

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
May 19, 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
Fred Payne
Sid Cates
Bob Taylor

COMMITTEE MEMBERS ABSENT:

Lottie Gibson

STAFF PRESENT:

Teresa Barber
Dean Campbell
Lance Estep
Michael Forman
Paula Gucker
Helen Hahn

CALL TO ORDER

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

INVOCATION

Dr. Taylor provided the invocation.

APPROVAL OF THE MINUTES OF THE MARCH 31, 2014 MEETING

MOTION: By Dr. Cates to approve the minutes of the March 31, 2014, meeting as presented. The motion carried unanimously by voice vote with one absent (Gibson).

ZONING DOCKETS

Mr. Forman presented the following:

DOCKET NUMBER: CZ-2014-11

APPLICANT: D. Alan Chastain

PROPERTY LOCATION: 310 Clearview Drive

PIN/TMS#(s): 0593040104500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

ACREAGE: 3.4

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-S in September of 1996 (Area 12)

EXISTING LAND USE: Developed commercial – currently occupied by Moon and Freeman Heating and Air Conditioning

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Right-of-way for Clearview Road; then farther north is cropland
East	R-S	Undeveloped; then farther east is single family house
South	R-R1	Single family house, farm on a large tract of land
West	Unzoned	Right-of-way for Augusta Road; then farther west is a mix of single-family homes, manufactured homes, and commercial uses

WATER AVAILABILITY: Greenville Water System

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

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS:

Augusta Road: 5-lane State-maintained major arterial
Clearview Drive: 2-lane County-maintained residential access road

TRAFFIC IMPACT:

Traffic generated from the site is expected to increase by virtue of a business occupying the building. No traffic count station was found in the immediate area. The closest traffic count was conducted on Old Grove Road in 2012, approximately one mile north-northwest of the subject site. The station counted 100 average daily traffic trips, which represented a 33% increase from the previous year as well as a 33% increase over the previous five (5) years.

SUMMARY:

The subject property is a developed parcel of land located on the southeast corner of Clearview Road and Augusta Road. It has approximately 154 feet of frontage on Augusta Road. The property is currently zoned R-S (Residential Suburban), and this application is requesting to rezone to C-3 (Commercial). The C-3 zoning district is 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 properties adjacent to the north of the subject property are undeveloped or used as farm land. The properties to the east of the subject property contain a mix of undeveloped land and large lot single family residences. The property to the south of the subject property has a single family residence and farm land on a 138+/- acre tract. The properties to the west of the subject property contain a mixture of single-family homes, manufactured homes, and retail uses.

