

**Greenville County Planning Commission Minutes**  
**October 26, 2022 at 4:30 p.m.**  
**Conference Room D at County Square**

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

**Commissioners Absent:** J. Rogers

**County Councilors Present:** None.

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

**1. Call to Order**

Chairman Bichel called the meeting to order at 4:34 p.m.

**2. Invocation**

Mr. Bailey provided the invocation.

**3. Approval of the Minutes of the September 28, 2022 Commission Meeting**

**Motion:** by Mr. Looper, seconded by Mr. Howard, to approve the minutes of the September 28, 2022 Commission meeting, as presented. The motion carried unanimously by voice vote with one absent (J. Rogers).

**4. Rezoning Requests**

**CZ-2022-087**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-087.

The subject parcels, zoned PD, Planned Development District are located along Old Spartanburg Road, a five-lane State-maintained arterial road. Staff is of the opinion that the requested zoning of PD-MC, Planned Development, Major Change, would allow for rebuilding of a commercial building on TMS #0538130100105, and would be consistent with the surrounding land uses.

The development would have to meet the following condition:

1. 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 PD-MC, Planned Development – Major Change with the aforementioned condition.

**Discussion:** None.

**Motion:** by Mr. Howard, seconded by Mr. Bailey, to approve with condition CZ-2022-087. The motion carried unanimously by voice vote with one absent (J. Rogers).

**CZ-2022-088**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-088.

The subject parcel, zoned R-R3, Rural Residential is located along Gilliam Road, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential, is consistent with surrounding land uses and the R-S, Residential Suburban zoning to the south. Staff is of the opinion that a successful rezoning would be consistent with the uses in the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.

**Discussion:** None.

**Motion:** by Mr. Bailey, seconded by Mr. Looper, to approve CZ-2022-088. The motion carried unanimously by voice vote with one absent (J. Rogers).

**CZ-2022-090**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-090.

The subject parcels, zoned C-1, Commercial District are located along Farris Bridge Road, a five-lane State-maintained arterial road and White Horse Road, a seven-lane State-maintained arterial road. The parcels are designated as Commercial/Office in the Berea Community Plan. Furthermore, the requested zoning is consistent with the adjacent uses. Staff is of the opinion that a successful rezoning to C-3, Commercial District would not create additional adverse impacts on the surrounding areas.

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. Howard, to approve CZ-2022-090. The motion carried unanimously by voice vote with one absent (J. Rogers).

**CZ-2022-092**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-092.

The subject parcel zoned I-1, Industrial is located along Donaldson Road, a two-lane State-maintained collector road; Exchange Street, a two-lane County-maintained local road; and Perimeter Road, a two-lane County-maintained local road. The proposed rezoning to S-1, Services District is consistent with the zoning of adjacent parcels. Additionally, the subject parcels are included in the South Greenville Area Plan, where they are designated as Service/Industrial. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the surrounding area.

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

**Discussion:** None.

**Motion:** by Mr. Bailey, seconded by Mr. Shockley, to approve CZ-2022-092. The motion carried unanimously by voice vote with one absent (J. Rogers).

**CZ-2022-093**

CZ-2022-93 was withdrawn by the applicant.

**CZ-2022-094**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-094.

The subject parcel is located along Hilltop Avenue, a two-lane County-maintained local road. The subject parcel was platted for two separate parcels, which were then combined. Based on County records, it appears each initial parcel was slightly less than 7,500 square feet in area. Staff is of the opinion that rezoning the subject parcel to R-6, Single-Family Residential to allow the parcel to be subdivided is consistent with the surrounding area and would not create adverse impacts on the area.

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

**Discussion:** None.

**Motion:** by Mr. Looper, seconded by Mr. Bailey, to approve CZ-2022-094. The motion carried unanimously by voice vote with one absent (J. Rogers).

**CZ-2022-095**

CZ-2022-095 was withdrawn by the applicant.

**CZ-2022-096**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-096.

The subject parcels, zoned R-R1, Rural Residential are located along Garrison Road, a two to three-lane State-maintained collector road; Reedy Fork Road, a two to three-lane State-maintained collector road; and Mamie Black Road, a two-lane County-maintained residential road. The Plan Greenville County Comprehensive Plan designates the parcels as Suburban Mixed Use and Rural Living. Staff is of the opinion that a successful rezoning to PD, Planned Development to allow for 41 single-family detached homes, 64 single-family attached homes, and 42,000 sq. ft. of commercial use is consistent with the Future Land Use Map.

