

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
March 24, 2021
4:30 p.m.
Conference Room D – with limited seating
Remote participation by Commission members

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

MEMBERS ABSENT:

COUNTY COUNCIL MEMBERS PRESENT: C. Harrison, E. Fant

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

CALL TO ORDER

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

INVOCATION

Chairman Bichel provided the invocation.

Chairman Bichel congratulated Mr. Rogers, Mr. Shockley and Mr. Looper on their reappointment to the Commission.

APPROVAL OF THE MINUTES OF THE FEBRUARY 24, 2021 COMMISSION MEETING

MOTION: By Mr. Looper, seconded by Mr. Jones to approve the minutes of the February 24, 2021 minutes as presented. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2020-165, Roberts Farm

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 41.97 acres and zoned FRD. The developer is proposing a 147 lot subdivision accessed by Mountain Creek Road (County). The developer is proposing 1.05 linear miles of public road. Water will be provided by Greenville Water and sewer by Metro Sewer. Piedmont Park Fire serves this area.

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

- Mountain Creek Church Road shall be improved to include two lanes with a two-way left turn lane starting from 553 West Mountain Creek Rd to the intersection of Hwy 253 and West Mountain Creek Rd
- All traffic improvements warranted by the TIS and County Engineering & Maintenance staff shall be installed once 40 lots have been recorded

Rationale for Staff's recommendations:

- While the capacity rating/LOS for West Mountain Creek Rd is F, it is projected and not based on actual traffic counts and is more of a capacity rating than a performance rating. Moreover, the TIS shows that existing conditions warrant a traffic light and the development would not significantly impact the transportation system. The recommended improvements would provide the needed capacity to mitigate the added traffic.
- Staff recognizes that there is a need to protect biodiversity in urban areas but there is no plan to provide an interconnected network of protected natural areas in urban areas of the County. Consequently, there is no basis for alienating this project for conservation purposes.
- Any storm-water and flooding concerns will be addressed via the land disturbance permitting application process. The streams shown in pictures provided by residents were not severely eroded. Additionally, the storm-water ordinance requires inspections and maintenance on facilities every two years and County staff inspects every five years.
- The plan meets the buffer requirements for streams and wetlands and there are no recognized endangered species on the site.

The following appeared in opposition to the proposed:

- David Krieger, Oak Brook Way, Taylors, SC
- Kristin Worden, Oaks HOA president
- Rob Roland, past HOA president, Taylors, SC
- Cindy Edwards, State Park Road

The following appeared in favor of the proposed:

- Jay Martin, Engineer, 10 Williams Street, Greenville, SC

Mr. Rogers asked about the signal at the intersection of East Mountain Creek and West Mountain Creek, just to understand that staff is not recommending this be a condition of this development.

Ms. Jeffers-Campbell, stated the study does not recommend the developer foot the bill for the traffic signal.

Mr. Rogers stated he had seen references to the level of service as being F at this site.

Ms. Jeffers-Campbell stated as she said, and maybe it was at the workshop and the last Commission meeting, when there is a traffic study, that is the best data to rely on. She noted the study is what should be considered rather than a projection.

Mr. Rogers asked if the traffic study noted the existing level of service.

Ms. Jeffers-Campbell stated she did not recall if the level of service was listed in traffic study. What the study does state is what traffic improvements are required. She stated a traffic light was needed, but was needed prior to this development. This development was adding some additional traffic and the county engineer made recommendations to address the added traffic. Those improvements would offset what this development was adding.

Mr. Rogers requested the level of service be included in the future. He also stated the comments from SCDOT on December 14th mention eight different concerns about the development and asked had those concerns been addressed.

Ms. Jeffers-Campbell stated those comments were from the first submittal, which showed the access point on the state road. Those comments have been removed and there are no comments from SCDOT. The comments provided are from the county engineering staff for the revised preliminary plan. SCDOT is no longer the focal point since the revised plan shows access is now on a county road and not on a state road.

Ms. Clark noted the level of service could be found in the traffic study in Table 5, showing level of service F. She commented it was unfortunate the last resort for a second access is not in a good location.

Chairman Bichel agreed, moving the one entrance off of 253 has created a funnel affect, two entrances 425 feet apart, all dumping out on that one road, he wished SCDOT allowed the use of the other roads.

Mr. Forest asked about the traffic study and the 20 per cent increase, was that during peak hours.

Mr. Martin stated that was correct.

Mr. Forest did not know if there was some way the Commission could tie in the percentage that could be built out until improvements are completed and there was a solution for the intersection. Rather than just turn it down, try to figure out a way that the development could move forward until something could be worked out with the traffic signal.

Mr. Bailey asked if there was any idea of what the SCDOT was willing to come to the table with.

Mr. Martin stated the SCDOT along with the developer, Representative Burns and Senator Loftis were working on a solution and seeking assistance from the C-Funds.

Mr. Rogers asked if Mr. Martin has met with the residents.

Mr. Martin named the neighbors he had met with.

Ms. Clark asked as she did last month, about the statement that the development was only adding 20 per cent of the site traffic, which was based on one access on Mountain Creek Church Road when the other access was on 253. Now that they have two accesses on Mountain Creek Church, she was trying to understand how the impact was still 20 percent.

Mr. Martin stated it was an additional 6 cars during peak hours from the first study.

Mr. Shockley commented that he felt the application met all the recommendations the county staff is proposing with conditions.

After further discussions regarding traffic and the staff's recommendations, the following motion was made.

MOTION: By Mr. Shockley, seconded by Mr. Hammond to approve PP-2020-154.

Mr. Rogers stated he would be voting against Mr. Shockley's motion. The improvements recommended did not include the traffic signal that is needed.

Mr. Hammond asked who was recommending the developer put the traffic signal in.

Mr. Rogers stated the study indicates a signal is needed and he felt it was fair to ask the developer to put one in.

Mr. Hammond noted the signal was needed before the development was proposed and the SCDOT has not installed one, nor is the SCDOT requiring the developer to install one.

Mr. Rogers stated that was right, but that is what he felt the Commission should do.

After further discussion regarding the traffic signal and the property's zoning to FRD, Mr. Hammond requested a roll call vote.

The motion to approve PP-2020-154 failed by a vote of four in favor (Forest, Hammond, Shockley and Bailey) and five in opposition (Jones, Looper, Clark, Rogers and Bichel).

MOTION: By Mr. Rogers, seconded by Ms. Clark to deny PP-2020-154 based on the traffic issues raised in the traffic study and staff report, indicating there are unresolved issues, particularly in regards to the road with a level of service F, and a 20 percent increase in traffic as a result of this development. Additionally on the grounds mentioned in the attorney letter received on behalf of the homeowners.

