

Greenville County Planning Commission Minutes
November 17, 2021 at 4:30 p.m.
Conference Room D at County Square

Commissioners Present: S. Bichel, Chair; J. Bailey, Vice Chair; M. Shockley; C. Clark; J. Rogers; F. Hammond; E. Forest

Commissioners Absent: M. Looper

County Councilors Present: L. Ballard

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

1. Call to Order

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

2. Invocation

Ms. Clark provided the invocation.

3. Approval of the Minutes of the October 27, 2021 Commission Meeting

Motion: by Mr. Rogers, seconded by Mr. Bailey, to approve the minutes of the October 27, 2021 Commission meeting, as presented. The motion carried by voice vote.

4. Preliminary Subdivision Applications

PP-2021-209: Lakeview

VAR2021-110: Lakeview (Emergency Access Variance)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Lakeview, a cluster subdivision under Open Space, Option 1 of the Zoning Ordinance. The project site is located just north of the intersection of Hunts Bridge Rd and White Horse Rd. The applicant is requesting 40 lots on split zoned properties including R-15 single family and R-S residential suburban zoning district. Access is provided off of Whitehorse Rd – a state road. Water and sewer will be provided by Greenville Water and Metro Sewer, respectively.

The proposed subdivision is compatible with the Suburban Edge Character area of the Comprehensive Plan. Suburban Edges are 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 is 0 to 1 dwellings per acre. This application proposes 2.7 units per acre.

#VAR2021-110:

The applicant requests a variance emergency access requirements set forth at LDR 8.8.1A. In lieu of a secondary access point, the primary road is 26' wide from the entrance to the first intersection. The Engineering & Maintenance Division supports the variance as requested.

Staff recommends approval of the preliminary plan and variance with the standard and specific

requirements.

Discussion: Ms. Clark asked Mr. Fogleman, the project engineer, where the open space access was located. Ms. Clark explained open space access should not run through the sewer easement and if it was in another location it should be accurately labeled. Mr. Fogleman stated the main access to the open space was located at the end of Thorndike Way. Mr. Fogleman said he would ensure it is labeled correctly in the future.

Motion for PP-2021-209: by Mr. Shockley, seconded by Mr. Forest, to approve PP-2021-209 with a condition to accurately denote the access points. The motion carried unanimously by voice vote with one absent (M. Looper).

Motion for VAR2021-110: by Mr. Shockley, seconded by Mr. Forest, to approve VAR2021-110. The motion carried unanimously by voice vote with one absent (M. Looper).

PP-2021-218: Parker's Summit

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Parker's Summit, a cluster subdivision under Open Space Option 1 of the Zoning Ordinance. The site is located near the Greenville-Spartanburg county line approximately a mile southeast of the intersection of Anderson Ridge Rd & Hwy 296. The applicant is requesting 171 lots on 101 acres in the R-S Residential Suburban zoning district. Access is provided off of White Circle Rd – a county road. Water and sewer will be provided by Greenville Water and Metro Sewer, respectively.

The proposed subdivision is compatible with the Suburban Edge Character area of the Comprehensive Plan. Suburban Edges are 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 is 0 to 1 dwellings per acre. This application proposes 1.6 units per acre.

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

Approval conditions are as follows:

- Widen White Circle Road to 20 wide with 25 ROW on development side. Road may have to be widened on development side due to ditch-ditch ROW.
- Install a southbound left-turn into the site. Extend a 3-land road section on Anderson Ridge Rd from
- CESA to White Circle so as not to have an "hourglass" design. Exhaust all efforts to obtain ROW from TM #0550020100501, TM#0550020100603, TM# 0550020100600, TM#0550020100604 and TM#0550020100601.
- All required traffic improvements required by the TIS shall be installed once 40 lots have been recorded by 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: Four nearby residents spoke in opposition of the proposed subdivision. The first speaker, William Hunter, expressed his concerns about the lack of infrastructure in the area.

