

GREENVILLE COUNTY PLANNING COMMISSION  
MINUTES  
August 26, 2020  
4:30 p.m.

**MEMBERS PRESENT:** S. Bichel, Chair, M. Jones, Vice-Chair, M. Shockley, E. Forest, J. Bailey, J. Rogers, C. Clark, F. Hammond and M. Looper

**MEMBERS ABSENT:**

**STAFF:** P. Gucker, T. Stone, H. Hahn, J. Henderson, M. Staton, B. Denny, R. Jeffers-Campbell, T. Coker, H. Gamble, J. Wortkoetter, M. Tollison, D. Campbell and IS staff

**CALL TO ORDER**

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

**APPROVAL OF THE MINUTES OF THE July 22, 2020 COMMISSION MEETING**

**MOTION:** By Mr. Looper, seconded by Mr. Jones to approve the minutes of the July 22, 2020 Commission meeting as presented. The motion carried unanimously by voice vote.

Chairman Bichel reminded everyone on livestream that the Commission is inundated with 3.1 LDR issues. On rezoning cases the Commission cannot consider 3.1 or the LDR, only the Zoning Ordinance. He asked in the future to be mindful, only the Zoning Ordinance for the rezoning cases.

**REZONING**

Ms. Staton presented the following:

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton

**RE:** CZ-2020-49

**APPLICANT:** Philip R. Dean

**PROPERTY LOCATION:** McCall Road and Bannerbrook Drive

**PIN/TMS#(s):** 0574010102716 and 0574010102718

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

**REQUESTED ZONING** R-15, Single-family Residential

**PROPOSED LAND USE** Single-Family Residential Development

**ACREAGE:** 45.3

**COUNCIL DISTRICT:** 28 – Tripp

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests for this parcel.

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

**AREA CHARACTERISTICS:**

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

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY PLANS:**

The parcel is not included in any adopted community or area plans.

**DENSITY WORKSHEET:**

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

	Zoning	Zoning Density	Acre	Total Units
Current	R-5	1.7 units/acre	45.3	77 units
Requested	R-15	2.9 units/acre		131 units

A successful rezoning would add 54 dwelling units

**ROADS AND TRAFFIC:**

McCall Road is a two-lane County-maintained Minor Collector and Bannerbrook Drive is a two-lane County-maintained Residential Road. The subject site has approximately 1,925.8 feet of frontage along McCall Road and approximately 35 feet of frontage along Bannerbrook Drive. The subject site is approximately 1.2 miles northwest of the intersection of W. Georgia Road and N. Moore Road. The property is not along a bus route and there are no sidewalks in the area.

*There are no traffic counts in the vicinity of McCall Road and Bannerbrook Drive.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on this site; however, a portion of the site is heavily wooded, and the northern portion of the site does include a pond. There are no schools located within a mile of the site.

**CONCLUSION:**

The subject site is included in the Plan Greenville County Comprehensive Plan, designated as *Suburban Mixed-Use*. This future land use designation allows for a variety of single-family and multi-family building types. Housing types in these areas are expected to be designed as a cohesive, connected neighborhood rather than isolated subareas. Primary uses for these areas are listed as regional or neighborhood commercial office, institutional, or mixed-use residential, with secondary uses listed to include townhomes.

While the Comprehensive Plan designates this parcel as *Suburban Mixed-Use* the surrounding area is made up of larger and smaller lot residential developments. Additionally, R-15 zoning is adjacent to the subject parcels and the Future Land Use of *Suburban Neighborhood* is in the immediate area. The proposed density is in keeping with this Future Land Use.

**STAFF**

**RECOMMENDATION:**

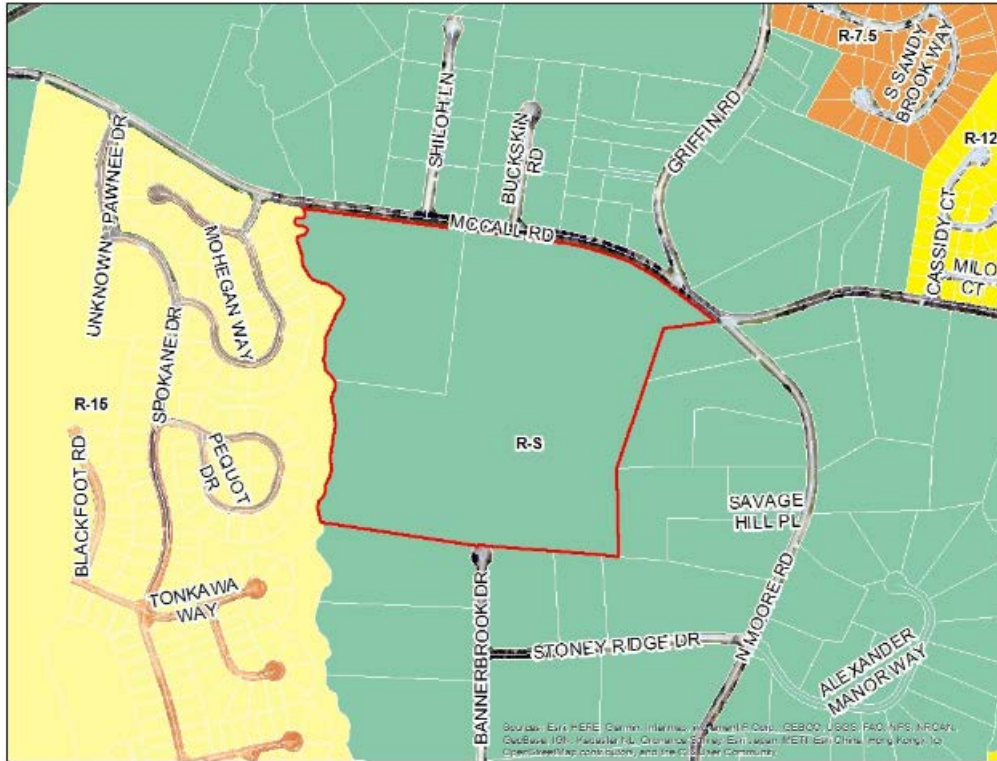
Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.

**MOTION:**

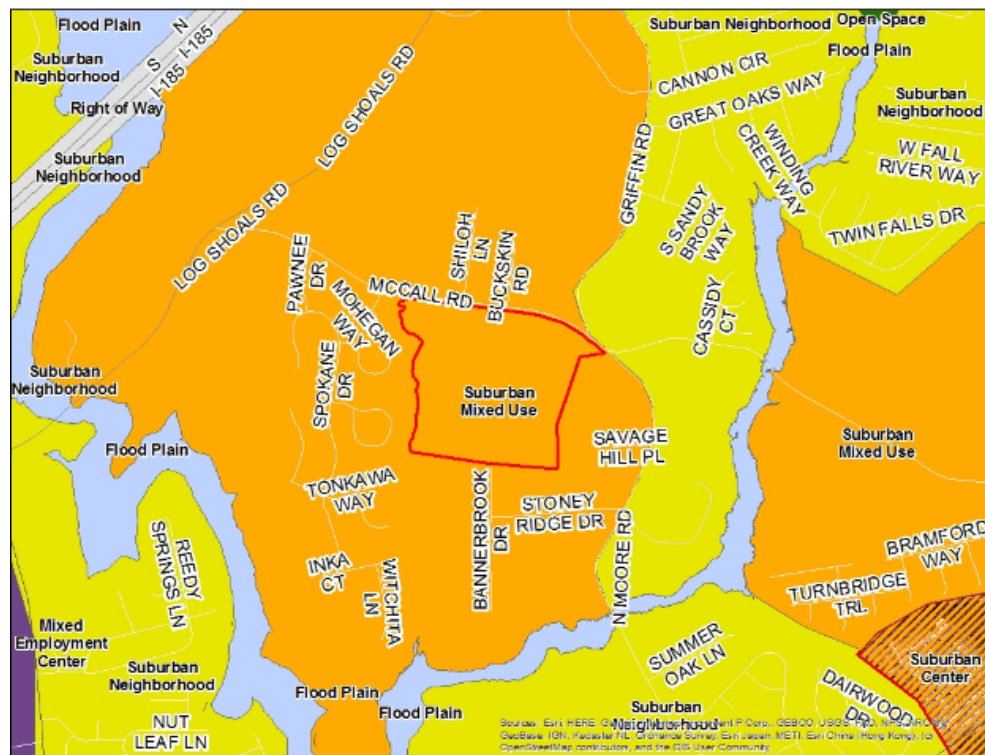
By Mr. Shockley, seconded by Mr. Loper to approve CZ-2020-49. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



**SMU SUBURBAN MIXED-USE**

**Place Type Characteristics**

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

<b>Primary Uses</b>	Regional or neighborhood commercial, office, institutional, mixed-use residential
<b>Secondary Uses</b>	Townhomes, surface and structured parking, park-and-rides lots, transit stations
<b>Gross Density</b>	6 to 20 dwellings per acre
<b>Transportation</b>	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
<b>Parking</b>	Surface parking lots, on-street
<b>Open Space</b>	Community and regional parks, neighborhood greenspaces

Plan Greenville County, Character Area Type Card

Ms. Staton presented the following:

**TO: County Council  
Planning and Development Committee  
Planning Commission**

**FROM: Meagan Staton**

**RE: CZ-2020-50**

**APPLICANT: Rodney E. Gray of Gray Engineering Consultants, Inc. for Betty Jane B. Bullard and Margaret B. Pearson**

**PROPERTY LOCATION: 917 and 919 Fairview Road**

**PIN/TMS#(s): 0567010102704 and 0567010102705**

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

**REQUESTED ZONING** R-15, Single-family Residential

**PROPOSED LAND USE** Single-Family Residential Development

**ACREAGE:** 44.94

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests for this parcel.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S and R-20	single-family residential
East	R-S	single-family residential and vacant land
South	R-S	single-family residential and vacant land
West	S-1	landscape supply business

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY PLANS:**

The parcel is not included in any adopted community or area plans.

**DENSITY WORKSHEET:**

The following scenario provided 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	44.94	76 units
Requested	R-15	2.9 units/acre		130 units

A successful rezoning would add 54 dwelling units

**ROADS AND TRAFFIC:**

Fairview Road is a two-lane State-maintained Major Collector road. The parcel has approximately 99 feet of frontage along Fairview Road. The parcel is approximately 1.34 miles northeast of the intersection of Fairview Road and Hwy 418. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Fairview Road	5,724' S	9,000	7,700 -14.4%	10,600 +37.6%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is adjacent along the eastern boundary of the site. There are no known historic or cultural resources on this site; however, the site does contain a very densely wooded area. There are no schools located within a mile of the site.

**CONCLUSION:**

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Properties with this future land use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. The primary uses noted for these areas are single-family detached and single-family attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. These areas are also expected to support a gross density of 3 to 5 dwelling units per acre.

Staff is of the opinion that despite the requested rezoning to R-15, Single-family Residential allowing for 2.9 dwelling units per acre, which is similar to the density suggested by the future land use designation, the adjacent land uses are not compatible with this request.

**STAFF RECOMMENDATION:**

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

**MOTION:** By Mr. Jones, seconded by Ms. Clark to accept staff’s recommendation and deny CZ-2020-50.



Mr. Bailey asked if he was correct and the denial was due to density.

Chairman Bichel stated that was his understanding.

Mr. Henderson explained staff looked at the Comprehensive Plan and the density of the request is 2.9 units per acre. Looking at the Future Land Use Map it is 3 units per acre and for all intents and purposes, it was fitting for the surrounding neighborhood. He stated staff looked at the surrounding properties. In the immediate area there were no lots zoned R-15.

Mr. Jones asked staff what would be approved there.

Mr. Henderson stated R-20 would be more fitting as that was what was zoned adjacent to this property.

Mr. Shockley stated the development plan did fit within one tenth of an acre, was that correct.

Mr. Henderson stated it was in line with the 3 acre lot size but once again, looking at the adjoining properties.

Mr. Shockley asked Ms. Wilkes to address the Commission.

Waverly Wilkes, project engineer, stated she understood staff looked at adjacent properties and she had looked a little farther out. One half mile out there were two subdivisions, there was a PD in the area. She did not feel this was a spot zoning.

Mr. Shockley asked about the flag lot across the street and its width. He asked how did that, being S-1 across the street affect the decision of staff.

Mr. Henderson stated staff has not seen a plat or preliminary lay out at this point. It would be reviewed once it got to the Subdivision stage.

Mr. Bailey asked to be reminded of what the time frame would be if denied for the applicant to come back.

Mr. Henderson stated if County Council votes to deny, the applicant can reapply with the same in one year. If the applicant chooses to reapply with a more restrictive rezoning they can come back immediately.

Mr. Hammond asked what was an FRD considered, more or less restrictive.

Mr. Henderson stated FRD was a more restrictive zoning classification.

Mr. Bailey asked Ms. Wilkes if there were any was this could go towards an R-20.

