

Greenville County Planning Commission Minutes
April 24, 2024 at 4:30 p.m.
Council Committee Room at 301 University Ridge Greenville, SC 29601

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online, at 301 University Ridge, Greenville, and made available to the newspapers, radio stations, television stations and concerned citizens.

Commissioners Present: S. Bichel, Chairman; J. Bailey (zoom), Vice Chair; J. Rogers; M. Shockley; F. Hammond; J. Barbare; J. Wood

Commissioners Absent: None.

County Councilors Present: None.

Staff Present: R. Jeffers-Campbell; T. Stone; M. Staton; D. Krefskij; N. Miglionico; T. Baxley; K. Mulherin

1. Call to Order

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

2. Invocation

Mr. Wood provided the invocation.

3. Approval of the Minutes of the March 27, 2024 Commission Meeting

Motion: by Mr. Rogers, seconded by Mr. Shockley, to approve the minutes of the March 27, 2024 Commission meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2024-021

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-021.

The subject parcel, zoned R-20, Single-Family Residential District is located along E. Lee Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan which designates the property as Suburban Neighborhood and lists a density of 3-5 dwellings per acre. Staff also feels that the requested zoning would not alter the residential character of the area.

Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.

Discussion: Mr. Rogers asked how the staff justified rezoning the property considering the surrounding R-20. Mr. Henderson explained that the rezoning was consistent with the Comprehensive Plan, and because of the parcel size, the lot sizes would be larger than R-10 minimums.

Chairman Bichel asked if the rezoning would be considered spot zoning. Mr. Henderson stated he would not consider it spot zoning due to the R-10 lots approximately 50 feet away.

Motion: by Mr. Hammond, seconded by Mr. Barbare, to approve CZ-2024-021. The motion carried by voice vote with six in favor (S. Bichel; J. Bailey; M. Shockley; F. Hammond; J. Barbare; J. Wood) and one in opposition (J. Rogers)

CZ-2024-022

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-022.

The subject parcel, zoned S-1, Services District is located along Page Drive, a two-lane County-maintained local road and White Horse Road, a seven to six-lane State maintained arterial road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a multifamily rental development would be consistent with the Plan Greenville County Comprehensive Plan which designates the property as Transitional Corridor and lists a gross density of 12-30 dwellings per acre. Staff also feels that a residential use of the property would be more fitting for this stretch of Page Drive than the commercial uses that would be allowed under the current S-1, Services District zoning.

The development would have to meet the following condition:

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

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.

Discussion: None.

Motion: by Mr. Shockley, seconded by Mr. Bailey, to approve CZ-2024-022. The motion carried unanimously by voice vote.

CZ-2024-023

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-023.

The subject parcel, zoned O-D, Office District is located along Grove Road, a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with the Plan Greenville County Comprehensive Plan which designates the property as Transitional Corridor and specifies 'Commercial' as a primary use. Staff also feels that this rezoning would not have a negative impact on the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.

Discussion: None.

Motion: by Mr. Wood, seconded by Mr. Shockley, to approve CZ-2024-023. The motion carried unanimously by voice vote.

CZ-2024-024

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-024.

The subject parcel, zoned R-M20, Multifamily Residential District is located along Hampton Avenue Extension, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the Plan Greenville County Comprehensive Plan, which designates the property as Mixed-Use Corridor and allows for a blend of residential and commercial uses. Based on historical imagery, it also appears that the property has already been commercial in nature spanning nearly 2 decades.

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

Discussion: None.

Motion: by Mr. Shockley, seconded by Mr. Wood, to approve CZ-2024-024. The motion carried unanimously by voice vote.

CZ-2024-026

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-026.

The subject parcel, zoned R-S, Residential Suburban District is located along Jenkins Bridge Road, a two-lane County-maintained local road, Highway 418, a two to three-lane State-maintained arterial road, and Nash Mill Road, a one to two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to C-2, Commercial District is not consistent with the Plan Greenville County Comprehensive plan which designates the parcel as *Suburban Neighborhood*.

