

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
February 1, 2016
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:

Theresa Barber
Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Scott Park
Patrea St. John
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 5:01 p.m.

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE JANUARY 11, 2016 MEETING

MOTION: By Dr. Cates to approve the minutes of the January 11, 2016 Committee meeting as presented. The motion carried unanimously by voice vote with one absent (Gibson).

ZONING DOCKETS

Scott Park presented the following:

DOCKET NUMBER: CZ-2016-01

APPLICANT: Lisa Lanni c/o McMillan Pazdan Smith Architecture for Campbell Young Leaders

PROPERTY LOCATION: 601 E. Bramlett Road

PIN/TMS#(s): 0137001100100

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 5.5

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was zoned I-1, Industrial in June 1973 as part of Area 4A.

EXISTING LAND USE: warehouse, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA, C-2	single-family residences, commercial services
East	I-1	rail utility office, rail ROW, Swamp Rabbit Trail
South	R-7.5	single-family residences
West	R-7.5	school (Legacy Charter School)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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.

INDUSTRIAL POTENTIAL: According to the Greenville Area Development Corporation (GADC), this site has limited industrial viability due to its vicinity and size. The GADC has no objection to this request.

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	I-1	0 units/acre	5.25	0 units
Requested	R-7.5	5.8 units/acre		30 units

A successful rezoning may add up to 30 units.

ROADS: East Bramlett Road: two-lane State-maintained minor collector
North Vance Street: two-lane State maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Willard Street	1,900' SW	300	325 8.3%	275 -15.4%
Bramlett Road	2,700' W	3,000	2,500 -16.7%	2,500 0%
Woodside Avenue	3,250' NW	3,900	4,100 5.1%	4,400 7.3%

SUMMARY: The subject parcel is 5.5 acres of property located on East Bramlett Road and North Vance Street, less than a mile east of West Blue Ridge Road. The subject parcel has approximately 680 feet of frontage along East Bramlett Road and 425 feet of frontage along North Vance Street.

The subject parcel 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.

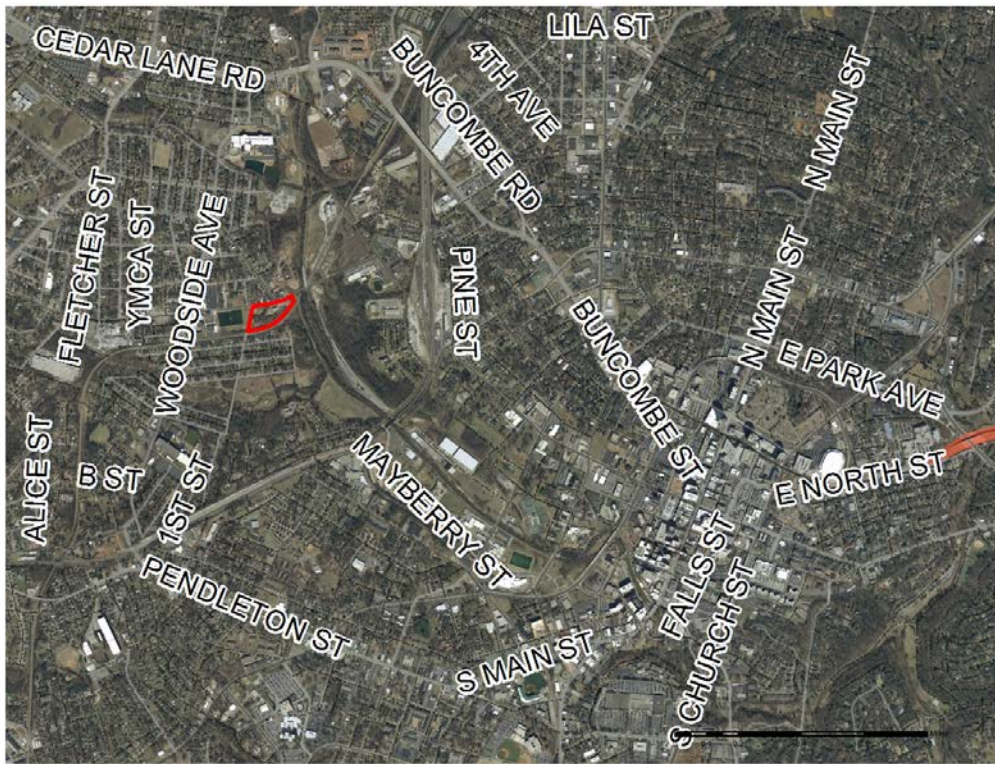
The applicant is requesting to rezone the property to R-7.5, Single-Family Residential. This district is established as an area in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district is 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 district.

The applicant states the proposed land use is for K-3 and K-4 classroom building and gymnasium.

CONCLUSION: It is staff's opinion that this requested rezoning would have little impact on the surrounding area. Although the stated use is for an expansion of the adjacent school, the potential of the proposed zoning to allow single-family residential also aligns with current uses and future land use found in the comprehensive plan. The expansion of the

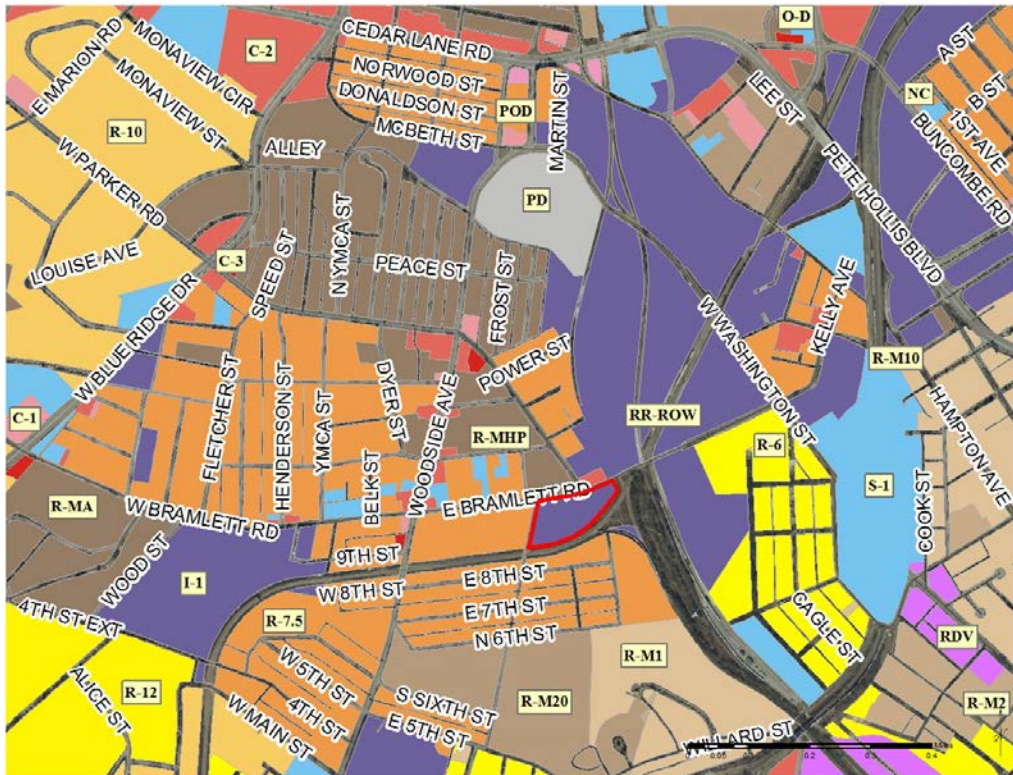
school would require a special exception through the Board of Zoning Appeals, but the stated use is also consistent with the surrounding uses.

Based on these reasons, staff recommends approval of the requested R-7.5, Single-Family Residential. The Planning Commission recommended approval.

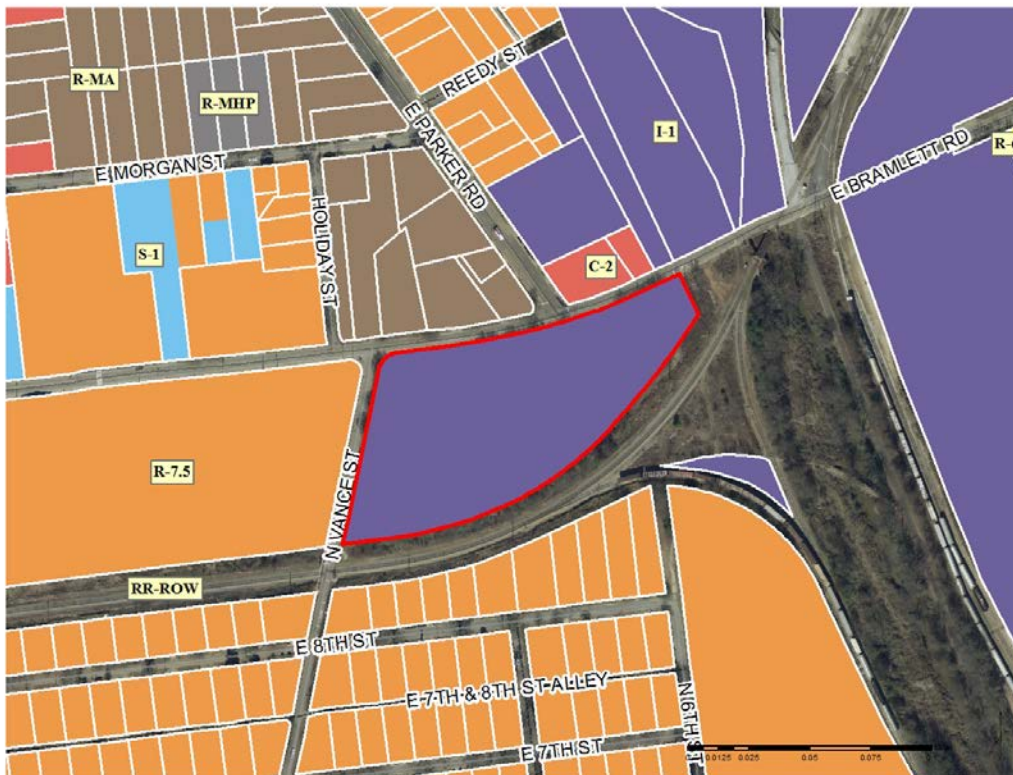


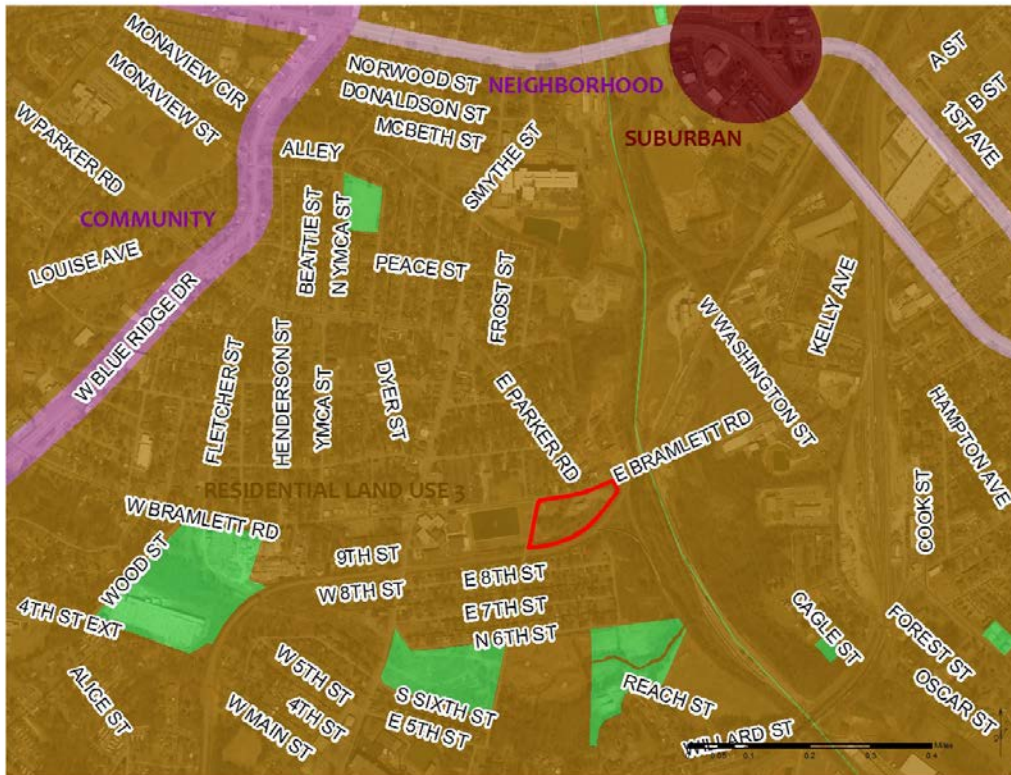
Aerial Photography, 2014





Zoning Map





Imagine Greenville, Future Land Use Map

MOTION: By Mr. Meadows to approve CZ-2016-01. The motion carried unanimously by voice vote with one absent (Gibson).

CZ-2016-02 WITHDRAWN BY APPLICANT

Scott Park presented the following:

DOCKET NUMBER: CZ-2016-03

APPLICANT: Gray Engineering Consultants c/o Chris Prziembel for Louise Bell Cooper, Connie L. Tadlock and Peggy Ayers Brown

PROPERTY LOCATION: 300 Block of Michelin Road

PIN/TMS#(s): 0593030101100, 0593030101101 and 0593030101102

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 57

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was zoned R-S, Residential Suburban in May 1971 as part of Area 2.

EXISTING LAND USE: vacant agriculture

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	overflow parking for industrial complex, wooded
East	R-S, I-1	vacant, wooded
South	R-S, S-1	mobile home residences
West	R-S, I-1	industrial complex, pasture, vacant

WATER AVAILABILITY: Has access to the water main on Reedy Fork Road.

SEWER AVAILABILITY: Metro Sewer

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.

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site has significant industrial viability due to its level topography, utility availability, and vicinity to major highways and interstates.

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-S	1.7 units/acre	55.04	94 units
Requested	R-12	3.6 units/acre		198 units

A successful rezoning may add up to 104 units.

ROADS: Michelin Road: two-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Michelin Road.

SUMMARY: The subject parcel is 57 acres of property located on Michelin Road approximately 2 miles southeast of Augusta Road. The parcel has approximately 2,400 feet of frontage along Michelin Road.

The subject parcels are zoned R-S, Residential Suburban. 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 property to R-12, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings. The regulations for this district is 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 district.

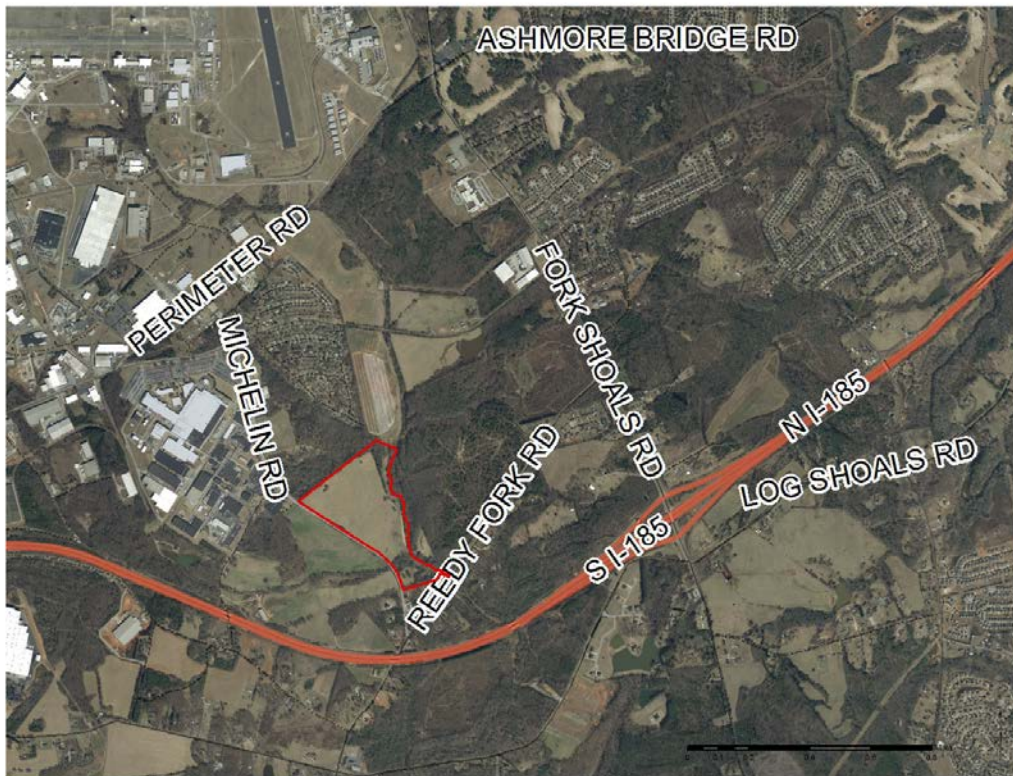
The applicant states the proposed land use is for Residential Development.