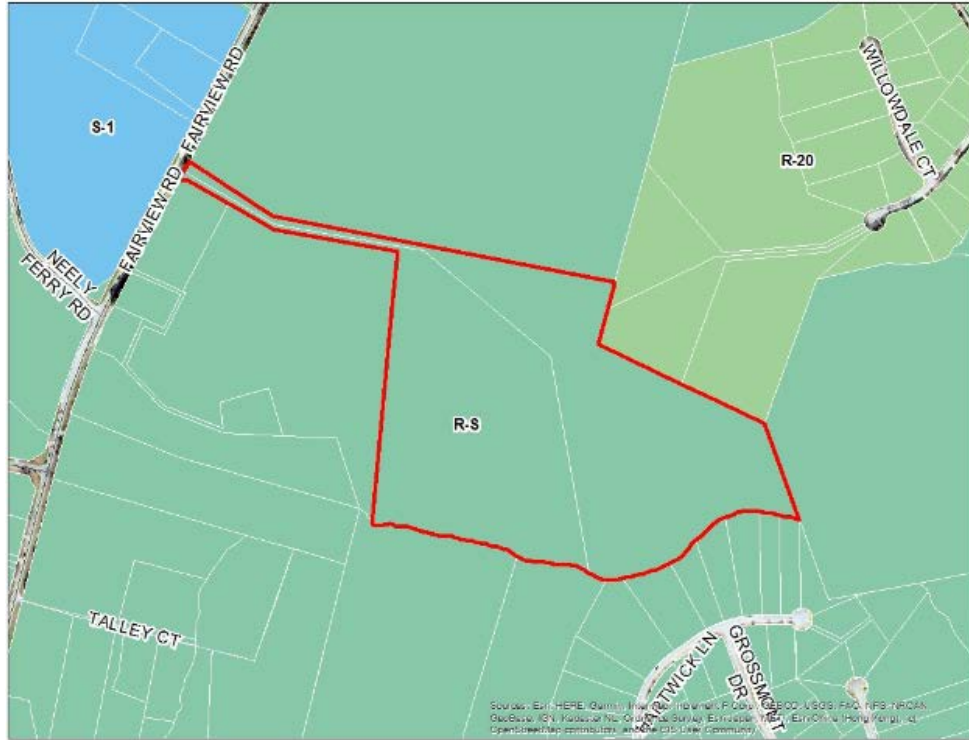
Ms. Wilkes stated she would have to have the developer make that decision.

Chairman Bichel stated there was a motion on the floor to deny and asked for a roll call vote.

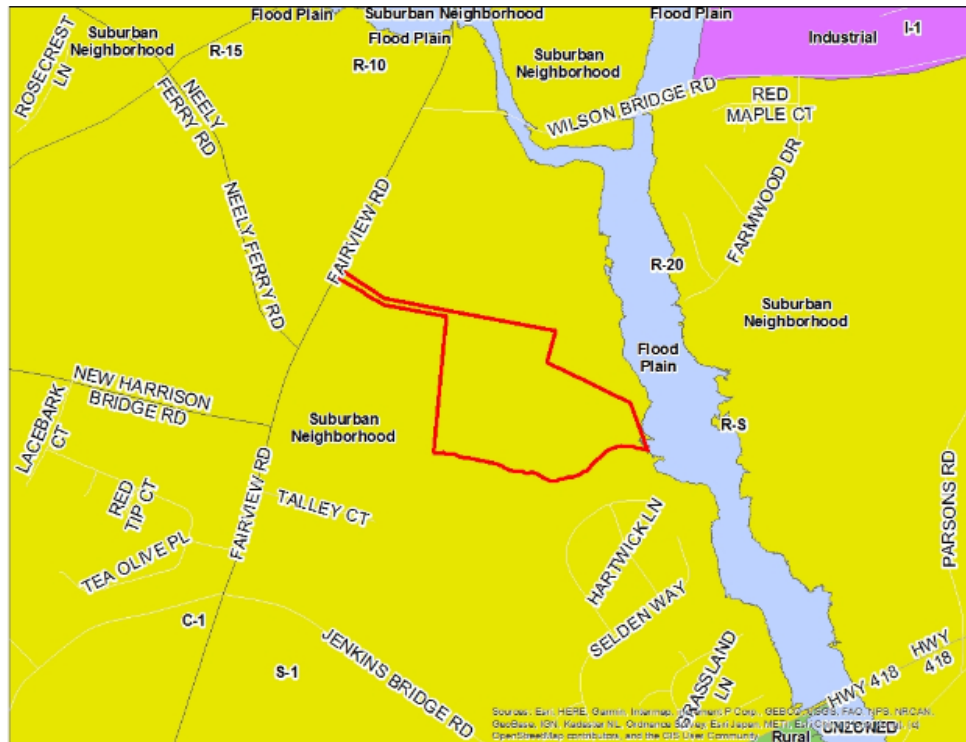
The motion to deny carried by a vote of six in favor (Jones, Forest, Looper, Clark, Rogers and Bichel) and three in opposition (Hammond, Shockley and Bailey).



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



**SN SUBURBAN NEIGHBORHOOD**

**Place Type Characteristics**

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

<b>Primary Uses</b>	Single-family detached, single-family attached housing
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
<b>Gross Density</b>	3 to 5 dwellings per acre
<b>Transportation</b>	Automobile access with sidewalk system and trail connections, interconnected streets
<b>Parking</b>	Private driveway with attached or detached garages, on-street parking
<b>Open Space</b>	Parks, schools, and streetscape; interconnected open space/greenway trail connections

Plan Greenville County, Character Area Type Card

Ms. Staton presented the following:

**TO: County Council  
Planning and Development Committee  
Planning Commission**

**FROM: Meagan Staton**

**RE: CZ-2020-52**

**APPLICANT: Rodney E. Gray of Gray Engineering Consultants, Inc. for  
Andres Bryan McGeachie and Michael Allen McGeachie**

**PROPERTY LOCATION: Parsons Road**

**PIN/TMS#(s): 05620220100201**

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

**REQUESTED ZONING** R-15, Single-family Residential

**PROPOSED LAND USE** Single-Family Residential Development

**ACREAGE:** 139.2

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests for this parcel.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S and R-20	single-family residential and vacant land
East	R-S	single-family residential
South	R-S	single-family residential
West	R-S and S-1	single-family residential and awning supply business

**WATER AVAILABILITY:** No Water

**SEWER AVAILABILITY:** Septic

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY PLANS:**

The parcel is not included in any adopted community or area plans.

**DENSITY WORKSHEET:**

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-5	1.7 units/acre	139.2	236 units
Requested	R-15	2.9 units/acre		403 units

A successful rezoning would add 167 dwelling units

**ROADS AND TRAFFIC:**

Parsons Road is a two-lane County-maintained Minor Collector. The parcel has approximately 2,750 feet of frontage along Parsons Road. The parcel is approximately 0.19 miles north of the intersection of Parsons Road and Hwy 418. The property is not along a bus route and there are no sidewalks in the area.

*There are no traffic counts in the vicinity of Parsons Road.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on this site, though large portions of the site are significantly wooded. The site is, however, bisected by Parsons Road. There are no schools located within a mile of the site.

**CONCLUSION:**

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Properties with this future land use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. The primary uses noted for these areas are single-family detached and single-family attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. This future land use designation also allows for a gross density of 3 to 5 dwelling units per acre.

Staff is of the opinion that despite the requested rezoning to R-15, Single-family Residential which allows for 2.9 dwelling units per acre, which is similar to the density suggested by the future land use designation, the adjacent land uses and existing infrastructure are not compatible with this request.

**STAFF**

**RECOMMENDATION:**

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

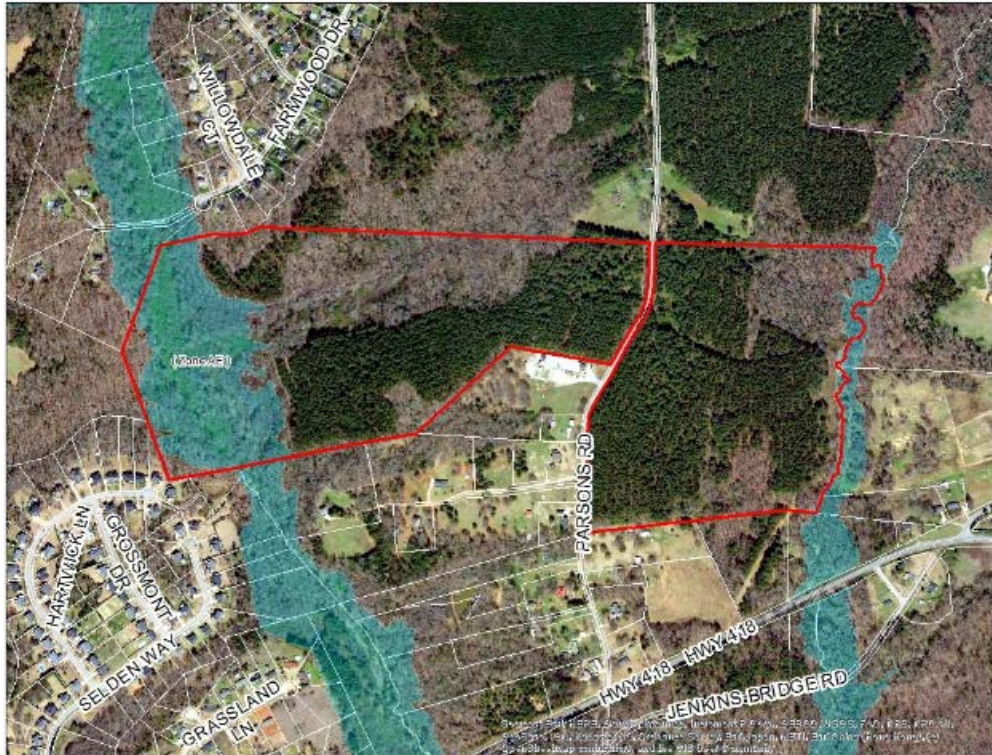
Mr. Hammond asked what existing infrastructure was not compatible with the request.

Mr. Henderson stated it would be Parsons Road.

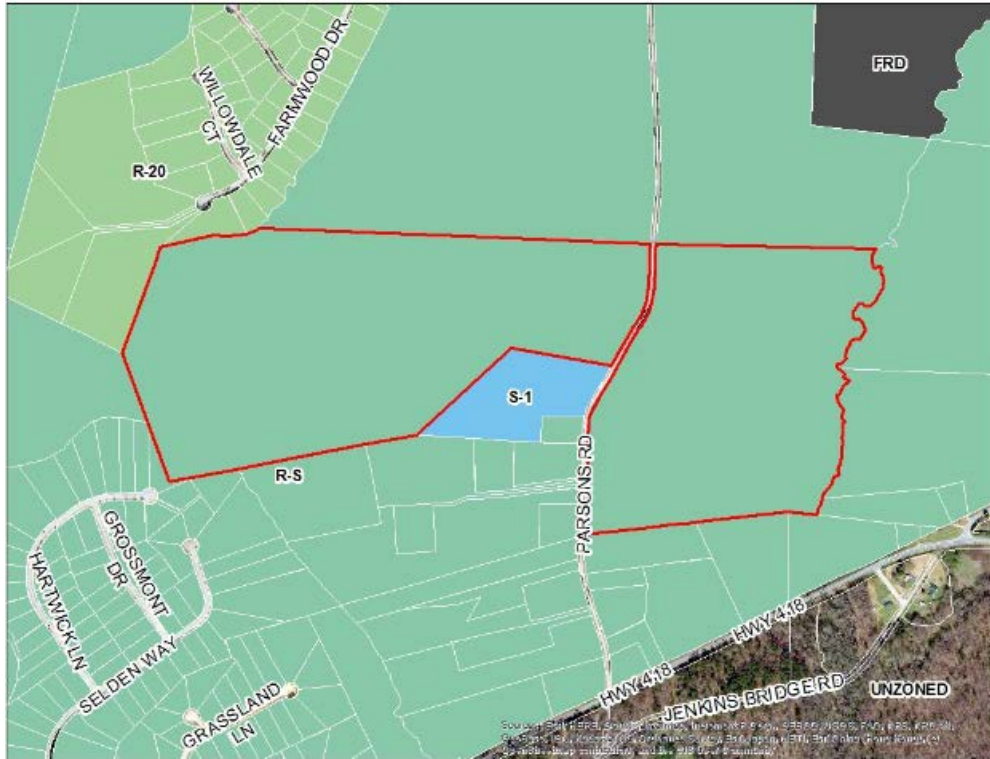
**MOTION:** By Mr. Rogers, seconded by Mr. Jones to deny CZ-2020-52.

Chairman Bichel asked for a roll call vote.

