

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
SEPTEMBER 16, 2013
CONFERENCE ROOM D – COUNTY SQUARE
4:00 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
Lottie Gibson
Fred Payne
Sid Cates

COMMITTEE MEMBERS ABSENT:

None

COUNTY COUNCIL MEMBERS PRESENT:

Xanthe Norris

STAFF PRESENT:

Teresa Barber
Lance Estep
Suzanne Garnmeister
Paula Gucker
Helen Hahn
Kelli McCormick
Tom Meeks
John Owings
Tyler Stone
Mark Tollison

PLANNING COMMISSIONERS PRESENT:

Steve Selby
Milton Shockley

CALL TO ORDER:

Chairman Dill called the meeting to order at 4:00 p.m. He expressed his appreciation for all in attendance and apologized for any inconvenience as the meeting time was changed in order to accommodate the numerous items on the agenda.

INVOCATION:

Councilor Payne gave the invocation

Zoning Dockets

Kelli McCormick presented the following:

DOCKET NUMBER: CZ-2013-29

APPLICANT: Spencer Bennett

PROPERTY LOCATION: 4A Boling Road

PIN/TMS#(s): T006001200102

EXISTING ZONING: C-1, Commercial District

REQUESTED ZONING: C-2, Commercial District

ACREAGE: 0.48

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The property was originally zoned R-20 as part of Area 1 in May 1970. The property was rezoned from to C-1 in 1986 (CZ-1986-41). Staff recommended denial of the rezoning request.

EXISTING LAND USE: Convenience Store

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-20	single-family residences
East	R-20	undeveloped
South	R-20	single-family residences
West	R-20	undeveloped

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Boling Road: 2-lane, County maintained road with sidewalks on the opposite side of the road from the project

TRAFFIC IMPACT: Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested C-2; however, the building on site is already developed. There is no traffic count station available on Boling Road.

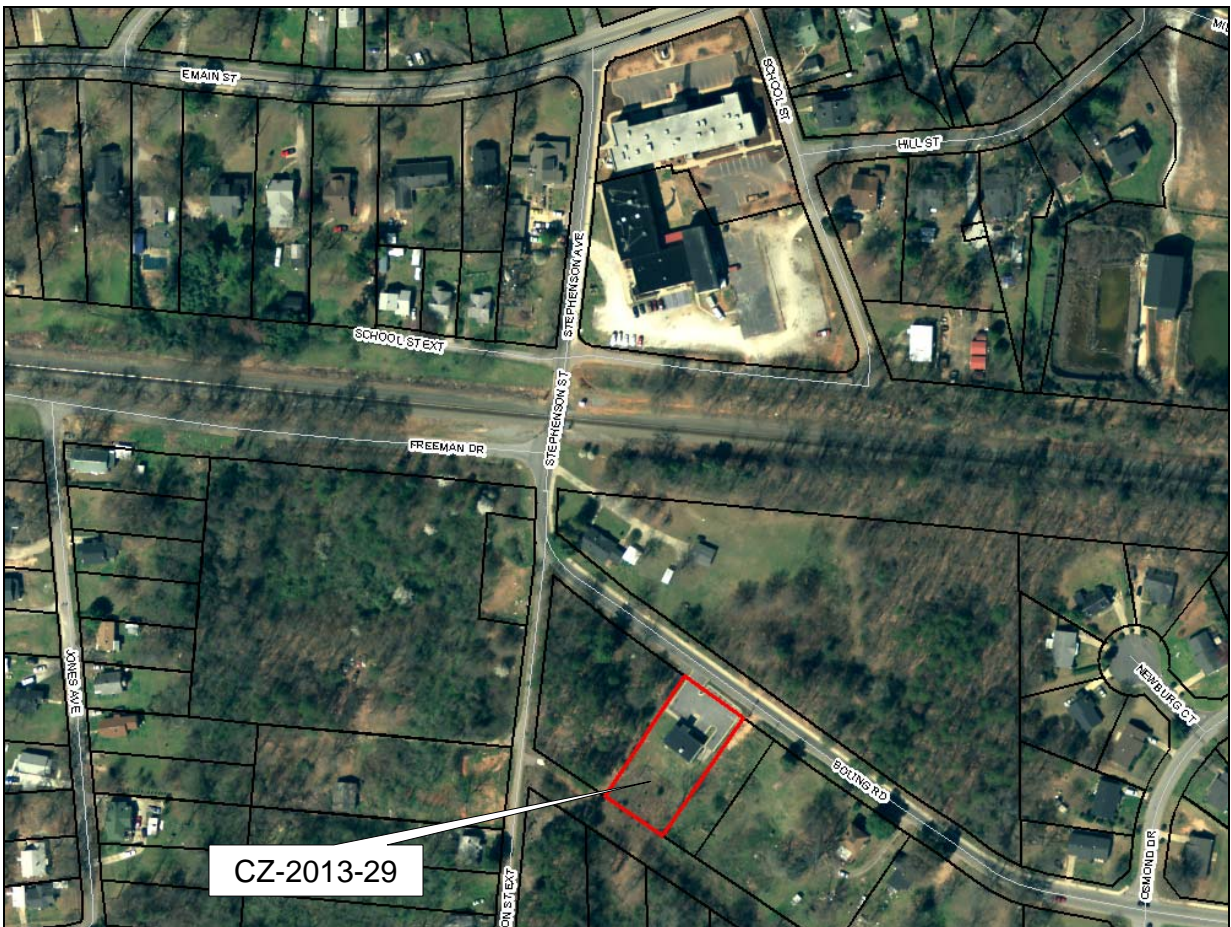
SUMMARY

The property is zoned C-1, a district established to provide commercial establishments for the convenience of local residents. The request is for C-2, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile and for the convenience of local residents.

The purpose of this request is to obtain the zoning classification of C-2 to permit a retail liquor store on site. The store is ready to open and the owner has obtained all of the necessary permits required by law from the State of South Carolina. This process began when the property owner filed an application with Greenville County to convert a portion of his store into a liquor store. The State of South Carolina requires that a retail liquor store have a separate entrance and be separated from the sale of other items. Therefore, this conversion required a building permit. The building permitting process in this case involved a Feasibility Study. This process is completed by members of the Planning and Code Compliance Staff and involves a review by the Plan Review Staff and the Zoning Administration Staff. During this process, the applicant's request was approved for use as a liquor store in the C-1 district. This was an error on part of staff and a permit was issued. When the applicant called and received a building inspection, the inspector determined that zoning was incorrect on the property. At that time, the applicant was informed that retail liquor stores require C-2 zoning and that a rezoning application would need to be filed to attempt to remedy this situation.

