

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
September 14, 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
Sid Cates
Willis Meadows
Fred Payne

COMMITTEE MEMBERS ABSENT:

Lottie Gibson, Vice Chair

STAFF PRESENT:

Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Scott Park
Eric Vinson
Alan Willis

COUNCIL MEMBERS PRESENT:

Lynn Ballard

PLANNING COMMISSION MEMBERS PRESENT

Metz Looper

CALL TO ORDER

Chairman Dill called the meeting to order at 5:04 p.m.

INVOCATION

Mr. Meadows provided the invocation.

APPROVAL OF THE MINUTES OF THE AUGUST 31, 2015 MEETING

MOTION: By Mr. Meadows to approve the minutes of the August 31, 2015 Committee meeting as presented. The motion carried unanimously by voice vote with one absent (Gibson).

ZONING DOCKETS

Scott Park presented the following Docket which had been held in Committee on July 20, 2015 and on August 31, 2015.

DOCKET NUMBER: CZ-2015-38

APPLICANT: John Broadbent

PROPERTY LOCATION: NE quadrant of Chick Springs Road at East Main Street, Taylors

PIN/TMS#(s): T011000201200, T011000201300, T012000104300

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: R-M5, Multifamily Residential

ACREAGE: 16.57

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The parcel was originally zoned in 1970 as part of Area 1. A request to rezone the subject property to R-12 from S-1 was approved on June 3, 2003, CZ-2003-24.

EXISTING LAND USE: vacant, wooded

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|-------------------------------------|
| North | R-20 | single-family residences and vacant |
| | S-1 | vacant, wooded |
| East | R-20 | single-family residences |
| South | R-20 | single-family residences |
| | I-1 | vacant manufacturing plant |
| West | R-20 | vacant, wooded |
| | R-M10 | multifamily residences |

WATER AVAILABILITY: Greenville Water System, Greer Commission of Public Works (for service to T012000104300)

SEWER AVAILABILITY: Taylors Sewer District

FUTURE LAND USE:

Most of the subject property is shown within the Imagine Greenville comprehensive plan as a *Residential Land Use 3* designation in the Future Land Use Map. This category prescribes a residential density of 6 or more units per acre.

ROADS:

Chick Springs Road – Minor Collector
Main Street, Taylors – Minor Collector

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2011 | 2012 |
|---------------------------|------------------|------|---------------|---------------|
| Main St, Taylors | 900' N | 500 | 700 (+40%) | 500 (-29%) |

SUMMARY:

The subject property is over 18 acres according to county records and is composed mostly of wooded property with significant topography and potential of wetlands. The site’s eastern boundary, over 1,100’, is adjacent to the CSX Railroad. Approximately 1,140’ of frontage exists along the north side of Chick Springs Road and about 830’ along Main Street, albeit inaccessible due to topography. Likewise, two of the three parcels extend to the southeast corner of the Main St/ Chick Springs Rd intersection, but have limited development potential due to topography.

This site is known by some residents to be the historic location of the Chick Springs Resort.

The subject property is currently zoned R-12, Single-Family Residential. Single-Family 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 requested rezoning is R-M5, Multifamily Residential, a classification among multifamily residential districts 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.

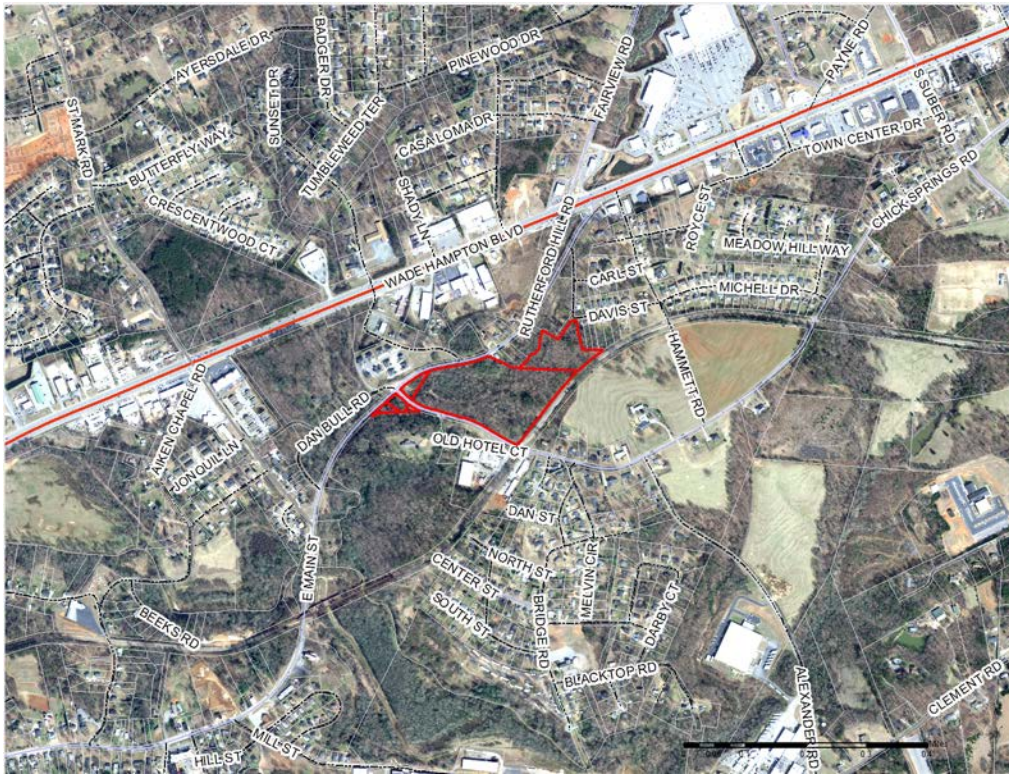
The applicant identifies the proposed use as duplexes.