CONCLUSION:

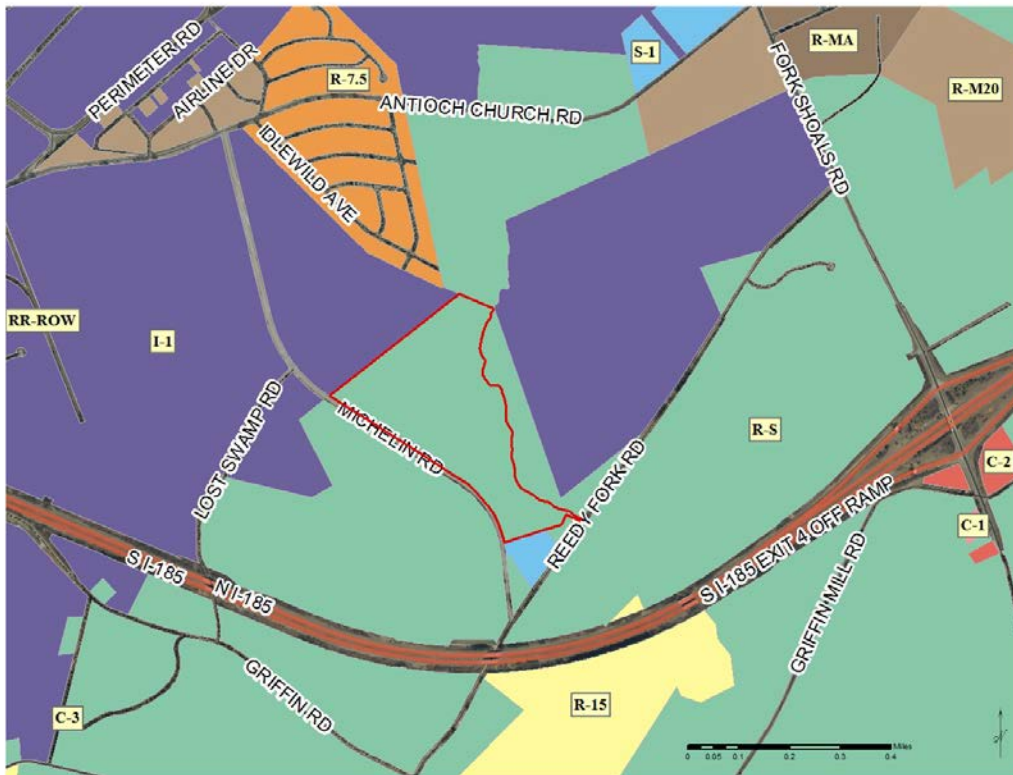
It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with existing expanding industrial uses and surrounding zoning. This site is located in a heavily industrialized area of Greenville County, just southeast of Michelin's US 1 facility. Level topography, utility availability, and easy access to major highways/interstates make this an ideal site for future industrial development. Initial stakeholder feedback gathered to inform the update to the County's land use plan indicates that this area should be preserved for future industrial growth and job creation. Finally, due to the location of floodplain, the potential to connect to future roadways is limited only to Michelin Road where residents would be committed to a roadway currently dominated by industrial traffic.

It is staff's opinion that this area is better situated to serve new and existing industrial businesses with its proximity to major roadways.

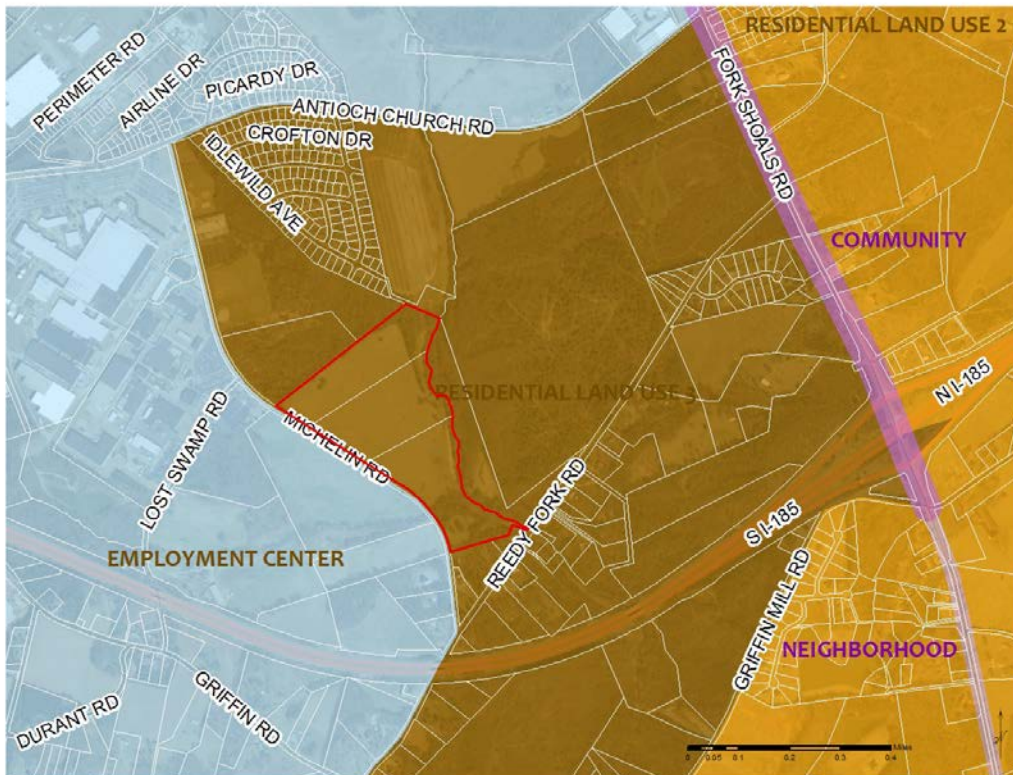
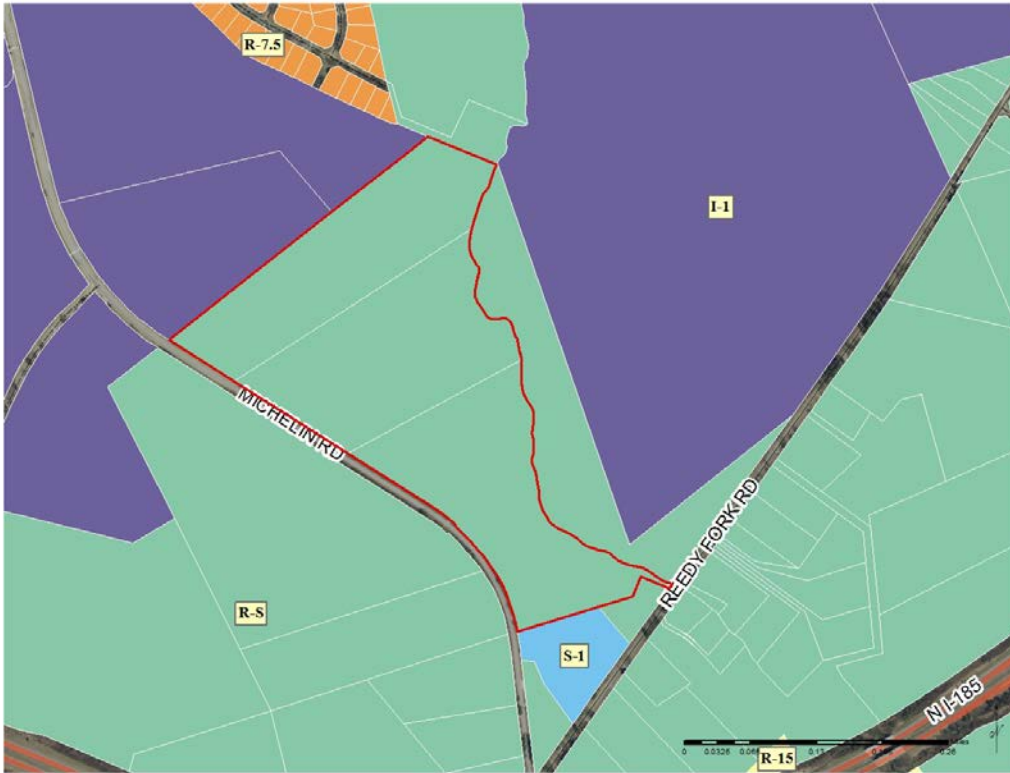
Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential. The Planning Commission recommended approval.



Aerial Photography, 2014



Zoning Map



Imagine Greenville Future Land Use Map

Councilman Ballard addressed the Committee stating both he and Councilwoman Gibson were in favor of the rezoning request. He stated there were other housing areas close to this area.

Mr. Payne agreed with Councilman Ballard and felt this would complement the area.

MOTION: By Mr. Payne to approve CZ-2016-03.

Dr. Cates asked how many units could go in under the current zoning and under the requested zoning.

Scott Park stated as currently zoned there could be 94 units, with the rezoning request there could be 198 units.

Dr. Cates asked staff what percentage of area would be floodplain.

Scott Park stated taking a guess, about 10 percent.

The motion to approve CZ-2016-03 carried unanimously by voice vote with one absent (Gibson).

Scott Park presented the following:

DOCKET NUMBER: CZ-2016-04
APPLICANT: Johnny Craig Osteen
PROPERTY LOCATION: 3218 New Easley Highway
PIN/TMS#(s): 0239040101000
EXISTING ZONING: C-2, Commercial
REQUESTED ZONING: S-1, Services
ACREAGE: 1.13
COUNCIL DISTRICT: 23 – Norris
ZONING HISTORY: The parcel was zoned C-2, Commercial in May 1970 as part of Area 1.
EXISTING LAND USE: automotive collision repair

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	former retail commercial
East	C-2	former retail commercial
South	R-MHP	mobile home park
West	R-15	single-family residence

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

ROADS: New Easley Highway: four-lane State-maintained major arterial

Location of Traffic Count	Distance to Site	2007	2013	2014
New Easley Highway	5,000' E	20,700	16,700 -19.3%	19,700 18%

SUMMARY: The subject parcel is 1.3 acres of property located on New Easley Highway approximately 1.8 miles west of White Horse Road and New Easley Highway interchange. The parcel has approximately 250 feet of frontage along New Easley Highway.

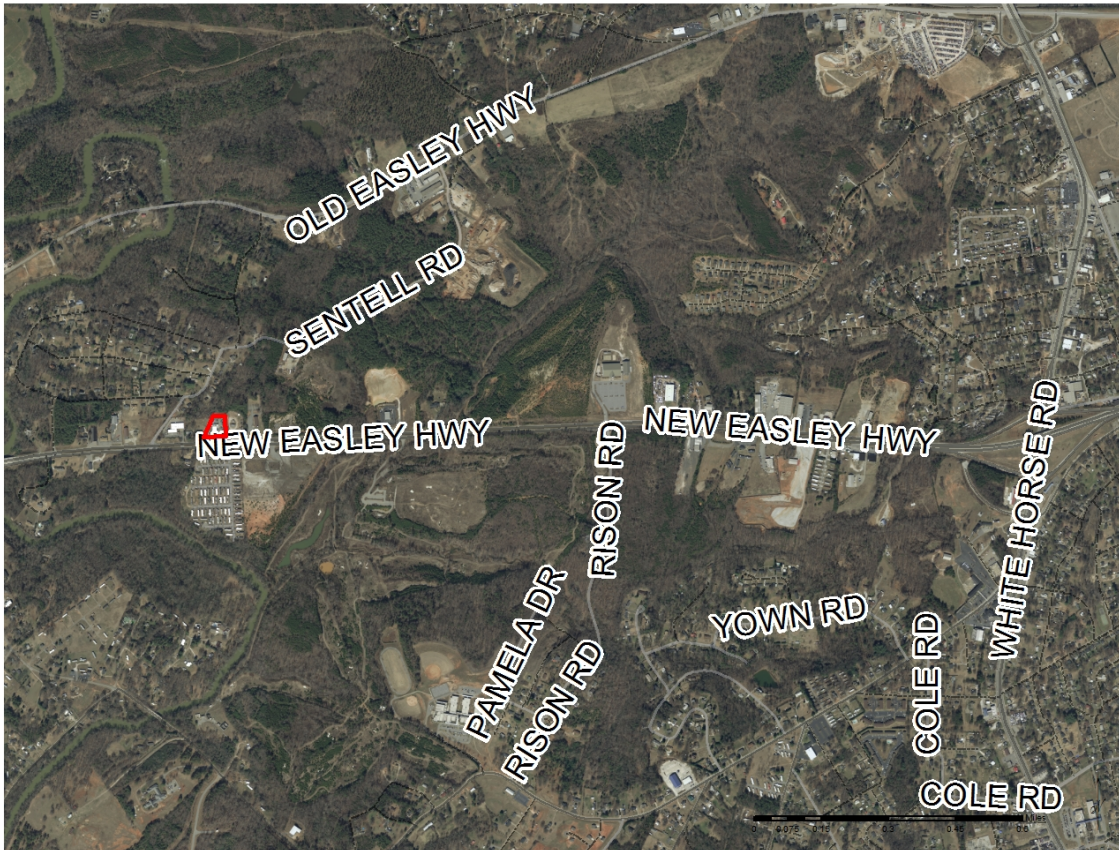
The subject parcel is zoned C-2, Commercial. This district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The application is requesting to rezone the property to S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing commercial uses which are service related or 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 auto body collision repair.

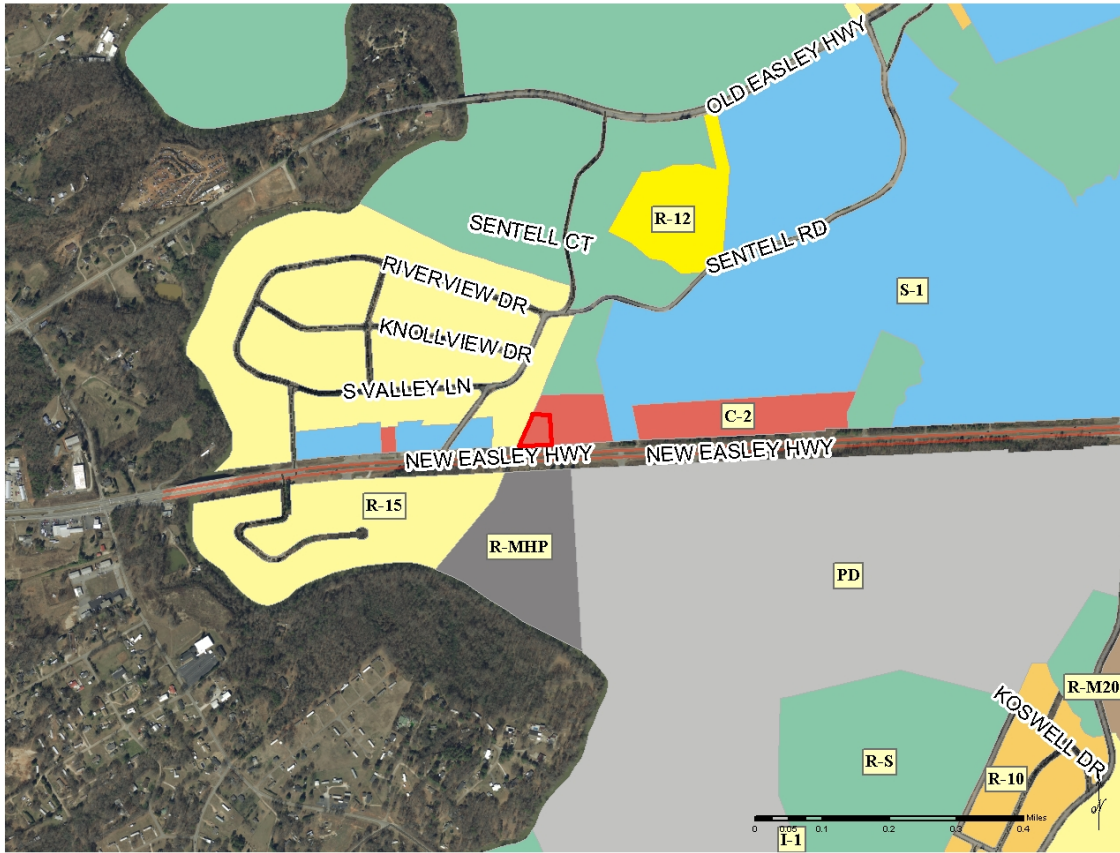
CONCLUSION: It is staff's opinion that this requested rezoning would have little impact on the surrounding area. The proposal is consistent with future land use map of the comprehensive plan, and does not differ from the use currently on the site.

