

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
January 22, 2020
4:30 p.m.

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

MEMBERS ABSENT: J. Rogers and M. Shockley

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

COUNCIL MEMBERS PRESENT: None

CALL TO ORDER

Vice-Chairman Bichel called the meeting to order and Mr. Bailey provided the invocation.

APPROVAL OF THE OCTOBER 23, 2019 MINUTES AND THE NOVEMBER 20, 2019 MINUTES

MOTION: By Mr. Looper, seconded by Dr. Hollingshad to approve the minutes of the October 23, 2019 Planning Commission meeting. The motion carried by voice vote with two absent (Rogers and Shockley).

Dr. Hollingshad noted there were a couple of minor changes he had brought to staff's attention and the corrections have been made and placed at each Commissioners place.

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to approve the minutes of the November 20, 2019 Commission meeting as amended. The motion carried by voice vote with two absent (Rogers and Shockley).

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2019-148, Crestfield Farm **WITHDRAWN BY APPLICANT**

Vice-Chairman Bichel recused himself from the following discussion and passed the gavel to Mr. Looper. He also left the meeting room.

PP-2019-175, Garrison Grove

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 47.60 acres and zoned FRD, Flexible Review District. The developer is proposing a 224 lot subdivision accessed by West Georgia Road/Fork Shoals Road (State). The developer is proposing 1.34 Linear Miles of Public Road. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Ms. Jeffers-Campbell stated in the Commissioners packets, staff recommended holding the item since some SAC comments had not been addressed. She stated the applicant did submit an addendum to the Traffic Impact Study to the SCDOT and a response was received from SCDOT.

Staff recommends approval of the preliminary plan with the standard and specific requirements and the following conditions:

- Widen West Georgia Road to provide left turn lanes at new access point.
- Addition of left turn phase in the signal at West Georgia Road at Fork Shoals Road for southbound traffic (new SCDOT standard with 4 section head).
- Standard stop signs and bars at access locations
- A revised preliminary plan shall be submitted to Subdivision Administration and Land Development reflecting the SCDOT required improvement prior to issuance of land disturbance permit.
- All SCDOT required improvements shall be installed once 40 lots or 60 units have been recorded by final plan.

MOTION: By Dr. Hollingshad, seconded by Mr. Bailey to approve PP-2019-175 with staff's recommendations. The motion carried by voice vote with one abstention (Bichel) and two absent (Rogers and Shockley).

PP-2019-179, Thomas Place

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 17.1 acres and zoned R-12, Single-Family Residential. The developer is proposing a 24 lot (26 units) subdivision accessed by Chick Springs Road (County). The developer has chosen to do a Cluster Development, Option 2, with 5.13 acres of Open Space required and 5.66 acres of Open Space provided. The developer is providing 800 Linear Feet of Public Road. Water will be provided by Greenville Water and sewer will be provided by Taylors Sewer. Taylors Fire serves this area.

Ms. Jeffers-Campbell stated staff recommends approval of the preliminary plan with the standard and specific requirements and the following conditions:

- Re-label common area “Tract D” with a different letter to distinguish between it and Open Space “Tract D” and submit a revised preliminary plan to Subdivision Administration prior to submitting applying for a land disturbance permit.

The following appeared in opposition to the proposed:

- Bonnie Adams, 6 Old Hotel Court, Greenville, SC
- Tim Ginger, 635 Chick Springs Road, Greenville, SC

John Darron, 305 W. Stone Avenue, Greenville, SC appeared to answer any questions, he is the agent/engineer for the development.

MOTION: By Mr. Bailey, seconded by Mr. Harrison to approve PP-2019-179 with staff’s recommendations.

THE FOLLOWING IS A VERBATIM TRANSCRIPT REQUESTED BY DR. HOLLINGSHAD

Dr. Hollingshad:

Mr. Chairman, does the motion include the staff’s recommendation.

Mr. Bailey:

I will amend my motion to include staff’s recommendation.

Dr. Hollingshad:

There were some other areas in which the preliminary plan did not comply with the LDR, but I think they are easily and readily correctable. Let me run through those and I would propose these as additional conditions if that is agreeable. The first, there is a note that is required on the plan about the survey that is required under 3.3.4d, that I could not find anywhere on there, so that should be added. Secondly, the zoning for the CSX Railroad tract is not shown on there, which is also required under 3.3.4n. And the third item is that the density table required by 11.3 was not shown on there.

Vice Chairman Bichel:

Mr. Bailey, do you accept those amendments.

Mr. Bailey:

Could we get a comment from the engineer on that?

Engineer:

The density table is on there on the lower right part of the top lot, if I am not mistaken.

Mr. Bailey:

Do you have any comments on the other two?

Engineer:

I do not at this time.

Dr. Hollingshad:

Okay on the density table then.

Vice Chair Bichel:

The density table is on there so you have two amendments.

Dr. Hollingshad:

Yes the note about the survey and the zoning for the CSX Railroad.

Vice Chair Bichel:

Do you accept those amendments Mr. Bailley.

Mr. Bailey:

I accept those amendments.

Vice Chair Bichel:

Mr. Harrison?

Mr. Harrison:

Yes.

Vice Chair Bichel:

Alright, any other discussion. All in favor

The motion to approve PP-2019-179 with staff's recommendations and Dr. Hollingshad's two amendments carried by voice vote with two absent (Rogers and Shockley).

THIS IS THE END OF THE VERBATIM TRANSCRIPT

Mr. Looper returned to the meeting room.

REZONING REQUESTS

CZ-2019-82 WITHDRAWN BY APPLICANT

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: **CZ-2020-01**

APPLICANT: Frances Edwards Thorpe

PROPERTY LOCATION: 361 Terry Road

PIN/TMS#(s): 0569010101203

EXISTING ZONING: R-R3, Rural Residential

REQUESTED ZONING: R-R1, Rural Residential

PROPOSED LAND USE: Single Family Residential development

ACREAGE: 3.5

COUNCIL DISTRICT: 26 - Ballard

ZONING HISTORY: The parcel was originally zoned R-R3, Rural Residential in March 2018, as part of CZ-2018-08.

EXISTING LAND USE: Single-family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R3	single-family residential
East	R-R3	single-family residential
South	R-R3	single-family residential
West	Unzoned	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE COUNTY CONFORMANCE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Rural Land Use 2*, which has an ideal density of 1 unit for every 3 acres.



Imagine Greenville County, Future Land Use Map

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.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-R3</i>	<i>1 unit per 3 acres</i>	3.5	<i>1 unit</i>
Requested	R-R1	1 unit/1 acre		3 units

A successful rezoning may add up to 2 dwelling units.

ROADS AND TRAFFIC: Terry Road: two-lane County-maintained Rural Collector. The parcel has approximately 210 feet of frontage along Terry Road, and the parcel is approximately 2.74 miles southwest of Fairview and McKinley Roads. There are no traffic counts in the area of Terry Road. Additionally, this parcel is not along a bus route, and sidewalks are not present in this area.

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. There are additionally no schools located within 1 mile of this site.

CONCLUSION: According to the Imagine Greenville County Comprehensive Plan, this area is designated for agricultural activities and residential density is 1 dwelling per every 3 acres. The parcel meets this designation currently and is in conformance with its existing zoning. The requested R-R1 zoning would allow lots as small as one acre, which would be non-conforming with the Imagine Greenville County Comprehensive Plan. Staff recommends denial.

Mr. Jones spoke in favor of the request, stating the property owner would like to rezone in order to be able to build her daughter a home. He stated when the property owners opted to zone the area, it was decided to rezone to RR-3, one zoning as a contiguous parcel was needed and if there were a need in the future to make adjustments, they would have the opportunity to do so.

MOTION: By Mr. Jones, to approve CZ-2020-01.

THE FOLLOWING IS A VERBATIM TRANSCRIPT REQUESTED BY DR. HOLLINGSHAD

Mr. Forest:

The only question that I have is about the Imagine Greenville Comprehensive Plan, because I think we are trying to stick with that.

Vice Chair Bichel:

It has to because it applies during that period that it was still in place.

Mr. Forest:

Right. So it is not necessarily going against the zoning, it's also going against the Comprehensive Plan, is that correct.

Ms. Holt:

Mr. Forest, we evaluated the application based on the Imagine Greenville County Plan because of the date when this application came in and we also evaluated it with the South Greenville Area Plan.

Mr. Harrison:

A question for staff as well. Based on what we have heard, and I appreciate the xxxxx story, is there any other alternative for this applicant to accomplish what she is wanting to accomplish without rezoning. I don't think you can, I am just confirming that there is no way to build another structure on a parcel unless it is rezoned.

Mr. Forest:

She has three and xxxxx I think parcels out there.

Dr. Hollingshad:

Mr. Chairman, I think Mr. Jones explained pretty eloquently what the situation is out there, and I too am reluctant to go against the zoning in this area because it did arise out of grass roots efforts of the people that live out there, it reflects what they wanted and its.... I am reluctant to go against the

Comprehensive Plan. And, we also in addition have the constant thing that we deal with, where if we change the zoning it is going to be that zone and there is lots worse things that can happen. I want to add a comment to that part, the worst thing that could happen here is she could come in and build two houses instead of just one. And again, as Mr. Jones described, it is really not going to be any kind of impact and um I think in good conscience, in this particular case we ought to help the lady out.

Vice Chair Bichel:

Is that a second to Mr. Jone's motion?

Dr. Hollingshad:

Yes.

Mr. Harrison:

One follow up comment. I like that this group came together to get this area zoned. My fear doing something like this, or not allowing her to do this, I don't want zoning to get a bad reputation after being in place for two years and they are already "regretting" it by not , by a very close margin. I appreciate the back story, and I will be in favor of it.

Vice Chair Bichel:

Thank you Mr. Harrison, alright we have a motion by Mr. Jones, seconded by Dr. Hollingshad. Any other comments

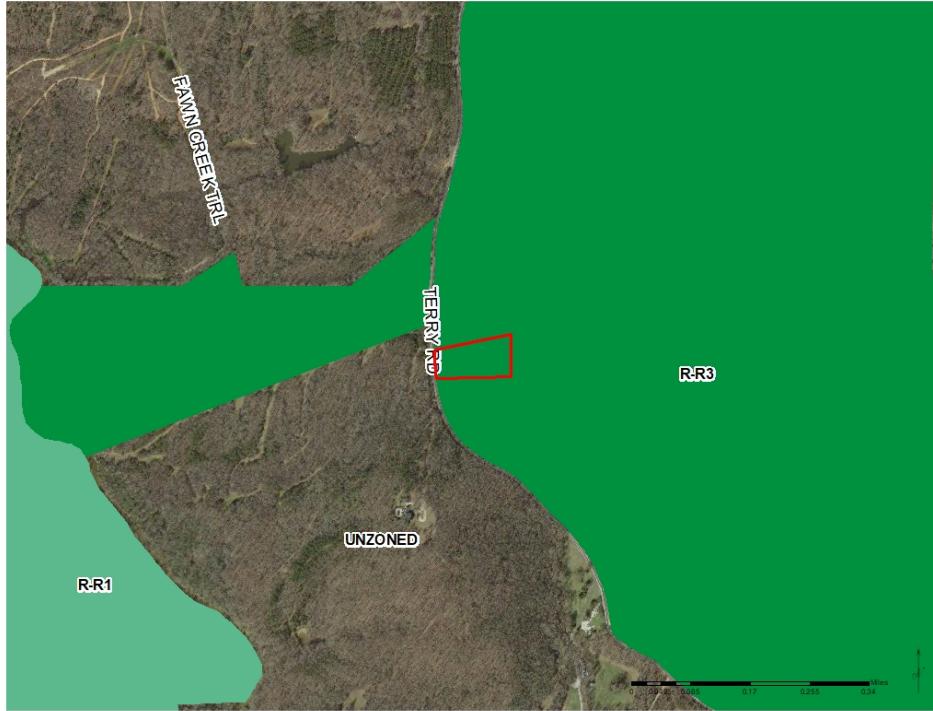
The motion to approve CZ-2020-01 carried by voice vote with two absent (Rogers and Shockley).

THIS IS THE END OF THE VERBATIM TRANSCRIPT.



Aerial Photography, 2019





Zoning Map



Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-02

APPLICANT: Matthew G. Chasteen for William R. Coker

PROPERTY LOCATION: Davis Road

PIN/TMS#(s): 0595020102700 and 0595020102800

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: R-S, Residential Suburban

PROPOSED LAND USE: Single Family Residential development

ACREAGE: 44.5

COUNCIL DISTRICT: 26 - Ballard

ZONING HISTORY: The parcels were originally zoned R-R1, Rural Residential in August 2000, as part of Area 14. There are no previous rezoning cases for these parcels.