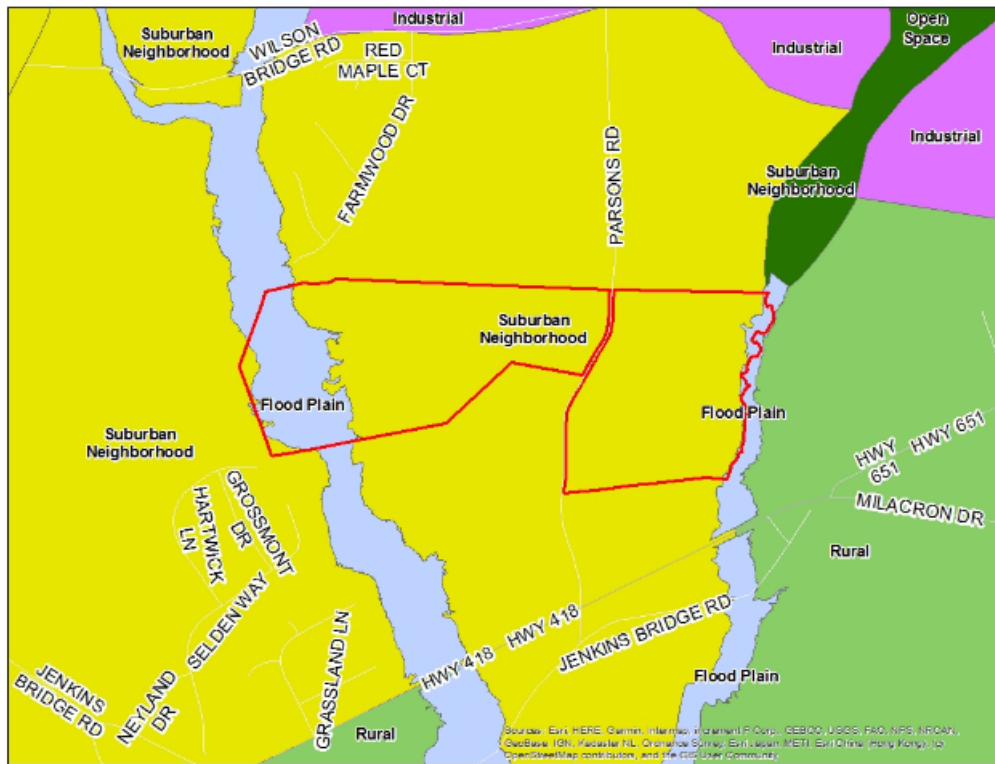
The motion to deny CZ-2020-52 carried by seven in favor (Jones, Forest, Hammond, Shockley, Looper and Clark) and three in opposition (Bailey, Rogers and Bichel).



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map





**SN SUBURBAN NEIGHBORHOOD**

**Place Type Characteristics**

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

<b>Primary Uses</b>	Single-family detached, single-family attached housing
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
<b>Gross Density</b>	3 to 5 dwellings per acre
<b>Transportation</b>	Automobile access with sidewalk system and trail connections, interconnected streets
<b>Parking</b>	Private driveway with attached or detached garages, on-street parking
<b>Open Space</b>	Parks, schools, and streetscape; interconnected open space/greenway trail connections

Plan Greenville County, Character Area Type Card

Mr. Henderson presented the following:

**TO: County Council  
Planning and Development Committee  
Planning Commission**

**FROM: Brook Denny**

**RE: CZ-2020-54**

**APPLICANT: Rodney E. Gray of Gray Engineering Consultants Inc. for Mark III Properties, LLC.**

**PROPERTY LOCATION: Furr Road**

**PIN/TMS#(s): 0609040100500**

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

**REQUESTED ZONING FRD, Flexible Review District**

**PROPOSED LAND USE**                      **Single-Family Residential Development**

**ACREAGE:**                                      **51.84**

**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 an unsuccessful R-12, Single-Family Residential District zoning request in 2018, CZ-2018-51. There was another unsuccessful R-15, Single-Family Residential District zoning request in 2018, CZ-2018-66. There was another unsuccessful FRD, Flexible Review District zoning request in 2019, CZ-2019-34.

**EXISTING LAND USE:**                      Vacant land

**AREA CHARACTERISTICS:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-12	single-family residential
East	R-S	single-family residential and vacant land
South	R-15	Proposed Single-Family Development
West	I-1	Vacant Land and Automotive Parts Manufacturer

**WATER AVAILABILITY:**                      Greenville Water- Not Available

**SEWER AVAILABILITY:**                      Metropolitan Sewer Sub District

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:**                      The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*.  
**Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY PLANS:**

The parcel is in the South Greenville Area Plan and designated as both *Transitional Residential* (which allows for 2-3 dwelling units per acre) and *Rural Residential* (which allows for 1-2 dwelling units per acre).

**DENSITY WORKSHEET:**

The following scenario provided 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	51.84	88 units
Requested	FRD	2.5 units/acre		129 units

A successful rezoning would add 41 dwelling units

**ROADS AND TRAFFIC:**

Furr Road is a two-lane County-maintained Minor Collector road. The parcel has approximately 1600 feet of frontage along Furr Road. The parcel is approximately 0.79 miles southeast of the intersection of Piedmont Gold Course Rd and Furr Road. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Piedmont Golf Course Road	5,924' NW	2,200	2,300 +4.54%	3,200 +45.45%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. All development will be subject to section 8-24 of the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on this site. The site is, however, bisected by overhead power lines. There is one school located within a mile of the site: Piedmont Christian Academy.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is requesting to rezone the property to FRD, Flexible Review District for a single-family detached development that will consist of 129 lots and 21 acres of common area. The development will have no minimum lot size and it will have a 25' exterior setback.

**Architectural Design:**

The applicant is proposing a mixture of sizes with a maximum height of 35' and a minimum of 3 bedrooms. Residences will be constructed with a variety of materials including brick, stone, vinyl, and hardiplank.

**Parking and Access:**

The applicant is proposing 4 parking spaces at the mail kiosk, and states that development will meet Greenville County Parking Requirements.

The applicant is proposing three access points, including one for interconnectivity to the Cambridge Walk Subdivision. The applicant has committed \$135,000 to Greenville County Road and Bridges for the widening of Furr Road. A 50' Right of Way is also being committed to the County.

**Landscaping and Buffering:**

The Applicant is proposing a 20' untouched landscape buffer along all adjoining properties. Along Furr Road, a landscape berm, a 6' screen with fence, and evergreens – or some combination of those will be provided.

Additionally, the property to the north will be left as untouched wooded area.

**Signage and Lighting:**

The applicant states the two monument signs will be placed at the entrances along Furr Road, and no signage will be installed at the connection point with the Cambridge Walk subdivision.

Additionally, Decorative lighting will be installed along all interior streets. No fixtures will be installed higher than 16'.

**CONCLUSION:**

According to the Plan Greenville County Comprehensive Plan, this area is designated as Suburban Neighborhood use in the Future Land Use section. This future land use is intended for “residential subdivisions of medium lot homes with relatively uniform housing types and densities.” The parcels surrounding the proposed rezoning request are both vacant land, unzoned, and residential subdivisions. The maximum density of 2.5 units per acre is less than the designated density of the Plan Greenville County Character Area – Suburban Neighborhood, however, is within the density outlined by the South Greenville Area Plan.

Despite being less than the density defined by Plan Greenville County – Suburban Neighborhood, Staff is of the opinion that this request aligns with the comprehensive plan and future land use of a suburban neighborhood. With a successful rezoning, this parcel will be compliant with the South Greenville Area Plan and will further compliment the Plan Greenville County

Comprehensive Plan than the current R-S zoning district. The proposed development will have to meet the following conditions:

1. Submit a Final Development Plan for review and approval before submitting for any Land Development or Building Permits.

**STAFF**

**RECOMMENDATION:**

Based on these reasons, staff recommends approval of the rezoning request to Flexible Review District with the aforementioned condition.

Mr. Jones asked what inventive design would be accomplished with the FRD that could not be done with normal zoning.

Mr. Henderson stated he felt the intent of the FRD was to lock in the density which was at an earlier time a concern, as this has come before the Commission before.

Ms. Waverly Wilkes stated this had been denied last year due to the road infrastructure.

**MOTION:**

By Mr. Shockley, seconded by Mr. Forest to approve CZ-2020-54 with staff's condition. The motion carried with one in opposition (Clark).

August 6, 2020

Rodney E. Gray  
Gray Engineering  
132 Pilgrim Rd  
Greenville, SC 29607

RE: Cambridge Creek Staff Comment letter; CZ-2020-54

Dear Mr. Gray,

Below are Staff's comments regarding the FRD submittal for the above mentioned 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. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

*General Items:*

1. Please add a land-use chart per FRD submittal guidelines. - **Added**
2. Please provide more details on uses in the first paragraph, specifically pertaining to the undeveloped areas. - **Heavily Wooded noted in the SOI**
3. Please add the number of lots to be created. - **Proposed lot Count Added**
4. Please add information regarding parking to match the overall site plan. - **General Note added "Development will meet greenville county parking requirements."**
5. Please mention required building setbacks per building codes and safety. - **A note was on the originally submitted SOI that stated "Setbacks for this development will be 25' exterior setback around the development and no other setbacks required."**
6. Please add "and will not be in conflict with the statement of intent and approved plans" to the end of the Home Ownership Association paragraph. - **Added**
7. Please reference the TIS in the SOI. - **Referenced**
8. Please state whether the development is all one phase or if it will be broken down into more than one phase. - **Under Development Schedule: Subdivision to be built out as one phase.**
9. Please note whether there is any public transportation in the area. - **Noted**
10. In the Public Improvements and Facility Impact Section, please reference "will serve" letters. - **Utility Letters referenced**
11. Please address signage. - **Addressed**
12. Please address lighting. - **Addressed**
13. Please change 12' poles to be at least 16' or higher per the Greenville County Zoning Ordinance. - **Changed**

*Page 1:*

1. At the end of the first paragraph reference the sheet number instead of solely "preliminary drawing." - **Referenced Sheet CV-1**
2. In the second paragraph a comma is needed between "up" and "and". - **Comma added**
3. In the second paragraph, South Greenville Area Plan should be underlined, and the "p" in "plan" should be capitalized. - **Done**
4. In the second paragraph, "Transitional Residential" should be italicized. - **Done**
5. In the second paragraph, "Greenville County Future Land Use Plan" should be

- underlined and “Suburban Neighborhood” should be italicized. - Done
6. In the third paragraph, add an “s” to “proceed”. - Done

*Page 2:*

1. In the paragraph beginning with Access Points and Improvements – “Road” is misspelled in the second sentence. - Done
2. In the second paragraph in the HOA section, a space is needed in the first sentence between “the” and “community”. - Done
3. In the last paragraph, an “s” is needed at the end of “Lauren”. - Laurens Electric  
Removed from the SOI. Should just be Duke Energy.

Natural Resource Inventory

1. Please change the contours to 4’ intervals and not 2’ intervals. - Per Conversation with Josh, 2’ intervals are fine.
2. Please note that this parcel must comply with the Greenville County Tree Ordinance. Please make a note that you will comply and please demonstrate how you meet the required Tree Credits. - Note added that this development must comply with the Greenville County Tree Ordinance.

Preliminary Development Plan

1. Please include the dimensions and sq. footage of all non-residential buildings. - Sq ft. and Dimensions added to the pool house in the amenity area.
2. Please include the dimensions of all pedestrian sidewalks per Section 3:9.2 L of the Greenville County Zoning Ordinance. - Dimensions added
3. Please revise sidewalks to be shown on both sides of the road for pedestrian safety. Additionally, please add sidewalks to the road and cul-de-sac situated between lots 50 & 41. - Sidewalk will only be added to one side of the street. Sidewalks added to the cul-de-sac.
4. Please add land-use and corresponding number of acres to the plan – matching the SOI land-use table. - Added
5. Since intervals are provided on the Natural Resource Inventory, there is no need to have intervals on the PDP, and thus they can be removed. - Removed
6. Please add the widths of all streets, drives, and medians. - Widths added
7. Please add the approximate location of lights with dimensions or attach a sight lighting plan. - Light locations added with a note that the locations are proposed and the utility provider will determine locations.
8. Please show the approximate location of the exterior signage on the plan. - Sign locations added
9. Please note how plan meets parking requirements for mail kiosks, club house, etc. as stated in the Land Development Regulations. - Note added that development to meet Greenville County Parking Requirements
10. Please provide typical footprint and sq. footage of residential buildings. - Not applicable at this time.
11. For interconnectivity, will sidewalks connect to Cambridge Walk subdivision too? - Yes see note near the connection.
12. Please provide a better example/label, not all lots are 52’ at the road. - Lot dimensions removed since there is no lot width requirement in FRD. Also added a note to the plan: “There will be no minimum lot size for this subdivision”
13. Is the area around detention ponds common area? It is shaded as such. - Yes

Landscaping Plan

1. Please provide a more general overview of landscaping, especially in the amenity area. - **Noted in SOI.**
2. Please label existing road way on plan. - **Labeled**

These changes may be made and submitted now, but must be resubmitted no later than close of business day on August 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **If the revised plans and Statement of Intent are not resubmitted by this date it could cause the project to be pushed back until the next available meeting.** Alternatively, if you agree to all of them, this letter may be referenced as a condition of approval for your project: prior to submittal of the FDP, all changes referenced in this letter dated August 6, 2020 shall be corrected to staff's satisfaction. **Please also provide written responses to these comments.**

