

GREENVILLE COUNTY PLANNING COMMISSION  
MINUTES  
October 23, 2019  
4:30 p.m.

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

**MEMBERS ABSENT:** C. Harrison, M. Shockley

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

**COUNCIL MEMBERS PRESENT:** Joe Dill

**CALL TO ORDER**

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

**APPROVAL OF THE SEPTEMBER 25, 2019 MINUTES**

**MOTION:** By Mr. Jones, seconded by Mr. Bichel to approve the minutes of the September 25, 2019 meeting as presented. The motion carried by voice vote with two absent (Harrison and Shockley).

**Preliminary Subdivision Applications**

**PP-2019-109, Tubbs Mountain Road**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 53.60 acres in an unzoned area. The developer is proposing a 51 lot subdivision accessed by Tubbs Mountain Road (State). The developer is proposing 0.72 Linear miles of public road. Water will be provided by Greenville Water and sewer will be by Septic System. North Greenville Fire serves this area.

**VA-2019-117, Road Length Variance**

The variance request is due to the dimensions of the property, the creek which splits the site and required lot size (septic); the applicant request Frontier Lane, between Blue Rock Ct. and the creek be as 950 +/- without a cul de sac or another street. Once the road extends past the creek a "thumb nail" achieves the required distance.

**VA-2019-120, Emergency Access Variance**

Emergency access is met by a widening of the pavement greater than 26 feet at the entrance. Fire trucks can access. There are no undeveloped properties which a “stub-road” would feasibly serve.

Staff recommends conditional approval of the preliminary plan and associated variances with the Specific Requirements. The variance requests will not be contrary to public interest and are warranted due to the unique and special conditions of the site. Application approval conditions are as follows:

- A revised preliminary plan shall be submitted to Subdivision Administration showing site distance lines and easements along Tubbs Mountain Road prior to issuance of land disturbance permit.

The following appeared in opposition to the proposed:

Rex Brown, 1133 Tubbs Mount Road, Travelers Rest, SC

The following appeared in favor of the proposed:

Chip Fogleman, engineer for the development answered questions from the Commissioners.

Mr. Bichel asked about the road width.

Mr. Fogleman stated the road width was 24 feet, at the entrance it was 28 feet to the intersection.

Mr. Bichel asked if he would be willing to make it 28 feet to the creek.

Mr. Fogleman stated the Fire Chief was more concerned about the entrance being blocked. If someone could go around, they could pull up in the yard if they had to.

Mr. Jones asked when the plat was introduced, the developer owned this property.

Mr. Fogleman stated when he became involved that piece of property was not available for this project. It was his understanding it was an 85 acre tract owned by two separate trusts.

Mr. Bichel noted for Mr. Brown, anything could go on this piece of property as it was unzoned. Until you decide to zone your property with some protection, it is difficult for the Commission to apply the density section of the LDR to this, being unzoned.

Mr. Jones noted in his area the neighbors got together and the area was zoned.

**MOTION:** By Mr. Forest, seconded by Mr. Bailey to approve VA-2019-117. The motion carried by voice vote with two absent (Harrison and Shockley).

**MOTION:** By Mr. Forest, seconded by Mr. Bailey to approve VA-2019-109. The motion carried by voice vote with two absent (Harrison and Shockley).

**MOTION:** By Mr. Looper, seconded by Mr. Bailey to approve PP-2019-109. The motion carried by voice vote with two absent (Harrison and Shockley).

**PP-2019-132, Asher Farms**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 44.50 acres in an unzoned area. The developer is proposing a 54 lot subdivision accessed by N. Highway 101 (State). The developer is proposing 0.69 Linear Mile of Public road. Water will be provided by Blue Ridge Water and sewer will be by Septic System. Lake Cunningham Fire serves this area.

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

The following appeared in opposition of the proposed:

- Judith Stella, 482 Pinkdill Mill Road, Greer, SC
- Ann Marie Watson, 8400 N. Tigerville Road, Greer, SC
- Ben Few, Greer, SC

Waverly Wilkes, Engineer for the project was available for questions.

Mr. Bichel asked if it would not be better for the CBU parking to be aligned with the cul-de-sac.

Ms. Wilkes stated it worked best being slightly off set because of the nature of the corner lot.

Mr. Bichel asked about the line of sight.

Ms. Wilkes stated there was not issue with the line of sight.

Dr. Hollingshad stated he was concerned over emergency access's. He asked about extending the width of the road further.

Ms. Wilkes stated they were waiting for a response from the Fire Chief.

Ms. Jeffers-Campbell stated staff had heard from the Fire Chief and he did not have a problem with this option.

**MOTION:** By Mr. Forest, seconded by Mr. Looper to approve PP-2019-132. The motion carried by voice vote with two absent (Harrison and Shockley).

**Mr. Looper recused himself from the following and left the meeting room.**

**PP-2019-133, Marion Meadow**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 14.73 acres and in an unzoned area. The developer is proposing a 21 lot subdivision accessed by Robertson Road (County). The developer is proposing 805.00 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.

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

Dr. Hollingshad stated the mailbox cluster was shown on a cul-de-sac and asked if that was routine.

Ms. Jeffers-Campbell stated if the mailboxes were located in the cul-de-sac, a pull off was not required. She stated they do have mailboxes in the cul-de-sac often.

Dr. Hollingshad asked if it was in compliance with the LDR due to the flow of traffic not being disturbed.

Mr. Walters stated that was correct.

**MOTION:** By Mr. Jones, seconded by Dr. Hollingshad to approve PP-2019-133. The motion carried by voice vote with two absent (Harrison and Shockley).

Mr. Looper returned to the meeting room.

**PP-2019-138, Monte Vista**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 15.54 acres and zoned C-2, Commercial. The developer is proposing an 86 lot subdivision accessed by Galloway Drive (Private Drive). The developer is proposing 2,405 Linear Feet of Private Drive. Water will be provided by Greenville Water and sewer by Metropolitan Sewer. Duncan Chapel Fire serves this area.

**VA-2019-154, 20 Foot Buffer Variance**

The variance request is to waive the vegetative buffer along the sides of the property with the exception of the portion which will be abutting commercial property on the south (tax amp #'s 0449000100200 and 0449000100300). Per Article 8.21, "existing natural vegetative buffers shall not be disturbed and shall be used to meet the 20 foot requirements. Streams, wetlands and/or riparian buffers maybe overlaid with this



buffer, and the greater width requirements shall prevail". Further "In rural communities as identified in the most recent County Comprehensive Plan, as amended, and other areas where sites have steep slopes (11% or more) or other unique site conditions, a reduced buffer or combination of elements may be considered, as determined by staff".

An existing conservation easement abuts the eastern side of the development area running the length of the development down to Nora Drive. The eastern side of the property also contains steep slopes at 37% or more. The southern portion abutting tax map #0449000101500 contains nothing but a detention pond serving the overall mixed-use development (apartment homes, commercial out parcels and parcels for the currently proposed development.

Staff recommends approval of the preliminary plan and variance requests and the Specific Requirements.

Paul Harrison, Engineer for the project, was available for any questions.

Mr. Bichel asked if the retention pond was existing.

Mr. Harrison stated it was, stating it was a huge pond.

Mr. Bichel asked if he could alter the hedges, he was concerned about the homeowner.

Mr. Harrison stated currently it was a Commercial Subdivision, if he was not putting a residential component on the property, it would not have to be screened.

Mr. Bichel stated he just wanted to know the homeowner would not be looking at an overgrown pond.

Mr. Bichel stated Mr. Harrison combined visitor and CBU parking.

Mr. Harrison stated that was correct.

Mr. Bichel stated he disagreed, he felt he needed to add more parking or separate the CBU parking.

Mr. Harrison stated he would add two additional parking spots.

Dr. Hollingshad stated it was supposed to be visitor parking and it was a big development. He asked if he could take some of the spaces and distribute them throughout the development so there could be some more convenient to the more outlying areas.

Mr. Harrison stated he would look at what additional parking he could provide, but he could not commit at this time for certain as he did not know for certain.

Chairman Rogers asked for an explanation regarding the buffer and the variance regarding the buffer.

Ms. Jeffers-Campbell explained for the Chairman.

After further discussion regarding visitor parking and screening the following motion was made.

**MOTION:** By Mr. Forest, seconded by Mr. Bailey to approve VA-2019-154 with the condition of having a 10 foot high evergreen screening around the detention pond. The motion carried by voice vote with two absent (Harrison and Shockley).

**MOTION:** By Mr. Bichel, seconded by Mr. Looper to approve PP-2019-138 with the condition a revised preliminary plan be submitted to Subdivision Administration showing the required parking distributed to the best of their ability, approved at the staff level as long as the minimum parking requirement is met with two additional spaces. The motion carried by voice vote with two absent (Harrison and Shockley).

**Chairman Rogers announced a 5 minute recess.**

**Chairman Rogers reconvened the meeting.**

**Mr. Bailey left the meeting.**

**Rezoning Requests**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-68  
**APPLICANT:** Joseph Cullen Smith for Frances J. Smith Irrevocable Trust  
**PROPERTY LOCATION:** 211 West Lee Road  
**PIN/TMS#(s):** P015070206300  
**EXISTING ZONING:** R-20, Single-Family Residential  
**REQUESTED ZONING:** R-10, Single-Family Residential

**ACREAGE:** 2.1

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There are no previous zoning requests for this parcel.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-20	single-family residential
South	R-20 and C-2	single-family residential and retail
West	R-20	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Wade Hampton Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	2.1	4 units
Requested	R-10	4.4 units/acre		9 units

A successful rezoning may add up to 5 dwelling units.

**ROADS:** West Lee Road: two-lane State-maintained collector.

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
West Lee Road	1,630' W	3,800	3,500	4,800
			-	+37.1%
			7.9%	

**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. Floodplain is not present on the parcel. This property is along bus Route 508, which is located approximately 0.44 miles away on Wade Hampton Boulevard and Donnan Road. Additionally Route 505 is located 0.73 miles away on Rutherford Road and Donnan Road. Sidewalks are not present near this property.

**SUMMARY:**

The subject parcel zoned R-20, Single-Family Residential, is 2.1 acres of property located on West Lee Road approximately 0.45 miles west of the intersection of West Lee Road and Wade Hampton Boulevard. The parcel has approximately 180 feet of frontage along West Lee Road. The applicant is requesting to rezone the property to R-10, Single-Family Residential.

The applicant states the proposed land use is for a subdivision with potentially six to eight houses.

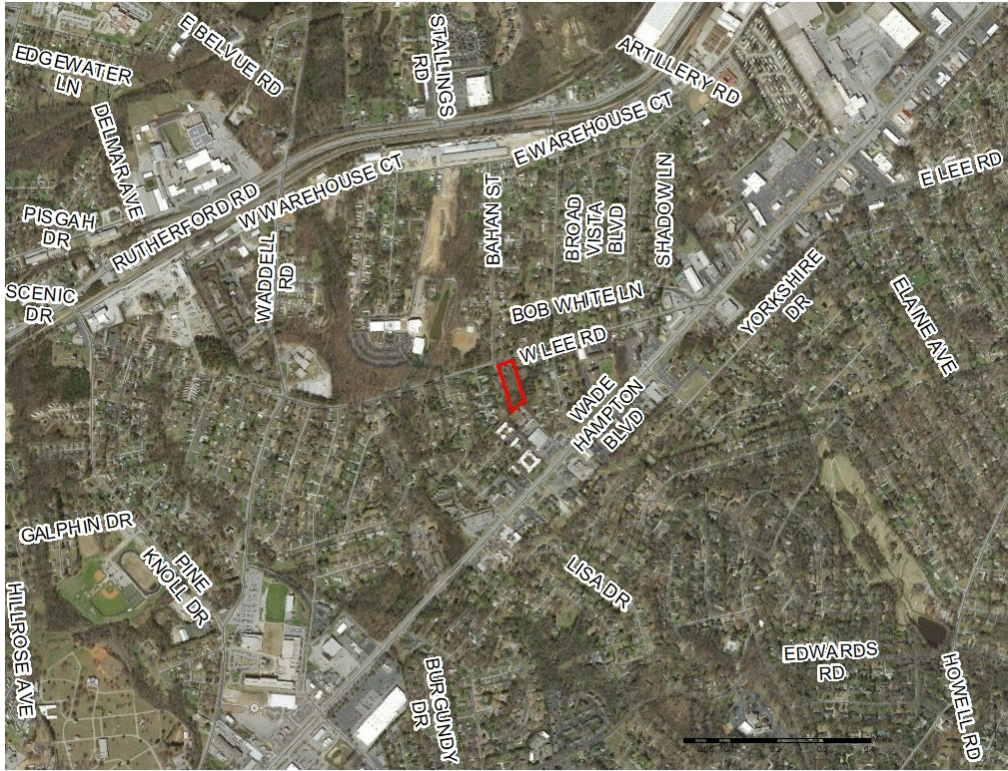
**CONCLUSION:**

The subject site is located along West Lee Road, an area made up of mainly single-family residences. The Imagine Greenville Comprehensive Plan recommends 6 or more units per acre. Staff is of the opinion that a higher density of single-family residential is appropriate for this area due to its close proximity to Wade Hampton Avenue, a seven lane arterial road, along with being located along a bus route. Staff believes the requested zoning would have minimal impact on this area.

Based on these reasons staff recommends approval of the requested rezoning to R-10, Single-Family Residential.

**MOTION:**

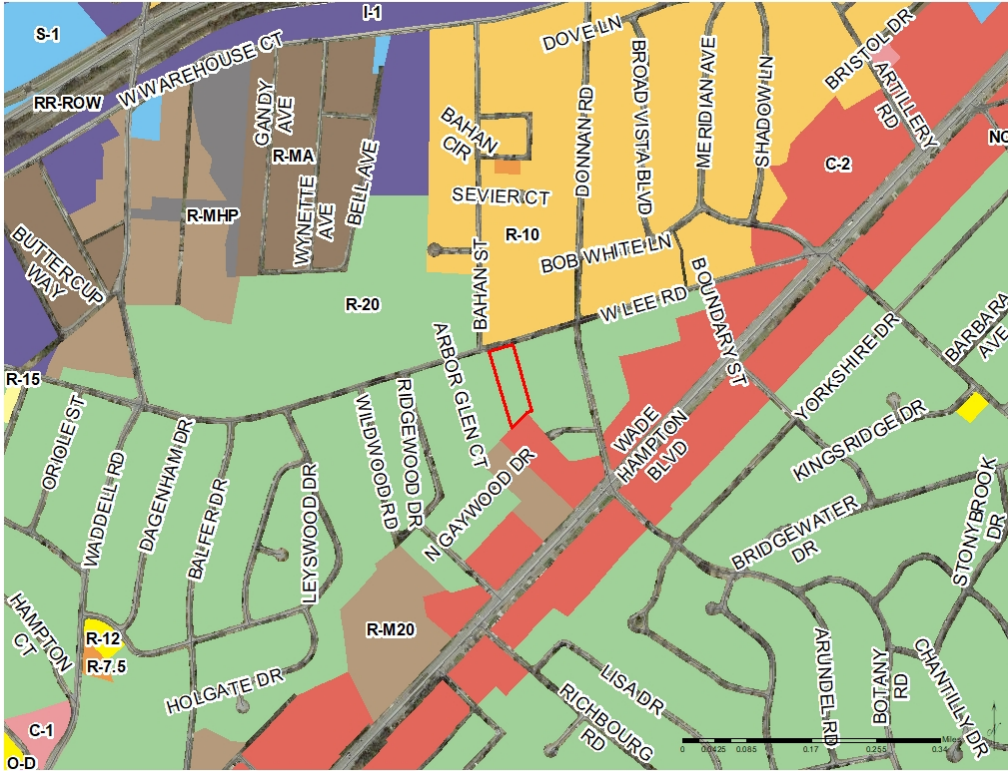
By Mr. Looper, seconded by Mr. Jones to approve CZ-2019-68. The motion carried by voice vote with two absent (Harrison and Shockley) and one leaving early (Bailey).



