

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
September 23, 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 and IS staff

CALL TO ORDER

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

APPROVAL OF THE MINUTES OF THE AUGUST 26, 2020 COMMISSION MEETING

MOTION: By Mr. Jones, seconded by Mr. Shockley to approve the minutes of the August 26, 2020 Commission meeting as presented. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2020-021, Fern Hollow

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 14.50 acres and zoned R-10, Single-Family Residential. The developer is proposing a 63 lot subdivision accessed by SC - 253 (State). The developer is proposing 1605 Linear Feet of private driveways. The developer has chosen to do a Cluster Development with Option 2, requiring 4.35 acres of Open Space and providing 8.12 acres of Open Space. Water will be provided by Greenville Water and sewer by Metro Sewer. Piedmont Park Fire serves this area.

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

- To revise the parking table to reflect 150 parking spaces shown on the plan.

Ms. Clark asked about open space, on the plan there was a note that says “the open space of this development is protected by a perpetual easement that does not require the right of public access”. She asked what open space was available for public access.

Ms. Jeffers-Campbell stated open space is dedicated and primarily used for the residents of the subdivision. It did not necessarily mean the public had access, unless the developer would make it into a public park. She stated it was land to be conserved.

Mr. Henderson read the definition of open space for the Commissioners as was stated in the Zoning Ordinance.

Ms. Clark asked if the perpetual easement was owned by the HOA.

Ms. Jeffers Campbell stated that was correct.

Chairman Bichel asked where tract A was.

Mr. Paul Harrison, Engineer for the project stated tract A was the entire open space area. All the open space area was contiguous in this project. The entire 8.12 acres of open space.

Chairman Bichel stated this was the best cluster design Mr. Harrison has done.

MOTION: By Mr. Shockley, seconded by Mr. Loooper to approve PP-2020-021 with staff’s recommendation and condition.

PP-2020-063, Fairview Terrace

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 28.19 acres and Zoned R-10, Single-Family Residential (requested). The developer is proposing a 124 lot subdivision accessed by Fairview Road. The developer is proposing 2620 Linear Feet of private road. The developer has chosen to do a Cluster Development with Option 2, requiring 8.46 acres of Open Space and providing 16.38 acres of Open Space. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. Simpsonville Fire serves this area.

Staff recommends conditional approval of the plan with the Specific Requirements and the following conditions:

- Traffic improvements warranted as a result of the required TIS shall be installed once 40 lots have been recorded.

Chairman Bichel asked about the Comp Plan and density.

Ms. Jeffers-Campbell stated the property was zoned and unless the developer wants to rezone the property to be consistent with the Comp Plan, the plan is consistent with the current zoning classification.

MOTION: By Mr. Forest, seconded by Mr. Bailey to approve PP-2020-063 with staff's recommendation. The motion carried unanimously by voice vote.

PP-2020-029, Wofford Place

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 3.81 acres in an unzoned area. The developer is proposing a 6 lot subdivision accessed by Wofford Road. The developer is proposing 491 Linear Feet of Private Drive. Water will be provided by Blue Ridge Water and sewer will be by septic system. Lake Cunningham Fire serves this area.

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

A revised preliminary plan shall be submitted to Subdivision Administration within ten (10) business days. If not submitted in ten days, the approval will expire and a new application must be submitted. The plan shall be revised to show:

Lot number and the approximate area of each proposed lot.
Correct vicinity map to indicate Locust Hill Rd as SC-290 instead of Hwy 14

Ms. Clark asked the engineer to explain rain gardens and dry wells as it pertains to stormwater.

Mr. Zuendt, project engineer explained to Ms. Clark that each lot controls their own stormwater. A dry well is a tank that is stored underground with gravel around it.

Mr. Bichel asked if the pull off area at the cluster mailbox was large enough for a car.

Hesha Gamble, County Engineer stated the pull off was large enough and when the subdivision plan comes in, staff will be sure whatever is noted is sufficient.

MOTION: By Ms. Clark, seconded by Mr. Jones to approve PP-2020-029 with conditions. The motion carried unanimously by voice vote.

PP-2020-108, Travelers Trace (previously PP-2020-064)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 10.99 acres and in an unzoned area. The developer is proposing a 15 lot subdivision accessed by Bates Crossing Road (SC-414). The developer is proposing 670 Linear Feet of public road. Water will be provided by Greenville Water and sewer will be by septic system. Slater-Marietta Fire serves this area.

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

Ms. Clark asked what the difference was between this plan and what had been submitted in June.

Mr. Zuendt, project engineer stated some additional information was added that was missing from the first submission.

Ms. Clark stated she did not see a pull off for the cluster mailbox.

Chairman Bichel stated he had found it, right before the mailbox.

Ms. Clark asked about having just one stormwater management facility.

Mr. Zuendt stated the stormwater would be collected by pipes and sent to the pump. (the audio reflecting Mr. Zuendt's comments was not very clear)

MOTION: By Mr. Looper, seconded by Mr. Forest to approve PP-2020-108. The motion carried unanimously by voice vote.

PP-2020-110, Hartridge Manor Phase 3 (revision to PP-2017-015)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 91.30 acres (12 new acres) zoned R-12, Single-Family Residential. The developer is proposing a 292 lot (24 new lots) subdivision accessed by Fairground Road (County). The developer is proposing 2.96 Linear miles of public road. The developer has chosen to do a Cluster Development, Option1, requiring 13.7 acres of Open Space and providing 20.94 acres of Open Space. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. South Greenville Fire serves this area.

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

- The lot sequencing on the final plat must remain the same as the approved preliminary plan.
- A phased masterplan shall be submitted that shows all existing and proposed phases for all lots in the development for each final phase submitted.