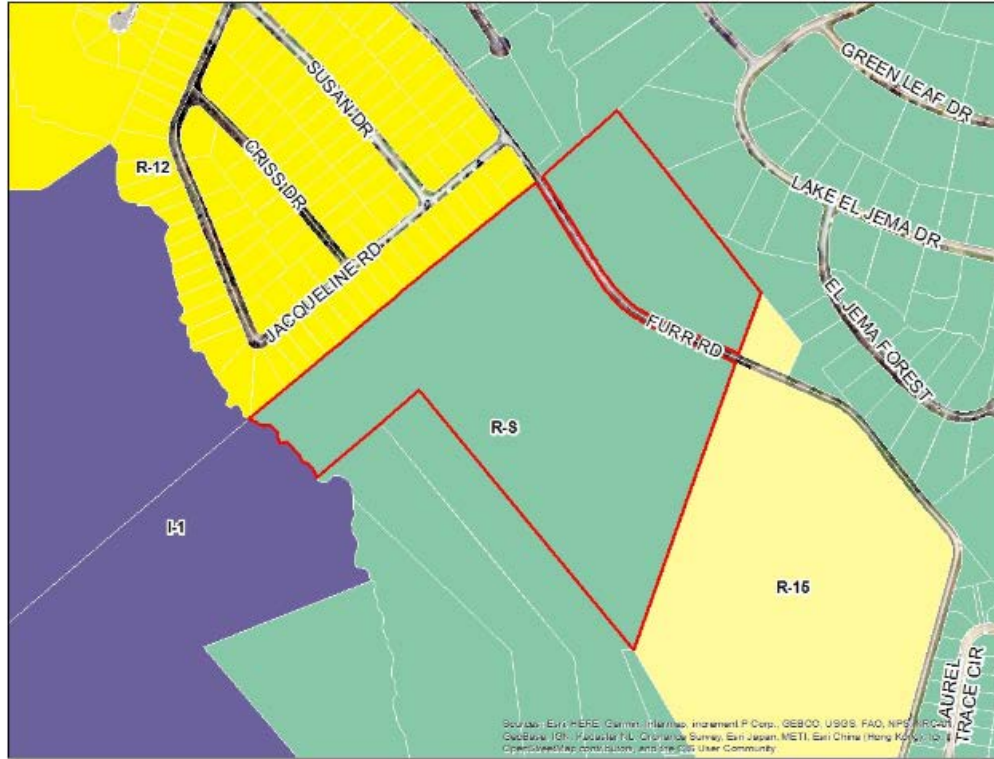
Please let us know how you would like to proceed.

Sincerely,  
/S/  
Brook Denny  
Planner

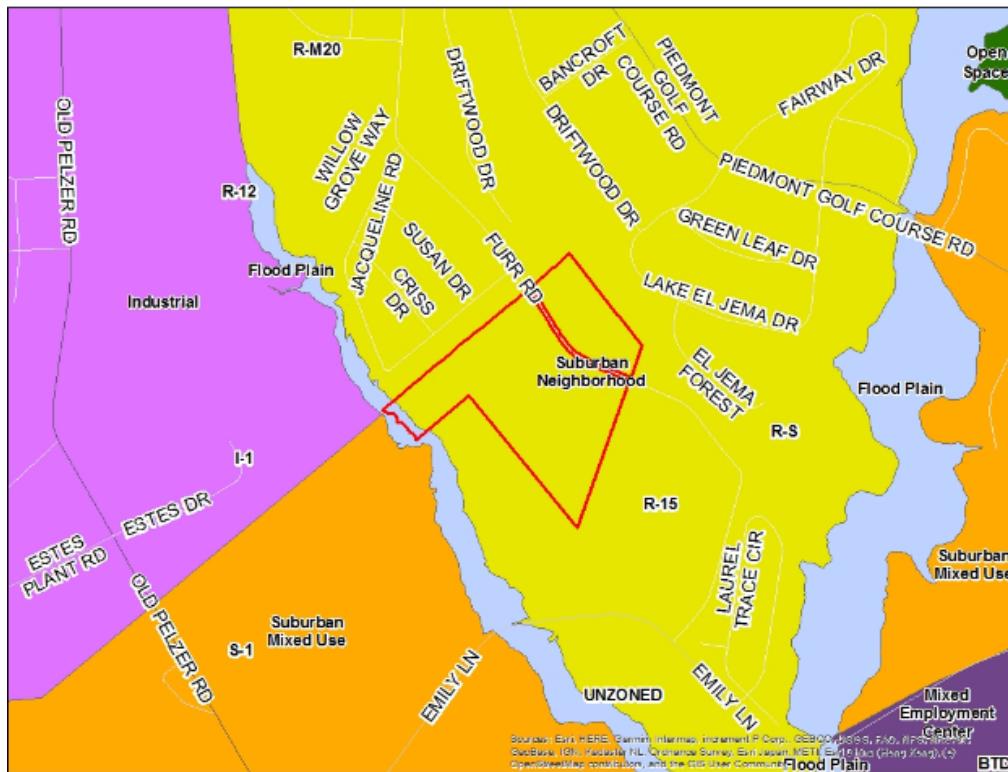


Aerial Photography, 2019





Zoning Map



Plan Greenville County, Future Land Use Map



**SN SUBURBAN NEIGHBORHOOD**

**Place Type Characteristics**

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

<b>Primary Uses</b>	Single-family detached, single-family attached housing
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
<b>Gross Density</b>	3 to 5 dwellings per acre
<b>Transportation</b>	Automobile access with sidewalk system and trail connections, interconnected streets
<b>Parking</b>	Private driveway with attached or detached garages, on-street parking
<b>Open Space</b>	Parks, schools, and streetscape; interconnected open space/greenway trail connections

Plan Greenville County, Character Area Type Card



South Greenville Area Plan, Future Land Use Map

Ms. Staton presented the following:

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton

**RE:** CZ-2020-55

**APPLICANT:** Eric Jackson of Realtylink, LLC for SCDOT

**PROPERTY LOCATION:** SCDOT Right-of-Way adjacent to 0434000100106

**PIN/TMS#(s):** Adjacent to 0434000100106 and to become part of 0434000100106

**EXISTING ZONING:** Unzoned

**REQUESTED ZONING** C-2, Commercial

**PROPOSED LAND USE** Auto Service Station

**ACREAGE:** 2.8

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel is currently Unzoned. There have been no other rezoning requests for this parcel. The subject site is land that is currently part of the SCDOT Right-of-Way that is being combined with the adjacent parcel.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	multi-family residential and single-family residential
East	C-2	vacant land
South	C-2	restaurant, liquor store, and beauty shop
West	C-2	bank and fire department

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker District

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Commercial Center*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY PLANS:**

The parcel is not included in any adopted community or area plans.

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>Unzoned</i>	<i>20 units/acre</i>	2.8	<i>56 units</i>
Requested	C-2	16 units/acre		44 units

A successful rezoning would add not add any additional dwelling units

**ROADS AND TRAFFIC:**

Poinsett Highway is a four-lane State-maintained Major Arterial and Old Buncombe Road is a two-lane State-maintained Minor Arterial road. The parcel is also bordered by the US-276 Access Ramp. The parcel has approximately 331 feet of frontage along the US-276 Access Ramp, approximately 938 feet of frontage along Poinsett Highway, and approximately 296 feet of frontage along Old Buncombe Road. The parcel is approximately 1.95 miles northwest of the intersection of Poinsett Highway and State Park Road. The property is along bus route 503; however, there are no sidewalks in the area.

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
Poinsett Highway	0' E	18,400	17,400 -5.43%	24,200 +39.08%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are three schools located within a mile of the site: Duncan Chapel Elementary, Enoree Career Center, and First Evangelical Church School.

**CONCLUSION:**

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Commercial Center*. Areas with this Future Land Use designation are highway-oriented commercial centers that serve community-wide shopping and service needs. Primary uses for these areas include regional commercial, neighborhood commercial, office, and multifamily apartments, with small-scale apartment buildings, and civic and institutional facilities as secondary uses. Additionally, the gross density for these areas is expected to be between 6 to 12 units per acre.

The applicant is requesting C-2, Commercial for this piece of property as it transitions from being road right-of-way to part of parcel 0434000100106, which is currently zoned C-2, Commercial. Staff is of the opinion that C-2, Commercial is the most appropriate zoning district for this site, as any other zoning district would create a split-zoned parcel. Additionally, much of the surrounding area is also commercially zoned.

**STAFF  
RECOMMENDATION:**

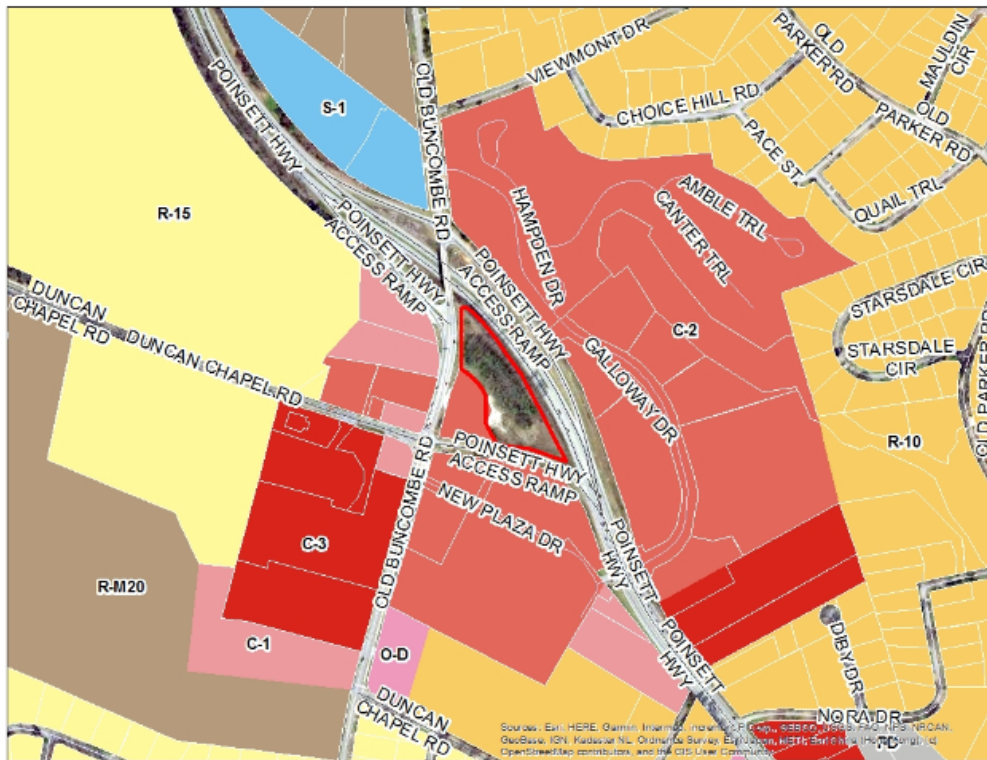
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.

**MOTION:**

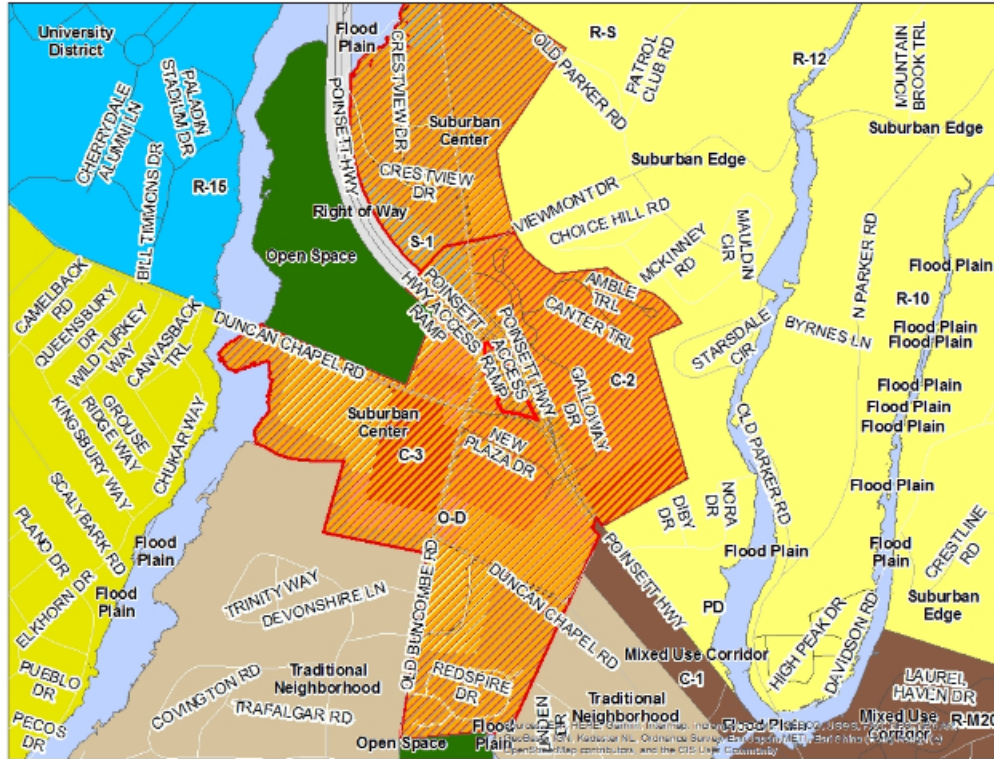
By Mr. Looper, seconded by Mr. Bailey to approve CZ-2020-55. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



**SC SUBURBAN COMMERCIAL CENTER**

**Place Type Characteristics**

Suburban Commercial Centers are highway-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they will become candidates for adaptive redevelopment into denser mixed-use centers, particularly where access to high-frequency transit is provided. Site improvements should emphasize design quality, connectivity, and efficient use of infrastructure.

