

**MINUTES  
COMMITTEE ON PLANNING AND DEVELOPMENT  
MARCH 4, 2013  
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:**

Joe Dill, Chairman  
Dan Rawls, Vice Chairman  
Sid Cates  
Lottie Gibson  
Fred Payne

**COMMITTEE MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Teresa Barber  
Dean Campbell  
Paula Gucker  
Helen Hahn  
Skip Limbaker  
Kelli McCormick  
Tom Meeks  
John Owings

**CALL TO ORDER:**

Chairman Dill called the meeting to order at 5:02 p.m.

**INVOCATION:**

Councilor Cates gave the invocation.

**Approval of Minutes of Regular Meeting of February 4, 2013 and February 18, 2013**

**MOTION:**

By Councilor Rawls to approve the minutes of the February 4, 2013 and February 18, 2013 meeting. The motion carried unanimously by voice vote with one absent (Payne).

Councilor Payne arrived at 5:07 p.m.

### Zoning Dockets

Mr. Limbaker presented the following to the Committee.

DOCKET NUMBER: CZ-2013-5

APPLICANT: Joy Satterfield

PROPERTY LOCATION: Hipps Drive (Simpsonville)

PIN/TMS#(s): 0560030103342, 0560030103300, and 0560030103315 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 8.78

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The subject parcels were zoned S-1, Services, as part of Area 11 in March 1996. No rezoning requests have been made for the subject parcels.

EXISTING LAND USE: Undeveloped and farm/pasture

AREA CHARACTERISTICS: Single-family residential with adjacent service businesses

North: R-S, Residential Suburban, single-family residential  
East: S-1, Services, Hipps Electrical  
South: R-S, Residential Suburban, single-family residential  
West: S-1, Services, Ellason Tree Service

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

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

ROADS: Drive: two-lane, undivided County maintained road with no sidewalks present and no road improvements scheduled for this area

#### TRAFFIC IMPACT:

Traffic generated from the site will not greatly change as the site has always been undeveloped. However, if it was developed as S-1, Services, it would likely generate more traffic than single-family residential uses in the R-S, Residential Suburban, district. The closest traffic count station is located approximately one-half of a mile north on Fowler Road at Mayfield Estates. The 2011 traffic count was 1,650 average daily trips. Traffic volumes have increased by an average of approximately seven percent over the past five years at this location.

