

**Greenville County Planning Commission Minutes**  
**January 26, 2022 at 3:00 p.m.**  
**Council Chambers at County Square**

**Commissioners Present:** S. Bichel, Chair; J. Bailey, Vice Chair; M. Shockley; C. Clark; M. Looper; J. Rogers; F. Hammond; J. Howard

**Commissioners Absent:** E. Forest

**County Councilors Present:**

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

**1. Call to Order**

Chairman Bichel called the meeting to order at 3:00 p.m.

**2. Invocation**

Chairman Bichel provided the invocation.

**3. Approval of the Minutes of the November 17, 2021 Commission Meeting**

**Motion:** by Mr. Looper, seconded by Mr. Bailey, to approve the minutes of the November 17, 2021 Commission meeting, as presented. The motion carried by voice vote.

**4. Preliminary Subdivision Applications**

**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, Barbara Brown, provided a picture showing the traffic congestion in the area. Ms. Brown expressed concerns for the ability to obtain right-of-way, what would occur if the right-of-way was not obtained, and the timeline of road improvements. The second speaker, Cheryl Hurt, was concerned with traffic congestion and narrow roads. The third speaker, Jackie DeCarr, echoed the concerns of traffic congestion and requested the Planning Commission be aware of the resident's desires for the area. The final speaker, Doug Stewart, provided a petition in opposition of the proposed subdivision with signatures from over twenty homeowners in the area. Mr. Stewart believed the improvement to the traffic light was not sufficient and the road needed to be widened.

Waverly Wilkes, the project engineer, spoke in favor of the proposed subdivision. Ms. Wilkes provided a brief description of the proposed subdivision and noted an in-depth traffic study was conducted for the area that will help alleviate traffic problems. Ms. Wilkes explained the proposed subdivision would not be developed immediately and the timeline would likely take longer than residents expect.

Ms. Clark explained open space must be accessible to the largest practical number of lots and in this design, only about 25% of the lots are directly accessible. Ms. Clark expressed concern with the ability to obtain right-of-way and asked staff what happens if the developer is unable to obtain the necessary right-of-way. Rashida Jeffers-Campbell explained obtainment of the right-of-way was a condition of approval by staff.

Mr. Rogers asked how property owners without direct access to the open space would gain access. Ms. Wilkes pointed out a few access points and noted they were hesitant to add access points in-between lots.

Genita Jones, a property owner where the proposed subdivision will be placed, explained she can no longer take care of the property and understands her neighbor's concerns but she needed to sell the land. Ms. Jones stated she offered the property to Greenville County but received no response.

Mr. Bailey asked for clarification on the date she offered the property to Greenville County. Ms. Jones stated 2019.

Patrick McNair, a representative of the developer, explained they would be building a larger and nicer product. Mr. McNair stated it would take five to six years to build all of the homes and the true impact would not be realized until 2026 or 2027.

Mr. Rogers asked staff the timing of road improvements and clarification on the conditions of approval by staff. Ms. Jeffers-Campbell explained the conditions are to widen White Circle

Road and acquire the right of way from CESA to White Circle Road. The only recommendations are the recommendations recommended by the County Traffic Engineer. The intent is if they are not able to obtain the right of way, they have not met the approval condition because that is needed for the southbound left-turn lane to the site. Ms. Gamble stated if the "C" Funds are approved, construction should be underway by the end of 2022.

Chairman Bichel stated traffic was a major concern in the area. Chairman Bichel explained he was unhappy with no interconnecting pathways to the common area with only 29% of homes having direct access and believed this design is taking a cluster development to a level it should not be and therefore cannot support it. Mr. Hammond suggested Chairman Bichel request additional access points. Chairman Bichel explained he would like to see at least 60% access to open space. Ms. Clark stated the current design could not become a true cluster design. Mr. Hammond suggested they offer the developers a solution. Ms. Wilkes stated they can add additional access points through the lots if needed. Ms. Clark explained in a true cluster design the parcel should be touching the open space not only having access to it.

Chairman Bichel stated he does not believe the proposed subdivision meets LDR 11.4 and is not in favor of the application.

Mr. Bailey asked staff to clarify if any of the traffic improvements go back to the intersection of Bennett's Bridge Road and Anderson Ridge Road. Ms. Jeffers-Campbell stated they do not go back to the intersection.

Mr. Rogers stated he moves to deny the proposed subdivision based on insufficient traffic improvements and insufficient access to open space.

**Motion for PP-2021-218:** by Mr. Rogers, seconded by Ms. Clark, to deny PP-2021-218. The motion carried by hand vote with six in favor (S. Bichel; J. Bailey; C. Clark; M. Looper; J. Rogers; J. Howard) and two in opposition (M. Shockley; F. Hammond) with one absent (E. Forest).

**PP-2021-269: Woodcrest Hills**

**VAR2021-113 Woodcrest Hills Variance**

**VAR2021-114 Woodcrest Hills Variance**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Woodcrest Hills, a single family subdivision under Open Space Option 2 of the Zoning Ordinance. The site is located ¾ of a mile east of the intersection of Woodruff Rd & Anderson Ridge Rd in the unincorporated area of Simpsonville near the Greenville-Spartanburg county line. The applicant is requesting 40 lots in the Residential Suburban zoning district (R-S). Access is provided off of Anderson Ridge Rd – a county road. Water and sewer will be provided by Greenville Water and Metro Sewer, respectively.

