

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
November 30, 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
Scott Park
Eric Vinson
Alan Willis

COUNCIL MEMBERS PRESENT

PLANNING COMMISSION MEMBERS PRESENT

Metz Looper

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 NOVEMBER 16, 2015 MEETING

MOTION: By Mr. Meadows to approve the minutes of the November 16, 2015 Committee meeting as presented. The motion carried unanimously by voice vote.

ZONING DOCKETS

Scott Park noted **CZ-2015-60** had been withdrawn.

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-66

APPLICANT: Bruce Vollnogle for Money Tree, Inc.

PROPERTY LOCATION: 1903 Suber Mill Road

PIN/TMS#(s): G006000300501

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

AREA: 9 acres

COUNCIL DISTRICT: 18 - Baldwin

ZONING HISTORY: This parcel was zoned R-S, Residential Suburban, in May 1970 as part of Area 1.

EXISTING LAND USE: single-family residential, agricultural and wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and S-1	warehouse, vacant commercial and agricultural
East	I-1	warehouse
South	R-S	vacant wooded and agricultural
West	R-S	vacant wooded and agricultural

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: No Sewer Available

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as *Residential Land Use 2* which prescribes 3 to 6 units.

ROADS: Suber Mill Road: two-lane County-maintained ~~local~~ road
Beeco Road: two-lane County-maintained ~~local~~ road

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Buncombe Road	2,000' NE	22,200	23,100 4.1%	23,100 0%

SUMMARY:

The subject parcel is about 9 acres of property located along Suber Mill Road and Beeco Road approximately 0.35 miles west of South Buncombe Road. The parcel has approximately 950 feet of frontage along Suber Mill Road and 600 feet of frontage along Beeco Road.

The subject parcel is zoned 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.

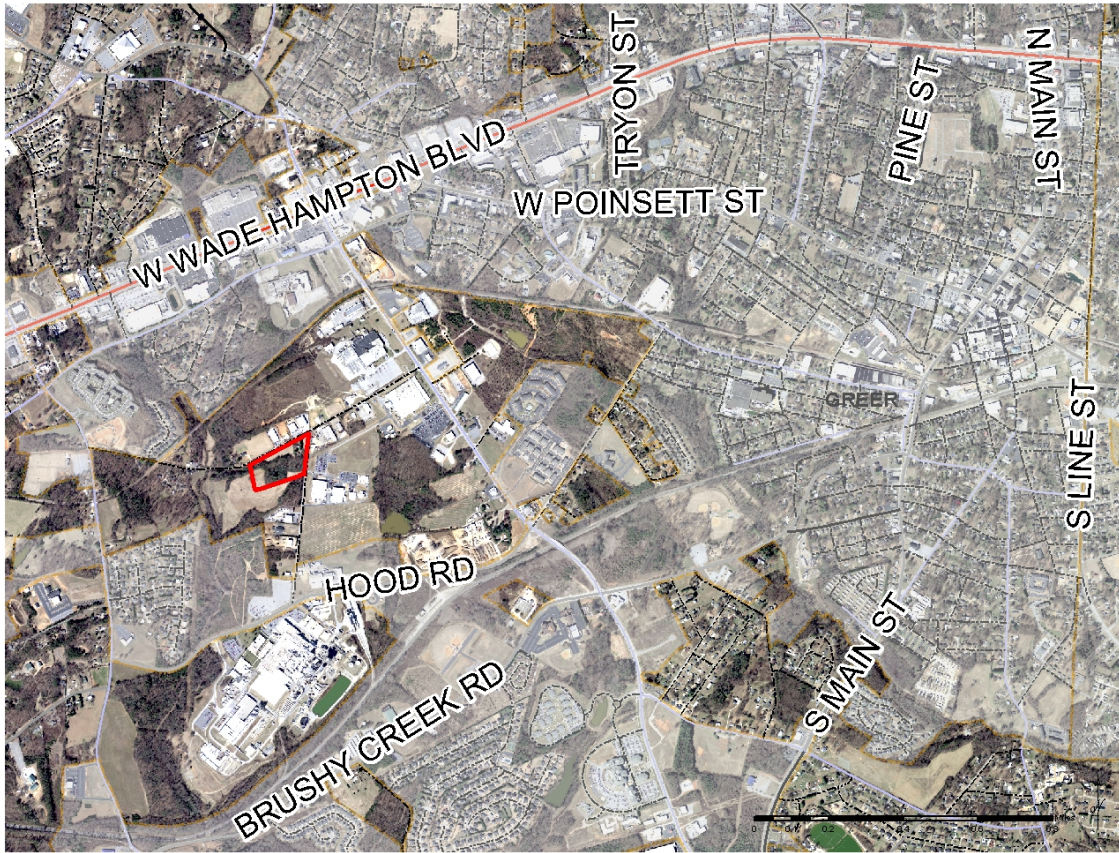
This application is requesting to rezone the properties to S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service-related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor area; 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 states the proposed land use is for business/commercial, tree service and shop space.

CONCLUSION:

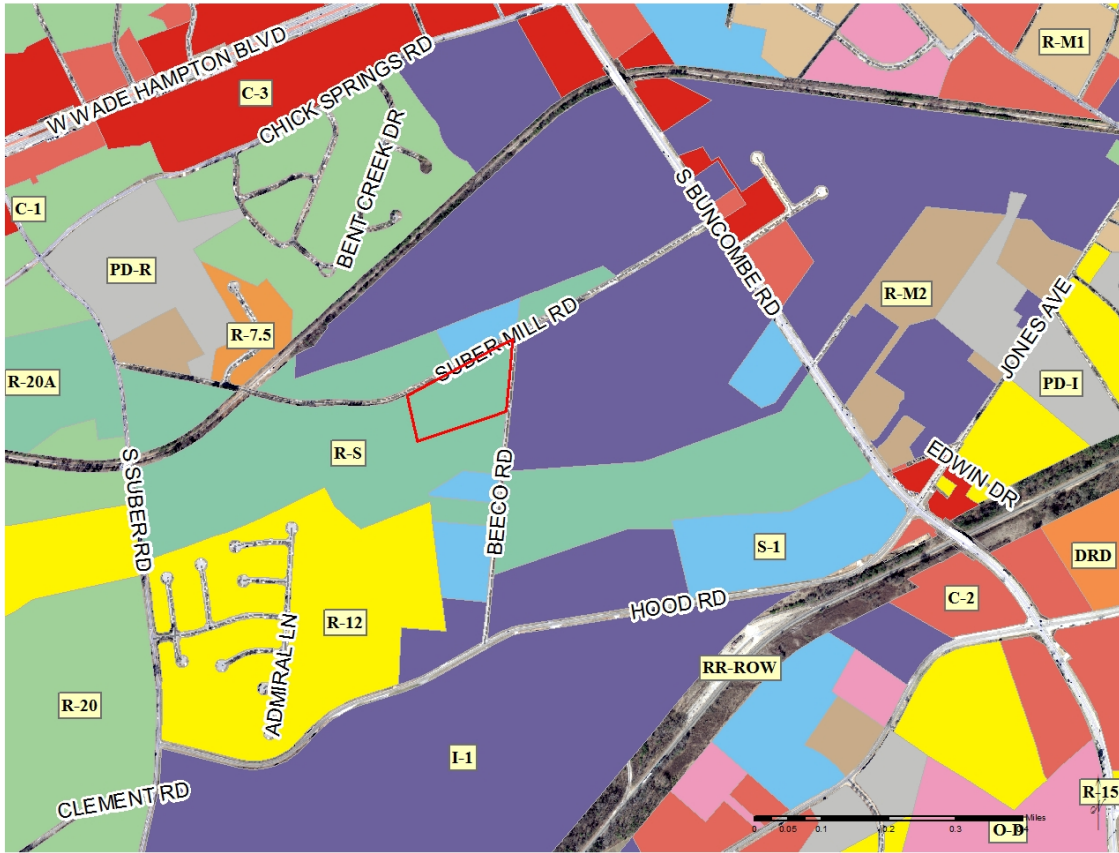
It is staff's opinion that this requested rezoning would have little negative impact on surrounding uses. Although the application is inconsistent with the County future land use map, the surrounding area land uses are consistent with the requested rezoning.

