

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
March 31, 2014
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 (arrived 5:24 p.m.)
Lottie Gibson, Vice Chair
Fred Payne
Sid Cates
Bob Taylor

COMMITTEE MEMBERS ABSENT:

None

STAFF PRESENT:

Teresa Barber
Dean Campbell
Lance Estep
Michael Forman
Paula Gucker
Jonathan Hanna
Helen Hahn
Eric Johnson
Tom Meeks

CALL TO ORDER

Vice-Chairman Gibson called the meeting to order at 5:00 p.m. and requested Dr. Cates provide the invocation.

INVOCATION

Councilor Cates gave the invocation.

APPROVAL OF THE MINUTES OF THE MARCH 10, 2014 MEETING

MOTION: By Councilor Payne to approve the minutes of the March 10, 2014, meeting. The motion carried unanimously by voice vote.

ZONING DOCKETS

Mr. Johnson presented the following:

DOCKET NUMBER: CZ-2014-6

APPLICANT: Bryan Shumpert with Arbor Engineering for Camperdown Academy, Inc.

PROPERTY LOCATION: 501 Howell Road

PIN/TMS#(s): 0541030100303 (portion)

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 1.25

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20 in May of 1970 (Area 1)

EXISTING LAND USE: Partially developed property (Camperdown Academy)

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-20	Undeveloped single-family residential
East	R-M20 PD	Undeveloped single-family residential
South	R-M20	Undeveloped multifamily residential
West	R-20	Right-of-way for Howell Road; then farther west is a neighborhood of single-family detached homes

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton Fire and Sewer District

IMAGINE GREENVILLE PLAN: Residential Land Use 2 (RLU2)

ROADS: Howell Road: 2-lane State-maintained minor arterial

TRAFFIC IMPACT:

Traffic generated from the site is expected to increase. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Richbourg Road in 2012, approximately 3,650 feet southwest of the subject site. The station counted 2,300 average daily traffic trips, which represented no change from the previous year and an overall 11.53% decrease over the last five (5) years. Another traffic count was conducted on Edwards Road, approximately 1.25 miles north of the subject site. This station counted 10,400 ADT, which represented a 1.96% increase from the previous year, but a 12.6% decrease over the last five (5) years.