<b>Primary Uses</b>	Regional commercial, neighborhood commercial, office, multi-family apartments
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
<b>Gross Density</b>	6 to 12 dwellings per acre
<b>Transportation</b>	Automobiles, sidewalks, trail connections, park-and-ride lots, street grid or curvilinear network
<b>Parking</b>	Surface parking lots, on-street
<b>Open Space</b>	Community and regional parks, neighborhood greenspaces

Plan Greenville County, Character Area Type Card

Mr. Henderson presented the following:

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Joshua Henderson

**RE:** CZ-2020-56

**APPLICANT:** James Durham Martin of Arbor Engineering for Robert Michael Gaddis

**PROPERTY LOCATION:** Stallings Road, Mountain Creek Church Road, E. Mountain Creek Road (SC Hwy 253), and Caroline Drive

**PIN/TMS#(s):** P023000300100, P023000300101, P023000300200,  
P023000300300, P023000300400, P023000300500,  
P023000300600, P023000300700, P023000300800

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

**REQUESTED ZONING** FRD, Flexible Review District

**PROPOSED LAND USE** Single-Family Attached and Single-Family Detached Residential Development

**ACREAGE:** 42

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in April 2001 as part of Area 3. There was a rezoning request submitted in May 2020 that was withdrawn by the applicant.

**EXISTING LAND USE:** Vacant land and single-family residence



**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD, R-10, and R-12	single-family residential and golf course
East	PD	single-family residential and vacant wooded land
South	PD and R-12	single-family residential and golf course
West	R-10 and R-12	single-family residential

**WATER AVAILABILITY:** Greenville Water – No access on parcel P023000300800

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY PLANS:**

The parcel is not included in any adopted community or area plans.

**DENSITY WORKSHEET:**

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	N/A	42	0 units
Requested	FRD	4.38 units/acre		184 units

A successful rezoning would add 184 dwelling units

**ROADS AND TRAFFIC:**

Mountain Creek Church Road is a two-lane County-maintained Minor Collector road, Stallings Road is a two-lane State-maintained Minor Arterial road, E Mountain Creek Road is a two-lane State-maintained Minor Arterial road and Caroline Drive is a two-lane County-maintained Residential Road. The parcel has approximately 410 feet of frontage along E Mountain Creek Road, approximately 1423 feet of frontage along Mountain Creek Church Road, approximately 1030 feet of frontage along Stallings Road, and approximately 35 feet of frontage along Caroline Drive. The parcel is approximately 1.23

miles north of the intersection of Stallings Road and Rutherford Road. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
E. Mountain Creek Church Road	1,262' N	6,800	7,000 +2.94%	8,900 +27.14%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. All development will be subject to section 8-24 of the Greenville County Flood Plain Damage Prevention Ordinance. There are no known historic or cultural resources on this site. Paris Elementary School is located within a mile of the site.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is requesting to rezone the property to FRD, Flexible Review District for a mixed single-family residential development. It will contain a maximum of 109 single-family detached residential dwellings in Zone I and 75 single-family attached or detached residential dwellings in Zone II. The applicant is also providing 9.4 acres of dedicated undeveloped open space/conservation area and flood plain that will not be disturbed. The development will also meet the requirements and provide a 25 foot setback around the perimeter of the site.

**Architectural Design:**

The applicant is proposing the homes in Zone I to range from 1,200 sq. ft. to 3,750 sq. ft. in size and Zone II to range from 1,750 sq. ft. to 2,750 sq. ft. in size. All the homes within both zones of the subdivision will front on proposed internal streets and may be a mix of one and two-story structures. The exterior building materials will range from Hardi-Plank, wood, brick, vinyl and/or stone. The maximum height of the homes will be 45' in height.

**Access and Parking:**

The applicant is proposing two points of ingress and egress. One will be off of Mountain Creek Church Road and one will be off of E. Mountain Creek Road. All proposed roads will be 24' in width with a 46' right-of-way and a 5' sidewalk along one side of the road. All aspects may remain private or may be turned over to Greenville County for maintenance. The applicant is proposing to have space in either the driveway or attached garage to accommodate for at least two parked cars.

**Landscaping and Buffering:**

The applicant states that they intend to retain all vegetation within Zone III which will be kept as open space/conservation area and flood plain. The applicant plans on providing a 25' landscape buffer that will be provided along all external property lines of the development. There will also be screening around the stormwater features by either newly planted vegetation or existing vegetation. The applicant has also stated that the proposed development will meet the Greenville County Tree Ordinance.

**Signage and Lighting:**

The applicant is proposing that the signs within this project will not be internally illuminated but may allow for external lighting. The applicant also states that the proposed signage will meet the Greenville County Sign Ordinance.

The applicant states that lighting for roads, entrances, mail box kiosks and other public areas will meet IENSA "full cut off" standards. The fixtures will not be mounted in excess of 25 feet above the finished grade.

**CONCLUSION:**

According to the Plan Greenville County Comprehensive Plan, this area is designated as *Suburban Neighborhood* use in the Future Land Use section. This future land use is intended for "residential subdivision of medium-lot homes with relatively uniform housing types and densities." The parcels associated with this rezoning request are surrounded by residential subdivisions. The design of the proposed development, with two different housing types, fits with both the Comprehensive Plan and the surrounding area. The proposed development will have to meet the following conditions:

1. Submit a Traffic Impact Study for review and approval.
2. Submit and have the Phased Final Development Plans approved before submitting for any Land Development or Building Permits.

**STAFF  
RECOMMENDATION:**

Based on these reasons, Staff recommends approval of the rezoning request to Flexible Review District with the aforementioned conditions.

Mr. Jones noted he had seen some emails mentioning that this property was part of Camp Sevier, which could be of historical value. He was wondering if this was part of the Camp and if the Commission should take a closer look at it before making a decision.

Jay Martin, Developer addressed the Commission and stated the camp was not on this site, it was in the area. It was around the area that is now Rutherford Road.

Chairman Bichel asked if a Traffic Study was appropriate at rezoning.

Mr. Henderson stated it was a requirement of the Zoning Ordinance to obtain a traffic Study, however, with the Covid-19, and school not being in regular session, a true traffic count could not be obtained at this time.

**MOTION: By Mr. Forest, second by Mr. Bailey to approve CZ-2020-56 with staff's conditions.**

**Ms. Clark noted she drives Highway 253 everyday her children are in school, she was well aware of the current traffic issues. She stated there were no good access point to these nine properties and as seen by photographs from residents who live in the adjoining neighborhood there is considerable flooding and erosion. Ms. Clark felt what was being proposed was much too dense considering the access issues and traffic issues.**

**The motion to approve CZ-2020-56 carried with three in opposition (Clark, Jones and Bichel).**

Mr. Bailey stated he understood all the issues arising with the flooding and erosion out there. There was a much greater ability to handle those erosion and water issues, flooding with a development than without a development. A lot of the developments out there are very old and there is no control. There is a lot that goes into the stormwater.

## **LETTER OF TRANSMITTAL**

**Date:** August 10, 2020

**To:** Greenville County Zoning Administration  
Attn: Joshua T. Henderson  
301 University Square, Suite 4100  
Greenville, S.C. 29601  
Fax: 864-467-7164

**Regarding:** **Shinnecock Hills @ Roberts Farm**  
Stallings Road, Mountain Creek Church Road, E. Mountain Creek Road  
Greenville County, South Carolina  
Arbor Job No. 20014

### Statement of Intent

1. **Comment:** Please make sure to provide the revision date.  
**Response:** The revisions note has been added.
2. **Comment:** Please provide page numbers on each sheet. My comments below are as the sections appear on the sheets now.  
**Response:** Page numbers have been added to each sheet. The comment formatted is noted and understood.

### Page 1

1. **Comment:** In your description of Land use Table, what is the purpose of the 20' Max Height in Zone III? Is there anticipation of a building? If not, then this might need to be a N/A.  
**Response:** A statement has been added to this table noting "This applies to any amenity structures (Mail Kiosk, Shelters, etc.) Height includes roof. All structures shall be single level." The 20' max height references the maximum height of these structures.
2. **Comment:** In your chart you indicated a max of 109 single-family detached and a max of 75 single-family attached units; however, that amount is not indicated on the Concept Plan. The Concept Plan should indicate the max desired or the chart should reflect the amount on the plan.  
**Response:** The Concept Plan has been revised to reflect the maximum allowed density.

### Page 2

1. **Comment:** Please note that since the Traffic Impact Study is not able to be obtained at this time, a condition will be placed on this docket that the TIS must be submitted and approved.  
**Response:** We are aware and understanding of this condition.
2. **Comment:** Under Section 5-B, you mention that sidewalks will be provided along internal roads. Will these be only on one side or both sides of the roads? Staff highly recommends having sidewalks on both sides of the road.  
**Response:** The proposed development will provide sidewalks on one side of each road.

### Page 3

1. **Comment:** Under Section 5-D, please capitalize the "P" in Planning.  
**Response:** The P has been capitalized in Planning.
2. **Comment:** Under Section 6-A, in the second sentence, please replace "has" with "have".  
**Response:** The "has" has been replaced with "have".
3. **Comment:** In the parking table, please note total number of units for each zone to provide clarity on whether parking totals are meeting requirements. Also, what about parking at the mailbox kiosks? Under the LDR, there are regulations to the kiosks that will need to be addressed.  
**Response:** The unit numbers have been added to the table. Additionally, the plans and Statement of Intent have been revised to show 6 parking spaces total for Mail Kiosks or 1 per 50 homes served or a portion thereof.

### Page 4

1. **Comment:** Under Section 7, please make reference to the Will Serve Letters.  
**Response:** We have referenced the Will Serve Letters by date.
2. **Comment:** If you have not received approval on the road names from E911, it may be best to remove them from the SOI to avoid any future confusion. If you have received approval, then you can leave them in.  
**Response:** All road names have been approved by Greenville County E911.
3. **Comment:** In Section 8 (or another section if it fits better) please include the 25' perimeter setbacks of the development. Also, please make sure that the 25' setback matches all reference on the concept plan.  
**Response:** A note has been added to the Statement of Intent that sets all setbacks. The note added to the SOI reads, "A 25' setback is required along all external boundaries. Additionally, a 50'

building line is required along E. Mountain Creek Road and Stallings Road. A 30' building line is required along Mountain Creek Church Road. No lot will extend into the 25' setback"

#### Page 7

1. **Comment:** In the first paragraph, you make reference to E. Mountain Creek Road encroachment being reviewed and approved by Greenville County Roads and Bridges; however, I believe that this road is a State maintained road. If I am correct, please make this change.

**Response:** E. Mountain Creek Road is a State maintained road. The section has been revised to read that the encroachment permit will be required by SCDOT and not Greenville County Roads and Bridges.

2. **Comment:** In the third paragraph you state "The average height of these homes will be around 45'." This does not match what was said under Zone I Description. It reads that "Homes will be about 40'-50' wide and no more than 45' in height." Is there a reason these two are not matching with regards to height?

**Response:** The Statement of Intent has been revised to read that the maximum height for structures within Zones I and II will be 45'

#### Page 8

1. **Comment:** Is the Unit Description just for Zone II? If so, do we not need one for Zone I? If not, it may be helpful to clarify that this information is for both zones.

**Response:** The Statement of Intent now reads that the Unit Description is for Zones I and II. The Other Structures section includes descriptions for all other structures within Zones I, II and III.

2. **Comment:** Under the roofing section, "gabbled" should be "gabled".

**Response:** "gabbled" has been revised to "gabled" within the Statement of Intent.

3. **Comment:** Under "Other Structures" you mention an amenity structure. There is no other mention to a "structure" in the SOI nor is there a structure shown on the Concept Plan. Is this anticipated?

**Response:** There could be an amenity structure within this development. The Site Plans and SOI within Section 9 – Zone III have been revised to note these structures and what could be in these spaces. Amenities may include an open are shelter, patio, typical park furnishings and/or a fire pit.

#### Page 9

1. **Comment:** In your explanation under Section 9, 5<sup>th</sup> sentence, I do not believe that a black vinyl-clad chain-link fence is considered screening if it is by itself as you mention by stating "at a minimum."

