

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
July 11, 2016
SUITE 400 – COUNTY SQUARE
4:30 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
Fred Payne

COMMITTEE MEMBERS ABSENT:

Lottie Gibson, Vice Chair
Willis Meadows

STAFF PRESENT:

Theresa Barber
Phoenikx Buathier
Dean Campbell
Helen Hahn
Scott Park
Eric Vinson
Alan Willis

COUNCIL MEMBERS PRESENT

Lynn Ballard

PLANNING COMMISSION MEMBERS PRESENT

Metz Looper
Dave Stevenson

CALL TO ORDER

Chairman Dill called the meeting to order at 4:36 p.m.

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE JUNE 6, 2016 MEETING

MOTION: By Mr. Payne to approve the minutes of the June 6, 2016 Committee 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-2016-38

APPLICANT: Michael Merheb

PROPERTY LOCATION: 624 S. Washington Avenue

PIN/TMS#(s): 0250000100800

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 0.45

COUNCIL DISTRICT: 25 – Gibson

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

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	single-family residential
East	C-2	vacant land
South	I-1	single-family residential
West	I-1	warehouse

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	0.44	0 units
Requested	R-15	2.9 units/acre		1 units

A successful rezoning may add up to 1 unit.

ROADS:

South Washington Avenue: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Old Anderson Road	2,400' SW	15,100	13,800 -8.6%	14,000 1.4%
Faris Road	3,500' NW	15,700	14,100 -10.2%	13,300 -5.7%

SUMMARY:

The subject parcel is 0.45 acres of property located on South Washington Avenue approximately 1 mile northeast of the intersection of White Horse Road and Anderson Road. The parcel has approximately 100 feet of frontage along South Washington Avenue.

The subject parcel is zoned I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses.

The applicant is requesting to rezone the property to R-15, 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 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 this district.

The applicant states the proposed land use is to rezone to the appropriate land use that allows for a single-family residence.

CONCLUSION:

This site is located within a transitional area between industrial and single-family residential neighborhoods. Both uses are well-established with a long history in the area. The applicant has mentioned the desire to renovate the existing structure. The request aligns with the Future Land Use Map as well as adjacent uses.

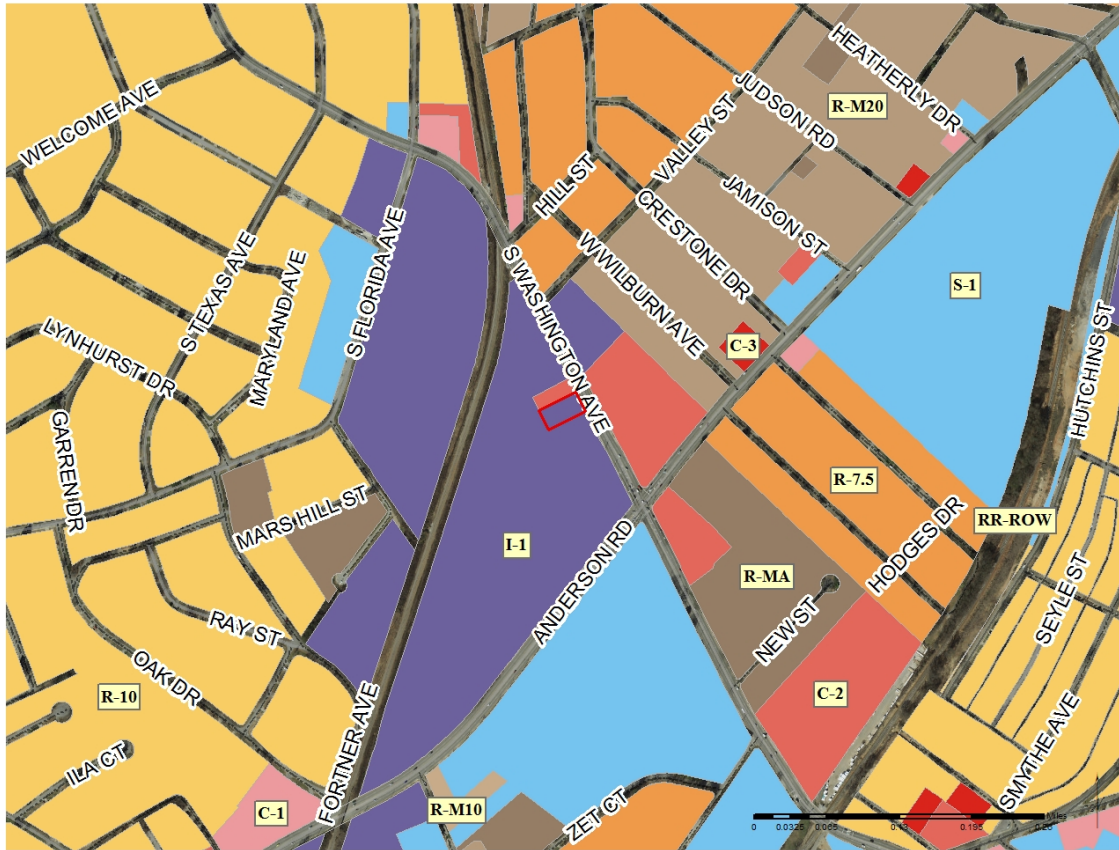
It is staff's opinion that this requested rezoning would have little to no impact to the surrounding area since the request would allow the existing use to continue on the site.

