

Greenville County Planning Commission Minutes
August 25, 2021 at 4:30 p.m.
Conference Room D at County Square

Commissioners Present: S. Bichel, Chair; M. Jones, Vice Chair; M. Shockley; J. Bailey; C. Clark; J. Rogers; M. Looper; and E. Forest

Commissioners Absent: F. Hammond

County Councilors Present: None

Staff Present: T. Coker; T. Stone; J. Henderson; A. Lovelace; M. Staton; R. Jeffers-Campbell; H. Gamble; K. Walters; J. Wortkoetter; N. Miglionico; IS Staff

1. Call to Order

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

2. Invocation

Chairman Bichel provided the invocation.

3. Approval of the Minutes of the July 28, 2021 Commission Meeting

Motion: by Mr. Jones, seconded by Mr. Looper, to approve the minutes of the July 28, 2021 Commission meeting, as presented. The motion carried by voice vote.

4. Preliminary Subdivision Applications

PP-2021-082: Atlas Acres

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Atlas Acres, a conventional development located west of the intersection of Berry and McKelvey Rd in the Pelzer area south of Hwy 418. The applicant is requesting seventy (70) lots at a density of 1.8 units per acre on 38.84 acres in the unzoned area. Access is provided off of McKelvey Rd – a state road. An emergency access point is provided off of Berry Road. Water and sewer will be provided by Greenville Water and septic.

The project area is located within the Rural Village character area of the Comprehensive Plan. The recommended land use types for this area are a mix of commercial and residential uses. They are typically in older areas, with development that is automobile-oriented, yet walkable. These character areas are the center of rural life and centers for commercial and civic activities. The recommended density for this character area is 4 to 8 dwellings per acre. Atlas Acres is proposing 1.8 units per acre.

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

Discussion: Five nearby residents spoke in opposition of the proposed subdivision. The first speaker, Carol Gilley, expressed her concerns in regard to lot sizes not consistent with the surrounding area, existing septic system issues, traffic, and road conditions. The second speaker, James Moore, believed the proposed subdivision did not meet land development regulations. The third speaker, Zack Terry, the local fire Chief, raised concerns with the ingress and egress of the neighborhood. Mr. Terry noted school traffic would be a major issue for residents attempting to enter the neighborhood during school dismissal and he pointed out egress issues in an emergency response event. Mr. Terry would prefer a second paved egress.

The final two speakers, Peggy Weatherford and Stephanie Clark, echoed the other speakers concerns in regards to traffic and the lack of infrastructure.

Stephanie Gates, the project engineer, was the only person to speak in favor of the proposed subdivision. Ms. Gates stated the proposed subdivision does meet land development regulations, which would be confirmed upon final plat and plan submissions. Ms. Gates also stated there were no SAC comments from the Fire Department, and they were unaware of the concerns but will work with the Fire Department and SCDOT to come up with a compromise.

Mr. Jones stated he was concerned with the ingress and egress of this proposed subdivision. Mr. Jones is a resident of this area and provided examples of traffic, road and bridge issues more residents would create. Mr. Jones does not believe the infrastructure is ready nor does he feel the subdivision would be a good fit.

Chairman Bichel questioned if the cul-de-sacs and site lines met land development regulations. Ms. Jeffers-Campbell explained they would have to meet the requirements and would be dealt with through the permitting process.

Chairman Bichel asked Ms. Gates if ReWa agreed to the community septic system. Ms. Gates explained ReWa suggested the community septic system and provided a letter from ReWa.

Mr. Rogers questioned Ms. Jeffers-Campbell on the density differences between the comprehensive plan. Ms. Jeffers-Campbell explained the comprehensive plan is simply setting intent for the area and should be based on community input.

Ms. Clark noted it is against land development regulations for open space access to be through easements. Ms. Gates responded this was not required for a conventional subdivision.

Mr. Bailey asked Ms. Gates about her comments on the concerns of the fire chief, if a second entrance was possible and if she had the authority to make a definitive decision on that second entrance tonight. Ms. Gates responded she had the authority to ensure they would work with the Fire Department to come up with a solution that works for the Fire Department and DOT.

