

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
APRIL 1, 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
John Owings

PLANNING COMMISSIONERS PRESENT:

Todd Ward

CALL TO ORDER:

Chairman Dill called the meeting to order at 5:00 p.m.

INVOCATION:

Councilor Cates gave the invocation.

Approval of Minutes of Regular Meeting of March 4, 2013

MOTION:

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

Without objection Chairman Dill moved zoning docket CZ-2013-14 to the beginning of the presentation.

Zoning Dockets

Ms McCormick presented the following:

DOCKET NUMBER: CZ-2013-14

APPLICANT: Greenfields Consortium, LLC for Aeries, LLC

PROPERTY LOCATION: 1240 Altamont Road

PIN/TMS#(s): 0462000100400, 0462000100500 (portion), 0462000100600, and 0462000100700

EXISTING ZONING: ESD-PM, Environmentally Sensitive District – Paris Mountain

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 45

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The subject property was zoned R-20 as part of Area 3 in April 1972. The entire area was changed to ESD-PM when all of the properties on Paris Mountain were rezoned in 1982. In May 2001, a request was made to change the majority of this property to PD, Planned Development, in a request known as Alta Vista. This request was withdrawn (CZ-2001-28).

EXISTING LAND USE: Single-family residential and undeveloped

AREA CHARACTERISTICS: Single-family residential

North: ESD-PM, Environmentally Sensitive District – Paris Mountain, single-family residences
East: ESD-PM, Environmentally Sensitive District – Paris Mountain, single-family residences
South: ESD-PM, Environmentally Sensitive District – Paris Mountain, single-family residences
West: ESD-PM, Environmentally Sensitive District – Paris Mountain, single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: To be determined

IMAGINE GREENVILLE PLAN: Rural Land Use 2 (maximum density of 1 unit per 3 acres)

ROADS: Altamont Road is a 2-lane, SCDOT maintained road with no sidewalks

TRAFFIC IMPACT

The closest traffic count station is located to the south on Altamont Road at the intersection of Old Altamont Road. The 2011 traffic count was 950 average daily trips. Traffic volumes have not changed significantly at this location for the past five years. The impact of this development cannot be fully determined. However, the single-family residences proposed would generate an additional 433 weekday trips (based on the trip generation rate for condos). The additional square footage in the main building in addition to the accessory uses and structures could generate additional traffic based on staffing needs, visitors, guests, and members traveling to the site.

SUMMARY

The existing zone (ESD-PM, Environmentally Sensitive District - Paris Mountain) allows single family residential development at an overall density of 1.1 dwelling units per acre. Individual tracts may be developed at a density up to 1.75 units per acre by acquiring transferred development rights. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District details 74 units with additional amenities in the main building as well as additional buildings on the grounds including a Boat House, Spa and Wellness Center, Nature Center, and Arts and Crafts Barn. The plan is detailed below:



CONCLUSION

The proposed development represents a significant departure from the single-family development built to date on Paris Mountain. For this reason, it cannot be accomplished under the existing zoning. Single-family residential dwellings are the primary permitted use in this district with a specified at a specified density listed below and a maximum height of 35 feet which is the lowest in the Zoning Ordinance. Current zoning allows 1.1 dwelling units per acre, with up to 1.75 dwelling units per acre permitted by acquisition of transferred development rights. These density numbers were originally derived based upon the estimated traffic capacity of Altamont Road.

While it is difficult to estimate traffic based on unknown levels of activity in the development, the 74 residential units alone would increase traffic by approximately 50% on Altamont Road based on available traffic counts.

Without a full traffic study to review and evaluate potential trip generation, the exact impact cannot be quantified. Nevertheless, the site is currently approved for 74 single-family homes, which has the potential to generate 740 trips per day. Therefore, simply looking at the residential units per the rezoning request, this style of residential development typically creates less traffic than the traditional single-family subdivision.

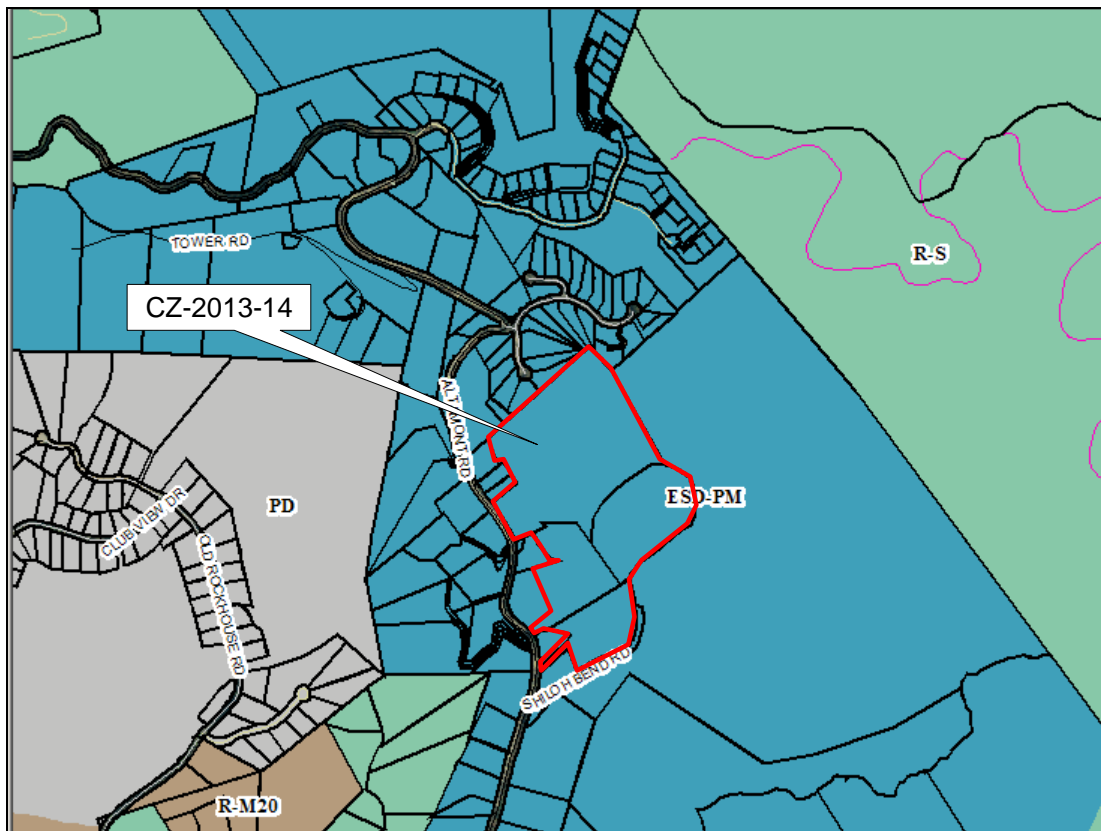
However, as previously mentioned, the additional amenities that are part of this proposal make the traffic implications unknown. The amount of non residential square footage in the main building as well as the uses listed for the additional buildings on the property have the potential to become commercial in nature, though privately owned and available to members only per the applicant. Residential units could be leased on a weekly or monthly basis, the additional square footage in the main building could host a variety of uses, including meetings, conferences, or other special events, and the accessory buildings (boat house, arts and crafts barn, spa and wellness center, and nature center) have potential to generate their own traffic from members and their guests. These are unknown factors regarding the intensity of use of the development and there is no way to monitor the level of activity upon approval.