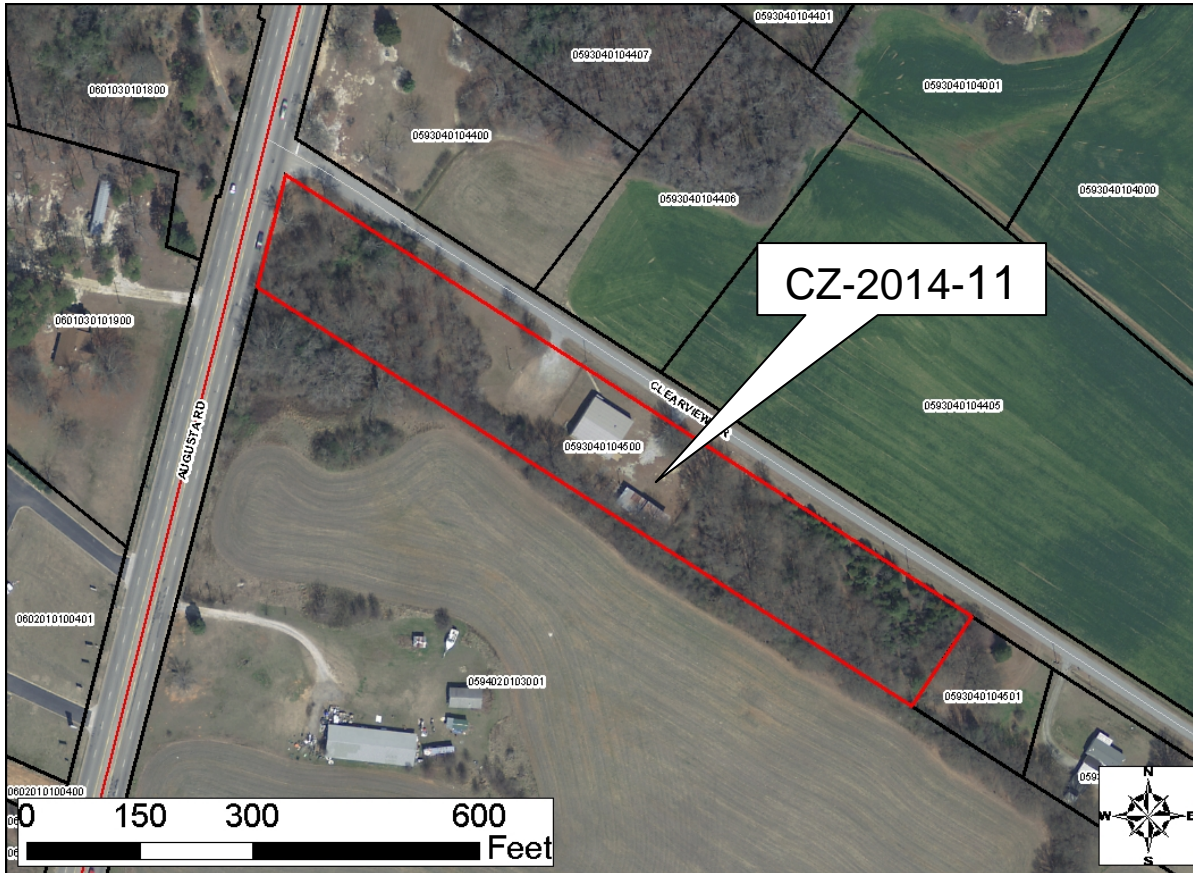
According to the Official Zoning Map, multiple zoning classifications have been assigned to properties within the surrounding area. The properties to the north and east are zoned R-S (Residential Suburban), the property to the south is zoned R-R1 (Rural Residential 1 Acre Minimum), while the properties to the west are unzoned. Further north, within 1000' of the subject property, are properties zoned C-1 (Commercial), C-2 (Commercial), and R-M20 (Multifamily Residential).