Based on this reason, staff recommends denial of the requested rezoning to C-2, Commercial District.

Discussion: Mr. Barbare stated typically, there was no commercial zoning in area plans. Mr. Henderson explained staff recommendation is based on the Greenville County Comprehensive Plan. Mr. Barbare asked if there was any nearby commercial zoning. Mr. Henderson stated there was no commercial zoning in the area as per the Comprehensive Plan.

Mr. Hammond believed there could be a better use for the property than R-S but agreed that C-2 would not be appropriate for the area.

Motion: by Mr. Hammond, seconded by Mr. Wood, to deny CZ-2024-026. The motion carried unanimously by voice vote.

CZ-2024-027

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-027.

The subject parcel zoned R-15, Single-Family Residential District is located along Old Easley Highway (SC-124), a two to five-lane State-maintained arterial road, Gethsemane Drive, a one to two-lane County-maintained local road, and Old Bramlett Road, a two-lane County-maintained local road. Staff is of the opinion that while residential type uses are designated under the Plan Greenville County Comprehensive Plan and the Riverdale-Tanglewood Community Plan as a primary use; places of worship and small-scale commercial are listed as a secondary use under the *Suburban Edge*

designation. Additionally, the proposed use could act as a buffer between the residences north of the parcel and the more intensive uses developed and planned to be developed on the south side of Old Easley Highway (SC-124).

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

Discussion: Mr. Shockley asked if churches could be approved on any zoning. Mr. Henderson stated some districts permit churches, and other zoning districts would require use by special exception. Mr. Shockley stated historically, it's rare for churches to be denied. Mr. Henderson explained the issue are the requirements placed on the church if they pursued a use by special exception. Mr. Henderson stated if the church pursued use by special exception, they would have to return to the Board of Zoning Appeals for any site changes in the future.

Mr. Rogers expressed concern with other businesses allowed in C-3 zoning with its proximity to residential homes. Mr. Henderson stated he felt C-3 zoning was appropriate for the area due to the nearby transfer station and adjacent S-1 and C-2 zoning.

Mr. Shockley pointed out the commercial parcel would be separated by roadway.

Chairman Bichel expressed concern with C-3 uses and stated FRD zoning would have been more appropriate.

Mr. Rogers asked if any other zoning classifications would not require the Board of Zoning Appeals approval. Mr. Henderson stated yes. Mr. Rogers asked why C-3 was chosen. Mr. Henderson stated the applicant chose C-3 zoning.

Mr. Hammond stated that nobody opposed the application, and with the transfer station across the street, C-3 seemed to be a good fit for the area.

Chairman Bichel stated he would trust staff recommendations.

Motion: by Mr. Shockley, seconded by Mr. Hammond, to approve CZ-2024-027. The motion carried by voice vote with six in favor (S. Bichel; J. Bailey; M. Shockley; F. Hammond; J. Barbare; J. Wood) and one in opposition (J. Rogers).

5. Preliminary Subdivision Applications

PP-2024-030 Hunt's Bridge Trails

VA-2024-031 Hunt's Bridge Trails - Secondary Access Variance

Ms. Staton addressed the Commission members with a preliminary subdivision application for Hunts Bridge Trails, a Cluster Option 2 subdivision located south of the intersection of Hunts Bridge Rd and Sulphur Springs Rd. The applicant is requesting 89 lots on 28.8 acres for a density of 3.09 units/acre. Access is provided off Hunts Bridge Rd, which is a State road.

The project includes one ingress/egress points, two internal roads, one cluster mailbox with one pull-off space, 20-foot screening buffers around the perimeter of the site, two detention ponds, a mulched walking trail through the open space area, 3,229 linear feet of new public road, and 10.27 acres of open space (8.64 acres are required).

The subject site is a part of the Greenville County Comprehensive Plan, where it is designated *Suburban Neighborhood*. Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections. The Suburban Neighborhood character area type recommends a density of 3 to 5 dwellings per acre. Hunts Bridge Trails proposes a density of 3.09 units/acre.

