

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
May 2, 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
Eric Vinson
Alan Willis

COUNCIL MEMBERS PRESENT

Xanthene Norris

PLANNING COMMISSION MEMBERS PRESENT

Dr. Hollingshad
M. Looper
D. Stevenson

CALL TO ORDER

Chairman Dill called the meeting to order at 5:00 p.m.

INVOCATION

Mr. Payne provided the invocation.

APPROVAL OF THE MINUTES OF THE APRIL 4, 2016 MEETING

MOTION: By Mr. Payne to approve the minutes of the April 4, 2016 meeting as presented. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

ZONING DOCKETS

Phoenix Buathier presented the following:

DOCKET NUMBER: CZ-2016-26

APPLICANT: Douglas F. Dent for Greenville Revitalization Corporation

PROPERTY LOCATION: McBeth Street

PIN/TMS#(s): 0142001500100

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-MA, Multifamily Residential

ACREAGE: 6

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in April 1972, as part of Area 3.

EXISTING LAND USE: vacant parking lot

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5 and I-1	single-family residential and church (Monaghan United Methodist)
East	PD	apartment complex (Monaghan Mill)
South	R-MA	single-family residential and church (Heritage Baptist Church)
West	R-MA	government (Greenville County Redevelopment)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE:

The subject property is part of the Imagine Greenville comprehensive plan and designates as *Residential Land Use 3* which prescribes 6 or more 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	I-1	0 units/acre	5.92	0 units
Requested	R-MA	20 units/acre		118 units

A successful rezoning may add up to 118 units.

ROADS:

McBeth Street: two-lane State-maintained local
Smythe Street: four-lane State-maintained minor arterial
Ravenel Street: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Woodside Avenue	400' S	3,900	4,100 5.1%	4,400 7.3%

SUMMARY:

The subject parcel is 6 acres of property located on McBeth Street approximately 0.3 miles southeast of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 490 feet of frontage along McBeth Street, 460 feet of frontage along Smythe Street and 620 feet of frontage along Ravenel 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-MA, Multifamily Residential. This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions, and the recreational, religious, and educational facilities that are normally required to provide an orderly and attractive residential area.

The applicant states the proposed land use is for an adult day care center. In general, this type of use is allowed by special exception in any R-M zoning designation and permitted in office, commercial and services zoning. The residential zoning fits well with the surrounding community, mimicking the density of Monaghan Mill.

The owners are tied to the County redevelopment agency and have specific plans to expand an existing adjacent use to this property. In addition, the plan includes developing a park with adequate parking to share for the planned uses as well as for the adjacent church. In line with the use, the owners are proposing to expand the same zoning utilized for its existing facility. Generally, staff would find R-MA zoning to allow uncharacteristic uses; but in this case, the site would be utilized in a capacity requiring a special exception, which is a process that reviews specific site plans for the use.

CONCLUSION:

It is staff's opinion that this request as submitted would have little impact on the surrounding area considering the owner's proposal.

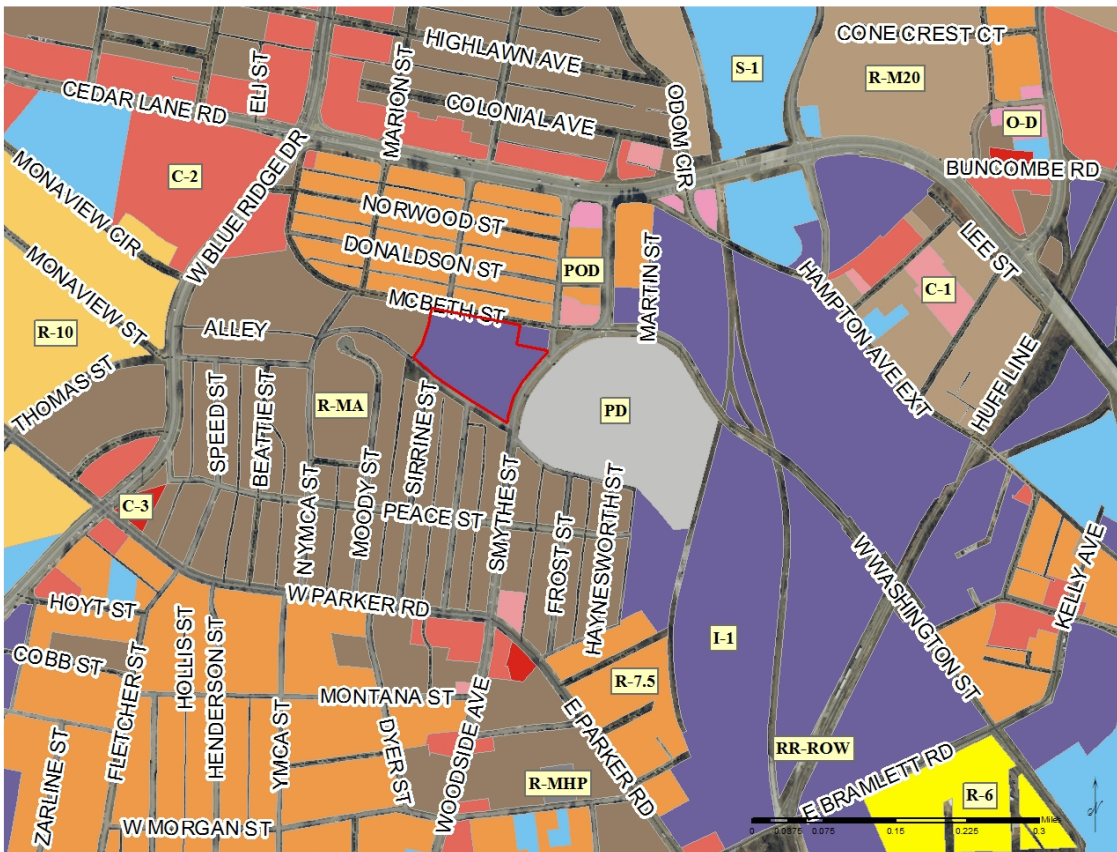
Based on these reasons, staff recommends approval of the requested R-MA, Multifamily Residential. The Planning Commission recommended approval also.

