Kirven that the plan doesn't require anybody to do anything. He stated if there was truly going to be teeth in this then the Resolution going forward to Council should not include a statement that says you don't have to follow what is in there. The amendment would be to delete Section 4 all together and to renumber Section 5 as Section 4.

Dr. Hollingshad stated the wording that is in there about using the Plan to make decisions and everything, we are not only going to be doing that, he was assuming the UDO will also get very specific about how we will be using it. For that reason, he did not think the resolution would suffer with the omission of the language.

Mr. Shockley voiced his concern, he understood Dr. Hollingshads reason for teeth and he felt they needed teeth, but was concerned about the overlays, overviews, things that they do, if it is not said it was not binding to Council, it essentially becomes a type of zoning instrument because while there are areas designated for specific things and

specific things to happen, they are not zoned for those things. He stated he would be very concerned about the verbiage saying not giving Council or the Commission the prevue to interpret what those things mean. He stated he had a concern over striking that out without some understanding from our attorney's.

Chairman Rogers seconded Dr. Hollingshad motion to amend the resolution to delete Section 4.

Mr. Bichel asked Dr. Hollingshad if he considered the three instances this evening in his motion to delete Section 4, did it not factor in.

Dr. Hollingshad stated he did not see that it affects it at all. He stated the Commission was looking forward to having a Unified Development Ordinance a year from now, and in the meantime we have guidance. He stated that in the plan they have now there was nothing that compels and in fact, we have had workshops with the attorney's who have told us that we can't base decisions solely on those plans. Compliance of those plans is a factor that needs to be considered as the thought process.

Mr. Bichel stated he agreed with Mr. Shockley, they needed legal guidance with this. He also stated he was afraid taking out the section would have too much teeth.

Mr. Bailey agreed.

Dr. Hollingshad stated it had no teeth now whether this is included or not. The teeth as staff as explained will come in the way the UDO is written. He stated this plan just describes things and steps to be taken and that sort of thing. The UDO is going to say, in this circumstance you comply with this element of the plan or in this circumstance choose out of these elements, something like that. We are not constraining anyone's authority and the Plan doesn't become stricter or less strict.

Mr. Shockley stated that scared him also. The UDO is going to be very important. He stated he was not in a position now to strike Section 4.

Chairman Rogers stated the UDO would deal with zoning and this Plan deals with more than zoning. He did not want to put too much reliance that the UDO was going to magically make this document forcible.

Mr. Forest stated another thing to take into consideration as this plan was not put together to be followed strictly. It was put together for guidance.

After further discussion the motion to amend the Resolution to delete Section 4 failed

The motion to approve the Resolution as circulated

Dr. Hollingshad stated he would like to add all the support that has been expressed, that he has witnessed has been based on an assumption the County was going to follow this plan. He stated there has never been any discussion on radically changing how strict

things are enforced or changing the fundamental nature of zoning. There has never been any of that, but there is an expectation that this plan will be followed and not just sit on the shelf and be an impotent document like our current plan is. He thought it was a disservice to all the people involved in its creation. All the citizens input to boldly put a statement in there that says that the county doesn't have to pay attention to anything in it if they don't want to. He stated that would be the reason he would be voting no.

Mr. Forest suggested another way to handling the issue of teeth, the Commission could go with the plan and the applicant would need to show reason for the Commission not to follow the plan.

Dr. Hollingshad stated he felt they were getting into the weeds. Whether there is Section 4 or not there will not be any teeth until an ordinance is written that requires somebody to do something that is in the plan.

Mr. Bichel asked why Dr. Hollingshad was hung up on number 4.

Dr. Hollingshad stated from a matter of public consistency and transparency this was making a formal statement that we only follow the plan if we want to.

Mr. Bichel stated the Comprehensive Plan says, the plan is a guiding policy document.

The Commissioners continued discussing the Resolution and voicing their individual concerns.

Mr. Shockley called the question.

The motion to call the question failed by a tie vote.

Chairman Rogers stated he was understanding of all concerns and due to time constraints the Commission needed to vote on the Resolution.

The motion to approve the Resolution as presented carried with one in opposition (Hollingshad) and one absent (Harrison).

#### **PLANNING REPORT**

Sarah Holt thanked all for hearing the Comprehensive Plan and voting their approval. She stated Teresa Barber has retired after 32 years. She updated the Commission on various items staff has been working as was noted in their reports.

Mr. Shockley stated it looked like the Building Permits have been down.

Ms. Gucker stated they had seen some downturn, coming down steadily but not drastically and staff was watching it closely.

**MONTHLY MEETINGS**

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

**OLD BUSINESS**

There was no old business

**NEW BUSINESS**

Ms. Gucker addressed the Commission members about the minutes of the meetings. She went over how minutes were done overall. She noted verbatim minutes are not typically done. She stated if the Commission would like verbatim minutes, staff would be happy to provide them. She noted typically County Council, if they request verbatim transcript they make the request after the item has been addressed and voted on. She requested the Commission members follow the same procedure. She also noted all had received the minutes with the requested additional information.

Ms. Gucker also noted the Commission did not meet during the month of December and asked if the Commission would entertain making a motion for staff to handle subdivisions unless something controversial arises.

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

**ADJOURN**

Without objection, Chairman Rogers adjourned the meeting at 7:15 p.m.

Respectfully submitted

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Recording Secretary