

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**April 6, 2015**  
**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  
Willis Meadows

**COMMITTEE MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Teresa Barber  
Dean Campbell  
Paula Gucker  
Helen Hahn  
Teresa Kinney  
Kristopher Kurjiaka  
Scott Park  
Suzanne Terry  
Eric Vinson  
Jeff Wile

**CALL TO ORDER**

Chairman Dill called the meeting to order at 5:00 p.m.

**INVOCATION**

Mr. Meadows provided the invocation.

**APPROVAL OF THE MINUTES OF THE MARCH 16, 2015 MEETING**

**MOTION:** BY Mr. Payne to approve the minutes of the March 16, 2015 Committee meeting as presented. The motion carried unanimously by voice vote.

**ZONING DOCKETS**

Mr. Park presented the following Zoning Docket:

**DOCKET NUMBER:** CZ-2015-17

**APPLICANT:** Ramon Jose Guerra

**PROPERTY LOCATION:** 113 Hunts Bridge Road

**PIN/TMS#(s):** B007000101900

**EXISTING ZONING:** O-D, Office District

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 1.7 acres

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned to O-D (Office District) in April 1972. An unsuccessful rezoning case, CZ-2007-62, requested C-1 (Commercial).

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1,R-10	Single Family Residential , Pick-Flick, Video, Offices
East	C-2	Abandoned Winn Dixie, Kmart
South	O-D	Community Baseball Field , School Building
West	R-M20	Residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Berea Public Service District

**FUTURE LAND USE:** The Imagine Greenville Future Land Use Map shows the site within a *Residential Land Use 3 Community* designation with an ideal residential land use of six (6) or more units per acre. These areas typically do not include large amounts of nonresidential uses. In addition, this property is within the boundary of the Northwest Area Plan, which was mainly focused on codes enforcement, roadways, and branding.

**ROADS:** Hunts Bridge Road: 5-lane Urban Minor Arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Hunts Bridge Road SR104	<i>3960' N</i>	<i>6,700</i>	<i>6,000</i>	<i>5,600</i>
			(-10.4%)	(-16.4%)

**SUMMARY:**

The subject property is a 1.7 acre parcel of land located on Hunts Bridge Road north of the intersection with Sulphur Springs Road. The property has approximately 140.5 feet of road frontage on Hunts Bridge Road. This property abuts the Old Berea School, a concurrent rezoning request, CZ-2015-21, from O-D (Office-District) to C-1 (Commercial).

The O-D, Office Development district was established to provide for office uses including but not limited to accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

The C-1, Commercial 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 proposed use listed on the application is Auto Mechanic/Sales

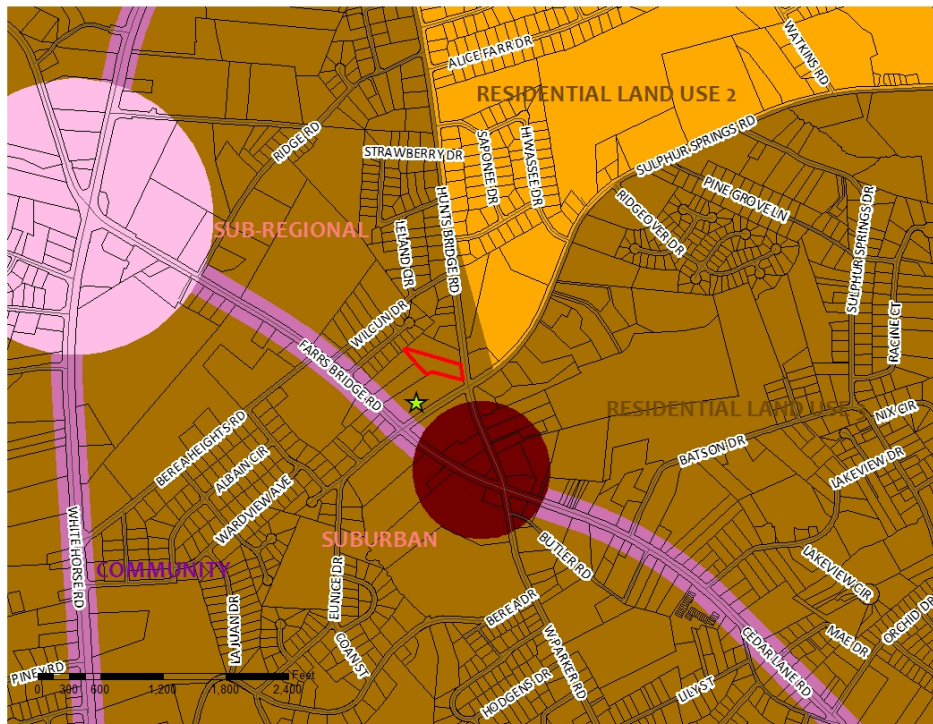
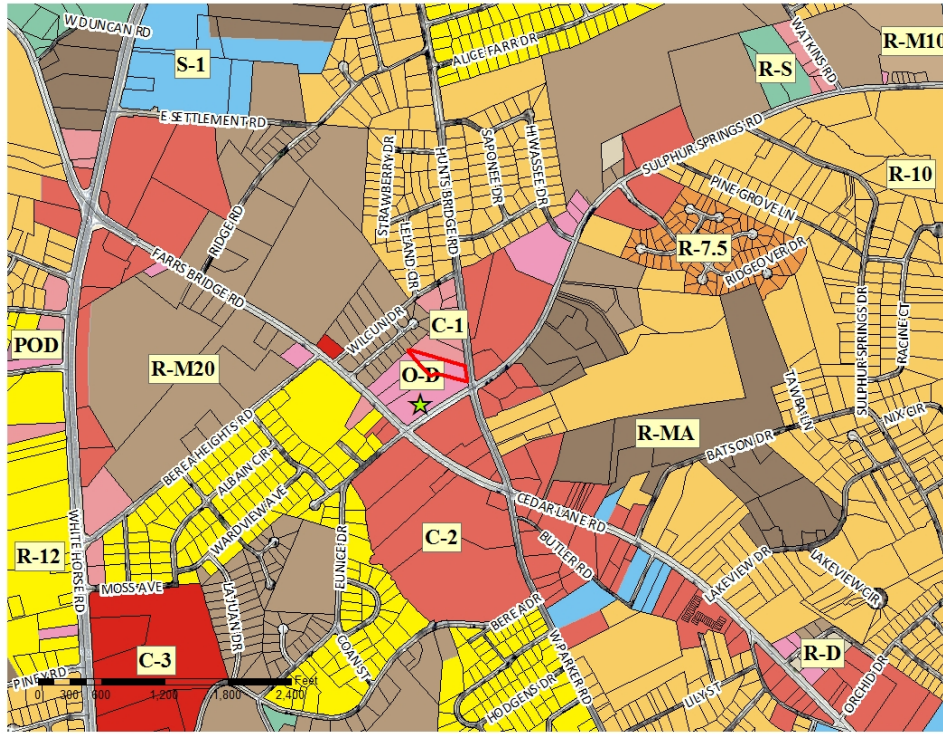
**CONCLUSION:**

It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The subject is located outside of and already serviced by the *Suburban Center* designated at the intersection of Highway 183 and Hunts Bridge Road. Significant vacant commercial property already exists within the Center as well as within close proximity to the subject site. While much of the surrounding properties are commercially zoned, the actual uses include single family residential and vacant commercial and public buildings. In addition, the C-3 commercial zoning designation is too intense for this area. Based on these reasons, staff recommends denial of the application to rezone the subject property from O-D, Office District, to C-3, Commercial. The Planning Commission recommends denial.



Please note, the star represents the location of a concurrent rezoning, CZ-2015-21.





**MOTION:** BY Mr. Meadows to deny CZ-2015-17. The motion carried unanimously by voice vote.

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-18

**APPLICANT:** Greenville County Council

**STAFF REPORT:** The Greenville County Zoning Ordinance “Section 11:9 Provisions for Uses by Special Exception – Temporary Accessory Dwelling” requires that upon permit by the Board of Zoning Appeals of a temporary accessory dwelling, the applicant will need to provide evidence that their permit is still valid and necessary. The Board is currently charged with the duty of granting annual extensions to the one year permit.

The Greenville County Board of Zoning Appeals believes that the initial conditions for approval of a temporary accessory dwelling on a property provides sufficient guidance to Staff for issuance of extensions to the permit. The Board has consulted with Staff and Staff has concurred that they have the capacity to review applications to extend the time limits for a permit of a temporary accessory dwelling.

The proposed amendment to the Zoning Ordinance text would allow Zoning Administration staff, pursuant to the conditions set forth in Section 11:9, to allow an extension for use of a temporary accessory dwelling. This would continue to be reviewed on an annual basis and a status report for each case would be made to the Board of Zoning Appeals. Overall, this change would require similar time dedication for Staff, but would reduce the case load on the Board and would make the process less onerous for the applicant. The Planning Commission recommends approval.

## SECTION 11:9 – Temporary Accessory Dwelling

### Current Paragraph 2:

The Board of Zoning Appeals may authorize issuance of a permit for a temporary accessory residential use for a period not to exceed one year. At the end of that year and each subsequent year thereafter, the Board may, after a complete review of the request, grant an extension of the permit for a period not to exceed one year. The review procedure shall be the same as the original application procedure. It shall be the responsibility of the Zoning Administrator to present to the Board after each one-year period a status report of the conditions and to notify the applicant of the review.

### Proposal:

The Board of Zoning Appeals may authorize issuance of a permit for use of a temporary accessory dwelling for a period not to exceed one year. At the end of that year and each subsequent year thereafter, the [Zoning Administrator](#) may, after a complete review of the request, [authorize an extension of the permit as initially granted by the Board](#), for a period not to exceed one year. The review procedure shall be [conducted annually to ensure compliance with the ruling by the Board including the requirements outlined in Section 11:9 A-L](#). It shall be the responsibility of the Zoning Administrator to [notify the applicant of the annual review and to present a status report to the Board after each review](#).

