

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**June 1, 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  
Willis Meadows

**COMMITTEE MEMBERS ABSENT:**

Fred Payne

**STAFF PRESENT:**

Teresa Barber  
Dean Campbell  
Paula Gucker  
Helen Hahn  
Kristopher Kurjiaka  
Scott Park  
Eric Vinson

**CALL TO ORDER**

Chairman Dill called the meeting to order at 5:03 p.m.

**INVOCATION**

Dr. Cates provided the invocation.

**APPROVAL OF THE MINUTES OF THE MAY 4, 2015 MEETING**

**MOTION:** By Ms. Gibson to approve the minutes of the May 4, 2015 Committee meeting as presented. The motion carried unanimously by voice vote with one absent (Payne).

**ZONING DOCKETS**

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-25

**APPLICANT:** Chris LaMack for Food Lion, LLC and Willie James & Dorothy Johnson

**PROPERTY LOCATION:** SW Quadrant East Woodruff Road and Lee Vaughn Road

**PIN/TMS#(s):** 0550010102300, 0550010102301

**EXISTING ZONING:** PD, Planned Development; R-S, Residential Suburban

**REQUESTED ZONING:** PD, Planned Development – Major Change

**ACREAGE:** 15.92

**COUNCIL DISTRICT:** 27-Kirven

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

**EXISTING LAND USE:** vacant, single-family residence

**AREA CHARACTERISTICS:**

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

**WATER AVAILABILITY:** Greenville Water System

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

**FUTURE LAND USE:** The subject property is located at E. Woodruff Road and Lee Vaughn Road and designated within the East Woodruff Area Plan as *Neighborhood Commercial Center* and *Residential/ Office Transitional*. The prescription for the *Neighborhood Commercial* for the entire intersection include 25 acres, 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 for the *Residential/ Office Transitional* area include grocery store, pharmacy, specialty shops, restaurants, convenience store, medical/dental, professional offices, day care, dry cleaners, and health/fitness center. These areas have been identified as appropriate for a mix of office, and residential uses at a density of 4-6 dwelling units per acre. These areas provide the necessary transition from the commercial core to the surrounding residential subdivisions.

**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 15.92 acres of sloping, partially wooded property. Approximately 695 feet of frontage exists along Woodruff Road and about 900 feet of frontage among two locations along Lee Vaughn Road.

The subject parcel is currently zoned PD (Planned Development) and R-S (Residential Suburban); this application is requesting a major change to the 2006 PD. The existing PD includes a total of 54,600 sq ft commercial: 38,000 sq ft, 15,400 sq ft, and 1,200 sq ft for three separate buildings. Further the PD provides dedicated 7 acres of green space for Greenville County Recreational Use with future access connection to parcel 0550010102311 located to the west of the subject site and parcel 0550010102301 which is part of the current PD application.

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. 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 proposed uses are Retail Shopping Center and open space, passive recreation.

This application proposes the following characteristics:

**Uses and square footage:** *Total of 57,510 sq ft: grocery, 45,780 sq ft; retail, 7,500 sq ft and 4,000 sq ft; gas station, 300 sq ft; public open space, 7 acres.*

**Development Schedule:** Late 2016, early 2017

**Architectural Style:** The application references a “rural ... style with the use of natural stone and cedar along with brick, clapboard siding, and glass. The front facing Woodruff Road features a silo constructed mainly of glass as the design focal point...retail shops ... will include four-sided architecture in keeping with the design and natural earth tone colors of the grocery store... [and] thoughtful incorporation of natural landscaping and brick paver accents.”

**Signage:** “There will be two internally illuminated monument type signs for the development. The locations are identified on the site plan... The monument signs for the Retail Anchor are 16’ on Woodruff Road and approximately 8 on the Lee Vaughn Road entrance... Structural Materials, such as brick, stucco, clapboard siding and natural wood, to match color scheme at Retail Anchor. Pantone green accents will be used... Sign panels are flat white plastic faces with painted monotone graphics.”

**Landscaping and Screening:** “The landscaping will include grass areas to be maintained throughout the commercial area. Landscape trees and shrubs will enhance the entrance areas and islands within the parking field. Additional, heavy landscaping and the use of materials for the buildings reflect the commitment to soften the look...”

**Pond Maintenance, Screening:** “Any storm water detention provided for the project will be grassed and perimeter landscaped... The development will border residential properties to the west and south of the property and heavy landscape berms and screening will be installed to buffer sound and lighting from the development. The intent is to maintain the operations and safety of the development...”

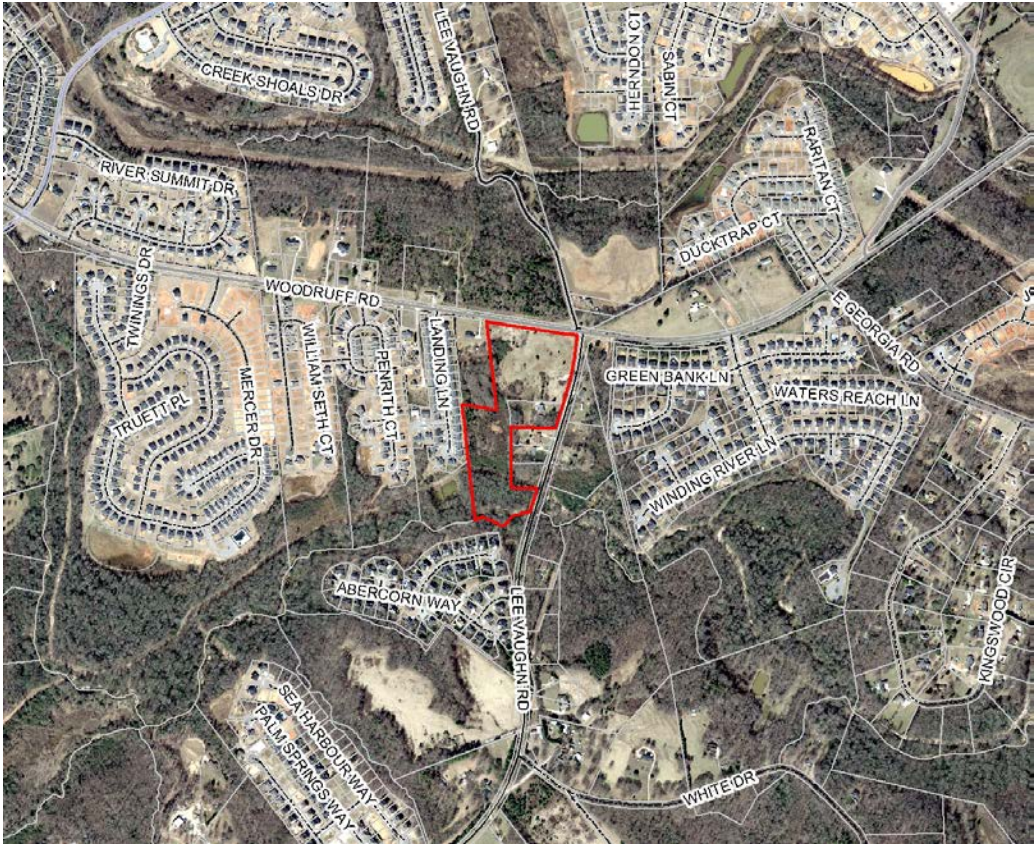
**Pedestrian Circulation:** Direct bike path and pedestrian access between the dedicated open space area and the commercial area will be provided. Sidewalks are proposed along Woodruff Road and are required along Lee Vaughn road according to Section 12.1.4 of the Zoning Ordinance.

**CONCLUSION:**

It is staff’s opinion that the requested major change is an appropriate change to the current Planned Development, although with limited consistency with the East Woodruff Road Area Plan (EWRAP). Fuel sales, although not supported in the EWRAP, is ancillary to the grocery store and needs significant screening to the west and north which will be addressed during the final development plan review. The applicant specified the hours of operations, a significant public concern, for the proposed grocery and gas sales as 7am to 11pm. Architectural treatments on the street side should be consistent with the EWRAP.

The applicant has worked with the staff to alter placement and orientation of buildings. It is staff’s opinion that the increase in square footage from the original PD may be a significant increase of intensity but the project offers significant gains of quality neighborhood characteristics. A condition to this approval of this larger scale and number of uses includes a future vehicular connection to the west. Based on these reasons and with the condition, staff recommends approval of the application for a major change to the original P-D, Planned Development with condition. The Planning Commission recommended approval with condition.

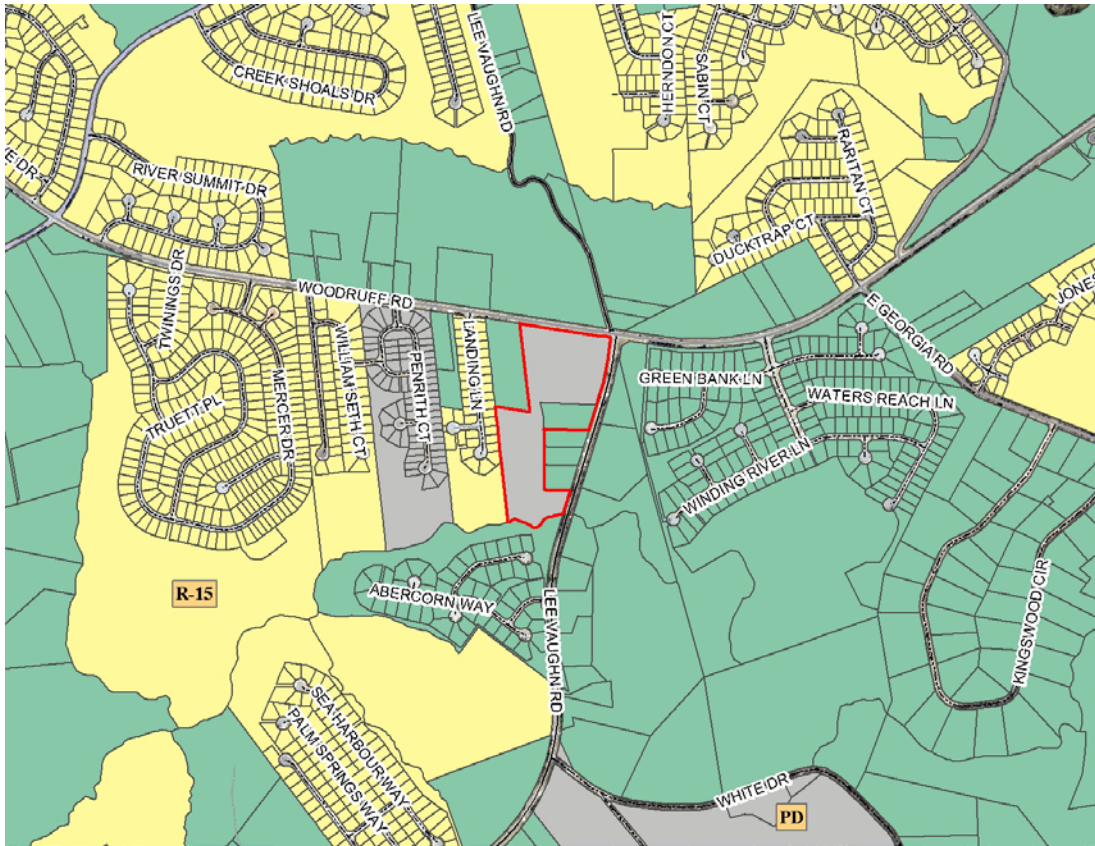




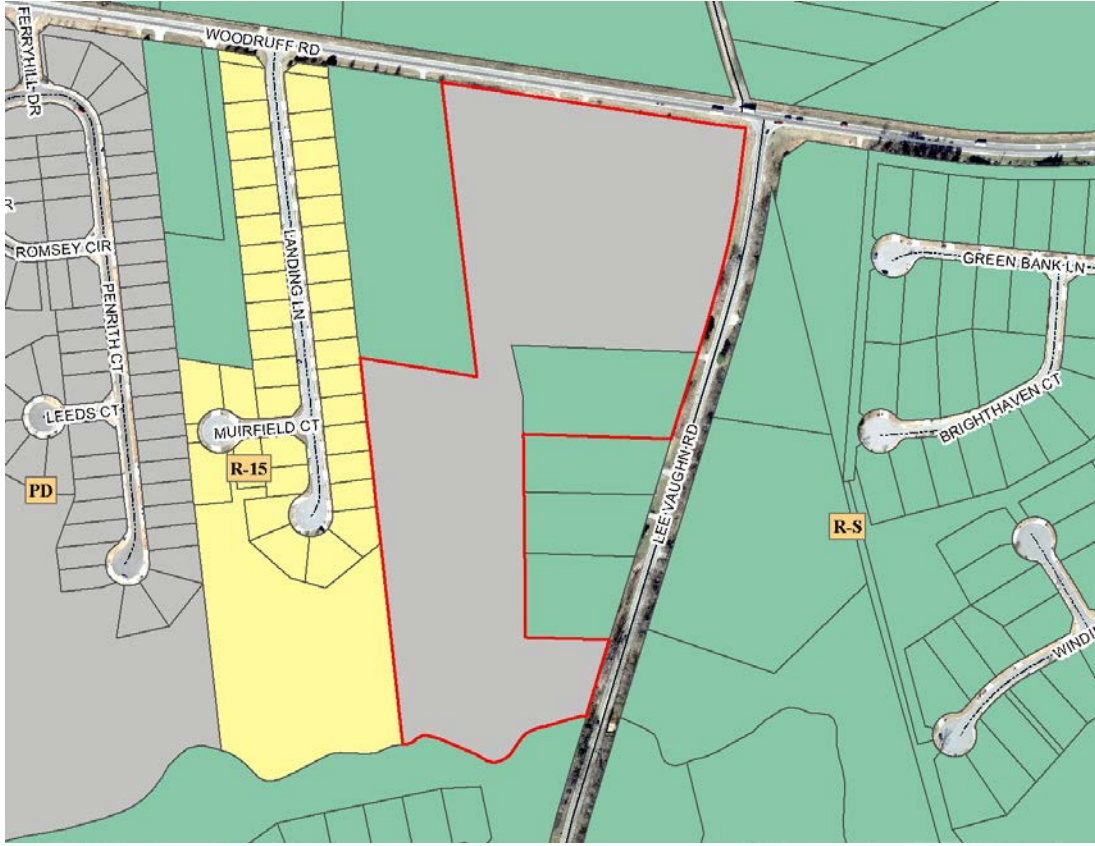
2014 aerial photography of the proposed application.