The following appeared in opposition to the proposed:

- Mr. Nick Boman, Fairground Road, Greenville, SC

Mr. Bichel asked about the turn lanes and the width of Fairground Road.

Ms. Gamble stated the left turn lanes would be on Fork Shoals Road, there would not be any on Fairground Road. She stated Fairground Road was 18 feet wide.

The project engineer stated as part of the original design, they would be widening Fairground Road from the entrance to Fork Shoals Road to 24 feet. Also there will be a left turn lane off of Fork Shoals into the entrance of the development. He also stated the traffic study had been updated to include the additional lots.

Chairman Bichel stated the primary access to the open area seems to be shared with the access to the retention pond.

The project engineer stated that was correct, all the open space was contiguous with all the retention ponds.

Mr. Bichel stated he had a problem with a child walking down there and having to go all the way around the retention pond or through it to get to the open area.

The engineer stated there would be access from the amenity areas.

Mr. Bichel stated he felt another access area should be provided down lower, which was just a suggestion.

Ms. Clark stated reading the traffic study, it did not look like there could ever be a left turn lane off of Fairground on to Fork Shoals because of the cemetery.

The engineer stated that was correct.

Ms. Clark stated that was unfortunate considering the level of traffic that is expected to increase over time. She agreed with the Chairman this was not an ideal design for a cluster for the reasons stated by the Chairman.

Mr. Jones stated it would be nice to have another entrance to the open space that is not right at the retention area.

The engineer stated if he was correct they were detention ponds and not retention ponds and would require fencing.

Chairman Bichel read Section 11.4 of the LDR, "the required open space must be directly accessible to the largest practical number of lots within the development. Non adjoining lots must be provided with safe, convenient access to the open space. Each noncontiguous area designated for open space shall have a minimum of one primary access point from an internal subdivision residence. Additional secondary access points may be included." Chairman Bichel stated he did not think they had met anywhere near what the LDR recommended.

MOTION: By Mr. Forest, seconded by Mr. Hammond to approve PP-2020-110 with staff's recommendations. The motion carried by voice vote with two in opposition (Clark and Bichel).

UTILITY EASEMENT ABANDONMENT APPLICATIONS

DA-2020-117, Christian Waits (Well Easement Abandonment)

Rashida Jeffers-Campbell addressed the Committee members with an application requesting to abandon an easement established for the purpose of making well water available. Currently all of the properties are served by public water and the well located on 30 Robertson Way is no longer in use.

Staff recommends approval of the Utility Easement Abandonment request.

MOTION: By Mr. Jones, seconded by Mr. Looper to approve DA-2020-117. The motion carried unanimously by voice vote.

REZONING

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-59

APPLICANT: Donovan Delanie Robertson

PROPERTY LOCATION: 4 Darrell Dr.

PIN/TMS#(s): 0533040100523

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING R-15, Single-family Residential

PROPOSED LAND USE Single-family Residence

ACREAGE: 0.89

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other rezoning

requests for this parcel.

EXISTING LAND USE: Single-family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S and S-1	single-family residential and Garlington North Industrial Park
South	R-S	single-family residential
West	R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

This parcel is part of the Dublin Road Area Plan designated as *Low Density Residential*.

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

	Zoning	Zoning Density	Acre	Total Units
Current	R-S	1.7 units/acre	0.89	1 unit
Requested	R-15	2.9 units/acre		2 units

A successful rezoning would add 1 dwelling unit

ROADS AND TRAFFIC:

Darrell Drive is a single-lane county-maintained local road. The parcel has approximately 156 feet of frontage along Darrell Drive. The parcel is approximately 0.18 miles northeast of the intersection of Dublin Road and Durham Drive. 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. There is one school located within a mile of the site, First Presbyterian Academy – The Academy at Shannon Forest.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. Primary uses for this future land use designation include regional or neighborhood commercial, office, institutional, and mixed use residential, while townhomes are included as secondary uses. The density recommended for these areas is 6 to 20 dwelling units per acre. The subject property is also included in the Dublin Road Area Plan, where it is designated as *Low Density Residential*.

Additionally, the surrounding area is almost entirely zoned R-S, Residential Suburban, with some S-1, Services zoning nearby. Because of this, the request of R-15, Single-family Residential would be considered spot zoning for this area.

STAFF RECOMMENDATION:

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

Mr. Hammond asked staff if the only reason for denial was due to spot zoning.

Mr. Henderson stated yes, spot zoning and the Comprehensive Plan.

Mr. Hammond read all the suggested uses by the Comprehensive Plan and asked why another house would be in violation of the Comprehensive Plan.

