

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**June 18, 2012**  
**CONFERENCE ROOM D**  
**5:05 PM**

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

**COMMITTEE MEMBERS PRESENT:**

Fred Payne  
Liz Seman  
Jim Burns  
Joseph Baldwin  
Dan Rawls

**COMMITTEE MEMBERS ABSENT:**

none

**COUNCIL MEMBERS PRESENT:**

Willis Meadows  
Xanthe Norris

**STAFF PRESENT:**

Teresa Barbour  
Dean Campbell  
Ryan Drouhard  
Keith Drummond  
Paula Gucker  
Skip Limbaker  
Helen Hahn  
Kelli McCormick  
John Owings  
Scott Park

**CALL TO ORDER:**

Chairman Payne called the meeting to order at 5:05 p.m.

**INVOCATION:**

Councilor Seman gave the invocation.

**Approval of Minutes of Regular Meeting of June 4, 2012**

**MOTION:** By Councilor Rawls to approve the minutes of the June 4, 2012 meeting.  
The motion carried unanimously.

## Zoning Dockets

Skip Limbaker explained the following Zoning Docket had been held at the June 4, 2012 Committee meeting.

DOCKET NUMBER: CZ-2012-18

APPLICANT: Jerry Calloway

PROPERTY LOCATION: Cedar Lane Road

PIN/TMS#(s): B012000101900 (portion)

EXISTING ZONING: R-10, Single-Family Residential, (2.8 acres) and R-M20, Multifamily Residential (4.65 acres)

REQUESTED ZONING: R-M20, Multifamily Residential (approximately 2.8 acres), and C-3, Commercial (approximately 1.8 acres)

ACREAGE: 4.5 for rezoning (7.8 total tract)

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The subject parcel was originally zoned R-10, Single-Family Residential, and R-M20, Multifamily Residential, as part of Area 3 in April 1971. The office park to the adjacent south was rezoned from R-M, Multifamily Residential, to S-1, Services, in 1988 as Docket CZ-1988-88.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Commerical, service/office uses, and single-family residential

North – C-2, Commercial, and R-10, Single-Family Residential, hair salon and single-family residential  
West – R-10, Single-Family Residential, recreation facilities for Monaghan Baptist Church  
South – S-1, Services, and R-10, Single-Family Residential, office park and Monaghan Baptist Church  
East – C-2, Commercial, and S-1, Services, strip center and auto repair

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea

IMAGINE GREENVILLE PLAN: Community Corridor along Cedar Lane Road and Residential Land Use 3 for remainder of parcel

ROADS: Cedar Lane Road: five-lane, SCDOT maintained road with sidewalks on both sides

**TRAFFIC IMPACT**

The closest traffic count station is located approximately one mile north on Cedar Lane Road. The 2009 traffic count was 13,000 average daily trips. Traffic volumes have decreased by approximately three percent over the past five years at this location. Traffic generation from the site will likely increase due to the commercial zoning classification although it can vary greatly due to the permitted uses in the C-3, Commercial, district. Traffic generation from the site should not significantly change due the remainder of the request for multifamily zoning.