SUMMARY

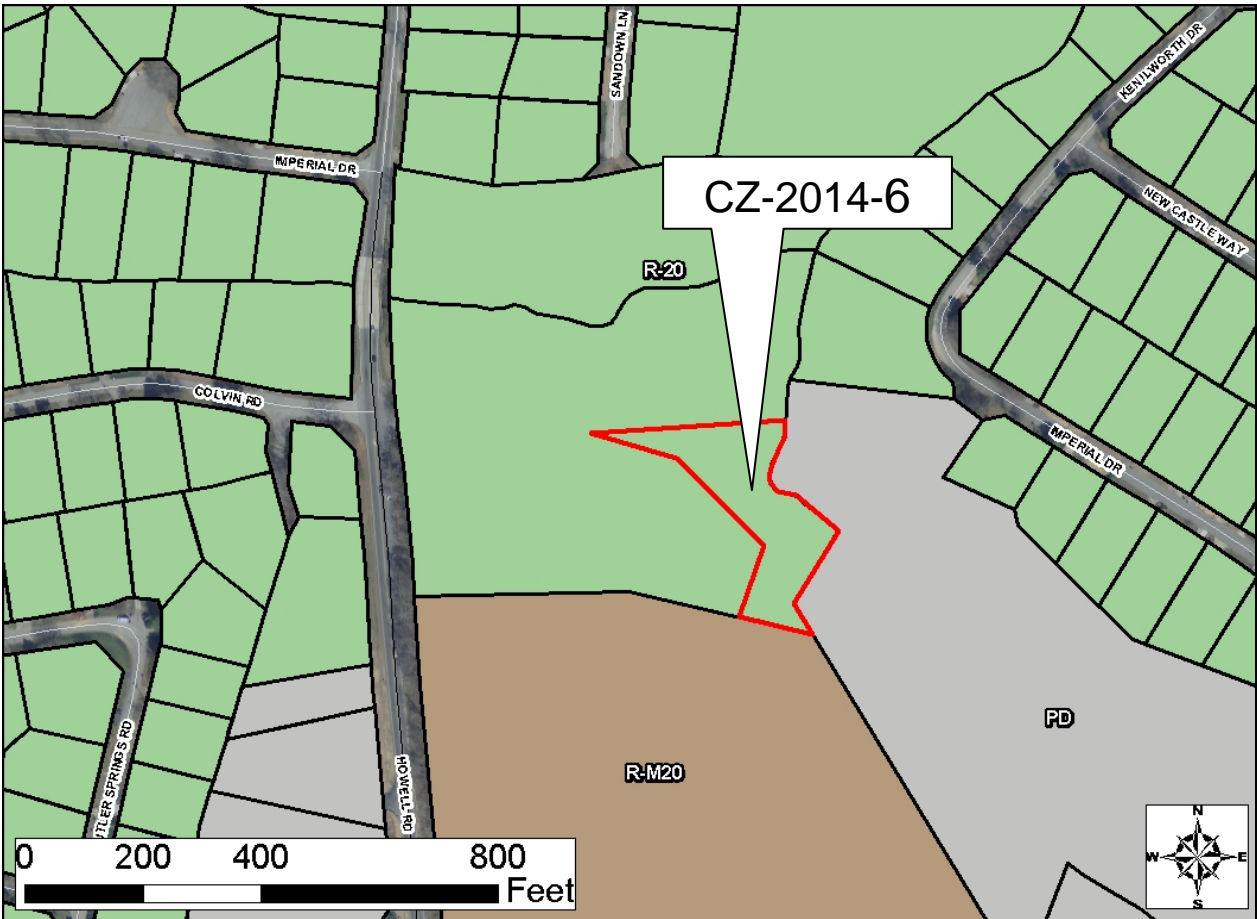
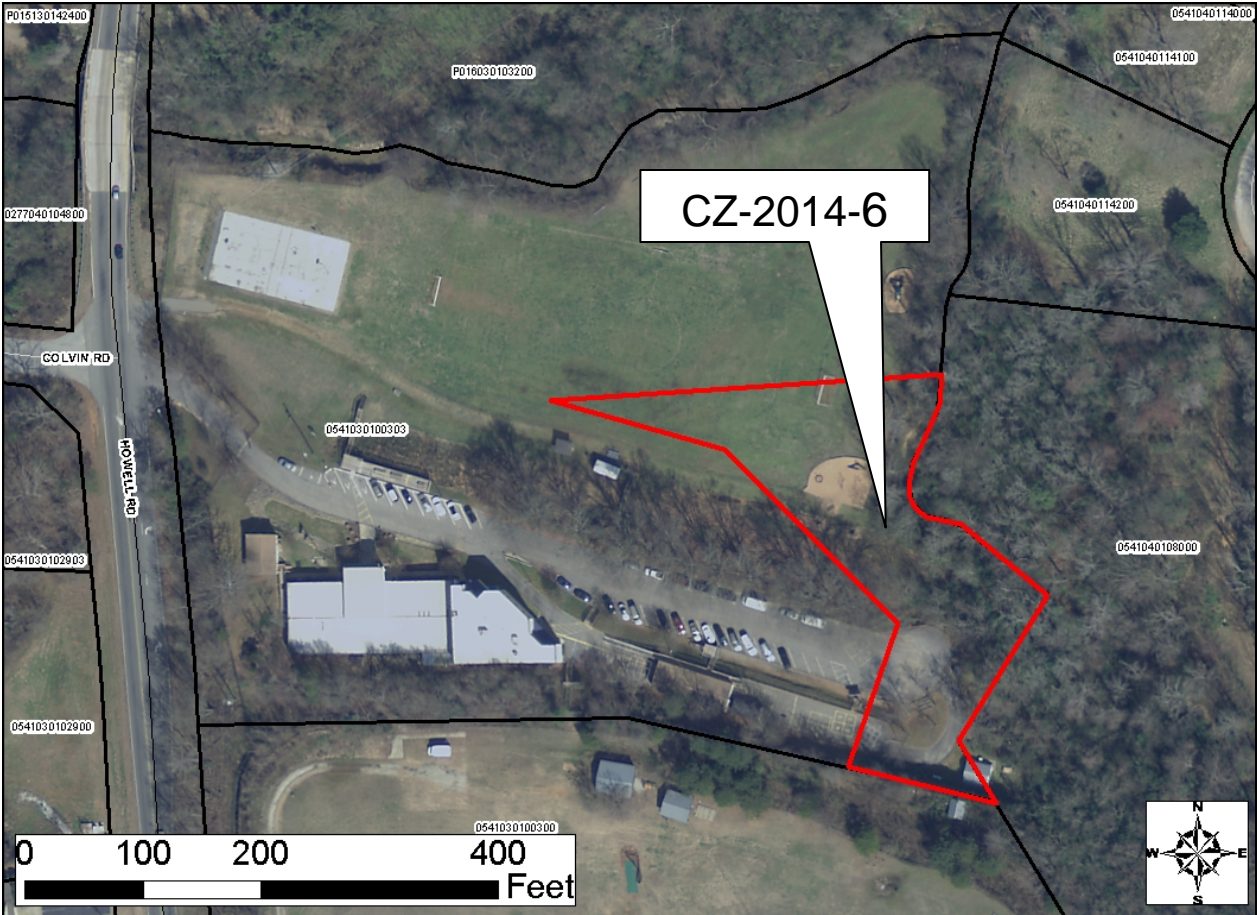
The subject property is currently zoned R-20, Single-Family Residential. The applicant is requesting to rezone a portion of it to R-M20, Multifamily Residential. The R-M20 zoning district was established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