MOTION:

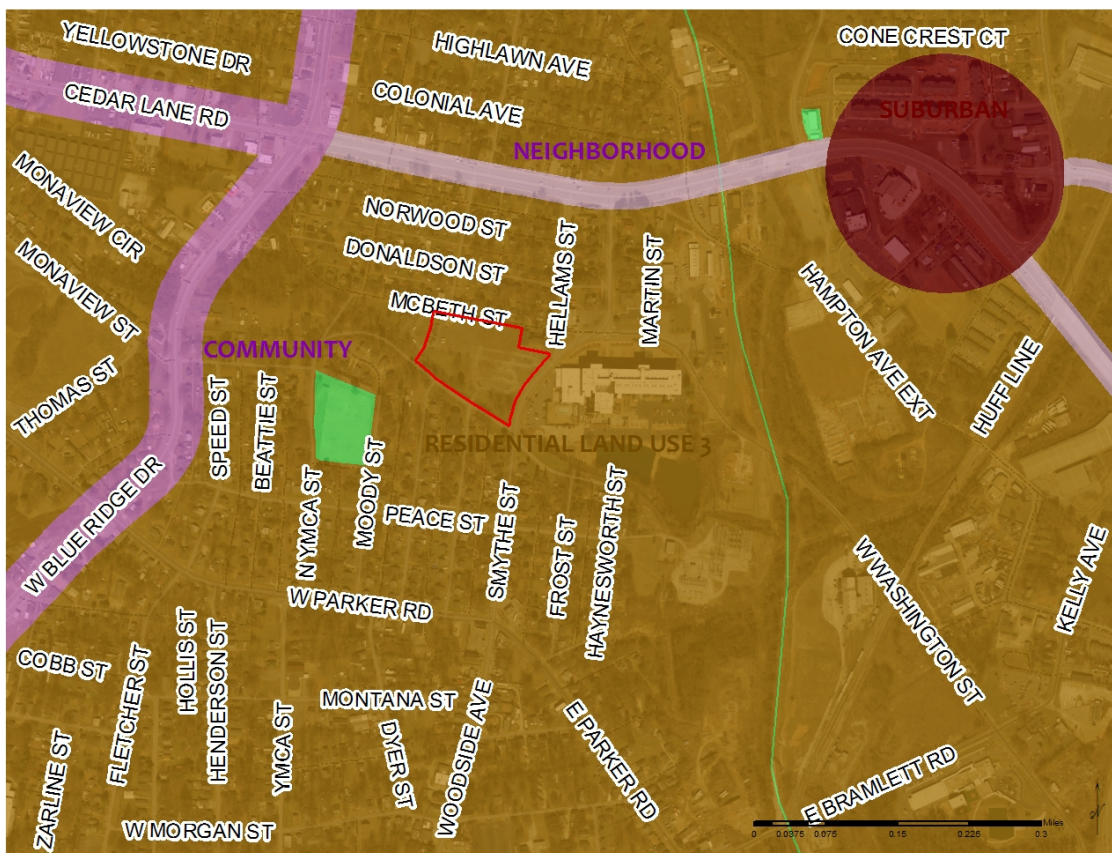
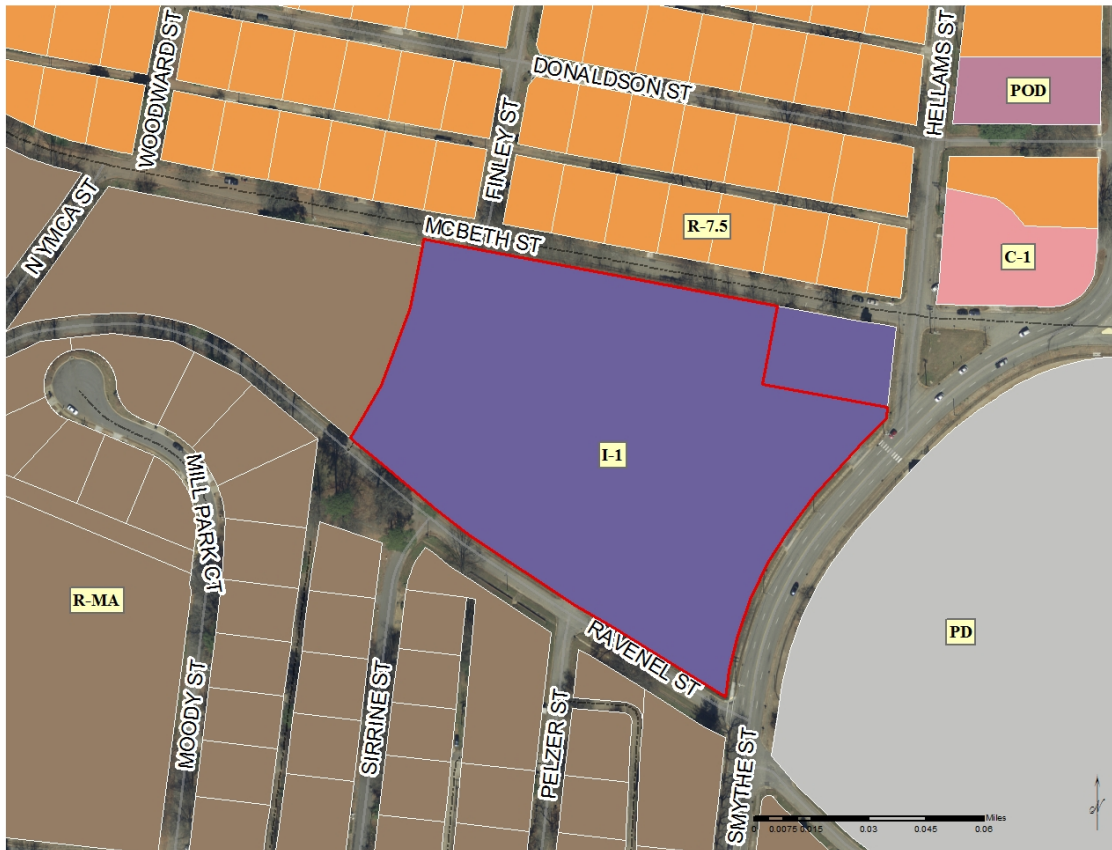
By Mr. Payne to approve CZ-2016-26. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).