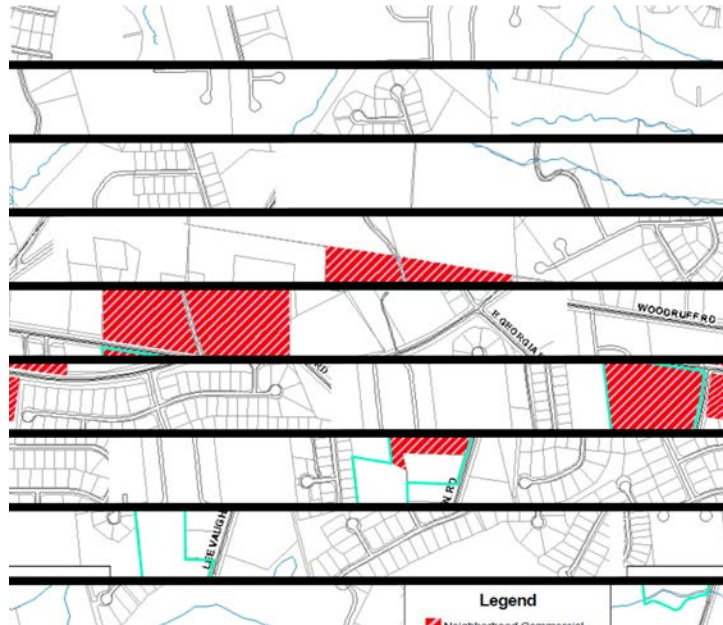




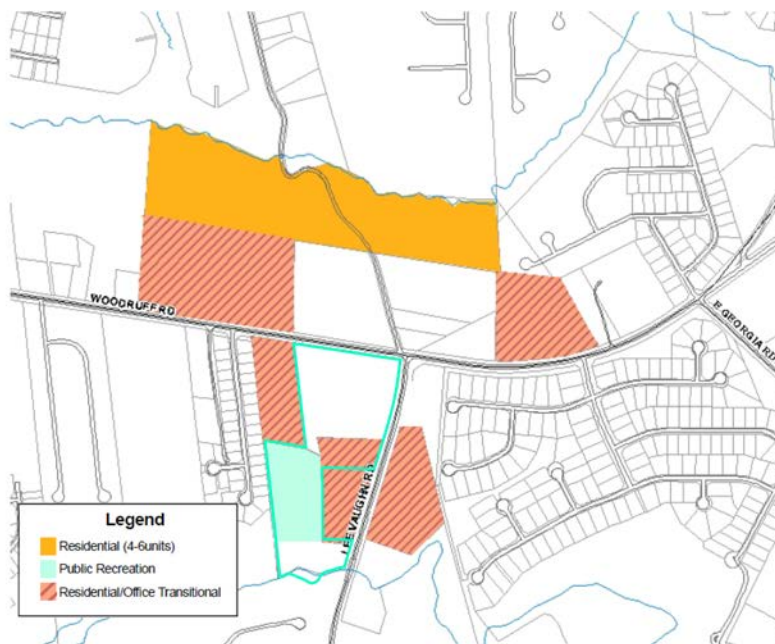


Zoning maps of the proposed application.





East Woodruff Road Area Plan shown above and below: proposed application in blue outline.



**MOTION:** By Ms. Gibson to approve CZ-2015-25 with the condition. The motion carried unanimously by voice vote with one absent (Pane).

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-27

**APPLICANT:** Nick Franchina for Crown Properties

**PROPERTY LOCATION:** 4300 block of Edwards Road

**PIN/TMS#(s):** P016010100100, P016010126901 (portion 0.75 acres)

**EXISTING ZONING:** R-20, Single-Family Residential, R-M10, Multi-Family Residential

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

**ACREAGE:** 2.79

**COUNCIL DISTRICT:** 20-Cates

**ZONING HISTORY:** The parcels were zoned R-20, Single-Family Residential in May 1970 as part of Area 1. Property P016010100100 was rezoned to R-M2 as docket number CZ-1999-100 then later amended to R-M10 as part of a new zoning district definition. No other rezoning cases exist for this property.

**EXISTING LAND USE:** vacant, office building

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-20	Single-Family Residential
South	R-20	Single-Family Residential
West	R-M20 and R-12	Multi-Family Residential and Single-Family Residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Property is split between Wade Hampton and Taylors Sewer

**FUTURE LAND USE:** Identified in the Imagine Greenville Future Land Use *as Residential Land Use 2* with ideal density ranges from three (3) units to six (6) units per acre. The subject areas are south of *Suburban Center* at East Lee and Edwards Roads and adjacent to a *Neighborhood Corridor* which are predominantly residential in form and function but do allow for some limited nonresidential use.

**ROADS:**

Edwards Road: Minor Collector

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Edwards Road	2,700' S	11,900	11,100 (-6.72%)	10,500 (-11.8%)
E. Lee Road	3,577' W	10,300	9,200 (-10.6%)	10,200 (-0.10%)

**SUMMARY:**

The northern parcel is vacant and the southern portion contains a single-family residence used as an office for the apartment units located on the central portion of the development. Both parcels are located on Edwards Road. Combined, the subject properties are approximately 2.79 acres in area and 343 feet of road frontage on Edwards Road.

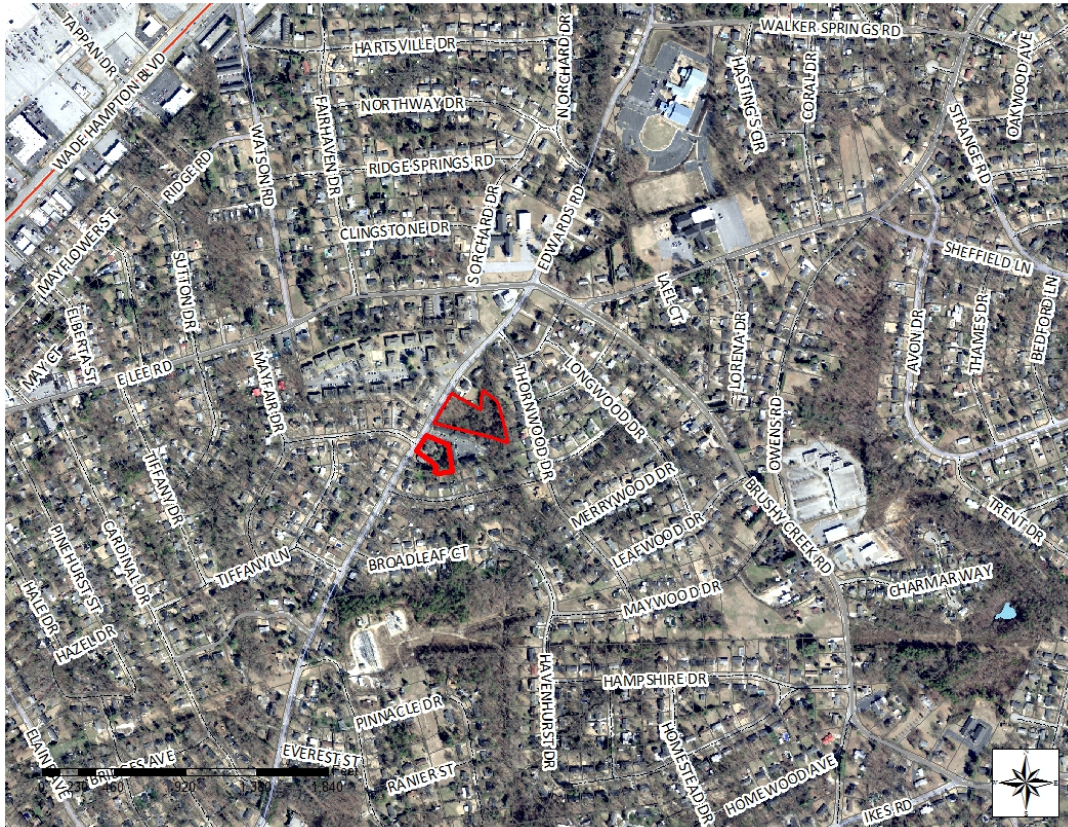
Current zoning for the 2.04 acre property is R-M10, Multi-Family Residential; requested rezoning is R-M20, Multi-Family Residential. The .75-acre property is a portion of a larger lot containing 2.78 acres and an apartment complex. The property is presently split-zoned with the .75 acre portion zoned R-20, Residential and the remainder 2.03 acres zoned R-M20, Multi-Family Residential. This application is requesting to rezone to R-20, Single-Residential and R-M10, Multi-Family Residential to R-M20, Multi-Family Residential. The purpose of the R-M20, Multi-Family Residential this residential district is 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 use is multi-family residential.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. The subject property, as well as property across Edwards Road, currently contain the designation of the requested zoning. Further, this rezoning is further support to the Suburban Center at E. Lee and Edwards Roads. Based on these reasons, staff recommends approval of the application to rezone the subject site from R-20, Single-Family Residential and R-M10, Multi-Family Residential to R-M20, Multi-Family Residential. The Planning Commission recommended approval.

