

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
JUNE 3, 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
Lottie Gibson
Dan Rawls, Vice Chairman
Fred Payne
Sid Cates

COMMITTEE MEMBERS ABSENT:

None

COUNTY COUNCIL MEMBERS PRESENT:

Xanthe Norris

STAFF PRESENT:

Teresa Barber
Dean Campbell
Paula Gucker
Helen Hahn
Kelli McCormick
John Owings

PLANNING COMMISSIONERS PRESENT:

Steve Selby

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 May 6, 2013

MOTION:

By Councilor Rawls to approve the minutes of the May 6, 2013 minutes as presented. The motion carried unanimously by voice vote.

Zoning Dockets

Ms McCormick presented the following:

DOCKET NUMBER: CZ-2013-18

APPLICANT: KDS Commercial Properties

PROPERTY LOCATION: Easley Bridge Road (Highway 123)

PIN/TMS#(s): 0113000100101

EXISTING ZONING: R-M20, Multifamily Residential, and C-3, Commercial

REQUESTED ZONING: O-D, Office District

ACREAGE: 2.89

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The property was originally zoned I-1, Industrial, as part of Area 4A in June 1973. The parcel and the parcel to the adjacent east were rezoned to R-M20, Multifamily Residential, and C-3, Commercial, from I-1, Industrial, in 2007 as Docket CZ-2007-26. Staff, Planning Commission, and P&D Committee recommended approval.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Various commercial, service, and institutional uses along Easley Bridge Road

North: R-7.5, Single-Family Residential, single-family residential
East: C-3, Commercial, vacant (former site of Piedmont Plush Textile Plant)
South: C-2, Commercial, vacant residence and community garden, and O-D, Office District, St. Francis Hospital and associated uses
West: C-2, Commercial, Easley Bridge Road Head Start Center

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

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

ROADS: Easley Bridge Road: 4-lane, SCDOT maintained U.S. Highway with sidewalks on both sides

TRAFFIC IMPACT

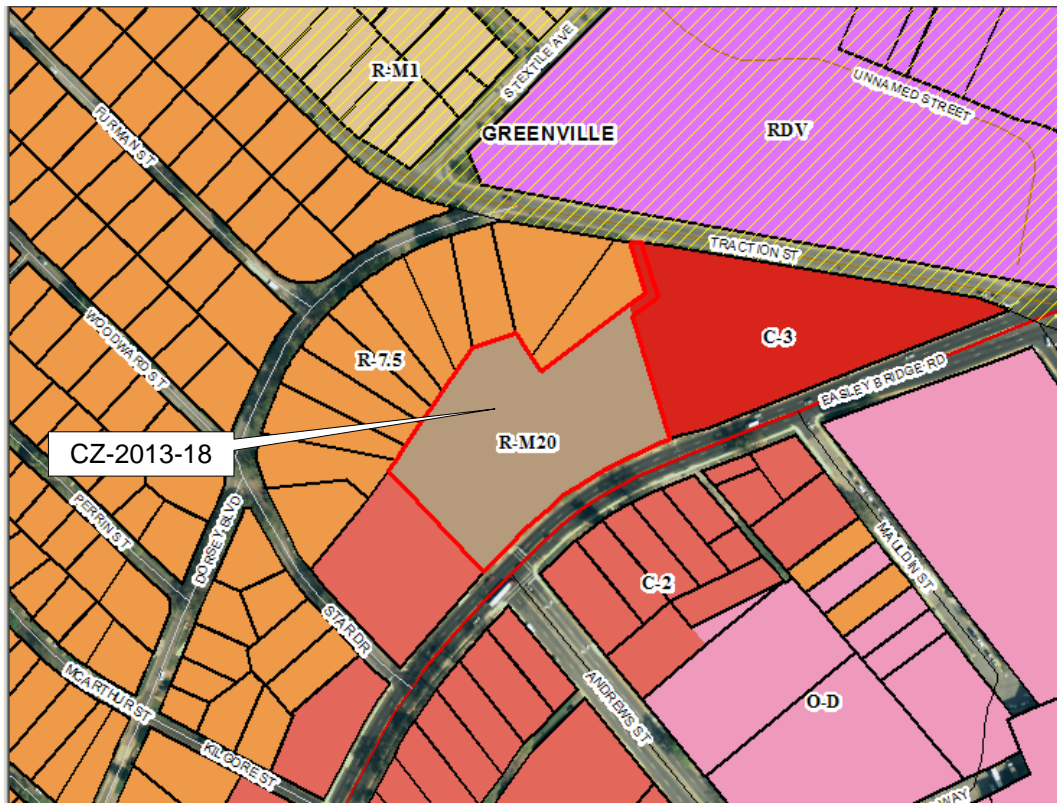
Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested O-D, Office District; however, it is typically less than that of multifamily residential uses. The closest traffic count station is located approximately one-half mile to the west on Easley Bridge Road near 3rd Avenue. The 2011 traffic count was 18,500 average daily trips. Traffic volumes have decreased by approximately 5 percent over the past 5 years at this location.