Mr. Bichel wanted to know who would own and maintain the septic system. Ms. Gates stated ReWa was looking into options but right now it would be owned and maintained by the HOA. Mr. Bailey expressed he liked the community septic system because it has more regulation and control than individual septic systems. Ms. Gates noted they are talking to ReWa and designers to install community tanks and a community field making future sewer line installation easier.

Motion for PP-2021-082: by Mr. Jones, seconded by Mr. Looper, to deny PP-2021-082. The motion carried by hand vote with five in favor (S. Bichel; M. Jones; C. Clark; J. Rogers; and M. Looper) and three in opposition (M. Shockley; J. Bailey; and E. Forest) with one absent (F. Hammond).

PP-2021-147: Ansel Farms

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Ansel Farms, a conventional development located west of the intersection of Memorial Drive Extension and Ansel School Rd. The applicant is requesting thirty-three (33) lots at a density of 0.95 units per acre on 34.5 acres in the unzoned area. Access is provided off of Ansel School Rd – a county road. Water and sewer will be provided by Greer CPW and septic.

The project area is located within the Suburban Neighborhood which is characterized 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. The recommended density for this character area is 3 to 5 dwellings per acre. Ansel Farms proposes 0.95 units per acre.

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

Discussion: There were no speakers in opposition to the proposed subdivision. However, there was one speaker in favor, Waverly Wilkes, the project engineer. Ms. Wilkes explained they attempted to find sewer options but were unsuccessful. However, ReWa approved their septic system. Ms. Wilkes feels this proposed subdivision is a good fit for the area.

Motion for PP-2021-147: by Mr. Looper, seconded by Mr. Bailey, to approve PP-2021-147. The motion carried unanimously by voice vote with one absent (F. Hammond).

PP-2021-150: Heritage Bend

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Heritage Bend, a conventional development located east of the Saluda River near the Anderson County line on the south side of Hwy 81. The applicant is requesting twenty-one (21) lots at a density of 0.75 units per acre on 28.18 acres in a R-S (Residential Suburban) zone. Access is provided off of Anderson Road (State Highway 81). Water and sewer will be provided by Greenville Water and Parker Sewer, respectively.

The project area is located primarily within the Suburban Neighborhood, which is characterized 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. The recommended density for this character area is 3 to 5 dwellings per acre. Heritage Bend proposes 0.75 units per acre.

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

Discussion: There were no speakers in opposition to the proposed subdivision. However, there was one speaker in favor, Waverly Wilkes the project engineer. Ms. Wilkes noted they would not be impacting the wetlands and sewer access is available.

Mr. Rogers asked the engineer if they considered rezoning to increase the density. Ms. Wilkes explained they did not consider increasing the density due to the topography constraints.

Motion for PP-2021-150: by Mr. Bailey, seconded by Mr. Jones, to approve PP-2021-150. The motion carried unanimously by voice vote with one absent (F. Hammond).

PP-2021-151: Ambaura Reserve

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Ambaura Reserve, a conventional development located north of the intersection of Jug Factory Rd and Nichole Pl in an unincorporated part of Greer. The applicant is requesting fifteen (15) lots at a density of 0.51 units/acre in the unzoned area. Access is provided off of Jug Factory Rd (state). Water and sewer will be provided by Blue Ridge Water and septic.

The project area is located within the Suburban Edge, which is characterized by low-density residential areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected as part of the county's larger open space system. The recommended density for this character area is 0 to 1 dwellings per acre. Ambaura Reserve proposes 0.51 dwellings per acre.

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

Discussion: None.

Motion for PP-2021-151: by Mr. Looper, seconded by Mr. Shockley, to approve PP-2021-151. The motion carried unanimously by voice vote with one absent (F. Hammond).

PP-2021-156: Magnolia Trail Townhomes

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Magnolia Trail Townhomes, a cluster development located west of the intersection of Hwy 25 and Hwy 276. The applicant is requesting seventy seven (77) lots on 12.55 acres in a C-2 commercial zone. Access is provided off of Frontage Rd – a state road. Water and Sewer will be provided by Greenville Water and Metro Sewer, respectively.

The project area is located within the Suburban Neighborhood Character Area, which is characterized 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 patten 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. The recommended density for this character area is 3 to 5 dwellings per acre. Magnolia Trail is proposing 6.13 dwellings per acre.

