

Greenville County Planning Commission Minutes
August 24, 2022 at 4:30 p.m.
Conference Room D at County Square

Commissioners Present: S. Bichel, Chair; J. Bailey, Vice-Chair (Late); M. Shockley; M. Looper; J. Rogers; F. Hammond; J. Howard; J. Barbare

Commissioners Absent: None

County Councilors Present: None

Staff Present: T. Coker; R. Jeffers-Campbell; J. Henderson; M. Staton; K. Walters; T. Stone; L. Mann; N. Miglionico; IS Staff

1. Call to Order

Chairman Bichel called the meeting to order at 4:32 p.m.

2. Invocation

Mr. Barbare provided the invocation.

3. Approval of the Minutes of the July 27, 2022 Commission Meeting

Motion: by Mr. Looper, seconded by Mr. Howard, to approve the minutes of the July 27, 2022 Commission meeting, as presented. The motion carried unanimously by voice vote with one absent (J. Bailey).

4. Rezoning Requests

CZ-2022-069

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-069.

The subject parcel, zoned R-S, Residential Suburban is located off Cesame St., a private drive. Staff is of the opinion that a successful rezoning to I-2, Industrial is consistent with the zoning of adjacent parcels and the Future Land Use Map in the Plan Greenville County Comprehensive Plan.

Based on these reasons, Staff recommends approval of the requested rezoning to I-2, Industrial District.

Discussion: None.

Motion: by Mr. Shockley, seconded by Mr. Looper, to approve CZ-2022-069. The motion carried unanimously by voice vote with one absent (J. Bailey).

Mr. Bailey joined the meeting.

CZ-2022-070

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-070.

The subject parcel, zoned R-10 Single-Family Residential District, is located along Long Forest Drive, a two lane County-maintained residential road. Staff is of the opinion that the requested rezoning does not align with the Plan Greenville County Comprehensive Plan, which designates the area as Traditional Neighborhood and Floodplain. Further, the surrounding land uses are all residential, with no agricultural type uses in the immediate area. Staff also has concerns that some of the allowed uses in the AG, Agricultural District may have an adverse impact on the surrounding areas.

Based on these reasons, Staff recommends denial of the requested rezoning to AG, Agricultural Preservation District.

Discussion: None.

Motion: by Mr. Howard, seconded by Mr. Looper, to deny CZ-2022-070. The motion carried unanimously by voice vote.

CZ-2022-071

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-071.

The subject parcel zoned C-3, Commercial District is located on Augusta Road, a five-lane State-maintained arterial road. The Plan Greenville County Comprehensive Plan designates the future land use of this parcel as Rural Living. The South Greenville Area Plan designates the future land use of this parcel as Commercial and Transitional. Staff is of the opinion that a successful rezoning aligns with existing plans and would not have an adverse impact on the area.

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

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Shockley, to approve CZ-2022-071. The motion carried by voice vote with seven in favor (S. Bichel; J. Bailey; M. Shockley; M. Looper; J. Rogers; F. Hammond; J. Barbare) and one in opposition (J. Howard).

CZ-2022-072

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-072.

The subject parcel zoned S-1, Services is located along Old Greenville Road, a two-lane County-maintained local road. While the subject parcel is adjacent to other S-1 zoned parcels, Old Greenville Road is a residential road with three existing nonconforming single-family dwellings. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential, would allow for one additional dwelling unit and would be consistent with the surrounding land uses.

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

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Rogers, to approve CZ-2022-072. The motion carried unanimously by voice vote with seven in favor (S. Bichel; J. Bailey; M. Shockley; M. Looper; J. Rogers; F. Hammond; J. Howard) and one in opposition (J. Barbare).

CZ-2022-073

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-073.

The subject parcels zoned R-7.5, Single-Family Residential, are located along Minus Street, a one-lane County-maintained local road and Middleton Street, a two-lane County maintained local road. Currently, parcel 0112001400100 is existing nonconforming with two single-family detached residential units. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential, to reconfigure lot lines and create parcels for each existing structure would be consistent with the uses in the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.

Discussion: Mr. Bailey asked if there were any pending issues or violations on the property. Mr. Henderson stated there were no pending violations.

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve CZ-2022-073. The motion carried unanimously by voice vote.

CZ-2022-074

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-074.