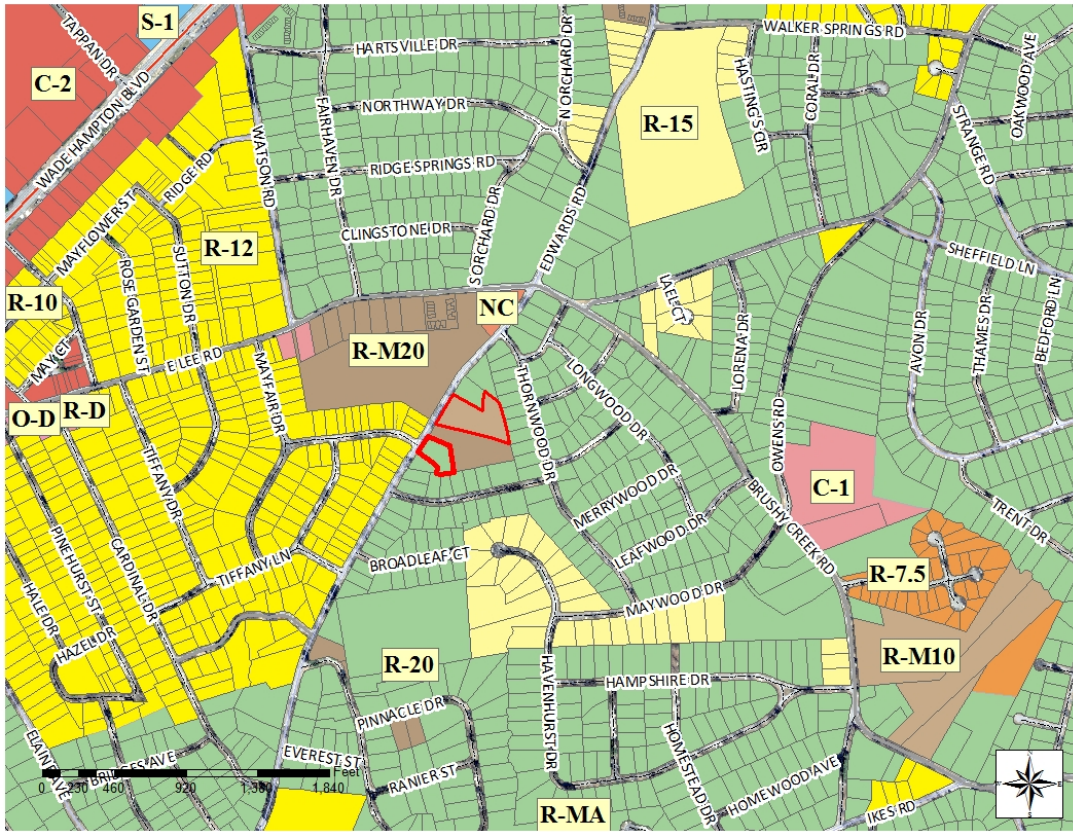




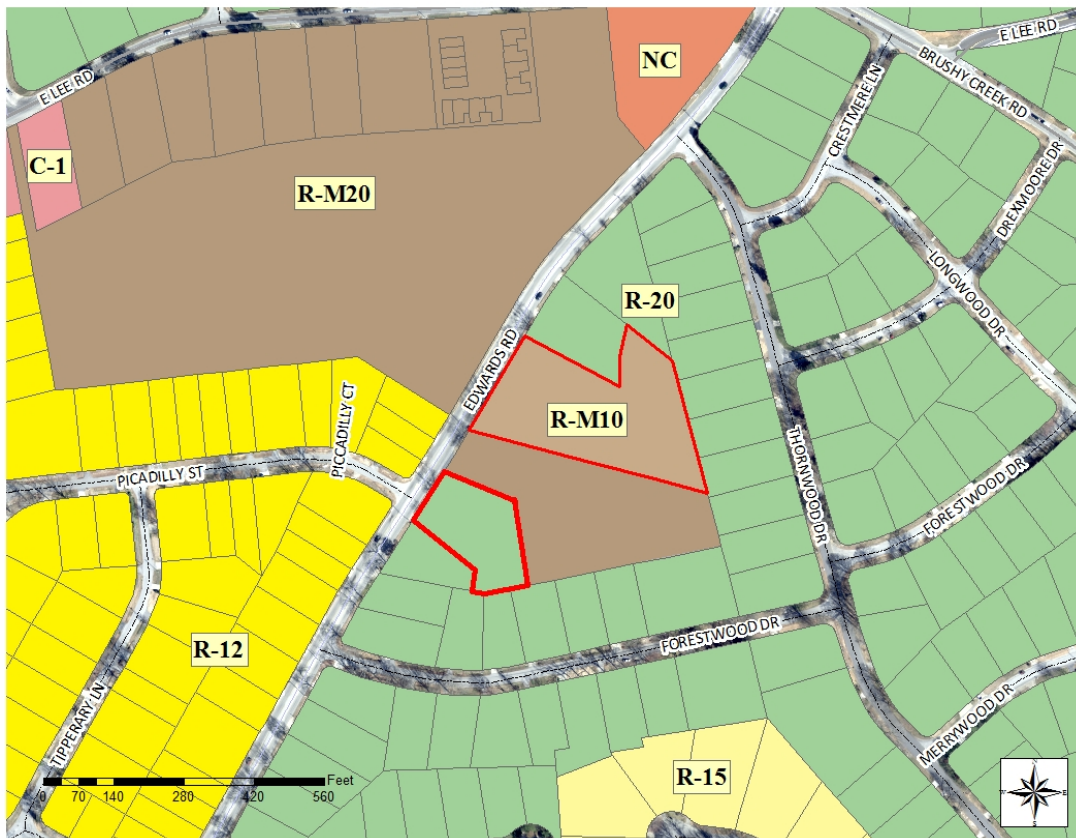
Aerial photography, 2014



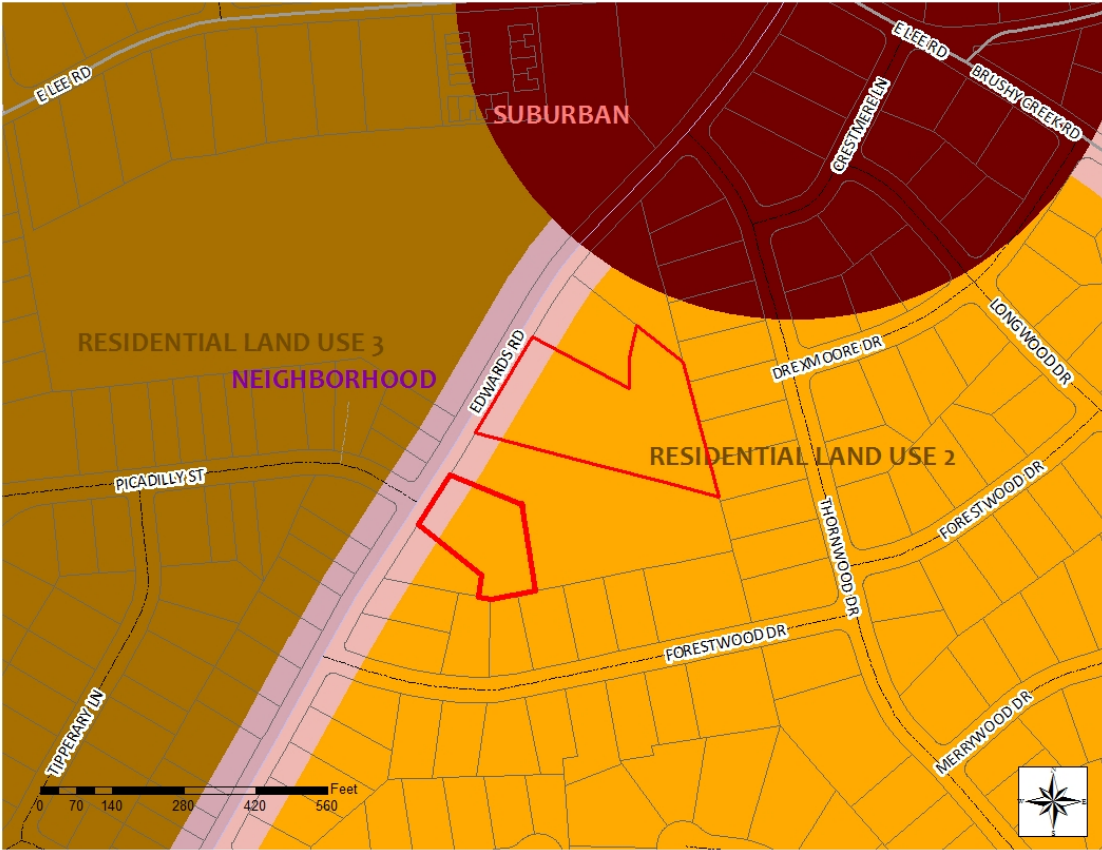




Zoning Map



Future Land Use  
Map



**MOTION:** By Dr. Cates to approve CZ-2015-27. The motion carried unanimously by voice vote with one absent (Payne).

Mr. Park presented the following:

- DOCKET NUMBER:** CZ-2015-28
- APPLICANT:** Chip Fogleman, FRF Inc. for Rocky Creek Baptist Church and Michael Burns
- PROPERTY LOCATION:** Woodruff Road and Ladell Drive
- PIN/TMS#(s):** 0548020100904, 0548020101101
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** R-15, Single-Family Residential
- ACREAGE:** 9.19



**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The subject parcels were zoned R-S, Single-Family Residential in June 1991, as part of Area 7.

**EXISTING LAND USE:** Both parcels contain single-family residences.

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S, R-12	Vacant (R-15) and Five Forks Plantation Subdivision
East	R-12	Single-Family Residential- Gresham Woods Subdivision
South	R-12 and R-15	Single-Family Residential Subdivision
West	R-S	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer District: sewer is not directly available to the property.

**FUTURE LAND USE:** The properties are located in East Woodruff Road Area Plan: Suburban Residential – This land use allows for single family detached units and represents the typical suburban housing, prescribing between 2 to 4 dwelling units per acre consistent with zoning districts including R-20, R-15, and R-12.

**ROADS:** Woodruff Road: Minor Arterial  
Ladell Drive: Private Drive

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Woodruff Road	4,952' W	16,200	16,700 (3%)	18,500 (10.77%)
Ladell Drive	No data available			

**SUMMARY:** The subject properties have a combined acreage of 9.19 and are developed with two residential structures, one located on each parcel. Approximately 643 feet of total frontage exists along Woodruff Road. An adjacent parcel (0550020102100) was subject of a recent successful rezoning (CZ-2015-13) to R-15.

The subject parcels are currently zoned R-S, Residential Suburban; this application is requesting to rezone the parcels to R-15, Single-Family Residential. The R-15 residential districts are 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 these districts 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.

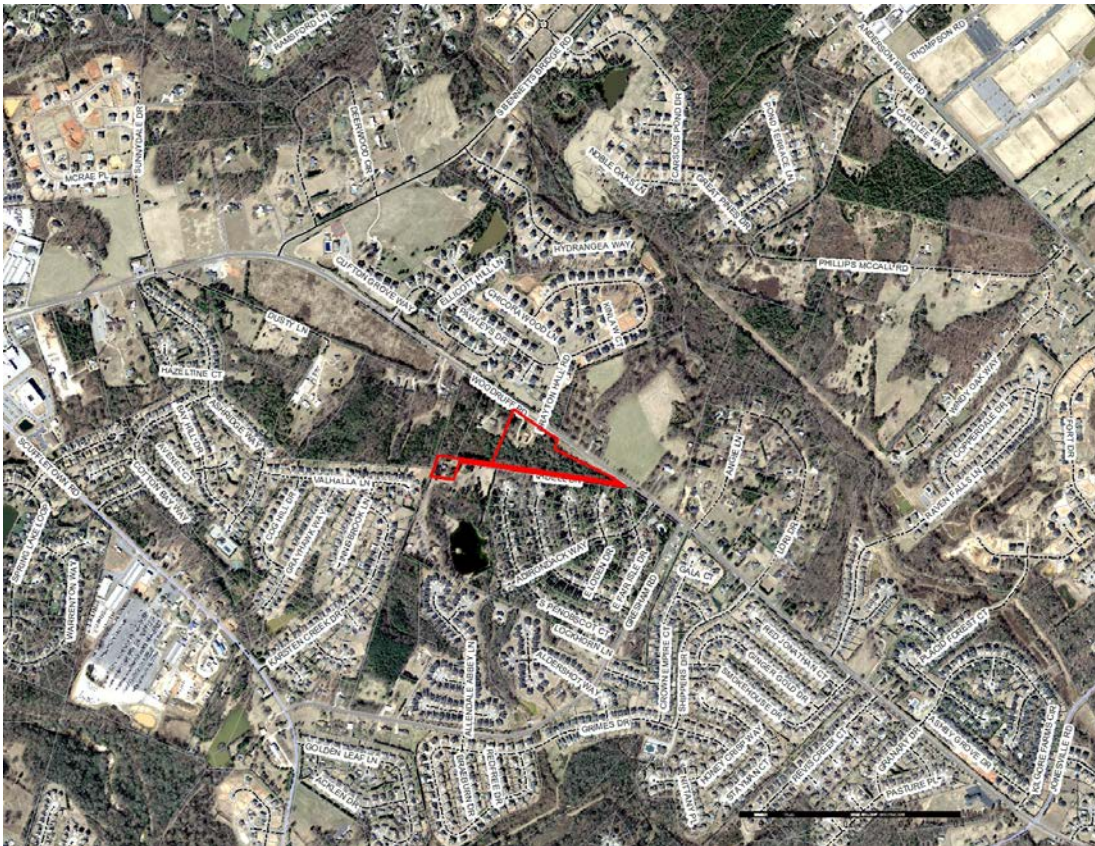
The applicant proposes single family residential.

**CONCLUSION:** It is staff’s opinion that this requested rezoning would have minimal negative impact on surrounding uses. The property is currently adjacent to property with the requested R-

15 zoning with the parcel to the north recently rezoned to this designation. Further, the rezoning is consistent with the East Woodruff Road Area Plan. Staff recommends careful consideration on subdivision design to establish connections to undeveloped properties to the west and south.

