

GREENVILLE COUNTY PLANNING COMMISSION

MINUTES

July 25, 2018

4:30 p.m.

MEMBERS PRESENT: J. Rogers, Chairman, M. Looper, C. Harrison, M. Shockley, K. Howard, D. Stevenson and N. Hollingshad

MEMBERS ABSENT: S. Bichel and F. Moore

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

COUNCIL MEMBERS PRESENT

Lynn Ballard

Joe Dill

CALL TO ORDER

Chairman Rogers called the meeting to order at 4:30 p.m. and Mr. Shockley gave the invocation.

Chairman Rogers recognized County Council member Lynn Ballard. Councilor Ballard addressed the Commission members regarding the item the Planning and Development Committee sent back for a full vote. He also thanked the Commission members for their service.

APPROVAL OF THE JUNE 27, 2018 MINUTES

MOTION: By Mr. Shockley, seconded by Mr. Looper to approve the minutes of the June 27, 2018 Commission meeting as presented. The motion carried unanimously by voice vote with two absent (Bichel and Moore).

PRELIMINARY SUBDIVISION APPLICATIONS

Rashida Jeffers-Campbell presented the following:

2018-080, Staunton Place Phase 2 (Cluster)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 4.98 acres and zoned R-10, Single Family Residential. The developer is proposing a 21 lot subdivision accessed by Sandalwood Ln (County) and Staunton Bridge Road.

The developer is proposing 0.15 miles of Public Road. The developer has chosen to do a Cluster Development, Option1 with 0.75 acres of Open Space Required and providing 1.1 acres of Open Space. Water will be provided by Greenville Water and Sewer will be provided by Parker Sewer. Parker Fire serves this area.

VA-2018-095, Staunton Place Phase 2, Sidewalk Variance

Per Article 8:18 of the LDR, 5 foot sidewalks are required for this development. The intent is to match the existing characteristics of the Phase 1 of Staunton Place, which has no sidewalks along any of their roads. The request is that no sidewalks be required on this final phase of Staunton Place.

Staff recommends approval since sidewalks are not provided within Phase 1.

VA-2018-096, Staunton Place Phase 2 – Undisturbed Buffer Variance

Per Article 8:21 of the LDR, a 20 foot Undisturbed Buffer is required along all exterior lot lines adjacent to residential and commercial property. The applicant is requesting a variance for the 20 foot buffer. The developer wants to maintain the harmony and character of the surrounding subdivision which this site is inside of. In lieu of the 20 foot undisturbed buffer, the developer will provide a buffer around the entire site including up against the industrial/service properties.

Staff recommends adequate privacy screening should be applied on all sides of the development except the northern boundary line. The adjoining properties were not a part of Staunton Place Phase 1 and would be adversely affected by the loss of vegetation currently screening their backyards from the development. A six foot privacy fence could be provided so that the number and size of lots for the project is not negatively impacted.

VA-2018-122, Staunton Place Phase 2 – Interconnectivity

Per Subdivision Administration interconnectivity is required to be shown with the existing Sandra Avenue. To connect to Sandra Avenue the road would have to be at an 8 per cent grade and may require a grading easement from the neighboring properties (TM# 0252000110300 and 0252000200312). The new road connection would not meet Greenville County standards for vertical curve requirements tying into the existing Sandra Avenue road slope. Due to the character of the topography detention or water quality control could not be provided for this road and also not meet the required driveway spacing of 1250 feet with the proposed road (Triumph Lane). It would make the need for a variance for the driveway spacing and if denied additional lots would be lost. There is a small number of lots to begin with and as stated and there could potentially be a loss of 3 or 4 lots due to the design of the connection to Sandra Avenue. The connection will drive the home buyers cost significantly up and the intent of this development is to make homes that are affordable. When the original layout was approved years ago there was no concern for connectivity and the project is getting finished what never got finished.

Staff has no objections based on the potential loss of affordable housing lots and technical difficulties with installing road connection stated by the applicant.

Ms. Jeffers-Campbell stated the application satisfies the approval standards of LDR 3.1. Therefore, staff recommends conditional approval with the Standard and Specific Requirements.

- Provide a copy of the purchase agreement for the portion of BB#0252000102529 that will be used for the right-of-way.
- A 6 foot privacy fence shall be installed along all sides of the development except the northern boundary.

Ms. Wilkes with Gray Engineering, 106 Oak Forest Drive addressed the Commission regarding the variance requests.

Dr. Howard asked for clarification regarding a buffer around the entire property.

Ms. Wilkes explained the undeveloped portion of the property and the additional buffer space and also noted her choice of words may have not been correct as there was no buffer, but undeveloped in a portion of the property.

Dr. Hollingshad asked why a buffer was not included in Phase I.

Ms. Jeffers-Campbell stated Phase I was recorded in 1988 at which time that requirement was not available. She also noted the difference between Phase I and Phase II was this Phase was a Cluster Development.

Mr. Stevenson asked, with the length of the road from the one entrance what about public safety, fire access. He stated normally there is an emergency egress.

Ms. Jeffers-Campbell stated there were no concerns about emergency vehicle access.

Dr. Hollingshad noted the Fire District comment from the SAC meeting. He asked had this been addressed.

Ms. Wilkes stated they had taken the comments from the SAC meeting and made revisions.

Dr. Hollingshad asked for the specific changes that were made to address the concerns.