The subject parcel zoned R-R1, Rural Residential, is located along Augusta Road, a five-lane State-maintained arterial road, and W. Georgia Road, a two to three-lane State-maintained collector road. The Plan Greenville County Comprehensive Plan designates the parcel primarily as *Rural Corridor* with a portion designated as *Suburban Mixed Use*. Additionally, the South Greenville Area Plan designates the parcel as *Transitional Residential* and *Transitional Commercial*. Staff is of the opinion that the requested rezoning aligns with existing plans and permits uses that are compatible with the surrounding area.

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

Discussion: None.

Motion: by Mr. Hammond, seconded by Mr. Shockley, to approve CZ-2022-074. The motion carried unanimously by voice vote.

CZ-2022-075

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-075.

The subject parcels are unzoned and located along Main Street, a two-lane State-maintained collector road; Ridge Row Street, a two-lane County-maintained local road; and Mill Street, a private drive. Staff is of the opinion that a successful initial zoning to R-M8, Multifamily Residential is appropriate as it is less dense than what would be permitted in an unzoned area. Additionally, the requested initial zoning is compatible with the Plan Greenville County Comprehensive Plan and would not have an adverse impact on the surrounding area.

Based on these reasons, staff recommends approval of the requested initial zoning to R-M8, Multifamily Residential.

Discussion: Chairman Bichel stated the project would be a wonderful boost for downtown Piedmont.

Motion: by Mr. Looper, seconded by Mr. Bailey, to approve CZ-2022-075. The motion carried unanimously by voice vote.

6. Preliminary Subdivision Applications

PP-2022-121 – Marion Townes

Ms. Staton addressed the Commission members with a preliminary subdivision application for Marion Townes, an Option 1 Cluster Development located north of the intersection of Highway 25 and W Blue Ridge Drive in Berea. The applicant is requesting 31 lots at a density of 2.4 units/acre in the R-M20, Multifamily Residential zoning district. Access is provided off of Emile St (county). Water and sewer will be provided by Greenville Water and Metro Sewer, respectively.

The site is also located within the Traditional Neighborhood, Floodplain, and Open Space area of the Comprehensive Plan, with the development area of the site being primarily within the Traditional Neighborhood character area. Traditional Neighborhoods are characterized primarily by early and mid-twentieth century single-family homes, with some blocks including small-scale apartment buildings and attached townhomes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes. The recommended density for Traditional Neighborhoods is 6 to 20 dwelling units per acre. Marion Townes proposes 2.4 units per acre.

Staff recommends approval with the standard and specific requirements.

Additional condition from the Planning Commission: Emile Street widened to County Standards.

Discussion: Mr. Looper expressed frustration with the staff recommendation changing after the Planning Commission received their agenda packets. Ms. Jeffers-Campbell explained the applicant updated their traffic impact study to address the comments of Greenville County Engineering and Maintenance resulting in the change of recommendation. Chairman Bichel agreed with Mr. Looper and both Commissioners believed the application should be frozen from any updates after the agenda packets are mailed out. Mr. Shockley commended staff for working with people and utilizing information as it is obtained.

There were no speakers in opposition of the proposed subdivision. However, there was one speaker in favor, Michael Roth, the developer.

Mr. Roth explained they were unaware the updated Traffic Impact Study was a requirement and once they became aware, they submitted the updated TIS the following day. Chairman Bichel asked why the updated information was not provided to the Planning Commission. Ms. Jeffers-Campbell explained the updated TIS needed to be reviewed by the Greenville County Traffic Engineer before Subdivision Administration could assess if the application met all requirements.

Mr. Bailey asked if the developer would consider adding a short deceleration lane for a right turn into the subdivision. Mr. Roth explained they are expanding Emile Street along the frontage of the proposed subdivision. Mr. Roth stated a deceleration lane is not in the budget and does not seem appropriate for 30 lots.

Chairman Bichel stated Emile Street is expected to operate at a Level of Service rating of "F" and doesn't understand why there were no traffic improvement recommendations. Mr. Roth stated that is why they agreed to update Emile Street to Greenville County road standards, increasing the road width from 18 feet to 22 feet.

Mr. Rogers asked for the Council districts to be labeled by the name of the associated Greenville County Councilor. Mr. Coker stated District 23 is Councilor Norris and District 19 is Councilor Meadows.