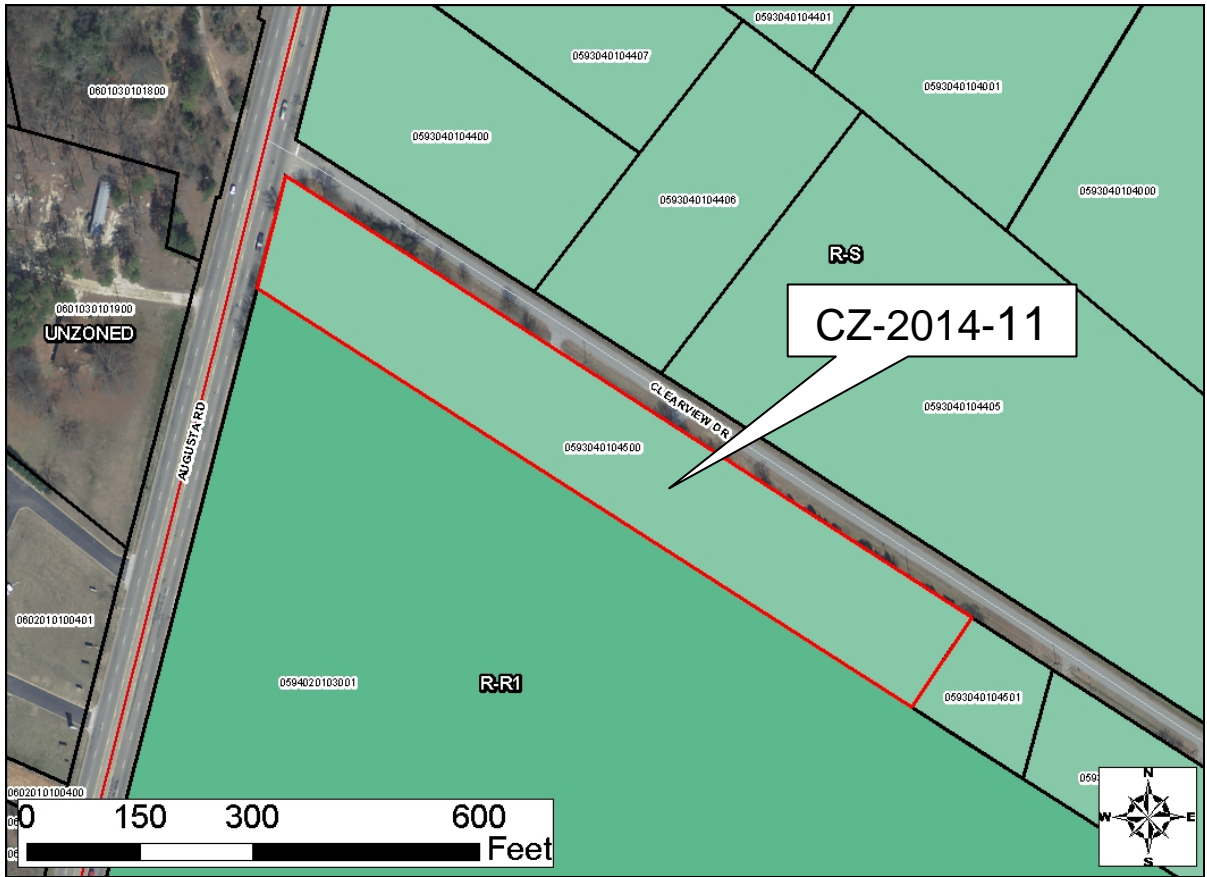
The subject property was in use as an electrical contractor from 1980 until April 2012. In September of 2012, the property was approved by the Board of Zoning Appeals for a Use by Special Exception for the purpose of a Day Care Center. However, the property was never utilized in that capacity. A HVAC contractor occupied the site by October 2013. In early 2014 an application was submitted by the current tenant for a sign permit. An inspection of the property by staff revealed that the current use was non-compliant with the R-S zoning classification. This rezoning application is an attempt by the applicant to bring the property into compliance with its current use.

The Zoning Ordinance does not contain a specific use classification for a HVAC contractor, therefore as per Section 6:1.5 of the Zoning Ordinance the Zoning Administrator shall be authorized to make a similar use interpretation. As such, it is determined that the use labeled "Plumbing Business" is a similar use to that of a HVAC contractor. A Plumbing Business is an allowable use within the C-3 district.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because the site has been in commercial use for many years. Furthermore, multiple commercial uses exist within a short distance from the subject property in two directions. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the C-3 district. The Planning Commission recommended approval.





MOTION: By Mr. Payne to approve CZ-2014-11. The motion carried unanimously by voice with one absent (Gibson).