CONCLUSION:

It is staff’s opinion that this requested rezoning would have little negative impact on surrounding uses. The buildable area is limited to a portion of the site due to wetlands, topography, and the CSX rail line along the eastern boundary of the site. These site constraints will concentrate the density of units to a portion of the site; however, the potential to improve connectivity exists to connect this development to the neighborhood to the north as well as with Chick Springs Road.

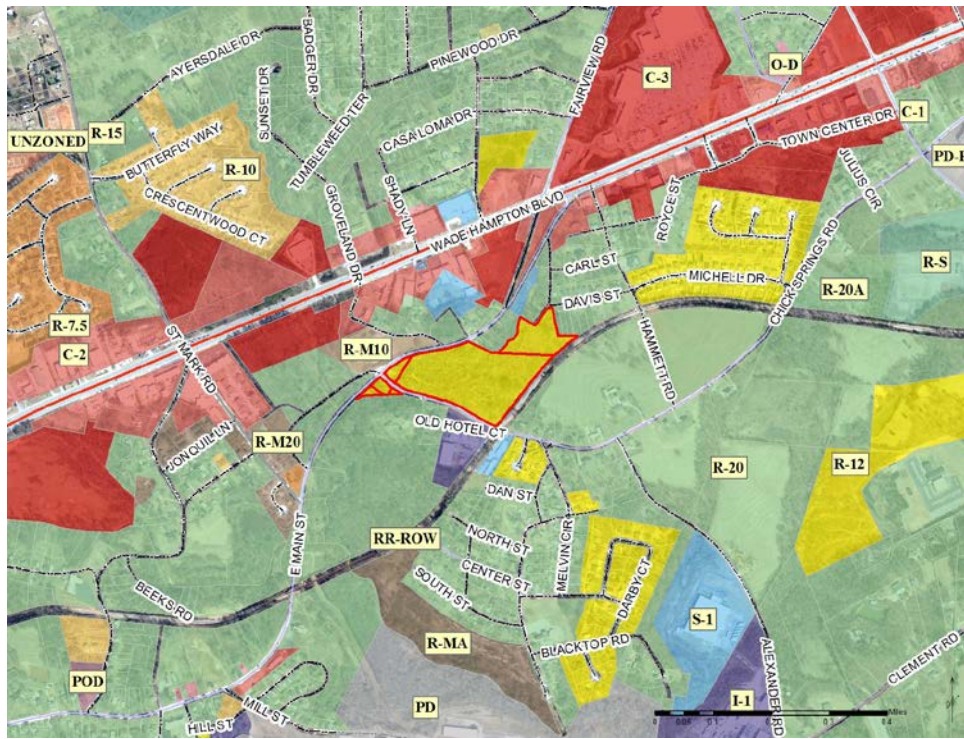
The R-M5 zoning is supported by the County comprehensive plan

Based on these reasons, staff recommends approval of the application to rezone the subject site from R-12, Single-Family Residential, to R-M5, Multifamily Residential. The Planning Commission recommended approval

