

GREENVILLE COUNTY PLANNING COMMISSION

MINUTES

October 24, 2018

4:30 p.m.

**MEMBERS PRESENT:** J. Rogers, Chairman, S. Bichel, C. Harrison, D. Stevenson, K. Howard, F. Moore, M. Shockley and M. Looper

**MEMBERS ABSENT:** N. Hollingshad

**STAFF:** P. Gucker, S. Holt, P. Buathier, A. Willis, J. Wortkoetter, R. Jeffers-Campbell, A. Stone, H. Hahn, H. Gamble, K. Waters and G. Gordos.

**COUNCIL MEMBERS PRESENT**

**CALL TO ORDER**

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

**APPROVAL OF THE SEPTEMBER 26, 2018 MINUTES**

**MOTION:** By Mr. Shockley, seconded by Mr. Harrison to approve the minutes of the September 26, 2018 Commission meeting as presented. The motion carried by voice vote with one absent (Hollingshad).

**PRELIMINARY SUBDIVISION APPLICATIONS**

Rashida Jeffers-Campbell presented the following:

**PP-2018-148, Howard Farms**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 54.05 acres and in an unzoned area. The developer is proposing a 45 lot subdivision accessed by Fairview Road (State). The developer is proposing 0.62 miles of public road. Water will be provided by Laurens Water and sewer will be by septic system. Canebrake Fire serves this area.

**VA-2018-149, 20 foot undisturbed buffer**

The developer is requesting a variance from the 20 foot undisturbed buffer due to the geometry constraints on the site. The entrance location cannot be moved due to SCDOT requirements to meet minimum distances from the radii of the road connection to the

property line. Additionally, the County and SCDOT require the entrance be at 90 degrees to Fairview Road to maximize their site distance of oncoming traffic. To achieve this and meet the county's minimum centerline radius requirements (155 degrees), as well as their centerline reverse curve requirements (125 between reverse curves). The design is unable to move the road away from the narrow section of the property to achieve a 20 foot undisturbed buffer in the area shown.

Staff recommends approval of the preliminary plan and variance with the Standard and Specific Requirements.

The following appeared in opposition to the proposed:

- Tim Rhodes, 102 Watkins Road, Fountain Inn, SC
- Jim Moore, Hillside Church road, Fountain Inn, SC
- Karen Wilson, Freehaven Farm, Fountain, Inn, SC
- Wayne Morgan, 129 Spouse Lane, Fountain, Inn SC

The following appeared in favor of the proposed:

- Waverly Wilkes, Engineer for the proposed
- Brad Kruger, 1923 Fairview Road, Fountain Inn, SC

Mr. Shockley stated this was not a Cluster Development as such because it was not zoned, but it would certainly be well within the realm of what is in the particular neighborhood, the level of service for Fairview Road is a Level A, you couldn't get any better than that. He stated the notes say a Traffic Study has been done as SCDOT asked and a turning lane was not recommended. Mr. Shockley asked had the Traffic Study been done.

Ms. Jeffers-Campbell stated the Traffic Study has been done and there were some concerns about sight distance. There may be an additional study required prior to getting an Encroachment Permit. She stated those issues will need to be addressed before moving forward with the project.

Mr. Shockley asked if they do have a 20 foot buffer except for the specific area. He stated the variance to him, there was nowhere else to put a driveway but the one you own. You can't put a driveway on someone else's property or access point. He stated whether The Commission approves this or not, SCDOT will have to verify and give them their Encroachment Permit. He stated he felt this project was as good as it was going to get and was well within keeping what is there.

**MOTION:** By Mr. Shockley, seconded by Mr. Harrison to approve PP2018-148 and the variance VA-2018-149 with staff's recommendation.

Mr. Harrison stated he thought there were some very well thought out arguments on both sides. He says this every month and will continue to say it, whatever happens with this vote, if it's approved or what have you, it does not mean shovels go into the ground tomorrow. There are a lot of steps the Developer has to go through. There are a lot of safeguards in place through the County and other agencies and I would like to make that clear.

Dr. Howard stated she would be voting against the request because of the SCDOT comments, she felt there were too many "ifs" on the table. She spent time the day before in the morning at the driveway and it took her a lot longer to get out into the road due to the time of day. She stated she appreciated the lot size being lowered, but felt it did not take care of safety issues.

Mr. Shockley stated he agreed with Dr. Howard, SCDOT makes the decisions. The Commissions approval or disapproval had nothing to do with what the SCDOT does, it was out of the scope of authority. He agrees, it should be put in the hands of SCDOT and if they do not approve, it is out of the Commission's hands. Mr. Shockley stated he would be voting in favor of the request.

Chairman Rogers asked staff about a comment a citizen made relating to a different traffic count.

Ms. Jeffers-Campbell stated she thought they were getting a traffic count from either another road or an area with a higher volume of vehicles. She stated the traffic count she provided was for the particular area which would be affected.

Mr. Stevenson asked if on the maps we knew where Ms. Wilson's farm is.

Ms. Jeffers-Campbell stated she did not have a map with that information.

Mr. Bichel stated he agreed with Dr. Howard, it was non-compliant with LDR Section 8.14, the sight lines. Until they do something about it, it is well within our prerogative to discuss sight lines and the LDR. He stated until they can widen the entrance and make it much safer, he would be voting against the request.

Mr. Moore called for the vote.

The motion to approve PP2018-148 and variance VA-2018-149 carried by voice vote with three in opposition (Bichel, Howard and Stevenson) and one absent (Hollingshead).

**PP-2018-156, Legacy Park Phase 1 (Revision)**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 15.65 acres zoned R-15, Single - Family Residential. The developer is proposing a 40 lot subdivision accessed by Ranch Road (County). The developer is proposing

0.33 miles (already constructed) of Private Road. The developer has chosen to do a Cluster Development, Option 1 requiring 2.35 acres of Open Space and providing 4.36 acres of Open Space. Water will be provided by Greenville Water and Sewer will be provided by Metropolitan Sewer. Mauldin Fire serves this area.

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

Mr. Jamie McCutchen, Engineer was available for any questions.

Mr. Bichel asked if a revision comes forward, does everything have to comply with the current LDR, or will it stay under the old LDR.

Mr. McCutchen stated he believed it stayed under the old LDR and staff confirmed it would.

**MOTION:** By Mr. Harrison, seconded by Dr. Howard to approve PP-2018-156. The motion carried by voice vote with one absent (Hollingshad).

**PP-2018-157, Martin Woods Subdivision (Cluster)**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 76.4 acres and zoned R-R1, Rural Residential. The developer is proposing a 67 lot subdivision accessed by Martin Road (County). The developer is proposing .08 miles of Private Road. The developer has chosen to do a Cluster Development, Option 1 requiring 30.56 acres of Open Space and providing 30.85 acres of Open Space. Water will be provided by Laurens Water and sewer will be provided by Septic System. Fountain Inn Fire serves this area.

Due to inadequate transportation systems to support the project, staff recommends denial of the application until a traffic study is submitted or holding a decision until the November 28, 2018 Planning Commission meeting to give the applicant time to submit a traffic study.

The following appeared in opposition to the proposed:

- Mary Martin, Martin Road, Fountain Inn, SC
- Joe Knight, Green Pond Road, Fountain Inn, SC
- Tony Paige, 202 Martin Road, Fountain Inn, SC

The following appeared in favor of the proposed:

- Waverly Wilkes, Project Engineer for the project



Mr. Harrison asked staff regarding the traffic study that both the County and SCDOT recommended, Martin Road is a County Road, Green Pond is a State Road. When a recommendation is made are the county road standards taken into consideration.

Ms. Jeffers-Campbell stated the traffic study is designed to identify issues and make recommendations. They will have to comply with county road standards.

Dr. Howard asked the buffers be addressed and how the maintenance will be handled.

Ms. Wilkes stated these were 20 foot buffers and if it encompasses woods, it will remain woods. Any common space with fall under the Homeowners Association for maintenance.

Dr. Howard asked about developable space and undevelopable space.

Ms. Wilkes stated the undevelopable land will not be developed.

Mr. Bichel stated there was a .29 difference between the Open Space Required and Provided. Isn't that a little close using GIS instead of getting a real survey.

Ms. Wilkes stated it was based on the preliminary plan and takes out the detention pond space. This is the best that can be shown.

Mr. Bichel why not get a survey.

Ms. Wilkes stated it is close, but the survey will also be close.

Mr. Bichel asked why

Ms. Wilkes stated there was a new plat submitted meeting the Fire Chief's recommendation and she was told the LDR rules and the recommendations of the Fire Chief did not have to be met and went back to the original plans.

Mr. Bichel asked if the LDR overruled the local Fire Marshall.

Ms. Jeffers-Campbell stated it did.

Mr. Bichel stated he thought traffic studies were only required for 90 lots and above.

Ms. Jeffers-Campbell stated that was correct, based on the existing infrastructure, staff did not think they could make a recommendation in favor without more information.

**MOTION:** By Dr. Howard, seconded by Mr. Shockley to hold the item until the November Planning Commission meeting in order to allow a traffic study to be done and submitted.

Chairman Rogers asked for a point of clarification, if the Commission was able to hold the item.

Staff informed the Chairman the Commission could hold the item.

Ms. Jeffers-Campbell noted a point of clarification that the body would have to make a decision within 60 days or they could agree to hold a decision at a time in agreement with the applicant.

After a brief discussion the following motion was restated:

Mr. Bichel stated there was still issues with 3.1, but would be addressed later.

The motion to hold PP-2018-157 until the January 2019 Commission meeting carried by voice vote with one absent (Hollingshad).

**PP-2018-158, Hartness Inn**

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 7.44 acres and zoned PD, Planned Development. The developer is proposing a 2 lot subdivision accessed by SC Hwy 14. The developer is proposing 3,080 Linear Feet of Public Road and 620 Linear Feet of Private Road. Water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. Boiling Springs/Pelham Batesville Fire serves this area.

**VA-2018-159, Hartness Development Inc.**

Hartness Development is requesting variances from the roadway cross section regulations set forth in table 13.1 TND Design Standards of the Greenville County Land Development Regulations dated April 2018 for development associated with the Hartness Inn as depicted on the attached preliminary subdivision plan.

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

Mr. Shockley asked staff had the variances all been approved in Phase I, they just have to be reapproved for the adjustment.

Ms. Jeffers-Campbell stated that was correct.

Mr. Bichel asked when the variances were granted. He stated he did not remember any of the variances.

Judy Wortkoetter, County Engineer stated the original plan was approved with the noted variances. At the time of approval the county did not have the classification of

TND(Traditional Neighborhood Design). Therefore a variance was not needed, but the items were specifically on the plan.

Mr. Shockley noted the parking was similar to what you would find on Main Street. It is an exciting development for Greenville.

**MOTION:** By Mr. Shockley, seconded by Mr. Moore to approve PP-2018-158 and VA-20108-159 with staff's recommendations.

Mr. Bichel stated the development is great and wonderful except for the traffic issues. If the Commission allows all of the variances for this developer, we would have to do it for everybody else. This sets a horrible precedence for all future developments and it is also a safety issue. I am very concerned when a Carte Blanche asks for all of these with no reason except that is what they want to do. Now we are going to be stuck with everybody saying "you let Hartness do it". He stated it was a horrible precedence to set. It is one thing if there was a problem, but there is no discussion here about why.

Dr. Howard stated it was a concern for her the parking and had this type of parking been done before.

Ms. Jeffers-Campbell stated she did not know the history, but this was a Planned Development District and it is designed to be more flexible.

Mr. Shockley stated from being out there, the parallel parking, they have a curb restriction to make sure you cannot get over the curb and not going in and out. You are confined to the particular area as you would be downtown. Mr. Shockley also commented to the size issue, they intend to have people driving golf carts around and parking in there, not just cars. He stated it was a walking neighborhood. Mr. Shockley agrees, he does not want to set precedences that are going to be uncomfortable for the Commission in the future, but in the planned developments in this size and nature, they were approved, they already have been approved through the entire development plan. You can tell them they cannot have the Phase section, but you cannot tell them they cannot have the variances.

Ms. Wortkoetter again explained the development was approved with the mentioned variances.

Mr. Moore asked Ms. Wortkoetter for reference, when was the initial plan approved.

Mr. Willis stated it was approximately 2 and ½ years ago.

Mr. Clay Driggers with Hartness Development addressed the Commission members stating the variances were approved in 2016 filed with the preliminary plan. They are public record detailing all of the variances. Additionally, Mr. Driggers pointed out the road widths were based on Greenville County

standards, on SCDOT standards and on ASHTO standards.

Mr. Looper stated a motion, and withdrew the motion as one was already on the floor. He is in support of the motion.

Chairman Rogers asked for clarification, if the variances had already been approved, why was the Commission seeing them again.

Ms. Jeffers-Campbell stated as Ms. Wortkoetter stated the Traditional Neighborhood Design standards were in place currently and this was a technicality, part of the process.

Mr. Shockley noted this was another phase, another development, another part of the plan process. Just continuing what is already on the ground.

Chairman Rogers asked at the time were the variances approved as variances or were they in compliance with the regulations that existed at the time and the regulations changed and you are back.

Staff stated that was correct.

Chairman Rogers stated he hears the concern about precedence, but given the dimensions that are currently a variance, but were approved under prior regulations, it would seem difficult for the Commission to shift gears.

The motion to approve PP-2018-158 with the variance VA-2018-159 carried by voice vote with one in opposition (Bichel) and one absent (Hollingshad).

### **Variance Requests**

#### **VZ-2018-174, Stanley Widener**

Stanley Widener is requesting a driveway variance; it will not have a 40 foot right-of-way (5.4.C). The width of the current drive is 20 feet. A 40-ft right-of-way would need to be recorded on the plats of adjacent properties. The drive will have an improved (usable) surface width of approximately 16 feet, less than the 20 feet required (5.4.D.3). He cannot improve 20 ft. width of surface and stay within the 20 ft. width of the property. The drive will not meet the minimum horizontal radius requirements (Table 5.1).