SUMMARY

The majority of the property is zoned R-M20, Multifamily Residential, a district established to provide for varying population densities. The request is for O-D, Office District, a district established to provide for professional office uses and other similar uses such as care centers, banks, etc.

CONCLUSION

The majority of properties along Easley Bridge Road in this area are zoned for non-residential uses and are occupied by various commercial, institutional, and service type uses. The uses allowed in the proposed rezoning request to O-D, Office District, are consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the O-D, Office District, are more consistent with the adjacent residential uses to the north than those permitted in a commercial district and will serve as an appropriate transition to the residential area from Easley Bridge Road. Based on the aforementioned reasons, Staff is of the opinion the O-D, Office District, request is appropriate at this location and recommends approval of the request. The Planning Commission recommends approval of the request.





MOTION: By Councilor Payne to approve CZ-2013-18. The motion carried unanimously by voice vote.

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-19
APPLICANT:	Nelson Mullins Riley & Scarborough, LLP
PROPERTY LOCATION:	N. Pleasantburg Drive & Furman Hall Road Intersection
PIN/TMS#(s):	0174010102900, 0174020600500 (portion), 0174010101100, 0174010101000, 0174010101101, 0174010101102, 0174010101300, 0174010101400, 0174010101500, 0174010101600, 0174010101700, 0174010101800, 0174010101900, 0174010102000, 0174010102100, 0174010102500, 0174010102800, 0174010103101, and 0174010101200
EXISTING ZONING:	S-1, Services, R-12, Single-Family Residential, and C-2, Commercial
REQUESTED ZONING:	C-3, Commercial

ACREAGE: 14.5

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The properties were originally zoned R-12, Single-Family Residential, and C-2, Commercial, as part of Area 1 in May 1970. The property zoned S-1, Services, was rezoned in 1984 (CZ-1984-18). There have been several rezoning requests for the subject parcels since this rezoning. In 2000, a rezoning for several of the properties along Foister Street was requested for a PD, Planned Development. This was denied (CZ-2000-18). In 2007, a PD, Planned Development, was submitted for the majority of these properties for 142,000 square feet of retail space and 30 patio homes which was denied (CZ-2007-28). An addition to this PD, Planned Development, request was made during the process as CZ-2007-37 to add an additional 5 acres and 50,000 square feet of retail space, but was withdrawn.

EXISTING LAND USE: Vacant car dealership (service department still in use), single-family residential, and vacant

AREA CHARACTERISTICS: Various commercial uses and single-family residential

North: R-12, Single-Family Residential, and C-2, Commercial, single-family residential and auto sales
 East: R-12, Single-Family Residential, and C-2, Commercial, single-family residential and auto service
 South: C-2, Commercial, nail salon, auto detailing, and retail
 West: R-12, Single-Family Residential, and C-2, Commercial, single-family residential and restaurant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Regional Center on a Community Corridor

CHERRYDALE AREA PLAN: Special Policy Area 2

ROADS: N. Pleasantburg Drive: 7-lane SCDOT maintained road with sidewalks on both sides
 Furman Hall Road: 2-lane County maintained road with no sidewalks