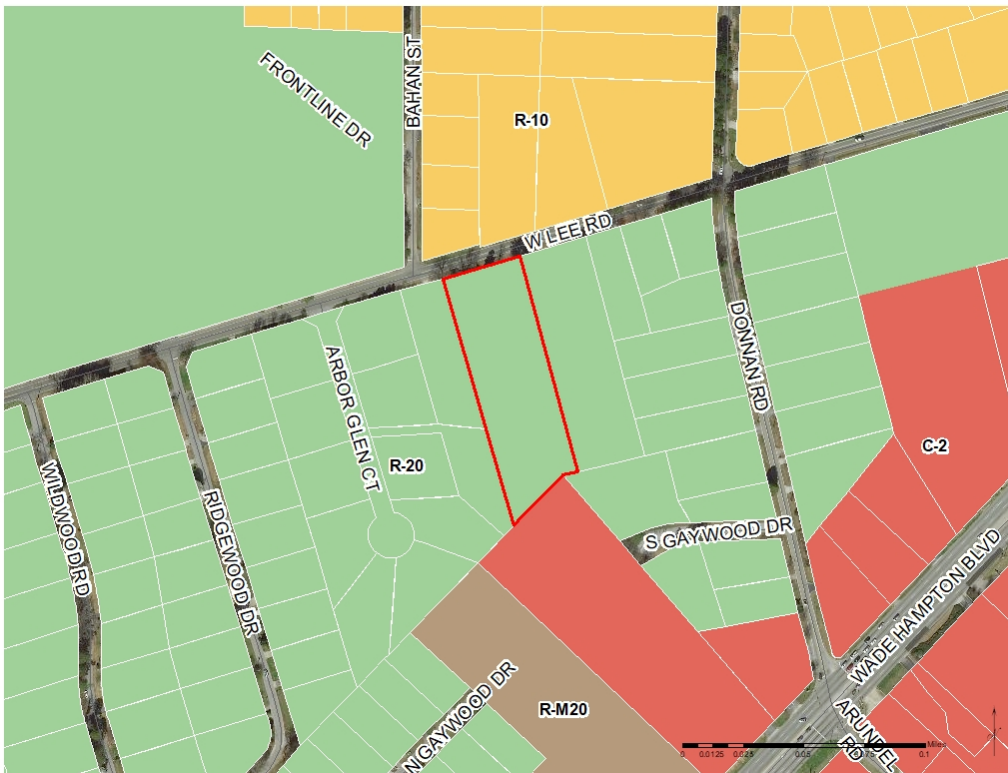
Aerial Photography, 2019







Zoning Map





Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-69

**APPLICANT:** Charles R. Wickline and Carol R. Wickline for the Wickline Family Living Trust

**PROPERTY LOCATION:** 12349 Old White Horse Road

**PIN/TMS#(s):** 0511010100802

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

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

**ACREAGE:** 1.46

**COUNCIL DISTRICT:** 17 – Dill

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in June 1973, as part of Area 4B. There are no previous rezoning requests for this parcel.

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

**AREA CHARACTERISTICS:**

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

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Rural Land Use 2* which prescribes 1 unit to every 3 acres.

**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	1.46	2 units
Requested	R-20	2.2 units/acre		3 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS:** Old White Horse Rd: two-lane State-maintained minor collector.

**TRAFFIC:** No traffic counts in proximity of Old White Horse Road.

**ANALYSIS:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Rural Land Use 2* which prescribes 1 unit to every 3 acres. Floodplain is not present on this parcel. This property is not along a bus route,



but does have access to sidewalks along the east side of the corridor.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban is 1.46 acres of property located on Old White Horse Road approximately 0.85 miles south of the intersection of Geer Highway (US-276) and Old White Horse Road. The parcel has approximately 450 feet of frontage along Old White Horse 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 home.

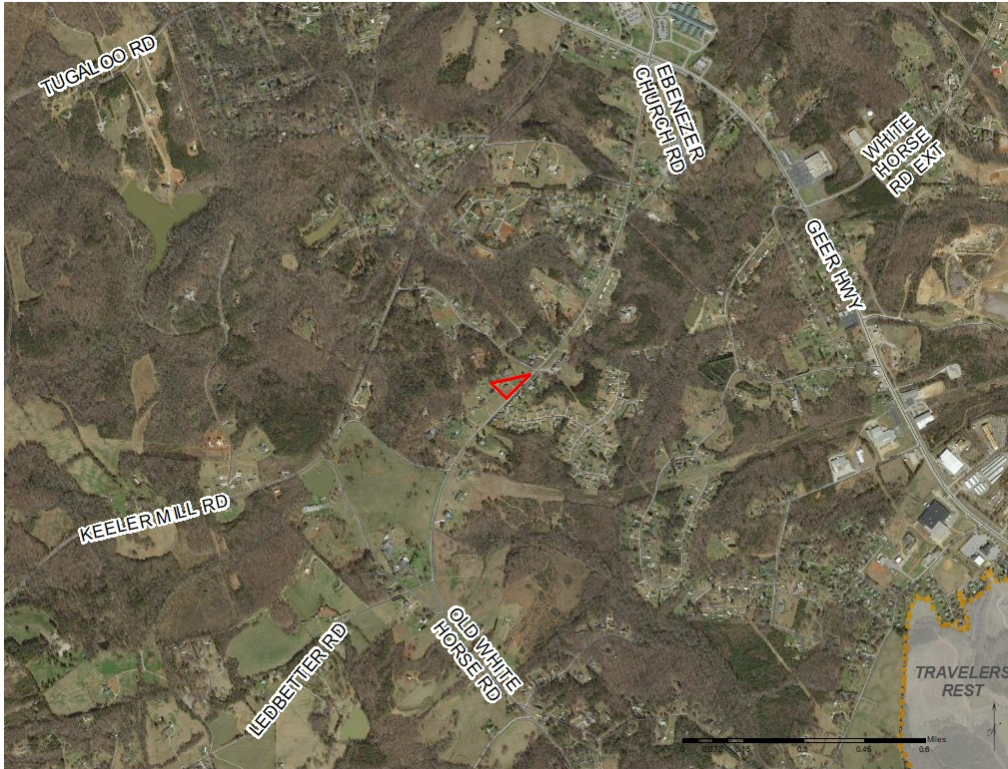
**CONCLUSION:**

The subject site is located along Old White Horse Road a two-lane minor collector. The parcel is surrounded by large lot single-family residences. Staff is of the opinion the current zoning is appropriate for this parcel and this area. The requested zoning is also not consistent with the Imagine Greenville Comprehensive Plan recommending 1 unit to every 3 acres.

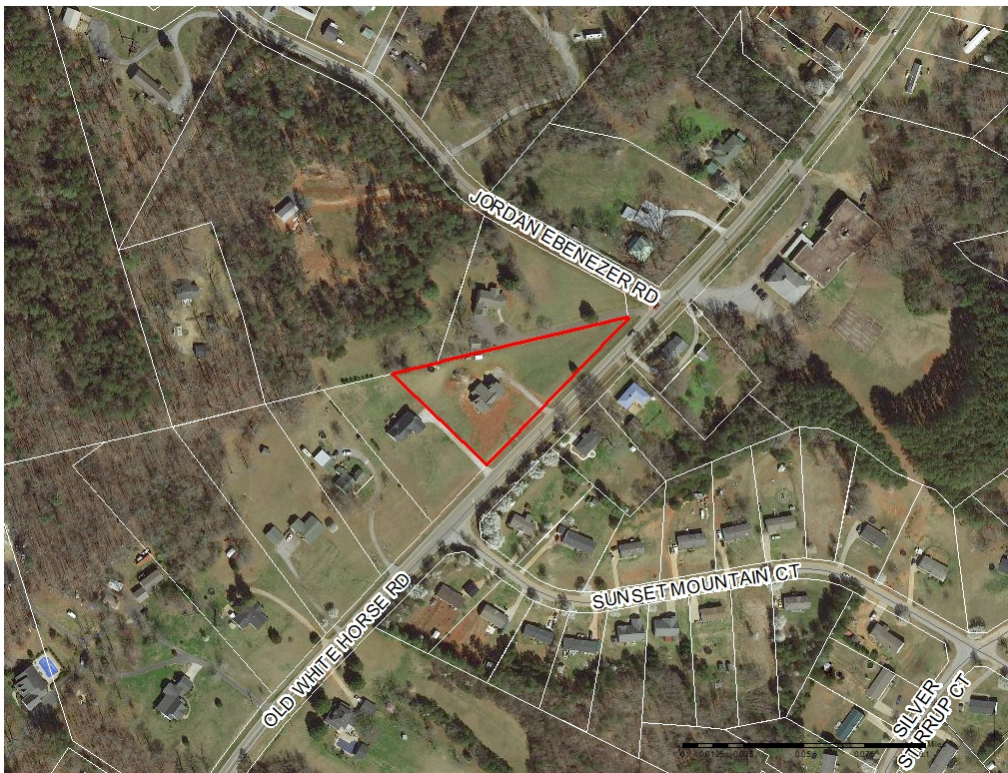
Based on these reasons staff recommends denial of the requested rezoning to R-20, Single-Family Residential.

**MOTION:**

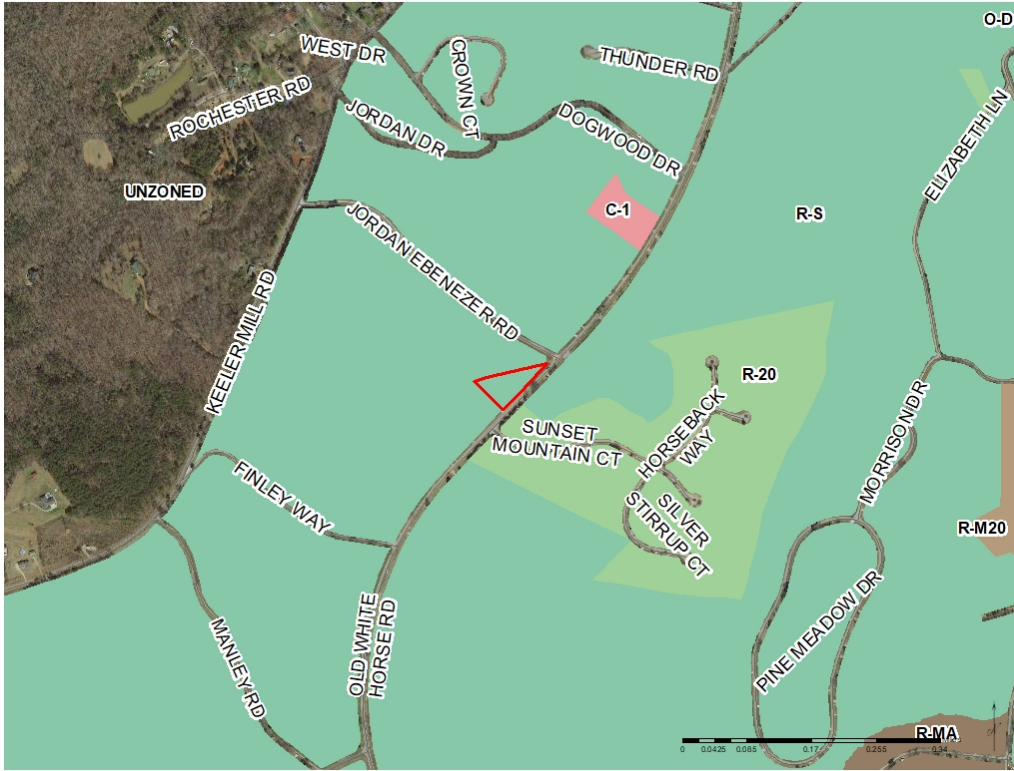
By Mr. Bichel, seconded by Mr. Looper to deny CZ-2019-69. The motion carried unanimously by voice vote with two absent (Harrison and Shockley) and one leaving early (Bailey).



