

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

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

**MEMBERS ABSENT:** M. Shockley

**STAFF:** P. Gucker, S. Holt, T. Stone, H. Hahn, J. Henderson, R. Jeffers-Campbell, H. Gamble, J. Wortkoetter

**COUNCIL MEMBERS PRESENT:**  
Joe Dill

**CALL TO ORDER**

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

**ALL COMMENTS MADE BY DR. HOLLINGSHAD WILL BE BY VERBATIM TRANSCRIPT.**

**APPROVAL OF THE JANUARY 22, 2020 MINUTES**

**MOTION:** By Mr. Looper, seconded by Mr. Harrison to approve the minutes of the January 22, 2020 Commission meeting. The motion carried by voice vote with one absent (Shockley).

**PRELIMINARY SUBDIVISION APPLICATIONS**

**PP-2020-001, Oakdale**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 18 acres in an unzoned area. The developer is proposing a 30 lot subdivision accessed by Highway 14 (State). The developer is proposing 0.34 Linear Miles of Public Road. Water will be provided by Blue Ridge Water and sewer will be by septic system. Lake Cunningham Fire serves this area.

**VA-2020-002, Variance Request (Emergency Access)**

Ms. Jeffers-Campbell addressed the Commission members with a variance request from Article 8.8.1A of the Greenville County Land Development Regulations. This section states “Any subdivision of more than 30 lots or 50 single family attached dwelling shall provide at least two access points, one may consist of an emergency access. If the configuration of the property does not allow for a secondary access, the paved surface of the main road shall be at least 26

feet wide to the first intersection.” Due to the geometry of the site and limited road frontage along Highway 14 (+/-55LF) they are unable to provide an emergency vehicle access. They are able to provide the alternate option spelled out in the above section of the ordinance, widening the road to 26 feet to the first intersection.

Staff recommends approval of the preliminary plan and variance with the standard and specific requirements.

The following appeared in opposition to the proposed:

- Michael Corely, 307 N. Weston Street, Fountain Inn, SC

The following appeared in favor of the proposed:

- Waverly Wilkes, Engineer with Gray Engineering

Mr. Bichel asked what the stub out was for.

Ms. Wilkes stated for interconnectivity.

Chariman Rogers asked Ms. Wilkes if it were her position that you could go out two miles to find “surrounding compatability” for the purpose of 3.1.

Ms. Wilkes stated the project was surrounded by larger lots, by zooming out a small bit, you have to ask the question what is the radius around the project, to be able to look at those that may be similar. She stated there were places that were close, two miles away and also one that has about 20 lots, within about .62 miles.

Mr. Bichel asked Ms. Wilkes if the owner would look at lower density.

Ms. Wilkes stated she thought this was the best option, meeting septic requirements and requirements set forth. If looking to do something different, they would have to start from scratch.

Mr. Jones asked if this agreed with the Comprehensive Plan, looking at it, it did seem the density was a little more so than what we would go for.

Ms. Jeffers-Campbell stated it was important to note that while there is a Comprehensive Plan, the Comprehensive Plan talking about density, in this case, it was in the unzoned area. Density could not really be used as a basis for denial or approval because it was unzoned. She stated it meant they were allowed to do what they wanted with their property within the parameters of the Land Development Regulations, which allows seven units per acre. Ms. Jeffers-Campbell stated the applicant was well within that. If you have preliminary plans that are in the zoned areas, the Comprehensive Plan can be more weighted in your considerations, but in the unzoned area she thought you would be getting in trouble saying the property owner is not allowed to use his property in that way because of density, which is a zoning issue. If they do not have zoning you cannot hold them to zoning requirements, outside of what is provided for in the LDR. Ms. Jeffers-Campbell stated you could speak to character, that would be one thing

to look at, character and design issues. The design, layout does not fit with the character outline in the Comprehensive Plan. Speaking basically density would not be appropriate in the unzoned areas. It would be in zoned areas.

Ms. Gucker stated staff did have a discussion with the County Attorney about this, because there have been discussion about density and 3.1 before. She stated you could not transfer density into the unzoned areas because density is very specific to zoning and not the unzoned areas. Ms. Gucker stated Ms. Jeffers-Campbell eloquently stated the attorneys thoughts on this issue.

Dr. Hollingshad: Mr. Chairman, which Comp Plan does, applies for this case, the new one or the old one?

Ms. Jeffers-Campbell stated the new one.

Dr. Hollingshad: The new one, thank you.

Chairman Rogers asked if the Comp Plan in terms of describing a rural area, Mr. Corely suggested that it does talk about density in describing a rural area. He was confused, why it was in the Comp Plan if it was to be ignored.

Mr. Harrison stated these issues are seen a lot in the unzoned areas. These conflicts come up and the problem is, our land use tool is zoning. The Comprehensive Plan analyzes the whole county, but the juice behind it is land use and our tool for land use is zoning. So, yes it can speak to character, overall character but tying specific numbers to it you cannot do in unzoned areas. He said it is seen a lot and he wanted to make sure everyone understood.

Ms. Gucker stated that also falls in line with what the County Attorney said.

Mr. Jones asked, to be clear density could not be considered in the unzoned area.

Staff answered that was correct.

Chairman Rogers stated Mr. Bichel asked if Mr. Corely had a response to this.

Mr. Corely provided a response; he did not think there was anything saying the density did not apply to the unzoned area.

Mr. Bichel stated in the unzoned area he could put a slaughter house, service center anything he would want without asking anybody's permission.

Mr. Corley stated you had to ask permission otherwise they would not be there today.

Mr. Bichel stated it was just a general comment for the unzoned area. The reason being so much of Greenville County is asking for zoning now.

Mr. Harrison stated he understood Mr. Corely's position, he respectfully disagreed. From a use perspective, in an unzoned area you can do anything. You have to meet setbacks and other development regulations, but the use and use is tied to zoning which is also tied to density. Mr. Harrison stated he was just wanting everyone to be on the same page as the difference between the Land Development Regulations and the Zoning Ordinance. What Mr. Bichel said was correct.

Chairman Rogers stated if he understood correctly, if the Commission feels like this development is inconsistent with the rural character of the area then that is proper grounds for a motion to deny the application, it is not a proper ground to say it is inconsistent with the surrounding density.