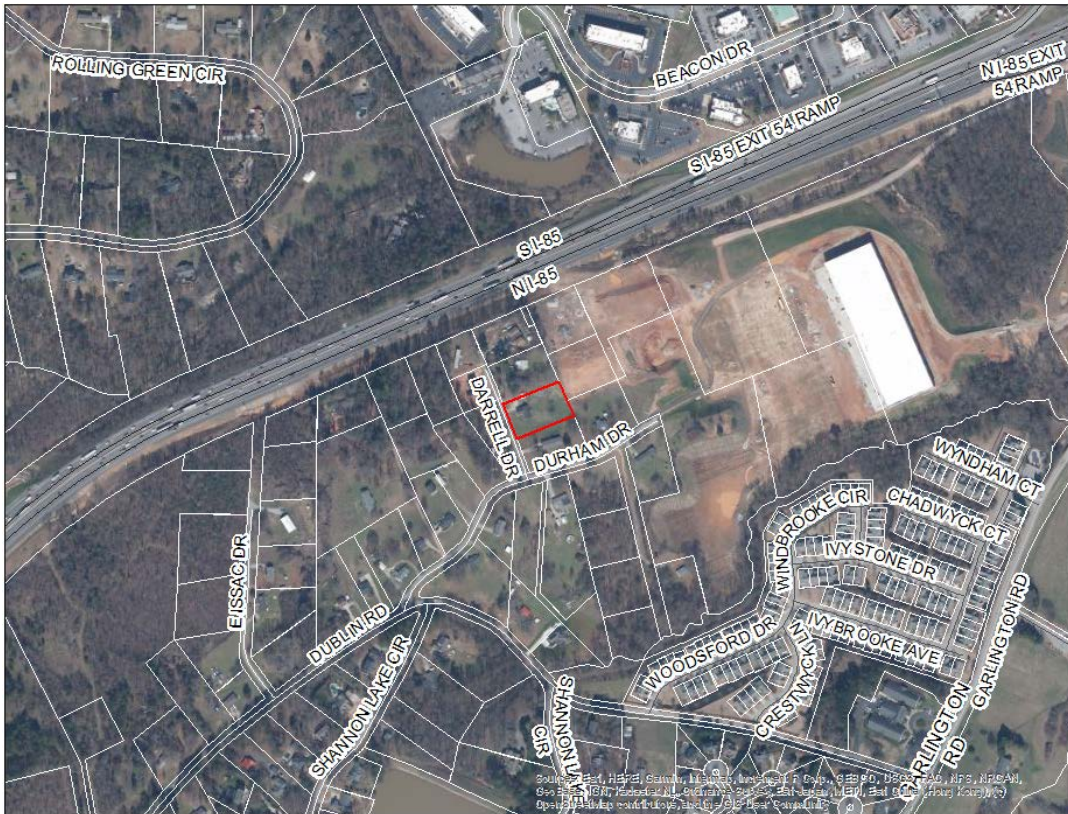
Mr. Henderson stated while the Comprehensive Plan calls for Suburban mixed use, this area does not depict that at this time. Also the Dublin Road Area Plan designates this as Low Density Residential.

Ms. Clark stated she supported this request for three reasons, the applicant sought guidance as he was unable to do a family subdivision due to the size of his lot; there is within the Dublin Road Area Plan R-10, R-15 and R-M20, with an R-15 within .6 of a mile. Third, the county has no policy on accessory dwelling units. She felt the applicant had no other recourse than to proceed as he was advised to.

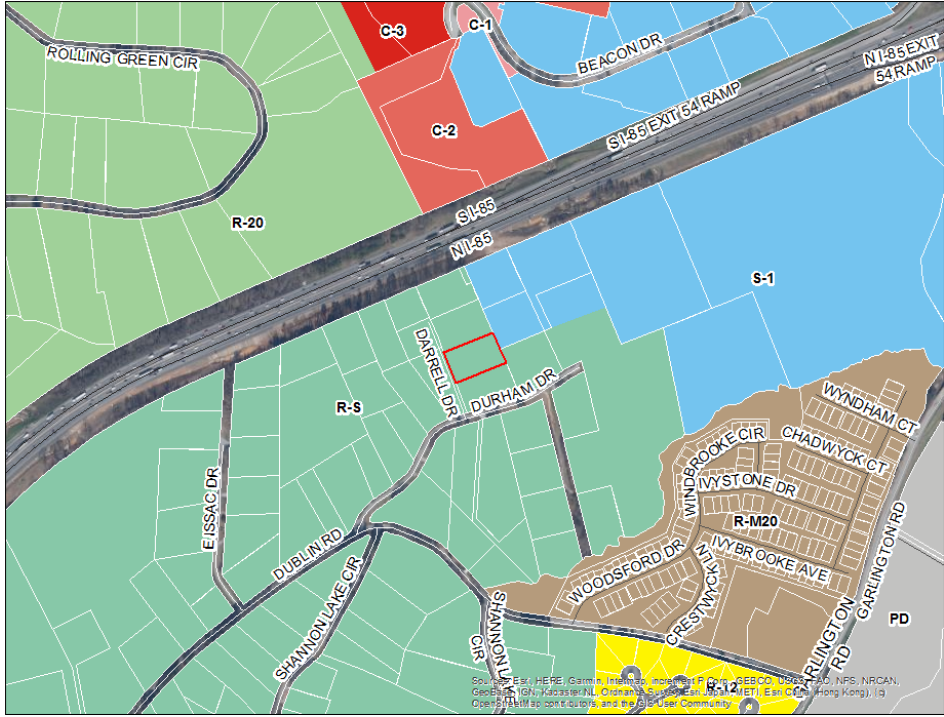
Mr. Shockley echoed the comments of the previous two Commissioners. He

understood the concerns of a spot zoning situation done anywhere as it sets a precedence. That would be the only reason not to approve this, but he was supportive of the request.

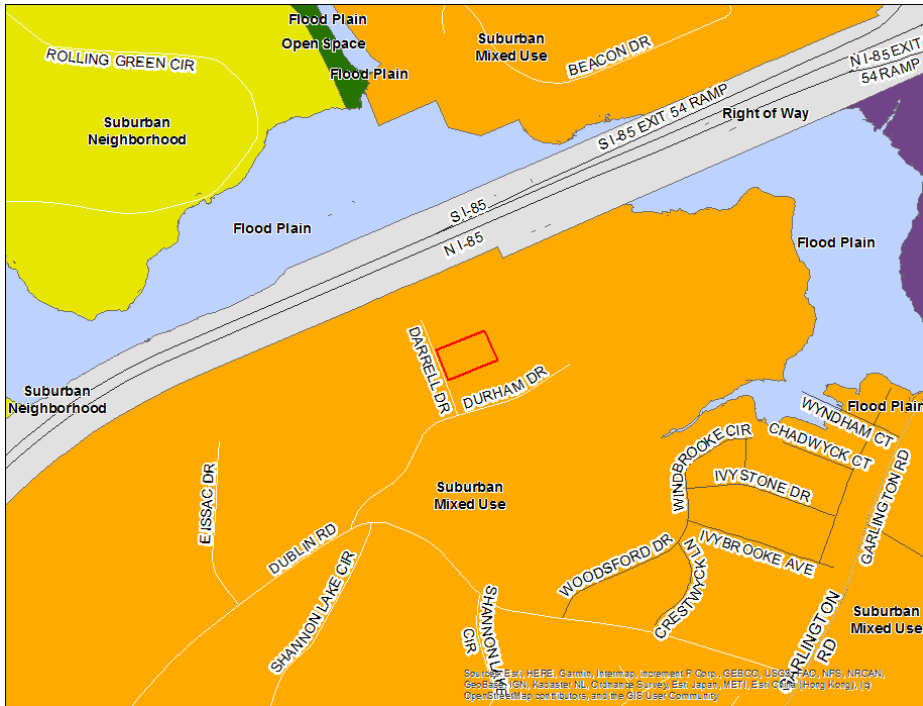
MOTION: By Mr. Shockley, seconded by Ms. Clark to approve CZ-2020-59. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