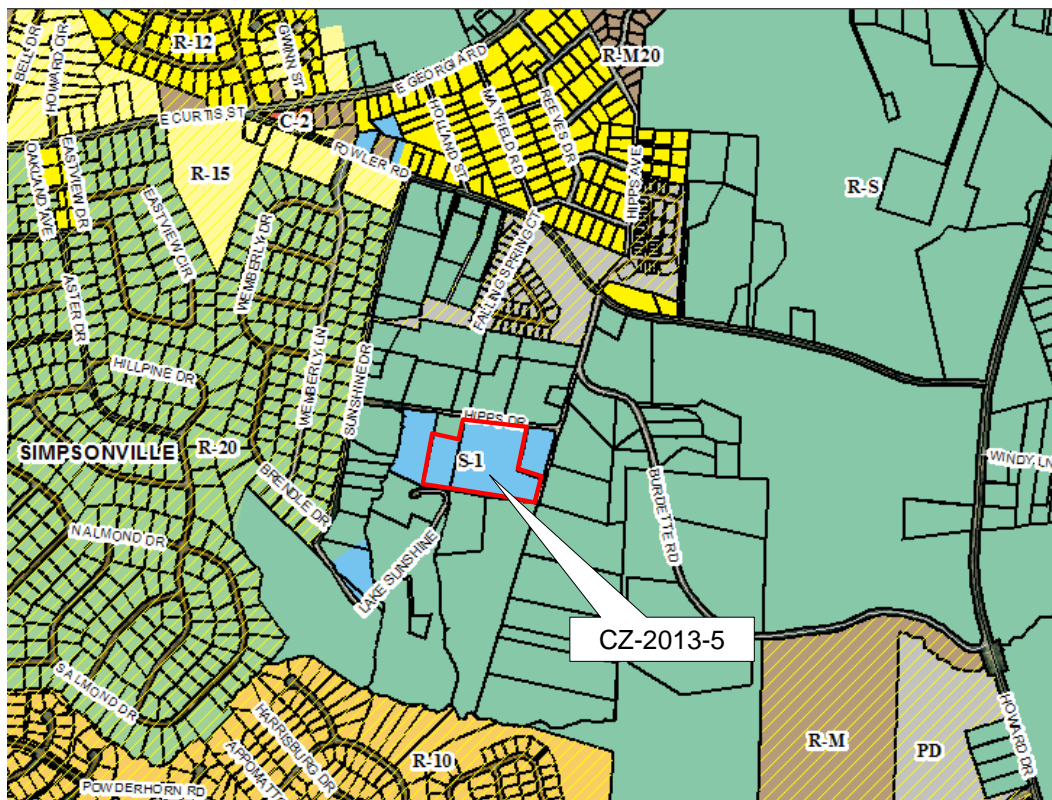
#### SUMMARY

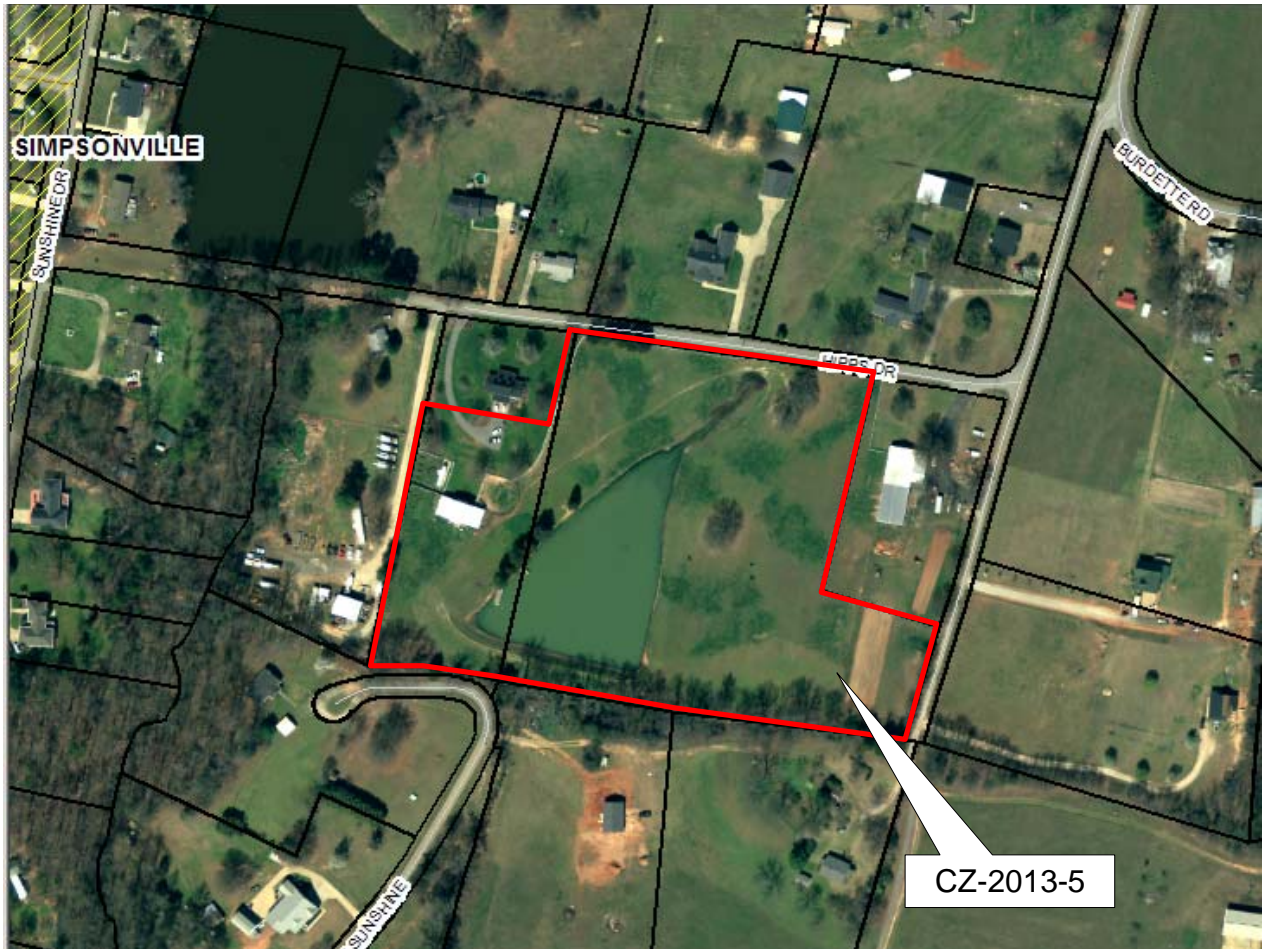
The property is zoned S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing commercial and service related uses. The request is for R-S, Residential Suburban, a district established to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