Ms. Wilkes stated the revisions were made to meet the requirements.

MOTION: By Mr. Shockley, seconded by Mr. Looper to approve the three variances, VA-2018-095, VA-2018-096 and VA-2018-122 with staff's recommendations. The motion carried by voice vote with one in opposition (Stevenson) and two absent (Bichel and Moore).

Dr. Hollingshad was not sure the changes were addressed and confirmed.

Ms. Jeffers-Campbell stated the comments have been addressed.

MOTION: By Mr. Shockley, seconded by Mr. Harrison to accept staff's recommendation and approve 2018-080. The motion carried by voice vote with one in opposition (Stevenson) and two absent (Bichel and Moore).

2018-085, Howard Farms

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 54.50 acres in an unzoned area. The developer is proposing a 541 lot subdivision accessed by Fairview Road (State). The developer is proposing 0.48 miles of Public Road. Water will be provided by Laurens Water and Sewer will be provided by septic system.

VA-2018-101, Howard Farms, 20 foot buffer variance

The variance request is due to the geometry constraints on the site. The entrance location cannot be moved due to DOT requirements that minimum distances from the radii of the road connection to the property line. Also, the county and DOT require the entrance to 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 revers curve requirements (125 between reverse curves), our design is unable to mover the road away from the narrow section of property to achieve a 20 foot no disturb buffer in the area shown.

The following appeared in opposition to the proposed:

- Tim Rhodes, 102 Watson Road, Fountain Inn, SC
- Jim Moore, 259 Hillside Church Road, Fountain Inn, SC
- Lynne Donehoo, 116 Cole Road, Fountain Inn, SC

Additionally there were approximately 50 citizens in the audience in opposition to the proposed.

Ms. Jeffers-Campbell stated the application satisfies the approval standards of LDR Article 3.1. Therefore, staff recommends conditional approval with Standard and Specific Requirements and specific conditions including:

- Right-of-way shall be reduced by 2 feet per LDR 5.1
- The recommendations from the required Traffic Study shall be fully addressed by the applicant and approved by SCDOT prior to submitting for a land disturbance permit.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approved by Planning Commission prior to submitting a land disturbance permit application.

MOTION: By Dr. Howard, seconded by Mr. Stevenson to deny 2018-085, based on 3.1 of the LDR, it was not compatible with the surrounding land use. The motion to deny carried by voice vote with two absent (Bichel and Moore)

2018-087, Baldwin Ridge (Cluster)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 8.572 acres and zoned R-M8, Multifamily Residential. The developer is proposing a 67 lot subdivision accessed by Neely Ferry Road (County). The developer is proposing 1380 linear feet of private drive and has chosen Cluster Option 1 with 1.286 acres Required and 1.404 acres Provided. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Simpsonville Fire serves this area.

Ms. Jeffers-Campbell stated the application satisfies the approval standards of LDR Article 3.1. Therefore, staff recommends approval with Standard and Specific Requirements.

Paul Harrison, 718 Locust Hill Road, Greenville, SC, engineer was available for any questions.

Dr. Howard asked Mr. Harrison to explain the buffer around the property and a playground/common area.

Mr. Harrison stated all the property outside of the buildings would be common area.

Dr. Howard asked if approved, there would not be any other access but on Neely Ferry.

Mr. Harrison stated that was correct; no access to Baldwin other than emergency access.

MOTION: By Mr. Harrison, seconded by Mr. Shockley to approve 2018-087 with staff's recommendations.

Mr. Stevenson asked if it was correct the industrial site used the stormwater.

Mr. Harrison stated that was correct.

Mr. Stevenson asked would that take care of both properties.

Mr. Harrison stated there would be improvements made during the permitting process, bringing it up to current standards.

The motion to approve 2018-087 with staff's recommendations carried by voice vote with two absent (Bichel and Moore)

2018-091, Waterford

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 27.10 acres and zoned R-S, Residential Suburban. The developer is proposing a 31 Lot subdivision accessed by Batesville road (State). The developer is proposing 2625 linear feet of public road. Water will be provided by Greenville Water and Sewer will be by septic system. Pelham-Batesville Fire serves this area.

2018-126, Waterford , Internal road access only variance

A variance from Article 8.3 to allow serving Lots #11 and #12 with 16 foot wide residential driveways (one per lot) that connect to Edwards Circle.

Staff recommends denial of the variance and concurs with County Roads and Bridges which only supports internal access for newly created lots. These lots can easily be accessed to the internal new roads via flag lots.

The application satisfies the approval standards of LDR Article 3.1. Therefore, staff recommends conditional approval with Standard and Specific Requirements including:

- Prior to issuance of land disturbance permit, the access point and widening of Batesville Road shall be fully addressed by the applicant and approved by SCDOT prior to submitting for a land disturbance permit.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approved by Planning Commission prior to submitting a land disturbance permit application.

Mr. Paul Harrison, Locust Hill Road, Greenville, SC addressed the Commission regarding the variance request.

The Commission and Mr. Harrison discussed flag lots and that the development had all internal accesses.

MOTION: By Mr. Shockley, seconded by Mr. Harrison to approve the variance request 2018-126.

Dr. Hollingshad agreed with internal circulation and after visiting the properties he agreed with Mr. Shockley.

The motion to approve variance request 2018-126. The motion carried by voice vote with two absent (Bichel and Moore).