EXISTING LAND USE: vacant pasture and wooded land

**AREA
CHARACTERISTICS:**

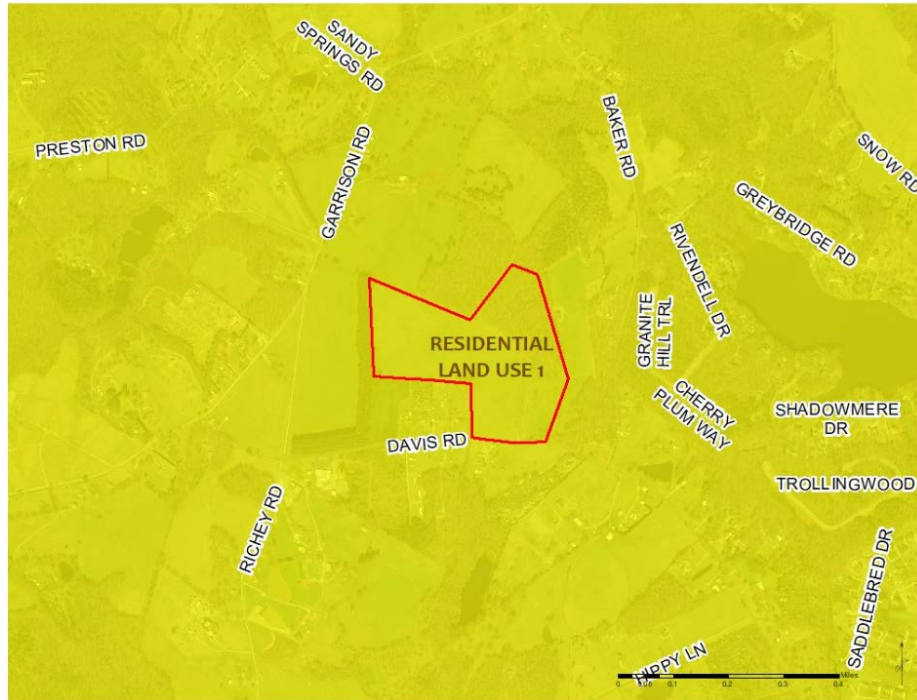
Direction	Zoning	Land Use
North	R-R1	single-family residential
East	R-R1	single-family residential
South	R-R3	single-family residential
West	R-R1	single-family residential

WATER AVAILABILITY: Well

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE
COUNTY CONFORMANCE:

The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated as *Residential Land Use 1*, which has an ideal density of 0.3 to 3 units per acre.



Imagine Greenville County, Future Land Use Map

AREA AND COMMUNITY
PLANS:

This parcel is a part of the South Greenville Area Plan, where it is designated as *Rural Preservation*. The *Rural Preservation* designation represents areas intended for large lot single-family development, open space, pastureland, and the preservation of trees and other rural related land uses.



South Greenville Area Plan, Future Land Use Map

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	R-R1	1 unit per acre	44.5	44 units
Requested	R-S	1.2 units/1 acre		53 units

A successful rezoning may add up to 9 dwelling units.

ROADS AND TRAFFIC:

Davis Road: two-lane County-maintained Minor Collector. The parcel has approximately 700 feet of frontage along Davis Road, and is located 1.25 miles east of the intersection of Augusta Road and Garrison Road. Additionally, this parcel is not along a bus route, and sidewalks are not present in this area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Garrison Road	3,800' NW	1,900	1,400 -26.3%	2,200 +57.1%

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. However, a portion of the site does contain a significantly wooded area. There are additionally no schools located within 1 mile of this site.

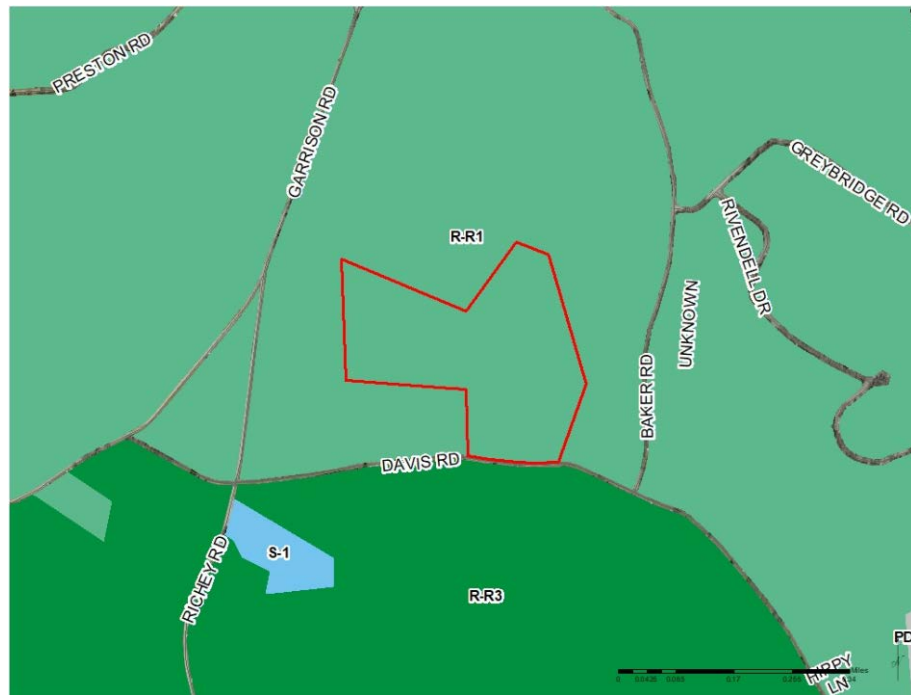
CONCLUSION:

The property is surrounded by R-R1, Rural Residential and R-R3, Rural Residential zoning districts. The Imagine Greenville County Comprehensive Plan allows for 0.3 to 3 units per acre under the *Residential Land Use 1* designation, however the more recent South Greenville Area Plan designates the subject site as *Rural Preservation*, which is intended for large lot single-family development. Staff is of the opinion that the current zoning is in conformance with the South Greenville Area Plan's Future Land Use designation and that the requested rezoning does not conform with this designation. Staff recommends denial.

MOTION: By Mr. Jones, seconded by Mr. Loper to deny CZ-2020-02, the motion carried by voice vote with two absent (Rogers and Shockley).



Aerial Photography, 2019



Zoning Map



Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-03

APPLICANT: Natasha Sexton for Sexton Design and Development on behalf of CHPL Real Estate, LLC

PROPERTY LOCATION: 1505 Buncombe Rd., Greenville, SC 29609

PIN/TMS#(s): 0150000200101 and 0150000200300

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: FRD, Flexible Review District

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PROPOSED LAND USE: Mixed-use Development

ACREAGE: 2.55

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned I-1, Industrial District in April 1972, as part of Area 3. There are no previous rezoning requests for these parcels.

EXISTING LAND USE: Vacant Warehouse

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Warehouse
East	C-1 & R7.5	Gas Station and Single-Family Residential
South	I-1	Auto Repair
West	I-1	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer & ReWa

**IMAGINE GREENVILLE
COUNTY CONFORMANCE:**

The subject property is designated as *Residential Land Use 3* which allows for 6 or more units per acre. The parcels are also located along a Neighborhood Corridor (Buncombe Road) which are classified as being residential in form and function but do allow for some limited nonresidential use.



ROADS AND TRAFFIC:

Buncombe Road is a two-lane State-maintained local road and Alexander Street is a four-lane State-maintained local road. The parcel has approximately 331 ft. of frontage along Buncombe Road and 310 ft. of frontage along Alexander Street. The parcel is approximately 0.63 miles northwest of the intersection of Rutherford Street and Highway 183. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Shaw Street	830' W	4,800	4,600 -4.16%	6,400 +39.13%

**REVIEW DISTRICT
DETAILS:**

Project Information:

The applicant is proposing to upfit the existing 35,658 sq. ft. warehouse building on parcel 0150000200101 (minus the 1,700 sq. ft. outbuilding addition and the commercial building on parcel 0150000200300) for a mixed-use commercial development. An outdoor patio area is proposed to be added along the Alexander Street façade wrapping around the corner of the building. The entire space will be used for the development of a restaurant/brewery space, office space, rooftop venue/bar, and event space. The proposed development will also include a new parking lot, pedestrian connections to existing sidewalks, and internal connections to all uses. The proposed event space is intended to be utilized as both a traditional event space and a community hub. The office space will allow current surrounding residents and small business owners the opportunity to grow their companies and provide employment opportunities for the area. The restaurant space will allow for the possibility of a restaurant, coffee shop, and/or brewery space which may

also provide an opportunity for an additional bar and/or event venue rooftop type atmosphere.

Architectural Design:

The existing building will be renovated to coordinate and enhance the surrounding neighborhood by providing visually interesting architecture on both street frontages. The existing building is between 20-25 ft. in height measured from finished floor elevation to the top of existing HVAC systems. If the proposed rooftop bar/event venue space is added, the final height of the building (after the proposed development) including the HVAC equipment, signage, and potential rooftop bar/event venue space will not exceed 35 ft. in height. The development will also incorporate elements such as “living wall” (vegetation grown vertically on a building) systems, steel accents, and modern windows.

Access and Parking:

There will be direct access to the parking lot from Alexander Street with pedestrian connectivity to both Alexander Street and Buncombe Road. The proposed development will consist of 138 parking spaces with 18 of the spaces available for compact cars only and measure 8’ x 16’. The parking lot will consist of 24 foot access drives. The proposed development is providing for both bike racks and bike parking and there is a bus stop at the development site that is intended to be used in lieu of driving.

According to the Greenville County Zoning Ordinance, 150 parking spaces would be required for the proposed uses. The applicant has stated that the proposed event venue and office space will be in operation during opposite times of the day allowing shared parking for each use.

Landscaping and Buffering:

The applicant states that there will be additional landscaping planted along Buncombe Road and Alexander Street behind the required 8’ buffer. This landscape will consist of canopy trees, evergreen hedge(s), and ornamental trees to soften the building from the public rights-of-way. There will also be proposed parking lot trees to provide adequate shade for the parking lot.

Staff recommended to the applicant that the normally-required 4 ft. tall landscape buffer be reduced to a maximum of 3 ft. in order to better meet CPTED (Crime Prevention through Environmental Design) criteria by allowing views into the property while still screening car bumpers.

Signage and Lighting:

The applicant states that a monument sign will be installed at the corner of Buncombe Road and Alexander Street with an additional smaller sign at

the driveway entrance to the development. All signage will be designed to complement the architecture of the development as shown in the accompanying graphics. Monument signs will be constructed of permanent materials including brick, stone, or other comparable materials and be in scale with the overall development. They will be double faced and a maximum height of 15 feet. The building signage will consist of both individual tenant signs and an illuminated roof top sign for the entire development, which will also meet Greenville County Sign Regulations. This rooftop sign will not have flashing lights or scrolling messaging. Painted murals may be installed on the building to provide both signage opportunities and local art opportunities.

All site lighting will be Dark Sky compliant, and the parking lot lights will be a maximum of 16' in height. There will be pedestrian scale lighting provided around the site, which will also be full cut-off fixtures. There are two style lights being proposed and will consist of either a shoebox LED style light and/or an enterprise LED style light which is a typical pedestrian pole light fixture both styles provided by Duke Energy.

CONCLUSION:

According to the Imagine Greenville Comprehensive Plan, this area is designated for residential use in the Future Land Use section. While the proposed development does not conform to this allowance, it is along a Neighborhood Corridor which specifically states can accommodate nonresidential activity. The proposed development will aid in bringing additional future redevelopment for this area by bringing life back to an existing vacant industrial building. This will also fit in, and support, the efforts of the enhancements along the Poinsett corridor. The proposed development will have to meet the following conditions:

1. Meet all remaining comments from the letter dated January 3, 2020 between Natasha Sexton and Staff;
2. Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.
3. Provide 24 ft. wide vehicular connectivity to adjacent parcel 0150000200100 for emergency service access.
Staff recommends approval of the requested rezoning with the aforementioned conditions.

Mr. Harrison asked staff if the applicant was alright with the items mentioned in the letter.

Mr. Henderson stated the applicant has submitted a response and also a revised plan.

MOTION: By Mr. Looper, seconded by Mr. Bailey to approve CZ-2020-03 with staff's conditions.

Dr. Hollingshad asked for clarification, if all the items in staff's letter had been addressed to their satisfaction.

Mr. Henderson stated he had received a response, and staff would look over to see the items have been addressed.

Dr. Hollingshad stated although the applicant has provided a number of details, the letter of January 3, 2020 seems to have a significant amount of outstanding questions. He stated he liked the concept and felt they were doing some innovating things. However he did not see enough detail, given it is a Review District, for him to be able to vote for it. He was wondering if the applicant would be willing to hold.

Mr. Harrison stated he understood what Dr. Hollingshad was saying, he would like to see this project move through for the reasons he mentioned. He also thought it was a great project. Mr. Harrison felt there was not anything he could see that was earth shattering, in his opinion it was just dotting I's and crossing t's.

Mr. Bichel stated he thought it was a great project, but had a question, he was concerned over the word "possible" referring to the patio.

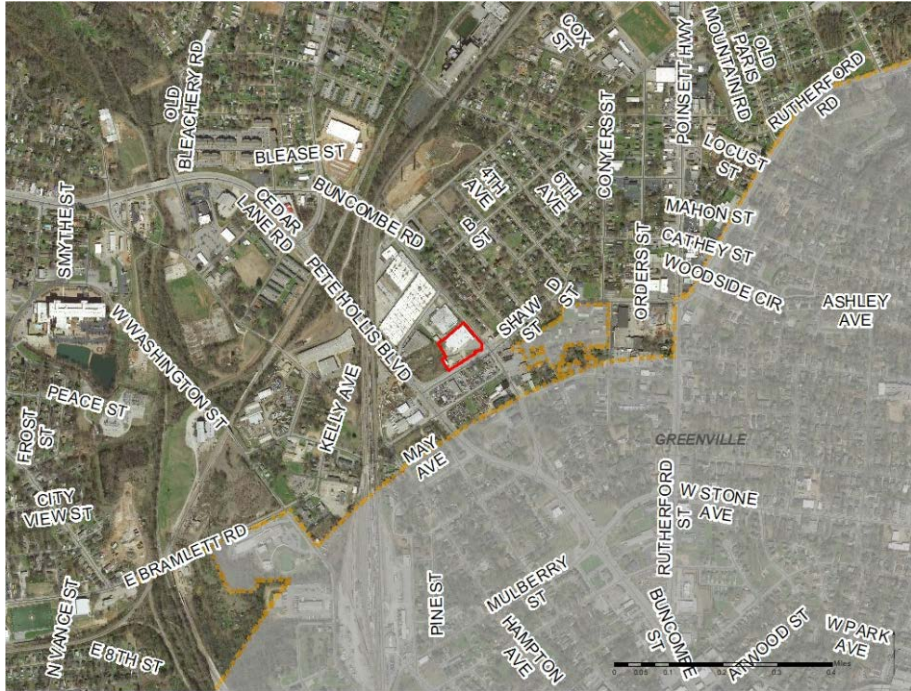
Mr. Henderson stated depending what goes into the specific location will depend on what type of patio atmosphere there might be.