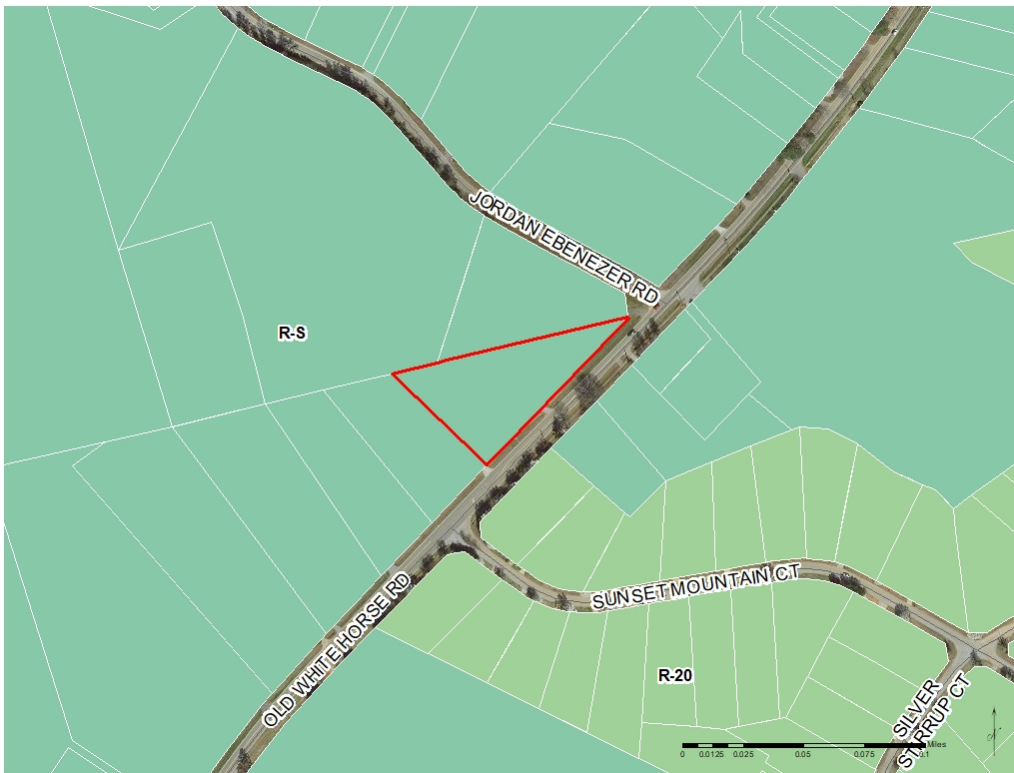
Aerial Photography, 2019

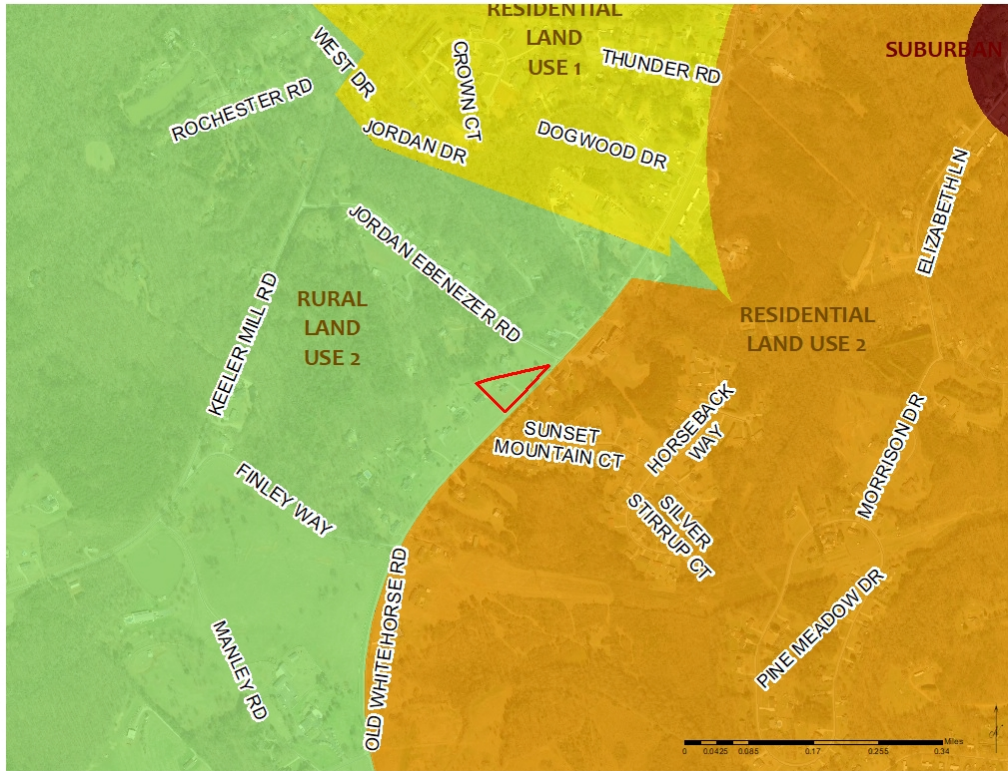






Zoning Map





Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-70

**APPLICANT:** Roy L. Fogleman, Jr. of Fant, Reichert & Fogleman, Woodside Church of God, Inc.

**PROPERTY LOCATION:** Cedar Lane Road

**PIN/TMS#(s):** B012000100101 (portion)

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

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

**ACREAGE:** 4.0

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-M, Multifamily Residential in April 1972, as part of Area 3. This parcel has had three successful rezoning cases. There was a successful S-1, Service rezoning request in 1988, CZ-1988-88. There was a successful C-3, Commercial rezoning request in 2000, CZ-2000-54 for a portion of the parcel. There was a successful C-3, Commercial rezoning request in 2001, CZ-2001-25 for a portion of the parcel.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2 & S-1	single-family residential and vacant land
East	R-M20	apartments
South	S-1	church
West	S-1	business park

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea Sewer

**FUTURE LAND USE:** The subject property is part of the Berea Community Plan where it is designated as *Commercial/Office* and 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	Acre	Total Units
Current	S-1	0 units/acre	4	0 units
Requested	C-3	16 units/acre		64 units

A successful rezoning may add up to 64 dwelling units.

**ROADS:** Cedar Lane Road: five-lane State-maintained arterial.

Location of Traffic Count	Distance to Site	2011	2014	2018
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**TRAFFIC:**

Cedar Lane Road	6,000' SE	18,100	17,600 -2.8%	15,700 - 10.8%
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**ANALYSIS:**

The subject property is part of the Berea Community Plan where it is designated as *Commercial/Office*. The intent of the *Commercial/Office* designation is for commercial and office developments of an appropriate size to the serve the area. This may include shopping centers, grocery stores, convenience stores, general retail stores, and restaurants, as well and medical and professional offices, along major thoroughfares with heavy traffic. This property is also located along a *Regional Corridor* in the Berea Community Plan. *Regional Corridors* are typically a minimum of four lanes and most intersections are signalized. Given the high volume and speed of traffic, access is managed to limit curb cuts. Floodplain is not present on the parcel. Additionally this property is along a bus route, Route 506. Sidewalks are also present in this area.

**SUMMARY:**

The subject portion of the parcel zoned S-1, Services is 4 acres of property located on Cedar Lane Road approximately 0.6 miles west of the intersection of West Blue Ridge Drive and Cedar Lane Road. This portion of the parcel has approximately 500 feet of frontage along Cedar Lane Road. The applicant is requesting to rezone the portion of the property to C-3, Commercial.

The applicant states the proposed land use is for multifamily townhomes.

**CONCLUSION:**

The subject site is located along Cedar Lane Road, a five lane arterial road. Staff believes the requested zoning of C-3, Commercial for the remainder of the parcel is appropriate. Staff is of the opinion the rezoning request would be appropriate based on its location along a Regional Corridor and its close proximity to public transportation. The requested zoning is also appropriate because it consistent with the Berea Community Plan recommending *Commercial*.

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

Mr. Looper asked Mr. Fogleman could he do what he wanted to do under different zoning.

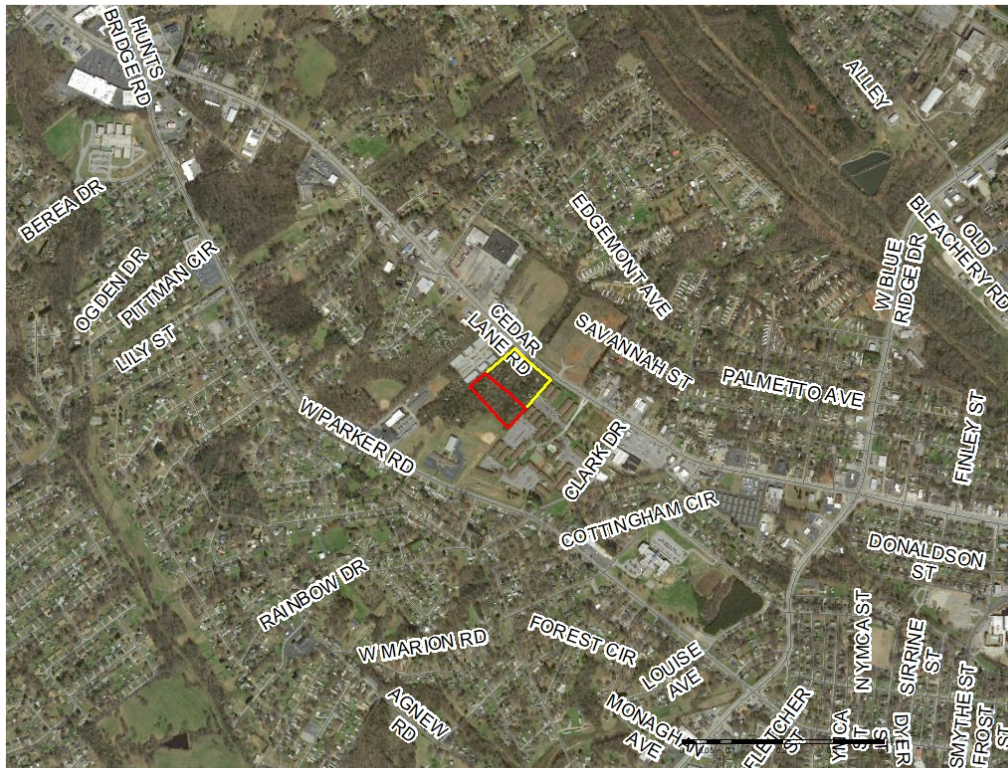


Mr. Fogleman stated the back half of the property is zoned S-1 and he was attempting to make the entire tract the same zoning.

Mr. Looper asked staff what could be put in a C-3 zoning.

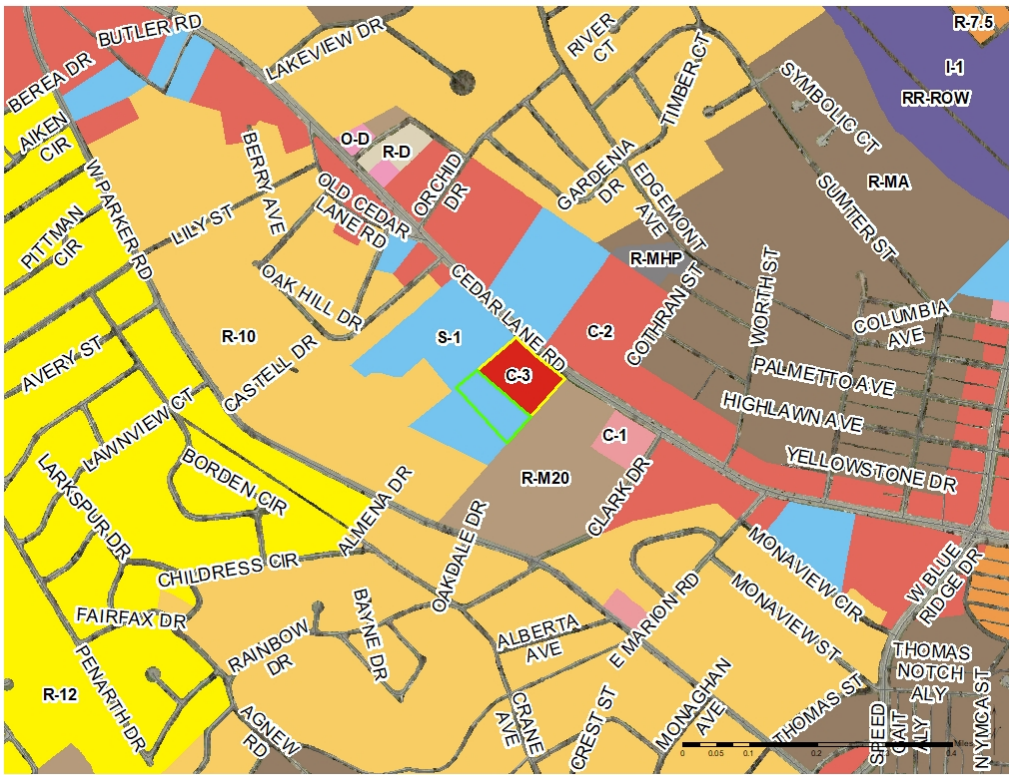
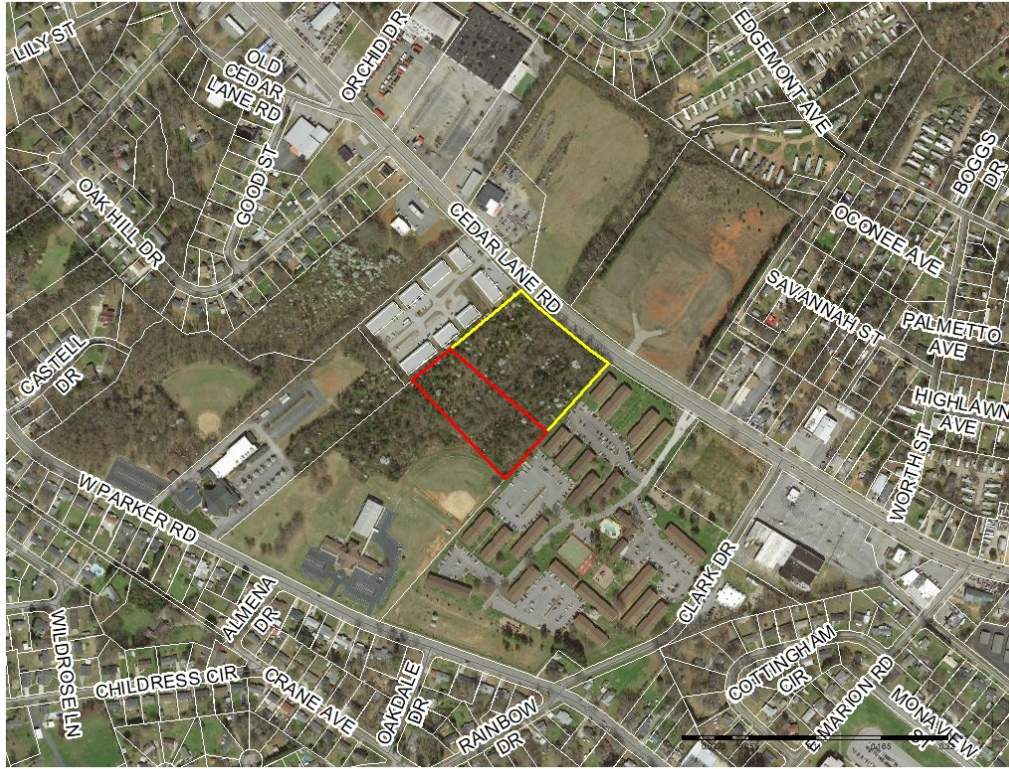
Staff read off a list of businesses that could be in a C-3, Commercial zoning.

**MOTION:** By Mr. Bichel, seconded by Mr. Forest to approve CZ-2019-70. The motion carried by voice vote with two absent (Harrison and Shockley) and one leaving early (Bailey).