MOTION: By Dr. Howard, seconded by Mr. Looper to approve 2018-091. The motion carried by voice vote with two absent (Bichel and Moore).

2018-092, Dallas Ridge

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 5.87 acres and zoned R-S, Residential Suburban. The developer is proposing a 9 lot subdivision accessed by Dallas and Ridge road (State). Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer District. Mauldin Fire serves this area.

VA-2018-93, Dallas Ridge, Internal road access variance

A variance request from LDR internal road access requirement and request to provide access via private shared drive.

Staff recommends approval of a private shared drive to provide access due to the character of the lots in the area, lot layout and SCDOT's support of the design.

VA-2018-102, Dallas Ridge, Sidewalk variance

A variance request for sidewalks as no internal streets are proposed. The project will be served with private shared drives. Road frontage is SCDOT, (Dallas and Ridge). These roads have no sidewalks.

Staff recommends approval of the request due to the lack of sidewalks in the area.

Ms. Jeffers-Campbell stated the application satisfies the approval standards of LDR Article 3.1. Therefore, staff recommends approval with Standard and Specific Requirements.

Jay Martin, 10 Williams Street, Greenville, South Carolina, applicant was available for questions and clarified the subdivision would be on septic system.

MOTION: By Mr. Harrison, seconded by Mr. Looper to approve both variance requests, VA-2018-93 and VA-2018-102. The motion carried by voice vote with two absent (Bichel and Moore).

MOTION: By Mr. Looper, seconded by Dr. Howard to approve 2018-092 with staff's recommendations. The motion carried by voice vote with two absent (Bichel and Moore).

Final Development Plans

Five Fork Athletic, Flexible Review District (FRD)

Alan Zundt of Zundt Engineering is requesting to build a 12,000 square foot gym on 3.99 acres at Scuffletown Road.

Alan Willis addressed the Commission members with the Final Development Plan for Five Fork Athletic. He noted the Final Development Plan was denied at last months meeting and this was a revision.

Mr. Willis stated staff recommended approval with the following conditions:

- That both the entire 25 foot landscape buffer and the 10 foot landscape buffer along Scuffletown Road be included in Phase 1 of the Final Development Plan.
- Highlight the CB-2 (catch basin) and associated pipe run as part of Phase 1.

Natasha Sexton engineer made herself available for any questions.

MOTION: By Mr. Looper, seconded by Dr. Howard to approve the Five Forks Athletic Final Development Plans. The motion carried by voice vote with two absent (Bichel and Moore).

Rezoning Requests

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2018-48
APPLICANT:	Shannon L. Donahoo for Doris A. Shaver, Bobbie F. Hayes and Susan Lee Hayes
PROPERTY LOCATION:	Baldwin Road
PIN/TMS#(s):	0573010100700, 0573010100701, and 0573010100509 (portion)
EXISTING ZONING:	R-S, Residential Suburban
REQUESTED ZONING:	FRD, Flexible Review District
ACREAGE:	37.3

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and I-1	vacant wooded land
East	R-S and R-12	single-family residential (Baldwin Commons)
South	R-S	single-family residential and park (Southside Park)
West	R-S	single-family residential and 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.

	Zoning	Zoning Density	Acre	Total Units
Current	R-S	1.7 units/acre	37.3	63 units
Requested	FRD	3.5 units/acre		130 units

A successful rezoning may add up to 67 dwelling units.

ROADS: Baldwin Road: two-lane County-maintained minor collector
Log Shoals Road: two-lane State-maintained major collector

TRAFFIC: No traffic counts in proximity of Baldwin Road and Logs Shoals Road.

ANALYSIS: Baldwin Road is a 40 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for Baldwin Road. Log Shoals Road varies in width, but most areas are fifty four foot of right-of-way, with twenty feet of pavement. Log Shoals Road is a heavy traveled road. Traffic issues may be a major concern at subdivision such as; capacity, traffic, and safety at Baldwin Road and Log Shoals Road. Discovery Island Waterpark, a County Park, is directly across

Baldwin Road from the entrance to this proposed subdivision. Since this subdivision is over 90 units, a traffic study will be required at the Preliminary Subdivision Plan.

In the Greenville County Future Land Use map, these parcels are shown as Residential Land Use 2 which calls for a density ranging from 3 to 6 units per acre. This category represents the typical single-family subdivision that one regularly finds in suburban areas. These developments typically have both public water and sewer. The proposed project is also located near an Employment Center. These centers are areas that provide high concentrations of jobs and usually consist of large office/business parks, large industrial parks, and manufacturing, service and distribution facilities. These centers take advantage of existing utilities and infrastructure, available land, and high capacity transportation networks.

SUMMARY:

Project Information:

The subject parcel zoned R-S, Residential Suburban, is 37.3 acres of property located on Baldwin Road approximately 1.2 miles southwest of the intersection of East Standing Springs Road and Neely Ferry Road. The parcel has approximately 144 feet of frontage along Baldwin Road and approximately 190 feet along Log Shoals Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.

The applicant is proposing an FRD, Flexible Review District with 83 single-family detached homes and 47 attached townhomes. The proposed detached homes will range from 1,700 to 4,000 square feet. There will be a mixture of bedrooms from 3 to 5. The proposed attached townhomes will have a range of 1,200 to 1,600 square feet in size with 2 to 3 bedrooms. Exterior building materials may consist of a variety of materials including hardiplank/hardiboard siding. All units are to have at least a one car garages and one car in the driveway without overhang onto the sidewalk. A five foot wide sidewalk is proposed on one side throughout the development.