**MOTION:** By Dr. Cates to approve CZ-2015—18. The motion carried unanimously by voice vote.

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-19

**APPLICANT:** Andrew Ratchford for The Generous Garden Project

**PROPERTY LOCATION:** 123 Hawkins Street

**PIN/TMS#(s):** 0111001100100

**EXISTING ZONING:** R-7.5, Single-Family Residential

**REQUESTED ZONING:** R-20A, Single-Family Residential

**ACREAGE:** 0.85

**COUNCIL DISTRICT:** 23 - Norris

**ZONING HISTORY:** The property was originally zoned O-D (Office District) as part of Area 4A in June 1973.

**EXISTING LAND USE:** Vacant Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	R-7.5, R-MA	Single-Family Residential
South	R-7.5, R-MA	Single-Family Residential
West	R-7.5	Hollis Academy Elementary School, YMCA

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Sewer is available

**FUTURE LAND USE:** The parcel is located within the Judson Community Plan designated for single-family residential and potential infill housing. Further, the plan calls for potential community gardens in the neighborhood, with this location designated as one of the several areas to include that capacity.

**DENSITY:**

Zoning	R-7.5	R-20A
Allowable Units	5.8 per acre	2.2 per acre
Density	20,000 sq ft	7,500 sq ft



**ROADS:** Hawkins Street: Two-lane State-maintained minor arterial.

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2010	2011	2012
Goodrich Street	855' S	900	800	750
5 year average (-31.81%)			-11.2%	-16.6%

**SUMMARY:**

The subject property is 0.85 acres with 187 feet of road frontage on Hawkins Street. The parcel is currently developed as a community garden but its past use was the laundry for Judson Mill. The proposed use is to maintain as a community garden with the construction of a hoop house.

The subject parcel is currently zoned R-7.5 (Single-Family Residential); this application is requesting to rezone to R-20A (Single-Family Residential). The R-20A residential district includes areas which the principal use of land is 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 district.

The purpose of the R-20A district is to allow livestock, non-commercial nurseries and greenhouses, riding academies and stables in a residential district. All other uses permitted, exceptions, and conditional uses for the R-20A district shall conform to the uses permitted, exceptions, and conditional uses for the R-20 district. Space or shelter shall be provided where livestock is kept or fed in an R-20A district, and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad or watercourse at least 100 feet in width.

The applicant stated on the application intended use is for a community garden with construction of a hoop house.

**CONCLUSION:**

It is staff's opinion the requested zoning for this parcel would have minimal impact on nearby properties. The Judson Community Plan specifically recommends a neighborhood garden in this vicinity. The lot requirement would be sufficient for a community garden and R-20A residential. However, the lot size and setback requirements would be insufficient to support a livestock shelter (barns) yet can support greenhouses with minimal impact on adjacent properties. Staff further recommends a review of community garden uses and standards as an asset to the adjacent community by limiting potential commercial interests which would be inconsistent with the community. Staff recommends approval of the application to rezone the subject property from R-7.5, Residential, to R-20A, Residential-Agriculture. The Planning Commission recommends approval.





Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-20

**APPLICANT:** Craig Galloway

**PROPERTY LOCATION:** 1201 N. Franklin Road

**PIN/TMS#(s):** 0162000205400

**EXISTING ZONING:** R-M20, Multi-Family Residential

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 0.388

**COUNCIL DISTRICT:** 19-Meadows

**ZONING HISTORY:** The parcel was originally zoned R-M20, Multi-Family Residential as part of Area 3 in April 1972. Rezoning of the adjacent property to the west, CZ-2001-26, was approved from C-1 to C-3. An unsuccessful rezoning application, CZ-2006-28, requested C-3 for the adjacent property to the east.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-MA, R-M20	Single Family and Multi-Family Residential
East	R-M20	Single Family Residential
South	R-M20	Vacant
West	C-3, C-2	Coin Laundry, Gas Station

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer District

**FUTURE LAND USE:** The Imagine Greenville Future Land Use map shows the site within a *Residential Land Use 3 Community* designation with an ideal residential land use of six (6) or more units per acre. These areas typically do not include large amounts of nonresidential uses. In addition, this property is within the boundary of the Northwest Area Plan, which was mainly focused on codes enforcement, roadways, and branding.

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Sulphur Springs Road	3,200' W	12,100	10,900 -11.0%	10,500 -13.2%
Old Buncombe Road	2,200' SE	6,500	6,400 -1.5%	6,400 -1.5%

**SUMMARY:**

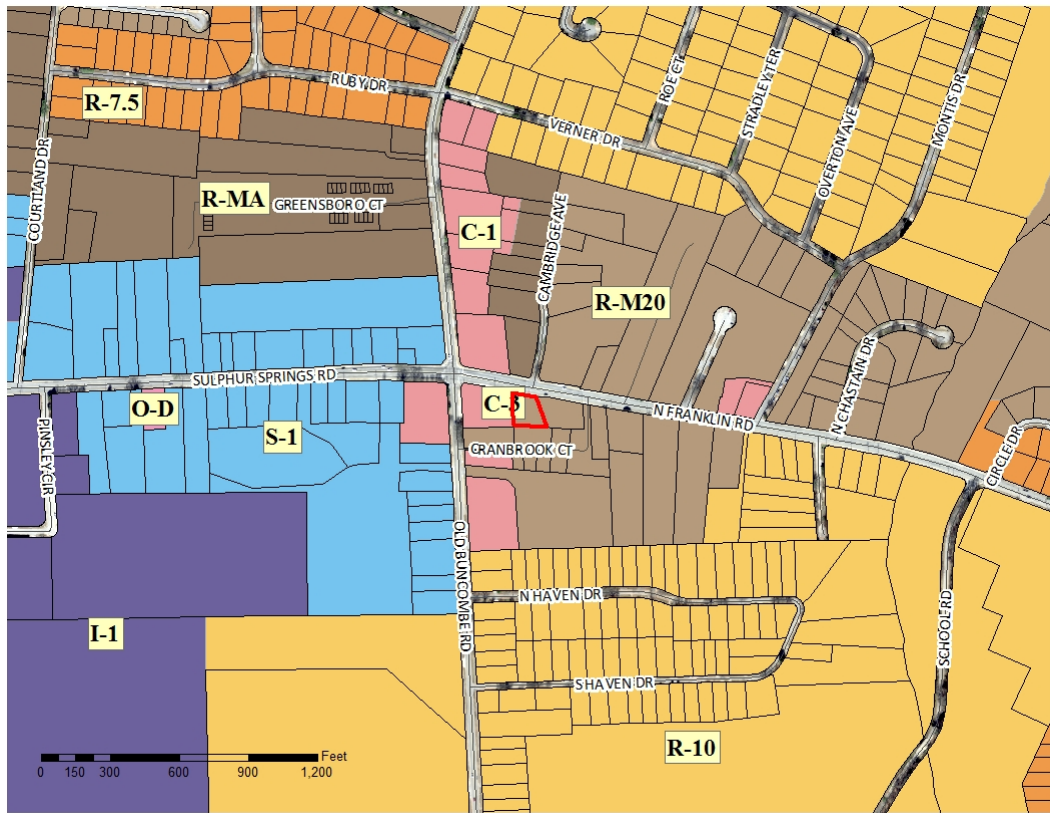
The subject property is a vacant 0.38 acre parcel of land. The parcel is located on N. Franklin Road near the intersection of Old Buncombe Road and has approximately 100 feet of road frontage on N. Franklin Road.

The proposed use is for additional parking spaces to service the adjacent coin laundry.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The subject is located near a commercialized intersection; however, the expansion of the commercial designation into the surrounding residential neighborhoods is not supported by the Imagine Greenville Future Land Use map. While the adjacent property is commercial, the C-3 zoning request is too intense for this area. Based on these reasons, staff recommends denial of the application to rezone the subject property from R-M20, Multi-Family Residential, to C-3, Commercial. The Planning Commission recommends denial.







**MOTION:** By Dr. Cates to deny CZ-2015-20. The motion carried unanimously by voice vote.

Mr. Park presented the following:

- DOCKET NUMBER:** CZ-2015-21
- APPLICANT:** Dave Davis for Greenville County School District
- PROPERTY LOCATION:** 104 Farris Bridge Road
- PIN/TMS#(s):** B007000100100
- EXISTING ZONING:** O-D, Office District
- REQUESTED ZONING:** C-1, Commercial
- ACREAGE:** 3.96
- COUNCIL DISTRICT:** 19 - Meadows
- ZONING HISTORY:** The parcel was originally zoned C-2, Commercial, in April 1972 as part of Area 3.
- EXISTING LAND USE:** Vacant school complex

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North, West	O-D	Vacant
East	C-2	Vacant Residential, Automotive Repair, Berea Plaza
South	C-2	Bank, Tire Store

**WATER AVAILABILITY:**

Greenville Water System

**SEWER AVAILABILITY:**

Parker Sewer District

**FUTURE LAND USE:**

The Imagine Greenville Future Land Use Map shows the site within a *Community Corridor* (Farrs Bridge Road) which prescribes a near-balance of residential and non-residential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

In addition, the Imagine Greenville Future Land Use Map shows the site within *Residential Land Use 3* which prescribes an ideal residential density of 6 or more units per acre. Furthermore, this property is within the boundary of the Northwest Area Plan, which was mainly focused on codes enforcement, roadways, and branding.

**ROADS:**

Farrs Bridge Road: Urban Minor Arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
Farrs Bridge Road	1400' NW	12,900	13,100 +1.5%	13,000 +0.77%

**SUMMARY:**

The subject property is a 3.96 acre parcel which served as the Berea School in the past. The site is located at the northwest corner of the intersection of Farrs Bridge Road with 277.5 feet of frontage and Sulphur Springs Road with 697.1 feet of frontage.

The subject parcel is currently zoned O-D, Office District, and this application requests to rezone the subject site to C-1, Commercial. The O-D, district is established to provide for office uses including the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities. The requested zoning C-1, Commercial, is established to provide commercial establishments for the convenience of local residents.