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single Family Residential. Planning Commission recommends approval.

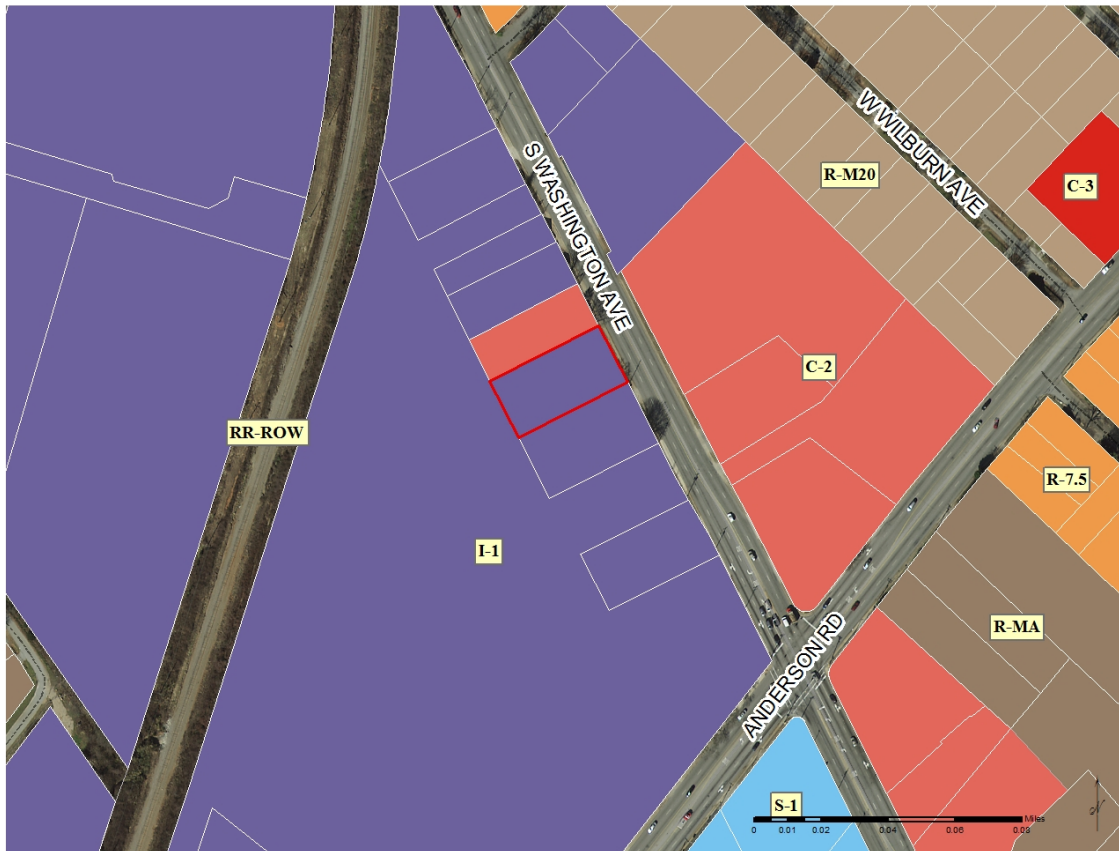


Aerial Photography, 2016





Zoning Map





Future Land Use Map

MOTION: By Mr. Payne to approve CZ-2016-38. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-39

APPLICANT: Charles J. Reichert for Walter Panagakos

PROPERTY LOCATION: Staunton Bridge Road and Frontage Road

PIN/TMS#(s): 0253000100508 and 0253000100520

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 4.1

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 wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant wooded
East	R-15 and C-1	vacant wooded
South	R-S	staging site
West	R-S	vacant wooded and pasture

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: Staunton Bridge Road: two-lane State-maintained minor collector
Frontage Road: two-lane State-maintained minor collector

TRAFFIC: No traffic counts in proximity of Staunton Bridge Road and Frontage Road.

SUMMARY: The subject parcel is 4.1 acres of property located on Staunton Bridge Road and Frontage Road approximately 0.75 miles west of the intersection of White Horse Road and I-185. The parcel has approximately 260 feet of frontage along Staunton Bridge Road and 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.

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 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.