Aerial Photography, 2014



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-27

APPLICANT: Samuel L. Carrington for Connector Plus, LLC

PROPERTY LOCATION: I-185 and S. Old Piedmont Highway

PIN/TMS#(s): 0608030101500 and 0609030100101

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

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 460

COUNCIL DISTRICT: 25 – Gibson and 26 - Ballard

ZONING HISTORY: Parcel number 0608030101500 was originally zoned I-1, Industrial and parcel number 0609030100101 was originally zoned S-1, Services in May 1971, as part of Area 2.

EXISTING LAND USE: vacant wooded agricultural

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1 and R-S	Quarry, single-family residential, agricultural and vacant wooded land
East	I-1, S-1, R-S and R-10	Manufactured homes, single-family residential, service garage/body shop, warehouse, vacant wooded land, agricultural
South	S-1	Single-family residential
West	PD	Single-family residential (Acadia SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro and Gantt Sewer

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

The subject property is also designated as a *Regional Corridor*. These corridors are predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight 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.

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	452.31	0 units
Current	S-1	0 units/acre		0 units
Requested	R-S	1.7 units/acre		769 units

A successful rezoning may add up to 769 units.

ROADS:

South Old Piedmont Highway: two-lane State-maintained minor collector
 Old Cleveland Road: two-lane County-maintained local
 Old Cleveland Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Old Piedmont Highway	1,000' N	275	1,650 500%	1,650 0%
Highway 153	1,500' N	2,000	2,300 15%	2,200 -4.3%
Highway 153	3,500' NW	5,700	5,300 -7%	6,100 15.1%

SUMMARY:

The subject parcel is 460 acres of property located on S. Old Piedmont Highway approximately 2.8 miles northwest of the intersection of Piedmont Highway and I-185 intersection. The parcel has approximately 6,250 feet of frontage along S. Old Piedmont Highway, 1,400 feet of frontage along Old Cleveland Road and 1,600 feet of frontage along Old Cleveland Street.

The subject parcel 0608030101500 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 subject parcel 0609030100101 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. 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 is requesting to rezone the property to 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. Provisions are made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The applicant states the proposed land use is for a private residence. The original request considered the entire 460 acre area, while the updated survey includes about 32 acres adjacent to existing R-S zoned, and single-family use, area. The amendment is more in keeping with the preservation of future industrial area. The new survey maintains the I-1 zoning for significant land area adjacent to railway and roadway to the interstate. Due to the new focus of the rezoning, the effect of removing only this portion of land from a potential inventory of future industrial land is minimized, while the extent of the updated request for R-S is in line with the existing single-family residential area.

CONCLUSION:

It is staff's opinion that the original request would have significant impact, but the updated proposal would have minimal impact on the surrounding area.

Based on these reasons, staff recommends approval of the updated request for R-S, Residential. The Planning Commission recommends approval of the amended request.

Dr. Cates asked staff for clarification, if he understood the total acreage being 460 acres and the applicant was requesting 32 acres to be rezoned.

Ms. Buathier stated after the Public Hearing the applicant asked to amend the request to rezone approximately 32 acres.

Dr. Cates asked if the remainder of the acreage would remain Industrial and if there were railroad tracks into the Industrial area.

Ms. Buathier stated the tracks ran along the right hand side of the major parcel.

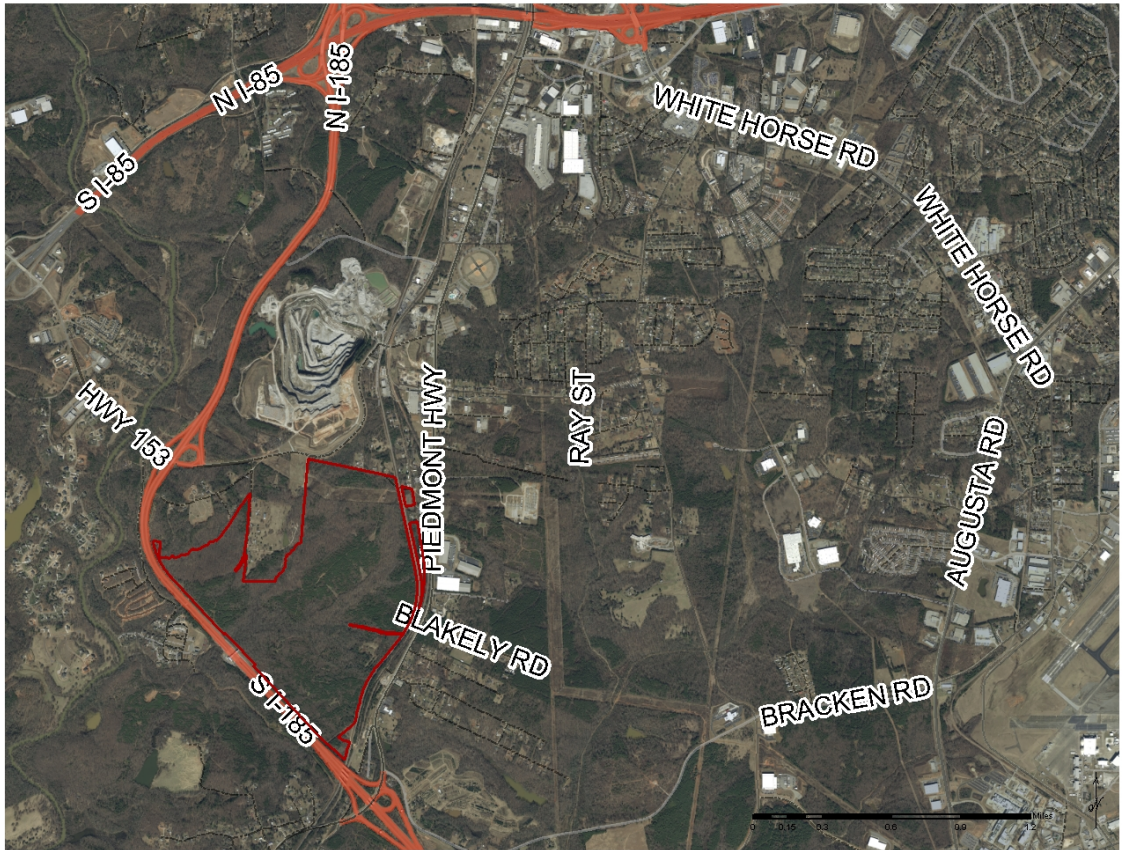
Dr. Cates asked if Old Cleveland Street would be updated.