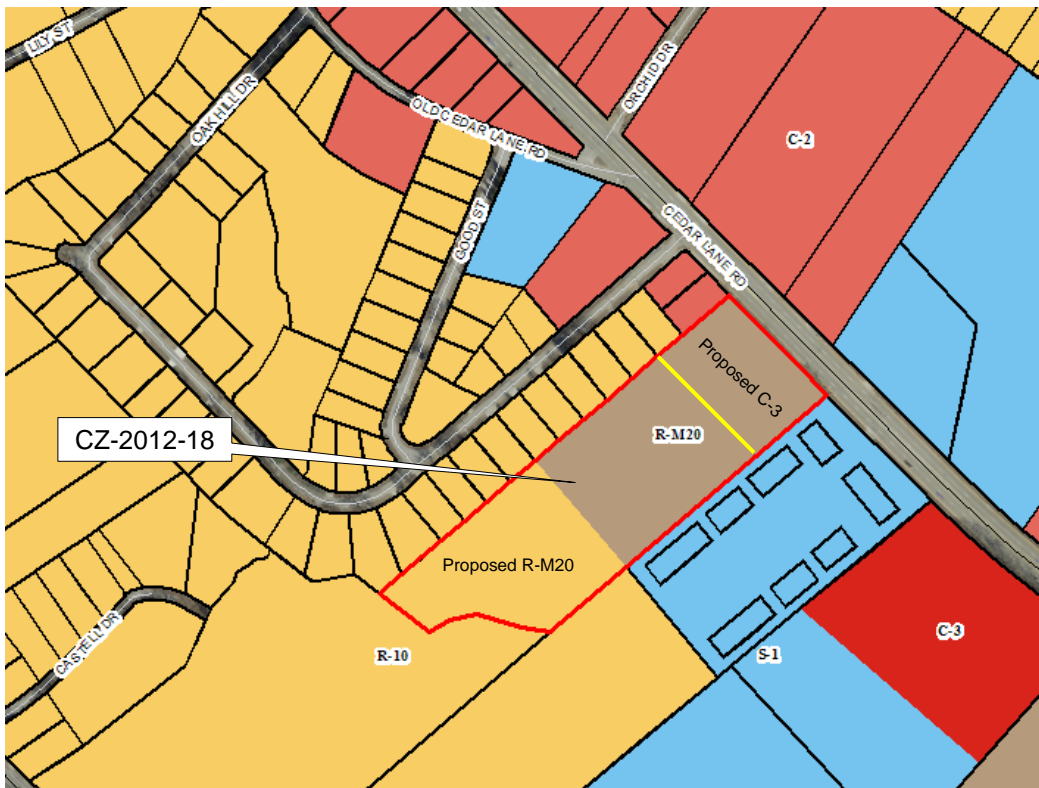
**SUMMARY**

The property is split-zoned R-10, Single-Family Residential (2.8 acres allows up to 12 single-family dwellings), and R-M20, Multifamily Residential (4.6 acres allows up to 92 multifamily residential dwelling units). The proposed C-3, Commercial (1.8 acres), for the front portion of the property is designed to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The remainder of request is to rezone approximately 2.8 acres of R-10, Single-Family Residential, to R-M20, Multifamily Residential. If approved, the rezoning request would allow a total of 114 multifamily residential dwelling units or an increase of 22 multifamily dwelling units. The subject site is undeveloped.

**CONCLUSION**

The immediate area is characterized by a mixture of uses and zoning districts. As mentioned in the zoning history section, the subject parcel was split-zoned C-2, Commercial, and R-M20, Multifamily Residential, in 1971. The proposed C-3, Commercial, zoning is consistent with the existing zoning and land uses in the area and would be in compliance with the land use classification in the Comprehensive Plan. Rezoning the remainder of the tract to R-M20, Multifamily Residential, would eliminate the existing split-zone on site and maintain residential uses adjacent to the existing residential zoning and uses to the west, east, and south. Based on the aforementioned reasons, staff recommends approval of the request. Planning Commission recommends approval of the request.

Councilor Meadows addressed the Committee members requesting they hold the item until he could receive further information from the Fire Chief regarding what had been presented at the Public Hearing. He stated the plan presented at the Public Hearing indicated only one ingress/egress from the development. Mr. Meadows wanted to get confirmation from the Fire Chief that the plan was in compliance with codes.





**MOTION:** By Councilor Burns to hold the item for two weeks in order for Mr. Meadows to meet with the Fire Chief. The motion carried unanimously with one absent (Seman).

*(The above motion was made at the June 6, 2012 meeting)*

Chairman Payne requested Councilor Meadows address the Committee regarding any new information he had regarding the request.

