

**Greenville County Planning Commission Minutes
September 28, 2022 at 3:30 p.m.
Conference Room D at County Square**

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

Commissioners Absent: M. Shockley

County Councilors Present: J. Dill

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

1. Call to Order

Chairman Bichel called the meeting to order at 3:30 p.m.

2. Invocation

Chairman Bichel provided the invocation.

3. Approval of the Minutes of the August 24, 2022 Commission Meeting

Motion: by Mr. Looper, seconded by Mr. Howard, to approve the minutes of the August 24, 2022 Commission meeting, as presented. The motion carried unanimously by voice vote with one absent (M. Shockley).

4. Rezoning Requests

CZ-2022-076

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-076.

The subject property, zoned R-M20, Multifamily Residential District, is located on Fedex Way, a two-lane, County maintained residential road and Pine Creek Court Ext., a two-lane, County-maintained residential road. Staff is of the opinion that a successful rezoning to S-1, Services District, which would create consistent zoning along Fedex Way, would not have an adverse impact on the 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. Howard, to approve CZ-2022-076. The motion carried unanimously by voice vote with one absent (M. Shockley).

CZ-2022-077

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-077.

Staff is of the opinion that the proposed amendment will assist in regulating properties that are in violation from enforcement actions and will remove the ability to abuse this provision to continue a violation indefinitely.

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

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Looper, to approve CZ-2022-077. The motion carried unanimously by voice vote with one absent (M. Shockley).

CZ-2022-078

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-078.

The subject parcel, zoned O-D, Office District, is located along Draper Street, a two-lane County-maintained residential collector road and Abney Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to NC, Neighborhood Commercial which would allow for office, as well as retail, restaurant, and residential uses is consistent with the Plan Greenville County Comprehensive Plan, which designates the area as Traditional Neighborhood.

The development would have to meet the following condition:

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

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

Discussion: None.

Motion: by Mr. Howard, seconded by Mr. Looper, to approve CZ-2022-078. The motion carried unanimously by voice vote with one absent (M. Shockley).

CZ-2022-079

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-079.

The subject parcel zoned NC, Neighborhood Commercial, is located along Poinsett Highway, a five-lane State-maintained arterial road. The Plan Greenville County Comprehensive Plan designates the parcel as *Mixed Use Corridor* and *Traditional Neighborhood*. The parcel is adjacent to R-7.5, Single-Family Residential zoning and uses. Staff is of the opinion that a successful rezoning to C-3, Commercial would not align with the Plan Greenville County Comprehensive Plan and would be too intensive for the area.

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

Discussion: None.

Motion: by Mr. Looper, seconded by Mr. Bailey, to deny CZ-2022-079. The motion carried by voice vote with five in favor (M. Looper; J. Bailey; S. Bichel; J. Rogers; J. Howard), two in opposition (F. Hammond; J. Barbare) and one absent (M. Shockley).

CZ-2022-080

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-080.

The subject parcel zoned R-M20, Multifamily Residential District is located along Earle Drive a two-lane County-maintained residential road and Larry Court a two-lane County-maintained residential road. While staff is aware that the Plan Greenville County Comprehensive Plan designates the Future Land Use of this area as industrial, staff is of the opinion that a successful rezoning would allow more intensive uses to encroach closer to the single-family residential dwellings in this area, which could create additional adverse impacts on these parcels.

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

Discussion: Mr. Bailey asked if violation enforcement would occur if the application was denied. Mr. Henderson stated yes.

Motion: by Mr. Hammond, seconded by Mr. Bailey, to deny CZ-2022-080. The motion carried by voice vote with six in favor (F. Hammond; J. Bailey; S. Bichel; M. Looper; J. Rogers; J. Barbare), one in opposition (J. Howard) and one absent (M. Shockley).

CZ-2022-081

CZ-2022-081 was administratively withdrawn.

CZ-2022-082

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-082.

The subject parcel, zoned R-20, Single-Family Residential is located along St. Mark Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-M10, Multifamily Residential would align with the zoning of the parcels to the north and would not have an adverse impact on the area.

Based on these reasons, staff recommends approval of the requested rezoning to R-M10, Multifamily Residential.

Discussion: Mr. Henderson stated the applicant has changed from an authorized representative to the property owner.

Motion: by Mr. Bailey, seconded by Mr. Looper, to approve CZ-2022-082. The motion carried unanimously by voice vote with one absent (M. Shockley).

CZ-2022-083

CZ-2022-083 was administratively withdrawn.

CZ-2022-084

CZ-2022-084 was administratively withdrawn.

6. Preliminary Subdivision Applications

PP-2022-139 Freeman Park Subdivision

VA-2022-110 Freeman Park Access Variance

Ms. Staton addressed the Commission members with a preliminary subdivision application for Freeman Park, an Option 1 Cluster Development on Freeman Drive and S. Adams St. east of the intersection of Hwy 29 and E. Main St. in Taylors. The applicant is requesting 47 lots at a density of 5.75 units/acre in R-7.5, Single-Family Residential zoning district. Access is provided off of Freeman Drive (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. Freeman Park proposes 5.75 dwellings/acre, consistent with the comprehensive plan.

VA-2022-110

A variance request was submitted with this preliminary plan application. VA-2022-110 requests a variance from LDR 8.8.1, which requires a secondary access for the site. There were no comments on this variance at SAC.