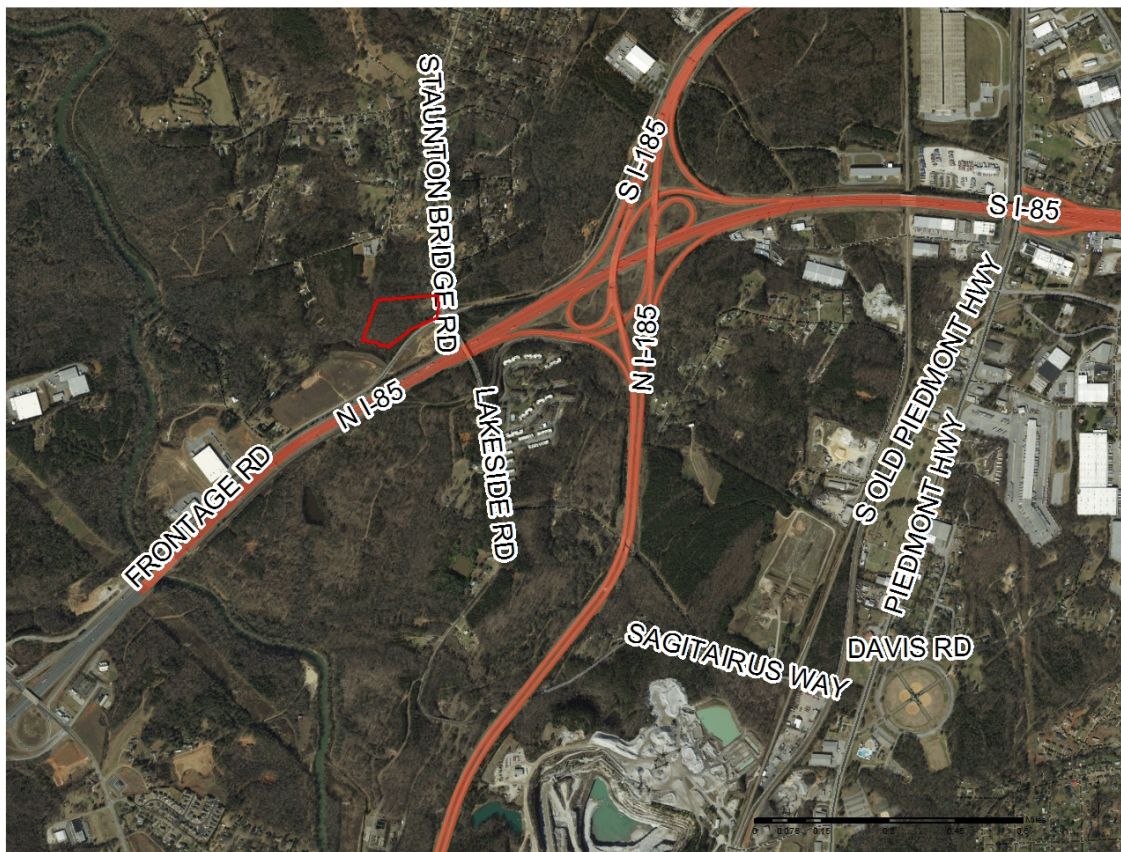
The applicant did not state the proposed land use.

CONCLUSION: It is staff’s opinion that this requested rezoning is a good fit for this location due to the close proximity to the interstate and the emerging trend for service uses in this area.

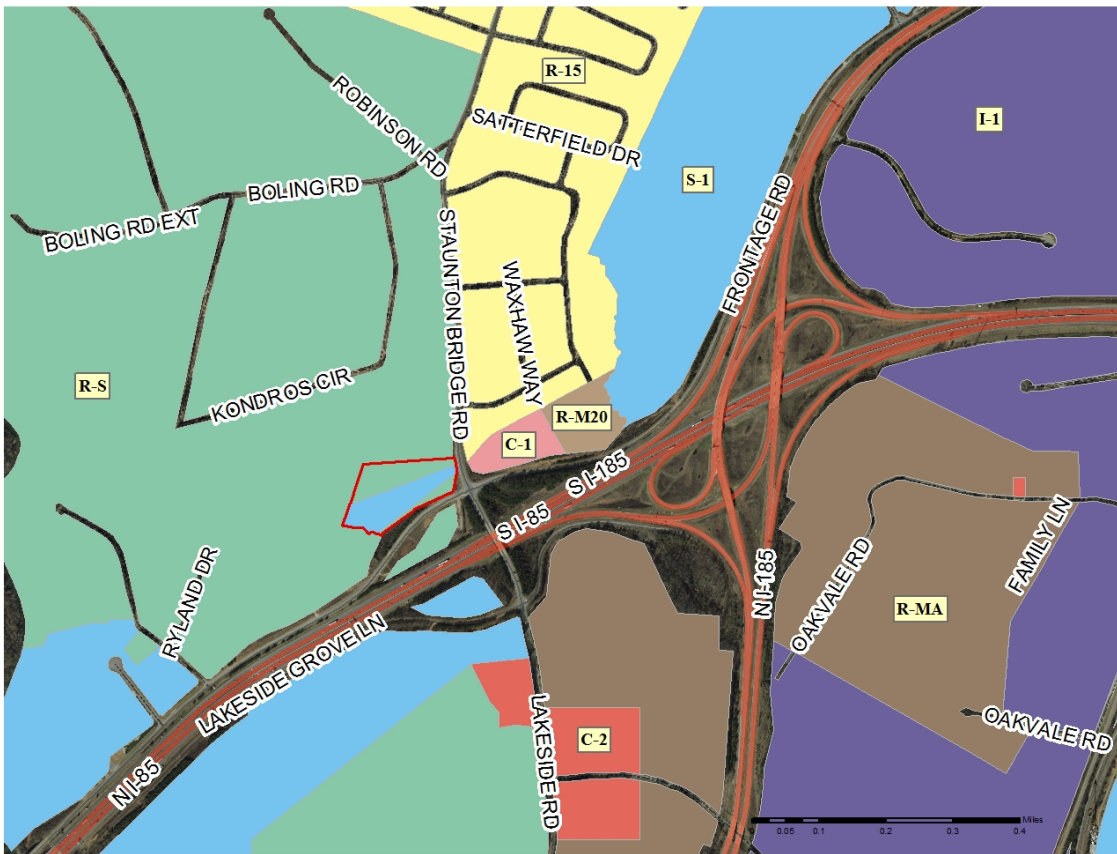
It is staff's opinion that this requested rezoning would benefit the area since the request would match existing and emerging development patterns.