## CONCLUSION

The site has always been used as a farm and pasture land for the property owner who lives on site and adjacent to two of the subject parcels. The reason the parcels are zoned S-1, Services, are due to the adjacent electrical contractor's business (Higgs) which requested to be made conforming at the time the area was zoned in 1996. In 1996, all of the subject properties were one property and tax map number. When the request was made to zone the property S-1, Services, with the area zoning all of the acreage was zoned even though that was not the intent of the owner.

The surrounding area is zoned R-S, Residential Suburban, and the proposed district and permitted uses are consistent with the residential development pattern of the area. The existing and proposed land use meets the intent of the R-S, Residential Suburban, district. Staff is of the opinion the R-S, Residential Suburban request is appropriate at this location and recommends approval of the request. The Planning Commission also approved the applicant's request.





**MOTION:** By Councilor Rawls to approve CZ-2013-5. The motion carried unanimously by voice vote.

Ms. McCormick presented the following to the Committee

DOCKET NUMBER:	CZ-2013-6
APPLICANT:	Savannah, LLC
PROPERTY LOCATION:	Pelham Road and Boiling Springs Road
PIN/TMS#(s):	0533040102000, 0533040101700, and 0533040101600
EXISTING ZONING:	R-20, Single-Family Residential
REQUESTED ZONING:	FRD, Flexible Review District
ACREAGE:	5.2
COUNCIL DISTRICT:	21 – Burns

**ZONING HISTORY:** The subject parcels were zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. A rezoning request for the subject parcels was made in August of last year (CZ-2012-32), but was withdrawn by Staff for additional information. The area zoned PD, Planned Development, to the rear was rezoned in 1991 (CZ-91-102). In 1996, an attempt was made to rezone a portion of the current parcels to C-1N (CZ-96-116). This was denied. In 1998, a rezoning request for all of the subject parcels to PD, Planned Development was made, but was also denied (CZ-98-102). There have been no other rezoning requests for the subject parcel.

**EXISTING LAND USE:** Undeveloped and single-family residential

**AREA CHARACTERISTICS:** Various office, commercial, and residential uses

North: PD, Planned Development, townhouses (Waterford Park)  
 East: O-D, Office District, retirement home; R-S, Residential Suburban, church; and NC, Neighborhood Commercial, vacant  
 South: R-20, Single-Family Residential, residences and church  
 West: PD, Planned Development, townhouses (Waterford Park) and vacant (approved for offices)