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

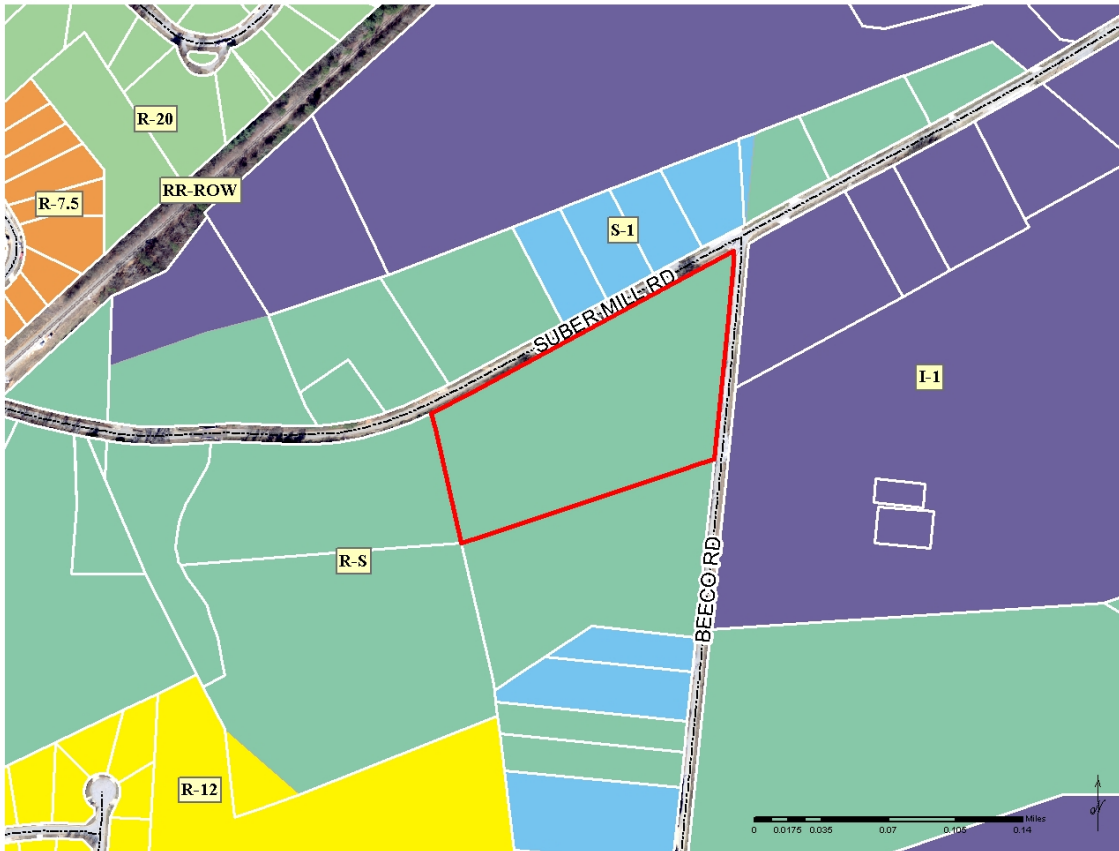


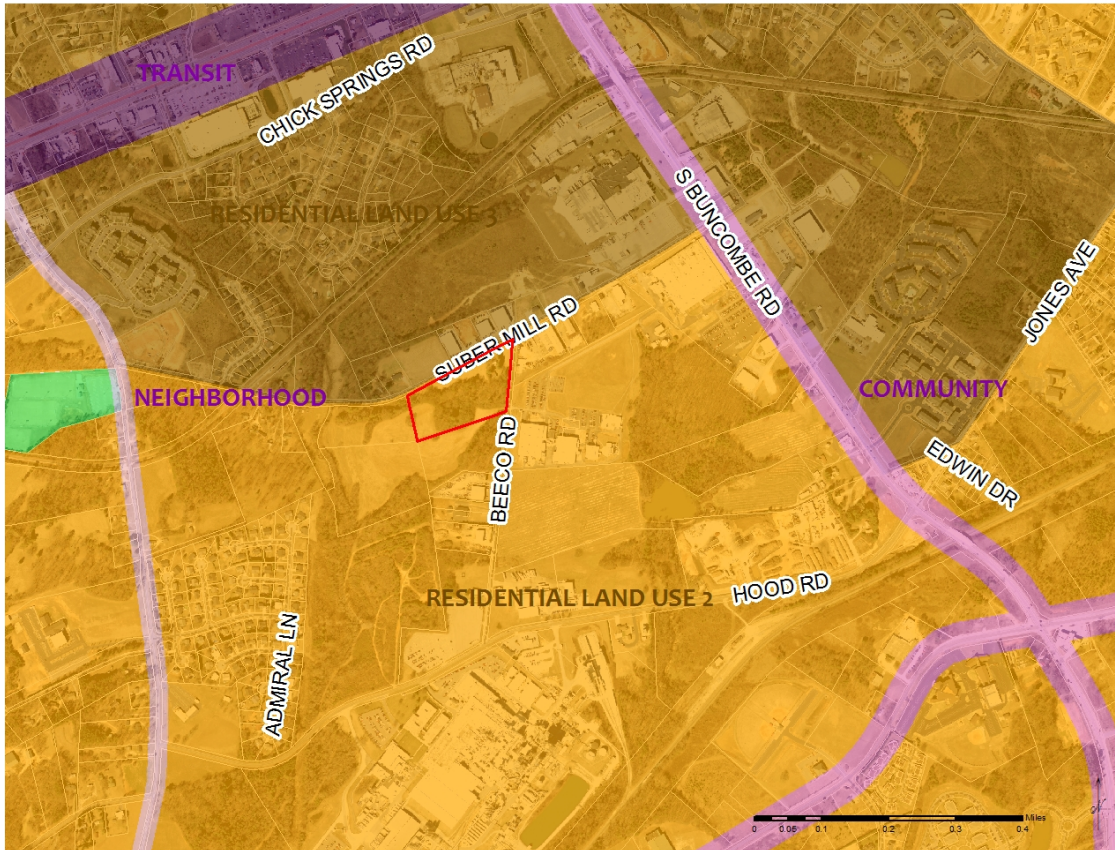
Aerial Photography, 2014





Zoning Map





Future Land Use Map

MOTION: By Ms. Gibson to approve CZ-2015-66. The motion carried unanimously by voice vote.