Councilor Meadows addressed the Committee members, stating he had spoke with the Fire Chief and the Fire Chief stated with the multi-family request, two entrances would be necessary. Councilor Meadows had spoke with the applicant's representative and he stated the applicant would work with the Fire Chief. In addition, the representative was going to speak with the applicant regarding the plans for the remainder of the property. He requested the item be held until such time as details of the plans for the remainder of the property are received.

*(The following motion was made June 18, 2012)*

**MOTION:** By Councilor Seman to hold the item until further information was received. The motion carried unanimously.

Kelli McCormick presented the following zoning docket which also was held at the June 4, 2012 Committee Meeting.

DOCKET NUMBER: CZ-2012-19

APPLICANT: Arbor Engineering for WHS Properties

PROPERTY LOCATION: Pelham Road at Boiling Springs Road

PIN/TMS#(s): 0533040101701

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: NC, Neighborhood Commercial

ACREAGE: 1.23

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The subject parcel was originally zoned R-20, Single-Family Residential, as part of Area 2 in May 1971. The property was rezoned to O-D, Office District, in 2001 (CZ-2001-74). There have been no other rezoning requests on the subject parcel. The property to the west across Boiling Springs Road had requested rezoning to PD, Planned Development, in 1998. The docket was referred back to Committee from Council several times before being withdrawn in February 1999 (CZ-1998-102).

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Offices and church  
 North – R-S, Residential Suburban, church  
 West – R-20, Single-Family Residential, undeveloped  
 South – POD, Planned Office District, offices  
 East – R-S, Residential Suburban, church

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District

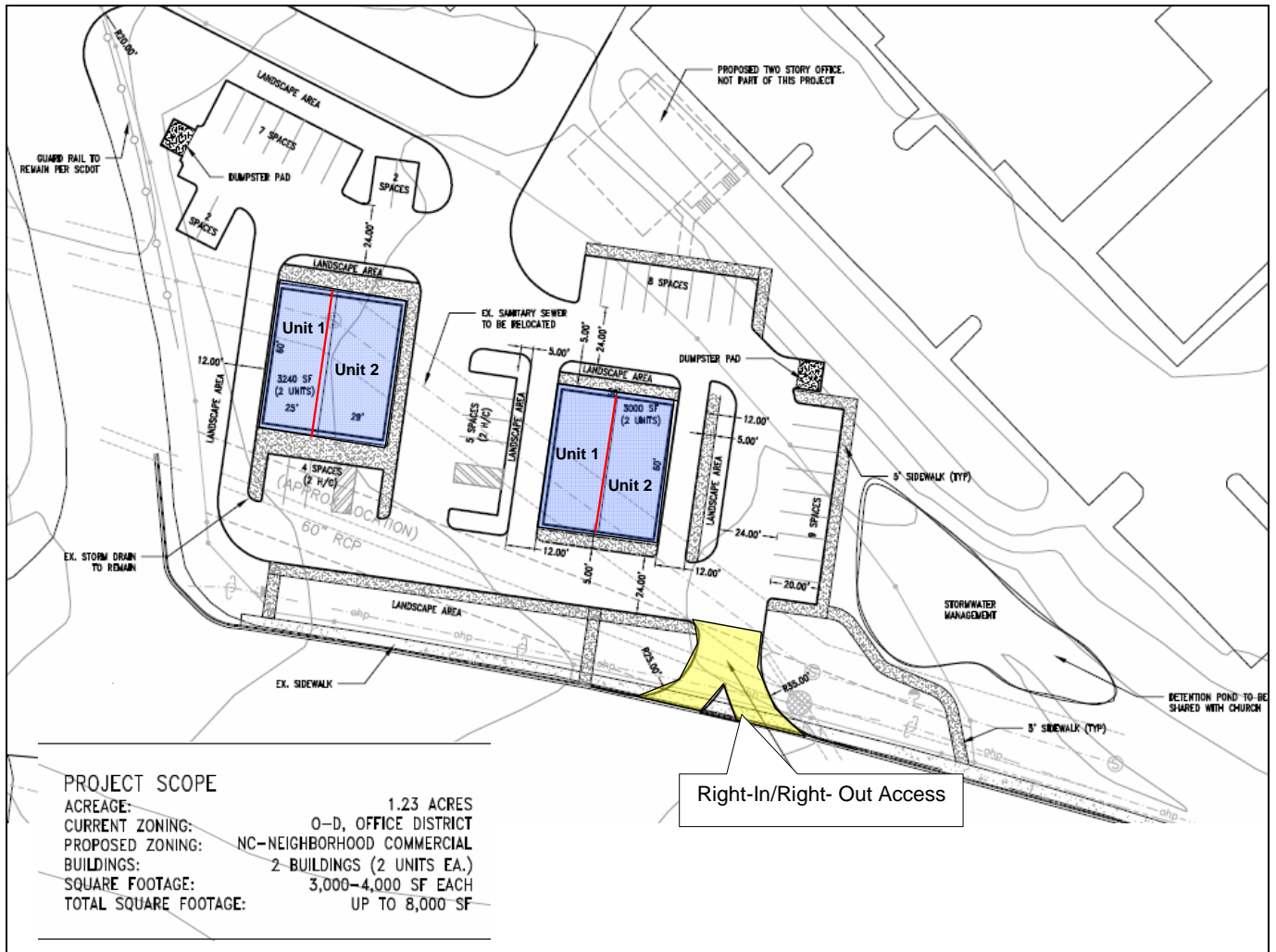
IMAGINE GREENVILLE PLAN: Regional Corridor (Land uses equivalent to Residential Land Use 3 and all nonresidential zones)