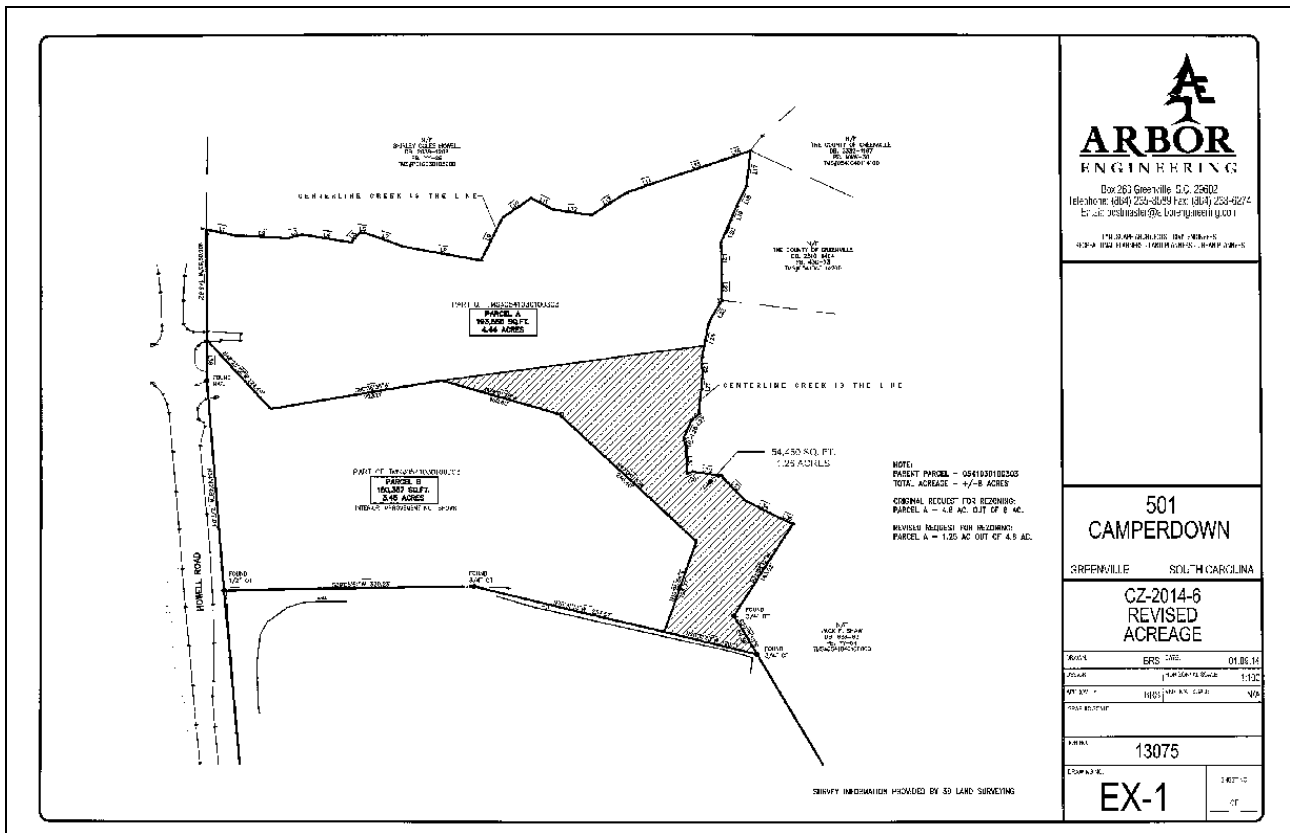
CONCLUSION

The subject property is a partially developed parcel of land located on the east side of Howell Road, approximately 1,750 feet north of E. North Street. This request is to rezone a 1.25-acre portion of the 8-acre site and leave the remaining 6.75+/- acres zoned R-20.

