

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
October 19, 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
Fred Payne

COMMITTEE MEMBERS ABSENT:

STAFF PRESENT:

Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Kris Kurjiaka
Scott Park
Eric Vinson
Alan Willis
Judy Wortkoetter

COUNCIL MEMBERS PRESENT:

Lynn Ballard
Xanthene Norris

PLANNING COMMISSION MEMBERS PRESENT

Metz Looper

CALL TO ORDER

Chairman Dill called the meeting to order at 5:09 p.m.

INVOCATION

Dr. Cates provided the invocation.

Chairman Dill moved Agenda Item number 5 forward, awaiting a quorum.

DISCUSSION OF PROPOSED FAMILY SUBDIVISION AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

Judy Wortkoetter addressed the Committee members with a proposed amendment to the LDR Ordinance which would address concerns and hardships over current LDR requirements that limits family's ability to divide land quickly and affordably. She stated she and members of staff met with the Foothills Chapter of the South Carolina Society of Special Land Surveyors over three or four meetings worked out some ordinance language and a process, including an affidavit that address the concerns staff has heard. Ms. Wortkoetter stated she was presenting an affidavit and an amendment to the LDR that staff believes it will be quicker, easier and more affordable for a land owner to give family members ownership to separate parcels that were cut out from an original parcel.

Ms. Gucker also mentioned the Summary Plat fee of \$100.00 will be waived for family members. The cost will be \$10.00 to record the plat.

Chairman Dill recognized Representative Burns and Representative Loftis and invited each to speak.

Representative Burns addressed the Committee to thank staff for their efforts in reaching out and meeting with the Surveyor groups and working with them. He stated he has read the document and is pleased at the work that has been done. Representative Burns stated since he was so vocal in a prior meeting about being displeased, he wanted to voice he was pleased with the process and work that has been done.

MOTION: By Dr. Cates to accept the proposed amendment to the Land Development Regulations The motion carried unanimously by voice vote with two absent (Meadows and Payne).

APPROVAL OF THE MINUTES OF THE OCTOBER 5, 2015 MEETING

MOTION: By Ms. Gibson to approve the minutes of the October 5, 2015 Committee meeting as presented. The motion carried unanimously by voice vote. The motion carried unanimously by voice vote with one absent (Payne).

ZONING DOCKETS

Alan Willis presented the following Docket

DOCKET NUMBER: CZ-2015-56

APPLICANT: Chris Przirembel, Gray Engineering for Marcelo Torricos, Torricos LLC
chrisprz@grayengineering.com 864-297-3027

PROPERTY LOCATION: NW corner of West Georgia Road and Mimms Road

PIN/TMS#(s): 0594020101500

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 41.93

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was originally zoned in 2000 as part of Area 14.

EXISTING LAND USE: Agricultural, Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R1	single-family residence and vacant land
East	R-R1	church and vacant land
South	R-R1	single-family residence
West	R-R1, R-7.5	single-family residence

WATER AVAILABILITY: Property is under Greenville Water’s service district but main would need to be extended to service property.

SEWER AVAILABILITY: No sewer available to service this parcel.

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 1* which prescribes 0.3 units to 3 dwelling units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-R1	1 unit/acre	41.93	42 units
Requested	R-S	1.7 units/acre	41.93	71 units

A successful rezoning may allow up to 29 additional units.

ROADS: Georgia Road: two-lane, State-maintained minor collector
Mimms Rd: two-lane, local

RAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
West Georgia Road	0’ S	1,550	1,250 (19.3%)	1,200 (-4%)
Sandy Springs Road	4,200’ N	3,100	3,300 (6.4%)	2,700 (-8.1%)
Augusta Road (US-25)	5,600’ NW	16,200	14,800 (-8.6%)	14,600 (-1.4%)

SUMMARY:

The subject parcel is 41.93 acres of mostly wooded and vacant land. The property is located to the east of Augusta Road (US-25) and West Georgia Road intersection. Approximately 1,200 feet of frontage exists along West Georgia Road and 1,000 feet of frontage exists along Mimms Road.

The subject property is currently zoned R-R1, Rural Residential. The purpose of this district is to provide a low density housing option in areas that are rural in character and are not necessarily served by public water or sewer. The restrictions contained in this district also are intended to preserve trees and to protect natural amenities within the rural portions of the County.

The requested rezoning is R-S, Residential 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

CONCLUSION:

The applicant identified their proposed use as a single-family residential. It is staff's opinion the requested zoning for this parcel would have significant impact on the area's rural character and recent development pattern. This area is distinguished by small farms and large tracts with single-family houses. Furthermore, recent subdivisions including The Farm at Sandy Springs, Woodmont Estates, and Taylor Estates all utilized the existing R-R1 zoning.