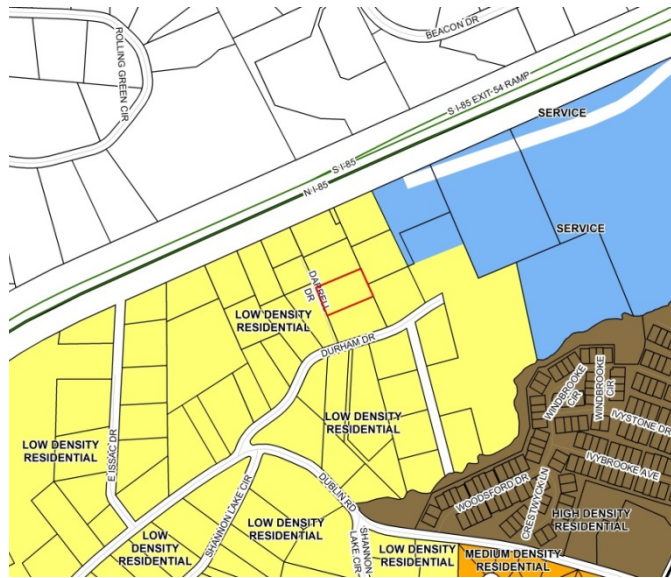
SMU SUBURBAN MIXED-USE

Place Type Characteristics

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

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

Plan Greenville County, Character Area Type Card



Dublin Road Area Plan, Future Land Use Map

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-60

APPLICANT: John Darrohn, PE for Jose Rodriguez

PROPERTY LOCATION: 729 Crestfield Road

PIN/TMS#(s): 0374000303700

EXISTING ZONING: R-M20, Multi-Family Residential

REQUESTED ZONING R-10, Single-family Residential

PROPOSED LAND USE Single-Family Residential Development

ACREAGE: 1.09

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-10, Single-family Residential in May 1971 as part of Area 2. There has been one previous successful rezoning request CZ-1983-022, which requested R-MA, Multifamily Residential. Despite exhausting all resources, Staff cannot locate records indicating the rezoning from R-MA to R-M20. However, a rezoning request to R-10 would still be considered a downzoning regardless of the parcel being either R-MA or R-M20.

EXISTING LAND USE: Single-family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-10	vacant Land
South	C-3	junk yard
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

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

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-M20	20 units/acre	1.09	21 units
Requested	R-10	4.4 units/acre		4 units

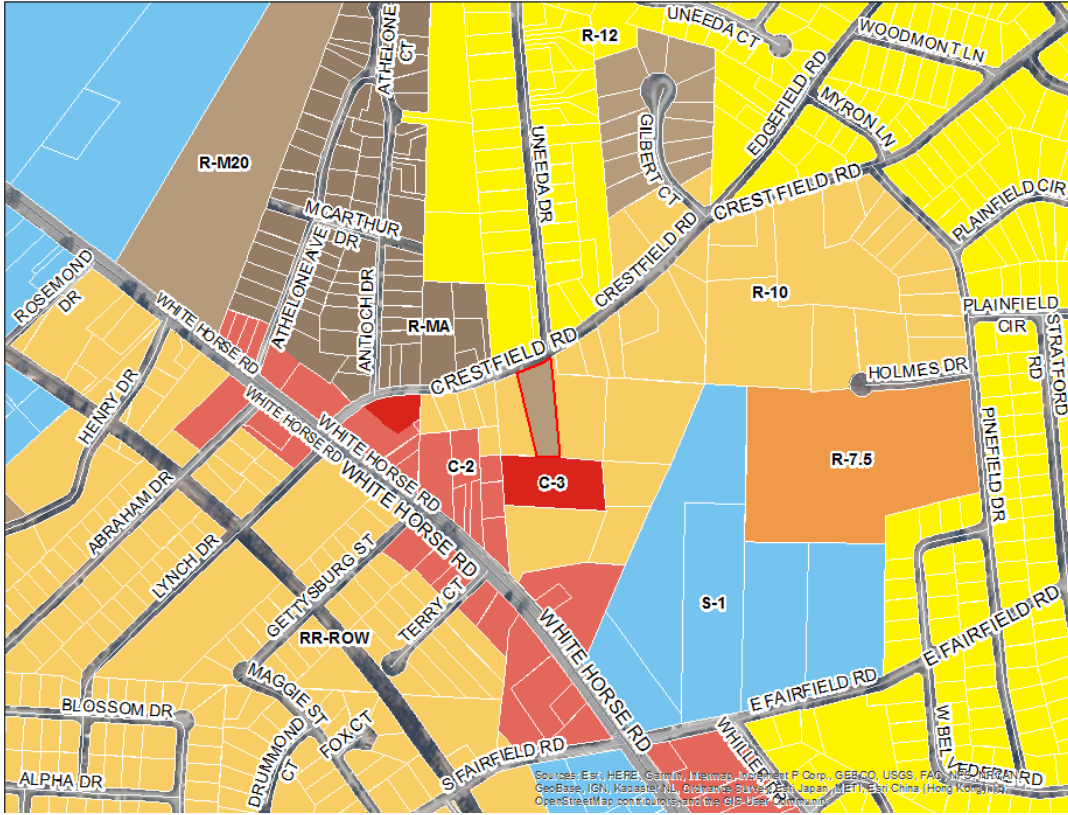
A successful rezoning would not add any dwelling units