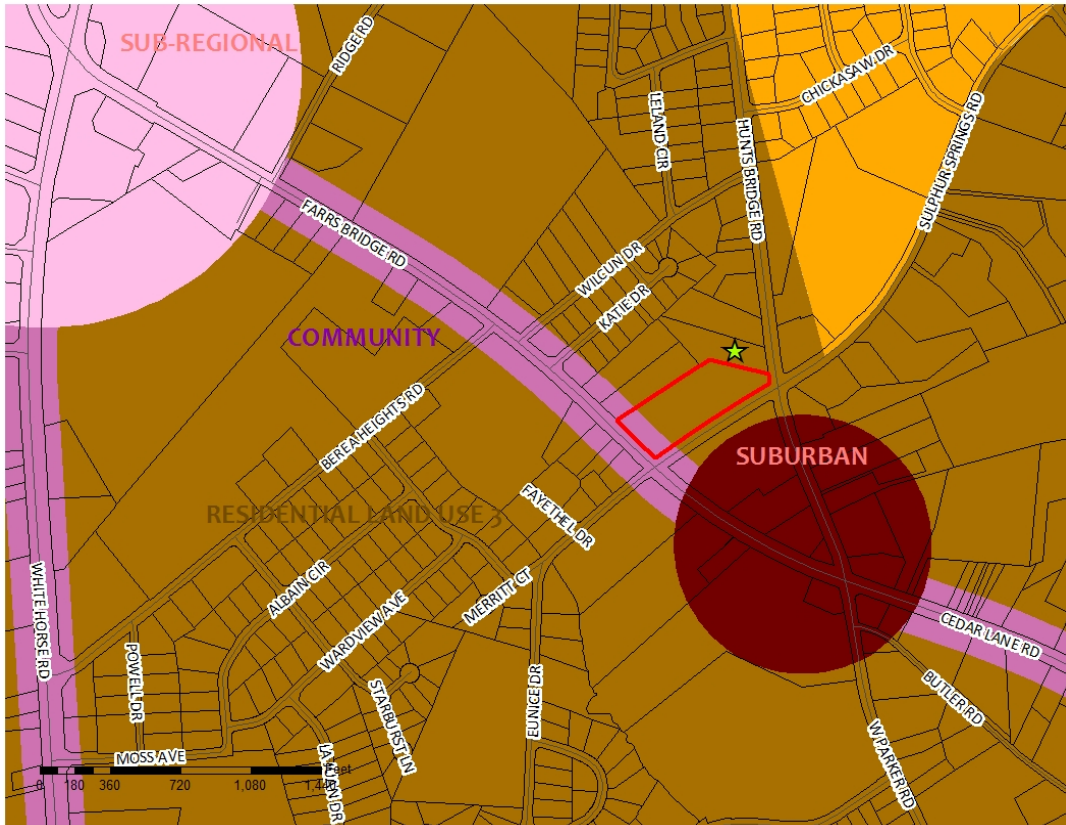
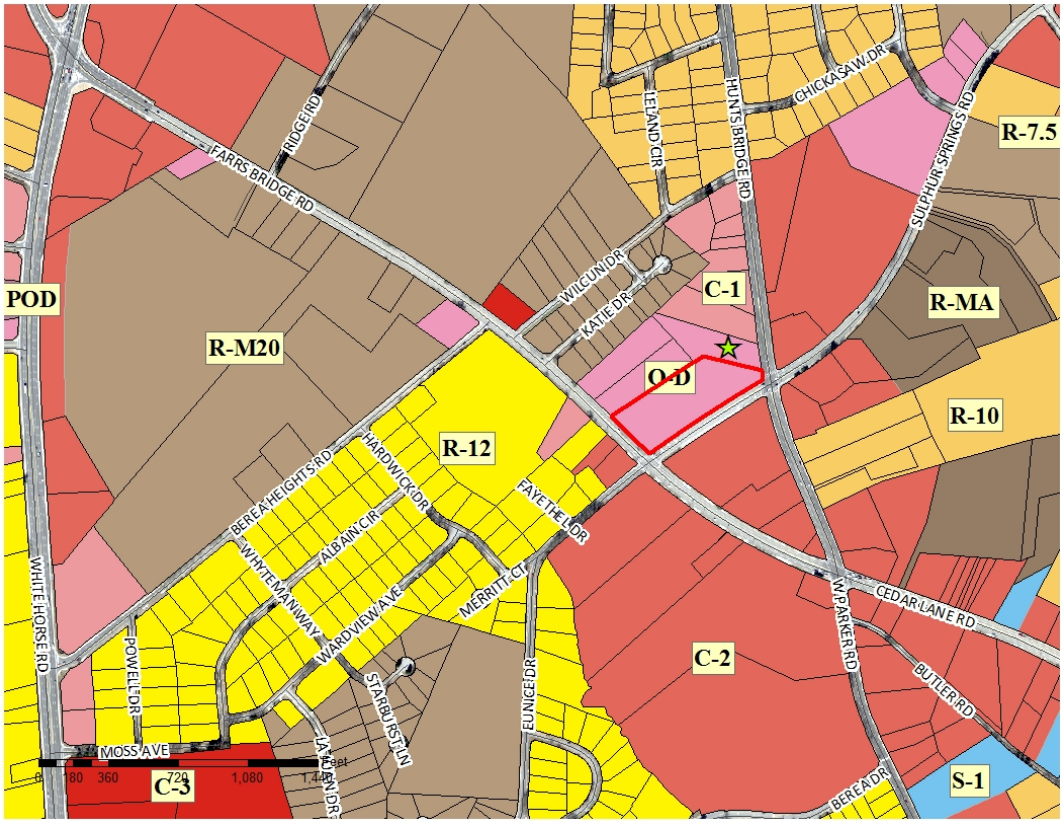
The application does not include a proposed use.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The subject site is located between two significant, established commercial intersections on Farrs Bridge Road: White Horse Road and the Sulphur Springs/ Hunts Bridge Road intersections. Both of these intersections have significant existing capacity and infrastructure to grow commercial opportunities without expanding to outside locations. Based on these reasons, staff recommends denial of the







Ms. Gibson stated she hoped the Committee would take the opportunity to deny the request.

Mr. Meadows stated at the Public Hearing there was a petition with 276 names presented in opposition to the request. Additionally he had received numerous emails, which he felt were from the heart. He stated approximately 99 percent of the emails were in opposition to the rezoning request. Mr. Meadows stated in the emails it was pointed out within 200 yards of this property, there are ten buildings that are vacant. Within 100 yards there is an Auto Parts as well as another Auto Parts within a football field away. Mr. Meadows stated he would support Ms. Gibson's request to deny the rezoning request.

Dr. Cates echoed Mr. Meadows' statement of the emails being from the heart. He stated none of the emails were unkind or hateful.

Mr. Payne asked what could be done with the property and was the community committed to making something happen. The building has been vacant for six years and no one has attempted to do something with it. He asked where the support and money would be coming from to do something with the property.

Mr. Meadows stated he did not know where the money would come from; he stated he felt the community had some ideas. He stated if the request is denied, it would be up to the community to make a move towards a solution that would make Berea a better place. Mr. Meadows stated this was the first thing in Berea that has created passion amongst the community.

**MOTION:** By Ms. Gibson to deny CZ-2-15-21. The motion carried unanimously by voice vote.

Mr. Park presented the following:

<b>DOCKET NUMBER:</b>	CZ-2015-22
<b>APPLICANT:</b>	David Smith for John Plank
<b>PROPERTY LOCATION:</b>	407 Balcome Boulevard
<b>PIN/TMS#(s):</b>	0291000100502 (portion)
<b>EXISTING ZONING:</b>	R-12, Single-Family Residential
<b>REQUESTED ZONING:</b>	C-1, Commercial
<b>ACREAGE:</b>	1.5
<b>COUNCIL DISTRICT:</b>	28-Payne
<b>ZONING HISTORY:</b>	A portion of the total land area of parcel was zoned C-1, Commercial, in May 1971 as part of Area 2.
<b>EXISTING LAND USE:</b>	Current use of subject site is residential; the remaining portion of the lot is used as an event space and residential.

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North, East	R-12	Bethel Elementary School
Southeast	C-1, R-12, P-D	Event Space, Single Family Residential, Church
West	R-12	Residential

**WATER AVAILABILITY:**

Greenville Water System

**SEWER AVAILABILITY:**

Metropolitan Sewer Sub District

**FUTURE LAND USE:**

The Imagine Greenville Future Land Use Map shows the site within a *Residential Land Use 3*, ideal density of 6 or more units per acre.

**ROADS:**

Balcome Boulevard: Minor Arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
Old Laurens Road – I-385	7,400'	12,500	11,900 -4.8%	12,000 -4.0%

**SUMMARY:**

The subject property is the northern portion of a larger 3.47 acre parcel of developed property located at the on Balcome Boulevard.

The subject portion of the parcel is zoned R-12. This residential 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 district.

