

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
AUGUST 20, 2012
CONFERENCE ROOM D
5:12 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:

Sid Cates
Joe Dill
Willis Meadows
Xanthe Norris

STAFF PRESENT:

Theresa Barber
Dean Campbell
Keith Drummond
Paula Gucker
Skip Limbaker
Helen Hahn
Kelli McCormick
John Owings
Eric Vinson
Judy Wortkoetter

CALL TO ORDER:

Chairman Payne called the meeting to order at 5:12 p.m.

INVOCATION:

Councilor Seman gave the invocation.

Approval of Minutes of Regular Meeting of July 16, 2012

MOTION: By Councilor Rawls to approve the minutes of the July 16, 2012 meeting.
The motion carried unanimously.

Zoning Dockets

Ms. McCormick briefly reviewed the following zoning docket that had been held by the Committee.

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

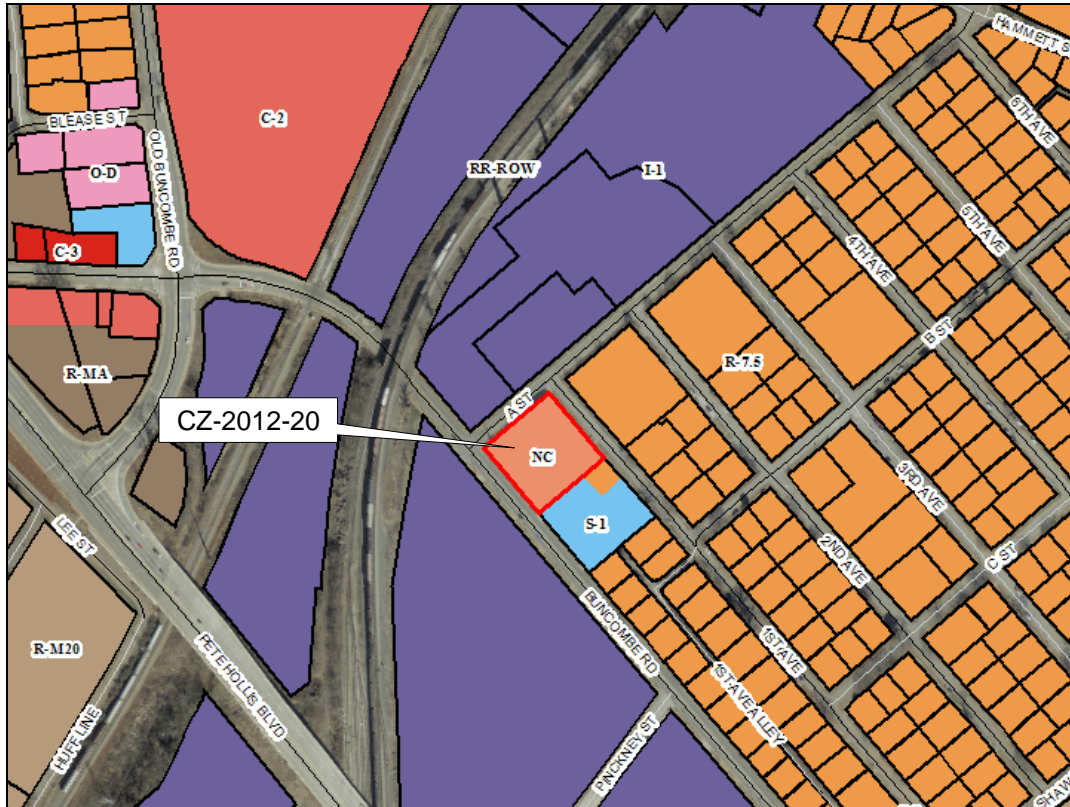
The property is currently zoned NC, Neighborhood Commercial. The Statement of Intent for the district states the property will be used for artist studios. However, the building is currently being used as a boarding house, which is not permitted in this zoning district. The property is requested to be 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.

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.

(The above motion was made at the June 18, 2012 meeting)

Chairman Payne allowed Ms. Lyle to address the Committee and Councilor Norris also addressed the Committee on behalf of the applicant.

After discussions between the Committee, staff and the Assistant County Attorney the following motion was made.

MOTION: By Councilor Seman to hold the item until the next Committee meeting in order to allow the applicant more time to obtain assistance with the fee to move forward with the FRD rezoning classification.

Ms. McCormick presented the following Zoning Docket to the Committee, which had been held at the July 16, 2012 Committee meeting.

DOCKET NUMBER: CZ-2012-27

APPLICANT: Stephen Southerlin

PROPERTY LOCATION: Skyland Avenue

PIN/TMS#(s): 0439000600500 (portion)

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: NC, Neighborhood Commercial

ACREAGE: 0.08

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The subject property was zoned R-7.5, Single-Family Residential, as a part of Area 3 in April 1972. There have been no rezoning requests for the subject property. However, the parcel to the adjacent east was rezoned to NC, Neighborhood Commercial, in 2009 as CZ-2009-7. In 2011, a request to change from NC, Neighborhood Commercial, to C-1, Commercial, was made and amended by County Council at second reading to a major change to the existing NC, Neighborhood Commercial, district. This change allowed parking in the front of the business.