VA-2024-031

The Applicant has submitted a variance request to ask for a variance from the second entrance requirement. Per GCLDR Section 8.8.1A, any subdivision over 30 single-family detached lots shall provide at least two access points of which the second may be an emergency access. However, if the property configuration does not allow for the secondary access, the paved surface of the main road shall be at least 26 feet wide to the first intersection. The applicant states the variance is needed because the property has limited road frontage and cannot meet SCDOT driveway spacing requirements and still meet SCDOT sight distance requirements. The site plan does show a 26-foot-wide entrance.

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

The approval conditions are as follows:

1. Provide a revised Preliminary Plan by May 8, 2024 showing and labelling that the entrances is aligned per SCDOT's SAC comments.

Planning Commission added conditions:

1. Provide a lot table on the preliminary plan per LDR 3.3.4(M)
2. Show breakdown of open space in floodplain and on steep slopes on the preliminary plan in total acres and percentages of gross acres per LDR 11.3.2

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

There were two speakers in favor of the proposed subdivision. The first speaker, John Farr, property owner, stated he would like to see his property developed to help the community of Berea. The second speaker, Jonathon Nett, project engineer, provided a brief overview of the project and stated the plan provided meaningful open space and the TIS showed no negative impact to the nearby intersection.

Chairman Bichel asked if the creek buffer could be considered open space. Ms. Staton stated yes. Chairman Bichel asked how the lots and the open space would be delineated. Mr. Nett explained the HOA should enforce it. Chairman Bichel stated LDR 3.3.4(M) requires a chart with lot numbers and their square footage and LDR 11.3.2 requires a breakdown of open space and floodplain should be shown on the preliminary plan. Mr. Nett stated he would provide it.

Motion: by Mr. Barbare, seconded by Mr. Wood, to approve with conditions PP-2024-030. The motion carried unanimously by voice vote.

Motion: by Mr. Barbare, seconded by Mr. Wood, to approve VA-2024-031. The motion carried unanimously by voice vote.

PP-2024-033 The Enclave at Cambric Village

Ms. Staton addressed the Commission members with a preliminary subdivision application for The Enclave at Cambric Village, a Flexible Review District subdivision. The applicant is requesting 13 lots on 5.24 acres for a density of 2.48 units/acre. Access is provided off Old Boiling Springs Rd, which is a State road.

The project includes one ingress/egress points, 2 internal roads, one cluster mailbox with two parking spaces (one handicap space), 20-foot screening buffers around the perimeter of the site, one detention pond, 0.14 linear miles of new public road.

The subject site is a part of the Greenville County Comprehensive Plan, where it is designated *Suburban Neighborhood*. Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections. *Suburban Neighborhood* character areas recommend a density of 3 to 5 units per acre. The Enclave at Cambric Village is proposing a density of 2.48 units per acre.

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

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

There were two speakers in favor of the proposed subdivision. The first speaker, Michael Cain, the project developer, provided a brief overview of the history of the project. The second speaker, Austin Allen, the project engineer, was available for questions.

Motion: by Mr. Rogers, seconded by Mr. Wood, to approve PP-2024-033. The motion carried unanimously by voice vote.

PP-2024-034 The Townes at Cambric Village

Ms. Staton addressed the Commission members with a preliminary subdivision application for The Townes at Cambric Village, a Flexible Review District subdivision with single-family attached townhomes located northeast of the intersection of Boiling Springs Rd (State) and Pelham Rd (State). The applicant is requesting 60 lots on 4.59 acres for a density of 13.09 units/acre. Access is provided off Buena Vista Way, which is a County road and Old Boiling Springs Rd, which is a State road.

The project includes one ingress/egress points, 4 internal roads, one cluster mailbox with one pull-off space, 20-foot screening buffers around the perimeter of the site, One detention ponds, 0.41 linear miles of new private road. 155 spaces are provided with 2 spaces provided with garage and driveway for each unit, 33 parallel guest spaces, and 2 parallel CBU spaces.