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

Submit revised plan before September 1, 2021 with the following changes:

- Identify wetland areas as “preserved area – no access” on the plan

- Delete general note number 1.

Discussion: There were no speakers in opposition to the proposed subdivision. However, there was one speaker in favor, Paul Talbert, the project engineer. Mr. Talbert provided a brief description of the proposed subdivision and offered to answer any questions commissioners may have.

Ms. Clark stated it would be nice to have an undisturbed natural buffer along the Swamp Rabbit Trail and questioned if they were planning to clear cut all the way to the Trail. Mr. Talbert pointed out a landscape buffer on the property edge. Ms. Clark stated shade on the Swamp Rabbit Trail is a commodity and it would be a shame to clear cut for no reason. Mr. Talbert explained natural canopy that can be saved will be preserved. Ms. Clark also mentioned potential traffic issues in the area.

Mr. Bichel pointed out pet stations would be required for each end of the walking trail as required by the land development regulations.

Motion for PP-2021-156: by Mr. Jones, seconded by Mr. Looper, to approve PP-2021-156. The motion carried unanimously by voice vote with one absent (F. Hammond).

PP-2021-158: Hartness Phase 3

VA-2021-159: Hartness Phase 3 Variance

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Hartness Phase 3, a planned development subdivision located north of the intersection of Hwy 14 and Moore Rd. The applicant is requesting one hundred twenty-six (126) lots on 29.2 acres at a density 4.31 units/acre. Access is provided off of Hwy 14 (state). Water and Sewer will be provided by Greenville Water and Metro Sewer, respectively.

The project area is located within the Suburban Neighborhood Character Area, which is characterized 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. The recommended density for this character area is 3 to 5 dwellings per acre. Hartness Phase 3 is proposing 4.31 units per acre.

Additionally the applicant is requesting a variance from street design standards. With the exception of two additional standards, the proposed standards were approved with Hartness Phase 1. There are no SAC comments in opposition to the variance. County Engineering & Maintenance support the variance as these standards were adopted before the current LDR street design standards.

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

- On-site and off-site traffic improvements recommended by SC DOT and the required traffic impact study shall be installed as prescribed by SC DOT prior to the recording of any final plats.
- 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

Discussion: There were no speakers in favor or opposition to the proposed subdivision.

Ms. Clark questioned the lack of bike lanes and open space as not being in compliance with land development regulations, as well as concerns about the storm water management plan. Ms. Jeffers-Campbell explained this proposed subdivision is a “Planned Development” where bike lanes and open space are negotiated in the rezoning process. Ms. Jeffers-Campbell said the stormwater management plan would be addressed during the permitting process.

Motion for PP-2021-158: by Mr. Looper, seconded by Mr. Bailey, to approve PP-2021-158. The motion carried unanimously by voice vote with one absent (F. Hammond).

Motion for VA-2021-159: by Mr. Forest, seconded by Mr. Jones, to approve VA-2021-159. The motion carried unanimously by voice vote with one absent (F. Hammond).

PP-2021-175: Antioch Springs

Mr. Shockley recused himself.

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Antioch Springs an Open Space Residential Development under Option 2 of the Zoning Ordinance. The project site is located approximately a half mile south of the intersection of Antioch Church Rd and Michelin Rd. The applicant is requesting seventy three (73) lots on 25.8 acres at a density of 2.8 units per acre in the single family zoning district (R-15). Access is provided off of Michelin Rd – a state road. Water and sewer will be provided by Greenville Water and Metropolitan Sewer, respectively.

The project area is characterized by single family development and is located within the Industrial character area of the Comprehensive Plan. The recommended land use types for this area accommodate large format users with back-of-house spaces for industrial and warehouse use as well as front-of-house office and commercial space. Landscaping requirements should screen development from the right-of-way and neighboring properties. There is no recommended density for this character area.

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

- Traffic improvements recommended by SC DOT and the required traffic impact study shall be installed as prescribed by SC DOT prior to the recording of any final plats.
- Fire hydrants shall be installed as prescribed by South Greenville Fire prior to recording of the final plat.
- 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.

