

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**March 14, 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 5:02 p.m.

**INVOCATION**

Dr. Cates provided the invocation.

**APPROVAL OF THE MINUTES OF THE FEBRUARY 29, 2016 MEETING**

**MOTION:** By Dr. Cates to approve the minutes of the February 29, 2016 Committee meeting as presented. The motion carried unanimously by voice vote with one absent (Gibson).

**ZONING DOCKETS**

Alan Willis 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.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>GIS Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-20</i>	<i>2.2 units/acre</i>	5.0	<i>11 units</i>
Requested	FRD	2.8 units/acre		14 units

A successful rezoning may result in 3 additional units.

**ROADS:**

All Star Way: two-lane State-maintained minor collector

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2014</b>
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.

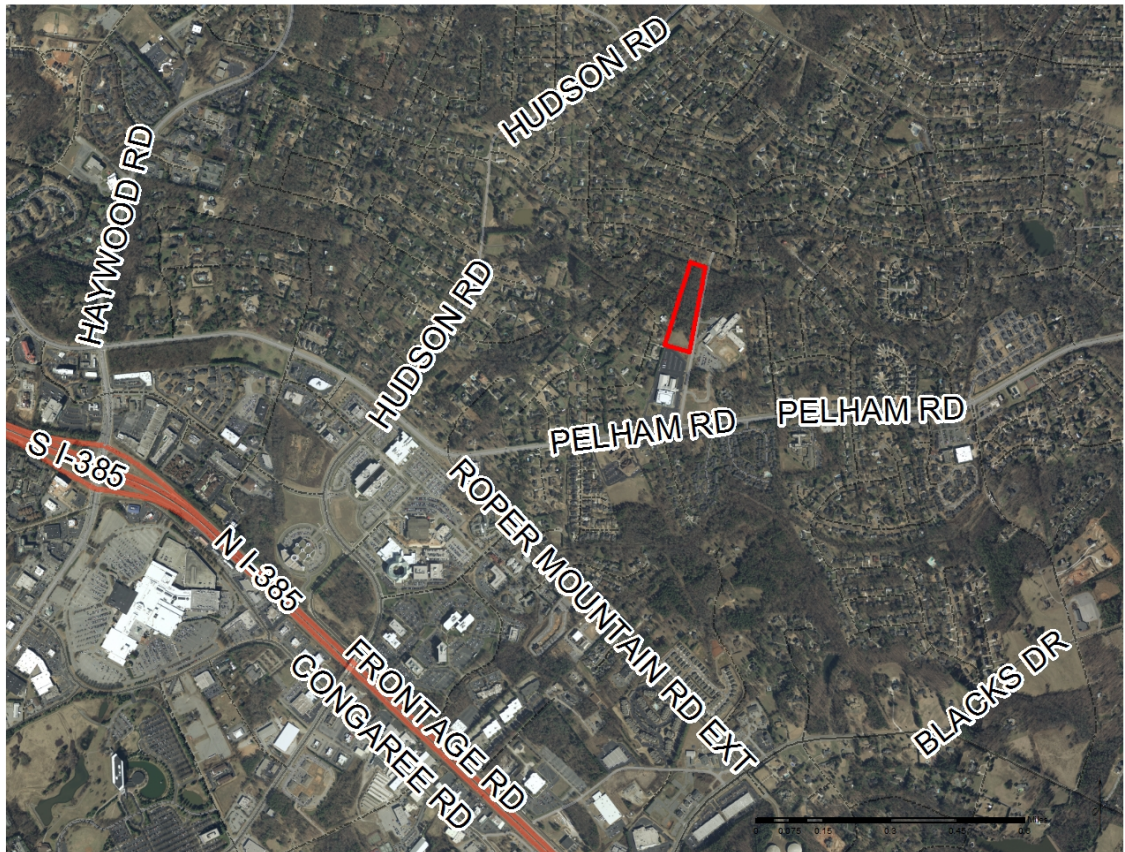
Based on these reasons, staff recommends denial of the requested FRD, Flexible Review District. The Planning Commission approved the request at the January 27, 2016 meeting. The Planning and Development Committee approved the request amended

to require a 25 foot buffer to residential uses. At the February 16, 2016 County Council meeting the Council returned the item to the Planning and Development Committee to further discuss the amendment and also to discuss stormwater.