ROADS: Pelham Road is a 5-lane, SCDOT maintained road with sidewalks on both sides; Boiling Springs Road is a 2-lane, SCDOT maintained road with no sidewalks. There is a turning lane on Boiling Springs Road at this intersection.

TRAFFIC IMPACT: The closest traffic count station is located approximately 1 ¼ miles west on Pelham Road. The 2009 traffic count was 19,400 average daily trips. Traffic volumes have decreased by approximately 10 percent over the past 5 years at this location.

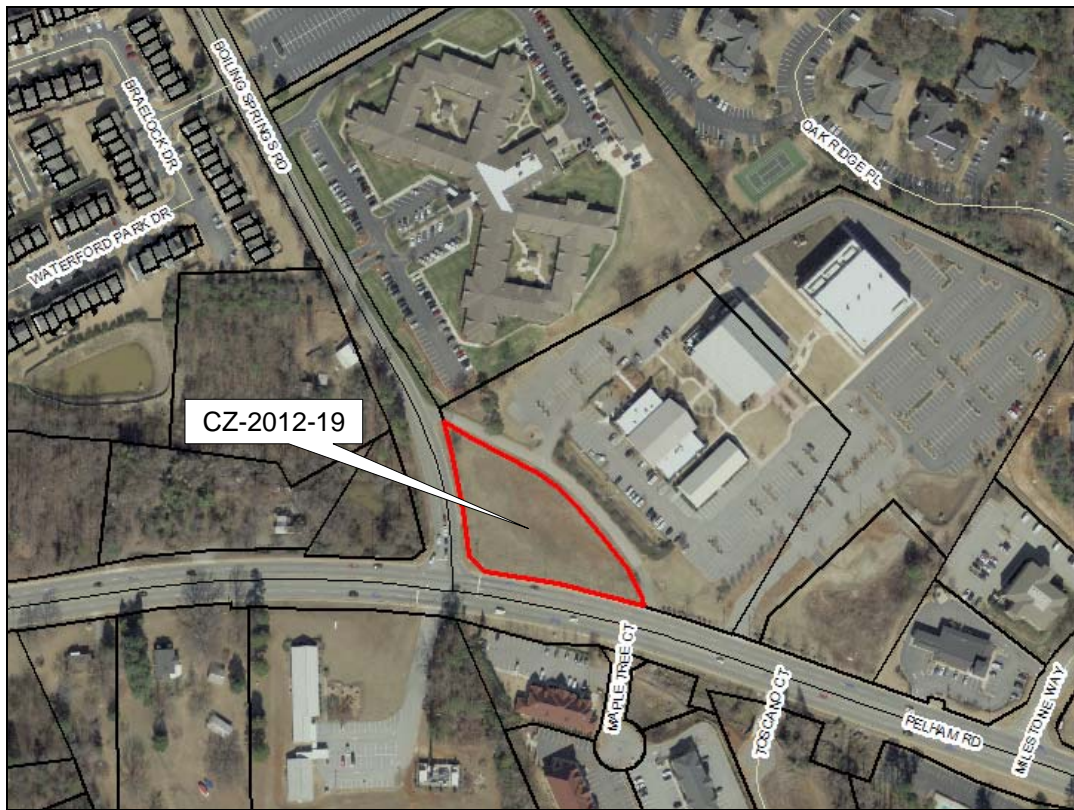
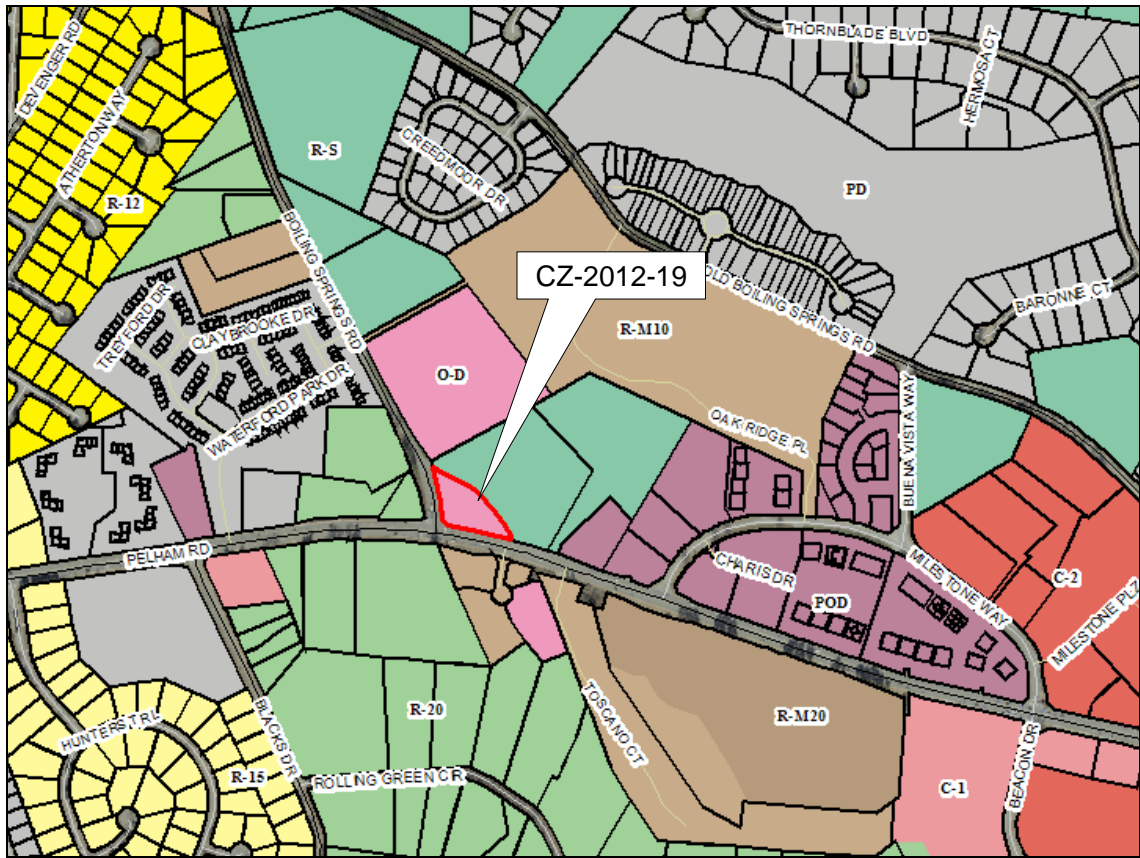
**SUMMARY**