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-67

APPLICANT: Continental 361 Fund, LLC. c/o Sara L. Johnson for John D. Hollingsworth on Wheels, Inc. Hollingsworth Funds Inc. A SC

PROPERTY LOCATION: 3400 block of Laurens Road

PIN/TMS#(s): M010030100100 (portion) and M010030100200 (portion)

EXISTING ZONING: I-1, Industrial and S-1, Services

REQUESTED ZONING: R-M16, Multifamily Residential

AREA: 18.4 acres

COUNCIL DISTRICT: 24 - Seman

ZONING HISTORY: This parcel was zoned I-1, Industrial in May 1971 as part of Area 2.

EXISTING LAND USE: warehouse and office space

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 (City)	vacant wooded
East	S-1 (City)	multifamily residential (Innovation Apartments)
South	S-1 (City)	vacant wooded and multifamily residential (Vinings at Laurel Creek Apartment Complex)
West	I-1	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: In Metro Sewer service area, provider to be determined.

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

The subject property is also designated as a *Transit Corridor* linking Greenville County's urban areas, major employment centers, municipalities, and other regional and community centers. The land uses along these corridors should support a future mass transit system and incorporate an even balance of both residential and commercial development.

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>S-1 and I-1</i>	<i>0 units/acre</i>	18.4	<i>0 units</i>
Requested	R-M16	16 units/acre		294 units

A successful rezoning may add up to 294 units.

ROADS: Laurens Road: six-lane State-maintained major arterial freeway/expressway

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Laurens Road	400' W	27,200	21,500 -21.0%	25,600 19.1%
Fairforest Way	2,900' SW	7,500	6,300 -16%	7,400 17.5%

SUMMARY: The subject property is about 18.4 acres on portions of two parcels located on Laurens Road approximately 0.9 miles southeast of Interstate 85. The parcels have approximately 690 feet of frontage along Laurens Road.

The east side of the subject site is zoned S-1, Services. 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.

The west side of the subject area is zoned I-1, Industrial. 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 application is requesting to rezone the property to R-M16, Multifamily Residential. This district is established to provide for varying population densities. The principle 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 states the proposed land use is for a Class-A, market rate, multifamily apartment development.

CONCLUSION:

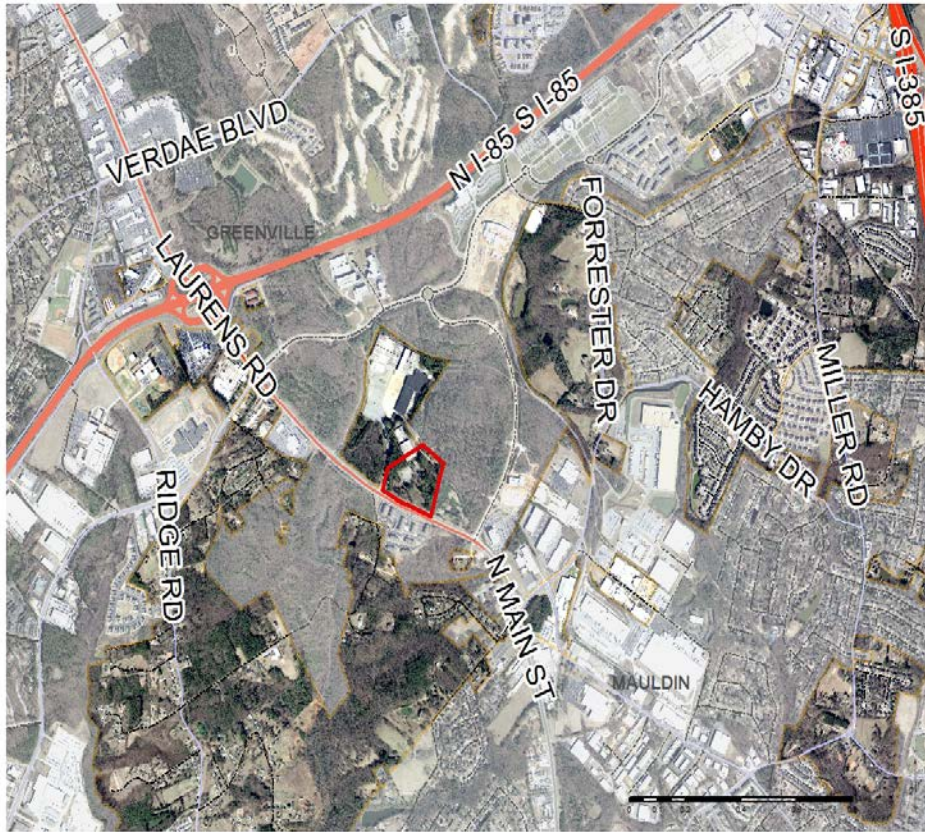
It is staff's opinion that this requested rezoning would not have significant impact to the surrounding area, which is appropriately served by established infrastructure for this infill site. The Future Land Use map supports this intensity of redevelopment by both the community and corridor designations.

The property is located adjacent to the City of Greenville and the CU-ICAR Millennium Campus. Since 2005, this area of the City, bounding to the east and north of the subject site, has included architectural guidelines with planning standards and design guidelines. These strategies do not apply to the subject property but are manifest in the adjacent development to the east, Innovation Apartments, as well as the Bon Secours Millennium Campus, CU-ICAR campus, and the Hubble Lighting headquarters.

Based on these reasons, staff recommends approval of the application to rezone the subject site to R-M16, Multifamily Residential from I-1, Industrial and S-1, Services. The Planning Commission recommended approval.

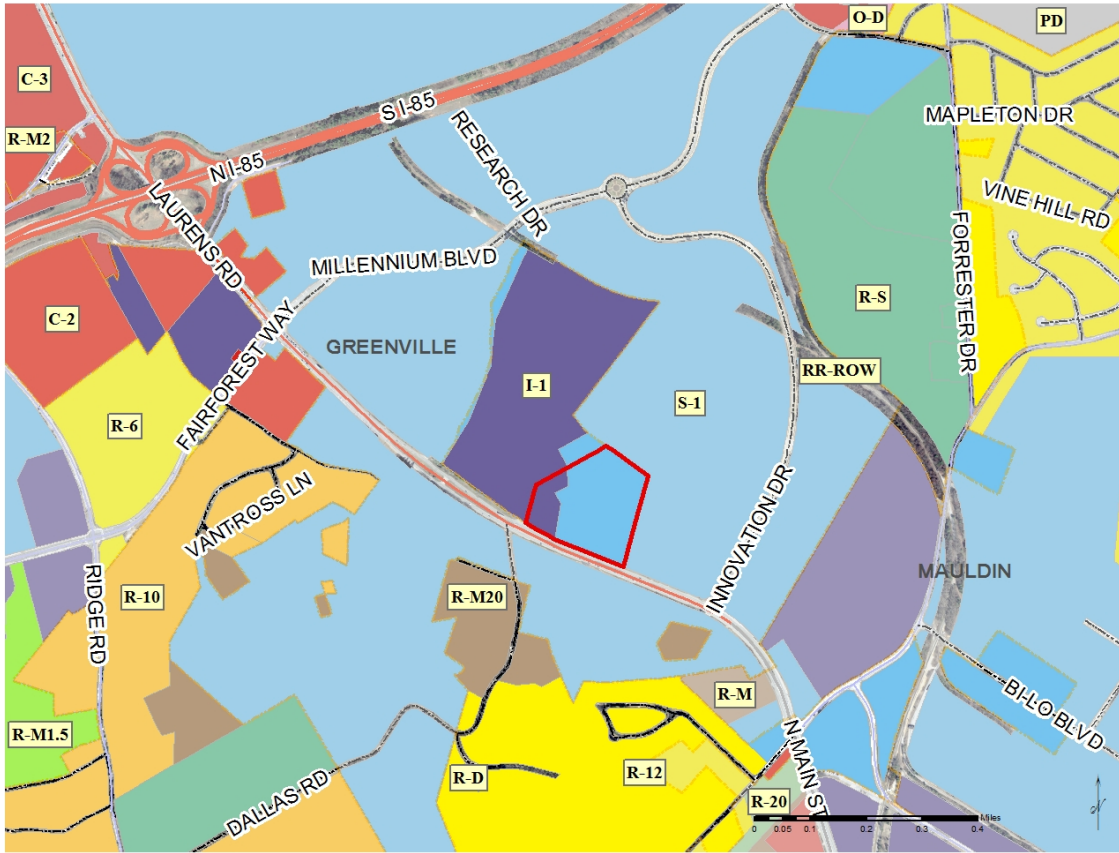
MOTION:

By Ms. Gibson to approve CZ-2015-67. The motion carried by voice vote.

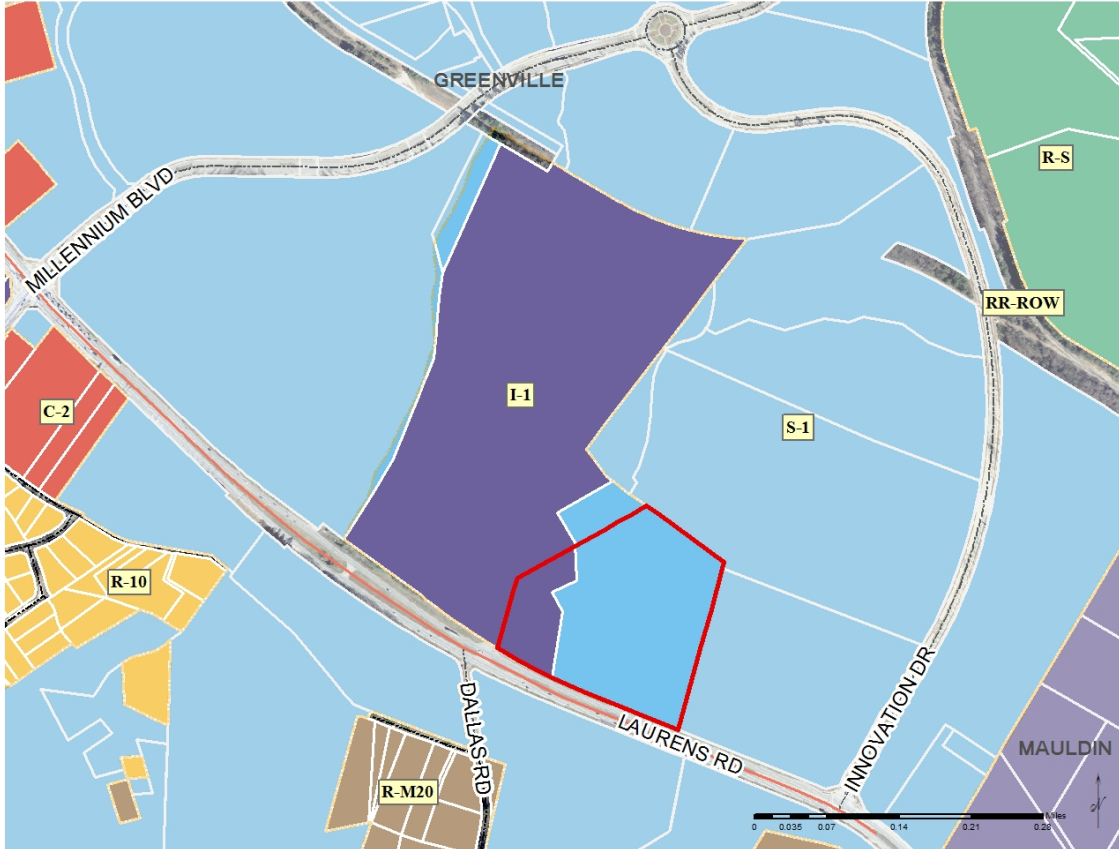


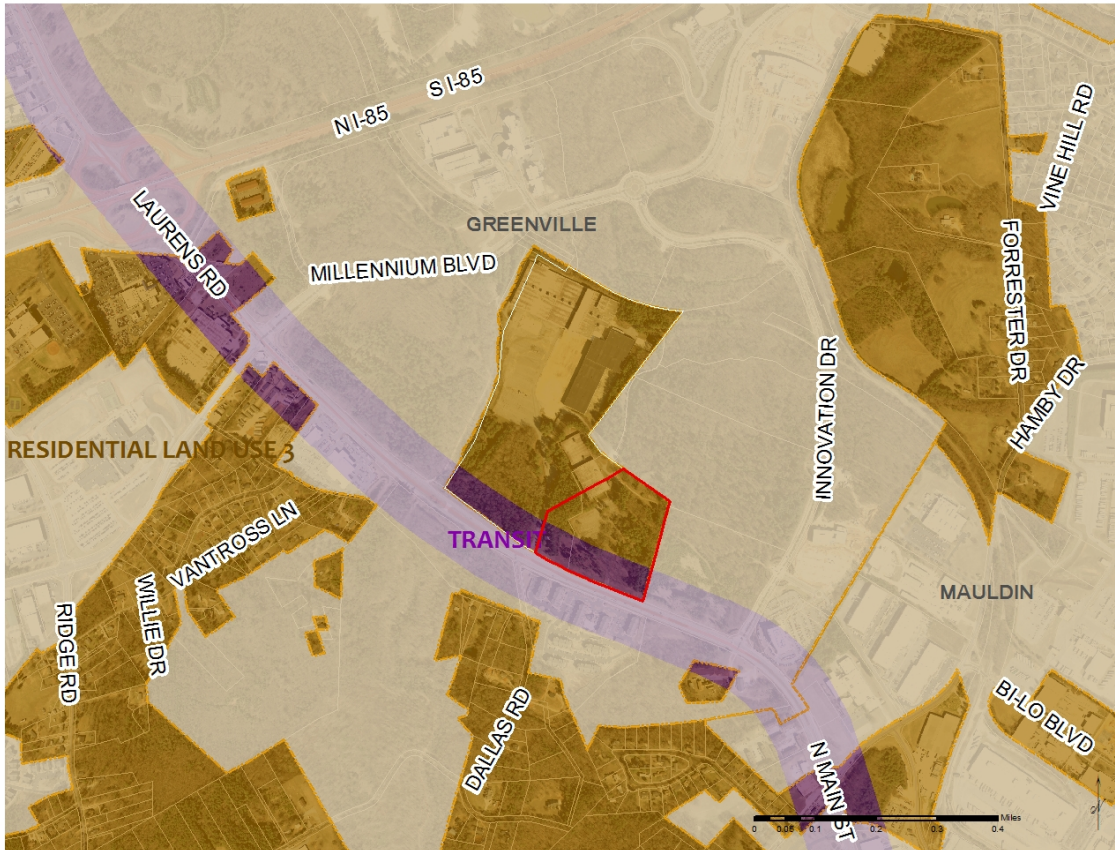
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-68

APPLICANT: Palmetto Trust c/o Nick Franchina

PROPERTY LOCATION: 700 block of Strange Road

PIN/TMS#(s): T033000200100 and multiple parcels of the PD (including T033020102500 and T033000200101)

EXISTING ZONING: R-12, Single-Family Residential and PD, Planned Development

REQUESTED ZONING: R-10, Single-Family Residential and PD, Planned Development (Major Change)

AREA: 32.61 acres

COUNCIL DISTRICT: 20 - Cates

ZONING HISTORY: The subject area was zoned R-15, Single-Family Residential, in May 1970 as part of Area 1. The R-12 rezoning was approved from R-15 in 2005 (CZ-2005-41). In 2003, the Planned Development (PD) was zoned from R-15 (CZ-2003-50).