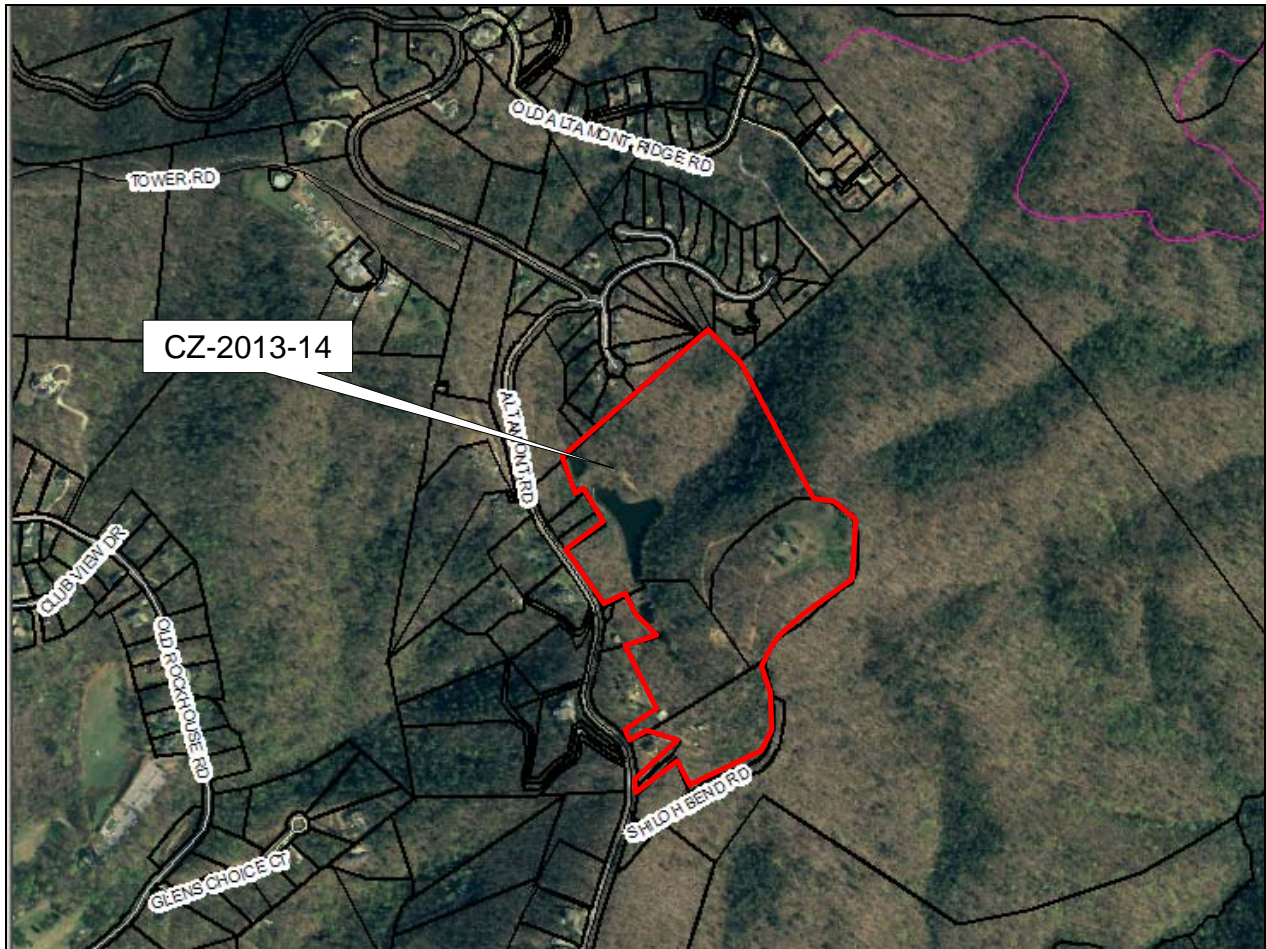
Another factor is the height of the proposed structure(s) which is drastically higher than the maximum of 35 feet permitted in the existing zoning district which surrounds the site.

In addition to traffic, another issue is adequate sewer treatment for the site. ReWa has expressed concerns regarding the plan for treatment as well as the back up plan if needed. These issues have not yet been resolved to ReWa's satisfaction.

Overall, the scale of the development, the unknown traffic implications, and the infrastructure demands create significant concern.

Based on these reasons, staff recommends denial of the rezoning request. The Planning Commission forwarded the request to the Planning and Development Committee with no recommendation and requested the Planning and Development Committee allow additional public input.





Chairman Dill stated at this time there would not be any public comment allowed, since there were no changes to the request or any new facts. He encouraged the members of the community and the developer to meet and discuss the concerns of the community and try to reach a compromise in the matter.

The Committee members discussed their concerns and felt there needed to be some solutions to the issues prior to any further public input. There were various concerns the Committee felt should be addressed.

MOTION: By Councilor Payne to return the item to the Planning Commission for additional input. The motion carried by a voice vote with one opposed (Cates) and one absent (Gibson).

Dr. Cates requested the Planning Commission return the item with some sort of recommendation.

Chairman Dill suggested there be a dialog between the community and the developer prior to the Planning Commission meeting.

For informational purposes, Ms. McCormick stated the next Planning Commission meeting would be Wednesday, April 24, 2013 at 4:00 p.m. in Conference Room D.

Mr. Limbaker presented the following:

DOCKET NUMBER: CZ-2013-7

APPLICANT: Mina Kelada

PROPERTY LOCATION: 1616 Anderson Road

PIN/TMS#(s): 0226000202001

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.3

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The subject parcel was originally zoned R-M20, Multifamily Residential, in June 1973 (Area 4). There have been no rezoning requests for the subject parcel. The parcel to the east zoned C-1, Commercial, was rezoned from R-M20, Multifamily Residential, to C-1, Commercial, in 2006 (CZ-2006-52). Staff, Commission, and Committee recommended approval. The parcel to the east zoned S-1, Services, was rezoned from R-M, Multifamily Residential, to S-1, Services, in 1988 (CZ-1988-40). Staff and Commission recommended denial with Committee recommending approval.

EXISTING LAND USE: Single-Family residence

AREA CHARACTERISTICS: Predominantly residential on the north side of Anderson Road
North: R-M20, Multifamily Residential, duplex
East: R-M20, Multifamily Residential, single-family residential
South: S-1, Services, vacant
West: R-M20, Multifamily Residential, single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Community Corridor

JUDSON PLAN: Maintain existing residential uses and character

ROADS: Anderson Road: 4-lane, SCDOT maintained with sidewalks on both sides

TRAFFIC IMPACT: Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located approximately one-half mile to the east on Anderson Road. The 2011 traffic count was 8,200 average daily trips. Traffic volumes have decreased by approximately 16 percent over the past 5 years at this location.

SUMMARY

The property is zoned R-M20, Multifamily Residential, a district established to provide for varying population densities. The request is for C-3, Commercial, a district established to provide a transition between commercial and industrial districts by allowing commercial and service related uses.

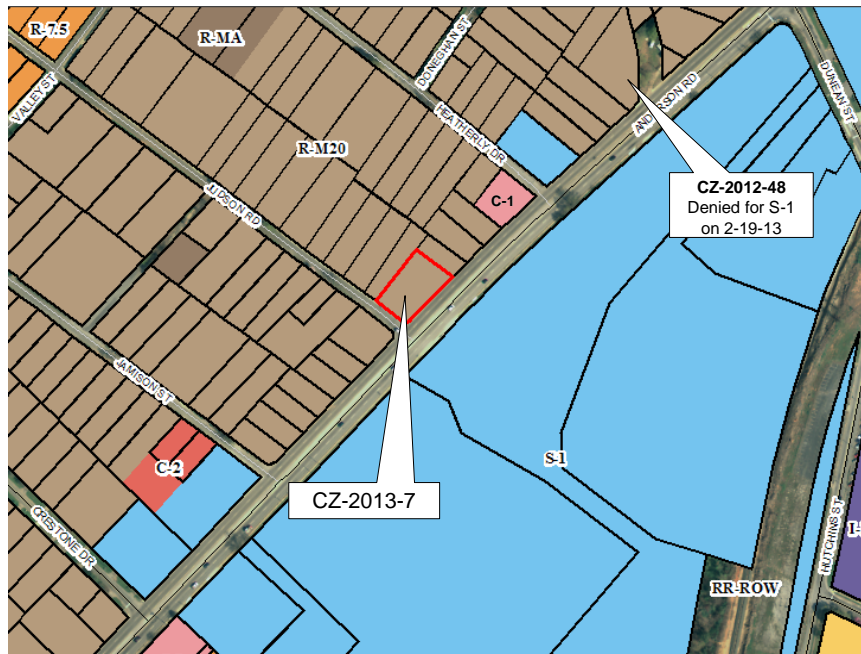
CONCLUSION

The site is currently occupied by a single-family residence. The adjacent properties and the properties along the north side of Anderson Road in this immediate area also are zoned R-M20, Multifamily Residential, and are occupied by single-family or two-family (duplex) residential uses. The proposed rezoning request to C-3, Commercial, permits uses that are neither consistent with nor compatible with the surrounding residential land uses.

These are some highlighted goals from the approved Judson Plan (2012):

- GOAL: Create and implement programs to effectively increase community clean-up efforts and to identify and address code violations
- 3. Create an overlay district or other regulatory method to enforce better quality design and upkeep of houses
 - 4. Identify opportunities for aesthetically pleasing gateways, green spaces, parks, and trails throughout the community

As noted above, the Judson Plan approved March 2012 calls for the area to maintain the current character and uses which are primarily residential in this vicinity. Based on the aforementioned reasons, Staff is of the opinion the C-3, Commercial, request is not appropriate at this location and recommends denial of the request. The Planning Commission also recommended denial of the request.





MOTION:

By Councilor Rawls to deny the applicants request. The motion carried unanimously by voice vote with one absent (Gibson).

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-8
APPLICANT:	Jack Suttles
PROPERTY LOCATION:	111 Hallcox Street
PIN/TMS#(s):	P012000300202
EXISTING ZONING:	R-20, Single-Family Residential
REQUESTED ZONING:	R-7.5, Single-Family Residential
ACREAGE:	0.37
COUNCIL DISTRICT:	20 - Cates
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. The adjacent parcels zoned R-15, Single-Family

Residential, were rezoned in 2012 (CZ-2012-11). Staff, Planning Commission, Committee, and Council all recommended approval.