The property is zoned O-D, Office District, which allows office and other professional uses. The site is currently vacant and undeveloped. The Statement of Intent and Concept Plan for the proposed NC, Neighborhood Commercial, district would allow the property to be developed with two buildings (3,000 to 4,000 square feet each) with two units each, totaling up to 8,000 square feet. The proposed uses include, but are not limited to, a restaurant, dry cleaner, and office. The proposal also closes a portion of the drive on the property to the north occupied by Grace Church. Both properties will access their respective parking lots through the remainder of this drive. The NC, Neighborhood Commercial, district property will also have a right in/right out access to Pelham Road as shown on the plan below.



**CONCLUSION**

The immediate area is characterized by office uses to the east. Staff has consistently recommended denial of encroachment of nonresidential development to the west of Boiling Springs Road. Although, this development is being submitted as an NC, Neighborhood Commercial, district with the building keeping the design and style in character with the office development to the west. The buildings have been designed to be architecturally consistent with the existing area and meet the requirements of the district to have the facades facing the road. In addition, the proposed NC, Neighborhood Commercial, district is in compliance with the land use recommendations from the Imagine Greenville County Comprehensive Plan. Based on the aforementioned reasons, staff recommends approval of the request. Planning Commission recommends approval of the request.



Councilor Burns stated the potential new owner and the Church were in negotiations regarding access to the site. He stated the site plan hinged on the result of the negotiations. He made the following motion.

**MOTION:** By Councilor Burns to hold the item until the applicant and church could reach an agreement regarding access to the site. The motion carried unanimously with one absent (Seman).

*(The above motion was made at the June 6, 2012 meeting)*

*(The following motion was made June 18, 2012)*

**MOTION:** By Councilor Burns to approve the applicants request. The motion carried unanimously.

Kelli McCormick presented the following zoning docket which also was held at the June 4, 2012 Committee meeting.

DOCKET NUMBER: CZ-2012-20

APPLICANT: Tresa Lyle

PROPERTY LOCATION: A Street

PIN/TMS#(s): 0150000300100

EXISTING ZONING: NC, Neighborhood Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.8

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The subject parcel was originally zoned R-7.5, Single-Family Residential, as part of Area 3 in May 1972. The property was rezoned to C-1, Commercial, in 1993 (CZ-1993-60). In 2005, the property was rezoned to NC, Neighborhood Commercial (CZ-2005-101). The property to the south was rezoned to S-1, Services, in 1988 as CZ-1988-1. There have been no other rezoning requests for the subject site.

EXISTING LAND USE: Mill building used as boarding house/studios

AREA CHARACTERISTICS: Industrial and single-family residential

North – I-1, Industrial, Poe Mill site  
West – I-1, Industrial, warehouse and industrial  
South – R-7.5, Single-Family Residential, and S-1, Services, office  
East – R-7.5, Single-Family Residential, undeveloped

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3 on a Neighborhood Corridor

ROADS: A Street is a 2-lane, SCDOT maintained road with no sidewalks and no road improvements scheduled; Buncombe Street is a 2-lane, SCDOT



maintained road with sidewalks on both sides and no road improvements scheduled

**TRAFFIC IMPACT:**

There is no traffic count in the adjacent area. However, the use is not proposed to change from the current use. Therefore, traffic should not be affected significantly.