Staff recommends approval of the Preliminary Plan and variance request with the standard and specific requirements.

Discussion: Chairman Bichel asked if townhomes were authorized in R-7.5 zoning. Ms. Staton stated yes.

Chairman Bichel stated the property exceeded the recommended density for the area.

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve PP-2022-139. The motion carried unanimously by voice vote with one absent (M. Shockley).

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve VA-2022-110. The motion carried unanimously by voice vote with one absent (M. Shockley).

PP-2022-145 Quinn Farms

VA-2022-146 Quinn Farms 50 ft Buffer Variance

VA-2022-112 Quinn Farms Secondary Access Variance

Ms. Staton addressed the Commission members with a preliminary subdivision application for Quinn Farms, a Rural Conservation Development on W. Darby Rd. The applicant is requesting 49 lots at a density of 1.17 units/acre in the Unzoned area. Access is provided off of W. Darby Rd. (County). Water and sewer will be provided by Greenville Water and septic, respectively.

The project site is located within the Suburban Edge and Floodplain Land Use Character areas 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 Suburban Edge Character Area recommends a density of 0 to 1 dwellings per acre. Quinn Farms is proposing a density of 1.17 dwellings per acre, inconsistent with the Comprehensive Plan.

VA-2022-146

A variance request was submitted with this preliminary plan application. VA-2022-146 requests a variance from LDR 22.3.5A, which requires a 50 foot buffer around the perimeter of the site. If the variance were to be approved, the buffer would be reduced to 20 feet to accommodate roadway infrastructure to a portion of the site.

VA-2022-112

A variance request was submitted with this preliminary plan application. VA-2022-112 requests a variance from LDR 8.8.1, which requires a secondary access for the site. There were no comments on this variance at SAC.

Staff recommends approval of the plan and variances with the standard and specific requirements and the following conditions:

1. Submit a traffic impact study for review and approval at the permitting stage.

Discussion: Cindy Clark was the only speaker in opposition of the proposed subdivision. Ms. Clark expressed concern about inadequate sight distance on Darby Road, noncompliance with LDR Exhibit 8.3 and LDR 9.2.A. Ms. Clark stated the drawing was missing secondary access dimensions used to determine if the plan adhered to International Fire Code. Ms. Clark doubted the applicant's ability to obtain a 20foot buffer if all variances were approved.

Stephanie Gates, the project engineer, spoke in favor of the proposed subdivision. Ms. Gates stated the 50 foot buffer variance was submitted due to inadequate room for right-of-way and a 50 foot buffer on both sides. Ms. Gates stated the variance only pertained to a small section where the road narrows. Ms. Gates explained they have worked with the Greenville County Traffic Engineer, Kurt Walters, on sight distance and road placement.

Mr. Bailey asked Ms. Gates to address the concerns expressed by Ms. Clark. Ms. Gates explained they have worked with Kurt Walters on sight distance and clarified the sight distance listed on the drawing is the distance to the intersection. Mr. Bailey asked if a variance was needed. Ms. Gates stated they have the required sight distance. Ms. Gates explained they met LDR 8.8.1 to request a variance from secondary access and they were unaware they would need a traffic study.

Chairman Bichel asked how many lots trigger a traffic impact study requirement. Ms. Jeffers-Campbell stated 45 lots.

Mr. Bailey asked Ms. Gates if they were willing to hold the application until the TIS is completed. Ms. Gates suggested they reduce the request to 44 lots.

David Hazel, the developer, agreed to reduce the application to 44 lots.

Chairman Bichel asked the developer to make the 50 foot buffer variance request specific to the portion of the road that will be less than 50 feet.

Mr. Rogers asked for clarification on whether the applicant met the required sight distance. Ms. Gates stated they have the sight distance but it is not labeled on the drawing. Ms. Gates explained Greenville County staff are required to verify appropriate sight distance before issuance of an encroachment permit.

Motion: by Mr. Barbare, seconded by Mr. Looper, to approve with conditions PP-2022-145. The motion carried unanimously by voice vote with one absent (M. Shockley).

Motion: by Mr. Barbare, seconded by Mr. Looper, to approve VA-2022-146. The motion carried unanimously by voice vote with one absent (M. Shockley).

Motion: by Mr. Barbare, seconded by Mr. Looper, to approve VA-2022-112. The motion carried unanimously by voice vote with one absent (M. Shockley).

PP-2022-151 Jupiter Townes

Ms. Staton addressed the Commission members with a preliminary subdivision application for Jupiter Townes, an Option 1 Cluster Development on Old Piedmont Highway south of the intersection of Old Piedmont Highway and W Faris Rd. The applicant is requesting 32 lots at a density of 6.02 units/acre in the R-M20, Multifamily Residential zoning district. Access is provided off of Old Piedmont Highway (state). Water and sewer will be provided by Greenville Water and Metro, respectively.

The subject site is designated 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. Traditional Neighborhoods recommend a density of 6 to 20 dwelling units per acre. Jupiter Townes is proposing 6.02 units per acre, within the range that the Comprehensive Plan recommends.

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

1. Submit a revised preliminary plan by October 5, 2022 updating note #7 to reflect that all roads will be Private Roads.