Based on these reasons, staff recommends approval of the requested S-1, Services. The Planning Commission recommends approval.

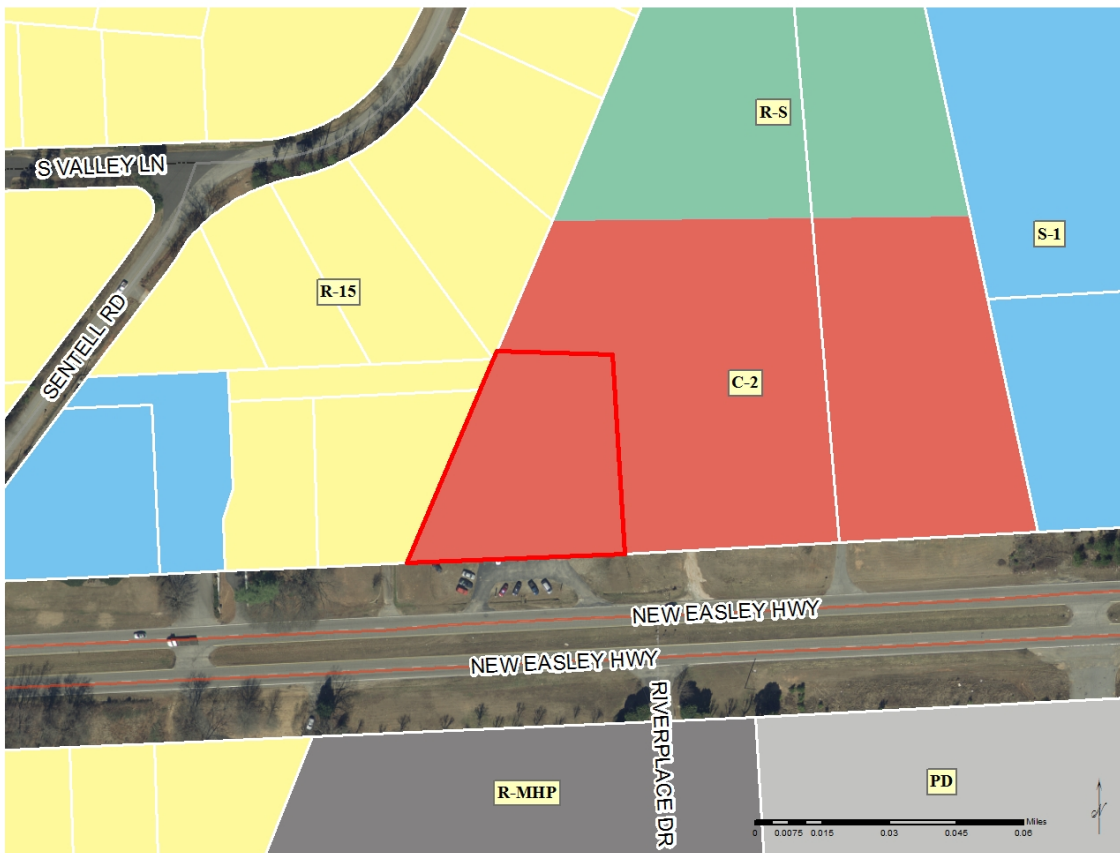


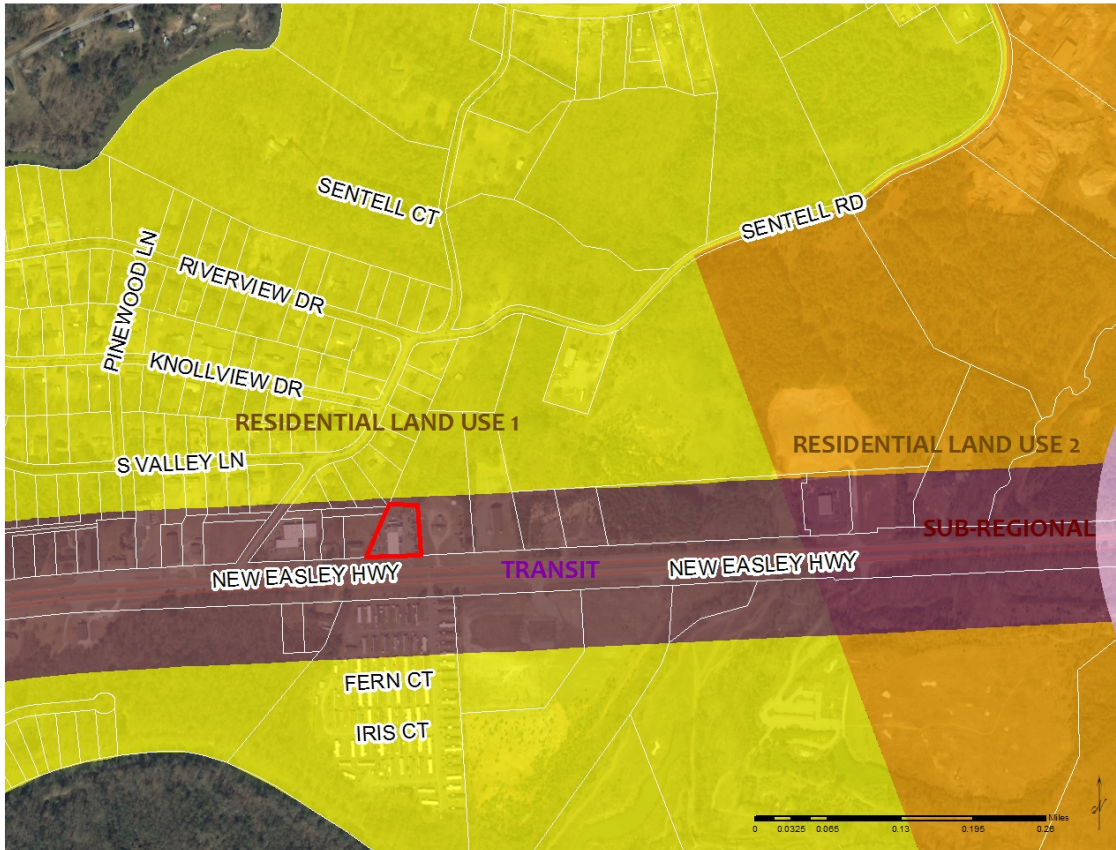
Aerial Photography, 2014





Zoning Map





Imagine Greenville, Future Land Use Map

Mr. Ballard noted this was the third case of a business requesting rezoning to stay in business.

Mr. Vinson explained the applicant could have either gone through the Board of Zoning Appeals or go through the rezoning process. This parcel was grandfathered in originally, and with the applicant wanting to expand, it made the business non-conforming.

MOTION: By Mr. Payne to approve CZ-2016-04. The motion carried unanimously by voice vote with one absent (Gibson).

Alan Wilson presented the following:

DOCKET NUMBER: CZ-2016-05
APPLICANT: Eugene Kenneth Iozzino for Carl Vaughn Schmidt, Jr.
PROPERTY LOCATION: 100 Block of All Star Way
PIN/TMS#(s): 0540020103701

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 5.0

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The parcel was zoned R-20, Single-Family Residential in May 1970 as part of Area 1.

EXISTING LAND USE: wooded vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential (Merrifield Park)
East	R-20	school (Pelham Road Elementary)
South	R-20	church (Morningside Baptist Church)
West	R-20	single-family residential (Pelham Estates)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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	5.0	11 units
Requested	FRD	2.8 units/acre		14 units

A successful rezoning may result in 3 additional units.

ROADS: All Star Way: two-land State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Pelham Road	2,550' SE	21,200	18,800 -11.3%	19,700 4.8%

SUMMARY:

The subject parcel is 5.0 acres of property located on All Star Way and approximately 870 feet north of Pelham Road. The subject parcel has approximately 1,000 feet of frontage along All Star Way.

The subject property is currently zoned R-20, Single-Family Residential. 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 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.

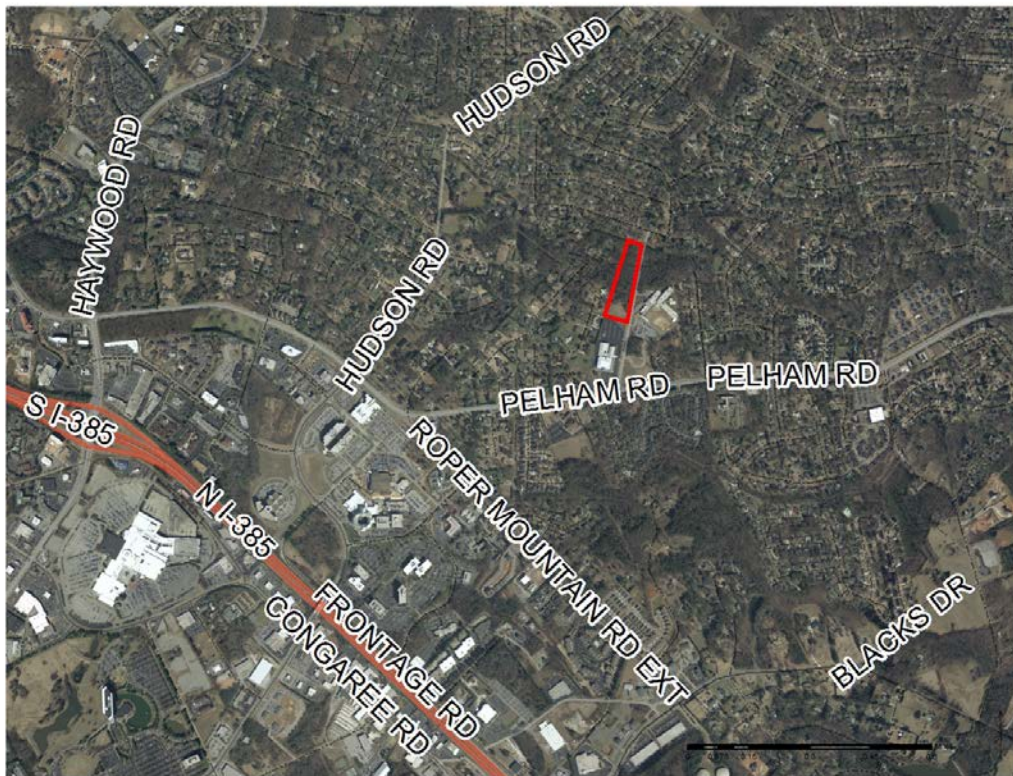
It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

The applicant states the proposed land use is for a Patio Home Neighborhood.

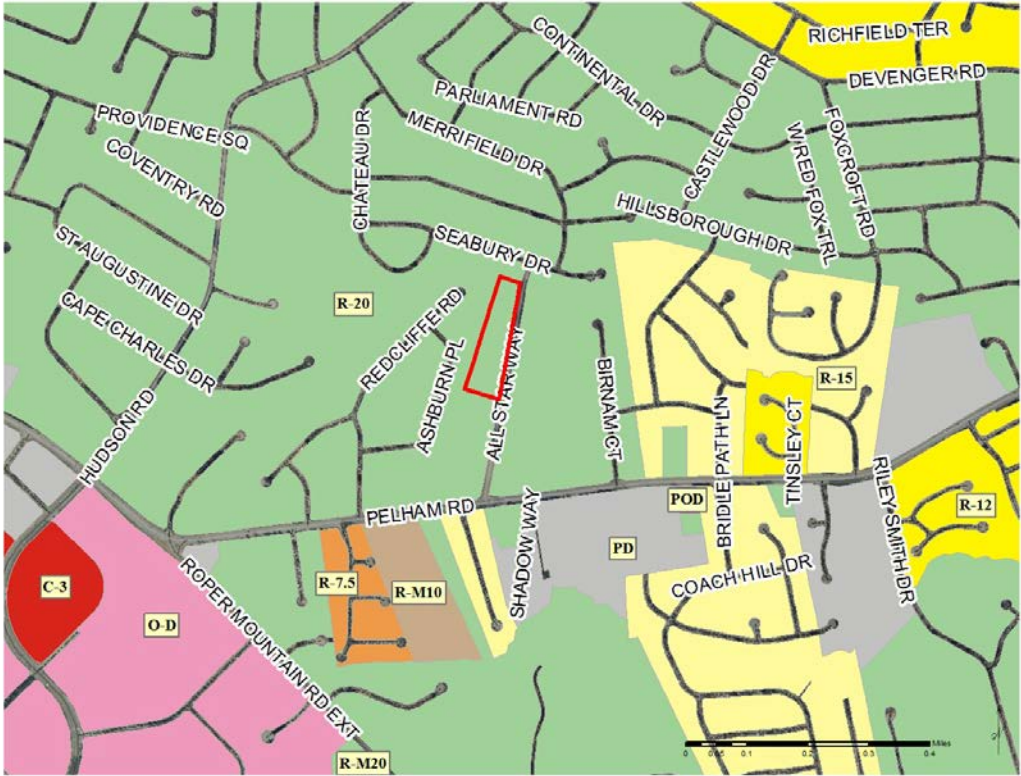
CONCLUSION:

Staff's opinion is that the current R-20 zoning is appropriate and this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with the surrounding zoning and density of the surrounding established neighborhood. Further, this site contains a significant flood zone, a proven hazard area. This flood area should be avoided, especially from significant residential development, to ensure safety of homes during major storm events.