**SUMMARY**

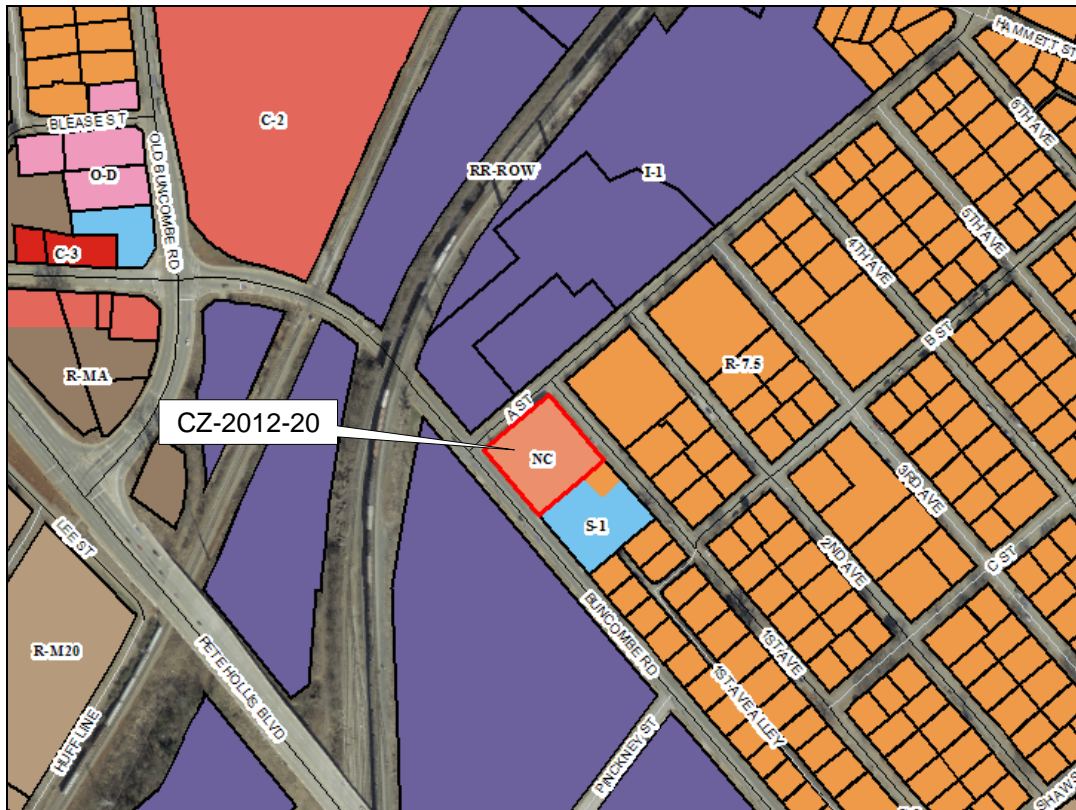
The property is currently zoned NC, Neighborhood Commercial. The Statement of Intent for the district states the property will be used for artist studios. However, the building is currently being used as a boarding house, which is not permitted in this zoning district. The property is requested to be rezoned to C-3, Commercial, which allows hotels as a permitted use. A boarding house is classified as a hotel and would be permitted in the C-3, Commercial, district.

**CONCLUSION**

The immediate area is characterized by single-family homes (mill village) and various industrial uses. While the Poe Mill property across the street is zoned I-1, Industrial, a community park is planned for the site. In addition, the majority of the remaining property in the area is residential in nature and while the boarding house use is similar, a C-3, Commercial, zoning designation would permit uses not consistent with the established residential area or the proposed park. The structure is not on the historic register, but does have significant local importance due to the Poe Mill. Because this building was the mill office, County Council rezoned the site to NC, Neighborhood Commercial, as the Statement of Intent and Concept Plan stated the structure would be preserved. If rezoned to C-3, Commercial, there is no guarantee of this. Based on these reasons, staff recommends denial of the rezoning request.

(Additional information below)\*

\*The FRD, Flexible Review District, as discussed at the time of application, would permit the proposed use and ensure the preservation of the structure. The application could apply for FRD, Flexible Review District, to include the boarding house and other like uses. This zoning classification may be more in character with the neighborhood.