Mr. Bichel asked how detailed do they need to be when looking at the concept plan.

Ms. Holt stated the application meets all the requirements for the concept plan and staff feels confident with it.

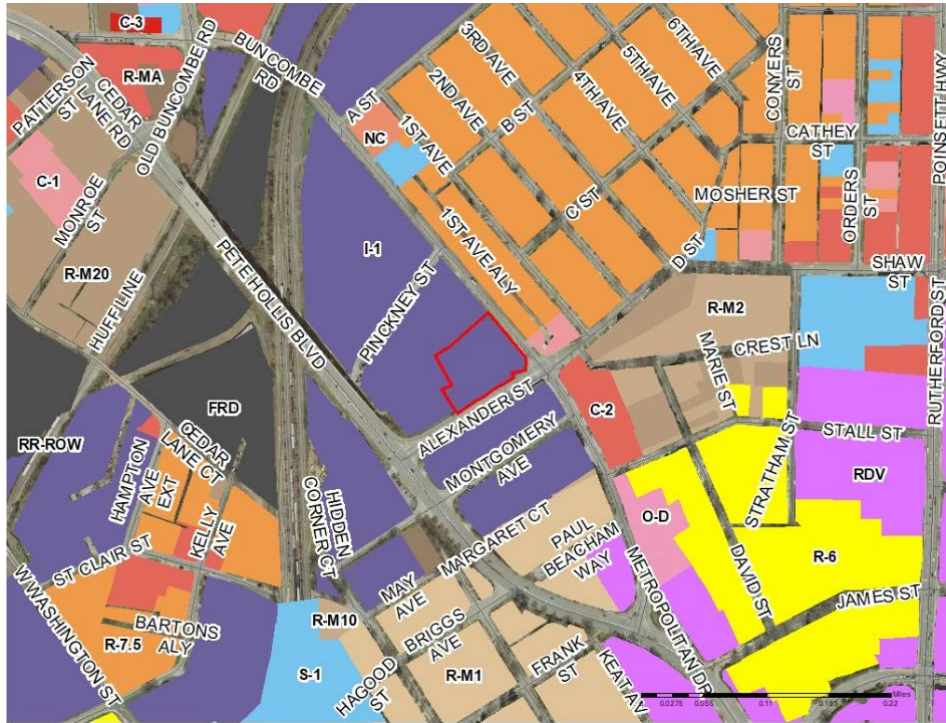
Dr. Hollingshad noted all of his concerns and again supports the development but he did not have enough information here to say he did an adequate review and forward to Council.

The motion to approve CZ-2020-03 with staff's conditions carried by voice vote with one in opposition (Hollingshad) and two absent (Rogers and Shockley).

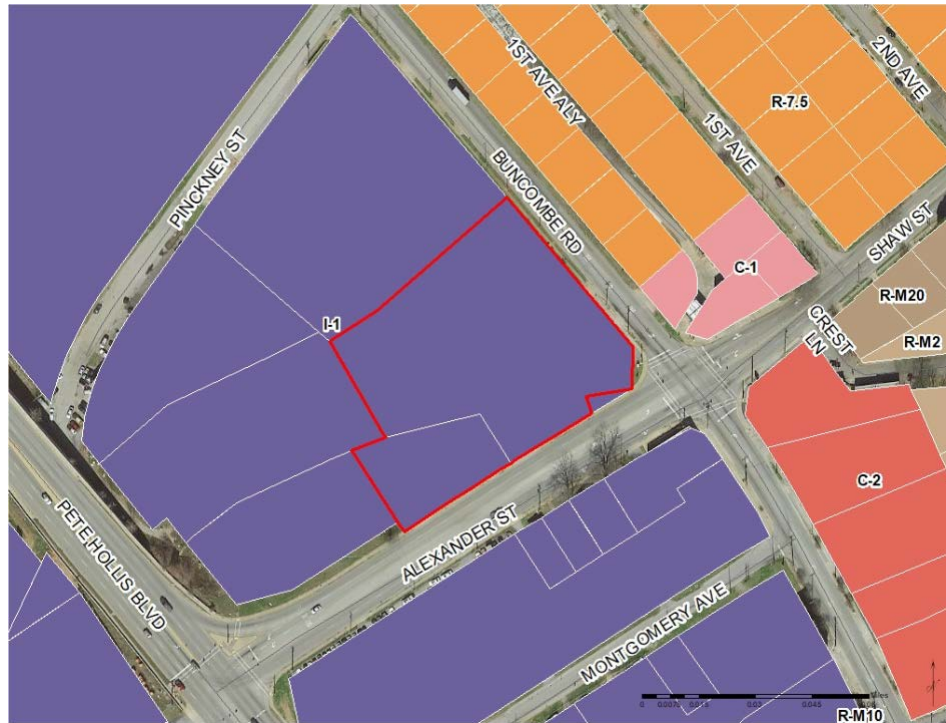


Aerial Photography, 2019





Zoning Map



Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-04

APPLICANT: Mason Snyder & Randy Rayburn for Snyder and Rayburn Properties, LLC

PROPERTY LOCATION: 475 Aiken Chapel Rd., Taylors, SC 29687

PIN/TMS#(s): T008000400903

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Multi-family residential for four units

ACREAGE: 0.77

COUNCIL DISTRICT: 18 - Barnes

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

EXISTING LAND USE: Duplex

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-20	Single-Family Residential
South	R-20	Single-Family Residential
West	R-20	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

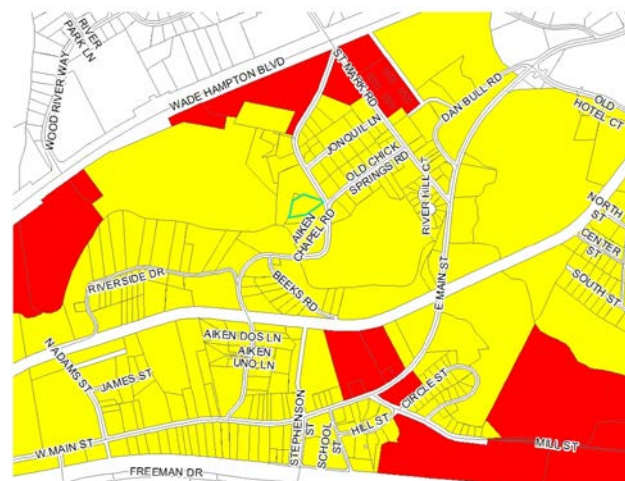
IMAGINE GREENVILLE

COUNTY CONFORMANCE: The subject property is designated as *Residential Land Use 3* which allows for 6 or more units per acre.



TAYLORS COMMUNITY PLAN

The subject property is designated as *Residential Land Use 1* which is intended for agricultural, open space, and large-lot residential uses at a 1 acre minimum. The Taylors Community Plan was approved in 2016, while the Imagine Greenville County Comprehensive Plan is at the end of its life cycle. The yellow color in the image below depicts residential use while the red depicts commercial.



DENSITY WORKSHEET:

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	0.77	2
Requested	FRD	4 units/acre		4

A successful rezoning may add up to 2 dwelling units.

ROADS AND TRAFFIC:

Aiken Chapel Road, two-lane county-maintained residential road. The parcel has approximately 25 feet of frontage along Aiken Chapel Road, and the parcel is approximately 0.27 miles north of the intersection of Wade Hampton Boulevard, St. Mark Road, and Aiken Chapel Road. There are no traffic counts in the area for Aiken Chapel Road.

Review District Details: Project Information:

The applicant is proposing to upfit the existing 1,968 sq. ft. duplex to provide for two additional dwelling units at the rear of the structure for a multi-family residential development. The building would consist of a total of 2,969 sq. ft. of living space for the 4 units. This structure was constructed in 1988 as a duplex, although plumbing and electrical stubs for two additional units were included at that time at the rear of the structure. The new owner would like to complete this work and have a four-plex on the property.

Architectural Design:

The applicant plans on keeping the existing material and elevations of the building. It consists of vinyl siding with concrete at the rear. The overall intent is to maintain the single-family residential look of the structure to blend in with the surrounding residential structures.

Access and Parking:

The existing driveway will be widened to a 24 ft. wide access drive. There will be a total of eight parking spaces (four parking spaces up front for the two front units and four parking spaces at the rear for those units). The existing driveway is shared by the property to the north under a shared agreement.

Landscaping and Buffering:

The applicant states that there will be a 6 ft. opaque privacy fence installed from the edge of the shared driveway to the rear property line screening the dwelling from the adjacent residence at 505 Aiken Chapel Road. The applicant will plant evergreen trees along the property line adjacent to 417 Aiken Chapel Road, as well as provide parking lot screening around the rear parking lot. The applicant is also intending to keep several large existing trees.

Signage and Lighting:

The applicant states that there will not be any signage on the property except for address and unit numbers on the building.

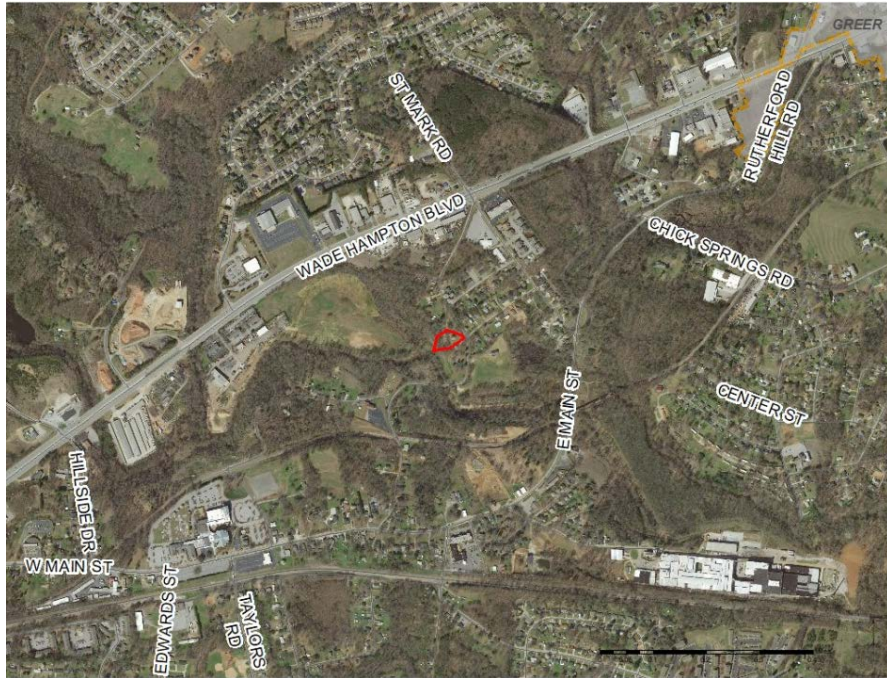
The lighting will consist of an existing driveway light on a utility pole that is approximately 16 ft. in height. There are two wall lights at the entry of each front unit and there will be two new wall lights installed at the entry of each rear unit.

CONCLUSION:

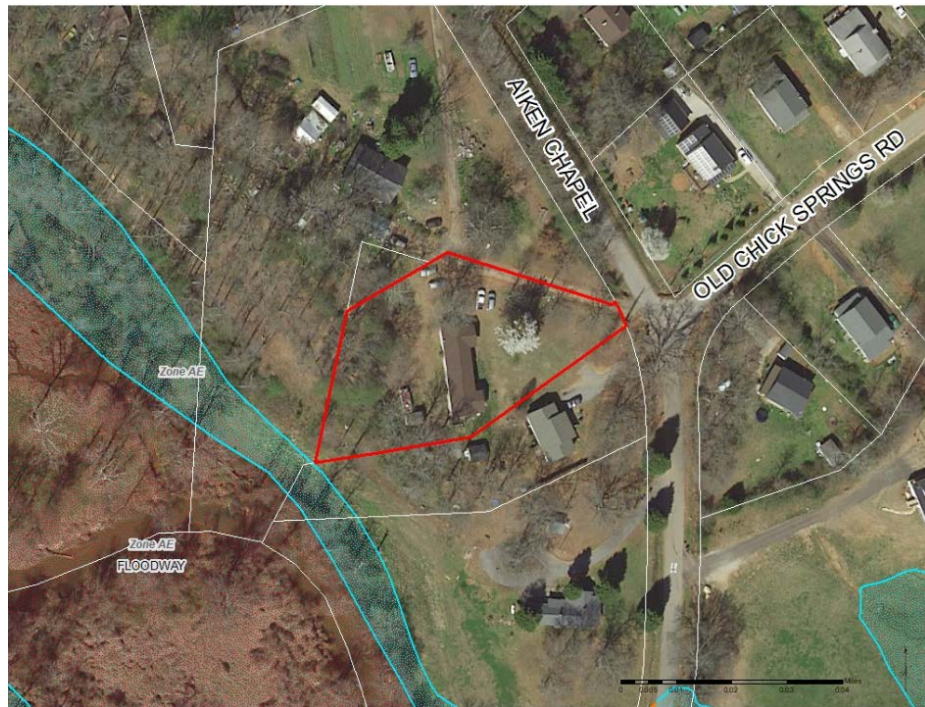
According to the Imagine Greenville Comprehensive Plan, this area is designated for 6 or more residential units per acre and the Taylors Community Plan intends for this area to consist of agricultural and large parcels that are at least 1 acre in size. The Taylors Community Plan is significantly newer than the Imagine Greenville County Comprehensive Plan. Staff recommends denial.

