

GREENVILLE COUNTY PLANNING COMMISSION  
REMOTE PARTICIPATION  
MINUTES  
October 28, 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:** none

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

**CALL TO ORDER**

Chairman Bichel called the meeting to order at 4:34 p.m.

**INVOCATION**

Mr. Shockley provided the invocation.

**APPROVAL OF THE MINUTES OF THE SEPTEMBER 23, 2020 COMMISSION MEETING**

**MOTION:** By Mr. Jones to amend the minutes to reflect a Scribner's error on page 3, Changing the Mr. to Ms. where it references Ms. Clark. He moved to approve the minutes as amended, seconded by Mr. Looper. The motion carried unanimously by voice vote.

**PRELIMINARY SUBDIVISION APPLICATIONS**

**PP-2020-118, Oakvale Subdivision (Revision)**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 24.5 acres in an unzoned area. The developer is proposing a 36 lot subdivision accessed by Highway 14 (State). The developer is proposing 0.41 Linear Miles of public road. Water will be provided by Blue Ridge Water and sewer will be by septic system. Lake Cunningham Fire serves this area.

Ms. Jeffers-Campbell noted the original plan called for 39 lots with four cul-de-sac roads, this

plan calls for 36 lots, 3 cul-de-sac roads with sidewalks, an emergency access point, landscape buffer, cluster mailbox area with parking and approximately 3.95 acres of common area.

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

Waverly Wilkes, Engineer for the project addressed the Commission members and was available for any questions.

Chairman Bichel asked who would be maintaining the 20 foot buffer.

Ms. Wilkes stated the area within the common space would be owned by the HOA, the area that is at the rear of some lots will be part of the homeowners lot.

Mr. Bichel stated the LDR stated the undisturbed buffer should be maintained by the HOA.

Mr. Hammond asked if this did not go with the density in the area.

Ms. Wilkes stated this was an unzoned area.

Mr. Hammond wanted to point out that it did not go along with the Comprehensive Plan.

**MOTION:** By Mr. Forest, seconded by Mr. Shockley to approve PP-2020-118. The motion carried by voice vote with two in opposition (Clark and Jones).

**PP-2020-119, Pebble Slope**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 10.4 acres and in an unzoned area. The developer is proposing a 15 lot subdivision accessed by E. Tyger Bridge Road (State). The developer is proposing 0.23 Linear Miles of public road. Water will be provided by Blue Ridge Water and sewer will be by septic system. Lake Cunningham Fire serves this area.

Ms. Jeffers-Campbell stated staff had received numerous comments from the public, which she summarized. During a normal school year Blue Ridge Middle School averages a little over one thousand students. The majority of students are car riders, which means during drop off and dismissal time traffic is extremely heavy. This amount of traffic combined with the normal traffic makes it extremely congested around E. Tyger Bridge Road and other surrounding roads during school hours. In addition to traffic, residents expressed concerns that first responders would be limited responding to emergencies due to severe congestion during peak hours.

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

Chip Fogleman addressed the Committee members and was available to answer any questions.

He stated the project was set up and geared towards retired folks. He did not think they would be coming out at peak time and do not have children. He expected light traffic with only 15 homes.

Chairman Bichel noted the buffer would be maintained by the owner and that was not compliant with the LDR.

Mr. Fogleman stated the owner was the developer.

Ms. Clark asked, regarding the wetlands, there was a question asked at the SAC meeting and was that question answered.

Mr. Fogleman stated he had the wetland delineated, which is why there is a 25 foot buffer.

Ms. Clark asked about lot 12, stating it appeared as though the detention pond area encroaches on the wetland.

Mr. Fogleman stated lot 12 will be looked at and the owner realizes if the septic tank does not work it will be unusable.

Ms. Clark asked why the access could not be on North Blue Ridge Drive.

Mr. Fogleman stated there was a curve and you cannot get any sight distance.

