

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

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

MEMBERS ABSENT:

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

CALL TO ORDER

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

APPROVAL OF THE MINUTES OF THE JUNE 24, 2020 COMMISSION MEETING

MOTION: By Mr. Jones, seconded by Mr. Bailey to approve the minutes of the June 24, 2020 Commission meeting amended to state the reason for recusal. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2020-073, Crestfield

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision Application consisting of 19.27 acres in an unzoned area. The developer is proposing a 26 lot subdivision accessed by Enoree Road. The developer is proposing 0.24 linear miles of public road. feet of public road. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer (Septic proposed). North Greenville Fire serves this area.

Staff recommends that the Planning Commission hold this application and require that the developer hire an independent and qualified environmental consultant to:

- Survey environmentally sensitive areas and endangered species on the site,
- Identify the impacts of the proposed development
- Provide measures necessary to protect the environment and endangered species.

Additionally, the findings of the environmental study shall be reviewed for adequacy by the U.S. Fish & Wildlife Service agency.

The following sent emails in opposition to the proposed, which were all provided to each Commissioner. Chairman Bichel read the names of the individuals who submitted comments.

- The Grover family, 430 Enoree Road, Travelers Rest, SC
Michelle L. Grover
Alan N. Grover, Jr.
Micah Grover
Jordan Grover
Mark Grover
Kassia Grover
- Tonya Batson, 300 Batson Road, Travelers Rest, SC
- Elizabeth "Lib" Taylor, 341 Batson Road, Travelers Rest, SC
- Mozell "mama" Batson, 350 Enoree Road, Travelers Rest, SC
- Betty B. Hawkins
- Charles F. Hawkins
- Vicky B. Hawkins
- Terry D. Hawkins
- Randy Hawkins, 490 Hawkins Road, Travelers Rest, SC
- Ron Sepic, 2123 Meadow Rose Drive, Travelers Rest, SC
- Frank Holleman, 310 Pine Forest Drive Ext., Greenville, SC
- Cathy Powell, Travelers Rest, SC
- Tonya C. Hawkins, 869 Hawkins Road, Travelers Rest, SC
- Taylor Somers, 16 Alice Kelley Court
- Steve Shaw 504 Tineke Way, Travelers Rest, SC
- John B. Cook, no address
- Jeff Hawkins, 785 Hawkins Road, Travelers Rest, SC
- Randy Hawkins, 490 Hawkins Road, Travelers Rest, SC
- Ruby Hawkins, 800 Hawkins Road, Travelers Rest, SC
- Delmer Hawkins 800 Hawkins Road, Travelers Rest, SC
- John H. Hawkins, 806 Hawkins Road, Travelers Rest, SC
- Shirley B. Hawkins, 831 Hawkins Road, Travelers Rest, SC
- Marvin Hawkins, 831 Hawkins Road, Travelers Rest, SC
- Cassidy Murphy, 24 Barclay Drive, Travelers Rest, SC
- Leah Narro, Old 151 Altamont Ridge Road, Greenville, SC

The following were in favor of the proposed:

- Don Sorenson, 10 Blue Ridge Way, Travelers Rest, SC

The following remotely appeared in opposition to the proposed:

- Nina Hallissy, representing REWA
- Michelle Grover, 430 Enoree Road, Travelers Rest, SC
- Frank Holleman, Southern Environmental Law, 310 Pine Forest Dr. Ext., Greenville, SC

The following remotely appeared in favor of the proposed:

- Don Sorenson, 10 Blue Ridge Way, Travelers Rest, SC
- Waverly Wilkes, Gray Engineering, 132 Pilgrim Road, Greenville, SC
- Craig Roy, Developer, SK Builders, PO Box 160, Travelers Rest, SC

Chairman Bichel stated with staff's recommendation to hold, both parties would need to agree to hold. He asked Mr. Roy if he was willing to have the request held and do the study as recommended.

Mr. Roy stated he was not in favor of holding.

Mr. Shockley noted staff's recommendation has changed considerably; he asked how did they get involved with South Carolina Environmental or Wildlife Commission deal.

Ms. Jeffers-Campbell stated initially the letter from the Environmental Group came after the packets were sent out to the Commissioners. She stated when she had done her staff report, she was unaware there were any endangered species on the site that might be adversely impacted by the development. She stated initially, her recommendation was to approve with conditions. Since she was made aware of the Environmental issues, her recommendation has changed to address those issues.