EXISTING LAND USE: Single-family residence

AREA CHARACTERISTICS: Single-family residential

North - R-20, Single-Family Residential, single-family residences
West - R-20, Single-Family Residential, and R-15, Single-Family Residential, single-family residences
South - R-20, Single-Family Residential, single-family residences
East - R-20, Single-Family Residential, single-family residences

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (density of 6+ dwelling units per acre)

ROADS: Hallcox Street: two-lane, County maintained with no sidewalks and no improvements currently scheduled

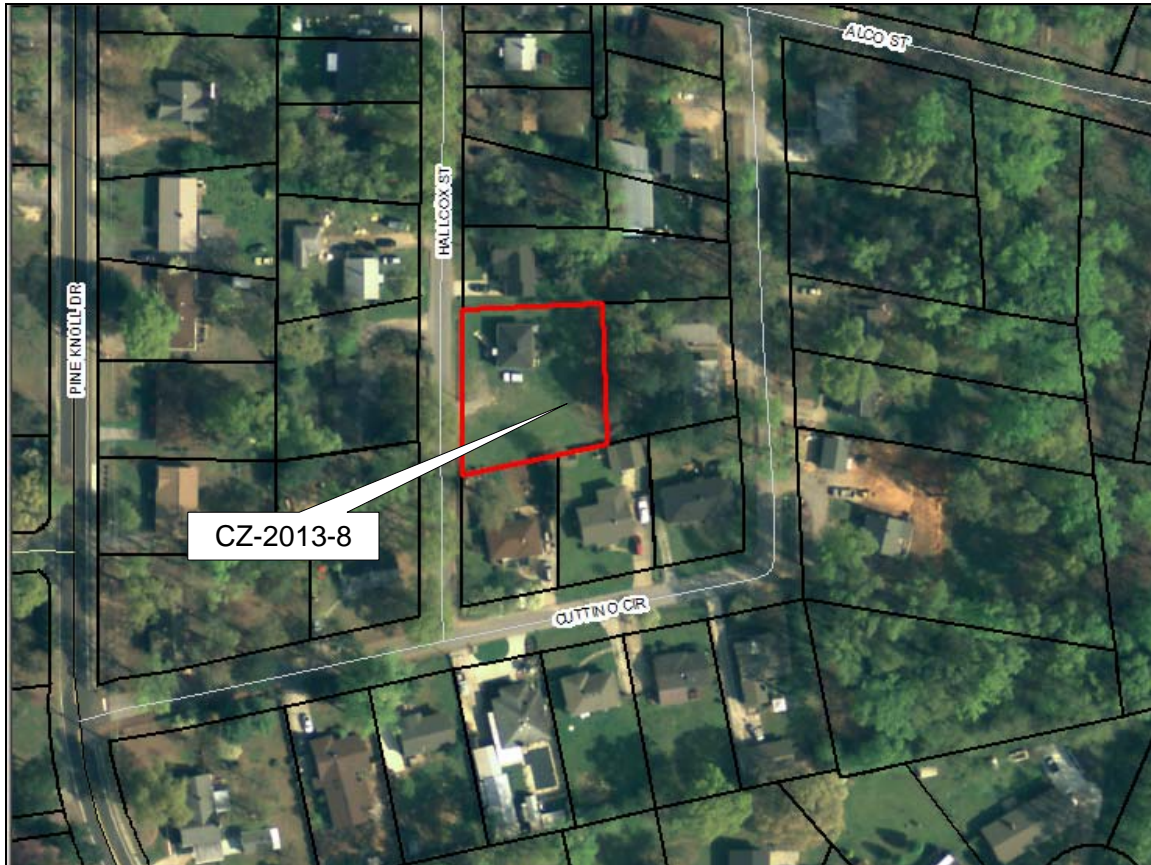
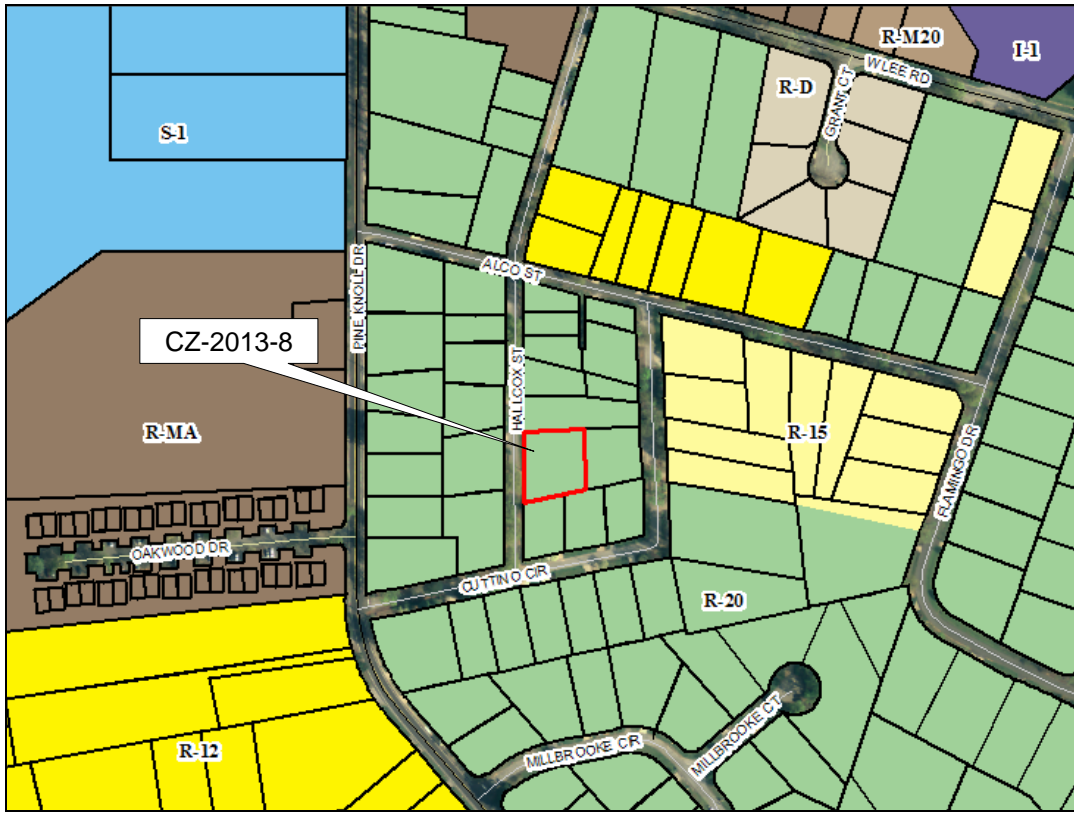
TRAFFIC IMPACT: If approved, traffic generated from the site could increase by approximately 10 average daily trips due to one additional lot. The closest traffic count station is located on W. Lee Road directly north of the site. The 2011 traffic count was 2,500 average daily trips. Traffic volumes have decreased by approximately seven percent over the past five years at this location.

SUMMARY

The property is zoned R-20, Single-Family Residential, which allows single-family residential uses at a maximum density of 2.2 dwelling units per acre. The proposed R-7.5, Single-Family Residential, allows single-family residential uses at a maximum density of 5.8 dwelling units per acre. The subject site has one home on site with the remainder currently undeveloped. Rezoning to R-7.5, Single-Family Residential, would allow the property to be subdivided creating one additional lot.

CONCLUSION

The area is characterized by parcels of varying sizes. Although the area was originally zoned R-20, Single-Family Residential, several parcels have been rezoned to R-15, Single-Family Residential, and R-12, Single-Family Residential. These parcels were all rezoned at various times (see zoning map) from the original R-20, Single-Family Residential, zoning to higher density zoning districts. In addition, there are several parcels in the area, including on this street, that are even smaller than 7,500 square feet. As this area is classified as a higher density area by the Comprehensive Plan, the proposed R-7.5, Single-Family Residential, zoning would be in character with the development pattern in the area. Based on the aforementioned reasons, Staff recommends approval of the request. The Planning Commission also recommends approval of the request.



MOTION: By Dr. Cates to approve the applicants request. The motion carried unanimously by voice vote with one absent (Gibson).

Mr. Limbaker presented the following:

DOCKET NUMBER: CZ-2013-9

APPLICANT: Angela Hurks

PROPERTY LOCATION: 501 South Washington Avenue

PIN/TMS#(s): 0227000302402

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.25

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The subject parcel was originally zoned R-10, Single-Family Residential, in June 1973 (Area 4A). In July 1977, a request to rezone the parcel to C-2, Commercial, was withdrawn by the applicant (CZ-1977-40). The parcel was subsequently rezoned to S-1, Services, per Docket CZ-1977-47 in August 1977. Staff recommended denial of the request to S-1, Services. The parcel to the west across S. Florida Avenue was rezoned to C-1, Commercial, from R-10, Single-Family Residential, in June 1999 as Docket CZ-1999-26. The parcel to the adjacent east was rezoned from R-10, Single-Family Residential, to C-1, Commercial (amended from C-2, Commercial) in 1982 as Docket CZ-1982-76. The remainder of the parcels to the adjacent north and to the east were rezoned from R-10, Single-Family Residential, to C-2, Commercial, in 1986 as Docket CZ-1986-46.