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

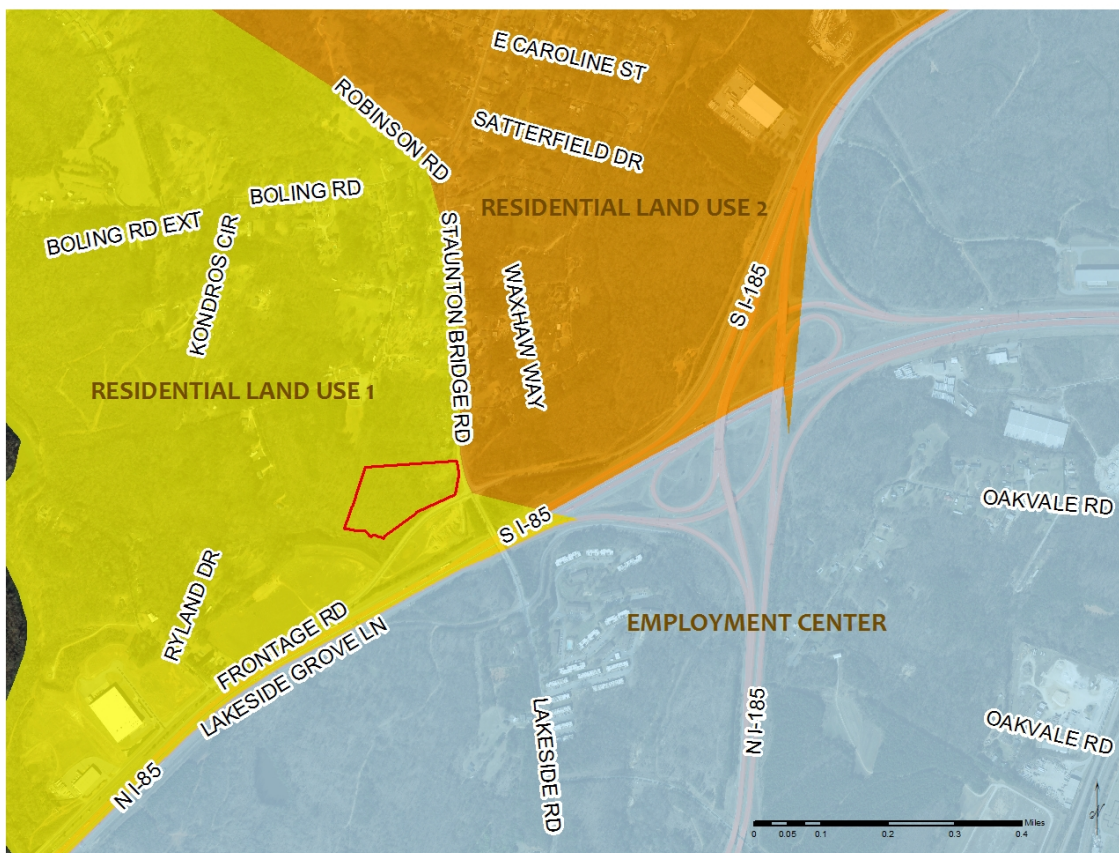
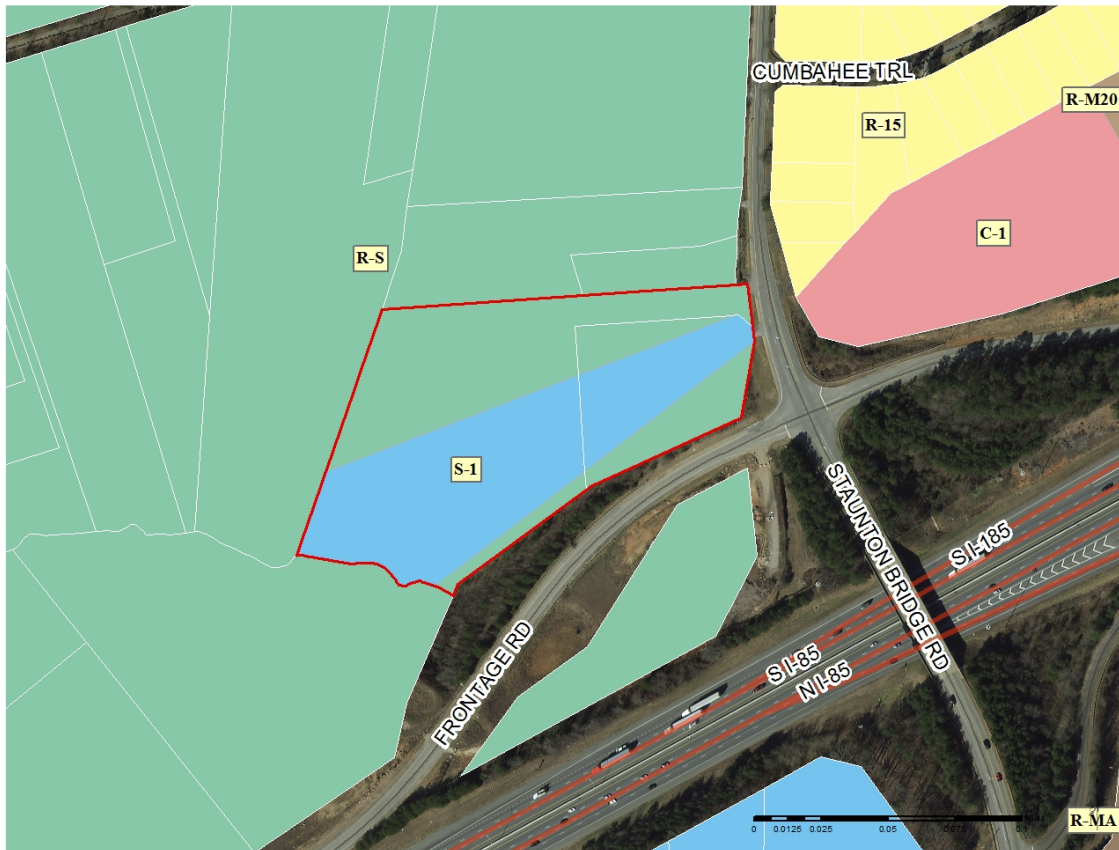
MOTION: By Mr. Payne to approve CZ-2016-39. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-40