CONCLUSION

All of the properties surrounding this site are zoned for residential uses and are occupied by various types and densities of residential uses. Some of the land being is undeveloped, including the property to the adjacent east, west, and south. The uses allowed in the requested C-2 not only include a liquor store, but also various other uses not currently permitted in C-1. Although the property is already zoned commercial, staff was not in favor of changing the zoning in 1986 and remains of this opinion. The permitted uses in the C-2 district are inconsistent with the adjacent uses in the immediate area of the site. Based on the aforementioned reasons, staff recommends denial. The Planning Commission recommends denial.



Councilor Gibson asked staff if when the applicant came in to request selling liquor at his establishment was he told he could do so at the time.

Ms. McCormick stated, when the applicant came in to file a change for a change to allow a liquor store at the location, called a feasibility study, he was given permission from the Code Compliance Department to open a liquor store at the location. The applicant began his work and called the County offices for an inspection, one of the inspectors noticed the zoning was not correct. At that time, the applicant was notified to come into the county offices to file a rezoning request. The applicant was informed the initial information provided was a staff error.

MOTION: By Councilor Gibson to forward CZ-2013-29 to full Council with approval. The motion carried by voice vote with one in opposition (Dill) and one absent (Cates).

Approval of the minutes of the August 19, 2013 meeting

MOTION: By Councilor Gibson to approve the minutes of the August 19, 2013 meeting. The motion carried unanimously by voice vote with one absent (Cates).

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-30
APPLICANT:	Faby Broce
PROPERTY LOCATION:	Reedy Fork Road
PIN/TMS#(s):	0595010101400
EXISTING ZONING:	R-R1, Rural Residential District
REQUESTED ZONING:	R-S, Residential Suburban District
ACREAGE:	52.8
COUNCIL DISTRICT:	25 – Gibson and 26 – Rawls
ZONING HISTORY:	The property was originally zoned R-R1 as part of Area 14 in August 2000.
EXISTING LAND USE:	Undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-R1	single-family residences
East	R-R1	single-family residences
South	R-R1	single-family residences
West	R-R1	single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 1

ROADS: Reedy Fork Road: 2-lane, SCDOT maintained road with no sidewalks

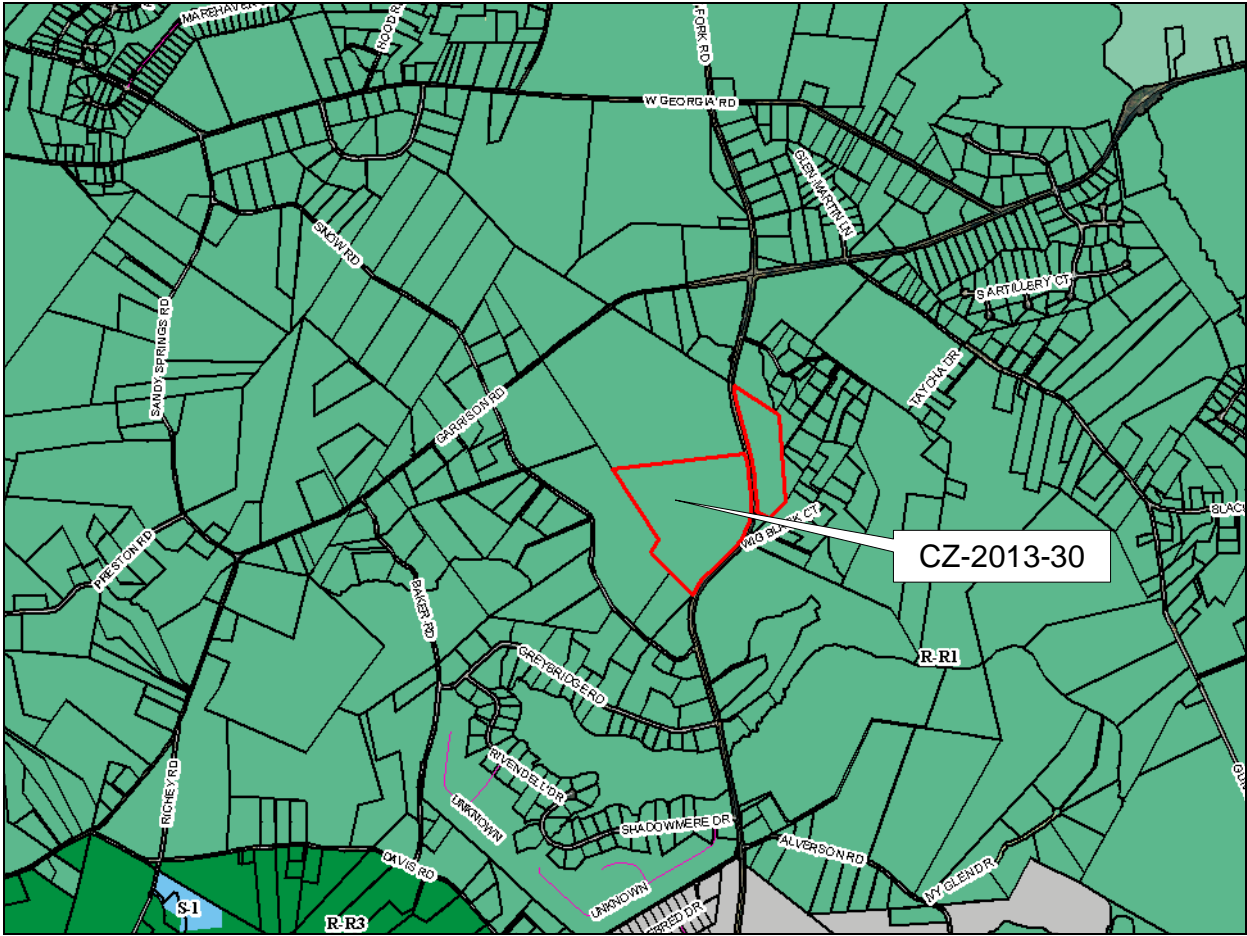
TRAFFIC IMPACT: Traffic generated from the site will increase based on the potential rezoning request. The closest traffic count station is located to the south approximately 1/2 mile in front of Trollingwood Subdivision. The 2011 traffic count was 1,650 average daily trips. Traffic volumes have not changed over the past 5 years at this location.