**WATER AVAILABILITY:** Greenville Water System

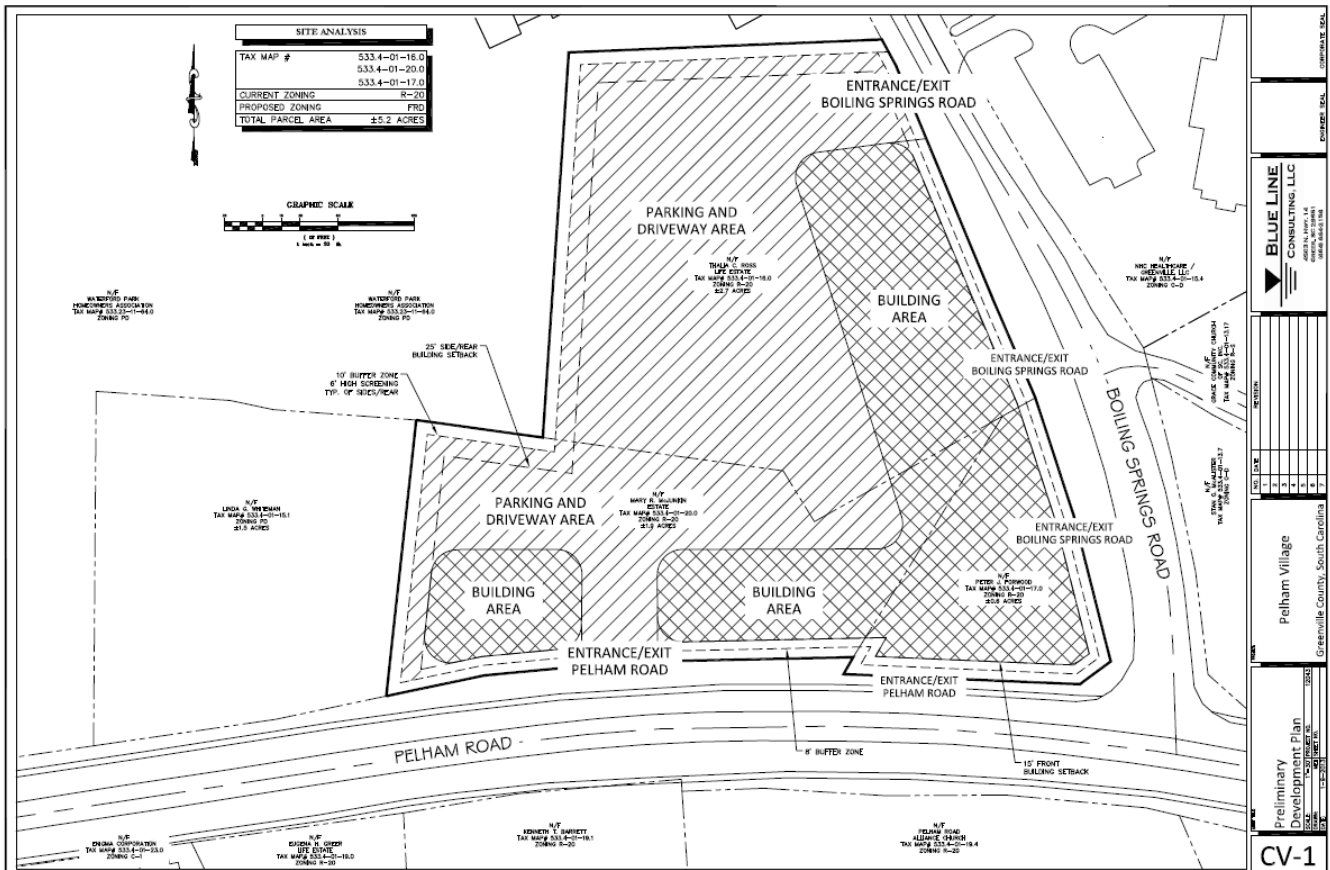
**SEWER AVAILABILITY:** Metropolitan Sewer Sub District

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2 (3-6 units per acre); Regional Corridor (Land uses equivalent to Residential Land Use 3 and all nonresidential zones); and Neighborhood Corridor (Land uses equivalent to Residential Land Use 2 and 3, and POD)

**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 2011 traffic count was 19,700 average daily trips. Traffic volumes have decreased by approximately 10 percent over the past 5 years at this location. The impact of this development cannot be fully determined as the exact tenants are not in place. However, the traffic will increase slightly based on the new square footage.

**SUMMARY**  
 The property is zoned R-20, Single-Family Residential, which allows single-family residences at a density of 2.2 dwelling units per acre. The site is occupied by one single-family residence and various abandoned residences in the undeveloped area. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, would allow the property to be developed with multiple double frontage buildings with the total square footage not to exceed 50,000 square feet. The proposed uses listed in the Statement of Intent include those permitted in the NC, Neighborhood Commercial, district as well as a gas station with an automated car wash and a drug store. The site plan is shown below:

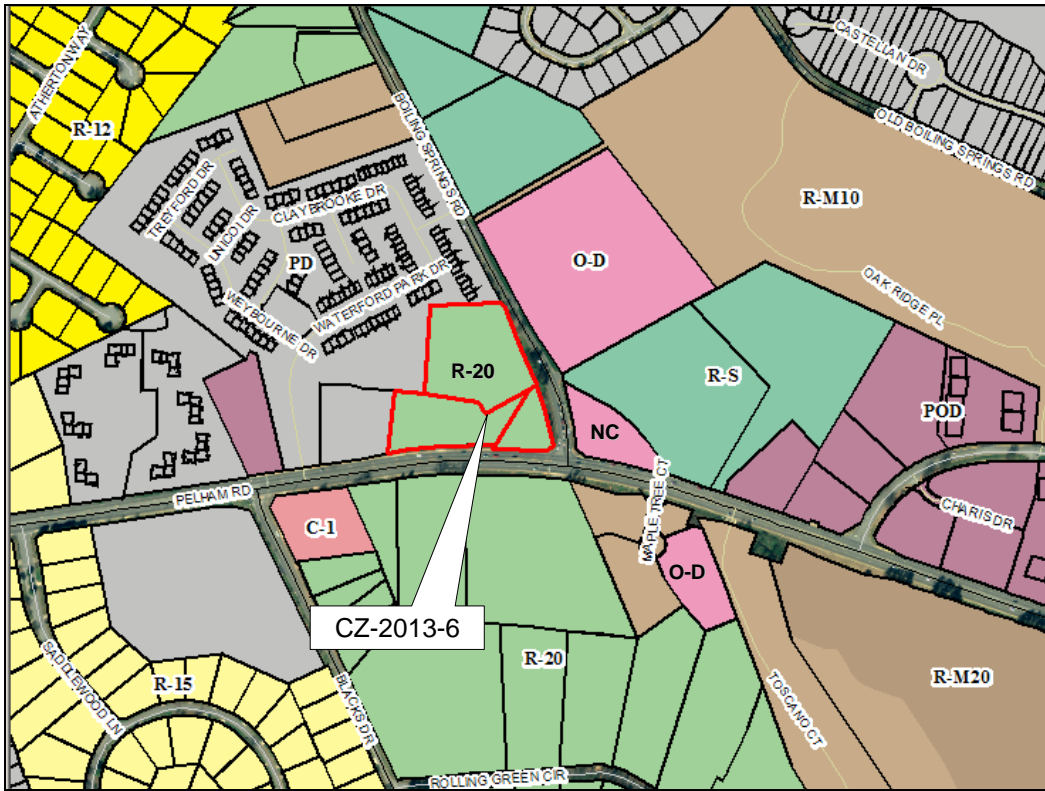


## CONCLUSION

The immediate area is characterized by office uses to the east and residential uses to the north and west. Staff has consistently recommended against commercial development to the west of Boiling Springs Road. However, the Imagine Greenville County Future Land Use Map and development in the area may allow for non-residential development on these parcels with the majority of the site in a Neighborhood Corridor with POD, Planned Office District, uses preferred. The Staff is of the opinion the concept plan should create connectivity to the adjacent parcels. In addition, because this development is being submitted as an FRD, Flexible Review District, with residential style architecture and neighborhood friendly uses, the Staff is of the opinion a more appropriate transition to the residential uses in the immediate adjacent area are office uses rather than commercial. In addition, access points may need to be limited to reduce the impact on traffic at the intersection. Based on the aforementioned considerations, staff recommends approval of the request with the following conditions:

1. Uses in this development are limited to those in the POD, Planned Office District, classification and all residential uses.
2. Pedestrian access to the adjacent townhome development must be provided and sidewalks must be provided along the exterior of the development.
3. A stub out to the property zoned PD, Planned Development, to the west currently approved for offices shall be provided.
4. Setbacks along the entire exterior boundary shall be 25'.
5. Access shall be limited to one on Pelham Road and two on Boiling Springs Road with driveways aligning with existing drives across the street if possible.
6. Storm water controls should be shown on the Final Development Plan. In addition, coordinating with the appropriate authorities, including the Army Corps of Engineers, will be necessary to complete work near and around the designated blue line streams on the property.

Ms. McCormick stated the Planning Commission approved the applicant's request with conditions 2 through 6.



**MOTION:** By Councilor Cates to approved CZ-2013-6 with the conditions as recommended by the Planning Commission. The motion carried unanimously by voice vote.

The following was forwarded from the Planning Commission after receiving additional public comment with a request for additional public comment.