Chairman Bichel requested a roll call vote.

The motion to deny PP-2020-154 carried by a vote of five in favor (Jones, Looper, Clark, Rogers and Bichel) and four in opposition (Forest, Hammond, Shockley and Bailey).

PP-2021-016, Green Pine Estates

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 203 acres and zoned R-15, Single-Family Residential. The developer is proposing a 437 lot subdivision accessed by Ranch Road (County). The developer is proposing 18,676 linear feet of public road. The developer has chosen to do a Cluster Development, Option 1, requiring 30.45 acres of open space and providing 88.89 acres of open space. Water will be provided by Greenville Water and sewer by Metropolitan Sewer. Mauldin Fire serves this area.

VA-2021-040, Third access point

VA-2021-041, Stub street connections

Staff recommends approval of both variances in consideration of the following:

- With the required traffic improvements recommended by the TIS, the intersections at the two proposed entrance points are expected to have a LOS of B or better at buildout. Moreover, the larger transportation network will not be greatly impacted by the development beyond existing conditions and already warranted improvements.
- Due to the special conditions on the site, specifically the live streams and major highway that border the majority of the property make it practically difficult to provide a third access point and stub out connections.

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

- All traffic improvements warranted by the TIS shall be installed once 40 lots or 60 units have been recorded by final plat.
- A revised preliminary plan shall be submitted to Subdivision Administration and Land Development reflecting the required improvements prior to issuance of land disturbance permit.
- 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:

- Dwayne Cooper, 10 Page Lane, Greenville, SC
- Ben Teachy, 12 Page Lane, Greenville, SC

The following appeared in favor of the proposed:

- Jonathan Nett, Engineer for the proposed

The Commission members and staff discussed the concerns of the citizens speaking in opposition and due to new information that Subdivision Administration was not aware of Chairman Bichel asked the engineer of the project if he would be willing to allow the Commission to hold the application for 30 days in order to research the issues brought up. The engineer agreed to hold the application for 30 days.

MOTION By Mr. Jones, seconded by Mr. Looper to hold PP-2021-016 and the variances for 30 days. The motion carried unanimously by voice vote.

VARIANCE APPLICATION

VA-2021-042, Camden Richards Variance

Rashida Jeffers-Campbell addressed the Commission members with a variance request of which the applicant desires to subdivide the subject property. An updated survey shows that an adjustment in the right-of-way boundary on Locust Hill Road has rendered the property non-conforming such that the house no longer meets the minimum setback requirement (40 feet). In order to subdivide the property, all lots must comply with current regulations.

In accordance with LDR Article 1.6.3, staff recommends conditional approval of the variance as requested since moving the house would result in an exceptional practical difficulty to subdivide the subject property. Approval conditions are as follows: If the existing house is destroyed, any new structures on Parcel A as shown on the boundary survey prepared for Camden Richards by Site Design, Inc. SC R.L.S. #10034 shall be subject to all setback requirements as outlined in the current Greenville County Land Development Regulations. A note shall be added to the plat for summary plat case #SU-2021-021 referencing the variance case number, approval date and the approval conditions referenced above.

MOTION: By Mr. Rogers, seconded by Mr. Jones to approve VA-2021-042, Camden Richards Variance. The motion carried unanimously by voice vote.

VARIANCE APPLICATION

DA-2021-039, Prosperity Ave, Lot 6 (Ms. Jeffers-Campbell noted the agenda listed this request incorrectly as DA-2020-042)

Rahsida Jeffers-Campbell addressed the Commission members with a request to abandon a 10 foot wide recorded drainage easement on parcel 036700011900. At the time of development, there was no curb and gutter on Prosperity Avenue. Since that time, curb and gutter have been installed along with a drainage system that transports storm-water elsewhere eliminating the need for the drainage easement.

In accordance with LDR Article 1.6.3, staff recommends approval of the abandonment application. A revised survey plat shall be recorded showing the area approved to be abandoned including a note on the plat the abandoned area was approved per #DA-2021-042 by the Planning Commission on March 24, 2021.

MOTION: By Mr. Rogers, seconded by Mr. Bailey to approve DA-2021-039, Prosperity Ave. Lot 6. The motion carried unanimously by voice vote.

Chairman Bichel recessed the meeting for five minutes at 6:16 p.m.

Chairman Bichel reconvened the meeting at 6:23 p.m.

REZONING

Mr. Henderson presented the following:

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Austin Lovelace – Principal Planner
RE:	CZ-2021-21
APPLICANT:	Gregory Charles Ashmore of S R Mulch & Grinding, Inc. for HRH Developers, LLC
PROPERTY LOCATION:	1730, 1750, 1908, & 1910 Hood Road
PIN/TMS#(s):	G006000301409 & G006000301407
EXISTING ZONING:	S-1, Services District & R-S, Residential Suburban District
REQUESTED ZONING:	I-1, Industrial District
PROPOSED LAND USE:	Recycling Facility (Mulch Yard)
ACREAGE:	24.42
COUNCIL DISTRICT:	18 – Barnes
ZONING HISTORY:	This property was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1.
EXISTING LAND USE:	Commercial vacant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Office, single-family residential
East	S-1 & R-S	Vacant land
South	I-1	Vacant land
West	I-1 & S-1	Warehousing, vacant land

WATER AVAILABILITY: CPW

SEWER AVAILABILITY: Metropolitan Sewer – connection unavailable

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

The subject property is not a part of any area or community plans.

ROADS AND TRAFFIC:

Hood Road is a two-lane State-maintained minor collector road. The parcels have approximately 1,371 feet of frontage combined along Hood Road. The parcel is approximately 0.12 miles west of the intersection of Buncombe Road and Hood Road. 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 not present on the site. There are no known cultural or historic resources located on the site. There is one school located within a mile of the site, Calvary Christian School.

CONCLUSION:

The subject parcel, zoned S-1, Services and R-S, Residential Suburban, is located along Hood Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to I-1, Industrial would be consistent with the surrounding land uses in the area and would not have an adverse impact on this area.