**Response:** The above language has been removed by the Statement of Intent.

#### Page 12

1. **Comment:** Under Section 11, you state a maximum height, but do not include a minimum; however, the Spec. Sheet from Duke shows a minimum of 12'. The minimum height, according to the Zoning Ordinance, is 16'. The poles should meet this requirement or Staff would recommend a 20' minimum height which would provide a wider cone for the lights and reduce the needed amount of light poles. Whatever is included here will also need to be on the Spec. Sheet from Duke.

**Response:** The minimum height requirement for the proposed lighting will be 16' as noted in the Statement of Intent. The Statement of Intent has been revised to reflect a spec sheet of a light that will work on 12' and 17' poles. The 17' pole is the pole that has been selected.

#### Natural Resource Inventory

1. **Comment:** Please change the contours to 4' intervals and not 2' intervals.

**Response:** The plan has been changed to reflect 4' intervals and not 2' intervals.

#### Preliminary Development Plan

1. **Comment:** In the Legend, you indicate the Zone Line as a broken line and then show it in the same placement as the 25' setback line. This Zone Line should be the same as the property line and not the setback line.  
**Response:** The area within the 25' setback line is intended to be common area of the development and not within a particular Zone.
2. **Comment:** In the Density Chart, you indicate the 20' Max Height for Zone III. Please refer to the question above regarding this.  
**Response:** The 20' Max height for Zone III is in regards to any amenity structures within this Zone. The max 20' height will include the roof. A note has been included on both the plan sheets and density chart that reads "This applies to any amenity structures (mail kiosk, shelters, etc.). Height includes roof. All structures shall be single level."
3. **Comment:** In Note 4, please change 2' to 4' contours.  
**Response:** The note has been adjusted on all plans and the plans reflect the change.
4. **Comment:** Please discuss Note 6 with our Roads and Bridges Department to ensure that the dimensions are correct. For example, the Road Right-of-Way is supposed to be 46' and not 44'.  
**Response:** The Road Right-of-Way width has been changed to 46' as well as all notes referencing this.
5. **Comment:** In Note 11, you mention "amenities" and "picnic shelters". Any buildings to be indicated and clearly identified in the SOI.  
**Response:** Note 11 has been revised to read "Amenities within the open space will include cluster boxes and may include open air shelters, fire pit(s) and/or park."

#### **Natural Resources Plan**

1. **Comment:** Please change the 2' contours to 4' and reference in Note 4.  
**Response:** The plans have been changed and the note has been changed to reflect this.

#### **Conceptual Plan**

1. **Comment:** Due to the amount of items indicated on this plan, and the fact that you provided the Natural Resources Plan, you can turn off the contour lines and remove Note 4.  
**Response:** The contour lines have been removed from the Conceptual Plan.
2. **Comment:** If Note 9 you mention sidewalks; however, you do not show them. Please indicated the sidewalks. As mentioned in the comment above, it is recommended by Staff to have sidewalks on both sides of the streets.  
**Response:** Sidewalks are shown on the Conceptual Plan. The development will provide a 5' sidewalk on one side of each road.
3. **Comment:** Please make sure that any and all open space (this includes the area around the mailbox kiosks are clearly labeled with the hatching. Also, what is the area between the parcel lines on the end units of the townhomes? Is this also open space? Please do not county the actual detention ponds as open space.  
**Response:** The plan set has been revised to show additional areas such as around the mailbox kiosks in Zone III. Zone III is considered open space for the development. The area between the end townhome units is also considered to be open space within Zone II. Zones I and II will be dedicated to mostly residential development but each Zone will have areas that are not developable due to slope and site layout. These areas will be open space within each Zone. The detention ponds are not calculated in total open space square footage but do fall within open space areas. "Open Space" is included within the Use Table on the plan sheets as well as the Statement of Intent.
4. **Comment:** Please include lot numbers for the detached and attached lots.  
**Response:** Lot numbers have been included on the Conceptual Plan.
5. **Comment:** Please make sure that the Mail Box Kiosks meet the requirements as stated in the Land Development Regulations.  
**Response:** The plan sheets and Statement of Intent have been revised to reflect all requirements for Mail Kiosks within the Land Development Regulations.

6. **Comment:** If you have not received approval on the road names from E911, it may be best to remove them from this Plan to avoid any future confusion. If you have received approval, then you can leave them on.  
**Response:** We have received approval from Greenville County E911 on the proposed road names.
7. **Comment:** Please provide darker lines for the lot lines.  
**Response:** The lot lines have been made darker.
8. **Comment:** There are two lots (one at the end of Cabot Cliffs Ln. and one at the end of Bethpage Place) located on the turn around that I am not certain has appropriate access to the road. Please check and make sure that they have adequate frontage on the road.  
**Response:** The lots in question have adequate access to a road. All requirements within the Greenville County Zoning Ordinance and Land Development Regulations will be met for each lot.

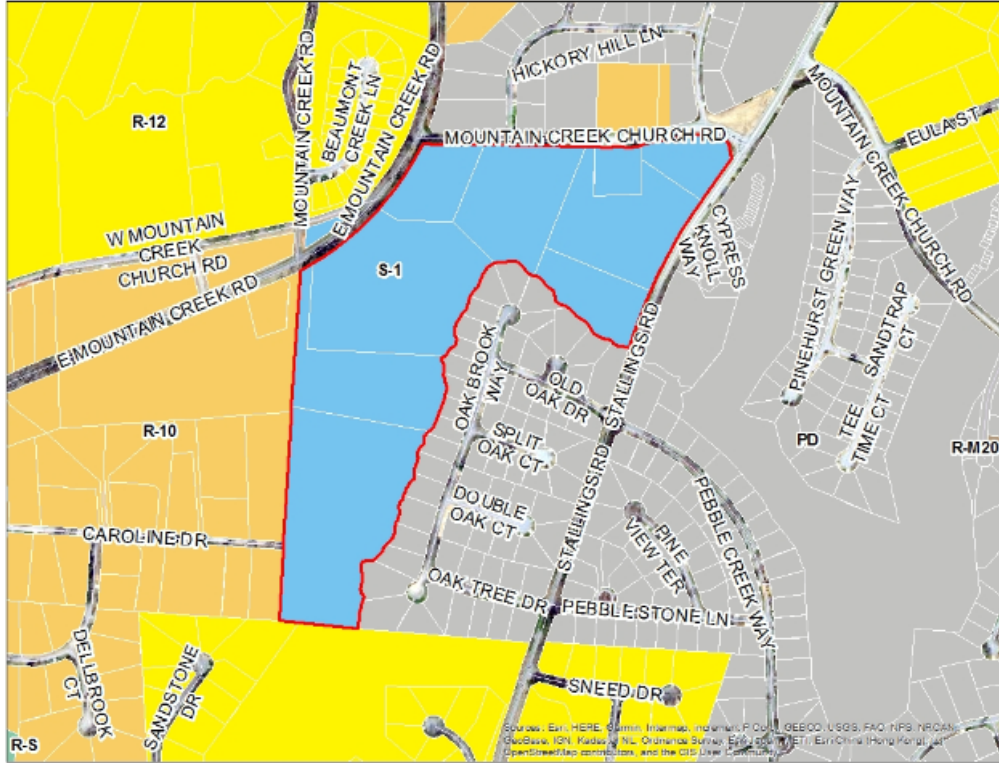
If there are any questions or additional information needed please give me a call. Thank you.  
 Sincerely,

James D. Martin III, PLA  
 864-235-3589 ext. 128

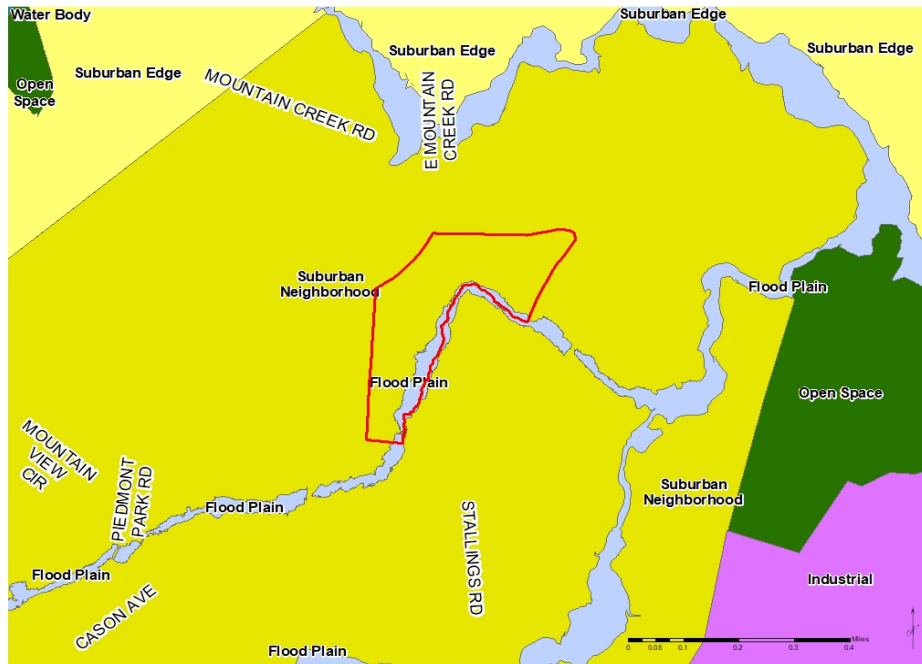


Aerial Photography, 2019





Zoning Map



Plan Greenville County, Future Land Use Map



**SN SUBURBAN NEIGHBORHOOD**

**Place Type Characteristics**

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

<b>Primary Uses</b>	Single-family detached, single-family attached housing
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
<b>Gross Density</b>	3 to 5 dwellings per acre
<b>Transportation</b>	Automobile access with sidewalk system and trail connections, interconnected streets
<b>Parking</b>	Private driveway with attached or detached garages, on-street parking
<b>Open Space</b>	Parks, schools, and streetscape; interconnected open space/greenway trail connections.

Plan Greenville County, Character Area Type Card

Ms. Staton presented the following:

**TO: County Council  
Planning and Development Committee  
Planning Commission**

**FROM: Meagan Staton**

**RE: CZ-2020-57**

**APPLICANT: Larry E. McNair of McNair Development for Bishop of Charleston**

**PROPERTY LOCATION: Brushy Creek Road and Strange Road**

**PIN/TMS#(s): 0538030101801**

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

**REQUESTED ZONING** R-M7, Multifamily Residential

**PROPOSED LAND USE** Multifamily Residential Development

**ACREAGE:** 7.7

**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 have been two previous rezoning requests for this parcel. The first was in 1996, CZ-1996-008, which requested to rezone this property from R-20, Single-family Residential to RM-1, Multifamily Residential. This request was approved as amended to R-10, Single-family Residential. The second rezoning request, CZ-2004-84, requested to rezone the property from R-10, Single-family Residential to R-M1, Multifamily Residential. This request was denied.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	single-family residential
East	R-12 and R-15	single-family residential
South	R-20	single-family residential
West	R-20	church and school

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY**

**PLANS:** The parcel is not included in any adopted community or area plans.

**DENSITY WORKSHEET:**

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

	Zoning	Zoning Density	Acre	Total Units
Current	R-10	4.4 units/acre	7.7	33 units
Requested	R-M7	7 units/acre		53 units

A successful rezoning would add 20 dwelling units

**ROADS AND TRAFFIC:**

Brushy Creek Road is a two-lane State-maintained Major Arterial road, while Strange Road is a two-lane State-maintained Major Collector road. The parcel has approximately 445 feet of frontage along Brushy Creek Road and approximately 624 feet of frontage along Strange Road. The parcel is approximately 0.5 miles northwest of the intersection of Old Spartanburg Road and Brushy Creek Road. The property is not along a bus route and there are sidewalks across from the subject parcel.

Location of Traffic Count	Distance to Site	2011	2014	2019
Strange Road	1,070' N	2,500	2,200 - 12.0%	2,600 +18.18%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on this site; however there is a significantly wooded area along the northern property line. There are four schools located within a mile of the site: Eastside High School, Prince of Peace Catholic School, Brushy Creek Elementary, and Northwood Middle School.

**CONCLUSION:**

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Areas with this Future Land Use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Primary uses in these areas include single-family detached and attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. Additionally this Future Land Use designation also suggests a gross density of 3 to 5 dwelling units per acre.

Because R-M7, Multifamily Residential allows for a gross density of 7 dwelling units per acre, this request for rezoning does not align with the future land use designation for this parcel. Staff is of the opinion that this density is additionally not compatible with the surrounding single-family residential zoning districts, as well.

**STAFF**

**RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to R-M7, Multifamily Residential.

Mr. Hammond noted within ½ mile of the site there are eleven different zoning classifications. There is a High School, Church and a road that carries 11,000 cars a day. He felt it seemed to be a hodge podge to begin with and to say it is not compatible is a bit of a stretch.

Mr. Henderson agreed to the various classifications, but the surrounding adjacent uses and being single family residential, that is where staff draws the compatibility from. An R-M Multifamily is not compatible with an R-15 or an R-20 or an R-12 Single-Family Residential zoning classification.

