

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**June 16, 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  
Lottie Gibson, Vice Chair  
Sid Cates  
Fred Payne  
Bob Taylor

**COMMITTEE MEMBERS ABSENT:**

none

**STAFF PRESENT:**

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

**CALL TO ORDER**

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

**INVOCATION**

Mr. Payne provided the invocation.

**APPROVAL OF THE MINUTES OF THE MAY 19, 2014 MEETING**

**MOTION:** By Dr. Taylor to approve the minutes of the June 2, 2014, meeting as presented. The motion carried unanimously by voice vote with one absent (Dill).

**ZONING DOCKETS**

The Following Zoning Docket was presented to the Planning and Development Committee on June 2, 2014. The Committee approved the request as amended by the applicant to R-M4. The Committee allowed for additional public comment at this meeting.

**DOCKET NUMBER:** CZ-2014-12

**APPLICANT:** John Beeson with Mark III Properties, Inc. for Lewis E. McDonald

**PROPERTY LOCATION:** Woodruff Road and S. Bennetts Bridge Road

**PIN/TMS#(s):** 0548020100400 (portion)

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-M8, Multifamily Residential

**ACREAGE:** 18.90

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned R-S in June of 1991 (Area 7). Since then, two unsuccessful attempts (1996 and 2007) were made to rezone the property.

**EXISTING LAND USE:** Undeveloped residential

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	R-S R-12	Right-of-way for Woodruff Rd; farther north is developed residential
East	R-S	Undeveloped residential
South	R-S S-1	Right-of-way for Dusty Lane; farther south is a mix of partially developed residential and industrial services (fabrication)
West	R-S	Government/institutional; farther west is right-of-way for Woodruff Rd; still farther west is undeveloped residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District

**IMAGINE GREENVILLE PLAN:**

Residential Land Use 2

**ROADS:**

Woodruff Road: 3-lane State-maintained major arterial;  
Dusty Lane: 2-lane County-maintained residential access road;  
and  
S. Bennetts Bridge Road: 3-lane State-maintained major collector

**TRAFFIC IMPACT:**

Traffic generated from the site is expected to increase. The closest and most relevant traffic count was conducted on Woodruff Road in 2012, approximately 1,850 feet west of the intersection of Woodruff Road and S. Bennetts Bridge Road. The station counted 18,500 average daily traffic trips (ADT), which represented a 6.32% change (increase) from the previous year and an overall 14.19% increase over the last five (5) years. Another traffic count was conducted on S. Bennetts Bridge Road, approximately 2,900 feet northeast of the subject site. This station counted 6,300 ADT, which represented a 4.54% decrease from the previous year, but a 14.54% increase over the last five (5) years.

**SUMMARY**

The subject property is currently zoned R-S, Residential Suburban, and the applicant is requesting to rezone to the R-M8, Multifamily Residential district. The R-M8 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. The proposed R-M8 district would provide a maximum density of eight (8) dwelling units per acre. Many of the parcels within the immediate vicinity of the subject property are zoned for single-family homes. It should be noted that the northwest portion of the subject lot is located within the GPATS Setback Area.

