

Greenville County Planning Commission Minutes
February 23, 2022 at 4:30 p.m.
Conference Room D at County Square

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

Commissioners Absent: None

County Councilors Present: None

Staff Present: T. Coker; J. Henderson; H. Gamble; K. Walters; L. Mann; A. Lovelace; 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

Mr. Bailey provided the invocation.

3. Approval of the Minutes of the January 26, 2022 Commission Meeting

Motion: by Mr. Looper, seconded by Mr. Howard, to approve the minutes of the January 26, 2022 Commission meeting, as presented. The motion carried by voice vote.

4. Preliminary Subdivision Applications

PP-2022-005: Echo Grove

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Echo Grove, a conventional subdivision located approximately a mile east of the intersection of Hwy 25 and Little Texas Road in the unincorporated area of Travelers Rest. The applicant is requesting 25 lots on a 12.9 acre parcel in the R-12 single family zoning district. Access is provided off of Little Texas Rd – a state road. Water and sewer will be provided by Greenville Water and septic, respectively.

The proposed subdivision is located within 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 1.9 units/acre consistent with the underlying R-12 zoning district which permits a density of 3.6 units/acre.

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

- A Bunched Arrowhead study shall be submitted to Subdivision Administration before initiating a land disturbance permit. The study shall be conducted between mid-May and July when the plant is visible. Subdivision Administration and Land Development will develop additional specific requirements in response to the findings of the study. Once reviewed,

Subdivision Administration will issue an updated approval letter with conditions specific to the plan, land disturbance permit and final plat.

Discussion: There were no speakers in opposition of the proposed subdivision. However, there were two speakers in favor. The first speaker, Austin Allen, the project designer, provided a brief overview of the proposed subdivision. Mr. Allen stated a Bunched Arrowhead study was conducted and no plants or suitable habitat were found. Mr. Allen stated SCDOT said the proposed subdivision would not be a detriment to traffic in the surrounding area.

Ms. Clark asked if there were any sightline concerns on Little Texas Road. Mr. Allen stated he checked and was comfortable with the sight distance.

Mr. Howard asked for clarification on the Bunched Arrowhead study. Mr. Allen explained they completed a Bunched Arrowhead study and found no plants or habitat. Mr. Allen stated they would confirm their results per the condition for approval.

Chairman Bichel asked staff if there were any concerns about parking in the cul-de-sac due to the cluster mailbox location. Mr. Walters stated they do not typically require parking in a cul-de-sac.

The second speaker, Daniel Spivey, a representative of the developer, stated he was available for questions and reiterated the completion of the Bunched Arrowhead study.

Mr. Hammond asked staff if a Bunched Arrowhead study, conducted between mid-May and July, was the new standard recommendation for any proposed subdivision in the habitat area. Ms. Jeffers-Campbell explained it is a reasonable condition due to the potential presence of the species and the extended time frame the developer has before obtaining a permit as opposed to requiring it at the time of application.

Mr. Shockley asked staff why the developer needed to wait until the growing season if no habitat was found. Ms. Jeffers-Campbell stated she would like to get back with the Commission to answer this question further. Ms. Jeffers-Campbell explained the condition for approval made sense with this application.

Ms. Clark stated there are times of the year when Bunched Arrowhead is submerged and unable to be seen.

Motion for PP-2022-005: by Mr. Forest, seconded by Mr. Shockley, to approve with condition PP-2022-005. The motion carried unanimously by voice vote with one absent (J. Rogers).

Mr. Rogers joined the meeting.

PP-2022-008 Renwood (Revision)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Renwood, an existing cluster development approved by the Planning Commission on April 25, 2018 under case# PP-2018-035. The subdivision is located at the intersection of Woodruff and East Georgia Road. The subdivision includes 42 lots, four internal access roads with sidewalks, an emergency access point, cluster mailbox area with three parking spaces, and 42.1 acres of open space

(22.15 acres required under Open Space Option 2). Access is provided off of East Georgia Rd – a state road. Water and sewer is provided by Greenville Water and Metropolitan Sewer, respectively.

The project site is located within the Suburban Neighborhood character area of the Comprehensive Plan. Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections. The recommended density is 3 to 5 dwellings per acre. The applicant is requesting 0.8 units/acre

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

- The limits of the floodplain and wetlands shall be delineated on the 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 stated the intent for the additional lot is to find a specific buyer and nature lover who will keep the area preserved.

Ms. Clark asked if the open space was no longer accessible to the other lots. Ms. Wilkes stated all lots had access to the open space.

Motion for PP-2022-008: by Mr. Bailey, seconded by Mr. Looper, to approve with condition PP-2022-008. The motion carried unanimously by voice vote.

5. Rezoning Requests

CZ-2022-016

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-016.

The subject parcel, zoned R-12, Single-Family Residential, is located along Carruth St, a two-lane County-maintained residential road, as well as Hatcher Creek St and Ellis Mill St, both one-lane County-maintained residential roads. Staff is of the opinion that a successful rezoning to NC, Neighborhood Commercial would allow for additional parking for the adjacent commercial building next door and would not have an adverse impact on the surrounding area.

The development would have to meet the following condition:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, staff recommends approval of the requested rezoning to NC, Neighborhood Commercial with the aforementioned condition.