Mr. Shockley asked if the one plant mentioned was on the site and the other specialty plant downstream, how far down was it.

Mr. Holleman stated the federally protected plant was on the site and also downstream from the development site.

Mr. Forest asked staff if the developer would not have to check for these plants before getting his permit to construct.

Ms. Jeffers-Campbell stated her recommendation would be for the study to be done first, as it could potentially affect the design of the development or how it would need to be modified.

Ms. Wortkoetter noted generally they do a wetlands delineation before they come in for a land disturbance permit, but they do not generally do the endangered species survey.

Mr. Bailey asked the Chairman to ask the applicant again if he would be willing to have the item held.

Chairman Bichel asked the applicant again if he would consider holding.

MOTION: By Mr. Rogers, seconded by Mr. Jones to deny PP-2020-73 based on the Environmental grounds raised and the letter from REWA regarding sewer service. The motion to deny carried unanimously by roll call vote.

REZONING REQUESTS

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson

RE: CZ-2020-45

APPLICANT: Greenville County Council

PROPERTY LOCATION: County-wide

PIN/TMS#(s): NA

ZONING: C-1, C-2, and C-3, Commercial Districts

REQUEST: The proposed text amendment to Section 6:2 (28) of the Greenville County Zoning Ordinance states that single-family residential developments on properties located in C-1, C-2, and C-3 Commercial Zoning Districts may be reviewed under Section 7:2 "Open Space Residential Development."

ACREAGE: NA

COUNCIL DISTRICT: All

REQUEST HISTORY: In May/June 2020, Staff sought to initiate a zoning text amendment to address the ability to review single-family and multifamily residential developments under Section 7:2 “Open Space Residential Development.” Staff is concerned the current text, as written, does not allow developers the ability to propose these developments in commercial zoning districts. This text amendment request went before the Planning and Development Committee on June 1, 2020 and then to First Reading with County Council on June 2, 2020.

ANALYSIS: Currently, under Condition 28 in Section 6:2 of the Greenville County Zoning Ordinance, it states “all single-family development requiring the submittal of a summary or preliminary plat for review shall conform to the density, setbacks, open space requirements, etc., if as set forth in the R-6, Single-Family Residential District.” Since single-family residential attached (i.e. townhomes) fits into this category of “all single-family development” it would require “townhomes” to be on individual lots of at least 6,000 sq. ft.

Staff is of the opinion that requiring these developments to adhere to the R-6 Single-Family Residential requirements places an unnecessary burden on attached residential developments with regards to the individual lot sizes. Allowing these developments to also be reviewed and approved under Section 7:2 “Open Space Residential Development” would allow them to reduce the lot size of the individual attached units, while still preserving the required open space.

CONCLUSION: Staff is of the opinion that requiring these developments to adhere to the R-6 Single-Family Residential requirements places an unnecessary burden on attached residential developments with regards to the individual lot sizes. Allowing these developments to also be reviewed and approved under Section 7:2 “Open Space Residential Development” would allow them to reduce the lot size of the individual attached units, while still preserving the required open space.

Based on these reasons, Staff recommends **approval** of the proposed Text Amendment.

MOTION: By Mr. Shockley, seconded by Mr. Jones to approve CZ-2020-45. The motion carried unanimously by voice vote.

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson

RE: CZ-2020-46

APPLICANT: Greenville County Council

PROPERTY LOCATION: County-wide

PIN/TMS#(s): NA

ZONING: R-6 through R-20, R-20A, R-M2 through R-M20, R-MA, C-1, C-2, and C-3 Zoning Districts

REQUEST: The proposed text amendment to Sections 7:2.4-4 "A" and 7:2.5-4 "A" of the Greenville County Zoning Ordinance will be to revise the first requirement under the Single-Family Attached sections under Option 1 and Option 2 to eliminate the requirements of having a 15% and 20% stipulation on a maximum number of attached units.

ACREAGE: NA

COUNCIL DISTRICT: All

REQUEST HISTORY: In May/June 2020, Staff realized some complexities when reviewing proposed single-family attached residential developments under the current requirements in Section 7:2 Open Space Residential Development. Staff is concerned the current text, as written, does not allow developers the ability to propose 100% single-family attached residential developments in the zoning districts that allow for Open Space developments. This text amendment request went before the Planning and Development Committee on June 1, 2020, and then to First Reading with County Council on June 2, 2020.