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

Alex Converse, the project engineer, spoke in favor of the proposed subdivision. Mr. Converse provided an overview of the project and noted the project was an infill development.

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve with conditions PP-2022-151. The motion carried unanimously by voice vote with one absent (M. Shockley).

PP-2022-175 Midgar Townes

Ms. Staton addressed the Commission members with a preliminary subdivision application for Midgar Townes, an Option 1 Cluster Development on Old Piedmont Highway southwest of the intersection of Old Piedmont Highway and W. Faris Rd. The applicant is requesting 8 lots at a density of 4.9 units/acre in the R-M20 Multifamily Residential and R-10, Single-Family Residential zoning district. Access is provided off of Old Piedmont Highway (state). Water and sewer will be provided by Greenville Water and Metro, respectively.

The subject site is designated 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. Traditional Neighborhoods recommend a density of 6 to 20 dwelling units per acre. Midgar Townes is proposing 4.9 units per acre, less than the density recommended by the Comprehensive Plan.

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

1. Submit a revised preliminary plan by October 5, 2022 updating note #7 to reflect that all roads will be Private Drives.

Discussion: Mr. Howard asked why the development was split into two projects. Mr. Converse explained they were unable to provide access throughout due to wetlands.

Motion: by Mr. Howard, seconded by Mr. Looper, to approve with conditions PP-2022-175. The motion carried unanimously by voice vote with one absent (M. Shockley).

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.

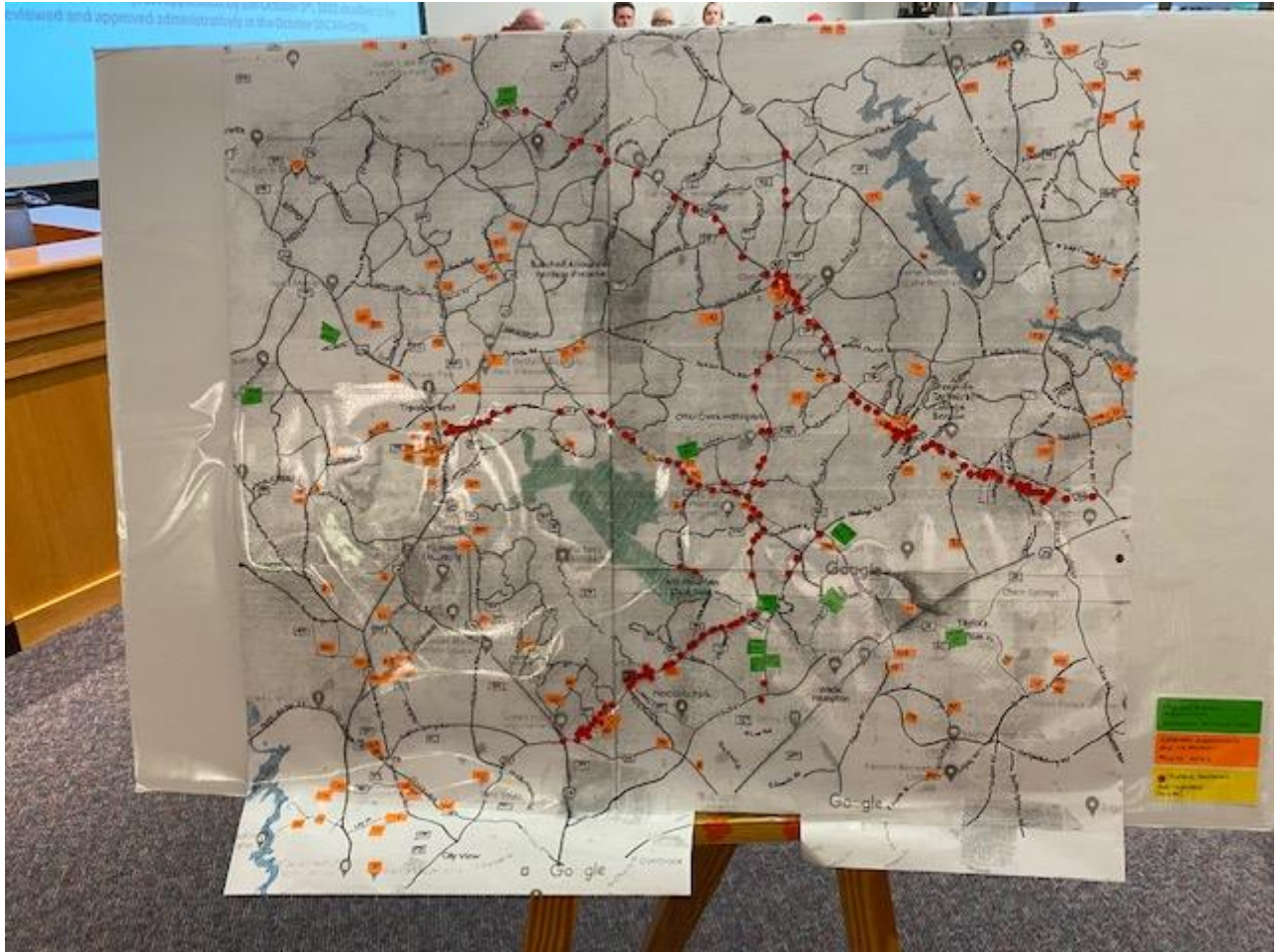
An Endangered Plan Species Environmental Assessment (Bunched Arrowhead Survey) was provided with this application. The report found that conditions did not exist on site to support the species.