The portion of the subject site to be rezoned has no frontage on Howell Road, but staff understands the intent of the property owner is to combine this 1.25-acre portion with the abutting parcel to the south. According to County records, the abutting property to the south is also owned by Camperdown Academy, Inc. This parcel is approximately 11.4 acres and zoned R-M20. Staff understands the project intent is to unify the 1.25-acre portion of the subject site with the property to south (all buildings would be constructed on the property to the south and the subject site would remain undeveloped).

If approved, this rezoning application would allow the property owner to construct an additional 25 dwelling units. When combined with the property to the south, the unified project would yield a maximum of 252 dwelling units (based on the maximum density allowed by the R-M20 and the total acreage according to County records and/or information submitted by the applicant). A survey of both properties will help in determining the true number of dwelling units that may be constructed. Regardless, because the requested zoning is R-M20, which is a conventional multifamily district, there is no guarantee that development will occur in the future as it is understood (or presented) today. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. It is staff's opinion the requested zoning could potentially have a negative impact, due to the fact there is too much uncertainty associated with a conventional multifamily district and because this application is essentially creating a dual zoned (and possibly a land-locked lot). Based on these reasons, staff recommends denial of the application to rezone from the R-20 district to the R-M20 district. The Planning Commission recommends approval of the request.





MOTION: By Councilor Cates to approve CZ-2014-6. The motion carried by voice vote with one absent (Dill) and one in opposition (Gibson).

DOCKET NUMBER: CZ-2014-12

(Staff received a request from the applicant to amend the request to R-M6. The Planning Commission forwarded the item without a recommendation, with a request to have the Planning and Development Committee return the item to the Planning Commission in order for staff to review the amended request).

MOTION: By Dr. Taylor to return the item to the Planning Commission to allow staff to review the amended request and to schedule another Public Hearing. The motion carried unanimously by voice vote with one absent (Dill).

Mr. Johnson presented the following:

DOCKET NUMBER: CZ-2014-13

APPLICANT: Ryan Keith Rickard for Eunice Rickard

PROPERTY LOCATION: 125 Old Grove Road

PIN/TMS#(s): WG05000202202

EXISTING ZONING: R-MA, Multifamily Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 5.32

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was originally zoned R-MA in May of 1971 (Area 2). In 2010, an unsuccessful attempt was made to rezone the property to S-1 (CZ-2010-24).

EXISTING LAND USE: Undeveloped residential

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-MA	Residential
East	I-1	Industrial
South	R-MA	Residential
West	R-MA	Right-of-way for Old Grove Road; farther west is residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Gantt Fire, Sewer & Police Department

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Old Grove Road: 2-lane State-maintained minor collector

TRAFFIC IMPACT: Traffic generated from the site is expected to increase by virtue of allowing a business onto the subject property. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Old Grove Road in 2012, approximately 1,135 feet south of the subject site. The station counted 3,600 average daily traffic trips (ADT), which

represented a 12.19% change (decrease) from the previous year. No significant change occurred over the last five (5) years. Another traffic count was conducted on Dixie Circle, approximately 1,220 feet east of the intersection of Old Grove Road and Dixie Circle. This station counted 1,350 ADT, which represented a 15.62% decrease from the previous year (and a 3.57% decrease over the last five years).