Ms. Jeffers-Campbell stated that was correct, however she cautioned the Commissioners to be very clear about what exactly about this plan you are saying in terms of the design and layout is not consistent with rural character. To avoid issues in the future, litigation, whatever. She stated they needed to be very clear how they are defining that.

Mr. Bichel asked Ms. Jeffers-Campbell to repeat what County Legal said about this.

Ms. Jeffers-Campbell stated basically that in terms of the Comprehensive Plan, because that is what the initial.....right. The Comprehensive Plan cannot be considered in the unzoned areas as it relates to land use density. It can be considered in terms of character and that character would be related to the design and layout. Not the density, not the number of units. Ms. Jeffers-Campbell stated the LDR did provide limits in the number of units and the applicant is within that.

Mr. Harrison stated he understood the frustration. He stated he knew there was a group in the Southern section of Greenville County that ran into all these issues and they got together and got an area zoned and the issues have subsided for the most part. He stated he was only making a suggestion and since there were so many in the audience, he assumed all were neighbors. If this were a rural zoned area they would not be having this conversation right now.

**MOTION:** Mr. Rogers offered a motion, seconded by Mr. Jones to deny the application based on grounds that it is inconsistent with the rural character of the area. The area is predominately wooded; it doesn't have a lot of homes.

Chairman Rogers passed the gavel to Vice Chairman Bichel.

Mr. Forest stated using inconsistency, because it is a broad term, consistency could mean residential use versus commercial use. So residential use would be compatible with the residential uses in the area. He stated if you were putting an industrial use there, yes that would not be compatible, but residential homes would be compatible with residential uses. That was his point in looking a consistency with surrounding properties.

Mr. Rogers stated if Mr. Jones would accept, he would like to amend his motion to include Section 3.1 in that it is incompatible with the surrounding area.

Mr. Jones stated he would be good with that.

Mr. Bailey stated he would have to agree with Mr. Forest, he understood Mr. Rogers, but it starts to lay some sticky ground work for later when we don't package it with something else.

Ms. Jeffers Campbell stated she wanted to clarify if the Commission was to make a motion; it needs to be consistent with 3.1 which says the project is compatible with the surrounding land use density but she wanted to remind the Commission the LDR covers both zoned and unzoned areas. She stated in this case, you are making a decision about an unzoned area so density would not apply. She did not think that criteria could be used for this application.

Ms. Jeffers read Section 3.1 to the Commission members. She also stated she thought the only thing the Commission had at this point was the variance. The variance was something that if the Commission decided to deny the application, the most appropriate denial would be based on the environmental conditions in denying the variance for the emergency access, which would force the applicant's hand to come up with a revised concept to address emergency access.

Mr. Rogers stated he would like to amend his motion to still include the denial based on being inconsistent with the rural character and also add the variance issue.

Mr. Forest noted he thought the inconsistency would be with density which would not apply. Section 3.1 does not cover inconsistency with character.

Mr. Rogers stated he was withdrawing the 3.1 and going with the inconsistency with the rural character based on the Comprehensive Plan just passed and the secondary ground being the variance.

Mr. Bailey asked to be clear, density was not being mentioned.

Mr. Rogers stated that was correct.

Ms. Jeffers-Campbell clarified a question was could the Comprehensive plan be considered when a project is in the unzoned area. What she had said was no. She stated what she thought could be considered, not necessarily approve or deny something by it, but you can consider it. When it comes to a motion to approve or deny you really want to stick with 3.1. How you would deny the request needed to be more specific than the Comprehensive Plan because it is in the unzoned area and the Comprehensive Plan is more tied to land use and density.

Mr. Bichel stated on the variance, the applicant would only have to combine two lots.

Ms. Gucker asked Mr. Rogers to repeat his motion.

**MOTION:** Mr. Rogers moved to deny PP-2020-001, as the application is inconsistent with the rural character of the surrounding area, number one, and number two, it requires a variance which is inappropriate in this setting with respect to the second access. Seconded by Mr. Jones.

Dr. Hollingshad:

Mr. Chairman, procedurally, do we need to treat the variance and the case as separate votes.

Mr. Bichel stated the two could be treated together.

Mr. Forest stated he would prefer the Commission treated them separate.

The vote on Mr. Rogers motion to deny failed due to a tie vote.

Mr. Bichel passed the gavel back to Chairman Rogers.

**MOTION:** By Mr. Bailey to treat the variance and application separately, with the variance voted on first, being denied, seconded by Mr. Jones. The motion carried by voice vote with one absent (Shockley).

Dr. Hollingshad:

Mr. Chairman, without the variance the subdivision does not meet Section 8. ....of the LDR, therefore not in compliance.

Ms. Jeffers-Campbell stated the preliminary plan could not be approved without the variance.

Chairman Rogers stated to be clean, he thought there should be a motion

**MOTION:** By Mr. Harrison , based on the variance being denied, he moved to deny PP-2020-001, seconded by Mr. Bichel. The motion carried by voice vote with one absent (Shockley).

## REZONING REQUESTS

Mr. Henderson presented the following:

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

**FROM:** Meagan Staton

**CC:** Sarah Tresouthick Holt, AICP

**RE:** **CZ-2020-12**

**APPLICANT:** Krish Vijay Patel for KVP Five Forks, LLC

**PROPERTY LOCATION:** 2615 Woodruff Road

**PIN/TMS#(s):** 0548020103902

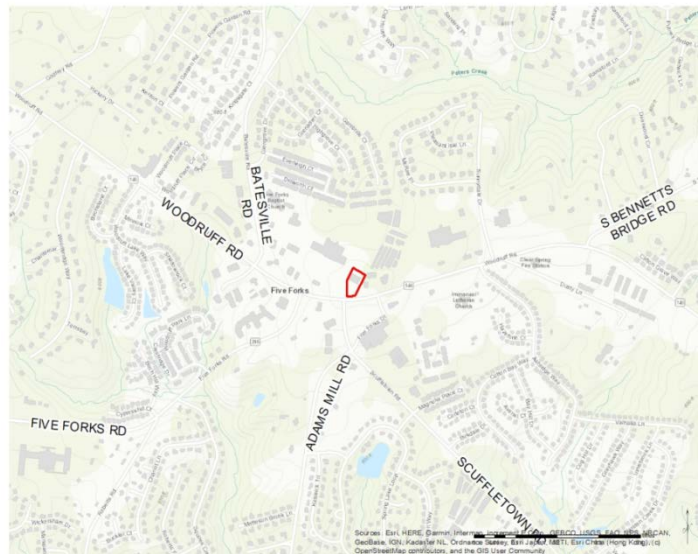
**EXISTING ZONING:** S-1, Services

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

**PROPOSED LAND USE:** Retail and Restaurants

**ACREAGE:** 1.16

**COUNCIL DISTRICT:** 21 - Roberts



**ZONING HISTORY:** The parcel was originally zoned S-1, Services in June of 1991 as part of Area 7. There are no previous rezoning cases for this parcel.