Hazel Hills is currently showing a widened 26 foot access and one access point. No variance case was submitted with this application. However, the fire department supports the layout as submitted.

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 October 5th, 2022 deadline to be reviewed and approved administratively at the October SAC Meeting.

Discussion: Four nearby residents spoke in opposition of the proposed subdivision. The first speaker, Cindy Edwards, provided a visual aid showing the approved subdivisions, pending subdivisions and vehicle accidents in northern Greenville County over the past ten years. Ms. Edwards detailed the number of homes added from District 17 through District 23 and noted the area had experienced 1,208 vehicle accidents in the past 10 years. Ms. Edwards stated Locust Hill Road is one of the most dangerous roads in Greenville County and adding more traffic was a disregard for human life. The second speaker, Mary Lou Plumley, echoed the concerns about traffic and vehicle accidents. The third speaker, Cindy Clark, stated the application does not comply with sight distance regulations and requires secondary access according to LDR 8.8.1.A. The final speaker, Greenville County Councilor Joe Dill, explained the area is not conducive for development and the application is noncompliant with LDR 8.8.1.A Exhibit 8.1 which requires an emergency access.



Kevin Tumblin, the project engineer, explained they would be required to meet all sight distance requirements and have widened the front entrance which enabled them to omit a secondary access which was approved by the Fire Marshal.

Chairman Bichel stated they are in violation of LDR 22.3.6.D. Chairman Bichel explained they cannot call the power line right-of-way open space or common area. Chairman Bichel stated he cannot support the application due to line of sight issues.

Mr. Bailey asked Mr. Tumblin if they would be willing to hold the application until they can detail how they will meet the line of sight requirement. Mr. Tumblin stated they would be willing to hold the application.

Chairman Bichel and Mr. Tumblin agreed to hold the application until the next meeting.

PP-2022-140 Aetna Springs Subdivision

VA-2022-157 Aetna Springs Internal Access Variance

Ms. Staton addressed the Commission members with a preliminary subdivision application for Aetna Springs, a Conventional Development on Stallings Road northeast of the intersection of Stallings Rd and Rutherford Rd. The applicant is requesting 17 lots at a density of 1.69 units/acre in the R-12, Single-Family Residential zoning district.

Access is provided off of Stallings Rd (State). Water and sewer will be provided by Greenville Water and ReWa, respectively.

The project site is located within the Suburban Neighborhood and Floodplain 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. Aetna Springs proposes 1.69 dwellings/acre, consistent with the comprehensive plan.

VA-2022-157

A variance is associated with this application. VA-2022-157 was submitted requesting a variance from LDR 3.3.4C, to waive internal access requirements for two proposed lots (Lots 16 and 17 on the Preliminary Plan).

Conditions for VA-2022-157 added by Planning Commission

1. Provide a 40 foot setback on lots 16 and 17 which may require accessing lot 9 or combining lots 16 and 17.

Staff recommends conditional approval of the preliminary plan and variance with the standard and specific requirements and the following conditions:

- ~~1. Attempt to provide a connection to Piedmont Avenue.~~
- ~~2. Provide a revised preliminary plan by October 7th, 2022 showing the 20 foot buffer extended along lots 16 and 17 out to Linkside Dr.~~

Discussion: There were four speakers in opposition of the proposed subdivision. The first speaker, John Braybender, the Linkside HOA president, stated he submitted objections to the proposed subdivision from over 1,000 residents within ten HOA's in the area. Mr. Braybender specifically addressed the variance request stating lots 16 and 17 are only accessible from Linkside Drive, a residential street incorporated within the Linkside HOA. Mr. Braybender explained the lots do not have access to Aetna Springs, are too small for the proposed homes, and should be required to adhere to LDR infill requirements and Linkside Community Regulations.

Chairman Bichel asked Mr. Braybender if the Linkside covenants, conditions and restrictions regulate the proposed land. Mr. Braybender stated it does not, but these would be the only two homes on Linkside Drive that are not required to follow the regulations.

The second speaker, Rick Matthews, stated the proposed subdivision is non-compliant with safe traffic flow regulations, SCDOT safe design entrance standards, LDR 17.1 stormwater management, and the TIS under estimated traffic impact and doesn't include vital intersections within a half mile radius of the development per LDR 9.2 requirements. Mr. Matthews read a statement from State Representative Adam Morgan stating "The serious road and infrastructure issues plaguing this area have yet to be addressed, cramming in more cars, more people, and more development without any clear plan to address these problems is irresponsible." The third speaker, Jan Willis, stated the residents want to keep the area green and potentially turn Pebble Creek into a recreational district.

There were two speakers in favor of the proposed subdivision. The first speaker, Mark Binsz, stated the residents do not want development. Mr. Binsz explained the original design had 54 homes and they came back with a 17 home design. Mr. Binsz stated he was unaware of a Greenville County infill Ordinance and believed the speaker was referencing a Greenville City Ordinance. Mr. Binsz explained they were not required to submit a TIS for a 17 lot subdivision but have updated the study to reflect the new design and

will install a northbound left turn lane into the development. The second speaker, Nikolya Serdyuk, stated they are planning to build homes between 2,500 – 3,000 square feet. Mr. Serdyuk stated he met with the residents and offered to sell them the land instead of developing it but the residents wanted to attempt to kill the project first. Mr. Serdyuk explained a few residents are interested in purchasing lots and he will continue to honor the offer.