EXISTING LAND USE: Single-Family Residential and parking lot for adjacent hair salon (in violation of the zoning ordinance)

AREA CHARACTERISTICS: Single-Family Residential and Commercial uses along Poinsett Highway

North: R-7.5, Single-Family Residential, single-family residence
East: NC, Neighborhood Commercial, hair salon
South: R-7.5, Single-Family Residential, single-family residence
West: R-7.5, Single-Family Residential, single-family residence

WATER AVAILABILITY: Greenville Water System
SEWER AVAILABILITY: Parker Sewer
IMAGINE GREENVILLE PLAN: Residential Land Use 2 located on a Transit Corridor
CHERRYDALE AREA PLAN: Medium Density Residential
ROADS: Skyland Avenue: 2-lane, SCDOT maintained road, with no sidewalks

TRAFFIC IMPACT

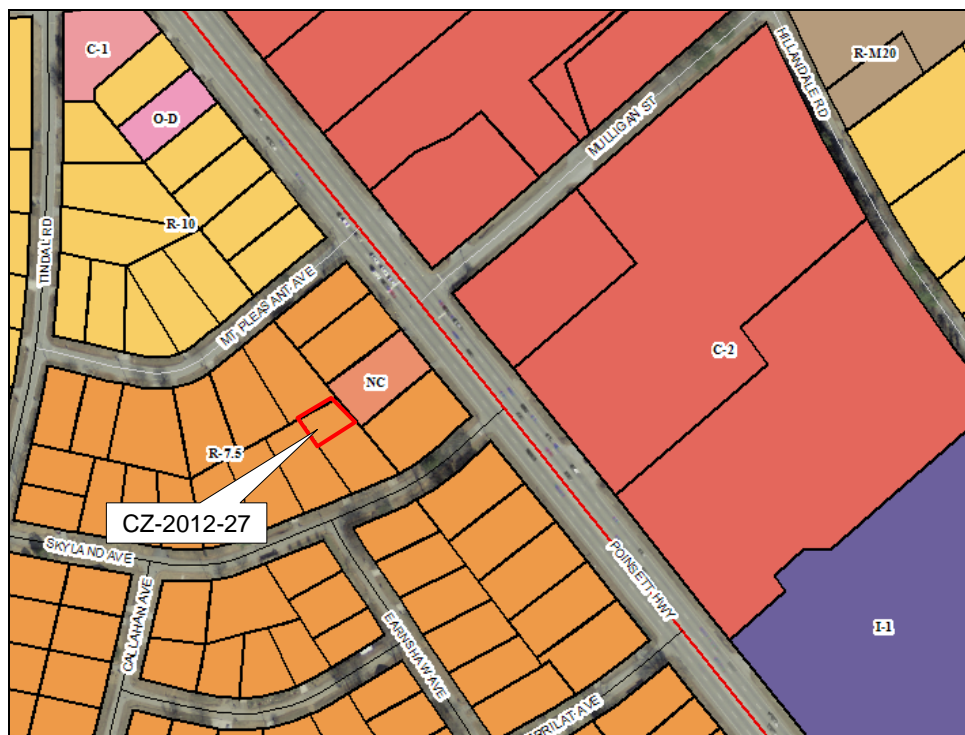
Traffic generated from the site will not change with this request as the use is to be added to an existing business and will not have access to Skyland Avenue.

SUMMARY

The property is zoned R-7.5, Single-Family Residential, which allows single-family residences at a maximum density of 5.8 dwelling units per acre. The requested NC, Neighborhood Commercial, is a review district and is proposed to be added to the NC to the east currently occupied by a hair salon.

CONCLUSION

The subject property is located in Sans Souci Heights on the west side of Poinsett Highway. A single-family residence is located on site currently with the rear portion of the property being used as parking for the adjacent hair salon. This parking is currently an illegal use, which is the reason for the rezoning request. In 2009, Council amended the Future Land Use of the Imagine Greenville County Comprehensive Plan to allow for non-residential uses along Poinsett Highway, but did not include properties adjacent not fronting on Poinsett Highway. The requested change to add property from a single-family residential lot to a NC, Neighborhood Commercial, district is not residential in character and could potentially create further encroachment of commercial rezonings in this neighborhood. Staff is of the opinion the NC, Neighborhood Commercial, request is not appropriate at this location and recommends denial of the request and the Planning Commission also recommended denial.





MOTION: By Councilor Burns to hold the item until the next meeting. The motion carried with one in opposition (Rawls).

(The above motion was made at the June 18, 2012 meeting)

Councilor Joe Dill addressed the Committee members on behalf of Councilor Willis Meadows. Mr. Dill was in favor of the applicant's request for rezoning.

MOTION: By Councilor Baldwin to approve the applicant's request. The motion carried with one in opposition (Rawls).

TEXT AMENDMENT TO ADDRESS THE STORMWATER BANKING PROGRAM

Eric Vinson, Principal Planner and Judy Wortkoetter, Engineer in Land Development gave the Committee a presentation on the stormwater banking program. Joining them to answer questions were Brad Wyche and Heather Bergerud Nix with Upstate Forever.

The presentation showed the program would be a voluntary program providing developers with an additional option and also help improve water quality in Greenville County at the same time.

Ms. Wortkoetter and Mr. Vinson explained the steps, benefits to the developer, eligibility for the voluntary participation, decision making tools, how to earn points at the site, neighborhood and regional scale as well as the benefits to both the developer and county.

After a brief question and discussion period the following motion was made.

MOTION: By Councilor Baldwin to initiate the text amendment to address the Stormwater Banking Program. The motion carried unanimously.

REQUESTS AND MOTIONS

There were no requests or motions

ADJOURNMENT

MOTION: By Councilor Baldwin to adjourn the meeting. Without objection the meeting was adjourned at 6:10 p.m.

Respectfully Submitted,

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