DOCKET NUMBER: CZ-2013-2

APPLICANT: Reichert Consulting, LLC

PROPERTY LOCATION: 499 Blacks Drive

PIN/TMS#(s): 0540040102200 (portion)

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 18.9

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The subject parcel was zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE: One single-family residence and undeveloped

AREA CHARACTERISTICS: Suburban area with single-family and recreational uses  
North: R-12, Single-Family Residential, and R-20, Single-Family Residential, single-family residential  
East: R-20, Single-Family Residential, single-family residential  
South: R-20, Single-Family Residential, single-family residential  
West: R-20, Single-Family Residential, single-family residential (Dove Tree subdivision)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub-District

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

ROADS: Blacks Drive: 2-lane, undivided County maintained, with no sidewalks

TRAFFIC IMPACT Traffic generated from the site will increase based on the requested density change proposed in the FRD, Flexible Review District. Under current zoning at full build out, the site could generate approximately 420 average daily trips. The proposed use could generate 750 average daily trips. The closest traffic count station on Blacks Drive is directly in front of the Greenville County Recreation District property. The 2011 traffic count was 2,600 average daily trips. Traffic volumes have decreased at this location by 7% over the past five years.



**SUMMARY**

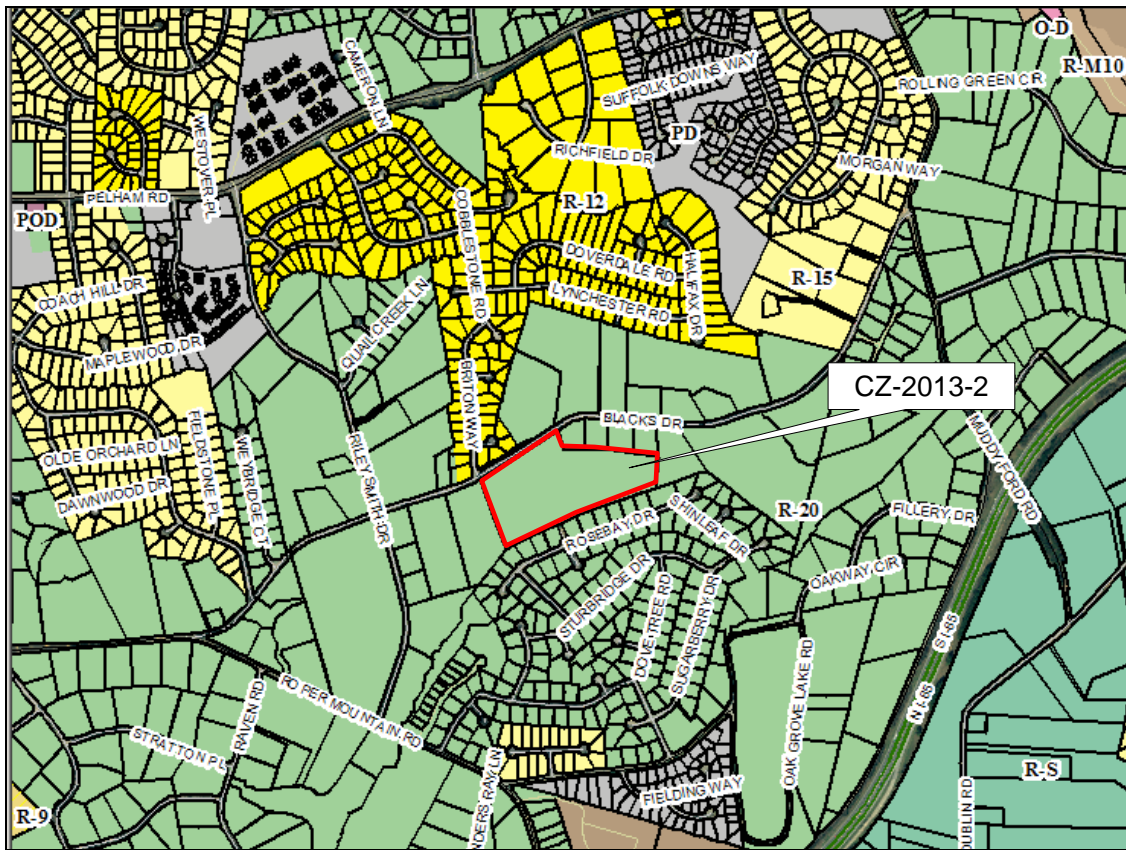
The parcel is zoned R-20, Single-Family Residential, which provides for single-family residences at a maximum density of 2.2 dwelling units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, designate the property will be developed into a single-family residential development with a maximum of 75 units at a maximum density of 4 units per acre.

The Statement of Intent for this site also details signage, lighting, and architectural standards for the development (see attached SOI).