STAFF

RECOMMENDATION:

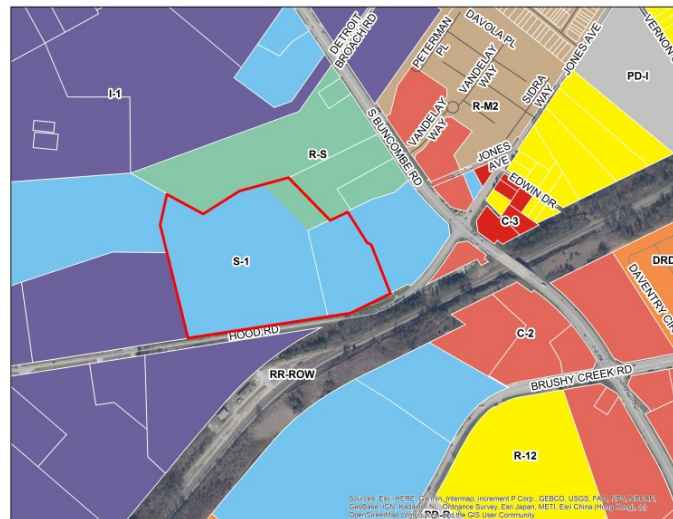
Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.

MOTION:

By Mr. Looper, seconded by Mr. Jones to approve CZ-2021-21. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Henderson presented the following:

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Austin Lovelace – Principal Planner
RE:	CZ-2021-22
APPLICANT:	Eric Hedrick of TCC Venture, LLC for JBP Investment Properties, LLC
PROPERTY LOCATION:	Fork Shoals Road
PIN/TMS#(s):	0584020100503
EXISTING ZONING:	S-1, Services District
REQUESTED ZONING:	R-12, Single-family Residential District

PROPOSED LAND USE: Single-family Residential Development

ACREAGE: 15.57

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: This property was originally zoned S-1, Services in September 1996 as part of Area 12. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Auto-service center & single-family residential
East	R-S	Single-family residential
South	R-12	Vacant land
West	R-S	Vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

**PLAN GREENVILLE
COUNTY**

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

AREA AND COMMUNITY

PLANS: The subject property is not a part of any area or community plans.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	15.57	0 units/acre
Requested	R-12	3.6 units/acre		56 units/acre

A successful rezoning would allow for 56 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Fork Shoals Road is a two-lane State-maintained collector road. The parcel has approximately 159 feet of frontage along Fork Shoals Road. The parcel is approximately 0.51 miles north of the intersection of West Georgia Road and Fork Shoals Road. 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
Fork Shoals Road	156' S	5,400	4,300 -26%	5,700 +33%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known cultural or historic resources located on the site. There is one school located within a mile of the site, Brashier Middle College Charter School.

CONCLUSION:

The subject parcel, zoned S-1, Services, is located along Fork Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

Ms. Clark stated this section of Fork Shoals Road is a Rural Living Character area, but the east side of the corridor was fast becoming what she would call Suburban Neighborhood. Why would there be Rural Character areas in the Comprehensive Plan if they are not preserved.

Mr. Henderson stated the surrounding properties are already single-family residential. There are some S-1, Services in the area, but the R-12, Residential is more fitting. He noted the

intent was to add this property to the applicants existing subdivision directly to the south.

Ms. Clark agreed what was said at the Public Hearing, but Rural Living has one half house per acre and R-12 would create 3.6 units per acre.

Chairman Bichel noted it adjoined an existing R-12 and S-1.

Ms. Clark stated she felt a bad precedence was being set by continuing to approve high density subdivisions along this corridor which is designated as a future land use of Rural Living.

Mr. Rogers stated he also had similar concerns. He stated the other residential areas around there are all R-S, other than the existing R-12 this would be joining.

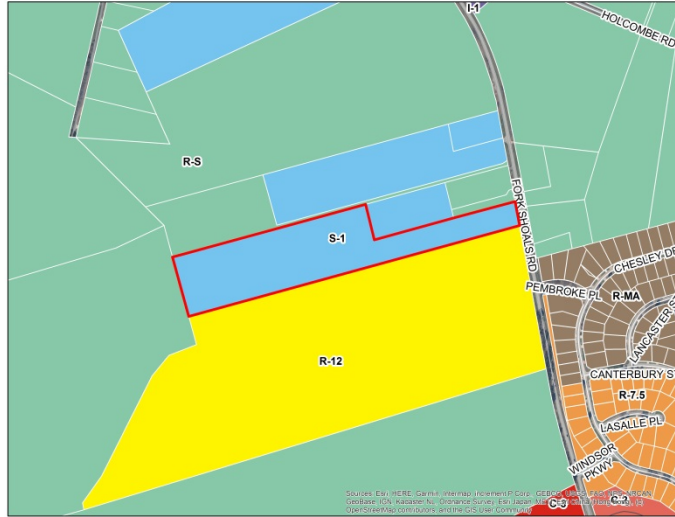
Mr. Forest stated he felt it would be a good precedence of changing Commercial into Residential.

After further discussion the following motion was made.

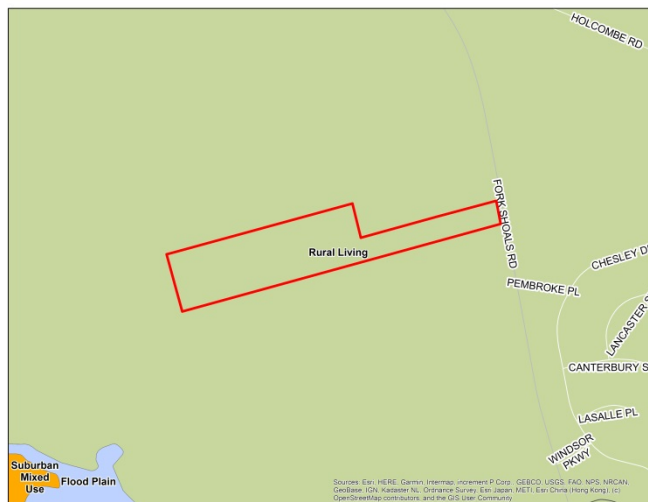
MOTION: By Mr. Forest, seconded by Mr. Shockley to approve CZ-2021-22. The motion carried by voice vote with one in opposition (Clark).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-23

APPLICANT: Tara Jean Zaino for Tara Jean Zaino and Paul J.
Zaino, III

PROPERTY LOCATION: 146 Oaklawn Rd.

PIN/TMS#(s): 0586020102603 (portion)

EXISTING ZONING: R-R3, Rural Residential District

REQUESTED ZONING: R-R1, Rural Residential District

PROPOSED LAND USE: Single-family Residence

ACREAGE: 1.00

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-R3, Rural Residential in August 2000 as part of Area 14. There was a previous rezoning request for R-R1, Rural Residential, CZ-2021-04, which was withdrawn. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residence

AREA

CHARACTERISTICS:

The parcel is part of an area with the following zoning and land uses

Direction	Zoning	Land Use
North	R-R1 & PD	single-family residences
East	R-R3	vacant land
South	R-R3	single-family residence
West	R-R3 & PD	vacant land & single-family residences

WATER AVAILABILITY:

Greenville Water – Not 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 *Rural*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY
PLANS:**

The subject property is part of the South Greenville Area Plan, where it is designated as *Rural Preservation*.