APPLICANT: J. Coleman Shouse for Cedar Commons, LLC

PROPERTY LOCATION: 200 Block of Crestwood Drive

PIN/TMS#(s): 0441000100102 and 0445000100300 (portion)

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 17

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-M, Multifamily Residential in April 1972, as part of Area 3. The application to rezone 0441000100102 and 0445000100300 (portion) from R-M to R-15 was approved in 1978, CZ-1978-29.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10, R-12 and R-15	single-family residential (Buxton SD) and vacant wooded
East	R-10 and R-15	single-family residential and vacant wooded
South	R-M20 and C-2	apartment complex (Crestwood Forest Apartments) and vacant wooded
West	R-10	single-family residential (Paris Mountain Gardens SD)

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	R-15	2.9 units/acre	16.97	49 units

A successful rezoning may add up to 52 units.

ROADS: Crestwood Drive: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
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Poinsett Highway	2,500' S	32,900	30,900 -6.1%	28,600 -7.4%
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SUMMARY:

The subject parcel is 17 acres of property located on Crestwood Drive approximately 0.6 miles north of the intersection of Crestwood Drive and Poinsett Highway.

The subject parcel is zoned R-15, Single-Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings.

The applicant is requesting to rezone the property to 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 townhomes. The application proposes the following characteristics:

- 101 units
- 2, 3, 4 bedroom homes
- Townhomes, 2 and 3 story
- 210 parking spaces
- Building materials brick and cementitious siding, façade depths will be staggered, colors will vary
- Sidewalks will be provided with the development
- Signage will include an entrance monument sign on Crestview Drive
- Lighting will comply with County Ordinances
- Landscaping and screening will comply with County Ordinances.
- Single vehicular entrance on Crestwood Drive, secondary access provided for future development to the north via a stub street
- Construction to begin in third quarter of 2017

Characteristics of the property include the following:

- Currently vacant, forested
- Significant electrical and sewer Right- of-Ways on the property
- Topography is significant
- Floodplain is present on the site

CONCLUSION:

Crestwood Drive serves as the primary access to the Buxton neighborhood which is characterized by single-family, detached homes. According to the development proposal, the site would have a single access: one ingress and egress point on Crestwood Drive. This limitation is mostly due to site restrictions including sewer and electrical transmission right-of-ways, existing developments, and floodways.

Due to access constraints of the property, it is staff's opinion that the existing density allowed in the current R-15 zoning is appropriate and that a change to a higher density may further stress existing infrastructure and create safety concerns related to traffic and access.