Ms. Buather stated she was not aware of an update.

Mr. Lindsey Carrington, applicant addressed the Committee members answering questions. Mr. Carrington stated he did not believe there were any plans to update Old Cleveland Street. He stated the applicant would be building a residence for himself.

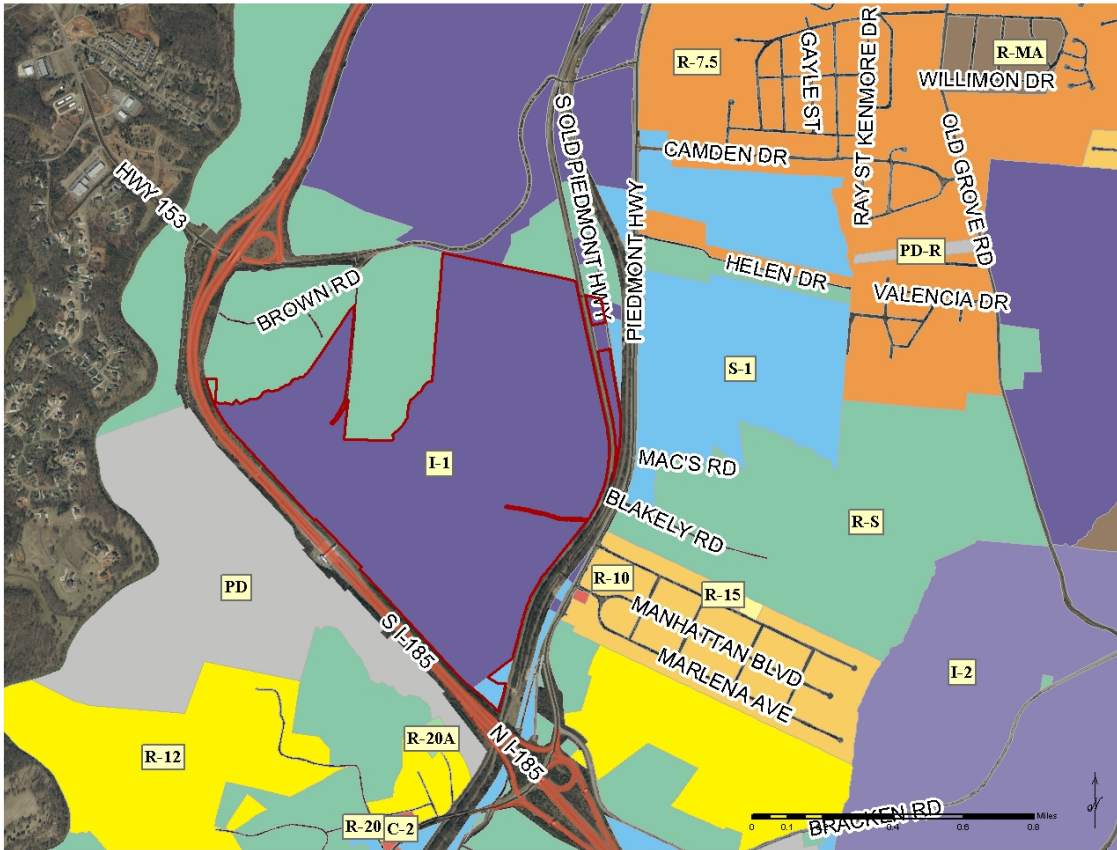
MOTION:

By Mr. Payne to approve CZ-2016-27 as 32.97 acres to be rezoned to R-S, Residential Suburban. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