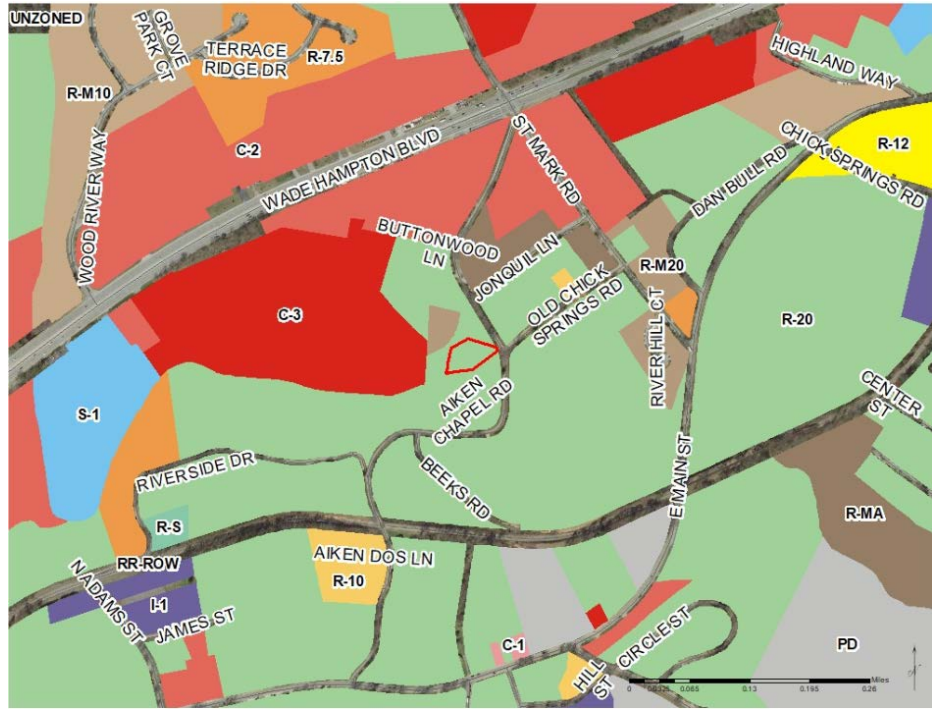
Dr. Hollingshad stated he drove out there and looked at it closely, and as mentioned before he was reluctant to go against an area plan. He stated this case was an existing building that is essentially getting a minor addition to it. First, it would have a minimal impact; it would be an addition to two units on one rather large lot that will be part of an already existing building. He stated second, any other improvements that may go in along with those units; he thought would be an enhancement to that lot and neighborhood.

MOTION: By Dr. Hollingshad, seconded by Mr. Jones to approve CZ-2020-04 with the condition of addressing staff's issues in their letter dated December 19, 2019. The motion carried with two in opposition (Harrison and Forest) and two absent (Rogers and Shockley).

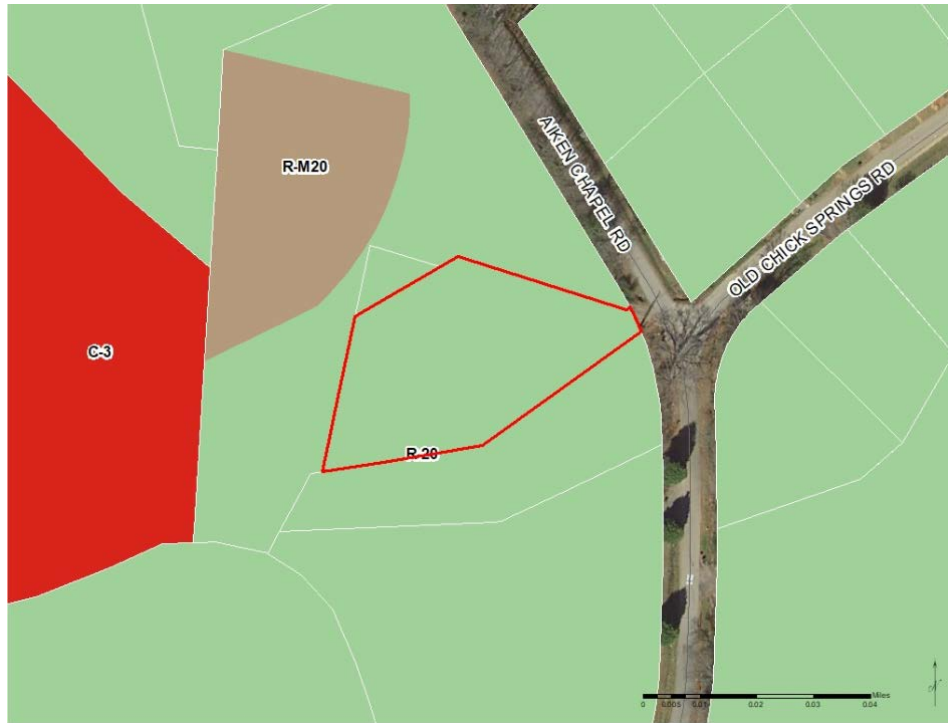


Aerial Photography, 2019





Zoning Map



CZ-2020-05 – the applicant requested to hold the item.

Ms. Gucker explained to the Commissioners the attorney’s office has stated since the applicant is requesting to have the item held, that the Planning Commission could very well hold the item without being in any type of violation.

MOTION: By Mr. Looper, seconded by Mr. Forest to hold CZ-2020-05 at the applicant’s request. The motion carried by voice vote with two absent (Rogers and Shockley).

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-06

APPLICANT: Hope Tz Schmalzl for Luanne C. Whang, John Cooper, Rose Parker, Diane Cooper, Tara Cason Lehman, and Betsy Hurleleaus

PROPERTY LOCATION: 8335 Augusta Road

PIN/TMS#(s): 0603020100200

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: C-3, Commercial

PROPOSED LAND USE: Manufactured Home Sales

ACREAGE: 20

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August 2000, as part of Area 14. There are no previous rezoning requests for this parcel.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

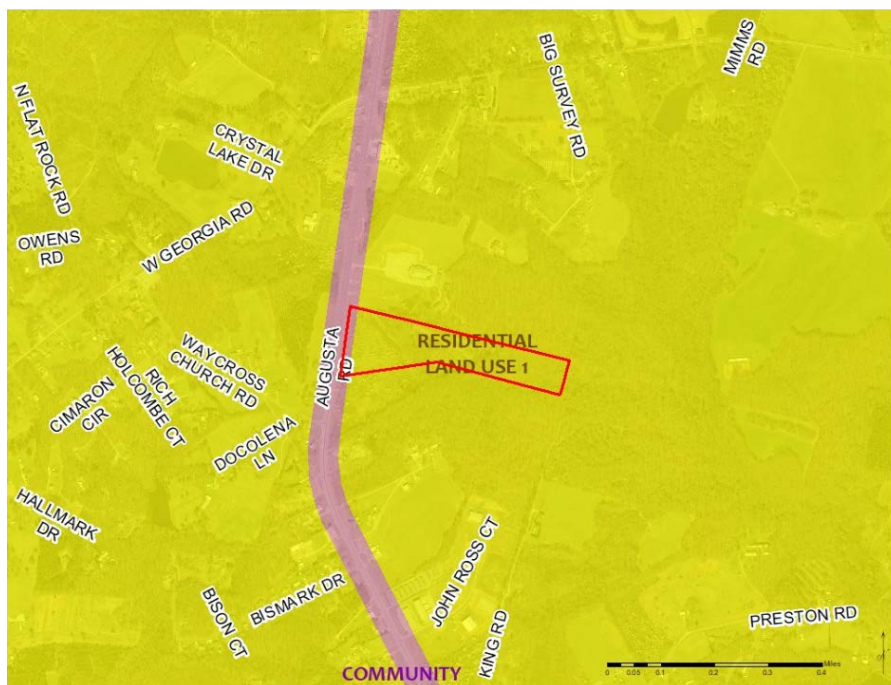
Direction	Zoning	Land Use
North	R-R1 and C-3	single-family residential and manufactured home sales
East	R-R1	vacant wooded land
South	R-R1	vacant wooded land
West	Unzoned	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE COUNTY CONFORMANCE:

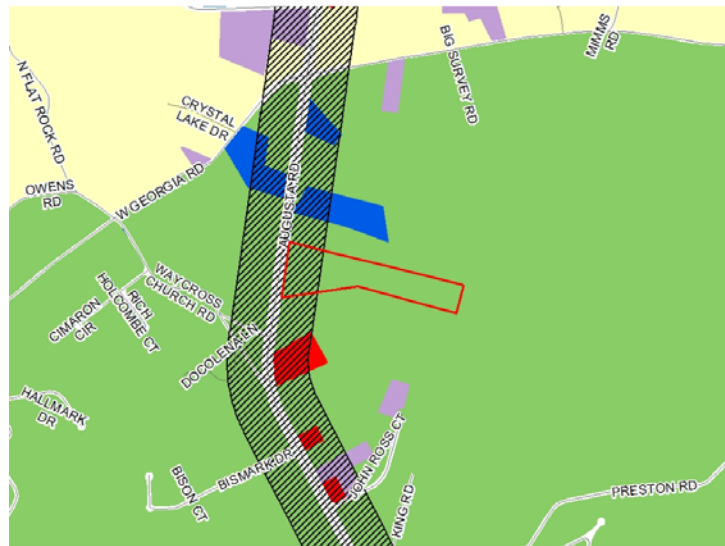
The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated as *Residential Land Use 1*, which prescribes 0.3 to 3 residential units per acre.



Imagine Greenville County, Future Land Use Map

AREA AND COMMUNITY PLANS:

The South Greenville Area Plan identifies this property as *Rural Preservation* and *Transitional Commercial*. The *Rural Preservation* designation represents areas intended for large lot single-family development, open space pastureland, and the preservation of trees and other rural related land uses. The *Transitional Commercial* designation exists to allow for commercial uses along Augusta Road, with an enhanced appearance.



South Greenville Area Plan, Future Land Use Map

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-R1	1 unit/acre	20	20 units
Requested	C-3	16 units/acre		320 units

A successful rezoning may add up to 300 dwelling units.

ROADS AND TRAFFIC:

Augusta Road (Highway 25) is a five-lane State-maintained Major Arterial.

The subject property is located on Augusta Road approximately 0.4 miles south of the intersection of Augusta Road and W Georgia Road, and has approximately 690 feet of frontage along Augusta Road. This parcel is not along a bus route, and sidewalks are not located nearby.

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	5,080' N	15,300	13,500 -11.7%	16,800 +24.4%

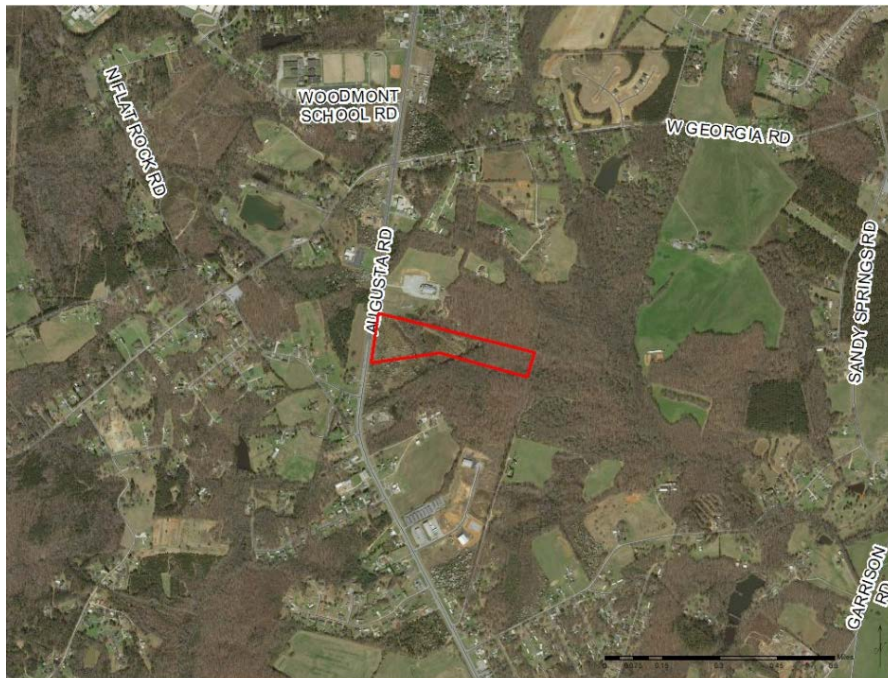
CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known significant historic, cultural, or environmental features on site. However, a portion of the site does have significantly wooded areas. This property is within one mile of two schools, Woodmont Middle School and Sue Cleveland Elementary.