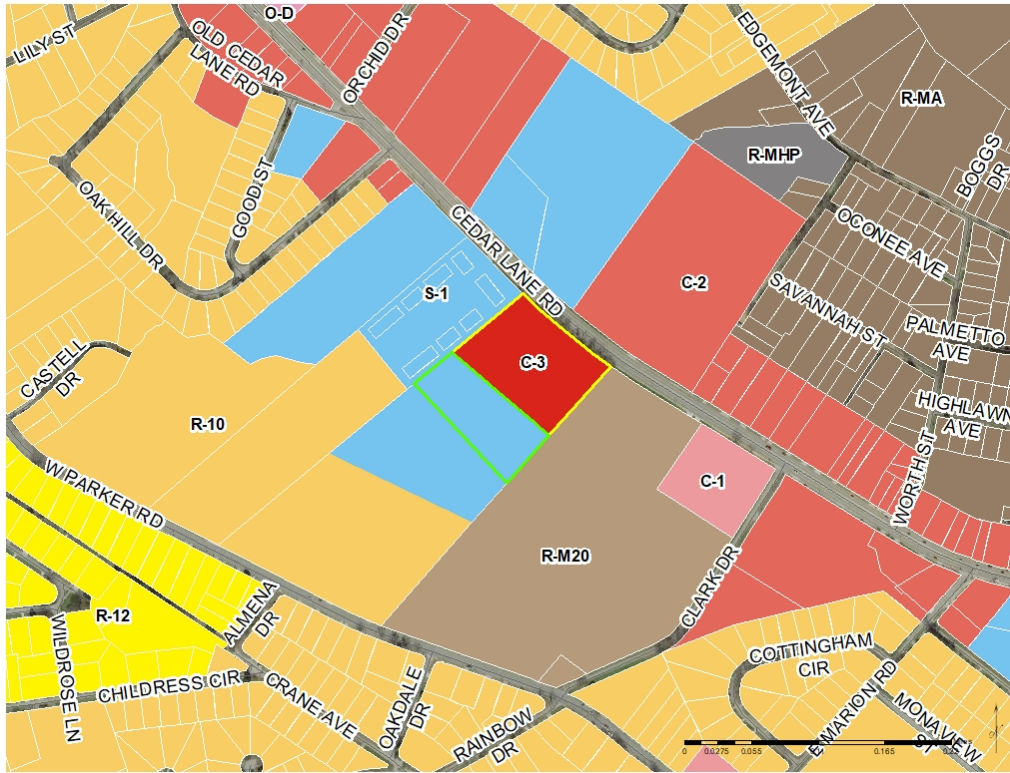
Aerial Photography, 2019

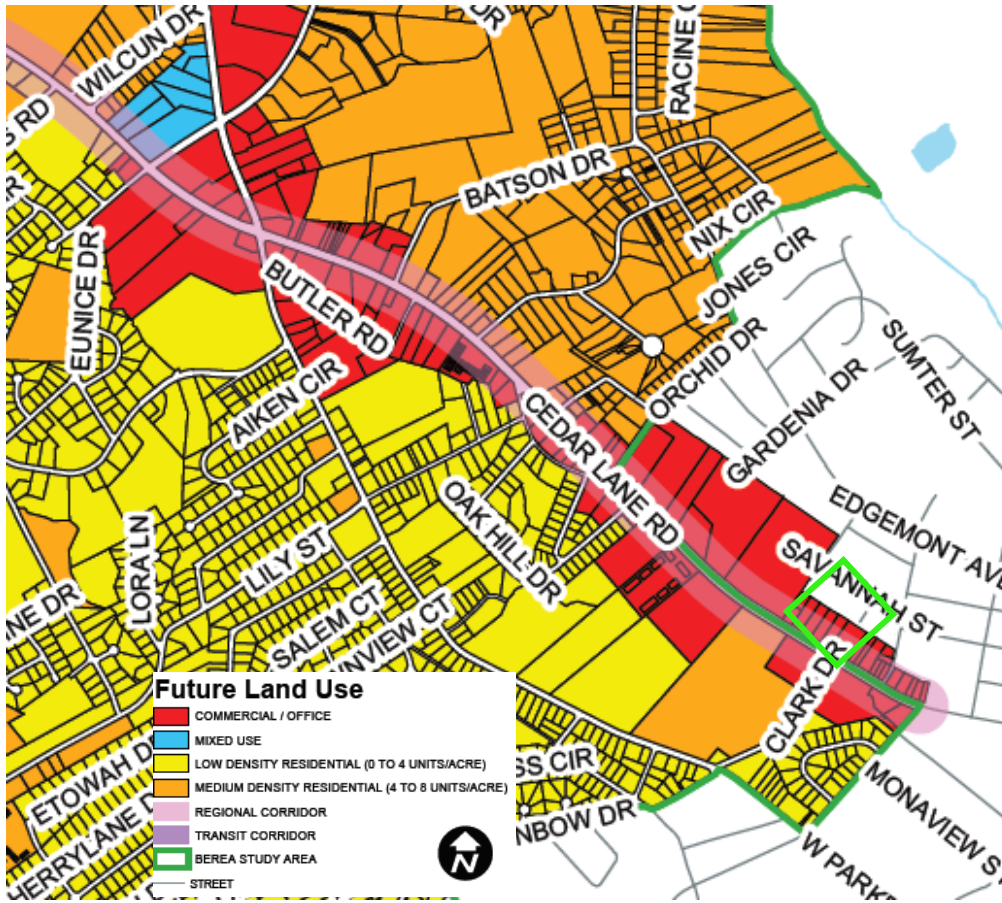




Zoning Map







Berea Community Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-71

**APPLICANT:** Gary S. Hill for LTE Investment Group LLC

**PROPERTY LOCATION:** 4403 White Horse Road

**PIN/TMS#(s):** 0230000801600 and 0230000801700

**EXISTING ZONING:** R-10, Single-Family Residential

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 0.46

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful S-1, Services rezoning request in 1999, CZ-1990-060.

**EXISTING LAND USE:** automobile service

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	automobile service
East	S-1	engraving shop and vacant office
South	C-2	vacant land
West	R-10	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-10	4.4 units/acre	0.46	2 units
Requested	C-2	16 units/acre		7 units

A successful rezoning may add up to 5 dwelling units.

**ROADS:** White Horse Road: five-lane State-maintained principal arterial  
West Boulevard: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	5,750' S	30,000	29,000 -3.3%	35,400 +22.1%

**ANALYSIS:** The subject property is part of the Riverdale-Tanglewood Community Plan where it is designated as *Commercial*. Floodplain is not present on this property. There is a bus route near this property. Bus route 502 is located approximately 0.27 miles away at the intersection of N. Washington Avenue and Gordon Street Extension.

**SUMMARY:** The subject parcels zoned R-10, are 0.46 acres of property located on White Horse Road approximately 0.19 miles north of the intersection of White Horse Road and Easley Bridge Road. The parcel has approximately 145 feet of frontage along White Horse Road and approximately 80 feet of frontage along West Boulevard. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant states the proposed land use is for a business or to allow a future business on site.

**CONCLUSION:** The subject site is located along a five- lane arterial road, White Horse Road, which is mainly made up of commercial and service type land uses and zoning. Staff is of the opinion the current zoning of R-10, Single-Family Residential is not appropriate for this area, however staff does have some concerns regarding some of the allowed uses permitted in C-2, Commercial zoning. Staff believes the recommended use of Commercial from this site is appropriate, and that is also consistent with the Riverdale-Tanglewood Community Plan.



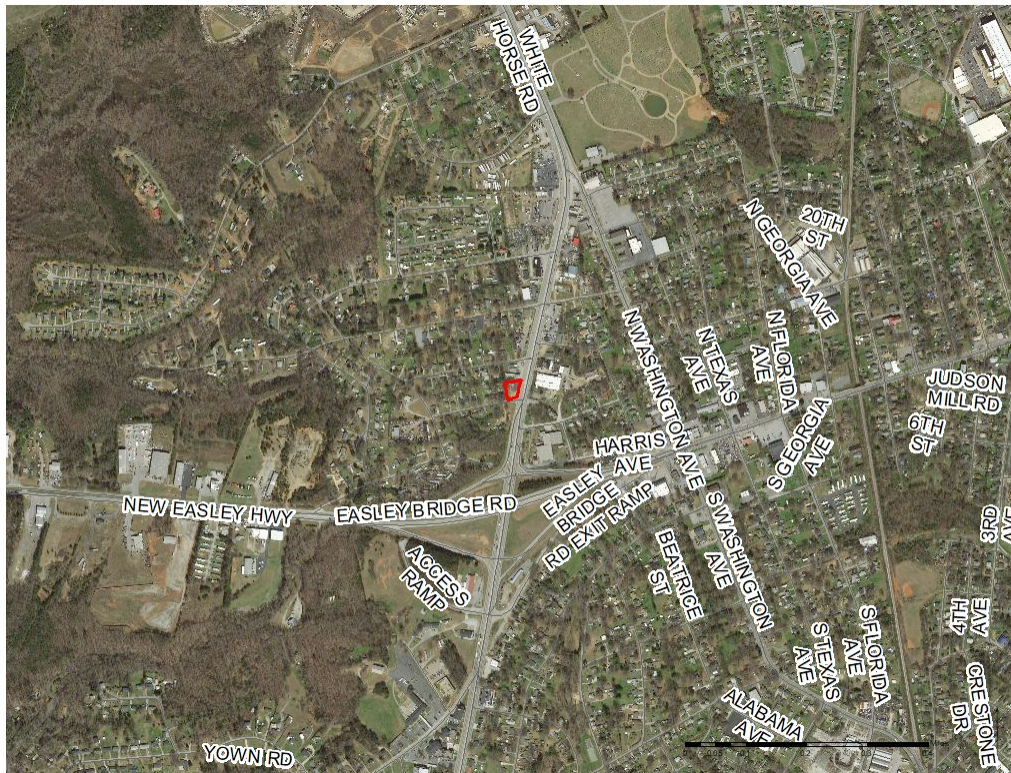
Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial. Staff received a letter from the applicant on October 16, 2019 requesting to amend his request to C-3, Commercial.

Chairman Rogers asked if the amendment alters staff's recommendation.

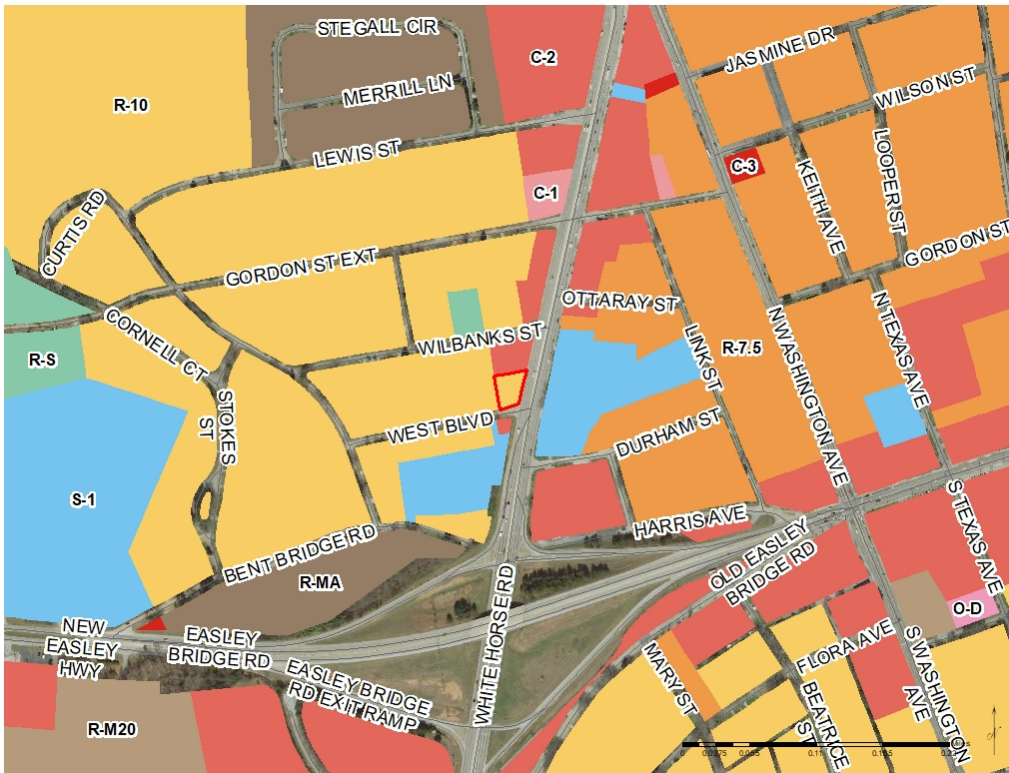
Ms. Buathier stated staff approves either one.

Mr. Jones commended the applicant for doing the right thing.

**MOTION:** By Mr. Jones, seconded by Mr. Loper to approve CZ-2019-71 with a recommendation of C-3, Commercial. The motion carried by voice vote with two absent (Harrison and Shockley) and one leaving early (Bailey).