A history exists of maintaining the R-R1 zoning established since 2000. Prior to this direction, commercialization and higher density residential (Canterbury Subdivision, 1972) along Augusta Road persisted. The new direction to maintain more rural conditions was reinforced through two unsuccessful rezoning applications, CZ-2013-31 and CZ-2000-62, requested R-S, Residential Suburban; and C-1, Commercial, respectively. Since 2000, the objective in this area has been one of maintaining the rural character and preserving a farmland feel.

This application is requesting nearly twice the density of the existing zoning with further intensity possible through an Open Space option. So too does the existing zoning allow for an Open Space option, but that requires 40% open space, compared to only 30% if this application is approved. This parcel has already been subject of two preliminary plat submissions (2005, 2007), both proposing 35 lots; and the status of the last as a valid approval.

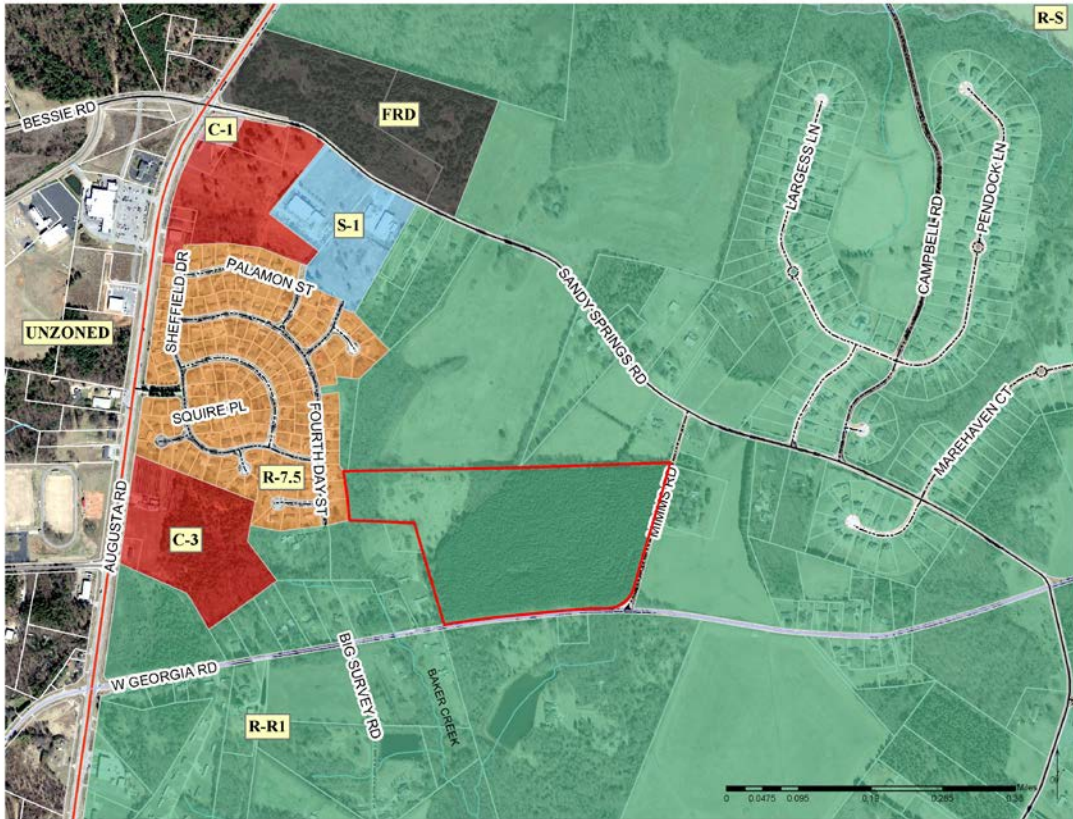
Together with the lack of sewer and only basic road infrastructure (with no plans to upgrade either system), rezoning applications to higher intensity are unnecessary to match recent emerging development patterns.

Therefore, based on these reasons, staff maintains the current zoning is appropriate for this area and recommends denial of the application to rezone from R-R1, Rural Residential to the R-S, Residential Suburban. The Planning Commission also recommends denial.