ANALYSIS: According to Section 7:2, developers have the right to propose a development as an Open Space development meeting several different conditions and options. Under Option 1 and Option 2,

single-family attached residential developments are permitted in Open Space developments, but must adhere to a certain maximum percentage of attached dwelling units. This requirement prohibits developers from proposing 100% single-family attached developments and forces a mixture of residential types (i.e. single-family attached and single-family detached).

If developers do not want to pursue the mixture of residential types of development, then they must refer back to Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses. Under this table, single-family attached is permitted in Zoning Districts R-6 through R-20 and R-20A, so long as they adhere to Condition 10 Dwelling, Single-Family Attached, and Dwelling, Two-Family (Duplex). Under this condition, properties zoned R-20, R-20A, R-15, and R-12 only allow single-family attached under Section 7:2, which then requires them to adhere to the maximum percentage of dwelling units requirement and not be allowed to have 100% attached developments. Furthermore, Condition 10 will only allow these type developments so long as each individual lot for each individual attached unit meets the minimum lot size requirement per that zoning district (i.e. if there is one building with 6 individual units in an R-10 zoning district, then each individual lot will be required to have a minimum lot size of 10,000 sq. ft. and thus requiring over an acre for 6 townhomes).

CONCLUSION:

Staff is of the opinion that placing a maximum percentage on the number of attached dwelling units in a proposed development places an undue burden on development and does not allow for 100% attached developments in some cases. Allowing these types of developments, without the aforementioned percentage requirement, would allow more options for attached residential housing in Greenville County, while still preserving the required open space.

Based on these reasons, Staff recommends **approval** of the proposed Text Amendment.

Ms. Clark asked if this item was applicable to POD and Neighborhood Commercial review districts.

Mr. Henderson stated any Review District, PD, POD, FRD and Neighborhood Commercial are subject to their own Statement of Intent, Concept and Final Development Plans. Whatever they submit to the Planning Commission or County Council for approval, they would be subject to those regulations stated in those documents.

Ms. Clark asked why the initial limitations of 16 and 20 percent imposed to begin with.

Ms. Gucker stated those limitations have been as such for some time. She stated she did not know the reason nor when they were decided. Ms. Gucker stated she would look into it to see if she could provide Ms. Clark with the information.

MOTION: By Mr. Shockley, seconded by Mr. Jones to approve CZ-2020-46. The motion carried unanimously by voice vote.

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Station

RE: CZ-2020-47

APPLICANT: Dean Aldrich of AC&S Engineering and Surveying and Blake Jackson of Jackson Holding and Ventures, LLC for Carmon B. Adams and Stacey A. Mauldin

PROPERTY LOCATION: Locust Hill Road, Whispering Court, and Jonathan Drive

PIN/TMS#(s): T022010100500

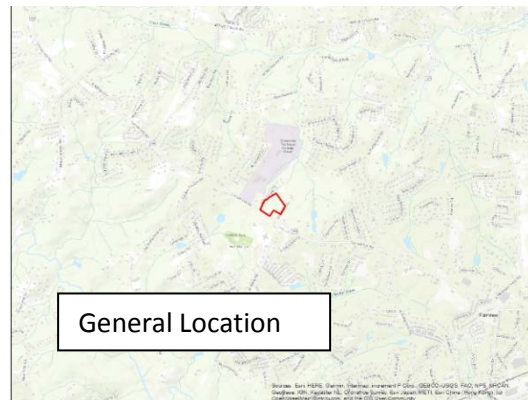
EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING C-3, Commercial

PROPOSED LAND USE Tree Care and Landscape Business

ACREAGE: 12.1

COUNCIL DISTRICT: 18 – Barnes



ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in November 2001 as part of Area 16. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greer CPW – no water available

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

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



Plan Greenville County, Future Land Use Map



SN SUBURBAN NEIGHBORHOOD

Place Type Characteristics

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

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

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	12.1	20 units
Requested	C-3	16 units/acre		193 units

A successful rezoning would add 173 dwelling units

ROADS AND TRAFFIC:

Locust Hill Road: two-lane State-maintained Major Collector. Whispering Court and Jonathan Drive are both private drives. The parcel has approximately 467 feet of frontage along Locust Hill Road, approximately 610 feet of frontage along Whispering Court, and approximately 400 feet of frontage along Jonathan Drive. The parcel is approximately 0.32 miles southeast of the intersection of Old Rutherford Road and Locust Hill Road. The property is not along a bus route and there are no sidewalks in the area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site. The site is, however, bisected by overhead power lines. There is one school located within a mile of the site: Greer Middle College Charter High School.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Areas with this future land use designation are typically shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. The gross density in areas such as this is 3 to 5 dwelling units per acre.