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-R3	1 unit/3 acres	1.00	0 units
Requested	R-R1	1 unit/acre		1 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Oaklawn Road is a two-lane State-maintained Minor Collector road. The parcel has approximately 308 feet of frontage along Oaklawn Road. The parcel is approximately 0.36 miles northeast of the intersection of Oaklawn Road and Reedy Fork Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the area of Oaklawn Road.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site, Ellen Woodside Elementary.

CONCLUSION:

The subject parcel, zoned R-R3, Rural Residential, is located along Oaklawn Road, a State-maintained Minor Collector Road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential would achieve the applicant’s goal of placing one single-family residence on one acre of land, and not cause any adverse impacts on the surrounding area.

STAFF

RECOMMENDATION:

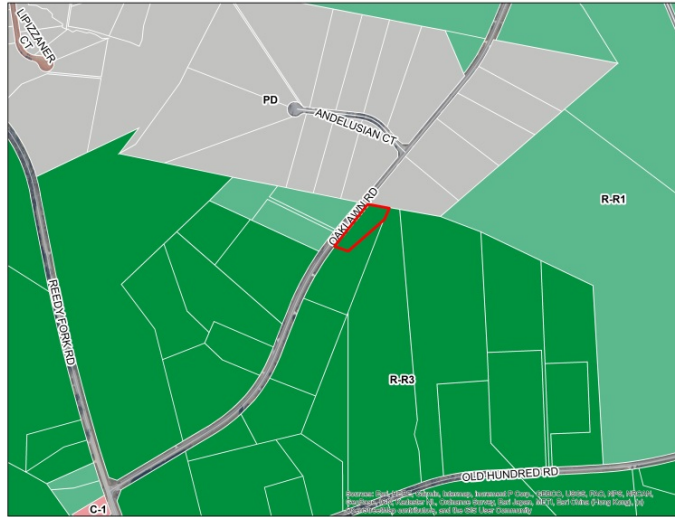
Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential.

MOTION:

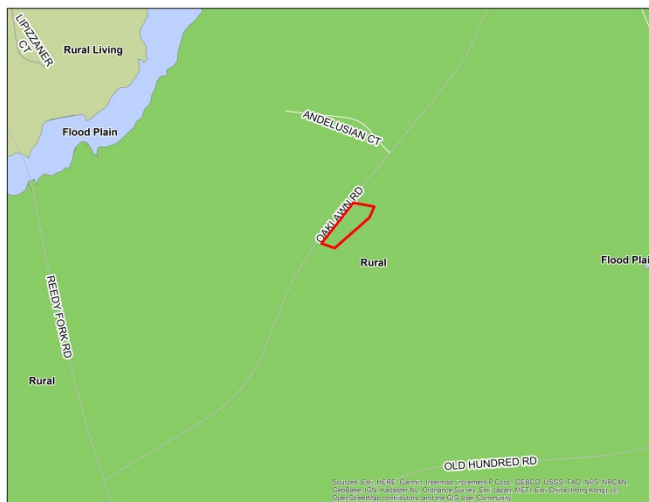
By Mr. Jones, seconded by Mr. Loper to approve CZ-2021-23. The motion carried unanimously by voice vote



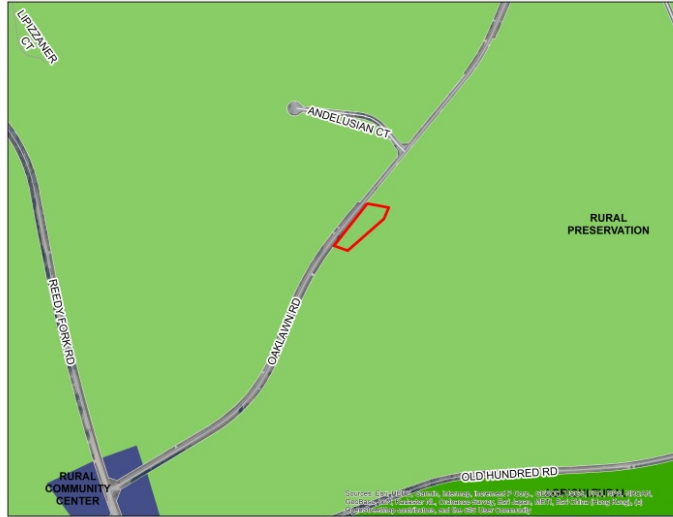
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-25

APPLICANT: James D. McCutchen of Davis & Floyd, Inc. for
Crown Properties, LLC

PROPERTY LOCATION: 1359 Ridge Road

PIN/TMS#(s): M011020202400

EXISTING ZONING: R-10, Single-family Residential District and R-
M20, Multifamily Residential District

REQUESTED ZONING: R-M16, Multifamily Residential District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 11.84

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned R-10, Single-Family Residential and R-M, Multifamily Residential (Now known as R-M20) in May 1971 as part of Area 2. There was one rezoning request to R-S, Residential Suburban, CZ-1986-051, for a portion of this parcel, which was denied. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residence and Vacant Wooded Land

AREA CHARACTERISTICS: The parcel is part of an area with the following zoning and land uses.

Direction	Zoning	Land Use
North	R-10	single-family residences
East	S-1 (City of Greenville)	vacant wooded land
South	R-10 & R-S	single-family residences & vacant wooded land
West	R-10 & R-M1.5 (City of Greenville)	single-family residences & apartment complex

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro – No Sewer Available

**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: The subject property is not a part of any area or community 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 and R-10	20 units/acre and 4.4 units/acre	11.84	Approx. 190 units
Requested	R-M16	16 units/acre		189 units

A successful rezoning would allow for approximately 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC: Ridge Road is a two-lane State-maintained Minor Collector Road. The parcel has approximately 248 feet of frontage along Ridge Road. The parcel is approximately 0.3 miles south of the intersection of Fairforest Way and Ridge Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Ridge Road	3071' N	3,800	3,900 +2.6%	5,600 +43.6%

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known historic or cultural resources on the site; however the site is heavily wooded. There are three schools located within one mile of the site, JL Mann Academy, St. Joseph’s Catholic School, and Christ Church Episcopal School.