Chairman Bichel asked if a house would fit on lot eight. Mr. Serdyuk explained some lots would have to be excluded once they look into the topography. Chairman Bichel asked if the owner of the land would turn it back into a golf course. Mr. Serdyuk stated it was certain it would not be turned back into a golf course and the land is a part of a long-term contract with him and his company.

Mr. Hammond asked why staff requested access through Piedmont Avenue. Ms. Staton stated to provide interconnectivity where possible. Mr. Hammond asked if the developer would be able to meet the staff conditions. Mr. Binsz stated he does not believe access to Piedmont Avenue is possible and the 20 foot buffer does not seem to fit the area.

Mr. Bailey asked why lots 16 and 17 have different setbacks than the surrounding homes. Mr. Binsz stated he looked into the Linkside covenants and doesn't believe all homes are 50 feet from the front property line. Mr. Bailey asked if they could move the homes back to match the neighboring lots. Mr. Binsz stated they could not be moved as far back as the neighboring homes. Mr. Bailey stated he would like those lots to mimic the neighboring lots. Mr. Binsz stated he believed he could set the houses back 40 feet.

Mr. Howard asked how they consider potential plans for areas. Mr. Binsz stated they follow the zoning regulations. Mr. Serdyuk explained they follow the Comprehensive Plan and work with the community as much as possible.

Mr. Rogers supported the application stating the applicant dramatically reduced the density and made it as palatable as possible within the surrounding area.

Motion: by Mr. Bailey, seconded by Mr. Rogers, to approve with added condition VA-2022-157. The motion carried by voice vote with six in favor (S. Bichel; J. Bailey, Vice-Chair; J. Rogers; F. Hammond; J. Howard; J. Barbare), one in opposition (M. Looper) and one absent (M. Shockley).

Motion: by Mr. Bailey, seconded by Mr. Rogers, to approve without staff conditions PP-2022-140. The motion carried unanimously by voice vote with one absent (M. Shockley).

PP-2022-159 Roberts Farm Subdivision

Ms. Staton addressed the Commission members with a preliminary subdivision application for Roberts Farm, a Flexible Review District development on E. Mountain Creek Rd (State), Mountain Creek Church Rd (County), and Stallings Rd (State) west of the intersection of Mountain Creek Church Rd and Stallings Rd. The applicant is requesting 147 lots at a density of 3.5 units/acre in the FRD, Flexible Review District zoning district. Access is provided off of Mountain Creek Rd (State). Water and sewer will be provided by Greenville Water and Metro, respectively.

The proposed subdivision is compatible with the surrounding residential area and the Suburban Neighborhood area of the Comprehensive Plan. The Suburban Neighborhood character area of the Comprehensive Plan is generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. New subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community

open space connections. The recommended density for this area is 3 to 5 dwellings per acre. This application proposes 3.5 units per acre consistent with the Comprehensive Plan.

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

1. All traffic improvements warranted by the TIS and County Engineering & Maintenance staff shall be installed once 40 lots have been recorded.

Discussion: Chairman Bichel stated references to West Mountain Creek Church road on staff slides, reports, and the TIS are causing confusion. Chairman Bichel asked for the accurate name of the road. After public comments, Mr. Coker stated the project ingress and egress are located on Mountain Creek Church Road.

There were three speakers in opposition of the proposed subdivision. The first speaker, Anthony Mullinex, expressed concern about the deadly traffic conditions and pointed out SCDOT stated in writing they will not install a traffic light for ten to fifteen years. The second speaker, Shane Sevier, explained the application had a basis for denial based on non-compliance with LDR 3.3.3, the inability to confirm compliance with LDR 8.14 Exhibit 8.3, non-compliance with request for a center lane, and the responsibility of the Planning Commission as authorized by LDR 1.1 and Title 6 Chapter 29 of the South Carolina Code of Laws to promote a distribution of population and traffic which will create conditions favorable to the health, safety, and welfare of the general public. The third speaker, Michael Duty, stated FRD zoning is a travesty.

Jay Martin, the project engineer, spoke in favor of the proposed subdivision. Mr. Martin stated the project had completed the zoning process and as such no portion of LDR Article 21 may be considered. Mr. Martin explained the application was not subject to a site plan review, it must be reviewed as a preliminary plat. Mr. Martin stated when reviewing a preliminary plat only section 3 of the LDR is considered. Mr. Martin explained the plan is measured on the property zoning and review by the Subdivision Advisory Committee. Mr. Martin stated they had replied and made all changes brought forth by the SAC.

Mr. Bailey asked for clarification on the updated traffic study review from SCDOT. Mr. Coker explained the TIS recommendations were to continue the existing widening of Mountain Creek Church Road to the intersection of Mountain Creek Church Road and East Mountain Creek Church Road. Mr. Coker explained SCDOT strongly recommended a traffic light at the intersection of Mountain Creek Church Road and East Mountain Creek Church Road but does not have the authority to require it.