The subject site is a part of the Greenville County Comprehensive Plan, where it is designated *Suburban Mixed Use*. Suburban Edges are low-density residential areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses.

Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected as part of the county's larger open space system. *Suburban Mixed-Use* character area types recommend a density of 6 to 20 dwelling units per acre. The Townes at Cambric Village are proposing 13.09 units per acre.

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

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

There were two speakers in favor of the proposed subdivision. The first speaker, Michael Cain, the project developer, stated they would resolve the E-911 SAC comment. The second speaker, Austin Allen, the project engineer, stated they have already requested the private drive numbers.

Motion: by Mr. Wood, seconded by Mr. Bailey, to approve PP-2024-034. The motion carried unanimously by voice vote.

PP-2024-058 Monarch Meadows

VAR2024-101 Monarch Meadows – Internal Access Variance Application

Ms. Staton addressed the Commission members with a preliminary subdivision application for Monarch Meadows, a Cluster Option 1 located adjacent to the intersection of Garrison Rd. (State) and Reedy Fork Rd (State). The applicant is requesting 39 lots on 39.14 acres for a density of 0.99 units/acre (less than one unit per acre). Access is provided off Reedy Fork Rd and Garrison Rd, both State roads, and Mamie Black Rd, a County Rd.

The project includes 3 ingress/egress points, 2 internal roads, 4 lots that front Reedy Fork Road or Mamie Black Rd with no internal access, two cluster mailboxes with one pull-off space for one of the cluster box units and one cluster box unit located within a cul-de-sac, 20-foot screening buffers around the perimeter of the site, appropriate creek buffers of at least 100 feet in width, two detention ponds, 0.37 linear miles of new public road. There are 16.62 acres of open space provide (15.66 acres are required).

The subject site is a part of the Greenville County Comprehensive Plan, where it is designated *Suburban Mixed Use* and *Rural Living*. *Suburban Mixed-Use* place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections. *Suburban Mixed-Use* character areas recommend a density of 6 to 20 dwellings per acre. *Rural Living* place types are transitional areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of interconnected open space. Hobby farms on large lots with residential homesteads are common land uses. The *Rural Living* character area recommends a density of 1 dwelling per 2+ acres. Monarch Meadows is proposing a density of 0.99 units per acre (less than one lot per acre).

VAR-2024-101

The Applicant has submitted a variance request to ask for a variance from internal access for lots 36-39. The applicant states that the variance is needed due to two blueline creeks, steep topography and

a triangular parcel shape that make for providing an internal access road for this portion of the subdivision infeasible.

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

The approval conditions are as follows:

1. Provide a revised plan showing by May 8, 2024 that achieves the following:
 - a. ~~Driveway access for lots 36-39 shown as shared, with access provided only off of Mamie Black Rd. If access cannot be achieved on Mamie Black for any of these lots, they should be shown as open space. A private shared drive may be utilized.~~
 - b. Show fire hydrants at each entrance, which each fire hydrant shown as 500 feet or less in distance apart.
 - c. Show appropriate hammerhead at "Road A" meeting IFC Appendix D "Fire Apparatus Access Roads" Section D103.
 - d. Clarify ROW notation near Lot 36 to state that "only ROW on Mamie Black Rd to be dedicated to Greenville County."
 - e. Clarify material of any trails in Open Space. These may not be paved, and must use mulch or similar material.
 - f. Show proposed access and stormwater management areas for the future commercial parcel.
2. Provide a letter and master plan to Greenville County and SCDOT addressing SCDOT's questions and concerns about potential planned commercial development. If applicable, the master plan should show the proposed access points for these areas

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

One person spoke in favor of the proposed subdivision, Paul Talbert, the project engineer. Mr. Talbert stated he was available for questions.

Mr. Hammond asked Mr. Talbert to address the variance request. Mr. Talbert explained the variance referred to the LDR requirement to provide internal access for any new proposed lots. Mr. Talbert stated it was not viable to provide an access road to lots 36 through 39. Mr. Hammond asked if the variance was approved, would SCDOT still have to approve it. Mr. Talbert stated yes, they would need a permit through SCDOT. Jeff Randolph, the developer, explained the topography of the lots would prevent a rear driveway. Mr. Randolph stated the proposal was previously approved by SCDOT.