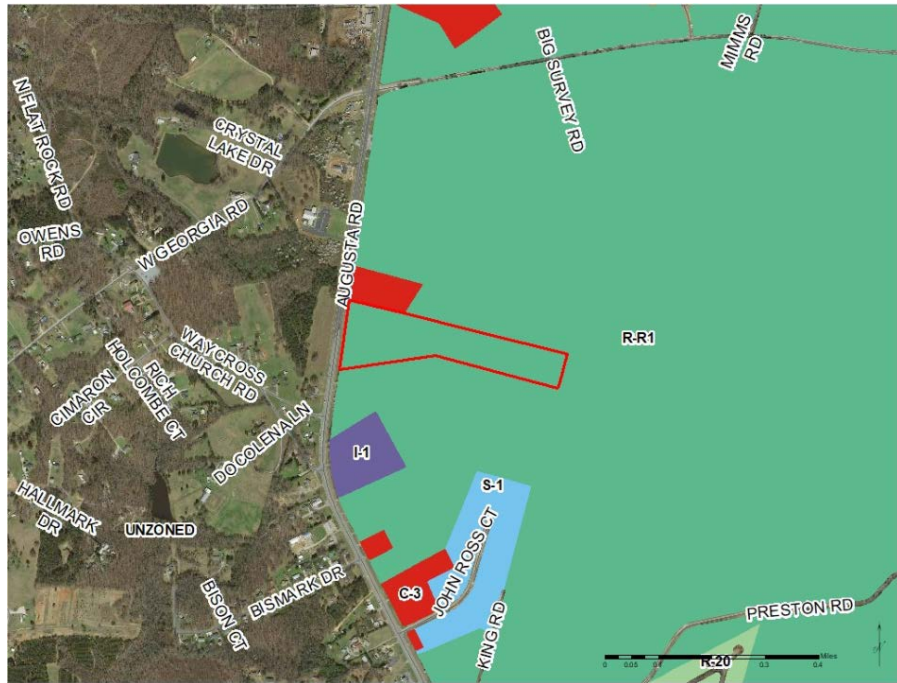
CONCLUSION:

According to the Imagine Greenville County Comprehensive Plan, this area is designated for very low density residential uses; the South Greenville Area Plan calls for even lower densities. However, a portion of the subject parcel is also designated in the South Greenville Area Plan as *Transitional Commercial*, which is intended to allow for specific, enhanced commercial uses along Augusta Road. Based on this, the rezoning request to C-3, Commercial for the entire parcel does not meet the intent of either of these plans. Staff recommends denial.

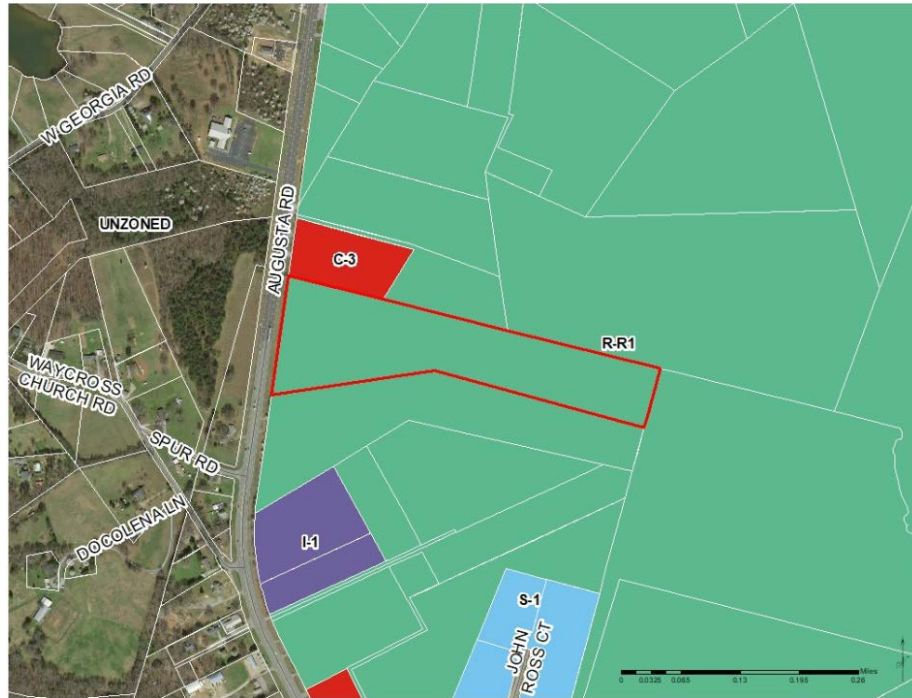
MOTION; By Mr. Forest, seconded by Mr. Looper to deny CZ-2020-06. The motion carried by voice vote with two absent (Rogers and Shockley).



Aerial Photography, 2019



Zoning Map



Ms. Staton presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-07

APPLICANT: Hope Tz Schmalzl for John C. Cooper

PROPERTY LOCATION: Augusta Road

PIN/TMS#(s): 0603020100201

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: I-1, Industrial
 Greenville County Planning Commission
 Minutes

PROPOSED LAND USE: Steel Manufacturing

ACREAGE: 19.7

COUNCIL DISTRICT: 26 - Ballard

ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August 2000, as part of Area 14.

EXISTING LAND USE: vacant wooded land

**AREA
CHARACTERISTICS:**

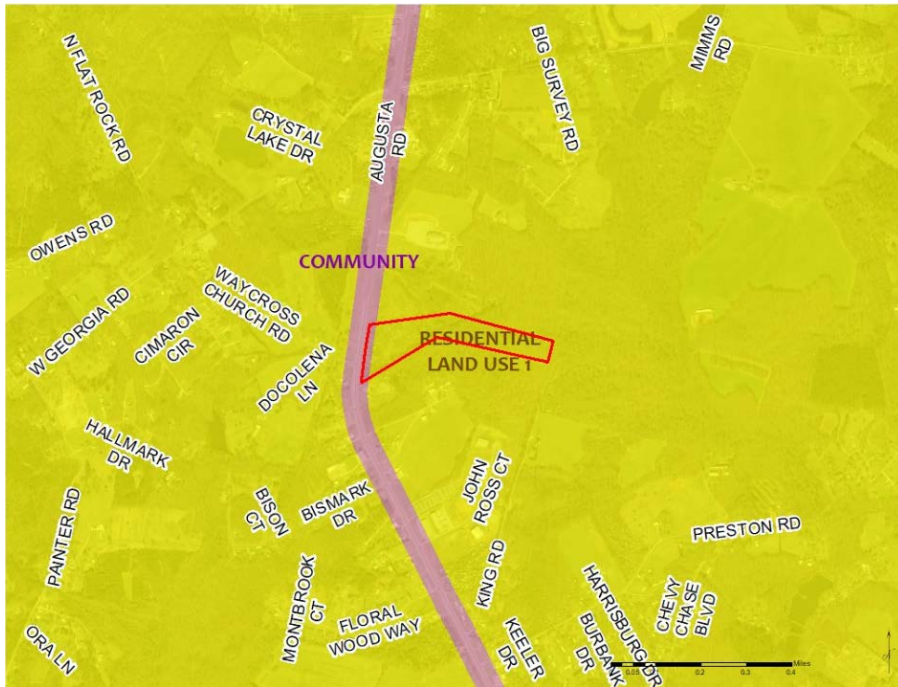
Direction	Zoning	Land Use
North	R-R1	vacant wooded land
East	R-R1	vacant wooded land
South	R-R1 and I-1	single-family residential and concrete manufacturing
West	Unzoned	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

**IMAGINE GREENVILLE
COUNTY CONFORMANCE:**

The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated Residential Land Use 1, which allows 0.3 to 3 units per acre.

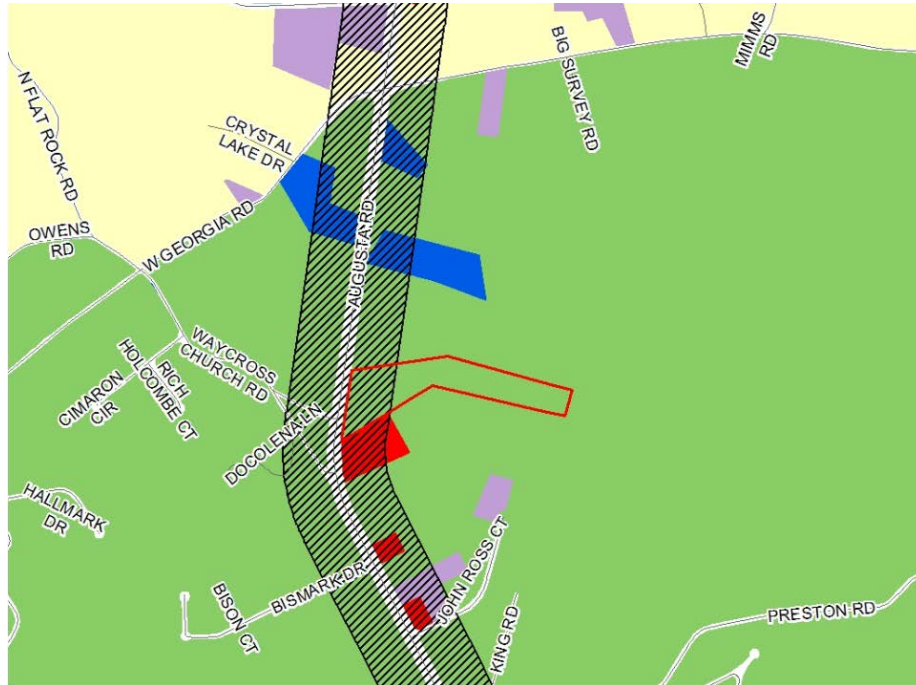


Imagine Greenville, Future Land Use Map

AREA AND COMMUNITY

PLANS:

The South Greenville Area Plan identifies this site as *Rural Preservation* and *Transitional Commercial*. The *Rural Preservation* designation represents areas intended for large lot single-family development, open space pastureland, and the preservation of trees and other rural related land uses. The *Transitional Commercial* designation exists to allow for commercial uses along Highway 25, with an enhanced appearance.



South Greenville Area Plan, Future Land Use Map

DENSITY WORKSHEET:

No residential units would be allowed with a successful rezoning.

ROADS AND TRAFFIC:

Augusta Road (Highway 25) is a five-lane State-maintained Major Arterial.

The subject site is located on Augusta Road approximately 0.52 miles south of the intersection of Augusta Road and W Georgia Road, and has approximately 690 feet of frontage along Augusta Road. There are no bus routes near this parcel. Additionally, there are no sidewalks along this parcel.

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	5,770' N	15,300	13,500 -11.7%	16,800 +24.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. While there are no schools within one mile of the site, Woodmont Middle School and Sue Cleveland is nearby approximately 1.3 miles away. There are also no known historic or cultural features on site. Much of the site does have significantly wooded areas.

CONCLUSION:

According to the Imagine Greenville County Comprehensive Plan, this area is designated for very low residential density at 0.3 to 3 units per acre. The South Greenville Area Plan suggests even lower densities between 0 to 0.3 dwelling units per acre, with *Transitional Commercial*, on a portion of the subject site which is intended to allow for specific, enhanced commercial uses along Augusta Road. Based on this, the rezoning request to I-1, Industrial does not meet the intent of either of these plans. Staff recommends denial.

Mr. Harrison asked staff if a certain property on the map in the same vicinity (south, concrete manufacturing) was zoned I-1, Industrial.

Staff stated it was zoned I-1, Industrial.

Mr. Harrison stated he would be in favor of the request due to the fact the adjacent land uses on the ground. He did not think being next to a Concrete Manufacturer is likely for a R-R1 residential type use, where C-3 allows high density residential in addition to all the other uses it allows.

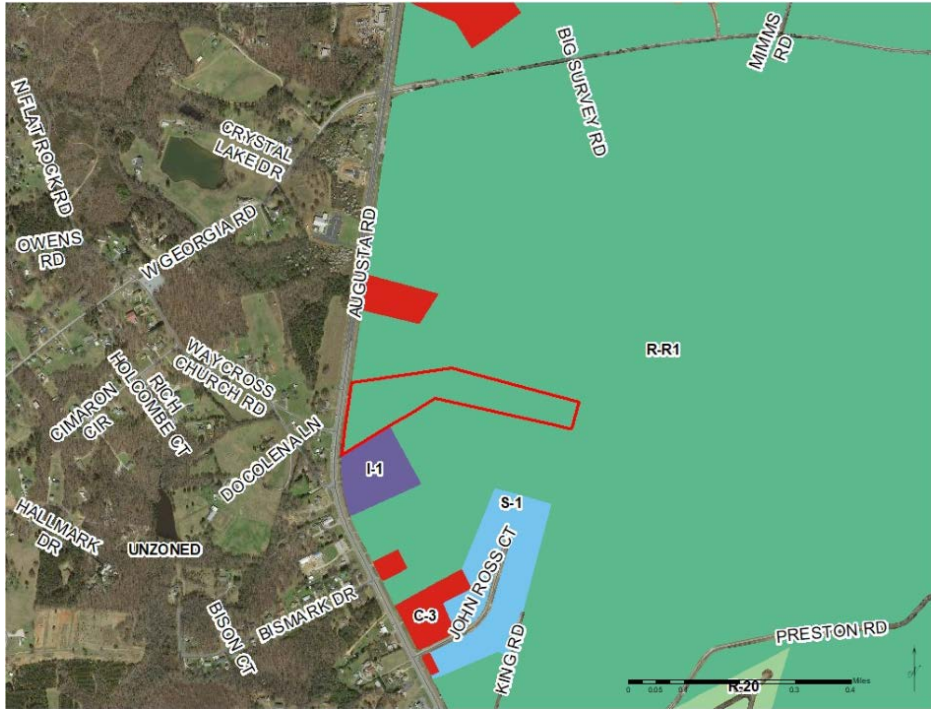
Ms. Staton noted the Concrete Manufacturer on site, though there is apparatus, it has not been in use for some time.

