

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

Commissioners Present: S. Bichel, Chair; M. Shockley; E. Forest; M. Looper; J. Rogers; F. Hammond; J. Howard

Commissioners Absent: J. Bailey; C. Clark

County Councilors Present: None

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

1. Call to Order

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

2. Invocation

Mr. Rogers provided the invocation.

3. Approval of the Minutes of the February 23, 2022 Commission Meeting

Motion: by Mr. Looper, seconded by Mr. Howard, to approve the minutes of the February 23, 2022 Commission meeting, as presented. The motion carried by voice vote.

4. Preliminary Subdivision Applications

PP-2022-022 Bethany Farms

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for, Bethany Farms, a single family subdivision located in the unincorporated area of Simpsonville just south of the intersection of East Georgia and Bethany Road in the Scuffletown Rural Conservation District. The applicant is requesting 40 lots on 51.19 acres in the R-S residential suburban zoning district. Access is provided off of Bethany Rd – a state road. Water and sewer will be provided by Greenville Water and septic, respectively.

The proposed subdivision is located within 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 3-5 dwellings/acre. Bethany Farms is proposing 0.78 dwellings/acre.

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

- The detention area must be located outside of the required 50' undisturbed screening buffer. A revised plan shall be submitted before April 6, 2022 showing the detention area outside of the 50' buffer area.

Discussion: There were no speakers in opposition or in favor of the proposed subdivision.

Mr. Shockley asked if there would be a problem moving the detention pond out of the buffer. Mr. Harrison, the project engineer, stated it would not be an issue. Mr. Harrison explained the proposed subdivision previously went before the Planning Commission and was unanimously approved. Mr. Harrison stated after talking with ReWa and Metropolitan Sewer Authority, the developer adjusted the proposal from a community septic system to individual septic systems and reduced the number of lots from 50 to 40.

Chairman Bichel asked if the lots would need to be rearranged if the pond was moved. Mr. Harrison stated they still feel there is a large enough area to make the pond work. Chairman Bichel explained that according to the Zoning Ordinance, existing vegetation shall not be clear cut and existing significant trees shall be preserved within the 50 foot buffer. Chairman Bichel asked how they could build a pond without clear-cutting the vegetation. Mr. Harrison explained they would move the pond outside of the 50 foot buffer where a wet detention pond is permitted. Chairman Bichel stated the LDR requires areas of standing timber to be denoted on the preliminary plat. Mr. Harrison stated they would denote standing timber when they move the pond.

Mr. Hammond asked why the common septic area didn't work. Mr. Harrison stated ReWa was more comfortable with individual septic systems.

Motion for PP-2022-022: by Mr. Shockley, seconded by Mr. Forest, to approve with condition PP-2022-022 including an additional condition to delineate standing timber. The motion carried unanimously by voice vote with two absent (J. Bailey; C. Clark).

VA-2022-045 Proximity (Sidewalk Variance)

Rashida Jeffers-Campbell addressed the Commission members with a variance application. The applicant is requesting a variance from LDR 8.18 which requires that sidewalks have a 2' minimum grass strip. In lieu of the 2' minimum grass strip, the applicant is proposing to relocate the 5' wide concrete sidewalk to the back of curb along Vicinity Lane to accommodate the root systems of landscaping located just outside of the right-of-way.

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

Discussion: None

Motion for VA-2022-045: by Mr. Looper, seconded by Mr. Rogers, to approve VA-2022-045. The motion carried unanimously by voice vote with two absent (J. Bailey; C. Clark).

5. Rezoning Requests

CZ-2022-019

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-019.

The subject parcel zoned R-10, Single-Family Residential is located along S. Florida Avenue, a two lane State-maintained residential road. Staff is of the opinion that the requested rezoning to S-1, Services

does not align with the Plan Greenville County Comprehensive Plan, which designates this area for Traditional 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. Shockley, seconded by Mr. Howard, to deny CZ-2022-019. The motion carried unanimously by voice vote with two absent (J. Bailey; C. Clark).

CZ-2022-020

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-020.

The subject parcel zoned R-15, Single-Family Residential is located along Highway 14, a four-to-six lane State-maintained Arterial road. The requested rezoning does not align with the Plan Greenville County Comprehensive Plan, which designates this area for Traditional Neighborhood. Additionally, the requested rezoning does not align with the existing R-15 zoning of adjacent parcels. With that, Staff is of the opinion that a successful rezoning to C-1, Commercial 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-1, Commercial District.

Discussion: None

Motion: by Mr. Shockley, seconded by Mr. Looper, to deny CZ-2022-020. The motion carried unanimously by voice vote with two absent (J. Bailey; C. Clark).

Mr. Hammond recused himself.

CZ-2022-022

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-022.

The subject parcels zoned S-1, Services District are located along Old Augusta Road Extension, a two lane State-maintained local road, J. Walter Moon Boulevard, a four lane County-maintained local road, and Moon Acres Road, a two-to-three lane County-maintained local road. The subject property is designated in the Plan Greenville County Comprehensive Plan as Mixed Employment. While staff realizes that the Mixed Employment Future Land Use Designation allows for multifamily residential, staff also recognizes that these areas are also appropriate for service uses. Further, staff is of the opinion that S-1, Services is the appropriate zoning district for this site, because it is located adjacent to C-2, Commercial and I-1, Industrial zoning designations.

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

Discussion: Mr. Rogers explained the area needed affordable and multifamily housing. Mr. Rogers stated multifamily residential zoning may be a better use for the area than S-1 zoning.