Transportation:

The applicant is proposing two points of ingress/egress, one onto Baldwin Road and another full access onto a spur of Log Shoals Road. The spur of Log Shoals Road was kept in place to serve the four lots that have access to that old portion of Log Shoals Road and is maintained by SCDOT.

There are concerns about the angle of the intersection of old Log Shoals Road where it intersects the new section of Log Shoals Road. This connection is not at 90 degrees, which is

desirable by SCDOT, but it is at such a sharp angle if someone is going to go north on Log Shoals Road it almost makes it a U-turn. With this turn being so sharp and dangerous at the Log Shoals Road access, it is unlikely to be used which will force most of the traffic thru the Baldwin Road access. The Baldwin Road access is an intersection with the Greenville County Southside Park (Discovery Island). This intersection could become very congested with this additional traffic.

Buffers and Landscaping:

Proximity of the proposed high density Townhomes adjacent to the existing large lot single-family residential is a question of compatibility. The proposed 47 Townhomes are adjacent to R-S, Residential Suburban zoning with the lot sizes averaging around 2.42 acres per lot. The proposed single-family is adjacent to I-185, which also brings up compatibility issues. This layout could possibly be reversed to make better land use transitions to the large lot single-family residential and highway.

Buffers and Landscaping:

A twenty foot undisturbed buffer is being shown along the north, south, and east property lines; it is not provide along the west side of the Baldwin Road access. Approximately 14.5 acres of common area is being proposed for the site, which includes the steep unbuildable areas of the creek. There are mulched walking trails being proposed along with possibly a dog park. One mail box kiosk is being shown to serve the entire subdivision.

Lighting and Signage:

Street lighting will be designed and located by Duke Energy. Lights will be of the Acorn style look and be 12 feet in height and full cut off. Entrance signage is shown at both entrances and meets the Greenville County Sign Ordinance. All proposed open space, landscaping, monuments, stormwater management pond, and all common grounds are to be aintained by the HOA.

CONCLUSION:

The applicant is proposing 47 townhomes and 82 single-family detached homes on approximately 37.3 acres with max density of 3.5 units per acre. The development also includes approximately 14.5 acres of open space, mulch walking trails, and the preservation of existing vegetation throughout areas of the development. A 20 foot undisturbed Landscape buffer runs along most of the perimeter of the property, but not along the west side of the Baldwin Road entry. The subject site is zoned

R-S, Residential Suburban which has a density of 1.7 units per acre when water and/or sewer are available.

The Greenville County Comprehensive Plan recommends 3-6 units per acre, and the site is also near an Employment Center. While the density might be acceptable per the Greenville County Comprehensive Plan, the compatibility with adjacent uses is not satisfactory. The high density of the proposed Townhomes next to large lot residential and single-family residential along a major highway has compatibility issues. The Log Shoals intersection is sub-standard, forcing most of the traffic through the Baldwin Road access. Staff believes there is only one point of access that is not sub-standard and that access has a lack of buffering along the west side of the Baldwin Road entrance.

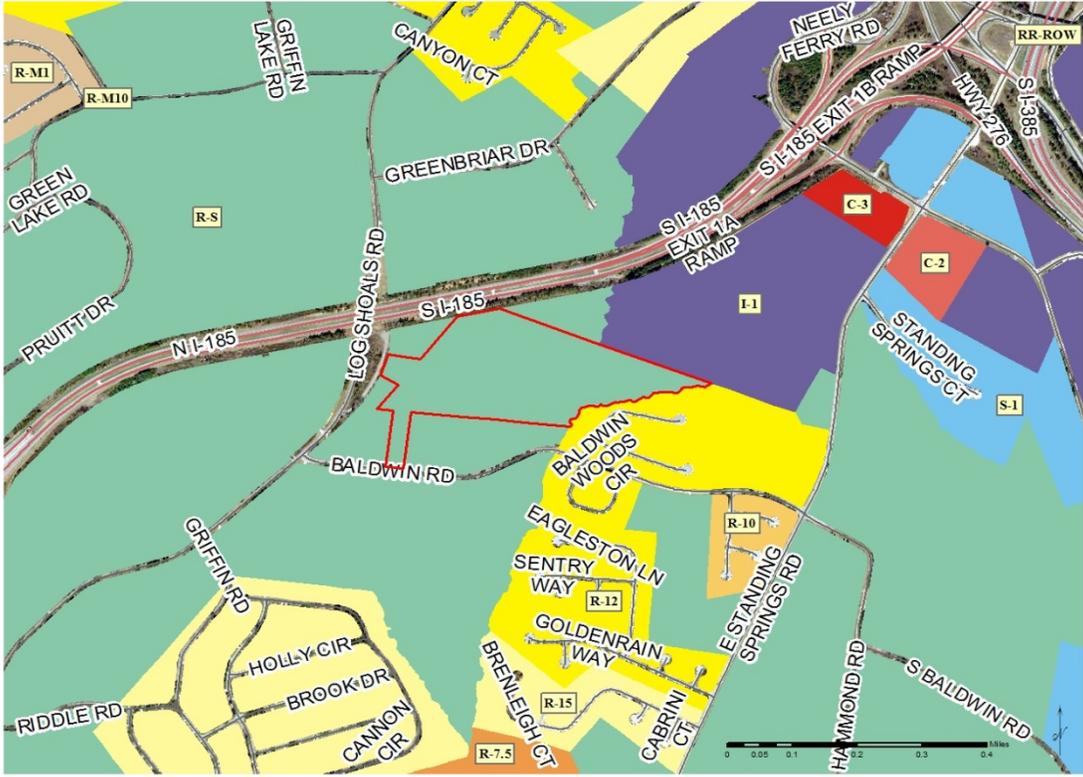
Based on these reasons staff recommends denial of the requested rezoning to FRD, Flexible Review District.