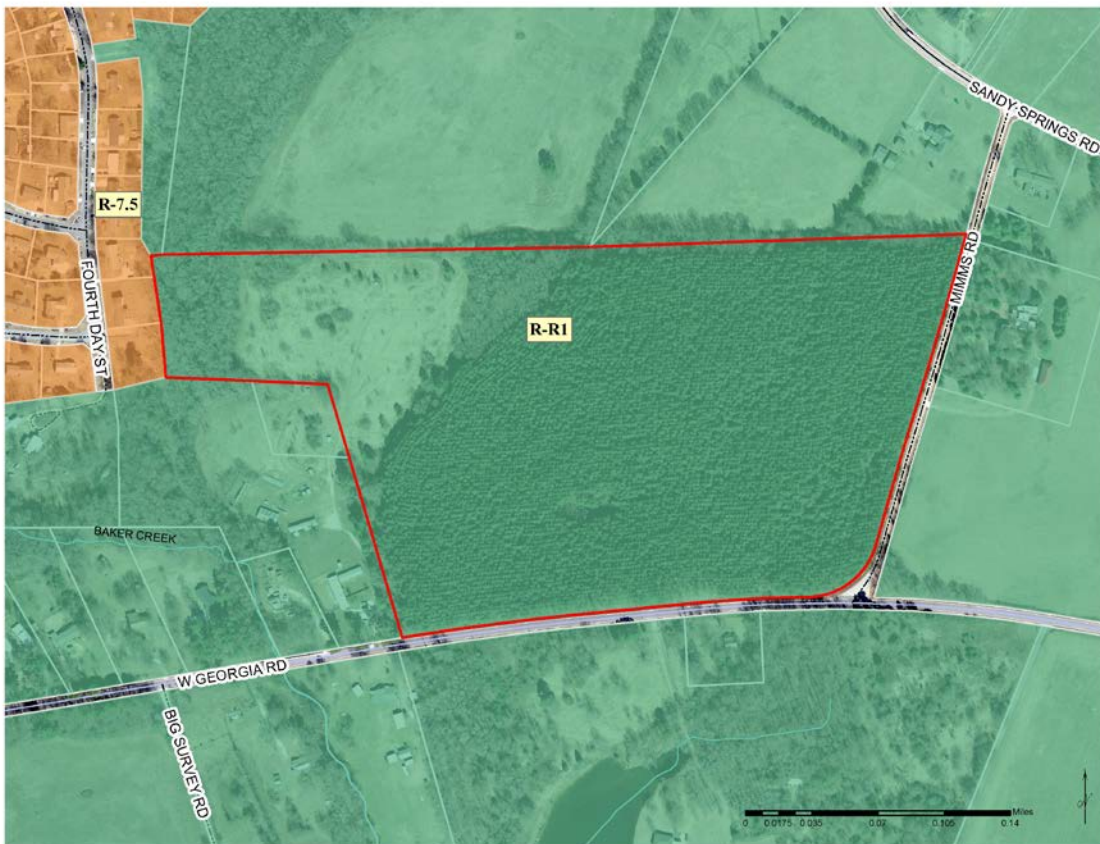


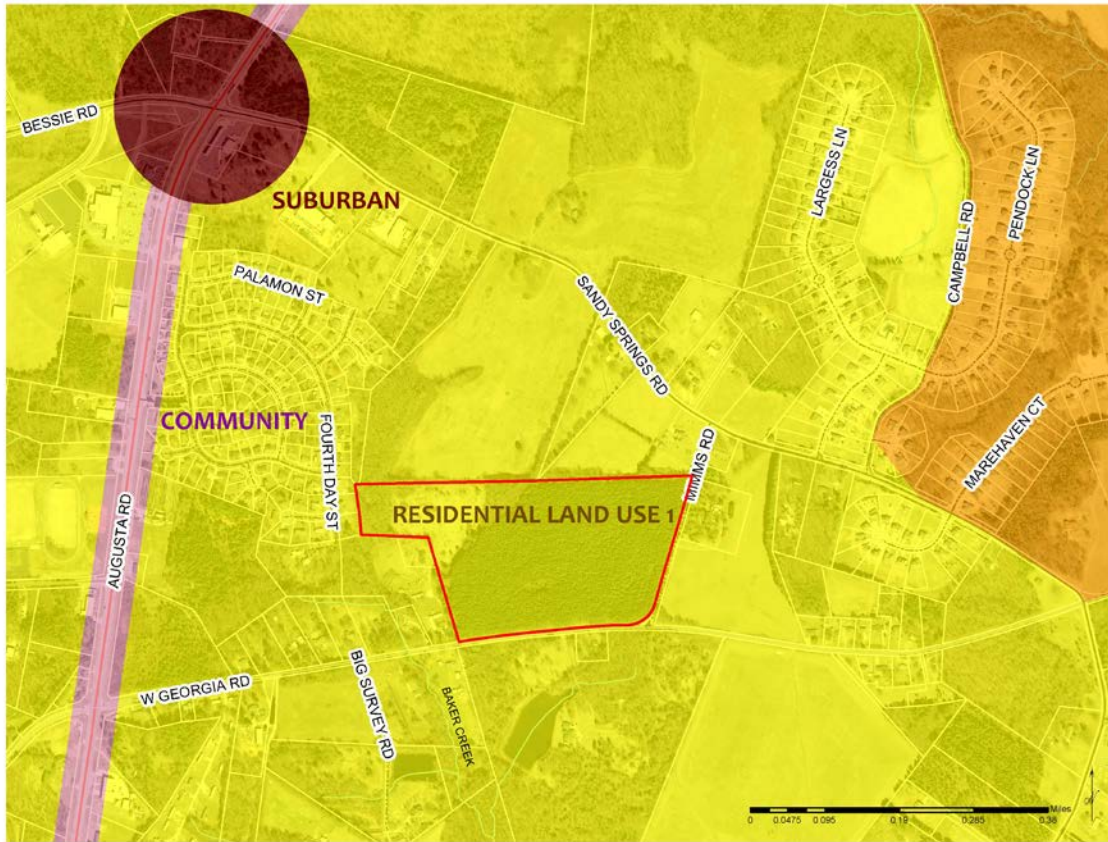
Aerial Photography, 2014





Zoning Map





Future Land Use Map, Image Greenville

Mr. Payne stated he had spoken with Mr. Bedingfield who stated after speaking with the applicant's representative he would request the Committee hold the item and return for further consideration.

Mr. Payne stated he had spoken with Mr. Ballard and both agreed on several issues and Mr. Payne expressed their concerns. He pointed out Augusta Road was an artery which could support significant development into southern Greenville County. He stated the problem for development in the area was water. Water lines were extended by the county down to the Twin Chimneys Landfill, almost to the Laurens County line. Water is potentially available, and available to the property in discussion, about 1000 feet away. Mr. Payne stated what was not available to the area was sewer line. One problem he stated was Metro's lines are not coincident with ReWa. If they could both get aligned they could work better together to plan a solution not only to this piece of property but for hundreds of pieces of property. Mr. Payne stated his petition to staff and County Council members was to plan to do this development properly and that is to create a sewer system, a public sewer system that would allow improved densities like the kind the applicant is asking for without having to use septic tanks which is one of the limiting features for the property discussed now.

Dr. Cates questioned how can County Council influence the building of sewer lines?

Mr. Payne stated perhaps Ms. Gucker could answer the question. He stated he felt the reason I-185 has not developed the ridership was due to not having access to water or sewer nor does it have the right zoning.