**VAR2021-113**

The applicant is requesting a variance from LDR 8.8.1A of LDR (emergency access point) due to limited road frontage and steep slopes along Woodruff Rd.

**VAR2021-114**

The applicant is requesting a variance from LDR Table 5.1 which requires a minimum horizontal radius of 155' for access roads.

The proposed subdivision is compatible with 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. This application calls for a density of 1.7 units per acre consistent with the R-S zoning district.

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

**Discussion:** Three nearby residents spoke in opposition of the proposed subdivision. The first speaker, Cheryl Hurt, stated the road this subdivision would be on is too narrow, damaged, and experiences deadly traffic conditions. The second speaker, Doug Stewart, provided a visual demonstration of the narrowness of the road. The final speaker, Barbara Brown, echoed concerns of the narrow roads and explained it was a danger to public safety to have the ingress and egress on the curve of the road.

Chairman Bichel asked Ms. Brown if she would have an issue with access coming from Woodruff Road. Ms. Brown explained she did not believe SCDOT would allow that. Chairman Bichel asked Ms. Brown her opinion on the proposal only having 40 lots. Ms. Brown stated the roads could not support any additional traffic.

Paul Harrison, the project engineer, explained the majority of Greenville County roads are not as wide as the roads being proposed inside of subdivisions. Mr. Harrison explained wide roads tend to encourage speeding and narrow roads don't directly relate to frequent accidents. Mr. Harrison stated they requested the emergency access variance as a result of conversations with DOT and having limited access point options. Mr. Harrison explained the Fire Chief was in agreement with their emergency access plan. Mr. Harrison detailed changes to the proposed subdivision and believes the design meets the spirit of the open space cluster regulations.

Mr. Bailey asked if there are turn lanes into the development. Mr. Harrison stated there were not. Mr. Bailey stated a right turn lane would help alleviate safety concerns. Mr. Harrison stated if staff recommends a traffic study, they will provide one.

Ms. Clark asked if the Fire Department had any concerns with the narrow radius of the road and if the sight distances were going to provide enough visibility. Mr. Harrison stated he ran vehicle traffic software to ensure emergency vehicles could navigate the roads appropriately and there were no concerns from the Fire Department. Mr. Harrison explained there was plenty of sight distance due to the road being uphill and there was a factor of safety built into their calculations.

Chairman Bichel stated a petition with twenty signatures was presented in opposition to the proposed subdivision.

**Motion for PP-2021-269:** by Mr. Hammond, seconded by Mr. Shockley, to approve PP-2021-269. The motion carried unanimously by voice vote with one absent (E. Forest).

**Motion for VAR2021-113:** by Mr. Hammond, seconded by Mr. Shockley, to approve VAR2021-113. The motion carried unanimously by voice vote with one absent (E. Forest).

**Motion for VAR2021-114:** by Mr. Hammond, seconded by Mr. Shockley, to approve VAR2021-114. The motion carried unanimously by voice vote with one absent (E. Forest).

**PP-2021-279: Miller’s Crossing Subdivision**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Miller’s Crossing, a conventional development located a quarter of a mile east of the intersection of Ridge Rd and Dallas Rd. The applicant is requesting five (5) single family lots at a density of 1.25 units/acre in the Residential Suburban (R-S) zoning district. Access is provided off of Dallas Rd – a state road. Water and sewer will be provided by Greenville Water and Septic, respectively.

The proposed subdivision is compatible with the Suburban Mixed Use Character area of the Comprehensive Plan. Suburban Mixed-Use place types include a variety of single family (detached and attached) and multifamily 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 recommended density is .6 to 20 dwellings per acre. This application proposes 1.25 units per acre.

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

**Discussion:** There were no speakers in opposition to the proposed subdivision. However, there was one speaker in favor, Stephanie Gates, the project engineer. Ms. Gates explained the proposal is a conventional subdivision and it meets all of the requirements.

Ms. Clark stated general notes are missing from the drawings and asked if there would be a neighborhood HOA. Ms. Gates stated the notes are missing because they are not required for a conventional subdivision and there would be an HOA.

Mr. Bailey asked why they were coming before the Planning Commission for five lots. Ms. Jeffers-Campbell explained it was due to major structures and infrastructure being placed on a private road.

**Motion for PP-2021-279:** by Mr. Bailey, seconded by Mr. Looper, to approve PP-2021-279. The motion carried unanimously by voice vote with one absent (E. Forest).

**PP-2021-290: Villaggio Di Montebello**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Villaggio Di Montebello Phase 11, a single family infill development under the Planned Development requirements of the Zoning Ordinance. The applicant is requesting ten (10) single family lots in the Villaggio Di Montebello subdivision. The site is located north of the Cherrydale shopping center and east of the intersection of Worley Rd and Hwy 253. Access is provided off of Arezzo Drive – an existing private road. Water and sewer will be provided by Greenville Water and Parker Sewer, respectively.