TRAFFIC IMPACT

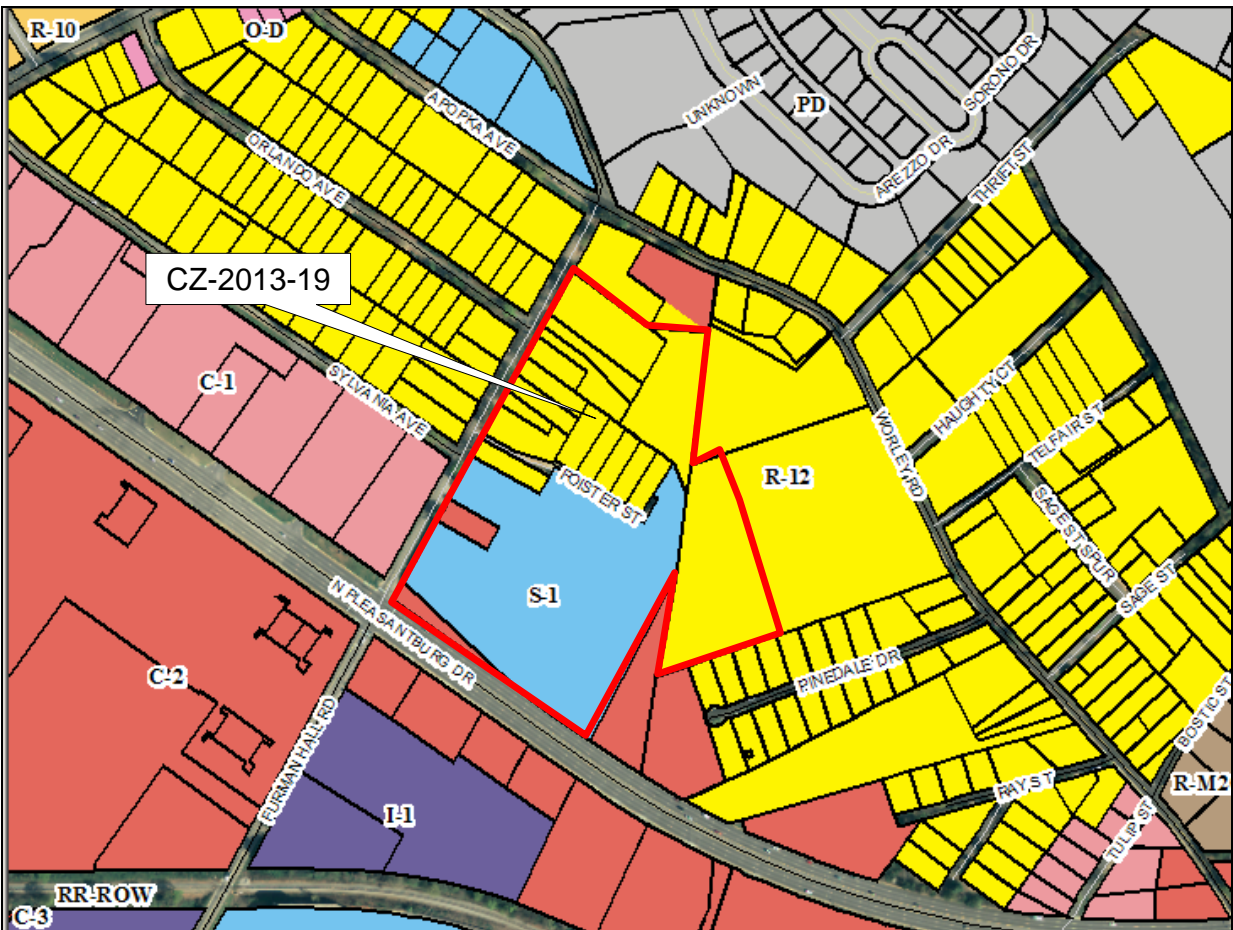
Traffic generated from the site can vary greatly due to the wide variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located approximately 1/4 mile to the west in front of Cherrydale Shopping Center. The 2011 traffic count was 34,600 average daily trips. Traffic volumes have decreased by approximately 3 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 by allowing commercial and service related uses; C-2, Commercial, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile; and R-12, Single-Family Residential, which provides for single-family residences at a maximum density of 3.6 dwelling units per acre. 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 subject properties are located on North Pleasantburg Drive and Furman Hall Road. A land use pattern of commercial development along North Pleasantburg Drive is predominant in this immediate area, as evidenced by the commercial uses across Furman Hall Road from the subject properties. Single family residences are predominant along the rear of the site and to the north. This rezoning also falls within Special Policy Area 2 of the Cherrydale Area Plan and within a Regional Center in the Imagine Greenville County Comprehensive Plan, both of which support the requested zoning district. Staff is of the opinion the proposed zoning is more appropriate than the current zoning of S-1, Services for the front portion of the request. As the request does not include all of the property fronting Worley Road and as it meets the land use plans for the area, Staff recommends approval. The Planning Commission recommends approval.





