

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**November 16, 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:**

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

**COUNCIL MEMBERS PRESENT**

Lynn Ballard

**PLANNING COMMISSION MEMBERS PRESENT**

Metz Looper

**CALL TO ORDER**

Vice-Chairwoman Gibson called the meeting to order at 5:10 p.m.

**INVOCATION**

Dr. Cates provided the invocation.

**APPROVAL OF THE MINUTES OF THE NOVEMBER 2, 2015 MEETING**

**MOTION:** Without objection the minutes of the November 2, 2015 Committee meeting were approved as presented.

**ZONING DOCKETS**

Vice Chairwoman Gibson stated she had received a phone call from Representative Bedingfield requesting the following item be held until the next Committee meeting.

Councilmember Ballard stated he had received information pertaining to the development. The information was the developer would be running water lines up from Georgia Road all the way to Hwy 25 to the subdivision which is going to benefit all lot of citizens who live in that area who are currently on well water.

Scott Park presented the following:

**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
<i>Current</i>	<i>R-R1</i>	<i>1 unit/acre</i>	<i>41.93</i>	<i>42 units</i>
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

**TRAFFIC:**

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 (-18.1%)
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 recommended denial.

Councilwoman Gibson asked how many units were going to be built on the property.

Scott Park stated if the R-S, Residential Suburban request is successful, they would have a maximum density of up to seventy-one (71) units.

**MOTION:** By Ms. Gibson to hold CZ-2015-56 for two weeks.

Mr. Payne asks what type of sewer was available in the area.

Mr. Ballard informed Mr. Payne there was no sewer available. He stated he did not feel there would be any sewer available for some time unless a major company was planning to come to the area. The sewer system was revenue based and they would need sufficient revenue to put in sewer.

Mr. Payne stated if this request was allowed there would be approximately 42 acres that would never go on to the sewer system and help pay for any support of the sewer structure.

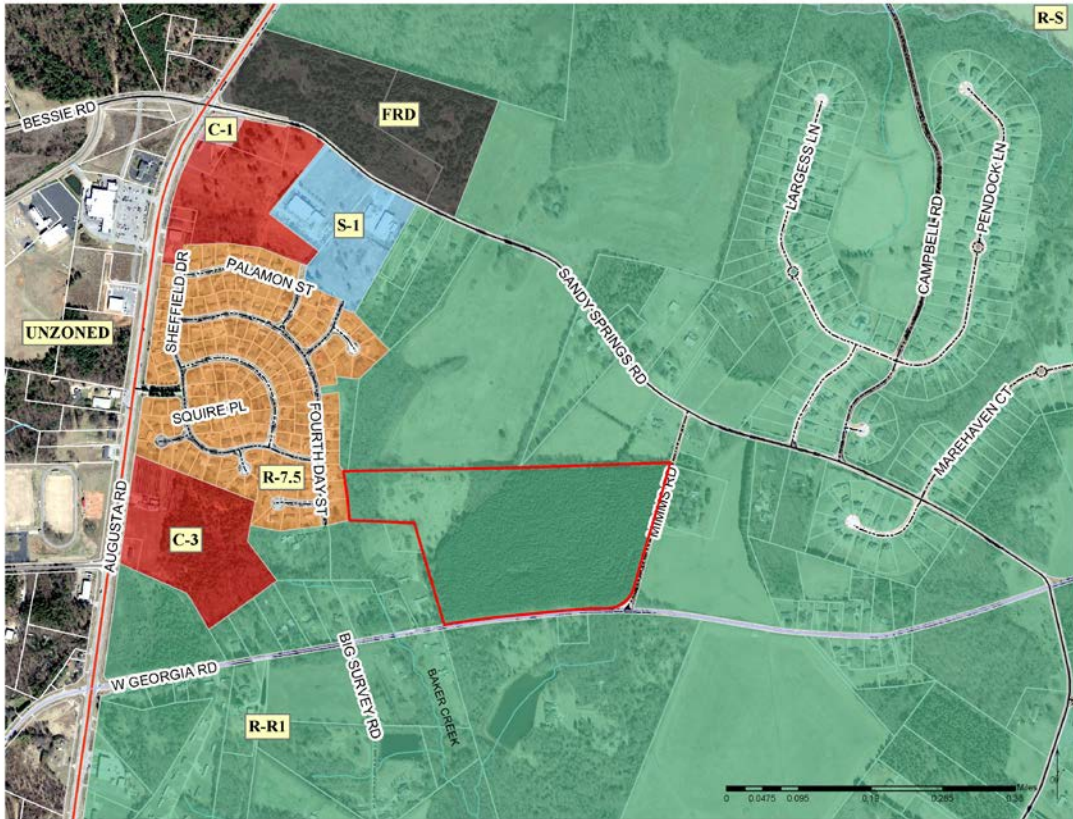
The motion to hold CZ-2015-56 for two weeks carried unanimously by voice vote.