Mr. Forman presented the following:

DOCKET NUMBER: CZ-2014-14

APPLICANT: John Beeson with Mark III Properties, Inc. for Ellis O. Meredith, Sr., (P.O.A), Ellis O. Meredith, Jr., and Flavelia Morton

PROPERTY LOCATION: Morton Road and McKinney Road

PIN/TMS#(s): 0559030100901 and 0559030100900

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 20.1

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcels were originally zoned R-S in June of 1991 (Area 7)

EXISTING LAND USE: Single-family homes on large tracts of land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	Right-of-way for Morton Road; then farther north is Summer Walk Subdivision
East	R-S	Single family residences
South	R-S	Single family residences on a large tracts of land
West	R-S	Undeveloped land

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: None

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Morton Road: 2-lane County-maintained local road (not considered to be a major road);
McKinney Road: 2-lane County-maintained local road (not considered to be a major road)

TRAFFIC IMPACT: Traffic generated from the site is expected to increase by virtue of developing the site. No traffic count stations were found within a mile radius of the subject property. The closest traffic count was conducted on Scuffletown Road in 2012, approximately 6,000 feet northeast of the subject site. The station counted 8,900 average daily traffic trips, which represented a 4.5% increase from the previous year and 7.8% increase over the last five (5) years.

SUMMARY The property is comprised of two (2) parcels zoned R-S, Residential Suburban. The applicant is requesting to rezone both to R-15, Single-Family Residential. The R-15 district is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The properties across Morton Road to the north of the subject properties have been developed as a subdivision of single-family homes named Summer Walk. The properties to the east as well as across McKinney Road are large single family lots. The properties to the south are large single family lots. The property to the west is undeveloped.

According to the Official Zoning Map, multiple zoning classifications have been assigned to properties within the surrounding area. The properties to the north are zoned R-15 (Residential 15,000 sf minimum). Properties to the east, south, and west are zoned R-S (Residential Suburban).

A portion of the subject property lies within the “AE” FEMA designated flood plain. This flood plain portion bisects the property from northeast to southwest. The AE designation signifies a 1% annual chance of a flood event.

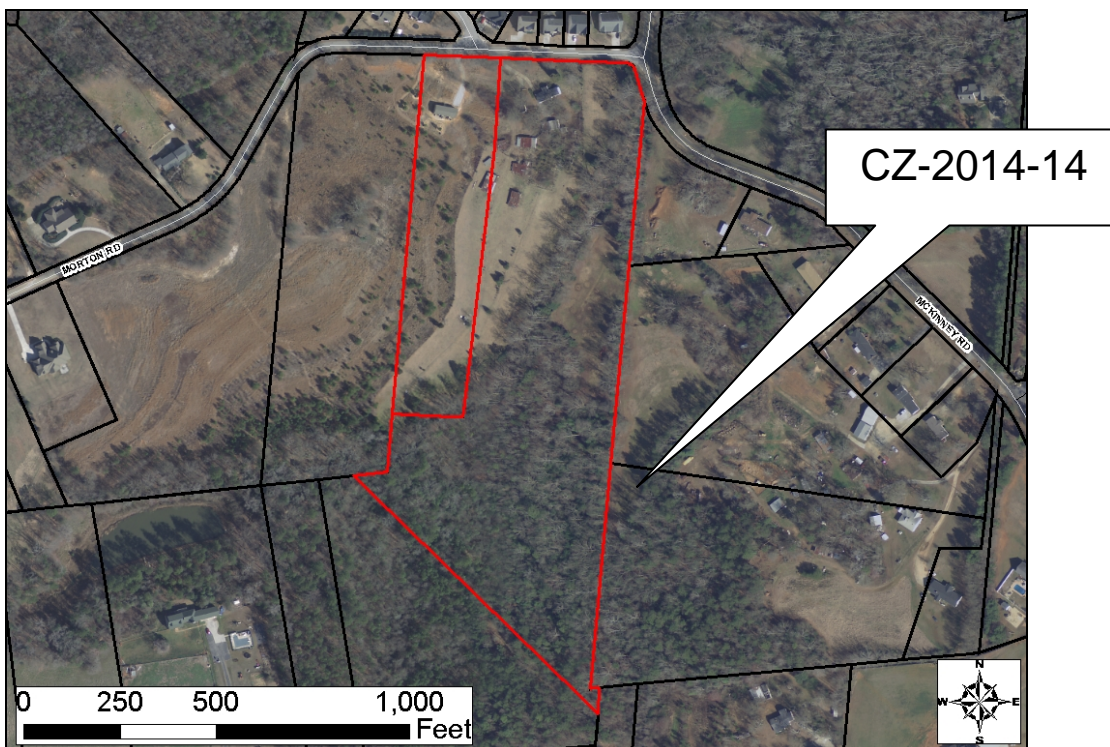
Sewer is available on the northern side of Morton Rd in the Summerwalk subdivision. The properties to be rezoned are not within the Metropolitan Sewer district boundaries and would need to be annexed into the district before Metropolitan could accept any new sewer system for ownership & maintenance.