Despite the future land use designation of *Suburban Neighborhood*, the property fronts Locust Hill Road, which has several businesses fronting it in the surrounding area, and before the next major intersection, there are parcels with commercial zoning. However, while directly across Locust Hill Road is Unzoned, this parcel is surround on three sides by R-S, Residential Suburban zoning, with no other zoning districts in the close immediate area on that side of Locust Hill Road.

Staff is of the opinion that the requested rezoning to C-3, Commercial does not align with the *Suburban Neighborhood* Future Land Use designation, and that the request does not conform with the surrounding zoning.

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

MOTION:

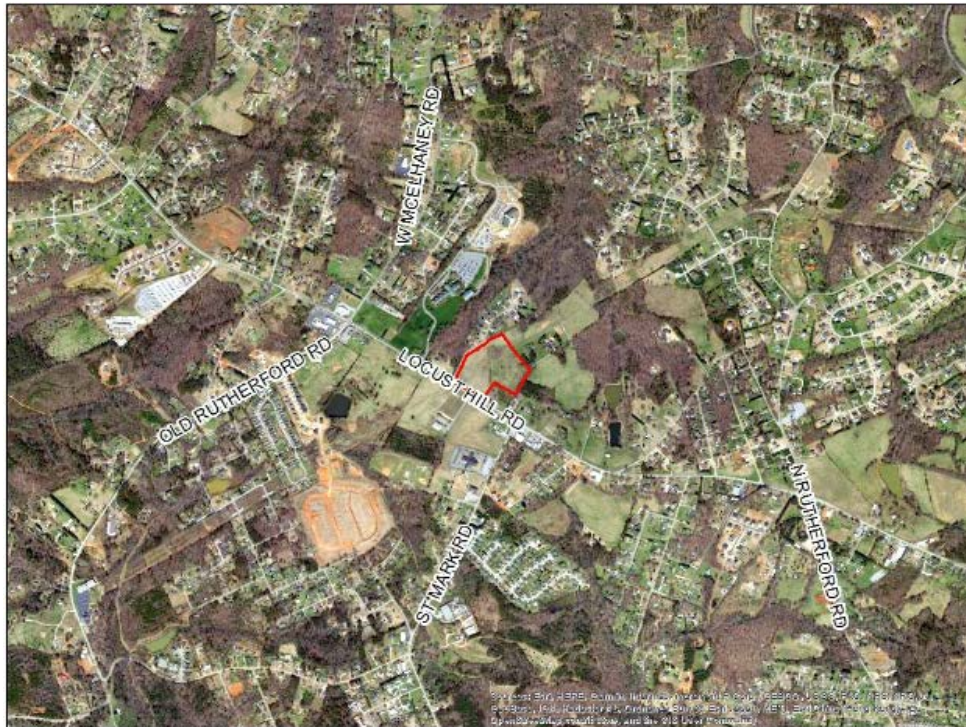
By Mr. Jones, seconded by Mr. Looper to deny CZ-2020-47.

Mr. Hammond stated this site being 12 acres had only half of the acreage which could be developable, due to the power lines. He also noted the road was extremely busy. He stated he did not think anyone would build a single family home there. There is about 5 developable acres, and he did not think anyone would build a single family home fronting Locust Hill Road. He did not think anyone would want to build within two major transmission line right of ways.