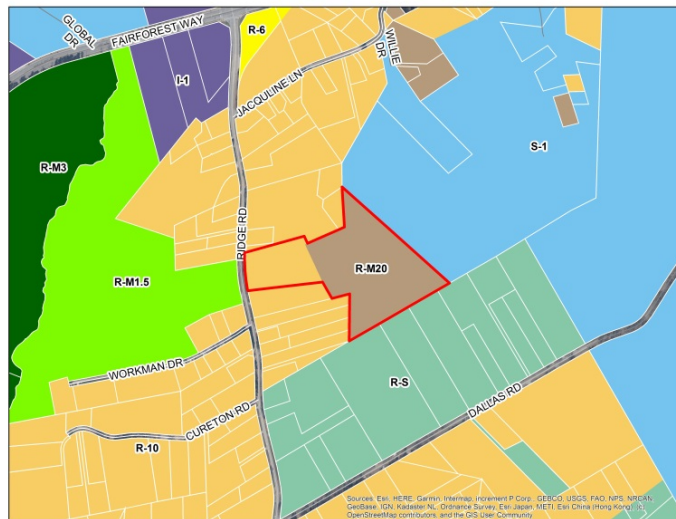
CONCLUSION: The subject parcel, split-zoned R-10, Single-family Residential and R-M20, Multifamily Residential is located along Ridge Road, a State-maintained Minor Collector Road. Staff is of the opinion that a successful rezoning to R-M16, Multifamily Residential would remove the parcel’s split-zone status, allowing the site to be developed cohesively and providing for additional housing opportunities in the area.

STAFF RECOMMENDATION: Based on these reasons, staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.

MOTION: By Mr. Forest, seconded by Mr. Jones to approve CZ-2021-25. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map

EXISTING ZONING: R-20, Single-Family Residential District

REQUESTED ZONING: FRD. Flexible Review District

PROPOSED LAND USE: Multifamily Residential Development

ACREAGE: 10.95

COUNCIL DISTRICT: 22 – Tzouvelekas

ZONING HISTORY: This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There was one previous annexation and rezoning request to PD, Planned Development for the City of Greenville which was denied in 1999. Additionally, the subject properties have had the following rezoning requests: CZ-2006-087 for C-1, Commercial which was withdrawn; CZ-2008-055 for C-1, Commercial which was denied; CZ-2008-072 for NC, Neighborhood Commercial which was denied; CZ-2012-037 for NC, Neighborhood Commercial which was withdrawn; and CZ-2020-053 for R-M20, Multifamily Residential which was withdrawn. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	O-D	hospital
West	R-20 & PD	vacant land & medical offices

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Connects – Not Available

**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 subject property is part of the Pelham Road-East Side Corridor 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	Acres	Total Units
Current	R-20	2.2 units/acre	10.95	24 units
Requested	FRD	17.35 units/acre		189 units

A successful rezoning would allow for 165 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Pelham Road is a four-to- six lane state-maintained Minor Arterial road. Hudson Road is a two-to-five lane state-maintained Major Collector road, and Country Squire Court is a two-lane county-maintained residential road. The parcel has approximately 601 feet of frontage along Pelham Road, 649 feet of frontage along Hudson Road and 67 feet of frontage along Country Squire Court Road. The parcel is approximately 0.07 miles northwest of the interchange of Pelham Road and Roper Mountain Road Extension. The property is along a bus route, Route 509, and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pelham Road	2757' NW	23,800	23,900 + 0.4%	24,500 +2.9%

CULTURAL AND ENVIRONMENTAL: Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within one mile of the site, New Life Christian Academy, Pelham Road Elementary, and Sonshine Learning

Center.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a 10.95-acre Multifamily Residential Development. The site consists of two parcels and one portion of a parcel totaling 10.95 acres that will feature apartment-style and townhome-style units with pocket parks and a community area featuring a swimming pool.

Proposed Land Uses:

The intended uses for the site are to include: townhome products; multifamily products; pocket parks; and a clubhouse/amenity area with bicycle storage and maintenance facilities for residents.

ARCHITECTURAL DESIGN:

The style of the new buildings is intended to be low-country cottage style. All buildings will either be two or three stories. Exterior finish materials for the multifamily units will consist of exterior cladding of brick or stone, cementitious siding, and accents of painted or stained wood, or prefinished metal. Exterior finish materials for the townhome units will consist of cementitious siding. The amenity building will consist of exterior cladding of brick or stone, cementitious siding, accents of painted or stained wood or prefinished metal.

Access and Parking:

The applicant is proposing 275 parking spaces, exceeding the minimum 253 required which will include 23 visitor parking spaces.

The proposed development will provide access off both Hudson and Pelham Road. The applicant states that they will meet all requirements proposed by SCDOT for these access points. The applicant is proposing 5' wide internal sidewalks throughout the development, as well as adding new 5' sidewalks along both Pelham Road and Hudson Road. Additionally, the applicant is open to working with Greenlink to provide an additional bus stop in the area along the development site.

Landscaping and Buffering:

The applicant states that the existing vegetation along the property line will be preserved as much as possible and supplemented to meet all buffer requirements as needed. Additionally, the applicant is proposing an opaque fence between the development and the existing homes in the Country Squire Neighborhood, as well as an aluminum fence

and landscaping around the pool deck. The rest of the site will additionally meet all landscaping requirements as outlined in the Greenville County Zoning Ordinance and Land Development Regulations.

Signage and Lighting:

The applicant states that signage will meet all requirements and is proposing a monument sign at each entry point as well as building identification and directional signage within the development. Site lighting will be provided through each unit purchaser or lessee. All Fixtures are to be full-cutoff LED lighting.

CONCLUSION:

The subject parcel, zoned R-20, Single-Family Residential, is located along Pelham Road, a State-maintained Minor Arterial Road, and Hudson Road, a State-maintained Major Collector Road which feature a mix of residential and commercial uses. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would permit a multifamily residential development, complimenting this area's role as an emerging employment hub, all while improving infrastructure at this intersection.