**EXISTING LAND USE:** vacant warehouse

**AREA CHARACTERISTICS:**

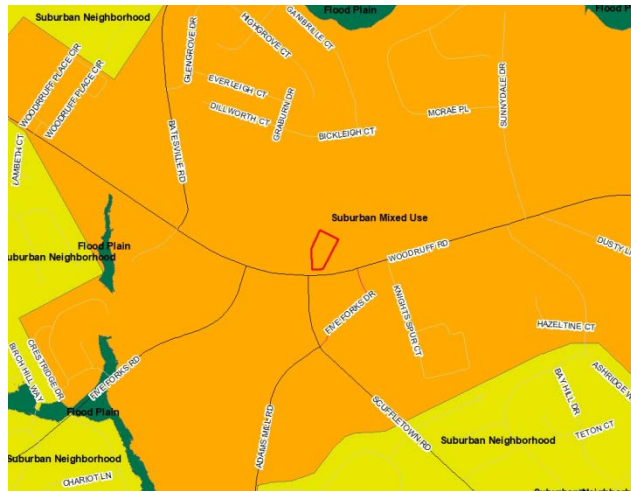
Direction	Zoning	Land Use
North	S-1	vacant land and future storage facility
East	C-2	restaurants, tavern, and business offices
South	C-1	grocery store, restaurant, beauty shop, pet grooming, and business office
West	S-1	vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*.



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

**AREA AND COMMUNITY**

**PLANS:**

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

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
Current	S-1	0 units/acre	1.16	0 units
Requested	C-2	16 units/1 acre		18 units

A successful rezoning may add up to 18 dwelling units.

**ROADS AND TRAFFIC:**

Woodruff Road: four-lane State-maintained Major Collector. The parcel has approximately 98 feet of frontage along Woodruff Road, and the parcel is approximately 0.24 miles east of the intersection of Batesville and Woodruff Roads. The property is not along a bus route, however there are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Woodruff Road	1,219' E	17,400	18,500 +6.3%	23,200 +25.4%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. Monarch Elementary is located approximately 0.77 miles from the site.

**CONCLUSION:**

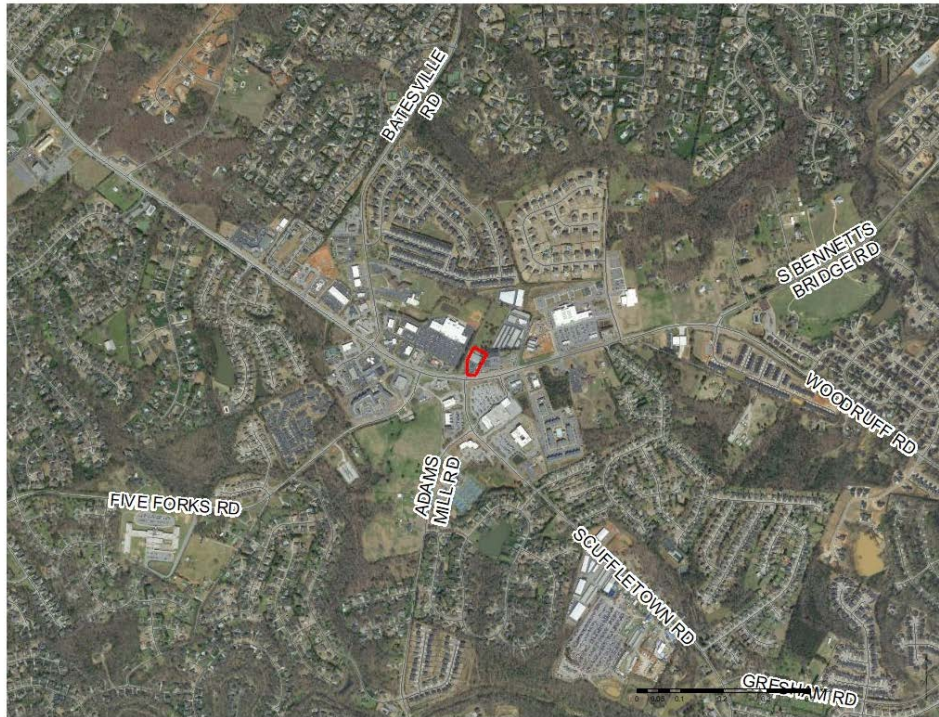
The subject parcel is located in an area that is surrounded primarily by commercial uses. The parcel is also located within the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. In addition to providing for a variety of single-family and multi-family building types, this designation also suggests that regional or neighborhood commercial, office, institutional, and mixed-use residential to be suitable primary uses for this area.

The applicant has stated that the proposed use for this site is restaurants and retail. While these uses are primarily already permitted on site with the current zoning in place, rezoning this parcel to C-2, Commercial brings the property into greater conformance with setbacks, and is essentially a “housekeeping” type request overall.