Mr. Rogers asked for clarification about staff recommending approval with the condition that all traffic improvements from the TIS and County Staff are completed, asking if that would include the traffic signal. Mr. Coker stated it would not incorporate the signal, it would incorporate the TIS recommendations, but those recommendations are limited to Mountain Creek Church Road. Mr. Coker explained the TIS calls out the intersection, noting a traffic signal is warranted, but because the problem is an existing condition, the developer is not obligated to build the traffic signal. Mr. Coker stated the LDR limits staff oversight to the results of the TIS.

Chairman Bichel stated having the two entrances located only 425 feet apart on Mountain Creek Church Road which has an LOS of F, even with the addition of turn lanes, will continue to be a safety issue, and there's nothing you can do to the road to improve it. Chairman Bichel explained it is a safety issue which

does not comply with LDR 1.2C “To assure the adequate provision of safe and convenient multimodal traffic access and circulation in and through new land developments.” Chairman Bichel stated the application does not comply with LDR 3.3.4D “The name of the subdivision shall remain consistent through all processing”, the TIS references the subdivision as Shinnecock Hills. Chairman Bichel stated the TIS contains multiple errors, such as West Mountain Creek Road does not intersect with access B, West Mountain Creek Church Road does not intersect with Stallings Road, and many others. Chairman Bichel explained nobody can find the center lines staked and flagged which is non-compliant with LDR 3.3.3. Chairman Bichel stated the density far exceeds the surrounding densities and is not consistent with the surrounding area. Chairman Bichel pointed out much of the TIS data was acquired during the Covid-19 pandemic and is too old to consider.

Chairman Bichel passed the gavel to Mr. Bailey and made a motion to deny the application based on the following reasons

1. This application design and the one County Council approved are different.
2. By the addition of the amount of traffic from two entrances on a small county road, traffic becomes more horrendous and an extreme safety issue.
3. The TIS is labelled incorrectly, has outdated data and erroneous information.
4. County Council approved without ever reviewing the TIS.
5. The density of this application does not match the surrounding area.

Mr. Barbare stated the input from the community was impactful and thanked the community for their participation.

Mr. Rogers added to the reasons for denial

1. The application is non-compliant with LDR 1.2.C “To assure the adequate provision of safe and convenient multimodal traffic access and circulation in and through new land developments”
2. Non-compliance with LDR 3.3.4.D which addresses inconsistencies with the subdivision name

Chairman Bichel agreed to the additional reasons for denial

Mr. Looper agreed with Mr. Barbare and Mr. Rogers.

Motion: by Chairman Bichel, seconded by Mr. Howard, to deny PP-2022-159. The motion carried by voice vote with six in favor (S. Bichel; J. Bailey; M. Looper; J. Rogers; F. Hammond; J. Howard; J. Barbare), one in opposition (F. Hammond) and one absent (M. Shockley).

PP-2022-162 RiverPointe Cottages

Ms. Staton addressed the Commission members with a preliminary subdivision application for RiverPointe Cottages, an Option 2 Cluster Development on Neely Ferry Rd (State) at the intersection of Davenport Rd (County) and Neely Ferry Rd (State). The applicant is requesting 56 lots at a density of 2.53 units/acre in the R-12, Single-Family Residential zoning district. Access is provided off of Neely Ferry Rd (State). Water and sewer will be provided by Greenville Water and Metro, respectively.

The Subject Property is designated Suburban Neighborhood in 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 Suburban Neighborhood Character Area recommends a density of 3 – 5 dwellings per acre. RiverPointe Cottages is proposing 2.53 units per acre.

Staff does have concerns regarding traffic safety. Staff recommends approval with the following condition:

1. Submit a new application and traffic study showing how the recommendations of the traffic impact study will be met. No application fees will apply and a one-month review period will be permitted.

Discussion: Chairman Bichel stated the project is a good infill development and is in support of the application.

Mr. Bailey asked Paul Harrison, the project engineer, if he would be willing to add a deceleration lane. Mr. Harrison explained they are working with SCDOT on left turn improvements and does not believe there is enough dedicated right-of-way to install a left turn lane and deceleration lane.

Mr. Bailey asked Mr. Harrison to look into the deceleration lane. Mr. Bailey stated he will be looking to create an Ordinance regarding deceleration lanes in the future.

Motion: by Mr. Howard, seconded by Mr. Looper, to approve with conditions PP-2022-162. The motion carried unanimously by voice vote with one absent (M. Shockley).

PP-2022-163 Blakely Estates

Ms. Staton addressed the Commission members with a preliminary subdivision application for Blakely Estates, an Option 1 Cluster Development on Huff Dr. (County) and Stevenson Lane (County) west of the intersection of Huff Drive and Staunton Bridge Rd. The applicant is requesting 66 lots at a density of 2.89 units/acre in the R-15, Single-Family Residential zoning district. Access is provided off of Huff Drive (county). Water and sewer will be provided by Greenville Water and Metro, respectively.

The subject site is designated partially Suburban Neighborhood and partially Rural Corridor in 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. These areas recommend a density of 3 – 5 dwellings per acre. 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. These areas recommend a density of 1 dwelling per every two or more acres. This application proposes a density of 2.89 units per acre, consistent with the Suburban Neighborhood designation.