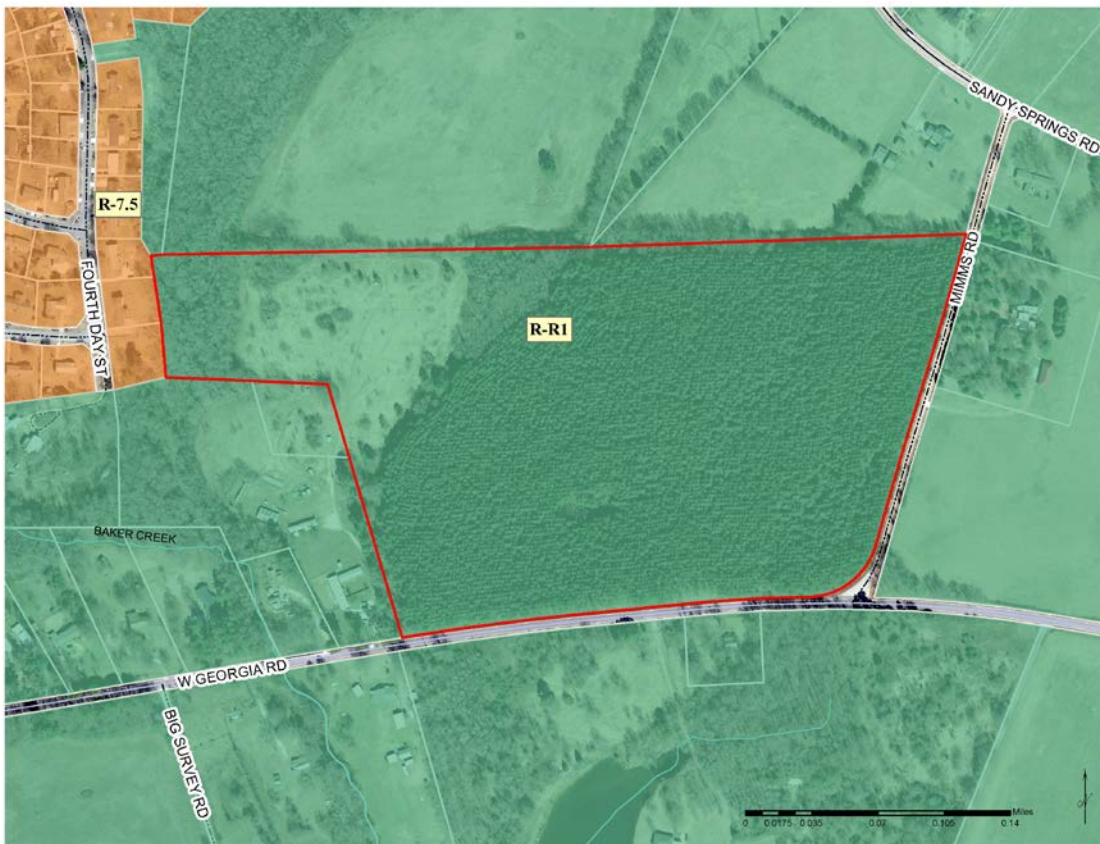
Aerial Photography, 2014

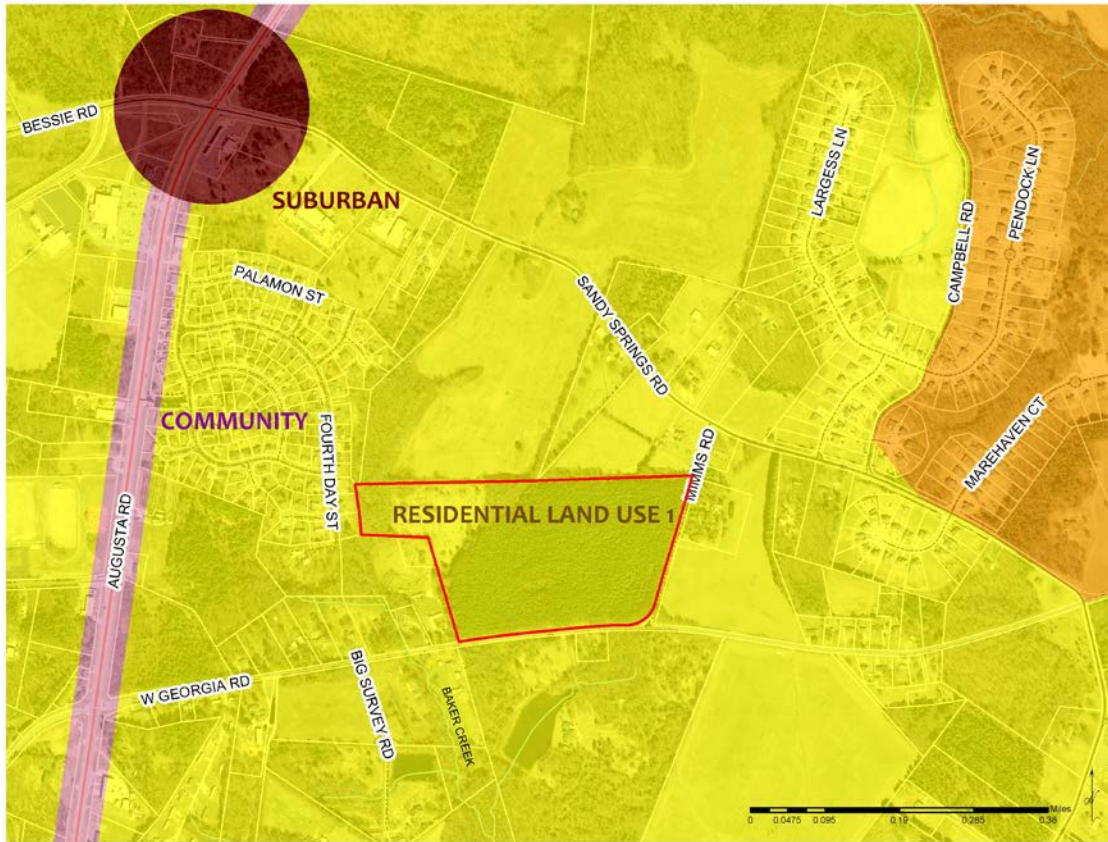






Zoning Map





Future Land Use Map, Image Greenville

### TIRE ORDINANCE

Eric Vinson addressed the Committee members regarding the draft Tire Ordinance as was included in their agenda packets. He stated staff had looked into the items which were discussed at the County Council meeting and did research on the building code requirements. Mr. Vinson stated it was determined any buildings that are under 24,000 square feet in size, do not require sprinkling. Additionally a 12,000 square foot building up to 24,000 square feet would not require a sprinkler if you build a three foot fire wall. Another exception in the Building Code is buildings less than 500 square feet in size, there is no limitation to the stacking of the tires height wise within the building and those buildings do not have to be sprinkled.

Mr. Meadows offered an amendment and stated issues which were brought up in the Public Hearing were addressed as much as possible. He stated wording on Page 1, Section 3 regarding Building and Fire Code was omitted in both places in which it was referenced. Additionally on Page 2, the following wording was added: "Outdoor storage of used tires is permitted on lots greater than one acre. Outside storage of tires must be in the rear yard and shall be enclosed and screened from view on all sides. Screening shall consist of a 6 foot opaque privacy fence and evergreen planting material at least 4 feet in height at the time of planting, and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than five feet apart." Mr. Meadows stated he felt the changes have addressed the concerns which were heard.