Mr. Hunter stated it is the duty of the Planning Commission to ensure the roads are appropriately sized for the area's population. The second speaker, Barbara Brown, questioned why article 9 in the LDR was not being used to solve traffic issues and improve roadways. Ms. Brown stated any road improvements would be welcomed in this area. The final two speakers, Cheryl Hurt and Jose de la Llave, echoed the previous speakers' concerns in regards to traffic and the lack of infrastructure.

Ramey Kemp, the traffic engineer, spoke in favor of the proposed subdivision. Mr. Kemp stated the developer agreed to make some road improvements. Mr. Kemp explained he was hired to evaluate the cycle length at the intersection of Anderson Ridge Road and Bennetts Bridge Road. He stated the cycle length needs to be improved. Mr. Kemp said with further analysis there could be simple solutions to providing traffic congestion relief. Mr. Kemp agreed there is traffic back up during peak times in this area, however, it is existing traffic and the proposed subdivision would not add a lot of additional traffic.

Chairman Bichel asked Mr. Kemp if the study included any other roads. Mr. Kemp stated he was not asked to look at any other roads.

Mr. Rogers asked Mr. Kemp why the cycle length has not been improved if it was a simple solution. Mr. Kemp speculated the cycle length was appropriate at the time of installation, however, with traffic increases it likely needs to be readdressed.

Ms. Clark pointed out section 9.2 in the LDR stating the study area shall not exceed adjacent or nearby three intersections within a half-mile radius. Mr. Clark questioned why additional intersections were not evaluated. Ms. Jeffers-Campbell stated it was reasonable for the Planning Commission to request a reevaluation of the traffic study.

Two additional speakers spoke in favor of the proposed subdivision. Waverly Wilkes, the project engineer, provided an overview of the project and stated she would be happy to speak with the developer about expanding the traffic impact study. The final speaker, Sam Tedde, a representative of the developer, explained the proposed subdivision would provide luxury homes that fit within the requested zoning regulations.

Mr. Bailey addressed the traffic impact study recommendation to add two turn lanes at the intersection of Anderson Ridge Road and South Bennetts Bridge Road. Mr. Bailey stated he typically does not recommend putting the burden of road improvements on the developer; however, this area cannot handle any additional traffic. Mr. Bailey requested a firm commitment from the developer to add the turn lanes. Mr. Tedde stated he would explore all options and look into adding the turn lanes.

Ms. Gamble addressed LDR 9.2 concerns. Ms. Gamble explained the scope of work was up to three intersections. It does not have to be a total of three. Ms. Gamble stated intersection improvements are planned for the area that includes three lanes and an upgraded signal.

Ms. Clark explained she is concerned the developer would not be able to obtain the right of way to extend the 150ft of storage into a third lane.

Mr. Kemp stated the developer agreed to improve the traffic study to ensure the best operation possible.

Mr. Forest asked Mr. Kemp if the developer is asking to put a hold on this application. Mr. Kemp responded "Yes."

Chairman Bichel pointed out LDR issues, noting incorrect stormwater hatching and unsuitable access to open space.

Mr. Rogers explained the Planning Commission does not have tax authority or the ability to fix infrastructure. Mr. Rogers stated infrastructure should be repaired at a County-wide level.

Chairman Bichel placed PP-2021-218 on a 60 day hold.

Mr. Hammond recused himself.

PP-2021-219: Langford Hills

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Langford Hills, a rural conservation subdivision located a third of a mile south of the intersection of Garrison and Augusta Rd. The applicant is requesting 176 lots at a density 1.07 on 164.4 acres in the unzoned area of Greenville County. The average lot size is 21,555 square feet. Access is provided off of Garrison Rd and Augusta Rd. Water and sewer will be provided by Greenville Water and septic, respectively.

The proposed subdivision is located in the Rural Living character area of the Comprehensive Plan. Rural Living place types are transitional 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 interconnected open space. Hobby farms on large lots with residential homesteads are common land uses. The recommended density is 1 dwelling per 2+ acres. This application proposes 1.07 units per acre.

