

**MINUTES  
COMMITTEE ON PLANNING AND DEVELOPMENT  
DECEMBER 3, 2012  
CONFERENCE ROOM D – COUNTY SQUARE  
5:00 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  
Jim Burns  
Joseph Baldwin  
Dan Rawls

**COMMITTEE MEMBERS ABSENT:**

Liz Seman

**COUNCIL MEMBERS PRESENT:**

none

**STAFF PRESENT:**

Paula Gucker  
Helen Hahn  
Kelli McCormick  
Tom Meeks  
John Owings  
Mark Tollison  
Eric Vinson

**OTHERS PRESENT**

Jim Freeeland, Metropolitan Sewer  
James Baker, Taylors Fire and Sewer  
Ray Orvin, REWA  
Murry Dodd, Greenville Water  
Michael Dey, Home Builders Association  
Simpsonville Mayor Eichor

**Upstate Forever Representatives**

Brad Wyche  
Heather Nix  
Erica Hollis  
Laura Bain  
Simpsonville Mayor Eichor

**CALL TO ORDER:**

Chairman Payne called the meeting to order at 5:04 p.m.

**INVOCATION:**

Councilor Burns gave the invocation.

**Approval of Minutes of Regular Meeting of October 15, 2012**

**MOTION:**

By Councilor Rawls to approve the minutes of the November 5, 2012 meeting. The motion carried unanimously by voice vote with one absent (Seman).

**Zoning Dockets**

Ms. McCormick presented the following to the Committee.

DOCKET NUMBER:	CZ-2012-46
APPLICANT:	STM Acquisition and Development, Inc.
PROPERTY LOCATION:	Woodruff Road
PIN/TMS#(s):	0548020103204 (portion)
EXISTING ZONING:	C-2, Commercial
REQUESTED ZONING:	R-M16, Multifamily Residential
ACREAGE:	10
COUNCIL DISTRICT:	27 – Kirven
ZONING HISTORY:	The subject parcel was originally zoned R-S, Residential Suburban, in June 1991 as part of Area 7. The parcel was rezoned to C-2, Commercial, in 1994 as CZ-94-100. Planning Commission recommended denial with Committee and Council approving the request. There have been no other rezoning requests for the subject parcel. As a result of the rezoning of numerous parcels since 1991, the immediate area has transitioned from residential to the mix of zoning classifications seen today.
EXISTING LAND USE:	Landscaping supply company
AREA CHARACTERISTICS:	Commercial and office

North: R-S, Residential Suburban, S-1, Services, and C-2,  
Commercial: vacant, mini warehouses, and veterinary office  
East: O-D, Office District, and R-S, Residential Suburban: dentist  
and church  
South: R-M10, Multifamily Residential: single-family residential  
subdivision  
West: C-2, Commercial, C-1, Commercial, PD, Planned  
Development, and O-D, Office District: bank, grocery store,  
fitness center, and daycare

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer Sub-District

IMAGINE GREENVILLE PLAN: Subregional Center and Residential Land Use 2 (3-6 units per  
acre)

E. WOODRUFF ROAD AREA PLAN: Commercial and Office Transition

ROADS Woodruff Road: five-lane, SCDOT maintained, with no sidewalks  
present; this is in a GPATS setback area involving the widening of  
Woodruff Road