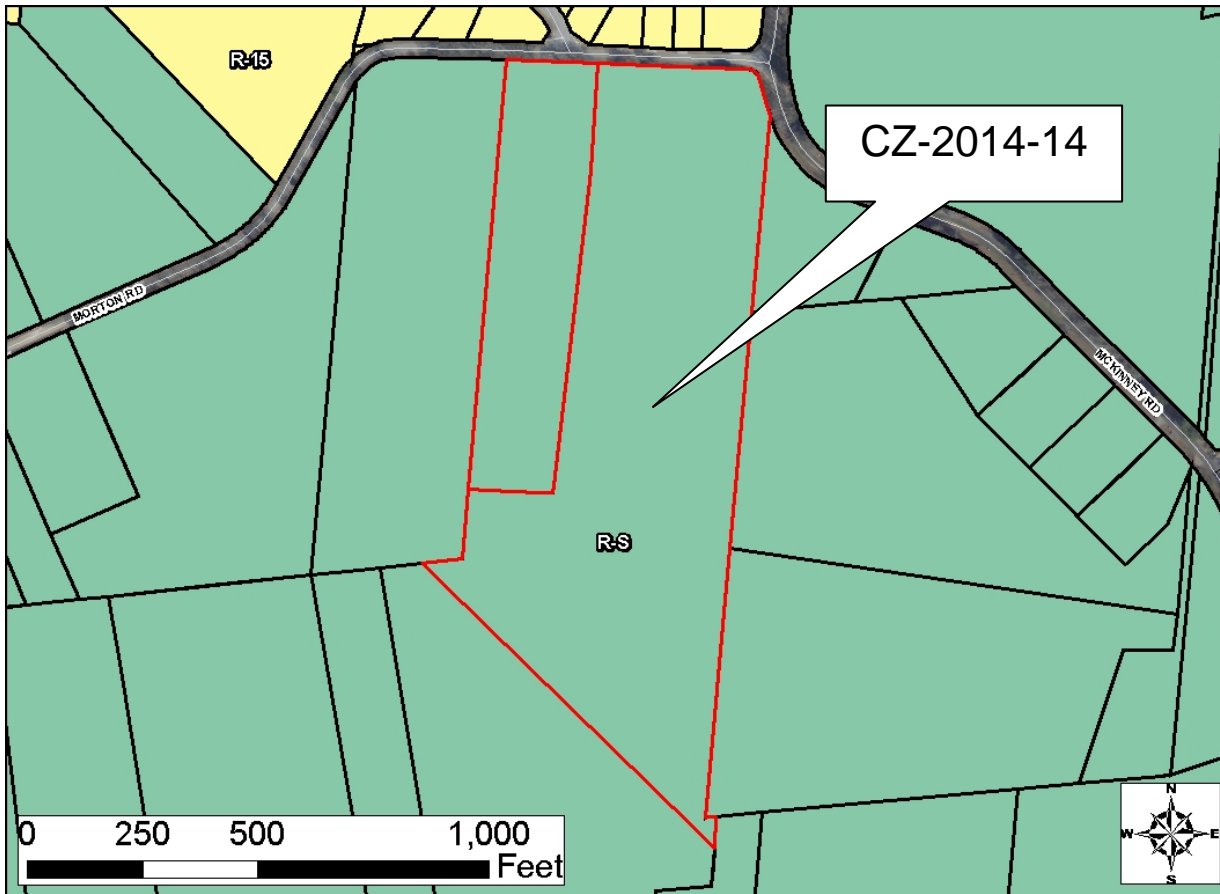
The subject properties are located within the Scuffletown Area Plan, completed in 2006. The properties were identified as ‘Transitional Residential’, with a density range of 2-4 dwelling units (DU) per acre. The Transitional Residential land use classification represents suburban/rural fringe areas that are transitioning or recently developed transitioned from rural land uses to single family residential subdivisions.