Motion: by Mr. Bailey, seconded by Mr. Hammond, to approve with conditions PP-2022-121. The motion carried by voice vote with seven in favor (S. Bichel; J. Bailey; M. Shockley; J. Barbare; J. Rogers; F. Hammond; J. Howard) and one in opposition (M. Looper).

PP-2022-122 – Marion Square

Ms. Staton addressed the Commission members with a preliminary subdivision application for Marion Square, an Option 1 Cluster Development located north of the intersection of Highway 25 and W Blue Ridge Drive in Berea. The applicant is requesting 159 lots at a density of 5.2 units/acre in the R-M20, Multifamily Residential zoning district. Access is provided off of Emile St (county). Water and sewer will be provided by Greenville Water and Metro Sewer, respectively.

The site is also located within the Traditional Neighborhood, Floodplain, and Open Space area of the Comprehensive Plan. Traditional Neighborhoods are characterized primarily by early and mid-twentieth century single-family homes, with some blocks including small-scale apartment buildings and attached townhomes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes. The recommended density for Traditional Neighborhoods is 6 to 20 dwelling units per acre. Marion Square proposes 5.2 units per acre.

Staff recommends denial of this application because the Traffic Impact Study has not been updated to address a 5% growth rate, and a full second access is required.

Discussion: Chairman Bichel stated the applicant and Chairman agreed to hold the application until the September Planning Commission meeting.

PP-2022-124 – Cox Grove Cottages

VA-2022-108 Secondary Access Variance

Ms. Staton addressed the Commission members with a preliminary subdivision application for Cox Grove Cottages. The applicant is requesting 69 lots at a density of 2-5 units/acre in the R-12, Single-Family Residential zoning district. Access is provided off of Woodruff Rd (state). Water and sewer will be provided by Greenville Water and Metro Sewer, respectively.

The site is located within the Suburban Mixed Use area of the Comprehensive Plan, with a small portion of the western border of the site in the Floodplain area. Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections. The applicant is proposing 3.1 units per acre which is inconsistent with the comprehensive plan's recommendations of 6 to 20 dwelling units per acre for Suburban Mixed Use

Variance from Section 8.8.1A - Request to remove secondary access point requirement. Existing site constraints make it difficult to provide a second means of access for the development. Limited frontage along Woodruff Road make it impossible to obtain a second access in this location, so we are requesting a variance per Article 8.8.1F. Per LDR Section 8.8.1A, we are proposing wider entrance (26' wide, E.O.P. to E.O.P.) from Woodruff Road to the first intersection within the subdivision. Since a second entrance is not currently available, we are providing a future connectivity point at the end of Chiniki Trail in the event that Dusty Lane is extended through in the future.

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

Discussion: Three nearby residents spoke in opposition of the proposed subdivision. The first speaker, Jeff Jacobs, expressed concerns about public safety, grading, run-off, and the removal of mature trees on the property. Mr. Jacobs stated it was a safety concern to have future residents making a left turn out of the neighborhood onto Woodruff Road.

Mr. Rogers asked if there was a traffic signal at the proposed entrance. Mr. Jacobs stated no.

The second speaker, Jonelle Phillips, stated one entrance to the proposed subdivision was not acceptable. Ms. Phillips explained traffic backs up past the road widening and was concerned public safety vehicles would have difficulty accessing the neighborhood. Ms. Phillips stated, per the LDR, a variance should only be granted in extreme circumstances. The final speaker in opposition, Barbara Brown, echoed the concerns of the other speakers and encouraged the developer to speak with the local fire department about an emergency egress through their property.

Paul Harrison, the project engineer, spoke in favor of the proposed subdivision. Mr. Harrison stated they have redesigned the road to provide a stub-out for means of future connectivity and access. Mr. Harrison explained they currently cannot provide this option due to the manufacturing plant owning the land that would provide this connectivity. Mr. Harrison stated

they would widen the roadway up to the first intersection and should not have to request a variance per the LDR Article 8.8.1. Mr. Harrison explained they are offering fewer lots than they are allowed to provide and will be providing excellent common space amenities.

Mr. Howard confirmed the stub-out currently leads nowhere. Mr. Harrison stated that was correct and the intent was for the road to connect with Dusty Lane in the future.

Mr. Bailey asked for clarification on Mr. Harrison's comment about a variance not being required. Mr. Harrison explained providing a widened entrance up to the first intersection is a means of meeting the requirement for providing one access. Chairman Bichel stated he agreed with Mr. Harrison and it is specifically stated in the LDR.