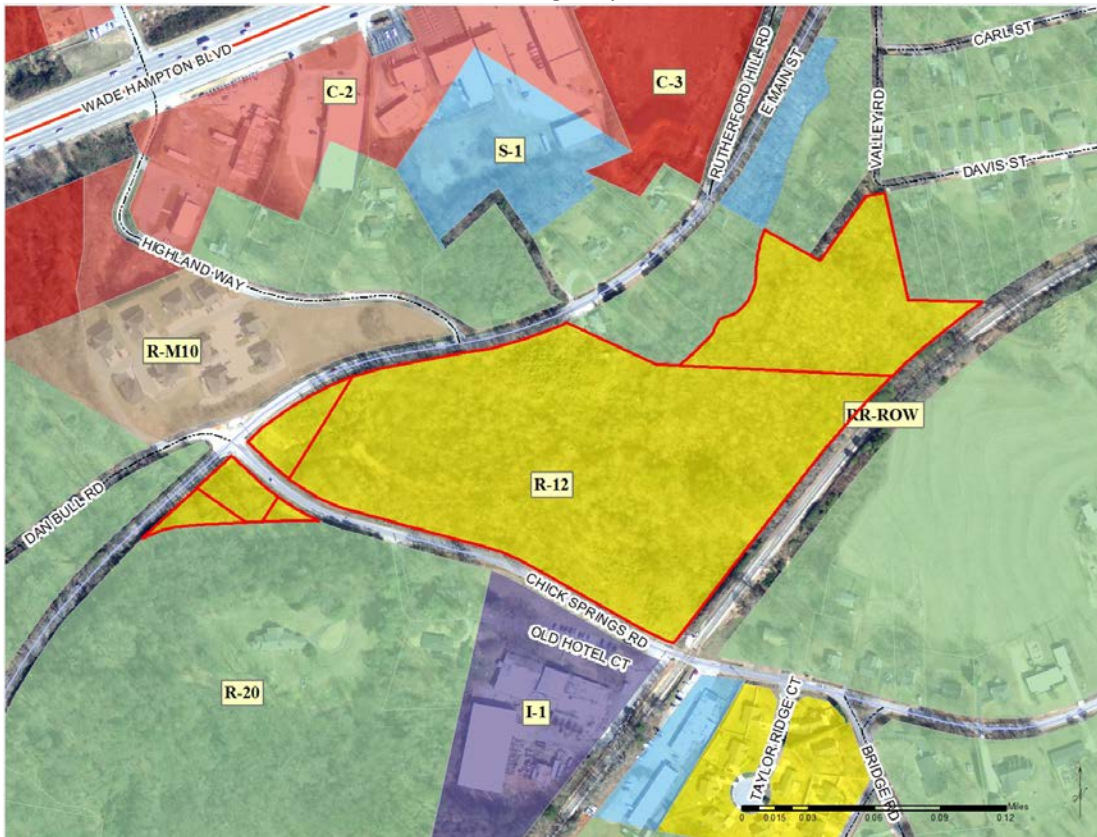


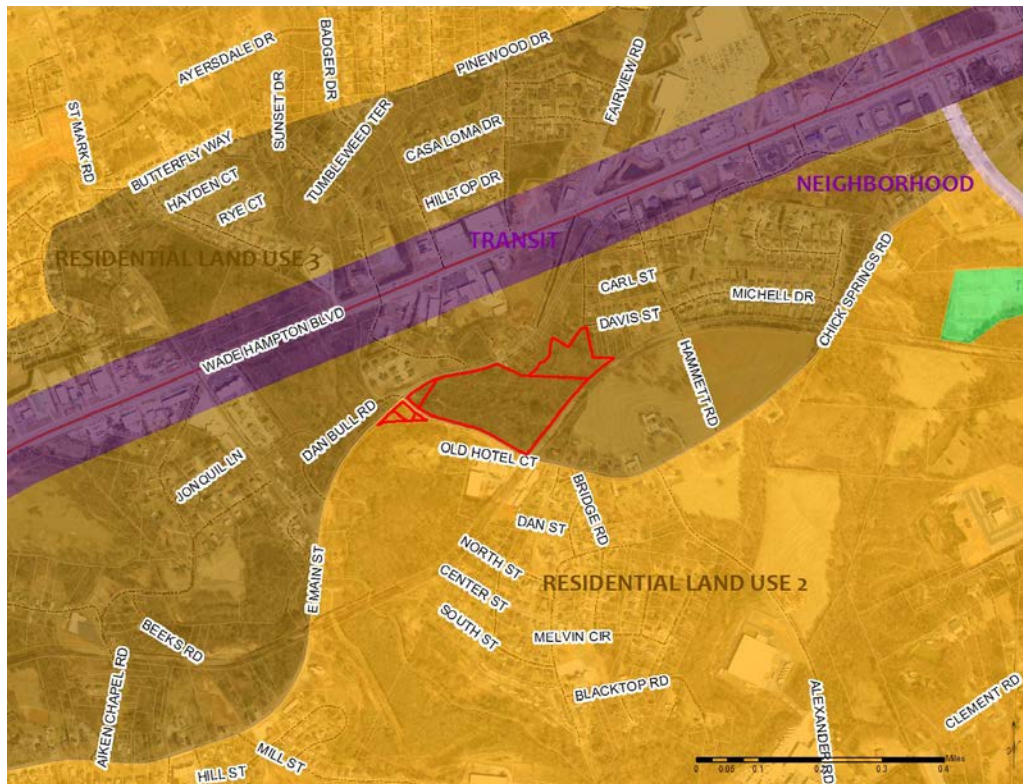
Aerial photography, 2014





Zoning Map





Future Land Use Map, Imagine Greenville

Mr. Meadows stated Mr. Baldwin had contacted him with information regarding the developer meeting with the citizens in the area to discuss a change to the zoning classification which was requested. They had discussed changing the request to a PD, Planned Development if that were permissible.

Mr. Vinson stated a PD, Planned Development would not be suitable for the project, however, the FRD, Flexible Review District would show the community precisely what the developer was intending and would serve the same purpose as a PD.

At the July 20, 2015 Committee meeting the item was held in order to allow the developer to meet with staff to discuss a change in the requested zoning classification.

Mr. Baldwin stated he was not sure what the plans were, but it was his understanding most of the proposed would be single-family and only two or three multifamily planned for the area and he thought those were duplexes. He stated before any action was taken he would like to see exactly what the plan was for the proposed. Mr. Baldwin stated he felt the citizens in the area were afraid of a lot of multifamily housing. He stated he would like to see if the developer would consider a Planned Development (PD) so it will be known what the plan would be.

At the August 31, 2015 meeting, the Committee held the item until the next Committee meeting.

Dr. Cates stated he had attempted to contact Mr. Baldwin, but was unsuccessful. He had asked Mr. Broadbent, the applicant to go by and see Mr. Baldwin.

Mr. Broadbent was in the audience and the committee had some questions. Mr. Dill asked Mr. Broadbent to come to the podium.

John Broadbent, 112 Stratford Road, Gville, SC stated he had met with Mr. Baldwin and discussed the concept he had in mind and Mr. Baldwin was comfortable with his intentions.

Dr. Cates stated the citizens in the area had concerns because there was a sewer problem, when it rained some of the old mill houses, some of the streets had overflow that went into the sewer. He stated the overflow caused the sewer to back up and shoot up in an area that had a 90 degree angle. Dr. Cates stated he had spoken with Taylors Water and Sewer as well as Ray Orvin at ReWa and they are going to be replacing the 90 degree angle pipe with two 45 degree angle pipes, which should alleviate the situation. Additionally, Dr. Cates stated Mr. Broadbent was aware he could not build anything to the sewer line until there have been replacements made to the areas in need. Taylors Water and Sewer is taking care of the replacements.