As currently zoned R-S, the subject properties yield a maximum of 35 single family lots, or 1.74 DU/acre. With the requested zoning classification of R-15, the subject properties yield a maximum of 58 single family lots, or 2.89 DU/acre. These figures do not take into account potential undevelopable land or the loss of potential developable land due to infrastructure improvements.

CONCLUSION

It is staff’s opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because adjacent properties to the north are already zoned R-15. Furthermore, the subject properties were identified in the Scuffletown Area Plan as capable of supporting 2-4 DU/acre. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the R-15 district. The Planning Commission recommended approval.





MOTION: By Mr. Payne to approve CZ-2014-14. The motion carried unanimously by voice vote with one absent (Gibson).

Mr. Forman presented the following:

DOCKET NUMBER: CZ-2014-16

APPLICANT: Site Design for Culvin Enterprises, LLC, Joe Brookshire, III, and Natalie Brookshire

PROPERTY LOCATION: Locust Hill Road

PIN/TMS#(s): 0632010103300, 0632010103200, and 0632010103301

EXISTING ZONING: NC, Neighborhood Commercial and R-S, Residential Suburban

REQUESTED ZONING: C-1, Commercial

ACREAGE: 5.21

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The parcels were originally zoned R-S in June of 2001 (Area 16)
A portion of TMS 0632010103300 was re-zoned NC in 2006

EXISTING LAND USE: 0632010103300: Single-family house and farm uses
0632010103200: Farm uses
0632010103301: Single family house

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Office uses
East	R-S	Greenville Tech Campus
South	Unzoned	Medical office, Single family houses (2), Vacant
West	C-1	Gas station

WATER AVAILABILITY: Blue Ridge Rural Water System

SEWER AVAILABILITY: None

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Locust Hill Road: 3-lane State-maintained minor arterial;
West Mcelhaney Road: 3-lane State-maintained major collector

TRAFFIC IMPACT: Traffic generated from the site is expected to increase by virtue of developing the site for commercial use. The closest traffic count was conducted on Locust Hill Road in 2012, approximately 800 feet southeast of the subject site. The station counted 15,900 average daily traffic trips, which represented a 1.3% decrease from the previous year and 4.4% decrease over the previous five (5) years.

SUMMARY: The subject properties are comprised of three parcels, two zoned R-S (Residential Suburban), and one split zoned R-S and NC (Neighborhood Commercial). The applicant is requesting to rezone all three properties to C-1 (Commercial). The C-1 District is established to provide commercial establishments for the convenience of local residents.