Ms. Jeffers-Campbell stated the strict application of the LDR would not result in substantial or excessive hardship or injustice related to developing the property in a reasonable manner. The LDR does not prevent the development of more than one single dwelling on an unzoned parcel. A variance from the LDR is not necessary to develop an additional house at this location. With a recorded access easement, private water and septic the applicant would be able to build an additional house without subdividing the property.

Ms. Jeffers-Campbell stated due to the high volume of similar requests, staff believes a recommendation in favor of the application would set a precedence for decisions on subsequent

Cases with similar issues or facts. Staff recommends denial since minimum frontage requirements per LDR 8.3 and minimum requirements for the use of an unpaved private shared drive at LDR 5.4 cannot be met. Staff recommends denial as there is no true hardship.

Mr. Stanley Widener, 3777 Camp Road, Greer, SC who is the applicant addressed the Commission members.

Mr. Shockley noted there may be a question with the lender; traditionally lenders have a problem with zoning 20 feet. The lender is probably going to dictate different than the county does.

**MOTION:** By Mr. Stevenson, seconded by Mr. Bichel to approve VA-2018-174.

Mr. Harrison stated he believed the applicant can accomplish what he would like to do without a variance. He is also concerned about the precedence it would set.

Chairman Rogers asked Ms. Jeffers-Campbell to speak to the high volume of similar requests.

Ms. Jeffers-Campbell stated the county constantly receives requests to use a private shared drive for people to subdivide, but in the unzoned areas you can have more than one unit on one lot. A lot of people have the same issue.

Mr. Shockley agreed and did not want to set precedence and he believed the lender could make some exceptions. He stated he could not support the motion.

The motion to approve VA-2018-174 failed due to a tie vote with one absent (Hollingshad).

### **Rezoning Requests**

Ms. Buathier presented the following:

<b>DOCKET NUMBER:</b>	CZ-2018-61
<b>APPLICANT:</b>	Ryan Beaton and Nelli William for SC Propco LLC
<b>PROPERTY LOCATION:</b>	Ebenezer Road
<b>PIN/TMS#(s):</b>	0530010102100
<b>EXISTING ZONING:</b>	O-D, Office District

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 4.94

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful O-D, Office District rezoning request in 2000, CZ-2000-64.

**EXISTING LAND USE:** storage

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1 and R-S	parking lot and vacant land
East	R-S	single-family residential
South	R-S	single-family residential
West	O-D	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Sub-Regional Center*.

**ROADS:** Ebenezer Road: two-lane County-maintained local

TRAFFIC:	Location of Traffic Count	Distance to Site	2011	2014	2017
	Highway 14	6,530' SW	12,100	10,800 - 10.7%	14,800 37%

**ANALYSIS:** The subject site is located in a Sub-Regional Center, which is generally centrally located within a community. The center is designated to service multiple surrounding neighborhoods and the larger community. The area would be characterized by community-scale stores such as grocery stores, restaurants and boutiques. Floodplain is also present along the southern portion of this property.

**SUMMARY:** The subject parcel zoned O-D, Office District, is 4.94 acres of property located on Ebenezer Road approximately 0.25 miles

southeast of the intersection of Pelham Road and Highway 14. The parcel has approximately 350 feet of frontage along Ebenezer Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for storage.

**CONCLUSION:**

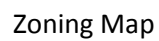
The subject site, building and land use is currently grandfathered in as a storage facility. Rezoning to S-1 would allow for a change in size of the existing storage building or additional uses such as a service garage, a restaurant, warehouse, or a convenience store. Staff is of the opinion that the current zoning of O-D, Office district is the appropriate zoning for the subject site. The surrounding land uses consist of single-family residences, vacant wooded land and a parking lot with R-S, Residential Suburban; Office District; and C-1, Commercial zoning. Staff believes rezoning the parcel to S-1, Services would not be consistent with the surrounding zoning or land uses.

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

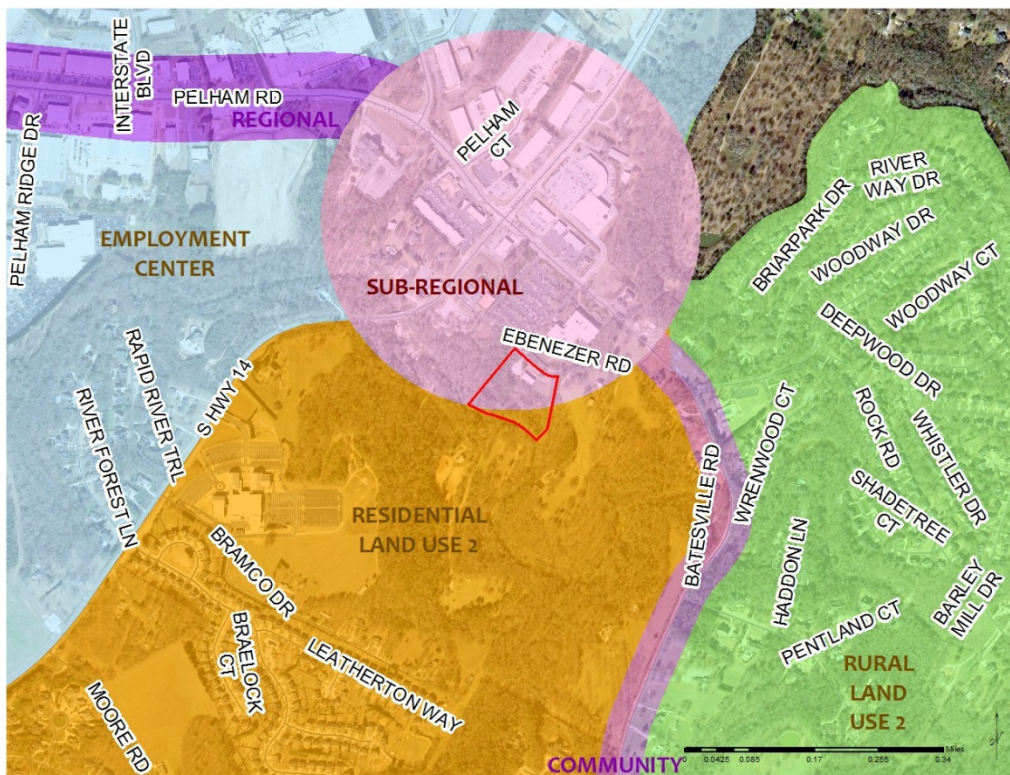
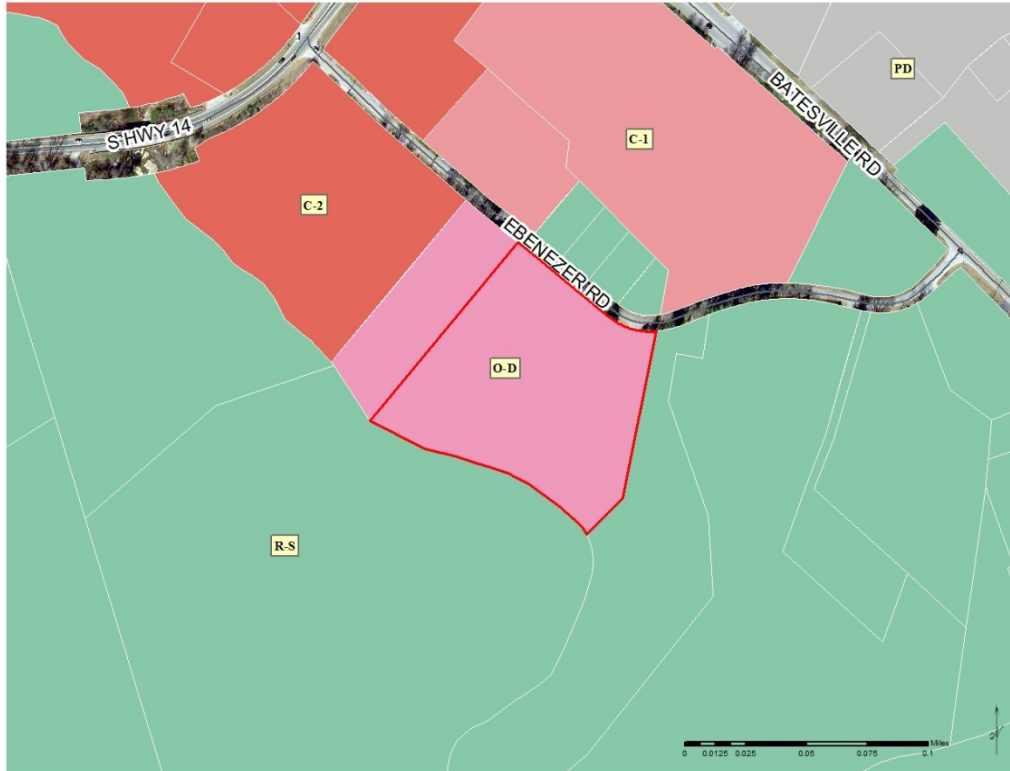
**MOTION:** By Dr. Howard, seconded by Mr. Moore to deny CZ-2018-61. The motion carried by voice vote with one absent (Hollingshad).











Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-62

**APPLICANT:** Emmie Rose Peden, John Keith Woods, Denise N. Bruner (Surv), Brian C. Woods (Surv), Frances D. Woods, Revocable Trust, Louk Living Trust, James & Pearl Barton, Jessie Ellis Barton, Herman & Sheri Wingruber, Jenifer Newton Ladwig, David L. & Terri L. Kelly, Gilley Kyle c/o Upstate Greenery Inc., H. Wright Holland, III, James R. & Debra C. Davis, William F. & Jeanette C. Harnesberger and Larry B. Coker c/o Harnesberger Revocable Trust

**PROPERTY LOCATION:** Fairview Road, Peden Road, McKittrick Bridge Road, Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road, Slatton Shoals Road, McKelvey Road and Reedy Fork Road

**PIN/TMS#(s):** 0564010100801, 0564020101100, 0569020101200, 0569020101201, 0569020101202, 0569020101207, 0569010101605, 0569010102400, 0569010102401, 0569010102500, 0587010100809, 0587010100814, 0587010101100, 0587010101101, 0587030101302, 0587030101303, 0587030101300, 0587030101301 and 0587030101304

**EXISTING ZONING:** Unzoned

**REQUESTED ZONING:** R-R3, Rural Residential

**ACREAGE:** 341.63

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcels are unzoned and are a contiguous add on, a part of the R-R1 and R-R3, Rural Residential initiation zoning in March 2018 for Area 18.

**EXISTING LAND USE:** single-family residential, landscape nursery, vacant wooded and pasture land

**AREA CHARACTERISTICS:** The requested zoning parcels are surrounded by Unzoned; R-R1, Rural Residential; and R-R3, Rural Residential zoning with single-family residential, churches, vacant wooded and pasture land uses.

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject properties are a part of the Imagine Greenville Comprehensive Plan and are designated as *Rural Residential Land Use 2* which prescribes 1 unit every 3 acres. A portion of the subject parcels are also a part of the South Greenville Area Plan, designated as *Agriculture* which recommends 10 acres or more per unit.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>Unzoned</i>	<i>7.3 units/acre</i>	341.63	<i>2,493 units</i>
Requested	R-R3	0.33 units/acre		113 units

A successful rezoning decreases 2,380 dwelling units.

**ROADS:**

Fairview Road: two-lane State-maintained minor arterial  
Peden Road: two-lane County-maintained local  
McKittrick Bridge Road: two-lane State-maintained minor arterial  
McKittrick Bridge Road, Ext: two-lane County-maintained local  
Dean Woods Road: two-lane County-maintained local  
Hopkins Road: two-lane State-maintained minor arterial  
Hillside Church Road: two-lane State-maintained minor arterial  
Terry Road: two-lane County-maintained local  
Slatton Shoals Road: two-lane County-maintained local  
McKelvey Road: two-lane State-maintained minor arterial  
Reedy Fork Road: two-lane State-maintained major collector

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2017</b>
Hopkins Road	5,970' NW	425	500 17.6%	350 -30%
McKelvey Road	4,530' NE	950	650 - 31.6%	1,700 161%
Hillside Church Road	2,635' N	800	850 6%	850 0%
Fairview Road	0'	3,900	3,400 - 12.8%	3,800 11.7%

**ANALYSIS:**

The subject parcels are part of the Southern Greenville McKelvey Road/Reedy River Area Contiguous add on known as Area 18, adopted March 2018. There was a recently adopted text amendment to Section 3:2.3B number 5 of the Greenville County Zoning Ordinance, allowing properties (for a period of up to six months after the effective adoption date of an area zoned by petition) to apply for initial zoning if they were contiguous. All subject parcels requesting zoning are contiguous properties to the recently adopted Area 18.

**SUMMARY:**

The subject parcels are unzoned with 341.63 acres of property located on Fairview Road, Peden Road, McKittrick Bridge Road, McKittrick Bridge Road, Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road, Slatton Shoals Road, McKelvey Road and Reedy Fork Road located below Highway 418. These parcels are a part of the Southern Greenville County Citizens for the McKelvey Road/Reedy River Area as Contiguous Add-Ons for Area 18. The parcels have approximately 1,360 feet of frontage along Reedy Fork Road, 1,300 feet of frontage along Hopkins Road, 2,415 feet of frontage along McKelvey Road, 500 feet of frontage along Slatton Shoals Road, 1,320 feet of frontage along Terry Road, 730 feet of frontage along McKittrick Bridge Road, 3,500 feet of frontage along McKittrick Bridge Road Extension, 500 feet of frontage along Dean Woods Road, 580 feet of frontage along Hillside Church Road and 600 feet along Fairview Road. The applicant is requesting to rezone the property to R-R3, Rural Residential.

The applicant states the proposed land use is for residential, farms, farm land, and landscape nursery.

**CONCLUSION:**

The subject parcels are surrounded Unzoned, R-R1 and R-R3, Rural Residential zoning with single-family residences, farm land, vacant wooded land and the occasional church. Staff is of the opinion that the requested zoning of R-R3, Rural Residential is consistent with the surrounding zoning and land uses. The subject parcels are also consistent with Imagine Greenville Comprehensive Plan and comply with Section 3:2.3B of the Greenville County Zoning Ordinance.

Based on these reasons staff recommends approval of the requested zoning to R-R3, Rural Residential.