Councilor Norris requested the Committee hold the item in order to allow the applicant to research and discuss with staff the Flexible Review District and come back with a change. In addition, Ms. Norris requested the Committee allow the applicant to pay the difference in cost between C-3 Commercial zoning and FRD, Flexible Review District application fee.

**MOTION:**

By Councilor Burns to hold the item for two weeks in order to allow the applicant to discuss with staff the possibility of changing her request to the Flexible Review District and to allow the applicant to pay the difference in application fees. The motion carried unanimously with one absent (Seman).

*(The above motion was made at the June 6, 2012 meeting)*

Chairman Payne requested Ms. Norris address the committee.

Councilor Norris stated she had spoken with the applicant and the applicant indicated she was not in a financial position to apply for the FRD rezoning. She stated the applicant had used the property for other ways of having an income, but with the economic times as they were she was renting the rooms to boarders in order to assist with her finances. In addition, Kelli McCormick stated she also spoke with the applicant and concurred with Ms. Norris as to the reasons she could not apply for the FRD district.

*(The following motion was made on June 18, 2012)*

**MOTION:** By Councilor Burns to hold the item to allow the applicant some time to obtain the monies to continue with the FRD rezoning. The motion carried unanimously.

Mr. Limbaker presented the following docket, which had been returned to Committee at the June 5, 2012 County Council meeting.

Mr. Limbaker explained County Council had approved the text amendment at Second Reading, however on June 5, 2012 at third Reading, County Council returned the item to Committee for discussion on how the public would be informed of the opportunity for additional comment. In addition, how the Planning and Development Committee fit into the process.

DOCKET NUMBER: CZ-2012-14

APPLICANT: Greenville County Council

TEXT AMENDMENT: Proposed Text Amendment to Allow for Additional Public Comment During the Rezoning Process

**BACKGROUND:**

Planning Commission and P & D Committee have, in the past, had dockets for their review needing additional public comment for various reasons. This amendment would give Planning Commission the authority to allow additional public comment on a zoning docket at their regularly scheduled meeting. It would also allow Planning Commission to request to have a docket returned to them from P & D Committee for additional public comment if a decision cannot be reached at the initial meeting. The P & D Committee may send a docket back to Planning Commission based on this request or based on their determination for needing an additional public comment session. This amendment also changes the time frame that Planning Commission may review a docket initially before forwarding it to P & D Committee from 60 days to 30 days to meet the requirements of the state law.

Dean Campbell, Assistant County Attorney gave the Committee members a copy of a memorandum he had given out in February 2012. The memo provided additional information on the public hearing process for zoning dockets. Mr. Campbell stated the text amendment was not about having another public hearing, but allowing for additional public comment.

After some discussions amongst the Committee members, the following motion was made.

**MOTION:** By Councilor Seman to hold the item to allow staff to work on recommendations to ways of informing citizens of additional comment opportunities. In addition, how the items could be differentiated on the agenda from items that have already had a Public Hearing and are not allowed additional comments. The motion carried unanimously.

**PROPOSED TEXT AMENDMENT TO PERMIT CHICKENS AS A CONDITIONAL USE ON PROPERTIES CONTAINING SINGLE-FAMILY AND TWO-FAMILY DWELLINGS**

Skip Limbaker addressed the Committee members to discuss the draft text amendment which was included in their packets. He explained the various conditions which would need to be met in order to allow for the use. Mr. Limbaker also explained the amendment to the appropriate table which referenced the conditional use in the Greenville County Zoning Ordinance.

**MOTION:** By Councilor Rawls to send forward to full Council to initiate the text amendment. The motion carried unanimously.

**REQUESTS AND MOTIONS**

There were no requests or motions

**ADJOURNMENT**

**MOTION:** By Councilor Rawls to adjourn the meeting. Without objection the meeting was adjourned at 5:46 p.m.

Respectfully Submitted,

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Helen Hahn  
Administrative Coordinator  
Greenville County Department of  
Community Planning and Development