The proposed subdivision is compatible with 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. This application calls for a density of 2.1 units per acre.

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

- Add a note on lot 10 designating the parcel for “future commercial development” to match the approved final development plan dated 11.5.2021. The revised plan must be submitted in Cityworks before February 2, 2022. Failure to submit the revised plan by said deadline will result in a default denial of the application.

**Discussion:** There were no speakers in opposition to the proposed subdivision. However, there was one speaker in favor, Austin Allen, the land planner for the developer. Mr. Allen provided a brief overview of the project and stated he believed the development will improve the community. Mr. Allen explained Lot 10 is required for the commercial development of the project but does not believe there will be any commercial interest in the near future.

Ms. Clark asked if there are any sidewalks. Mr. Allen stated there were no sidewalks due to them not being required. Ms. Clark stated it seemed like a bad idea to not provide sidewalks when the rest of the community has them. Mr. Allen explained this section of the development is a different look and unlike other sections provides additional guest parking to the residents.

**Motion for PP-2021-290:** by Mr. Bailey, seconded by Mr. Loofer, to approve with condition PP-2021-290. The motion carried unanimously by voice vote with one absent (E. Forest).

*Mr. Rogers recused himself*

**PP-2021-291: Millspring Village**

**VA-2022-012: Millspring Village (2<sup>nd</sup> Full Access)**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Millspring Village, a townhome development under the Flexible Review District (FRD) requirements of the Zoning Ordinance. The site is located in the Berea area, south of the intersection of Hunts Bridge Rd and SC-183. The applicant is requesting 115 single family attached lots at a density of 8.04 units/acre. Access is provided off of West Parker Road – a state road. Water and sewer will be provided by Greenville Water and Berea Sewer, respectively.

The proposed subdivision is compatible with the Transitional Corridor Character area of the Comprehensive Plan. Transitional Corridors are older, primarily commercial corridors with a wide range of land uses and development patterns. These places developed in the first wave of automobile-oriented design, and currently consist of extensive surface parking, numerous vehicular curb cuts, and inconsistent development patterns. Older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site design and more pedestrian friendly building placement. The recommended density is 12 to 30 dwellings per acre. This application calls for a density of 8 units per acre consistent with the Comprehensive Plan and the final development plan for the FRD.

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

**Discussion:** There were no speakers in opposition of the proposed subdivision. However, there was one speaker in favor, Jay Martin, the project engineer. Mr. Martin stated after working with Chairman Meadows and Councilor Fant on the development plan he now has their support. Mr. Martin explained this development will not contain any rental property. Mr. Martin stated a second access is impossible due to adjacent properties, topography, and land constraints. Mr. Martin stated traffic had reduced in the area.

Chairman Bichel asked if the deed would state “no rental.” Mr. Martin explained the deed restrictions will read “it cannot be a wholesale rental development.” Mr. Martin stated these properties will be owned by individual owners.

Ms. Clark noted concerns with street parking and its impact on emergency services. Mr. Martin stated they have provided two parking spaces per unit and street parking would not be allowed. Mr. Martin explained the anticipated peak rate of traffic would be about one vehicle per minute preventing traffic congestion.

**Motion for PP-2021-291:** by Mr. Looper, seconded by Mr. Howard, to approve PP-2021-291. The motion carried unanimously by voice vote with one recused (J. Rogers) and one absent (E. Forest).

**Motion for VA-2022-012:** by Mr. Looper, seconded by Mr. Howard, to approve VA-2022-012. The motion carried unanimously by voice vote with one recused (J. Rogers) and one absent (E. Forest).

*Mr. Rogers returns.*

**PP-2021-292: Staunton Place (Revision)**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Staunton Place. On July 25, 2018, the Planning Commission voted to conditionally approve Staunton Place Phase 2 #PP-2018-080 and the associated variance cases: VA-2018-095 (5’ sidewalks), VA-2018-095 (20’ buffer) and VA-2018-122 (interconnectivity). The approval conditions for #PP-2018-080 were as follows:

- A copy of the purchase agreement for the portion of BB#0252000102529 that will be used for right of-way shall be submitted prior to issuance of a land disturbance permit.
- A 6’ privacy fence in lieu of 20’ landscape buffer shall be provided along adjoining properties except for lots along Sandal Wood Ln.

The purpose of the subject application (PP-2021-292) is solely to remove an affordable housing note on the approved plan. The affordable housing note indicates that the maximum prices of houses will not exceed \$160,000. Outside of the note, the subject application has not changed.

The project site is located within the Suburban 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. This application is proposing 4.2 units per acre consistent with the Comprehensive Plan.

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

- Place a hold on building permits until the portion of BB#0252000102529 needed for right-of-way has been deeded.
- A 6' privacy fence shall be installed along all sides of the development except the northern boundary

**Discussion:** Stacy Ashmore, a nearby resident, spoke in opposition of the proposed subdivision. Mr. Ashmore asked why the price of the homes and the number of lots have increased. Mr. Ashmore expressed his concerns for increased traffic in the area and dangerous road conditions.