Chairman Bichel explained that the general manager of Magna presented at the public hearing and stated the land would have vibrations during the night due to the 24/7 activity from the manufacturing plant.

Mr. Shockley stated he agreed with Mr. Rogers. Mr. Shockley explained they needed to find a transitional place for multifamily housing and it would be up to the developer to plan for the existing conditions of the area.

Mr. Rogers agreed with Mr. Shockley and stated he was reluctant to tell the developer they could not build due to activity from the property down the street.

Chairman Bichel stated he agreed with staff that residential zoning is not fitting for the area.

Motion: by Mr. Rogers, seconded by Mr. Shockley, to approve CZ-2022-022. The motion failed by hand vote with two in favor (J. Rogers; M. Shockley) and four in opposition (S. Bichel; E. Forest; M. Looper; J. Howard) with two absent (J. Bailey; C. Clark) and one recused (F. Hammond).

Mr. Hammond returned.

CZ-2022-023

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-023.

The subject parcel, zoned R-S, Residential Suburban, is located along Log Shoals Road, a two-lane State-maintained collector road. Staff is aware that the Future Land Use Map of Mixed Employment Center recommends uses permitted within the C-2, Commercial District; however, Staff is of the opinion that a successful rezoning to C-2, Commercial could be too intensive for the surrounding area.

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

Discussion: None.

Motion: by Mr. Shockley, seconded by Mr. Looper, to deny CZ-2022-023. The motion carried unanimously by voice vote with two absent (J. Bailey; C. Clark).

CZ-2022-024

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-024.

The subject parcel, zoned R-15, Single-Family Residential, is located on Huff Drive, a two-lane County-maintained local road and Stevenson Lane, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning of R-12, Single-Family Residential is consistent with surrounding land uses as well as the Future Land Use Map.

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

Discussion: Chairman Bichel stated he does not agree with staff and believes this would be spot zoning.

Mr. Hammond stated he does not agree that it is spot zoning. Mr. Hammond explained there are three different zoning classifications around the parcel.

Chairman Bichel asked why the property was being rezoned. The applicant, Roger Clinkscales, explained the property owner will be keeping two acres of the property and will be living there while the property is being developed.

Mr. Forest asked if the density would align with R-15 zoning. Mr. Henderson explained the remaining parcel outside of what the property owner retains will meet R-15 zoning.

Mr. Rogers asked about recommended density for Suburban Neighborhood and Rural Corridor. Mr. Henderson stated Suburban Neighborhood is three-to-five units per acre and Rural Corridor is one dwelling per two acres.

Motion: by Mr. Forest, seconded by Mr. Hammond, to approve CZ-2022-024. The motion carried by voice vote with six in favor (M. Shockley; E. Forest; M. Looper; J. Rogers; F. Hammond; J. Howard) and one in opposition (S. Bichel) with two absent (J. Bailey; C. Clark).

CZ-2022-025

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-025.

The subject parcel, zoned R-S, Residential Suburban, is located along State Park Road, a two-lane State-maintained collector road. Staff is of the opinion that successful rezoning to AG, Agricultural Preservation, is in keeping with the surrounding area and would not have an adverse impact on this area.

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

Discussion: None.

Motion: by Mr. Looper, seconded by Mr. Shockley, to approve CZ-2022-025. The motion carried unanimously by voice vote with two absent (J. Bailey; C. Clark).

CZ-2022-026

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-026.

The subject parcel zoned I-1, Industrial is located along Pelham Davis Cir., a two-lane County-maintained local road. Staff is of opinion that the requested rezoning to S-1, Services is appropriate for this site due to similar land uses and zoning in the surrounding area.

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

Discussion: Mr. Rogers asked if GSP airport weighed in on this application. Mr. Henderson explained GSP airport will weigh in prior to any permits.

Motion: by Mr. Rogers, seconded by Mr. Shockley, to approve CZ-2022-026. The motion carried unanimously by voice vote with two absent (J. Bailey; C. Clark).

CZ-2022-028

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-028.

The subject parcel zoned R-20, Single-Family Residential is located along Hallcox St. and Cuttino Cir., both two-lane County-maintained residential roads. This request would only allow for one additional lot on site. Because of this, staff is of the opinion that the requested rezoning to R-6, Single-Family Residential to subdivide this lot in half is appropriate due to similar lot configurations and lot sizes throughout this entire area.

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

Discussion: None.

Motion: by Mr. Hammond, seconded by Mr. Looper, to approve CZ-2022-028. The motion carried unanimously by voice vote with two absent (J. Bailey; C. Clark).

Mr. Rogers recused himself.

CZ-2022-030

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-030.

The subject Unzoned parcels are located along Emily Lane, a two-lane State-maintained collector road, and Pine Drive, a two-lane County-maintained residential road. Staff is of the opinion that the requested zoning of R-M20, Multifamily Residential is appropriate as it is the same density as what would be required in the Unzoned area and is adjacent to other R-M20 zoned properties and similar uses.

Based on these reasons, staff recommends approval of the requested initial zoning to R-M20, Multifamily Residential.

Discussion: None.

Motion: by Mr. Looper, seconded by Mr. Howard, to approve CZ-2022-030. The motion carried unanimously by voice vote with two absent (J. Bailey; C. Clark) and one recused (J. Rogers).

Mr. Rogers returned.

6. Planning Report

Mr. Coker presented the March Planning Report.

7. Old Business

None

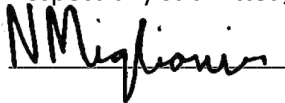
8. New Business

None

9. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 5:24 p.m.

Respectfully submitted,

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

Nicole Miglionico

Recording Secretary