Ms. Gibson requested clarification of the location of the request.

Chairman Dill stated it was in the Cherrydale area, on Furman Hall Road.

Mr. Payne stated he had spoken with the applicant, who had met with some of the citizens in the area and the applicant stated there were positive responses from the neighborhood.

Ms. Gibson stated that was not what she heard and she would not be supporting the request and she called the question.

MOTION: By Mr. Rawls to approve CZ-2013-19. The motion carried with one in opposition (Gibson).

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-20
APPLICANT:	Barbara Morris
PROPERTY LOCATION:	East North Street at Pelham Commons Boulevard
PIN/TMS#(s):	0279000101200 and 0279000101300

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 2.1

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The subject parcels were zoned R-M20, Multifamily Residential, as part of Area 1 in May 1970. There have been no rezoning requests for the subject parcels. The tracts to the west across Pelham Commons Boulevard were rezoned from RM, Multifamily Residential, to O-D, Office District, as Docket CZ-1978-26 prior to the City of Greenville annexing the properties in 2003.

EXISTING LAND USE: Vacant Single-Family Residence and undeveloped

AREA CHARACTERISTICS: Various office/commercial uses/multifamily residential

North: R-20, Single-Family Residential, single-family residential
 East: R-M20, Multifamily Residential, single-family residential (Oak Forest Townhomes)
 South: C-2, Commercial, vacant (City of Greenville)
 West: O-D, Office District, professional offices

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton Sewer (parcel fronting E. North Street) and Metropolitan Sewer

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (rear portion) on a Neighborhood Corridor (front portion)

ROADS: East North Street: five-lane, undivided SCDOT maintained road, with sidewalks on both sides of East North Street

Pelham Commons Boulevard: two-lane City and County maintained road, with sidewalks on one side

TRAFFIC IMPACT

Traffic will increase based on the permitted uses in the C-1, Commercial, district. The closest traffic count station is located on East North Street approximately one-half mile to the east in front of The Cove at Butler Springs Subdivision. The 2011 traffic count was 16,400 average daily trips. Traffic volumes have decreased by approximately eleven percent over the past five years at this location.