EXISTING LAND USE: Retail use (thrift shop)

AREA CHARACTERISTICS: Various commercial and service uses

North: C-2, Commercial, undeveloped
East: C-1, Commercial, retail use (flower/gift shop)
South: I-1, Industrial, Concrete Creations
West: C-1, Commercial, vacant auto garage

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: South Washington Avenue: 4-lane, SCDOT maintained with sidewalks on both sides
South Florida Avenue: 2-lane, SCDOT maintained with no sidewalks

TRAFFIC IMPACT

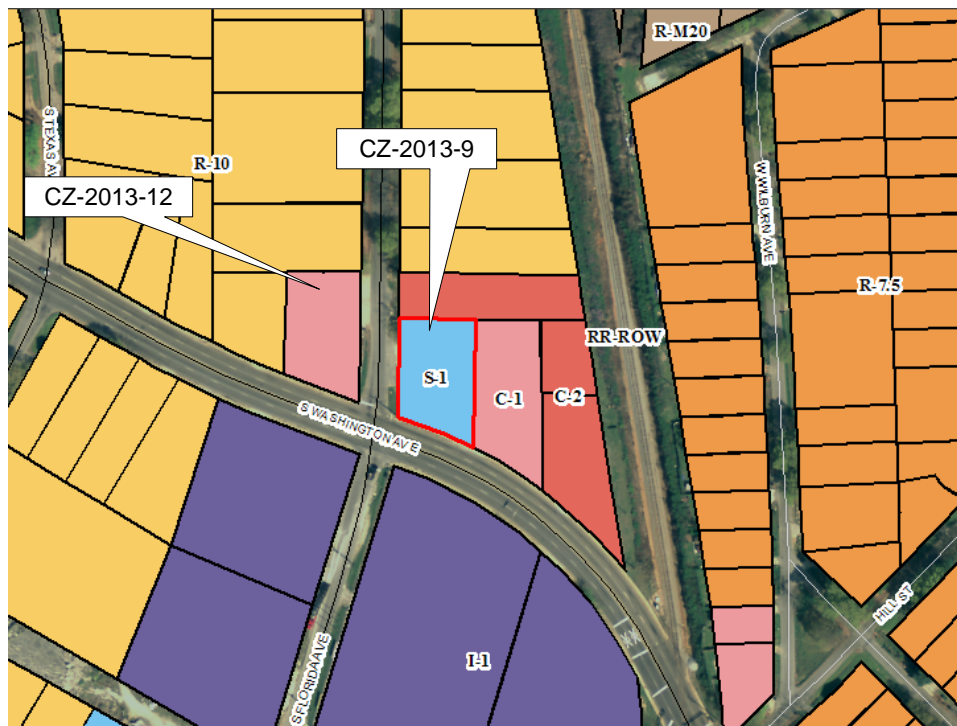
Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested C-1, Commercial, district. The closest traffic count station is located approximately one-fifth of a mile to the north on South Washington Avenue. The 2011 traffic count was 13,800 average daily trips. Traffic volumes have decreased by approximately 6 percent over the past 5 years at this location.

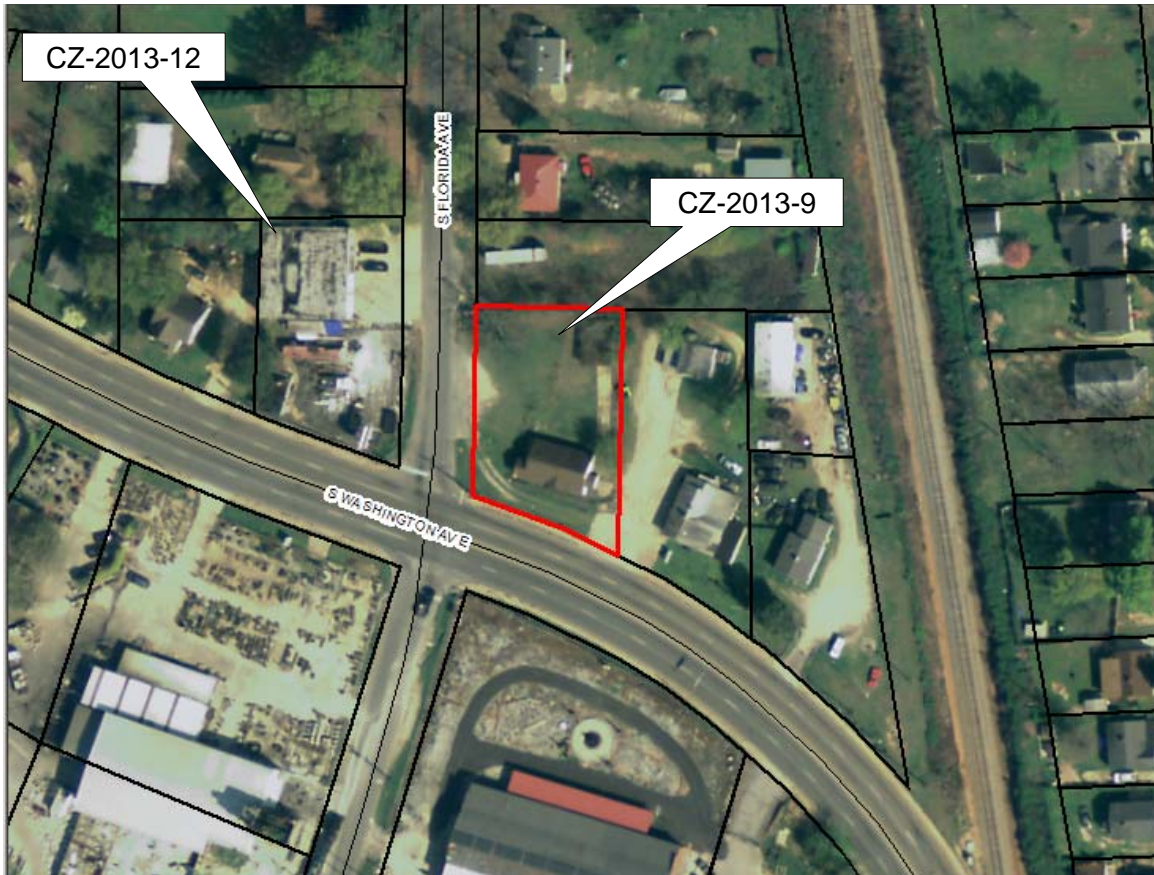
SUMMARY

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

CONCLUSION

The site is currently occupied by a retail use (thrift shop). The adjacent properties and the properties along the south side of South Washington Avenue in this immediate area are zoned either commercial or industrial and are occupied by various commercial and service type uses. The commercial uses are located on the north side of South Washington Avenue and the service/industrial uses are located on the south side of South Washington Avenue. The proposed rezoning request to C-1, Commercial, is consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the C-1, Commercial, district are more consistent with the surrounding uses than those currently permitted in the S-1, Services, district. Based on the aforementioned reasons, Staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request.





MOTION: By Councilor Payne to approve the applicants request. The motion carried unanimously by voice vote with one absent (Gibson).

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-10
APPLICANT:	Harry James Creasy
PROPERTY LOCATION:	145 W. Warehouse Court (Lot 16A and 17A)
PIN/TMS#(s):	P015010302600 and P015010302700
EXISTING ZONING:	R-MA, Multifamily Residential
REQUESTED ZONING:	S-1, Services
ACREAGE:	0.55
COUNCIL DISTRICT:	20 - Cates
ZONING HISTORY:	The subject parcels were originally zoned R-MA, Multifamily Residential, in May 1970 as part of Area 1. There have been no rezoning requests for the subject site.
EXISTING LAND USE:	Undeveloped

AREA CHARACTERISTICS: Predominantly industrial and residential along W. Warehouse Court

North: I-1, Industrial, warehouse
East: I-1, Industrial, industrial storage
South: R-MA, Multifamily Residential, single-family residential and vacant
West: R-MA, Multifamily Residential, single-family residential and vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (minimum of 6 units per acre) with a small portion in a Suburban Community Center (although this center is designed to capture property on the other side of the railroad tracks to the north at Stallings Road and Rutherford Road)