The item was held at the October 5, 2015 meeting until the next meeting.

Ms. Gibson stated she had received many calls in opposition to the proposed and made the following motion.

MOTION: By Ms. Gibson to deny CZ-2915-56. The motion carried with three in favor (Gibson, Meadows and Dill) and one in opposition (Cates) and one absent (Payne).

Mr. Willis presented the following:

DOCKET NUMBER: CZ-2015-59
APPLICANT: Robert Howell for Oceana Rapid, LLC
PROPERTY LOCATION: 1320 Hampton Ave Ext.
PIN/TMS#(s): 0139000100100
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: S-1, Services District
ACREAGE: 5.7
COUNCIL DISTRICT: 23 - Norris
ZONING HISTORY: The parcel was zoned I-1, in April 1972 as part of Area 3.
EXISTING LAND USE: warehouse, unoccupied

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	manufacturing
East	I-1	industrial buildings/manufacturing
South	I-1, R-7.5	church (Mt. Moriah Holiness), vacant land, single-family residential
West	I-1, C-2, R-7.5	scrap yard, commercial, single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 3* which is prescribed at 6 or more units per acre.

The subject property is adjacent to a *Neighborhood Corridor*, but lacks direct access. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

ROADS: Hampton Ave Ext: two lane, state maintained local
Cedar Lane Ct: two lane, local maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
West Washington Ave	2,800' S	4,200	3,900 (-7.1%)	3,600 (-7.7%)
Old Bleachery Road	2,900' N	3,900	4,400 (12.8%)	4,600 (4.5%)

SUMMARY:

The subject property is 5.7 acres containing a vacant warehouse located south of Old Buncombe Road and Pete Hollis Blvd intersection. The property is located between Southern Railway Co. and Seaboard Coast Line Railroad. Approximately 275 feet of frontage exists along Hampton Ave Ext. and 350 feet of frontage exists along Cedar Lane Ct.