Discussion: There were no speakers in favor or opposition to the proposed subdivision.

Mr. Jones expressed concerns about traffic and crosswalk safety.

Mr. Forest said this would be up to Michelin to provide a safe walking path.

Motion for PP-2021-175: by Mr. Bailey, seconded by Mr. Looper, to approve PP-2021-175. The motion carried unanimously by voice vote with one absent (F. Hammond) and one recused (M. Shockley).

PP-2021-176: Antioch Creek

VA-2021-177: Emergency Access Variance

Mr. Shockley recused himself.

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Antioch Creek, an Open Space Residential Development under Option 2 of the Zoning Ordinance. The project site is located approximately a half mile south of the intersection of Antioch Church Rd and Michelin Rd. The applicant is requesting thirty six (36) lots on 14.3 acres at a density of 2.5 units per acre in the single family zoning district (R-15). Access is provided off of Michelin Rd – a state road. Water and sewer will be provided by Greenville Water and Metropolitan Sewer, respectively.

Additionally the applicant is requesting a variance from emergency access requirements per LDR Article 8.8.1. The entrance has been widened to 26 feet wide to the first intersection in lieu of providing an emergency access point.

The project area is characterized by single family development and is located within the Industrial character area of the Comprehensive Plan. The recommended land use types for this area accommodate large format users with back-of house spaces for industrial and warehouse use as well as front-of-house office and commercial space. Landscaping requirements should screen development from the right-of-way and neighboring properties. There is no recommended density for this character area.

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

- A revised plan shall be submitted before September 1, 2021 showing and labeling a primary open space access point per LDR 11.4. The access point shown does not qualify per LDR 11.4C.

Discussion: There were no speakers in favor or opposition to the proposed subdivision.

Chairman Bichel asked staff if the proposed subdivision required secondary access. Ms. Jeffers-Campbell confirmed it did.

Mr. Bailey asked staff if the fire department had any comments. Ms. Jeffers-Campbell said they did not have any comments.

Motion for PP-2021-176: by Mr. Looper, seconded by Mr. Jones, to approve PP-2021-176. The motion carried unanimously by voice vote with one absent (F. Hammond) and one recused (M. Shockley).

Motion for VA-2021-177: by Mr. Looper, seconded by Mr. Jones, to approve VA-2021-177. The motion carried unanimously by voice vote with one absent (F. Hammond) and one recused (M. Shockley).

Mr. Shockley reentered the meeting.

VA-2021-167: Setback Variance

Rashida Jeffers-Campbell addressed the Commission members with a variance application for 301 Foggy Cut In, requesting variance of 5'-11" for right corner of garage into the 20' setback of the unzoned area. Sheer cliff on back of lot does not allow the home to be moved back.

Discussion: None.

Motion for VA-2021-167: by Mr. Looper, seconded by Mr. Shockley, to approve VA-2021-167. The motion carried unanimously by voice vote with one absent (F. Hammond).

Chairman Bichel called for a five-minute recess at 6:05 pm. The Commission reconvened at 6:14 pm.

5. Rezoning Requests

CZ-2021-71

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-71

The subject parcel zoned S-1, Services is located along Beeco Road, a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial would not have an adverse impact on the area, due to existence of multiple other industrially-zoned properties in the vicinity. Additionally the I-1 Zoning Classification will align with the Greenville County Comprehensive Plan which designates this area as Industrial.

Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.

Discussion: None

Motion: by Mr. Jones, seconded by Mr. Looper, to approve CZ-2021-71. The motion carried unanimously by voice vote with one absent (F. Hammond).

CZ-2021-72

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-72

The subject parcel zoned R-M20, Multifamily Residential and located along Old Augusta Road, a two-lane state-maintained collector road. Staff is of the opinion that rezoning to C-3, Commercial is not appropriate for the area due to the prevalence of single-family residential surrounding the property. Additionally, the applicant's goals of retail could be achieved in a less intensive commercial zoning designation.

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

Discussion: None.

Motion: by Mr. Jones, seconded by Mr. Looper, to deny CZ-2021-72. The motion carried unanimously by voice vote with one absent (F. Hammond).