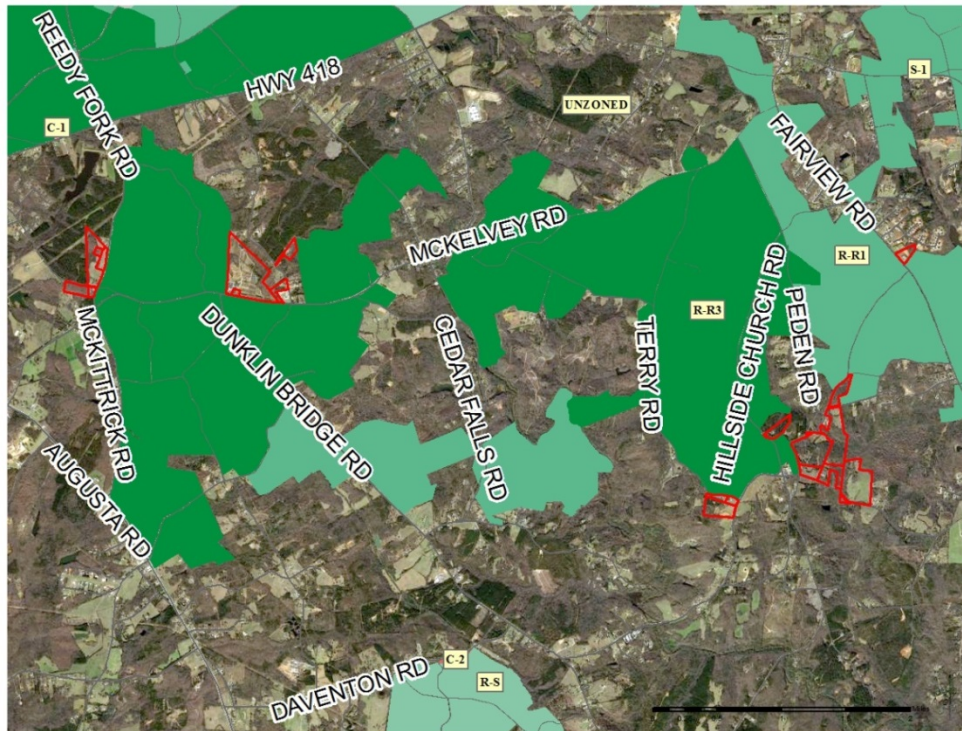
**MOTION:**

By Mr. Bichel, seconded by Dr. Howard to approve CZ-2016-62. The motion carried by voice vote with one absent (Hollingshad).

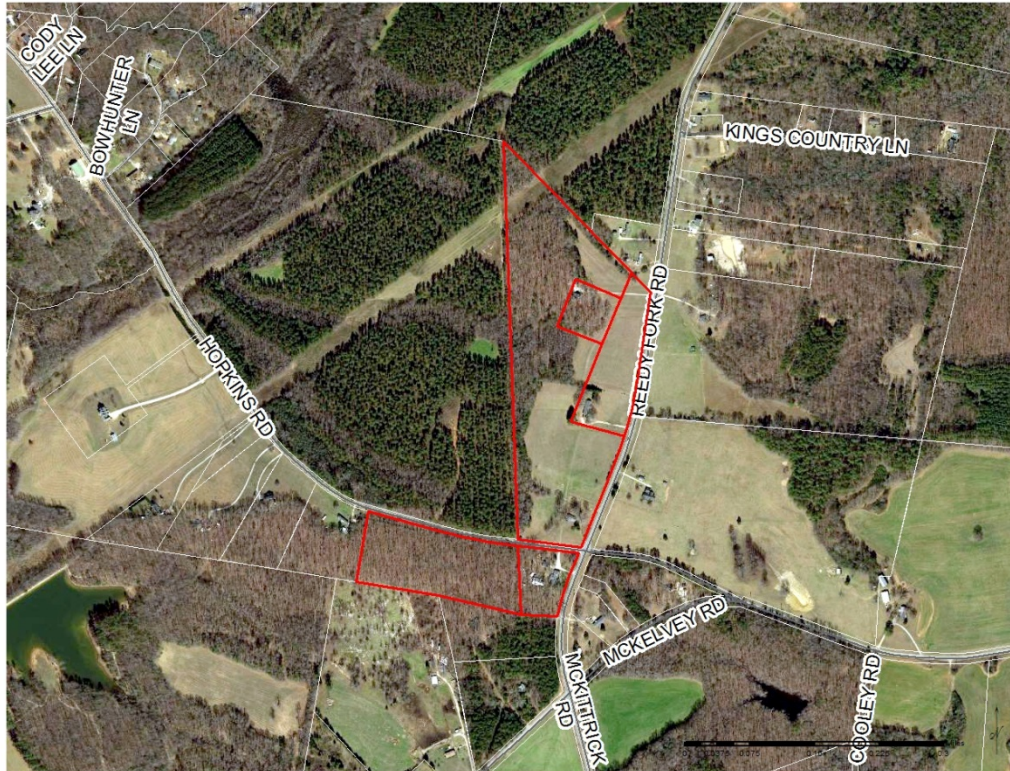




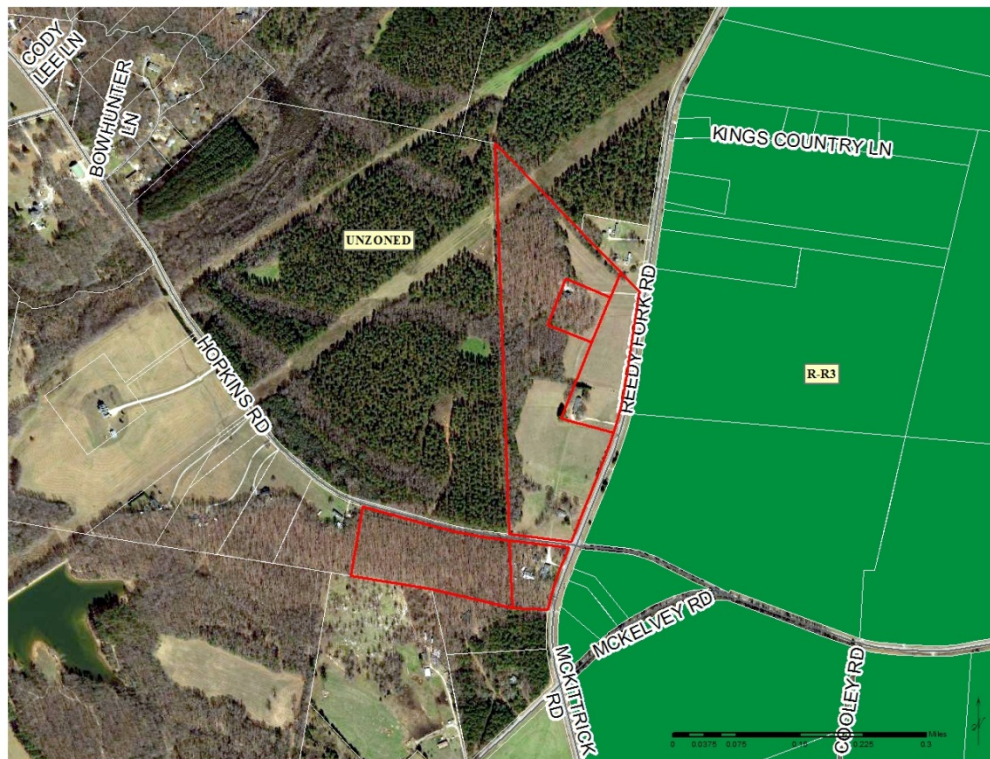
Aerial Photography, 2017 and Zoning Map



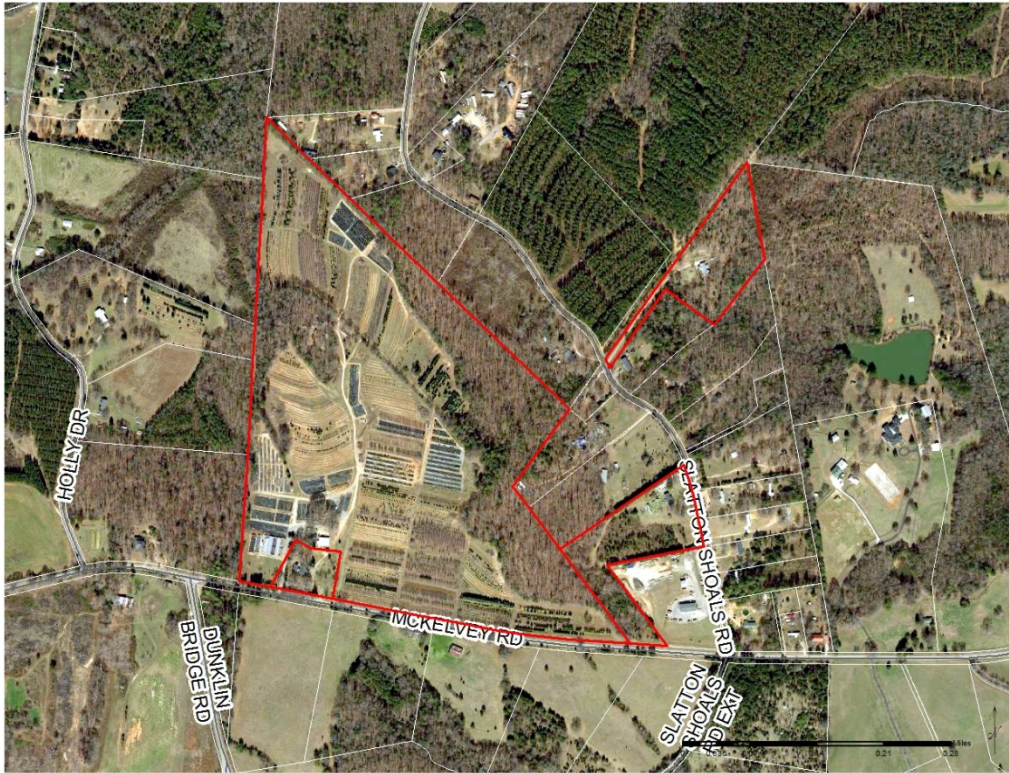




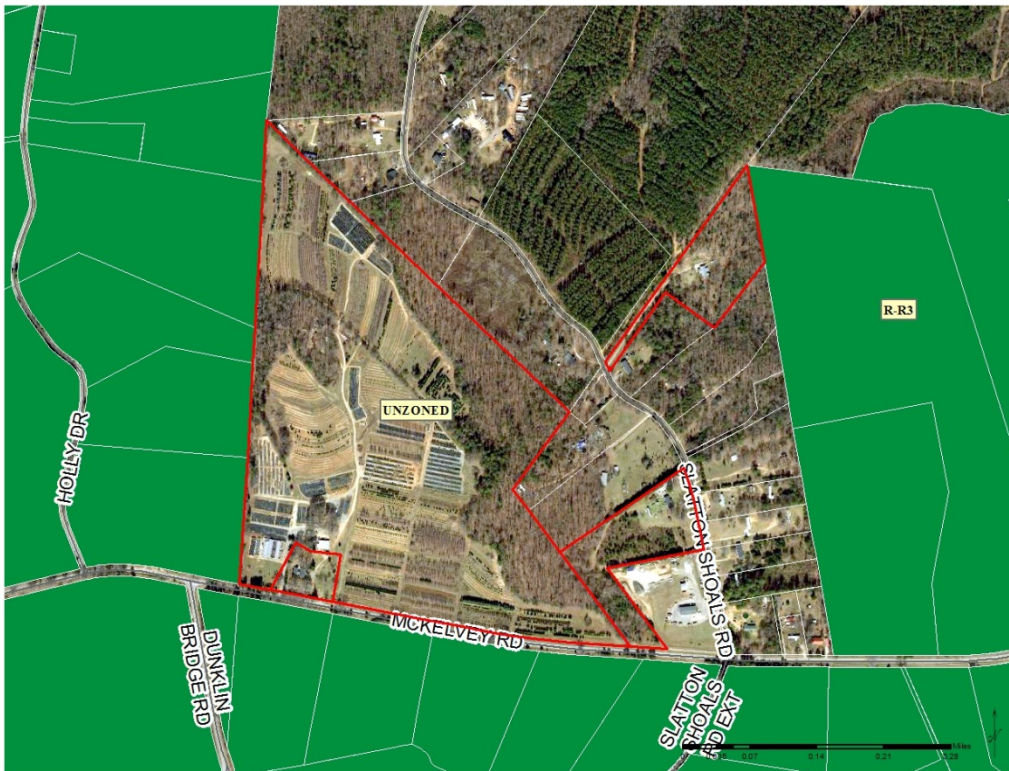
Aerial Photography, 2017 and Zoning Map (Close Ups Reedy Fork Road)







Aerial Photography, 2017 and Zoning Map (Close Ups McKelvey Road)