Mr. Rogers asked if in the LDR there were special provisions for Mobile Home Developments.

Ms. Jeffers-Campbell stated that was correct.

Mr. Rogers asked if they were applicable here.

Ms. Jeffers-Campbell stated the application was for single-family detached lots, the land disturbance permit will be hinged on if the plan is approved today. They would not be able to switch gears and put a Mobile Home Park in.

Mr. Fogleman stated the homes would be manufactured homes and not mobile homes.

Mr. Jones stated he would be concerned regarding emergency vehicles getting into the subdivision at any given time.

Mr. Fogleman stated the entrance would be widened to 28 feet.

The following appeared in opposition to the proposed:

Councilman Joe Dill, member of Blue Ridge Community  
Roland Pittman, resident of Blue Ridge Community

Ms. Clark stated last week she had spent an hour with the School Resource Officer. On a normal situation, the lines of traffic are radiating at least a half a mile in each direction. The concerns of the resource officer were the foremost on her mind and she stated the roads were not designed for this level of traffic.

Mr. Rogers asked staff about the traffic data, reflecting 50 daily trips and how that was determined.

Ms. Jeffers-Campbell stated she did not have a technical answer. The data was provided to her by SCDOT for that segment of the road. Any additional questions, she would be glad to contact the SCDOT.

**MOTION:** By Mr. Rogers, seconded by Ms. Clark to deny PP-2020-119.

Chairman Bichel asked for a roll call vote. The motion to deny PP-2020-119 carried with two in opposition of the denial (Hammond and Shockley).

Ms. Clark recused herself from the following discussion not for an actual conflict of interest but for the strong appearance of a conflict. As a representative of a Greenville-area Church, Mr. Jeff Randolph is the tenant signature on a lease for my rental property in Travelers Rest.

**PP-2020-120, Penrose**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 85.00 acres in an unzoned area. The developer is proposing a 147 lot subdivision accessed by Robertson and Belvue Road (County). The developer is proposing 1.84 Linear Miles of public road. Water will be provided by Greenville Water and sewer by REWA. North Greenville Fire serves this area.

Staff recommends conditional approval of the preliminary plan with the standard and specific requirements. Approval conditions are as follows:

- Submit a revised preliminary plan showing the portion of the development (lots and streetscape) that is located within the watershed for the Bunched Arrowhead wetlands so that specific approval conditions can be developed by Subdivision Administration and Land Development in response to the mitigation needs outlined by the Southern Environmental Law Center. Once reviewed, Subdivision Administration will issue an administrative approval letter with conditions specific to the plan, land disturbance

permit and final plat.

- Install turn lane Belvue Road as recommended in the TIS.
- Widen Robertson Road to 20 feet from Belvue Road to subdivision access.
- The lot sequencing on the final plat must remain the same as the approved preliminary plan. A master plan showing all phasing shall be submitted at the time of final plat submittal.

Mr. Fogleman, Engineer for the project stated on the Preliminary Plan it was indicated the widening of Robertson and Belvue Road. He made himself available for any questions.

Mr. Randolph addressed the Commission members with details of the project.

Mr. Frank Holloman with the Environmental Law Institute addressed the Commission members stating he commended Mr. Randolph for taking into account the unusual location the area north of Travelers Rest. He stated Mr. Randolph has shown genuine concern and taken real steps. He felt a reasonable approach has been taken and there were areas still he would be working on.

Chairman Bichel asked Mr. Holleman if he felt staff met all of the environmental concerns.

Mr. Holleman stated yes he did, there were a couple of issues Mr. Randolph was still checking into.

Mr. Jones noted his concern over the number of units per acre is not compatible with the Comprehensive Plan.

Mr. Shockley commended Mr. Randolph for his efforts to work with the community.

Mr. Bichel asked who would maintain the buffer.

Mr. Fogleman stated it would be maintained by the HOA.