ROADS AND TRAFFIC:

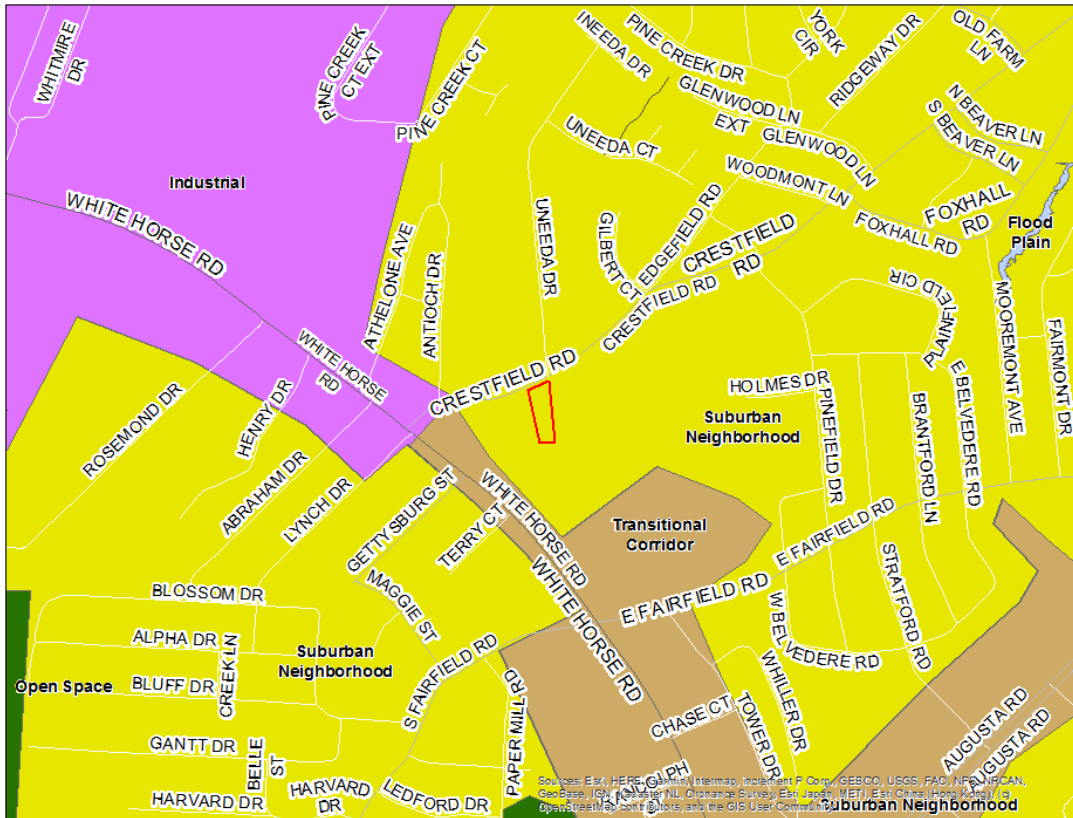
Crestfield Road is a two-lane State-Maintained collector road. The parcel has approximately 156 feet of frontage along Crestfield Road. The parcel is approximately 0.16 miles North East of the intersection of Crestfield Road and Hwy 25. The property is along a bus route, 507 and there are sidewalks in the area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site. There is one school located within a mile of the site, Quest Leadership Academy.



Zoning Map



Plan Greenville County, Future Land Use Map



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	Single-family detached, single-family attached housing
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

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-61

APPLICANT: Margaret Wells Lee, Judith Wells Warfield, and Beverly Wells Day

PROPERTY LOCATION: Fairmont Ave

PIN/TMS#(s): 0387000100401, 0387000100403, 0387000100400 (Portion)

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING R-M20, Multi-Family Residential

PROPOSED LAND USE Multifamily Residential

ACREAGE: 11.87

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcels were originally split zoned R-12, Single-Family Residential and R-M, Multi-Family Residential in May 1971 as part of Area 2. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	Unzoned	I-85 R.O.W
East	S-1	ReWa Facility
South	R-12	single-family residential
West	R-M20	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer – Not available

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

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

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-12</i>	<i>3.6 units/acre</i>	<i>11.87</i>	<i>42 units</i>
Requested	R-M20	20 units/acre		237 units

A successful rezoning would add 195 dwelling units

ROADS AND TRAFFIC:

Fairmont Ave. is an unmarked County-maintained Residential Road. The parcel has approximately 1,671 feet of frontage along Fairmont Road. The parcel is approximately 0.49 miles south of the I-85 North Bound Exit 36b ramp. 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, though large portions of the site are significantly wooded. There are two schools located within a mile of the site.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Open Space and Suburban Neighborhood*. Areas with the *Suburban Neighborhood* future land use designation are noted to have primary uses of single-family detached and single-family attached residential, along with secondary uses of small-scale apartments, civic and institutional facilities, and neighborhood parks. This future land use designation also recommends a density of 3 to 5 dwelling units per acre.