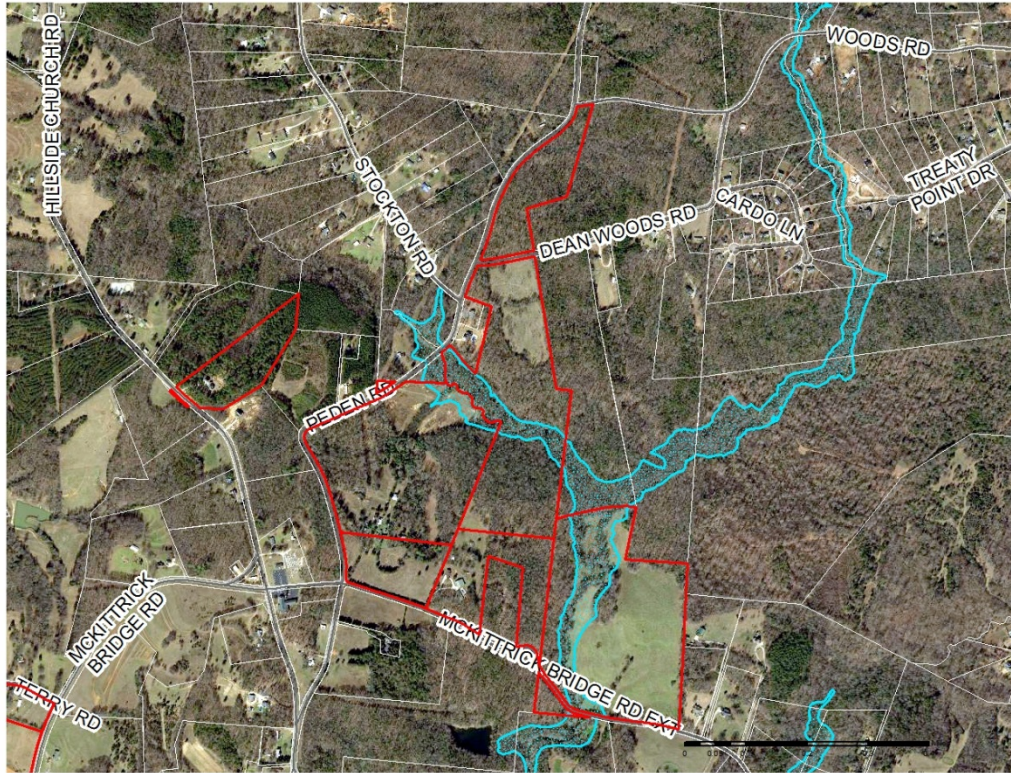




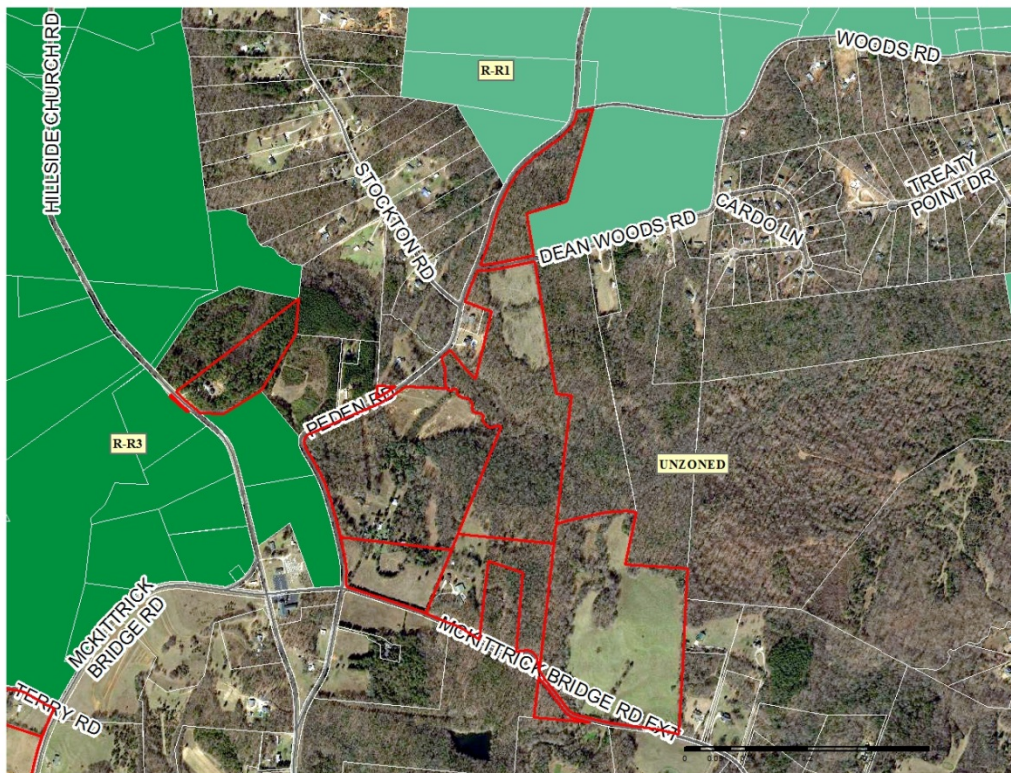
Aerial Photography, 2017 and Zoning Map (Close Ups McKittrick Bridge Road)



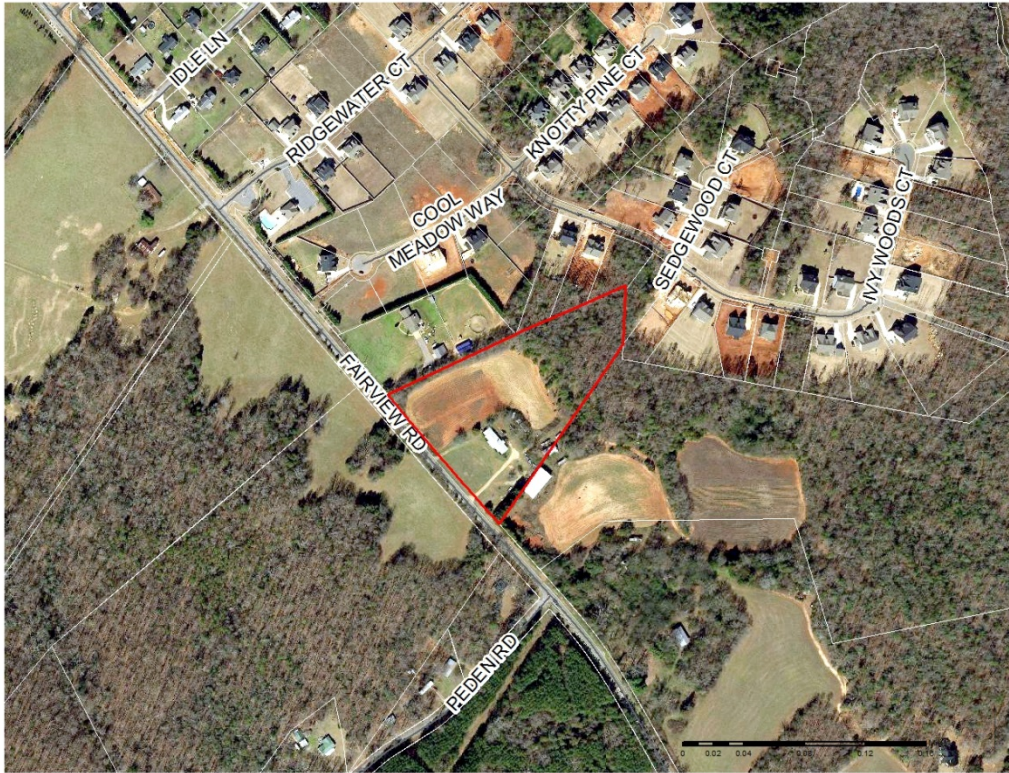




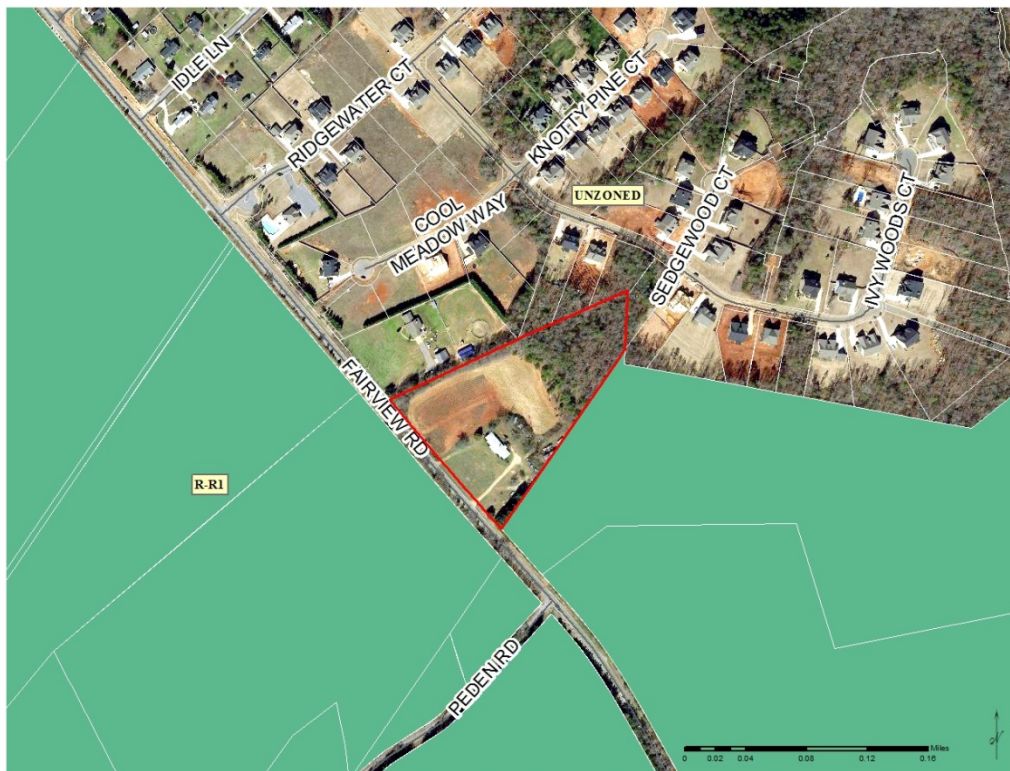
Aerial Photography, 2017 and Zoning Map (Close Ups Peden Road)



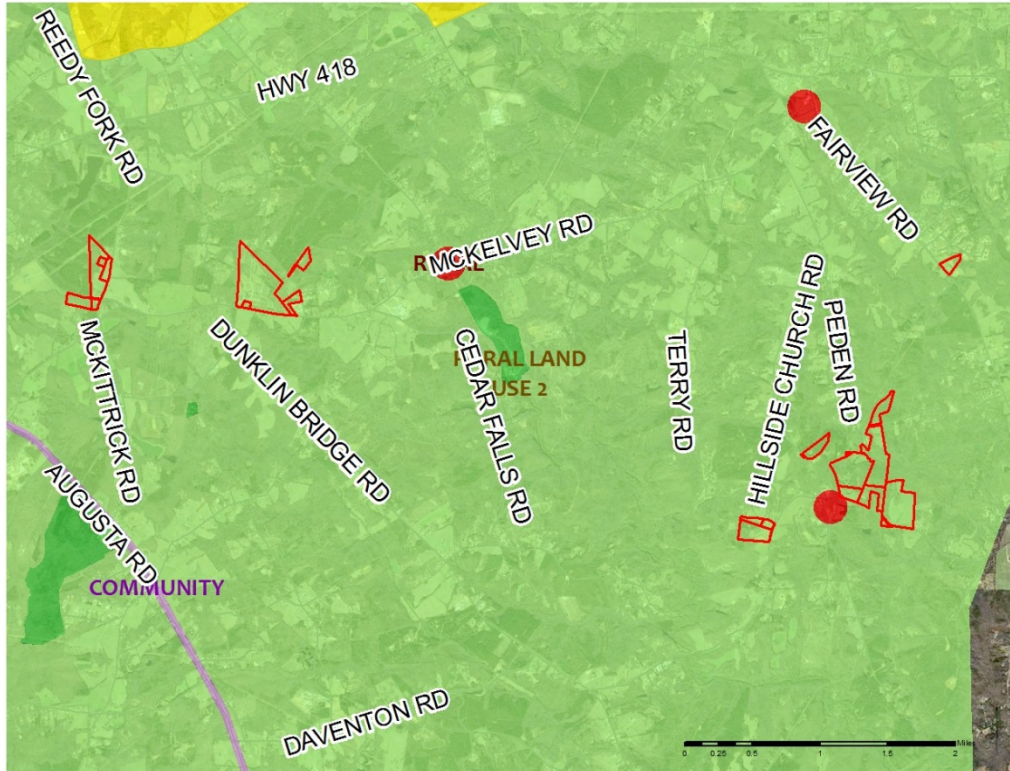




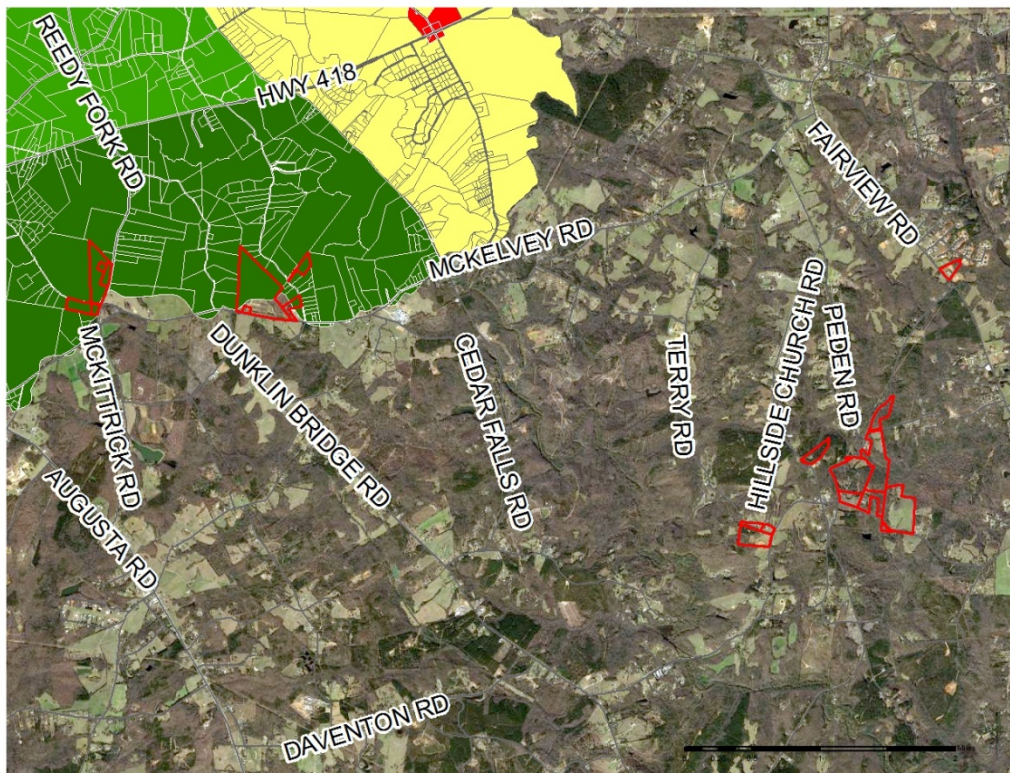
Aerial Photography, 2017 and Zoning Map (Close Ups Fairview Road)







Future Land Use Map and South Greenville Area Plan



Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-63

**APPLICANT:** Paul Nichols Gallucci for Castelforte, LLC

**PROPERTY LOCATION:** 130 Prospect Street

**PIN/TMS#(s):** 0224000201605, 0224000201606, 0224000203301 and 0224000203302

**EXISTING ZONING:** R-7.5, Single-Family Residential

**REQUESTED ZONING:** R-M20, Multifamily Residential

**ACREAGE:** 4.51

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A.