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

- All SCDOT required improvements shall be installed once 40 lots have been recorded by final plat. Specifically, a right turn lane shall be installed at Access 3 or at US 25 and Garrison Rd as directed by SC DOT.
- 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: Two nearby residents spoke in opposition of the proposed subdivision. The first speaker, John Hill, stated the project was in non-compliance with the clear sight requirements in the LDR. Mr. Hill had additional concerns about traffic, wait times, inconsistencies with the South Greenville Area Plan, and possible water contamination due to the proposed large number of septic tanks. The second speaker, Cristina Griswold, shared the historical relevance of an existing structure. Ms. Griswold explained this structure, the McDavid house, dated back to the 1830s and was eligible for the National Historic Registry.

Waverly Wilkes, the project engineer, was the only person to speak in favor of the proposed

subdivision. Ms. Wilkes provided an overview of the project noting the traffic improvements, wetland buffers, and protection of the existing cemetery.

Chairman Bichel asked Ms. Wilkes if the cemetery would be accessible. Ms. Wilkes stated there is safe access provided through the cul-de-sac. Chairman Bichel read the history of the historic houses located on the property and asked if the developer would be preserving these homes or providing an opportunity for their removal. Darren Webb, the developer, stated he was unaware of the historical nature of the homes but would look into preservation options.

Mr. Rogers stated he will be voting against the application because it is inconsistent with the Comprehensive Plan for this area.

Motion: by Mr. Bailey, seconded by Mr. Shockley, to approve PP-2021-219 with conditions and a commitment to make the best effort in preserving the historic homes on the property as well as providing convenient access to open space. The motion failed by hand vote with three in favor (J. Bailey; M. Shockley; E. Forest) and three in opposition (S. Bichel; C. Clark; J. Rogers) with one recused (F. Hammond) and one absent (M. Looper).

Mr. Hammond returned.

PP-2021-222: River Crest

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for River Crest, a conventional single-family development located north of the intersection of S Bennetts Bridge Rd & Knob Creek Ct near the Greenville-Spartanburg County line. The applicant is requesting 21 lots at a density of 1.05 units/acre in the (R-S) residential suburban zoning district.

The proposed subdivision is compatible with the Suburban Edge Character area of the Comprehensive Plan. Suburban Edges are 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 is 0 to 1 dwellings per acre. This application proposes 1.05 units per acre.

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

- A left turn lane shall be installed as required by SC DOT prior to the recording of a final plat.

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 provided an overview of the proposed development.

Mr. Bailey expressed his concern about inadequate sight distance coming out of the entrance.

Chairman Bichel asked Ms. Wilkes if the buffer should be included in the size of the lot. Ms. Wilkes explained they felt it was appropriate due to the septic tank requirements.

Mr. Bailey explained he would be voting to deny due to the lack of infrastructure in the area.

Motion: by Mr. Forest, seconded by Mr. Hammond, to approve PP-2021-222. The motion failed by hand vote with three in favor (E. Forest; F. Hammond; M. Shockley) and four in opposition (S. Bichel; J. Bailey; C. Clark; J. Rogers) with one absent (M. Looper).

PP-2021-224: Atlas Acres

VA-2021-225: Atlas Acres (Buffer Variance)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Atlas Acres, a rural conservation subdivision located west of the intersection of Berry and McKelvey Rd in the Pelzer area south of Hwy 418. The applicant is requesting forty seven (47) lots at a density of 1.21 units/acre on 38.84 acres in the unzoned area. The average lot size is 18,556 square feet. Access is provided off of Berry Rd – a state road. An emergency access point is provided off of McKelvey Rd. 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 1.21 units per acre.

#VA-2021-225

The applicant is requesting a variance from the required 50' privacy screening buffer along the entrance road to provide screening along parcel numbers #0577040103101 and #0577040102900. In lieu of the required 50' buffer, the applicant is proposing to provide a landscape screen of evergreen plant material at least 6' in height capable of performing a continuous screen. There were no SAC comments in opposition to the request as proposed.

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

Approval conditions are as follows:

- A visual screen must be accomplished with the proposed buffer. If existing vegetation is not adequate, a landscape screen of evergreen plant material at least 6 ft. in height shall be installed capable of forming a continuous screen.