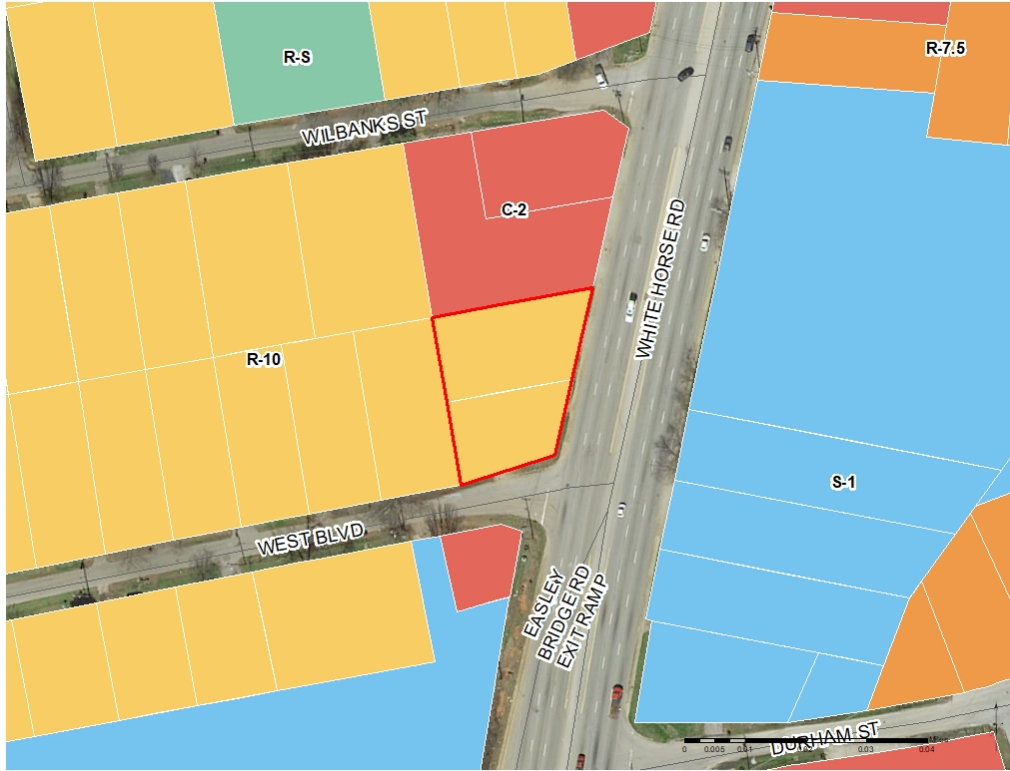


Aerial Photography, 2019

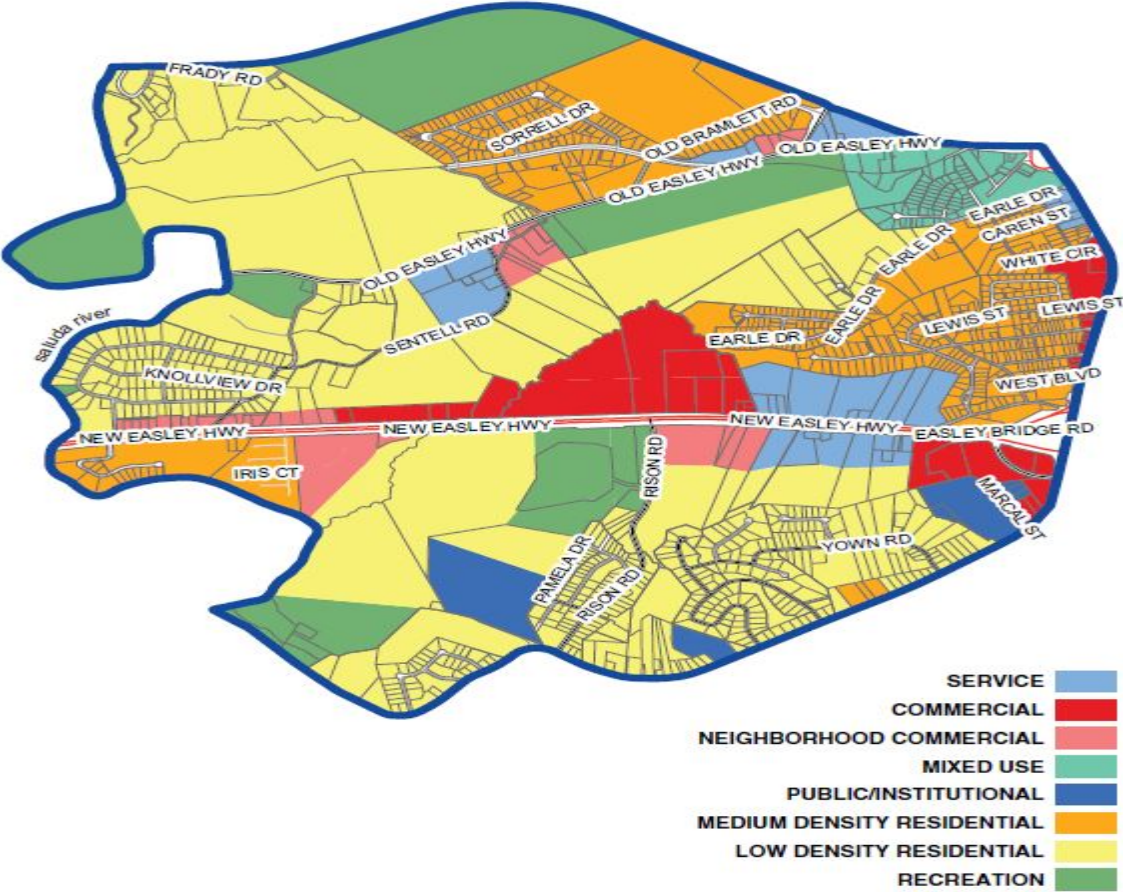


Zoning Map





# future land use



Riverdale-Tanglewood Community Plan, Future Land Use Map



**DOCKET NUMBER:** CZ-2019-72

**APPLICANT:** Yash Patel for Yadhi Properties, LLC

**PROPERTY LOCATION:** 1101 Green Avenue

**PIN/TMS#(s):** 0108000100103

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

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 1.18

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in June 1973, as part of Area 4A. There was a successful C-1, Commercial rezoning request in 2013, CZ-2013-039.

**EXISTING LAND USE:** convenience store and gas station

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5 and C-2	single-family residential and vacant commercial
East	R-10	vacant land
South	PD	vacant land
West	R-7.5	single-family residential and vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Suburban Community 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	C-1	12 units/acre	1.18	14 units
Requested	C-2	16 units/acre		18 units

A successful rezoning may add up to 4 dwelling units.

**ROADS:** Green Avenue: two-lane State-maintained minor collector.  
Chestnut Street: two-lane County-maintained local.

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Old Grove Road / Allen Street / Green Avenue	1,340' NE	1,900	2,200 +15.8%	1,650 -25%

**ANALYSIS:**

The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Suburban Community Center*. *Suburban Community Centers* are centrally located within a neighborhood and designed to serve the surrounding residents for daily uses. These centers are characterized by small-scale, convenience-oriented retail and services such as locally-owned stores, restaurants, drug stores, barber shops, and daycare facilities, servicing medium to high density residential. Floodplain is present on this parcel. There is no public transportation located in this area. Additionally sidewalks are not present.

The previous rezoning request, CZ-2013-039 was amended from C-2 to C-1, Commercial on October 15, 2013 after being held at Second Reading. The proposed use was also amended by the applicant from convenience store and liquor store to retail and convenience store only.

**SUMMARY:**

The subject parcel zoned C-1, Commercial is 1.18 acres of property located on Green Avenue approximately 0.9 miles northeast of the intersection of Henrydale Avenue and Mills Avenue. The parcel has approximately 200 feet of frontage along Green Avenue and approximately 510 feet of frontage along Chestnut Street. The applicant is requesting to rezone the property to C-2, Commercial.

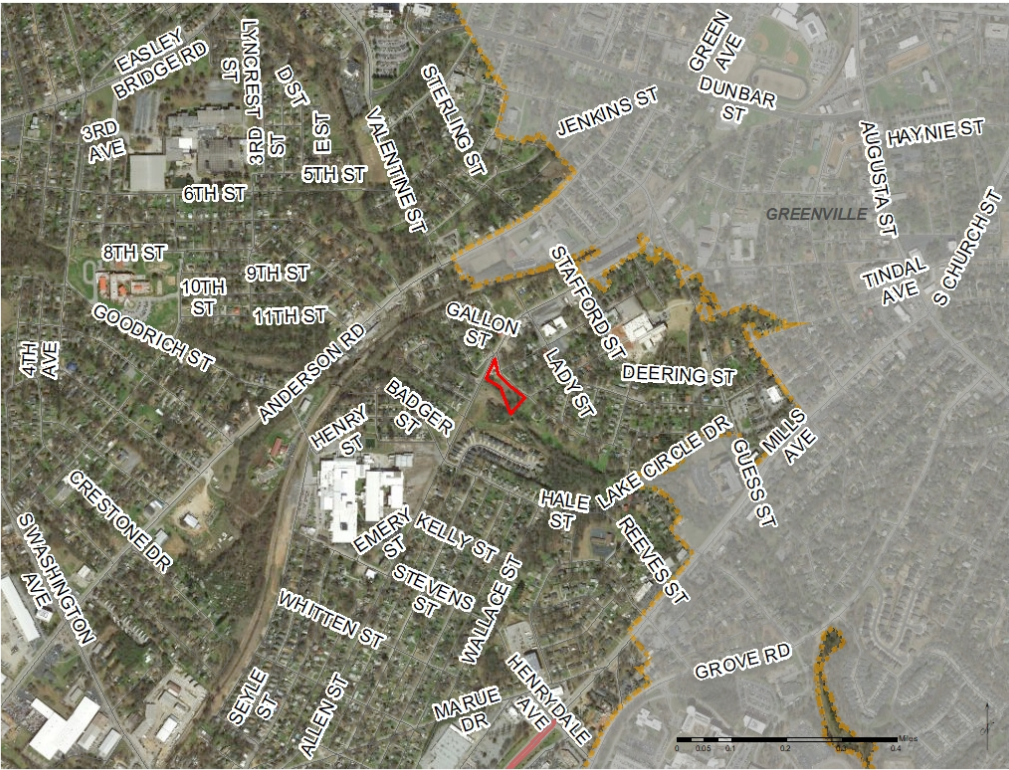
The applicant states the proposed land use is for a liquor store.

**CONCLUSION:**

The subject site is surrounded by single-family residential zoning. The site is also located in an area with mainly single-

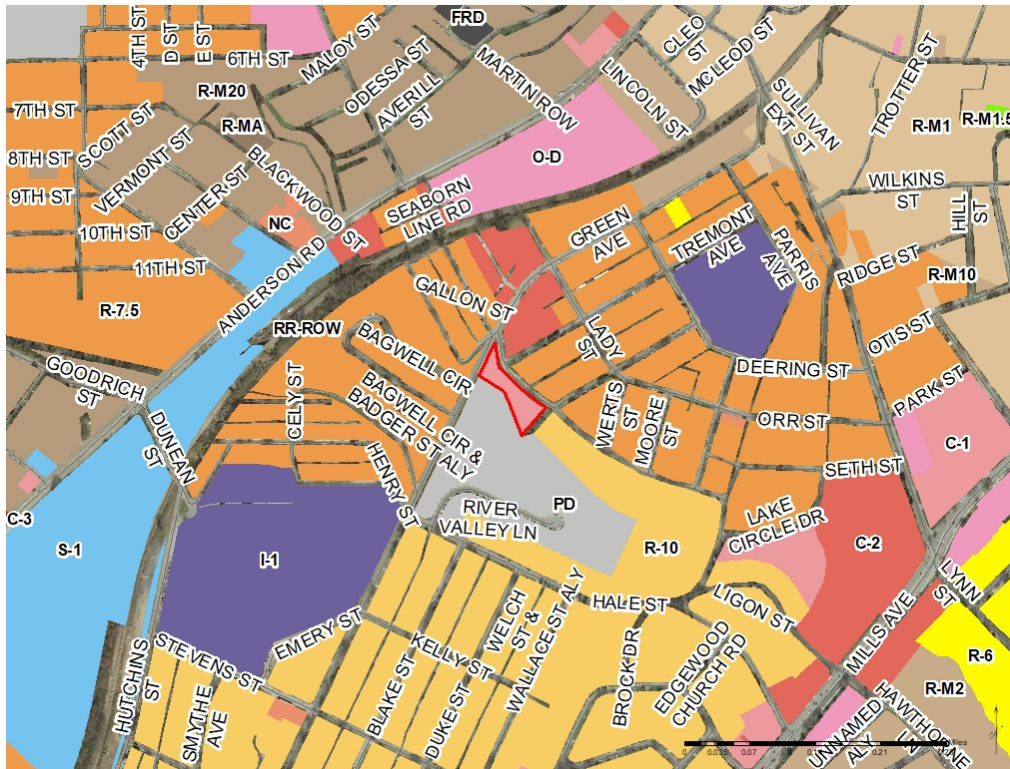
family residential land uses. Staff is of the opinion the existing zoning is appropriate for this area. Staff believes that rezoning to C-2, Commercial could allow uses that would not be appropriate for a residential area. While the subject site is located in a Suburban Community Center, the center recommends locally-owned stores, restaurants and shops to serve resident's daily needs. C-1, Commercial allows for these uses.

Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial.



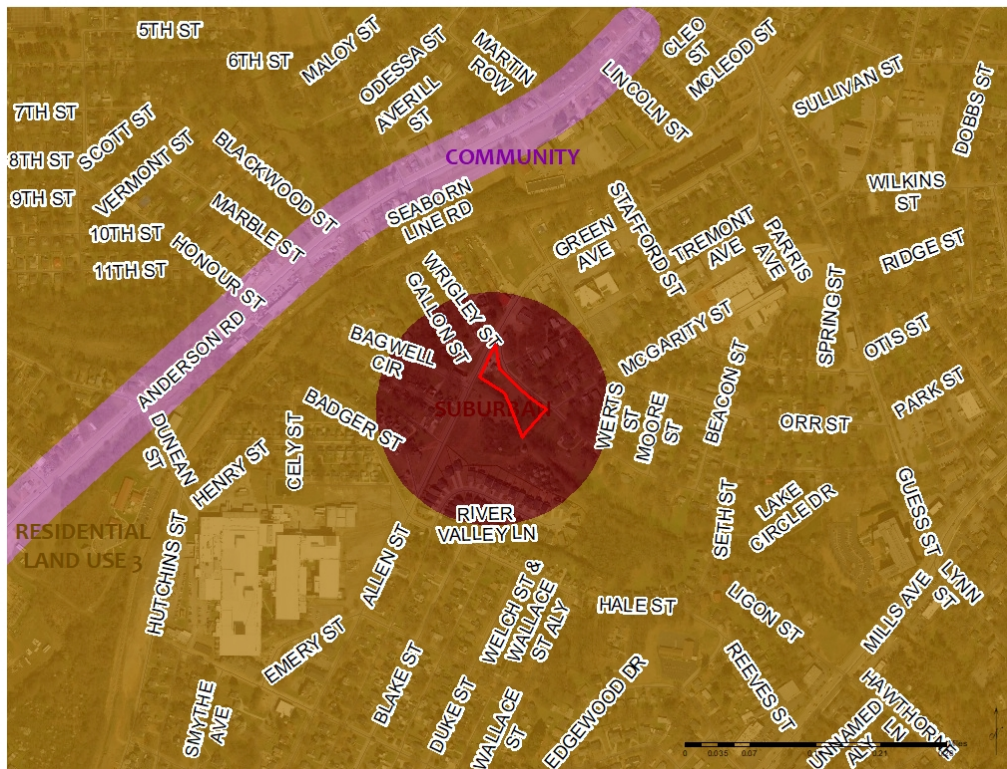
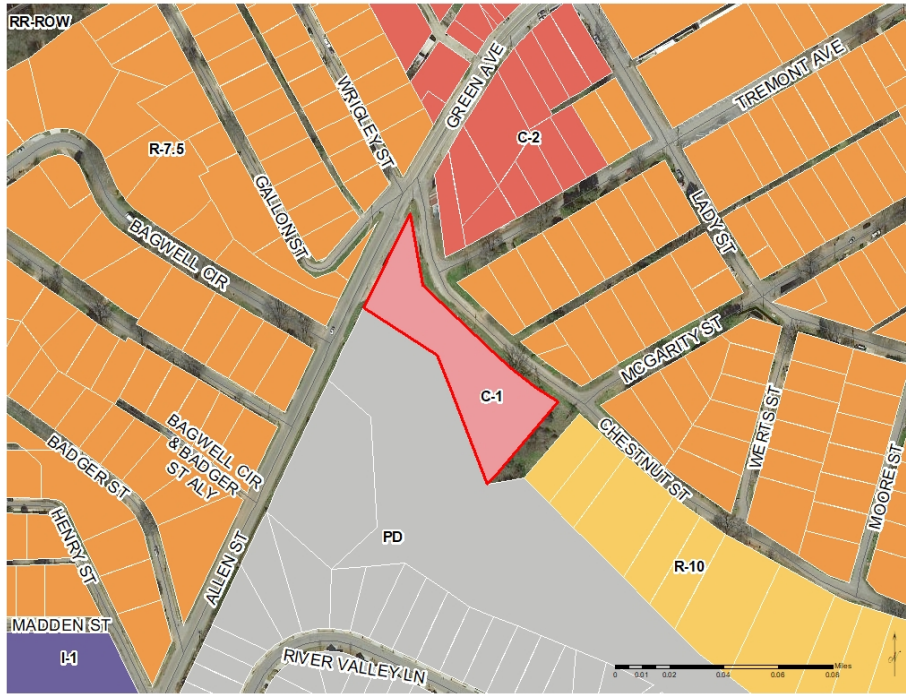
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map

**THE FOLLOWING IS A VERBATIM TRANSCRIPT REQUESTED BY DR. HOLLINGSHAD**

Chairman Rogers: Alright, any discussion on this application.