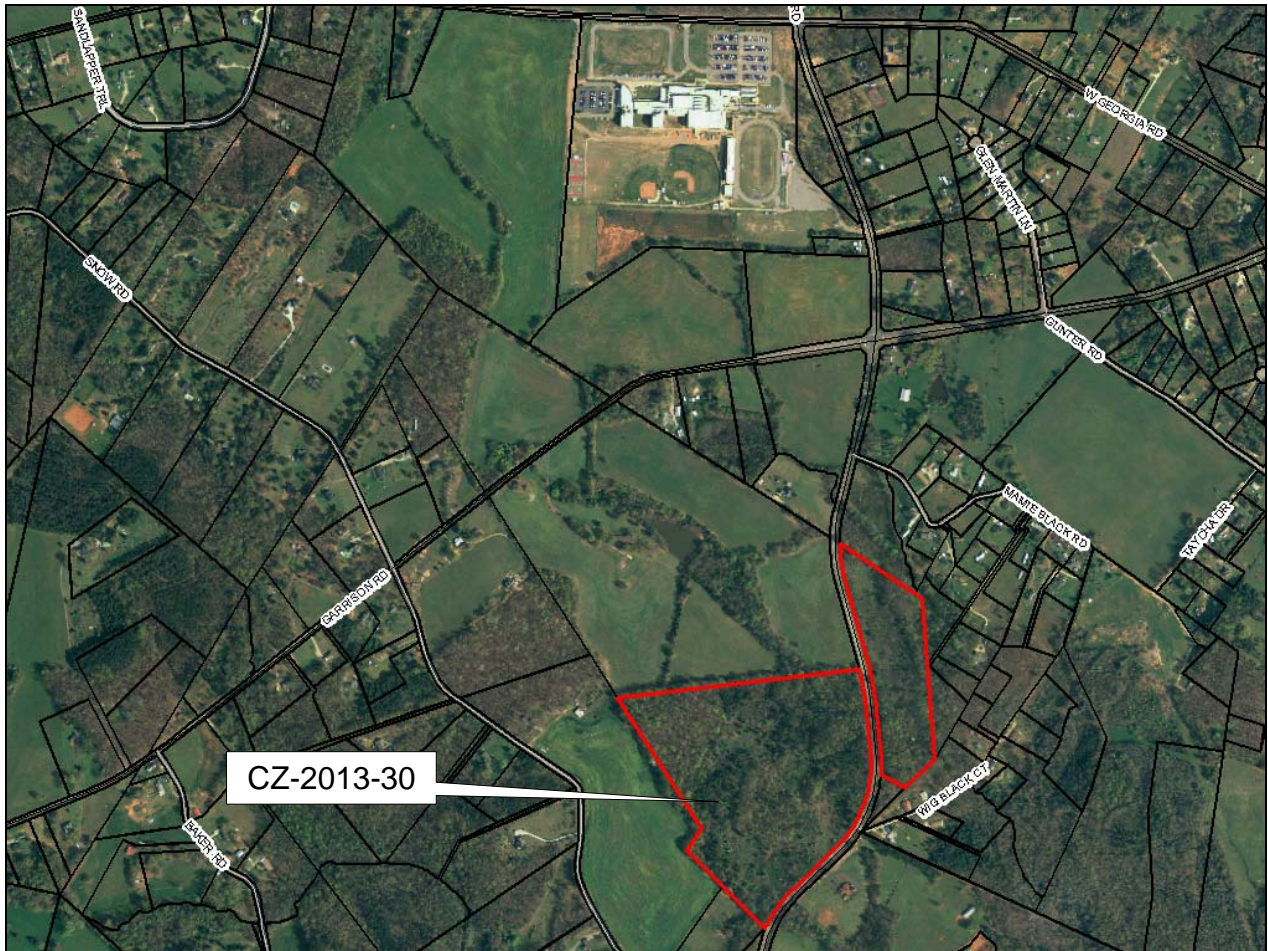
SUMMARY

The property is zoned R-R1, a district established to provide a low density housing option in areas that are rural in character and not necessarily served by public water or sewer. The maximum number of lots is 52 in R-R1. The request is for R-S, 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. The maximum number of lots is 91 in R-S.

CONCLUSION

All of the properties surrounding this site are zoned for low density residential development, R-R1, requiring one acre minimum lots. When the zoning of this area was established in 2000, the residents in the area felt strongly that maintaining the rural character of the area was imperative. Land use patterns have not changed in this area since that time. While the uses allowed in the proposed zoning district are the same as those in the current zoning district, the density is higher than what is currently allowed. The permitted density in the R-R1 district remains appropriate and based on the aforementioned reasons, staff recommends denial. The Planning Commission recommends denial.





MOTION: By Councilor Rawls to deny CZ-2013-30. The motion carried unanimously with one absent (Cates).

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-31
APPLICANT:	Shawn Kruglewicz
PROPERTY LOCATION:	Sandy Springs Road
PIN/TMS#(s):	0594020101900 and 0594020101901
EXISTING ZONING:	R-R1, Rural Residential District
REQUESTED ZONING:	R-S, Residential Suburban District
ACREAGE:	117
COUNCIL DISTRICT:	25 – Gibson

ZONING HISTORY: The property was originally zoned R-R1 as part of Area 14 in August 2000.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-S	single-family residences
East	R-R1	single-family residences
South	R-R1	single-family residences
West	FRD	undeveloped