**EXISTING LAND USE:** single-family residential and vacant wooded land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential and duplexes
East	R-7.5	single-family residential
South	R-7.5	single-family residential and vacant wooded land
West	R-7.5	single-family residential, duplexes and church

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

**DENSITY WORKSHEET:**

The following scenario provides the potential capacity of residential units based upon County records for acreage.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-7.5</i>	<i>5.8 units/acre</i>	4.51	26 units
Requested	R-M20	20 units/acre		90 units

A successful rezoning may add up to 64 dwelling units.

**ROADS:**

Prospect Street: two-lane County-maintained local

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2017</b>
Anderson Road	4,370' N	13,400	14,000 4.5%	14,000 0

**ANALYSIS:**

Located in the Imagine Greenville Comprehensive Plan, the subject site is designated as Residential Land Use 3, which allows 6 or more units per acre. The applicant is requesting R-M20, which would allow up to 20 units per acre. The subject site is also located near two Greenlink bus routes, the Anderson Road route and the Dunearn-Grove Road route.

**SUMMARY:**

The subject parcel zoned R-7.5, Single-Family Residential, is 4.51 acres of property located on Prospect Street approximately 1.25 miles east of the intersection of White Horse Road and Anderson Road. The parcel has approximately 515 feet of frontage along Prospect Street. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.

The applicant states the proposed land use is for multifamily, senior designated housing.

**CONCLUSION:**

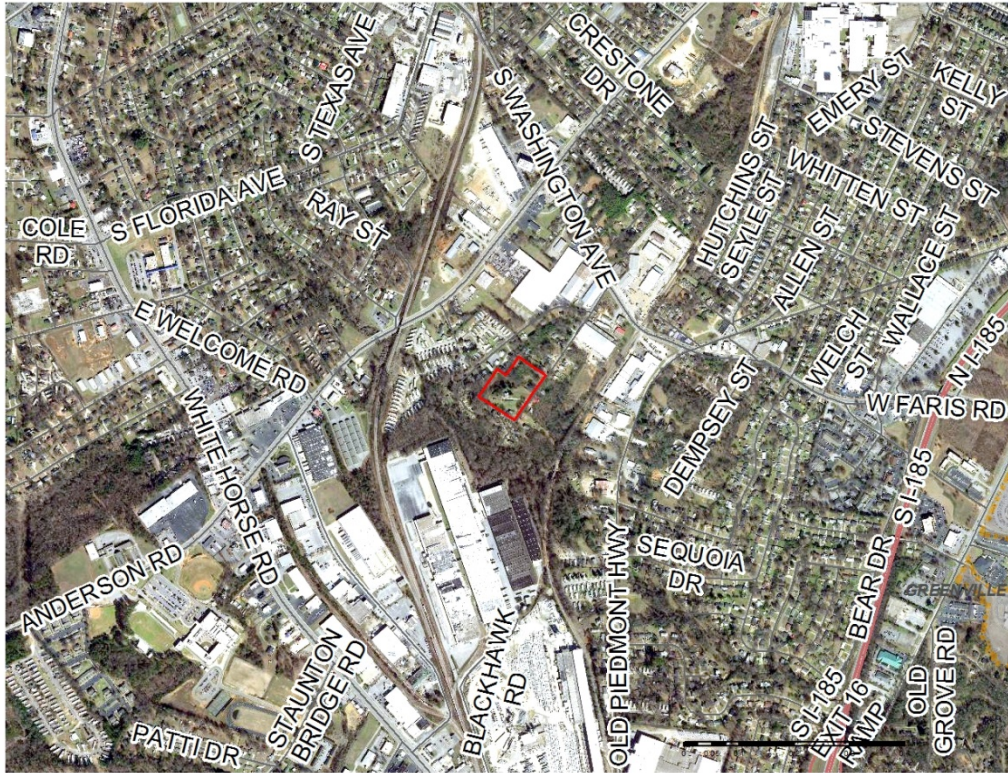
The subject site is surrounded by R-7.5, Single-Family Residential zoning with a density of 5.8 units per acre. The requested zoning of R-M20, Multifamily Residential zoning would allow 20 units per acre. Staff is of the opinion that due to its close proximity to public transportation routes and the recommendation of 6 or more units per acre from the Imagine Greenville County Comprehensive Plan, that rezoning the property to R-M20 would be appropriate.

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

**MOTION:**

By Mr. Harrison, seconded by Mr. Looper to approve CZ-2018. The motion carried by voice vote with one absent (Hollingshad).

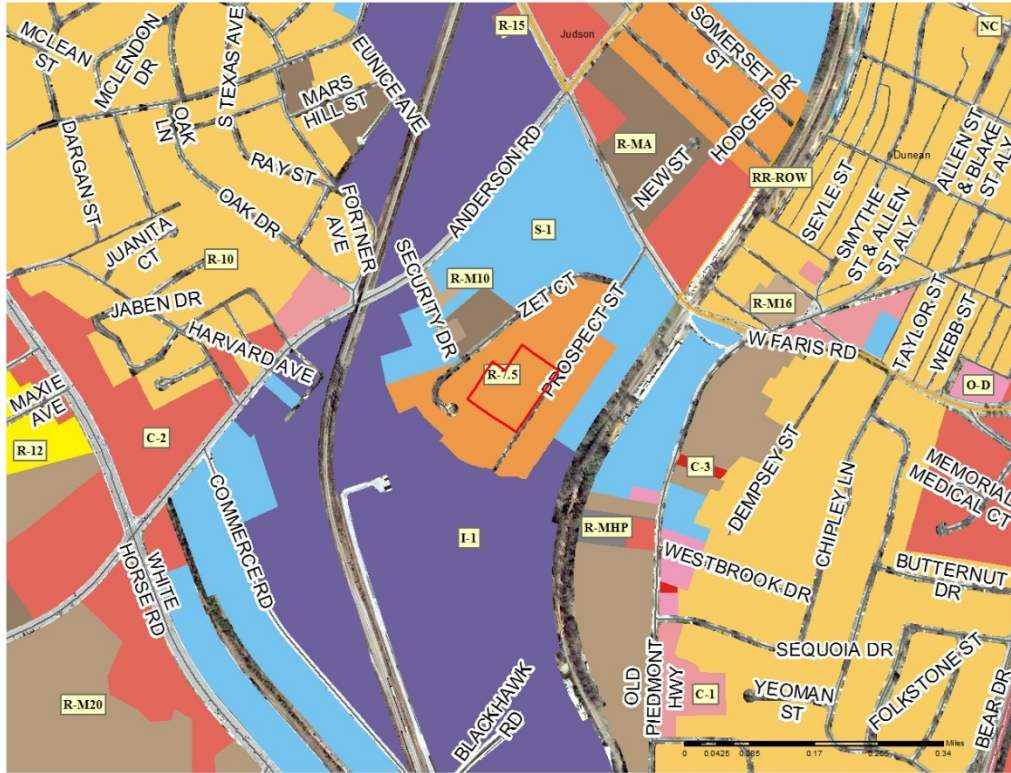




Aerial Photography, 2017

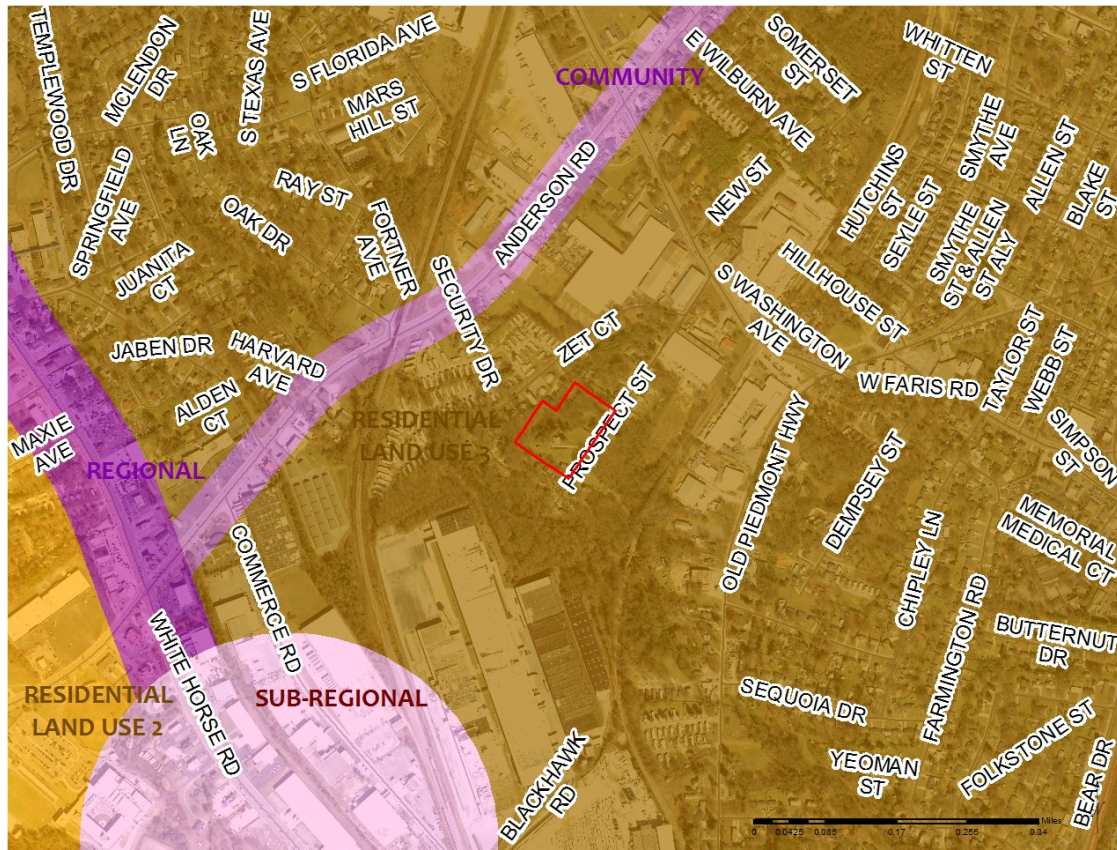






Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

<b>DOCKET NUMBER:</b>	CZ-2018-64
<b>APPLICANT:</b>	John M. Ward
<b>PROPERTY LOCATION:</b>	106 Sulphur Springs Road
<b>PIN/TMS#(s):</b>	0425000101400
<b>EXISTING ZONING:</b>	I-1, Industrial
<b>REQUESTED ZONING:</b>	S-1, Services
<b>ACREAGE:</b>	1.71



**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned I-1, Industrial in April 1972, as part of Area 3.

**EXISTING LAND USE:** warehouse

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	single-family residential
East	S-1 and I-1	service garage
South	I-1	warehouse
West	I-1	warehouse

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

**ROADS:** Sulphur Springs Road: four-lane State-maintained minor collector

TRAFFIC:	Location of Traffic Count	Distance to Site	2011	2014	2017
	Sulphur Springs Rod	780' W	10,400	10,000 -3.8%	10,300 3%

**ANALYSIS:** There has been an existing industrial and warehouse use on the site and to the east and west of the subject site as far back as 1997. Sulphur Springs Road is a four lane highway with a speed limit of 40 miles per hour. This section of Sulphur Springs Road has I-1 Industrial and S-1 Services zoning on both sides. There are still a good number of residential homes located in the S-1, Services zoned parcels along this section of road. The White Horse Road Green Link Bus line also serves this area.

**SUMMARY:** The subject parcel zoned I-1, Industrial, is 1.71 acres of property located on Sulphur Springs Road approximately 0.4 miles west of the intersection of Old Buncombe Road and Sulphur Springs Road. The parcel has approximately 145 feet of frontage along

Sulphur Springs Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for metal fabrication.

**CONCLUSION:**

The subject site is surrounded by I-1, Industrial and S-1, Services with a service garage and warehouses to the east, south and west of the parcel.. Staff is of the opinion the surrounding zoning is consistent with the requested rezoning to S-1. Staff believes a rezoning to S-1, would have little impact on the surrounding area.