Chairman Bichel explained the subdivision was already approved. The Planning Commission was voting only on the removal of the affordable housing standard.

Daniel Chewning, a representative of the developer, spoke in favor of the affordable housing note removal. Mr. Chewning stated he was there only to remove the note of the budget on the houses.

Mr. Rogers asked why they want to change the properties from affordable housing. Mr. Rogers stated he believed the affordable housing standard was likely a material part of why the proposed subdivision was approved. Mr. Chewning stated it is three and a half years into inflation, the project has run into construction issues, and it's no longer a reasonable budget. Mr. Chewning stated the developer is trying to sell the property.

Chairman Bichel stated the whole area is surrounded by affordable housing, was intended to be affordable housing, and to change it at this time would be inconsistent with the surrounding area. Chairman Bichel stated he believed they should deny the request based on these reasons.

Mr. Howard asked if inflation was not considered in the original planning. Mr. Chewning stated he was unsure and was unaware of where the \$160,000-dollar amount came from. Mr. Chewning stated if any existing residents listed their homes for sale they would sell for more than \$160,000.

Ms. Clark explained there is a need for more affordable housing in Greenville County and why would they remove a standard that has already been approved. Mr. Chewning asked if anybody on staff helped determine the price point and stated he believed it was up to the developer to determine the cost.

Mr. Hammond asked if the note was a condition required by the Planning Commission or Planning Staff. Ms. Rashida Jeffers-Campbell explained the note was added by the developer and a condition the developer bound themselves to. Ms. Jeffers-Campbell stated Greenville County is not binding them to this condition and it was not a condition for approval. Mr. Hammond asked if this was enforceable by Greenville County. Ms. Jeffers-Campbell stated it was not enforceable as far as Greenville County is concerned. Mr. Hammond stated it is an

issue between the buyer and the seller. Ms. Jeffers-Campbell agreed. Mr. Hammond asked if the Planning Commission should vote on this or if they have any purview over it. Ms. Jeffers-Campbell stated this was the request of the applicant to go through the process to remove the note. Mr. Chewning stated they were asked to submit the request to the Subdivision Administration. Mr. Hammond stated he doesn't see how the Planning Commission or Greenville County have any standing in this question.

Mr. Shockley asked if there were any other subdivisions that had a financial number on the proposal. Ms. Jeffers-Campbell stated no.

Chairman Bichel asked if \$160,000 was in the record. Ms. Jeffers-Campbell stated it was in the original plan and the developer is requesting to have it removed from the plan so it is no longer a part of the record. Chairman Bichel stated because it's on the drawing he can see how they have the jurisdiction. Mr. Hammond explained he doesn't know why they are voting on it if Greenville County doesn't enforce it and the Planning Commission did not make it a condition for approval.

Mr. Shockley stated if it was self-imposed and recorded on the plat he understands why they would want it removed; however, he doesn't understand how it got there in the first place. Ms. Jeffers-Campbell explained it was self-imposed by the developer and not something Greenville County required. Mr. Shockley asked if there was any benefit for the developer to add this note. Ms. Jeffers-Campbell stated she was not aware of any benefit.

Mr. Hammond stated he does not believe they have any purview and are assuming liability by voting on it. Mr. Hammond stated he does not think they should vote on it.

Mr. Rogers explained if the developer offered it as an agreement for approval, it is a binding agreement.

Mr. Hammond stated if it wasn't a condition for approval by the Planning Commission then it is an issue between the buyer and the seller. Ms. Jeffers-Campbell stated the proposal was promoted as an affordable housing project but there was no discussion on price point. Ms. Jeffers-Campbell explained the price point was something the developer did to market the housing project to the Planning Commission.

Mr. Bailey stated he is making a motion to deny because they do not have the purview to set a price point.

Mr. Chewning stated it doesn't make sense to deny due to not having any purview if they had the purview to originally approve.

Chairman Bichel stated the safest way to handle this is to leave it as-is.

**Motion for PP-2021-292:** by Mr. Bailey, seconded by Mr. Howard, to deny PP-2021-292. The motion carried by hand vote with six in favor (S. Bichel; J. Bailey; C. Clark; M. Looper; J. Rogers; J. Howard), one abstained (M. Shockley), one no vote (F. Hammond) and one absent (E. Forest).

**PP-2021-295: Belmont Townes**

Chairman Bichel stated PP-2021-295 has been withdrawn.

**PP-2021-296: Hunters Grove**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Hunters Grove, a conventional single-family development located about two miles east of the intersection of State Park Road and U.S. Hwy 25 in the unincorporated area of Travelers Rest. The applicant is requesting 42 lots at a density of 1.11 units per acre in the Residential Suburban (R-S) zoning district. Access is provided off of State Park Road. Water and sewer will be provided by Greenville Water and Septic, respectively.

The site is located within the Open Space character area of the Comprehensive Plan. An insignificant portion of the site lies within 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 calls for a density of 1.1 units per acre consistent with R-S zoning district.