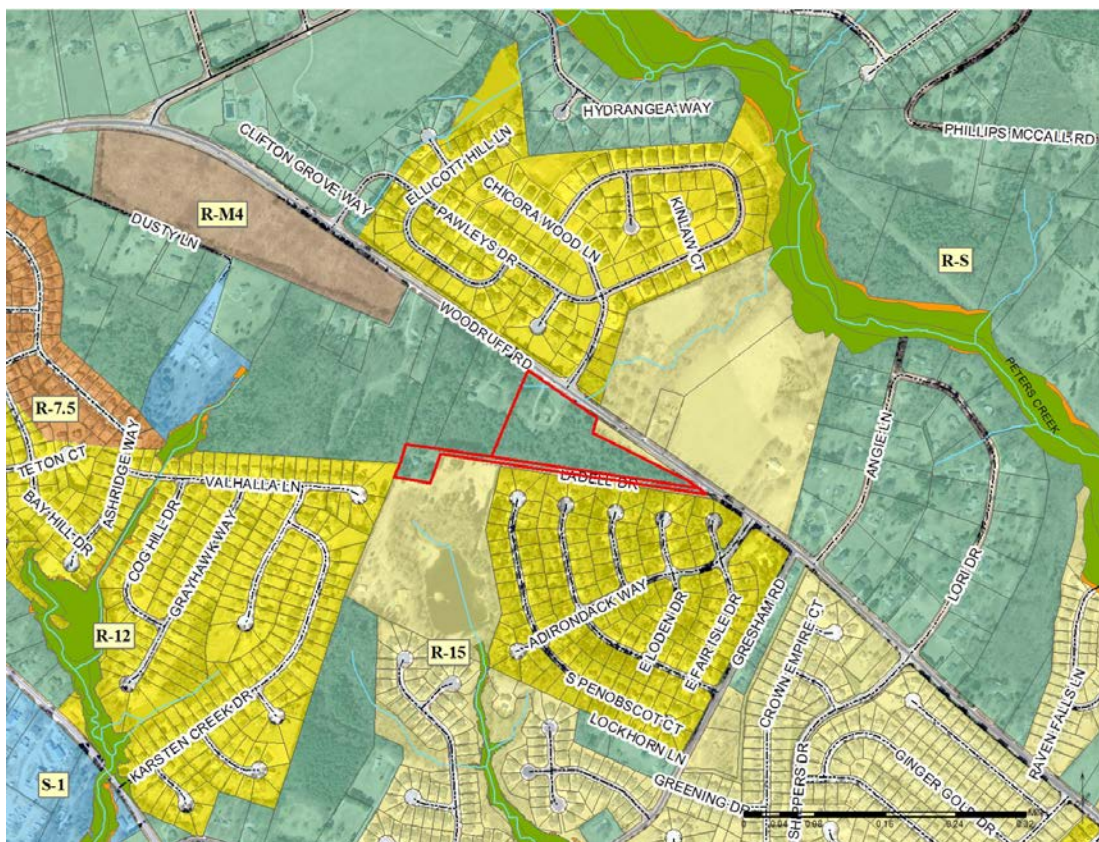
Based on these reasons, staff recommends approval of the application to rezone the subject site from R-S, Single-Family Residential to R-15, Single-Family Residential Suburban. The Planning Commission recommended approval.

**MOTION:** By Dr. Cates to approve CZ-2015-28. The motion carried unanimously by voice vote with one absent (Payne).



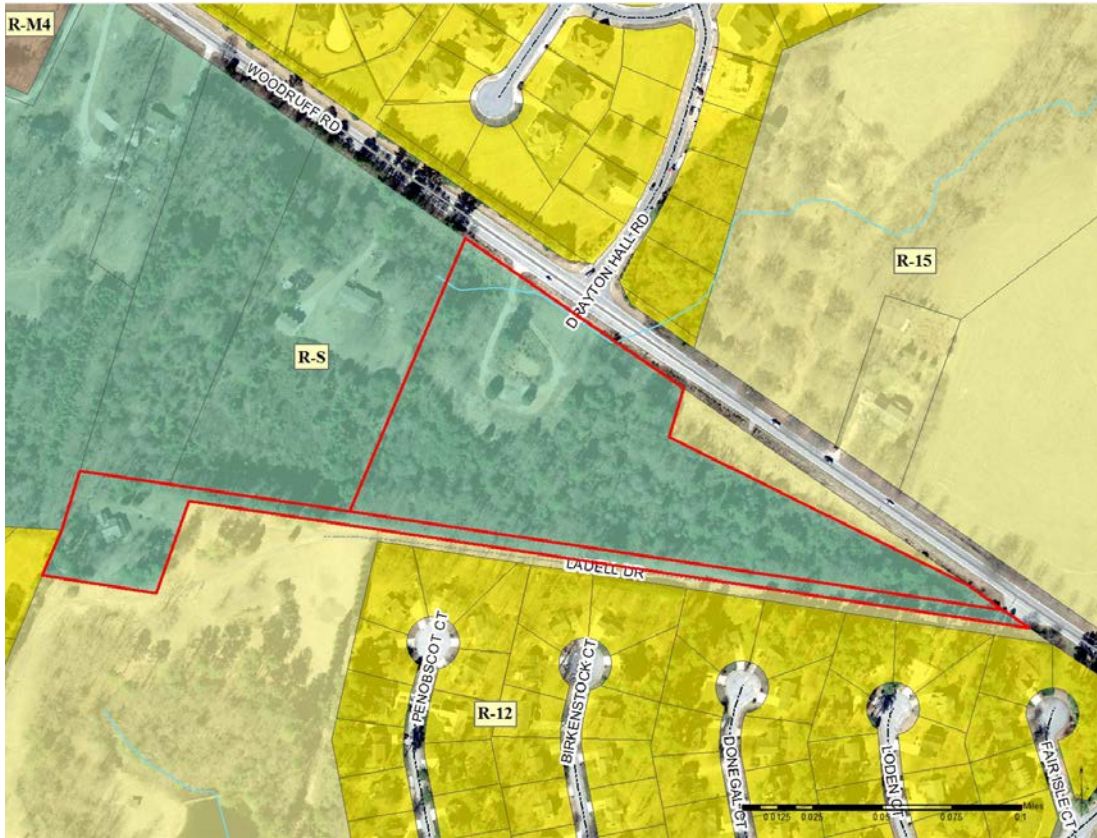
Aerial photography, 2014

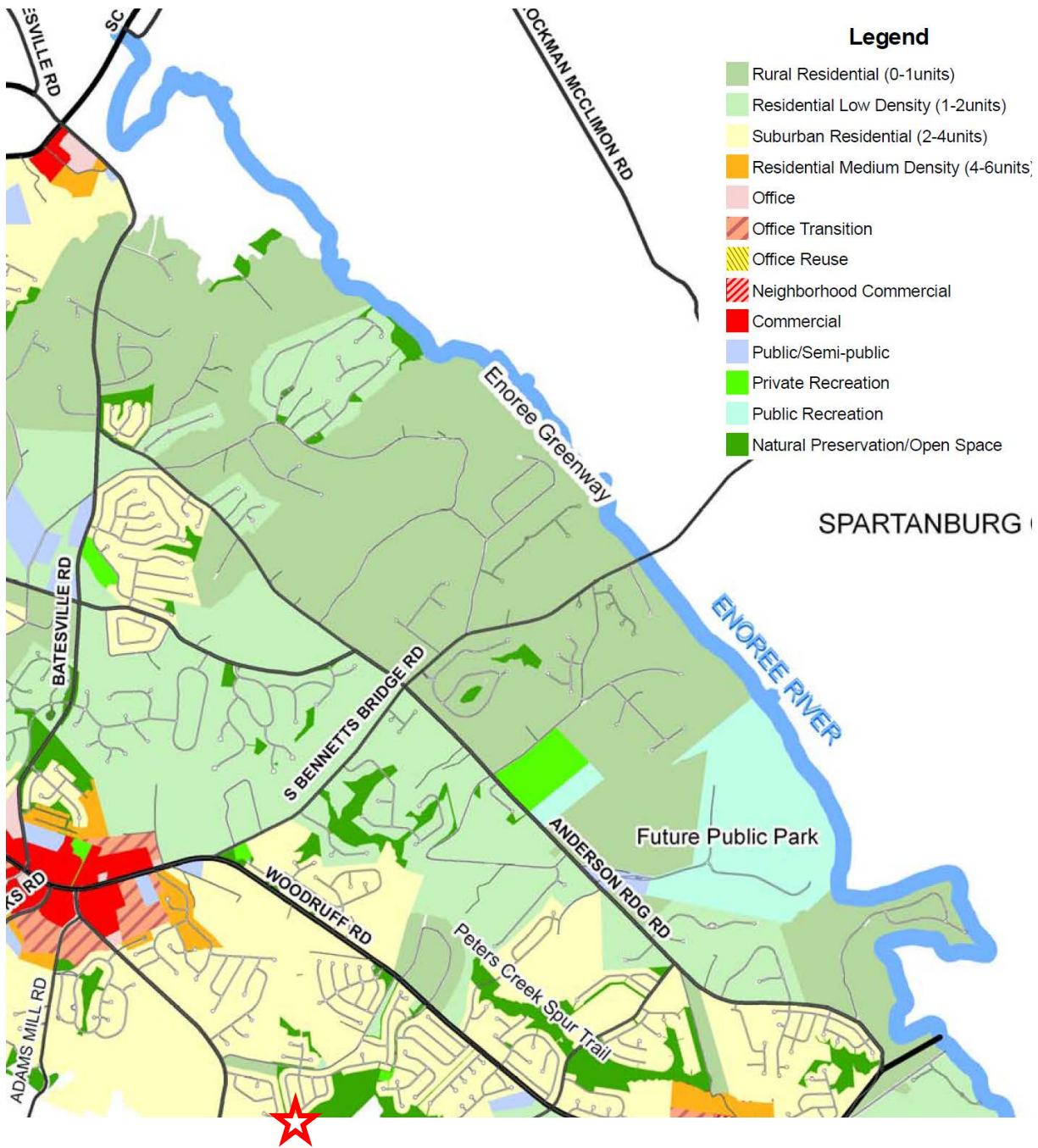




Zoning Map







Future Land Use Map, subject location denoted by star.

MOTION:

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-29

**APPLICANT:** Richard L. Weber for Moria Leigh Samuelson

**PROPERTY LOCATION:** 500 Dalton Road

**PIN/TMS#(s):** 0615040100600

**EXISTING ZONING:** R-12, Single-Family Residential

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

**ACREAGE:** 7.7

**COUNCIL DISTRICT:** 26- Ballard

**ZONING HISTORY:** The parcel was zoned R-12, Single-Family Residential in April 1972 as part of Area 3.

**EXISTING LAND USE:** Single-family residence with barn.

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single-family residence, vacant
East	R-12	Single-family residence
South	Unzoned	Vacant
West	R-S	Single-family residence, vacant

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer District: sewer is not available to the property

**FUTURE LAND USE:** Identified in the Imagine Greenville Future Land Use as *Residential Land Use 1* with ideal density ranges from 0.3 to 3 units per acre.

**ROADS:** Dalton Road: Minor Collector

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Piedmont Golf Course Rd.	5,100' NE	2,100	2,200 (+4.5%)	2,400 (+14.2%)
Dalton Road	12,900' S	5,100	4,600 (-9.8%)	4,700 (- 7.8. %)



**SUMMARY:**

The subject property contains a barn and farm animals. The subject property is approximately 7.7 acres and has approximately 263 feet of road frontage on Dalton Road. The property is currently a subject of codes enforcement due to the presence of farm animals including three cows and approximately fifty chickens. Through this application, Mr. Weber is taking steps to become compliant with applicable zoning.

The property is currently zoned R-12, Single-Family Residential; and this application is requesting to rezone to R-S, Residential Suburban. The purpose of the R-S 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.

The proposed use listed on the application is to allow for farming practices.