Discussion: Three nearby residents spoke in opposition of the proposed subdivision. The first speaker, James Moore, stated this proposed subdivision violates the Planning Commission by-laws for being reconsidered. Mr. Moore explained the drawing displayed is inconsistent with the drawing for review on the website, making him uncertain SAC reviewed the correct plan. Mr. Moore had further concerns about inappropriate cul-de-sac size and excessive traffic gridlock due to current conditions and exacerbated by upcoming bridge construction. The second speaker, Carol Gilley, explained the new lot sizes are inconsistent with the surrounding area and the project would diminish the character of the area. The third speaker, James Ruffner, provided pictures and detailed what he believes are inappropriate roadway sightlines.

Ms. Clark stated the soft landscape buffer should be an undisturbed natural buffer and labeled as such. Ms. Clark pointed out there were no common area identification labels on the plat.

Mr. Rogers explained the Planning Commission by-laws state reconsideration of the proposed subdivision should have occurred at the meeting after its original denial. Ms. Gates, the project engineer, said this was a different submission and not subject to the by-law. Ms. Jeffers-Campbell added the proposed subdivision is now subject to Article 22 and is truly a new application.

Mr. Bailey asked Ms. Gates to address the sightline concern. Ms. Gates stated they checked the sightlines using SCDOT sight distance regulations, which will be verified when obtaining the SCDOT permit.

Ms. Clark asked Ms. Gates what the build schedule was in relation to the upcoming bridge construction. Ms. Gates stated most of the construction should be completed by the time the bridge construction starts. Ms. Clark questioned the cul-de-sac radius and if the Fire Department had any safety concerns. Ms. Gates stated the turn is the proper size to meet safety requirements.

Mr. Rogers pointed out the LDR exists as a County ordinance; however, the Planning Commission is bound by the by-laws unless voted to be suspended. Mr. Rogers stated he believes this application violates the by-laws. Ms. Jeffers-Campbell explained this was technically considered a new application and has gone before SAC. Ms. Jeffers-Campbell noted changes to the plan were due to comments received from SAC. Mr. Rogers expressed concerns with the contradiction to the LDR and by-laws enabling developers to return until they receive approval.

Motion for PP-2021-224: by Mr. Forest, seconded by Mr. Shockley, to approve PP-2021-224. The motion carried by hand vote with four in favor (E. Forest; F. Hammond; M. Shockley; J. Bailey) and three in opposition (S. Bichel; C. Clark; J. Rogers) with one absent (M. Looper).

Motion for VA-2021-225: by Mr. Shockley, seconded by Mr. Forest, to approve VA-2021-225. The motion carried by hand vote with four in favor (E. Forest; F. Hammond; M. Shockley; J. Bailey) and three in opposition (S. Bichel; C. Clark; J. Rogers) with one absent (M. Looper).

PP-2021-228: Hartness Phase 3 (Revision)

Rashida Jeffers-Campbell addressed the Commission members with a revision to application #PP-2021-158 approved by the Planning Commission on August 25, 2021. The proposed changes to Hartness Phase 3 includes: the removal of Blanchard and Perrins Alley, lot depth adjustment on Britt Drive, lots and alignment adjustments on Arlyn Place, and townhomes on Alester Square to single family lots.

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.

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

- 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: Ms. Clark asked Ms. Jeffers-Campbell if the drawing showed the corrected alignment as the DOT addressed. Ms. Jeffers-Campbell stated she believed that would be addressed during the permitting process.

Motion: by Mr. Hammond, seconded by Mr. Rogers, to approve PP-2021-228. The motion carried unanimously by voice vote with one absent (M. Looper).

Chairman Bichel adjourned for a five minute recess.

5. **Rezoning Requests**

CZ-2021-104

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-104.

The subject parcel, zoned C-2, Commercial, is located along Palmetto Avenue, a two-lane, County-maintained residential road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would be consistent with adjacent zoning and would not have an adverse impact on the surrounding established neighborhood.

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

Discussion: None

Motion: by Mr. Bailey, seconded by Ms. Clark, to approve CZ-2021-104. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-105

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-105.