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

Conditions for PP-2022-163 added by Planning Commission

1. Ensure the pocket parks are as flat and as practical in use as possible.

Discussion: Chairman Bichel stated two out of sixty six lots back up to the open space and does not comply with LDR 11.4. Paul Talbert, the project engineer, explained the language in the LDR says “where practicable” and this project provides safe, convenient access to multiple open spaces. Chairman Bichel stated he would agree but the topography is not favorable to provide practical areas for children to play. Mr. Talbert agreed the current topography is unfavorable but they plan to make the pocket parks flatter.

Chairman Bichel suggested adding a condition to the application to ensure the pocket parks are practical in use.

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve with conditions PP-2022-163. The motion carried unanimously by voice vote with one absent (M. Shockley).

PP-2022-165 Valley Cove Farms

Ms. Staton addressed the Commission members with a preliminary subdivision application for Valley Cove Farms, an Option 1 Cluster Development on W. Georgia Road (State) and Fork Shoal Rd (State) northwest of the intersection of W. Georgia Rd. and Fork Shoals Rd. The applicant is requesting 410 lots at a density of 1.35 units/acre in the R-R1, Rural Residential and R-S, Residential Suburban zoning district. Access is provided off of W. Georgia Rd (state). Water and sewer will be provided by Greenville Water and Metro, respectively.

The subject site is designated Rural Living, Suburban Mixed Use, Water Body, and Floodplain 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. This character area recommends a density of one dwelling unit per two acres. Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family 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. This character area type recommends a density of 6 to 20 units an acre. The proposed development recommends 1.35, which is inconsistent with both of these character area types.

Staff recommends approval with the following conditions:

1. Submit a revised preliminary plan by October 7, 2022 showing the recommended mitigation from the submitted Traffic Impact Study.
2. The revised preliminary to be submitted by October 7, 2022 shall show the location, ownership and protective measures for historic resources that merit protection such as the house, contributing outbuildings, family cemetery and stone wall on parcel 0584020100600. Failure to resubmit by said deadline will result in denial of the application and a new application will be required.
3. Please provide a stubout to the remaining acreage in accordance with LDR 3.3.4C.

Conditions for PP-2022-165 added by Planning Commission

1. The Traffic Impact Study should be revised to reflect the accurate name of the site.
2. Submit a revised preliminary plan that increases and reconfigures the existing plan to provide for more and better green space. Lots 37, 158, 178, 191, 207, 66, 121 and 121 should be reconfigured; and green space should be added between lots 363, 343, 333, 326, 307 and 285, as well as between lots 386, 387, 272, 271. The changes should support the intent of not having so many lots put together and displaying more green space overall.

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

Colton Miller, a representative of the developer, spoke in favor of the proposed subdivision. Mr. Miller stated the application provided less density than previous submissions and less density than what is recommended in the Comprehensive Plan.

Chairman Bichel stated the traffic study was completed by somebody else, had the incorrect name, and is outdated. Ben Waters, the project engineer, stated the TIS was revised in May 2022 and contained the same unit count as the proposed project. Chairman Bichel stated LDR 3.3.3.D says the name must remain consistent throughout the project. Mr. Miller suggested they make a condition of approval to correct the name.

Mr. Waters pointed out all entrances, road improvements, and interconnectivity points.

Chairman Bichel stated this is a poor cluster design with too few lots having direct access to the open space. Mr. Waters explained they aimed to provide interconnectivity with sidewalks and pedestrian highways to access various amenities throughout the development. Chairman Bichel read LDR 11.4 "The required open space must be directly accessible to the largest practical number of lots within the development." and he counted only 23 lots with direct accessibility.

Mr. Miller stated they are happy to receive improvement suggestions.

Mr. Bailey asked if the applicant would be willing to adjust the design to open up more access open space.

Discussion ensued on adjustments to the plan that would provide more open space access.

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve with conditions PP-2022-165. The motion carried unanimously by voice vote with one absent (M. Shockley).

PP-2022-122 Marion Square

VA-2022-183 Marion Square Secondary Access Variance

Ms. Staton addressed the Commission members with a preliminary subdivision application for Marion Townes, an Option 1 Cluster Development located north of the intersection of Highway 25 and W Blue Ridge Drive in Berea. The applicant is requesting 159 lots at a density of 5.2 units/acre in the R-M20, Multifamily Residential zoning district. Access is provided off of Emile St (county). Water and sewer will be provided by Greenville Water and Metro Sewer, respectively.

The site is also located within the Traditional Neighborhood, Floodplain, and Open Space area of 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 recommended density for Traditional Neighborhoods is 6 to 20 dwelling units per acre. Marion Square proposes 5.2 units per acre.

VA-2022-183

A variance from the required second full access, has been submitted. Berea Fire Department did note opposition to the variance request at the September 19, 2022 meeting, stating concerns over fire safety and response times. However, the Berea Fire Department has since sent a letter approving the variance.

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

Because of the Fire Departments' opposition to the plan as proposed, Staff is recommending denial of the request variance.

Conditions for PP-2022-122 added by Planning Commission

1. Provide an easily accessible and usable 10 foot pedestrian pathway to the property line shared with Greenville County to Westside Park

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

Michael Roth, the project developer, spoke in favor of the proposed subdivision. Mr. Roth stated they feel they have met the spirit of a cluster subdivision and are available for any questions.