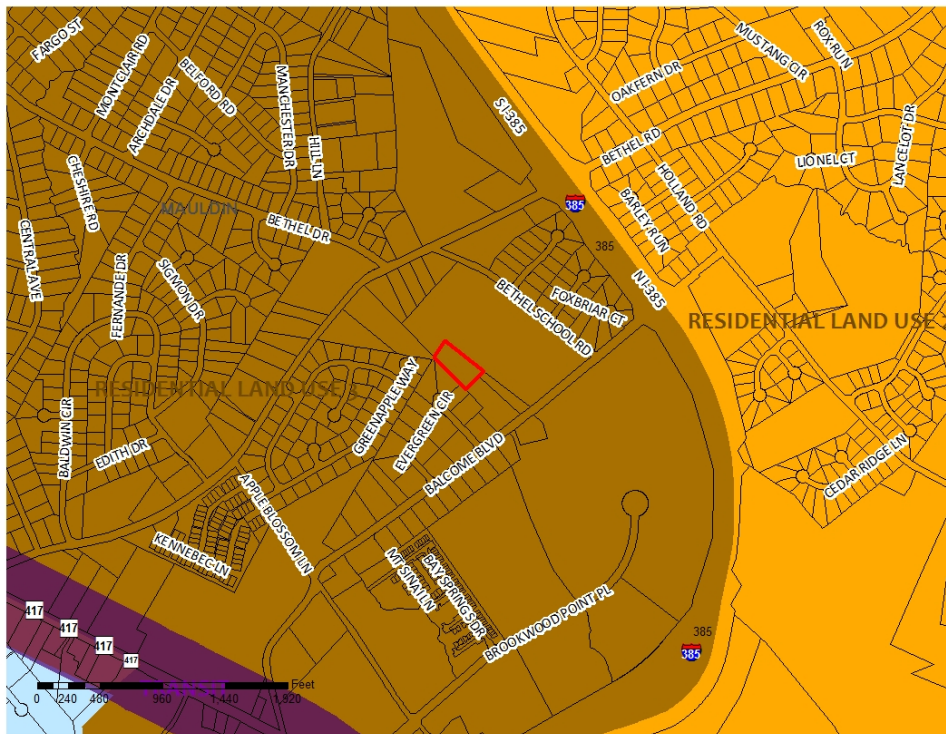
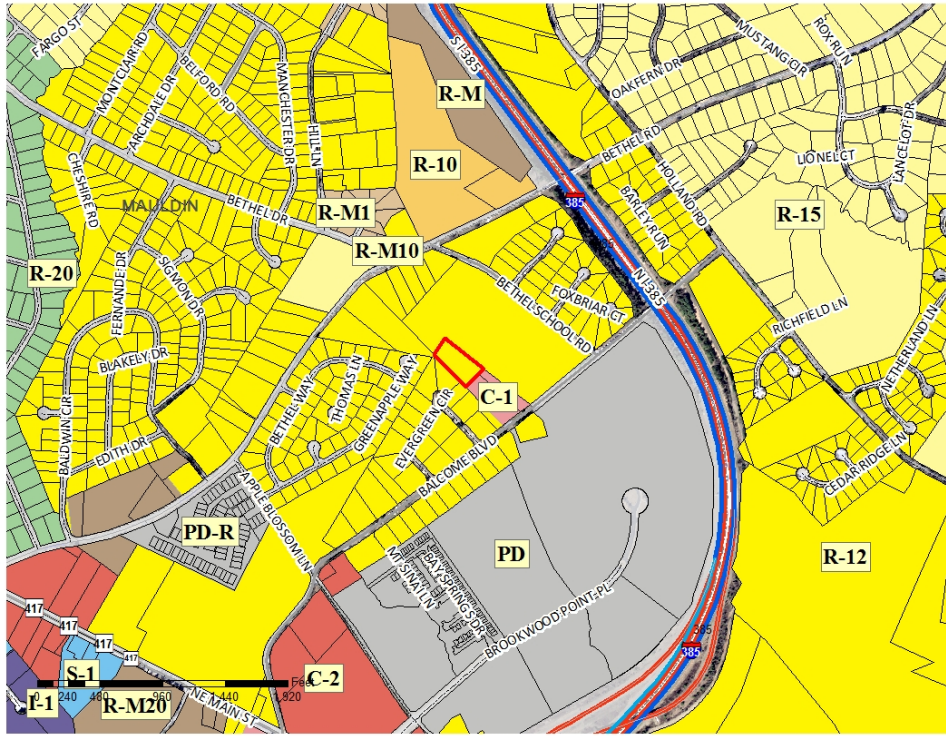
This application is requesting to rezone to C-1 (Commercial). This district is established to provide commercial establishments for the convenience of local residents. The remainder of the parcel is currently zoned C-1, Commercial.

The applicant states the proposed land use is for an event center.

**CONCLUSION:**

It is staff’s opinion that this requested rezoning would have a negative impact on surrounding uses. The subject is mostly surrounded by City of Mauldin municipal boundaries: Bethel Elementary School to the east, single family residential towards the west, with a single family residence and a church towards the Southeast. Adjacent unincorporated County includes single family to the south and the remainder of the same parcel currently being used as an event space. Since the area is dominated by residential and associated school and church uses, expanding upon an existing, anomalous commercial use is out of character with surrounding uses. Based on these reasons, staff recommends denial of this application to rezone the subject site from R-12, Residential to C-1, Commercial. The Planning Commission recommends denial.





**MOTION:** By Mr. Payne to deny CZ-2015-22. The motion carried unanimously by voice vote.

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-23

**APPLICANT:** John Beeson for Mark III Properties, Inc.

**PROPERTY LOCATION:** Griffin Mill Road and Reedy Fork Road

**PIN/TMS#(s):** 0593030103904, 0593030104000, 0593030104200, and 0593030104201

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

**REQUESTED ZONING:** R-15, Single-Family Residential

**ACREAGE:** 81.5

**COUNCIL DISTRICT:** 28-Payne

**ZONING HISTORY:** The parcel was zoned R-S, Residential-Suburban, in May 1971 as part of Area 2. A request to rezone property directly across Griffin Mill Road from R-S, Residential-Suburban to R-15, Residential, (CZ-2006-20) was denied by County Council on April 2, 2006.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTI:**

Direction	Zoning	Land Use
North	R-S	Vacant
East	R-S	Vacant, Single-Family Residential
South	R-S	Single-Family Residential
West	R-S	Vacant, Single-Family Residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District

**FUTURE LAND USE:** The subject property is designated within the Imagine Greenville Future Land Use Map shows the subject property as *Residential Land Use 3*, which prescribes an ideal density of six (6) or more units per acre.

**DENSITY:**

Zoning	R-S (Current)	R-15 (Requested)
<i>Density</i>	<i>1.7 units/acre</i>	<i>2.9 units/acre</i>
Allowable Units (81.5 acres)	138	236

**ROADS:** Griffin Mill Road: Rural Major Collector  
Reedy Fork Road: Rural Major Collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
Griffin Mill Road	500' NW	1,150	1,150 (0%)	1,300 (+13%)

**SUMMARY:**

The subject property is 81.5 acres over four parcels of undeveloped property on the south side of I-185 with a small portion of a parcel (0593030104000) on the north side of I-185. The subject property has 64 feet fronting Reedy Fork Road; 1,034 feet of road frontage to Griffin Mill Road; and 2,376 feet of frontage of the south side of I-185. It is unclear if the portion of parcel on north side of I-185 is to be developed, and if so, proper access would need to be provided.

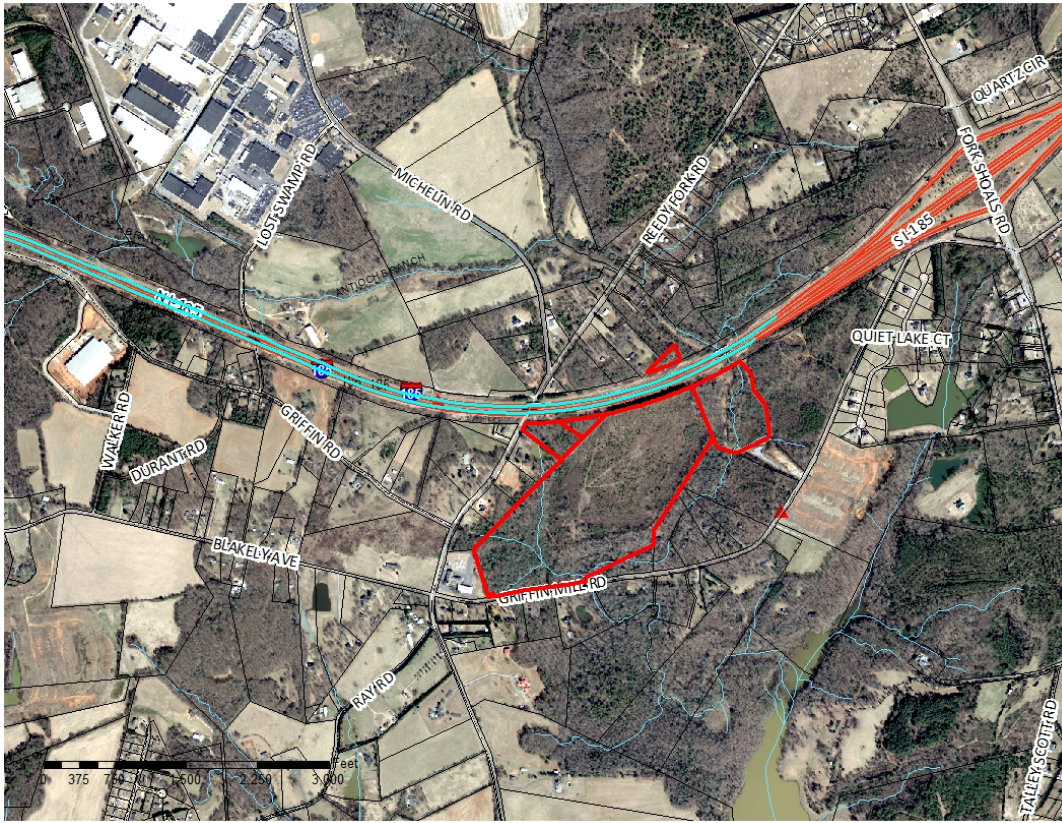
The subject property is currently zoned R-S, Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