Mr. Rogers stated he is concerned about future residents making a left turn onto Woodruff Road into all of the existing traffic. Mr. Harrison stated it would be an understanding of the residents who chose to move into the community and there are numerous subdivisions on Woodruff Road with one entrance. Mr. Rogers stated he is concerned about resident safety.

Mr. Shockley asked if the developer had requested to purchase land from the fire department or manufacturing plant property. Mr. Harrison stated it was his understanding the broker spoke to the manufacturing plant owner and he had no intentions of selling or going out of business anytime soon.

Chairman Bichel asked if they could get to Dusty Lane by going over the fire department's land. Mr. Harrison showed the Planning Commissioner that the manufacturing plant land goes across Dusty Lane.

Chairman Bichel asked why they didn't rezone to FRD. Mr. Harrison stated they chose R-12 zoning and that is what he moved forward with. Chairman Bichel stated most of the lots are half the size of R-12 and only 18 of the 69 lots have direct accessibility to the open space. Chairman Bichel read LDR Article 11.4: "The required open space must be directly accessible to the largest practical number of lots within the development." Mr. Harrison stated if he submitted an FRD the plan would not change. Mr. Harrison explained the land is expensive, he is providing 10 fewer lots than he is allowed, twice as much open space as what is required, and a \$250,000 road improvement on Woodruff Road. Mr. Harrison stated when the cluster ordinance was adopted its original intent was to protect trees. Mr. Harrison explained there is a disconnect between Greenville County staff, the engineering community, and the Planning Commission as to what a cluster open space development is. Chairman Bichel read LDR Article 11.1.A: "Home sites are clustered to preserve open space for recreational, environmental, or ecological reasons. The development preserves open space, tree cover, scenic vistas, natural drainage ways..." Chairman Bichel asked if this is a heavily wooded piece of property. Mr. Harrison stated there are many trees on the property that could be preserved. Chairman Bichel stated he cannot support the application as a cluster subdivision. Chairman Bichel stated FRD is more applicable.

Mr. Bailey stated the infrastructure cannot support the development and made a motion to deny the application. Mr. Bailey recommended denial due to no turn lane, no traffic signal, and a left turn out of the development.

Mr. Rogers seconded Mr. Bailey's motion and added the lack of a secondary access and lack of accessibility to open space by the largest practice number of lots to the reasons for denial.

Mr. Bailey stated widening the entrance meets the one entrance requirement, is in agreement with the majority of things Mr. Harrison has said about the development, agreeing that properties are not all the same, but unfortunately, the property location provides limitations. Mr. Bailey stated this particular stretch of road does not lend itself to doing this project.

Chairman Bichel stated the motion is to deny based on insufficient infrastructure and non-compliance with LDR Article 11.4.

Mr. Hammond stated, regarding infrastructure, it seems as though the last guy in the area is being penalized. Mr. Hammond explained there are dozens of subdivisions on this road with one entrance and the engineer has made every accommodation that Greenville County and SCDOT have required. Mr. Hammond stated he doesn't know how you could make the infrastructure and access better in a way that SCDOT would allow. Mr. Hammond stated to deny the application based on the infrastructure is to deny it based on him being the last guy into the area, which is unfair to the developer.

Motion: by Mr. Bailey, seconded by Mr. Rogers, to deny PP-2022-124. The motion carried by hand vote with five in favor (J. Bailey; J. Rogers; S. Bichel; M. Looper; J. Howard) and three in opposition (J. Barbare; F. Hammond; M. Shockley).

PP-2022-125 - Parker's Summit

Ms. Staton 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 at a density of 1.69 units/acre 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 0.5 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.
- 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.

Additional condition from the Planning Commission:

- The developer should exhaust all efforts to obtain an emergency access to the site.

Discussion: Three nearby residents spoke in opposition of the proposed subdivision. The first speaker, Janet Edie, expressed concern about the close proximity of the development to the landfill without additional soil and air samples. Ms. Edie stated traffic and infrastructure was a concern. The second speaker, Jonelle Phillips, was concerned about one access point into the neighborhood. Ms. Phillips believed the development should have a hidden emergency access and hoped for additional soil and air quality tests. The final speaker, Barbara Brown, stated she was confused by the description of the C-Fund project and is concerned it is only an acceptance of a proposal. Ms. Brown believed White Circle Road is too small to accommodate the increase in traffic.