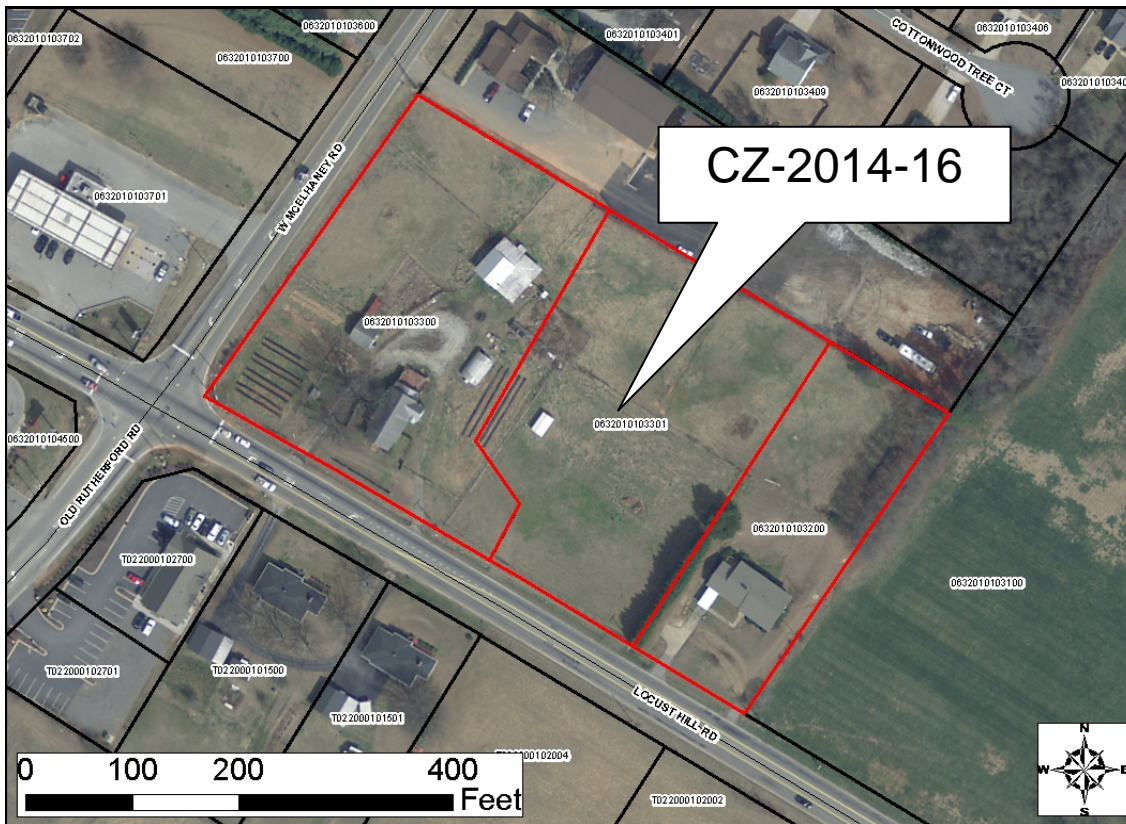
The property to the north of the subject properties is zoned S-1 (Service) and is occupied as office space for multiple tenants. The property to the east of the subject property is zoned R-S, and is occupied by Greenville Technical College. The properties across Locust Hill Road to the south of the subject properties are unzoned, and are occupied by multiple uses, including a medical office and single family houses. The property across West Mcelhaney Road to the west of the subject properties is zoned C-1, and is currently occupied by a Citgo gas station.