Chairman Bichel asked for the lot table required by LDR 3.3.4(M). Mr. Talbert stated they would provide it.

Mr. Wood asked how the developer could guarantee the lots would be able to provide septic systems. Mr. Talbert explained they cannot guarantee that all lots would be septic compatible but would have each site tested for compatibility.

Chairman Bichel asked if there would be any delineation between the open space and the lots. Mr. Talbert stated they will disturb the existing landscape as little as possible.

Mr. Hammond made a motion to approve and removed staff condition 1(A).

Motion: by Mr. Hammond, seconded by Mr. Shockley, to approve with conditions PP-2024-058. The motion carried unanimously by voice vote.

Motion: by Mr. Hammond, seconded by Mr. Shockley, to approve VAR-2024-101. The motion carried unanimously by voice vote.

PP-2024-038 Homestead at Griffin Mill

Ms. Staton addressed the Commission members with a preliminary subdivision application for Homestead at Griffin Mill, a Cluster Option 1 subdivision located north of the intersection of Fork Shoals Rd (State) and Griffin Mill Rd (State). The applicant is requesting 82 lots on 28.88 acres for a density of 2.84 units/acre. Access is provided off Griffin Mill Rd, which is a State road.

The project includes two ingress/egress points, 4 internal roads, one cluster mailbox with one pull-off space, 20-foot screening buffers around the perimeter of the site, including an additional 20-foot undisturbed roadside buffer, 100-foot creek buffers, two detention ponds, an amenity area, a pump station, a natural material trail along the creek on site, and 0.62 linear miles of new public road.

The subject site is a part of the Greenville County Comprehensive Plan, where it is designated *Mixed Employment Center* and *Floodplain*. Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid-to-large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion. Mixed Employment Centers recommend a density of 8 to 30 dwellings an acre. Homestead at Griffin Mill proposes a density of 2.84 units per acre.

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

The conditions for approval are as follows:

1. Prior to submittal for a Land Disturbance Permit, a variance from the BZA must be obtained for the proposed pump station on site.

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

There was one speaker in favor of the proposed subdivision, Paul Talbert, the project engineer. Mr. Talbert provided a brief history on the project and explained how the pump station request that will go to the Board of Zoning Appeals.

Chairman Bichel did not like the cluster design and questioned the density of the project. Chairman Bichel stated only 27 out of 82 lots touch the open space.

There was some discussion on how to provide additional access to the open space.

Motion: by Mr. Barbare, seconded by Mr. Shockley, to approve PP-2024-038. The motion failed by hand vote with three in favor (M. Shockley; F. Hammond; J. Barbare) and four in opposition (S. Bichel; J. Bailey; J. Rogers; J. Wood).

VA-2024-027 67 Sawblade Ridge – Front Setback Variance Application

Ms. Staton addressed the Commission members with a variance from LDR Section 8.7, Table 8.1, *Building Setbacks in Unzoned Areas*, which requires a 20-foot setback from the front property line. The

applicant states that they had a carport built and it is now too close to the road to meet County requirements. The property located in the Unzoned area, on a cul-de-sac.

Staff recommends approval of the variance as requested.

Discussion: None.

Motion: by Mr. Hammond, seconded by Mr. Barbare, to approve VA-2024-027. The motion carried by voice vote with five in favor (S. Bichel; M. Shockley; F. Hammond; J. Barbare; J. Wood) and two in opposition (J. Bailey; J. Rogers).

8. Planning Report

Ms. Jeffers-Campbell presented the April Planning Report.

9. Old Business

None.

10. New Business

Chairman Bichel stated Mr. Rogers is the ad hoc committee chairman who will take nominations for Chairman and Vice-Chairman.

11. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 5:55 p.m.

Respectfully submitted,

Nicola Miglionico

Nicole Miglionico

Recording Secretary