**MOTION:** By Mr. Shockley, seconded by Mr. Looper to approve PP-2020-120 with staff's recommendations. The motion carried unanimously by voice vote with one in abstention ( Clark).

Ms. Clark returned to the meeting.

### **Variance Requests**

#### **VA-2020-148, 82 Carpin Road**

Rashida Jeffers-Campbell addressed the Commission members with a variance request from LDR Article 5.4 Unpaved Private Drives to provide access to a two lot family subdivision with the use

of a private shared drive in the R-10 zoning district. Per LDR Article 5.4, the use of a private shared drive is only allowed for minor subdivisions in the unzoned or areas zoned RR-1 and RR-3. The intent of Article 5.4 is to “provide affordable access to development with a limited number of lots created in a rural environment, without having to construct a road to County public or private road standards.... and for the safety of property owners by requiring adequate access for Fire, Emergency Medical and Law”

Ms. Jeffers-Campbell stated the subject property is a non-conforming lot with less than 20” of frontage on Carpin Drive. Access is provided to the subject site via an existing access easement. To subdivide, each proposed lot must have at least 20 feet of frontage along an approved access to a public road, private road or private shared drive, if permitted.

She stated currently there are seven non-conforming parcels that have access to Carpin Drive via an existing access easement. Three of the seven non-conforming parcels have Carpin Drive addresses which would need to be changed if a private drive is extended from Carpin Drive.

Staff recommends conditional approval of the variance per LDR Article 1.6.3 as the request “will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighbor or otherwise detrimental to the public”. By granting the variance, the applicant’s lot will become conforming and will provide an affordable access option to facilitate a family subdivision without compromising infrastructure requirements for the future development of the subject parcel and all parcels affected. Approval conditions are as follows:

- Prior to recording the plat, the subdivision application must:
  - Follow the family subdivision requirements in the LDR and no more than two lots will be allowed. Any requests exceeding two lots shall provide access and frontage via a public road or a private road constructed to public road standards.
  - A notarized letter must be submitted to Subdivision Administration signed by all affected property owners (86, 92 and 98 Carpin Drive) stating that they agree to the proposed name for the private shared drive and agree to have their address changed.
  - The family subdivision plat must reference the variance case, approval date and approval conditions.
- The private drive must follow the requirements set forth in LDR Article 5.4
- The approval of the variance is contingent upon the owner’s ability to purchase the required acreage from adjoining property owners to meet the minimum 20 feet of access and frontage for the two proposed parcels.

**MOTION:** By Mr. Jones, seconded by Mr. Bailey to approve VA-2020-48. The motion carried unanimously by voice vote.

Rezoning Requests

Ms. Staton presented the following:

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

**FROM:** Meagan Staton

**RE:** CZ-2020-63

**APPLICANT:** Raul Lopez, Jr.

**PROPERTY LOCATION:** Old Piedmont Highway

**PIN/TMS#(s):** 0102000223500

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

**REQUESTED ZONING** C-3, Commercial

**PROPOSED LAND USE** Landscape Business

**ACREAGE:** 0.62

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned C-1, Commercial in June 1973 as part of Area 4A. There has been one previous rezoning request to C-3, Commercial in 1999, CZ-1999-088, which was withdrawn.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1	commercial business
East	R-10	single-family residences
South	C-1	single-family residence
West	R-M20	manufactured home park

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The parcel is not included in any area plan.

**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	C-1	12 units/acre	0.62	7 units
Requested	C-3	16 units/acre		9 units

A successful rezoning would add 2 dwelling units

**ROADS AND TRAFFIC:**

Old Piedmont Highway is a two-lane State-maintained Collector Road. The parcel has approximately 224 feet of frontage along Old Piedmont Highway. The parcel is approximately 0.73 miles north of the intersection of Old Piedmont Highway and Interstate 185. The property is not along a bus route and there are no sidewalks along the subject property.