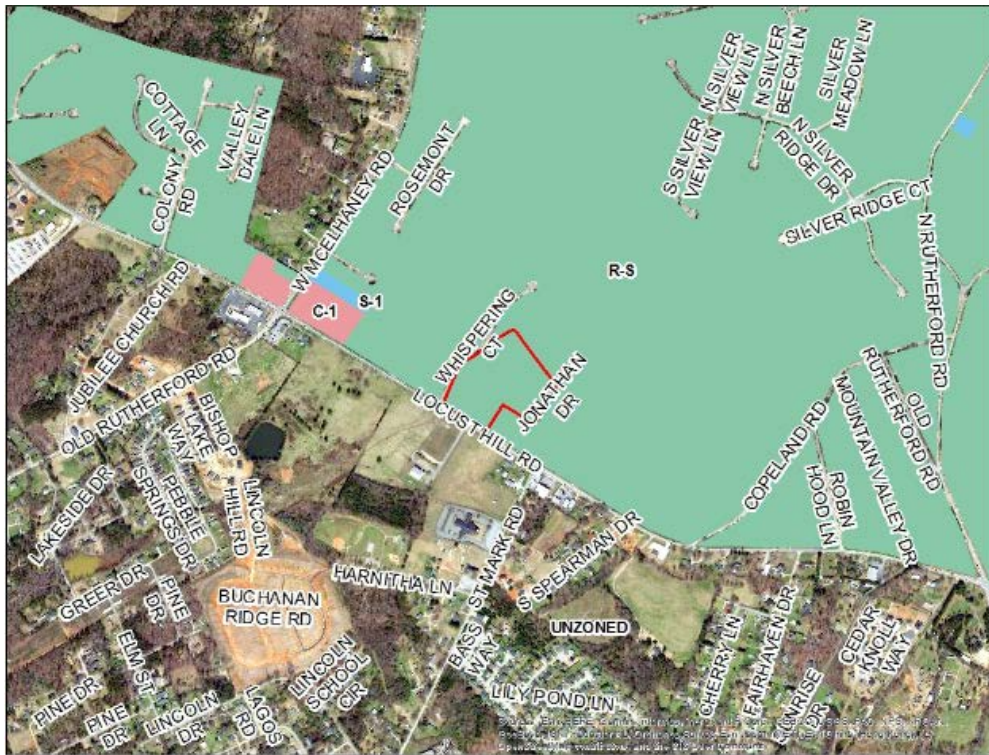
Chairman Bichel stated spot zoning is always problematic, once something is zoned C-3, it is always C-3. It sets precedence for the future. It would be different if they came back with a request for an FRD.

Mr. Hammond noted a petition that was submitted regarding this property. He stated over 60 percent of the signatures were from folks outside of Greenville County, mostly outside of South Carolina. He stated the Commission should be careful if they were going to put weight on the petitions submitted.

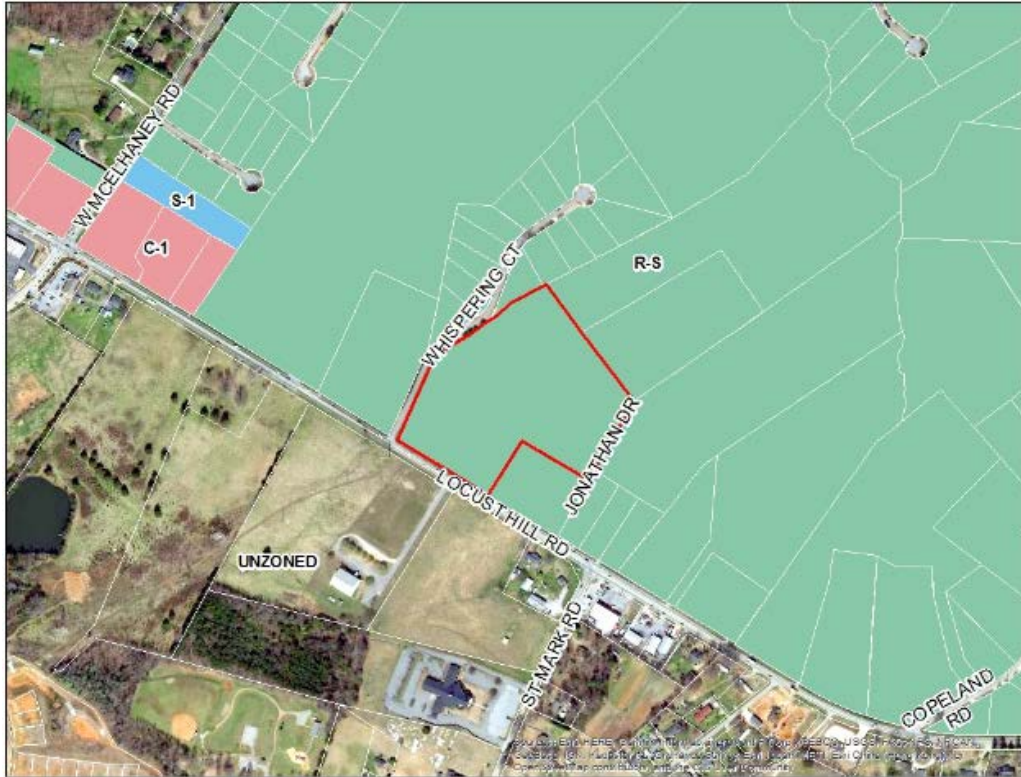
The motion to deny CZ-2020-47 carried by voice vote with two in opposition (Bailey and Hammond).