The development would have to meet the following conditions:

1. 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 PD, Planned Development with the aforementioned conditions.

**Discussion:** Chairman Bichel stated the infrastructure could not support additional traffic.

**Motion:** by Mr. Shockley, seconded by Mr. Hammond, to approve CZ-2022-096. The motion failed by hand vote with three in favor (M. Shockley, F. Hammond, J. Barbare) and four in opposition (S. Bichel, J. Bailey, M. Looper, J. Howard) with one absent (J. Rogers).

**CZ-2022-097**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-097.

The subject parcel, zoned R-S, Residential Suburban District, is located along West Georgia Road, a two to three-lane State-maintained arterial road and Rocky Creek Road, a two to three-lane State-maintained collector road. The Plan Greenville County Comprehensive Plan designates the Future Land Use as Suburban Neighborhood, which recommends a density of 3 to 5 units per acre. The proposal is for a maximum of 61 units, which equals 5 units per acre and is consistent with the Future Land Use. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, is appropriate for the area.

The development would have to meet the following conditions:

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 FRD, Flexible Review District with the aforementioned condition.

**Discussion:** Mr. Bailey stated the density was too high and the area did not have adequate infrastructure.

**Motion:** by Mr. Bailey, seconded by Mr. Howard, to deny CZ-2022-097. The motion carried by hand vote with four in favor (S. Bichel, J. Bailey, M. Looper, J. Howard) and three in opposition (M. Shockley, F. Hammond, J. Barbare) with one absent (J. Rogers).

**6. Preliminary Subdivision Applications**

**PP-2022-172 Northbrook Village Townes**

**VAR2022-114 Northbrook Village Townes Secondary Access Variance**

Ms. Staton addressed the Commission members with a preliminary subdivision application for Northbrook Village, an Option 1 Cluster Development on Stallings Rd east of the intersection of Stallings Rd. and Reid School Rd. The applicant is requesting 99 lots at a density of 3.26 units/acre in the R-12, Single-Family Residential zoning district. Access is provided off of New Tilth Rd (County). Water and sewer will be provided by Blue Ridge Water and Metro, respectively.

The subject site is designated as Open Space and Suburban Edge in 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. Suburban Edges recommend a density of 0 to 1 dwelling units per acre. Northbrook Village is proposing 3.26 units per acre.

### **Variance Application**

VAR2022-114 was submitted in response to a requirement for a secondary emergency access for this development. SAC had no comments on this variance request.

Staff recommends approval of this Preliminary Plan and variance request with the Standard and Specific Requirements with the following conditions:

1. Provide a revised preliminary plan application by December 7, 2022 with the following items:
  - a. Site distance lines shown on the plan
  - b. 25 foot buffers for any area denoted as wetlands on the plan
  - c. Documentation that the owner of the adjacent property (TMS# T028000101100) will extend the right-of-way for Pleasure Drive to the edge of the property line and that the right-of-way will be granted from the developer.
  - d. Documentation that the process to transition Pleasure Drive from private to public has been started with Greenville County Roads and Bridges.
2. Provide a revised Traffic Impact Study by December 7, 2022 that includes any approved local, state or private improvements within the study area that will be underway in the build-out year and traffic generated by other proposed and approved developments in the study area, in accordance with the requirements of LDR Section 9.2.D.

Condition added by Planning Commission

1. Deed the right-of-way for a future deceleration lane from Reid School Road to New Tilth Road.

Failure to resubmit by said deadline will result in denial of the application and a new application will be required.

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

Mr. Bailey stated he struggled to understand why the proposed subdivision would not need turn lanes. Allen Reid, the project traffic engineer, stated the traffic build out volume fell below the SCDOT thresholds that would require turn lanes.

Chairman Bichel stated references to New Tilth Townhomes were in violation of LDR 3.3.4.D "The name of the subdivision (which shall remain consistent through all processing)." Mr. Reid explained the Traffic Impact Study was stamped and submitted to SCDOT on August 10<sup>th</sup>. Mr. Reid stated to avoid resubmitting and potentially falling out of approval, they changed the cover sheet to align with the project name, however, the data remained the same. David Graffius, the project engineer, stated they would update the name on the TIS. Chairman Bichel stated the proposed density is inconsistent with the Comprehensive Plan. Ms. Staton explained the density met the current zoning.