The subject property is currently zoned I-1, Industrial District. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

The requested rezoning is S-1, Services District. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

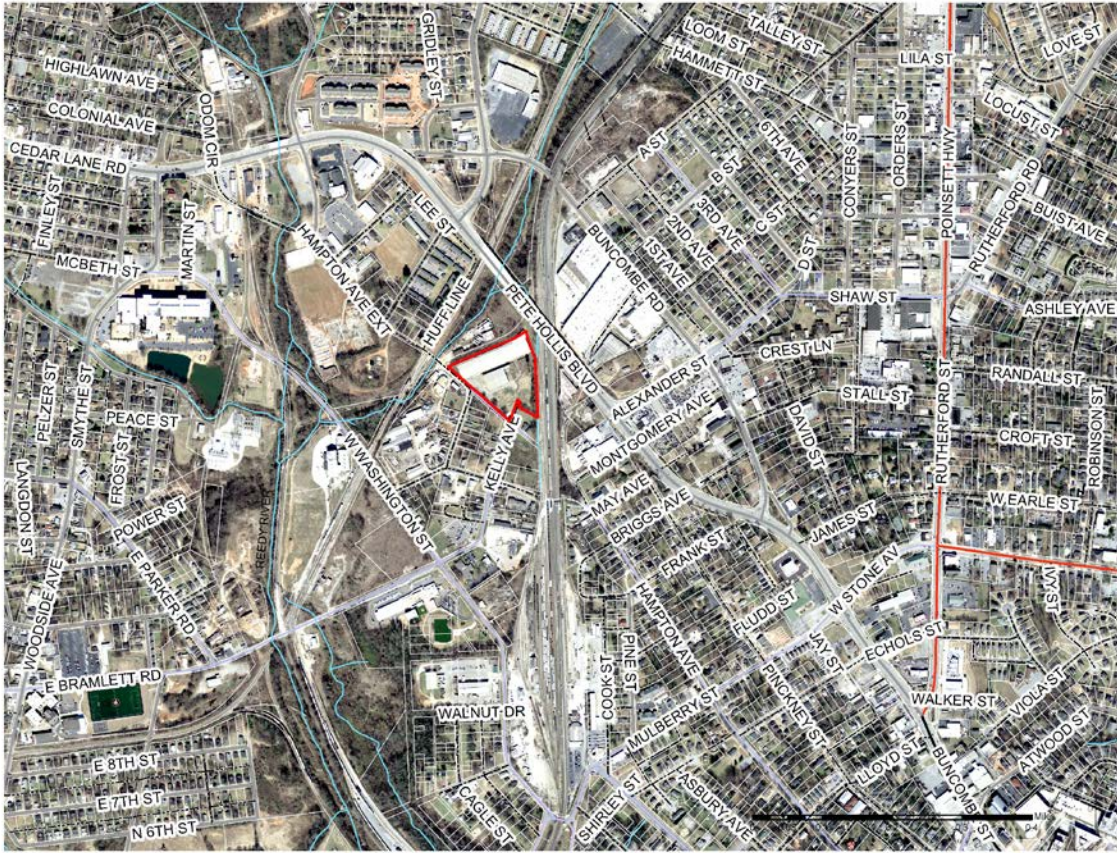
The applicant did not identify their proposed use for this property in the application.

CONCLUSION:

It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The historical use of the property is consistent with Services district uses, although the mix of proposed uses stated at the public hearing may attract additional traffic.