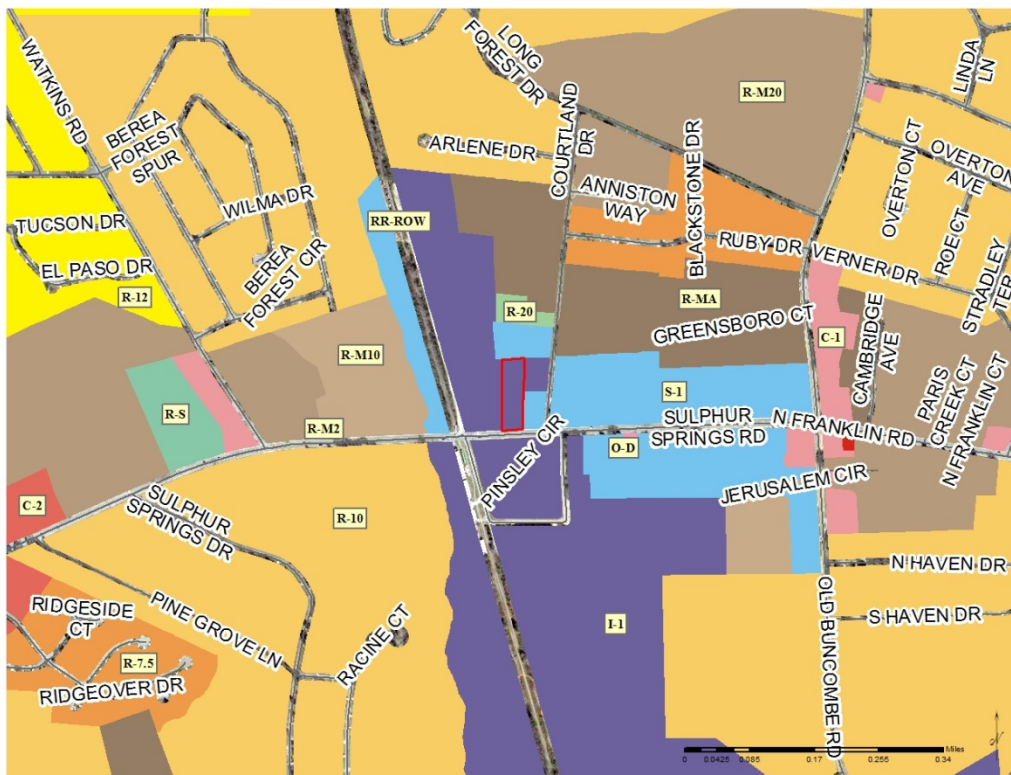
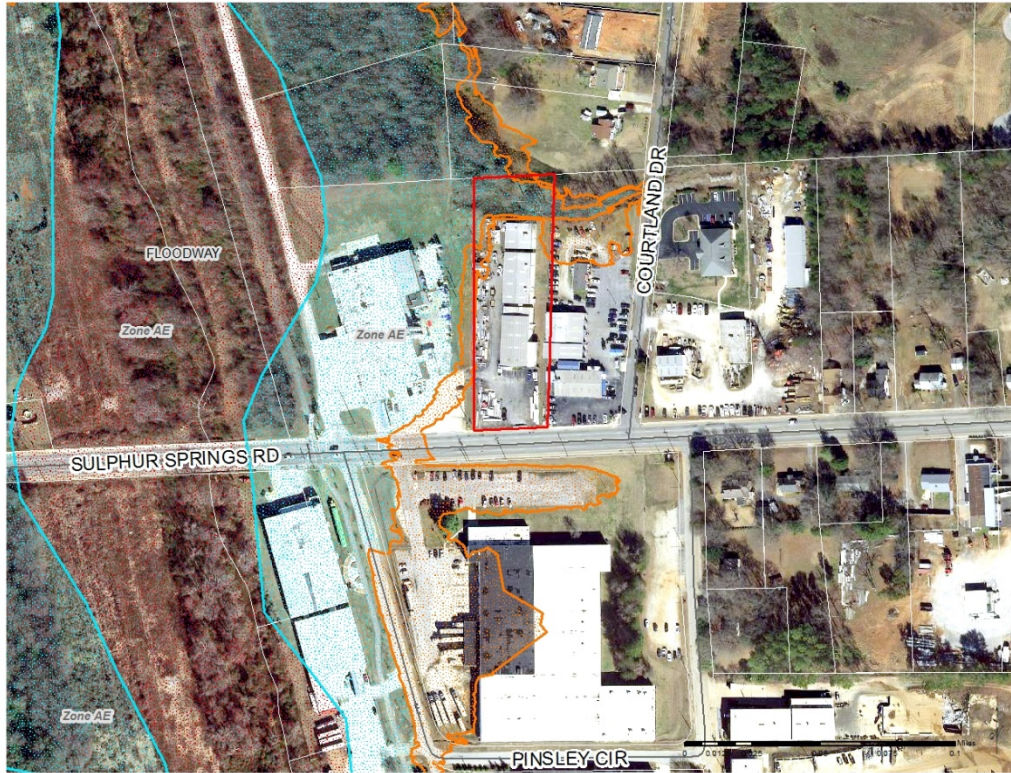
Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.

**MOTION:** By Mr. Looper, seconded by Dr. Howard to approve CZ-2018-64. The motion carried by voice vote with one absent (Hollingshad).



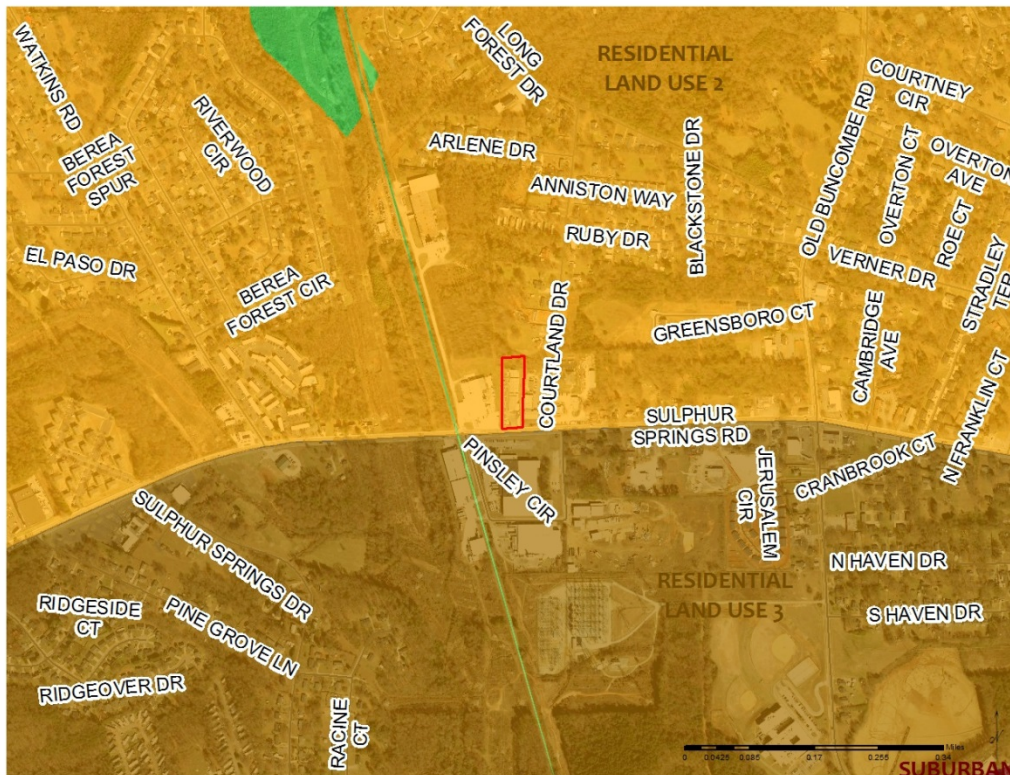
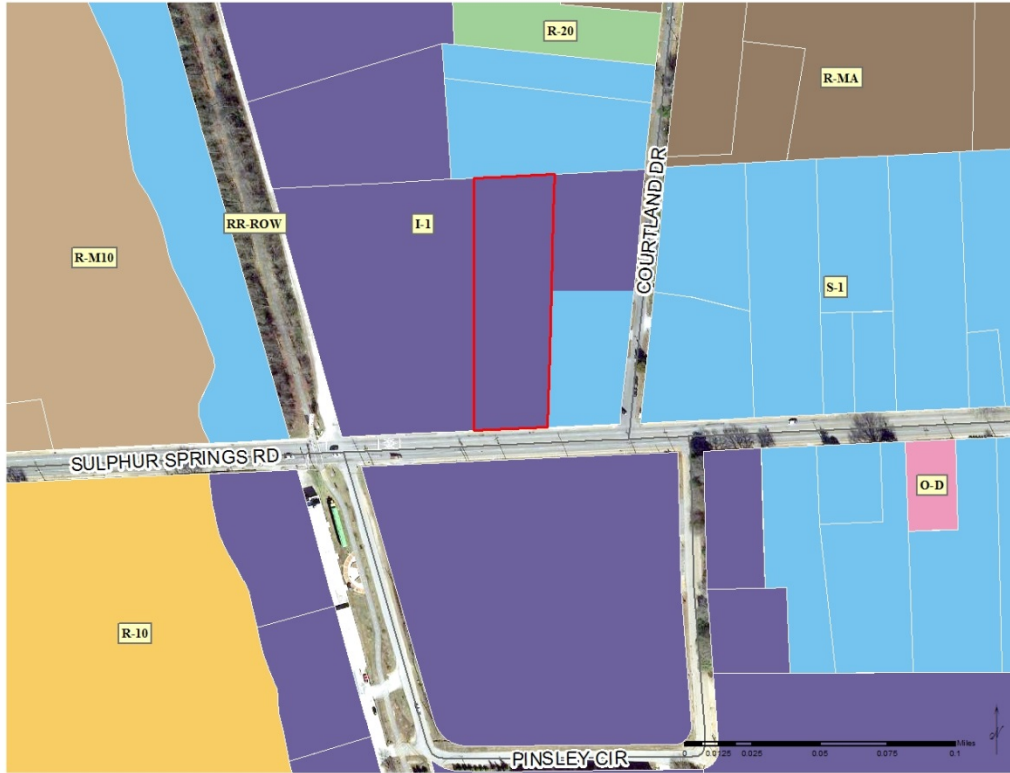
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-65

**APPLICANT:** Dean Edward Dupont

**PROPERTY LOCATION:** 103 Lake Sunshine

**PIN/TMS#(s):** 0318000200612 (portion)

**EXISTING ZONING:** S-1, Services

**REQUESTED ZONING:** R-S, Residential Suburban

**ACREAGE:** 1.7

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in March 1996, as part of Area 11.

**EXISTING LAND USE:** barn/shed

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S and S-1	single-family residential
East	R-S	single-family residential and vacant wooded land
South	R-S and S-1	vacant wooded land
West	R-S	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

**DENSITY WORKSHEET:**

The following scenario provides the potential capacity of residential units based upon County records for acreage.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	<i>1.7</i>	<i>0 units</i>
Requested	R-S	1.7 units/acre		2 units

A successful rezoning may add up to 2 dwelling units.

**ROADS:**

Lake Sunshine: two-lane County-maintained local

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2017</b>
Fowler Road	3,250' N	1,650	1,450	1,750
			-	20.7%
			12.1%	

**ANALYSIS:**

The subject site is located along a two-lane County maintained road with no planned improvements. The existing zoning surrounding this property is R-S, Residential Suburban. The character of the surrounding area is large lots with single-family homes.

**SUMMARY:**

The subject parcel zoned S-1, Services, is 1.7 acres of property located on Lake Sunshine approximately 1.7 miles southeast of the intersection of East Curtis Street (SC-417) and Southeast Main Street (SC-14). The parcel has approximately 175 feet of frontage along Lake Sunshine. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is for single-family home.

**CONCLUSION:**

The subject site is surrounded mainly by single-family residential zoning and land uses with some vacant wooded land. Staff is of the opinion the requested R-S, Residential Suburban is consistent with the surrounding land uses, zoning and density in this area.

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

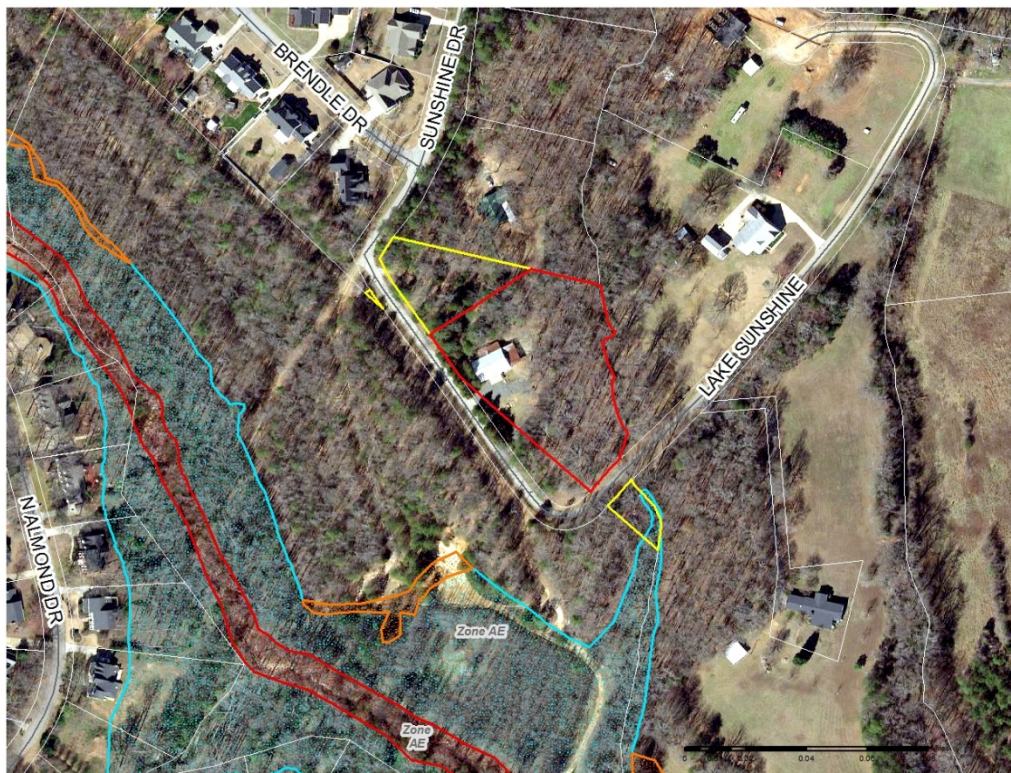
**MOTION:**

By Mr. Bichel, seconded by Mr. Stevenson to approve CZ-2018-65. The motion carried by voice vote with one absent (Hollingshad).