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 1

ROADS: Sandy Springs Road: 2-lane, County maintained road with no sidewalks

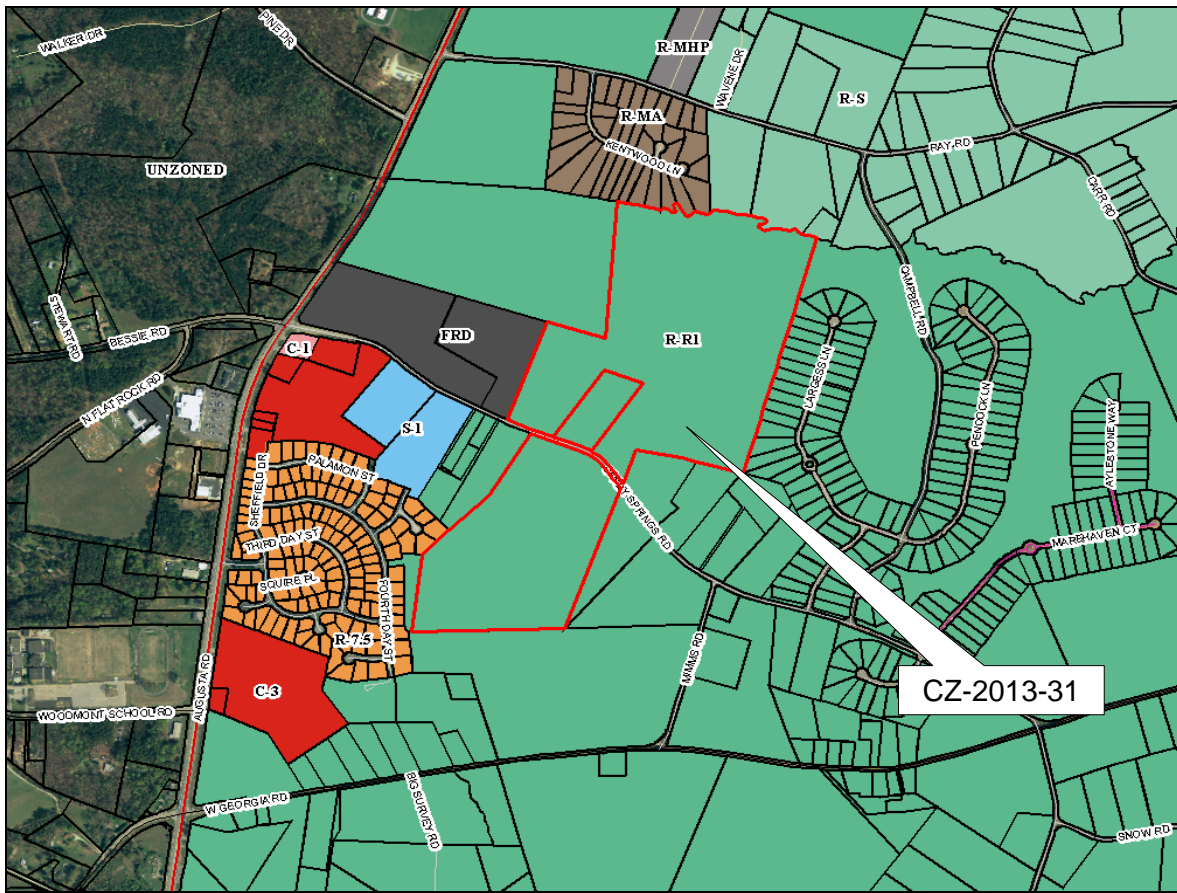
TRAFFIC IMPACT: Traffic generated from the site will increase based on the potential rezoning request. The closest traffic count station is located directly in front of the site. The 2011 traffic count was 2,700 average daily trips. Traffic volumes have decreased approximately 13% over the past 5 years at this location.

SUMMARY

The property is zoned R-R1, a district established to provide a low density housing option in areas that are rural in character and not necessarily served by public water or sewer. The maximum number of lots is 117 in R-R1. The request is for R-S, 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. The maximum number of lots is 203 in R-S.

CONCLUSION

When the zoning of this area took place in 2000, known as Area 14, the residents wanted to keep a rural feel to the area. However, along Augusta Road there are a variety of uses and zoning classifications that support the residential uses in the area. There are also residential zoning classifications directly adjacent to this site higher in density than R-R1, including R-7.5, R-S, and R-MA. The permitted density in the proposed R-S district would create a transition to the R-R1 district from the denser development on Augusta Road. As such, staff recommends approval. The Planning Commission recommends denial.



Brian Shumpert with Arbor Engineering addressed the Committee members regarding the Rezoning request.

Chairman Dill asked the reason staff recommended approval and the Planning Commission recommended denial.

Ms. McCormick stated staff was of the opinion, along Augusta Road, there are a variety of varied densities within a residential area. She stated staff felt the site would provide a good transition from the denser development on Augusta Road into the RR-1 district. Ms. McCormick started the Planning Commission felt there had not been any significant change since the area zoning in 2001.

Based on the number of concerns Ms. Gibson had received, she made the following motion.

MOTION: By Councilor Gibson to deny CZ-2013-31. The motion carried by voice vote with one absent (Cates).



Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-32
APPLICANT:	Chip Fogleman
PROPERTY LOCATION:	Log Shoals Road
PIN/TMS#(s):	M006030101000 and 0573020101601 (portion)
EXISTING ZONING:	R-S, Residential Suburban District
REQUESTED ZONING:	R-12, Single-Family Residential District
ACREAGE:	6.7
COUNCIL DISTRICT:	28 – Payne
ZONING HISTORY:	The property was originally zoned R-S as part of Area 2 in 1971. The property to the adjacent east was rezoned in 2003 (CZ-2003-51).
EXISTING LAND USE:	Undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-S	single-family residences
East	R-12	single-family residences
South	R-S	single-family residences
West	R-S	single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer Sub District

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Log Shoals Road: 2-lane, SCDOT maintained road with sidewalks on the opposite side