Chairman Rogers: Do we have a motion on this application.

Mr. Forest: We will discuss this for just a second. I think a lot of the people that live around the area do want this, but I don't know if this was something good for the area going forward. People that are able to walk to the liquor store, that is if they don't have transportation and that is something that they want. I know there was a bunch of people in the community that signed a petition wanting that, but, um I am kind of torn since we don't have a lot of people speaking against this.

Chairman Rogers: Can you refresh the Commission's recollection Phoenix, on the folks who showed up at the Public Hearing for and against.

Chairman Rogers: There were thirty-five (35) for and none against.

Ms. Buathier : That would be the petitions.

Chairman Rogers: Not physically present at the hearing?

Ms. Buathier: Correct.

Chairman Rogers: Did you all do a head count at the hearing?

Ms. Buathier: There was not head count.

Mr. Looper: The petition I think

Ms. Buathier: If I am not mistaken, I think it was the owner and possibly one other person in favor.

Mr. Looper: There were two brothers

Mr. Bichel: Oh that is right, you weren't there.

Mr. Forest: These are people that don't have cars and that is why they want to walk.

Mr. Bichel: Ms. Norris also wants it, I believe.

Chairman Rogers: Can we no vote.

Mr. Bichel: Can we just be chicken.

A Commissioner (could not tell who) You three go.

Mr. Bichel: I tried.

Ms. Buathier: There was one person in opposition.

Mr. Bichel: Yeah, I am going ....go ahead

Mr. Forest: I would just say having people walk back and forth with their liquor bottles is probably not good for the community as a whole. It is not an area that is planned for that, although the residents in that general area may want it, I think Greenville as a whole does not want to promote that.

Mr. Looper: With all due respect, is that a motion?

Mr. Forest:

I make a motion to deny the request. Take staff's recommendation to deny.

Mr. Bichel: Lets back up to the zoning thing, please. If C-2 wasn't across the street, I would agree with you.

Mr. Forest: You can do liquor in C-2?

Mr. Bichel: Yeah. So, it is right there anyway

Mr. Forest: That makes sense, someone else could open it up.

Mr. Bichel: Oh yeah. It is not fair to this gentleman if it is over there ....well, we have a motion standing.

Chairman Rogers: The essence of the objection from what I understand from staff is that the move from C-1 to C-2 would allow for a liquor store

Several speaking at once.

Mr. Looper: That is what they wanted.

Ms. Buathier: C-1 and C-2 in terms of permitted uses, C-1 does not allow the sale of automobiles, C-2 does. Not saying that this person is doing that but C-1 is generally more limited than C-2 and C-3 in uses permitted. The more confined to a limited number. It is not as broad. It is the most restricted Commercial we have.

Mr. Forest: Why do you recommend denial if C-2 is across the street?

Ms. Buathier: That is correct, there is C-2 across the street, but some of that C-2 as you can see is also residential. So, we are looking at this residential, residential, this is open space, residential, residential, residential. That's vacant, I think those are actually businesses. So, in the scheme of the larger area, it's mostly residential. This area also recommends to serve the

community. C-2 is generally a little more carsentric than it is walkable in general. Kind of what you are seeing. When you move up to C-3 you are talking Big Box Retail which is obviously.. you are mostly driving.

Mr. Forest: My reason for denial is I have seen in certain cities you have a corner liquor store it creates kind of a hang out spot.

Mr. Bichel: I totally would agree if it weren't for already zoned.

Mr. Jones: So in reality, Mr. Patel could go over there and purchase one of those houses and put a liquor store in.

Mr. Bichel: Yeah.

Ms. Buathier: He would have to meet all Commercial Building Code Standards and Parking, yes.

Mr. Bichel: And State Restrictions on Liquor Stores.

Ms. Buathier: Correct.

Mr. Bichel: I don't know anything about.....(whispering).

Chairman Rogers: I guess I am trying to figure out how different is that from a Corner Pub. Isn't it better for people to walk than drive...

A Commissioner: It is not a Pub it is a store.

Chairman Rogers: I know, that is my point, how different is it from someone putting in a Corner Pub.

Mr. Bichel: Let's see if somebody will second his motion, we will keep it moving here.

(several speaking at the same time)

Ms. Buathier: Also, if you look at the staff report, there was also an attempt to rezone to C-2 in 2013 and was amended to C-1 because of liquor.

Mr. Bichel: Ohhhh, alright.

Dr. Hollingshad: I was getting ready to...

Mr. Forest: I will restate my motion to deny.

Dr. Hollingshad: And I will second.

Chairman Rogers: You withdrew it and now you are putting it back on???



Mr. Forest: Yes.

Chairman Rogers: Okay, motion to endorse staff's recommendation of denial by Mr. Forest, seconded by Mr. Hollingshad. Any further discussion?

Mr. Bichel: Waiting on you.

Chairman Rogers: Alright, all in favor of the motion, signify by saying aye.

Aye.

Chairman Rogers: All opposed?

No..... No

Chairman Rogers: A show of hands, I think that is four to two. All in favor of the motion to deny raise your hands. (Mr. Forest and Dr. Hollingshad).

Chairman Rogers: All against the motion

Mr. Looper: I am going to change my vote.

Mr. Bichel: laughter

Mr. Looper: I can do it.

Mr. Bichel: I know but I kept looking

Chairman Rogers: All against the motion to deny, raise your hand. Four in opposition (Looper, Jones, Bichel and Rogers). Two absent Harrison and Shockley and one leaving early (Bauiley). The motion fails, does somebody want to put out a motion to approve.

Mr. Bichel: I move to approve it

Mr. Jones: I second.

Chairman Rogers: All in favor signify by saying aye.

Aye

Chairman Rogers: Opposed.

No, No

Chairman Rogers: Motion passes four to two.

Mr. Forest stated he new a lot of people in the area do want this, but he did not know if this was something good for the area going forward.

The Commissioners discussed the rezoning, the pros and cons. After some discussion the following motion was made.

**MOTION:** By Mr. Forest, seconded by Dr, Hollingshad to deny CZ-2019-72. The motion failed by a vote by two in favor (Forest and Hollingshad) , four in opposition (Looper, Jones, Bichel and Rogers) two absent (Harrison and Shockley) and one leaving early (Bailey).

**MOTION:** By Mr. Bichel, seconded by Mr. Jones to approve CZ-2019-72. The motion carried by voice vote with two in opposition (Forest and Hollingshad), two absent (Harrison and Shockley) and one leaving early (Bailey).

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-73

**APPLICANT:** B. Hunter Gibson of Vining Realty, LLC for Hollingsworth Funds, Inc, c/o Ken Hunt

**PROPERTY LOCATION:** Holland Road

**PIN/TMS#(s):** 0546010102700 and 0546010102701 (portion)

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUESTED ZONING:** R-M14, Multifamily Residential

**ACREAGE:** 23

**COUNCIL DISTRICT:** 28 – Tripp

**ZONING HISTORY:** These parcels were originally zoned R-12, Single-Family Residential in May 1971, as part of Area 2. There are no previous rezoning requests for these parcels.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12 and S-1	construction staging site and vacant wooded land
East	R-15	single-family residential and vacant wooded land
South	R-12	single-family residential
West	R-12, R-M and R-M1	single-family residential, apartments and vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-12	3.6 units/acre	23	82 units
Requested	R-M14	14 units/acre		322 units

A successful rezoning may add up to 240 dwelling units.

**ROADS:** Holland Road: two-lane State-maintained minor collector.

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Bethel Road	1,050' N	4,100	3,200	4,800
			-	+50.0%
			23.0%	

**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. Floodplain is present on this property. This property is not located near any public transportation. Additionally, no sidewalks are present near this property.

**SUMMARY:** The subject parcel zoned R-12, Single-Family Residential, is 23 acres of property located on Holland Road approximately 0.7 miles southeast of the intersection of Interstate 385 and Bridges Road. The parcel has approximately 1,150 feet of

frontage along Holland Road. The applicant is requesting to rezone the property to R-M14.

The applicant states the proposed land use is for multifamily residential.

**CONCLUSION:**

The subject site is located less than a mile from the 385 and Bridges Road exit. It also abuts I-385, which would not be ideal for single-family residential along a major highway. Staff is of the opinion that while the future land use map recommends 3 to 6 units per acre, a higher density may be more appropriate for this location, especially with its close proximity to a major highway. Staff is of the opinion the requested rezoning to R-M14 is appropriate and would allow for infill in an area that could potentially support greater density.

Based on these reasons staff recommends approval of the requested rezoning to R-M14, Multifamily Residential.

Chairman Rogers: Alright, any discussion on this application?

Mr. Looper: Mr. Chairman on 2019-73 I make a motion that we do staff's recommendation for approval.

Chairman Rogers: Alright, motion by Mr. Looper

Mr. Forest: Second

Chairman Rogers: Seconded by Mr. Forest. Is there any discussion on the motion?

Mr. Bichel: Mr. Chairman, I, the traffic is going to be enormous for 286, I, I spoke of the traffic study and it is hard to believe their numbers based on everything we have seen in the past on other subdivisions. I agree with staff, it is a great use for, since it is next to an interstate, but I have seen townhomes all up next to the interstate up and down 385 and I just think that's a better use. So for that reason, I just think it should be denied. Even though he lives in my subdivision.

Chairman Rogers: Alright, um

Ms. Buathier: Commissioner Bichel, staff can confirm that engineering had reviewed the traffic study and agreed with the traffic study, by the applicant.

Mr. Bichel: What was it, like six, it was an odd number. And we don't see this again, not being a development, do we?

Ms. Buathier: If it is multifamily, no because there is no subdivision .

Mr. Forest: I did like the fact that it is not as many units as staff would recommend be put in there.

Mr. Bichel: What would go there with zoning, right now?

Ms. Buathier: With the current zoning?

Mr. Bichel: uh huh.

Ms. Buathier: R-12 allows 3.6 units per acre, R-14 allows 14 so it is a difference of 240. So it is going from 80 to potentially 322.

Mr. Bichel: So with the present zoning, only 82?

Mr. Forest: They recommended a high density which may be requested if it goes to a different group of people.

Mr. Bichel: Well, I, Mr. Tripp, I totally agree with him, if Council doesn't do it, straight to Mauldin. So it's a ... go ahead and call for a vote.

Chairman Rogers: Any other discussion on the motion on the floor? Hearing none, all in favor of the motion which is to approve the application per staff's recommendation, signify by saying aye.

Aye

Chairman Rogers: any opposed?

No, no

Chairman Rogers: Show of hands, all in favor of the motion, signify by raising your hands. (Looper, Forest and Hollingshad)

Chairman Rogers: All opposed, show of hands. Three opposed (Jones, Bichel and Rogers), two absent (Harrison and Shockley) and one leaving early (Bailey). Motion fails three to two. Oh, three to three. Three to three it moves forward as I understand, is that right, under no recommendation? A tie is a denial.

Ms. Gucker: the motion failed. If the Commission so wishes to send this forward with no recommendation a motion would be needed.

Mr. Bichel: I move to move it forward with no recommendation.

Chairman Rogers: Can we agree on that? Okay all in favor of that motion signify by saying aye.

Aye.



Chairman Rogers: Any opposed

Staff asked who seconded the motion.

Mr. Looper: I will second it.

Mr. Bichel: He will second anything.

**THIS IS THE END OF THE VERBATIM TRANSCRIPT**

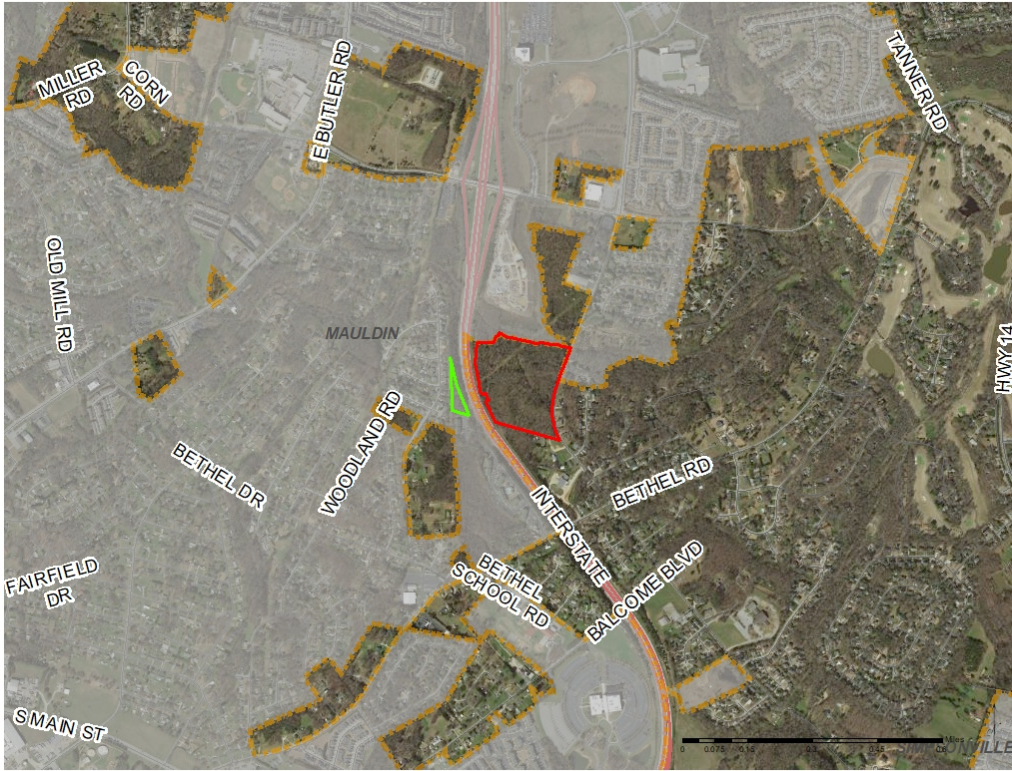
**MOTION:** *By Mr. Looper, seconded by Mr. Forest to approve CZ-2019-73.*