Discussion: Ms. Clark asked if the commercial building was occupied. Ms. Wilkes stated there are currently no tenants.

Mr. Shockley made a motion to approve the application stating he was excited to see they had no plans for lighting or signage that would affect the area.

Motion: by Mr. Shockley, seconded by Mr. Looper, to approve with condition CZ-2022-016. The motion carried unanimously by voice vote.

CZ-2022-017

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-017.

The subject portion of the parcel zoned R-S, Residential Suburban is located along Woodruff Rd., a four-lane State-maintained arterial road. Staff is of the opinion that rezoning the portion of the subject property would allow ingress/egress to the adjacent commercial property where ingress/egress would not otherwise be allowed. The adjacent property is currently accessed through curb cuts on Woodruff Road and Highway 14. The curb cuts will be removed by SCDOT eliminating direct access to the property. The subject property being zoned R-S surrounds the adjacent commercial property. Greenville County Zoning Ordinance does not allow access to a commercial property through a residential zoned property. The rezoning of the portion of the subject property would create a commercial strip of land to be used to access the adjacent commercial property.

Based on these reasons, staff recommends approval of the requested rezoning of the portion of R-S, Residential Suburban zoned property to C-2 Commercial.

Discussion: None.

Motion: by Mr. Looper, seconded by Mr. Howard, to approve CZ-2022-017. The motion carried unanimously by voice vote.

*Chairman Bichel recused himself and passed the gavel to Vice Chairman John Bailey.
Mr. Hammond recused himself.*

CZ-2022-018

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-018.

The subject parcels zoned R-20, Single-Family Residential are located along Pelham Rd., a four-to-six-lane State-maintained Minor Arterial road, Hudson Rd., a two-to-five-lane State-maintained Major Collector, and Country Squire Ct., a two-lane County-maintained residential road. Staff is aware that the proposed density does not align with the allotted density of the Future Land Use; however, this site has frontage/access on arterial and major collector roads, as well as, access provided at signalized intersections. With that, Staff is of the opinion that a successful rezoning to R-7.5, Single-Family Residential would permit a residential development adjacent to other residential areas and provide a more diverse variety of housing.

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

Discussion: Mr. Forest explained cutting through the subdivision would provide another way for residents to access their subdivision without having to wait at the stop light. Mr. Forest stated he believed this was a good compromise from the previously proposed dense townhomes and commercial properties.

Ms. Clark stated they should not encourage traffic through a subdivision in this area due to its location and current traffic situation. Ms. Clark explained there was no reason to increase density in an area with existing traffic problems and a lack of infrastructure. Ms. Clark stated the purpose of the Zoning Regulations is in part to lessen traffic congestion, avoid undue concentration of population and to facilitate provision of transportation and other public requirements. Ms. Clark stated rezoning this area would exacerbate these issues.

Mr. Shockley explained cutting through this subdivision is a unique situation due to traffic entering through the entrance and not going throughout the subdivision.

Mr. Rogers stated he agrees with Ms. Clark. Mr. Rogers explained the Comprehensive Plan and existing zoning are inconsistent with this request and believes the existing zoning is appropriate for the area.

Mr. Howard agreed with Mr. Rogers.

Mr. Rogers asked staff if once the property was rezoned could the location of the entrance change from the proposal at the Public Hearing. Mr. Henderson stated there is no guarantee the ingress and egress will remain as presented.

Mr. Bailey stated it would come back before the Commission as a proposed subdivision.

Mr. Forest explained that to preserve large lots in Greenville County you need to create density closer to the city. Mr. Forest stated there would be no homes for affordable housing if they were not creating density and did not allow the outskirts of Greenville County to be developed.

Mr. Rogers stated there needs to be a compelling reason to change the zoning. Mr. Rogers stated it was inappropriate to rezone this property.

Mr. Forest stated he disagreed. Mr. Forest explained that changes and development in the area are a compelling reason to change the zoning.

Ms. Clark stated they must consider the area around this intersection. Ms. Clark explained creating density for density's sake is a bad idea.

Mr. Bailey asked if anybody would be compelled to purchase a 24,000 square foot lot located across from a Hospital.

Ms. Clark asked why it would be less appealing than a 7,500 square foot lot.

Mr. Bailey explained it would provide affordability for the area.

Ms. Clark stated she would love to see someone submit a design for R-20. Ms. Clark explained development cost and profit are not their purview.

Motion: by Mr. Shockley, seconded by Mr. Forest, to approve CZ-2022-018. The motion failed by hand vote with three in favor (M. Shockley; E. Forest; J. Bailey) and four in opposition (C. Clark; M. Looper; J. Rogers; J. Howard) with two recused (S. Bichel; F. Hammond).

Chairman Bichel returns.

Mr. Hammond returns.

6. Planning Report

Mr. Coker presented the February Planning Report and introduced Lisa Mann, a new Zoning Administration Planner, to the Commission.

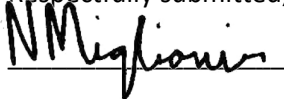
7. Old Business

8. New Business

9. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 5:21 p.m.

Respectfully submitted,



Nicole Miglionico

Recording Secretary