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

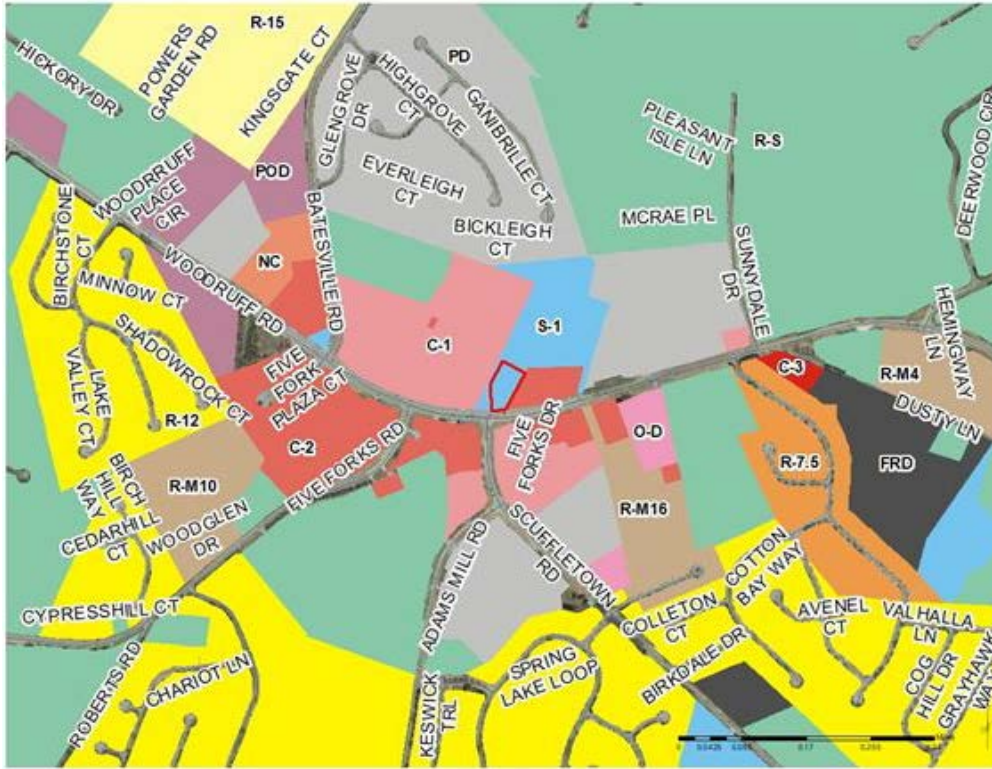
**MOTION:**

By Mr. Looper, seconded by Mr. Harrison to approve CZ-2020-12. The motion carried by voice vote with one absent (Shockley).

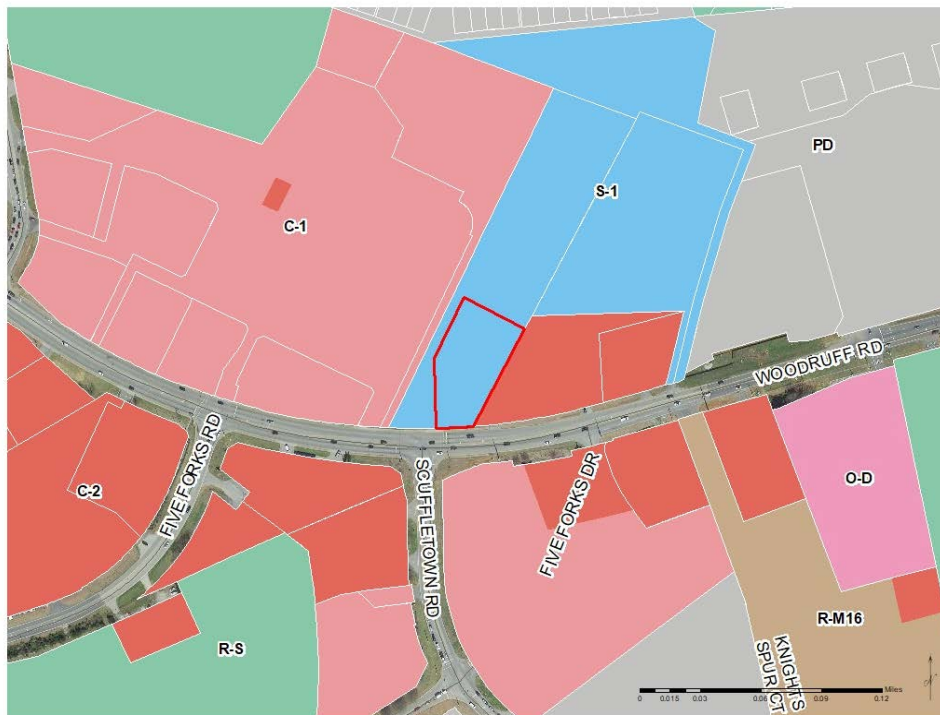


Aerial Photography, 2019





Zoning Map



Mr. Henderson presented the following:

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

**FROM:** Joshua Henderson

**CC:** Sarah Tresouthick Holt, AICP

**RE:** **CZ-2020-13**

**APPLICANT:** Suzanne Childs, AIA for Childs Architecture on behalf of New Generation Daycare and Learning Center Holdings, LLC

**PROPERTY LOCATION:** 110 Old Grove Road

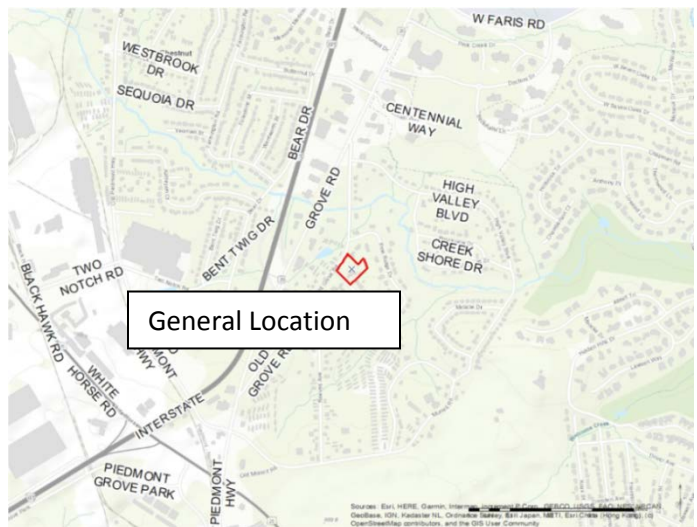
**PIN/TMS#(s):** WG01020500200

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

**REQUESTED ZONING AND LAND USE:** **FRD, Flexible Review District  
Children’s Daycare and After School Program**

**ACREAGE:** 1.77

**COUNCIL DISTRICT:** 24 – Seman



**ZONING HISTORY:**

The parcel was originally zoned R-12, Single-Family Residential in May 1971. There have been no proposed rezonings for the parcel in question. The parcel was granted a setback variance (CB-2020-02) for the existing building located at the rear of the property, being proposed for the after school program, to be 2' 1 1/2" from the rear property line. This variance request was granted at the January 8, 2020 Greenville County Board of Zoning Appeals.