*Mr. Bichel voiced his concern over the traffic.*

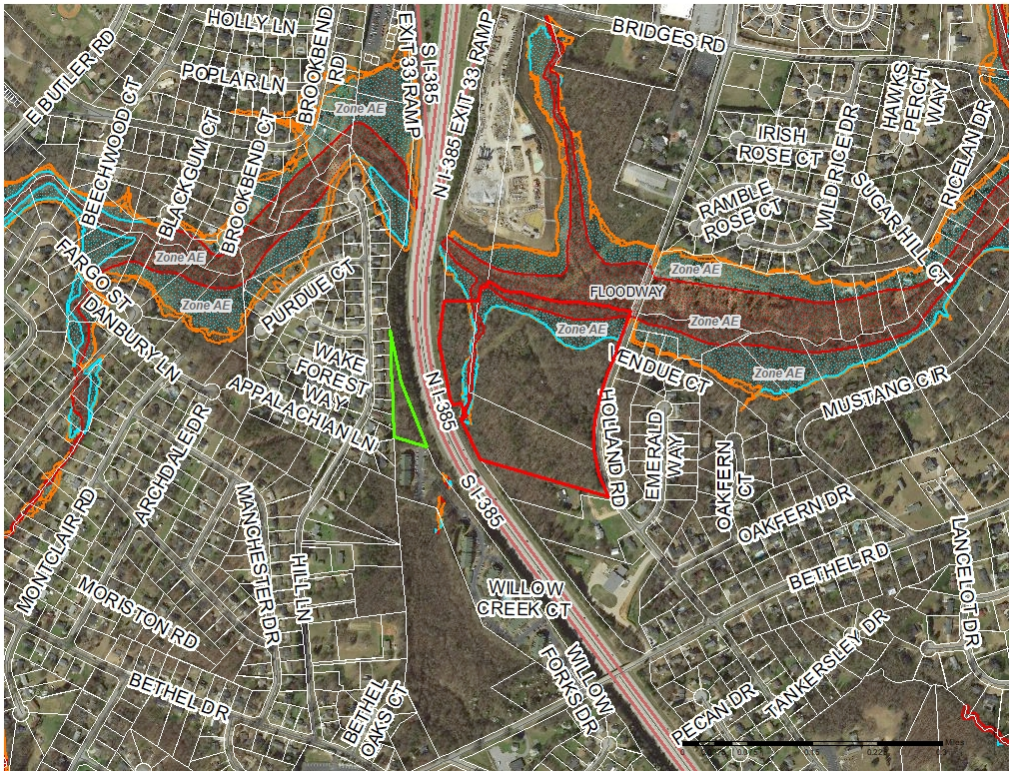
*The motion failed by a vote of three in favor (Looper, Forest and Hollingshad) and three opposed (Jones, Bichel and Rogers), two absent (Harrison and Shockley) and one leaving early (Bailey).*

*After some discussion the following motion was made:*

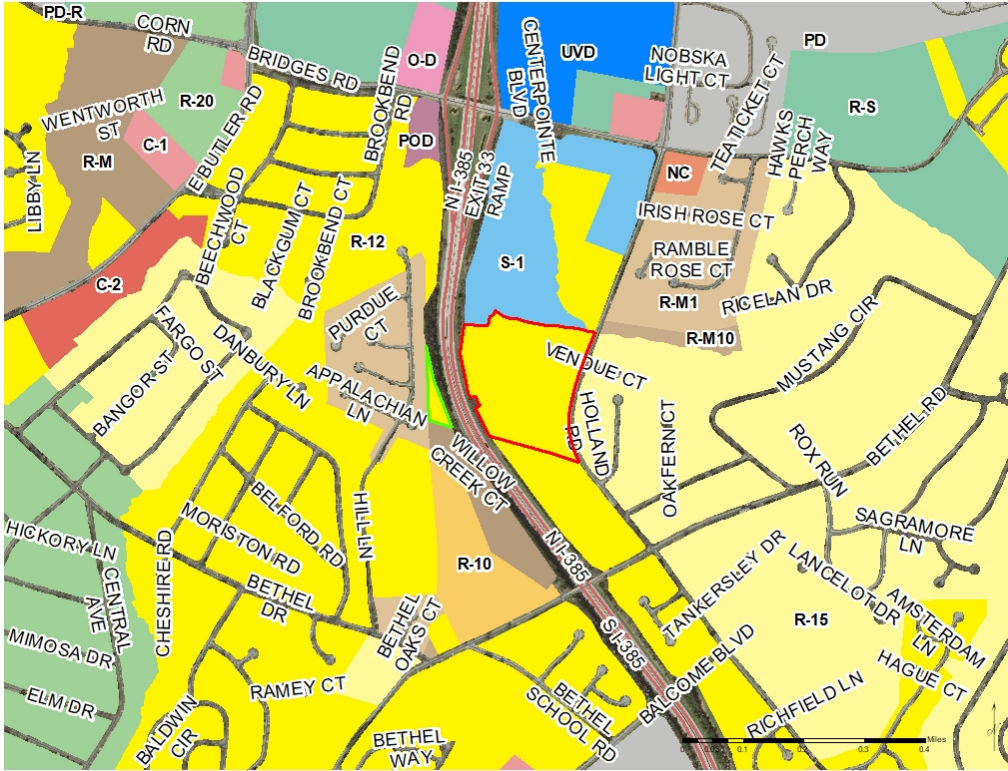
**MOTION:** *By Mr. Bichel, seconded by Mr. Looper to forward CZ-2019-73 with no recommendation. The motion carried by voice vote with two absent (Harrison and Shockley) and one leaving early (Bailey).*



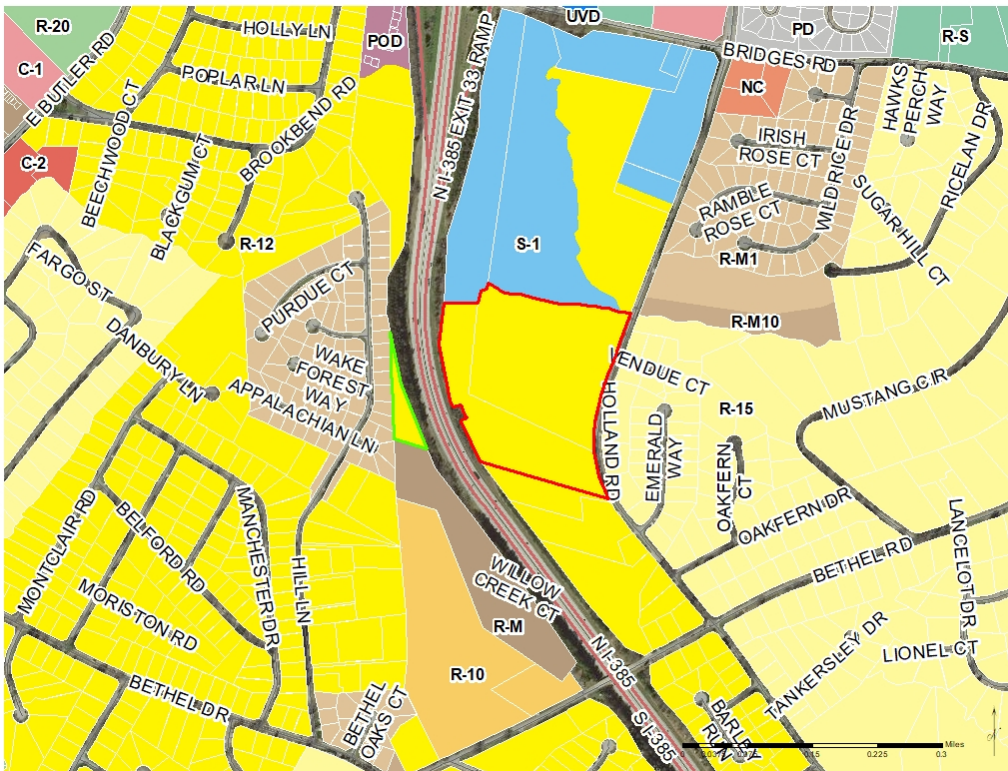
Aerial Photography, 2019

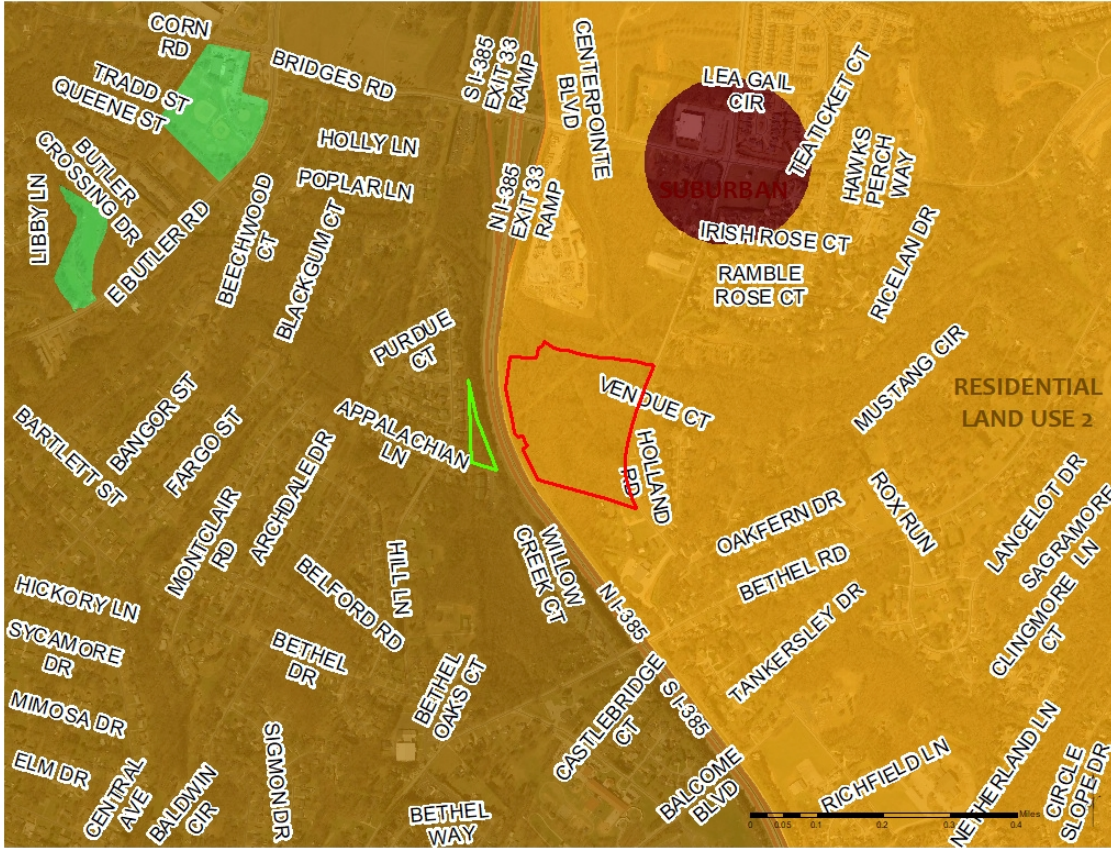






Zoning Map





Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-75

**APPLICANT:** Jamie McCutchen of Davis & Floyd Inc. for Maxwell Pointe, LLC  
c/o Jeremy Rosenthal

**PROPERTY LOCATION:** Highway 14 and Woodruff Road

**PIN/TMS#(s):** 0539030101303

**EXISTING ZONING:** PD, Planned Development

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

**ACREAGE:** 7.7

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned C-2, Commercial in May 1971, as part of Area 2. There was a successful PD, Planned Development rezoning request for this parcel in 1982, CZ-1982-33. There was a successful C-2, Commercial rezoning request for this parcel in 1987, CZ-1987-03. There was a successful PD, Planned Development major change request for this parcel in 1990, CZ-1990-124. There was a successful PD, Planned Development major change request for this parcel in 1994, CZ-1994-83.

**EXISTING LAND USE:** retail, gym, butcher shop, offices, restaurants, a packaging store, and a dental office

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	medical office and vacant land
East	PD and C-2	professional and medical offices and restaurant
South	PD	single-family residential
West	PD and C-2	bank and dentist office

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is partially designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre. The subject property is also designated as a *Suburban Center*, as well as partially located along a *Community Corridor* in the Imagine Greenville Comprehensive Plan.

**ROADS:** Woodruff Road: five-lane State-maintained major collector  
Highway 14: three-lane State-maintained major collector



**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Woodruff Road	6,700 ' W	33,500	35,400 +5.7%	39,400 +11.3%
South Highway 14	8,383' N	12,100	10,800 - 10.7%	17,400 +61.1%

**ANALYSIS:**

The subject property is part of the Imagine Greenville Comprehensive Plan and is partially designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre. The subject property is also partially designated as a *Suburban Center*, as well as partially located along a *Community Corridor* in the Imagine Greenville Comprehensive Plan. *Suburban Centers* are typically centrally located within a neighborhood and designed to serve the surrounding residents for daily uses. This type of center is characterized by small-scale, convenience-oriented retail and services such as locally-owned stores, restaurants, drug stores, barber shops, and daycare facilities, servicing medium to high density residential. Additionally, *Community Corridors* are typically a near-balance of residential and nonresidential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a these corridors. Additionally, Floodplain is not present on the site. Public transportation is not available to this property. Sidewalks are present in this area.

**SUMMARY:**

The subject parcel zoned PD, Planned Development, is 7.7 acres of property located on Highway 14 and Woodruff Road approximately 0.05 miles northwest of the intersection of Highway 14 and Woodruff Road. The parcel has approximately 570 feet of frontage along Woodruff Road and approximately 265 feet of frontage along Highway 14.

The applicant is requesting a major change to the PD to allow up to 2,000 square feet of bar/tavern/nightclub use within the shopping center.

**Project Information:**

The applicant is requesting to change the allowable uses to also allow up to 2,000 square feet of a bar/tavern/nightclub only on this parcel. The current Planned Development allows for uses only permitted in C-1, Commercial zoning. There are no requested physical changes to the site including additional building square footage, landscaping, buffering, parking, lighting and/or signage.

**CONCLUSION:**

The requested major change to the Planned Development is to allow an already existing parcel within the PD, the allowed land use of a bar/tavern/nightclub with a maximum square footage of 2,000 square feet. The request would allow an existing business on site to come into compliance with the Planned Development. The applicant states that no physical changes or additional square footage to the site will be made.

Staff is of the opinion the requested change to allow a bar/tavern/nightclub would have minimal impact on the community due to the already existing commercial nature of this site. Staff also believes it would have minimal impact on the surrounding community.