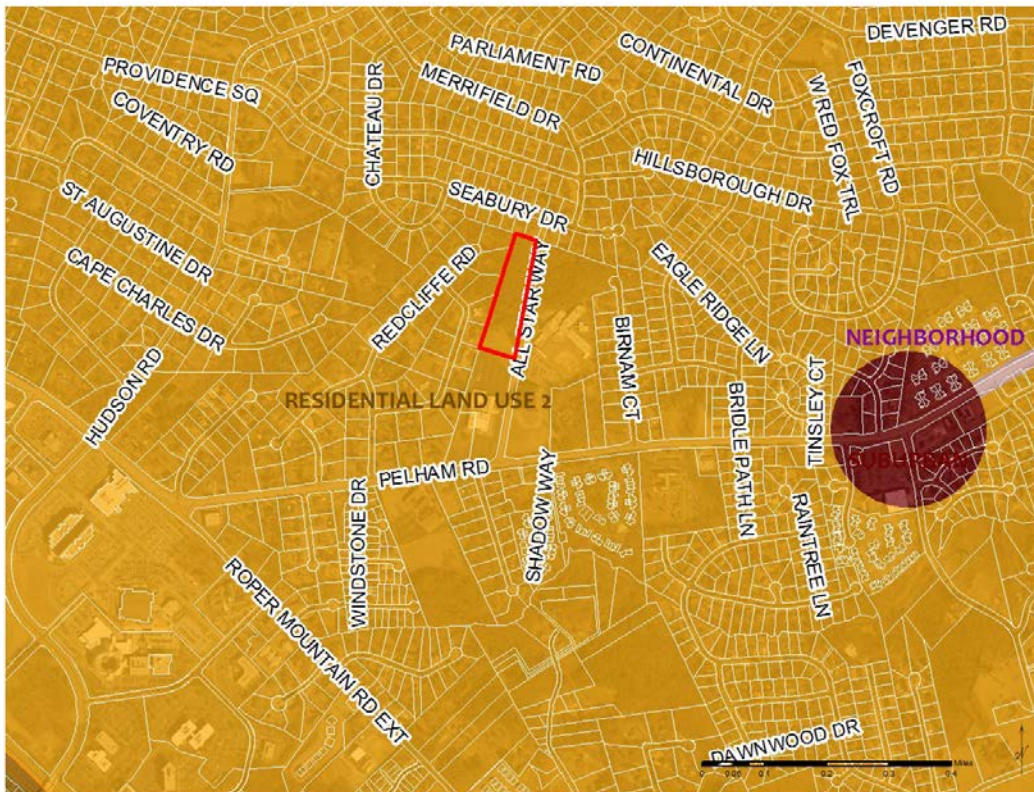
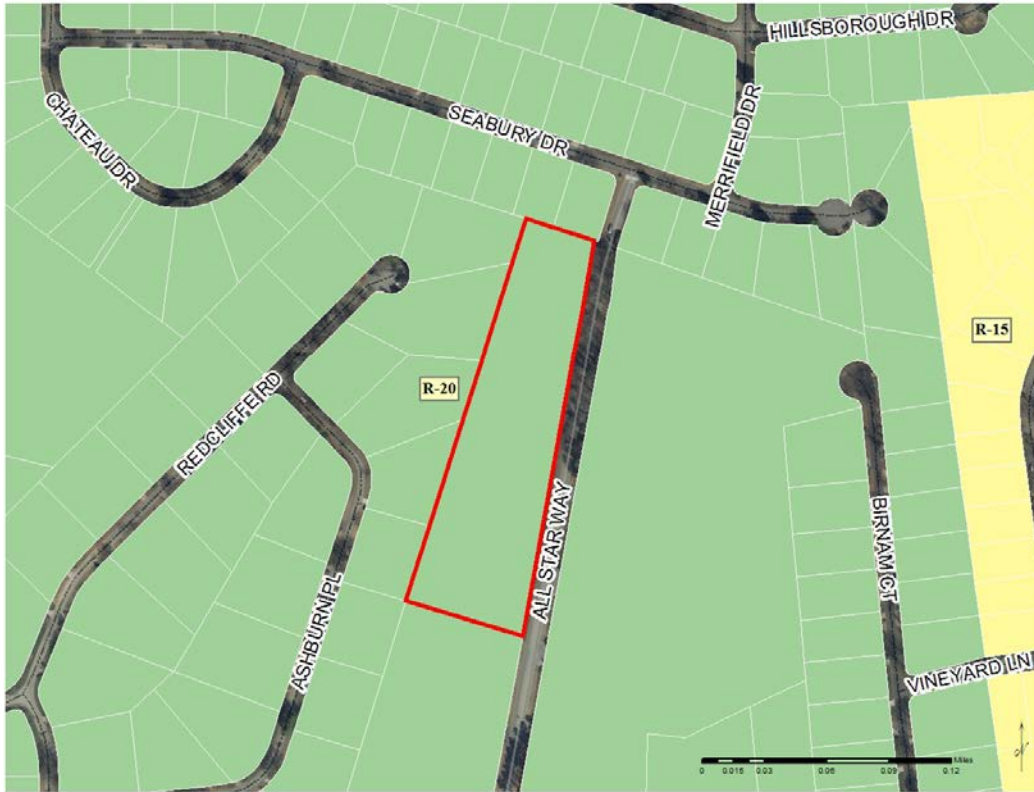
Based on these reasons, staff recommends denial of the requested FRD, Flexible Review District. The Planning Commission recommends approval.



Aerial Photography, 2014



Zoning Map



Future Land Use Map

Mr. Meadows stated he agreed with staff as this would not be in line with the character of the surroundings and additionally he thought the area had some flooding issues in the past.

MOTION: By Mr. Meadows to deny CZ-2016-05.

Mr. Payne asked if the flood area would be used.
Staff stated they could not build in the flood area.

Mr. Payne stated he could not support the denial, as it would be residential backing up to residential.

Dr. Cates asked staff if they had the authority to request the applicant to provide a larger buffer between their project and the homes they would back up to.

Mr. Park stated it could be addressed at the initial discussion, however at this point it would be the under the Committee's prevue.

After further discussion, Mr. Meadows withdrew his motion to deny.

MOTION: By Mr. Meadows to approve CZ-2016-05 with the contingency that a 25 foot buffer with added evergreen screening be added. The motion carried by voice vote with one in opposition (Cates) and one absent (Gibson).

Scott Park presented the following:

DOCKET NUMBER: CZ-2016-06
APPLICANT: John Fort for Hillcrest Baptist Church, dba Berea Heights Baptist Church
PROPERTY LOCATION: 6914 White Horse Road
PIN/TMS#(s): B013020100601 (portion)
EXISTING ZONING: R-12, Single-Family Residential
REQUESTED ZONING: C-3, Commercial
ACREAGE: 2
COUNCIL DISTRICT: 19 - Meadows
ZONING HISTORY: The parcel was originally zoned RM, Mixed Residential in April 1972 as part of Area 3.
EXISTING LAND USE: parking lot, vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3, R-M20	restaurant, single-family residence
East	R-12	school (Berea High School)
South	R-12	church (Berea Heights Baptist Church)
West	R-M20, R-10	single-family residences (Parkdale SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

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 designate as a *Community Corridor* which has a near-balance of residential and nonresidential uses. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

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

TRAFFIC: No traffic counts in proximity of White Horse Road.

SUMMARY: The subject parcel is 2 acres of property located on White Horse Road approximately 1.75 miles northwest of the intersection of West Blue Ridge Drive and White Horse Road. The parcel has approximately 80 feet of frontage along White Horse Road.

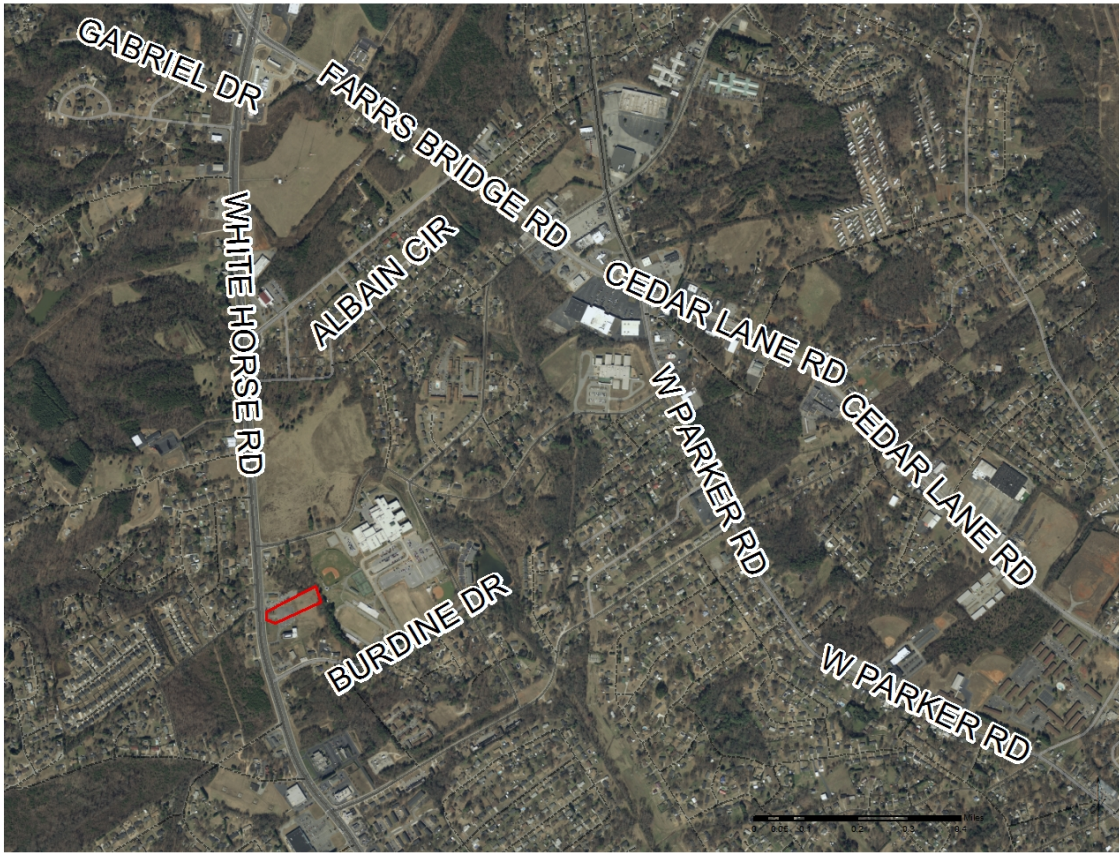
The subject parcel is zoned R-12, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district is 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 district.

The application is requesting to rezone the property to C-3, Commercial. This district is established to provide for the development of commercial and light service land uses that are oriented to customers travelling 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 states the proposed land use is for a daycare center.

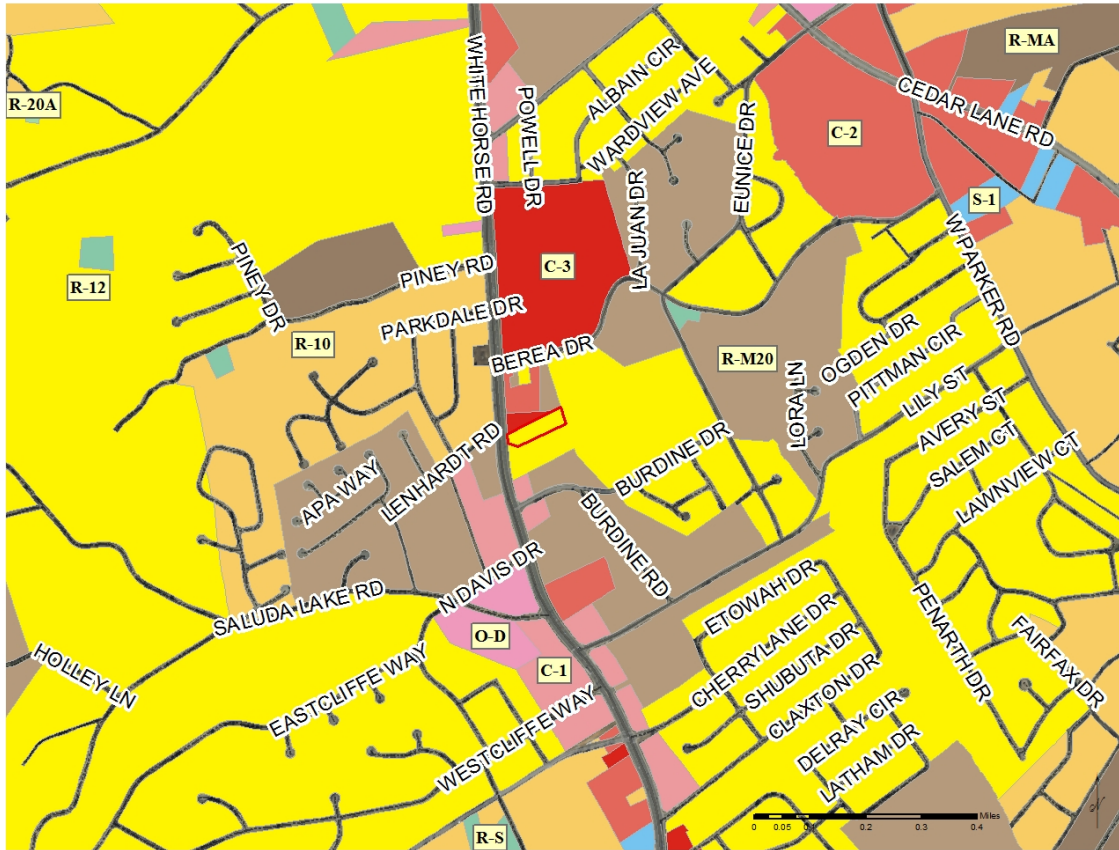
CONCLUSION: It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The proposed C-3 zoning district is inconsistent with the stated use of a day care and surrounding residential uses. Further, the applicant may achieve the stated use of a daycare/afterschool care facility with a less intense zoning district thus preserving the remaining residential character of this stretch of White Horse Road.

Based on these reasons, staff recommends denial of the requested C-3, Commercial. Planning Commission recommends denial.