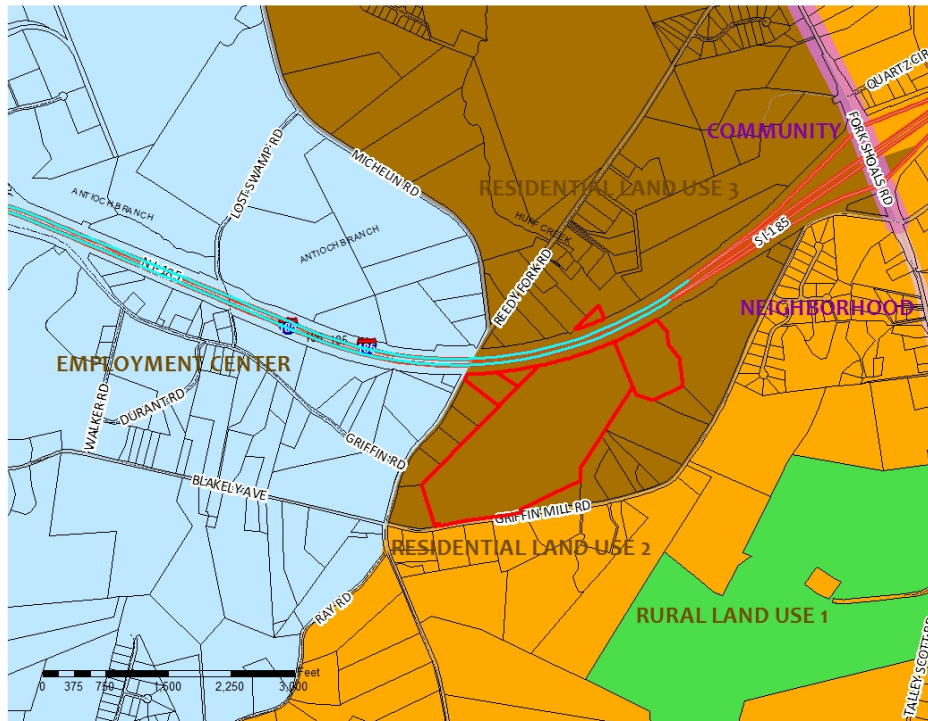
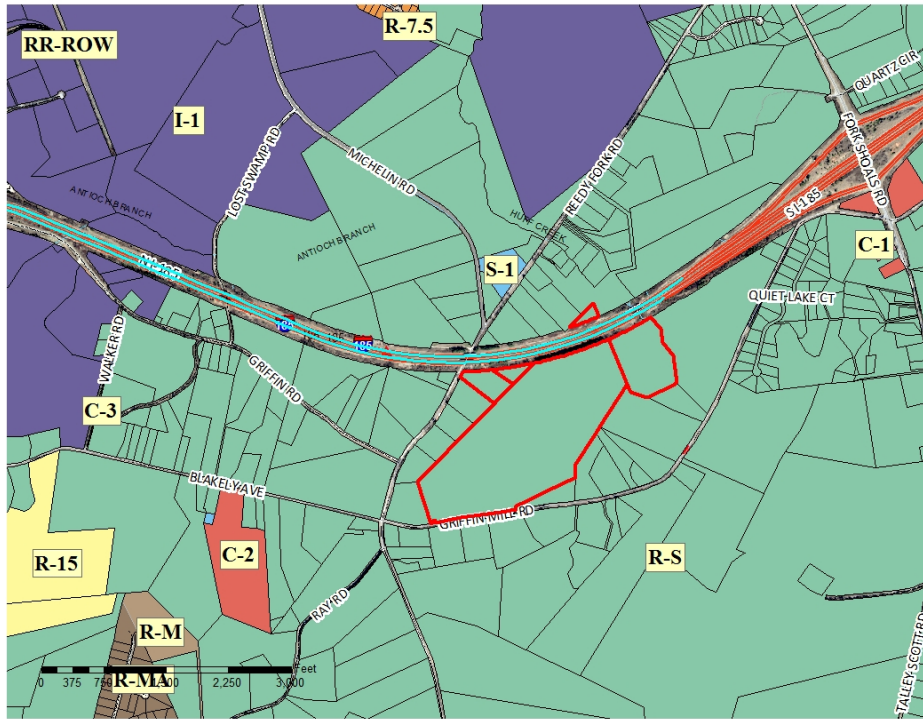
This application requests to rezone the property to R-15, Single-Family Residential, with a maximum density of 2.9 dwellings units per acre. This residential district is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and 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 district.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. The future land use map clearly shows this area to develop towards the requested density. A successful request would represent the furthest extent for this prescribed density. It should be noted that this property in particular may have significant natural resources including waterways to address as the site is developed. Based on these reasons, staff recommends approval of the application to rezone the subject site from R-S, Residential Suburban, to R-15, Single-Family Residential. The Planning Commission recommends approval.







Mr. David Fralick, with Grey Engineering residing at 15 Glenwood Road, Gville, SC answered questions Mr. Payne had about the property having public water and sewer and if someone had spoke with anyone from Reedy Fork Church.

**MOTION:** By Mr. Payne to approve CZ-2015-23. The motion carried unanimously by voice vote.

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-24  
**APPLICANT:** Mark R. Binsz  
**PROPERTY LOCATION:** 25 Draper Street  
**PIN/TMS#(s):** 0121002200100  
**EXISTING ZONING:** I-1, Industrial  
**REQUESTED ZONING:** PD, Planned Development  
**ACREAGE:** 9.5  
**COUNCIL DISTRICT:** 23-Norris

**ZONING HISTORY:** The parcel was zoned I-1, Industrial, in June, 1973 as part of Area 4A. The property was subject to a past rezoning request, CZ-2013-25, for I-1 to PD which was withdrawn.

**EXISTING LAND USE:** Warehousing and Distribution

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Residential
East	C-1, O-D, R-7.5	Commercial, Office and Residential
South	R-7.5	Residential
West	R-7.5	Residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer (requires ReWa approval)

**FUTURE LAND USE:** The Imagine Greenville Future Land Use map shows the subject property within the *Residential Land Use 3* designation which prescribes residential development densities of six or more units per acre.

**ROADS:** Old Easley Road  
West Avenue

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
Old Easley Road	685' NW	7,200	7,400 +2.7%	7,200 0%
West Avenue	1,200' SW	500	475 -5%	475 -5%

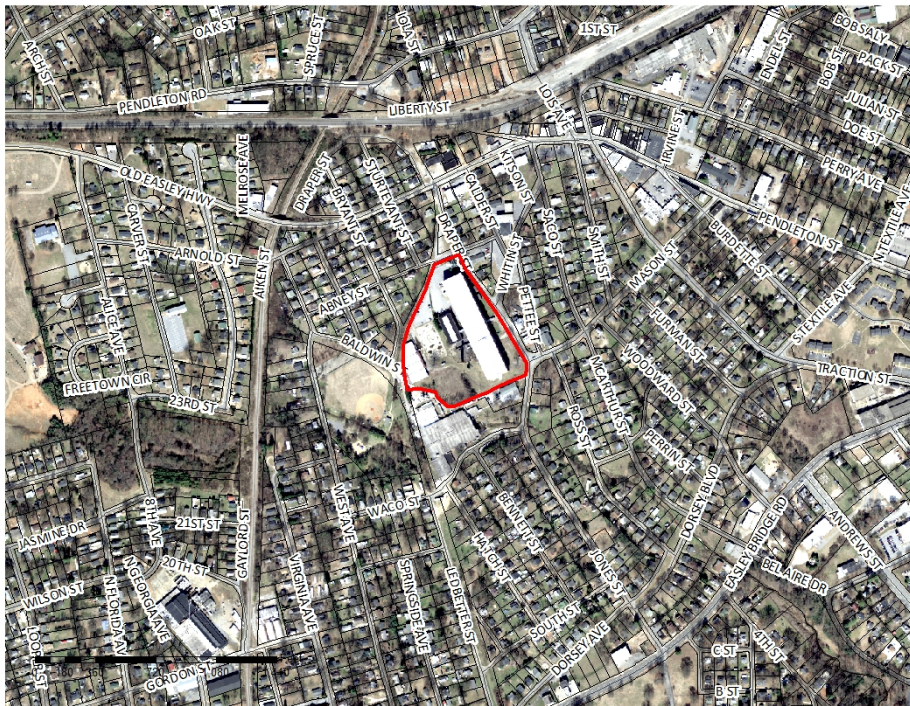
**SUMMARY:** The subject property is 9.5 acres containing the Old Brandon Mill and several accessory structures.

The subject parcel is currently zoned I-1, Industrial; this application is requesting to rezone the parcel to PD, Planned Development. The PD district is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.

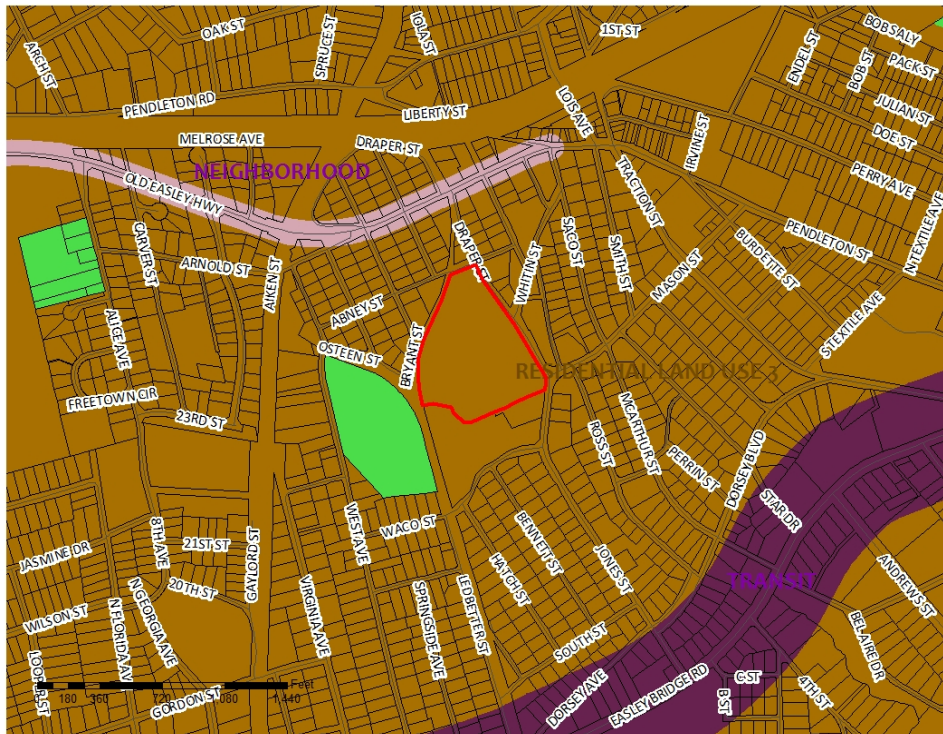
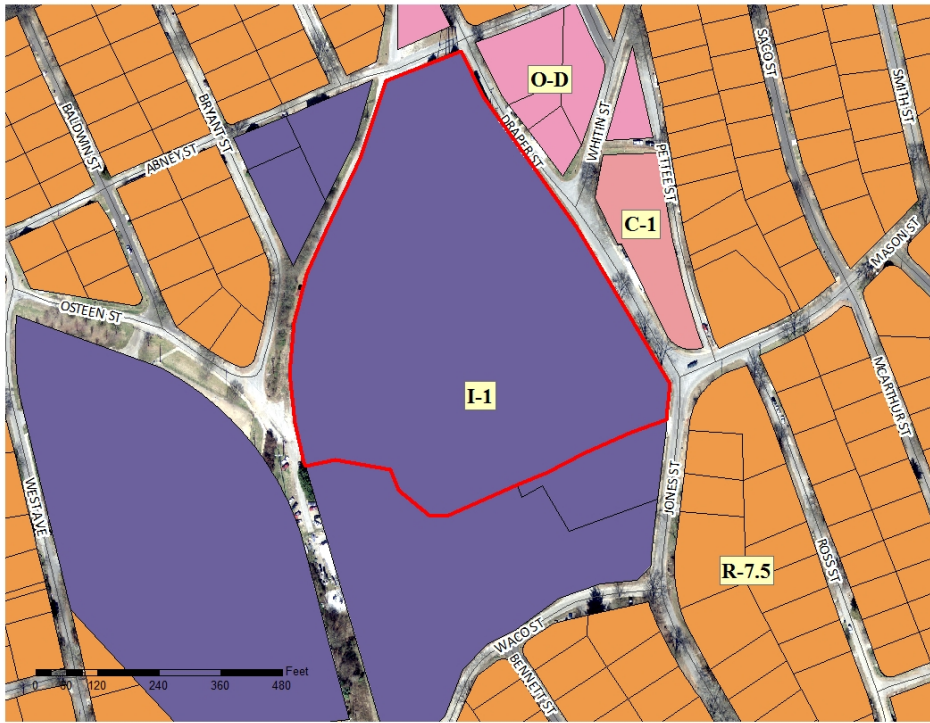
The existing mill facilities contain approximately 450,000-500,000 square feet of floor space with office, warehouse space, and vacant mill area. The proposed use is approximately 175 residential apartments, mixed use of office, artist studios/incubator, and art gallery.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. Many examples exist of repurposed former mills within the county. Ultimately, the rezoning translates to a lower intensity use from the current industrial designation to a significant portion of the site dedicated to residential and commercial uses. Further, the higher density residential component combined with nearby commercial and office district zoning may complement the single family residences of the Brandon mill village. Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial, to PD, Planned Development. The Planning Commission recommends approval.