**MOTION:**

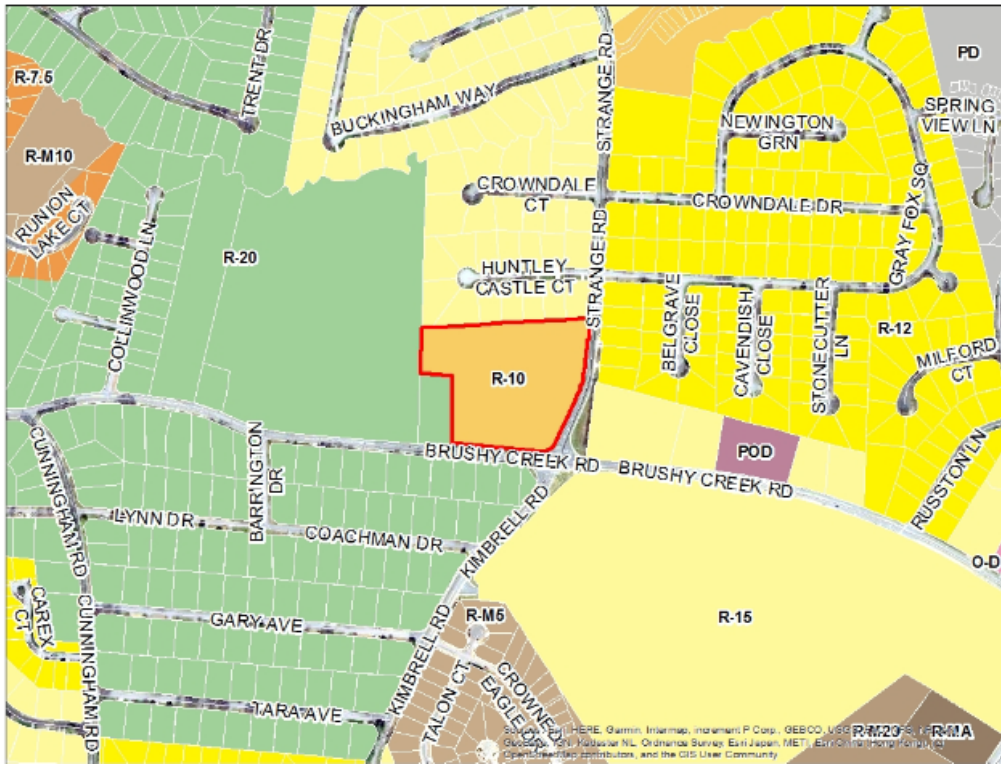
By Mr. Forest, seconded by Mr. Bailey to approve CZ-2020-57. The motion failed by a roll call vote of three in favor(Forest, Bailey and Hammond) and six in opposition (Jones, Shockley, Looper, Clark, Rogers and Bichel).

**MOTION:**

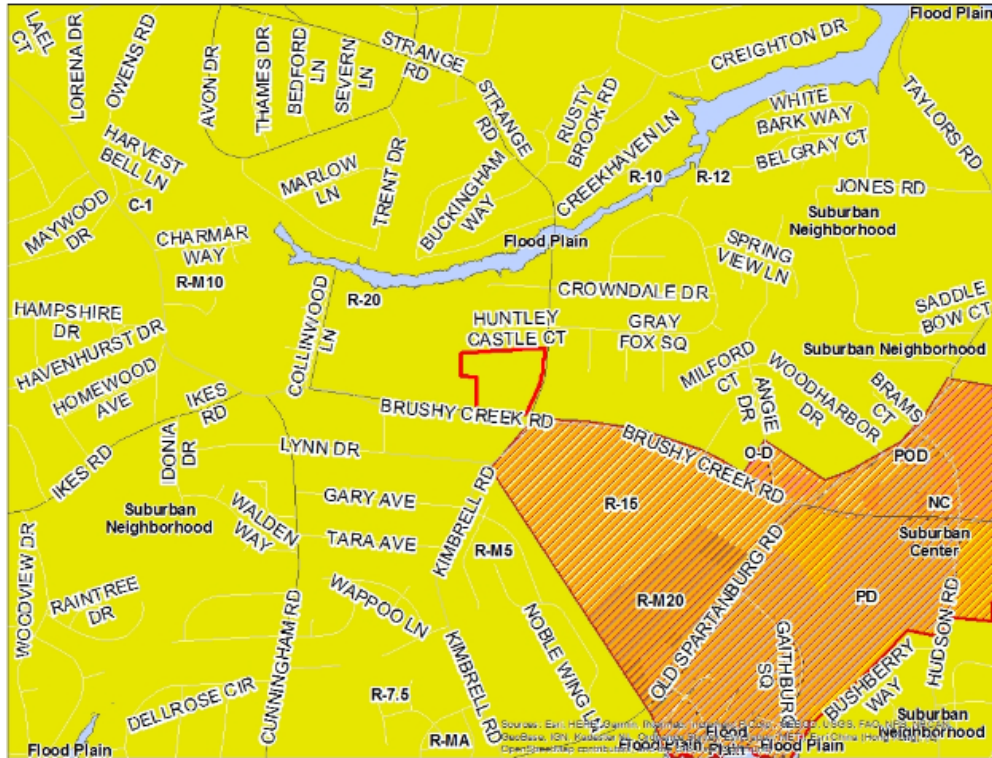
By Mr. Rogers, seconded by Mr. Jones to deny CZ-2020-57. The motion carried with two in opposition (Hammond and Forest).



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



**SN SUBURBAN NEIGHBORHOOD**

**Place Type Characteristics**

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

<b>Primary Uses</b>	Single-family detached, single-family attached housing
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
<b>Gross Density</b>	3 to 5 dwellings per acre
<b>Transportation</b>	Automobile access with sidewalk system and trail connections, interconnected streets
<b>Parking</b>	Private driveway with attached or detached garages, on-street parking
<b>Open Space</b>	Parks, schools, and streetscape; interconnected open space/greenway trail connections

Plan Greenville County, Character Area Type Card

MR. Henderson presented the following:

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton

**RE:** CZ-2020-58

**APPLICANT:** Brent Jones of Service Transport Inc. For Diversified Properties, LLC & Durham Kids Investments, LLC

**PROPERTY LOCATION:** Old Hwy 14 & Farmers Circle

**PIN/TMS#(s):** 0528030101300, 0528030101500, 0528030101202 (Portion), 0528030101210 (Portion)

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

**REQUESTED ZONING** FRD, Flexible Review District

**PROPOSED LAND USE** Truck Storage

**ACREAGE:** 6.57

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May of 1970 as part of Area 1. There is one previous rezoning request for this parcel, CZ-2020-40, which requested S-1, Services. This request is currently held at Planning and Development Committee.

**EXISTING LAND USE:** Single-family residence, truck storage, and vacant land



**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant land
East	I-1	concrete contractor office and vacant wooded land
South	R-S and S-1	truck storage and single-family residential
West	S-1	truck storage and vacant wooded land

**WATER AVAILABILITY:** Greer CPW

**SEWER AVAILABILITY:** Septic

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY PLANS:**

The parcel is not included in any adopted community or area plans.

**ROADS AND TRAFFIC:**

Old Hwy 14 S is a two-lane State-maintained Major Collector road and Farmers Circle is a one-lane County-maintained local road. The parcel has approximately 316 feet of frontage along Old Hwy 14 S, and approximately 890 feet of frontage along Farmers Circle. The parcel is approximately 0.32 miles northwest of the intersection of Old Hwy 14 S and J Verne Smith Pkwy. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
J. Verne Smith Parkway	1,790' S	7,500	7,100 -5.3%	12,600 +77.46%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present along the southeastern corner of the site. There are no known historic or cultural resources on this site; however the rear of the property does contain a significantly wooded area along the southern border of the property. There are no schools within a mile of the site.

**REVIEW DISTRICT  
DETAILS:**

**Project Information**

The applicant is requesting to rezone the property to FRD, Flexible Review District for a truck storage lot on the site. While truck storage is the intended immediate use of the site, the applicant has proposed that the following additional allowable uses for the site: advanced manufacturing, office, mixed use buildings, civic/institutional facilities, neighborhood commercial and multifamily residential, and industrial buildings. The site will also include storm water retention basins that will be heavily screened from any residential home.

**Architectural Design:**

The site will not have any structures on it, as it will be paved for the purpose of truck parking. The materials used for paving will be recycled asphalt paving.

**Parking and Access:**

The site will be accessed from a 24 foot wide driveway off Old Highway 14 and through internal access from parcel 052030101603, which the applicant states is owned by the same owners as the subject property. The site will also not have any access to Farmers Circle.

**Landscaping and Buffering:**

The applicant is proposing a 10 foot wide landscape buffer to be planted along Farmers Circle. This landscape buffer is to include 6 foot tall evergreen trees per the Greenville County plant list, with the intent of providing full screening of the site. The same type of buffering and screening also proposed along parcels 0529010100900 and 0529010100901, with the intent of screening the proposed detention basin and non-residential activities from these residential parcels. Additionally an 8 foot tall chain link fence is proposed to surround the property.

**Signage and Lighting:**

According to the applicant, no signage is planned for this project. No lighting is being proposed for the site at this time. The applicant stated that should lighting be proposed on the site in the future, all lighting will need to be shielded from all residential properties and an effort will be made to keep all of the lighting onto the subject site.

**CONCLUSION:**

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as a *Mixed Employment Center*. Typical uses for this future land use

designation are advanced manufacturing, office, mixed-use buildings, civic/institutional facilities, with neighborhood commercial and multifamily residential as secondary uses.

Despite the Statement of Intent for this project included each of the uses noted in the *Mixed Employment Center* future land use designation, the current intent of this project is for truck storage and parking, which is not a use that aligns with this future land use designation. Additionally, the use of truck storage is not compatible with adjacent R-S, Residential Suburban zoning, and is not compatible with nearby and adjacent residential uses.

**STAFF**

**RECOMMENDATION:**

Based on these reasons, Staff recommends denial of the rezoning request to Flexible Review District.

Mr. Hammond stated he was curious, there was I-1 across the street a portion of the property is contiguous to S-1, why and FRD and not an I-1 or S-1.

Mr. Zuendt, Engineer and applicant addressed the Commission members stating they had attempted a zoning of S-1 a few months ago, but due to the residential next door, it was denied. He stated they came back with the FRD to show there would fully be landscape buffers to protect the residential properties. Also to show and limit any kind of access to Farmers Circle as it was not wide enough for truck traffic.

Mr. Bailey stated driving through at first reminded him of an old neighborhood. Granted this was a Commercial area, but it was surprising to see trailers parked all down through that neighborhood. He understood that probably one day it would be made into all Commercial, but it is not there yet. A 10 foot buffer does not seem in mind of what he has seen at times between the Commercial and Residential buffer, this was about the smallest one he had ever seen. He asked staff or anyone to comment on that.

Mr. Henderson stated it was not a requirement, it was what they proposed.

Mr. Zuendt stated they could make it a little larger if required.

Mr. Shockley asked if it were possible to do a buffer just along the residential section, at 20 feet or 25 and then on the S-1 section and Farmers Circle sections to do a smaller buffer.

Mr. Henderson stated if that is what the Commission would like to put as a condition, they could.

Mr. Zundt stated Farmers Circle was a private road, a portion of the developer's site.

After further discussions with the Developer and Engineer the following motion was made.

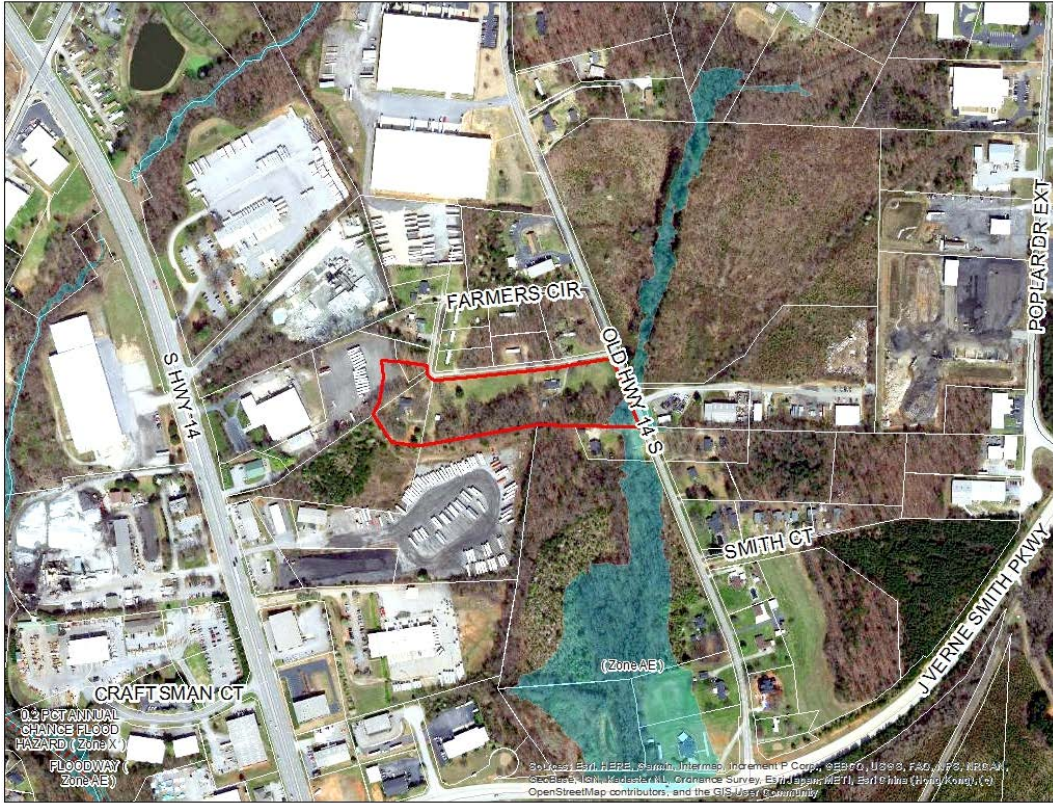
Mr. Henderson stated he wanted to make one correction, Farmers Circle is a County maintained road. The parcel does cross the road.