**EXISTING LAND USE:**

Vacant daycare

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-12	single-family residential
South	R-12	vacant single-family residential
West	R-12	mobile home park

**WATER AVAILABILITY:**

Greenville Water

**SEWER AVAILABILITY:**

Gantt District Wastewater Collection

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:**

The subject property is part of the Plan Greenville County Comprehensive Plan and is designated as *Transitional Corridor*, which calls for primary uses as commercial, office, and retail and has a gross density of 12-30 dwellings per acre.



Plan Greenville County, Future Land Use Map



**TC TRANSITIONAL CORRIDOR**

**Place Type Characteristics**

Transitional Corridors are older, primarily commercial corridors with a wide range of land uses and development patterns. These places developed in the first wave of automobile-oriented design, and currently consist of extensive surface parking, numerous vehicular curb cuts, and inconsistent development patterns. Older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site design, and more pedestrian-friendly building placement.

<b>Primary Uses</b>	Commercial, office, retail
<b>Secondary Uses</b>	Townhomes, attached single-family residential
<b>Gross Density</b>	12 - 30 dwellings per acre
<b>Transportation</b>	Wide right-of-way to allow multiple modes of transportation, interconnected street grid
<b>Parking</b>	On-street parking, off-street surface parking in rear of buildings
<b>Open Space</b>	Neighborhood parks, plazas

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY**

**PLANS:**

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

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
Current	R12	3.6 units per acre	1.77	1 unit
Requested	FRD	2 units per acre		2 units

A successful rezoning may add up to 1 dwelling unit.

**ROADS AND TRAFFIC:**

Old Grove Road: two-lane County-maintained collector road and the parcel has approximately 250 feet of road frontage.

Pine Ridge Drive: two-lane County-maintained local road and the parcel has approximately 250 feet of road frontage.

The parcel is approximately 0.38 miles east of Old Grove Road and Highway 20. It is located 0.43 miles from the nearest bus stop at 1130 Grove Road; however there are not sidewalks in the immediate area. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Grove Road	1823' W	11,200	11,700 +4.46%	12,700 +8.55%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. The site is within 0.8 miles from the Charles Townes Center for the Gifted School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing to renovate the existing 3,172 sq. ft. main structure for the use of a daycare and the 2,142 sq. ft. accessory structure for the use of an after school program. The most recent use of the property was for a daycare business, but due the current zoning of R-12, Single-Family Residential and a lapse of 6 months in operation, a daycare is not a permitted use in the current zoning. The buildings have to be renovated to bring them into compliance with the proposed use due to lack of previous upkeep. The applicant does primarily plan on utilizing the entire parcel for child care purposes (i.e. daycare and after school programs), but through the proposed Statement of Intent would be allowing additional uses allowed in the Neighborhood Commercial zoning classification under the Greenville County Zoning Ordinance and some professional service businesses. The proposed development will also include new a parking lot, pedestrian connectivity throughout the site, playground area, drop-off/pick-up area, and the possibility of 1,500 sq. ft. storage building and possible playground expansion.

**Proposed Land Uses:**

Staff has no issues with the proposed uses as stated in the Statement of Intent for the property given that Transitional



Corridors, as stated in the Plan Greenville County Comprehensive Plan, includes “older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site design, and more pedestrian-friendly building placement.”

**Architectural Design:**

Both of the existing buildings are one story and other than routine renovations will not be changed or expanded. All buildings (both existing and the proposed storage building) will not exceed the maximum allowed height of 35’. Exterior finish materials will consist of brick, stone, cement board siding, composite trim, and vinyl windows.

**Access and Parking:**

The applicant is proposing 16 parking spaces which is 33% less than the 24 required parking spaces per Article 12 Development Standards in the Greenville County Zoning Ordinance. This amount is being proposed based on staggered times for student drop-off and pick-up along with parents using parking spaces for 5-10 minutes at a time. Any future change in use, as allowed per the Statement of Intent, will be required to meet the parking requirements in the Greenville County Zoning Ordinance. There will be the (10) 90 degree parking spaces in the main parking lot and an additional six (6) parallel parking spaces in front of the main building. The 90 degree parking spaces will be 9’ x 20’ and the parallel parking spaces will be 9’ x 23’, all meeting the Greenville County Zoning Ordinance.

The proposed development will provide a 24’ two-way access driveway off of Old Grove Road into the larger parking lot and reduce to a one-way access driveway onto Pine Ridge Drive. The main building will be connected by a series of concrete walkways and there will be pedestrian walkways leading from the building to Old Grove Road and Pine Ridge Drive. There will be a sidewalk along the parallel parking spaces providing for safe access without having to cross vehicular traffic. The ingress/egress point into the side of the building will be located behind the main parking lot providing safe access without having to cross through the parking lot. There is not a bus stop in the immediate area, but there is one 0.43 miles on Grove Road; however, there are no sidewalks for safe travel from the bus stop to the site.

**Landscaping and Buffering:**

The applicant states that the playground area will be enhanced with plantings, and a shade tree and shrub(s) will be added in

proximity to the main parking lot. There will be a 6' tall opaque fence with an additional evergreen landscape buffer on the inside of the fence adjacent to single-family residential properties to provide a buffer from the proposed development. The site benefits from several mature trees that will be kept to the best of the applicant's ability depending on the new driveways and parking areas. The overall intent of the proposed development is to keep the same character and look of the property that it has had over the years, fitting in with the surrounding single-family residential properties.

**Signage and Lighting:**

The applicant states that a monument sign not exceeding 30 sq. ft. will be installed at the driveway on Old Grove Road and "Do Not Enter" directional signage will be installed at the exit lane on Pine Ridge Drive. The monument sign will consist of a combination of brick, stucco or stone and wood.