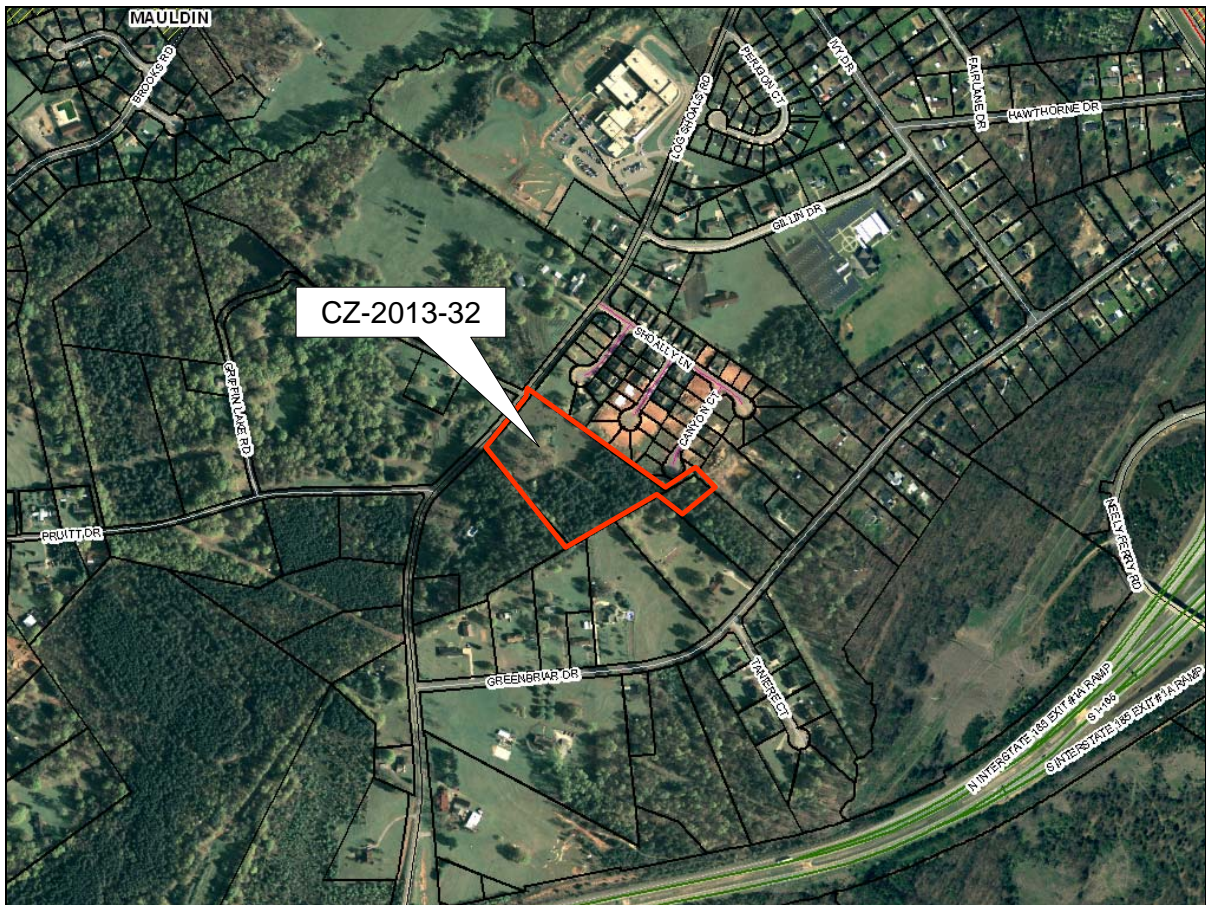
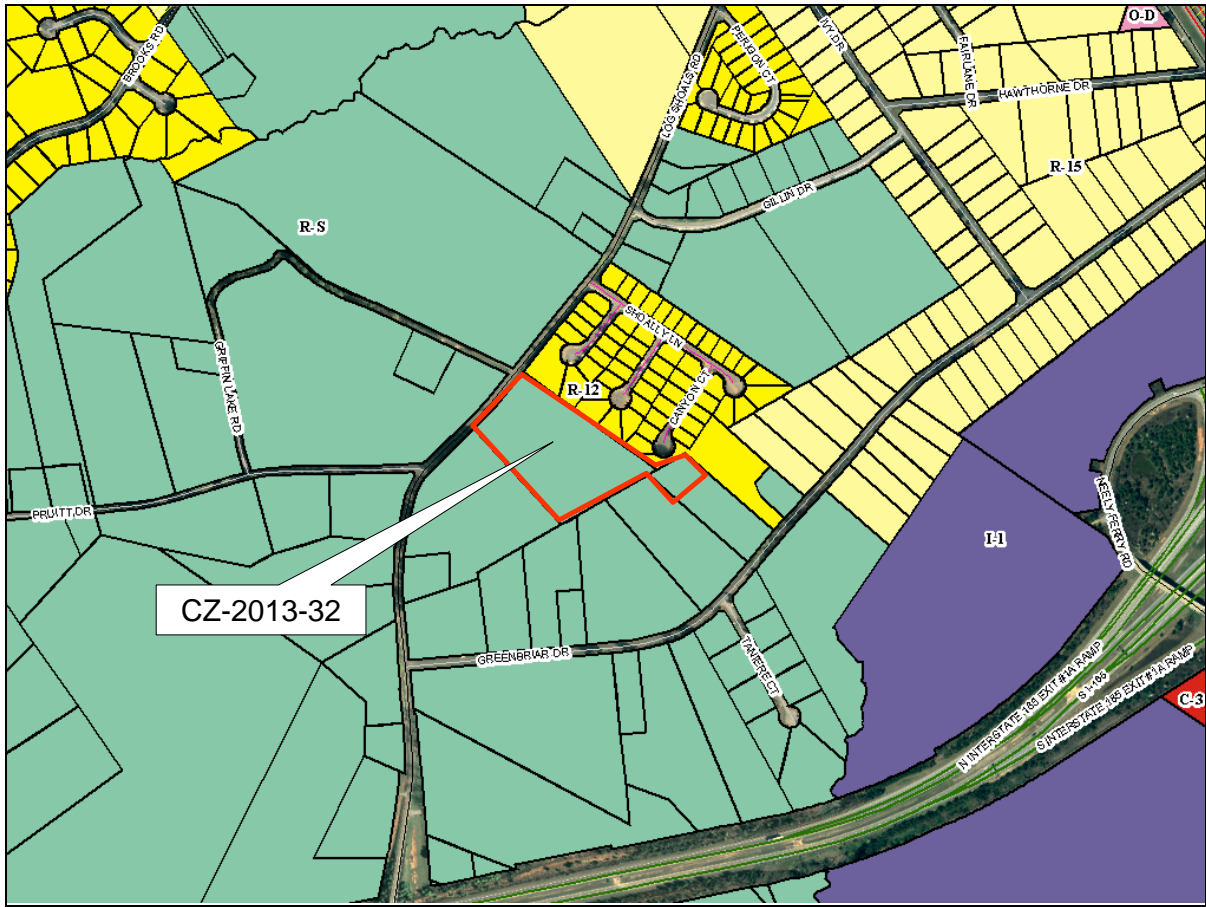
TRAFFIC IMPACT: Traffic generated from the site will increase based on the potential rezoning request. There is no traffic count station in the area.

SUMMARY

The property is zoned R-S, 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. The maximum number of lots is 11 in R-S. The request is for R-12, Single-Family Residential, which permits single-family residential development at a density of 3.6 dwelling units per acre, or a maximum of 24 lots.

CONCLUSION

The Imagine Greenville County Future Land Use Map designation for this area is Residential Land Use 2, or 3-6 units per acre. This request is for R-12, a density of 3.6 units per acre. While the majority of properties in this area are zoned R-S and as such, require over double the minimum lot size of the proposed zoning classification, the area has transitioned since the time of zoning to a denser pattern of development. Although the uses are not changing significantly between the two districts, staff is of the opinion the requested zoning is appropriate and the change in density is suitable for the area. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval. The Planning Commission recommends approval.



MOTION: By Councilor Payne to approve CZ-2013-32. The motion carried by voice vote with one absent (Cates).