Mr. Bailey asked the applicant if they were willing to provide turn lanes. Mr. Reid stated it was not warranted based on the TIS analysis. David Miller, the developer, explained they are providing additional road improvements through another development in the area by providing a traffic light at Reid School Road. Mr. Bailey explained he was trying to create

conditions for residents to welcome new development. Mr. Bailey asked if they would be willing to provide a deceleration lane on the property. Mr. Graffius explained they would need to consult with SCDOT and Greenville County Roads and Bridges but believed a deceleration lane would be better served off of Reid School Road onto New Tilth Road. Mr. Graffius stated they could dedicate the land for future improvements. Mr. Bailey stated he would be satisfied if they deed the land for a future deceleration lane.

Mr. Hammond explained Planning Commissioners are not qualified to be traffic engineers and is concerned when they attempt to provide traffic expertise.

**Motion:** by Mr. Bailey, seconded by Mr. Howard, to approve with conditions PP-2022-172. The motion carried unanimously by voice vote with one absent (J. Rogers).

**Motion:** by Mr. Bailey, seconded by Mr. Howard, to approve with conditions VA-2022-114. The motion carried unanimously by voice vote with one absent (J. Rogers).

**PP-2022-173 Abney Woods**

**VA-2022-174 Abney Woods Internal Access Variance**

Ms. Staton addressed the Commission members with a preliminary subdivision application for Abney Woods, a Conventional Development on New Circle Rd and Mill Circle Rd southwest of the intersection of Highway 276 and White Horse Rd Ext. The applicant is requesting 16 lots at a density of 1.15 units/acre in the R-S, Residential Suburban zoning district. Access is provided off of New Circle Rd (County) and Mill Circle Rd (County). Water and sewer will be provided by Greenville Water and Septic respectively.

The subject site is designated as Rural Corridor in 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. Rural Corridors recommend a density of 1 dwelling unit per every 2+ acres. Abney Woods is proposing 1.15 units per acre.

**Variance Application**

VA-2022-174 was submitted in response to a requirement for internal access. The applicant is requesting that all new lots for Abney Woods be accessed from existing New Circle Rd. There were no SAC Comments regarding this request.

Staff recommends denial of the preliminary plan and variance request.

**Discussion:** Mr. Bailey asked for further explanation on the variance request. Ms. Staton explained the variance request is due to not providing internal access as required by LDR 8.4. Ms. Staton stated staff recommended denial because the variance is intended to be used for infill development. Ms. Jeffers-Campbell explained approval would establish a precedent for future major developments to use the variance in lieu of providing an internal road. Mr. Bailey asked if the application came back with fewer lots, would staff's recommendation change. Ms. Jeffers-Campbell explained if the applicant reduced the number of lots to a reasonable amount, staff may be able to work with the applicant but those conversations should be had outside of the meeting.

There were no speakers in opposition of the proposed subdivision.

Michael Cain, the project engineer, explained the project should be considered a different scenario due to the location, unique shape, natural features, septic use, and topography of the property.

Mr. Bailey explained approving the application puts the Planning Commission and staff in a difficult position to remain consistent with similar proposals in the future. Mr. Kane stated the project makes sense due to the unavailability of sewer and unique configuration.

Mr. Shockley stated he was in favor of the development. Mr. Shockley explained he understood staff's concerns but believed these types of situations are why there is a Planning Commission and doesn't believe there is a way to utilize the land any better.

Mr. Howard asked if it would be possible to reduce the number of lots. Mr. Howard stated the development was a great design.

Mr. Bailey stated he did not believe the developer would be able to reduce the number of lots and could understand Mr. Shockley's opinion.

Chairman Bichel stated he agreed with staff's recommendation and believed approving the project would set a bad precedent.

Mr. Hammond stated every application should be viewed on a case by case basis. Mr. Hammond explained the project will not negatively impact traffic in the area.

**Motion:** by Mr. Hammond, seconded by Mr. Shockley, to approve PP-2022-173. The motion carried by hand vote with six in favor (J. Bailey; M. Shockley; M. Looper; F. Hammond; J. Howard; J. Barbare) and one in opposition (S. Bichel) with one absent (J. Rogers).

**Motion:** by Mr. Hammond, seconded by Mr. Shockley, to approve VA-2022-174. The motion carried by hand vote with six in favor (J. Bailey; M. Shockley; M. Looper; F. Hammond; J. Howard; J. Barbare) and one in opposition (S. Bichel) with one absent (J. Rogers).