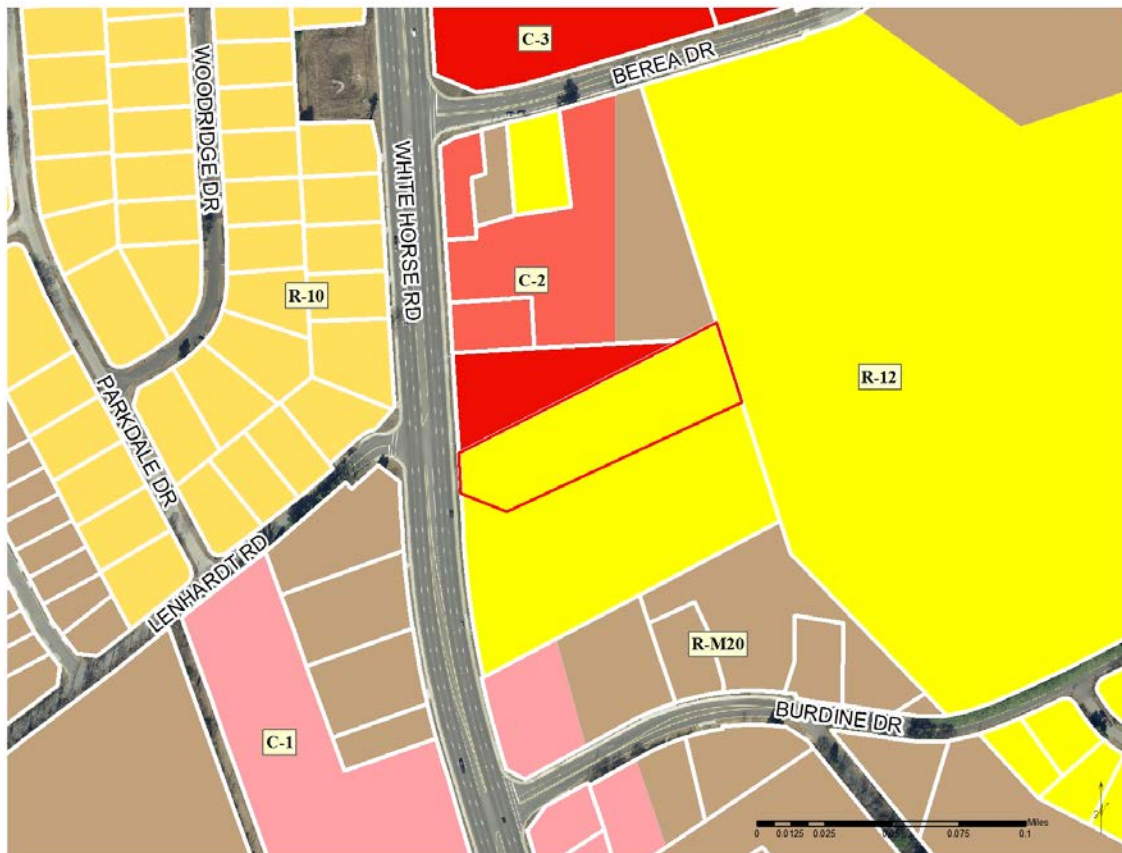


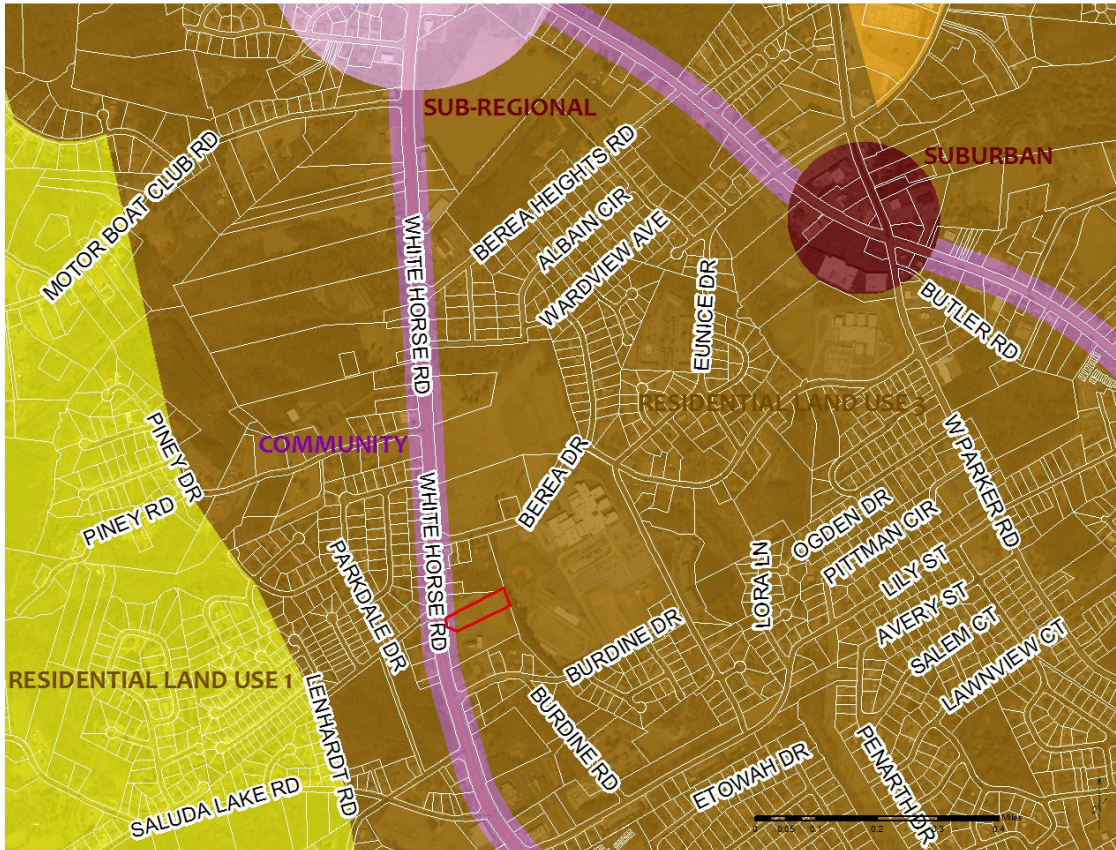
Aerial Photography, 2014





Zoning Map





Imagine Greenville, Future Land Use Map

MOTION: By Mr. Meadows to deny CZ-2016-07. The motion carried unanimously by voice vote with one absent (Gibson).

DOCKET NUMBER: CZ-2016-08

APPLICANT: Gray Engineering Consultants c/o Chris Przirembel for Jeffery Scott Collins, Co A LLC, David M. Collins, Dana M. Collins, Douglas N. Collins, Lois C. Rouse and Samuel B. Rouse, etal

PROPERTY LOCATION: 300 Block of Reedy Fork Road

PIN/TMS#(s): 0583020100700, 0583020100703, 0583020100704, 0593030101000, and 0593030101002

EXISTING ZONING: I-1, Industrial and R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 180

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcels were originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. The application to rezone 0583020100700 and 0593030101000 from R-S, Residential Suburban to I-1, Industrial was approved in 2000, CZ-2000-56. There was an unsuccessful PD, Planned Development rezoning request for 0583020100700 and 05930301000 in 2007, CZ-2007-65.

EXISTING LAND USE: wooded vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S, R-M20 and R-MA	wooded vacant, single-family residential, church (Union Baptist Church) and
East	R-S	wooded vacant
South	R-S	single-family residential (Meadow Ridge SD)
West	R-S	vacant wooded and single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan with majority of the property designated as *Residential Land Use 3* which prescribes 6 or more units per acre. The subject property also contains a small portion of property on the eastern side designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

The subject property is also designated a *Community Corridor* which are a near-balance of residential and nonresidential uses. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site represents a significant, contiguous area designated industrial in a heavily industrialized area of the county.

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-S	1.7 units/acre	16.82	29
	I-1	0 units/acre	169.8	0 units
Requested	R-12	3.6 units/acre	186.1	670units

A successful rezoning may have up to 641 additional dwelling units.

ROADS:
Fork Shoals Road: two-lane State-maintained major collector
Reedy Fork Road: two-lane State-maintained major collector
Union Church Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Ashmore Bridge Road	2,800' N	3,300	3,300 0%	3,200 -3%

SUMMARY:

The subject parcels are 180 acres of property located on Fork Shoals Road, Reedy Fork Road and Union Church Road approximately 0.5 miles from I-185. The project has approximately 1,600 feet of frontage along Fork Shoals Road, 2,500 feet of frontage along Reedy Fork Road, and 875 feet of frontage along Union Church Road.

The subject parcels 0583020100700 and 0593030101000 are 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 subject parcels 0583020100703, 0583020100704 and 0593030101002 are zoned R-S, Residential Suburban. 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.

The application is requesting to rezone the properties to R-12, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings. The regulations for this district is 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 district.

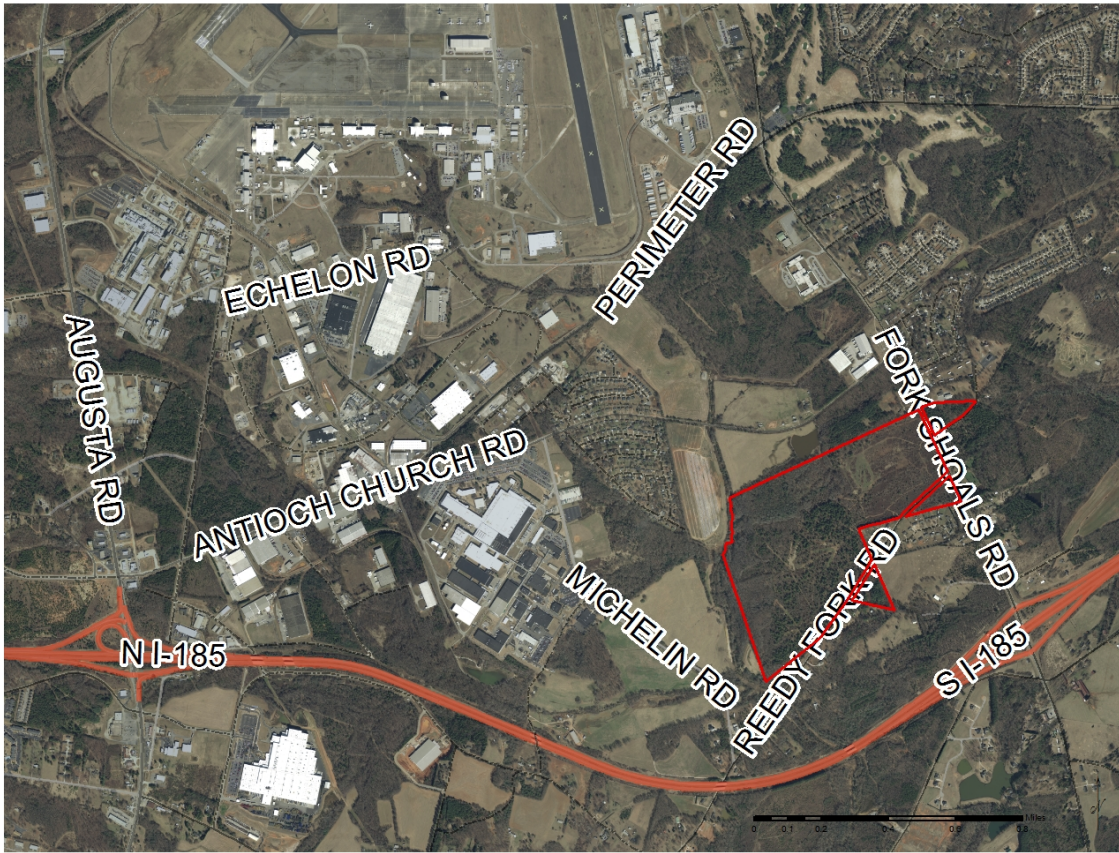
The applicant did not state a proposed use.

CONCLUSION:

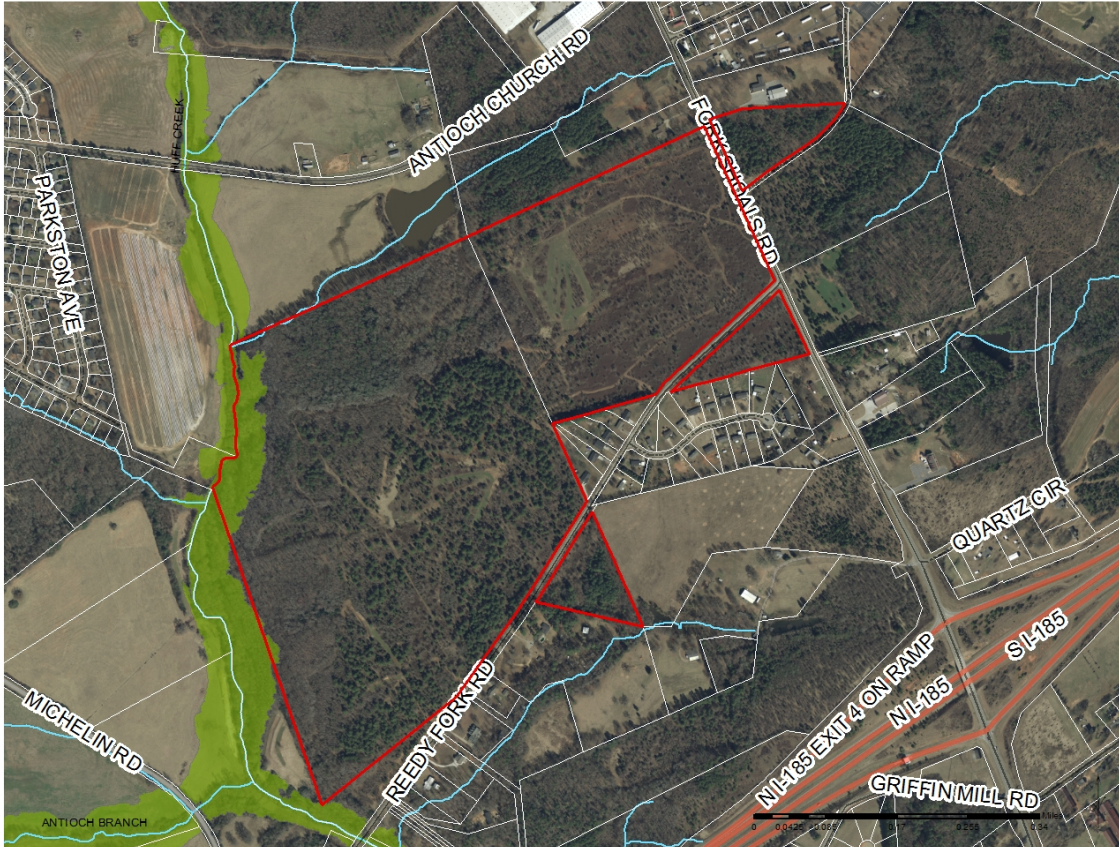
It is staff's opinion that the current I-1 zoning is the appropriate for this site and that this requested rezoning would have significant impact on the surrounding area. This site represents a significant block of contiguous I-1, is in a heavily industrialized area of the county, and has all utilities in close proximity to support future industrial and manufacturing users. The proposal is inconsistent with existing and expanding industrial uses and surrounding zoning. Further, this site contains flood zone which should be avoided, especially from significant residential development, to ensure safety of homes during major storm events.

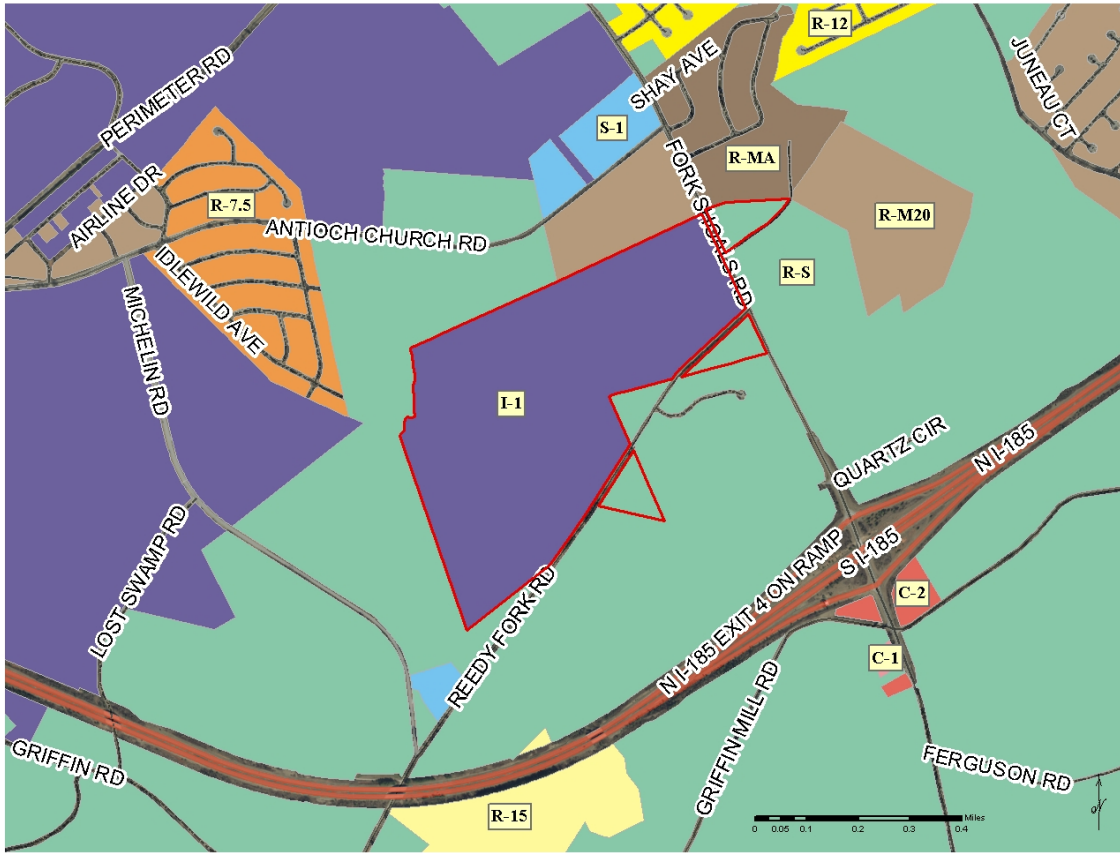
Amenities in this area are better situated to serve new and existing industrial businesses with its proximity to major roadways.

Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential. Planning Commission recommends approval.