Chairman Bichel asked if they could provide 20-foot access to Westside Park. Mr. Roth stated they are happy to provide it.

Ms. Jeffers-Campbell asked for clarification on the Chairman's request. Chairman Bichel pointed out a potential access point to Westside Park.

Mr. Looper wanted clarification that Greenville County would approve access. Mr. Roth stated they have a letter from Greenville County approving access.

Mr. Roth asked for clarification on the path size. Chairman Bichel stated a 20 foot pathway.

After some discussion, the width of the pedestrian pathway was reduced to 10 feet.

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve with conditions PP-2022-122. The motion carried unanimously by voice vote with one absent (M. Shockley).

Motion: by Mr. Bailey, seconded by Mr. Howard, to approve VA-2022-183. The motion carried unanimously by voice vote with one absent (M. Shockley).

PP-2022-131 Champlain Park Townhomes

VA-2022-182 Champlain Park Townhomes Secondary Access Variance

Ms. Staton addressed the Commission members with a preliminary subdivision application for Champlain Park Townhomes, an Option 1 Cluster Development accessed off of Chaplain Drive in Berea. The applicant is requesting 100 lots at a density of 10.03 units/acre in the R-M20, Multifamily Residential zoning district. Access is provided off of Champlain Dr. (State). Water and sewer will be provided by Greenville Water and ReWa, respectively.

This property is part of the Suburban Edge character area. 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 for these types of areas is 0 to 1 dwellings per acre. Champlain Park Townhomes proposes a density of 10.9 units per acre.

VA-2022-182

A secondary or emergency access is required. A variance case, VA-2022-182 was submitted to request that this requirement be waived. Berea Fire Department (in reference to the variance case): If the case is over 100 lots, the

fire department does not approve the variance request for Champlain Park due to Greenville County Land Development Regulations Article 8 General Design Standards Section 8.8.1(B) and 2018 International Fire Code Appendix D Section D106.1. However, the updated plans show exactly 100 lots. There were no other comments on the variance.

Staff recommends conditional approval of the variance and plan with the standard and specific requirements and the following conditions:

1. The proposed development is subject to the covenants.
2. The unit size must be consistent with the covenants.

Discussion: Mr. Bailey requested clarification on the recommended density at 0-1 units per acre and the application requesting 10.9 units per acre. Ms. Staton stated 0-1 units per acre is recommended in the comprehensive plan and 10.9 units per acre is what the applicant has submitted. Mr. Stone explained the current zoning is out of line with the Future Land Use map which designates this area as Suburban Edge.

There was one speaker in opposition of the proposed subdivision. The first speaker, Tracy James, stated the subject property is a part of the Terre Bonne Subdivision according to the plat recorded with Greenville County in 1959. Ms. James detailed the Terre Bonne Subdivision covenants preventing this type of development. Ms. James expressed concern with traffic and infrastructure.

Chairman Bichel asked staff if they were aware of the deed restrictions. Ms. Jeffers-Campbell stated yes and staff provided conditions in regard to the covenants. Ms. Jeffers-Campbell explained it would be a civil issue if existing residents do not believe the plan meets the covenants.

Chairman Bichel asked Kevin Williams, the project engineer, to address the covenant restrictions. Mr. Williams stated he had not been involved in the covenant restriction conversations. Chairman Bichel stated without compliance with the covenants, the design is superfluous. Chairman Bichel pointed out inconsistencies with the stated utility providers between the drawing and staffs report.

Chairman Bichel and Mr. Williams agreed to hold the application until the next meeting.

Mr. Hammond asked if the Planning Commission was supposed to consider deed restrictions or covenants. Mr. Coker explained, if the jurisdiction is aware of a conflict, then the jurisdiction is obligated not to proceed with rezoning or other formal action. Mr. Coker stated in this case it is not an issue of Greenville County but the issue should be addressed and resolved prior to taking formal action.

VA-2022-144

The applicant is requesting a variance from LDR 8.17.1, which requires a 10 foot drainage and utility easement along the rear of the property and 5 foot drainage and utility easement along the side of the property. The applicant states that a variance is needed from the rear and north side requirements in order to install a 48 in. to ground level retaining wall for the installation of an in-ground pool. The applicant states that the request is to allow the retaining wall to be four feet from the rear property line and 3 feet from the north property line.

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

Discussion: None.

Motion: by Mr. Howard, seconded by Mr. Rogers, to approve VA-2022-144. The motion carried unanimously by voice vote with two absent (M. Shockley; S. Bichel).

VA-2022-160

The applicant is requesting a variance from LDR 10.3.5, which requires a 15-foot landscaped buffer along the exterior property lines adjacent to residential uses and districts to be maintained. The applicant states that a variance is needed to eliminate the 15 foot buffer requirement between the Southside Christian School property and the parcel located at 2201 Woodruff Rd.

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

Discussion: None.

Motion: by Mr. Bailey, seconded by Mr. Looper, to approve VA-2022-160. The motion carried unanimously by voice vote with one absent (M. Shockley).

6. Planning Report

Ms. Jeffers-Campbell presented the September Planning Report.

7. Old Business

None.

8. New Business

None.

9. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico

Recording Secretary