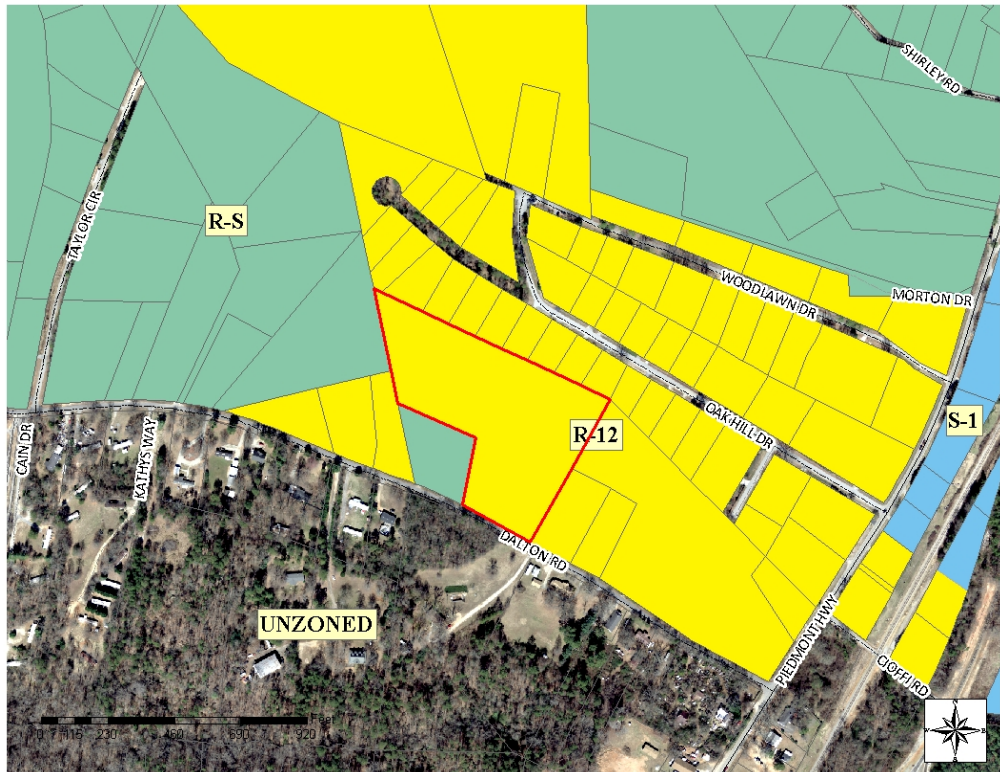
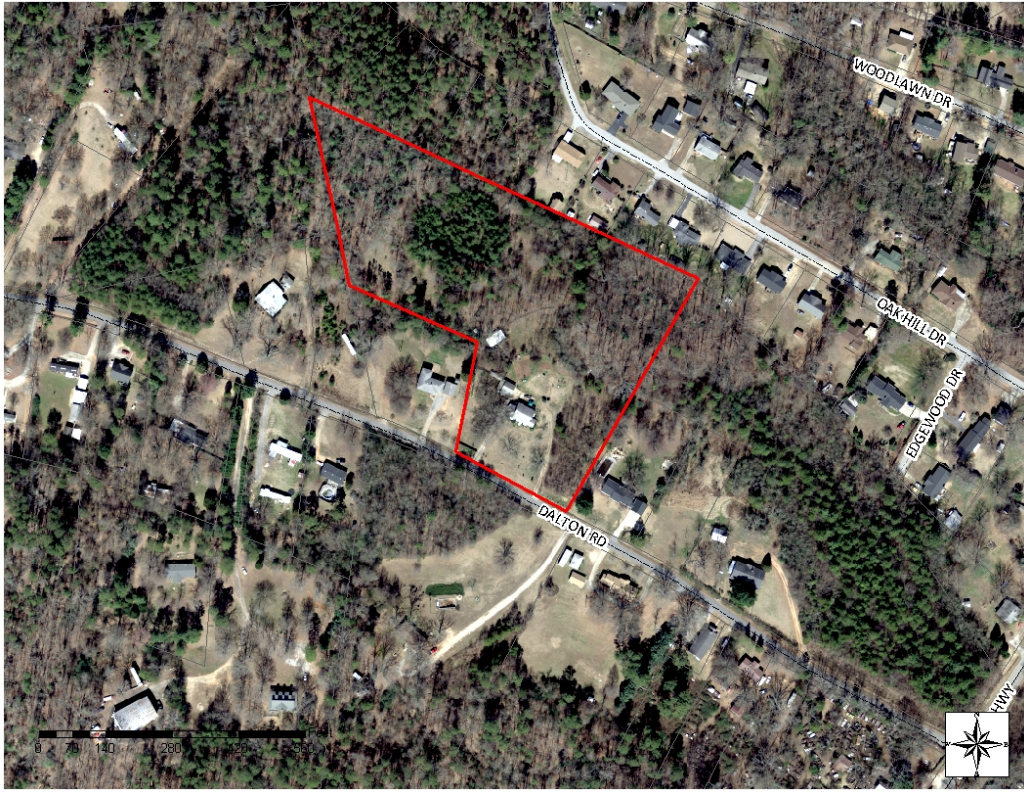
**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. The property is currently adjacent to both the requested R-S zoning and unzoned properties. Further, the rezoning is consistent with the Comprehensive Plan. Based on these reasons, staff recommends approval of the application to rezone the subject site from R-12, Single-Family Residential to R-S, Residential Suburban. The Planning Commission recommended approval.



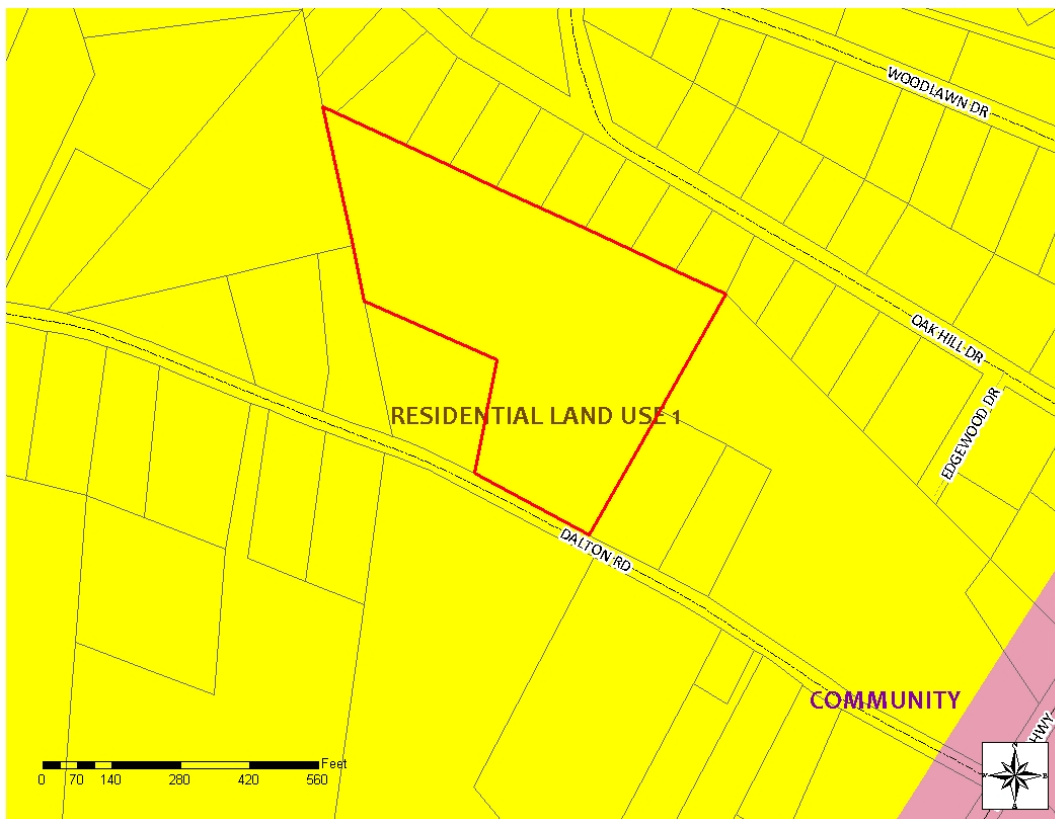
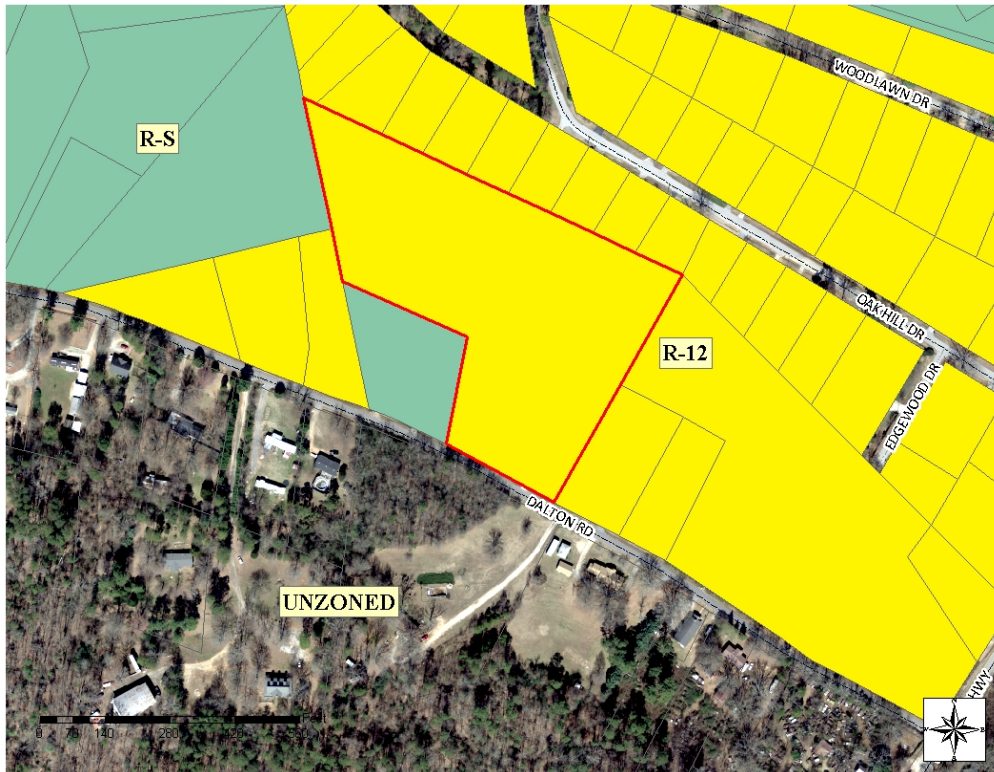
Aerial Photography, 2014





Zoning Map





Future Land Use Map

**MOTION:** By Ms. Gibson to approve CZ-2015-29. The motion carried unanimously by voice vote with one absent (Payne).

**CZ-2015-30 was withdrawn by applicant.**

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-31

**APPLICANT:** Jamie McCutchen for Francis Gibson

**PROPERTY LOCATION:** SE quadrant of East Blue Ridge Drive and N. Franklin Road

**PIN/TMS#(s):** 0166000600100

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

**REQUESTED ZONING:** NC, Neighborhood Commercial

**ACREAGE:** 0.72

**COUNCIL DISTRICT:** 19-Meadows

**ZONING HISTORY:** The subject parcel was zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3. In 2003, a rezoning (CZ-2003-070) requested R-7.5 to C-1, Commercial, which was denied by County Council.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	R-7.5	Single-Family Residential
South	R-7.5	Single-Family Residential
West	R-12	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer District

**FUTURE LAND USE:** The subject site is within the Cherrydale Area Plan with a designation as a Special Policy Area 3 (SP3). These specific areas focus on needs from the residents to have shopping and work uses in a more convenient location. The SP3 allows attached housing and non-residential uses at a neighborhood scale.

**ROADS:** N. Franklin Road –Minor Collector  
Blue Ridge Drive -SC 253 -Minor Arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
N. Franklin Road/Brockman Ave.	1,350' S	1,500	1,400 (-6.6%)	1,350 (-10%)
Blue Ridge Drive- SC 253	2,300' SW	12,700	12,100 (-4.7%)	12,500 (-1.5%)

**SUMMARY:**

The subject parcel is 0.72 acres in size and is vacant. Approximately 230 feet of frontage exists along E. Blue Ridge Drive, SC 253; and 112 feet along N. Franklin Road.

The parcel is currently zoned R-7.5, Single-Family Residential; and this application is requesting a NC, Neighborhood Commercial, rezoning. The intent of the NC district is to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhood. The requirements of this district are designed to ensure that the NC, commercial development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance. This district typically is located at the intersection of two collector streets or a collector street and arterial street in close proximity to developed residential neighborhoods.

The Statement of Intent and Concept Plan for this NC District is for one (1) structure consisting of 5,950 square feet. Uses to be located on the property were to be those stated for NC in the Zoning Ordinance "Permitted Uses" table. Materials and textures to be used would include brick, rock, hardi-board, or combination thereof for primary facade treatments, combined with neutral or earth tones similar to buildings in surrounding neighborhood. The buildings should have a shingled roof and will have windows or architectural treatments on all four sides of the building.

**Proposed Uses:** The current application request is for a proposed commercial, office, or restaurant use. It would allow up to 5,950 SF of commercial, restaurant or office space if developed with non-residential uses a minimum of 5' landscape buffer would be provided between non-residential and residential structures.

**Ingress/Egress:** As proposed, the development will have two (2) ingress/egress points for vehicles (one on each frontage) and a single pedestrian access on East Blue Ridge Drive.

**Screening/Buffering:** Screening and buffering will be provided in accordance with Section 12:9 of the Greenville County Zoning Ordinance. Minimum 5' landscape buffer with 6' fence between residential and non-residential uses.