MOTION: By Dr. Howard, seconded by Mr. Looper to deny CZ-2018-48. The motion carried by voice vote with two absent (Bichel and Moore).



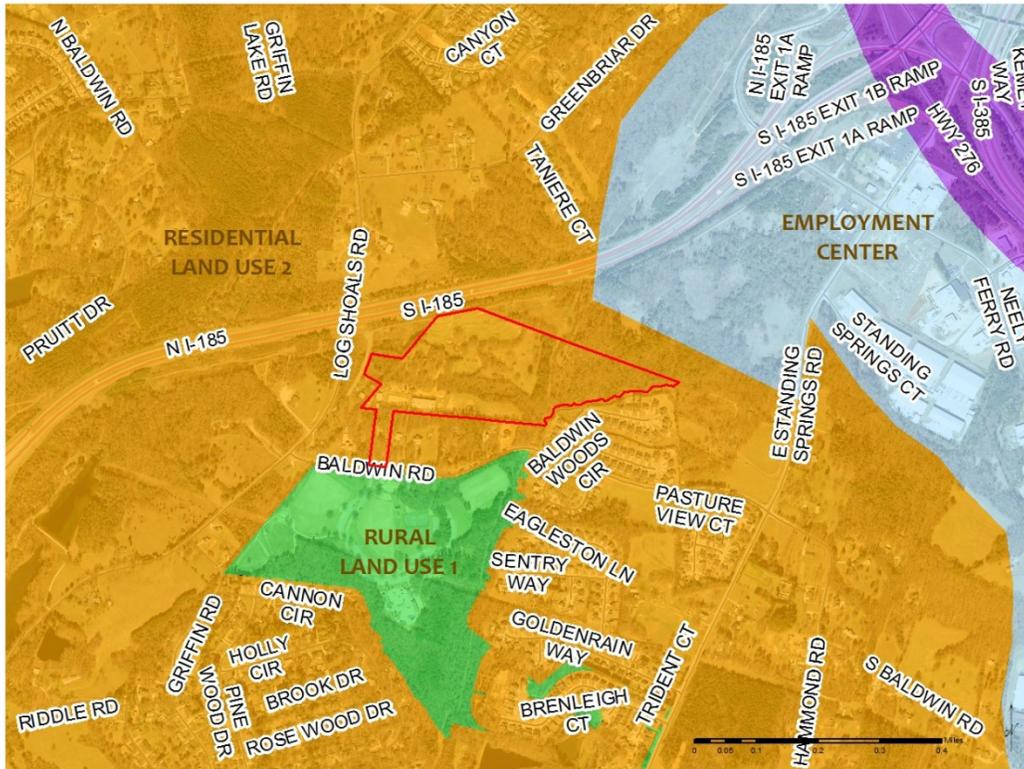
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-49

APPLICANT: Eric Jackson, Seamon Whiteside for Jack Jamison, Simpsonville Woodruff, LLC

PROPERTY LOCATION: 2525 Woodruff Road

PIN/TMS#(s): 0531030103700

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 2.53

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. In 1998 a request to rezone to C-2, Commercial was approved as amended to POD, Planned Office Development. There was a denial in 2005 to rezone to C-3, Commercial (CZ-2005-37). Later in 2005 a request to rezone the parcel to PD, Planned Development was approved (CZ-2005-65). In 2007 an application was withdrawn to expand the currently approved PD, Planned Development at the rear of the property (CZ-2007-42). In 2009 a request to rezone PD, Planned Development to PD, Planned Development Major Change was approved (CZ-2009-39). The Major Change consisted of going from C-2, Commercial uses to C-3, Commercial uses, excluding communication towers, pawn shops, recycling centers/drop boxes/trailers, and indoor shooting ranges.

EXISTING LAND USE: parking lot and vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	POD and NC	retail, restaurant and daycare center
East	NC	retail and restaurant
South	PD and POD	retail, restaurant and vacant wooded land
West	POD	offices

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; however, development in this triangle has all been commercial, office, and similar uses.

ROADS: Woodruff Road: four-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Woodruff Road near Ashridge Way	3,555' SE	17,400	18,500 6.3%	22,300 20.6%

ANALYSIS:

This Major Change request is to allow a building to have a single building foot print of no larger than 35,000 sq. ft. and a total square footage of 105,000 sq. ft. The Statement of Intent (SOI) that is in place at this time just allows for a building of no larger than 35,000 sq. ft. in total and does not state "foot print". With a proposal of 35,000 sq. ft. "foot print", the building can be up to 45 feet in height under the C-3, Commercial Zoning. If the 45 feet in height could accommodate three floors, a building of 105,000 sq. ft. could be built. Specifically proposed with this major amendment is a self-storage facility.

Woodruff Road right-of-way varies at different locations. It is a five lane road with sixty feet of pavement and is heavily traveled.