MOTION: By Mr. Forest, seconded by Dr. Hollingshad to deny CZ-2020-07. The motion carried by voice vote with one in opposition (Harrison) and two absent (Rogers and Shockley).

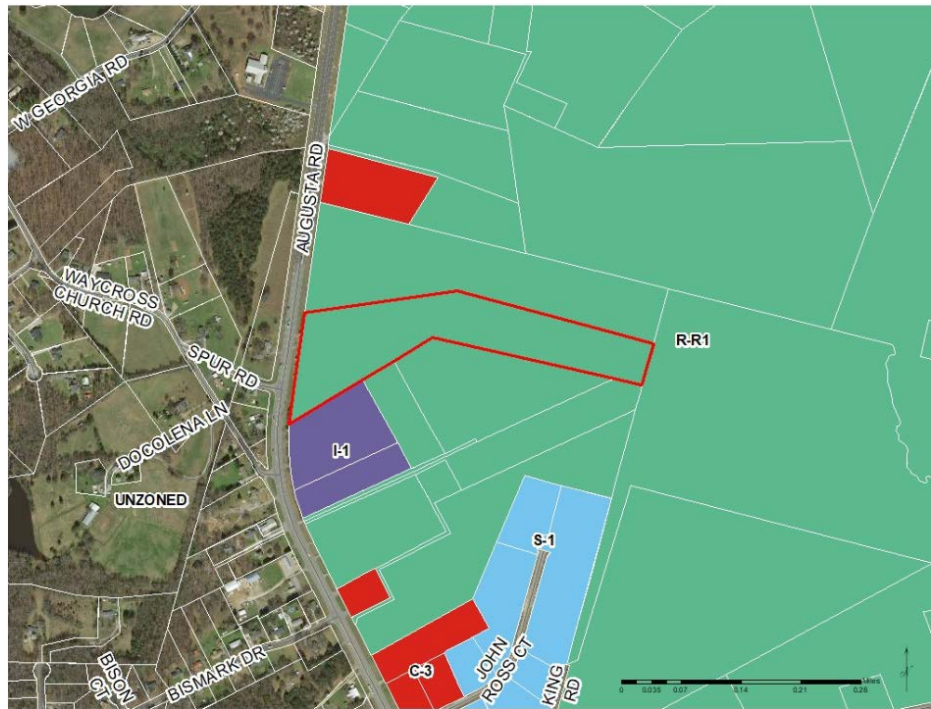


Aerial Photography, 2019





Zoning Map



Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-08

APPLICANT: Gary Hughey for Stephanie Erin Mungo Dyer and Brian Dyer

PROPERTY LOCATION: 207 West Lee Road

PIN/TMS#(s): P015070206200 (portion)

EXISTING ZONING: R-20, Single Family Residential

REQUESTED ZONING: R-10, Single Family Residential

LAND USE: Single Family Residential Development

ACREAGE: 0.71

COUNCIL DISTRICT: 20 - Cates

ZONING HISTORY: The parcel was originally zoned R-20, Single-family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: Single-family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-20	single-family residential
South	R-20	single-family residential
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton Sewer

IMAGINE GREENVILLE

COUNTY CONFORMANCE: The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated as Residential Land Use 3, which suggests 6 or more units per acre.



Imagine Greenville County, Future Land Use Map (requested site is in red)

AREA AND COMMUNITY PLANS:

This site is not within a community or area plan.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre		0.71
Requested	R-10	4.4 units/acre	3 units	

A successful rezoning may add up to 2 dwelling units.

ROADS AND TRAFFIC:

W. Lee Road is a two-lane State-maintained Major Collector.

The subject property is located on W. Lee Road approximately 0.41 miles west of the intersection of W. Lee Road and Wade Hampton Boulevard,

and the parcel has approximately 150 feet of frontage along W. Lee Road.

This property is along bus Route 508, which is located approximately 0.25 miles away on Wade Hampton Boulevard and Donnan Road. Additionally Route 505 is located 0.50 miles away on Rutherford Road and Donnan Road. Sidewalks are not present near this property.

Location of Traffic Count	Distance to Site	2011	2014	2018
W. Lee Road	1,848' W	3,800	3,500 -7.9%	4,800 +37.1%

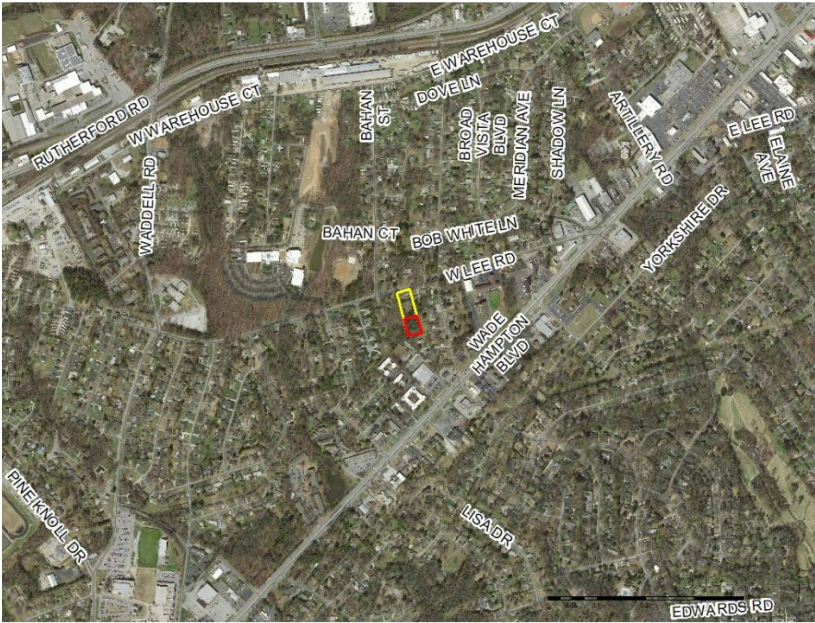
CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known significant historical or cultural features on site. This portion of a parcel is significantly wooded. The property is also within a mile of a school.

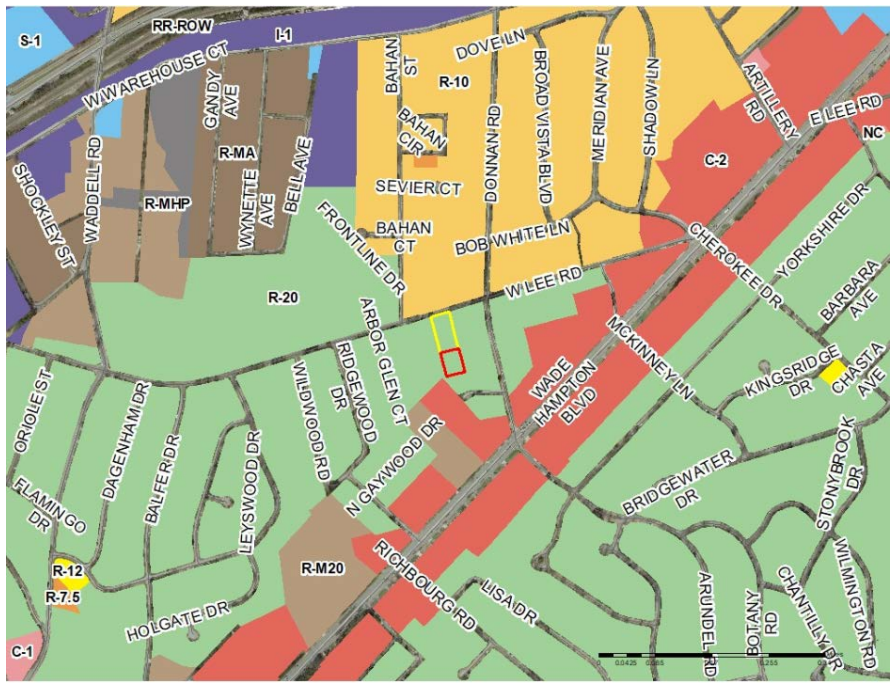
CONCLUSION:

According to the Imagine Greenville County Comprehensive Plan, this area is designated for 6 or more dwelling units per acre. The request complies with the Comprehensive Plan. Staff recommends approval.

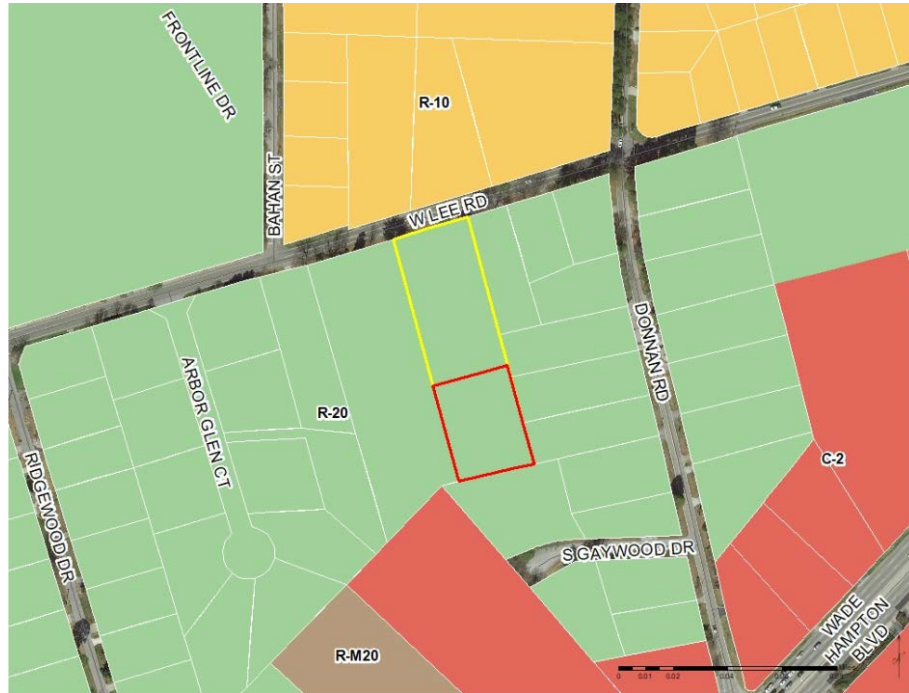
MOTION: By Mr. Looper, seconded by Mr. Harrison to approve CZ-2020-08. The motion carried by voice vote with two absent (Rogers and Shockley).



Aerial Photography, 2019



Zoning Map



Ms. Staton presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-09

APPLICANT: D. A. Burdette for Blue Star Enterprises, LLC

PROPERTY LOCATION: 207 and 215 W. Main Street, Taylors

PIN/TMS#(s): T005000400400 and T005000400600

EXISTING ZONING: C-2, Commercial

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

PROPOSED LAND USE: Pallet Storage

ACREAGE: 1.025

COUNCIL DISTRICT: 18 - Barnes

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1970, as part of Area 1.

EXISTING LAND USE: vacant office and single-family residence.

**AREA
CHARACTERISTICS:**

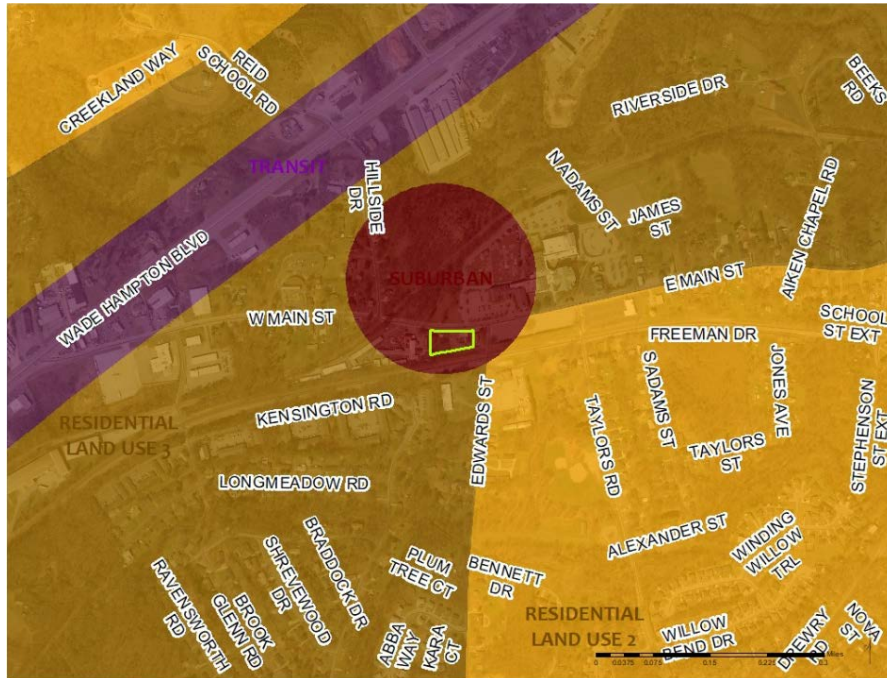
Direction	Zoning	Land Use
North	R-20	church
East	C-2	office
South	S-1 and R-M20	warehouse and apartments
West	S-1	mini-warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer District

**IMAGINE GREENVILLE
COUNTY CONFORMANCE:**

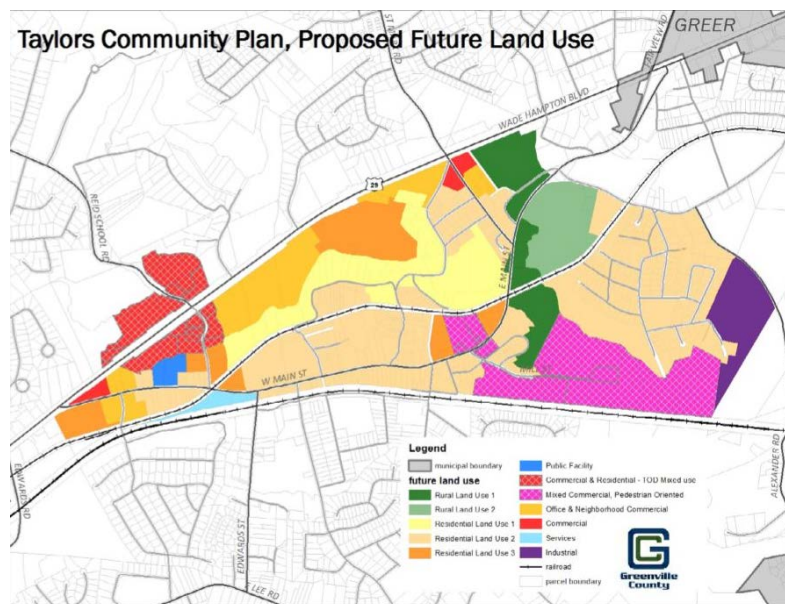
The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated as Residential Land Use 3, which suggest a density of 6 or more dwelling units per acre. Additionally, this property is part of *Suburban Community Center*. *Suburban Community Centers* are centrally located with a neighborhood and characterized by small-scale convenience-oriented retail and services, servicing medium to high density residential.