**MOTION:**

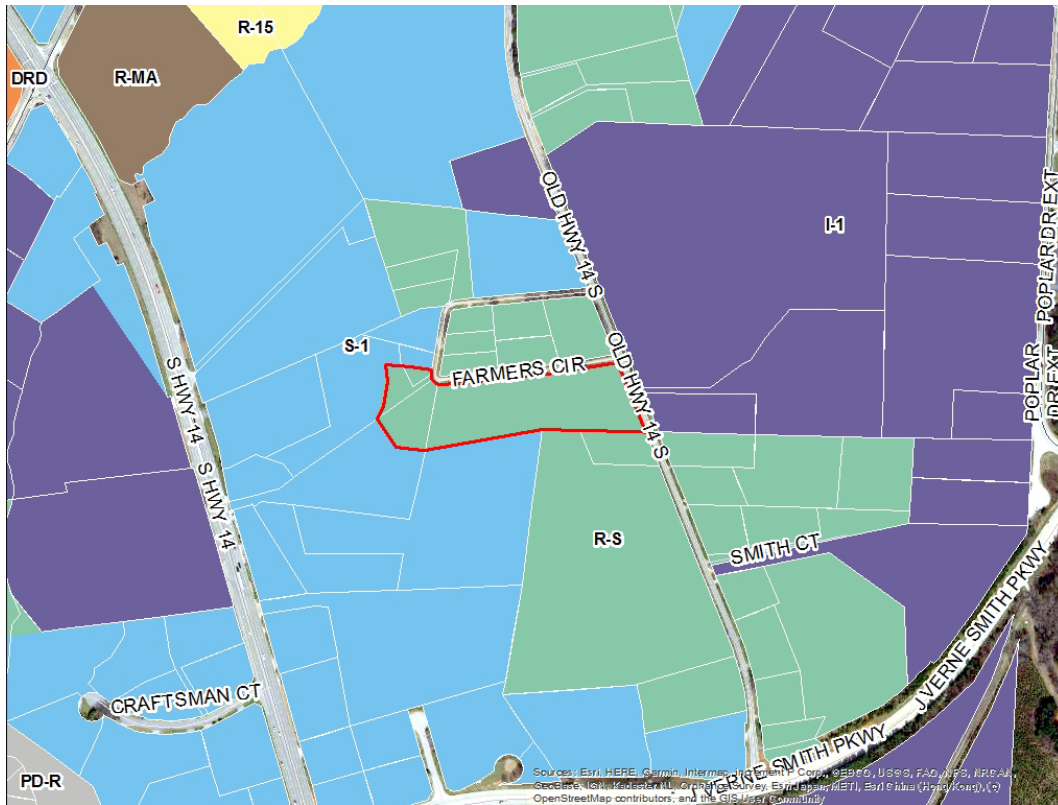
By Mr. Bailey, seconded by Mr. Shockley to approve CZ-2020-58 with the following condition:

1. On Concept Plan Sheet C3.01, change the 10 foot wide buffer to a 20 foot wide buffer along Farmer's Circle and adjacent to any single-family residential.
2. On Concept Plan Sheet C3.02 change the single row of evergreen trees to a double row of evergreen trees.

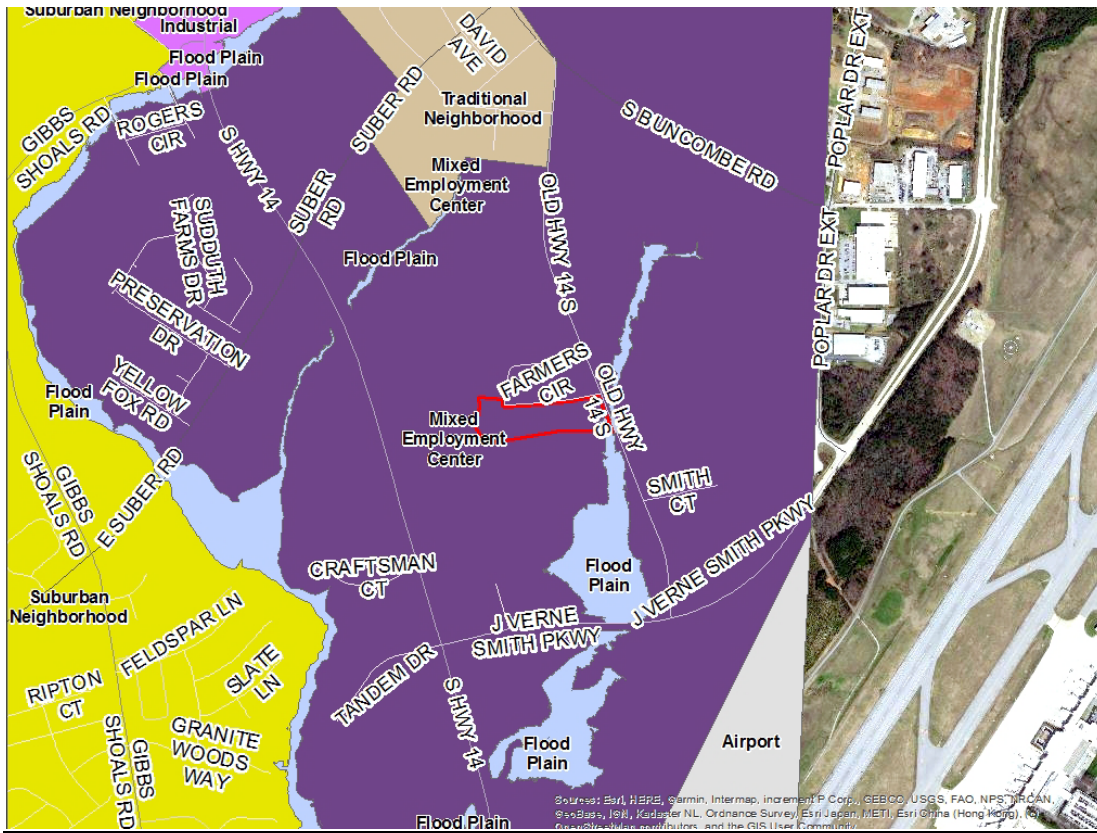
The motion carried unanimously by voice vote.



Aerial Photography, 2019



# Zoning Map



Plan Greenville County, Future Land Use Map



**MEC MIXED EMPLOYMENT CENTER**

**Place Type Characteristics**

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

<b>Primary Uses</b>	Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities
<b>Secondary Uses</b>	Open space, neighborhood commercial, multi-family residential
<b>Gross Density</b>	8 to 30 dwellings per acre
<b>Transportation</b>	Auto oriented but walkable, transit/park-and-ride lots should be provided
<b>Parking</b>	Large surface parking on street parking, central parking garages should be encouraged
<b>Open Space</b>	Civic greens, courtyard greens

Plan Greenville County, Character Area Type Card

**AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS/CREATION OF SUBDIVISION JURISDICTION AREA**

Tee Coker, Planning Director addressed the Commission members about an amendment to the Land Development Regulations, Section 3.1, being Subdivision Jurisdiction Area (SJA). He stated Due to persistent issues surrounding the application of LDR, Section 3.1 for proposed subdivisions. If left alone without some change then the Commission, County Council, the development community and citizens will continue to experience uncertainty related to the density that can be applied to residential subdivision developments in the unzoned areas of the county. In response to this issue, staff turned to Plan Greenville County, and looked at the Character Areas that are detailed in the Future Land Use Map of the plan. Staff was able to arrive at minimum square footage for new single-family residential development lots utilizing the gross density described in the various character areas within the Comprehensive Plan. What the amendment does is two things; first it adds a new Article, Article 22, which establishes the Subdivision Jurisdiction Area within the unzoned areas of the county. With this SJA, the Ordinance maps and lists out the development categories using character area as a guide. Each of the proposed development categories they have an associated minimum lot size range to be required for new residential subdivisions located within the area. The second change amends Section 3.1 to replace “compatible with surrounding land use density” with a reference to

current zoning or location within the new SJA.

Mr. Shockley stated he was not prepared to vote on this today. He would like a time if the Chairman would consider it, to have a work group, which he is prepared to do as quick as possible, to get together face to face to discuss these issues. He stated it was pretty significant, he knew the recommendations come from the LDR, but it is different to have an LDR which is a recommendation and have a qualified approved condition on there that would have to be followed.

Chairman Bichel asked staff if they needed the Commission's vote to take it to the next step.

Mark Tollison, County Attorney stated this was not a Zoning Docket, it was a proposed amendment to the Land Development Regulations. It is passing through the Planning Commission as any LDR Amendment would. At the end of the day, County Council has to do three readings to pass.

Mr. Shockley stated his position was he was not prepared to pass it through as proposed. He would like a workshop with the Commissioners to go through it and see what we would send forward. He stated something needed to be done, but felt this was spot zoning of the highest order. Mr. Shockley was prepared to vote it down or come together with an amendment to a much lower number.

Chairman Bichel stated even if the Commission does not vote tonight, it is moving on to County Council. He asked the Attorney if that was correct.

Mr. Tollison stated it was scheduled to go to the Planning and Development Committee on Monday, August 31, 2020. He stated the Commission could make a recommendation that was fine, if not, that was also fine

**MOTION:** By Mr. Shockley against or to deny the proposed Amendment to the Land Development Regulations/Creation of Subdivision Jurisdiction Area at PD on Monday.

Ms. Clark stated in her mind this was a very straight forward. The Ordinance was not regulating use or density. It is addressing minimum lot size and if you look at Article 8.2 the county was already doing that with minimum lot size. She stated all this was doing was bringing the minimum lot size into agreement with the Comp Plan that was universally approved. When the UDO is written it will also use the same language as the Comp Plan.

Mr. Shockley disagreed with Ms. Clark. You are going from a 6500 square foot lot size minimum to as high as a two acre lot size minimum in the undeveloped areas.

Mr. Hammond stated it absolutely affects density going with what Mr. Shockley said. Going to two acres per lot. This is over 50 per cent of the county. What you are getting ready to pass is



zoning for 265,000 acres. I would guess the folks living on those 265,000 acres have no idea the Planning Commission is considering zoning their property. This was a huge issue that the Commission has been given very short notice on. He agreed with Mr. Shockley, if nothing further would be done there was no way he good approve this.

Chairman Bichel stated he would do a roll call vote and let it go on to P and D.

The comments made by Mr. Forest were not clearly heard on the recording.

Mr. Rogers stated his understanding of this is the proposed Ordinance comes from all the meetings with citizens during the Comp Plan. They wanted a Comprehensive Plan with teeth and not a document to sit on the shelf and forget about for ten years. He stated this seemed like an attempt to follow through on the promise made to the citizens to come up with some actual planning for the unzoned part of the county. It may not be perfect, but it is a good attempt to do that.

Mr. Hammond stated it was zoning, spot zoning and it is not anything else but that. It is not giving the people who live there the right to know that their property is getting ready to be zoned.

Mr. Tollison stated for legal clarification, this was not an amendment to the County Zoning Ordinance, it was in line with the 1995 Planning Act, it is a Land Development Regulation, minimum lot size standard.

Mr. Bailey agreed with Mr. Hammond's point.

After further discussion, the Commission recommended against the proposed by a roll call vote of five against the proposed (Forest, Hammond, Shockley, Looper and Bailey) and four in favor of the proposed (Jones, Clark, Rogers and Bichel).

### **Planning Report**

Mr. Coker went over the Planning Report that was included in each agenda packet. He announced the new employees within the Planning Department. He also noted he and Tyler Stone have worked on some long range projects, one being a virtual tool kit, to continue to reach out and communicate with various communities and various other projects within the department. He went over the permitting and rezoning activities compared to the prior year.

Chairman Bichel asked if there would be a training session in September.

Ms. Gucker stated there would be and she would send out an agenda shortly.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

There was no new business.

**ADJOURN:** Without objection Chairman Bichel adjourned the meeting at 6:31 p.m.

Respectfully submitted

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Recording Secretary