**MOTION:** By Mr. Payne to approve CZ-2015-24. The motion carried unanimously by voice vote.

Mr. Park presented the following:

**Planning Report**

**DOCKET NUMBER:** CZ-2015-25  
**APPLICANT:** Chris La Mack  
**PROPERTY LOCATION:** SW Quadrant East Woodruff Road and Lee Vaughn Road  
**PIN/TMS#(s):** 0550010102300  
**EXISTING ZONING:** PD, Planned Development  
**REQUESTED ZONING:** PD, Planned Development –Major Change  
**ACREAGE:** 14.9  
**COUNCIL DISTRICT:** 27-Kirven

**ZONING HISTORY:** The parcel was zoned R-S, Residential Suburban, in March 1996 as part of Area 11. In 2006, it was rezoned to PD, Planned Development (CZ-2006-084).

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Residential
East	R-S	Residential detached, Whitehall Plantation Subdivision
South	R-S	Residential, Savannah Subdivision
West	R-S, PD, R-15	Single-family detached residence, Kilgore Pointe Subdivision, The Village of Windsor Creek Subdivision, Twin Creeks Subdivision

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metro Sewer Sub- District

**FUTURE LAND USE:** The subject property is part of the East Woodruff Area Plan and designated as part of the Neighborhood Commercial Center at E. Woodruff Road and Lee Vaughn Road. The prescription for commercial development at this particular intersection include 25 acres, and 600 linear feet from the intersection, maximum building size of 40,000 sq ft, and total commercial area between 75,000 and 100,000 sq ft. The recommended uses include grocery store, pharmacy, specialty shops, restaurants, convenience store, medical/dental, professional offices, day care, dry cleaners, and health/fitness center.

**ROADS:** Woodruff Road – Rural Minor Arterial  
Lee Vaughn Road – Rural Major

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	14,800 ft W	16,200	16,700 +3%	18,500 +14.2
Lee Vaughn Road	5,700 ft S	3,500	3,600 +2.8%	3,900 +11.4%

**SUMMARY:** The subject property is 14.9 acres of sloping, partially wooded property. Approximately 695 feet of frontage exists along Woodruff Road and over 700 feet of frontage in two locations along Lee Vaughn Road.

The subject parcel is currently zoned PD (Planned Development); this application is requesting a major change to the 2006 PD, thus requiring a rezoning. The PD district is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.

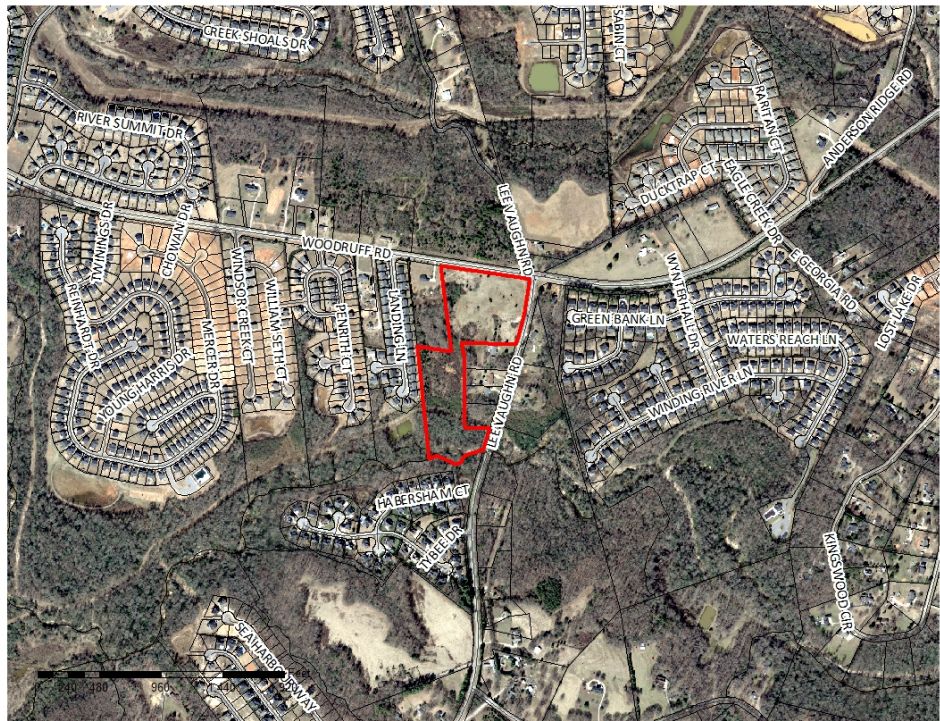


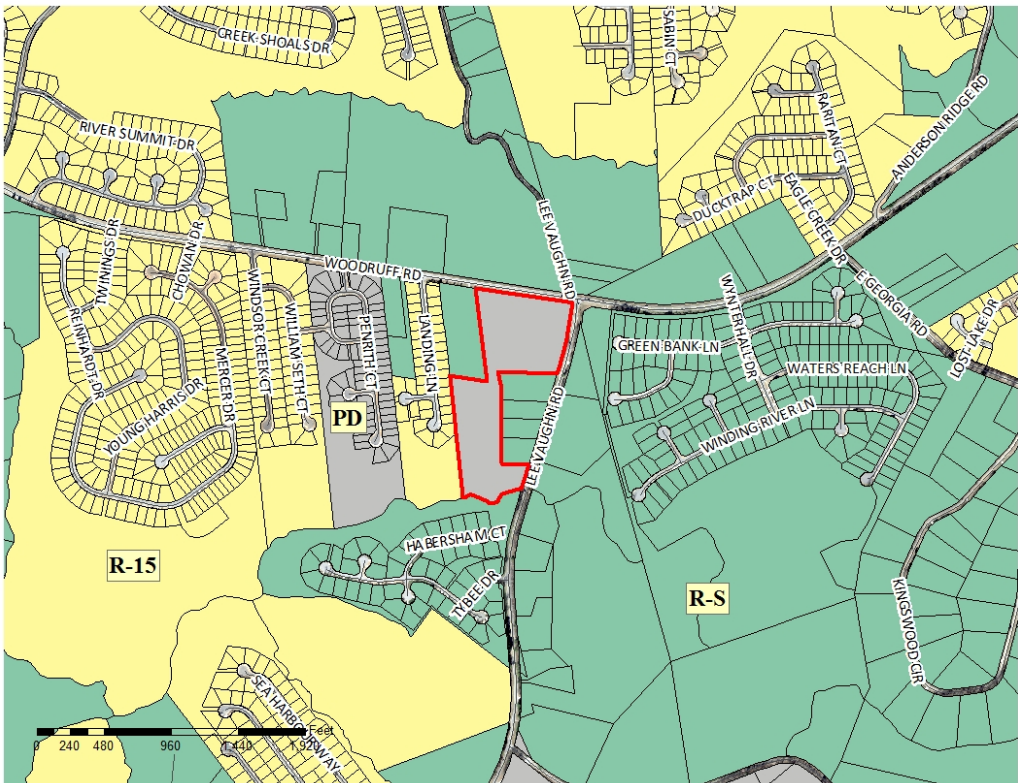
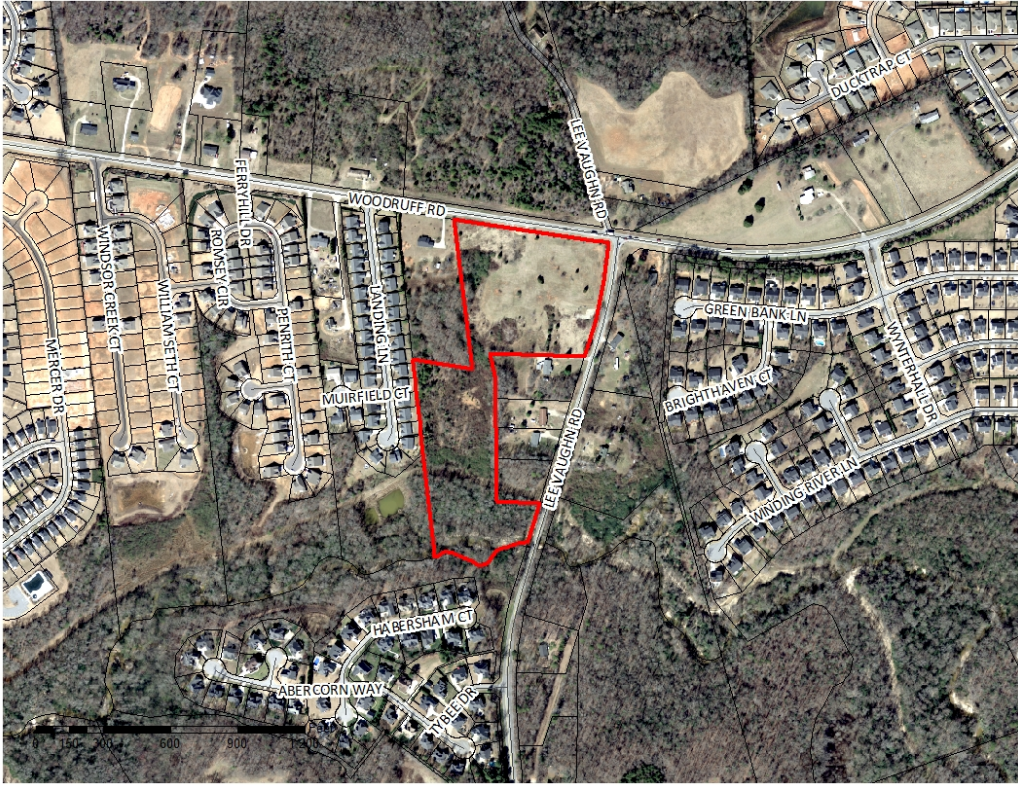
The PD district provides a mechanism for County Council and the Applicant to agree on the scope of the proposed development. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