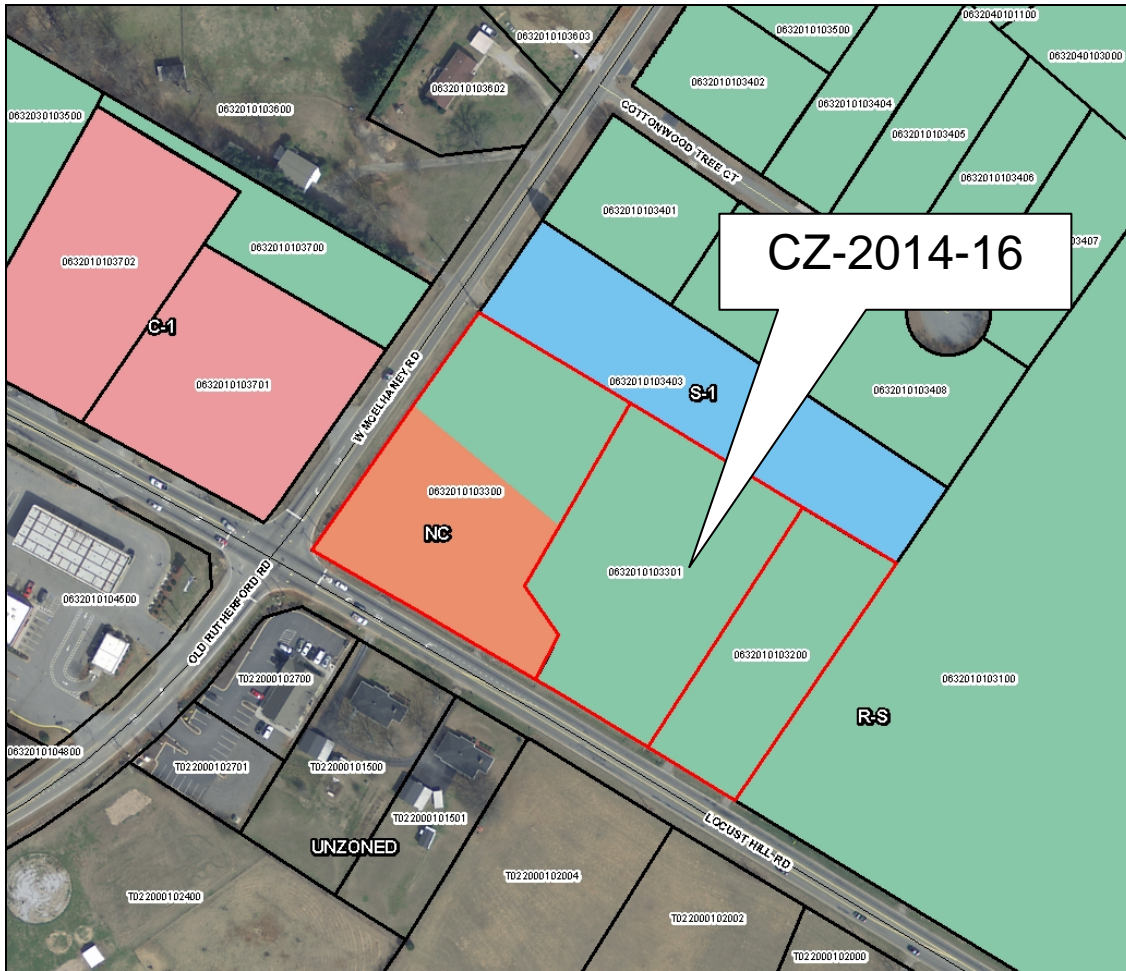
The subject property does not have sewer connection, and is not located within any sewer district boundaries. However, Taylors Fire and Sewer District has a line that runs parallel with the subject properties along the south side of Locust Hill Road.

A portion of TMS 0632010103300 was rezoned from R-S to N-C in 2006. The rezoning request was made by the applicant to allow the property to be used for home school/tutoring, including a 4-H youth program, with space for a greenhouse, classroom, storage space, office and break room. A 1300 square foot country house was to be utilized as a small country store selling produce and furniture.

CONCLUSION:

It is staff's opinion the requested zoning is appropriate for these parcels, as commercial and service uses to the north, south, and west have set a precedent for this area to be developed as a commercial node. Therefore staff recommends approval of the request to rezone these properties from the NC and R-S Districts to the C-1 District. The Planning Commission recommended denial.





The Committee members discussed the Planning Commission’s recommendation of denial and asked staff what was the Commissions reason for denial.

Mr. Forman stated the Planning Commission members felt the NC, Neighborhood Commercial Zoning District was more appropriate for the area.

After further discussion amongst the Committee members the following motion was made:

MOTION: By Mr. Payne to approve CZ-2014-16. The motion carried unanimously by voice vote with one absent (Gibson).

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 5:26p.m.

Respectfully Submitted,

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