**Architecture Style:** In compliance with the style of buildings within the surrounding neighborhood.

**Stormwater:** Stormwater management facility to be owned and maintained by property owner. It is anticipated that some type of LID features will be utilized to provide stormwater management, such as pervious paving, underground detention, infiltration trench, bio-retention area, or other similar type feature.

**Pedestrian access:** Pedestrian access will be provided throughout the project by connecting to existing sidewalks.



**Signage:** Signage will consist of an 8' monument style, color, texture, and materials consistent with the proposed building scheme. Sign lighting shall be either ground or backlit.

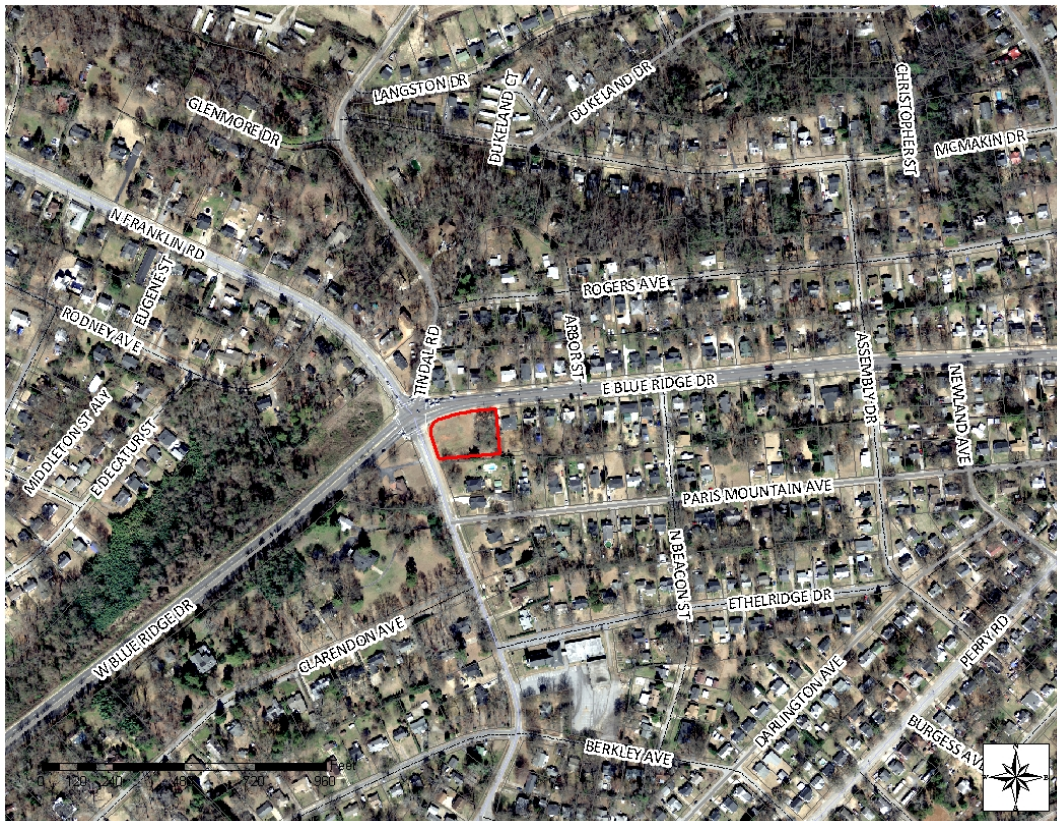
**Lighting:** Lighting shall be 16' in height metal poles, cut off "shoebox" type or other fixture, to direct light downward to parking areas and away from residential areas.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. The Final Development Plan should reflect the following recommendations:

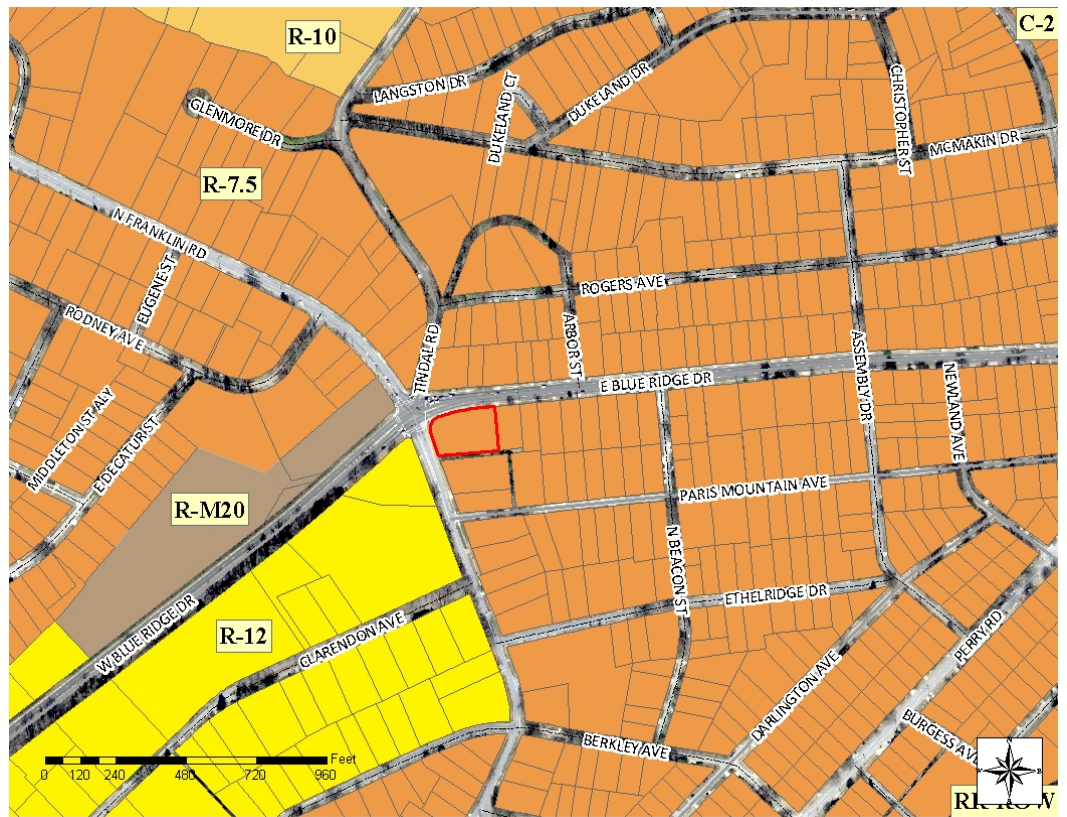
- The historic marker on the site and access to the marker should be preserved at its present location.
- Pedestrian access should be afforded to the N. Franklin Rd (west) side of the property, potentially incorporating existing alleyway to the south.
- Lighting of the site should include low height lighting for walkways.
- Buildings should have both windows and architectural treatments on all four sides of the building, in addition to the descriptions in the application.
- Vehicular ingress and egress and stormwater management must meet applicable regulations.

With these recommendations, staff recommends approval of the application to rezone the subject site from R-7.5, Single-Family Residential to NC, Neighborhood Commercial. The Planning Commission recommended approval.



Aerial Photography, 2014



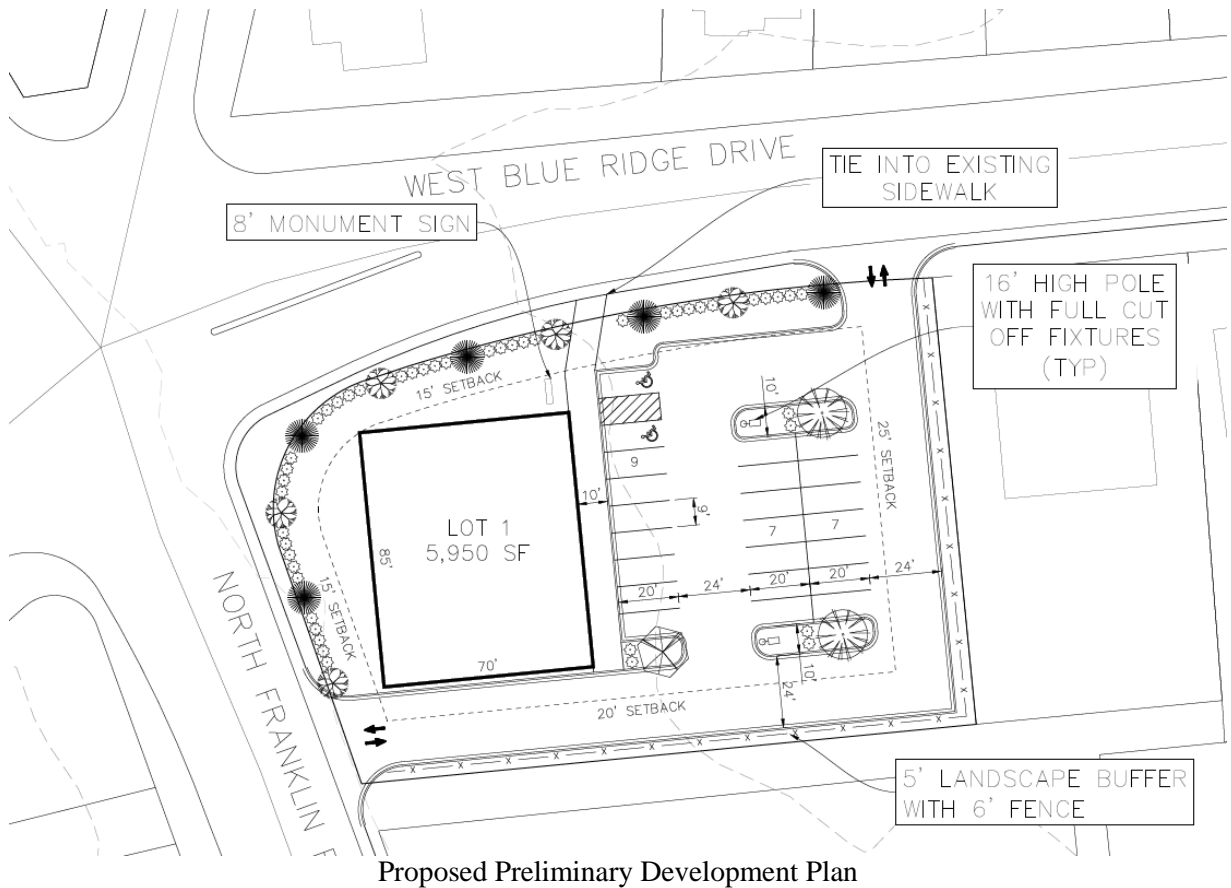


Above: Zoning Map





**Future Land Use Map**, showing the **Cherrydale Area Plan** and subject property highlighted, designated as SP3, Special Policy Area #3. Other designation shown on the map include MDR, Medium Density Residential



Mr. Meadows addressed his colleagues with his concern the rezone would change the character of the neighborhood, which was residential. Additionally, he stated the residents were also in opposition and had submitted a petition with some 140 or 150 signatures.

**MOTION:** By Mr. Meadows to deny CZ-2015-31. The motion carried unanimously by voice vote with one absent (Payne).

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-32

**APPLICANT:** William Griffeth, for Tino Suarez

**PROPERTY LOCATION:** 1000 Poinsett Highway

**PIN/TMS#(s):** 0171001300300, 0171001300301

**EXISTING ZONING:** C-2, Commercial

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

**ACREAGE:** 0.57

**COUNCIL DISTRICT:** 23-Norris

**ZONING HISTORY:** The parcel was initially zoned C-2 in April 1972 as part of Area 3. In 2014, an application (CZ-2014-48) for S-1, Services, was withdrawn from both properties.

**EXISTING LAND USE:** Retail Commercial

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1	coin laundry
East	I-1, S-1	auto garage, vacant
South	C-2	beauty shop retail
West	C-2	restaurant (Duke Sandwich Company), cleaners

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer District

**FUTURE LAND USE:** The Cherrydale Area Plan designates the subject site as *Special Policy Area 1*, which relates to a future land use to create higher density, pedestrian-oriented development in the Poinsett District. In addition, this area may be subject to the future Poinsett Corridor planning initiative.

**ROADS:** Poinsett Highway: major arterial  
Furman Hall Road: minor arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Poinsett Highway (N of Pleasantburg)	3,500' N	32,900	31,400 (-5%)	30,900 (-6%)
Furman Hall Road	2,300' NE	3,700	3,800 (+3%)	4,100 (+11%)
Poinsett Highway (at Greenville City limits)	5,900' S	24,200	25,900 (+7%)	25,100 (+4%)

**SUMMARY:**

The subject property is occupied by a vacant commercial building/garage on the northern parcel with a vacant lot on the southern parcel. The parcels are located north of Furman Hall Road and between Poinsett Highway (west) and Goldsmith Avenue (east). The subject property has approximately 630 feet of total road frontage. The properties are currently zoned C-2, Commercial; this application is requesting to rezone to C-3, Commercial. The C-3 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 applicant listed Retail and Mantel Manufacturing as a proposed use on their application

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. Although this area may be subject to the upcoming Poinsett Corridor Plan, its requested intensity of use is consistent with the existing Cherrydale Area Plan. Based on these reasons, staff recommends approval of the application to rezone the subject site from C-2, Commercial to C-3, Commercial. The Planning Commission recommended approval.