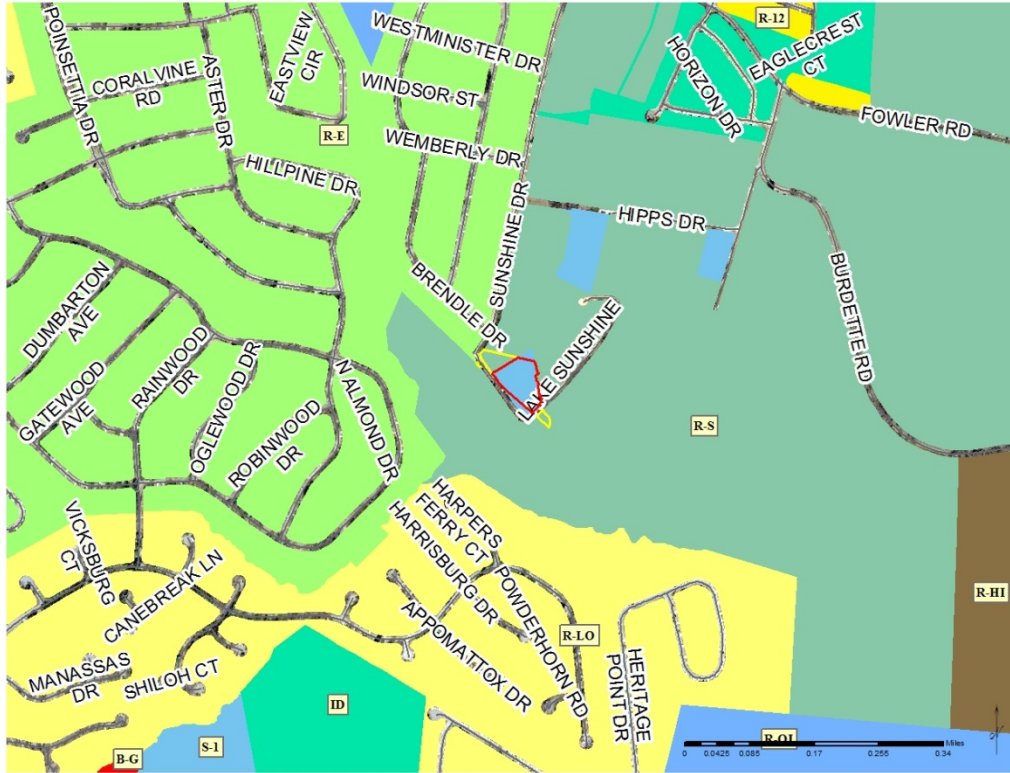




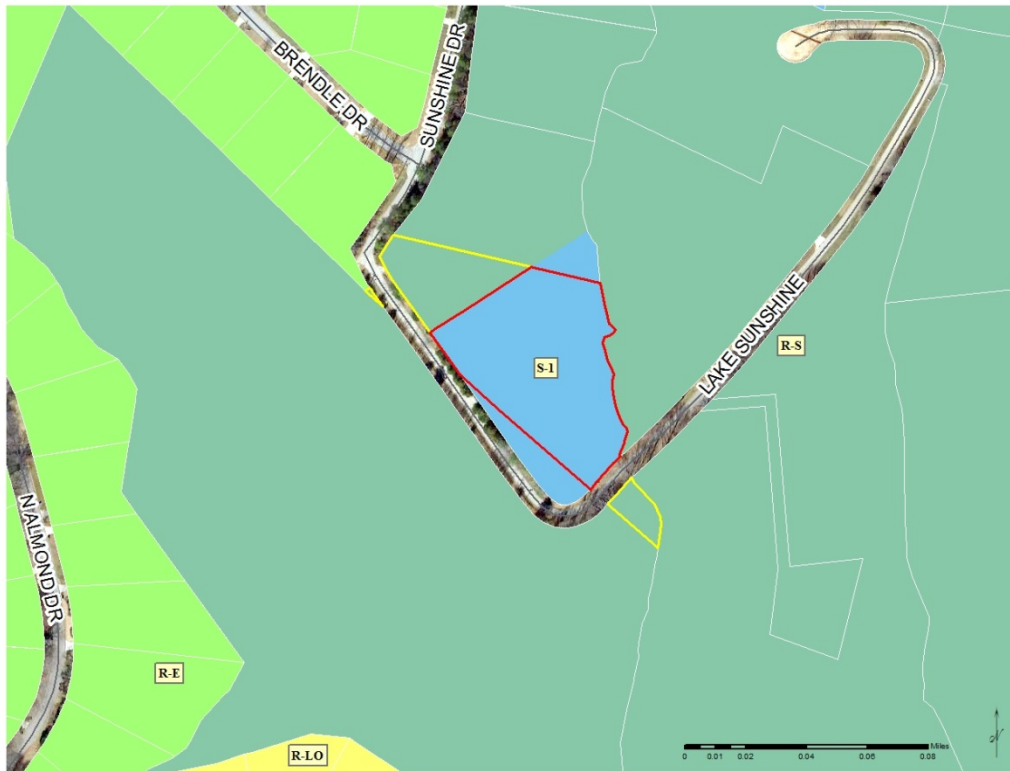
Aerial Photography, 2017



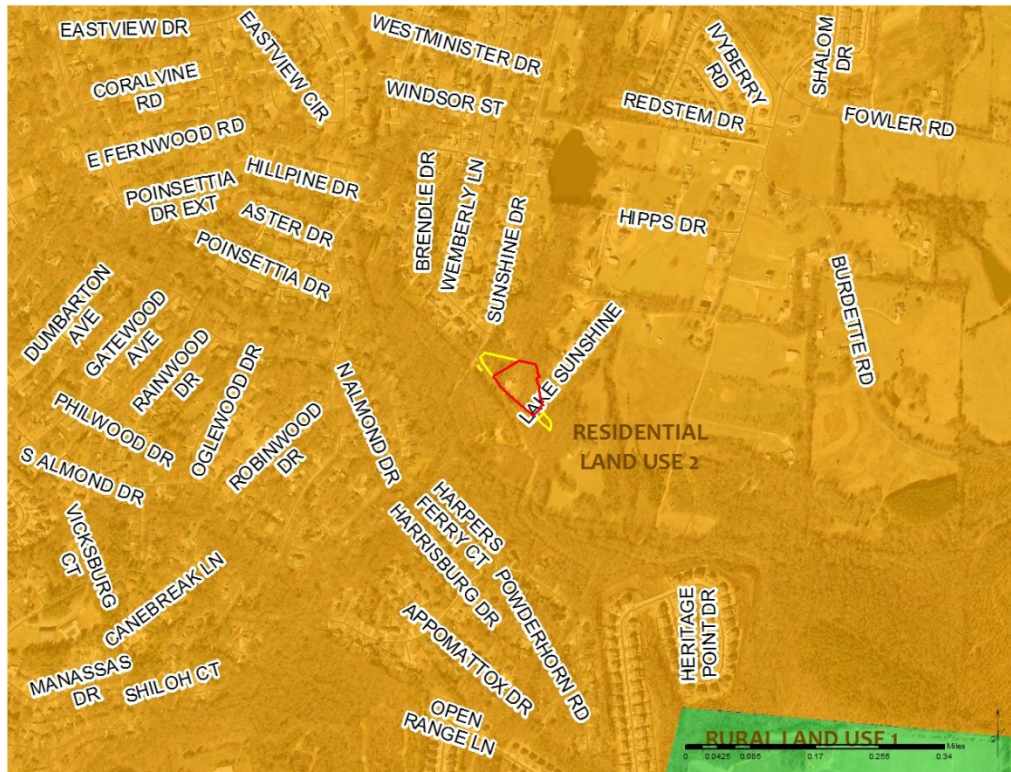




Zoning Map







Future Land Use Map

**Mr. Bichel recused himself from the following and left the meeting room.**

Ms. Buathier presented the following:

<b>DOCKET NUMBER:</b>	CZ-2018-66
<b>APPLICANT:</b>	Wendell L. Hawkins, Gray Engineering Consultants, Inc. for Shannon Dobbins Woodward and Kelly Dobbins Morris, etal
<b>PROPERTY LOCATION:</b>	Furr Road
<b>PIN/TMS#(s):</b>	0609040100500 (portion)
<b>EXISTING ZONING:</b>	R-S, Residential Suburban
<b>REQUESTED ZONING:</b>	R-15, Single-Family Residential
<b>ACREAGE:</b>	41

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There is currently a rezoning request of R-12, Single-Family Residential for this parcel, CZ-2018-51.

**EXISTING LAND USE:** vacant wooded land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-S	vacant wooded land
South	R-S and R-15	single-family residential and vacant wooded and pasture land
West	R-S and I-1	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan, designated as *Transitional Residential* which prescribes 2 to 3 units per acre.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	41	69 units
Requested	R-15	2.9 units/acre		118 units

A successful rezoning may add up to 49 dwelling units.

**ROADS:** Furr Road: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2011	2014	2017
Piedmont Golf Course Road	6,330' NW	2,200	2,300	3,100
			4.5%	35%

**ANALYSIS:**

The subject site is located on the southern side of Furr Road, which is a two-lane County maintained road with no planned improvements. The requested rezoning is also located in the newly adopted South Greenville Area Plan. The southern portion is designated as Transitional Residential recommending 2 to 3 units per acre. Floodplain is present along the western portion of the property.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban, is 41 acres of property located on Furr Road approximately 0.6 miles northwest of the intersection of Furr Road and Emily Lane. The parcel has approximately 1,210 feet of frontage along Furr Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.

The applicant states the proposed land use is for a subdivision.

**CONCLUSION:**

The subject site is located in an area with single-family residential and vacant wooded and pasture land uses are present. The surrounding zoning consists of R-S, Residential Suburban and R-15 and R-12, Single-Family Residential zoning. The South Greenville Area Plan recommends 2 to 3 units per acre for the southern portion of the parcel. Staff is of the opinion the requested rezoning of 2.9 units per acre is consistent with the South Greenville Area Plan and the surrounding zoning and land uses.

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

Mr. Looper asked staff what was the difference in housing between the current zoning and requested zoning.

Ms. Buathier stated the current allowable units would be 69 units, with R-15 it would allow 115 units which would be an additional 49 units.

Dr. Howard stated she would be voting against the request, the area as you can see is an R-S area right now and she felt it should remain that way. She stated her driveway was wider than Furr Road. It is a cut through for Emily Lane and has always been. The R-15 in the area, the homes were being well taken care of and because of that she felt the affordable homes were being embraced in that subdivision. However, she stated across if another R-15 were put in there is a big chance it would not look like that. The area is enhanced with beautiful homes and the R-15 community is taking care of itself. She stated the infrastructure of the road is impossible, it is breaking up already and we know that it is not going to be restructured at all. It is not appropriate

for anything else but R-S in that area.

Mr. Harrison asked staff if he was correct, 90 lots was the cut off for requiring a traffic study.

Ms. Buathier stated that was correct.

Mr. Harrison asked if the developer were to add 69 lots he could do that now without changing one single thing on the road.

Mr. Stevenson stated he had spent some time out there and the road was only 16 feet wide and was a disaster. The macadam that is there right now is cracked and you won't be able to run too many vehicles, let alone trucks down that road or you are not going to have one. He stated driving around the area it certainly was not what he was led to believe as being rundown. He stated the point was what the density was going to do there and how was it going to fit into that area. He would be voting against the request.

Chairman Rogers asked staff to clarify the recommendation that this was consistent with the South Greenville Area Plan which prescribes two to three units per acre, but most everything around there is R-S.

Tyler Stone, Long Range Planning Manager stated when staff did the South Greenville Plan, there was a lot of talk about sewer infrastructure in the area. This is one area that does have sewer infrastructure where a lot of properties further south do not. The community and Planning staff saw it as a tradeoff for lesser density further out.

**MOTION:** By Mr. Shockley, seconded by Mr. Moore to approve CZ-2018-66.

Mr. Stevenson stated he had to repeat his disagreement with passing this. He stated there has to come a point and time where the Commission has to become uniform. He stated he did not feel it was uniform with this. With regard to the way these zoning things are changed around, and how we change things in the middle of stream here. There have been about three different items tonight where there have been some changes made which were not really part of the original plan by anybody. He stated the road was a disaster. You want to start building on roads, you want to start developing things, fix the infrastructure so it can be used properly. Nobody wants to deny these folks to sell their property, but I could probably submit that you could do it just as well at its current zoning if you have somebody that is clever enough to know how to make a buck. This jamming houses into areas for the sake of saying they are developing land is really a detriment to this county. We have heard time after time in just the couple of years I have sat on this Committee, things that we have approved, things that we have switched around. The things I have watched the Council change at whim and at will to take care of things when they know the infrastructure is not set up for it. We have already heard about people who are even in the eastern part of this county, which is certainly a lot more affluent than this particular area, who are talking about moving out of the area. Doctors, professional people because they can't move around because the state roads are and the county roads are

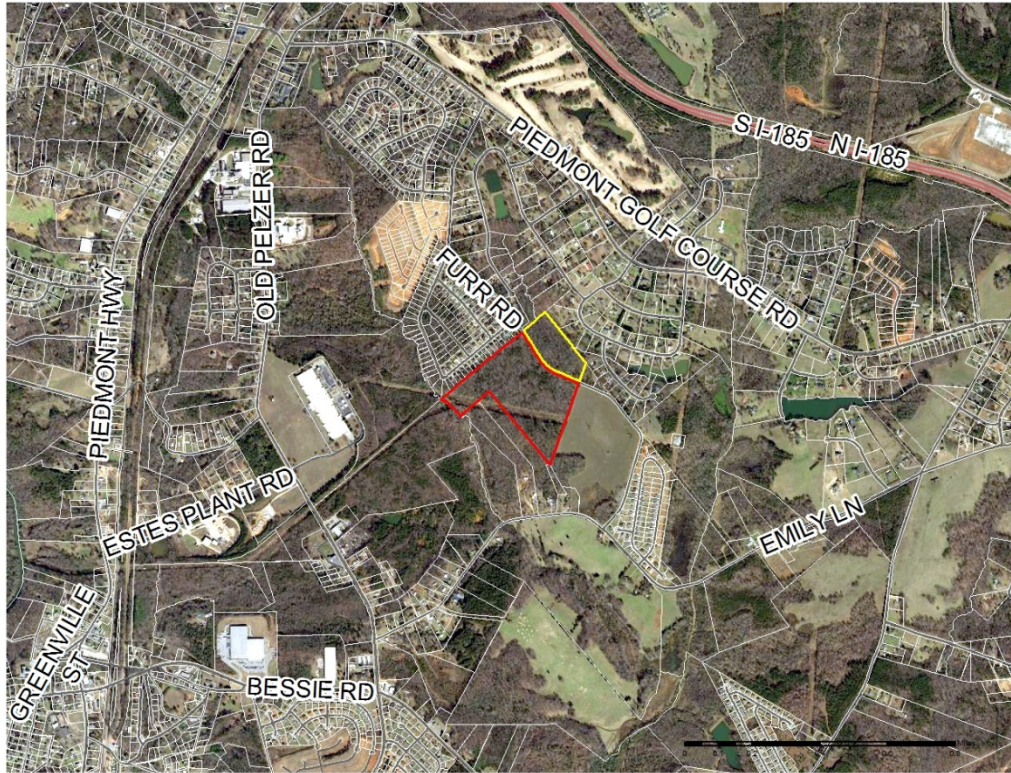
certainly not in great shape and that can be blamed on a number of things. He stated he thought it was time to really start thinking about, rather than building bricks and somebody's idea of building houses, take a good look at the communities as they are and try to maintain what is there. This business about a tradeoff, well that's what he said it was a tradeoff. Mr. Stevenson stated his motion would be to deny this and hopefully it will be a tradeoff to keep things status quo for a bit until things come up to some level of equality.

