

Greenville County Planning Commission Minutes
June 22, 2022 at 4:30 p.m.
Conference Room D at County Square

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

Commissioners Absent: None

County Councilors Present: S. Tzouelekas

Staff Present: T. Coker; R. Jeffers-Campbell; J. Henderson; K. Walters; A. Lovelace; T. Stone; L. Mann; Todd Baxley; 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 May 25, 2022 Commission Meeting

Motion: by Mr. Looper, seconded by Mr. Howard, to approve the minutes of the May 25, 2022 Commission meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2022-054

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-054.

The subject property, zoned R-M20, Multifamily Residential District, is located on N. Franklin Road, a five-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District, is consistent with the Greenville County Comprehensive Plan and would not have an adverse impact on this area.

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

Discussion: None.

Motion: by Mr. Looper, seconded by Mr. Bailey, to approve CZ-2022-054. The motion carried unanimously by voice vote.

CZ-2022-055

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-055.

The subject property, zoned R-S, Residential Suburban District, is located on Rutledge Lake Road, a two-lane, State-maintained residential road. Staff is of the opinion that a successful rezoning to I-1,

Industrial District, would be too intensive for the predominately rural residential area and would not be consistent with the Plan Greenville County Comprehensive Plan.

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

Discussion: None.

Motion: by Mr. Howard, seconded by Mr. Rogers, to deny CZ-2022-055. The motion carried unanimously by voice vote.

CZ-2022-056

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-056.

The subject parcel, zoned R-R1 Rural Residential District, is located along Watson Road, a two lane County-maintained residential road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District, would keep with the character of the surrounding area and would not have an adverse impact on the area.

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

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Looper, to approve CZ-2022-056. The motion carried unanimously by voice vote.

CZ-2022-057

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-057.

The subject parcel zoned R-10, Single-Family Residential District is located along Donaldson Road, a two lane State-maintained Collector road. Staff is of the opinion that the requested rezoning to S-1, Services District does not align with the Plan Greenville County Comprehensive Plan, which designates this area for *Suburban Neighborhood*. Further, the surrounding land uses are all residential, with no service type uses in the immediate area. Staff also has concerns that some of the allowed uses in the S-1, Services District may have an adverse impact on the surrounding areas.

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

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Looper, to deny CZ-2022-057. The motion carried unanimously by voice vote.

CZ-2022-058

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-058.

The subject property, zoned S-1, Services District, is located on Augusta Road, a five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential, is not consistent with the Plan Greenville County Comprehensive Plan, which designates this property as *Industrial*.

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

Discussion: None.

Motion: by Mr. Howard, seconded by Mr. Looper, to deny CZ-2022-058. The motion carried by voice vote with seven in favor (S. Bichel; J. Bailey; M. Shockley; C. Clark; M. Looper; J. Rogers; J. Howard) and two in opposition (F. Hammond; J. Barbare).

CZ-2022-059

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-059.

The subject property, zoned R-S, Residential Suburban District, is located on Fowler Road, a two-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would not be consistent with surrounding land uses, the Plan Greenville County Comprehensive Plan, and could have an adverse impact on surrounding residential properties.

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

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Rogers, to deny CZ-2022-059. The motion carried unanimously by voice vote.

CZ-2022-060

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-060.

The subject property, zoned R-S, Residential Suburban District, is located on Log Shoals Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to PD, Planned Development District would allow for controlled growth in what is currently a predominately rural residential area but is designated a *Mixed Employment Center* by the Plan Greenville County Comprehensive Plan.

The development will 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 PD, Planned Development District with the aforementioned condition.

Discussion: Ms. Clark asked if easements had to be purchased before land disturbance permits are issued. The applicant, Paul Poteet, stated yes.

Mr. Rogers asked for the recommended density of mixed employment center according to the Comprehensive Plan. Mr. Stone stated 8-30 units per acre.

Motion: by Mr. Bailey, seconded by Mr. Looper, to approve with condition CZ-2022-060. The motion carried unanimously by voice vote.

CZ-2022-061

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-061.

The subject property, zoned S-1, Services District, is located on Sentell Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial District would not be consistent with the Plan Greenville County Comprehensive Plan nor the Riverdale-Tanglewood Community Plan; additionally, staff has concerns that the uses permitted in the I-1, Industrial District could be too intensive for the area.