**CONCLUSION**

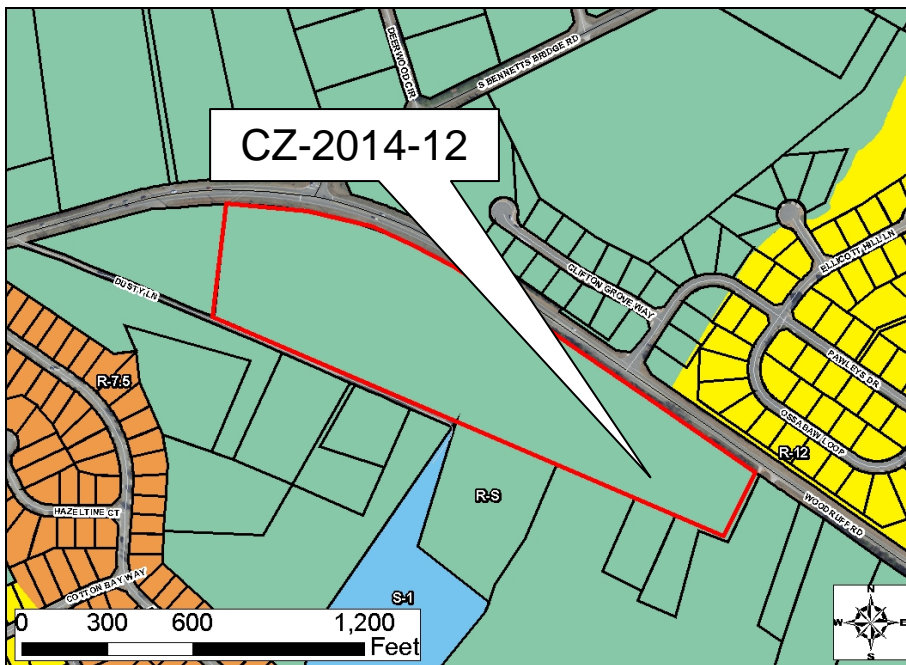
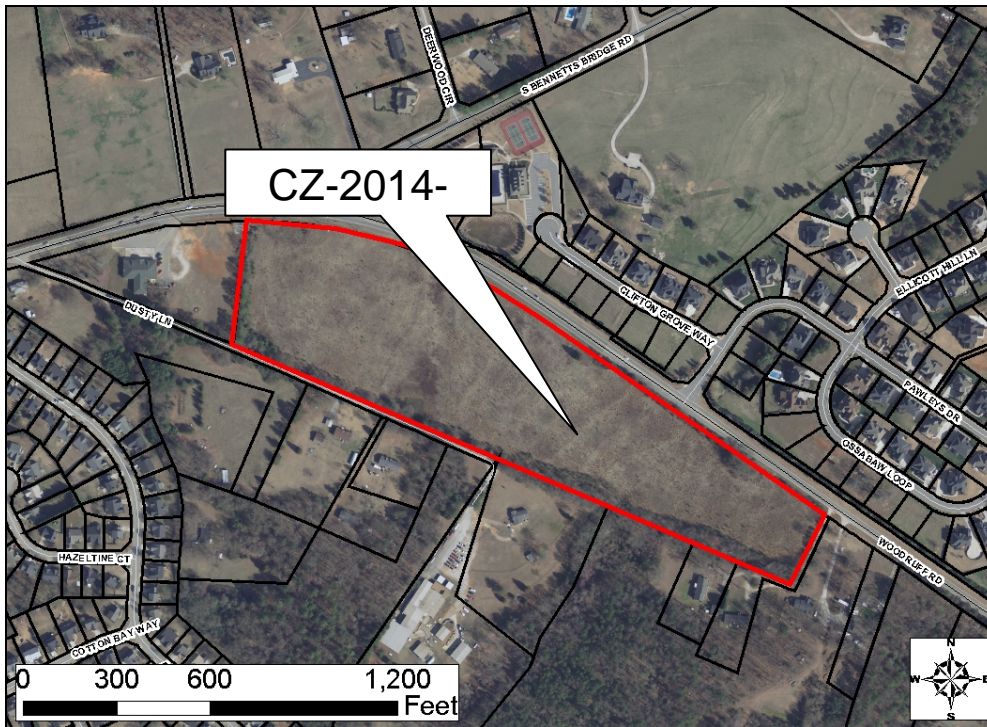
The subject property is comprised of two (2) separate lots (37+ acres), a northern lot and a southern lot, both of which are separated from each other by approximately 350 feet. The southern lot, which is nearly 19 acres, has frontage on Woodruff Road and Dusty Lane, while the northern lot fronts on S. Bennetts Bridge Road. The applicant is requesting to rezone the southern lot to R-M8 and retain the current zoning for the northern lot.

In 1996, an application was submitted to rezone 110 acres along Woodruff Road and S. Bennetts Bridge Road. This application (CZ-96-120) included the southern lot, proposing to rezone it from R-S to R-M1, Mixed Residential zoning – now an obsolete district. The rezoning application was approved by County Council, but amended to exclude the southern lot and its accompanying R-M1 zoning.

In 2007, another unsuccessful attempt was made to rezone the subject lot (CZ-2007-57 – The Village at Clear Spring). This application requested PD, Planned Development district, in order to accommodate a mixed use project consisting of office, retail, and residential uses on the southern lot. However, it too was denied.

In 2008, the East Woodruff Road Area Plan was adopted, which recommended a residential density of 2-4 units per acre for the southern lot. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. With this application, the proposed density (up to 8 dwelling units per acre) would conflict with maximum allowable density recommended in the aforementioned East Woodruff Road Area Plan. Therefore, staff recommends denial of this application to rezone from the R-S district to the R-M8 district. The Planning Commission recommended denial.

Mr. Forman informed the Committee members of a letter received by staff from the applicant with a request to amend the application from the requested RM-6 to RM-4 zoning classification.



CZ-2014-12 was approved as amended on June 6, 2014.