**MOTION:**

By Mr. Meadows to approve CZ-2015-32. The motion carried unanimously by voice vote with one absent (Payne).

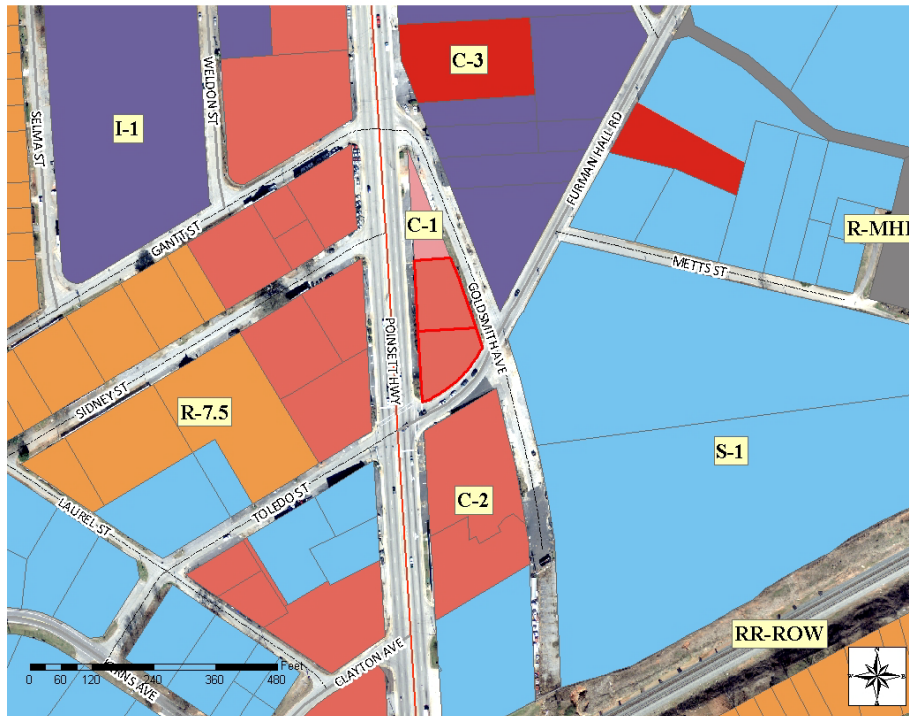




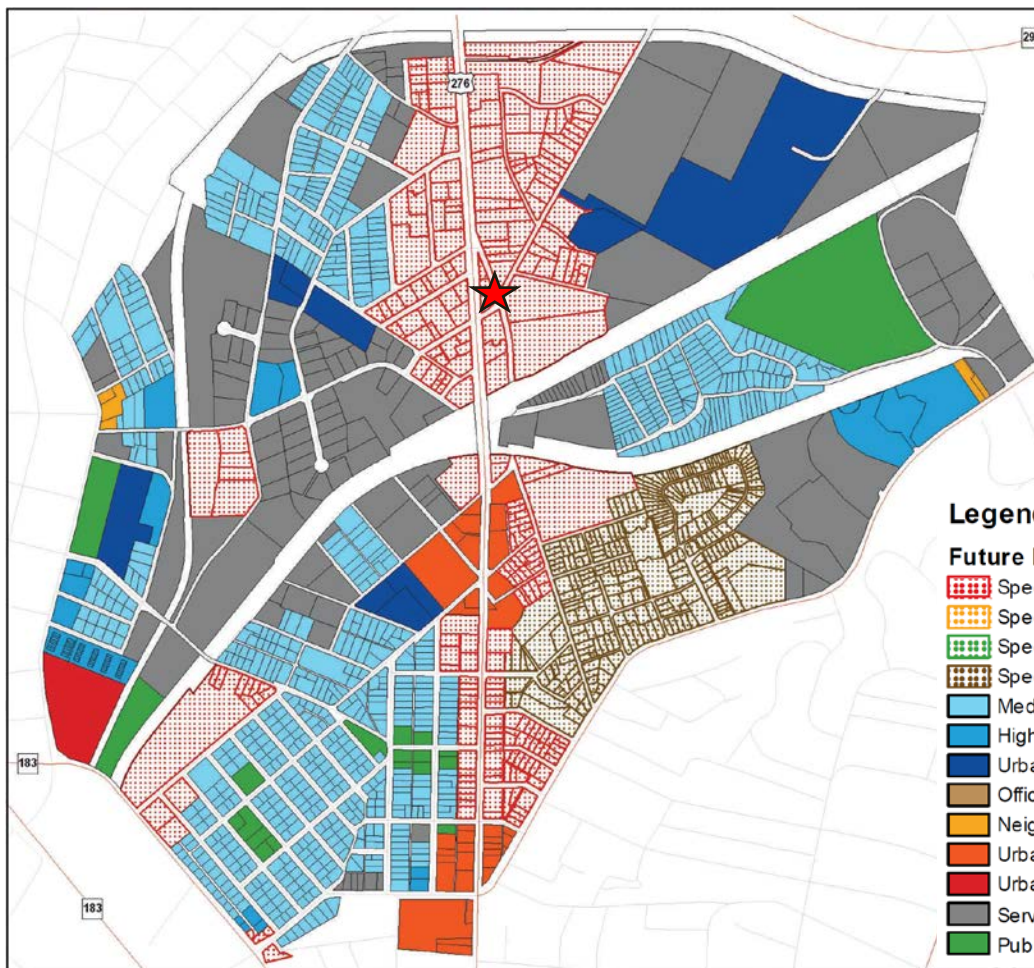
Aerial photography, 2014







Above: Zoning Map



Future Land Use Map:  
Cherrydale Area Plan,  
*Special Policy Area 1.*  
*Subject site location*  
*designated as star.*

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-33

**APPLICANT:** Ashanti' C. Petty of Compass Real Estate, LLC for Perry Luthi

**PROPERTY LOCATION:** Lots 3, 4 & 5 Poinsett Highway and 2201 Poinsett Highway

**PIN/TMS#(s):** 0439000900200, 0439000900300, 0439000900400

**EXISTING ZONING:** R-7.5, Single Family Residential and O-D, Office District

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 0.69

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The three subject parcels were zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3. The parcel currently zoned O-D, Office District, was approved in 1987, CZ-1987-87. A recent attempt to rezone these properties to C-3 was unsuccessful, CZ-2015-04.

**EXISTING LAND USE:** Lots 4 & 5 Poinsett Highway (TMS# 0439000900200 and 0439000900300) – Vacant  
2201 Poinsett Highway (TMS# 0439000900400) – Office (Psychic/Palm Reader)

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Single-family residence
East	I-1	manufacturing
South	R-7.5	church
West	R-7.5	Single-family residence

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer District

**FUTURE LAND USE:** The subject property is a part of the **Cherrydale Area Plan**, designated as *Special Policy Area 2* which relates to the need to create higher density, higher intensity development. Meeting these needs will satisfy the potential of the *Market District* to be a regional activity center (Cherrydale Regional Center).

**ROADS:** Poinsett Highway: Five-lane Federal-maintained major arterial  
Lenore Avenue: Two-lane State-maintained minor arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Poinsett Highway	2,100' S	32,900	31,400 (-5%)	30,900 (-6%)

**SUMMARY:**

The subject property consists of three parcels along Poinsett Highway, two vacant and a third parcel containing a single-family home converted to a business located at the northwest corner of the intersection of Poinsett Highway and Lenore Avenue. The parcels have approximately 210 feet of road frontage on Poinsett Highway and approximately 155 feet of road frontage on Lenore Avenue.

The subject property is currently zoned R-7.5 (Single Family Residential) and O-D (Office District); this application is requesting to rezone to C-1 (Commercial). The C-1 district is established to provide commercial establishments for the convenience of local residents. Uses within this district may include banks, dry cleaners, beauty salons, restaurants, daycares, laundry mats, and other similar uses.

The applicant did not state a proposed use.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. Although this area may be subject to the upcoming Poinsett Corridor Plan, its requested intensity of use is consistent with the existing Cherrydale Area Plan. Based on these reasons, staff recommends approval of the application to rezone the subject site from O-D, Office District, and R-7.5, Single Family Residential, to C-1, Commercial. The Planning Commission recommended approval.

Mr. Meadows stated this parcel requested rezoning previously and was denied, basically because it was unknown what would be at that location. The neighborhood behind the property is residential and again it is not known what would be at the location.

**MOTION:** By Mr. Meadows to deny CZ-2015-33. The motion carried unanimously by voice vote with one absent (Payne).

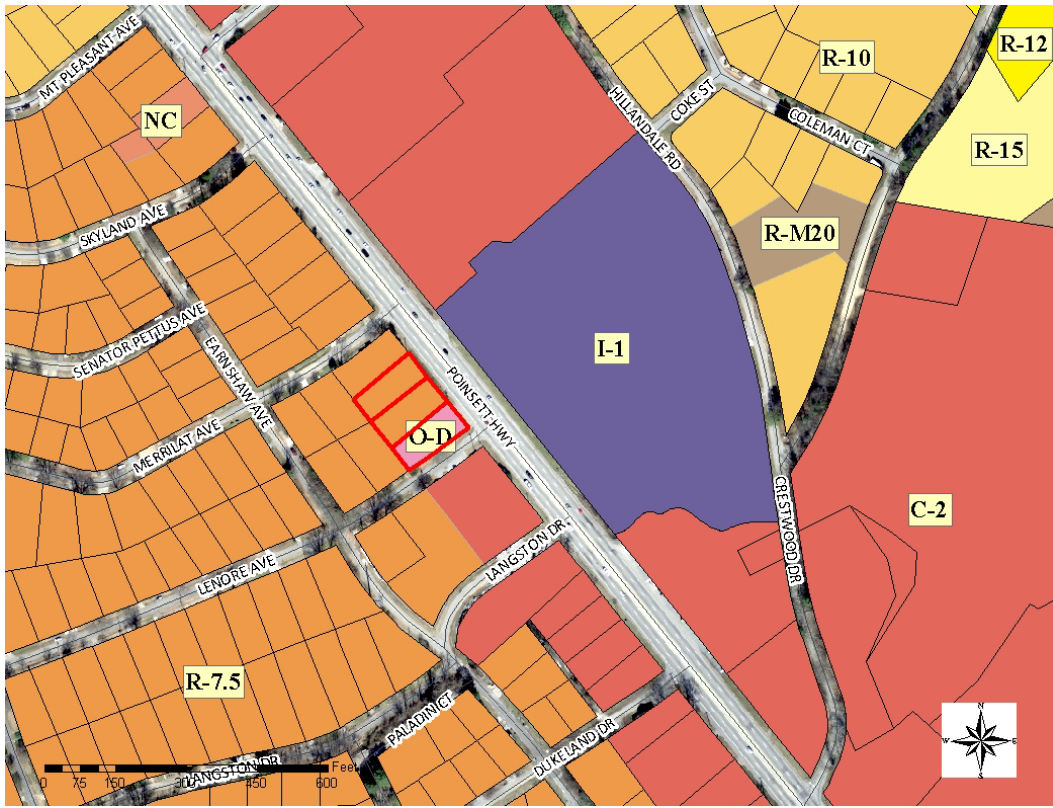




Aerial photography, 2014







Above: Zoning Map; below: Future Land Use Map, Cherrydale Area Plan (SP2, Special Policy Area 2; MDR, Medium Density Residential designations)



Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-34  
**APPLICANT:** Kevin Sobel for Betty Jan Allen, Trustee  
**PROPERTY LOCATION:** 2536 Woodruff Road  
**PIN/TMS#(s):** 0531030103300  
**EXISTING ZONING:** POD, Planned Office District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 5.35  
**COUNCIL DISTRICT:** 28 - Payne  
**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	POD	Woodruff Place Office Park
	PD	Five Forks Marketplace auto service, restaurant
	NC	restaurant, retail
East	C-2	SC DOT detention area Five Forks Plaza (pharmacy)
South	C-2	Five Forks Plaza (pharmacy/convenience, child daycare)
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: sewer is available with an offsite easement from the adjacent property owner to access the sewer line

**FUTURE LAND USE:** The subject property is part of the East Woodruff Area Plan and designated as *Residential/Office Transitional* which is part of the Commercial Activity Center at Five Forks. Properties designated as Residential/Office Transitional were identified as appropriate for limited professional office uses. This area provides for a compatible transition from the higher intensity core commercial areas to the surrounding single family areas. Churches are also shown in this area as they are an excellent transitional use, serving as boundaries to commercial uses.