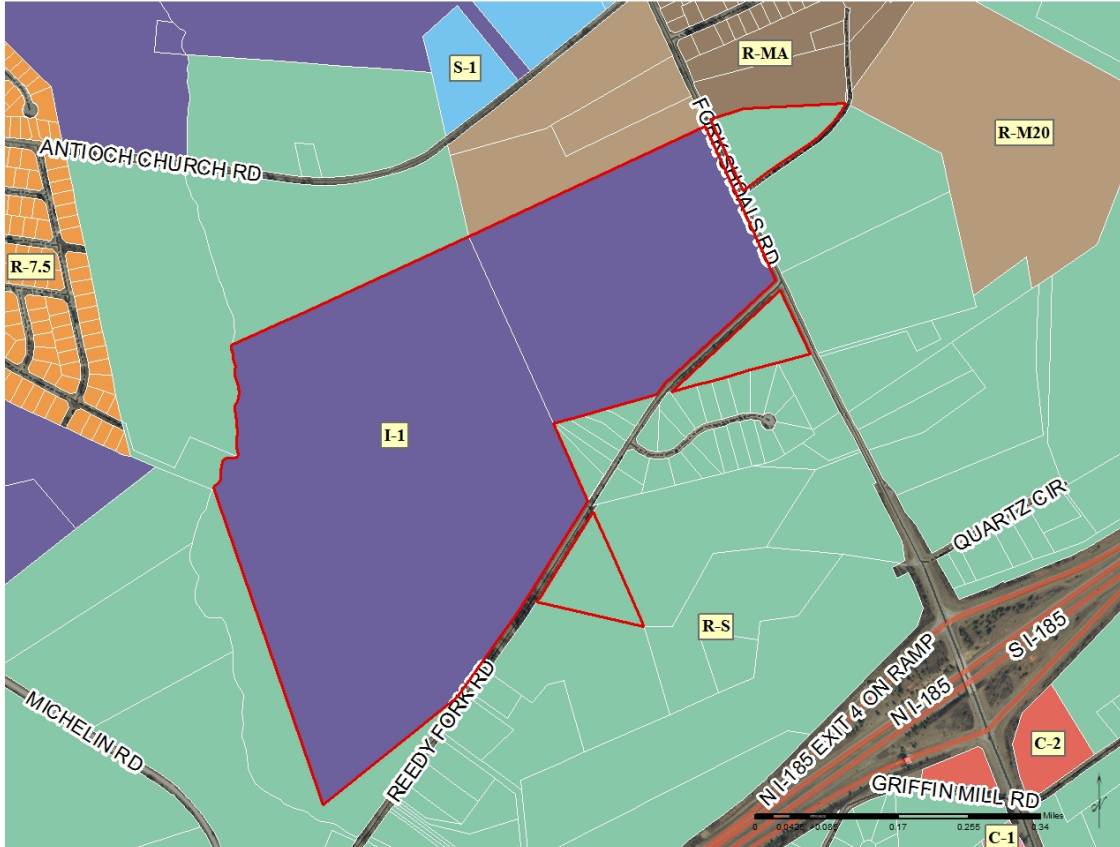


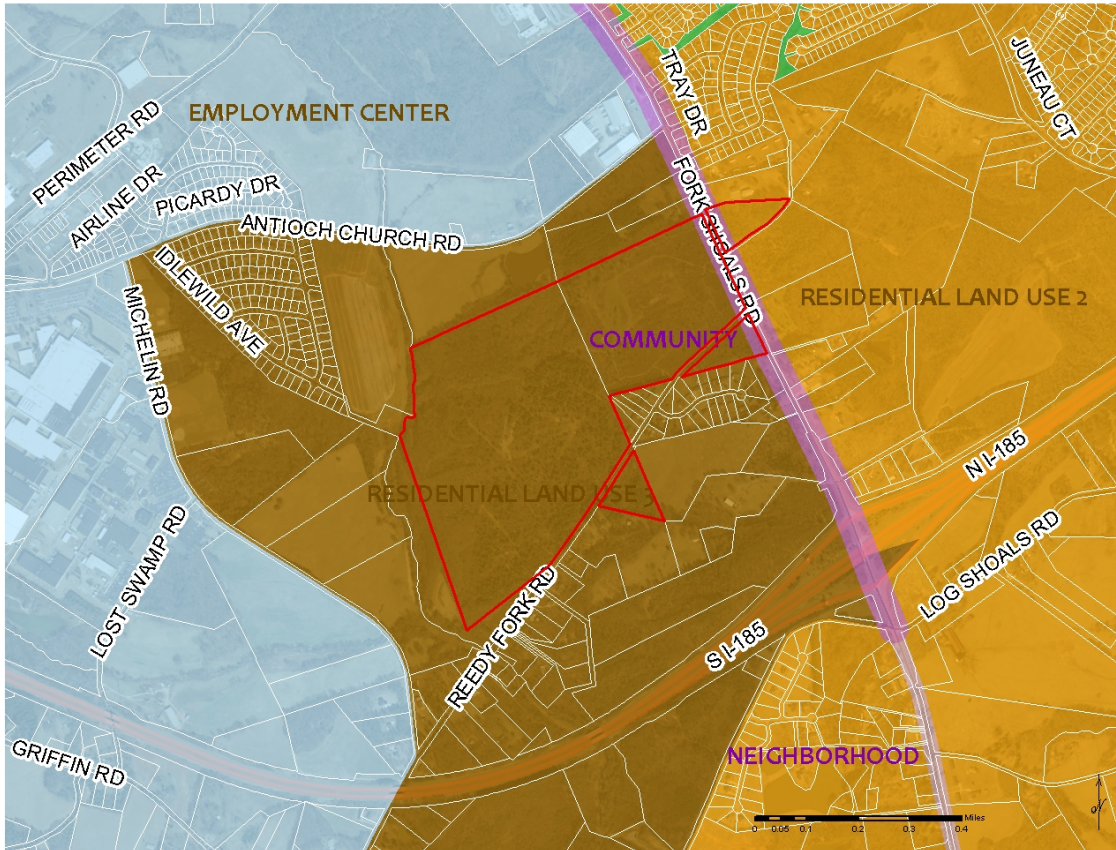
Aerial Photography, 2014





Zoning Map





Imagine Greenville Future Land Use Map

Mr. Payne stated he had to miss the Public Hearing and had just heard about the request. He stated the county would like to protect any areas zoned Industrial as it is believed the county may see a lot of new development, of Industrial type. He additionally understood the applicants wishing to sell the property and was unable to do so under the current zoning.

Mr. Samuel Rouse answered questions from the Committee regarding the history of the zoning of his property.

MOTION: By Mr. Payne to hold CZ-2016-08 for two weeks until the next Committee meeting. The motion carried unanimously by voice vote with one absent (Gibson).

Scott Park presented the following:

DOCKET NUMBER: CZ-2016-09
APPLICANT: Bryon D. Culbertson for Jennifer L. Brooks
PROPERTY LOCATION: 555 S. Old Piedmont Highway
PIN/TMS#(s): WG10010300101 and WG10010300200

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 10.2

COUNCIL DISTRICT: 25 – Gibson

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

EXISTING LAND USE: former school

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouses
East	S-1	retail and vacant
South	I-1	mobile home park
West	I-1	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gannt Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Employment Center* which are located strategically throughout the region in order to take advantage of existing infrastructure such as nearby high-capacity transportation networks. Employment Centers draw people from nearby communities and neighborhoods by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores.

The subject property is also designated as a *Regional Corridor* which is predominantly nonresidential. The form and function of these corridors allows for tall buildings, high placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County. The roads within these corridors are a minimum of four lanes and most intersections are signalized. Given the high volume and speed of traffic, access is managed with design principles that are intended to limit curb cuts and force access off the road itself. Multi-modal transportation options may be incorporated into the access points of the Regional Corridors.

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site has significant industrial viability due to its proximity to the rail corridor, available utilities, and vicinity to major highways and interstates. The site is located within a contiguous 20 acre block of industrial zoned area with redevelopment potential.

ROADS: South Old Piedmont Highway: four-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Piedmont Highway	500' NE	13,200	12,500 -5.3%	12,700 1.6%
Lenhardt Road	1,100' E	2,500	2,400 -4%	2,000 -16.7%

SUMMARY:

The subject parcels are about 10.2 acres of property located on S. Old Piedmont Highway approximately 0.2 miles from Piedmont Highway and the I-85 onramp. The parcels have approximately 660 feet of frontage along S. Old Piedmont Highway. Active railways are in close proximity to the western and eastern boundaries.

The subject parcels are 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 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 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 states the proposed land use is for a Public Charter School for K-5 Students with Autism Spectrum Disorders.

CONCLUSION:

It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The proposed use as a school is inconsistent with existing, established industrial uses and surrounding zoning, and may present a potential safety risk. The stated proposed use of the site would utilize the proposed zoning in order to request a special exception for a school, an exception excluded from industrial zoning classification for reasons of incompatibility. The close proximity to rail lines and potentially hazardous industrial uses makes this proposal incompatible with existing adjacent uses.

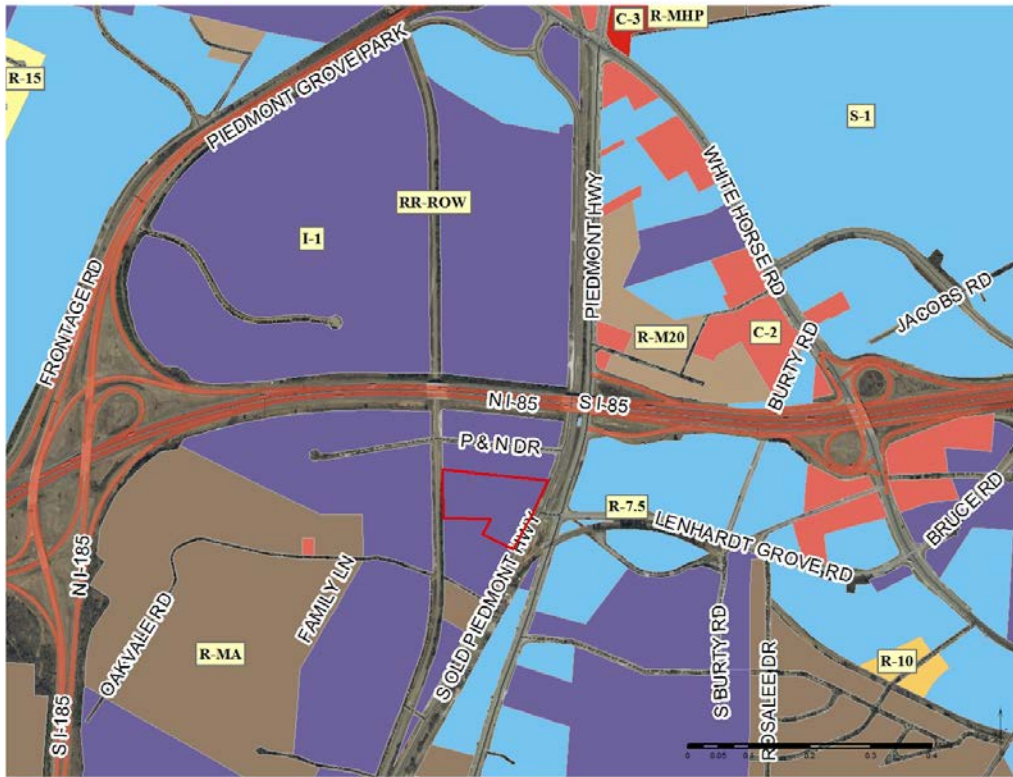
Infrastructure in this area, the current extent of industrial zoning, and proximity to major roadways are better situated to serve new and expanding industrial businesses.

Based on these reasons, staff recommends denial of the requested S-1, Services zoning. Planning Commission recommends denial.



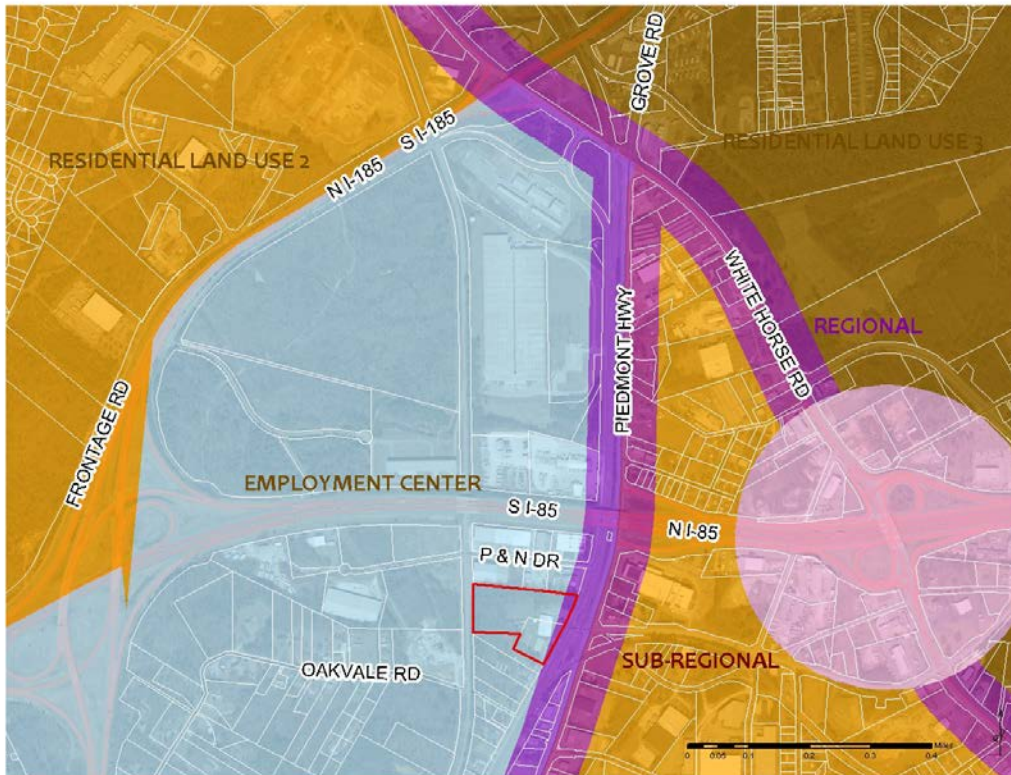
Aerial Photography, 2014





Zoning Map





Imagine Greenville, Future Land Use Map

Councilman Ballard spoke in favor of the rezoning request. He stated he was told that Ms. Gibson had been contacted regarding the request and was in favor of the rezoning.

Mr. Payne asked how staff came to the conclusion the request was not suited for a school.

Mr. Vinson stated staff felt for safety reasons it would not be suitable amongst Industrial sites.

Mr. Meadows asked if this would additionally need to be taken in front of the Board of Zoning Appeals.

Mr. Vinson stated that was correct, it was a two-step process. Once rezoned, they would need to appeal to allow for a school.

Chairman Dill stated he was in favor of the rezone, but was hesitant due to the appeal to the Board of Zoning Appeals.

MOTION: By Dr. Cates to deny CZ-2016-09. The motion carried unanimously by voice vote with one absent (Gibson).

Alan Willis presented the following:

DOCKET NUMBER: CZ-2016-10

APPLICANT: Central Realty Holdings, LLC for Archie L. Honbarrier Trust and Cenco Inc. (c/o Bank of America, Tony Joiner)

PROPERTY LOCATION: 5320 Honbarrier Drive

PIN/TMS#(s): 0533040100707; 0533040100529; 0533040100528; 0533040100519; 0533040100520; 0533040100700 (portion)

EXISTING ZONING: S-1, Services District and R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 35.98

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The parcels were originally zoned in May 1971 as part of Area 2. The application to rezone 0533040100519 and 0533040100520 from R-S to S-1 was approved in 1977, CZ-1977-24. There was an unsuccessful PD, Planned Development rezoning request in 2006, CZ-2006-86. There was an unsuccessful R-M11, Multifamily rezoning request in 2015, CZ-2015-58.

EXISTING LAND USE: truck terminal, storage, wooded, vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	restaurants
East	S-1	commercial and Boiling Springs fire station
South	S-1, I-1 & R-M20	businesses, manufacturing business and multifamily residential (Ivybrooke SD)
West	R-S	single-family residential

WATER AVAILABILITY: Parcels 0533040100700 and 0533040100529 have access to water through Greenville Water. Parcels 0533040100707; 0533040100528; 0533040100519 and 0533040100520 are in Greenville Water’s service district but supply may have to be extended.

SEWER AVAILABILITY: Metro District: No lines in the area. The area could possibly be served through a connection to a ReWa Line adjacent to the property.

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

Parcel 0533040100700 and a small portion of 0533040100707 are designated as part of a *Super Regional Center*. These centers serve the overall County and the region for shopping, recreation, and employment needs. This type of center contains the largest scale retail and service offerings such as large hotels, movie theaters, shopping malls,

specialty big box stores, large-scale office parks along with factory and warehousing services.

INDUSTRIAL POTENTIAL:

The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site is one of the last remaining with I-85 frontage, excellent access, and visibility making the site ideal for an office or headquarters.