The following appeared to provide additional public comment.

Steve Burry, 303 Pawleys Drive, Simpsonville, SC appeared in opposition to the proposed.

Mr. Bruce Aughtry, 3 Faversham Circle, Greenville, SC appeared in favor of the proposed.

Ms. Melissa Tombero, 628 Pawleys Drive, Simpsonville, SC appeared in opposition to the proposed.

Frank Schemitsch, 208 Winterbrook, Simpsonville, SC appeared in opposition to the proposed.

Vice Chairman Gibson requested all in attendance in favor of the proposed to stand. Four citizens stood up in favor of the proposed.

There were 19 citizens who stood up in opposition of the proposed.

The following Zoning Docket was held at the June 2, 2014 Committee meeting.

**DOCKET NUMBER:** CZ-2014-23

**APPLICANT:** Gregory Heintz for Pedro Mateo

**PROPERTY LOCATION:** 1325 Brushy Creek Road, Taylors, SC 29687

**PIN/TMS#(s):** 0538040101200

**EXISTING ZONING:** POD, Planned Office District

**REQUESTED ZONING:** O-D (Office District) (1.17 acres), and  
R-15 (Single-Family Residential 15,000) (0.52 acres)

**ACREAGE:** 1.67

**COUNCIL DISTRICT:** 20 - Cates

**ZONING HISTORY:** Parcel was zoned R-15 in May 1970 as part of Area 1  
Parcel was rezoned to POD in September 2013 (CZ-2013-27)

**EXISTING LAND USE:** Vacant church

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	Gray Fox Run subdivision
East	R-15	Single-family residence
South	R-15	Institutional use (Eastside High School)
West	R-15	Single-family residence

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Taylors Sewer District

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2

**ROADS:** Brushy Creek Road: Three lane State-maintained minor arterial

**TRAFFIC IMPACT:** Traffic generated from the site would vary due to the variety of office uses and sizes permitted in the OD. A traffic count station was conducted on Brushy Creek Road in 2012, approximately 150 feet southeast of the subject site. The station counted 9,400 average daily traffic trips, which represented a 15% decrease from the traffic count generated in 2011, and a 4% decrease from the traffic count generated in 2007.

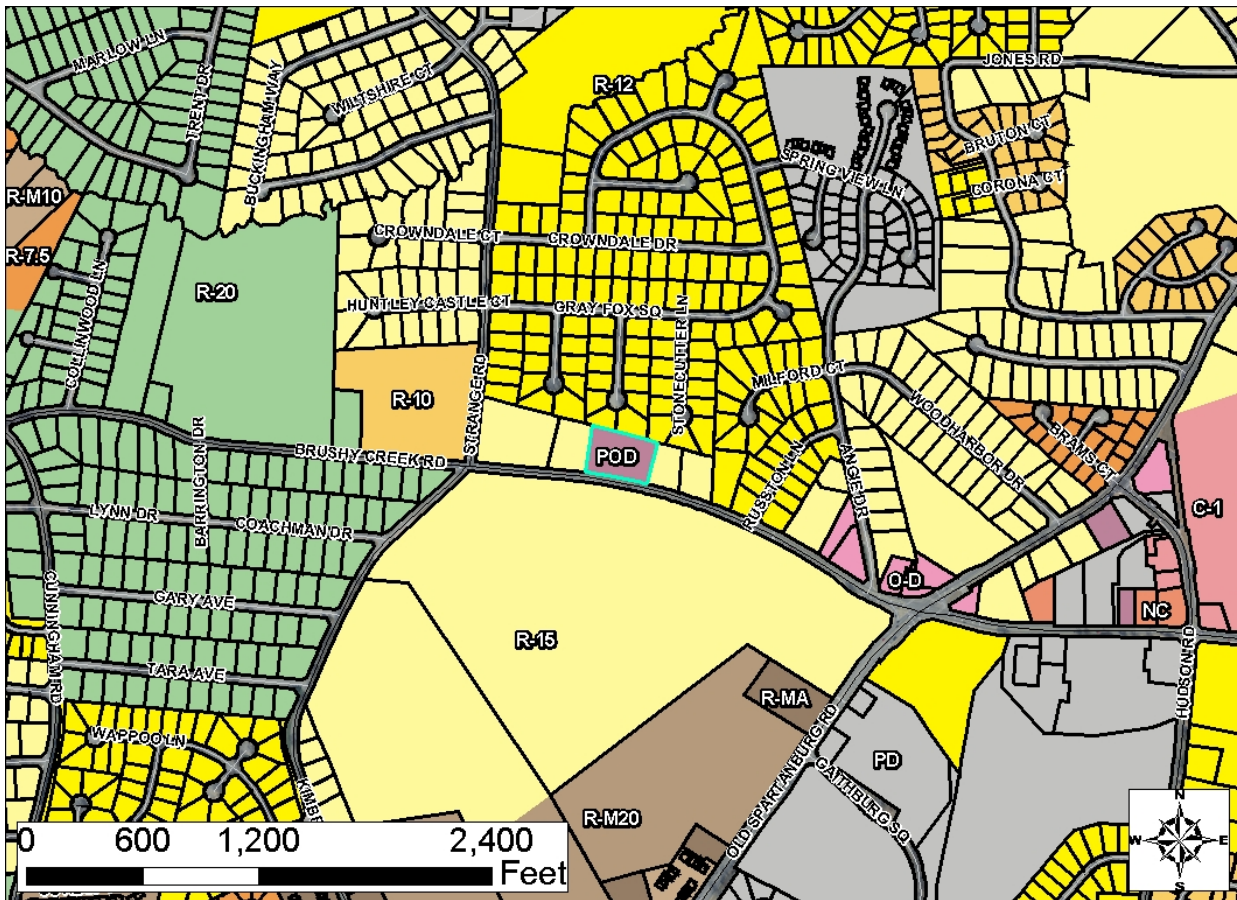
**SUMMARY:** The subject parcel is currently zoned POD (Planned Office Development). The request is for the western 1.17 acres to be rezoned to OD (Office Development) and the eastern 0.52 acres to be rezoned to R-15 (Residential). The purpose of the OD District is to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities. The purpose of the R-15 District is for parcels with a minimum square footage of 15,000 (0.34 acres) 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 applicant has stated his intent to subdivide the property into the two parcels described above. The intent of the applicant is to revert the eastern 0.52 acres to that of its former use as a church. A church is an allowable Use by Special Exception in the R-15 District. The intent of the applicant is for office use on the western 1.17 acres.