Aerial Photography, 2019



Zoning Map



Ms. Staton presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Meagan Station

RE: CZ-2020-48

APPLICANT: Vanessa L. Arnold for Silver Hawk, LLC

PROPERTY LOCATION: 18 New Circle Road

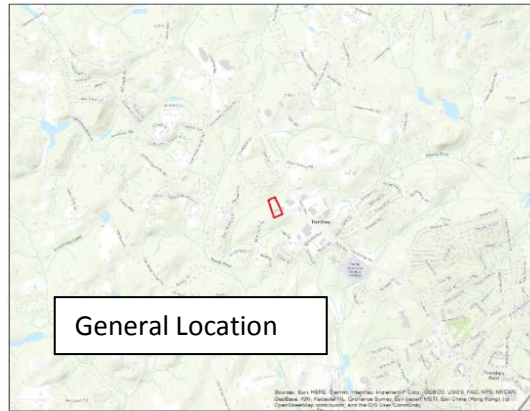
PIN/TMS#(s): 0506070101102

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING S-1, Services

PROPOSED LAND USE Warehousing and Distribution

ACREAGE: 5.4
COUNCIL DISTRICT: 17 – Dill



ZONING HISTORY: The parcel was originally zoned RM, Multifamily Residential in June of 1973 as part of Area 4B. The parcel was rezoned to C-2, Commercial in May 1985, as part of case CZ-1985-36.

EXISTING LAND USE: Warehouse – General

AREA CHARACTERISTICS:

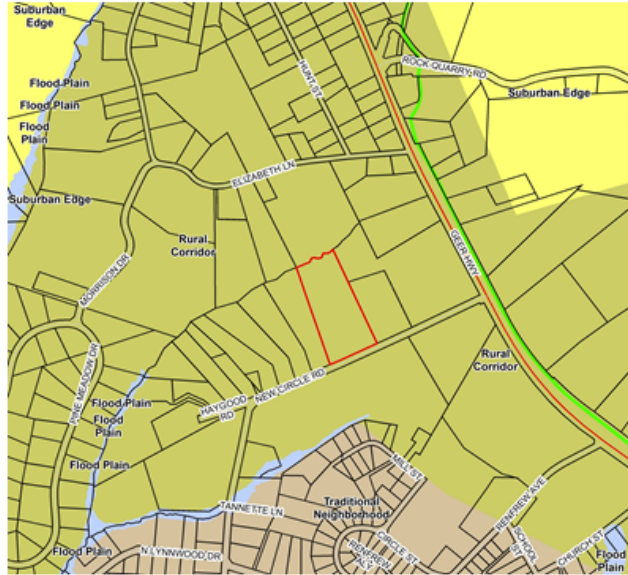
Direction	Zoning	Land Use
North	R-M20	two-family residential and single-family residential
East	S-1	service building
South	I-1	vacant land
West	R-M2-	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

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



Plan Greenville County, Future Land Use Map



RC RURAL CORRIDOR

Place Type Characteristics

Rural Corridors contain a mix of mostly lower-density residential uses with agricultural, service, or industrial uses. Rural Corridors are typically located along arterial highways and may connect to denser suburban or urban areas.

Primary Uses	Greenhouses and nurseries, agriculture, warehouses, highway commercial
Secondary Uses	Single-family residential, parks and open space
Gross Density	1 dwelling per 2+ acres
Transportation	Automobile-oriented, multi-purpose trails, access management highways
Parking	Surface parking
Open Space	Farmland and natural areas, large passive parks

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS:

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

ROADS AND TRAFFIC:

New Circle Road: two-lane County-maintained Residential Local. The parcel has approximately 370 feet of frontage along New Circle Road, and the parcel is approximately 0.8 miles southwest of the intersection of Geer Highway (SC-Hwy 276) and White Horse Road Extension. The property is not along a bus route and there are no sidewalks in the area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site; however the rear of the property does contain a significantly wooded area, along with overhead power lines. There are no schools within a mile of the site.