Waverly Wilkes, the project engineer, spoke in favor of the proposed subdivision. Ms. Wilkes noted changes to the application and stated they have an excess of open space and common area. Ms. Wilkes stated 63% of lots have direct access to the common area or open space. Ms. Wilkes explained they will provide a trail system that will be designated by signage. Ms. Wilkes stated the lots are over 11,000 square feet. Ms. Wilkes explained the developer committed to an agreement with the Greenville County Legislative Delegation Transportation Committee to provide financing and turn over all necessary infrastructure improvements to them to incorporate into their C-Fund improvements. Ms. Wilkes provided the Planning Commission with a copy of the participation agreement and letter of acceptance. Ms. Wilkes detailed the scope and layout of events.

Chairman Bichel stated the name listed on the Traffic Impact Study should match the name of the proposed subdivision.

Mr. Bailey asked if they could acquire access from Greenville County's property. Ms. Wilkes stated they looked at that, the topography is not ideal, but they are agreeable to reaching out to provide a hidden emergency access point. Mr. Bailey stated infrastructure improvements and projected traffic improvements don't seem to align. Ms. Wilkes stated she leans toward the expertise of SCDOT and Greenville County, who have evaluated the intersection with an associated growth rate. Mr. Bailey stated the improvements listed don't seem to meet the current infrastructure problems. Ms. Wilkes explained at times there are feasibility issues due to existing structures and conditions.

Chairman Bichel stated he appreciated the attempt at a cluster subdivision and asked how the open space access is delineated. Ms. Wilkes stated they would be delineated by signage and/or bollards. Chairman Bichel explained he has concerns about traffic but appreciates the funding agreement.

Mr. Bailey asked about the potential for toxic gas in the area. Ms. Wilkes explained the property is higher than ground water or seepage and there is strenuous monitoring of the wells in the area. Mr. Coker stated Greenville County is under strict standards and requirements from DHEC and the EPA.

Mr. Hammond stated SCDOT's plan is likely not ideal, but with the C-Funds in place, the roads will be improved with the addition of this subdivision.

Mr. Shockley spoke in favor of the development and believed the project would help the roads and improve the traffic in the area.

Mr. Rogers stated the agreement does not have a project description and asked why the project details are not in the agreement. Ms. Wilkes stated they can request the details be provided in the agreement and provided an overview of the scope of work. Mr. Rogers asked if right-of-way access had been obtained. Ms. Wilkes stated the acquisition of right-of-way is in the agreement with the C-Fund project. Mr. Rogers asked what would happen if the property owners do not agree to selling right-of-way. Ms. Wilkes stated, in that case, moving forward with right-of-way would be a Greenville County decision. Mr. Rogers asked if all funding had been approved. Ms. Wilkes stated the project is 100% funded.

Mr. Bailey made a motion to approve with the condition that the developer exhaust all efforts to achieve hidden emergency access and with the conditions of Greenville County staff.

Mr. Rogers stated there needs to be a condition that the C-Fund project is completed.

Mr. Shockley stated if they add that condition the developer won't be able to start developing the property. Mr. Shockley explained the developer has committed funding and nobody can guarantee the project will happen, but the funding commitment provides the best guarantee.

Ms. Wilkes explained the C-Fund project has been approved and there is a construction date. Ms. Wilkes stated their piece of the C-Fund project is all inclusive, including the right-of-way, within the C-Fund project.

Mr. Rogers stated they should have the right-of-way acquisition in hand before construction.

Mr. Hammond explained the guarantee that the road improvement and right-of-way acquisition occurs is the stipulation of all improvements being completed once 40 lots have been recorded.

Mr. Walter and Mr. Coker stated they feel confident the infrastructure improvements will occur.

Motion: by Mr. Bailey, seconded by Mr. Shockley, to approve with conditions PP-2022-125. The motion carried unanimously by hand vote.

PP-2022-126 – Bennett Spring

Ms. Staton addressed the Commission members with a preliminary subdivision application for Bennett Spring, an Option 1 Cluster Development on W. Georgia Road east of the intersection of W. Georgia Rd. and Hwy 25. The applicant is requesting 51 lots at a density of 2.01 units/acre in the R-R1, Rural Residential zoning district. Access is provided off of W. Georgia Rd (state). Water and sewer will be provided by Greenville Water and septic, respectively.