This entire 1.67 acre site was rezoned in 2013 from R-15 to POD (CZ-2013-27). The intent of the site at the time of rezoning was to allow for the retro-fit of an existing church for use as an insurance office, with the remainder of the site to remain undeveloped.

**CONCLUSION:** It is staff's opinion that the requested OD (Office District), permits uses incompatible with the adjacent single-family residences. Staff understands that the current zoning classification of POD (Planned Office Development) would allow for similar uses to the OD District, but with stricter site plan review requirements before final development may commence. This additional review would ensure any proposed development is compatible with existing surrounding development. It is also staff's opinion that the requested R-15 (Residential) zoning for use as a church is appropriate for the eastern 0.52 acres of this parcel.

Therefore, based on these reasons, staff recommends denial of this portion of the application to rezone 1.17 parcel from the POD district to the O-D district, and approval of this portion of the application to rezone 0.52 parcel from the POD district to the R-15 district. The Planning Commission discussed the item, noting the property had recently been rezoned to POD in 2013. Additionally, it was noted at the Public Hearing that there is an ongoing dispute between the applicant, the current owner of the property and a potential purchaser of the property. The Commission forwarded the docket to the P and D Committee with no recommendation.



Dr. Cates stated he had spoke with the property owner, with the individual who is the State Farm Agent who would like to build at the location and Dr. Cates recommended the rezoning request be denied. He stated the current zoning would allow the church and the building of a location for the State Farm Agent.

**MOTION:** By Dr. Cates to deny CZ-2014-23. The motion carried unanimously by voice vote.

### **REQUEST AND MOTIONS**

Chairman Dill requested Dr. Taylor read into the record the following:

Dr. Taylor read : “Titled East Woodruff Road Area Plan, Section 3.6 Recommendations. The next to last recommendation is: Amend the County Zoning Ordinance to allow more flexibility in an effort to promote a mixture of housing types including both single family attached and detached.” “Encourage and facilitate the dedication of open spaces in the open space subdivision.”

Dr. Cates asked if there were any staff member could say if a high end townhome would decrease the value of the same price range single family home which were close by?

Mr. Forman stated he did not have the information, nor did he know of a staff member that could provide the information.

Chairman Dill suggested contacting Debbi Atkins. He felt she could provide Dr. Cates an answer.

### **ADJOURNMENT**

**MOTION:** By Dr. Cates to adjourn. The motion carried unanimously by voice vote and the meeting adjourned at 5:39 p.m.

Respectfully Submitted,

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