#### TRAFFIC IMPACT

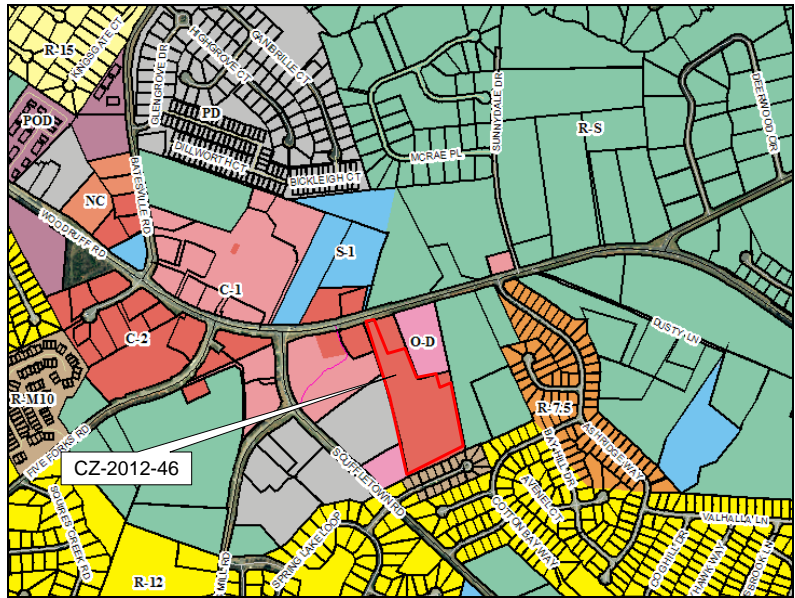
If developed at the maximum allowable density, the proposed zoning classification would generate approximately 1,055 average daily trips. The closest traffic count station is located almost directly in front of the site. The 2011 traffic count was 17,400 average daily trips. Traffic volumes have increased by approximately ten percent over the past five years at this location.

#### SUMMARY

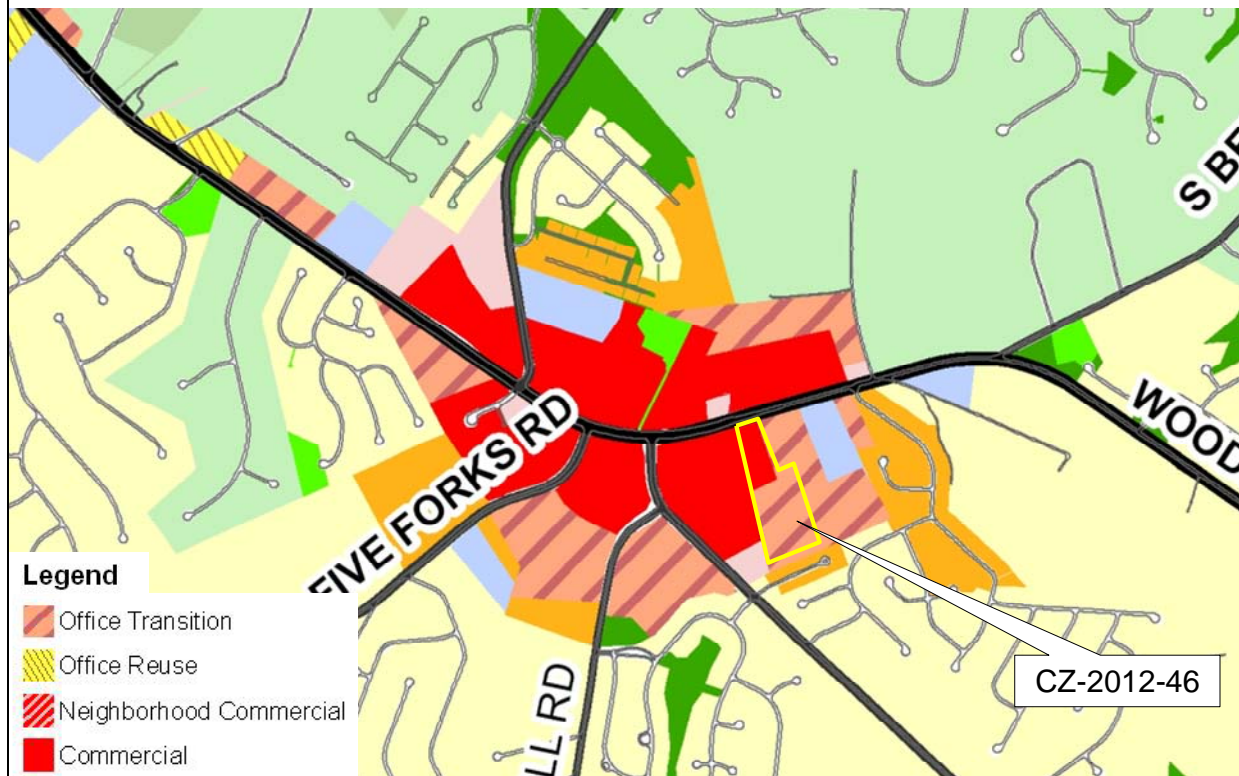
The property is zoned C-2, Commercial, which is a district established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile along major thoroughfares and for the convenience of local residents. The C-2, Commercial, district also allows single-family and multifamily residential as conditional uses at a maximum density of 16 units per acre. The request is for R-M16, Multifamily Residential, which is a district established to provide for multifamily residential development at a maximum density of 16 dwelling units per acre.