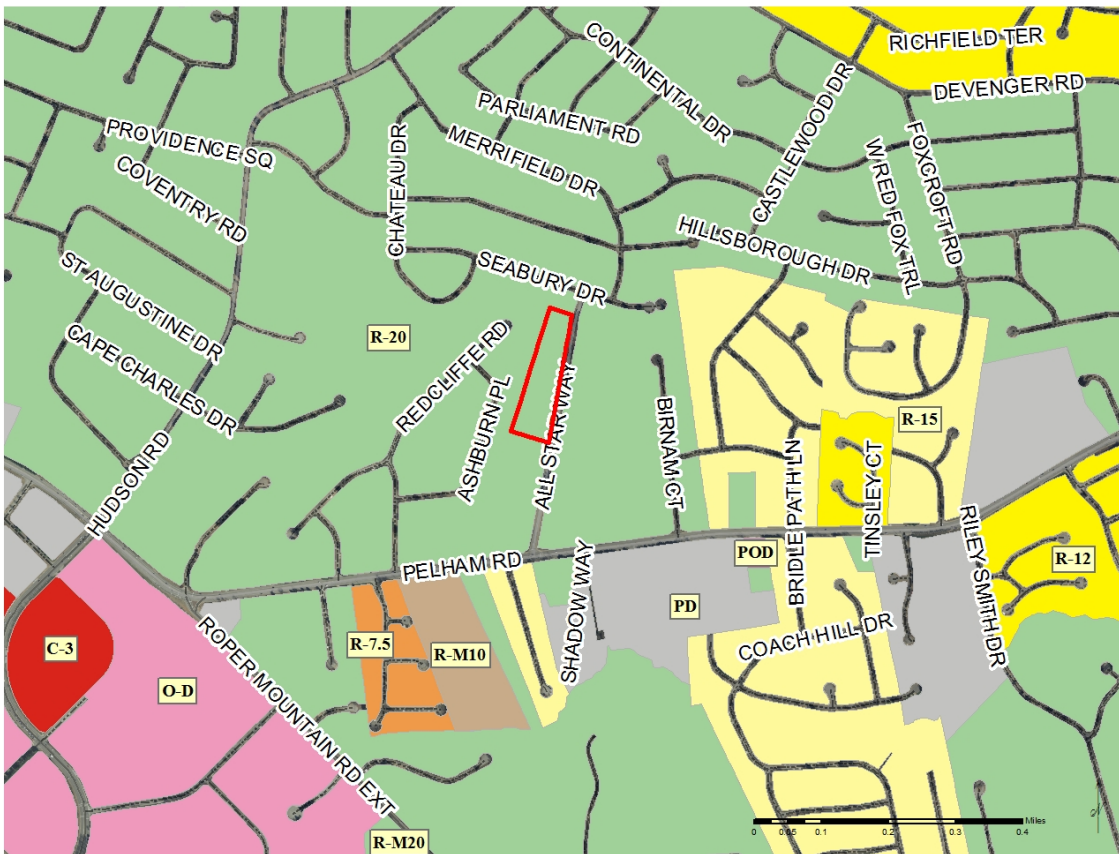
Mr. Bill Bennett , 344 McAbee Road, Greer, SC and the applicant Eugene Iozzino answered questions the Committee presented regarding the amendment and stormwater.

**MOTION:** By Mr. Meadows to amend the request to include a 15 foot buffer with screening. The motion carried unanimously by voice vote with one absent (Gibson).