While storm water issues can be addressed via storm water management strategies, the potential impact from septic tanks containing pollutants getting into the groundwater/stream is a possibility and of great concern. Consequently, staff recommends denial of Hunters Grove.

**Discussion:** Three nearby residents spoke in opposition of the proposed subdivision. The first speaker, James Pachter, noted concerns with dangerous traffic conditions. Mr. Pachter stated over an eleven-year period the area has experienced 173 injury accidents and 650 collisions. The second speaker, John Cook, explained nearby properties contained the endangered plant species bunched arrowhead and dwarf-flowered heartleaf. Mr. Cook stated there is an undocumented dumpsite near the property that potentially contains hazardous waste and brought up concerns of septic tank use on the property and possible contamination due to the high water table. The final speaker in opposition, Mark Mullinax, echoed the concerns of additional traffic and dangerous driving conditions.

Mr. Hammond asked if there were any bunched arrowhead plants on the site. Mr. Pachter stated he did not know due to not having access to the site.

Mr. Rogers asked if Mr. Pachter conducted a groundwater test. Mr. Pachter stated no, due to time and resource constraints. Mr. Rogers explained the government would not allow the developer to place homes on a contaminated site.

Mr. Hammond stated the buyer would not close until a phase 1 environmental assessment was performed. Mr. Hammond explained there was no way to verify the environmental concerns and was therefore not their discretion.

There were two speakers in favor of the proposed subdivision. The first speaker, Waverly Wilkes, the project engineer, provided a brief overview of the project. Ms. Wilkes explained the groundwater concerns can be addressed and the septic tanks would be regulated by DHEC. Ms. Wilkes stated the developer paid for a bunched arrowhead study and no plants or

habitat were found on the property. The second speaker, Will Beckwith, the developer, explained he walked the entire site and did not find bunched arrowhead or a dumpsite. Mr. Beckwith stated they did their due diligence and would not do harm to the area.

Ms. Clark stated the stub-out is directly next to a future residential site. Ms. Clark explained the area is a part of the open space designation and is meant to be protected. Ms. Clark stated she believed a subdivision in this area is a horrible idea and would not be voting in favor of it. Ms. Wilkes stated she was unaware that the stub-out was next to a future residential site but would be happy to leave the existing vegetation to act as a buffer.

Mr. Rogers asked if an environmental study had been conducted and if groundwater feeding was evaluated in the bunched arrowhead study. Ms. Wilkes stated an environmental study had not been completed yet but proper steps will be taken to assess any issues found. Ms. Wilkes explained the bunched arrowhead study only determined if the plant or environment is on the land, it does not address groundwater feeding.

Mr. Hammond asked staff why they changed their recommendation. Ms. Jeffers-Campbell explained she changed her recommendation based on information she received from the Greenville County engineer in the Land Development Division. Ms. Jeffers-Campbell explained the Land Development Division had conducted studies with septic tanks and groundwater impact that showed septic systems can impact plant species within 200-250 feet. Mr. Hammond asked how the LDR handles off-site species. Ms. Jeffers-Campbell stated she was not looking at it from the LDR specifically but from the view of it being an endangered species protected by the Federal Government. Ms. Jeffers-Campbell explained if the use of septic was going to impact the species she was not comfortable recommending approval. Mr. Hammond stated the septic tank process with DHEC would ensure the wastewater is clean.

Chairman Bichel stated protection of endangered species was added to the LDR.

Ms. Clark stated she would like to make a motion to deny the application based on staff recommendation, documented knowledge of bunched arrowhead, and because the property is located in the protected open space category of the Future Land Use Map.

Mr. Shockley asked staff if the 250 feet determination from the bunched arrowhead was a national regulation. Ms. Jeffers-Campbell stated the number came from the Greenville County engineer in the Land Development Division based on her studies where adverse impact was noted due to septic tanks.

**Motion for PP-2021-296:** by Ms. Clark, seconded by Mr. Looper, to deny PP-2021-296. The motion carried by hand vote with five in favor (S. Bichel; C. Clark; M. Looper; J. Rogers; J. Howard) and three in opposition (J. Bailey; J. Rogers; F. Hammond) with one absent (E. Forest).

*Mr. Hammond recused himself.*

**PP-2021-298: Langford Hills**  
**VA-2021-300: Langford Hills Variance**

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 in the unzoned area south of I-185. The applicant is requesting 176 lots at a density of 1.07 units per acre with an average lot size of 21,555. Access is provided off of Garrison and Augusta Rd –state roads. Water and sewer will be provided by Greenville Water and septic, respectively.

**VA-2021-300:**

The applicant is requesting a variance from LDR Article 22.3.5.A which requires a minimum fifty (50) foot buffer along the perimeter of the development. The variance request will only apply to lot #1. The 50' buffer stops at the shared lot line between lots #1 and #2. No buffer is shown on lot #1. There is an existing house located on parcel 0603020102200. The home is located partially in what would be 50' buffer. This home is located on the Greenville County Historic Resource Survey performed in 2013. The home is known as the McDavid House and the developer intends to leave the home undisturbed. There were no SAC comments in opposition to the variance.