In the Greenville County Future Land Use map, these parcels are shown as Residential Land Use 2 which calls for a density of 3 to 6 units per acre. The proposed property is located near a Sub-Regional Center. This center type allows for a wide-range of commercial and residential building types. There are three components (core, transitional, and residential) that make up the Sub-Regional Center. The appropriateness of intensity and scale and type of development is dependent on its location within the center. This location is in the transitional area of the center and as a result is largely commercial and office stepping down to nearby residential. All of the surrounding buildings are no larger than two stories in height.

SUMMARY:**Project Information:**

The subject parcel zoned PD, Planned Development is 2.53 acres of property located on Woodruff Road approximately 0.23 miles northwest of the intersection of Woodruff Road and Batesville Road. The parcel has approximately 53 feet of frontage along Woodruff Road. As part of the major change, the applicant is requesting a major change to the Five Forks Market Planned Development (PDO).

The applicant is proposing a major change to the Five Forks Market Planned Development (PD) with a 105,000 square foot Self Storage facility. The proposed building will be three stories in height but will be required to stay under the C-3 zoning

building height of 45 feet. Building setbacks in the existing Statement of Intent are allowed to be 10 feet from side and rear property lines; this was appropriate when the buildings were anticipated to be one story in height. Exterior building materials may consist of a variety of materials including brick, stucco, stone, and wall products with the appearance of brick or stone will be allowed. Dumpster enclosures will be constructed with similar material and screened with evergreen plants.

Access and Parking:

There is one point of ingress/egress onto Woodruff Road along with an existing access point with Woodruff Place Circle (POD) into the Five Forks Market Place (PD). The applicant is proposing 18 parking spaces stating that self-storage has a maximum of 20 customers per day and only requires minimal parking for customers. Should the use of the building ever change, parking may be inadequate. One bike rack is proposed with the development.

Stormwater:

Ponds to handle the stormwater runoff are located at the front of the property. Land Development for Greenville County has a concern with this much impervious area being added and that the ponds may be inadequate. This will be further investigated when the applicant applies for their Land Disturbance Permit.

Signage and Lighting:

One monument sign is proposed along Woodruff Road. No setback is required for the monument sign along Woodruff Road due to the extremely wide SCDOT right-of-way area that exists between Woodruff Road and the front property line. Parking lights are to be no taller than 22 feet and will be full cut-offs. If pedestrian lights are used they are to be limited to 12 feet in height and full cut-offs. No buffering or screening of the lighting is required because of not being directly adjacent to residential development.

CONCLUSION:

The applicant is proposing a Major Change to the Five Forks Market Planned Development (PD). The existing Statement of Intent (SOI) states that a building cannot be larger than 35,000 square feet. The proposed revised SOI is proposing that no building will have a foot print larger than 35,000 square feet, which would allow up to a 105,000 sq. ft. building. The proposed building could have a max height of 45 feet. The Planned Development was previously approved for a 10 foot side and rear setback with no buffer or screening. The current

regulations for a PD require a 25 foot building setback around the perimeter of the PD.

Staff is of the opinion that the requested Major Changes to the PD would not be consistent with the surrounding existing development. The proposed development would allow a building three times the size of the previously approved buildings in the PD. This property is surrounded on all three sides by review districts that comply with existing review district building setbacks of 25 feet, but at a much smaller building height. With this current proposal, there is no commitment to architectural mitigation with design features such as stepping back the façade, fenestration, or other features that would mitigate high solid flat walls on the north, west, and east sides of the building. Furthermore, the north and west side of the proposed building have very little or no landscape screening with the existing sewer easements and small building setbacks. The design could be amended to allow for larger setbacks that would allow for landscaping and screening.

Based on these reasons staff recommends denial of the requested Major Change to the existing Five Forks Marketplace PD.

Mr. Harrison stated he lived in the area and felt this would be an appropriate use, being off of Woodruff Road. He stated the use proposed was one of the least traffic intensive uses you could have on a commercial corridor.

Mr. Shockley asked staff if you were not allowed to put a landscape buffer on a sewer easement.

Mr. Willis stated that was correct, it compromises the infrastructure.

Mr. Shockley agreed with Mr. Harrison it was a good use.

Chairman Rogers stated he had also felt it was a good use. He asked if there would be other tenants or all self-storage.

Ms. Buathier provided the Commission with the various uses permitted.

Chairman Rogers asked if the Commission could lock it down as an PD, as a self storage.

The Commission members allowed the owners representative speak.

Dr. Howard objected to the height being 3 stories and the top could be seen when looking out.