The subject parcel, zoned R-S, Residential Suburban, is located along Woodruff Road, a four-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-M8, Multifamily Residential is not consistent with the density recommended for this area in the Plan Greenville County Comprehensive Plan or Five Forks Area Plan.

Based on these reasons, staff recommends denial of the requested rezoning to R-M8, Multifamily Residential.

Discussion: None

Motion: by Mr. Bailey, seconded by Mr. Shockley, to deny CZ-2021-105. The motion carried

unanimously by voice vote with one absent (M. Looper).

CZ-2021-106

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-106.

The subject parcels, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane, State-maintained arterial road, and Rocky Creek Road, a two-lane, State-maintained collector road. Staff is of the opinion that the density allowed within the requested district would be too intense for the existing predominantly single-family residential area and is not consistent with the density recommended for this area in the Plan Greenville County Comprehensive Plan.

Based on these reasons, staff recommends denial of the requested rezoning R-M8, Multifamily Residential.

Discussion: None

Motion: by Mr. Bailey, seconded by Mr. Forest, to deny CZ-2021-106. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-107

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-107.

The subject parcel, zoned C-2, Commercial, is located along West Blue Ridge Drive, a four-lane, State-maintained arterial road, and Highlawn Avenue, a two-lane, County-maintained residential road. Staff has concerns with the uses that would be permitted under the S-1, Services District. Additionally, the zoning classification and some of its permitted uses would not be consistent with the Future Land Use Map.

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

Discussion: None

Motion: by Mr. Bailey, seconded by Ms. Clark, to deny CZ-2021-107. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-108

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-108.

The subject parcel, zoned S-1, Services, is located along New Easley Highway, a four-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-1, Commercial is appropriate for this area and would not have and would not have an adverse impact on this area. Additionally, the uses permitted in the C-1, Commercial District are consistent with the Riverdale-Tanglewood Area Plan.

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

Discussion: None

Motion: by Mr. Bailey, seconded by Mr. Rogers, to approve CZ-2021-108. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-109

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-109.

The subject parcel, zoned R-10, Single-Family Residential, is located along White Horse Road a Six-lane State-maintained Arterial road, and Bent Bridge Road a two-lane county-maintained residential road. Staff is of the opinion that the uses allowed within the S-1, Services district are too intense for this residential area. Further, due to the nature of the parcel and site constraints, the existing zoning classification of R-10, Single-Family Residential is appropriate for the subject property.

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

Discussion: Ms. Clark asked staff why they have recommended denial when the request is consistent with the Area Plan. Ms. Denny explained they recommended denial due to potential customers accessing the property through residential roads.

Motion: by Mr. Bailey, seconded by Ms. Clark, to approve CZ-2021-109. The motion failed by hand vote with three in favor (J. Bailey; C. Clark; J. Rogers) and four in opposition (S. Bichel; M. Shockley; F. Hammond; E. Forest) with one absent (M. Looper).

CZ-2021-110

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-110.

The subject parcel zoned R-S, Residential Suburban; located along Harrison Bridge Road is a two-lane state-maintained collector road and Neely Ferry Road a two-lane state-maintained residential road. Staff is of the opinion that rezoning to C-1, Commercial is not appropriate for the area due to the intensity and proximity to single-family residential and the absence of any commercial zoning in the immediate area.

Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial.

Discussion: None

Motion: by Mr. Hammond, seconded by Mr. Forest, to deny CZ-2021-110. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-111

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-111.

The subject parcel zoned C-2, Commercial and is located along Cedar Lane Road a two-lane state-maintained arterial road, and Orchid Drive, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to S-1, Services is not appropriate for the area due to the adjacent Single-

Family Residential. Further, staff believes that the existing zoning of C-2, Commercial is an appropriate zoning classification for this area.

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

Discussion: Mr. Hammond pointed out some errors in the staff summary and explained the current zoning could result in further undesirable uses in the area. Mr. Hammond noted the requested rezoning has additional requirements the applicant would have to meet.

Motion: by Mr. Hammond, seconded by Mr. Shockley, to approve CZ-2021-111. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-112

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-112.