EXISTING LAND USE: vacant wooded and single-family residential

DENSITY WORKSHEET: The following scenario focuses on T033000200100 shows the potential capacity of residential units based upon county records for acreage. This proposal is not altering the density of the PD.

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-12	3.6 units/acre	16.09	57 units
Requested	R-10	4.4 units/acre		70 units

A successful rezoning may add up to 13 units.

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential (Windsor Oaks and Colonial Hills SDs) and a manufactured home park
East	R-12 and R-20	single-family residential (Moss Creek and Colonial Hills SD)
South	R-12	single-family residential (Gray Fox Run SD)
West	R-15	single-family residential (Windsor Oaks SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS: Strange Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Strange Road	10' E	2,500	2,200 -12%	2,200 0%
Brushy Creek Road	2,600' S	9,800	10,700 9.2%	8,900 -16.8%

SUMMARY:

The subject property is 16.09 acres and is mostly wooded, located on Strange Road approximately 0.3 miles north of Brushy Creek Road. The parcel has approximately 260 feet of frontage along Strange Road.

The subject parcel T033000200100, is zoned R-12, Single-Family Residential. This residential district is established as an area 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 districts.

The subject parcels such as T033020102500 and T033000200101, containing approximately 62 parcels of the East Brook Townhomes is zoned PD, Planned Development. The PD district is intended to encourage developments that provide a full range of residential types. Major Changes to Planned Developments are changes which would significantly alter the basic concept and general characteristics including the increase in the number of ingress and egress points as is the case for this application.

This application is requesting to rezone the property to R-10, Single-Family Residential. This residential district is established as an area 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 districts.

The applicant states the proposed land use is for townhouses.

CONCLUSION:

It is staff's opinion that this requested rezoning is consistent with the comprehensive plan which supports both the R-10 request as well as the major change to the Planned Development.

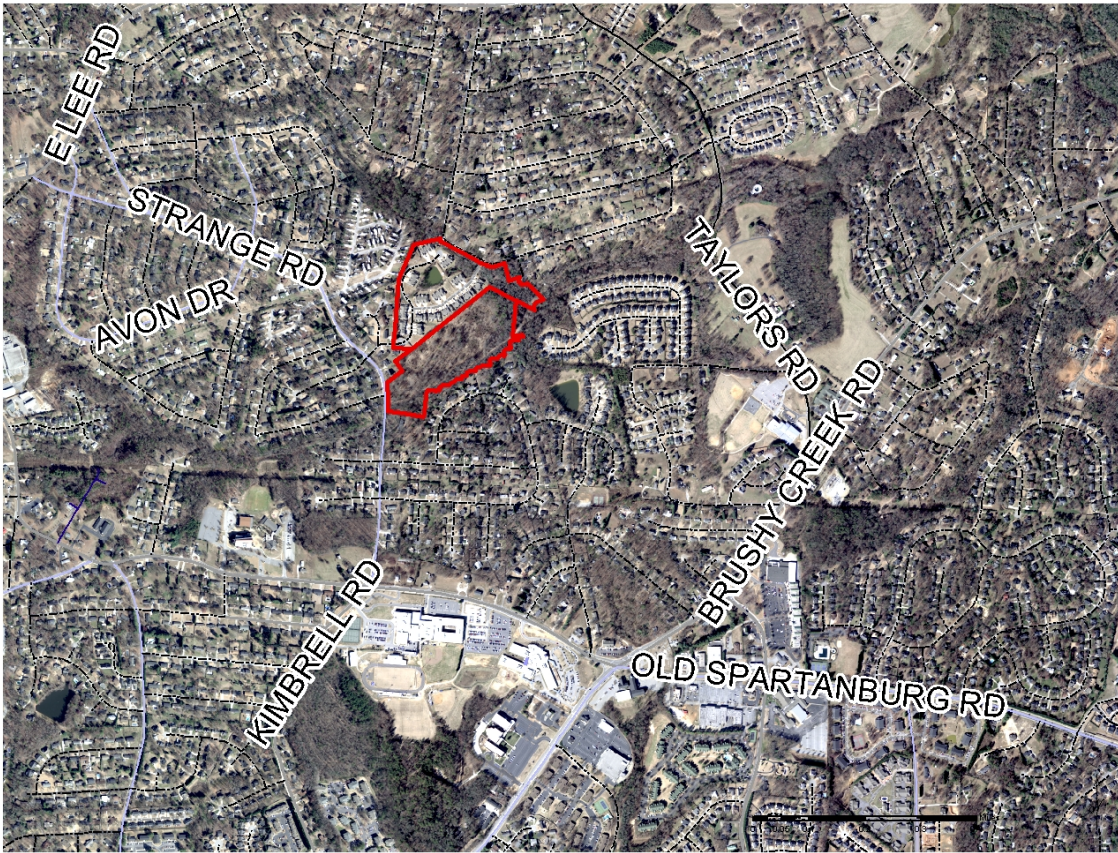
Connecting the proposed development to the Planned Development allows for better vehicular access to Strange Road and Creighton Drive while avoiding a challenging new connection to Strange Road.

The current density of the existing Planned Development is consistent with the effective density of R-12 zoning, although currently, the lowest density district to allow a similar townhouse product is R-10 before considering a review district. The proposed rezoning is consistent with the existing product, although at a slightly higher density (an additional 0.8 units/ac).

Based on these reasons, staff recommends approval to rezone the site from R-12, Single-Family Residential and PD, Planned Development, to R-10, Single-Family Residential and PD, Planned Development (major change). The Planning Commission recommended approval.