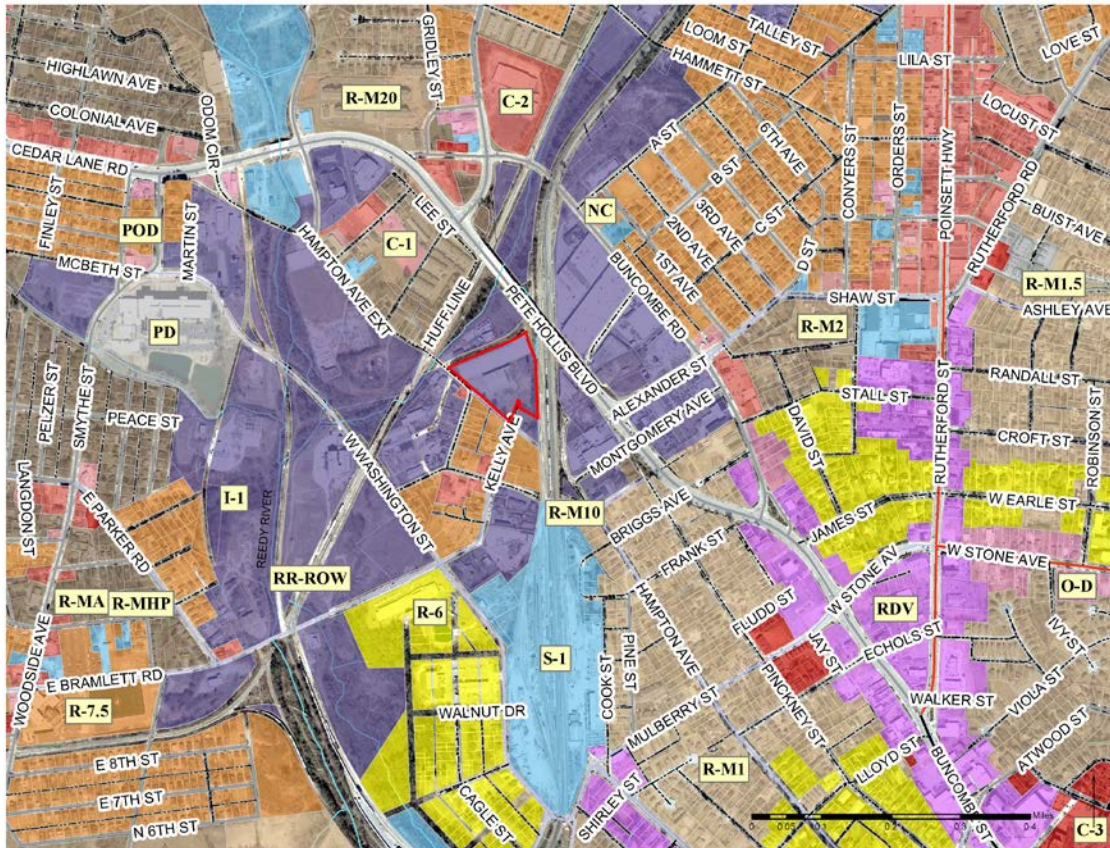
A potential connection to the Swamp Rabbit Trail is running along the northern side of the subject parcel. Some of the additional traffic may be in concert to Trail traffic as this site is intended to become a trailhead of sorts.

Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial to S-1, Services. The Planning Commission also recommended approval.



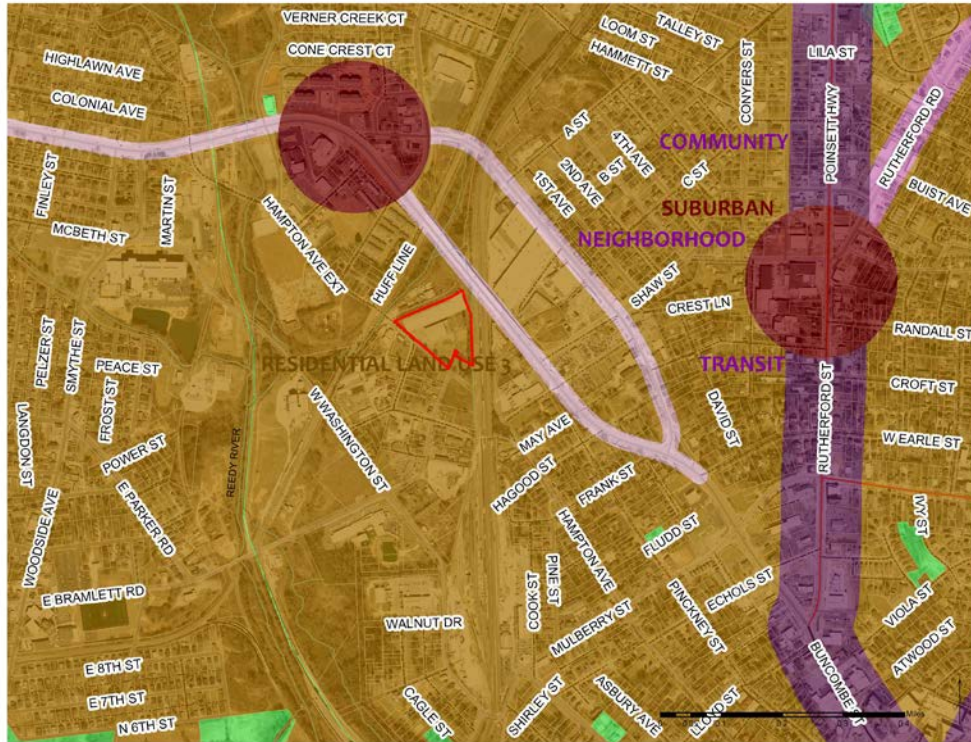
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Mr. Meadows stated he felt it was pretty much the county’s stance to be against moving from Industrial zoning as there is a limited amount of Industrial land. Also he stated it was more important as this area having rail access. He stated he would be a little reluctant because of that.