ROADS: West Warehouse Court: two-lane, SCDOT maintained with no sidewalks

TRAFFIC IMPACT

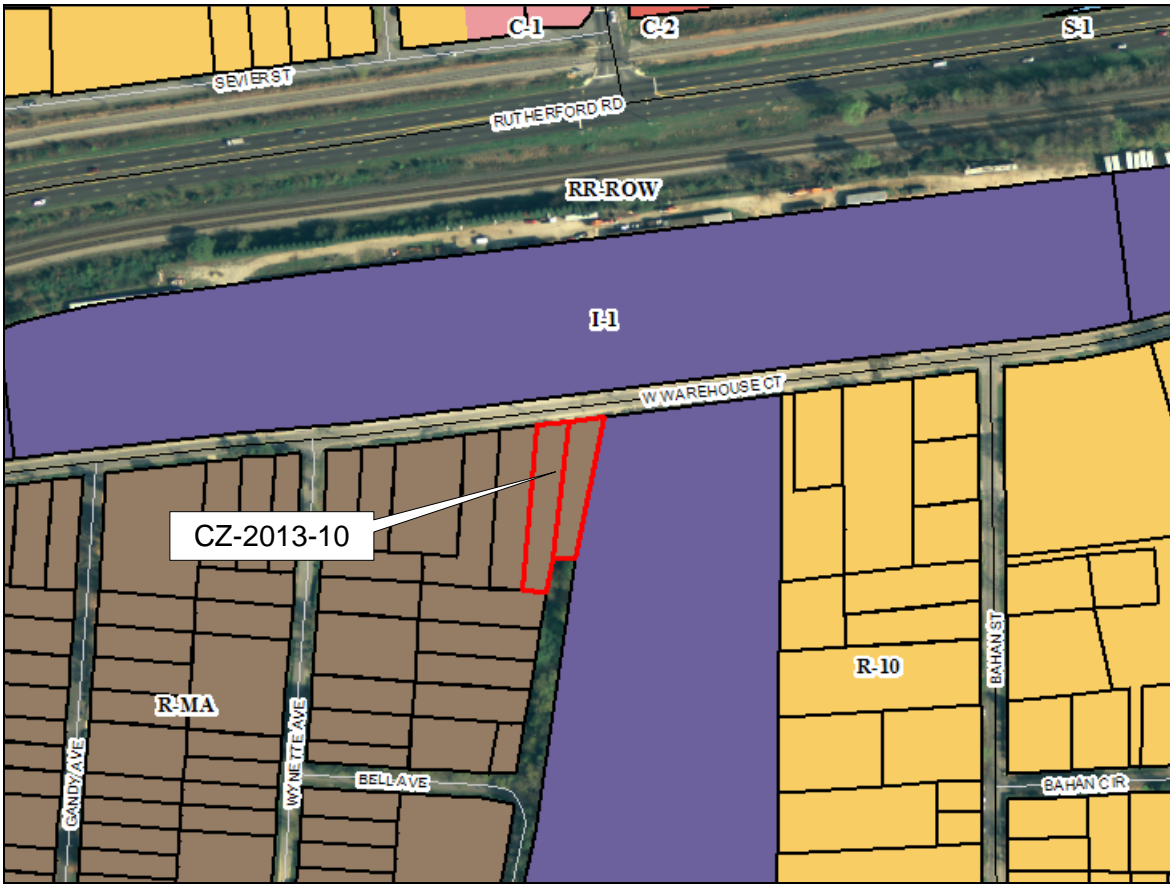
Traffic generated from the site can vary greatly due to the variety of permitted uses in the requested S-1, Services, district. However, the site is just over one-half acre in size. Therefore, traffic should not change significantly if the rezoning is approved. The closest traffic count station is located just east of the site on W. Warehouse Court. The 2011 traffic count was 1,100 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 R-MA, Multifamily Residential, a district established to provide for varying population densities. The request is for S-1, Services, which is established to provide a transition between commercial and industrial districts by allowing commercial and service related uses.

CONCLUSION

Staff is of the opinion the requested S-1, Services, is appropriate for the subject site based on the fact the adjacent parcel to the east is zoned I-1, Industrial, and is occupied by an industrial/service use as well as the tracts to the adjacent north. Additionally, Staff is of the opinion the proposed rezoning would not be detrimental to the existing area because S-1, Services can serve as a buffer between the existing residential and the industrial uses. Any development will be required to add a landscape buffer along the property lines that abut residentially zoned parcels. Staff recommends approval of the request. The Planning Commission also recommends approval of the request.



MOTION: By Dr. Cates to approve the applicants request. The motion carried unanimously by voice vote with one absent (Gibson).

Councilor Gibson arrived at 5:34 p.m.

Mr. Limbaker presented the following:

DOCKET NUMBER: CZ-2013-11

APPLICANT: Tommy Thompson

PROPERTY LOCATION: 611 West Warehouse Court at Waddell Road

PIN/TMS#(s): P013000200300 (portion)

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: I-1, Industrial

ACREAGE: 0.9

COUNCIL DISTRICT: 20 - Cates

ZONING HISTORY: The subject parcel was originally zoned R-M, Multifamily Residential, in May 1970 as part of Area 1. The remainder of the parcel and a portion of the parcel to the adjacent south was rezoned from R-M, Multifamily Residential, to I-1, Industrial, in 1979 as Docket CZ-1979-55. A request to rezone a portion of the adjacent parcel to the south from R-M20, Multifamily Residential, to I-1, Industrial, was approved in 2008 as Docket CZ-2008-9. Staff, Planning Commission and P&D Committee recommended approval of the request.

EXISTING LAND USE: Offices and vacant residence for adjacent industrial/service business (Janed Enterprises)

AREA CHARACTERISTICS: Predominantly industrial/service along W. Warehouse Court
North: I-1, Industrial, undeveloped and warehouse
East: R-M20, Multifamily Residential, single-family residential
South: I-1, Industrial, service use
West: I-1, Industrial, industrial/service use (Janed Enterprises)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (minimum of 6 units per acre)

ROADS: West Warehouse Court: two-lane, SCDOT maintained with no sidewalks

TRAFFIC IMPACT

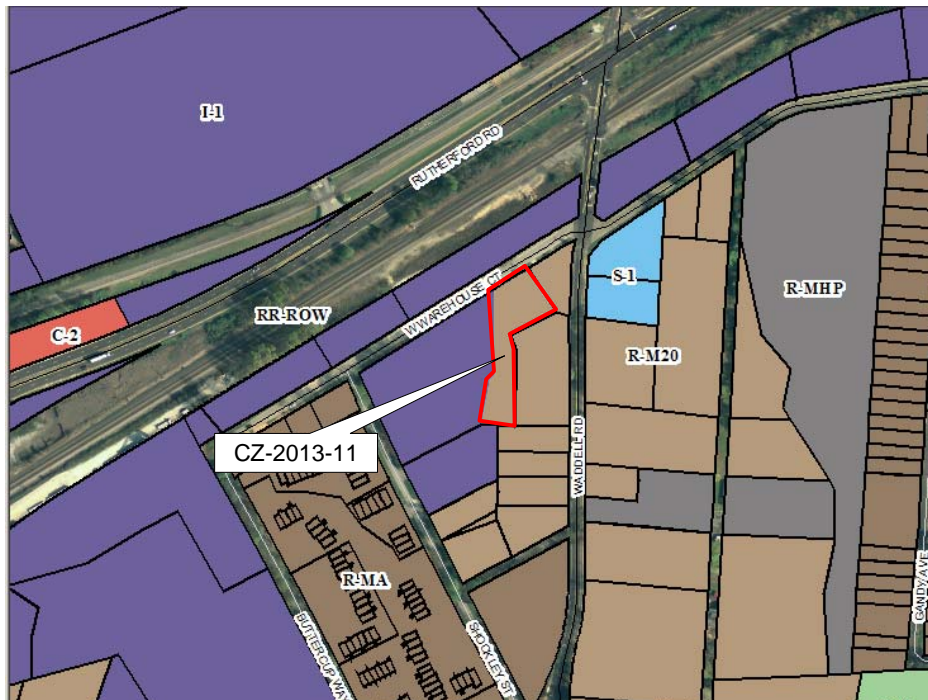
Traffic generated from the site can vary due to the variety of permitted uses in the requested I-1, Industrial, district. However, the proposed rezoning area is currently a portion of the existing use on site and is slated to remain as an office use. Therefore, traffic should not change if the rezoning is approved. The closest traffic count station is located approximately one-fifth of a mile north on Rutherford Road just west of the intersection with Waddell Road. The 2011 traffic count was 14,800 average daily trips. Traffic volumes have decreased by an average of approximately 4 percent over the past five years at this location.