Mr. Ballard stated several had questions regarding where the used tires for resale are obtained and he stated some were obtained from LKQ, which have been taken off of vehicles which were out of service, wrecked. Additionally, some have agreements with new tire shops.

Chairman Dill questioned the certificate of occupancy and what it entailed, did that mean a storage building or utility trailer could not be utilized.

Mr. Vinson stated a certificate of occupancy was only issued to a building.

Chairman Dill asked if that meant they could not use a utility trailer/storage building to store tires.

Mr. Vinson stated for used tires that would not be an option, but for waste tires it would be.

Chairman Dill stated he was concerned because there were several establishments in the county that were not an eyesore nor have there been any complaints. This would cause these establishments hardship because they could not afford to build a building.

Mr. Meadows stated if they had an acre, they could store them with the proper screening.

Mr. Vinson stated staff would be glad to work with Council on the issue of Mr. Dill's concern.

Chairman Dill voiced his concern over the storage requirement.

After further discussion Mr. Meadows called the question and the following motion was made.

**MOTION:** By Meadows to approve the amendment presented. The motion carried unanimously by voice vote.

**MOTION:** By Mr. Meadows to approve the Tire Ordinance as amended. The motion carried by voice vote with one in opposition (Dill).

#### **REQUEST AND MOTIONS**

There were no requests or motions.

#### **ADJOURNMENT**

**MOTION:** By Mr. Payne to adjourn. Without objection the meeting adjourned at 5:51 p.m.

Respectfully Submitted,

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