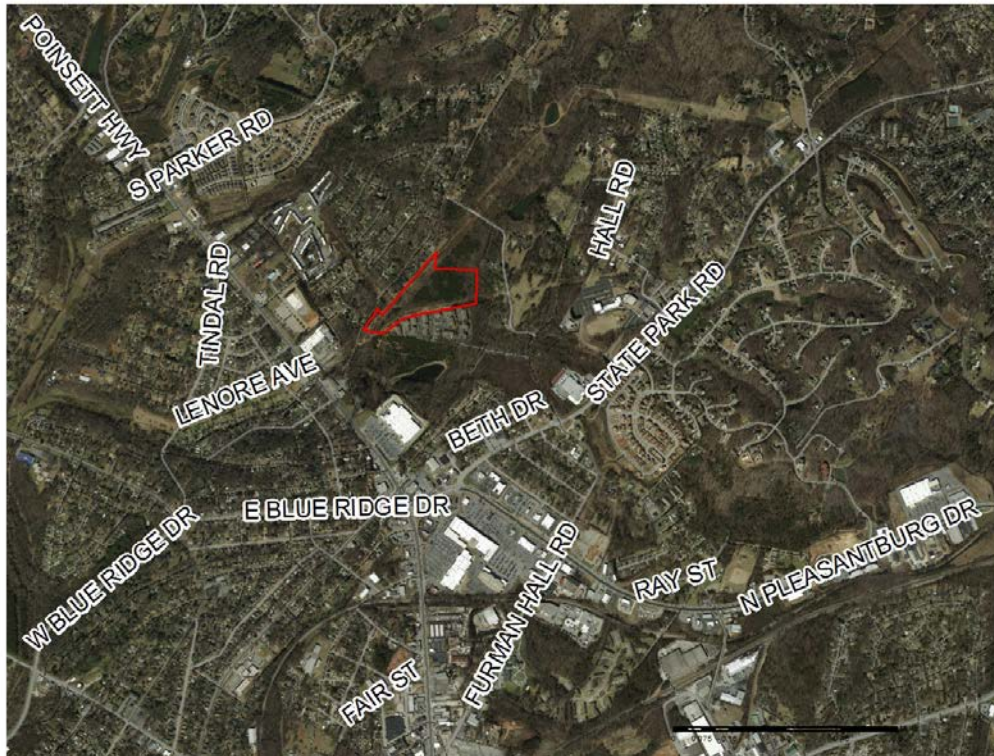
Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District. The Planning Commission recommends denial.

MOTION: By Dr. Cates to hold CZ-2016-40 until the next Committee meeting.

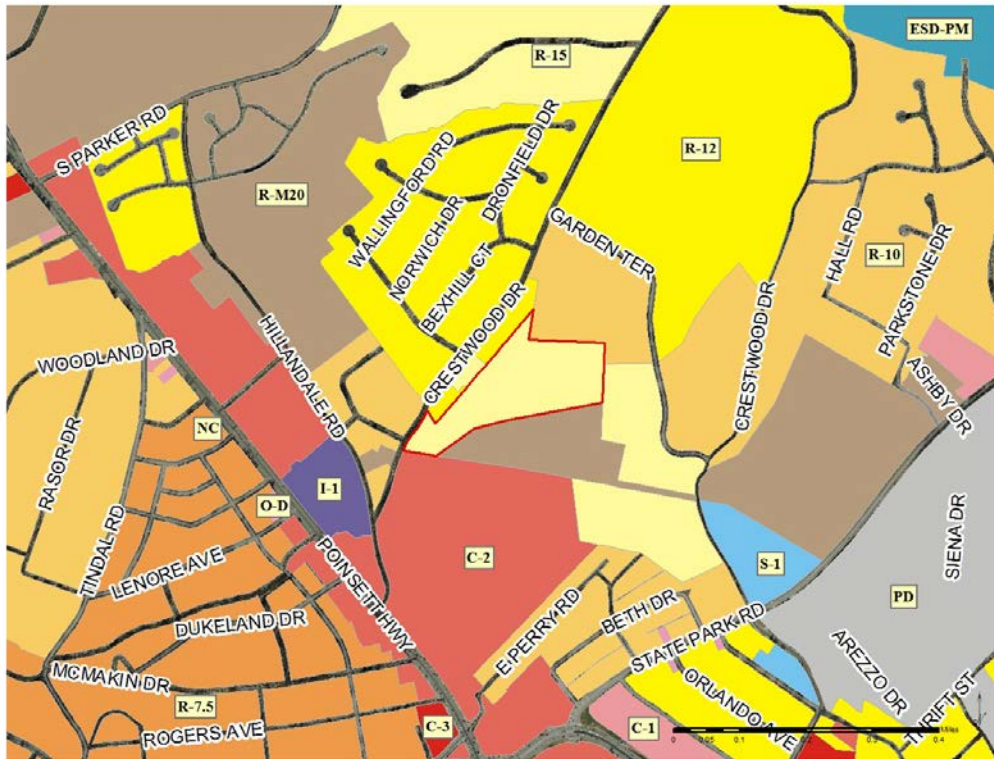
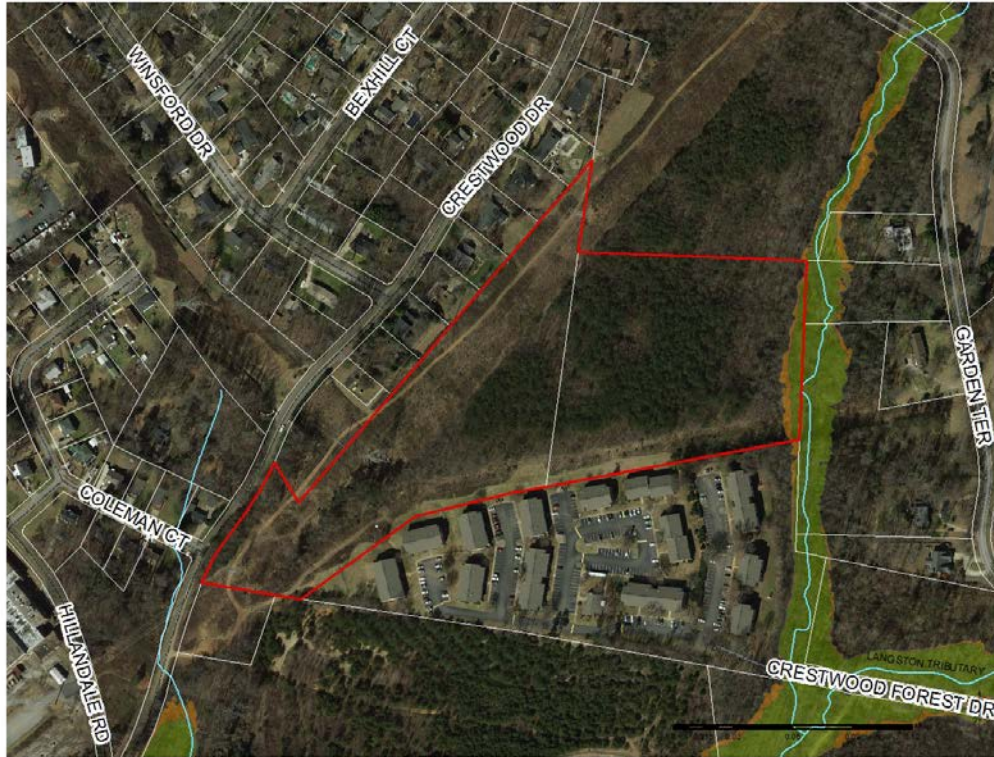
Mr. Payne stated he had received many emails concerning the traffic on Crestwood. He asked Mr. Shouse, the Developer of the proposed if there were another way to get to a main road from the site.