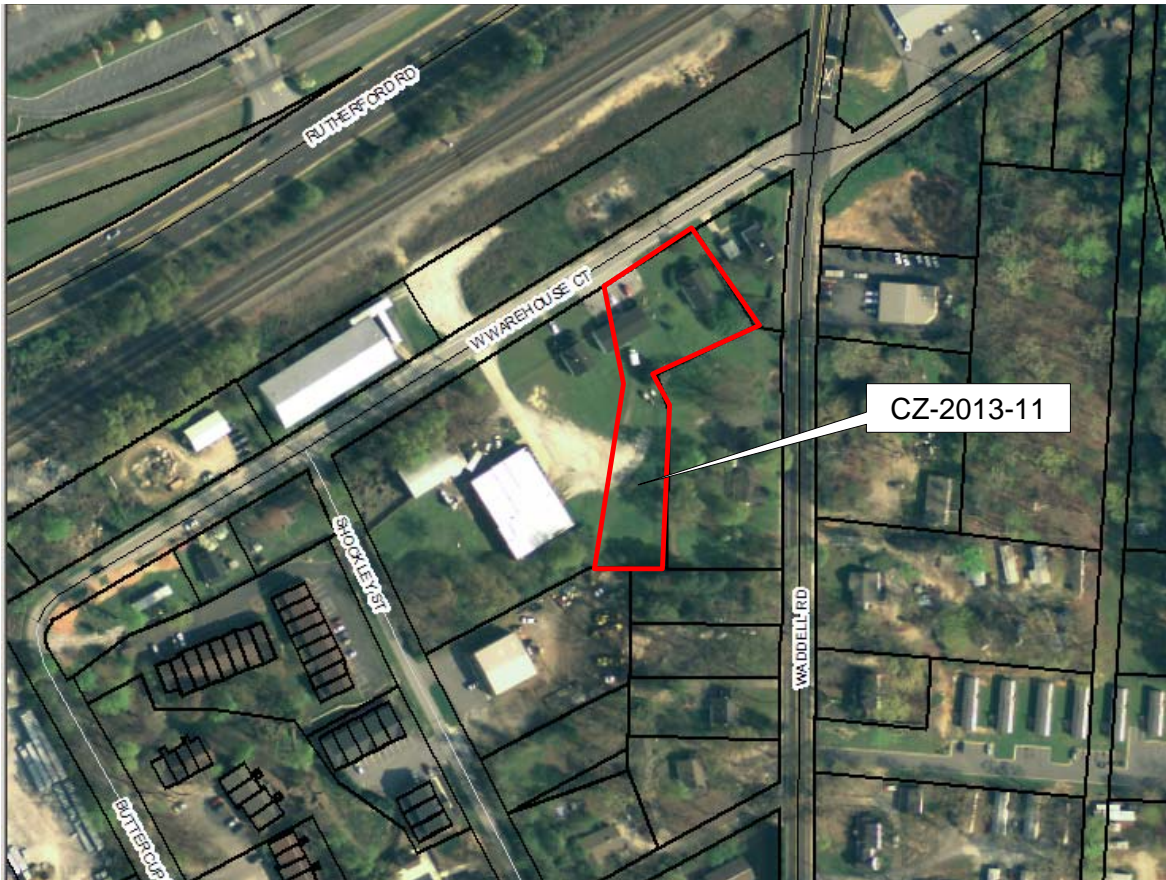
SUMMARY

The property is zoned R-M20, Multifamily Residential, a district established to provide for varying population densities. The request is for I-1, Industrial, a district established as a district for manufacturing plants, assembly plants, and warehouses.

CONCLUSION

Staff is of the opinion the requested I-1, Industrial, is appropriate for the portion of the subject site based on the fact the majority of the site is already zoned I-1, Industrial, and is occupied by an industrial/service use as well as the tracts to the adjacent north and south. The portion of the property zoned R-M20, Multifamily Residential, was added to the site from one of the parcels to the adjacent east thereby creating the split-zoning. Additionally, Staff is of the opinion the proposed rezoning would not be detrimental to the existing area because the site is currently being used and will continue to be used as an office for the industrial/service business on site. Also, the portion of the tract to be rezoned would not allow for a significant expansion of the existing business on site due to the limited size of the entire tract. The business will be required to add a landscape buffer along the property lines that abut R-M20, Multifamily Residential, zoned parcels. Based on these reasons, Staff recommends approval of the I-1, Industrial request for a portion of the tract. The Planning Commission recommends approval of the request.





MOTION: By Dr. Cates to approve the applicants request. The motion carried unanimously by voice vote.

Mr. Limbaker presented the following:

DOCKET NUMBER:	CZ-2013-12
APPLICANT:	Greg Saad
PROPERTY LOCATION:	409 South Washington Avenue
PIN/TMS#(s):	0227000201501
EXISTING ZONING:	C-1, Commercial
REQUESTED ZONING:	S-1, Services
ACREAGE:	0.3
COUNCIL DISTRICT:	25 - Gibson
ZONING HISTORY:	The subject parcel was originally zoned R-10, Single-Family Residential, in June 1973 (Area 4A). In March 1999, a request to rezone the parcel to C-2, Commercial, was amended and approved as C-1, Commercial, per Docket CZ-1999-26. The parcel to the east across South Florida Avenue was rezoned from R-10, Single-Family Residential, to S-1, Services per Docket CZ-

1977-47 in August 1977. The remainder of the parcels to the east were rezoned from R-10, Single-Family Residential, to C-1, Commercial, and C-2, Commercial, in 1982 and 1986, respectively.

EXISTING LAND USE: Vacant automobile repair garage

AREA CHARACTERISTICS: Various commercial/service uses and single-family residences

North: R-10, Single-Family Residential, single-family residence
East: S-1, Services, retail use (rezoning request for C-1, Commercial, per Docket CZ-2012-9)
South: I-1, Industrial, Concrete Creations
West: R-10, Single-Family Residential, single-family residence

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: South Washington Avenue: 4-lane, SCDOT maintained with sidewalks on both sides
South Florida Avenue: 2-lane, SCDOT maintained with no sidewalks

TRAFFIC IMPACT

Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested S-1, Services, district. The closest traffic count station is located approximately one-fifth mile to the north on South Washington Avenue. The 2011 traffic count was 13,800 average daily trips. Traffic volumes have decreased by approximately 6 percent over the past 5 years at this location.

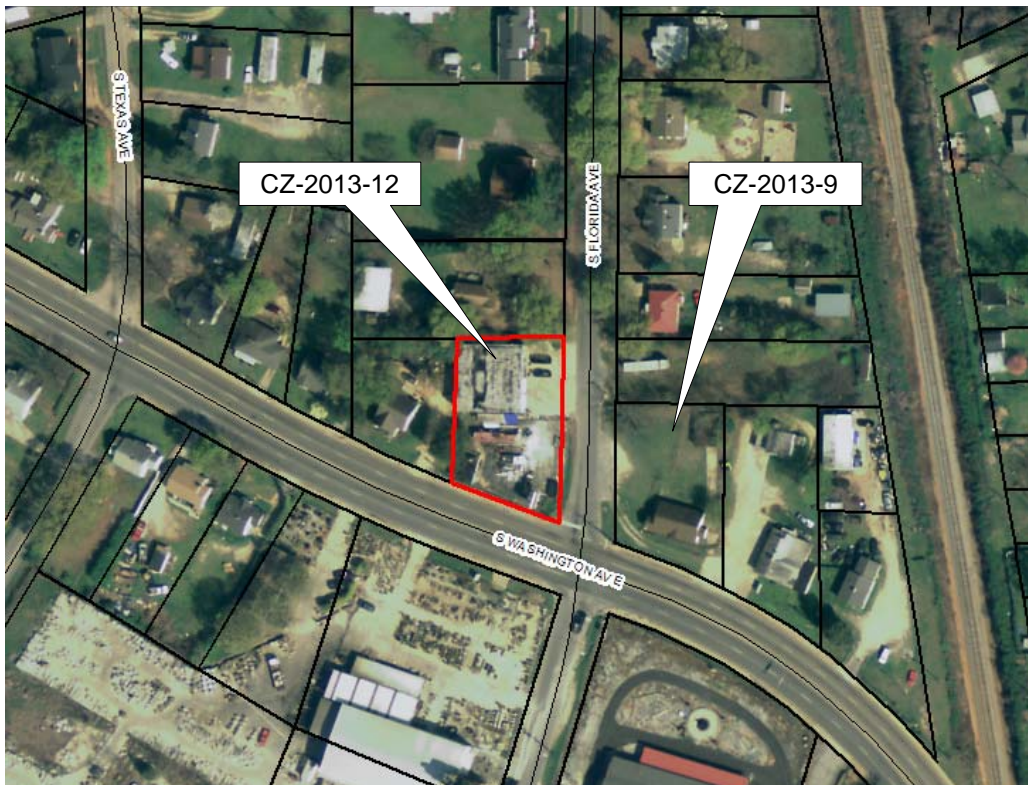
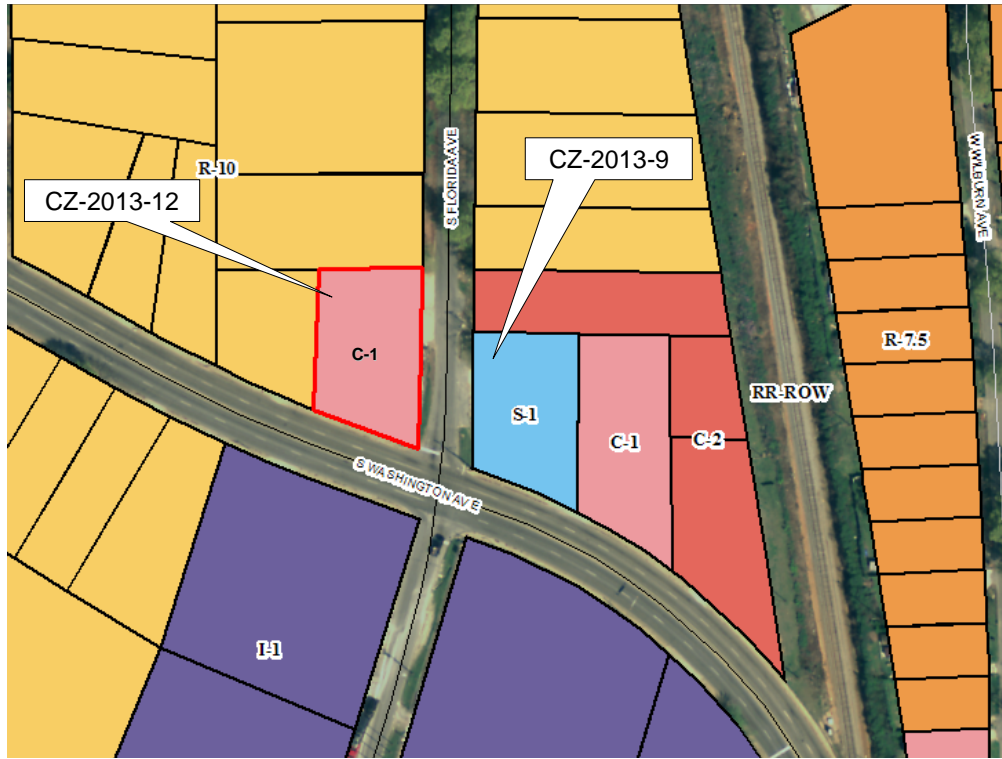
SUMMARY

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.