#### CONCLUSION

Staff is of the opinion the requested R-M16, Multifamily Residential, district is appropriate at this location considering the surrounding mix of land uses and lack of residential options in this area. This zoning district would create a transition between the commercial area along Woodruff Road and the residential areas to the south on Woodruff Road. In addition, there is an absence of higher density multifamily uses in this area, which is characterized by ample retail, commercial, and service uses. The proposed zoning classification would allow for a greater mix of uses in the Subregional Center. It should also be noted the existing C-2, Commercial, zoning permits multifamily residential dwellings at a maximum density of 16 units per acre. Based on these reasons, Staff recommends approval of the R-M16, Multifamily Residential, district request. The Planning Commission also recommended approval.



## Portion of East Woodruff Road Area Plan Adopted October 2008



Chairman Payne stated he had asked at the Public Hearing about inter-connectivity and asked had inter-connectivity been discussed within staff or Planning Commission.

Ms. McCormick stated staff had discussed with the applicant on several occasions interconnectivity, however the Planning Commission did not address the matter. She stated the applicant was in the audience, and could answer any questions the Committee might have.

Chairman Payne invited the applicant to address the Committee to provide an answer to the inter-connectivity question.

Steve Mack, 18 W. McBee, Greenville, South Carolina addressed the Committee stating he had been exploring inter- connectivity with the adjacent properties. He stated he had reached out to the Church, and was currently in active negotiations with the church regarding connectivity. He stated he was also in discussions with the Fitness Center and has had some positive discussions.

Chairman Payne stated he would vote in favor of the request tonight, but when the item came before full Council at Second Reading, if there has not been any progress regarding the inter-connectivity, he would be voting against the request.

**MOTION:** By Councilor Burns to approve CZ-2012-46. The motion carried by voice vote with one absent (Seman).

Ms. McCormick presented the following to the Committee

DOCKET NUMBER: CZ-2012-47

APPLICANT: Lil Glenn

PROPERTY LOCATION: Orders Street

PIN/TMS#(s): 0151001300400

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.4

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The subject parcel was zoned R-7.5, Single-Family Residential, as part of Area 3 in April 1972. A rezoning request for C-2, Commercial, zoning was approved as amended to C-1, Commercial, for the subject parcel with Staff and Committee recommending approval of the request (CZ-1996-122). The parcel to the west at Orders and Cathey Street was rezoned from R-7.5, Single-Family Residential, to S-1, Services, in 1985 (CZ-1985-39). The remainder of the area was zoned commercial as part of Area 3 in April 1972.

EXISTING LAND USE: Warehouse

AREA CHARACTERISTICS: Commercial and service uses along Cathey Street, Orders Street, and along Poinsett Highway

North: C-2, Commercial, church  
East: C-2, Commercial, commercial businesses  
South: R-7.5, Single-Family Residential, vacant bank drive-through  
West: R-7.5, Single-Family Residential, single-family residential and S-1, Services, automobile storage lot

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer

CHERRYDALE AREA PLAN: Urban Mixed Use

IMAGINE GREENVILLE PLAN: Transit Corridor in a Suburban Community Center

#### ROADS

Orders Street: two-lane, undivided SCDOT maintained road with no sidewalks present and no road improvements scheduled for this area

#### TRAFFIC IMPACT

Traffic generated from the site can vary greatly due to the variety of permitted uses in the requested S-1, Services, district. However, the site is less than one-half acre in size and is currently being used as a commercial/service use. Therefore, traffic should not change significantly if the rezoning is approved. The closest traffic count station is located approximately one-third of a mile south on Poinsett Highway near the intersection with West Earle Street. The 2011 traffic count was 24,500 average daily trips. Traffic volumes have increased by an average of approximately five percent over the past five years at this location.