Mr. Shouse noted there were towers and power lines making it difficult for another access to the property. He stated he was waiting to hear from the Fire Department if an emergency access in a certain area would be permitted. Additionally, he was waiting for a traffic count and information from Parker Sewer regarding sewer capacity. He stated he has asked for an official review of the access limitations to the property.

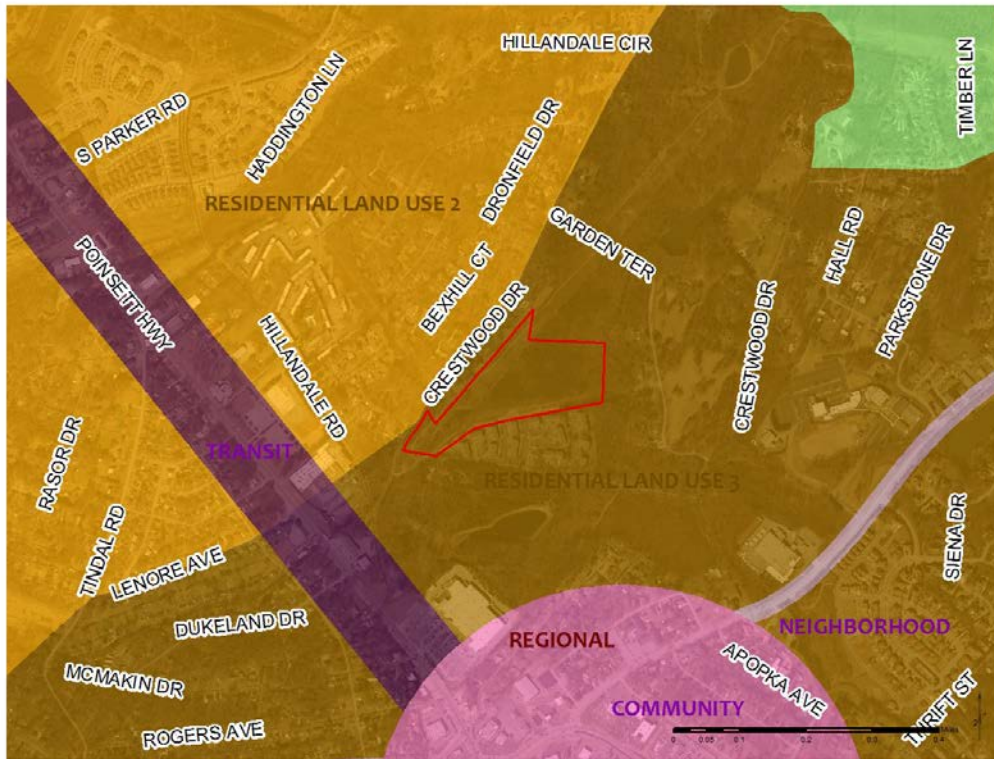
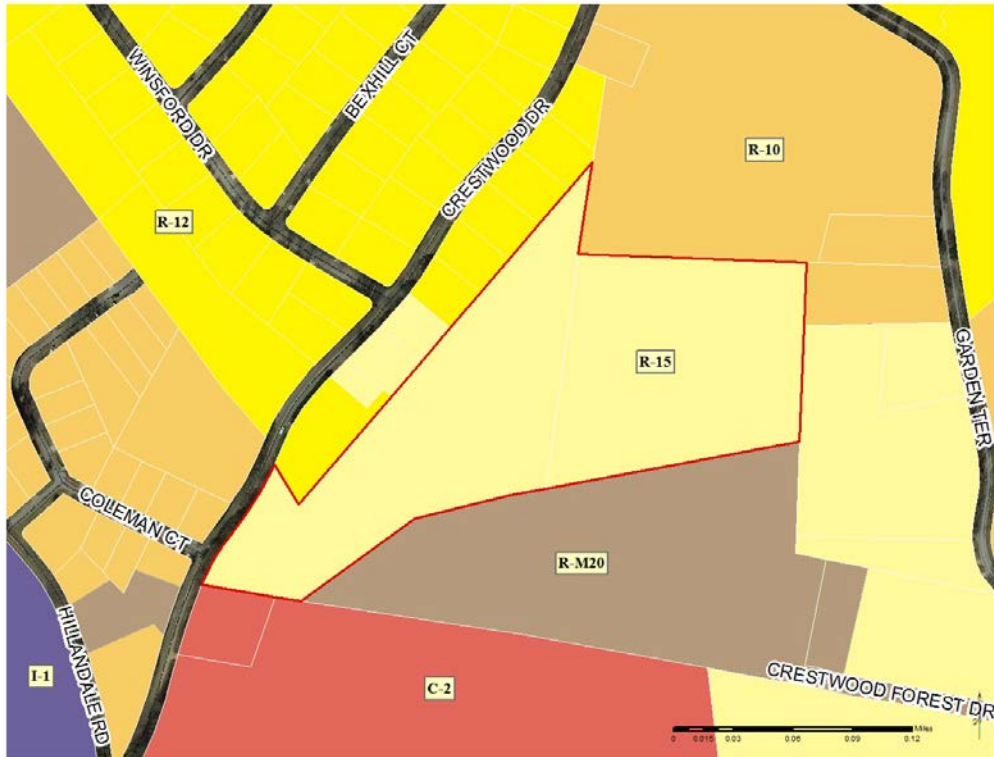
The motion to hold the item carried unanimously by voice vote with two absent (Gibson and Meadows).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-41