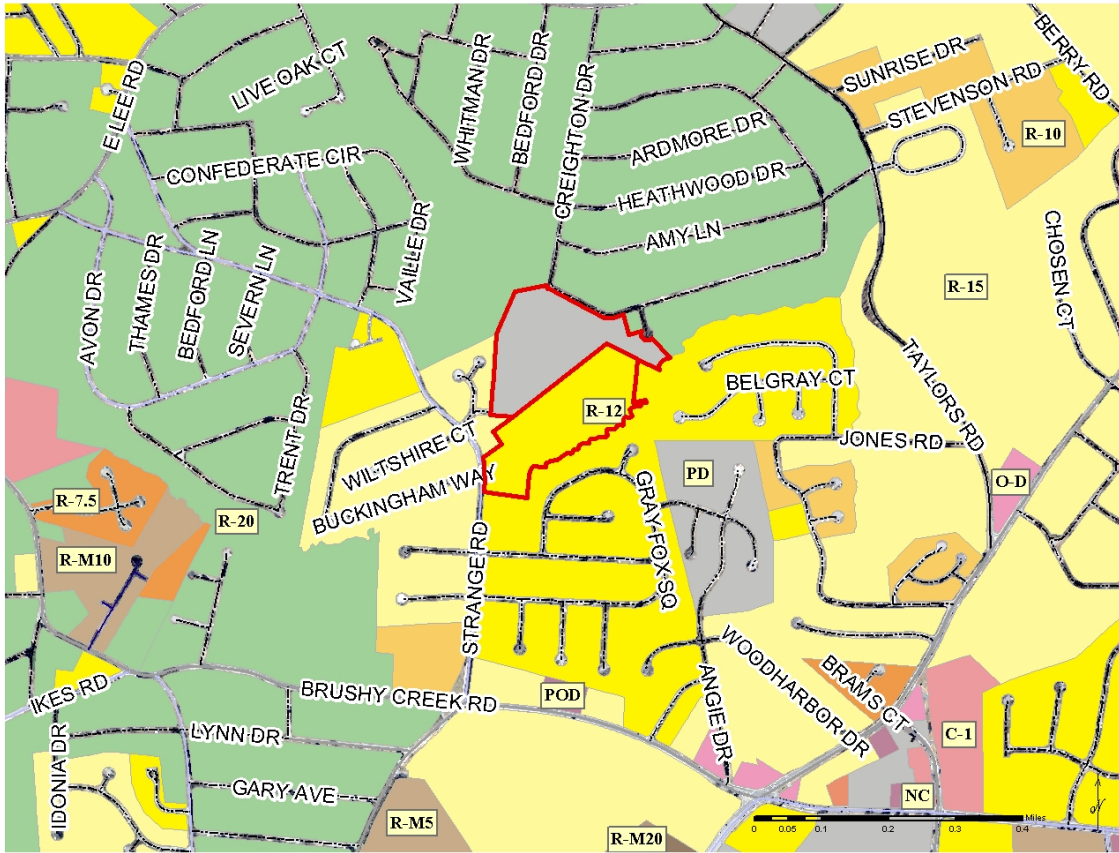
MOTION:

By Dr. Cates to approve CZ-2015-68. The motion carried unanimously by voice vote.

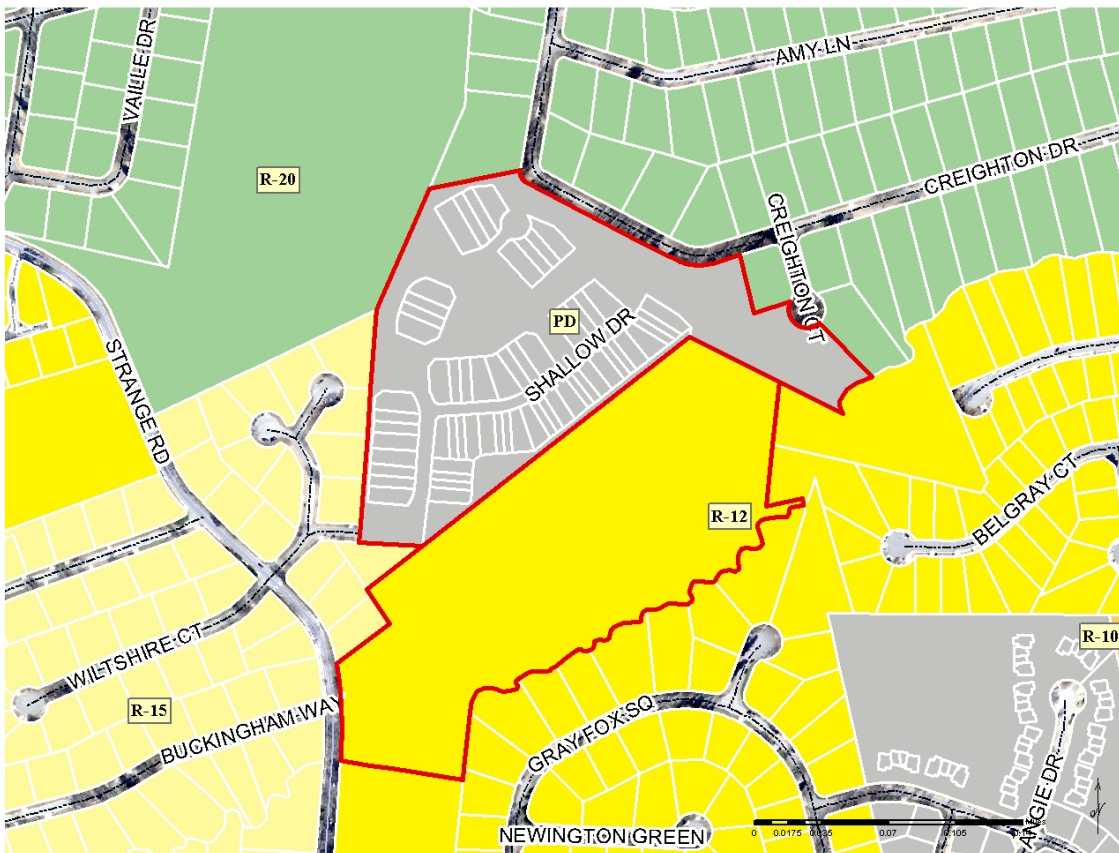


Aerial Photography, 2014





Zoning Map





Future Land Use Map

Scott Park presented the following:

- DOCKET NUMBER:** CZ-2015-69
- APPLICANT:** Crown Properties c/o Nick Franchina
- PROPERTY LOCATION:** Tanner Road, north of Rutherford Road
- PIN/TMS#(s):** T029020100201
- EXISTING ZONING:** R-20, Single-Family Residential and R-12, Single-Family Residential
- REQUESTED ZONING:** R-7.5, Single-Family Residential
- AREA:** 6.2 acres
- COUNCIL DISTRICT:** 20 - Cates
- ZONING HISTORY:** This parcel was zoned R-20, Single-Family Residential in May 1970 as a part of Area 1. The application to rezone a portion of parcel T029020100201 from R-20 to R-12 was approved in 1977 (CZ-1977-62).

EXISTING LAND USE: community pool

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential (Edwards Forest SD)
South	R-12 and R-20	single-family residential (Mountain Creek SD and Edwards Forest SD)
West	R-10 and R-12	single-family residential (Pebble Creek Village SD and Mountain Creek SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which prescribes 3 to 6 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-20	2.2 units/acre	6.4	14 units
Requested	R-7.5	5.8 units/acre		37 units

A successful rezoning may add up to 23 units.

ROADS: Tanner Road: two-lane State-maintained minor arterial
Randy Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Tanner Road	1,600' S	1,600	1,900 18.8%	1,900 0%
Edwards Mill Road	4,000' SE	5,300	5,500 3.8%	5,300 -3.6%

SUMMARY: The subject parcel is 6.2 acres of property located on Tanner Road and Randy Drive approximately 1.1 miles north of Rutherford Road. The subject parcel has approximately 60 feet of frontage along Tanner Road and 50 feet of frontage along Randy Drive.