Despite there being a portion of the property that falls within the *Suburban Neighborhood* future land use designation, the large majority of the property falls under *Open Space* in the Comprehensive Plan. Additionally, the area is adjacent to the *Transitional Corridor* future land use designation, which recommends 13 to 20 units per acre. The other portion of a parcel that is included in this request is already zoned R-M20, Multifamily Residential zoning, and there is commercial zoning in the area that would also permit multifamily development. Staff is of the opinion that due to its close proximity to the *Transitional Corridor* future land use designation, and the existence of R-M20, Multifamily Residential zoning nearby, that the request to rezone the subject property to R-M20, Multifamily Residential is fitting with surrounding area.

STAFF

RECOMMENDATION:

Based on these reasons, Staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.

Ms. Clark stated she fully supported affordable housing, but her concern was recommending approval of this would violate definitions of intent of open space as defined in the Zoning Ordinance and Comprehensive Plan.

Mr. Henderson stated the open space designation is strictly coming from the Future Land Use of the Comprehensive Plan. It was not classified as open space under the definition of the Zoning Ordinance. That definition falls to dedicated open space as regards to subdivisions and development. The proposed multifamily development could have dedicated open space that would be the definition of the Zoning Ordinance. The designation from the Comprehensive Plan comes from the frontage along the ramp and Interstate as well as the ReWa station is in the back.

Mr. Coker stated when doing the Comprehensive Plan and creating the Future Land Use Map, they tried to group like properties. The subject property is adjacent to, backing up to ReWa's physical plant. Staff was creating a detailed map for the entire county, seeing this showed open space next to the ReWa property and adjacent to the access ramp to I-85. Creating the Map was from what it looked like from above totally, not looking at parcels into the creation.

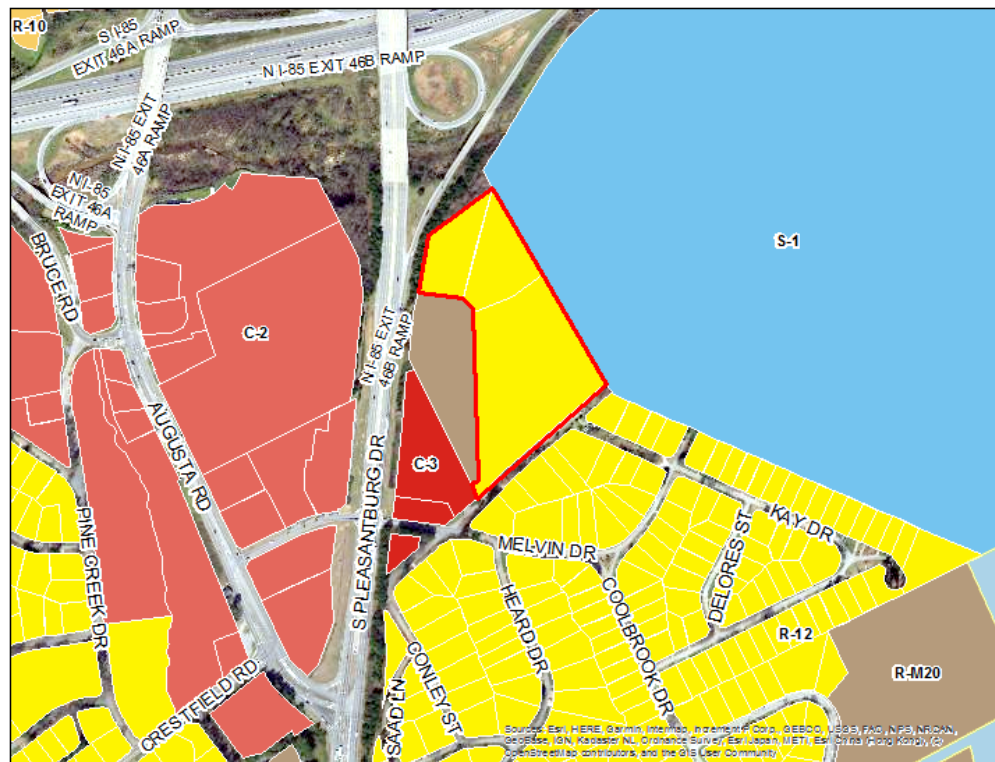
Ms. Gucker noted the open space would be addressed once this was going through the subdivision process.

MOTION:

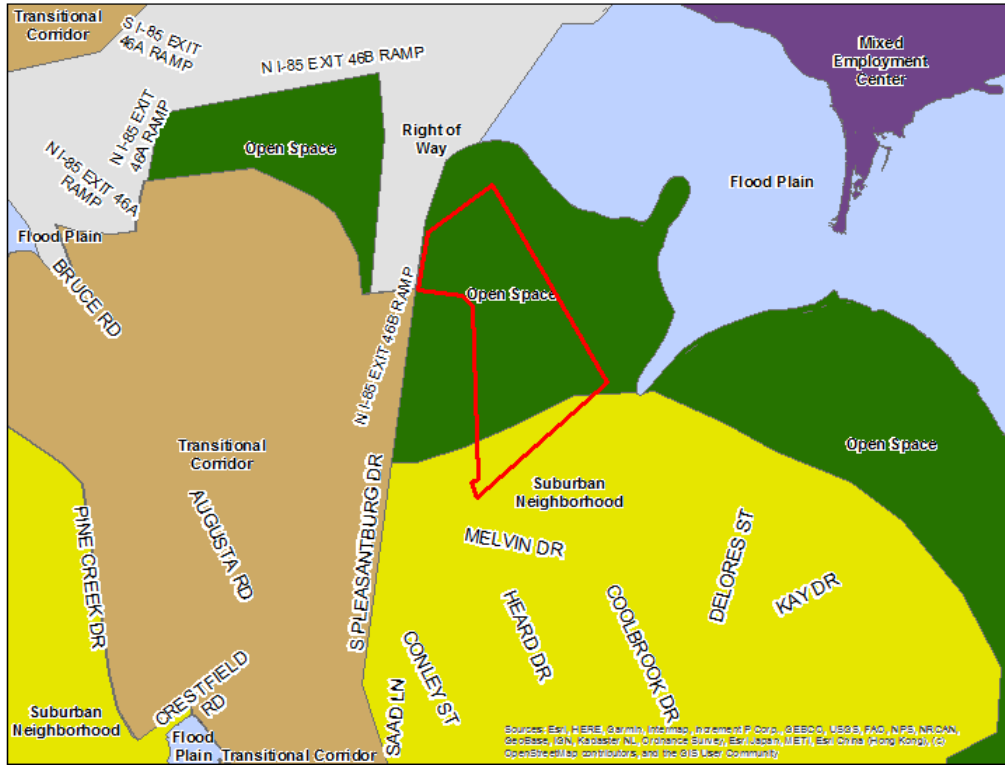
By Mr. Forest, seconded by Mr. Shockley to approve CZ-2020-61. The motion carried by voice vote with one in opposition (Clark).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