Imagine Greenville, Future Land Use Map

AREA AND COMMUNITY PLANS:

In addition to its Imagine Greenville County designation, this parcel is also part of the Taylor's Community Plan, which describes the area as being Services, with the potential zoning of S-1. In many ways, the C-3 zone and the S-1 zone are alike in the uses that they allow.



DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	1.025	16 units
Requested	C-3	16 units/acre		16 units

A successful rezoning may add zero dwelling units.

ROADS AND TRAFFIC:

W. Main Street: two-lane State-maintained Major Collector.

The subject property is located on W. Main Street approximately 0.52 miles east of the intersection of W. Main Street and Wade Hampton Boulevard, and the parcel has approximately 300 feet of frontage along W. Main Street.

These parcels are along Bus Route 508, and sidewalks are present in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
W. Main Street	1,100 ' W	5,600	5,900 +5.4%	5,900 +0.0%
Hillside Drive	980' NW	2,500	2,600 +4.0%	2,700 +3.8%

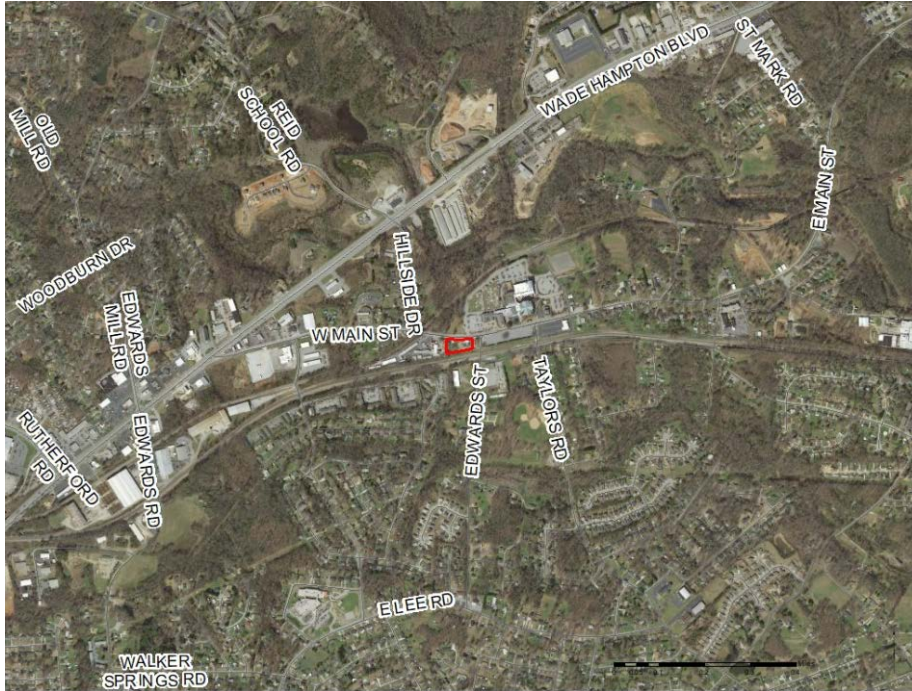
CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on this site. Additionally, there are no known significant historic, cultural, or environmental features on site. One school is within a mile of the site.

CONCLUSION:

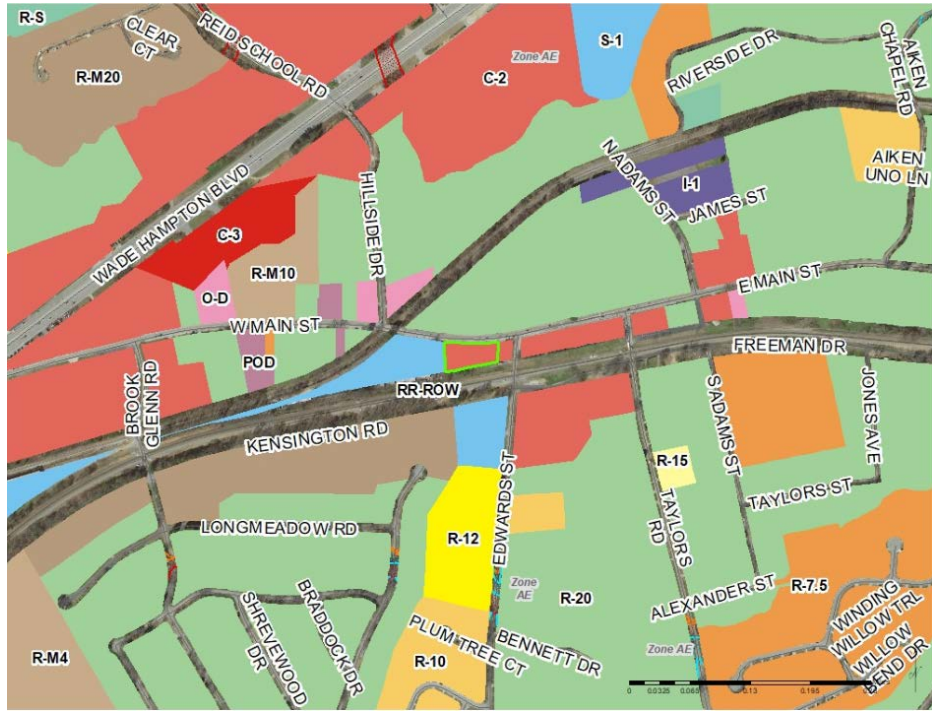
According to the Imagine Greenville County Comprehensive Plan, this area is designated for 6 or more dwelling units per acre and as a *Suburban Community Center*, which is intended to provide small-scale convenience-oriented retail and services to the surrounding residential uses. The Taylors Community Plan, which is a newer plan adopted in 2016, suggests Services uses. The request meets the intent of the Taylors Community Plan. Staff recommends approval.

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to approve C Z-2020-09. The motion carried by voice vote with two absent (Rogers and Shockley).

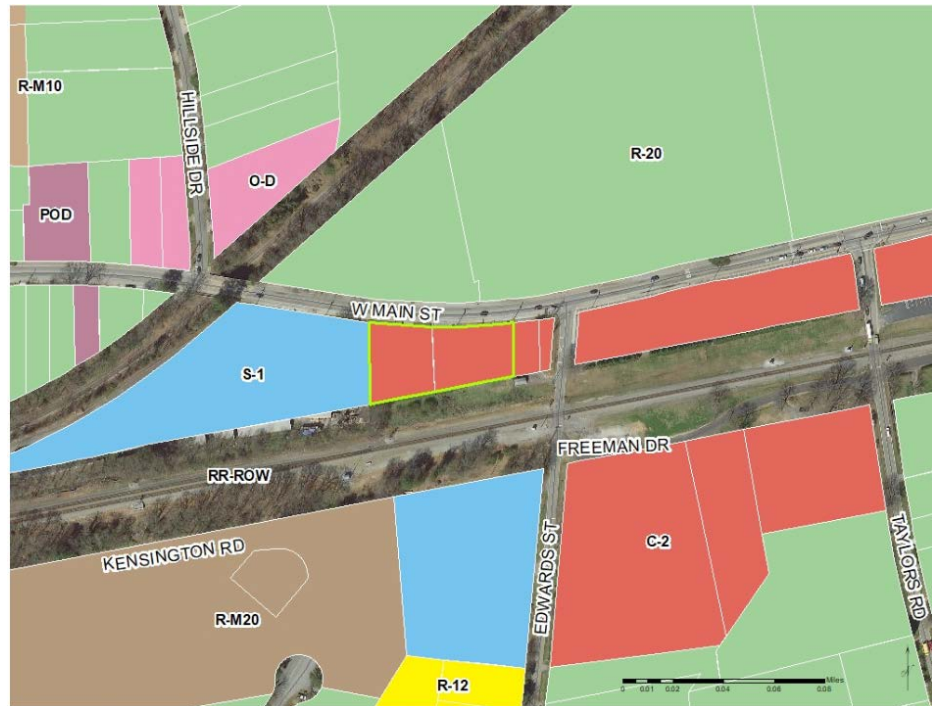


Aerial Photography, 2019





Zoning Map



Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-10

APPLICANT: Ryan Foster for Ryland Properties, LLC

PROPERTY LOCATION: 2702, 2704, 2500, & 2400 Pelham Road Greenville, SC 29615

PIN/TMS#(s): 0533040101904, 0533040101901, & 0533040101900

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD, Flexible Review District, (Major Change)

PROPOSED LAND USE: Mixed-use Development

ACREAGE: 9.07

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcels were originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. The parcels were zoned from R-20 to FRD in September 2016.

EXISTING LAND USE: Single-family residential, vacant church, and communication tower

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	FRD & PD	Commercial Retail and Vacant Land
East	R-M10	Office
South	R-20	Single-Family Residential
West	C-1 & R-20	Vacant Land and Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

IMAGINE GREENVILLE
COUNTY CONFORMANCE:

The subject property is designated as *Residential Land Use 2* which allows for 3 to 6 units per acre. The parcels are also located along Pelham Road which transitions from a Regional Corridor to a Neighborhood Corridor at approximately the center of the frontage for the three parcels. Neighborhood Corridors are classified as being residential in form and function but do allow for some limited nonresidential use. Regional Corridors are predominately nonresidential in nature. They allow for tall buildings, tight placement, and nonresidential use (including industry).



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

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2/acre	9.07	19
Requested	FRD	29.3/acre		265

A successful rezoning may add up to 246 dwelling units.

ROADS AND TRAFFIC:

Pelham Road is a four-lane state-maintained arterial road. The parcel has approximately 750 ft. of frontage and is approximately 1.13 miles west of the intersection of Pelham Road and Interstate 85. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Pelham Road	8,100 ft.	19,700	19,700	20,700 +5.07%

Traffic Impact Study will need to be accepted and approved by SCDOT.

**REVIEW DISTRICT
DETAILS:**

Project Information:

The applicant is proposing to construct 5 multifamily apartment buildings consisting of 265 one, two, and three bedroom dwelling units and an additional 12 live/work spaces. A live/work space is where a resident can combine their workspace with their living quarters. The work portion of these units will range from approximately 868 sq. ft. to 1,615 sq. ft. The work spaces will be used for small office spaces or small-scale commercial uses and are primarily geared towards entrepreneurs, small businesses and professionals. Some examples include, but are not limited to, an office for professional services, photographer, one-on-one instructor, baker, coffee shop, clothing boutique and similar type uses. Per the Statement of Intent, these units will not allow vehicle repair or maintenance; adult businesses; massage parlors; large commercial restaurants utilizing a commercial kitchen; or uses that create excessive noise, dust, heat, smoke and odors that are considered a nuisance or are unsafe for other residents or employees. The overall development will consist of internal access drives with 396 parking spaces, a courtyard, and a swimming pool for the residents. The proposed development will provide a trash compactor that will be screened from view by an opaque building material (likely brick) which will complement the building materials within the development. There will also be a single auto wash for residents' use only and a maintenance building for on-site activities.

All buildings will be 4 stories in height with three of the five main buildings (buildings 1, 2, and 4) having a partial basement level. These three buildings will be a maximum of 60 ft. in height and the other two buildings will be a maximum of 54 ft. in height. The work space units will only be located in the ground level units of buildings 1 and 2.

The proposed development will not have a Property Owner's Association since it is all one parcel and will be the responsibility of the owner and/or their property management company. This includes private drive aisles, parking, storm water systems, sidewalks, landscaping, trash pick-up, and all other aspects of the community needing maintenance.

Architectural Design:

The footprint of each building will be either “L” or “U” shaped to allow for more interesting space between the buildings, creating a slightly more urban feel and allowing for the integration of courtyards throughout the site to create passive and active recreation options. According to the Statement of Intent, the intent of the overall development is to “provide an architectural style that ties more traditional suburban qualities with a slightly more modern urban design”. The architectural style is intended to bridge the more historic residential developments in Greenville with the more commercialized feel of the surrounding area. Traditional exterior materials of brick and cementitious siding are creatively combined for a more modern look. The live/work units will be provided with canopies over the work space storefronts.