The development will have to meet the following conditions:

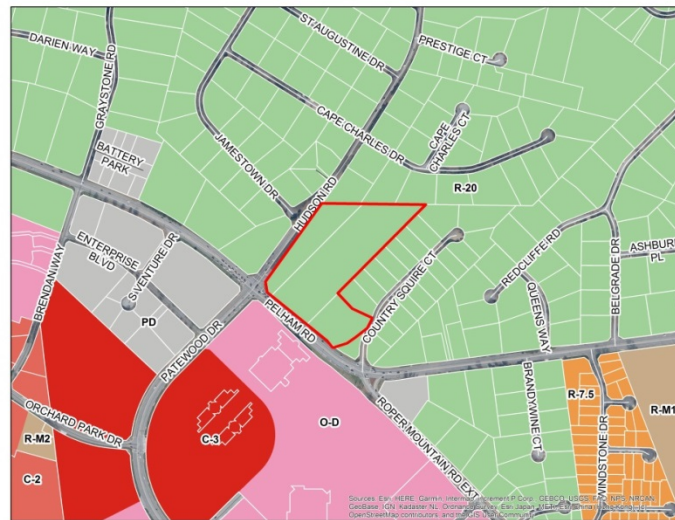
1. Add a raised concrete median on Pelham Road rather than the proposed painted median.
2. Meet all requirements per SCDOT and the Traffic Impact Study.
3. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

STAFF RECOMMENDATION:

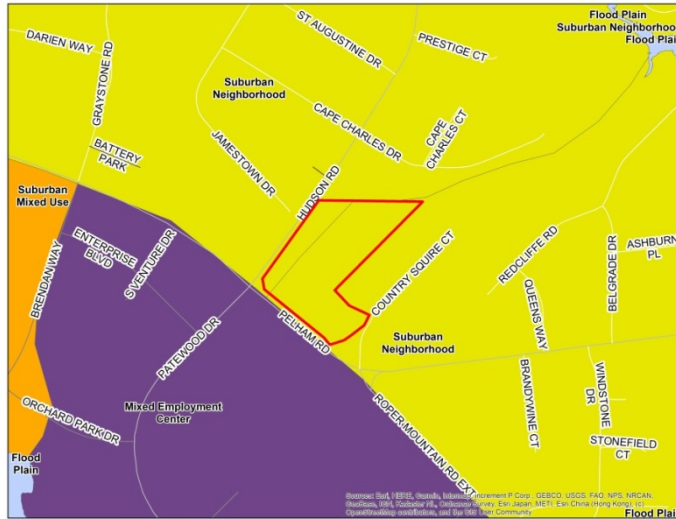
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.



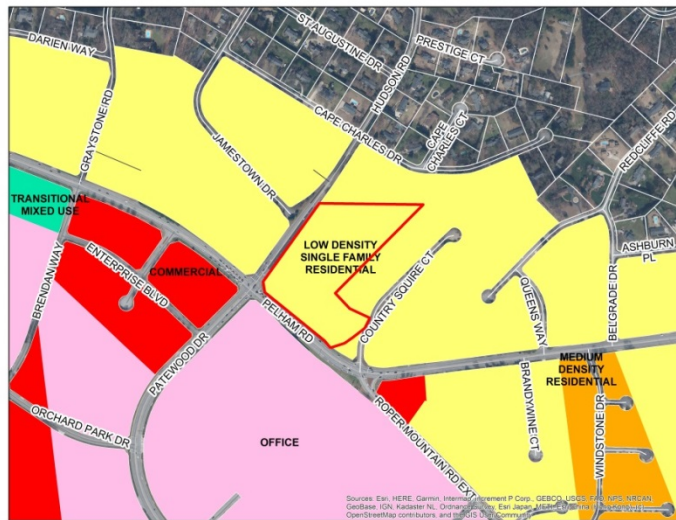
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Pelham Road- East Side Corridor Plan, Future Land Use

March 9, 2021

Ms. Brook Denny
Zoning Administrator
Greenville County, South Carolina
864-467-7537

RE: Pelham and Hudson, Multifamily Development Staff Comment letter; CZ-2021-26

Dear Ms. Denny,

Please find the following comments and their associated comment responses in reference to the above-mentioned project.

Statement of Intent

Page 1

1. Please label (portion) next to the appropriate TMN.

Response: The appropriate TMN (0543020100500) has been labeled 'a portion of'

2. It might be helpful to delineate max density for both the townhomes and apartments in separate columns of the Land-Use Table.

Response: Max Density for apartments is 160 Units and 30 TH. This gives a max. density of 17.35 Units per acre.

3. Add Clubhouse into Land-use Table.

Response: Clubhouse has been added into the land use table.

4. Please mention Dog Park

Response: Dog park has been added to the use table.

Page 2

1. Please reference our new Comprehensive Plan – Plan Greenville County (2020).

Response: Note has been updated to reflect the new comprehensive plan.

Page 3

1. Please add the height of the opaque fence between the development and Country Squire.

Response: Note has been added. Fence will be min. 6' high.

Page 4

1. Please add dimensions outlined for both Townhomes and Apartments into the appropriate columns of the Land-Use Table.

Response: Dimensions have been added to the land use table.

2. Please add all amenities, pool & size, dog park and enclosure method with height, playground and materials which will be used – additionally, will the playground be enclosed?

Response: Playground will be enclosed. Materials for the development are listed in item #8 in the SOI.

Page 5

1. Do you want to limit building material of garages just to the cementitious siding?

Response: Notation has been updated to reflect that the garages will include a mix of masonry and cementitious siding.

2. Please add height of pool fence.

Response: Note has been revised to note min. 4' fence height.

3. Please add maximum height of lighting.

Response: Max. light height has been added to the SOI.

Comments/Questions

1. What about trash facilities – are these to be roll outs provided by owner/residence or have a main collection area – if so, what about screening?

Response: The trash receptacle is shown on the concept plan. It is enclosed within an enclosure that will be designed at a later date. Screening will meet all Greenville County requirements.

2. Are you proposing any specific screening of the mail kiosk or just minimum requirements of the ordinance?

Response: Mail kiosk has been relocated into the clubhouse. Concept Plan has been updated to reflect this.

3. Please include samples of proposed signage, lighting, and CBU.

Response: Cutsheets for proposed lighting and sample signage imagery has been included with this resubmittal. See earlier note about CBU.

Will Serve Letters

1. No Comment per physical files, none attached in sent electronic files, could you please send me these to attach to your electronic documents?

Response: Digital copies of the will-serve letters are included in this submittal.

Concept Plan

1. You show/mention a Dog Park, Please additionally include in your SOI.

Response: Language about the proposed dog park is included in the SOI. This park will be located north of Building 1.

2. You show/mention setbacks, Please additionally include in your SOI.

Response: Setbacks have been added to the SOI under item 5 (D)

3. Please add the Land-Use Table as found in the SOI to the Preliminary Development Plan.

Response: Land use table has been included on the preliminary development plan

4. Please show parking space dimension for at least one "sample" parking space.

Response: Typical space has been dimensioned on the plan. Typical parking space is 9' x 20'.

5. Please give location of handicap parking spaces.

Response: A minimum of seven (7) ADA spaces will be located within the development. Final location TBD but it is anticipated that there will be one at each of Buildings 1-5 and additional spaces around the development.

6. Please label "portion" next to the appropriate TMN.

Response: 'Portion' has been labeled adjacent to the correct TMN.