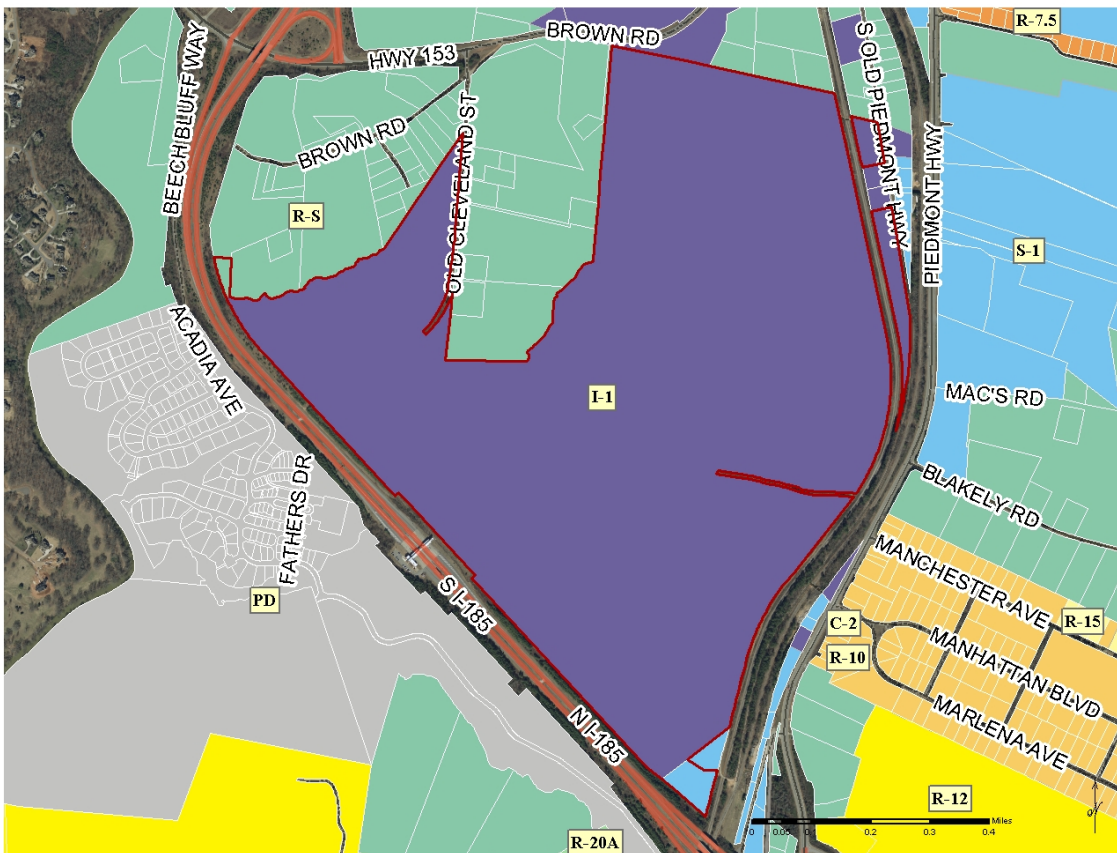


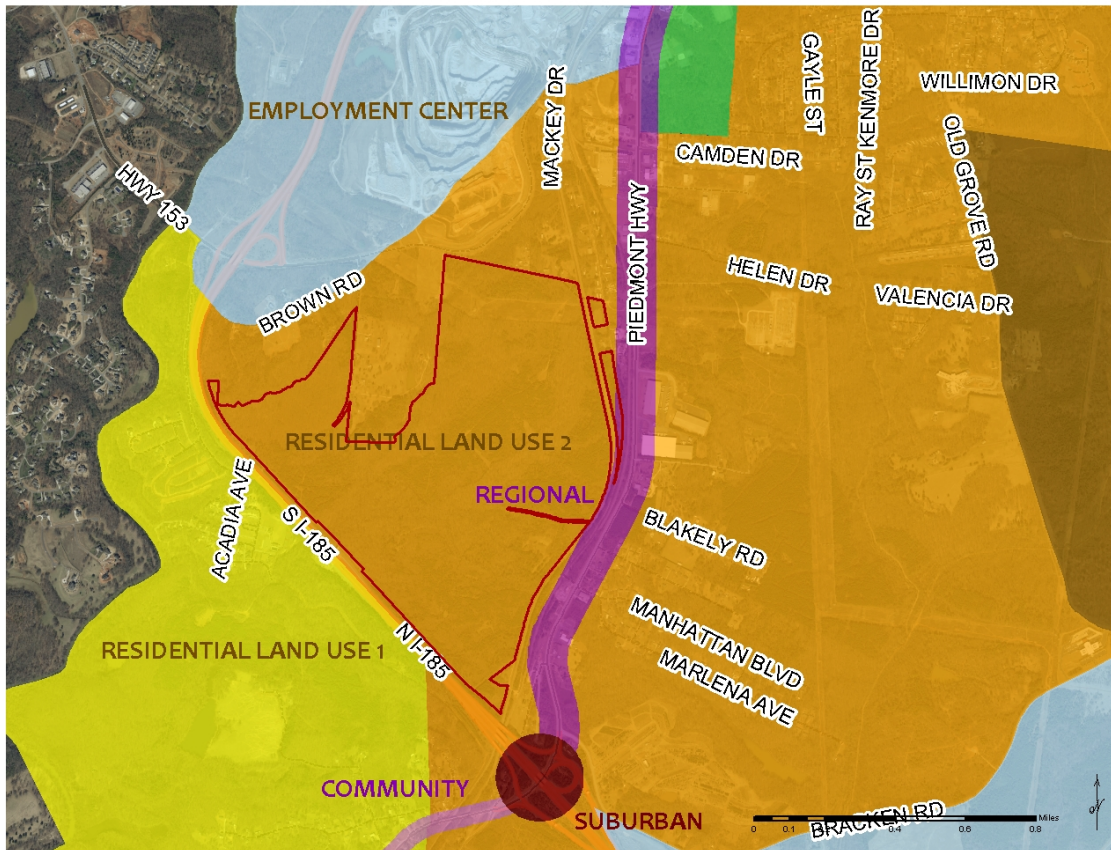
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2016-28
- APPLICANT:** Hunter B. Garrett for Christopher Chambers, et.al.
- PROPERTY LOCATION:** I-85 and Staunton Bridge Road
- PIN/TMS#(s):** WG10060100500 and WG10070100401 (portion)
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** S-1, Services
- ACREAGE:** 16.6
- COUNCIL DISTRICT:** 25 – Gibson
- ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in June 1973, as part of Area 4A.
- EXISTING LAND USE:** vacant pasture land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant wooded
East	R-S and S-1	vacant wooded
South	S-1	vacant wooded
West	R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

ROADS: No traffic counts in proximity of Frontage Road.

TRAFFIC: Frontage Road: two-lane State-maintained minor collector

SUMMARY: The subject parcel is 16.6 acres of property located on Frontage Road approximately 0.25 miles west of the intersection of Staunton Bridge Road and Frontage Road. The parcel has approximately 1,600 feet of frontage along Frontage 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. Provisions are made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The applicant 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 sell merchandise which requires storage in warehouses or outdoor areas. All 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 distribution. The site’s location adjacent to I-85 and a frontage road would serve the traffic of this land use. The future land use map prescription is for low density residential; however, nearby amenities are best utilized to support the proposed land use. This complement is already seen in practice with parcels already developed with this use to the southwest of the subject site.

CONCLUSION: It is staff’s opinion the request would have minimal adverse impact on the surrounding area.