MOTION: By Dr. Cates to approve CZ-2015-38. The motion carried unanimously by voice vote with one absent (Gibson).

Scott Park stated **CZ-2015-45 had been withdrawn by the applicant.**

Boards and Commissions Interviews and Nominations

Historic Preservation Commission – three vacancies

The following have applied to fill three vacancies on the Historic Preservation Commission:

Collie Breedlove (D. 17)
Ruth Butler (D. 23) – incumbent
Lindsey Strand (D.20)

MOTION: By Dr. Cates to forward all three applicants to the Committee of the Whole. The motion carried unanimously by voice vote with one absent (Gibson).

REQUEST AND MOTIONS

Dr. Cates stated at the last meeting he had requested the Committee vote against docket number CZ-2015-55, located on Rutherford Road because he wanted to keep the area as Industrial. At that time he had not spoken with the applicant as to his intentions, but has spoken with him since then and noted only a portion of the industrial track is actually requested to be rezoned. He stated there were two main buildings on the parcel requesting the rezoning, one was an office building with ten foot ceilings and the other building was built during World War I. At that time the building was used for storage and that is what the applicant would use the building for also. Dr. Cates stated the other building would be turned into an auction place where he would store materials. After speaking with the applicant he would like to ask Council at the Tuesday night meeting to send the item back to Committee.

Assistant County Attorney, Dean Campbell stated that could be done as well as Dr. Cates requesting approval of the Docket at the County Council meeting.

Eric Vinson, Director of Planning and Code Compliance introduced two new staff members. Alan Willis who will be working with Scott Park on rezoning items and Phoenix Buathier who will also be working with Alan Willis in the Zoning Department.

ADJOURNMENT

MOTION: By Mr. Meadows to adjourn. Without objection the meeting adjourned at 5:31 p.m.

Respectfully Submitted,

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