7. Please provide traffic circulation arrows, and at least one "sample" drive aisle dimension.

Response: Traffic circulation arrows have been added as well as a typical dimension.

NRI

1. It might be helpful to delineate which areas are expected to be preserved as stated in the SOI.

Response: The developer will make a reasonable effort to preserve trees immediately adjacent to the neighboring properties, but the majority of the site will have to be cleared for grading purposes.

Landscaping Plan

1. None provided – please show on Preliminary Development Plan (match all that was proposed in the SOI) if no separate landscaping plan is intended to be submitted.

Response: Schematic landscape has been shown on the attached site rendering. All landscape will at min. meet all appropriate Greenville County landscape requirements.

It is our intention that the information provided within will address all your concerns/questions regarding this project. Your expeditious review is greatly appreciated. Please let me know if you have any questions or need further clarification for this project.

Attached as part of this resubmittal are the following:

- (a) Revised SOI
- (b) Revised Concept Plan (including schematic landscape)
- (c) Letters of Availability
- (d) Comment Response Letter

Sincerely,



Seamon Whiteside & Associates, Inc.
Joe Bryant, P.E., LEED® AP
Managing Principal, Greenville Office

Chairman Bichel asked about the concrete median on Pelham and did the SCDOT need to approve.

Mr. Henderson stated it was the SCDOT's road and if not permitted the condition will not be included.

Mr. Forest stated he lived and traveled on Hudson Road and has not had any problem with traffic. He felt the development would complement the area.

Mr. Rogers asked about the definition of Suburban Neighborhood and what it said about multifamily.

Tyler Stone, Long Range Planning Manager read the definition of Suburban Neighborhood for the Commission members.

Mr. Rogers stated he did not think this was consistent with the Suburban Neighborhood designation and also the traffic study indicates the additional traffic would stress the intersection.

Chairman Bichel stated if this was high end townhomes, he would have no problem, but three stories in apartments, you have all those residents and you are looking up there at another apartment building.

Mr. Forest stated the apartment would be along the roads and the interior would have townhomes. He felt this was a good transition.

The Commission members discussed the height difference and topography of the site.

Ms. Clark stated she did not think the opposition that was heard could be discounted. She stated people were not opposed to single-family development, but what is being proposed is not keeping in character of the single-family corridor.

MOTION: By Mr. Forest, seconded by Mr. Bailey to approve CZ-2021-26 with staff's recommendations. The motion failed by a roll call vote with three in favor (Forest, Shockley and Bailey) and five opposed (Jones, Looper, Clark, Rogers and Bichel) and one abstention (Hammond).

MOTION: By Mr. Jones, seconded by Ms. Clark to deny CZ-2021-26. The motion carried by a roll call vote with five in favor (Jones, Looper, Clark, Rogers and Bichel), three opposed (Forest, Shockley and Bailey) and one in abstention (Hammond).

Mr. Hammond returned to the meeting room.

Mr. Henderson presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny – Planner

RE: CZ-2021-27

APPLICANT: Chuck Langston of Langston-Black Real Estate, Inc. for LBRE Properties, LLC

PROPERTY LOCATION: Rodgers Road

PIN/TMS#(s): G005000204601 and G005000204600 (portion)

EXISTING ZONING: R-12, Single-Family Residential District

REQUESTED ZONING: R-7.5, Single-Family Residential District

PROPOSED LAND USE: Single-family Residential

ACREAGE: 0.35

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential in May 1970 as part of Area 1. There has been no other rezoning request for this property.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residence
East	R-12	vacant land
South	R-12 & C-2	single-family residence
West	C-2	single-family residence

WATER AVAILABILITY: CPW

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*. **Please refer to the Future Land Use Map at the end of the document. **

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

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-12	3.6 units/acre	0.35	1 units
Requested	R-7.5	5.8 units/acre		2 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Rodgers Road is a two-lane County-maintained residential road. The parcel has approximately 110 feet of frontage along Rodgers Road. The parcel is approximately 0.18 miles east of the intersection of Brushy Creek Road and S. Buncombe Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site, Calvary Christian School.

CONCLUSION:

The subject parcel, zoned R-12, Single-Family Residential, is located along Rodgers Road, a County-maintained Residential Road. A successful rezoning to R-7.5, Single-Family Residential would achieve the applicant’s goal of allowing for two dwelling units on the subject parcel. While staff realizes an R-7.5 Zoning Classification would be denser than the existing residential area, the lot is an existing non-conforming lot and a successful rezoning would bring this parcel into conformity.

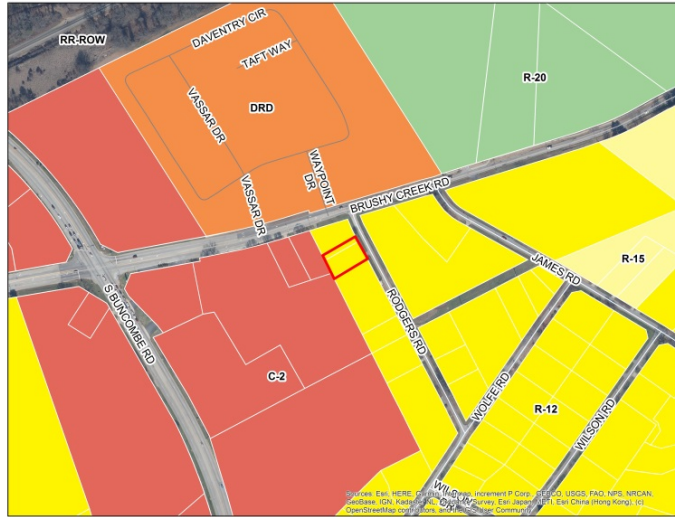
STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.