Ms. McCormick presented the following:

DOCKET NUMBER: CZ-2013-34

APPLICANT: Lynn A. Solesbee

PROPERTY LOCATION: Augusta Arbor Way

PIN/TMS#(s): 0593040102501 and 0593040102502

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: I-1, Industrial District

ACREAGE: 4.5

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The property was originally zoned C-2 as part of Area 2 in 1971.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	C-2	Undeveloped
East	I-1	TransTech (Industrial)
South	N/A	I-185
West	N/A	I-185

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer Sub District

IMAGINE GREENVILLE PLAN: Regional Center within an Employment Center

ROADS: August Arbor Way: 2-lane, SCDOT maintained road with no sidewalks

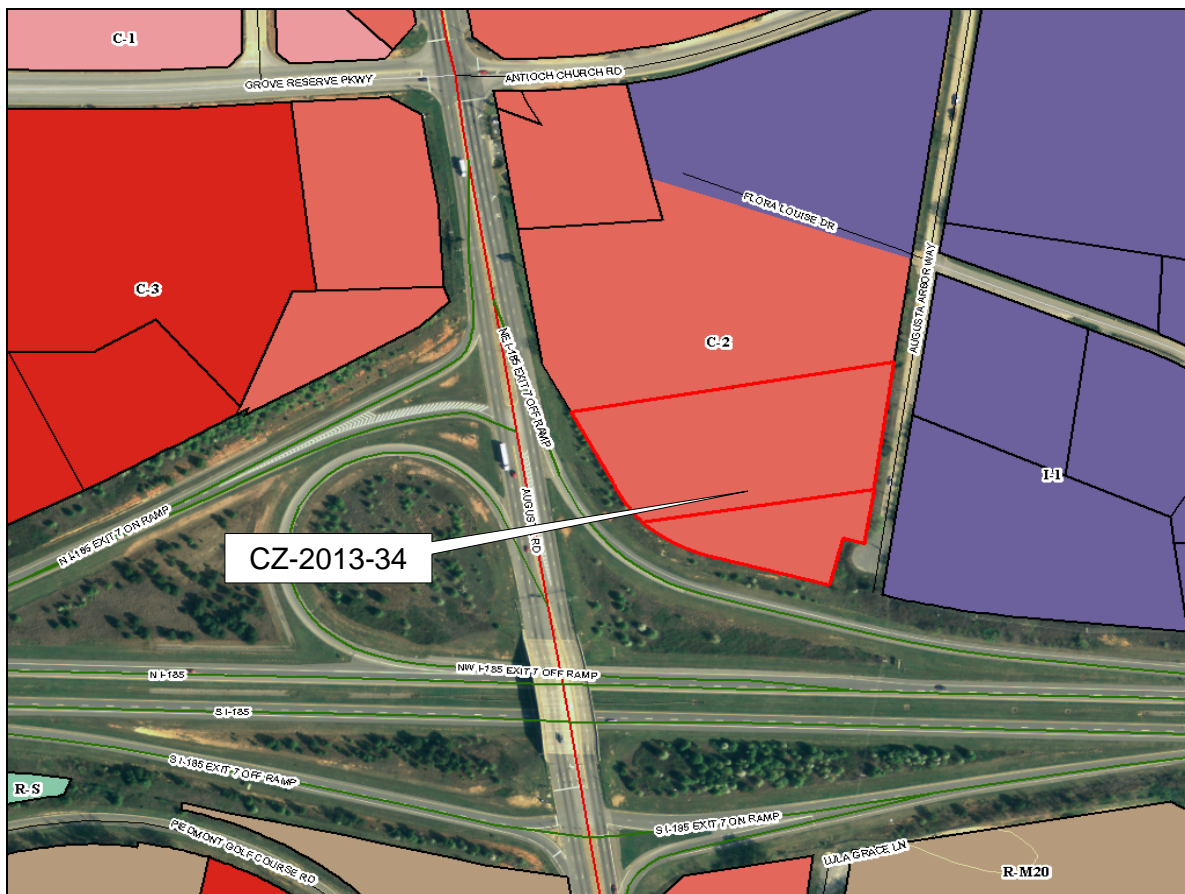
TRAFFIC IMPACT: Traffic should remain fairly steady on site if rezoned. The closest traffic count station is located approximately one-quarter mile to the north. The 2011 traffic count was 1,750 average daily trips. Traffic volumes have remained steady over the past 5 years at this location.

SUMMARY

The property is zoned C-2, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile and for the convenience of local residents. The request is for I-1, Industrial, a district established for manufacturing plants, assembly plants and warehouses.

CONCLUSION

This area is characterized by industrial and service uses as well as commercial uses along the Augusta Road corridor. The subject property has no direct access to the Interstate ramp nor Augusta Road. Therefore, the only way to access this property is on Augusta Arbor Way. The applicant is proposing to close a portion of August Arbor Way in front of this site to expand the I-1 use onto this property. As it is designated within a Regional Center and in an Employment Center, I-1 zoning is appropriate at this location. Staff is of the opinion the permitted uses in the I-1 district are consistent with the adjacent uses in the immediate area of the site. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval. The Planning Commission recommends approval.





MOTION: By Councilor Gibson to approve CZ-2013-34. The motion carried by voice vote with one absent (Cates).

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-35
APPLICANT:	Bell Carrington & Price, LLC
PROPERTY LOCATION:	1504 Brushy Creek Road
PIN/TMS#(s):	0538040102600
EXISTING ZONING:	POD, Planned Office District
REQUESTED ZONING:	PD, Planned Development
ACREAGE:	0.8
COUNCIL DISTRICT:	21 – Burns

ZONING HISTORY:

The property was originally zoned R-15 as part of Area 1 in 1970. The property was rezoned to POD, Planned Office District, in 2004 (CZ-2004-96).

EXISTING LAND USE:

Undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-15 and R-7.5	single-family residential
East	PD	Hudson Center PD
South	PD	Hudson Center PD
West	R-15	single-family residential

WATER AVAILABILITY:

Greenville Water

SEWER AVAILABILITY:

Metropolitan Sewer Sub District

IMAGINE GREENVILLE PLAN:

Sub-Regional Center on a Neighborhood Corridor

ROADS:

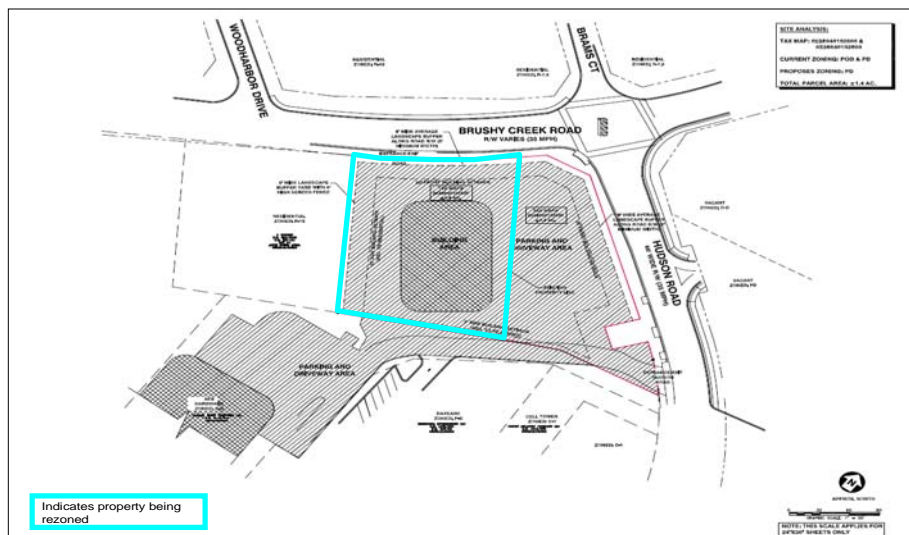
Brushy Creek Road: 3-lane, SCDOT maintained road with sidewalks

TRAFFIC IMPACT:

Traffic may increase on site if rezoned. The closest traffic count station is located approximately 1/2 mile to the east near Eastside High School. The 2011 traffic count was 9,400 average daily trips. Traffic volumes have decreased approximately 4% over the past 5 years at this location.