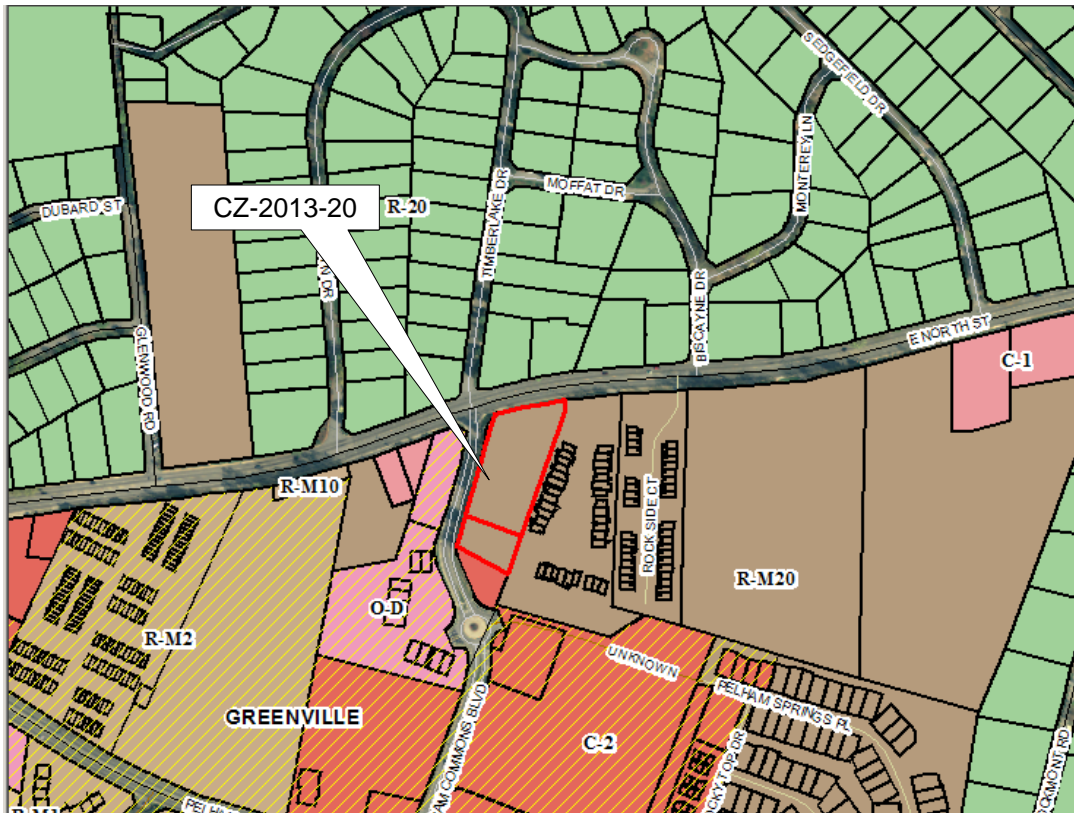
SUMMARY

The property is zoned R-M20, Multifamily Residential, which allows multifamily development at a maximum density of 20 units per acre. The request is for C-1, Commercial, which provides commercial establishments for the convenience of local residents.

CONCLUSION

The subject site is occupied by a vacant single-family residence and an undeveloped area. The immediate area on the south side of E. North Street consists of various nonresidential uses as well as medium density residential uses. C-1, Commercial, zoning is considered to be a district to provide for commercial establishments for the convenience of local residents and this location would allow for pedestrian access from the adjacent medium density residential uses in the area as well as the adjacent office and other commercial uses in the immediate area. The Future Land Use Map designates E. North Street as a Neighborhood Corridor and C-1, Commercial, zoning and permitted uses are considered appropriate along these corridors.

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. The Planning Commission recommended approval.



MOTION: By Councilor Cates to approve CZ-2013-20. The motion carried unanimously by voice vote.

Ms. McCormick presented the following:

DOCKET NUMBER: CZ-2013-21

APPLICANT: William C. Hammond

PROPERTY LOCATION: 1939 Woodruff Road

PIN/TMS#(s): 0539010100907

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 3.42

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The property was originally zoned R-S, Residential Suburban, as part of Area 2 in May 1971. A rezoning request was denied in 1975 for R-MA, Residential Multifamily (CZ-1975-91). In 2003, the property was rezoned to C-1, Commercial, after being amended from C-2, Commercial, (CZ-2003-62).