All exterior lighting will be full cut-off design. The building mounted lighting will be used to highlight entrances, walkways, parking and landscape areas. Sidewalks/walkways will be lit by ground mounted solar powered light fixtures. The larger parking area will be lit by pole mounted fixtures not exceeding 20' in height and will be provided with house-side shielding to not negatively impact surrounding single-family residential properties. The applicant has stated that the 20' pole lights will not come on before 6 am and will go off no later than 9 pm.

**CONCLUSION:**

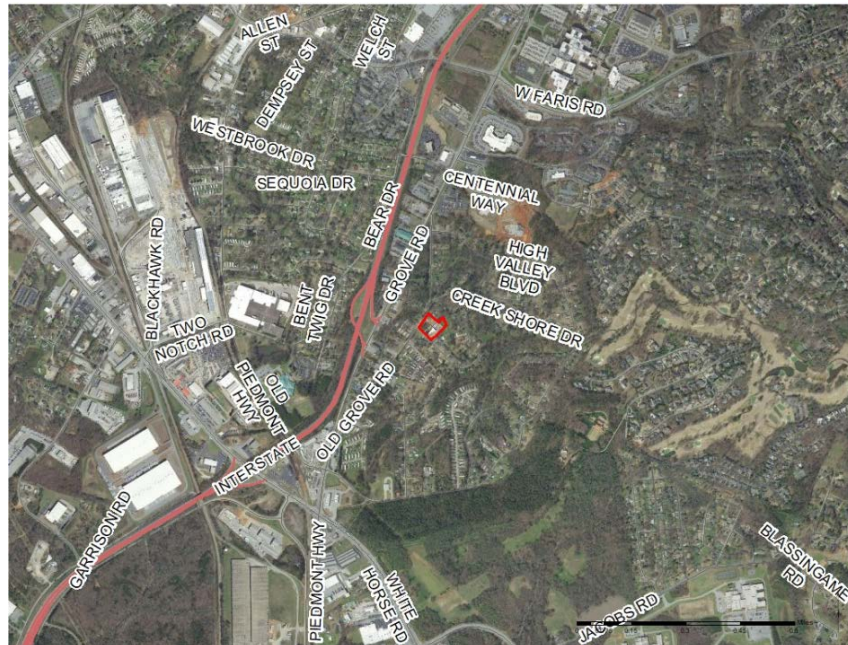
According to the Plan Greenville County Comprehensive Plan, this area is designated as *Transitional Corridor* use in the Future Land Use section. Old Grove Road is made up of a variety of development that consists of single-family residential, office and commercial, church, and mobile/manufactured home parks. The proposed development of a daycare/after school program will aid in bringing additional future redevelopment for this area by bringing life back to an existing vacant building. The proposed development will have to meet the following conditions:

1. Meet all remaining comments from the letter dated February 7, 2020 between Suzanne Childs and Staff;
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.
3. Provide adequate parking and stacking of vehicles for the proposed approximate 90 students that are being allowed.

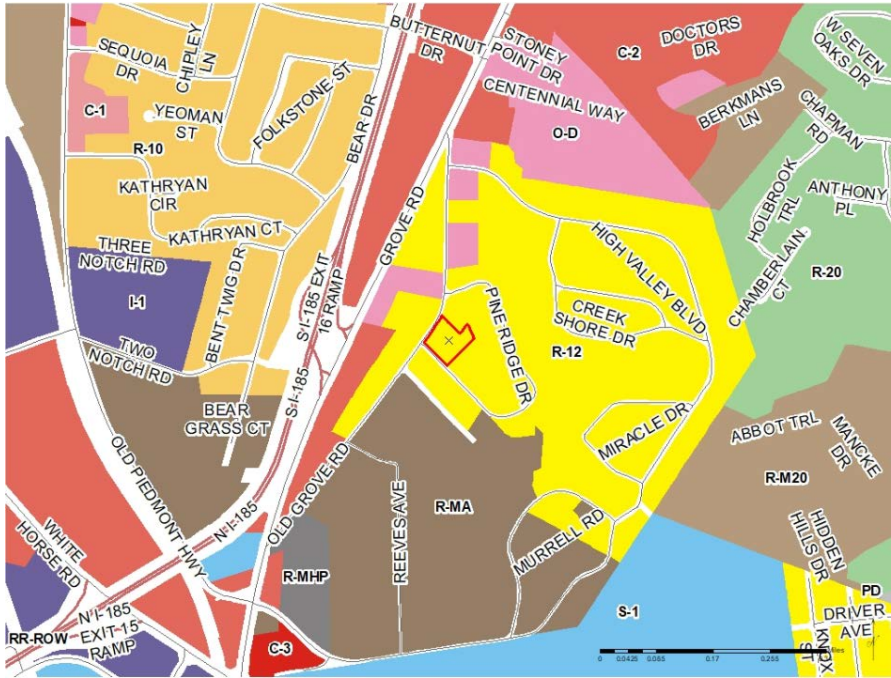
The parking and stacking of vehicles waiting to drop-off and pick-up cannot overflow into the public rights-of-way and must be contained on-site. This will either need to be accomplished by additional parking area(s) or provide Staff with an example of a drop-off/pick-up schedule that will be provided to the parents.

Staff recommends approval with conditions.

**MOTION:** By Mr. Forest, seconded by Mr. Looper to approve CZ-2020-13 with staff's conditions. The motion carried by voice vote with one absent (Shockley).



Aerial Photography, 2019



Zoning Map



**February 13, 2020**

**Suzanne R. Childs, AIA responding to County Comments in RED**

February 7, 2020

Suzanne Childs, AIA  
Childs Architecture  
610 N. Main St. Ste. 101  
Greenville, SC 29601

RE: 110 Old Grove Road review letter; CZ-20-13

Dear Ms. Childs,

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.