The item was held at the October 5, 2015 meeting until this meeting.

Chairman Dill asked Councilor Norris who was in the audience what her thoughts were about the request.

Ms. Norris stated she was in favor of the request.

MOTION: By Dr. Cates to approve CZ-2015-59. The motion carried unanimously by voice vote with one absent (Payne).

- 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:

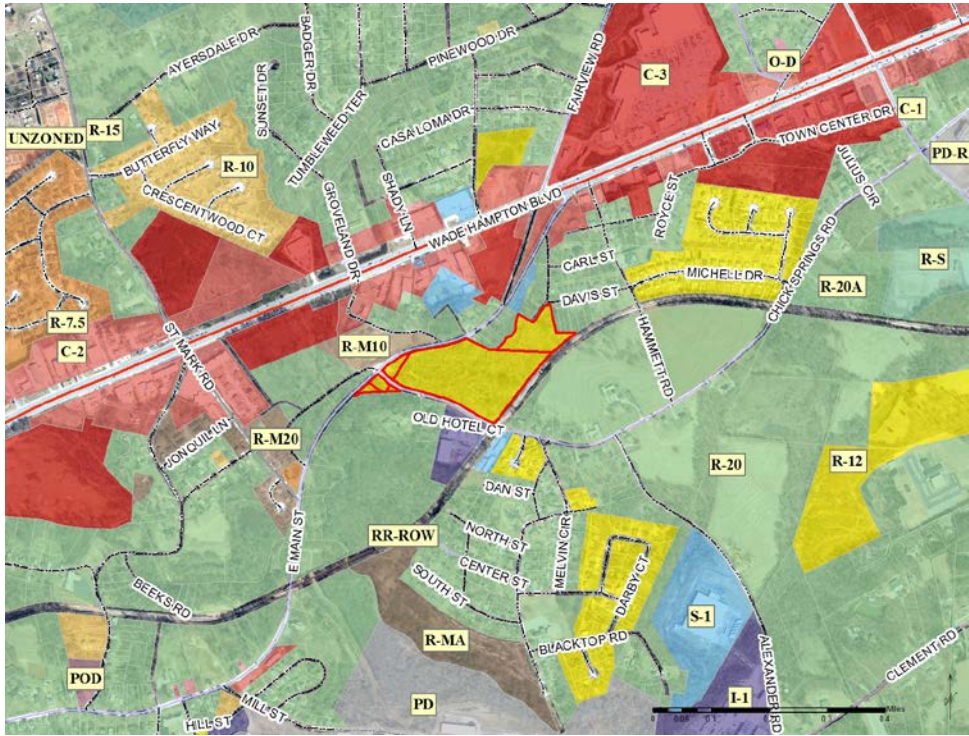
It is staff's opinion that this requested rezoning would have little negative impact on surrounding uses. The buildable area is limited to a portion of the site due to wetlands, topography, and the CSX rail line along the eastern boundary of the site. These site constraints will concentrate the density 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