The subject parcel is zoned R-20 and R-12, Single Family residential. The applicant is requesting to rezone the properties to R-7.5, Single Family Residential. This residential district is established as an area 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 districts.

The applicant states the proposed land use is for townhouses.

CONCLUSION:

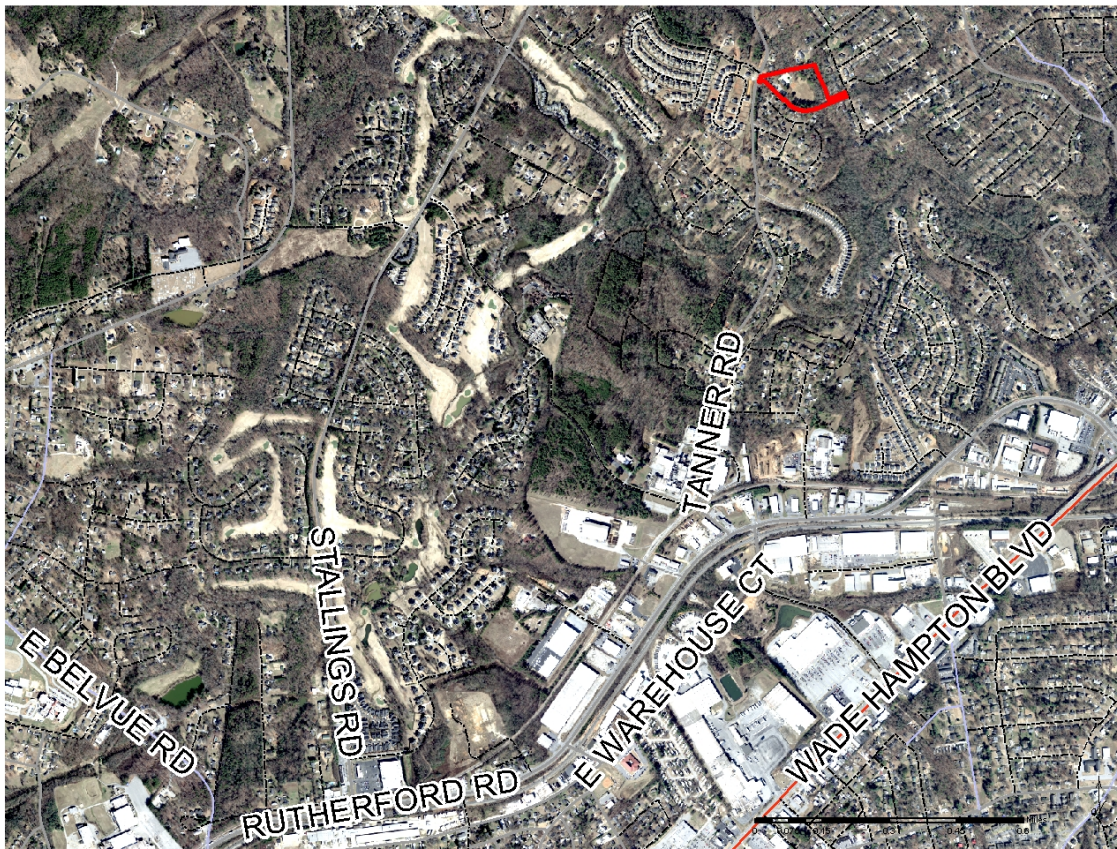
It is staff's opinion that this requested rezoning would have negative impacts on surrounding area. Although the future land use map of the comprehensive plan supports the proposed density, the density is inconsistent with surrounding uses. Furthermore, potential constraints to accessing Tanner Road safely may be reduced by reducing potential density.

Based on these reasons, staff recommends denial of the requested R-7.5, Single-Family Residential and encourages the applicant to consider requesting a less dense zoning. The Planning Commission amended the request to R-10, as requested by the applicant and approved the requested rezoning as amended.

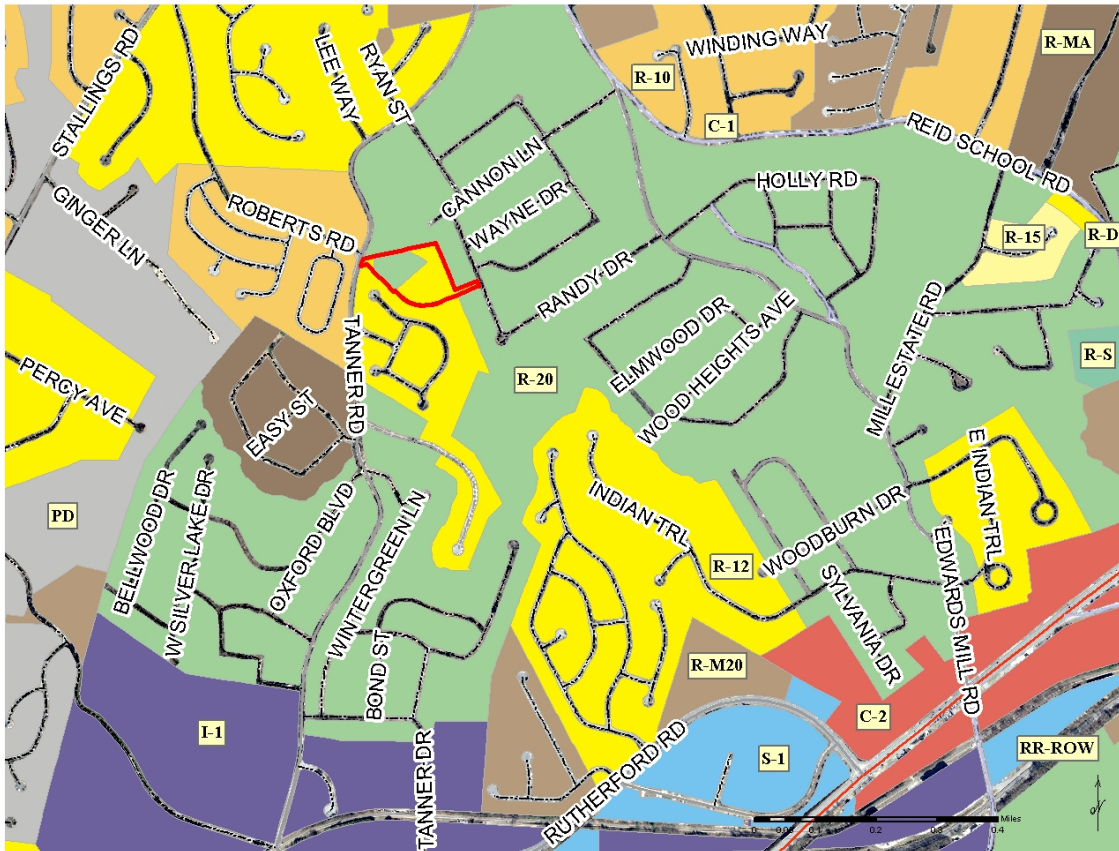
Dr. Cates stated he had met with residents of the area and their concern was traffic and also the prices of their homes going down. The primary opposition was for attached homes and traffic. Dr. Cates stated he has received more call, more emails from citizens in opposition to the proposed. The traffic issues are a large concern as there already are traffic issues and Dr. Cates has had the Sheriff's department out patrolling and giving tickets. He said he has also been looking into having speed humps placed on Cannon Drive. He stated he has had an overwhelming response from his constituents and he would be voting in opposition to the proposed.