Dr. Howard stated she agreed and felt the quality of life should be looked at, not necessarily what we can build and how quickly we can put it and how big it can be. She stated her guess was the folks in the subdivision zoned R-15, she would bet they would object to this as well. They have their community and they have, and she is guessing, by the looks of it they are tightening up. There are people now that are secure in that little community, they do not want another housing development across the street from them, across the driveway from them because that is how wide this is. Dr. Howard stated the quality of life is going to be influenced intensely if the Commission approves this.

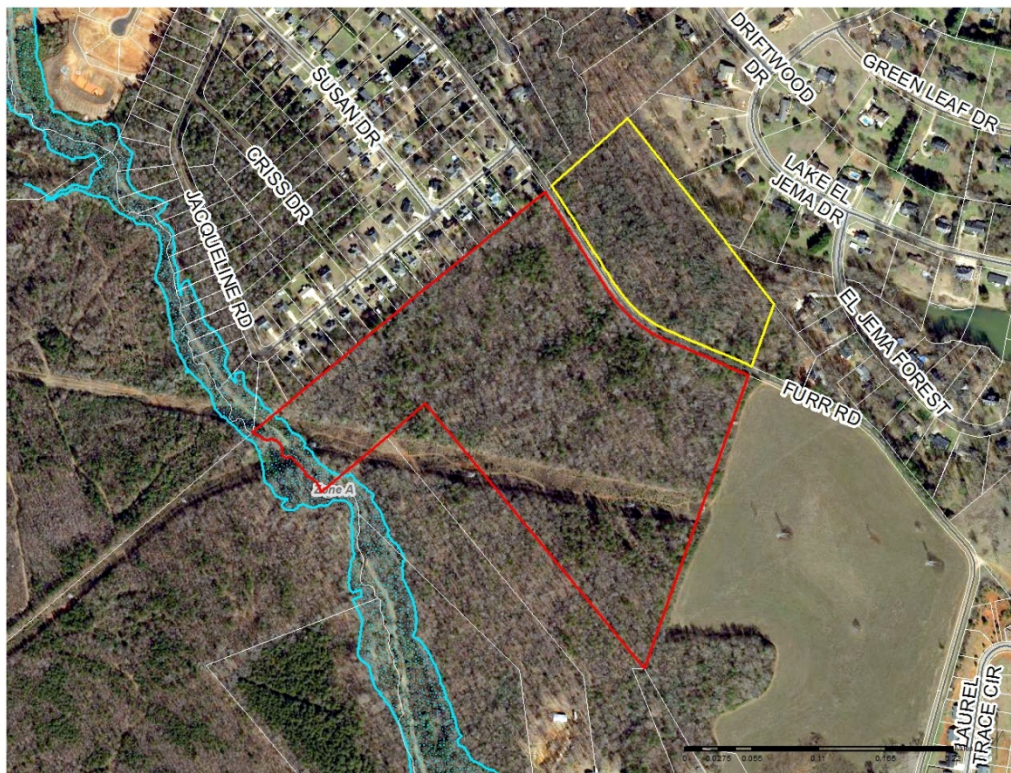
The motion on the floor to approve CZ-2018-66 failed by a vote of three in favor (Shockley, Harrison and Moore) and four opposed (Stevenson, Howard, Looper and Rogers), one abstention (Bichel) and one absent (Hollingshad).

**MOTION:** By Dr. Howard, seconded by Mr. Stevenson to deny CZ-2018-66. The motion carried by a vote of four in favor (Stevenson, Howard, Looper and Rogers) and three opposed (Shockley, Harrison and Moore), one abstention (Bichel) and one absent (Hollingshad).

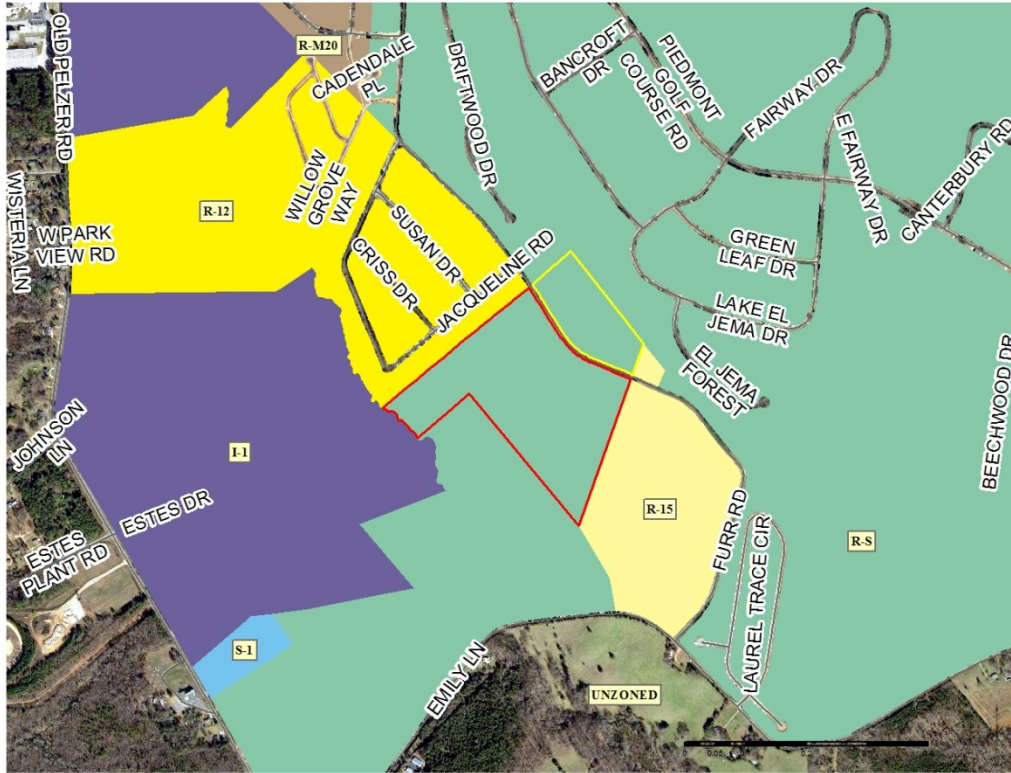




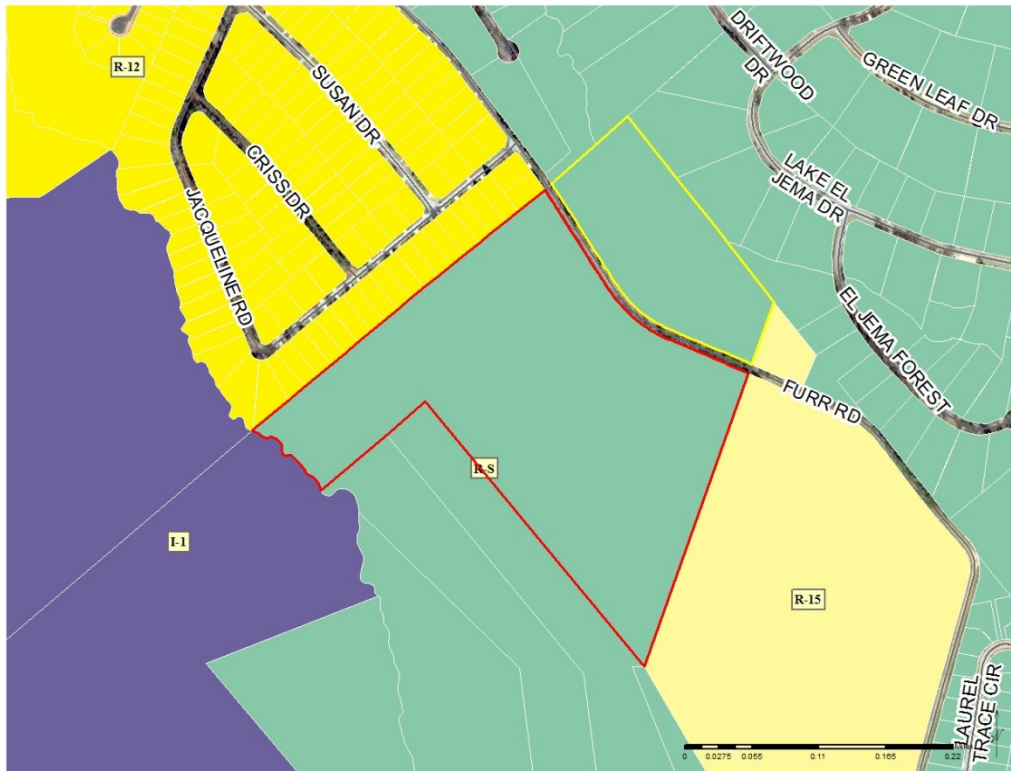
Aerial Photography, 2017



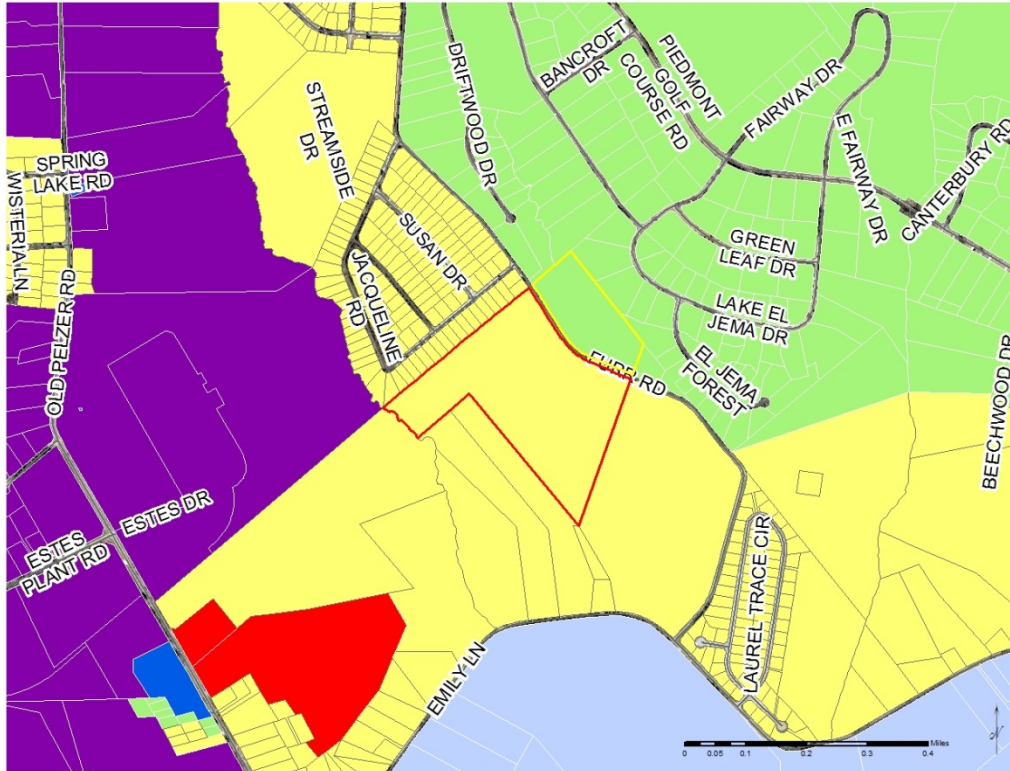




Zoning Map







Future Land Use Map

#### **DISCUSSION ON FINAL DEVELOPMENT PLANS**

Sarah Holt addressed the Commission members on the last workshop topic of administratively processing Final Development Plans. She explained the Zoning Ordinance does not require the Commission to approve FDP's and she also noted the time it takes staff to prepare the reports and the time it takes away from the applicants.

After a brief discussion the Commission members were supportive of the process and just requested a brief report of what has been processed.

Ms. Holt stated she would include the information with the monthly Planning Report.

The Commission members were in favor of the proposal and made the following:

**MOTION:** By Mr. Shockley, seconded by Mr. Stevenson to approve staff administratively processing Final Development Plans. The motion carried by voice vote with one absent (Hollingshad).

Mr. Stevenson asked Chairman Rogers had anything been heard about the bylaws.

Chairman Rogers stated, yes, the County Attorney has reviewed the proposed bylaw revisions and proposed the Commission have a workshop to discuss the proposed changes. He stated he thought the date of November 13<sup>th</sup> was out there for a proposed workshop. Chairman Rogers stated after the workshop the bylaws can be on the November Commission agenda.

#### **PLANNING REPORT**

Sarah Holt updated the Commission members on the various community plans staff has been working on and the numbers of permits, zoning dockets and code violations within the month. Ms. Holt also announced a Consultant has been selected for the Comprehensive Plan and a contract is in process. She stated work on the Comprehensive Plan would begin in November.

Mr. Moore addressed staff, saying many folks that hear affordable housing think low income and that is not what it is being referred to in today's world. He asked if someone, on the record speak to what is affordable housing.

Ms. Holt stated according to HUD, it is 30% of your income is considered affordable no matter what your income is.

Mr. Moore stated it is not low income housing as people refer to.

#### **MONTHLY MEETINGS**

A schedule of upcoming meetings was included in the agenda packets.

#### **OLD BUSINESS**

There was no old business.

#### **NEW BUSINESS**

There was no new business.

#### **ADJOURNMENT**

Without objection, Chairman Rogers adjourned the meeting at 7:02 p.m.

Respectfully submitted

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Recording Secretary