*There are no traffic counts in the immediate area.*



**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on this site, though the rear of the site is wooded and bound by Welcome Creek. There are no schools located within a mile of the site.

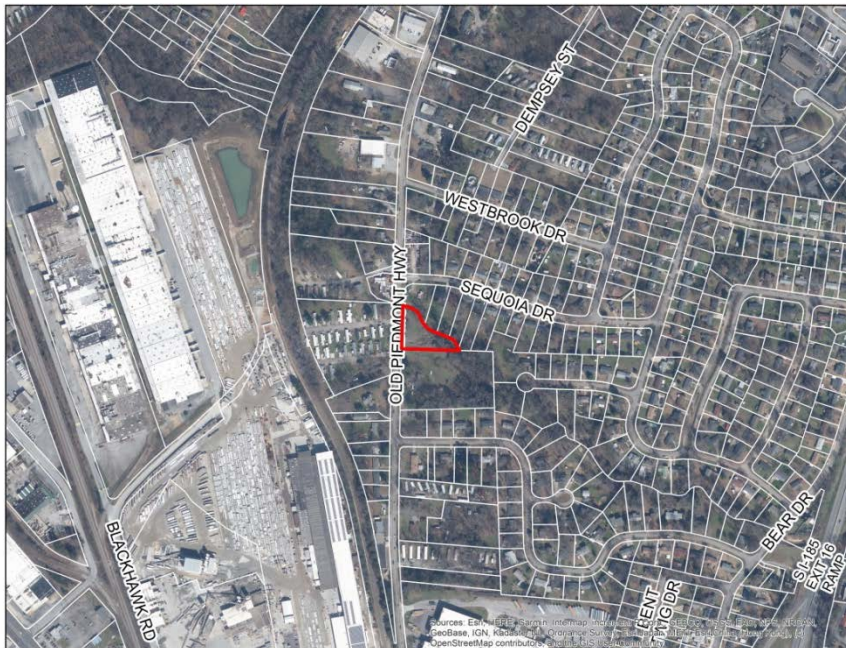
**CONCLUSION:**

This property fronts Old Piedmont Highway, a two-lane State-maintained collector, where other commercial and service businesses are located. Staff is of the opinion that the applicant's request for C-3, Commercial along this type of collector would not adversely impact the surrounding area.