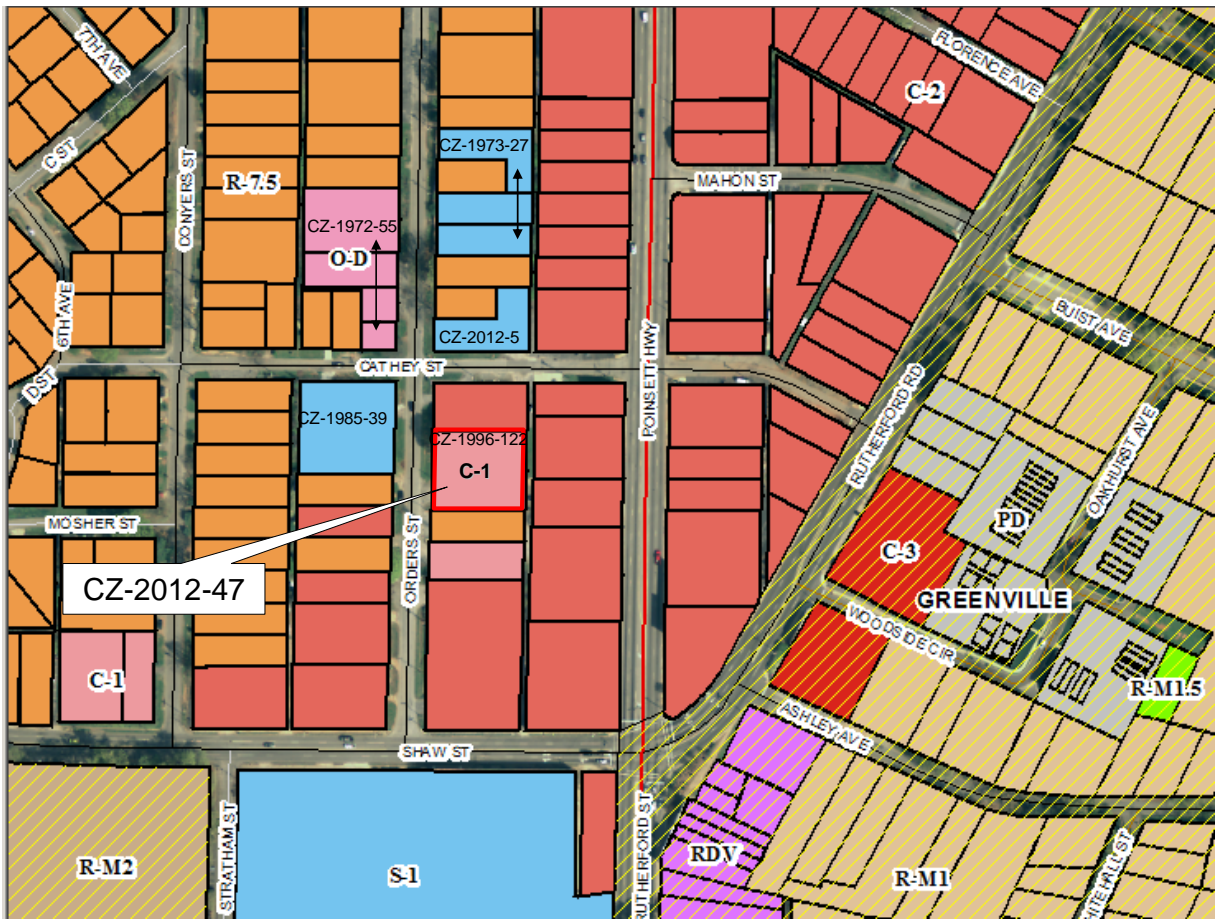
**SUMMARY**

The property is zoned C-1, Commercial, a district established to provide commercial establishments for the convenience of local residents. The request is for S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing commercial and service related uses.