**PP-2022-177 Emory Estates Phase 1**

**VA-2022-178 Emory Estates Ph. 1 Buffer Variance**

Ms. Staton addressed the Commission members with a preliminary subdivision application for Emory Estates Ph. 1, a Conventional Infill Development on Rutherford Rd. and Love St. northeast of the intersection of Highway 276 and Rutherford Rd, adjacent to the City of Greenville. The applicant is requesting 7 lots at a density of 3.27 units/acre in the R-6, Single-Family Residential zoning district. Access is provided off of Love St. (County) and Clay St (County). Water and sewer will be provided by Greenville Water and Septic respectively.

The subject site is designated as Traditional Neighborhood in the Comprehensive Plan. Traditional Neighborhoods are characterized primarily by early and mid-twentieth century single-family homes, with some blocks including small-scale apartment buildings and attached townhomes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes. The Traditional Neighborhood Character Area recommends a density of 6 to 20 dwellings per acre. Emory Estates Ph. 1. is proposing 3.27 units per acre.

**Variance Application**

VA-2022-178 was submitted in response to a requirement from LDR 8.21 requiring 20 foot screening buffers along property lines of the site that adjoin commercial or residential development. There were no SAC Comments regarding this request.

Staff recommends approval of this Preliminary Plan and variance request with the Standard and Specific Requirements.

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

Michael Cain, the project engineer, explained the variance was requested to align with the overall goal of Greenville County Redevelopment’s Brutontown project.

Mr. Bailey asked where the buffer was missing. Mr. Cain pointed out where the buffer would have been.

**Motion:** by Mr. Bailey, seconded by Mr. Howard, to approve PP-2022-177. The motion carried unanimously by voice vote with one absent (J. Rogers).

**Motion:** by Mr. Bailey, seconded by Mr. Howard, to approve VA-2022-178. The motion carried unanimously by voice vote with one absent (J. Rogers).

**PP-2022-179 Emory Estates Phase 2**

**VA-2022-180 Emory Estates Ph. 2 Buffer Variance**

Ms. Staton addressed the Commission members with a preliminary subdivision application for Emory Estates Ph. 1 is a Flexible Review District on Rutherford Rd., Scott St., and Love St. northeast of the intersection of Highway 276 and Rutherford Rd, adjacent to the City of Greenville. The applicant is requesting 14 lots at a density of 10 units/acre in the FRD, Flexible Review District zoning district. Access is provided off of Love St. (County) and Clay St (County). Water and sewer will be provided by Greenville Water and Metro, respectively.

The subject site is designated as Traditional Neighborhood in the Comprehensive Plan. Traditional Neighborhoods are characterized primarily by early and mid-twentieth century single-family homes, with some blocks including small-scale apartment buildings and attached townhomes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes. The Traditional Neighborhood Character Area recommends a density of 6 to 20 dwellings per acre. Emory Estates Ph. 2 is proposing 10 units per acre.

**Variance Application**

VA-2022-180 was submitted in response to a requirement from LDR 8.21 requiring 20 foot screening buffers along property lines of the site that adjoin commercial or residential development. There were no SAC Comments regarding this request.

Staff recommends approval of this Preliminary Plan and variance request with the Standard and Specific Requirements.

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

Michael Cain, the project engineer, stated this was the same situation as Emory Estates Phase 1 but provided a different product.

**Motion:** by Mr. Bailey, seconded by Mr. Looper, to approve PP-2022-179. The motion carried unanimously by voice vote with one absent (J. Rogers).

**Motion:** by Mr. Bailey, seconded by Mr. Looper, to approve VA-2022-180. The motion carried unanimously by voice vote with one absent (J. Rogers).

**PP-2022-185 Creekhaven Subdivision**

**VAR2022-111 Creekhaven Buffer Variance**

Ms. Staton addressed the Commission members with a preliminary subdivision application Creekhaven Subdivision, an Option 1 Open Space Subdivision located south of the intersection of Tanner Rd and Reid School Rd. The applicant is requesting 27 lots at a density of 4.35 units/acre in the R-10, Single-Family Residential zoning district. Access is provided off of Randy Drive (County). Water and sewer will be provided by Greenville Water and Metro, respectively.

The subject site is designated as Suburban Edge in 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 Suburban Edge Character Area recommends a density of 0 to 1 dwellings per acre. Creekhaven is proposing 4.35 units per acre.

**Variance Application**

VAR2022-111 was submitted in response to a requirement from LDR 8.21 requiring 20 foot screening buffers along property lines of the site that adjoin commercial or residential development. The applicant is requesting to waive this requirement along the entrance of the site due to the location of an existing stream that limits the ability to provide planting in that area. There were no SAC Comments regarding this request.