SUMMARY

The property is zoned POD, a district established to accommodate office development that is found to be compatible with surrounding physical development. The request is to add this property to the existing Hudson Center Planned Development and comply with the requirements of that Planned Development, including the architectural (i.e. building materials) and signage requirements (i.e. low profile). A concept plan is shown below:

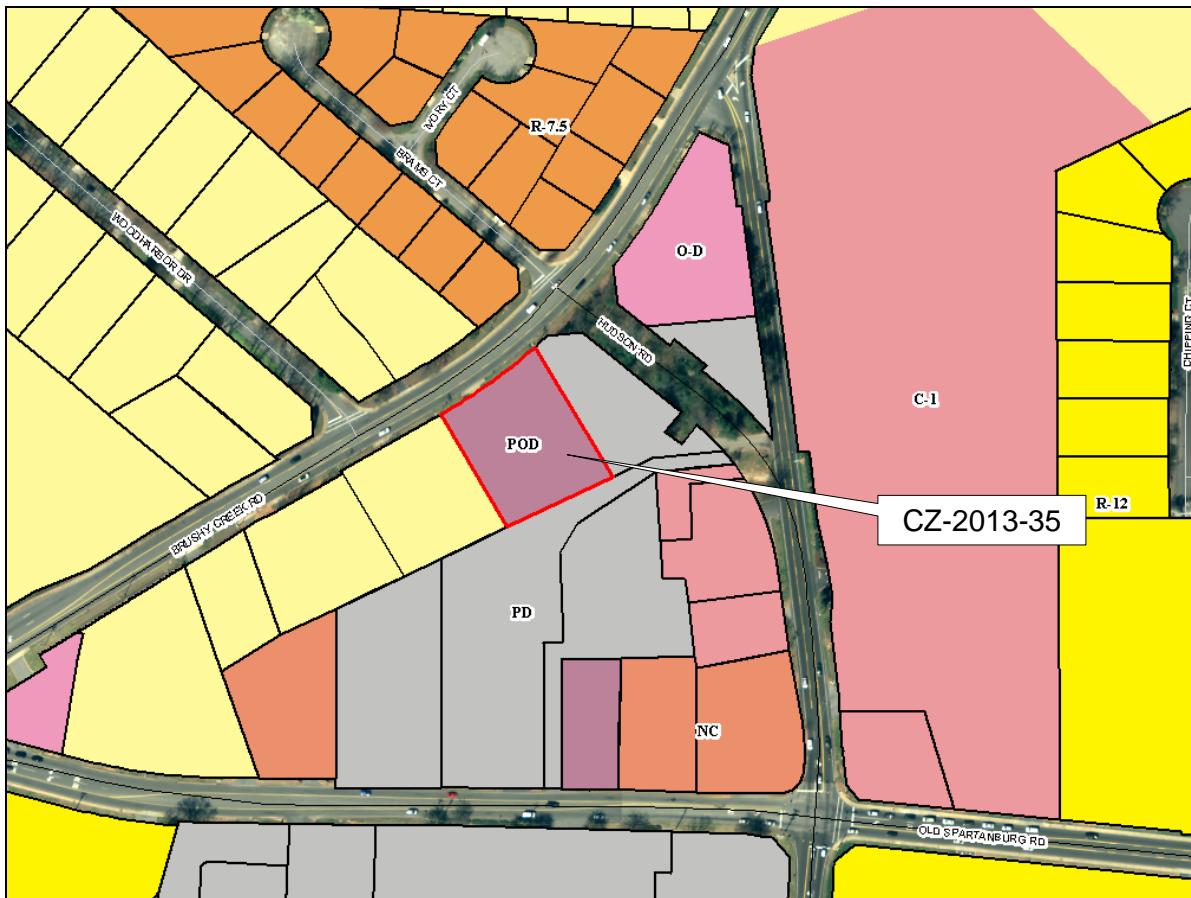


CONCLUSION

This area is characterized by commercial, office, and residential uses within the Sub-Regional Center. This designation from the Imagine Greenville County Comprehensive Plan designates that these centers, varying in size, but centrally located within a community, are designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. They are characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential. This proposed land use and scale fit within this designation. In addition, the realignment of Hudson Road with Brushy Creek Road created a new intersection with the potential for a pedestrian oriented development on this corner, as well as the remaining property in the PD across Hudson Road. As such, staff is of the opinion this use is appropriate for this location, but would prefer the building to be closer to the intersection with the parking to the sides and rear of the structure. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval with the following conditions:

1. The structure shall be located in the northeast corner of the site with the parking to the sides and rear. One row of parking may be permitted on Brushy Creek Road.
2. The landscaping, lighting, signage, and architectural features of Hudson Center PD shall apply to this property.

The Planning Commission recommends approval with conditions as amended, omitting condition number one and keeping only condition number two.





Chairman Dill asked had the owner of the property stated what would be done there.

Ms. McCormick stated they have requested as part of their statement of intent to extend the uses in the Planned Development in retail. She stated the Planned Development allows for C-1 uses, therefore any C-1 use would be allowed with the architectural, lighting, signage features that are required in the Planned Development.

MOTION: By Councilor Gibson to approve CZ-2013-35, with the conditions as amended. The motion carried by voice vote with one in opposition (Dill) and one absent (Cates).

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-36
APPLICANT:	Cindy Cason or Shelly Vinson
PROPERTY LOCATION:	410 Haywood Road
PIN/TMS#(s):	0259000100101 and 0259000100119

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-3, Commercial District

ACREAGE: 1.52

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The property was originally zoned S-1 in May 1970.