Access and Parking:

There will be two points of ingress/egress into the site, both off of Pelham Road. One will be provided at an existing signalized intersection, and one will be to the west, each meeting all requirements per SCDOT. The site will consist of 396 total parking spaces for both the apartments and the live/work units. The intent is for the parking spaces for the live/work units to be used during the daytime hours and then becoming free for the returning residents to have adequate parking spaces in the evenings. There are additional parking spaces provided to allow for those work spaces that may have customers that come in the evenings and on the weekends. The parking spaces will all be 9 ft. x. 18 ft. whether back to back or adjacent to a curb or sidewalk. There will be an internal sidewalk throughout the site connecting to existing sidewalks along Pelham Road for walking and/or biking. There is not a bus stop in the immediate area.

Landscaping and Buffering:

The applicant states that the proposed development will consist of a large array of different types of landscape depending upon the area being landscaped. The frontage along Pelham Road will consist of ground cover, street canopy trees, and other decorative landscape around the monument signs. Within the required 25 ft. building setback, the applicant states that there will be a 12.5 ft. buffer area along the southern and western property lines that abut existing residential uses that will provide evergreen and 6’ tall fenced screening. The parking lots will have required parking lot trees ensuring that every parking space is within 90 ft. of a tree. The applicant states that all landscape will be maintained regularly and an irrigation system will be used to assist in keeping plant material vibrant and healthy. For water conservation, rain sensors and soil moisture sensors will be utilized in the community as well.

Signage and Lighting:

The applicant states that a monument sign will be installed at each

entrance into the development. The signs will include the development name and might also include the name of the work space tenants. There will also be signage in front of, or above, the main entry of each work space and the leasing office. Directional signage will also be provided throughout the site to assist traffic flow and emergency vehicles.

The proposed development will consist of decorative lantern type street lights along interior access drives and parking areas at a max of 12 ft. tall. In limited areas where there is more than one row of parking, or near property lines, downlight (full cut off) shoebox type fixtures will be used with a max height of 16 ft. tall. In specialty areas, like courtyards and around the pool, 4 ft. high bollards may be installed for more localized lighting. Building lighting will also be incorporated into select areas of the buildings to introduce lighting to patios, balconies, and entry points into the buildings.

CONCLUSION:

According to the Imagine Greenville Comprehensive Plan, this area is designated for 3 to 6 dwelling units per acre according to the Future Land Use section, which at a maximum would allow for 54 total units. The proposed development will significantly increase the number of dwelling units on site which would not be compatible with the surrounding single-family residential lots to the rear nor be in compliance with the Imagine Greenville County Comprehensive Plan. Staff recommended denial.

Mr. Forest stated he thought it was a pretty good plan for the area. He did not know if retail on the front of the lot and residential on the back of the lot would ever happen. He felt it was a good plan for the general area, including the stop light entrance in addition to two other entrances.

Mr. Bailey stated he lived near the area and felt it was a nice fit.

Mr. Harrison stated he felt this utilized the site well, it was laid out well. He felt it was a good transition and was in favor of the request.

Dr. Hollingshad stated when this came before the Commission in 2016, he felt it was too dense and did not provide adequate transition to the surrounding residential areas. He also felt this was the case with this plan also and would not be in favor of the request.

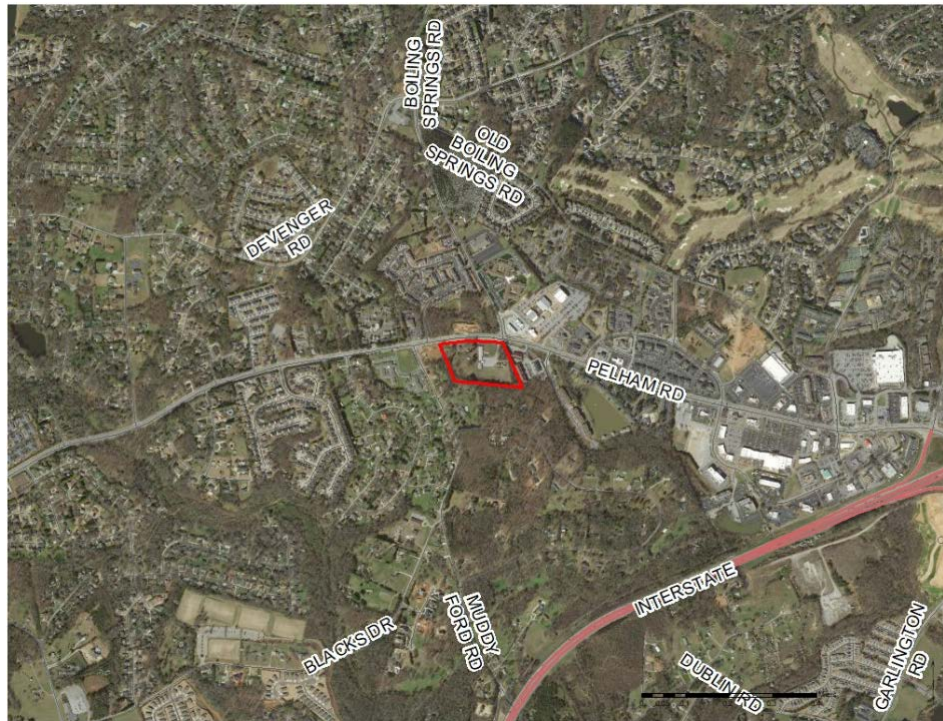
Mr. Bichel stated this was far superior than the Commercial Development and was more in line with a high density, infill, residential. He felt it was a lot better than Lowe's .

Mr. Harrison asked if the applicant had responded to staff's letter of December 23, 2019.

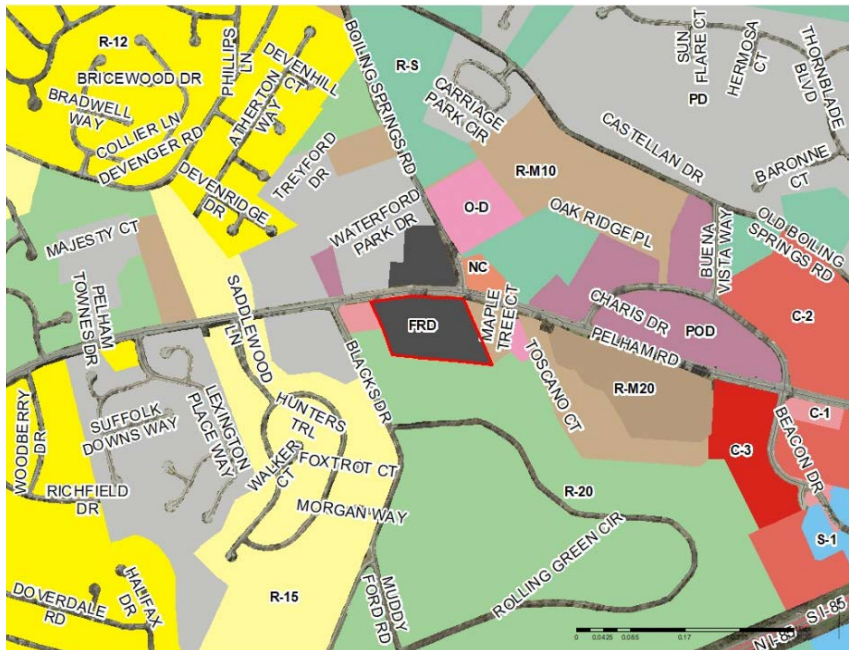
Staff responded there had been no response from their letter.

MOTION

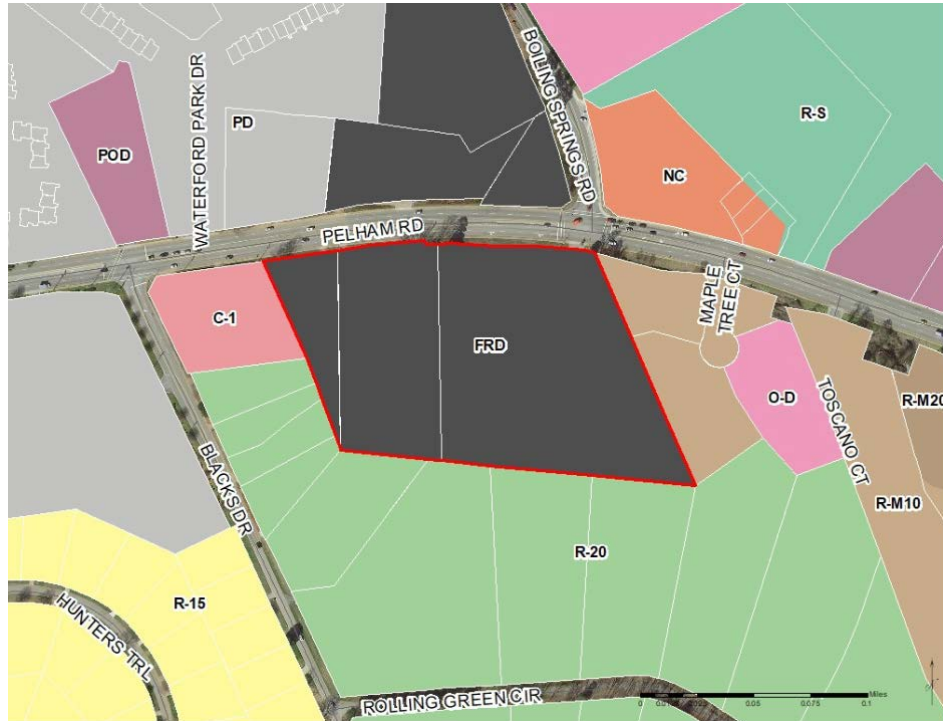
By Mr. Forest, seconded by Mr. Bailey to approve CZ-2020-10, meeting the conditions of the December 23, 2019. The motion carried by voice vote with one in opposition (Hollingshad) and two absent (Rogers and Shockley).



Aerial Photography, 2019



Zoning Map



Ms. Staton presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-11

APPLICANT: Board of Zoning Appeals

PROPERTY LOCATION: County-wide

PIN/TMS#(s): NA

ZONING: Any zoning where Open Space Development is permitted

REQUEST: The proposed text amendment to Article 7, Section 2 of the Greenville
 Greenville County Planning Commission
 Minutes

County Zoning Ordinance states that land set aside as Open Space as shown on the Final Record Plat of an Open Space Residential Development is ineligible for a reduction in size by variance from any board, commission or agency of the county.

ACREAGE:

NA

COUNCIL DISTRICT:

All

REQUEST HISTORY:

In October/November of 2019, the BZA sought to initiate a zoning text amendment to address reductions made to open space areas within Open Space Subdivisions after Final Plats have been approved. The BZA expressed concerns about granting variances for open space after final plat approval.

ANALYSIS:

Staff has seen specific instances where open space needs to be adjusted after the Final Plat has been approved. Two recent examples of possible adjustments include: the need to add a pump station for provision of public sewer and the need to accommodate private improvements that were mistakenly built into the open space (i.e. driveways built by the home builder). Staff believes that having flexibility in the regulations to accommodate unforeseen circumstances is wise, and as long as the reduction does not violate the minimum required amount per the Zoning Ordinance, the intent of the ordinance is being met.

Staff believes that the language, as written, would only allow for swaps of open space at a 1:1 ratio to maintain the exact open space committed to at final plat. The open space adjustment examples outlined above have all occurred post construction/final plat, leaving the developer and community little option for a solution. If staff has the flexibility to reduce open space in a way that accommodates needed changes, while not violating the required open space minimums, we will have the ability to facilitate necessary solutions.

Staff would recommend an amendment to this proposal that would state: "...land set aside as Open Space as shown on the Final Record Plat of an Open Space Residential Development is ineligible for a reduction in size *below the minimum required by the Zoning Ordinance*, by variance from any board...."

Staff recommends approval subject to an amendment using the language presented above

Mr. Harrison stated more times than not, typically developers come in right at the minimum. He was a bit uneasy with a blanket statement, because he feel

there is always extenuation circumstances.

Mr. Jones stated if you could codify everything there would be no need for boards and commission or councils. He stated the Commission is put in the position to look at things when they are not always clear. He stated he would have like to see Clairmont handled by local law enforcement, but they cannot be on sight 100 percent of the time. Mr. Jones felt the Commission needed to be prudent about their approach going forward.

Mr. Harrison stated he was open to doing something like this, but this he felt was pigeon holing the Commission.

Dr. Hollingshad stated he felt if there were any change in open space there needed to be an extremely high bar set. He stated it needed to be a very difficult thing to do, but flexibility needs to be maintained. In his opinion, this was not the way to do that.

MOTION: By Mr. Bailey, seconded by Mr. Jones to deny CZ-2020-11. The motion carried by voice vote with two absent (Rogers and Shockley).

PLANNING REPORT

Ms. Holt noted each Commissioner received a bound copy of the approved Comprehensive Plan. She briefly updated the Commission members on the work being done within the Planning Departments as was included in each agenda packet. She informed the Commission of the Final Development Plans which were approve, Woodfield Riverside and The Towne Homes.

Dr Hollingshad asked for information about a building abandonment that was mentioned at the last County Council meeting.

Ms. Gucker explained the location and the abandonment process and that Carl Sobosinski would be moving his catering business to that location. He has worked through some tax credits and is also looking at the Bailey Bill. She also noted there would possibly be a mixed use development in the area also.

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, Vice Chairman Bichel adjourned the meeting at 6:43 p.m.

Respectfully submitted

Recording Secretary