Staff recommends approval of this Preliminary Plan and variance request with the Standard and Specific Requirements with the following condition:

1. Please provide a revised preliminary plan by November 4, 2022, showing the locations of fire hydrants on site.

Condition added by Planning Commission

1. Removal of the single family detached home from the plan.

**Discussion:** There were four speakers in opposition of the proposed subdivision. The first speaker, Walter Gerald, explained his neighborhood, Edwards Forest Subdivision, was already being used as a cut through and this development would increase the traffic going through his neighborhood. Mr. Gerald expressed concern about increased traffic on Randy Drive, a home built on the sewer line, and the reduction of wildlife habitat. The second speaker, Jim Phillips, echoed the concern about increased traffic on Randy Drive. Mr. Phillips stated they are concerned about sewer changes, road safety, drainage problems, and the design being

inconsistent with the surrounding area. The second speaker, Rebecca Phillips, explained a new traffic pattern for Taylors Elementary has created traffic problems in the Edwards Forest Subdivision. Ms. Phillips stated if the proposed subdivision was going to be an extension of Edwards Forest it should match the density and character of the homes. The final speaker, Don Bridges, stated he agreed with all of the comments stated by all speakers in opposition.

Mr. Hammond asked about the addition of the single-family home on the property. Jamie McCutchen, the project engineer, explained it was usable land but the developer may be open to selling the property to local residents and forgoing the lot.

Mr. McCutchen stated they are aware of a drainage issue on the property, they will be conducting a detailed flood study, and are prepared to make drainage improvements.

Mr. Hammond asked if the developer would be willing to forgo the single-family house. Mr. McCutchen stated he was reluctant to speak for the developer but believed he would be amenable.

Chairman Bichel stated only four out of twenty-seven units have access to the common area which is not compliant with LDR 11.4 and the proposal is inconsistent with the surrounding area. Mr. McCutchen stated they chose to use the existing buffer and stream area as their common area.

Mr. Hammond questioned the obligation of the developer to match the surrounding homes if the zoning is consistent with the application request.

Mr. Bailey asked staff for the rezoning history of the property. Mr. Coker stated the property was rezoned to R-10 in January 2016. Mr. Coker explained the property used to be the Edwards Forest HOA amenity area and they sold the property to the current land owner.

Chairman Bichel stated he cannot support the application due to noncompliance with LDR 11.4.

**Motion:** by Mr. Hammond, seconded by Mr. Shockley, to approve with conditions PP-2022-185. The motion carried by hand vote with six in favor (J. Bailey; M. Shockley; M. Looper; F. Hammond; J. Howard; J. Barbare) and one in opposition (S. Bichel) with one absent (J. Rogers).

**Motion:** by Mr. Hammond, seconded by Mr. Shockley, to approve VAR2022-111. The motion carried unanimously by voice vote with one absent (J. Rogers).

**PP-2022-187    Armstrong Farms**

Ms. Staton addressed the Commission members with a preliminary subdivision application for Armstrong Farms, a conventional development located southwest of the intersection of Ledbetter Rd and Old White Horse Rd. The applicant is requesting 10 lots at a density of 0.21 units/acre in the R-S, Residential Suburban zoning district. Access is provided off of Ledbetter Rd (State). Water and sewer will be provided by Greenville Water and Septic, respectively.

The subject site is designated as Suburban Edge in 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 Suburban Edge Character Area recommends a density of 0 to 1 dwellings per acre. Armstrong Farms is proposing 0.21 units per acre.

Staff recommends denial of this preliminary plan due to the outstanding SAC Comments.

**Discussion:** There was one speaker in opposition of the proposed subdivision. Janet Lomicka, explained Armstrong Creek turns into a 150-foot wide river during rain storms and backs up the culvert. Ms. Lomicka was concerned the subdivision access would be impassable during times of flooding, possible creek contamination, and potential for bunched arrowhead.

Chairman Bichel stated the design is incomplete.

Mr. Bailey stated he would love to see this type of development but it was a shame the design was not complete.

Mr. Howard agreed with Mr. Bailey and made a motion to deny based on staff recommendations.

**Motion:** by Mr. Howard, seconded by Mr. Looper, to deny PP-2022-187. The motion carried unanimously by voice vote with one absent (J. Rogers).