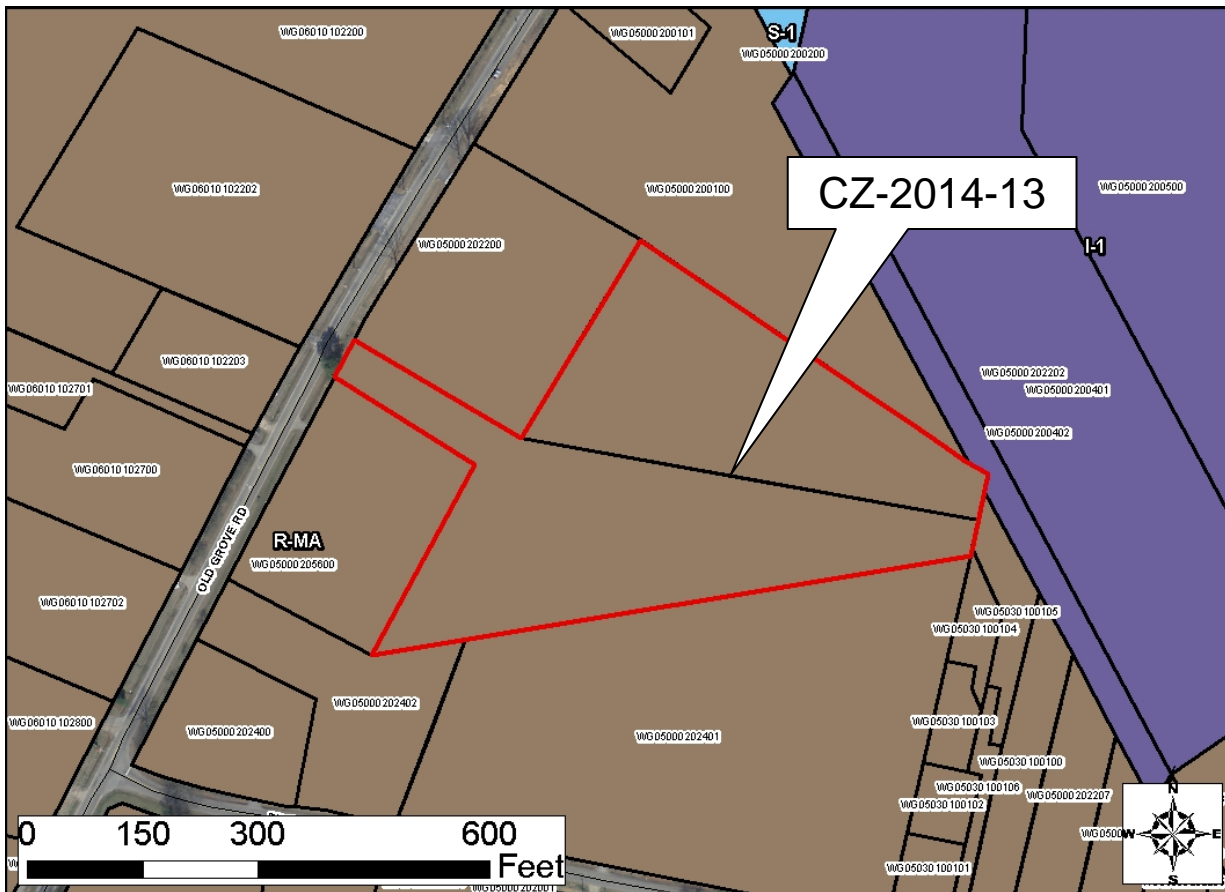
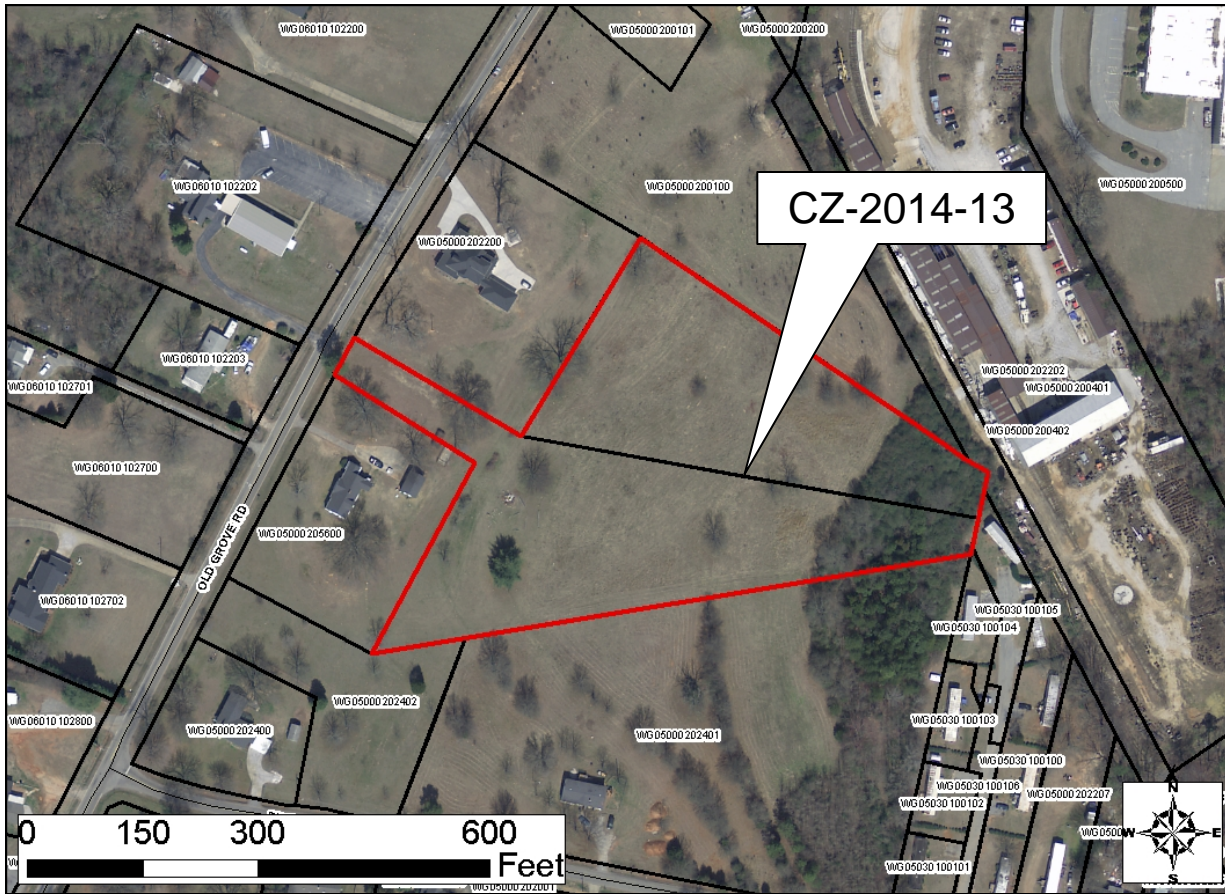
SUMMARY