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

Discussion: Mr. Bailey stated he will be voting to approve the application because the residential development is segregated from this area by water and it seemed like a natural fit for the area.

Mr. Rogers stated there are two waste recycling locations nearby and asked why S-1 zoning would not be appropriate for this application. Mr. Henderson stated recycling centers are not permitted in S-1 zoning, those two facilities are existing nonconforming and the Greenville Sanitation location is permitted by use of special exception.

Ms. Clark stated the Area Plan supports light industrial for the area but not heavy industrial. Ms. Clark explained if the parcel is rezoned to I-1 there is nothing preventing it from becoming heavy industrial. Ms. Clark stated she would vote to deny the application.

Motion: by Mr. Bailey, seconded by Mr. Hammond, to approve CZ-2022-061. The motion failed by hand vote with three in favor (J. Bailey; F. Hammond; M. Shockley) and six in opposition (S. Bichel; C. Clark; M. Looper; J. Rogers; J. Howard; J. Barbare).

CZ-2022-062

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-062.

The subject parcel, zoned R-S, Residential Suburban, is located along Griffin Mill Road, a two lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow for a maximum of 101 single-family attached residential units and 57 single-family detached residential units is consistent with surrounding land uses.

The development would have to meet the following condition:

1. Provide a revised capacity request form or will-serve letter with sewer capacity for all 158 proposed units.

2. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.
3. Receive approval from SCDOT on the Traffic Impact Study

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

Discussion: Chairman Bichel asked if this would come back to the Planning Commission as a subdivision. Mr. Henderson stated yes it will come back to Planning Commission as a detached and attached residential development.

Ms. Clark asked for clarification on SCDOT's recommendation. Mr. Henderson explained SCDOT has not provided a recommendation because the application was submitted incomplete. Mr. Henderson stated SCDOT approval was added as a condition to this application.

Mr. Rogers asked for the recommended density according the Comprehensive Plan. Mr. Stone stated the area is designated as mixed employment center which provides 8-30 units per acre.

Chairman Bichel stated the infrastructure cannot support this development and will be voting to deny the application.

Motion: by Mr. Hammond, seconded by Mr. Shockley, to approve with conditions CZ-2022-062. The motion carried by voice vote with seven in favor (J. Bailey; F. Hammond; M. Shockley; M. Looper; J. Rogers; J. Howard; J. Barbare) and two in opposition (C. Clark; S. Bichel).

5. Preliminary Subdivision Applications

PP-2022-063 River Crest

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

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

Discussion: Jonelle Phillips, a nearby resident, spoke in opposition of the proposed subdivision. Ms. Phillips stated it was an injustice for homeowners to be responsible for

waterway protection and maintenance. Ms. Phillips expressed concerns about septic usage, wildlife protection, unsafe access to the subdivision, traffic congestion, historic remnants on the property, and roadway conditions.

Waverly Wilkes, the project engineer, spoke in favor of the proposed subdivision. Ms. Wilkes provided an overview of the project and stated the proposal met the recommendations of the Comprehensive Plan. Ms. Wilkes stated the developer is committed to providing the left turn lane and will be removing some trees to provide appropriate sight distance requirements. Ms. Wilkes explained there are multiple developments along the Enoree River and this is a standard option for developers. Ms. Wilkes stated a survey was conducted and there was an existing dilapidated home on the property but no other remains or remnants were found.

Ms. Clark asked what protection or use restrictions would be required for the landowners whose property lines go into the river. Ms. Wilkes stated a 35 foot buffer would apply for any structures that would require a permit. Ms. Wilkes stated waterway restrictions are governed by State of South Carolina mandates. Ms. Clark pointed out LDR Article 3.3.4.I require protective measures to be listed on the plan in a narrative form. Ms. Wilkes stated they would be happy to add additional notes specific to the lots on the river referencing the South Carolina code residents would need to adhere to. Ms. Clark asked staff if her understanding of staff interpretation that riparian buffers are not required in zoned areas where development and runoff is more intense was correct. Ms. Jeffers-Campbell stated yes. Ms. Clark stated the LDR is deficient for zoned areas and, according to LDR Article 1.6.5. "National, State, and local design standards should be referenced when the criteria is not covered in this document."

Mr. Bailey asked Ms. Wilkes if they would be willing to put a deceleration lane in addition to the left turn lane. Ms. Wilkes stated it was not a requirement of SCDOT but would leave the question up to the developer. Adam Plous, the developer, stated the deceleration lane was not looked at but they would be willing to look into it.