The subject parcel zoned R-15; Single-Family Residential is located along Reid School Road a two-lane state-maintained arterial road. Staff is of the opinion that while a proposed use of a riding academy will produce some commercial traffic; Rezoning to R-S, Residential Suburban will be in keeping with the rural nature of the immediate area.

Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban

Discussion: None

Motion: by Ms. Clark, seconded by Mr. Shockley, to approve CZ-2021-112. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-113

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-113.

The subject parcel, zoned R-S, Residential Suburban, is located along Roberts Circle a two-lane County-maintained Local road. Staff is of the opinion that the requested zoning district of R-20, Single-Family Residential is consistent with the surrounding zoning districts and densities, and will promote infill in an area where mixed density residential is already present.

Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential.

Discussion: None

Motion: by Mr. Shockley, seconded by Mr. Bailey, to approve CZ-2021-113. The motion carried unanimously by voice vote with one absent (M. Looper).

Mr. Hammond recused himself.

CZ-2021-114

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-114.

The subject portion of a parcel zoned R-12, Single-family Residential is located along Wade Hampton Blvd a six-lane State-maintained Arterial road. Staff is of the opinion that the requested zoning of C-2, Commercial is appropriate due to the existence of multiple parcels adjacent to the property that also have C-2, Commercial zoning. The rezoning request will also remove a split-zone issue on the overall parcel.

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.

Discussion: None

Motion: by Mr. Bailey, seconded by Mr. Forest, to approve CZ-2021-114. The motion carried unanimously by voice vote with one recused (F. Hammond) and one absent (M. Looper).

Mr. Hammond returned

CZ-2021-115

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-115.

The subject parcel zoned R-12, Single-Family Residential is located along White Horse Road, a seven-lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to C-3, Commercial is appropriate due to all parcels surrounding the property also having Commercial zoning. Additionally, the request aligns with both the Plan Greenville County Comprehensive Plan and the Berea Community Plan.

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

Discussion: None

Motion: by Mr. Bailey, seconded by Ms. Clark, to approve CZ-2021-115. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-116

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-116.

The subject parcel zoned O-D, Office District is located along Woodruff Road, a two-lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to FRD, Flexible Review District would bring more commercial opportunities to this area of Woodruff Rd. while also being consistent with the Plan Greenville County Comprehensive Plan and the Five Forks Area Plan. The proposed development will have to meet the following condition:

1. Submit a Final Development Plan prior to issuance of Land Development or Building Permits.

Based on these reasons, staff recommends approval of the requested rezoning FRD-MC, Flexible Review District Major Change.

Discussion: Ms. Clark stated the traffic study growth rate seemed low. Mr. Hawkins, the applicant, said they are making traffic improvements and the traffic engineer provided the growth rate.

Motion: by Mr. Bailey, seconded by Mr. Hammond, to approve CZ-2021-116 with condition. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-117

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-117.

The subject parcel zoned R-S, Residential Suburban is located along Roper Mountain Road, a two-lane State-maintained Arterial road. This parcel is adjacent to property zoned R-15, Single-Family Residential and aligns with the Plan Greenville County Comprehensive Plan. Staff is of the opinion that the requested zoning district and property constraints limiting what could be placed on this site make the request appropriate.

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

Discussion: None

Motion: by Mr. Bailey, seconded by Mr. Forest, to approve CZ-2021-117. The motion carried unanimously by voice vote with one absent (M. Looper).

CZ-2021-119

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-119.

The subject parcel, zoned S-1, Services, is located along Cedar Lane Road, a four-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial is appropriate for this area and would provide housing options not allowed under the current zoning.

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

Discussion: None

Motion: by Mr. Bailey, seconded by Mr. Forest, to approve CZ-2021-119. The motion carried unanimously by voice vote with one absent (M. Looper).

6. Planning Report

Mr. Coker presented the November Planning Report to the Commission.

7. Old Business

8. New Business

Motion: By Mr. Shockley, seconded by Mr. Forest, for Planning Staff to act on behalf of the Planning

Commission unless faced with a controversial issue for the month of December. The motion carried unanimously by voice vote with one absent (M. Looper).

9. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Nicole Miglionico

Recording Secretary