The subject property is currently zoned R-MA, Multifamily Residential, and the applicant is requesting to rezone to the C-3, Commercial district. The C-3 district was established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public. The C-3 district also allows for single-family and multi-family residential as conditional uses.

CONCLUSION

The subject property is an undeveloped parcel of land located on the east side of Old Grove Road, approximately 1,750 feet south of White Horse Road. The site was the subject of an unsuccessful application in 2010 (CZ-2010-24) to rezone the property to S-1, Services district. The applicant is now requesting to rezone to the C-3 district in order to accommodate a future self-storage facility. It should be noted the applicant recently modified the lot lines of the parcel (and officially recorded such configuration with Real Property Services). The new parcel has only 30 feet of frontage, whereas the former had approximately 350 feet.

The aforementioned purpose and intent of the C-3 zoning district is intended for property with this zoning classification, to be located in “non-residentially zoned areas and along major thoroughfares.” The subject site is situated among other single-family detached dwellings along a minor collector, and thus fails to meet the purpose and intent of the requested zoning district. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. Staff understands that there have been no major changes of an economic, physical, or social nature within the area which have substantially altered the basic character of the area. Therefore, based on all these reasons, staff recommends denial of the application to rezone from the R-MA district to the C-3 district. The Planning Commission recommends denial.



MOTION: By Mr. Payne to deny CZ-2014-13. The motion carried by voice vote with one absent (Dill).

Mr. Johnson presented the following:

DOCKET NUMBER: CZ-2014-7
APPLICANT: Brent Edgerton and Jenny Hawkins
PROPERTY LOCATION: 319 East Warehouse Court
PIN/TMS#(s): P015040100405
EXISTING ZONING: I-1, Industrial
REQUESTED ZONING: S-1, Services
ACREAGE: 0.965
COUNCIL DISTRICT: 20 – Cates
ZONING HISTORY: The parcel was originally zoned I-1 in May of 1970 (Area 1)
EXISTING LAND USE: Industrial

AREA CHARACTERISTICS:

	Zoning	Land Use
North	I-1	Railroad right-of-way (owned by The Atlanta and Charlotte Air Line Railway Company), then farther north is right-of-way for Rutherford Road
South	I-1	Railroad spur (absent of railroad tracks -owned by The Atlanta and Charlotte Air Line Railway Company), then farther south is developed industrial land; still farther south is right-of-way for East Warehouse Ct; still farther south is partially developed property zoned S-1, Services
East	Unzoned	Undeveloped land owned by Greenville County
West	I-1	Railroad right-of-way (owned by The Atlanta and Charlotte Air Line Railway Company); then farther west is right-of-way for Rutherford Road