Mr. Rogers asked what impact the Tree Ordinance had on the application. Ms. Jeffers-Campbell stated two issues were raised: is a riparian buffer required and should private lots be able to front a live stream. The Tree Ordinance applies because at the time the developer initiates a land disturbance permit they will have to provide buffers and easements, just not riparian buffers that would have to be in a common area because they are not using them for stormwater management.

Mr. Shockley explained it has been common practice to use the center line of streams and rivers for a property line. Mr. Shockley stated this is an excellent subdivision and made a motion to accept staff recommendations as proposed.

Mr. Bailey stated he would second the motion and explained the State laws limit what homeowners can do in the river. Mr. Bailey explained he would be unhappy if a common area was in his backyard due to a riparian buffer.

Ms. Clark stated they have a responsibility to protect State waters and best management practices state having a riparian buffer is a requirement.

Motion: by Mr. Shockley, seconded by Mr. Bailey, to approve PP-2022-063. The motion carried by voice vote with eight in favor (S. Bichel; J. Bailey; M. Shockley; M. Looper; J. Rogers; F. Hammond; J. Howard; J. Barbare) and one in opposition (C. Clark).

PP-2022-075 Willimon Business Park (Revision)

VA-2022-117 Willimon Business Park (25' of Right-of-Way Variance)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Willimon Business Park, an industrial subdivision located east of the intersection of Kitty Hawk Rd and Perimeter Rd in the unincorporated area of Greenville County near Donaldson Airport. The applicant is requesting five lots on 116 acres of Industrial (I-1) zoned property. The Industrial-1 zoning district provides for manufacturing plants, assembly plants, and warehouses with intention of protecting neighboring land uses from potentially harmful noise, odor, smoke, dust, glare or other objectionable effects, and to protect streams, rivers, and the air from pollution. Access is provided off of Perimeter Road (County). Water and sewer will be provided by Greenville Water and Metropolitan Sewer respectively.

VA-2022-117

The applicant is requesting a variance from LDR Article 8.12 which requires any subdivision accessing a County road and/or having lots adjacent to County roads to provide 25' right-of-way from the centerline of the County roadway for future projects, regardless of existing right-of-way.

The surrounding area is characterized by industrial and residential uses and development patterns consistent with the proposed industrial park. The site is also located within the Flex Industrial character area of the Comprehensive Plan. Flex Industrial may accommodate large format users with back-of-house spaces for industrial and warehouse uses as well as front-of-house office and commercial space. Landscaping requirements should screen development from the right-of-way and neighboring properties.

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

Discussion: None.

Motion: by Ms. Clark, seconded by Mr. Shockley, to approve PP-2022-075. The motion carried unanimously by voice vote.

Motion: by Ms. Clark, seconded by Mr. Shockley, to approve VA-2022-117. The motion carried unanimously by voice vote.

PP-2022-085 Sapphire Springs

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Sapphire Springs, a conventional subdivision located east of the intersection of Hillside Church Rd and Stockton Rd in the unincorporated area of Fountain Inn west of I-385 and south of SC-418. The applicant is proposing a fifteen (15) lot gated community at a density of 0.23 units/acre in the rural residential (R-R1) zoning district. Water and sewer will be provided by Greenville Water and septic respectively.

The site is also located within the Rural character area of the Comprehensive Plan. Rural place types also support the primary residence of the property owner and any out-buildings associated with the activities of a working farm — otherwise, these are places characterized by

natural or cultivated landscapes with minimal development. The application for Sapphire Springs recommends 0.23 units/acre consistent with the recommended density of 1 dwelling per 2 acres (i.e. 0.5 units/acre) in the Rural character area.

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

Discussion: Ms. Clark asked why they provided two access points. Kevin Tumblin, the project engineer, stated it was a preference of the developer.

Motion: by Mr. Looper, seconded by Mr. Bailey, to approve PP-2022-085. The motion carried unanimously by voice vote.

PP-2022-086 Wyndermere

VAR2022-103 Wyndermere (20' buffer)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Wyndermere, a cluster subdivision located northwest of the intersection of Hwy 123 and Rison Rd near the Pickens/Greenville County boundary line. The applicant is requesting one hundred fifty (150) lots at a density of 4.3 units/acre in the commercial (C-3) zoning district. A 0.56 acre-portion of the development parcel is zoned services (S-1). Water and sewer will be provided by Greenville Water and Metro Sewer respectively.