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 consistent with the Comprehensive Plan.

On 11.17.2021, the Planning Commission denied Langford Hills case PP-2021-219 due to a split vote. At the public hearing, citizens expressed concerns regarding the preservation of the McDavid House – a structure listed on the Greenville County Historic Resource Survey. This application has been revised to address the preservation of the historic resource.

Staff recommends conditional approval of the preliminary plan and variance 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 residents spoke in opposition of the proposed subdivision. The first speaker, Dr. Anne Peden, the Vice Chairwoman of the Greenville County Historic Preservation Commission, explained there are over 100 historic houses off of Highway 25 and two of the structures are on the Langford Hills property. Dr. Peden asked for both houses to be preserved and asked for the historic road corridor to be preserved. The second speaker, John Hill, echoed the need for historic preservation and stated the proposed subdivision was not consistent with the surrounding area. Mr. Hill noted 176 septic tanks in a small area could adversely impact the water table.

There were two speakers in favor of the proposed subdivision. The first speaker, Waverly Wilkes, the project engineer, stated only one of the homes on the property is considered a historic home. Ms. Wilkes explained the developer is working with Preservation South

Carolina to preserve the historic home on the property. Ms. Wilkes noted all stormwater would be treated on-site and the proposal meets all requirements. The second speaker, Michael Bedenbaugh, president of Preservation South Carolina stated the historic home would be donated to Preservation South Carolina and he looked forward to working with the developer. Mr. Bedenbaugh stated the developer declined to save the second house due to it not being designated as a historic home.

Chairman Bichel asked Ms. Wilkes to address sight line concerns. Ms. Wilkes explained they checked sight lines and DOT verified them.

Ms. Clark asked how the historic home will be accessed. Mr. Bedenbaugh stated they are working on access with the developer. Mr. Webb, the developer, explained they would keep the historic home separate from the subdivision.

Chairman Bichel asked if the developer would accept a condition to preserve the second house. Mr. Webb stated he would need to discuss it with his team.

Mr. Bailey asked if both homes were currently being lived in. Ms. Henson, a family friend, explained the same family occupies both homes. Ms. Henson stated when the properties were previously up for sale the historic nature of the structures was never brought up.

Mr. Howard asked if there was a process that the second house did not qualify for. Mr. Bedenbaugh stated there was not; however, the agreement with the developer was only to preserve the historically-designated home.

Ms. Clark explained Greenville County has a goal to reduce septic tank usage and when septic tanks are used it is encouraged to provide septic easements. Ms. Clark stated the density is inconsistent with the surrounding area. Ms. Wilkes stated they were not asked to provide easements.

Mr. Rogers stated the proposed subdivision was out of character with the Comprehensive Plan.

**Motion for PP-2021-298:** by Mr. Shockley, seconded by Mr. Bailey, to approve PP-2021-298. The motion failed by hand vote with three in favor (M. Shockley; J. Bailey; J. Howard), four in opposition (S. Bichel; C. Clark; M. Looper; J. Rogers), and one recused (F. Hammond), with one absent (E. Forest).

**Motion for VA-2021-300:** by Mr. Shockley, seconded by Mr. Bailey, to approve VA-2021-300. The motion failed by hand vote with three in favor (M. Shockley; J. Bailey; J. Howard), four in opposition (S. Bichel; C. Clark; M. Looper; J. Rogers), and one recused (F. Hammond), with one absent (E. Forest).

*Mr. Hammond returns.*

## 5. Variance Applications

### **VA-2022-004: Willimon Business Park**

Rashida Jeffers-Campbell addressed the Commission members with a variance application for

Willimon Business Park. The applicant is requesting a variance from LDR 10.2.4 Pedestrian Facilities for Willimon Business Park #PP-2021-109. The request is to eliminate the requirement for sidewalk and ADA ramps along Perimeter Road because Duke Energy will not allow these improvements in their right of way.

Staff recommends approval of the variance in accordance with LDR 1.6.3.

**Discussion:** None.

**Motion for VA-2022-004:** by Mr. Hammond, seconded by Mr. Looper, to approve VA-2022-004. The motion carried unanimously by voice vote with one absent (E. Forest).

## 6. Rezoning Requests

### **CZ-2022-002**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-002.

The subject parcel zoned R-S, Residential Suburban is located along St. Albans School Road, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-15, Single-Family Residential is not appropriate for the area due to the existing infrastructure and further is not supported by the Plan Greenville County Comprehensive Plan, which designates this area as Rural Living.

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

**Discussion:** None

**Motion:** by Mr. Looper, seconded by Mr. Bailey, to deny CZ-2022-002. The motion carried unanimously by voice vote with one absent (E. Forest).

### **CZ-2022-003**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-003.

The subject parcels, zoned R-S, Residential Suburban, and FRD, Flexible Review District, are located along West Georgia Road, a two-lane State-maintained arterial road, and Sullivan Road, a two lane State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District—Major Change, which would allow for commercial development along West Georgia Road in conjunction with additional residential units at a greater density than allowed under the current zoning, would be consistent with much of the residential density in the area, and would not have an adverse impact on this area.