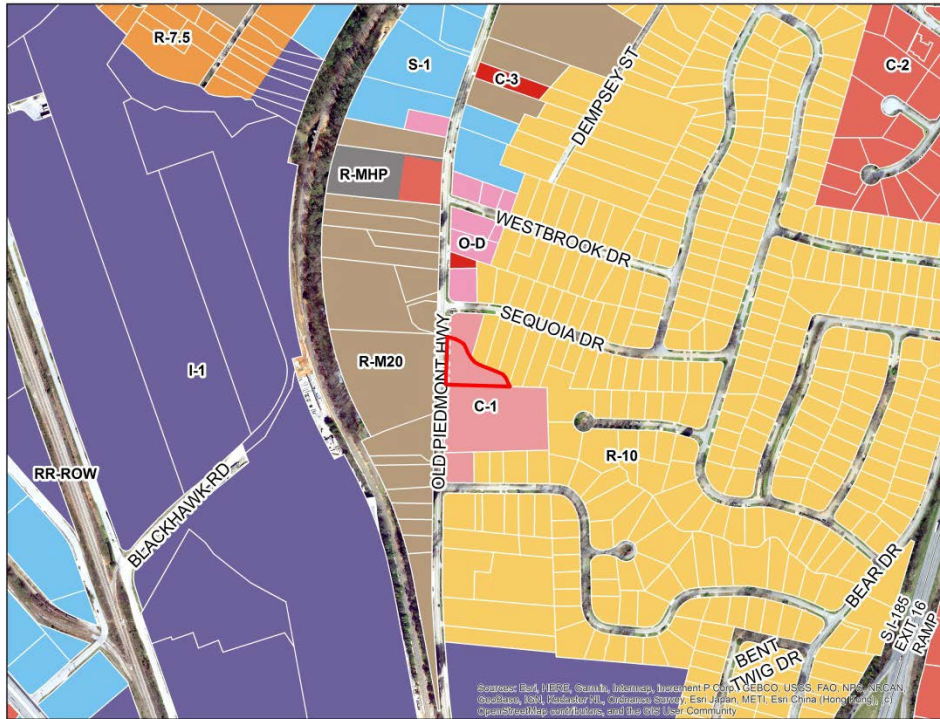
**STAFF RECOMMENDATION:**

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

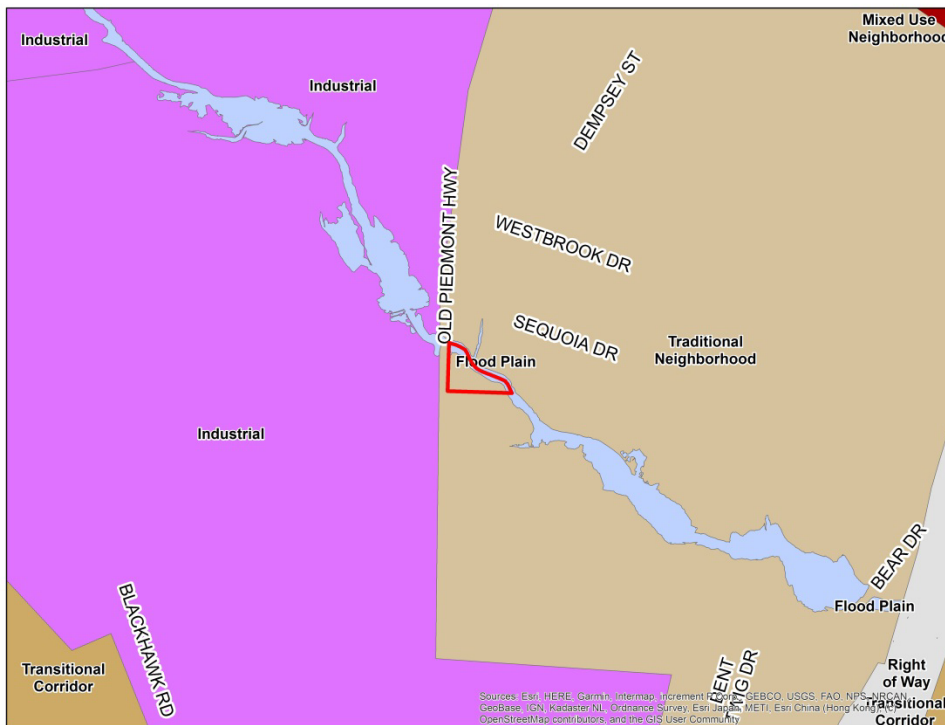
**MOTION:** By Ms. Clark, seconded by Mr. Loper to approve CZ-2020-63. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Ms. Denny presented the following:

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

**FROM:** Meagan Staton

**RE:** CZ-2020-65

**APPLICANT:** Jamie McCutchen of Davis & Floyd for Elaine Means  
Haugabook and Erin Means Mellen

**PROPERTY LOCATION:** Old Bramlett Road and Frady Road

**PIN/TMS#(s):** 0238010100200 (Portion) and B001000100200  
(Portion)

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

**REQUESTED ZONING** R-M10, Multifamily Residential

**PROPOSED LAND USE** Multifamily Residential

**ACREAGE:** 33.8

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in June 1974 as part of Area 4A. There have been no other rezoning requests associated with this parcel.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-MHP, R-MA, R-S, R-15	manufactured home park and vacant wooded land
East	R-S, R-M20, and R-15	single-family residence and vacant wooded land
South	R-15	single-family residences
West	R-S and R-MA	single-family residences and vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The parcel is included in the Riverdale-Tanglewood Community Plan designated as *Recreation & Medium Density Residential*.