Statement of Intent

1. Please provide page numbering for each page. My comments below are in order of the current pages and indicated by page numbers.  
**Will add page numbers.**

Cover Page

1. Please revise the parcel number to read WG01020500200 and provide reference to the portion of parcel WG01020500100.  
**Will reference the portion of adjacent parcel that has been added to property.**

Page 1

1. Under Section 1 Staff believes that the following allowed uses might not be fitting for the area due to the close proximity of the existing single-family residential: police, bank or similar financial institutions, government offices, library, community recreation, restaurant, or veterinary offices.  
**Will remove those uses from the list of allowed uses.**
2. Please specify both small scale gardening and small scale retail. What type uses are you referring to with these?  
**Small scale gardening would be for neighborhood use, not commercial sales. Small scale retail is less than 4,000 SF to be congruent with existing building footprints. The intention is to be able to convert existing buildings and not razing buildings for a structure of commercial character.**
3. In your Prohibited Uses, please specify large scale retail.  
**Large scale retail is over 4,000 SF.**
4. Please include pay day loans in your Prohibited Uses.  
**Pay day loans will be added to list of Prohibited Uses.**

Page 2

1. Under Density and Use Table, please provide the density information in a table like what is provided in our Review District Checklist. You provided single-family residential as an allowable use therefore you will need to provide a max density for the residential and not the max building area and recreation as indicated. It might be beneficial to have two separate tables: one for single-family residential and one for non-residential uses.  
**Will provide two tables, one for single family residential, and one for non-residential uses. The maximum density for single family use would be conversion of the Day Care Main Building back to single family use and conversion of After School Building for single family use, two units.**
  - a. In the table for the non-residential uses, you can leave out the density and in the Max Square Feet, you can just provide square footage for the non-residential uses allowed for the property. This will also need to include the 1,500 sq. ft. possible future building and playground expansion as mentioned in Section 3 on page 3.  
**We will leave the density out of the non-residential Density and Use Table, and include the 1,500 SF possible storage building and playground areas.**

Page 3

1. Under Section 2, please revise “is sole owner” to “are sole owners”.  
**Will revise.**
2. You make reference to a separate after-school building. Can you please elaborate on how students will get to this program? Will there be a bus or van that used? If so, will it be parked on site all time taking up one or more of the parking spaces?  
**Students will be brought to the After School program in a 10 passenger van that fits in a standard parking space. It will be parked on site when not in use picking up children and needs a space.**
3. What will be the total number of children that you anticipate on having at any one time? What will be the total number of students you anticipate on having for the after-

school program at any one time?

**Total number of children on site at a time will be 90 students including 70-75 for the Daycare and 15-20 for the After School program.**

4. Under Section 5 Number 4, please change “drive” to “driveway”.  
**Will make that edit.**

#### Page 4

1. In Section 6, please include the width of the parking spaces for the 90 degree spaces at 9 ft. wide by 20 ft. deep and the parallel spaces of 9 ft. wide and 23 ft. long.  
**Will add those dimensions and/or notes on the Concept Plan.**
2. In the second paragraph under Section 6, please revise to read as follows: “Number of spaces required for future changes of use are subject to County review, approval, and mitigation by owner”.  
**Will revise as indicated.**
3. In section 8 Number 2, please explain what you mean about “aluminum storefront”. This has a commercial connotation to it.  
**This will be clarified. The only intended use of commercial aluminum storefront is full glass entry door(s) and not windows.**
4. In Section 8 under Number 3, what is “single area”? Is this intended to be “single-family”?  
**This was intended to mean single area in terms of uses. It is not a mixed-use development.**

#### Page 10

1. In Section 9 under Number 1, please include commas between the Please include commas between ponds, lakes, or stormwater features.  
**Will add commas.**
2. In Section 9, please include reference to the variance that was granted for the rear setback. Please include all necessary information related to this variance case (i.e. case number, approved setback, date of approval, etc.)  
**Will add clarifying information for setback variance: Approval was granted by Greenville County Board of Zoning Appeals on January 8, 2020 for Docket Number CB-20-02, request for variance of 2’-1-1/2” on required 5’ setback encroached on by existing After School structure, as well as extension of Use by Special Exception for Daycare due to the allowed time the center has been closed being exceeded.**

#### Page 11

1. In Section 9 under Number 3, there will need to be an additional landscape buffer in addition to the proposed fence. This will need to be provided with a combination of evergreen trees and canopy trees.  
**An evergreen landscape buffer will be added on the interior of the fence where property abuts residential use.**
2. In Section 9 Number 4, you refer to a roadside buffer; however, I do not see that on the Concept Plan. Please make sure that you call out this area on the plan.  
**The roadside buffer is needed only where parking faces the street. Existing plantings will be used as the buffer to reduce impact of the parallel parking facing Pine Ridge**

**Drive. In the event that additional parking comes close to Old Grove Road, buffering will be provided there as well.**

3. In Section 9 under Number 7, what is the 25' buffer you refer to?  
**This was meant to reinforce that a 5' buffer may be used because the parcel is less than 2 acres and will be deleted due to the nature of Flexible Review District design principles.**
4. In Section 10, please change "is intended to" to "will" and please provide more detail on the proposed sign(s). You show the location on the Concept Plan, but we will need more about the height, square footage (matching what you have on the Concept Plan), materials, etc. On the Concept Plan, you reference the monument sign being 80 sq. ft. in size. Staff believes that this is out of character with the surrounding residential uses. Please reduce the maximum square footage to something that is more compatible.  
**The edit to "will" will be made. The size of the sign will be reduced to 30 SF to be more compatible with the residential scale. Materials proposed are a combination of brick, stucco or stone and wood to support the sign. In the example attached, the pole is hidden within the sign. It is not a pylon sign.**
5. In Section 11, please change "may" to "shall". Also please provide reference to house-side shielding for adjacent residential uses on the 20' pole mounted light fixtures. Also, which parking area will be lit by the 20' pole lights? The main parking lot, the parallel spaces, or both? Please also include reference to the ground lights for the sidewalks/walkways being solar powered.  
**"May will be changed to "shall." Reference to house-side shielding will be added to the 20' pole lights, which will be located at the Staff Parking area. The walkway lights will be solar. The parent drop off area in front of the Main Building will be lit from the building due to proximity.**
6. Please provide examples of the lights being proposed.  
**Examples will be provided to staff for approval. Character is intended to blend with the residential neighborhood and pole lights are used for safety during Fall and Winter months when it is dark in the morning and early evening. Pole lights will not come on before 6 am and will go off no later than 9 pm.**