CONCLUSION

The site is currently occupied by a vacant automobile repair garage and over time has been occupied by service/commercial uses. Staff is of the opinion that the uses permitted in the S-1, Services, district are not appropriate on the north side of South Washington Avenue based on the surrounding residential uses and commercial uses across South Florida Avenue. As noted in the area characteristics section above, the parcel to the west is currently being requested to be rezoned from S-1, Services, to C-1, Commercial. The intent of the S-1, Services, district is to provide a transition between commercial and industrial districts. In this instance, the property is surrounded by residential uses to the adjacent north and west and is on a corner across from commercial uses and parcels zoned commercial.

Staff is of the opinion commercial zoning of the property, is more consistent with the surrounding uses and commercial zoning classifications. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is not appropriate at this location and recommends denial of the request. The Planning Commission recommended approval of the request.



MOTION:
vote.

By Councilor Gibson to approve the applicants request. The motion carried unanimously by voice

Mr. Limbaker presented the following:

DOCKET NUMBER: CZ-2013-13

APPLICANT: Donald Ausmus

PROPERTY LOCATION: Shelter Court/Drive (Greer)

PIN/TMS#(s): 0530050101314

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 20

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The subject parcel was zoned I-1, Industrial, as part of Area 2 in May 1971. No rezoning requests have been submitted for this parcel.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Various industrial uses
North: I-1, Industrial, industrial uses across I-85 (City of Mauldin)
East: I-1, Industrial, industrial uses, Aiken Chemical Company, Coats and Clark, Inc.
South: I-1, Industrial, Tuffaloy Products, Inc. across Enoree River
West: I-1, Industrial, Industrial uses, Alltrista Plastics Corporation

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan

IMAGINE GREENVILLE PLAN: Employment Center

ROADS: Shelter Court and Drive: two-lane, undivided County maintained roads, with no sidewalks

TRAFFIC IMPACT: Traffic generated from the site could increase due to the uses permitted in the S-1, Services, district. The closest traffic count station is located on Pelham Road to the south near Commerce Center. The 2011 traffic count was 20,100 average daily trips. Traffic volumes have decreased by approximately 3 percent over the past five years at this location. However, the amount of traffic on Pelham Road is not reflective of the traffic impact from this site as the majority of trips are oriented to and from I-85 via E. Phillips Road and Hwy. 14.

SUMMARY

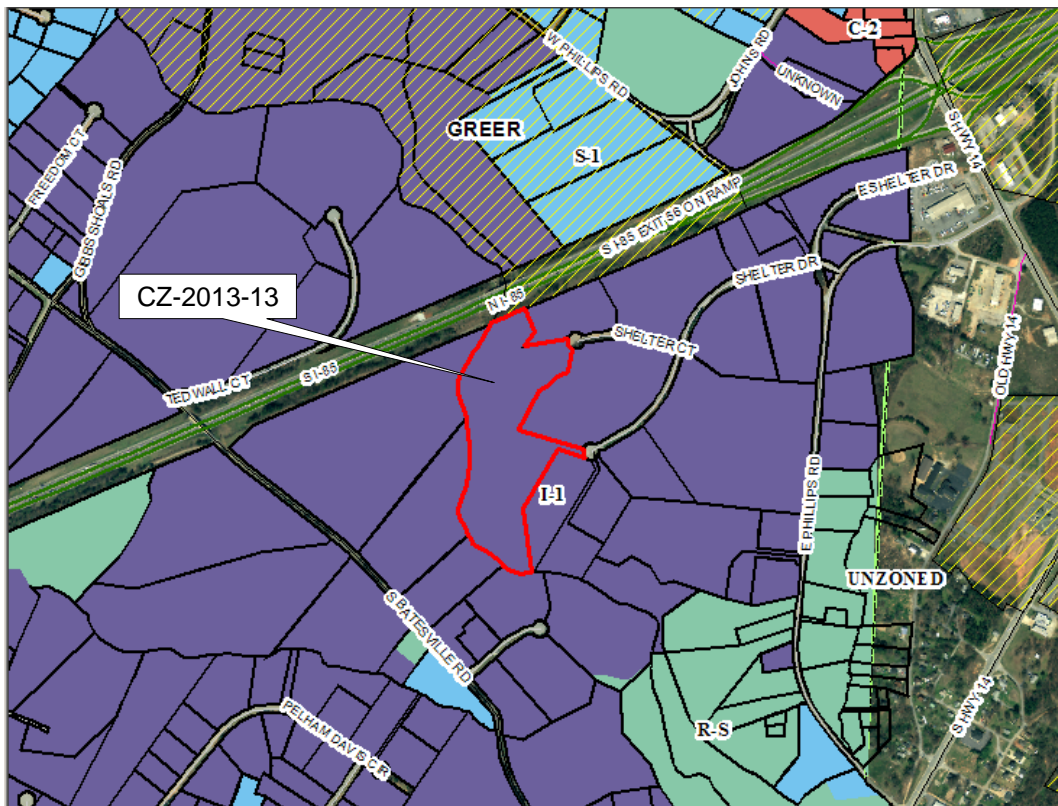
The property is zoned I-1, Industrial, which allows for manufacturing plants, assembly plants, offices and warehouses. The request is for S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing various service related and light industrial uses.

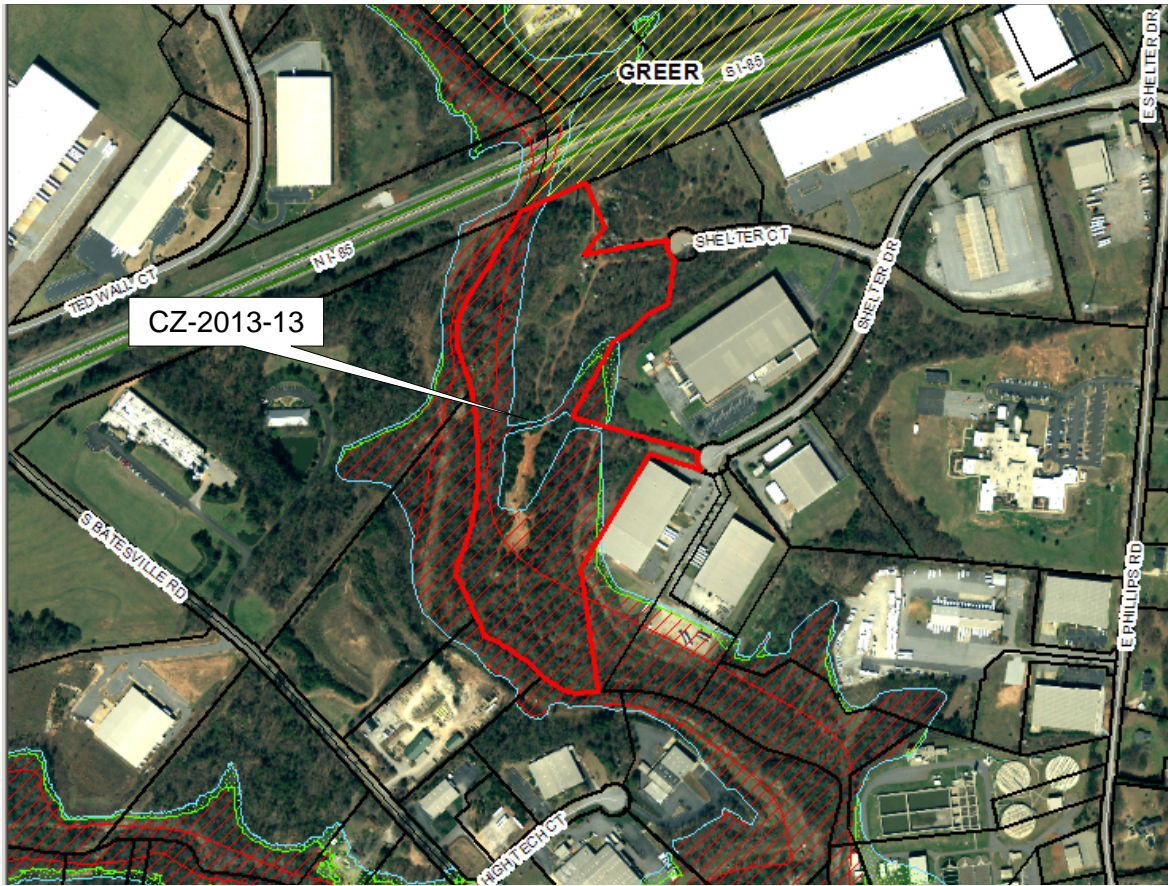
CONCLUSION

The Imagine Greenville County Future Land Use Map designates this property and surrounding area as an Employment Center. These centers are located strategically throughout the region in order to take advantage of existing infrastructure. These centers draw residents from the local area by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services.