CZ-2021-73

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-73

The subject parcel, zoned I-1, Industrial and S-1, Services, is located along Gordon Street, a two-lane County-maintained local, 20th Street, a two-lane State-maintained local, 8th Avenue, a two-lane County-Maintained local, and N. Georgia Avenue, a two-lane State-maintained local. Staff is of the opinion that a successful rezoning will be appropriate, as it will bring additional affordable housing to the area, as well as revitalizing a historic property.

The development will have to meet the following condition:

1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, staff recommends approval with the aforementioned condition of the requested rezoning to PD, Planned Development.

Discussion:

Mr. Jones asked the developer what safety precautions were in place for the parking lot located across the street. The developer stated they have two planned crosswalks and peripheral sidewalks that go across the entire site.

Motion: by Mr. Rogers, seconded by Mr. Shockley, to approve CZ-2021-73. The motion carried unanimously by voice vote with one absent (F. Hammond).

CZ-2021-74

Joshua Henderson introduced the staff report and presentation into the record as background information for Text Amendment CZ-2021-74

Staff is of the opinion that the proposed amendments would allow for more use of non-utilized industrial type buildings and also allow a new use in the NC, Neighborhood Commercial District to help fill the existing vacant tenant spaces in existing buildings.

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

Discussion: None.

Motion: by Mr. Shockley, seconded by Mr. Jones, to approve CZ-2021-74. The motion carried unanimously by voice vote with one absent (F. Hammond).

CZ-2021-75

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-75

The subject parcel, zoned R-S, Residential Suburban, is located along Old Bent Bridge Road and Gethsemane Drive. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with surrounding land uses and density and would not have an adverse impact on this area.

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family

Residential District.

Discussion: None.

Motion: by Mr. Shockley, seconded by Mr. Bailey, to approve CZ-2021-75. The motion carried unanimously by voice vote with one absent (F. Hammond).

CZ-2021-77

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-77

The subject parcel, zoned R-10, Single-Family Residential, is located along W. Parker Road a four-lane state-maintained arterial road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for infill development and align with the Greenville County Comprehensive plan.

The development will have to meet the following conditions:

1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District.

Discussion:

Mr. Looper opened with questions for Mr. Martin, the applicant. Mr. Looper was concerned the requested zoning density is extensively outside of the recommendations for the Berea area plan. Mr. Looper also asked how the applicant plans to get all of the planned houses into the limited usable space of this property. Mr. Martin stated the plan presented in keeping with the future land use plan for Berea. Mr. Martin also pointed out where he plans to build single-family attached homes that will work with the topography of the site. Mr. Martin explained there are added costs involved with this site and this density had to be used to balance out the expense. Mr. Looper confirmed with Mr. Martin that the property had a developer. Mr. Martin confirmed and said this property was not going to be flipped and sold.

Mr. Bichel asked staff if they had any issues with the rezoning because the Berea Community Plan calls for low density residential and the comprehensive plan considers this a secondary use. Mr. Henderson stated it is a transitional area between the single-family detached and commercial area.

Mr. Jones and Mr. Shockley requested clarification on the density recommendations for the area. Mr. Henderson stated the density for the R-MA area is 20 units per acre.

Mr. Rogers questioned the development plan and if a traffic impact study was required. Mr. Henderson stated a traffic impact study was not required. Mr. Rogers asked what the comprehensive plan recommends for density. Mr. Stone confirmed it was 12-30 units per acre.

Mr. Forest and Mr. Shockley spoke on behalf of the plan. The difficulties of the site were noted and they thought this would make good use of the land.

Motion: by Mr. Shockley, seconded by Mr. Forest, to approve CZ-2021-77. The motion failed by hand vote with 4 (S. Bichel; M. Shockley; J. Bailey; and E. Forest) in favor and 4 in opposition (M. Jones; C. Clark; J. Rogers; M. Looper) with one absent (F. Hammond).

6. Planning Report

Mr. Tee Coker presented the August Planning Report to the Commission.

7. Old Business

Mr. Jones said he would like to get the Fork Shoals speed limit and traffic study back on track.

8. New Business

There was no new business.

9. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 6:55 p.m.

Respectfully submitted

Nicole Miglionico

Recording Secretary