EXISTING LAND USE: Vacant building

AREA CHARACTERISTICS:

	Zoning	Land Use
North	C-2	Commercial uses
East	S-1	vacant
South	C-3	Gas station
West	S-1	vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer Sub District

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: Haywood Road: 5-lane, SCDOT maintained road

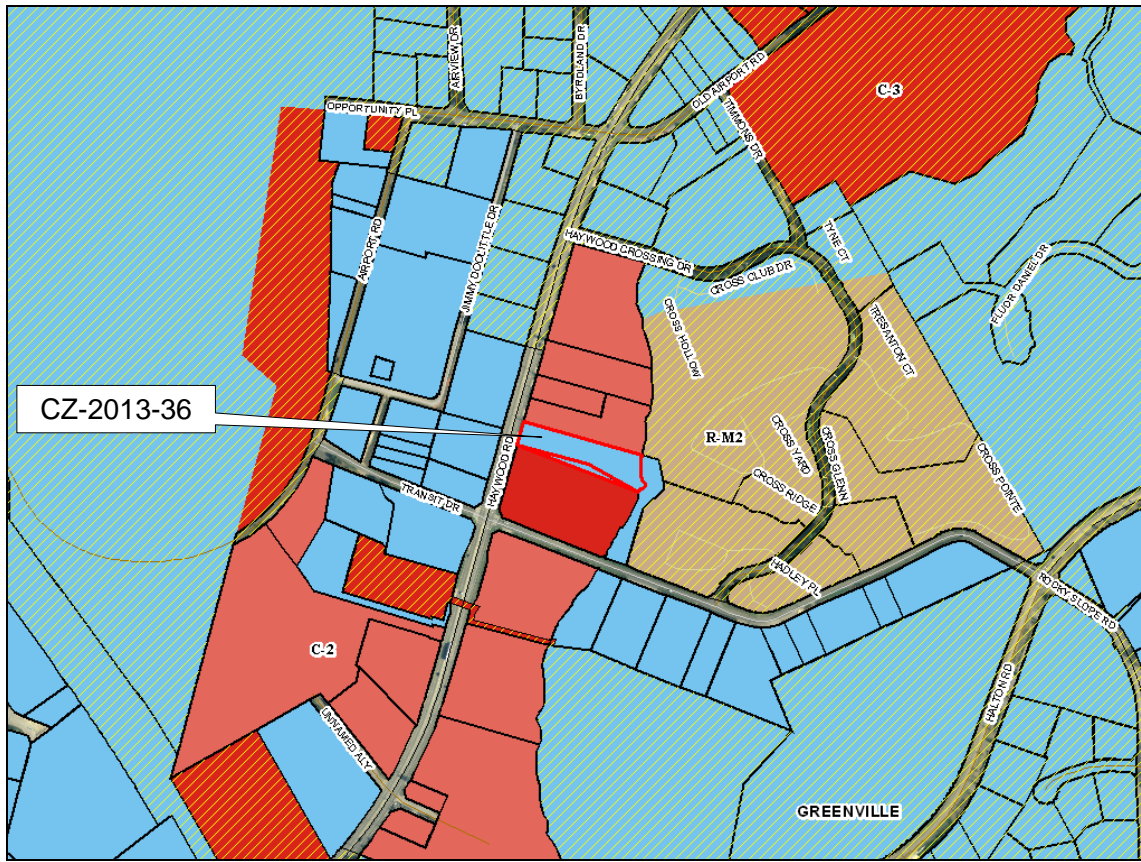
TRAFFIC IMPACT: Traffic generated from the site should remain the same if the property is rezoned. The closest traffic count station is location to the north in front of the Haywood Mall. The 2011 traffic count was 24,000 ADT. This represents a 5% decrease over the past 5 years at this location.

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-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 vacant building, which could be used for commercial or service uses. The adjacent properties in this immediate area are zoned either commercial or service and are occupied by various commercial and service type uses. The commercial uses are located on both sides on this property on this side of Haywood Road. As such, the proposed rezoning request to C-3 is consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the C-3 district are more consistent with the surrounding uses than those currently permitted in the S-1 district. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval. The Planning Commission recommends approval.



MOTION: By Councilor Payne to approve CZ-2013-36. The motion carried by voice vote with one absent (Cates).

Ms. McCormick presented the following:

DOCKET NUMBER: CZ-2013-37

APPLICANT: Greenville County Council

TEXT AMENDMENT: Text amendment to amend Article 4 Definitions and Table 6.1 Uses Permitted of the Greenville County Zoning Ordinance to define chickens, to amend the definition of farm animals, and to permit chickens in all zoned areas

BACKGROUND:
The number of requests to permit chickens to be kept in single-family and multifamily residential zoning districts has increased in the past few years not only in Greenville County, but in various areas across the country. Numerous jurisdictions are dealing with the requests or have dealt with the requests in various ways. County Council dealt with a related issue in the past with the creation of the R-20A, Single-Family Residential, zoning district in 2006. This decision came after years of deliberation and research.

After a failed attempt to adopt an ordinance with restrictions to permit chickens in certain zoned areas with conditions, the attached ordinance is proposed.

This ordinance does the following:

1. Defines chickens and states they are not considered farm animals as long as said chickens are kept, raised, or used in any manner related to a personal or household use.
2. Amends the definition of farm animals to exclude chickens unless they are raised and kept for commercial purposes.
3. Permits chickens in all zoned areas. Chickens would still be permitted in unzoned areas.

Ms. McCormick stated the Planning Commission recommended denial of the text amendment.

After the Committee members briefly discussed the item the following motion was made/

MOTION: By councilor Payne to hold the item to allow the Planning Commission and staff work together to develop an ordinance which would permit chickens in all zoned areas of the county. The motion carried by voice vote with one absent (Cates).

BOARDS AND COMMISSION INTERVIEWS AND NOMINATIONS

Construction Board of Adjustment and Appeals (1 vacancy)
William Graves (D.22)

MOTION: By Councilor Gibson to nominated Mr. Graves by acclamation. The motion carried unanimously by voice vote.

Historic Preservation Commission (2 vacancies)

Cynthia Jenkins (D. 17)
Tom MacKnight (D. 26)
Rick Owen (D. 27) incumbent

Ms. Jenkins (D. 17) and Mr. Owen (D. 27) were elected for nomination by ballot vote.

Board of Zoning Appeals (1 vacancy)

Nathaniel Mark (D. 18)
James Patterson (D. 19)

Mr. Patterson (D. 19) was elected for nomination by ballot vote.

UPDATE ON DUNEAN PLAN

Planners Tyler Stone and Suzanne Garnmeister gave a PowerPoint presentation to the Committee members on the progress of the Dunean Plan which began in January 2012 when the Planning Department was approached by the Dunean Mills Community Alliance. Tyler gave a brief history of the area and explained the goals the neighborhood had established for them. He informed the Committee members of a 20 minute video available on the county website which has residents giving a history of the community.

Assistant County Administrator, Paula Gucker commended Tyler and Suzanne for the fabulous job they have done along Teresa Barber with the Code Compliance Division of the Department.

REQUESTS AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: By Councilor Payne to adjourn. The motion carried unanimously by voice vote with one absent (Gibson). The meeting adjourned at 5:08 p.m.

Respectfully Submitted,

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