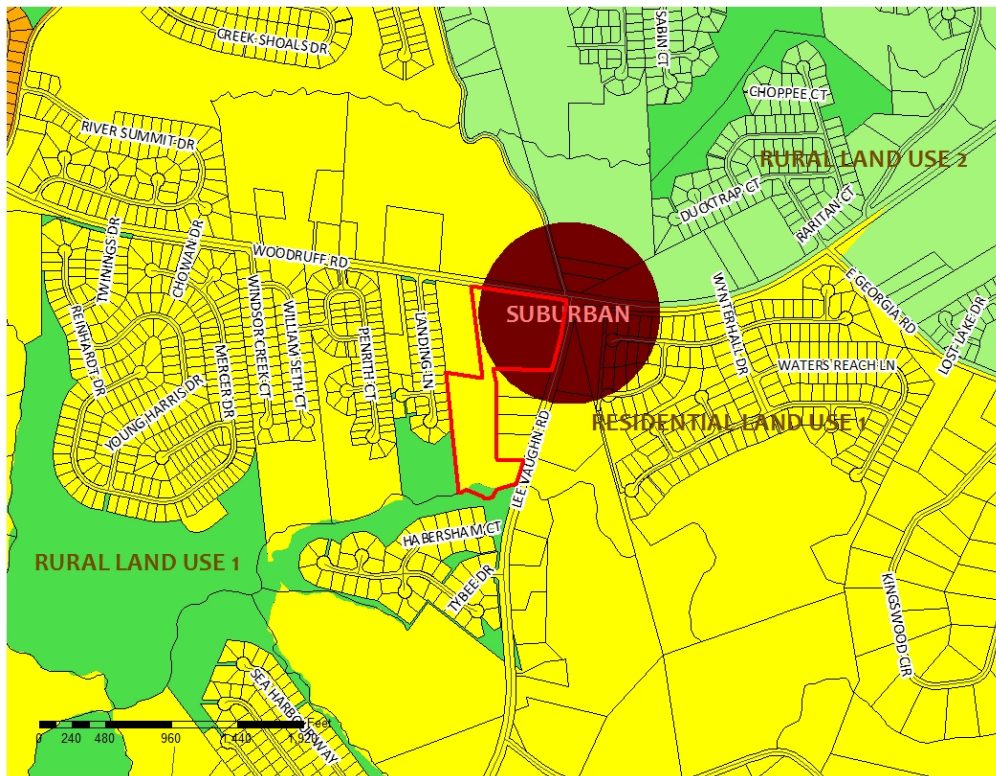
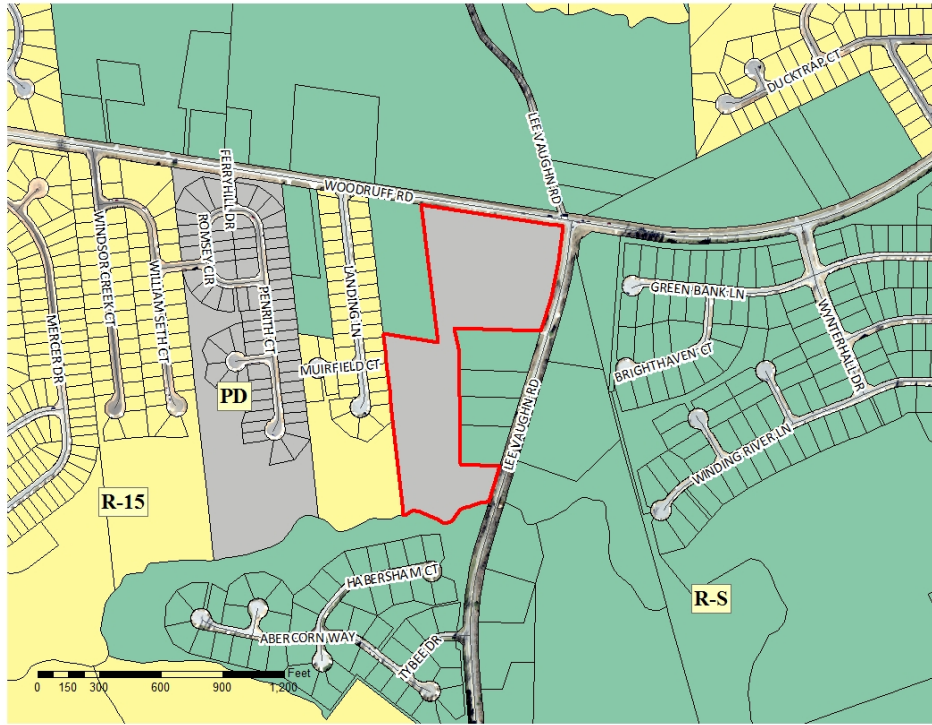
The applicant identifies the proposed use as Retail Shopping Center.

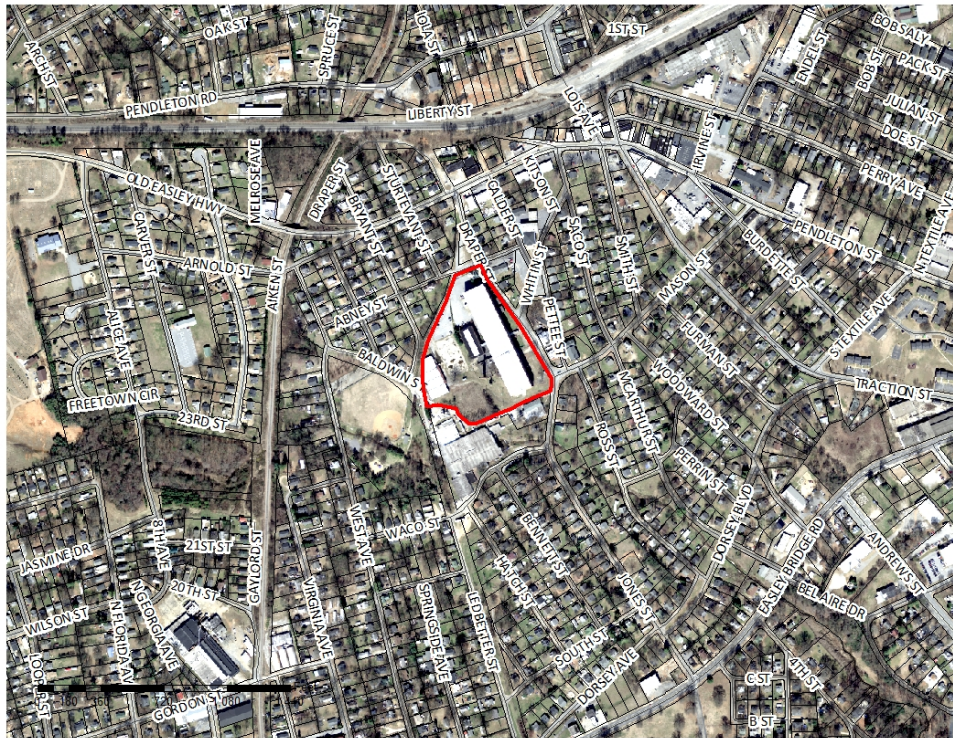
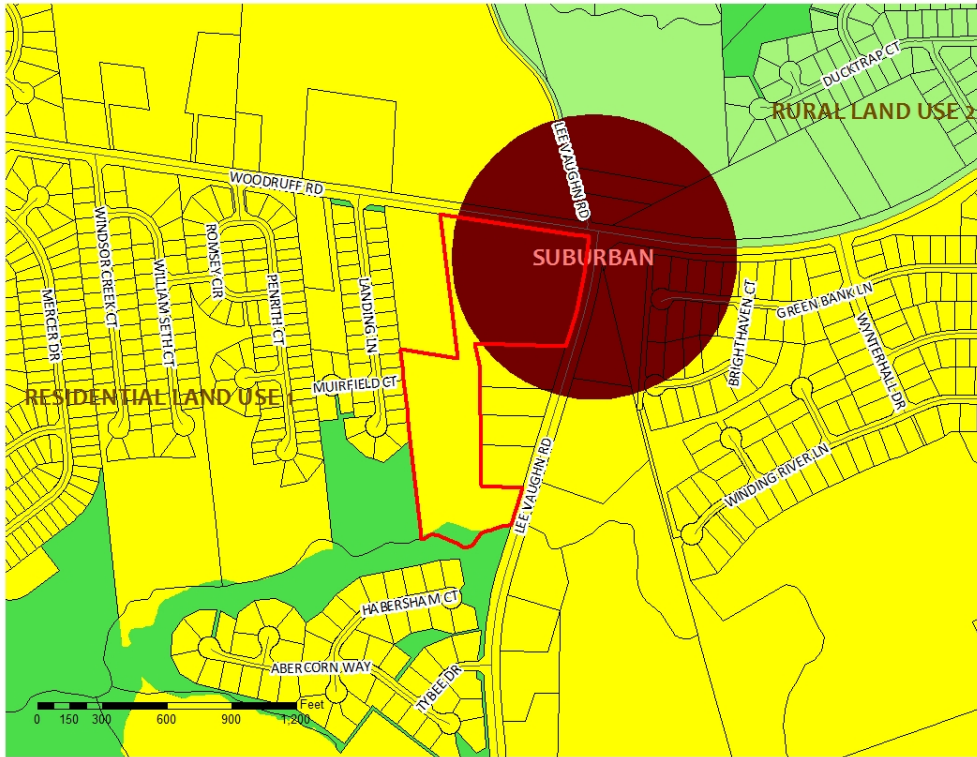
**CONCLUSION:**