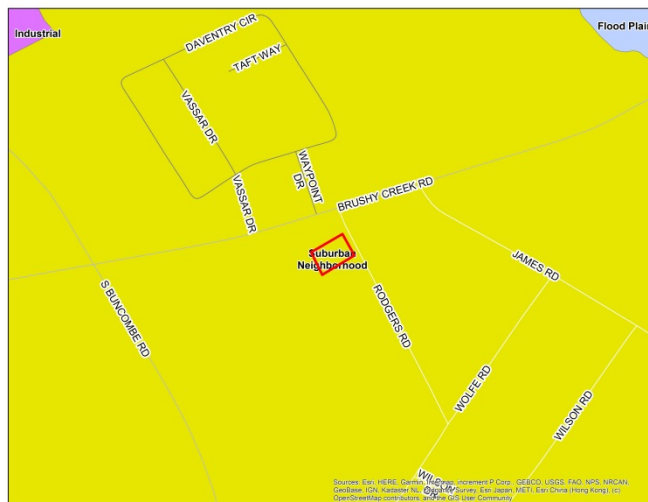
MOTION: By Mr. Rogers, seconded by Mr. Looper to approve CZ-2021-27. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

The following item was held at the February 24, 2021 Planning Commission meeting per the applicant's request. Mr. Henderson presented the following

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton – Deputy Zoning
Administrator/Principal Planner

RE: CZ-2021-19

APPLICANT: Ryan James Peiffer of Hughes Investments for
Beech Tree, Inc

PROPERTY LOCATION: Old Grove Road

PIN/TMS#(s): 0406000100400 (portion)

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: R-12, Single-Family Residential District

PROPOSED LAND USE: Single-family Residential Development

ACREAGE: 152.174

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There has been one successful rezoning request for this property, CZ-1982-025, from R-S, Residential Suburban to I-1, Industrial.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5 & R-10	single-family residence and vacant land
East	I-1	vacant land
South	I-2	vacant land
West	R-S,R-7.5, & PD-R	single-family residences, elementary school, church and manufactured home park

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, Mixed Employment Center and Floodway*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

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	I-1	0 units/acre	152.174	0 units
Requested	R-12	3.6 units/acre		547 units

A successful rezoning would allow for 547 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Old Grove Road is a two-lane State-maintained residential collector road. The parcel has approximately 3,728 feet of frontage along Old Grove Road. The parcel is approximately 0.38 miles north of the intersection of Old Grove Road and Bracken Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Grove Road	0' W	2,100	1,750 -16.7%	2,600 +48.6%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Grove Elementary

CONCLUSION:

The subject parcel, zoned I-1, Industrial, is located along Old Grove Road, a State-maintained Residential Collector Road. Due to site limitations, the current zoning of I-1, Industrial may be difficult to develop on this site. Staff is of the opinion that a successful rezoning to R-12, Single-family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area.

STAFF

RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-family Residential.

Mr. Bailey asked why the docket was held.

Mr. Hughes, the property owner stated there were some issues from the Public Hearing regarding the road and truck traffic.

Mr. Rogers asked what the traffic study indicated once the development was fully built out, the level of service on the roads.

Mr. Hughes stated once built out, at maximum capacity, there was still capacity left on the road, but did not know the level of service.

Ms. Clark stated she wanted to remind everyone last year there was an approval made for a 94 unit subdivision, and in January there was an approval of a 42 unit subdivision. She

stated her guess was those two subdivisions were not factored into the traffic study the Commission just heard about. Ms. Clark stated if this was to get rezoned to R-12, it will be tripling the traffic on this road, counting the other two subdivisions.

Mr. Paul Harrison, engineer for the development addressed the Commission members on the application, stating at this time they were asking for a down zone and he did not want to get into the traffic concerns, as they had not figured out their density or layout. Mr. Harrison stated in every single scope of work he gets from SCDOT, other new developments are taken into consideration, not necessarily ones in construction, but ones that have been permitted. They are taken into consideration in the traffic volume for the specific roads and also growth patterns were taken into consideration.

Ms. Clark stated she understood, but at the Public Hearing there was great concern over the existing condition and configuration of the road.

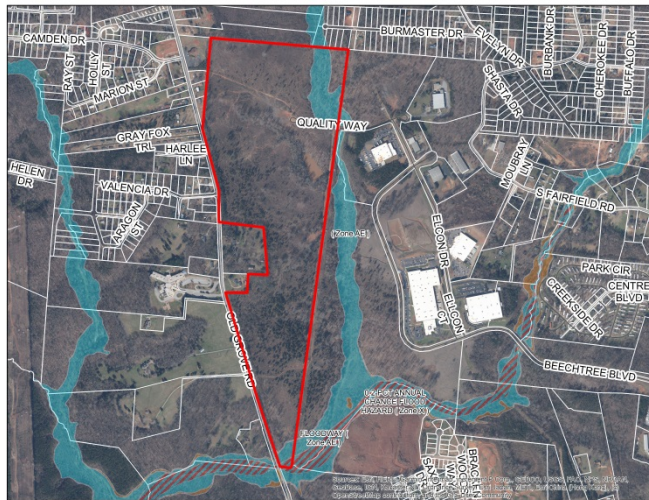
Mr. Harrison stated the road has been recently resurfaced.

Ms. Clark stated she thought the concern more was for the lack of sidewalks, with the elementary school.

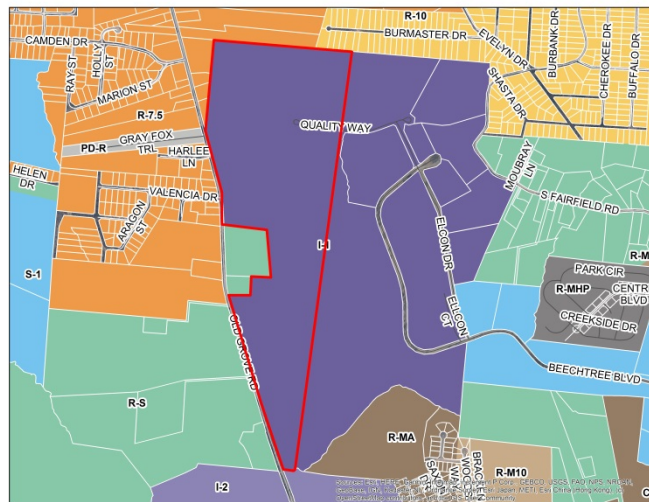
Mr. Harrison stated this had a lot of road frontage on Old Grove Road, which would allow him to implement a sidewalk along Old Grove Road that currently was not a standard that was required. The applicant was willing to have discussions with SCDOT and Greenville County about installing sidewalks along the frontage and also having a dedicated access/pedestrian crossing to the elementary school.

Mr. Jones noted there was no bus service in that area. Perhaps that could be looked into. He thought it would be well served to put housing in the area rather than warehouses.

MOTION: By Mr. Rogers, seconded by Mr. Jones to approve CZ-2021-19. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map

Mr. Rogers asked if there was any way to deal with traffic issues at the rezoning process.

Mr. Coker stated currently there was not anyway to do so, but staff had been looking at what could be done.

Ms. Gucker stated currently a traffic study was not required during the rezoning process. The use of the property and what they would be doing with it is looked at and not traffic. However, There were a number of options being looked at.

ADJOURN: Without objection Chairman Bichel adjourned the meeting at 7:27 p.m.

Respectfully submitted

Recording Secretary