SN SUBURBAN NEIGHBORHOOD

Place Type Characteristics

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

Primary Uses	Single-family detached, single-family attached housing
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

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-62

APPLICANT: Thompson Kurrie for Rr A Joint Venture

PROPERTY LOCATION: E. Settlement Road

PIN/TMS#(s): B006000101001 (Portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING R-M20, Multi-Family Residential

PROPOSED LAND USE Multifamily Residential

ACREAGE: 8.9

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned S-1, Services in April 1972 as part of Area 3. There has been one previous rezoning request to R-M20 in 2006, CZ-2006-041, which was withdrawn.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	service building and vacant land
East	S-1	mini-warehouses
South	C-2 and R-M20	communication tower, shopping plaza, and single-family residence
West	S-1	restaurant and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The parcel is included in the Berea Community Plan designated as *Commercial/Office*.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acre	Total Units
Current	S-1	0 units/acre	8.9	0 units
Requested	R-M20	20 units/acre		178 units

A successful rezoning would add 178 dwelling units

ROADS AND TRAFFIC:

E Settlement Road is a two-lane County-maintained Minor Collector Road. The parcel has approximately 1035 feet of frontage along E Settlement Road. The parcel is approximately 0.08 miles south of the intersection of E Settlement Road and Hwy 25. The property is not along a bus route and there are no sidewalks along the subject property.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site, though large portions of the site are significantly wooded. There are three schools located within a mile of the site.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*. This future land designation typically relates to sites with older, primarily commercial corridors with a wide variety of land uses. Sites are noted to also be considered as candidates for reuse, with a primary uses such as commercial, office, and retail, and secondary uses such as townhomes and single-family detached. The density recommended for these future land use types is 12 to 30 dwellings per acre. Additionally, the subject property is also designated

Commercial/Office in the Berea Community Plan. *Commercial/Office* is intended for commercial and office developments of an appropriate size to serve the area. This may include shopping centers, grocery stores, convenience stores, general retail stores, and restaurants, as well medical and professional offices, along major thoroughfares with heavy traffic.

In addition to these future land use designations, the surrounding area includes a number of parcels that are zoned for multifamily residential use. The surrounding area also includes parcels currently zoned R-M20, Multifamily Residential.

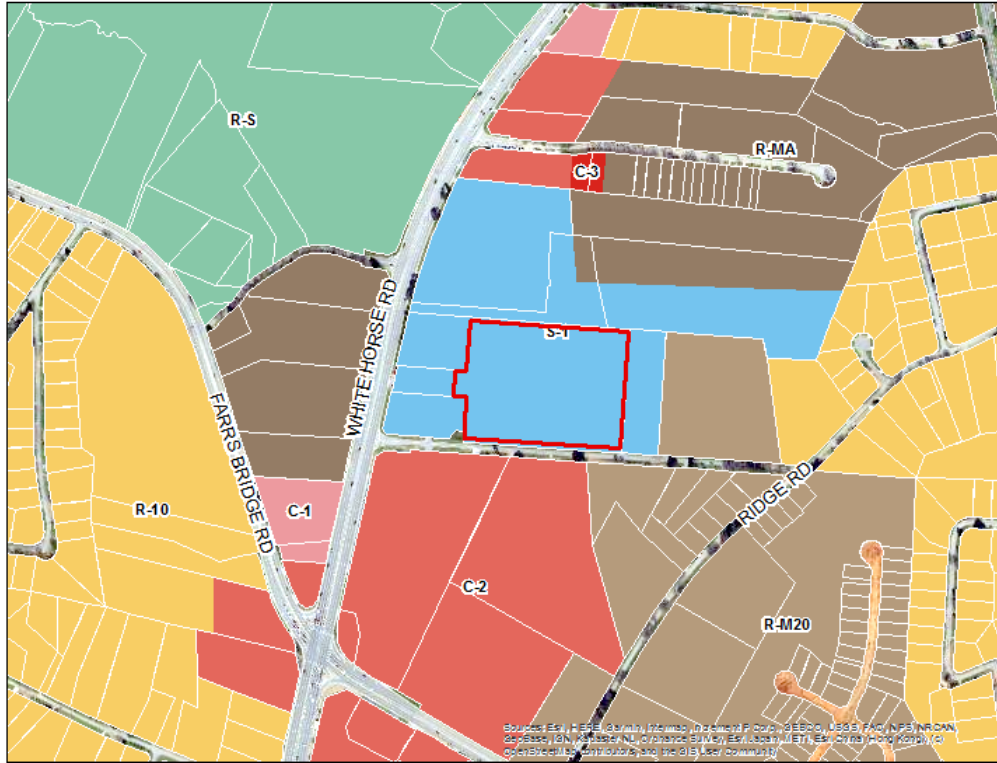
**STAFF
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.