EXISTING LAND USE: Two commercial strip centers

AREA CHARACTERISTICS: Various commercial and multifamily

North: R-S, Residential Suburban, single-family residential
East: C-1, Commercial, garden center
South: C-3, Commercial, thrift store
West: R-M20, Multifamily Residential, apartments

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro

IMAGINE GREENVILLE PLAN: Residential Land Use 2 on a Community Corridor

ROADS: Woodruff Road: 5-lane SCDOT maintained road with sidewalks on both sides

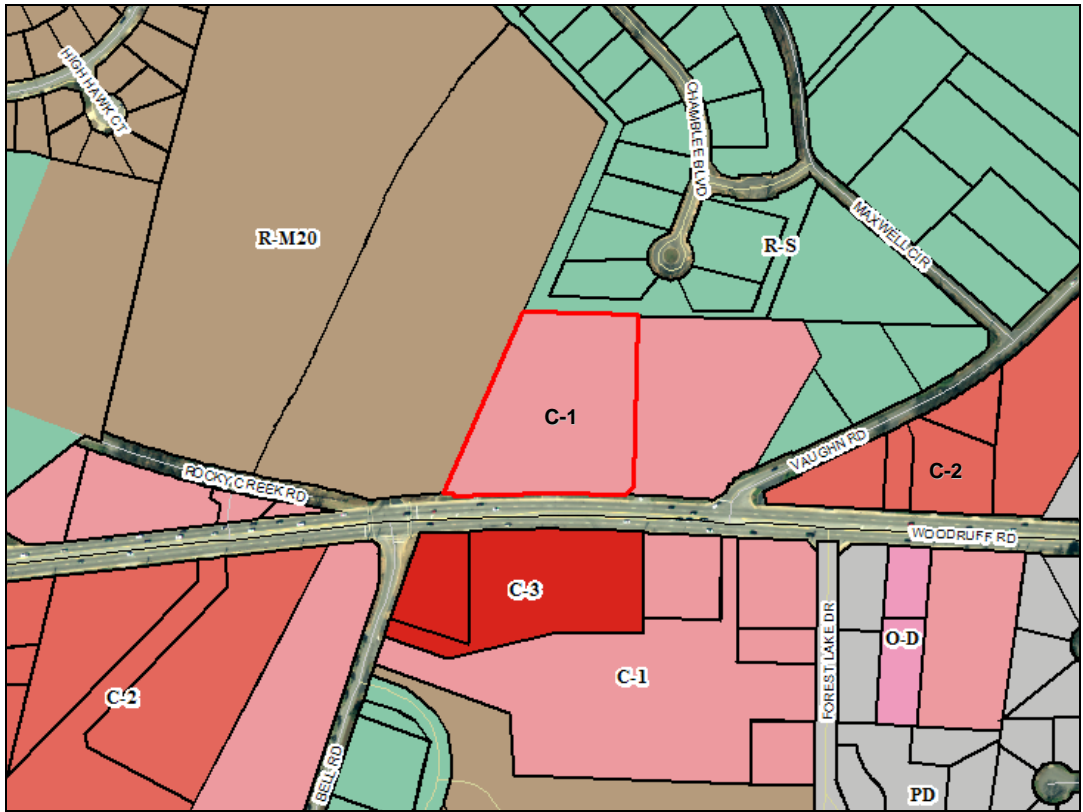
TRAFFIC IMPACT Traffic generated from the site can vary greatly due to the wide variety of uses permitted in the requested C-3, Commercial, district; however, the use is already commercial. The closest traffic count station is located approximately one mile to the west on Woodruff Road near Wal-Mart. The 2011 traffic count was 33,500 average daily trips. Traffic volumes have increased by approximately 9 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 C-3, Commercial, a district established to provide a transition between commercial and industrial districts by allowing commercial and service related uses.

CONCLUSION

The subject parcel is occupied by a strip center and has been zoned C-1, Commercial, since 1972. Since that time, the area has been further developed with various commercial uses and has increased in intensity. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request. The Planning Commission recommends approval.



MOTION: By Mr. Rawls to approve CZ-2013-21. The motion carried unanimously by voice vote.

REQUESTS AND MOTIONS

Ms. Gibson stated she would like the minutes of the last Planning and Development Committee to reflect her presence. She stated she was late in arriving and could that be corrected without a full motion and vote.

Assistant County Attorney Campbell stated he felt the correction could be made as requested.

Chairman Dill recognized Planning Commissioner Steve Selby in the audience as well as County Councilwoman Norris.

ADJOURNMENT

MOTION: By Councilor Rawls to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:18 p.m.

Respectfully Submitted,

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