**CONCLUSION**

The site has historically been occupied by a warehouse for the adjacent commercial use fronting Poinsett Highway. The surrounding area is occupied by various commercial and service uses on tracts zoned residential and nonresidential. As noted on the zoning map, various sites in this immediate area have been rezoned to S-1, Services, to allow nonconforming uses to be brought into compliance or to provide opportunities for service related uses to support the adjacent commercial uses along Poinsett Highway or the residents in the area.

It should be noted this site and surrounding area is located in the Poinsett Corridor Study and part of the intent of the study is to move towards the revitalization of this area by providing for active businesses. Staff is of the opinion the S-1, Services, request is appropriate at this location and recommends approval of the request.





**MOTION:** By Councilor Rawls to approve CZ-2012-47. The motion carried by voice vote with one absent (Seman).

Ms. McCormick presented the following to the Committee

DOCKET NUMBER:	CZ-2012-49
APPLICANT:	Chris Manges
PROPERTY LOCATION:	6418 Old Buncombe Road
PIN/TMS#(s):	0478000102300
EXISTING ZONING:	R-15, Single-Family Residential
REQUESTED ZONING:	R-M2, Multifamily Residential
ACREAGE:	1.067
COUNCIL DISTRICT:	20 – Cates



ZONING HISTORY: The subject parcel was originally zoned R-15, Single-Family Residential, in April 1972 as part of Area 3. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE: Vacant single-family residence

AREA CHARACTERISTICS: Residential

North: R-12, Single-Family Residential, undeveloped  
 East: R-12, Single-Family Residential, undeveloped  
 South: R-12, Single-Family Residential, undeveloped, and R-15, Single-Family Residential, single-family residence  
 West: S-1, Services, across Poinsett Highway, various service uses

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 2 (3-6 units per acre)

ROADS Old Buncombe Road: two-lane, SCDOT maintained, with no sidewalks present

TRAFFIC IMPACT If developed at the maximum allowable density, the proposed zoning classification would generate approximately 23 average daily trips. There is no traffic count station in the area. However, the current trip generation for the site is approximately 10 trips per day at full build out. Under the current zoning, 3 lots are permitted, which would generate approximately 30 trips.