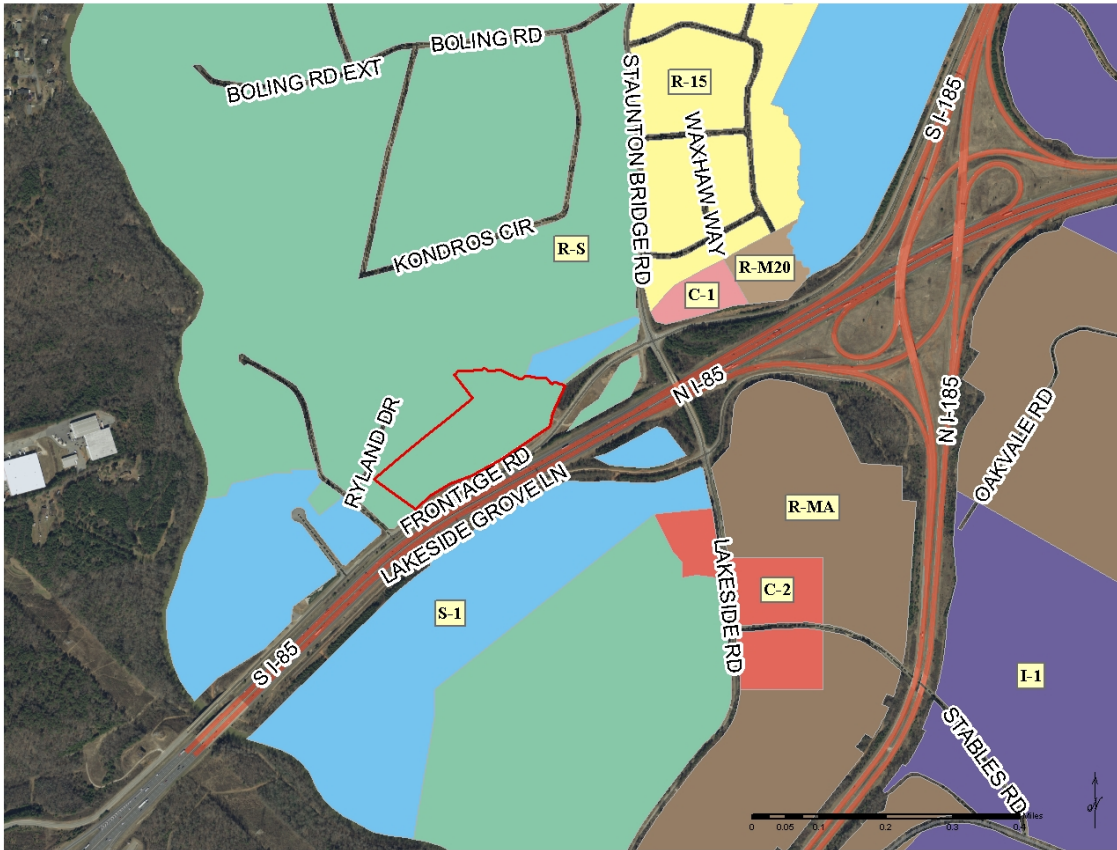
Based on these reasons, staff recommends approval of the request for S-1, Services. The Planning Commission recommends approval.

MOTION: By Dr. Cates to approve CZ-2016-28. The motion carried unanimously by voice vote with one absent (Gibson).