#### Concept Plan

1. Please include the land use for every part of the development. Just provide the acreage of building coverage, playground coverage, parking, open common area, etc.  
**Acreage will be provided. Current design including modifications to increase parking and provide possible 1,500 SF storage building include:  
Buildings, 6,184 SF or 0.14 acres  
Playgrounds, 18,186 SF or 0.42 acres  
Walks, 3,775 SF or 0.09 acres  
Parking, 13,347 SF or 0.31 acres  
Open Space, 35,519 SF or 0.82 acres**
2. Please make reference to the approved setback variance matching the same information in the Statement of Intent. You indicate that the development will have a 5' setback around the perimeter of the property, but the rear structure encroach into that 5' and we need to indicate the reduction of the setback line here as well.  
**The information in response to Page 10 comment 2 will be added to the concept plan indicating it applies to the After School building.**



3. Please provide the dimensions of the parking spaces, both 90 degree and parallel. There will also need to be a striped handicap accessible meeting all ANSI and Building Code requirements. This could either be 5' or 8' depending on if a van accessible handicap space is required.  
**Notes will be added to the concept plan indicating dimensions for parking space sizes per ordinance and including required accessible space(s). The first accessible space will be van accessible. Parking is proposed to be increased by adding a parallel space for staff at Pine Ridge Drive on existing concrete, and adding 5 more spaces adjacent to Staff Parking northeast of the two way drive coming in from Old Grove Road. Pedestrian walk will shift to the other side of the driveway.**
4. According to the Zoning Ordinance, two-way travel lanes must be 24' in width.  
**24' dimension for two way drives will be added to plan, as well as correcting direction for arrows so cars drive on the right side.**
5. Please clearly label any sidewalk and cross walk. It appears that a sidewalk crosses over the drive aisle at the parking lot, but I assume that it is a crosswalk instead.  
**Sidewalks and cross walks will be delineated or noted. You are correct there is a cross walk going across the drive for pedestrian access from Old Grove Road.**
6. Please clearly label the walkway between the daycare building and the after school building.  
**Walkways will be noted and/or hatched on the plan for easy identification.**
7. How will the dumpster be accessed? Is this to be a full dumpster to be picked up commercially, or is this a trash area that will house roll carts that are going to be set out on the street? I am concerned that if a commercial type dumpster is in this location that a truck will not have access to empty.  
**The dumpster will be relocated to be accessed off the two way drive coming from Old Grove Road. The service truck will travel the same drive path as cars, exiting onto Pine Ridge Drive. This will be graphically shown on the Preliminary Development Plan along with other revisions referenced here prior to the February 26 Planning Commission Meeting. Dumpster will be screened with 6' fence and shrubbery.**
8. Please label the 6' privacy fence where adjacent to single-family residential properties as stated in the Statement of Intent.  
**Fence will be labeled.**
9. We would like to see a reference to the bus stop location on the Concept Plan. This may be done with a vicinity map type reference showing the property in relation to the bus stop.  
**A vicinity map will be added to show relative distance from bus stop to the property.**
10. Please include the exterior dimensions and square footage of the buildings.  
**Length and width dimensions and square footage for each building will be shown on the plan.**
11. Please indicate the proposed buffers as provided in Section 9 of the Statement of Intent and indicated in your Landscaping Notes on the Concept Plan.  
**The buffers noted under "Page 11" in these comments will be referenced on the plan and in the Landscaping Notes.**
12. If you do not show the renderings of the proposed signage in the Statement of Intent, please show elevations with dimensions on the Concept Plan. Once again, Staff believes that the proposed 80 sq. ft. monument sign is out of character with the surrounding residential uses. Please reduce the maximum square footage to something that is more

compatible.

**Square footage has been reduced to 30 SF. We are working with a sign company on the design. Please see the attached example.**

13. Will there be solar walkway lights installed along any of the existing walkways?

**Yes.**

14. In your Signage note, you misspelled the word “facing” in the first line.

**Thanks for the correction.**

15. There is a line that crosses the two-way driveway just to the left of where you refer to Lot 32, 33, 34. It looks like this line is part of the street line that was carried into the property. If this is not significant, please remove.

**That line represents the edge of the existing pavement. A portion of the existing drive had to be removed to replace the underground water line and will be replaced.**

16. Please provide the location of the proposed 20’ pole light(s).

**The pole light locations will be shown and positioned to light parking not close enough to be lit from the building(s).**

#### Natural Resource Inventory

1. The topographic survey provided meets the requirements; however, we just need it to also state that it is the Natural Resources Inventory.

**That has been done.**

2. Please make reference to the approved setback variance matching the same information in the Statement of Intent. You indicate that the development will have a 5’ setback around the perimeter of the property, but the rear structures encroach into that 5’ and we need to indicate the reduction of the setback line here as well.

**That information has been added as well as information stated above under Page 10, comment 2.**

These changes may be made now, due on February 13, 2020 in time to get revised plans into our staff report. 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 February 7, 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.

**We agree to these comments. Please consider this written response as a condition of approval for the rezoning to Flexible Review District. Thank you for your help.**

Sincerely,

/S/

Joshua T. Henderson

Principal Planner

**Respectfully,**

**Suzanne**

**Suzanne R. Childs, AIA**

**Childs Architecture, LLC**

### **PLANNING REPORT**

Ms. Holt addressed the Planning Commission members with a brief update on the events within the department as was included in the agenda packets. She noted the Historic Preservation website was up and operational and the address was in the Planning Report. The Taylors Town Square Overlay District was approved by County Council. She noted the GPATS staff held a GPATS 101 meeting which was attended well. She stated the information was available on the GPATS website. She went over the number of permits, projects and zoning activity. Ms. Holt stated on March 11, 2020 there would be a Commission Workshop at noon in Conference Room D.

Ms. Gucker invited the Commissioner to the Hampton Avenue Pedestrian Bridge ribbon cutting on March 6, 2020 at noon. Being dedicated in Ms. Xanthene Norris's name.

Ms. Gucker also announced the Greenville County Animal Care has received an award from No Kill South Carolina on their efforts of becoming No Kill and maintaining No Kill. She stated they also received a \$100,000.00 grant from Petco for the Share the Love event.

### **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 5:39 p.m.

Respectfully submitted

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Recording Secretary