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

**MOTION:** By Mr. Looper, seconded by Mr. Jones to approve CZ-2019-75.

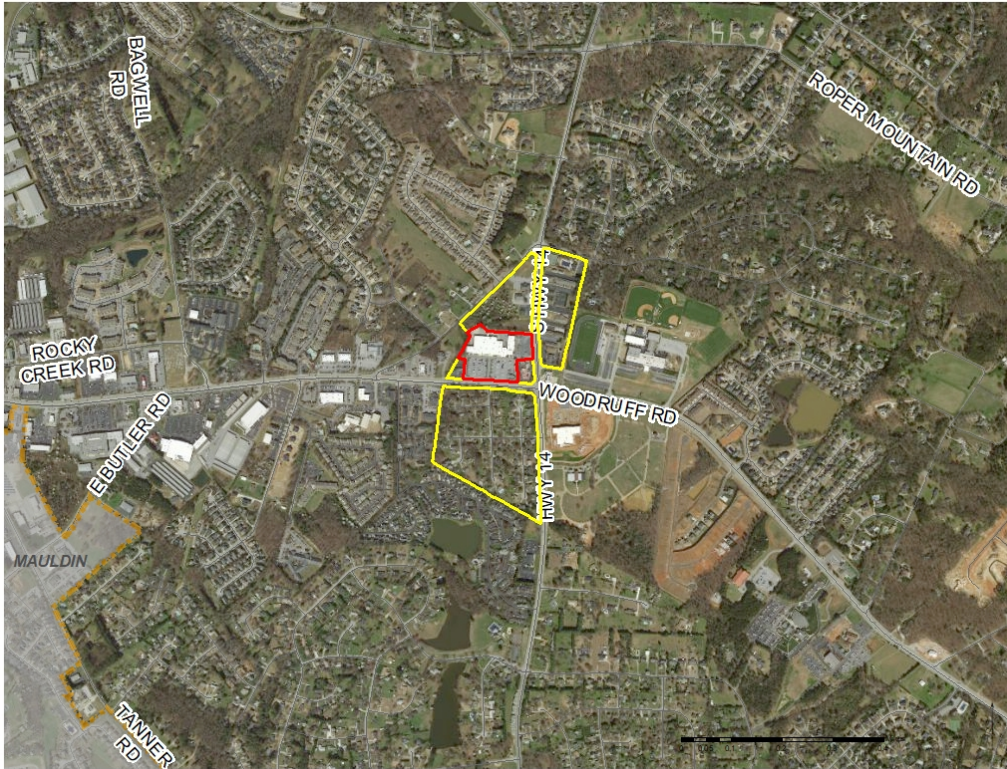
Mr. Bichel offered a friendly amendment to allow only the sale of beer and wine at the establishment.

Mr. Looper and Mr. Jones accepted the friendly amendment.

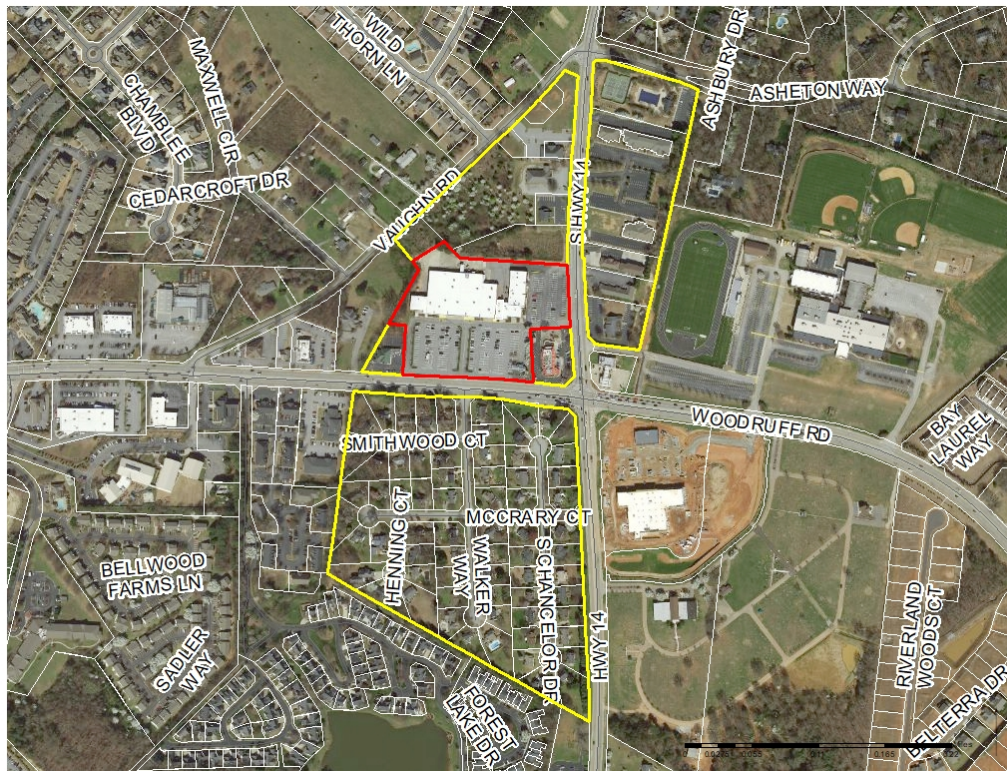
Dr. Hollingshad asked about being out of compliance and someone making a mistake and it is almost like rewarding that behavior.

Ms. Gucker explained the process of allowing someone that is in violation of a code the opportunity to correct the violation.

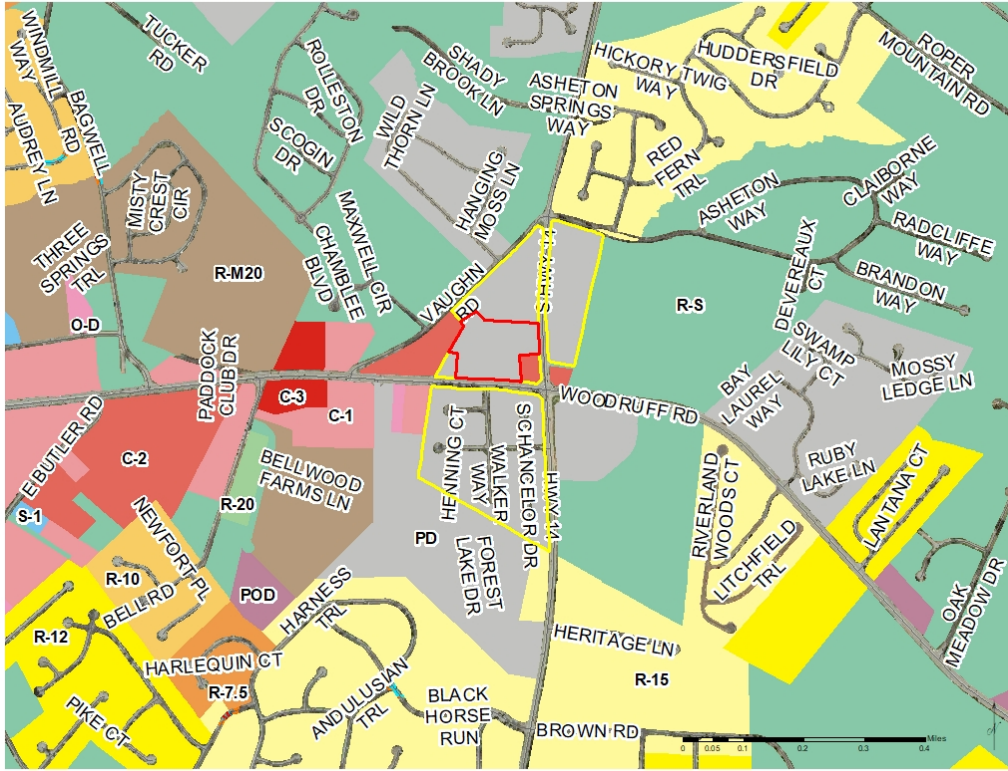
The motion to approve CZ-2019-75 with the condition to allow the sale of beer and wine only carried by voice vote with two absent (Harrison and Shockley) and one leaving early (Bailey).



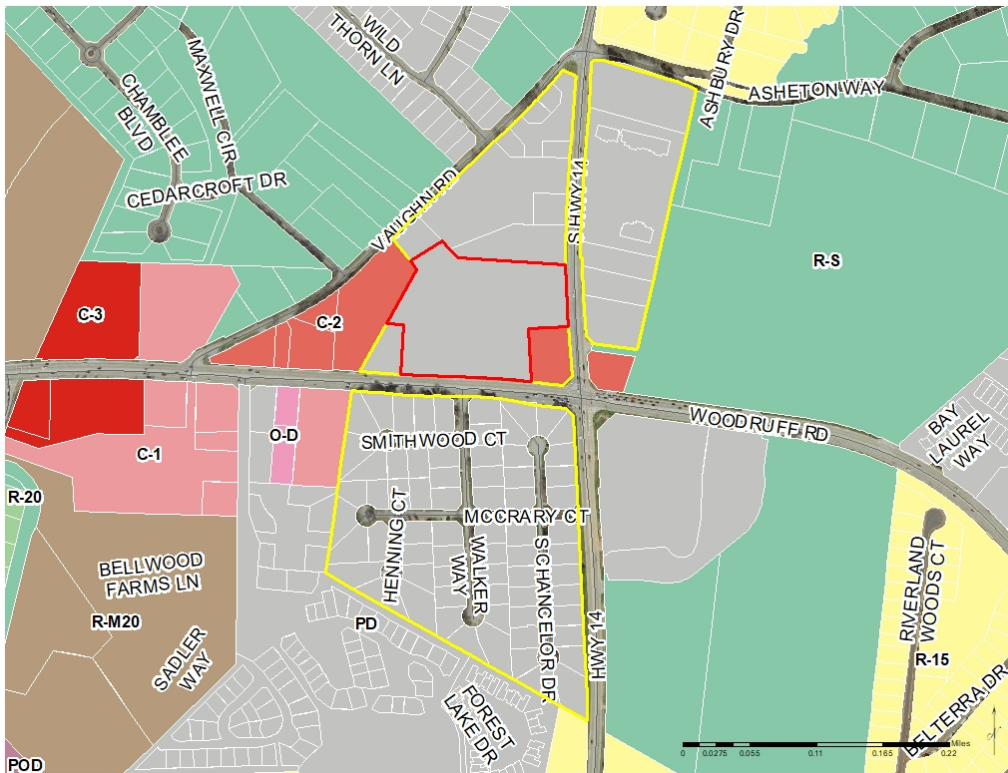
Aerial Photography, 2019

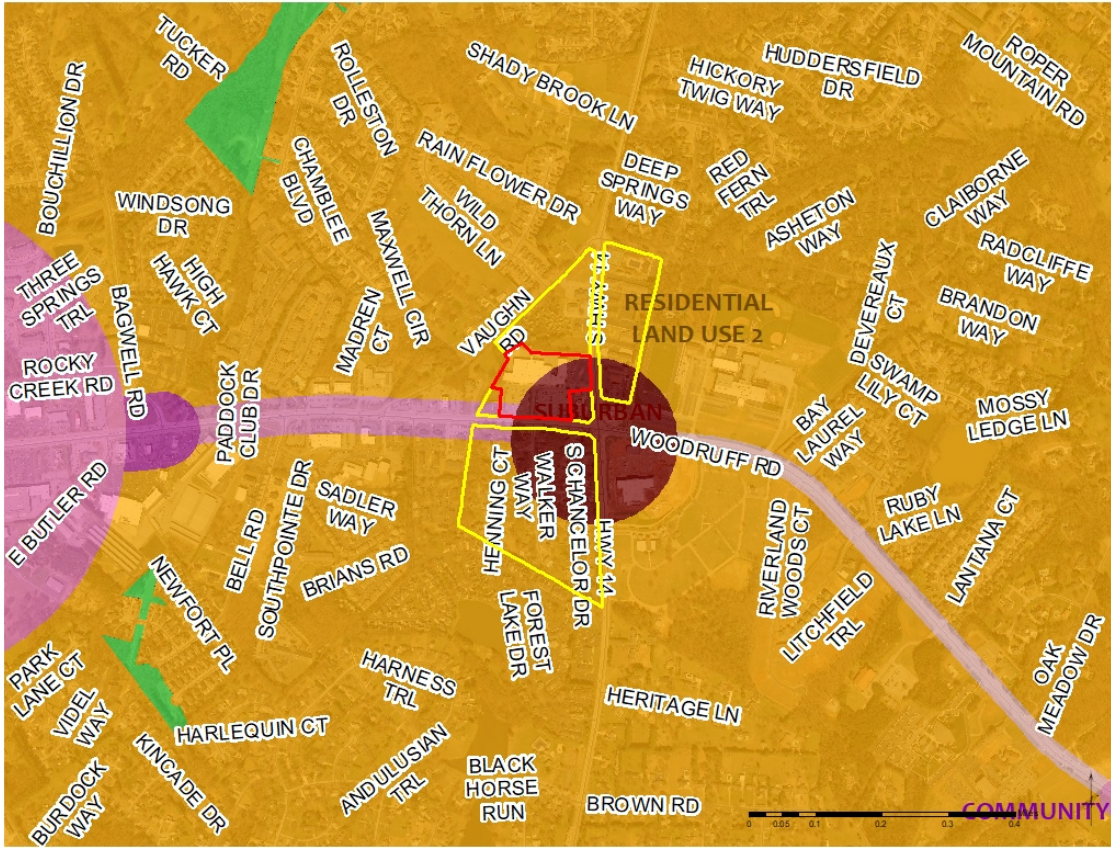






Zoning Map





Imagine Greenville, Future Land Use Map



October 15, 2019

Jamie McCutchen  
Davis & Floyd, Inc.  
164 Milestone Way, Suite 200  
Greenville, SC 29615

RE: Maxwell Point PD Major Change review letter; CZ-19-75

Dear Mr. McCutchen,

Below are our comments regarding the proposed Major Change to the PD submittal for this project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Statement of Intent

No Comment

Concept Plan

No Comment

Natural Resource Inventory

No Comment

Please let us know how you would like to proceed.

Sincerely,

Phoenikx Buathier  
Zoning Administrator

**PLANNING REPORT**

Sarah Holt addressed the Commission members with a brief update of what staff had been working on over the past month. She noted tomorrow, October 24, 2019 would be the unveiling of the Comprehensive Plan at the Greenville Convention Center.

She went over the rezonings, building permits issued and compared the figures to last years. Also Ms. Holt announced there would be a workshop on Wednesday October 30, 2019 at noon. The Commissioners would receive a hard copy of the Comprehensive Plan.

**MONTHLY MEETINGS**

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

**OLD BUSINESS**

There was no old business

**NEW BUSINESS**

There was no new business

**ADJOURN**

Without objection, Chairman Rogers adjourned the meeting at 6:50 p.m.

Respectfully submitted

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Recording Secretary