#### **PP-2022-190 Radford (Revision)**

Ms. Staton 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 Metro 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

#### **Case History**

Radford was originally approved under case number PP-2022-090. The revision is due to the results of the final wetland report, which caused the relocation of two lots and changed the cul-de-sac to a hammerhead turnaround.

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

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

Austin Allen, the project engineer, detailed the proposed revisions and stated the intent of the development remained the same.

Mr. Howard asked if there were sidewalks throughout the subdivision. Mr. Allen stated they will put sidewalks on both sides of the road.

**Motion:** by Mr. Bailey, seconded by Mr. Hammond, to approve PP-2022-190. The motion carried unanimously by voice vote with one absent (J. Rogers).

**PP-2022-154 Hazel Hills**

Ms. Staton addressed the Commission members with a preliminary subdivision application for Hazel Hills, a Rural Conservation Development on Locust Hill Rd. and Hwy 25 northeast of the intersection of Locust Hill Rd. and Hwy 25. The applicant is requesting 39 lots at a density of 1.18 units/acre in the Unzoned area. Access is provided off of Locust Hill Rd (state). Water and sewer will be provided by Greenville Water and septic, respectively.

The subject site is designated Rural Living in 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 Rural Living Character area recommends a density of one dwelling unit per two or more acres. Hazel Hills is proposing 1.17 dwelling units per acre, greater than what the Comprehensive Plan recommends.

Staff recommends conditional approval of the Preliminary Plan with the Standard and Specific Requirements with the following condition:

1. Submit a variance request application by the November 2<sup>nd</sup>, 2022 deadline to be reviewed and approved administratively at the November SAC Meeting.
2. Submit a revised Preliminary Plan showing the appropriate sight distance on the plan by November 4, 2022. Failure to resubmit by said deadline will result in denial of the application and a new application will be required.

**Discussion:** Mary Lou Plumley was the only speaker in opposition of the proposed subdivision. Ms. Plumley expressed concern about sight distance, unsafe traffic conditions, and line of sight from her adjacent driveway.

Kevin Tumblin, the project engineer, spoke in favor of the proposed subdivision. Mr. Tumblin stated they need 610 feet of sight distance to meet the requirement. Mr. Tumblin explained it is difficult under the existing conditions to review, but from his preliminary evaluation he believed they could meet the sight distance requirement. Mr. Tumblin stated he was confused about staff's requirement to provide sight distance because sight distance can only be certified by SCDOT, which occurs later in the process.

Chairman Bichel asked if sight distance is a requirement in the LDR. Ms. Jeffers-Campbell stated clear sight distance is a requirement in the LDR. Mr. Tumblin stated only SCDOT can certify and approve sight distance. Ms. Jeffers-Campbell stated SCDOT certifies sight distance but it can and should be shown on the preliminary plan. Mr. Tumblin stated he had been to the location and

believed they could achieve clear sight distance. Ms. Jeffers-Campbell explained SCDOT does not provide variances for sight distance and if the sight distance cannot be achieved, they will not receive a permit.

Mr. Bailey stated entering the neighborhood from a 55 mile per hour road seemed unsafe without turn lanes or a deceleration lane. Mr. Tumblin stated he is not a traffic engineer and relied on traffic engineers and SCDOT to make those decisions. Mr. Bailey pointed out a TIS was not completed due to the size of the development. Mr. Bailey stated he cannot support the application without some type of traffic safety improvement.

Chairman Bichel explained LDR Article 22 was revised in April 2022 and the application was not in compliance with those revisions. Mr. Tumblin stated this was the second time the application was reviewed by staff who approved the submission. Chairman Bichel pointed out inconsistencies with the labeling of common areas and open space. Ms. Jeffers-Campbell stated if there was an easement or power-line on the site it could be counted as common area because it's not a parcel or a lot.

Chairman Bichel stated the application does not comply with the revised LDR Article 22.

**Motion:** by Mr. Shockley, seconded by Mr. Hammond, to approve PP-2022-154. The motion failed by hand vote with three in favor (M. Shockley, F. Hammond, J. Barbare) and four in opposition (S. Bichel, J. Bailey, M. Looper, J. Howard) with one absent (J. Rogers).

**6. Planning Report**

Ms. Jeffers-Campbell presented the October Planning Report.

**7. Old Business**

None.

**8. New Business**

None.

**9. Adjourn**

Without objection, Chairman Bichel adjourned the meeting at 6:45 p.m.

Respectfully submitted,

*Nicole Miglionico*

Nicole Miglionico

Recording Secretary