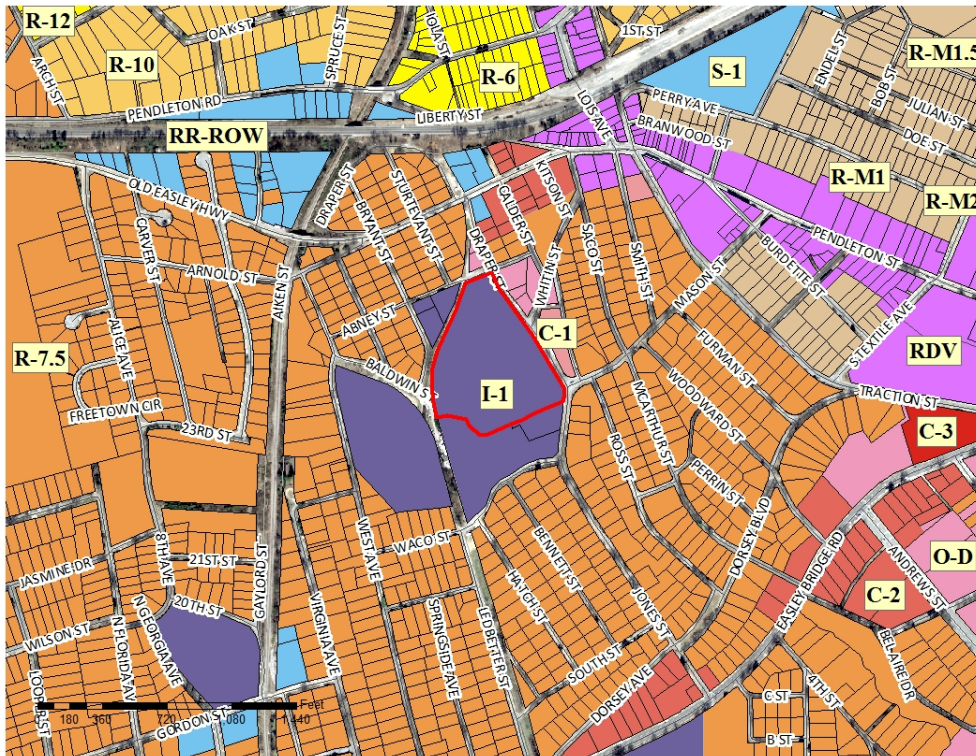
It is staff's opinion that this requested rezoning may have a negative impact on surrounding uses. According the East Woodruff Road Area Plan, the intersection of E. Woodruff Road and Lee Vaughn Rd should be developed as a Neighborhood Center and recommending that uses be limited to 40,000 sq ft for an anchor tenant and exclude gas stations and that special consideration be given to neighborhood friendly design features to minimize impact to surrounding neighborhoods. Larger footprints for a single store, increased square footage overall, and the inclusion of more intense uses such as gas stations would draw increasingly large amounts of traffic and is inconsistent with the adopted plan. Based on these reasons, staff recommends denial of the application to rezone the subject site as a major change to the original P-D, Planned Development. The Planning Commission recommends approval.

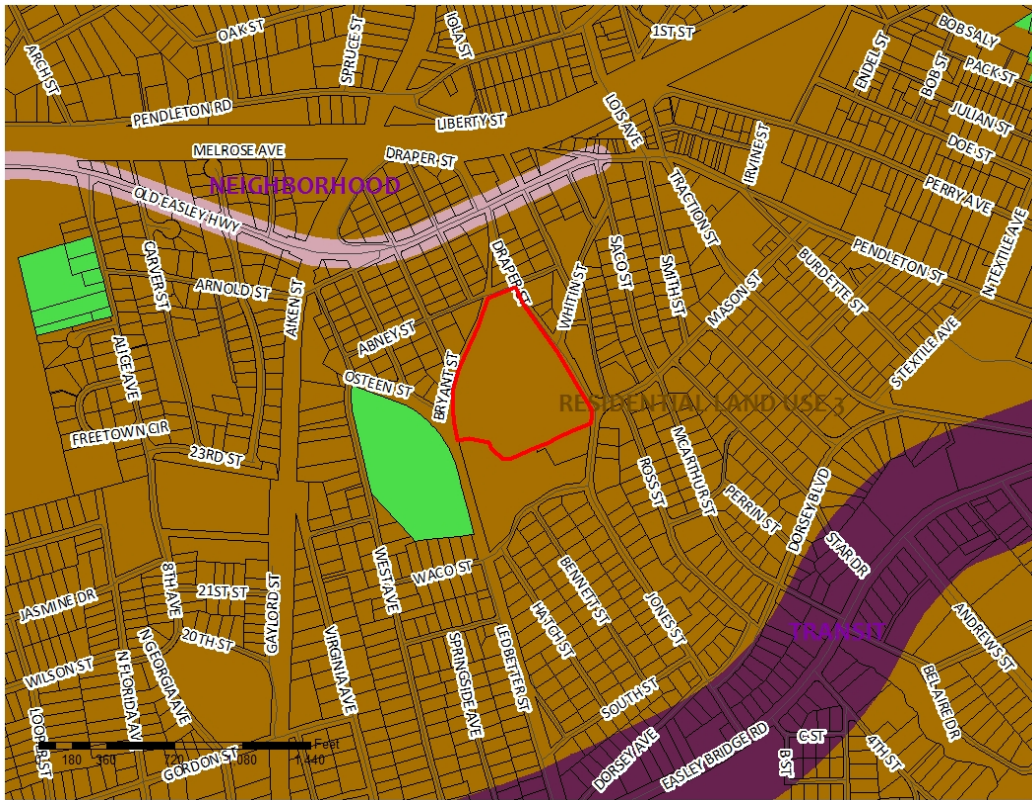
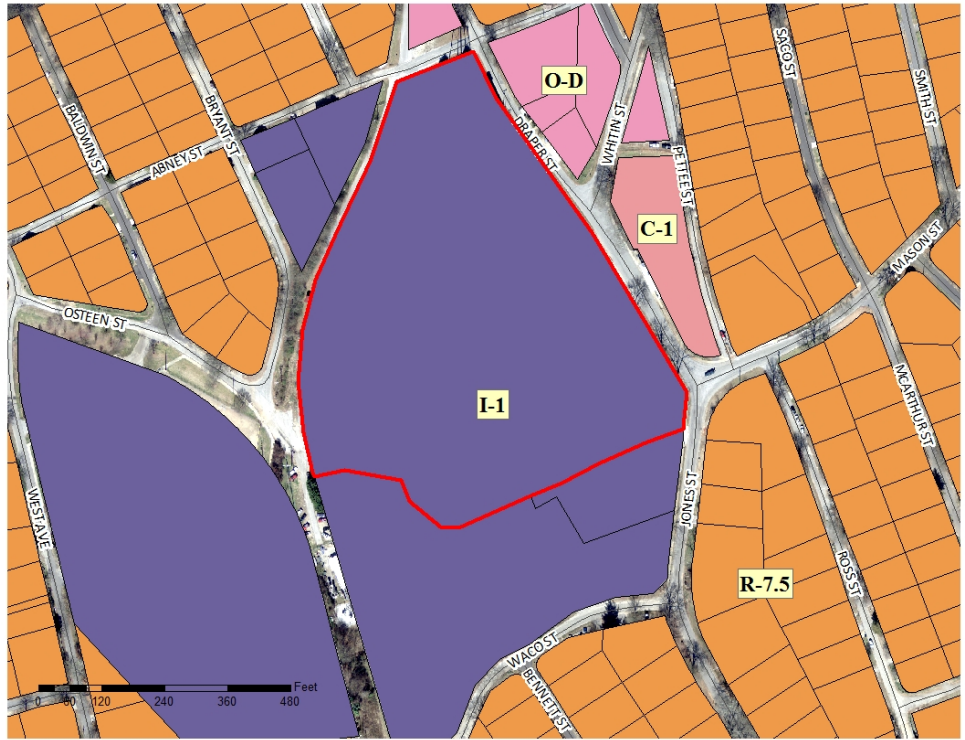














Mr. Park stated the applicant has been in discussions with staff regarding updates to the PD. He stated the updates would be rearrangement of buildings and square footage, an addition of a parcel, changing the PD boundary and additional changes due to an intersection improvement to Woodruff and Lee Vaughn Roads. Mr. Park stated rather than having the applicant withdraw and resubmit which would require a six month period, staff is requesting of the Committee to send the item back for a Public Hearing to allow citizens to react to the updated application. The applicant has also made the request via email.

**MOTION:** By Dr. Cates to send the item back for an additional Public Hearing in order to allow citizens an opportunity to react to the updates of the PD. The motion carried unanimously by voice vote.

### **BRANDON COMMUNITY PLAN**

Suzanne Terry addressed the Committee with a PowerPoint presentation on the Brandon Community Plan which staff has been working on since 2012. She explained the workshops that have been held in order to receive public input into the plan. She told the Committee of the various strategies and goals the community had, housing, public safety, community identity, transportation and infrastructure as well as beautification and revitalization. Ms. Terry stated the community response was very good and some of the goals the community has already begun working on. She requested the Committee initiate the process of a Public Hearing.

Councilor Norris spoke in favor of the plan and was happy to see the community respond so well to the plan.

**MOTION:** By Ms. Gibson to forward the Brandon Community Plan to a Public Hearing. The motion carried unanimously by voice vote.

### CONSERVATION EASEMENTS

Mr. Wade Kolb with the Wyche Law Firm addressed the Committee with amended and restated conservation easements that cover two County properties, Poinsett Park and Westside Park. He stated the project has been negotiated among the County's Legal Department, Parks and Recreation Department, Friends of the Reedy River and Upstate Forever. He stated in addition, as required by state law, the project has received approval from the South Carolina Department of Natural Resources Heritage Trust Advisory Board.

**MOTION:** By Ms. Gibson to approve the Poinsett Park and Westside Park Easements. The motion carried unanimously by voice vote.

### REQUEST AND MOTIONS

Ms. Gibson announced she was utilizing her own parking space again.

### ADJOURNMENT

**MOTION:** Without objection the meeting adjourned at 6:04 p.m.

Respectfully Submitted,

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