**DENSITY WORKSHEET:**

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	33.8	0 units
Requested	R-M10	10 units/acre		330 units

A successful rezoning would add 330 dwelling units

**ROADS AND TRAFFIC:**

Old Bramlett Road is a two-lane State-maintained local road. The parcel has approximately 1,211 feet of frontage along Old Bramlett Road. The parcel is approximately 0.30 miles northwest of the intersection of W. Blue Ridge Drive and Old Easley Highway. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Easley Highway	1,655' SW	10,500	9,400 - 10.5%	12,100 +28.7%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the overall site, but not on the subject portions of parcels. There are no known historic or cultural resources on this site, though large portions of the site are significantly wooded. The site is also adjacent to the railroad right-of-way. There is one school located within a mile of the site, Westcliffe Elementary.

**CONCLUSION:**

Although the proposed development would provide additional residential opportunities in the area, the site in question is located in a detached single-family residential area along a narrow local road. Additionally, the proposed development does not conform to the Future Land Use map from Plan Greenville County or the Riverdale-Tanglewood Area Plan.

**STAFF RECOMMENDATION:**

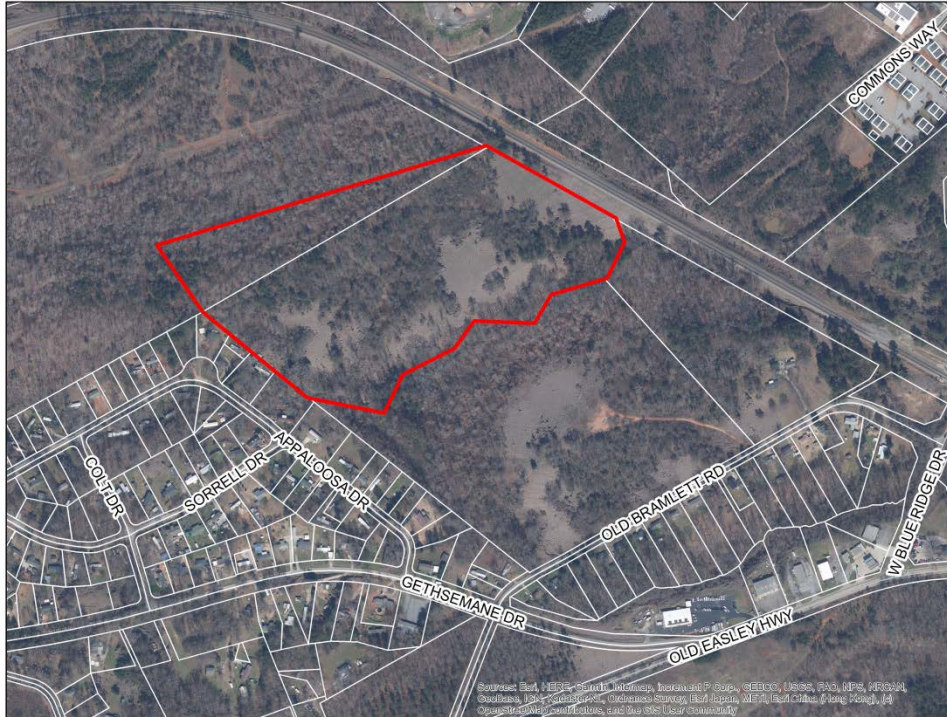
Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential.

MOTION: By Ms. Clark, seconded by Mr. Jones to deny CZ-2020-65.