VAR2022-103:

The applicant is requesting a variance from LDR Article 8.21 buffer requirements in the area by lots 53-56. This area is part of the pond dam and can't be planted with trees. In lieu of providing the required 20' undisturbed buffer, the applicant proposes a six-foot fence along the top edge of the dam. There were no SAC comments in opposition to the variance as requested.

The site is also located within the Rural Corridor character area of the Comprehensive Plan. Rural Corridors contain a mix of mostly lower-density residential uses with agricultural, service, or industrial uses. Rural Corridors are typically located along arterial highways and may connect to denser suburban or urban areas. The applicant is proposing 4.3 units per acre which is not consistent with the recommended density of the comprehensive plan (1 dwelling/2 acres).

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

Approval conditions are as follows:

- Traffic improvements warranted as a result of the required SCDOT Traffic Study must be installed once 40 lots have been recorded.

Discussion: Jamie McCutchen, the project engineer, provided a brief overview of the revisions to the original application. Mr. McCutchen stated they added thirteen units where amenities were going to be and purchased a 20 foot strip of land to meet the undisturbed buffer requirement.

Motion: by Mr. Bailey, seconded by Mr. Looper, to approve with condition PP-2022-086. The motion carried unanimously by voice vote.

Motion: by Mr. Bailey, seconded by Mr. Looper, to approve VAR2022-103. The motion carried unanimously by voice vote.

PP-2022-088 Pelham Crossings

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Pelham Crossings, a cluster subdivision located north of the intersection of Pelham Rd and Sandewood Ln. The applicant is requesting 26 single family detached lots at a density of 2.8 units/acre in the single family (R-15) zoning district. Water and sewer will be provided by Greenville Water and MetroConnects Sewer respectively.

The site is also 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. Pelham Crossings proposes a density of 2.3 units/acre consistent with the comprehensive plan's recommendation of 3 to 5 dwellings per acre.

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

Discussion: There were four speakers in opposition of the proposed subdivision. The first speaker, Lee Kazian, explained Devenger Point Subdivision has a wonderful community that would be negatively impacted by this subdivision providing road access to Devenger Point. The second speaker, Nichole Wright, expressed concerns about Devenger Point becoming a cut through street making the roadways unsafe for the existing community. The third speaker, Andy Wright, stated providing access to Devenger Point would increase traffic, crime and reduce resident safety. The final speaker, Morgan Zimmerman, explained the community of Devenger Point uses the roadways for recreation and opening the neighborhood up would create a safety hazard and diminish the residents' quality of life.

Paul Harrison, the project engineer, spoke in favor of the proposed subdivision. Mr. Harrison stated he agreed with the opposition. Mr. Harrison explained they typically provide interconnectivity when the ability is available but would be happy to disconnect the roadway connection and would turn it into a hidden emergency access.

Mr. Bailey asked the engineer if they would be willing to provide a deceleration lane. Bryan De Bruin, the developer, stated it would likely be cost prohibitive to provide a deceleration lane. Mr. Bailey asked staff's opinion on turning the roadway access into emergency access only. Ms. Jeffers-Campbell explained in relation to the ordinance the change is permitted. However, in practice, you want to provide opportunities for traffic congestion to disperse via interconnectivity.

Mr. Harrison provided the public with a description of the proposed emergency access.

Chairman Bichel stated he supports this development and believes it is a good use of infill development.

Motion: by Mr. Shockley, seconded by Mr. Howard, to approve PP-2022-088 with condition that the connection point at Atherton Way shall be used for emergency access point only. The motion carried unanimously by voice vote.

PP-2022-089 Acadia Phase 3C

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Acadia Phase 3C, a phased a single family subdivision located south of the intersection of Beech Bluff Rd and SC-153 west of I-185 near the Anderson County/Greenville County boundary line. The applicant is requesting eighteen lots at a density of 0.86 in the Planned Development (PD) zoning district. The PD is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. The PD provides a mechanism for County Council and the Applicant to agree on the scope of the proposed development. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations. Access is provided off of Forever Ln. and Jordan Pond Dr., private roads. Water and sewer will be provided by Greenville Water and MetroConnects Sewer respectively. The project includes of 18 lots, an extension of Forever Ln/Pond Dr, and 6.82 acres of open space.