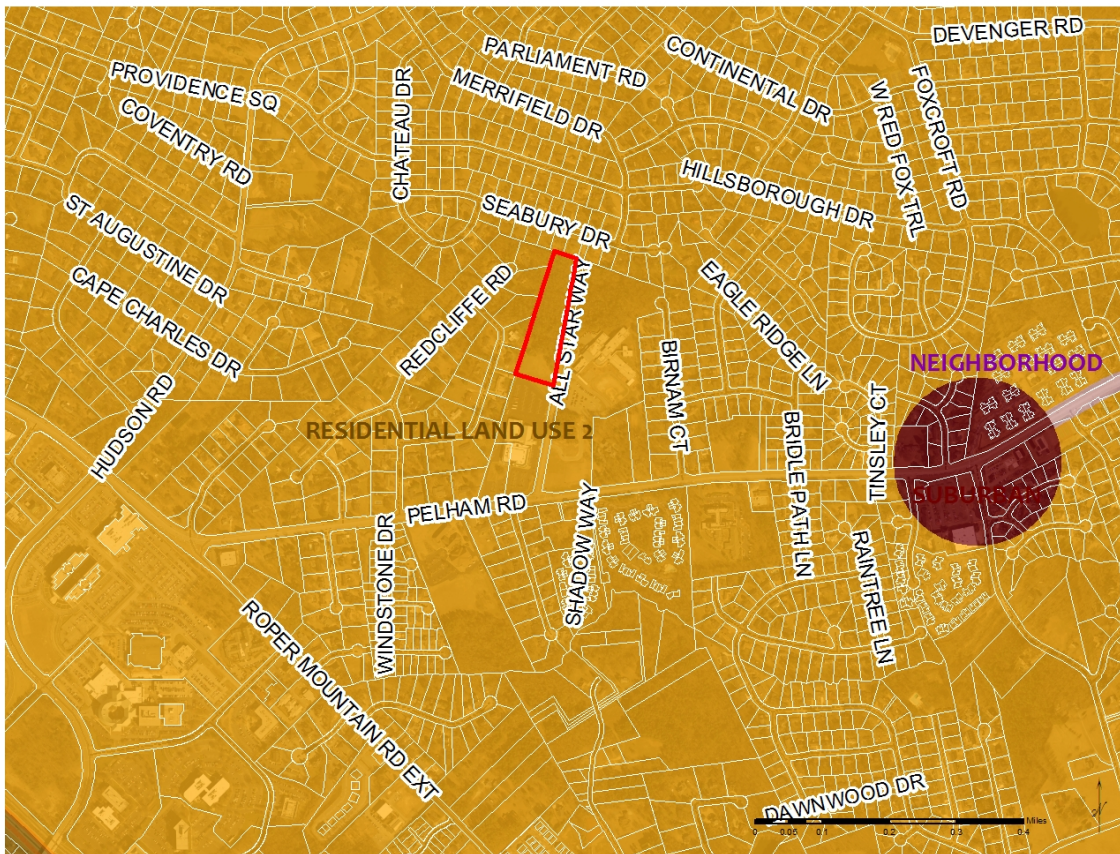
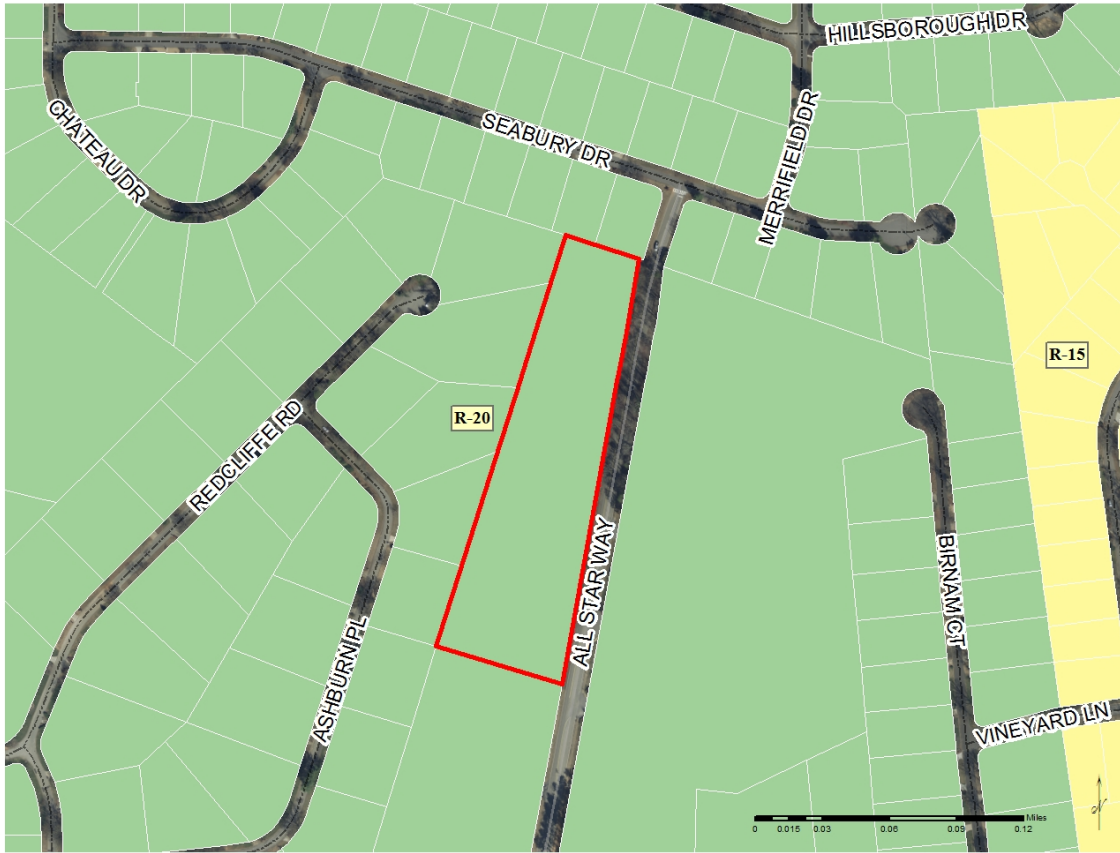
**MOTION:** By Mr. Meadows to approve CZ-2016-05 as amended. The motion carried unanimously by voice vote with one absent (Gibson).



Aerial Photography, 2014



Zoning Map



Future Land Use Map

**DOCKET NUMBER:** CZ-2016-10

By Mr. Meadows stated he had received the amendments the applicant was proposing, however, he had not had an opportunity to thoroughly review the amendments and offered the following motion.

**MOTION:** By Mr. Meadows to hold CZ-2016-10 until the next Committee meeting in order to allow the Committee to review the submitted amendments. The motion carried unanimously by voice vote with one absent (Gibson).

#### **REQUESTS AND MOTIONS**

There were no requests or motions.

#### **ADJOURNMENT**

**MOTION:** Without objection the meeting adjourned at 5:28 p.m.

Respectfully Submitted,

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