The site is located within the Rural Living 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. This character area has a recommended density of one dwelling per every two acres. Bennett Spring proposes a density of two dwelling units an acre.

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

- A revised preliminary plan addressing outstanding zoning SAC comments must be submitted before September 7, 2022. Failure to submit a revised plan by said deadline will result in a denial of the application.

Additional condition from the Planning Commission:

- Provide access between lots 40 and 41 with access to the 44 acres by lot 30 providing adequate water crossings and walking trails.

Discussion: Two nearby residents spoke in opposition of the proposed subdivision. The first speaker, Terry Blakely, said he would like to keep the area rural. Mr. Blakely stated he works with ReWa applying sludge which causes an unpleasant smell in the area. Mr. Blakely explained the water table is close to the ground and was concerned about the large amount of septic use. The second speaker, Mark Yost, provided a history of rezoning requests for the property. Mr. Yost stated the development is not consistent with the rural character of the area.

Austin Allen, the project engineer, spoke in favor of the proposed subdivision. Mr. Allen provided a brief overview of the project and explained they wanted to preserve a large area of contiguous open space to preserve the land for wildlife. Mr. Allen stated West Georgia Road is capable of handling the additional traffic from this subdivision. Mr. Allen explained the septic systems will be designed in accordance with DHEC, State, and Federal regulations.

Mr. Howard asked if they had considered the nearby hunting and foul smell. Mr. Allen stated they understand hunting is in the area but intend to keep some nearby land as private as possible and the smell is something potential buyers will have to accept.

Chairman Bichel stated there are 5 out of 51 lots touching the open space and he cannot support the application per LDR 11.4. Mr. Allen pointed out additional lots that have direct access to open space. Chairman Bichel stated the undisturbed buffer does not count as access to open space.

Donny Freeman spoke in opposition of the proposed subdivision. Mr. Freeman pointed out the creeks on the property and expressed concern about the creeks on the property being polluted, impacting wildlife and farm land.

Mr. Bailey and Mr. Allen discussed providing additional walkways for open space access.

Mr. Hammond made a motion to approve with the condition to provide access points between lots 40 and 41. In addition to an access point by lot 30 for access to the 44 acres with adequate water crossings and walking trails.

Mr. Rogers asked for clarification on the density. Mr. Coker stated the documents appeared to have a typo. Mr. Rogers confirmed the density was about one unit per two acres.

Mr. Hammond added staff conditions to his motion.

Motion: by Mr. Hammond, seconded by Mr. Shockley, to approve with conditions PP-2022-126. The motion carried by hand vote with five in favor (F. Hammond; M. Shockley; J. Barbare; J. Bailey; J. Rogers) and three in opposition (S. Bichel; M. Looper; J. Howard).

VA-2022-130 - 346 Feaster Road Development Variance

Ms. Staton addressed the Commission members with a variance application. The applicant is requesting a variance from LDR 10.2.2 which requires that a 15-foot landscaped buffer along the exterior property lines for industrial uses adjacent to residential uses and districts be maintained. The applicant states that there is an existing 10-foot tall wooden screening fence and evergreen plantings on the adjacent property that are buffering and screening the property.

In accordance with LDR 1.6.3C, staff recommends approval of the variance.

Discussion: None.

Motion: by Mr. Hammond, seconded by Mr. Shockley, to approve VA-2022-130. The motion carried unanimously by voice vote.

6. Planning Report

Ms. Jeffers-Campbell presented the August Planning Report.

Discussion: Mr. Hammond asked for clarification on the Augusta Road Strategic Plan and its impact if adopted. Ms. Jeffers-Campbell explained it is an overall concept on how to improve the area and the included overlay district would provide the regulatory tool to provide criteria for development.

Mr. Rogers asked how the Heritage tree program would work within the Tree Ordinance. Ms. Jeffers-Campbell explained Heritage Trees provide additional points within the Tree Ordinance and the Heritage Tree program is a mechanism to help identify Heritage Trees in the community.

7. Old Business

Discussion: Mr. Hammond asked what the abstention protocol is within the Planning Commission. Chairman Bichel stated according to Roberts Rules of Order, an abstention is the same as a "no" vote. Mr. Hammond questioned the utility of abstaining from a vote.

8. New Business

None

9. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 7:34 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico

Recording Secretary