**CONCLUSION**

The subject property is in a suburban residential area primarily characterized by single-family homes and subdivisions. The Imagine Greenville County Comprehensive Plan designates these parcels as Residential Land Use 2, which proposes future densities of 3-6 units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, show a density of a maximum of 4 units per acre therefore complying with the Future Land Use Plan. One of the objectives of the plan is to encourage infill development in areas with existing infrastructure and future improvement plans. In addition, the site plan for the project complies with the standards for FRD, Flexible Review District. For these reasons, Staff recommends approval of the rezoning request.



Chairman Dill stated the item would need some discussion for clarification. He read a letter by the applicant to amend the original request regarding the density of 75 units to 54 units.

Chairman Dill requested Mr. Reichert approach the podium to answer some questions.

Mr. Chuck Reichert, 104 Litton Way, Greenville, SC addressed the Committee members about the open space within the submitted site plan. He stated he had spoken with some members of the community and had spoken with the developer and the area would be left in a natural setting. The developer stated he would be willing to place the area in a conservation easement.

Councilor Payne asked of staff with 54 units would this be similar to an R-15 designation.

Skip Limbaker, Zoning Administrator, explained the proposal for 54 units is equivalent to an R-15 density. However, he explained if the request were approved as an FRD, and additional units wanted to be built, a rezoning request would need to be done in order to add any more units. Mr. Limbaker also stated the architectural designs in the statement of intent would need to be observed. Flexible Review Districts do allow for commercial uses, however, that is only if requested at the time the site plan is submitted. If the rezone was done as an R-15 zoning district, there would be no architectural requirements and even mobile homes would be permitted.

Councilor Payne asked if in the future, down the road a request was made for another FRD zoning district with non-residential uses, how would the approval of this particular FRD affect the future request.

Mr. Limbaker stated if a request of that nature were to come in, staff would look at the substance of the district and also look at the Comprehensive Plan.

Councilor Payne asked if there were any reason this could not be zoned R-15.

Mr. Limbaker stated, if approved as an R-15 zoning district, you would not have the mandate over the type of architectural standard, the screening, buffering, or the 25 foot set back on the exterior. The R-15 does not have the requirements the FRD has.

Councilor Payne asked Mr. Reichert if he had considered changing his request to an R-15 zoning district.

Mr. Reichert stated he would like to remain with the request for the FRD zoning district.

Councilor Cates requested information regarding a conservation easement.

Assistant County Attorney Campbell stated with a valid, recorded conservation easement there would be restrictions on the development within that particular area.

Councilor Cates asked if that meant it could never be built on.

Mr. Campbell stated that was a valid assessment.

Councilor Cates commented on the development in Greer, which was developed by the same developer. He stated it was a very well kept development but the units were very close together and he did not know if that would change the character of this neighborhood.

Chairman Dill gave the community a minute to have one person act as spokesperson for them.

Mr. John LaFoy, 521 Blacks Drive, Greenville SC addressed the Committee members regarding the FRD request. He stated the neighborhood had 300 signatures on a petition stating only an R-20 zoning would be acceptable. Mr. LaFoy stated the reason the R-20 was because eight years ago a rezoning request was made for R-M and was turned down because the infrastructure would not support the zoning request. He wondered what changed in the eight years. He stated the proposed development would seriously harm the character of the neighborhood.

Councilor Payne requested the developer explain the buffers and screenings on the site.

Mr. Reichert stated currently the right of way on Blacks Drive is 18 feet from the center line and the development is going to dedicate 25 feet from the center line and there will be a sidewalk in that right of way. On the front set back the County requirement is 30 feet from the right of way and the development will do 50 feet from the right of way. On the side set back the minimum requirement is 25 feet and the development will do 35 feet on the west side and 45 feet on the south side.

**MOTION:**

By Councilor Payne to approve the applicants request as amended to 54 units rather than 75 units and to reserve an appropriate portion of the property as shown to be undeveloped on the concept plan to remain undisturbed unless necessary for stormwater management and a walking trail. The motion carried by voice vote by three in favor (Payne, Rawls and Dill) and two opposed (Cates and Gibson).

**REQUESTS AND MOTIONS**

There were no requests or motions

**ADJOURNMENT**

**MOTION:**

By Councilor Rawls to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:52 p.m.

Respectfully Submitted,

---

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