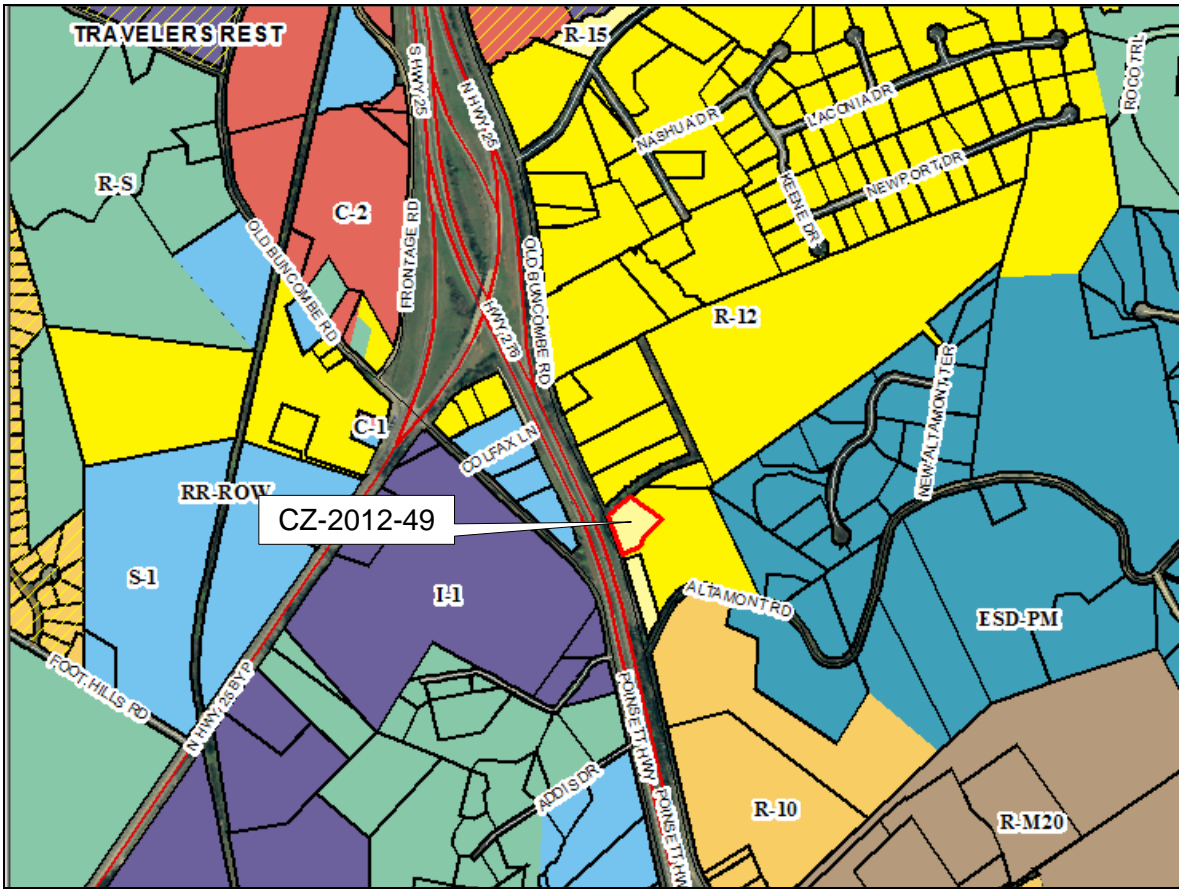
**SUMMARY**

The property is zoned R-15, Single-Family Residential, a district which allows single-family residential uses at a maximum density of 2.9 dwelling units per acre. The request is for R-M2, Multifamily Residential, which is a district established to provide for multifamily residential development at a maximum density of two dwelling units per acre. With the current size of the parcel, 2 two-family dwellings (duplexes) can be built on site for a total of 4 units.

**CONCLUSION**

Staff is of the opinion the requested R-M2, Multifamily Residential, district is appropriate at this location considering the surrounding residential land uses in the area. This zoning district would create a transition between the highway frontage and the single-family residential area to the east. In addition, this density is appropriate in accordance with the Imagine Greenville County Future Land Use Map and is consistent with the surrounding area. Based on these reasons, Staff recommends approval of the R-M2, Multifamily Residential, district request.

Ms. McCormick explained staff had received a request from the applicant to amend the R-M2, Multifamily Residential request to R-M6, Multifamily Residential being a density issue. The amendment does not change anything about the request; it only allows the applicant to do what he was requesting. Both staff and Planning Commission approve the amendment. Therefore CZ-2012-49, was approved as amended by the Planning Commission.



**MOTION:** By Councilor Baldwin to approve CZ-2012-49 as amended. The motion carried by voice vote with one absent (Seman).

Ms. McCormick presented the following to the Committee

DOCKET NUMBER: CZ-2012-50

APPLICANT: John W. Farr

PROPERTY LOCATION: 14 Fairforest Way

PIN/TMS#(s): M010020100300

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.2

COUNCIL DISTRICT: 24 - Seman

ZONING HISTORY: The subject parcel was zoned I-1, Industrial, as part of Area 2 in May 1971. No rezoning requests have been made for the subject site. A rezoning request for C-3, Commercial, zoning was approved for the parcel to the adjacent south with Staff, Commission, and Committee recommending approval of the request (CZ-2001-41). The remainder of the area was zoned industrial and commercial as part of Area 2.

EXISTING LAND USE: Vacant single-family residence

AREA CHARACTERISTICS: Commercial, service, and institutional uses along Fairforest Way and Laurens Road

North: I-1, Industrial, nonconforming single-family residence  
East: C-2, Commercial, commercial businesses (Fairforest Way is located in the City limits of Greenville)  
South: C-3, Commercial, vacant  
West: I-1, Industrial, manufacturing facility/warehouse/retail outlet for MacShore Classics

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan (within the service area; however, Metro stated sewer is not currently available to the site)

IMAGINE GREENVILLE PLAN: Residential Land Use 3 adjacent to a Transit Corridor along Laurens Road

ROADS Fairforest Way: two-lane, undivided SCDOT maintained road with no sidewalks present and no road improvements scheduled for this area

#### TRAFFIC IMPACT

Traffic generated from the site can vary greatly due to the variety of permitted uses in the requested C-3, Commercial, district. However, the site is less than one-half acre in size which limits the size of commercial uses. Therefore, traffic should not change significantly if the rezoning is approved. The closest traffic count station is located approximately one-tenth of a mile south on Fairforest Way near the intersection with Jacqueline Lane. The 2011 traffic count was 7,400 average daily trips. Traffic volumes have increased by an average of approximately fifteen percent over the past five years at this location.