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District - No sanitary sewer available

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: East Warehouse Ct: 2-lane State-maintained minor arterial

TRAFFIC IMPACT: Traffic generated from the site is expected to remain the same. No traffic count station was found in the immediate area. The closest traffic county was conducted on Rutherford Road in 2012, approximately 2,100 feet northeast of the subject site. The station counted 13,300 average daily traffic trips, representing a 6.4% change (increase) from the previous year, but an overall decrease of 2.2% over the last five (5) years. A different traffic count was conducted on West Warehouse Court in 2012, approximately a mile southwest of the subject site. The station counted 1,250 average daily traffic trips, representing a 13.63% change (increase) from the previous year and a 4.16% increase over the last five (5) years.

SUMMARY

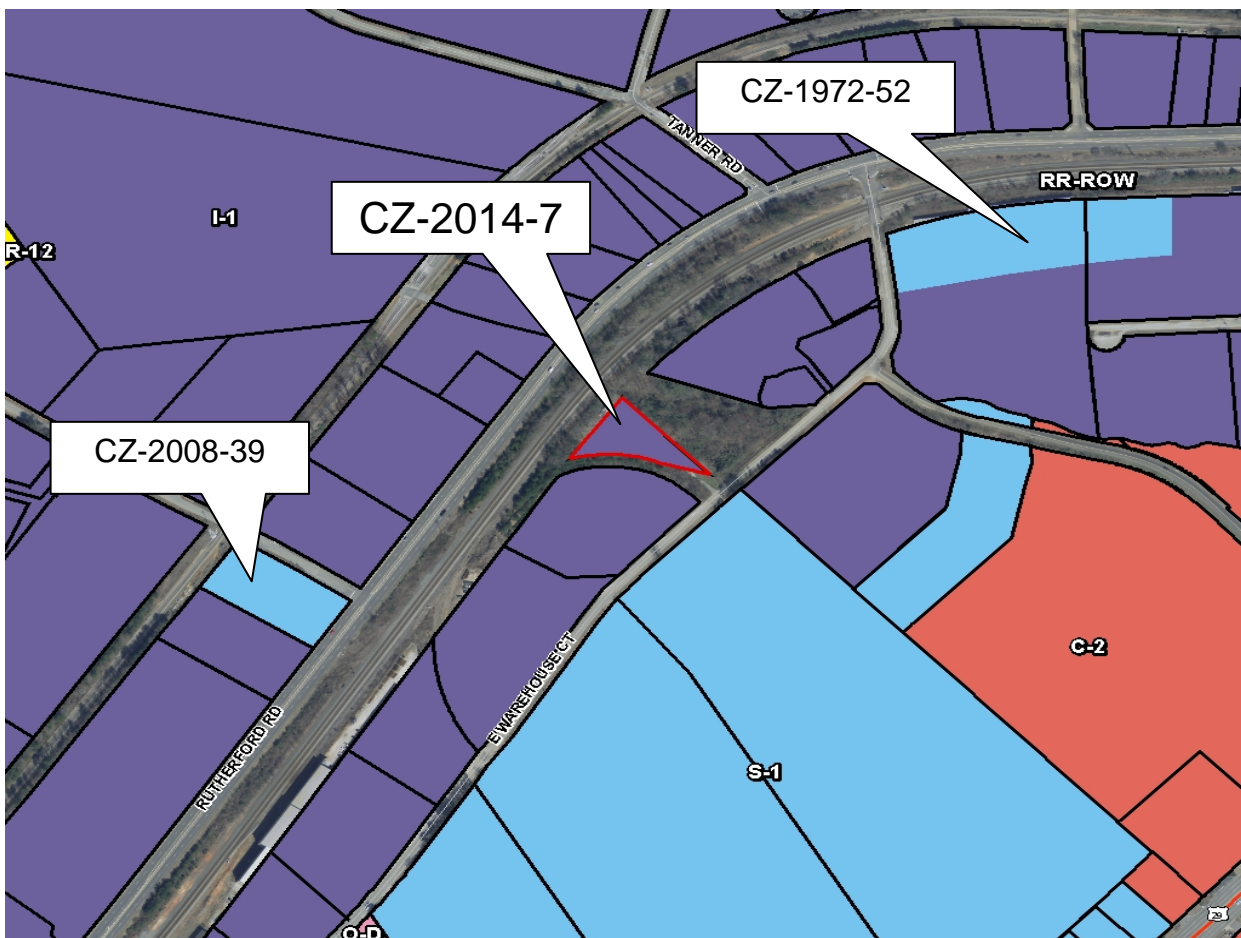
The property is zoned I-1, a district established for manufacturing plants, assembly plants, and warehouses. This request is to rezone to S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing commercial uses that are service related or involve light industry having minimal effect on adjoining properties.