**ROADS:** Woodruff Road – Minor Arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	2,800' E	16,200	16,700 (+3%)	18,500 (+14.2)

**SUMMARY:**

The subject property is 5.35 acres of mostly wooded property to the west of the intersection between Woodruff Road and Batesville Road. Approximately 800 feet of frontage exists along Woodruff Road.

The subject property is currently zoned POD, Planned Office Development. The approved zoning application includes uses for professional and doctors' offices with hours 5 days a week from 8am to 6pm, potential look of 'residential' compared to strip shopping center or convenience store.

The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

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 subject property is located within the East Woodruff Road Area Plan (EWRAP) and is designated as Residential/Office Transitional. The EWRAP states that office buildings in this future land use category should be limited to a maximum of 5,000 square feet and should be designed to be residential in character using residential design features such as pitched shingled roofs, first story roof lines, minimal signage, low level lighting.

The applicant identifies the proposed use as Retail/Commercial.

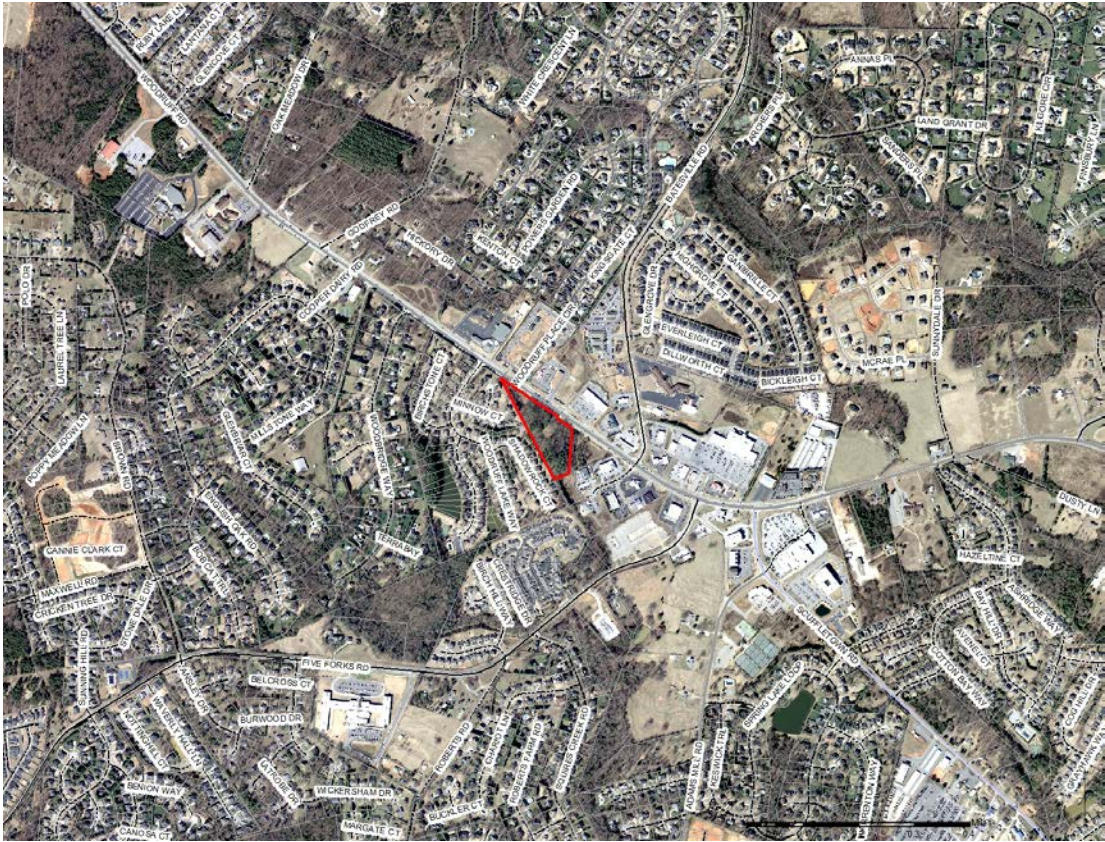
**CONCLUSION:**

It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The application is inconsistent with the East Woodruff Road Area Plan on building placement, building size, building scale, proposed architecture, and proposed use. Based on these reasons, staff recommends denial of the application to rezone the subject site from POD, Planned Office Development to FRD, Flexible Review District. The Planning Commission recommended denial.

**MOTION:**

By Dr. Cates to deny CZ-2015-34. The motion carried unanimously by voice vote with one absent (Payne).

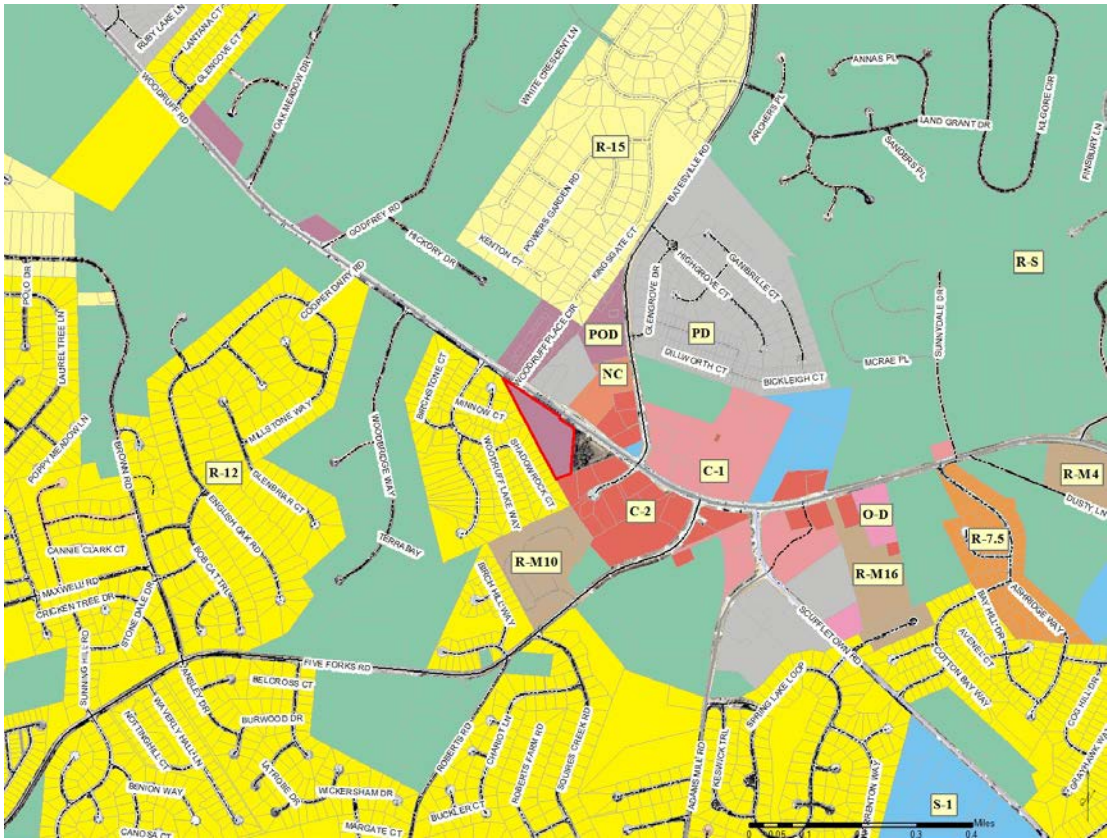




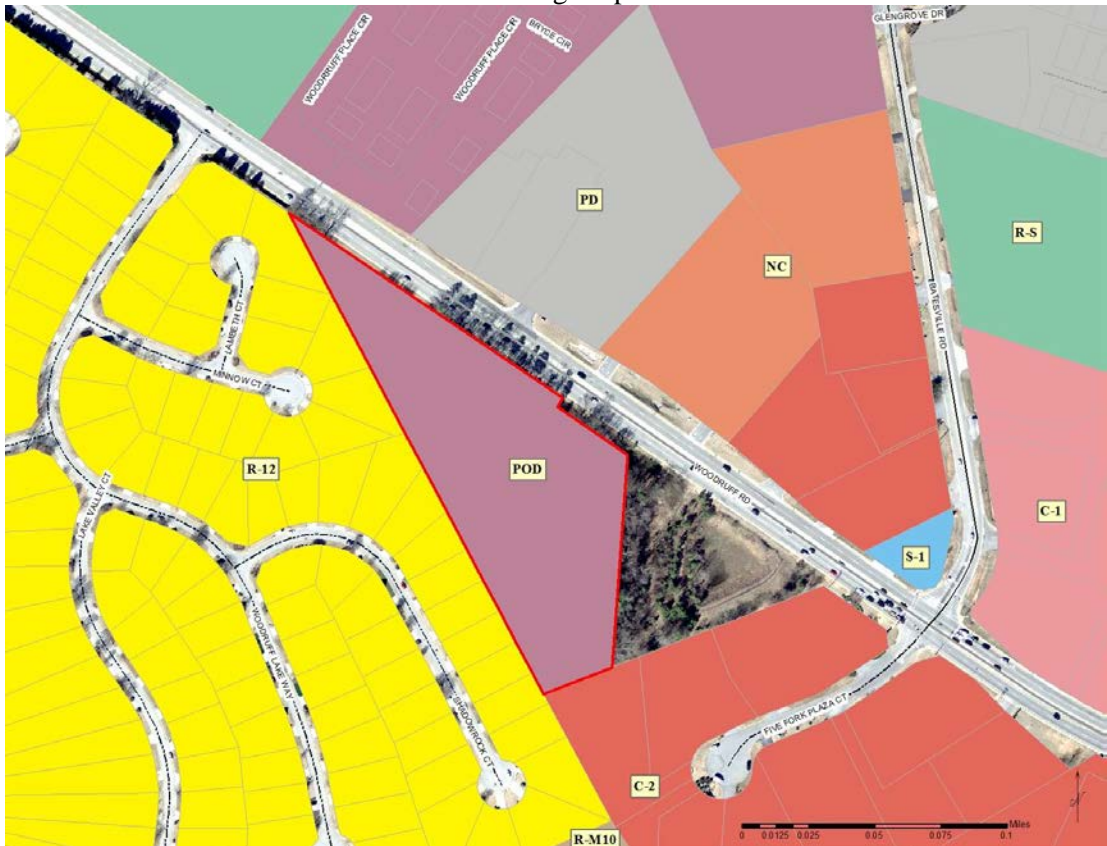
Aerial photography, 2014



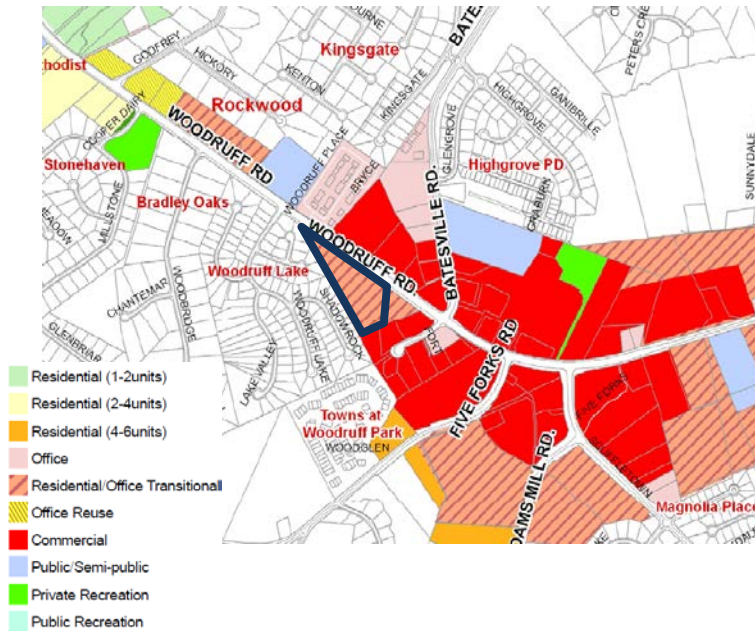




Zoning Map







Future Land Use Map, East Woodruff Road Area Plan, site outlined in blue

**REQUEST AND MOTIONS**

Chairman Dill stated he was concerned about the emails he had been receiving regarding 1400 signatures of people unhappy with County Council because of a decision regarding farmland being turned into a subdivision. He stated that decision had not been made. Chairman Dill requested the item be on the next Committee meeting for discussion. He stated when they many people are concerned; he feels they do not understand what is going on.

Ms. Gucker stated the item would be on the next Committee meeting agenda.

**ADJOURNMENT**

**MOTION:** By Dr. Cates to adjourn. Without objection the meeting adjourned at 5:40 p.m.

Respectfully Submitted,

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