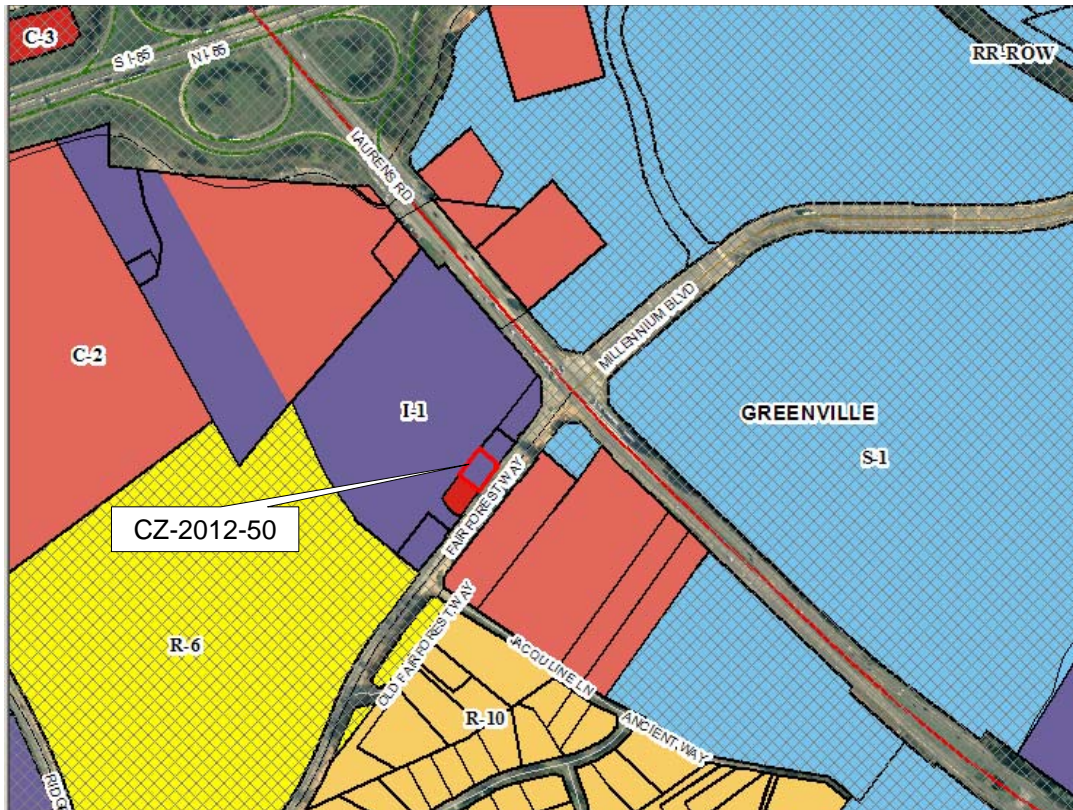
**SUMMARY**

The property is zoned I-1, Industrial, a district established for manufacturing plants, assembly plants, and warehouses. The request is for C-3, Commercial, a district established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile.

**CONCLUSION**

The site is located in an area that has historically been occupied by various service and industrial type uses as was originally envisioned for the Laurens Road corridor. The original zoning for this area was based on future service and industrial development in this area. However, the development pattern over the last 10-15 years has turned to more commercial development, institutional uses, and the CU-ICAR area in the City of Greenville.