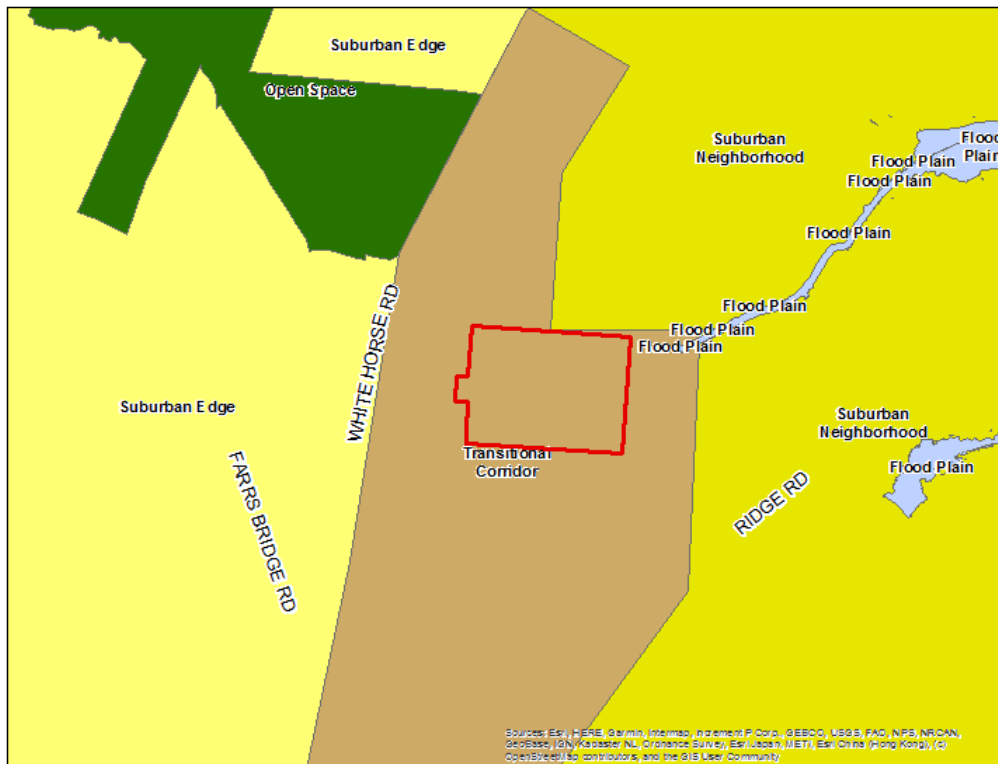
MOTION: By Mr. Hammond, seconded by Ms. Clark to approve CZ-2020-62. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



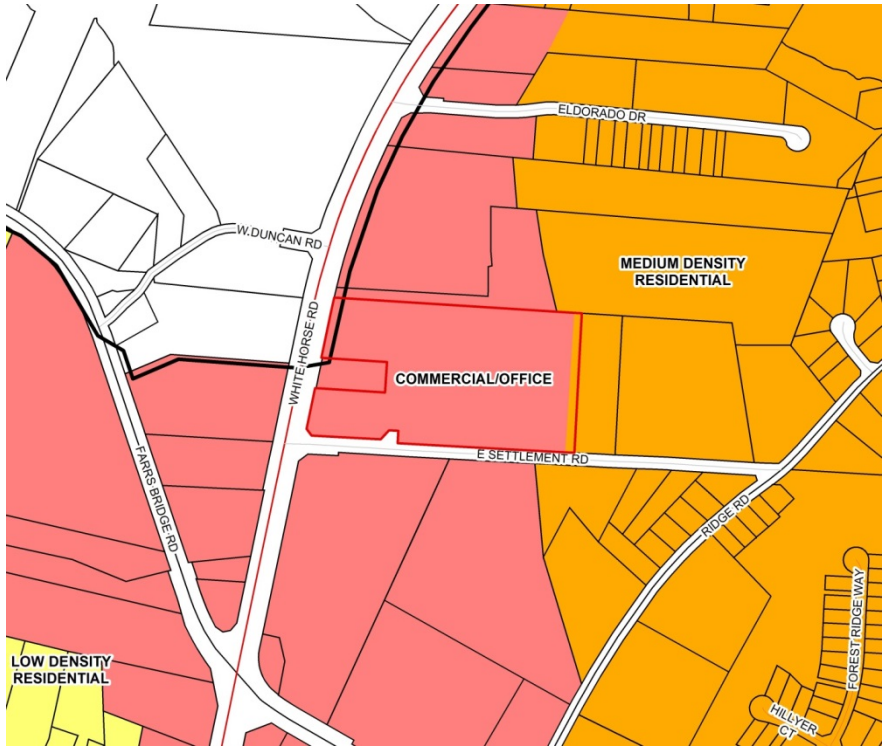
TC TRANSITIONAL CORRIDOR

Place Type Characteristics

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

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

Plan Greenville County, Character Area Type Card



Berea Community Plan, Future Land Use

Planning Report

Tee Coker addressed the Commission members with an overview of the Planning Report as was provided in each agenda packet. He noted there would be a joint Council/Commission meeting sometime in November updating all on the progress of the UDO. He spoke of the work plan the Long Range Planners have prepared, the cross training the Zoning staff is having.

Due to a typo error, Ms. Gucker explained the Wildfire Mitigation Plan staff has been working on. She noted once the plan was complete, it would be used throughout the county. The county has Mitigation Plans dealing with flooding and ice storms and other weather related hazards. But this will be the first dealing with wildfire.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURN: Without objection, Chairman Bichel adjourned the meeting at 6:00 p.m.

Respectfully submitted

Recording Secretary