The site is also located within the Rural character area of the Comprehensive Plan. Rural place types support the primary residence of the property owner and any out-buildings associated with the activities of a working farm — otherwise, these are places characterized by natural or cultivated landscapes with minimal development. The applicant is proposing 0.86 units per acre which inconsistent with the comprehensive plan recommendation of 1 dwelling/2 acres.

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

Approval conditions include:

- Submit a revised plan removing parcel number 0608030101502 from the plan before July 6, 2022.

Discussion: Ms. Clark asked if sidewalks are included as a part of the original statement of intent for the Planned Development. Caleb Freeman, the developer, stated there are sidewalks in the more dense areas of the development and there are pedestrian pathways throughout the development.

Motion: by Mr. Hammond, seconded by Mr. Shockley, to approve PP-2022-089. The motion carried unanimously by voice vote.

PP-2022-090 Radford

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Radford, a cluster subdivision located north of the intersection of Hastings Circle and Walker Springs Rd. The applicant is requesting eighteen (18) lots at a density of 3.55 units/acre in the single family (R-12) zoning district. Access is provided off of Walker Springs Rd – a state road. Water and sewer will be provided by Greenville Water and Taylors Sewer respectively.

The site is also 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 applicant is proposing 3.55 units per acre which is consistent with the comprehensive plan's recommendation of 3-5 dwellings/acre

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

Discussion: Austin Allen, the project engineer, spoke in favor of the proposed subdivision. Mr. Allen provided a brief overview of the project and explained they had a community meeting to discuss appropriate buffering on the eastern side of the development. Mr. Allen stated in the future the lots will be turned over to Homes of Hope.

Chairman Bichel explained the project is not the best cluster development but it is an infill development and Greenville County needs infill development. Chairman Bichel stated he would support the application.

Motion: by Mr. Bailey, seconded by Mr. Looper, to approve PP-2022-090. The motion carried unanimously by voice vote.

PP-2022-091 Woodcrest Hills (Revision)

VAR2022-104 Woodcrest Hills (Secondary Access Variance)

VAR2022-105 Woodcrest Hills (100' Curve Radius 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 located $\frac{3}{4}$ 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 Woodruff Rd – a state road. Water and sewer will be provided by Greenville Water and Metro Sewer, respectively.

VAR2022-104

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.

VAR2022-105

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 denial of the emergency access variance #VAR2022-104 due to safety concerns outlined by Clear Spring Fire Department and conditional approval of the preliminary plan and variance case #VAR2022-105.

Approval conditions are as follows:

- A revised preliminary plan application shall be submitted with the required emergency access in accordance with the SAC Calendar to be approved administratively.

Discussion: Paul Harrison, the project engineer, spoke in favor of the proposed subdivision. Mr. Harrison provided a brief description of the revisions and variance requests. Mr. Harrison explained the access location changed because they did not own clear access on Anderson Ridge Road and were unable to obtain property to provide access. Mr. Harrison stated they provided the fire marshal with an auto turn template showing that two fire trucks are able to pass each other on the road.

Mr. Bailey and Mr. Harrison discussed various options to provide easier access for fire trucks to turnaround. Ms. Jeffers-Campbell stated she does not believe there would be added value by reworking the design when the Greenville County engineers have stated the design is okay in relation to the issue of fire trucks being able to turn around.

Ms. Clark asked if the applicant had to apply for a density bonus due to losing access to Anderson Ridge Road. Mr. Harrison stated they were approximately 1/10th of an acre short to provide 40 lots and to be safe he asked for the density bonus.

Chairman Bichel stated he would like to see the entrance road widened to 30 feet of paved surface.

Motion: by Mr. Shockley, seconded by Mr. Rogers, to approve with condition PP-2022-091 and the additional condition of the paved surface of the main road shall be 30 feet wide to the first intersection. The motion carried by voice vote with eight in favor (S. Bichel; M. Shockley; C. Clark; M. Looper; J. Rogers; F. Hammond; J. Howard; J. Barbare) and one in opposition (J. Bailey).

Motion: by Mr. Shockley, seconded by Mr. Rogers, to approve VAR2022-104. The motion carried by voice vote with eight in favor (S. Bichel; M. Shockley; C. Clark; M. Looper; J. Rogers; F. Hammond; J. Howard; J. Barbare) and one in opposition (J. Bailey).