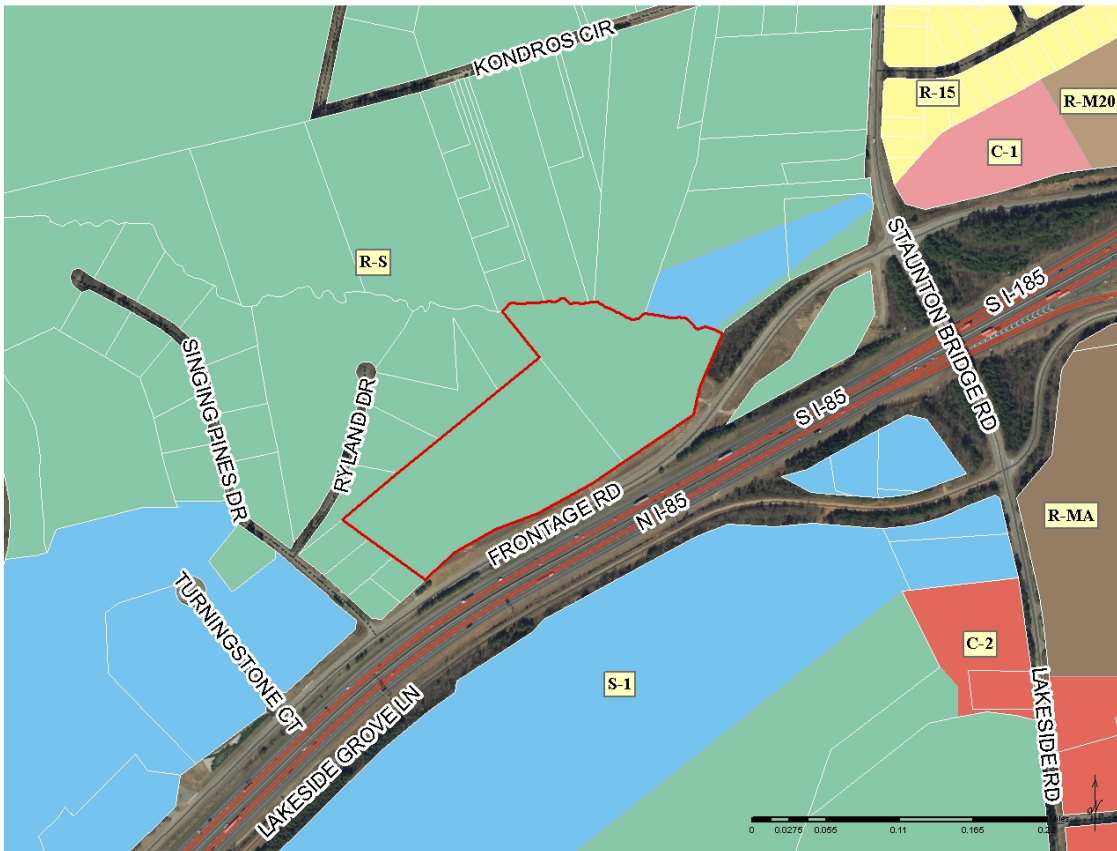


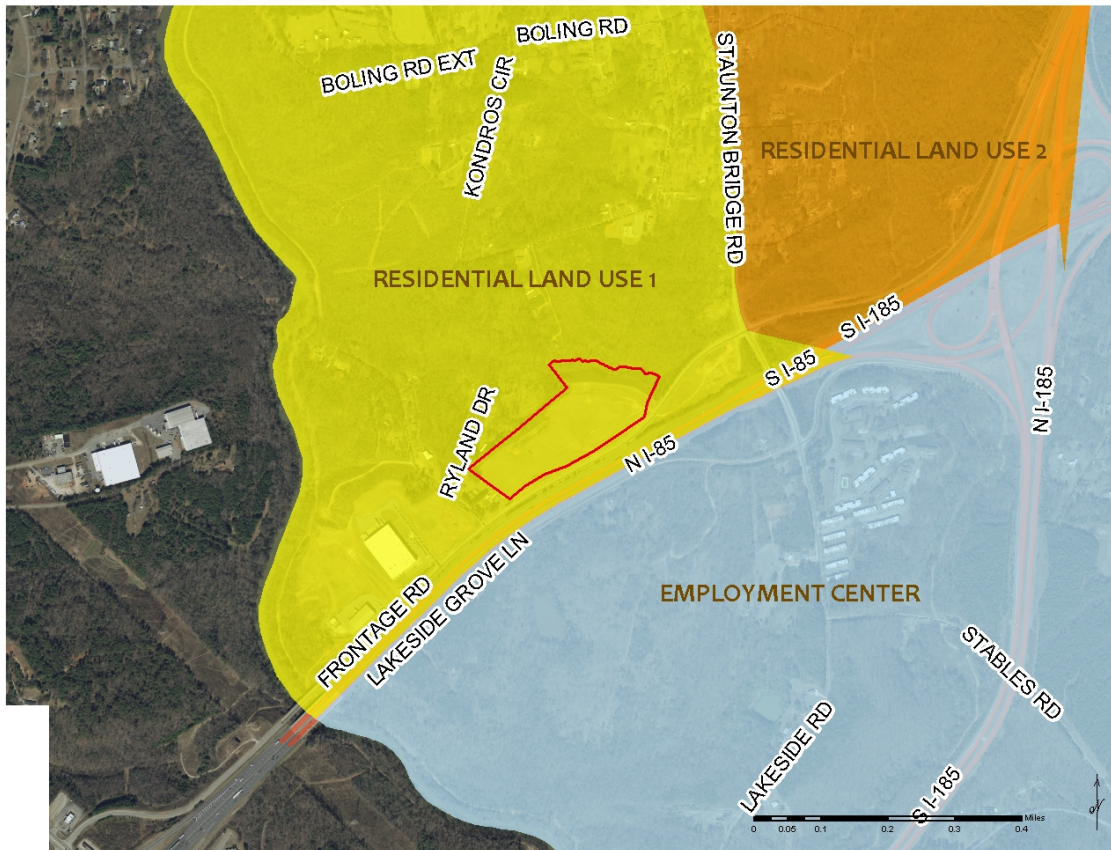
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-30

APPLICANT: Richard Robarge and Dave Black for Arthur J. Robarge

PROPERTY LOCATION: 524 Mills Avenue

PIN/TMS#(s): 0104000200300 (portion)

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.3

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned C-1, Commercial in June 1973, as part of Area 4A. There was an unsuccessful C-3, Commercial rezoning request in 1999, CZ-1999-79.

EXISTING LAND USE: retail center

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	retail (Family Dollar)
East	R-M2	offices (City of Greenville)
South	R-10	single-family residential
West	R-10 and C-1	single-family residential and office

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

ROADS:
Mills Avenue: four-lane State-maintained major arterial
Reeves Street: two-lane State-maintained minor arterial
Edgewood Drive: two-lane County-maintained private

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
I-185	2,200' SW	15,300	16,000 4.6%	16,400 2.5%
Mills Avenue	2,400' NE	22,300	19,700 -11.7%	19,700 0%

SUMMARY:

The subject parcel is 0.3 acres of property located on Mills Avenue approximately 0.7 miles southwest of the intersection of Mills Avenue and Augusta Road intersection. The parcel has approximately 300 feet of frontage along Mills Avenue, 180 feet of frontage along Edgewood Drive and 135 feet of frontage along Reeves Street.

The subject parcel is zoned C-1, Commercial. This district is established to provide commercial establishments for the convenience of local residents.

The applicant is requesting to rezone a portion of the property to 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 applicant states the proposed land use is for local package store. In this case, the request minimizes the proposed footprint of this zoning in order to minimize the potential intensity of the use. The location has a long history as a commercial establishment, including beer and wine sales, and is located along a main arterial roadway.

CONCLUSION:

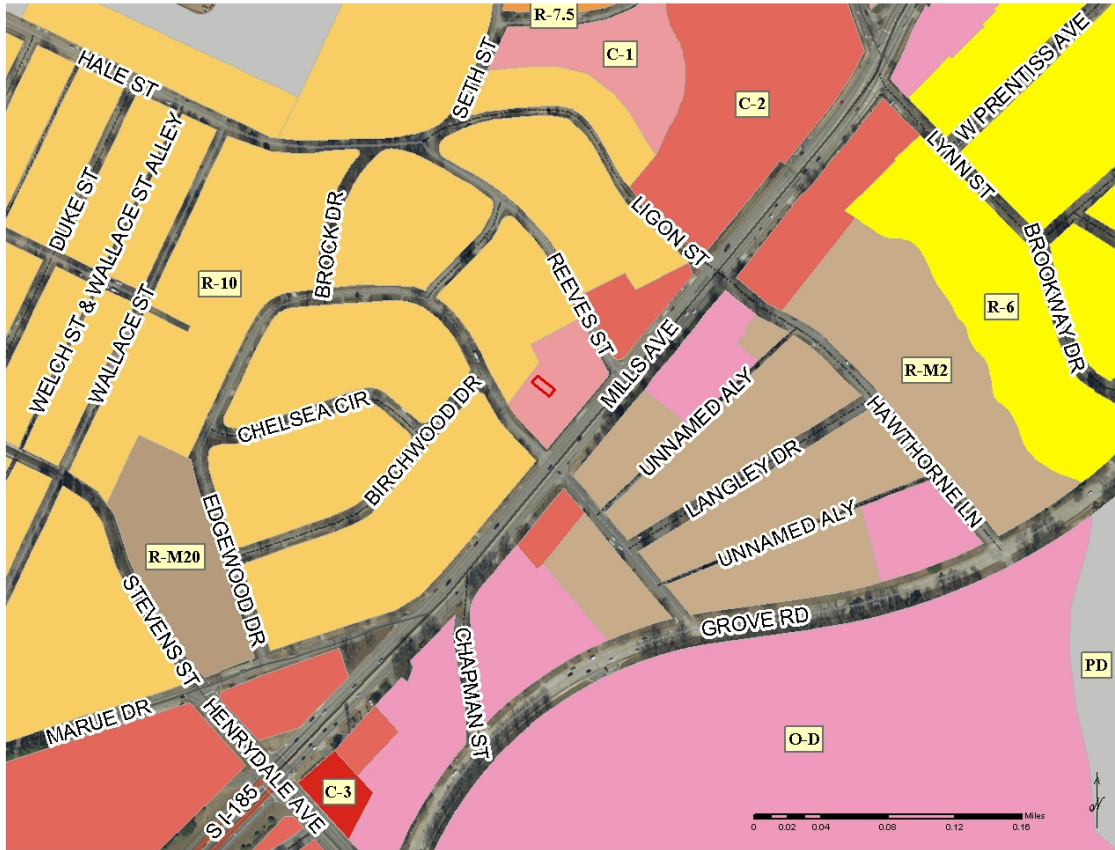
It is staff's opinion the request would have minimal adverse impact on the surrounding area.

Based on these reasons, staff recommends approval of the request for C-2, Commercial. The Planning Commission recommended approval.

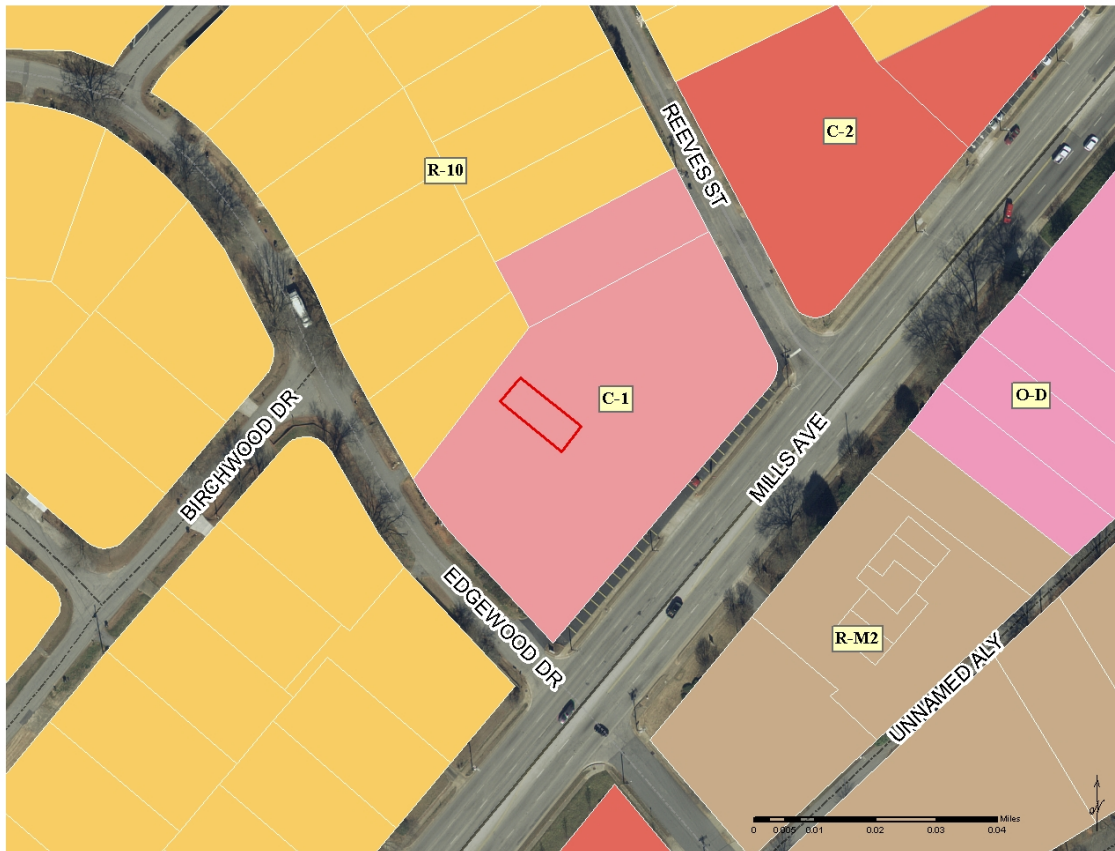


Aerial Photography, 2014





Zoning Map





Future Land Use Map

Dr. Cates asked what types of businesses were in the strip shopping center.

Ms. Buathier stated a tax service, Skins Hot Dogs, convenience store

Mr. Richard Robarge, applicant stated there was a convenience store, Little Pigs BBQ, Skins Hot Dogs, Wing Zone and M and M Tax Service.

Dr. Cates asked if kids hung around the area.

Mr. Robarge stated they did not.

MOTION: By Mr. Payne to approve CZ-2016-30. The motion carried with one in opposition (Meadows) and one absent (Gibson).

DISCUSSION ON TIMBER HARVEST

MOTION: By Mr. Meadows to withdraw the item. The motion carried unanimously by voice vote with one absent (Gibson).

REQUESTS AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: By Dr. Cates to adjourn. Without objection the meeting adjourned at 5:22 p.m.

Respectfully Submitted,

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