The development would have to meet the following conditions:

1. Submit revised Statement of Intent and Preliminary Land Development and Landscape Plan, addressing comments from the letter dated January 13, 2022.
2. Submit 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 FRD-MC, Flexible Review District—Major Change with the aforementioned conditions.

**Discussion:** Ms. Clark stated the revision doubles the footprint, proposed homes, and does not fit with the Rural Living character area. Ms. Clark asked if any additional parcels would be acquired. Mr. Zuendt, the applicant, stated no additional parcels would be acquired.

Chairman Bichel explained the Comprehensive Plan designates this area as Rural Living.

Mr. Bailey stated he was familiar with the area and there are other dense subdivisions nearby.

Mr. Henderson explained there are similar developments being constructed nearby.

**Motion:** by Mr. Hammond, seconded by Mr. Bailey, to approve with conditions CZ-2022-003. The motion carried by voice vote with seven in favor (S. Bichel; J. Bailey; M. Shockley; M. Looper; J. Rogers; F. Hammond; J. Howard), one in opposition (C. Clark) with one absent (E. Forest).

#### **CZ-2022-004**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-004.

The subject parcel zoned I-1, Industrial is located along Anderson Rd., a five-lane State maintained Arterial Road. Staff is of the opinion that the requested rezoning would allow the applicant to operate an auto sales business on the subject property. This proposed use, along with other allowable uses in the S-1, Services district, would not adversely impact the surrounding area.

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

**Discussion:** Mr. Looper asked staff if auto sales in S-1 zoning were required to meet the beautification standards. Mr. Henderson stated the applicant would need to adhere to Condition 31 for auto sales.

**Motion:** by Mr. Bailey, seconded by Mr. Shockley, to approve CZ-2022-004. The motion carried unanimously by voice vote with one absent (E. Forest).

#### **CZ-2022-005**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-005.

The subject parcel zoned R-S, Residential Suburban is located along White Horse Rd., a six-lane State maintained Arterial Road. Staff is of the opinion that the requested rezoning would permit uses that may have an adverse impact on the existing surrounding properties.

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

**Discussion:** Mr. Henderson explained the structures on the property were permitted as

residential accessory structures not permitted for commercial use.

Mr. Hammond asked what options the applicant would have if the request was denied. Mr. Henderson explained anybody can request to rezone to FRD or the commercial business would have to vacate.

Mr. Howard asked staff if the applicant could still live in the house on the property without operating the commercial business. Mr. Henderson stated that was correct.

**Motion:** by Mr. Bailey, seconded by Mr. Looper, to deny CZ-2022-005. The motion carried unanimously by voice vote with one absent (E. Forest).

#### **CZ-2022-006**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-006.

The subject parcel zoned R-S, Residential Suburban is located along White Horse Rd., a six-lane State maintained Arterial Road. Staff is of the opinion that the requested rezoning to R-15, Single-Family Residential would be consistent with surrounding land uses. However, subdividing this parcel, and leaving the remainder of the parcel as R-S, Residential Suburban would be creating a non-conforming lot on this remainder due to the absence of a single-family dwelling.

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

**Discussion:** None

**Motion:** by Mr. Bailey, seconded by Mr. Looper, to deny CZ-2022-006. The motion carried unanimously by voice vote with one absent (E. Forest).

#### **CZ-2022-007**

Mr. Henderson stated CZ-2022-007 has been administratively withdrawn

#### **CZ-2022-008**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-008.

The subject parcel zoned R-7.5, Single-Family Residential is located along B Street, a two-lane State-maintained local road, 3rd Avenue, a two-lane County-maintained local road and 4th Avenue, a two-lane State-maintained local road. Staff is of the opinion that the requested rezoning would enable the applicant to build one additional residential unit on the subject property than is currently allowed under the existing district. Further, it will also allow the applicant to match the density of the surrounding neighborhood and better conform to the Plan Greenville County comprehensive plan.

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

**Discussion:** Ms. Clark stated there was no R-6 zoning within two miles of this property. Mr. Henderson explained the size of lots would fit with the surrounding area. Ms. Clark asked how

many lots were being proposed. Mr. Henderson stated the applicant can put five homes but a rezoning would allow for six homes. Ms. Clark explained there was a historical specimen oak tree on this property that would likely be destroyed if six homes were constructed.

Mr. Bailey asked staff if there were any protections for historical trees. Mr. Stone explained the Tree Ordinance only provides credits to developers; however, future preservation tactics are being worked on.

**Motion:** by Mr. Bailey, seconded by Mr. Hammond, to approve CZ-2022-008. The motion carried by voice vote with seven in favor (S. Bichel; J. Bailey; M. Shockley; M. Looper; J. Rogers; F. Hammond; J. Howard), one in opposition (C. Clark) and one absent (E. Forest).

### **CZ-2022-009**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-009.

The subject parcel zoned R-M20, Multifamily Residential is located along Earle Dr., a two-lane County-maintained local road and Larry Ct., a two-lane County-maintained local road. While staff is aware of the Future Land Use designation of *Industrial* for this area in the Plan Greenville County Comprehensive Plan, staff is of the opinion that a successful rezoning would allow the existing scrapyard on the adjacent parcel to encroach closer to the single-family residential dwellings in this area. Staff has concern with the additional adverse impacts that industrial uses might have on these residential parcels.