The parcel is located within a large area of properties zoned I-1, Industrial, in the County as well as properties to the north across I-85 zoned I-1, Industrial, in the City of Greer. Some of the uses permitted in the S-1, Services, district, may not be appropriate within this industrial area due to potential health, liability, and emergency concerns.

Per the Greenville County Zoning Ordinance, the S-1, Services, district is established to provide a transition between commercial and industrial districts. There is no commercial zoning in the area as this parcel lies amongst an industrial zoned area occupied by industrial uses. Staff is of the opinion the I-1, Industrial, zoning remains the appropriate classification for this property and the S-1, Services, request is not appropriate at this location and recommends denial of the request. The Planning Commission recommends denial of the request.





Dr. Cates asked the applicant, Mr. Donald Ausmus, 108 Bennetts Crossing Court, Greer, South Carolina several questions pertaining to his request.

MOTION: By Councilor Gibson to approve the applicants request. The motion carried by a voice vote of three in favor (Cates, Rawls and Gibson) and two opposed (Payne and Dill).

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-15
APPLICANT:	John Meeks
PROPERTY LOCATION:	Batesville Road and Highway 14
PIN/TMS#(s):	0530010100901, 0530040100443, 0530040100442, 0530040100439, 0530040100438, 0530040100432, and 05330040100433
EXISTING ZONING:	PD, Planned Development
REQUESTED ZONING:	PD, Planned Development (Major Change for Signage Only)
ACREAGE:	5.67
COUNCIL DISTRICT:	21 – Burns

ZONING HISTORY: The subject parcels are part of Pelham Falls Planned Development, which was created in 1988. There have been no rezoning requests for the subject parcels.

EXISTING LAND USE: Various retail and office businesses

AREA CHARACTERISTICS: Commercial uses at the intersection

North: C-3, Commercial, shopping center
 East: PD, Planned Development, and R-S, Residential Suburban, Pelham Falls Subdivision and a cemetery
 South: C-1, Commercial, office building
 West: C-2, Commercial, and C-3, Commercial, various businesses

ROADS: Batesville Road: 2-lane, undivided SCDOT maintained, with no sidewalks in front of this portion of the development; turn lanes at intersection and GPATS has plans to relocate and widen Batesville Road south of this rezoning

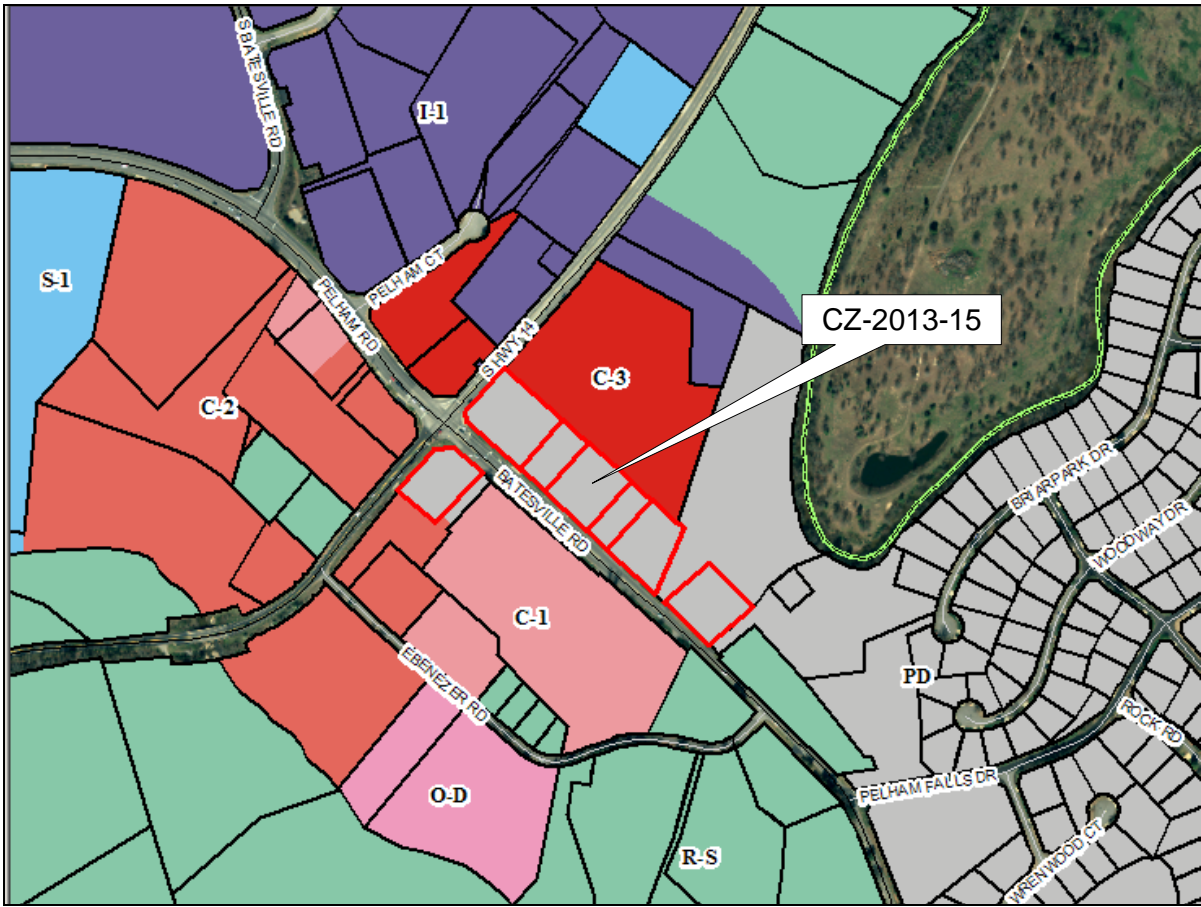
SUMMARY The parcel is zoned PD, Planned Development. Several businesses, including Bubba Annie's are located on site. The request is for approval of a new sign plan for the site. The plan requests signage consistent with the signage allowable per the county sign ordinance for the C-2, Commercial, district.

CONCLUSION

As originally approved, the signage plan for Pelham Falls PD limits wall signs to box style no larger than 4' x 12'. The existing signage plan does not include individual freestanding tenant signs for each business in the development. There are two group signs and one individual freestanding tenant sign currently permitted.

Since the development of this center, the character of this area has changed. The other corners of the intersection as well as the property to the north have been developed with commercial uses. The request to change to C-2, Commercial, signage, would not only allow new building signage, but also allow billboards, two freestanding signs per street front, projecting signs, window signs, and mobile signs. However, because this property is zoned PD, Planned Development, Staff is of the opinion it should be held to a higher signage standard. Therefore, Staff is of the opinion a signage change is appropriate at this location with the following conditions:

1. Monument signage is limited to the existing free standing signage on site, but may be rebuilt at the same scale (height and width) and location.
2. Building signage can remain as permitted in the original PD with the current signs on site allowed to remain, be replaced, or be refaced with the same style of signage.
3. Tenants may change to channel letters not to exceed 48 square feet per sign per tenant space. Corner tenants with secondary frontage are permitted to have an additional building sign on the side of their unit. In addition, if a tenant occupies what is equal to more than one tenant space, they may increase the size of their front sign only by 100% of the maximum allowable or 96 square feet.
4. No electronic reader boards are permitted.



The Greenville County Planning Commission approved the applicant's request with the following conditions.

1. Existing free standing signage on the site may be rebuilt at the same scale (height and width) and location with one additional free standing sign for each of the two strip shopping buildings permitted, one for the vacant parcel, and a free standing sign for the day care.
2. Building signage can remain as permitted in the original PD with the current signs on site allowed to remain, be replaced, or be refaced with the same style of signage.
3. Tenants may change to channel letters not to exceed 48 square feet per sign per tenant space. Corner tenants with secondary frontage are permitted to have an additional building sign on the side of their unit. In addition, if a tenant occupies what is equal to more than one tenant space, they may increase the size of their sign(s) by 100% of the maximum allowable or 96 square feet.
4. No electronic reader boards are permitted.

MOTION: By Councilor Rawls to approve the applicants request with conditions. The motion carried unanimously by voice vote.

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