Motion: by Mr. Shockley, seconded by Mr. Rogers, to approve VAR2022-105. The motion carried by voice vote with eight in favor (S. Bichel; M. Shockley; C. Clark; M. Looper; J. Rogers; F. Hammond; J. Howard; J. Barbare) and one in opposition (J. Bailey).

PP-2022-094 Hartness Estates

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Hartness Estates, a single family subdivision located northwest of the intersection of Rocky Point Way and SC-14. The applicant is requesting twenty-five (25) lots at a density of 1.27 units/acre in the Planned Development (PD) zoning district. The PD is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of

the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. The PD provides a mechanism for County Council and the Applicant to agree on the scope of the proposed development. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations. Access is provided off of Traverse Drive – a private road. Water and sewer will be provided by Greenville Water and MetroConnects respectively.

The site is also 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 applicant is proposing 1.27 units per acre which is inconsistent with the comprehensive plan's recommendation of 3-5 dwellings/acre

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

Approval conditions are as follows:

- Submit a revised plan before July 6, 2022 correcting the total site acreage in the notes and site data and include the total linear feet of roads on the plan.

Discussion: John Darrohn, the project engineer, spoke in favor of the proposed subdivision. Mr. Darrohn provided a brief overview of the project.

Chairman Bichel asked if these were estate lots. Mr. Darrohn stated yes.

Ms. Clark asked how much of the Harness Planned Development is already built or approved to be built. Kim Hamel, the land development manager for Harness, explained there will be approximately eight phases with phases one through three completed or in the process of construction. Ms. Hamel stated this application is the fourth phase.

Motion: by Mr. Bailey, seconded by Mr. Looper, to approve with condition PP-2022-094. The motion carried unanimously by voice vote.

PP-2022-093 Hudson Pointe

Chairman Bichel and Mr. Hammond recused themselves.

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Hudson Pointe, a Cluster Development under Option 1 of the Zoning Ordinance located north east of the intersection of Pelham Rd and Hudson Rd. The applicant is requesting 27 lots at a density of 2.4 units/acre in single family R-20 zoning district. Access is provided off of Pelham Rd (state) and County Squire Ct (county). Water and sewer will be provided by Greenville Water and Metro 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. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections. The recommended density is 3-5 dwellings/acre. Hudson Pointe proposes 2.4 dwellings/acre consistent with the comprehensive plan.

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

Approval conditions are as follows:

- A Tree Protection Plan (TPP) shall be submitted with the grading permit application following the TPP requirements set forth in the Tree Ordinance
- The TPP shall provide three additional density unit credits to be eligible for the 10% density bonus yielding two additional lots
- Submit a revised plan before July 6, 2022 correcting the following tables in consultation with staff: tree density calculations, trees preserved and site data tables to indicate the correct the number of total lots.
- The revised plan shall be approved administratively.

Discussion: Three speakers spoke in favor of the proposed subdivision. The first speaker, Chris Laney, the developer, provided a brief overview of the project. Mr. Laney explained they have worked with residents to alleviate their concerns and provided additional access along Pelham Road. Mr. Laney stated the plan protects two and a half acres of existing trees on the site.

Mr. Bailey asked for a clarification on the density unit credit discrepancy between staff and the developer. Ms. Jeffers-Campbell detailed the calculation provided by staff. Ms. Jeffers-Campbell stated staff could meet with the developer to resolve the discrepancies.

The second speaker, Wally Zinck, stated he was in favor of the proposed subdivision but was concerned about the increase in traffic and suggested the Planning Commission recommend an additional lane be added to Country Squire Court.

The third speaker, Paul Talbert, the project engineer, stated SCDOT has not been favorable to the additional lane.

Stan Tzouvelekas, Greenville County Councilor, spoke in favor of the proposed subdivision. Councilor Tzouvelekas explained they have met with local citizens and developed a plan that satisfied residents and the developer.

Motion: by Mr. Rogers, seconded by Mr. Looper, to approve with condition PP-2022-093 and the additional condition for staff to decipher the tree density unit credit as they deem appropriate. The motion carried unanimously by voice vote with two recused (S. Bichel; F. Hammond).

Chairman Bichel and Mr. Hammond returned.

6. Planning Report

Ms. Jeffers-Campbell presented the June Planning Report.

7. Old Business

None

8. New Business

None

9. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Nicole Miglionico

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Recording Secretary