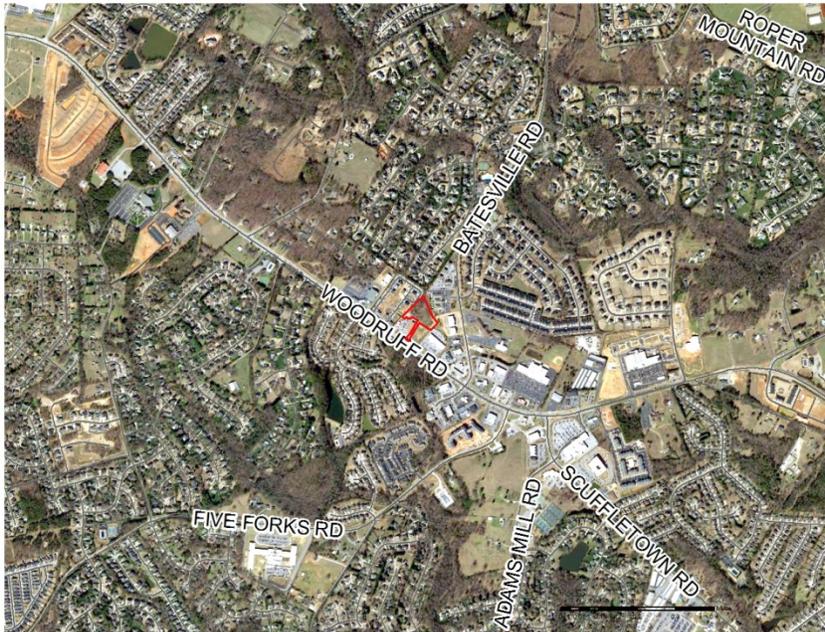
MOTION:

By Mr. Harrison, seconded by Mr. Shockley to approve CZ-2018-49 as submitted.

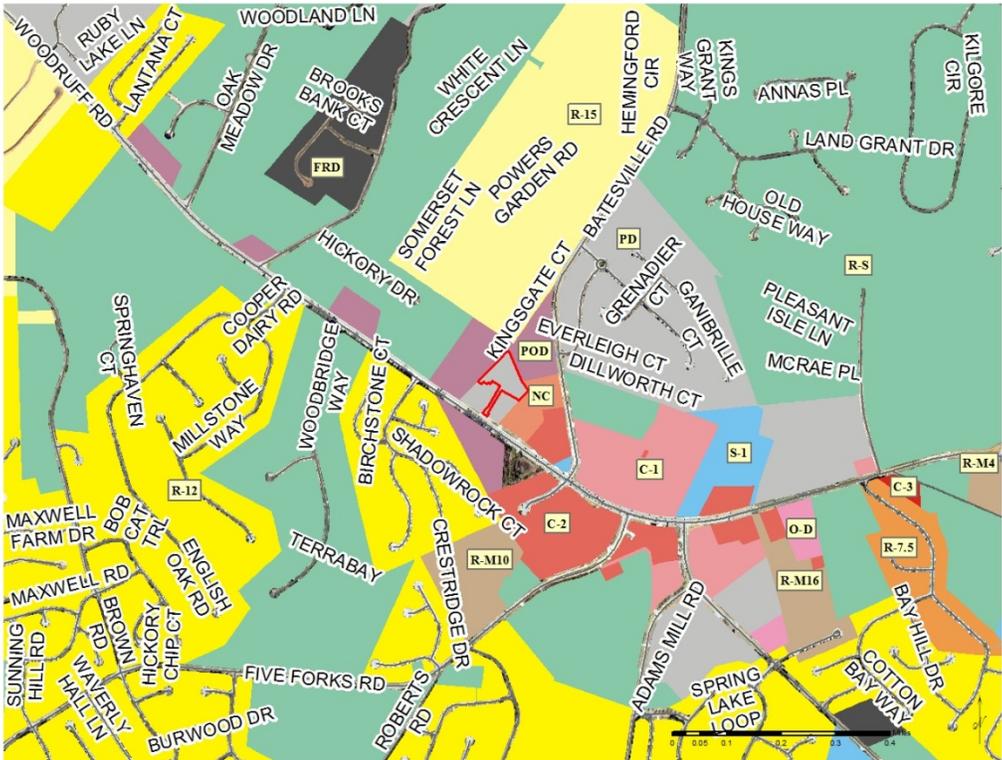
After further discussion regarding the requested height of the building the motion on the floor to approve the request CZ-2018-49. The motion failed by voice vote with two in favor (Harrison and Shockley) and two absent (Bichel and Moore).

MOTION:

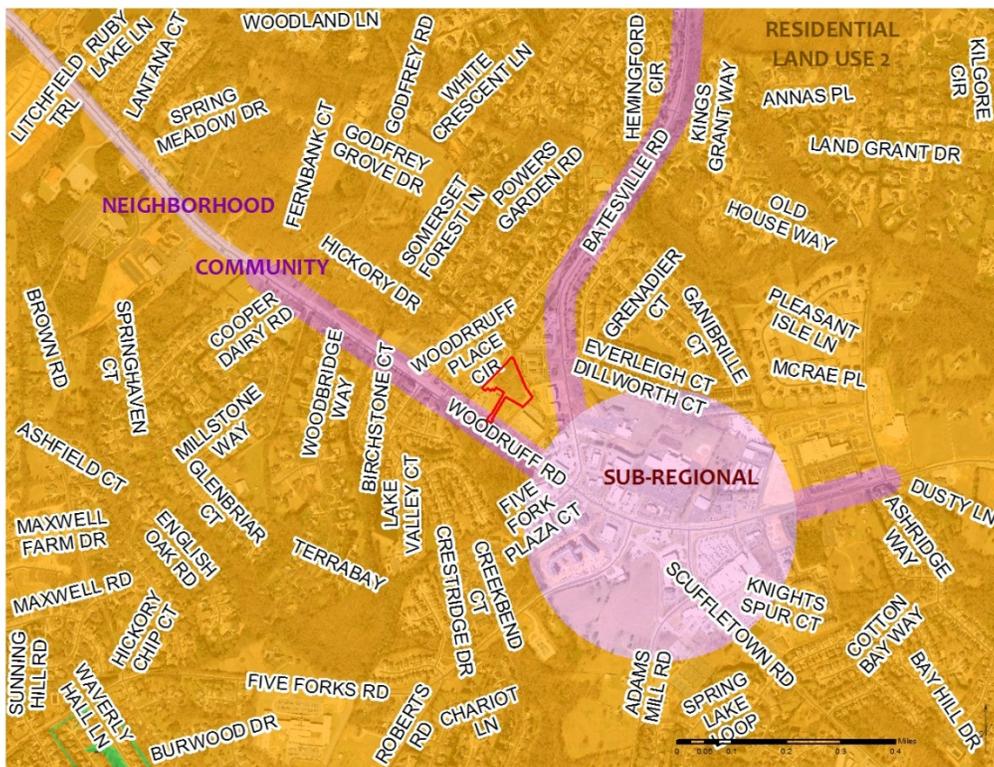
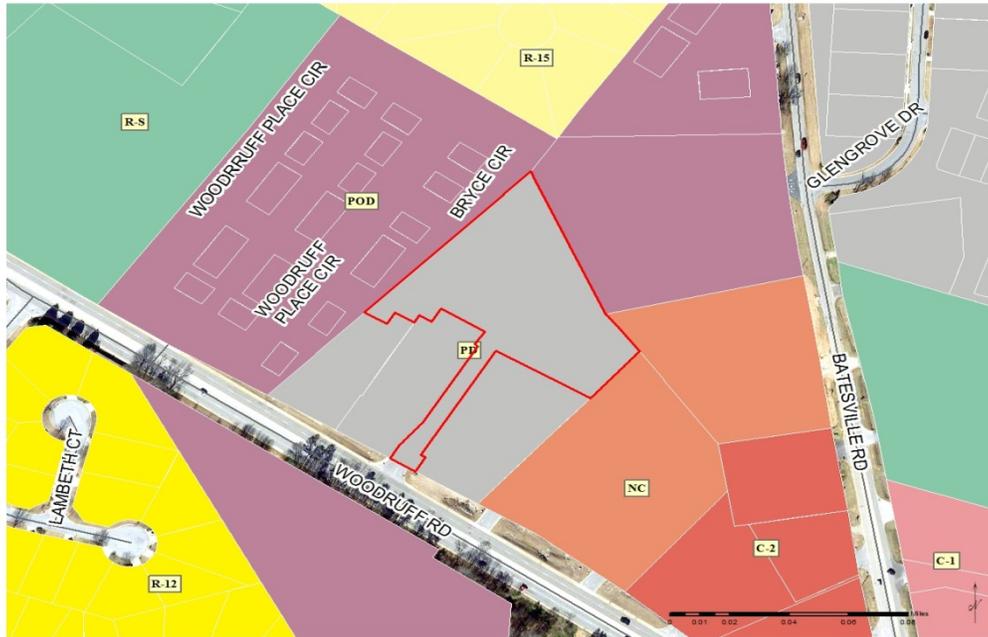
By Dr. Howard, seconded by Mr. Stevenson to accept staff's recommendation and deny CZ-2018-49. The motion carried with two in opposition (Shockley and Harrison) and two absent (Bichel and Moore).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

PLANNING REPORT

Ms. Holt briefly updated the Commissioners on the activities of staff for the month. She touched on a few of the various area and community plans. She noted construction activity is ongoing and the numbers were included in the report the Commissioners received with their agenda packets.

MONTHLY MEETINGS

Chairman Rogers noted the attachment regarding the upcoming meetings.

OLD BUSINESS

MOTION: By Dr. Hollingshad, seconded by Dr. Howard to reconsider preliminary plat 2018-070. The motion carried by voice vote with two absent (Bichel and Moore).

2018-070, Ethan Richard Estates

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 23.6 acres and in an unzoned area. The developer is proposing a 31 lot subdivision accessed by Tigerville Road (State). The developer is proposing 0.26 miles of Public Road. Water will be provided by Blue Ridge Water and sewer will be by septic system. Tigerville Fire District serves this area.

Ms. Jeffers-Campbell stated staff recommends conditional approval with the Standard and Specific Requirements including

- The cul de sac radius shall be widened as needed to meet Fire Trucks per Tigerville Fire Department.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approved by the Planning Commission prior to issuance of a land disturbance permit.

The following appeared in opposition to the proposed:

- Rick Summral, 407 Rockhouse Road, Gville, SC
- Brian Campbell

The engineer of record, representing the owner requested to speak. Chairman Rogers allowed him to speak.

Mr. Looper explained what had happened to have brought the item back to the Commission.

Mr. Stevenson stated he felt Section 3.1 was clear. He stated density counted.

MOTION: By Mr. Stevenson, seconded by Dr. Howard to deny 2018-070.

Mr. Harrison stated he was an open minded person and was happy to reconsider. He cautioned the Commission, this was the first time this had ever happened, taking this case out of his comment, he felt this should not become a habit by any stretch of the imagination.

Mr. Shockley asked Mr. Stevenson what the reason for his recommendation.

Mr. Stevenson stated density.

The motion to deny 2018-070 carried by voice vote with two in opposition (Shockley and Harrison) and two absent (Bichel and Moore).

NEW BUSINESS

There was no new business.

MOTION: Without objection Chairman Rogers adjourned the meeting at 7:10 p.m.

Respectfully submitted

Recording Secretary