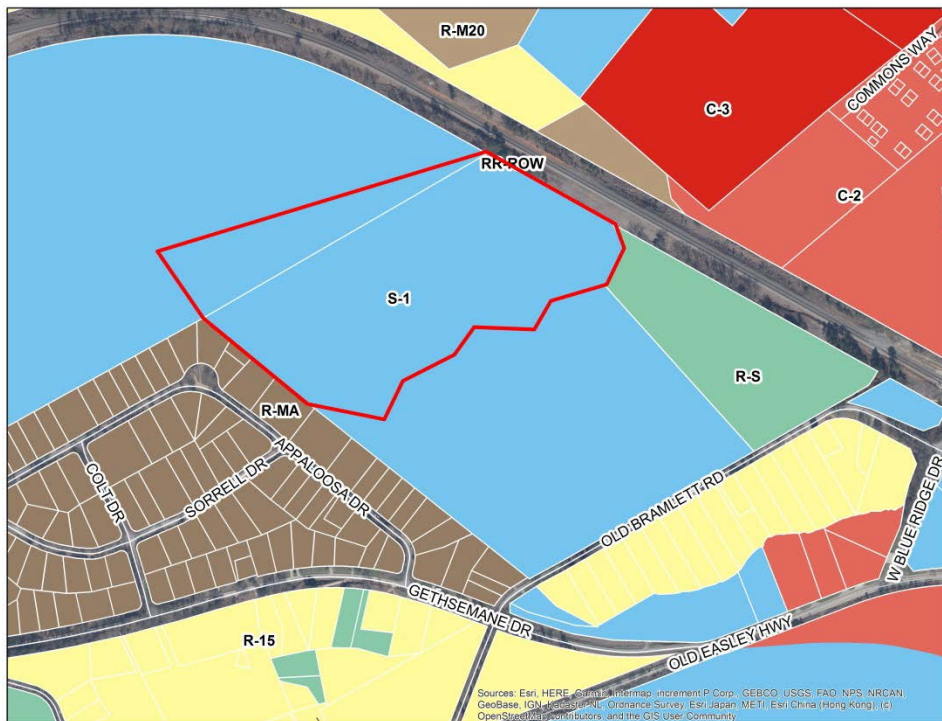
Chairman Bichel requested a roll call vote.

The motion to deny CZ-2020-65 carried with four in opposition to the denial (Forest, Hammond Shockley and Bailey).