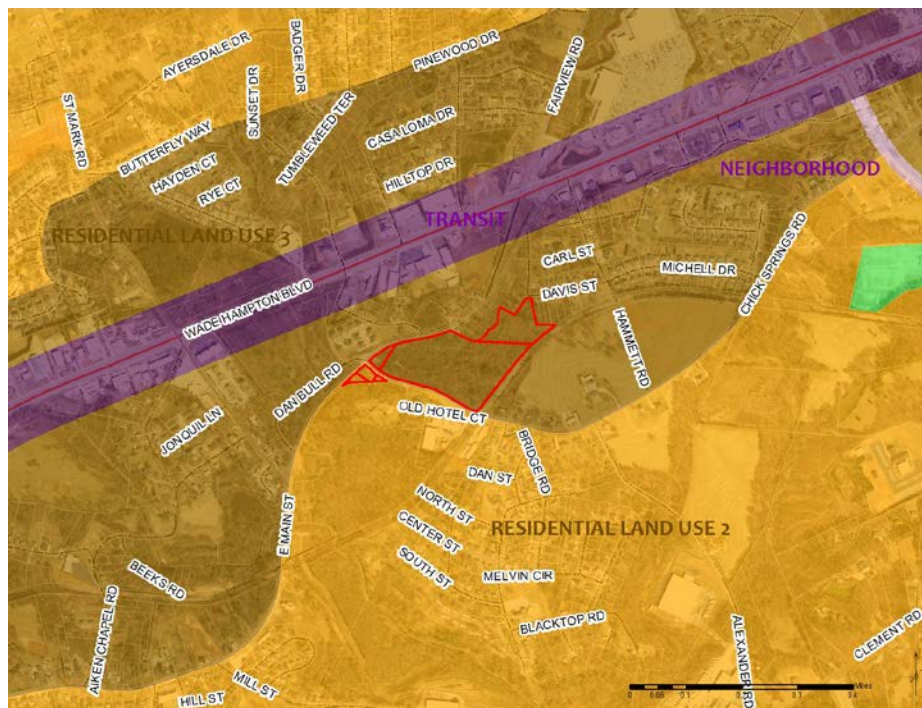
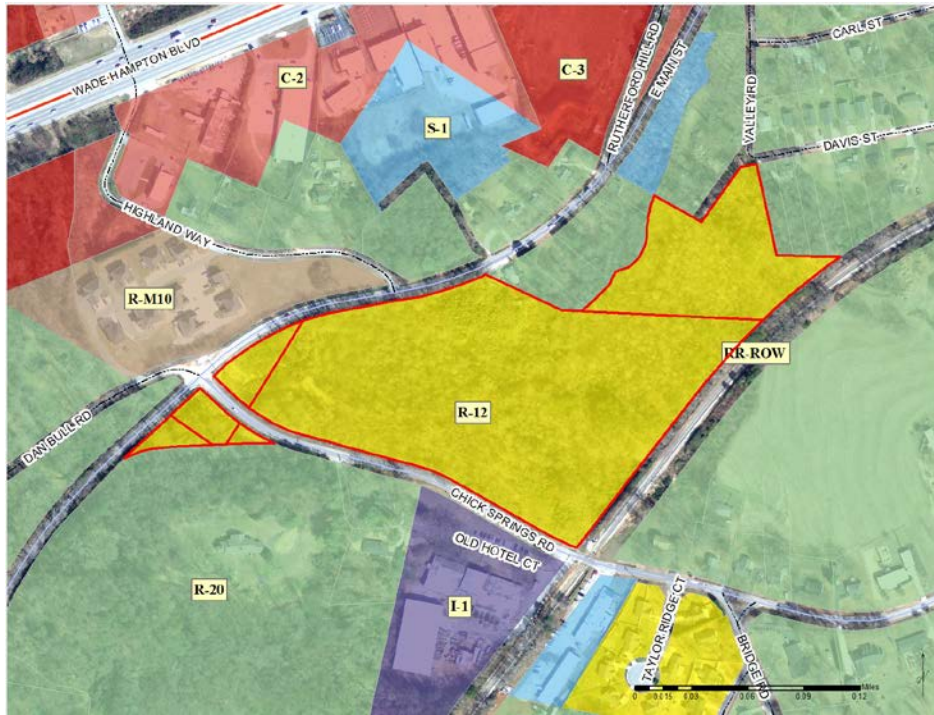
Based on these reasons, staff recommends approval of the application to rezone the subject site from R-12, Single-Family Residential, to R-M5, Multifamily Residential. The Planning Commission recommended approval



Aerial photography, 2014



Zoning Map



Future Land Use Map, Imagine Greenville

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.

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

At the September 14, 2015 Committee meeting the item was approved and forwarded to County Council.

At the September 15, 2015 County Council meeting the item was returned to the Committee and held at the October 5, 2015 Committee meeting.

Councilor Gibson stated she had received many calls from concerned citizens in the area

Councilor Meadows asked had anything been resolved regarding the sewer concerns?

Dr. Cates stated there would be a meeting one week from Thursday there would be a meeting with ReWa, Taylors and requesting Ms. Gucker to be present along with Dr. Cates to discuss what could be done about the situation. He stated there continues to be an overflow of sewage at two different man holes. He stated ReWa has tried to solve the problem by extending the height of the manhole, but that had not solved the problem.

Chairman Dill invited Mr. Broadbent to the podium to answer questions regarding other zoning options, RM-3 or FRD and had he considered either one.

Mr. Broadbent stated he had discussed options with staff and also the option of an R-10, which would limit doing any multi floor projects.

Councilor Gibson stated she had received many calls from taxpayers in the area who have been suffering through the problems and are very discouraged and hope the Committee would not approve the request. They feel their property will depreciate and will have a continuing sewer problem.

MOTION: By Councilor Gibson to deny CZ-2015-38. The motion carried by voice vote with one in opposition (Cates).

REQUEST AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: By Mr. Meadows to adjourn. Without objection the meeting adjourned at 5:27 p.m.

Respectfully Submitted,

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