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-S	1.7 unit/acre	2.0	3 units
	S-1	0 unit/acre	33.98	0 units
Requested	FRD	8.4 units/acre	35.98	302 units

A successful rezoning will add 299 units to the site.

ROADS:

Honbarrier Drive: two-lane, State-maintained minor arterial
 Garlington Road: two-lane, State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Garlington Road	2,800' S	5,900	6,300 6.8%	6,600 4.8%
Pelham Road	4,100' SE	20,800	18,000 -13.5%	20,500 13.9%

SUMMARY:

The subject property is 35.98 acres of storage, truck terminals, and vacant, wooded land. The property is located southeast of Interstate 85 and Pelham Road intersection. The property is also located west of the Garlington Road and Pelham Road intersection. Approximately 1,200 feet of frontage exists along Honbarrier Drive. Approximately 40 feet of frontage exists along Garlington Road. Significant topography and designated flood zones exist on the site.

The access road (Honbarrier Dr.) to this property is located within the 100-year floodplain. Specifically the elevation of the Honbarrier Dr. bridge that crosses Rocky Creek is at an elevation of 846.9 feet. The base flood elevation is at 850 feet. Therefore, the access drive would be under approximately 3 feet of water during the 100-year storm event. This would make evacuations and/or rescues extremely difficult without specialized equipment.

The subject property is currently zoned R-S, Residential Suburban and S-1 Services. The purpose of the Residential Suburban 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. The Services District is established to provide a transition between commercial and industrial districts.

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.

A traffic study of select portions of the project, which includes the subject site, shows significant on-site and off-site improvements to assuage the potential increase of traffic to the area. These improvements are listed below:

- relocate a portion of Honbarrier Drive, repave/repair balance of road
- two curb cuts and a new light on Garlington Road at Honbarrier Drive
- add two additional lanes on Garlington Road at Pelham Road
- an gated emergency access only to Durham Road

A Reciprocal Easement Agreement has been signed with a neighboring land-owner to construct a section of road connecting Honbarrier Drive to Durham Road. A gate will be constructed along this new length of road in order to limit access exclusively to Emergency Responders. All public improvements will be completed prior to the completion of the apartment community.

The applicant identified their proposed use as a multi-family complex.

CONCLUSION:

It is staff's opinion that this requested rezoning would have negative impacts to safety and roadway capacity. Significant challenges exist to provide adequate site accessibility, with or without a major storm event, lending to concerns over public safety and traffic volume.

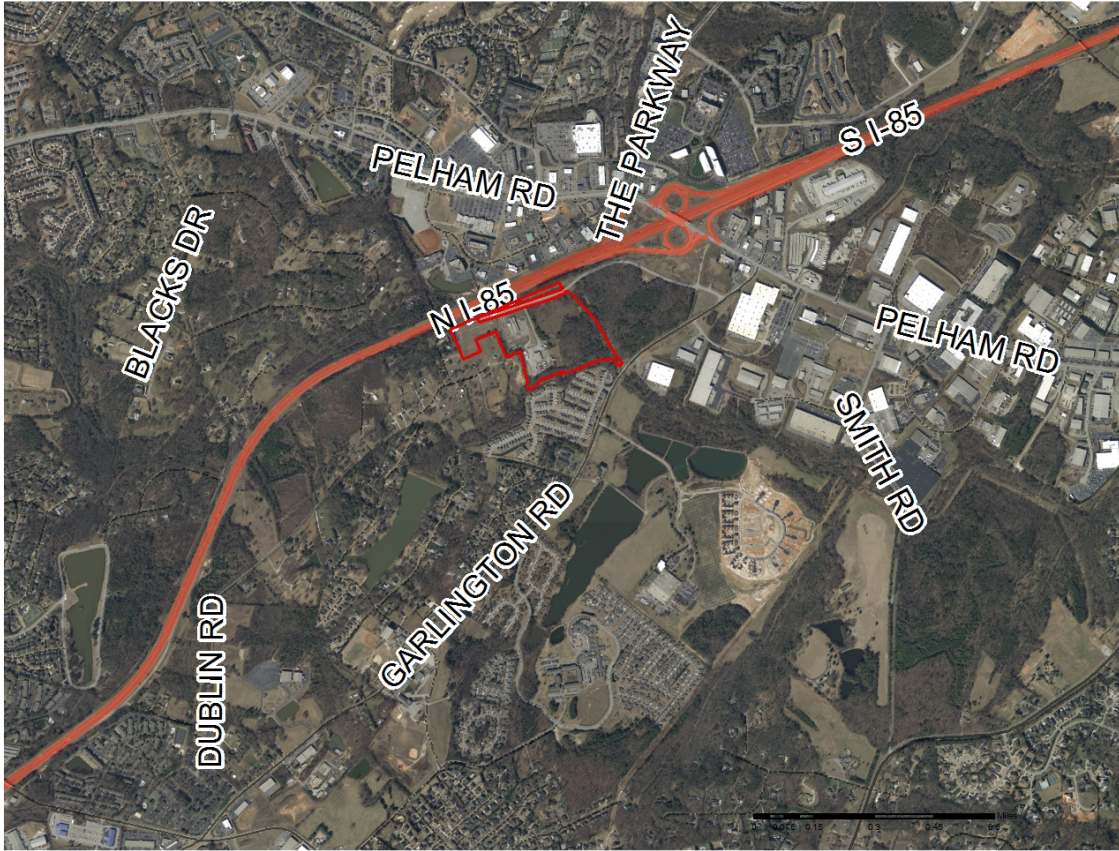
The concerns for this site are basic: public safety is endangered for future residents with no viable secondary access solutions that avoid a floodplain. Alternative access should be included with any plan to commit significant traffic (for more than 300 units in this case) to a location with only single access over a proven flood hazard area. It should be noted that a secondary access, however, may also be adversely impacted by the same flooding even for emergency responders. Safety concerns may only be relieved by providing a full secondary access that avoids all floodplains.

Staff has concerns over the additional traffic volumes generated by the proposed use and is of the opinion the surrounding road network cannot reasonably handle the additional traffic volumes without significant altering the character of the adjacent neighborhood and committing additional delays to Garlington Road and Pelham Road. A lack of information exists that ensures that anticipated traffic improvements will be effective at mitigating the additional volume.

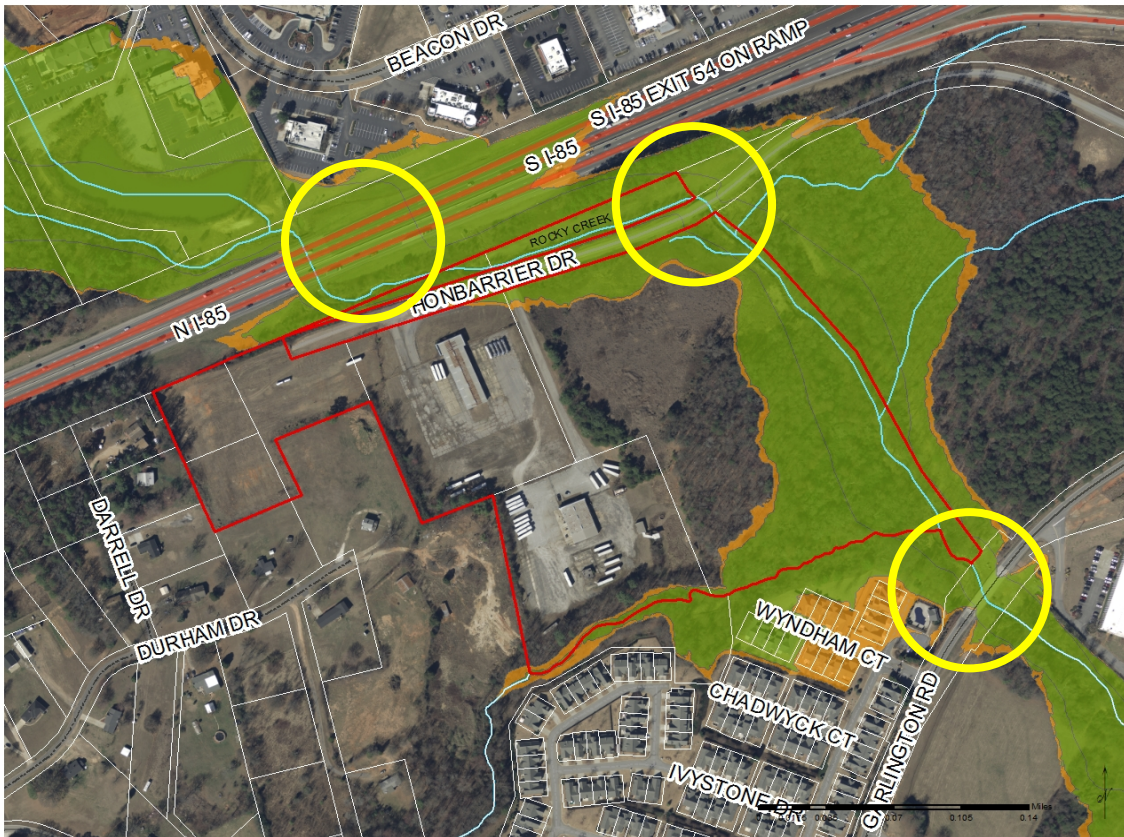
After careful evaluation the following specific areas were found to be deficient and unable to effectively support this development proposal:

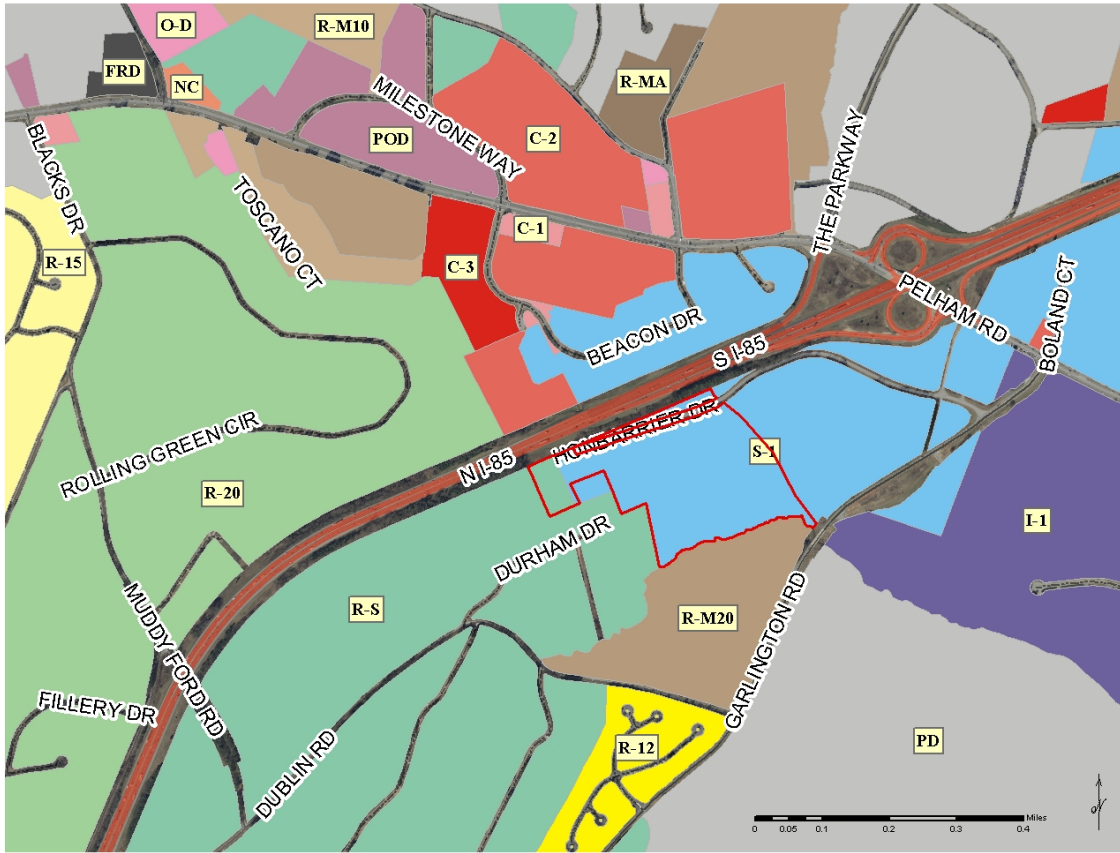
- Honbarrier Drive bridge over Rocky Creek, serving as the only access, is located in the Special Flood Hazard Area and does not meet current standards.
- No infrastructure bonding procedures exist to guarantee the completion of stated off-site road improvements.
- The submitted proposal does not currently include the additional off-site improvements mentioned by the applicant at the public hearing.

Based on these reasons, staff recommends denial of the application to rezone the subject site to FRD, Flexible Review District. The Planning Commission recommends denial.