MOTION:

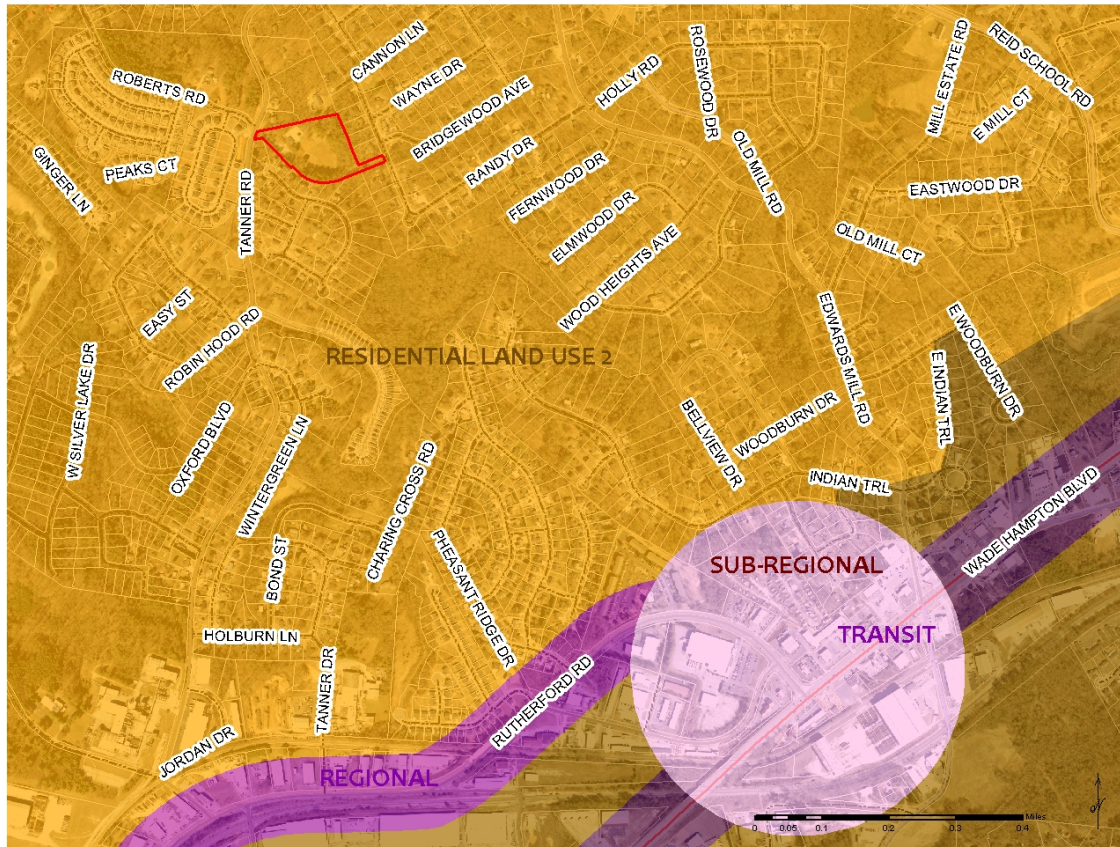
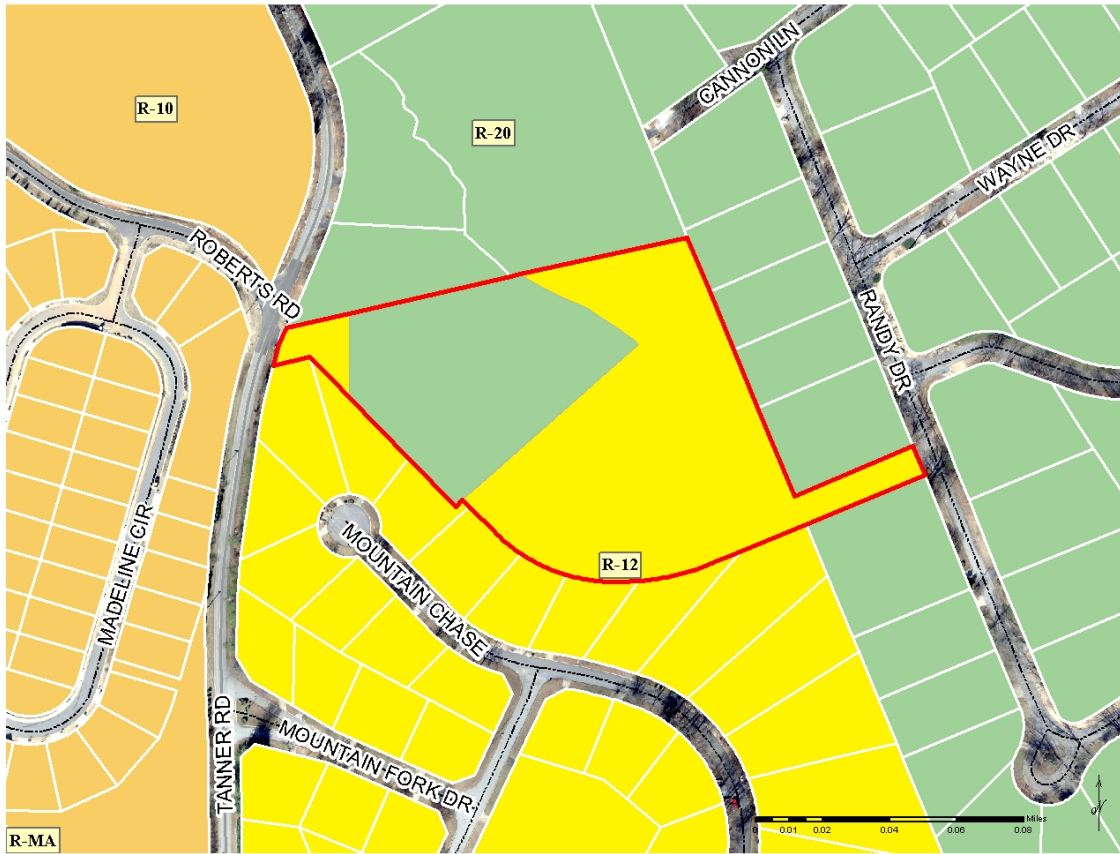
By Mr. Meadows to approve CZ-2015-69 as amended. The motion carried by a vote of three in favor (Meadows, Payne and Dill) and two in opposition (Gibson and Cates).



Aerial Photography, 2014



Zoning Map



Chairman Dill noted CZ-2015-56 had been held and staff received a request from the applicant to hold the item until the next Committee meeting.

Ms. Gibson stated she felt the Committee should go ahead and vote on the item, there was a good bit of confusion regarding the matter in that area.

MOTION: By Ms. Gibson to deny CZ-2015-56. The vote was two in favor, two opposed and one abstained. The motion died.

Chairman Dill stated the floor was open for a motion.

MOTION: By Mr. Meadows to adjourn. The motion carried unanimously and the meeting adjourned at 5:39 p.m.

Item CZ-2015-56 was left on the Committee floor and will be taken up at the next Committee meeting.

Respectfully Submitted,

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