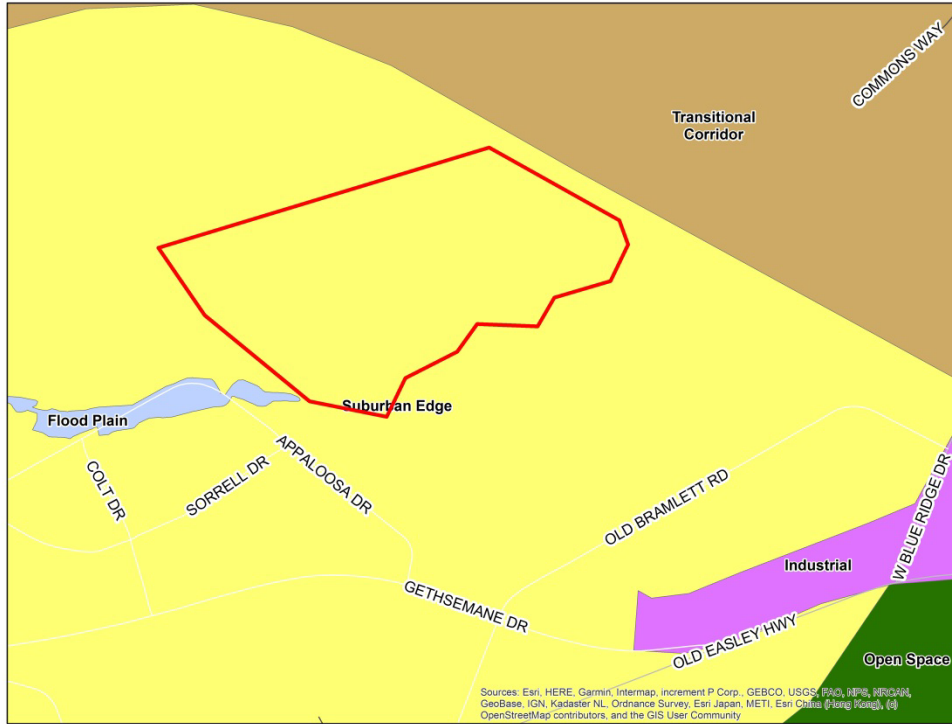




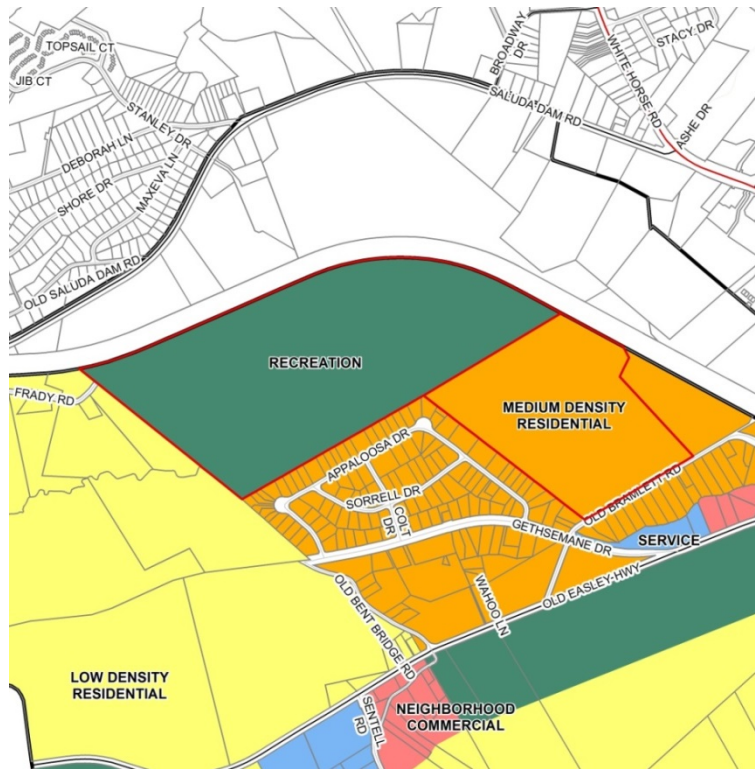
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map

### **DISCUSSION ON SPECIFIC USE PERMIT**

Mr. Forest addressed the Commission members with a suggested specific use permit to enable folks to obtain what they would need without going through the rezoning process. This was an idea that he would like to see included the UDO.

**MOTION:** By Mr. Shockley, seconded by Mr. Forest to have staff consider and incorporate the specific use permit. The motion carried unanimously by voice vote.

### **PLANNING REPORT**

Tee Coker addressed the Commission members with an overview of the Planning Report as was provided in each agenda packet. He reminded the Commission members of the joint County Council/Planning Commission meeting on November 9, 2020 beginning at 5:00 p.m.

Mr. Coker stated staff was in the process of wrapping up the area plan for the Five Forks Area with the intent to begin the adoption process at the end of November. Staff continues to work on the Wild Fire Mitigation Plan, the Transportation staff was working on a Mobility Plan. He noted construction activity was still booming.

Mr. Coker noted the November Commission meeting would be having 14 rezoning cases and possibly 9 subdivision reviews.

Josh Henderson introduced Austin Lovelace who is a member of the Zoning Staff.

### **OLD BUSINESS**

There was no old business.

### **NEW BUSINESS**

Ms. Clark asked if there could be a developed definition of surrounding or nearby as it pertains to compatibility and spot zoning.

The Commission members discussed starting the November Commission meeting earlier with having such a heavy agenda. The members agreed to begin the November Commission meeting at 3:00 p.m.



**ADJOURN:** Without objection, Chairman Bichel adjourned the meeting at 6:12 p.m.

Respectfully submitted

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Recording Secretary