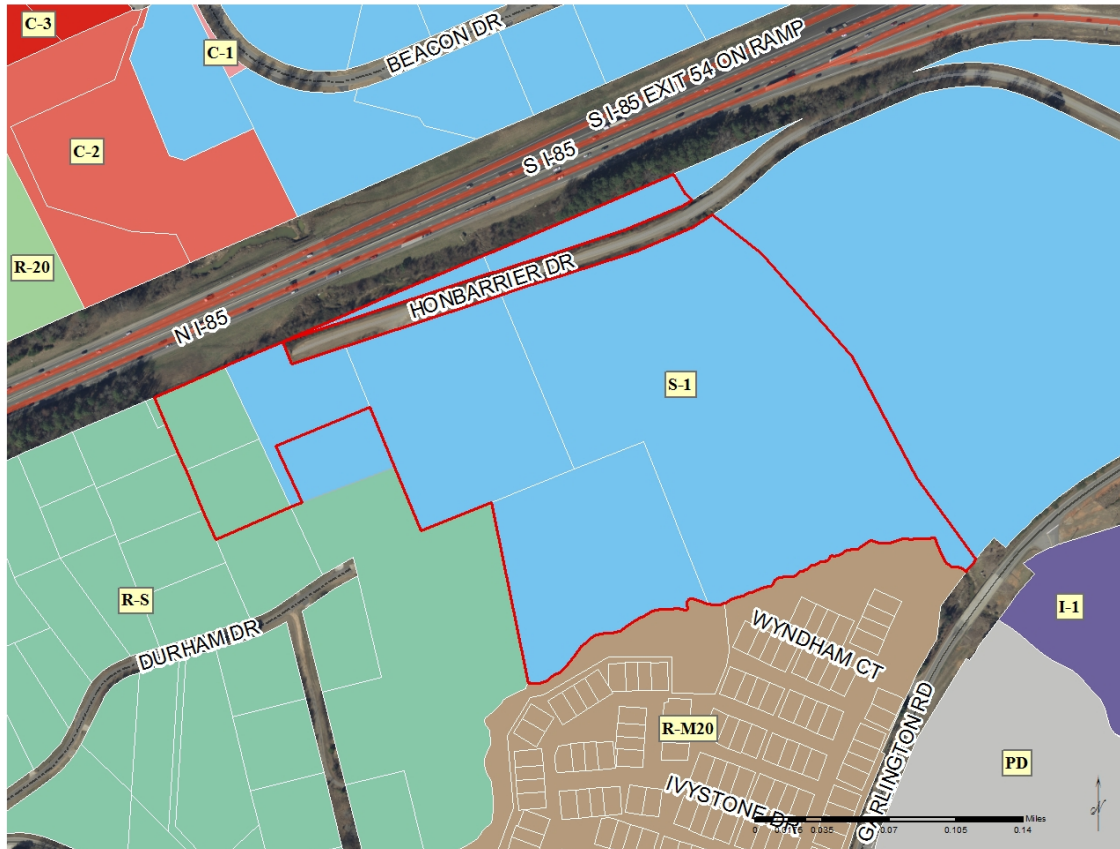


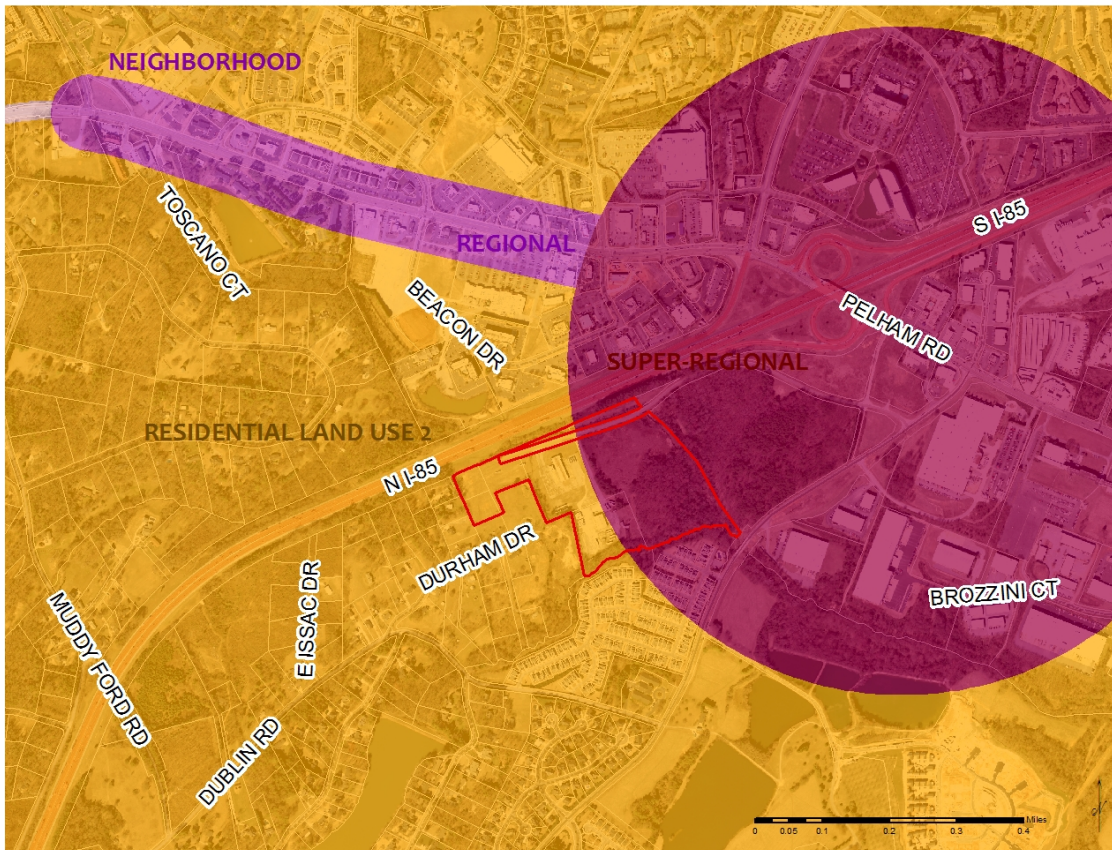
Aerial Photography, 2014; below: floodplain and areas circled with potential increase to flood elevation (source: 2015 Addendum to 2001 Rocky Creek Stormwater Master Plan)





Zoning Map





Future Land Use Map

MOTION: BY Mr. Meadows to hold CZ-2016-10 upon request by the applicant, until the next meeting.

Dr. Cates asked if the one deficiency staff stated not infrastructure bonding procedures to guarantee the completion of stated off-site road improvements was correct.

Scott Park stated that was correct.

Dr. Cates asked this was the same request as previously, except this request was for an FRD and the Planning Commission staff previously recommended approval and now recommend denial, he asked why the difference.

Scott Park stated he could not answer for the Commission.

The motion to hold CZ-2016-10 carried by voice vote with one absent (Gibson).

DOCKET NUMBER: CZ-2016-11

APPLICANT: Adem Dokmeci for R. L. R. Investments, LLC

PROPERTY LOCATION: 25 Chrome Drive

PIN/TMS#(s): 0547020102001

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 7.5

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971 as part of Area 2.

EXISTING LAND USE: truck terminal

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	commercial (Harley Davidson)
East	S-1	restaurant (Quaker Steak and Lube)
South	I-1	warehouse and industry
West	C-3 and Interstate	shopping center and I-85 and I-385 interchange

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer, capacity not verified.

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.

The subject property is also designated as a *Super Regional Center* which serves the overall county and the region for shopping, recreation, and employment needs. Residents will travel great distances to these areas on a weekly or monthly basis. This type of center contains the largest scale retail and service offerings such as large hotels, movie theaters, shopping malls, specialty big-box stores, large-scale office parks along with factory and warehousing services. There are few such centers in the County, but these draw residents from a large area. The Super-Regional Centers are characterized by mixed use buildings with highest density of residential.

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site has significant industrial viability due to its proximity to existing industrial uses (including GE and several other suppliers), available utilities, and visibility to the interstate.

ROADS: Chrome Drive: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2012	2013	2014
Garlington Road	200' E	13,500	12,400 -8.1%	13,300 7.3%

SUMMARY: The subject parcel is 7.5 acres of property located on Chrome Drive approximately 0.75 miles southwest of the intersection of Garlington and Roper Mountain Road. The subject parcel has approximately 800 feet of frontage along Chrome Drive.

The subject parcel 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 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 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 state the proposed land use is for a Public School, SC Charter District.

CONCLUSION:

It is staff's opinion that the current I-1 zoning is appropriate and that this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with existing industrial uses and surrounding zoning. The stated proposed use of the site would utilize the proposed zoning in order to request a special exception for a school, an exception excluded from industrial zoning classification for reasons of incompatibility. The close proximity to potentially hazardous industrial uses makes this proposal incompatible with existing adjacent uses.

Additional negative impacts of this proposal include increased generation of traffic volumes to area roadways, specifically to Garlington Road. This area already experiences significant traffic, much of which is related to the adjacent industry. Little information exists with this proposal to prove that traffic would be mitigated.

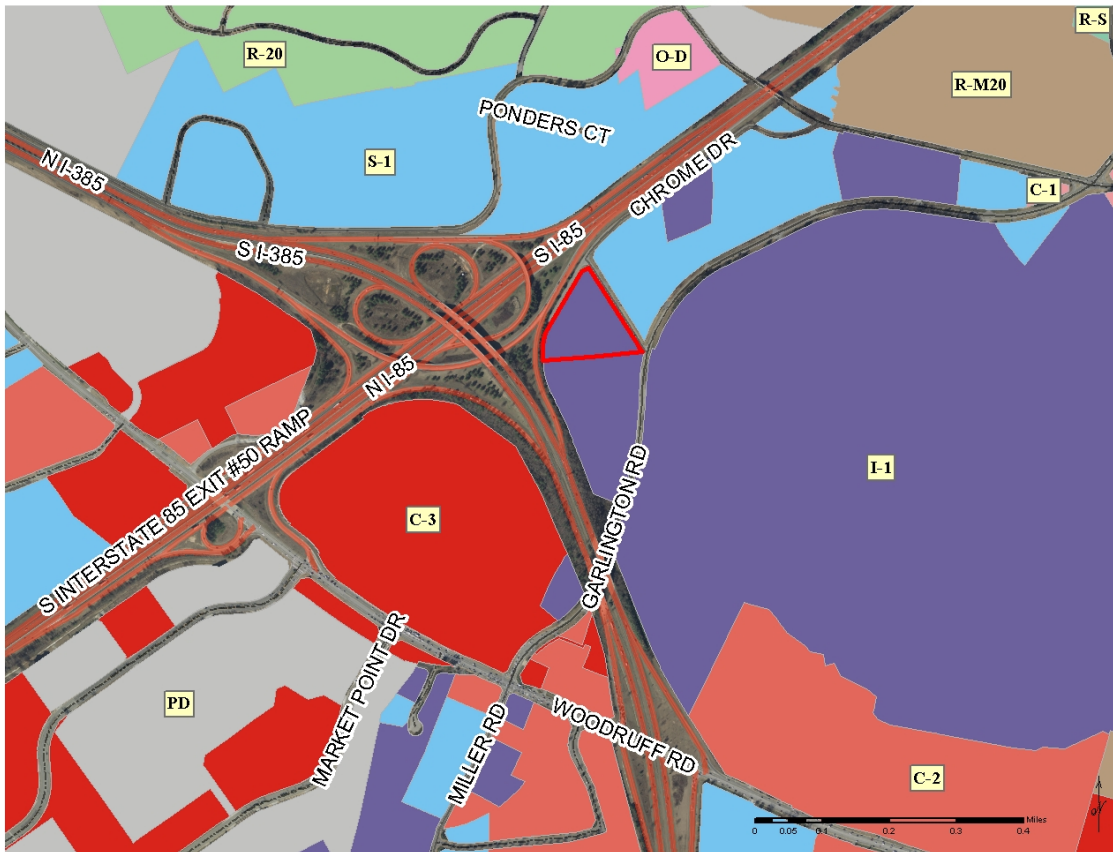
It is staff's opinion that this area is better situated to serve new and established industrial businesses.

Based on these reasons, staff recommends denial of the requested S-1, Services request. Planning Commission recommends denial.

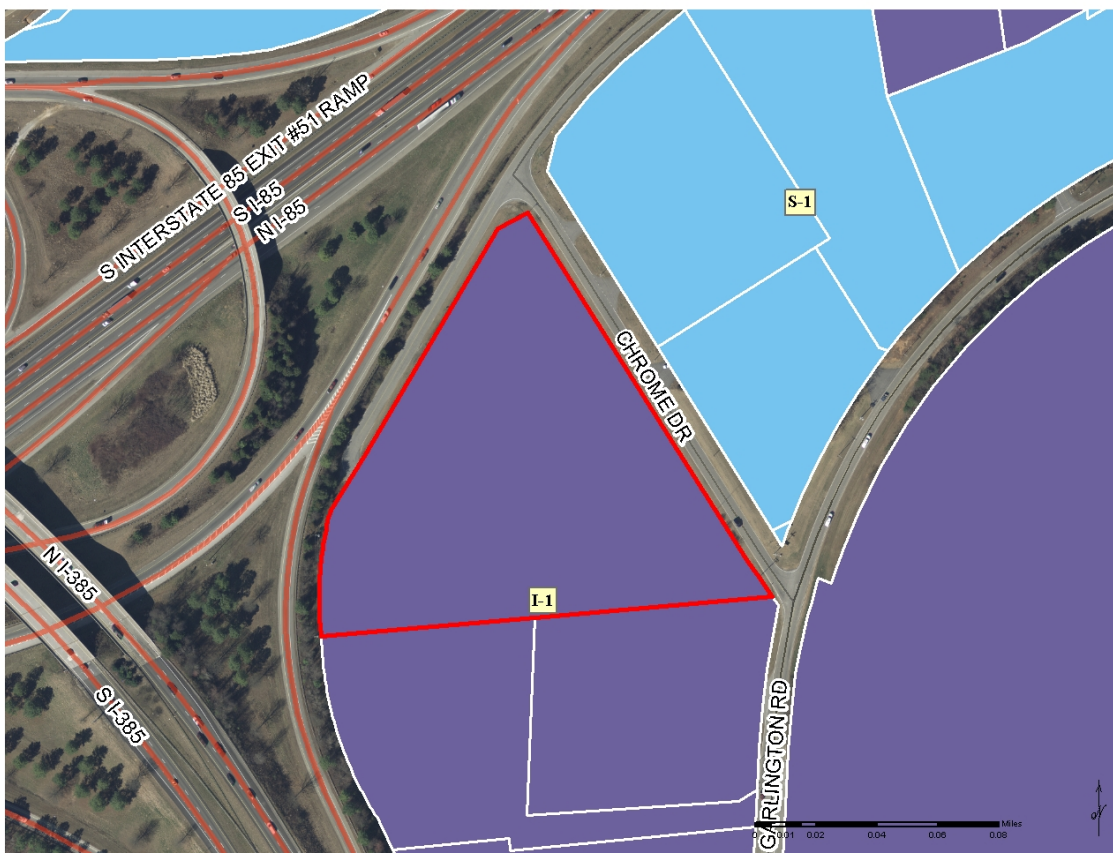


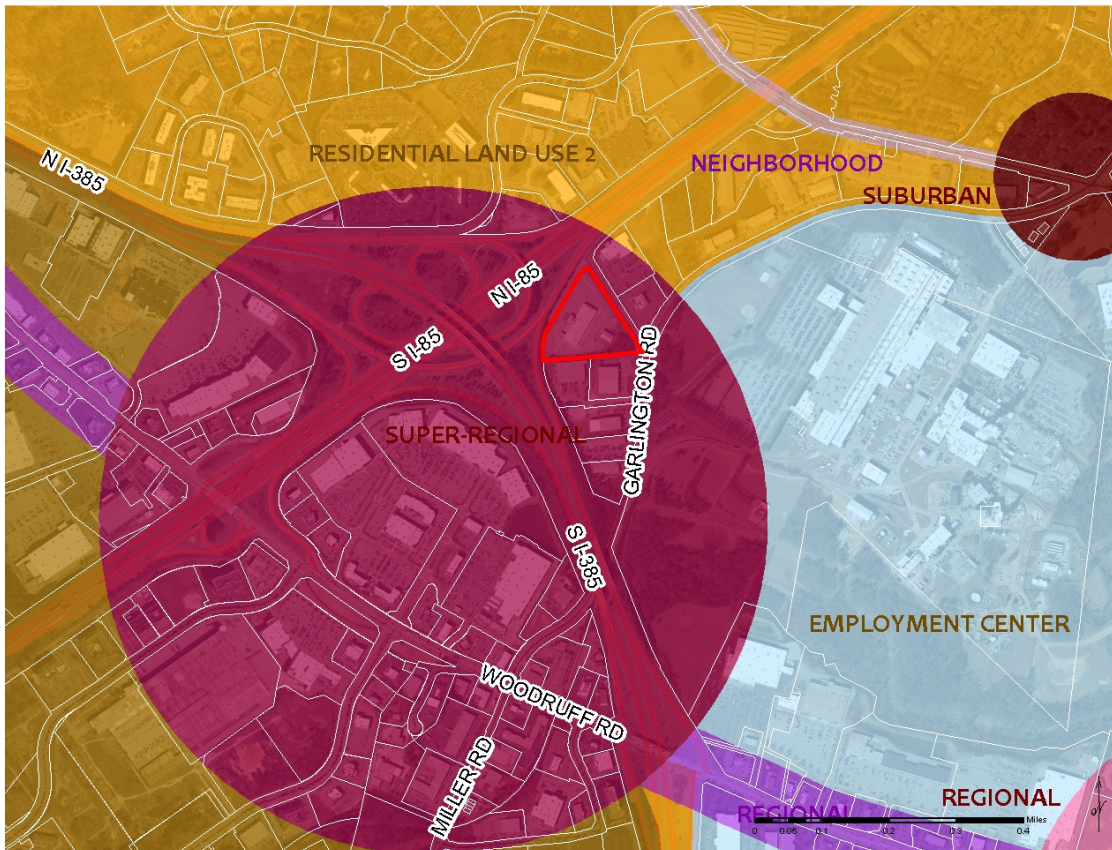
Aerial Photography, 2014





Zoning Map





Future Land Use Map

MOTION: By Mr. Meadows to deny CZ-2016-11. The motion carried unanimously by voice vote with one absent (Gibson).

UPDATE ON THE SCUFFLETOWN AREA PLAN

Patrea St. John addressed the Committee with a PowerPoint presentation showing the steps staff has taken to do an update to the Scuffletown Area Plan which was adopted in 2006. She stated staff had met with the community several times in order to receive input on what they would like to see in their area and if it was different from their vision in 2006. In addition to meeting with the community, staff had a survey on line for citizens to provide their input. She stated it was re-verifying with the community the goals they would like to see. The citizens expressed a need to accommodate growth coming into the area, but maintain the rural character and environmental integrity of the area. They hope to improve the traffic and minimize the impact of development on flooding and water quality. She explained the recommendations of the future land use plan that were gathered from the community. Ms. St. John provided each member with a copy of an executive summary on the process. She asked the Committee to allow the plan to move forward to a public hearing.

REQUESTS AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: By Mr. Meadows to adjourn. The motion carried unanimously by voice vote with one absent (Gibson) and the meeting adjourned at 6:33 p.m.

Respectfully Submitted,

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