CONCLUSION:

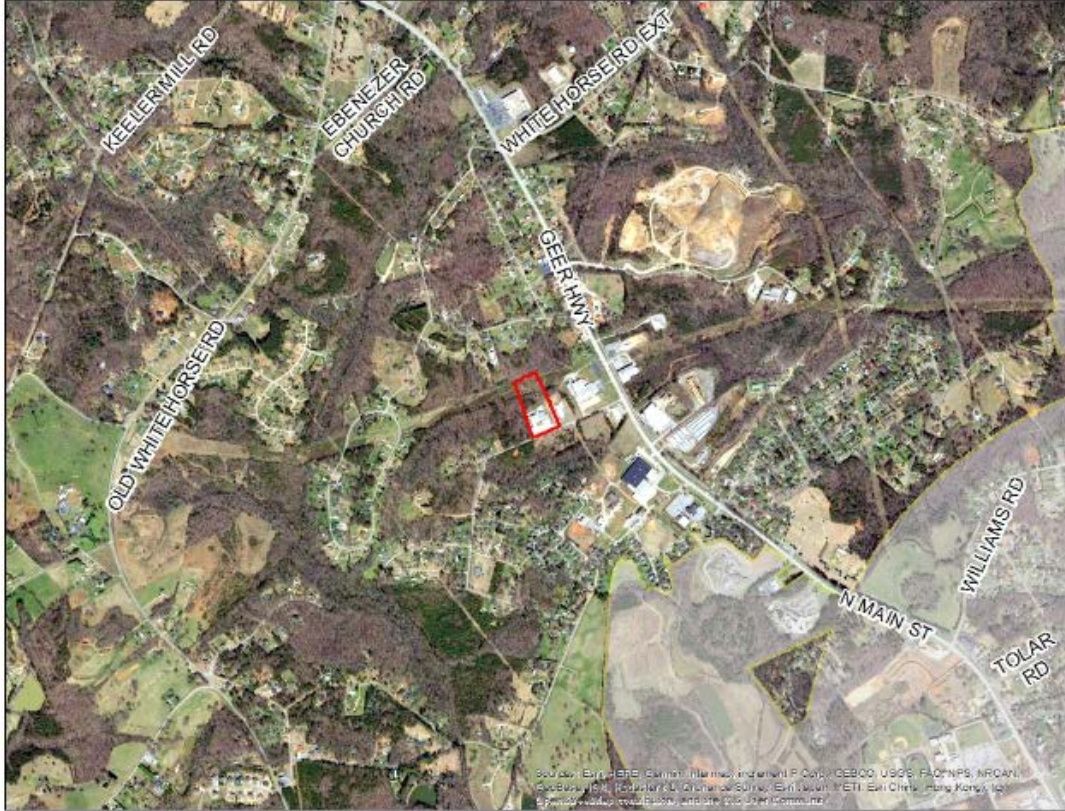
The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Corridor*. Properties with this future land use designation contain a mix of lower-density residential uses with agricultural, service, or industrial uses. *Rural Corridors* are typically located along arterial highways and may connect to denser suburban or urban areas. Primary uses within this future land use designation are greenhouses and nurseries, agriculture, warehouses, and highway commercial. Secondary uses in this area include single-family residential, parks, and open space.

In addition to its future land use designation, the parcel is adjacent to another parcel that is also zoned S-1, Services and across the road from property zoned I-1, Industrial. Additionally, despite New Circle Road being a local road, this parcel has very close proximity to US-276, and does not require passing any residentially zoned properties to reach this thoroughfare.

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

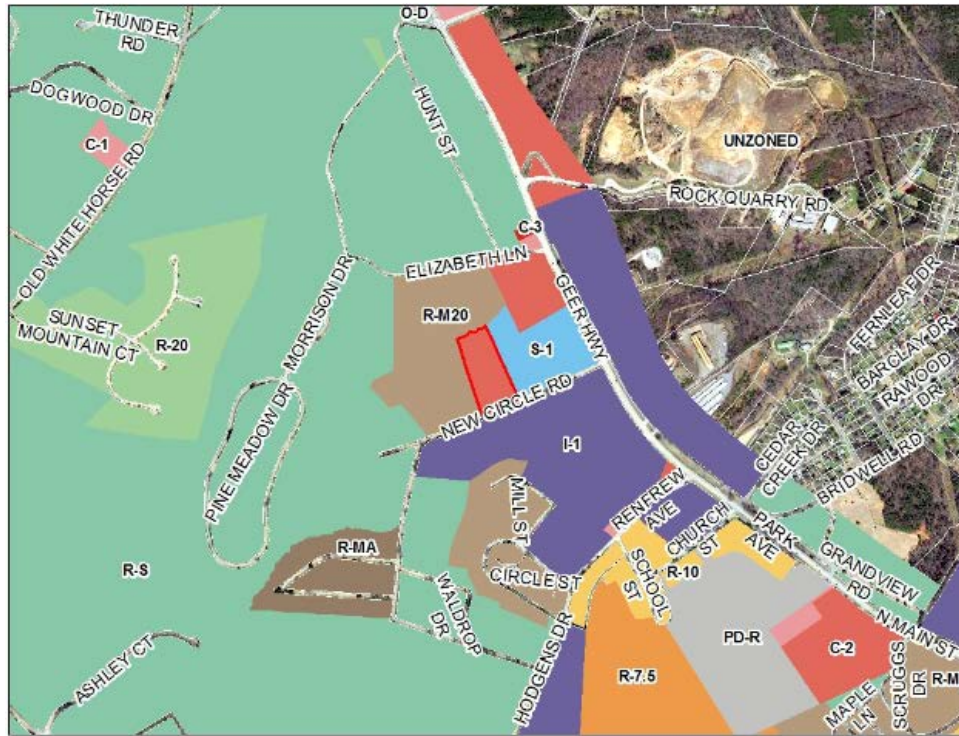
MOTION:

By Mr. Forest, seconded by Ms. Clark to approve CZ-2020-48. The motion carried unanimously by voice vote.

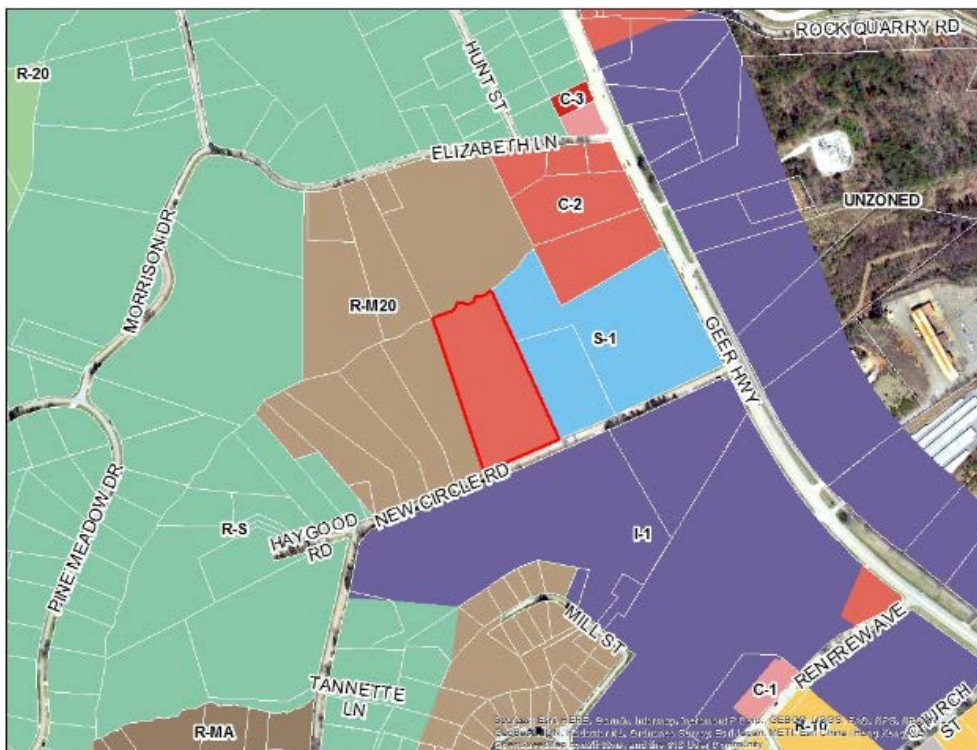


Aerial Photography, 2019





Zoning Map



Planning Report

Ms. Gucker introduced Mr. Tee Coker the new Planning Director. She noted he had worked a great deal with staff during the Comprehensive Plan. Chairman Bichel welcomed Mr. Coker.

Ms. Gucker updated the Commission members on the items they received in their packets pertaining to the Planning Report. She noted staff and consultants held 13 focus groups with various stakeholders for the Unified Development Ordinance. There were a lot of good discussions. She stated the State Infrastructure Bank approved Greenville County's Grant submission. The grant is for \$42 million to extend the Parallel Parkway coming off of Verde Blvd. and going across I-85 and I-385 to terminate near the Merovan Center. Ms. Gucker noted construction activity was up as well as permitting.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURN: Without objection Chairman Bichel adjourned the meeting at 5:44 p.m.

Respectfully submitted

Recording Secretary