As noted in the zoning history section, the parcel to the adjacent south was rezoned to C-3, Commercial, in 2001 and staff recommended approval at that time noting the shift from industrial uses to commercial and professional uses in this area. Staff remains of this opinion and based on the surrounding zoning and land uses recommends approval of the C-3, Commercial request.





**MOTION:** By Councilor Burns to approve CZ-2012-50. The motion carried by voice vote with one absent (Seman).

Ms. Gucker presented the following:

DOCKET NUMBER: CZ-2012-45  
APPLICANT: Greenville County Council  
TEXT AMENDMENT: Proposed Text Amendment to create the Stormwater Banking Program  
BACKGROUND:

In 2008, Upstate Forever received \$1.1 million in federal and private grants to improve water quality in the Reedy-Saluda Watershed within Greenville County. Upstate Forever collaborated with the Greenville County Community Planning and Development Department to create the Stormwater Banking Program (SBP), a voluntary program to generate funds for installing stormwater infrastructure improvements geared toward reducing runoff at existing developments.

The program relies on market-based mechanisms to incentivize innovative water-friendly development practices. It is a voluntary program that applies to the zoned areas of the County and offers developers an opportunity to increase density in residential developments located within Single Family Zoning Districts. This cutting edge

program is the result of a collaborative effort between many community partners including Clemson University, local engineers, developers, homebuilders, architects, and County personnel from Public Works, Land Development and Planning and Code Compliance Divisions.

One of the major benefits of this program will be improved water quality; however, other anticipated benefits include improved air quality, improved health of Greenville County citizens, and more efficient use of existing public and private infrastructure. Funds generated from this program can be used county-wide to address stormwater management issues such as flooding and sedimentation to waterways, where adequate controls do not currently exist. It is anticipated that the flexibility and financial incentives offered through the SBP could help spur the redesign and development of existing stalled subdivisions by making them more profitable. In addition, these incentives are offered in exchange for the types of development recommended in the County Comprehensive Plan and fall in line with real estate market trends.

On August 20th, 2012, the Planning and Development Committee forwarded the request to County Council who initiated the text amendment process on September 4, 2012.

The SBP will be administered by the Greenville County Land Development Division, with assistance from Planning and Code Compliance Division. It is anticipated that the program will not require any additional administrative costs in terms of County Staff time as the review and approval of developments will not vary much from existing processes.

The proposed text amendment will create density incentives in all residential districts as a condition of participating in the Stormwater Banking Program.

Paula Gucker, Assistant County Administrator addressed the Committee members regarding zoning docket CZ-2012-45, being the text amendment to create the Stormwater Banking Program. She reviewed the sequence of events of the amendment, beginning with the Zoning Public Hearing when some individuals that were in favor of the proposed had some issues and requested an opportunity to work through the issues prior to the proposed working its way through County Council. The proposed was initially received by the Planning and Development Committee with no recommendation from the Planning Commission, but with a request for the item to be returned to the Planning Commission to allow a group of stakeholders to work on several issues of concern. Ms. Gucker stated she was proud to have been a part of a team of approximately 30 to 40 people, over a series of five two hour meetings to have worked out a document that all can live with.

Ms. Gucker introduced some of the stakeholders who were in attendance offering their support and making themselves available for any questions. She had distributed to the members of the Committee the revisions which were made to the document along with a letter of support from Mike Dixon from Metropolitan Sewer and Water.

Heather Nix, representing Upstate Forever briefly went over the revisions that were made by the stakeholders.

The following stakeholders addressed the Committee members expressing their support and answering any questions the Committee had.

Jim Freeland, 1112 Batson Road Travelers Rest, representing Metropolitan Sewer Subdistrict

James Baker, Taylors Fire and Sewer

Michael Dey, 5 Creekside Park Court, Greenville, representing Home Builders Association

Ray Orvin, 308 Mossburg Circle, Simpsonville, representing REWA

**MOTION:** By Councilor Baldwin to approve CZ-2012-45. The motion carried by voice vote with one absent (Seman).

**REQUESTS AND MOTION**

There were no requests or motions.

**ADJOURNMENT**

**MOTION:** By Councilor Burns to adjourn the meeting. Without objection the meeting was adjourned at 5:58 p.m.

Respectfully Submitted,

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