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

**Discussion:** Mr. Hammond explained historically the area has been used as industrial. He doesn't believe this use would be a detriment to the area or nearby housing due to the existing industrial uses in the area.

Mr. Shockley stated the rezoning is an appropriate use in the Comprehensive Plan.

Mr. Henderson explained the staff's opinion was based on the surrounding zoning and designated zoning use.

Mr. Shockley asked if the desire was to keep the area non-conforming. Mr. Henderson said that was correct.

Mr. Hammond stated the area should be zoned industrial or it will stay non-conforming.

Ms. Clark explained if the property was re-zoned there would be residential homes 30 feet from the property. Mr. Stone stated the residents of this area are unhappy with industrial growth encroaching into residential areas.

Mr. Rogers asked why this area was designated as industrial in the Comprehensive Plan. Mr. Henderson stated it was based on an aerial view and the area looked more industrial.

**Motion:** by Mr. Hammond, seconded by Mr. Shockley, to approve CZ-2022-009. The motion

failed by hand vote with four in favor (F. Hammond; M. Shockley; J. Bailey; J. Howard) and four in opposition (S. Bichel; J. Rogers; C. Clark, M. Looper) with one absent (E. Forest).

**CZ-2022-010**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-010.

Staff is of the opinion that the proposed amendments will provide an easier process for initial zoning of parcels within Greenville County which will assist property owners in their efforts.

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

**Discussion:** None

**Motion:** by Mr. Looper, seconded by Ms. Clark, to approve CZ-2022-010. The motion carried unanimously by voice vote with one absent (E. Forest).

**CZ-2022-011**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-011.

The subject property is located on Stallings Rd., a two-lane State-maintained collector road. The allowable uses of the requested rezoning are more intensive than the surrounding neighborhoods and do not conform to the Plan Greenville County Comprehensive Plan.

Based on these reasons, staff recommends denial of the requested rezoning to R-M20, Multifamily Residential.

**Discussion:** None

**Motion:** by Ms. Clark, seconded by Mr. Rogers, to deny CZ-2022-011. The motion carried by voice vote with six in favor (S. Bichel; J. Bailey; C. Clark; M. Looper; J. Rogers; J. Howard) and two in opposition (F. Hammond; M. Shockley) with one absent (E. Forest).

**CZ-2022-012**

Mr. Henderson stated CZ-2022-012 was withdrawn by the applicant.

**CZ-2022-013**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-013.

The subject parcel zoned S-1, Services is located along Old Bramlett Rd., a two-lane State-maintained local road and Frady Rd., a two-lane County-maintained local road. Staff is of the opinion that while the proposed density for R-15, Single-Family Residential does not align with the Future Land Use of the Comprehensive Plan, the parcels, however, are surrounded by similar zoning and density.

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

**Discussion:** Ms. Clark stated they saw this request not long ago. Mr. Henderson stated she was correct. Mr. Henderson explained the applicant was proposing Multi-Family Residential and are now requesting Single-Family Residential.

**Motion:** by Mr. Hammond, seconded by Mr. Shockley, to approve CZ-2022-013. The motion carried unanimously by voice vote with one absent (E. Forest).

**CZ-2022-014**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-014.

The subject parcel zoned R-S, Residential Suburban is located along Griffin Mill Rd., a two-lane State-maintained collector road. Staff is of the opinion that while the proposed density for R-15, Single-Family Residential does not align with the Future Land Use of the Comprehensive Plan, the parcel, however, is surrounded by similar zoning and density.

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

**Discussion:** Mr. Rogers asked staff the recommended density for Mixed-Employment Center. Mr. Stone stated the recommended density was 8-30 dwellings per acre. Mr. Henderson stated the area is surrounded by similar zoning and density despite not conforming to the Comprehensive Plan.

**Motion:** by Mr. Rogers, seconded by Mr. Bailey, to approve CZ-2022-014. The motion carried unanimously by voice vote with one absent (E. Forest).

**CZ-2022-015**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-015.

The subject parcels zoned R-S, Residential Suburban are located along Woodruff Rd., a two-lane State-maintained arterial road. Staff is of the opinion that while the proposed density does not align with the Future Land Use of the Comprehensive Plan, it does, however, align with the density of the Five Forks Area Plan. The proposed zoning will also be consistent with surrounding zoning and densities.

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

**Discussion:** None

**Motion:** by Mr. Shockley, seconded by Mr. Hammond, to approve CZ-2022-015. The motion carried unanimously by voice vote with one absent (E. Forest).

**7. Planning Report**

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

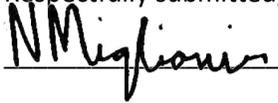
**8. Old Business**

**9. New Business**

**10. Adjourn**

Without objection, Chairman Bichel adjourned the meeting at 8:07 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "NMiglionico", written over a horizontal line.

Nicole Miglionico

Recording Secretary