The subject property is a nonconforming parcel located on the west side of East Warehouse Court. The parcel does not have frontage on any right-of-way; however, access to the property has been granted pursuant to a nonexclusive private roadway easement for ingress and egress to East Warehouse Court dated March 21, 1979 (recorded on July 31, 1979).

CONCLUSION

The subject property is located on the west side of East Warehouse Court within a predominately industrial area of the county. The Official Zoning Map shows that an overwhelming majority of the parcels located on the west side of East Warehouse Court are zoned I-1; rezoning from I-1 to S-1 on that side of the roadway would represent a significant deviation.

The subject parcel is nestled between an unfinished railroad spur and existing railroad tracks, both of which are owned by The Atlanta and Charlotte Air Line Railway Company. The undeveloped land directly to the east of the subject site is owned by Greenville County. Staff acknowledges the importance of retaining industrial land uses, particularly in areas along railroad tracks where much planning and investment was made in order for businesses to benefit from the costly infrastructure. In these instances, it is staff's opinion the highest and best use of the property is more accomplished with the industrial zoning classification, more so, than converting to a less intense classification. Therefore, based on these reasons, staff recommends denial of the application to rezone from the I-1 district to the S-1 district. The Planning Commission recommended denial. The Planning and Development Committee returned the item to the Planning Commission on March 10, 2014 for further review. On March 26, 2014 the Planning Commission reviewed the item and decided the subject property was a small parcel and they did not think any type of industrial use would be able to utilize the property and they discussed the S-1, Services zoning as being a transitional zoning and would be more suitable for a service type business.



MOTION: By Councilor Cates to approve CZ-2014-7. The motion carried unanimously by voice vote.

DISCUSSION ON WEDDING CHAPELS AND SPECIAL EVENTS IN RESIDENTIAL AREAS/REQUEST APPROVAL TO INITIATE A PUBLIC HEARING

Eric Johnson addressed the Committee members regarding a text amendment to the Greenville County Zoning Ordinance to allow wedding chapels and special events in residential areas under special exception. He explained the issue stems from a rezoning case in which a request was made to rezone from R-S, Residential Suburban to NC, Neighborhood Commercial. Staff has worked with the Planning Commission to prepare a text amendment to allow wedding chapels/special events in every zoning district except C-2, C-3 and S-1. Staff is requesting to initiate a Public Hearing.

MOTION: By Dr. Taylor to approve going forward with initiating a Public Hearing. The motion carried unanimously by voice vote.

UPDATE ON NEW WASHINGTON HEIGHTS COMMUNITY PLAN/REQUEST APPROVAL TO INIATE A PUBLIC HEARING

Jonathan Hanna addressed the Committee members regarding the New Washington Heights Community Plan. He explained the various projects targeting improving the quality of life and encouraging community pride. A few were neighborhood clean-up efforts, the revitalization of the Happy Hearts Community Center and the establishment of a new community garden complete with a solar powered rain harvesting system. He explained the efforts of partnerships with local and private non-profit entities, Lowe's Heros, the Greenville County Leadership Class, United Way and Keep Greenville County Beautiful. Mr. Hanna briefly explained the community participation in visioning exercises which were done and the production of the Master Plan resulting from community feedback. The entire plan was available on the County Web site and Mr. Hanna was requesting approval to initiate a Public Hearing. He also recognized his co-worker Dan Powell who was instrumental in the projects success and has been ill and unable to attend tonight's presentation.

MOTION: By Councilor Cates to approve going forward with initiating a Public Hearing. The motion carried unanimously by voice vote.

REQUEST AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: By Dr. Taylor to adjourn. The motion carried unanimously by voice vote and the meeting adjourned at 5:48p.m.

Respectfully Submitted,

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