APPLICANT: Rodney E. Gray and Anthony Cirelli for Terry Blakely, Blakely Family Limited Partnership

PROPERTY LOCATION: Furr Road and Emily Lane

PIN/TMS#(s): 0610070100900

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 48.9

COUNCIL DISTRICT: 26 – Ballard

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

EXISTING LAND USE: vacant wooded and pasture

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family residential (Belle Terrace Acres SD) and vacant wooded
East	R-S	Single-family residential (Laurel Trace SD) and vacant residential
South	Unzoned	Single-family residential and manufactured homes
West	R-S	Single-family residential and vacant wooded

WATER AVAILABILITY: Greenville County

SEWER AVAILABILITY: Metro 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.

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	47.04	80 units
Requested	R-12	3.6 units/acre		169 units

A successful rezoning may add up to 89 units.

ROADS: Emily Lane: two-lane State-maintained minor arterial
Furr Road: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Emily Lane and Furr Road.

SUMMARY: The subject parcel is 48.9 acres of property located on Emily Lane approximately 3 miles southwest of the intersection of Augusta Road and I-185. The parcel has approximately 560 feet of frontage along Emily Lane and 2,900 feet of frontage along Furr 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.

The applicant is requesting to rezone the property to 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. 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 this district.

The applicant states the proposed land use is for Single-Family Residential.

CONCLUSION: The requested rezoning would result with a disproportionate density compared to the other developments, which utilized the current zoning. This area is characterized more by its rural development density and smaller road widths historically used to connect farms to the marketplace. The site is located on the edge of the unzoned Southern Greenville area, with mostly larger-tract subdivisions using R-S, Residential Suburban zoning.

It is staff's opinion that the existing R-S zoning is appropriate and the requested zoning would be inconsistent with surrounding zoning and out of character with the existing and emerging development.

Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family residential. The Planning Commission recommends denial.

Councilor Ballard addressed the Committee and staff with information of a development close to the proposed which is zoned R-12. He felt this request would fit in the area particularly since a portion of the property would not be developed.

Dr. Cates asked if the property close to this was already developed.

Ms. Buather stated there were several lots developed in the property.

Dr. Cates stated he would like to see Greenville stay rural, but he felt Greenville was growing and becoming a very urban county.

Mr. Payne stated he thought an area close to this property was developed and the lots looked like they were R-12.

Ms. Buathier stated the development was a cluster development, which allows the developer to have smaller lots.

Mr. Payne spoke with staff about various ways the applicant could achieve the amount of units he is proposing without the R-12 zoning classification.

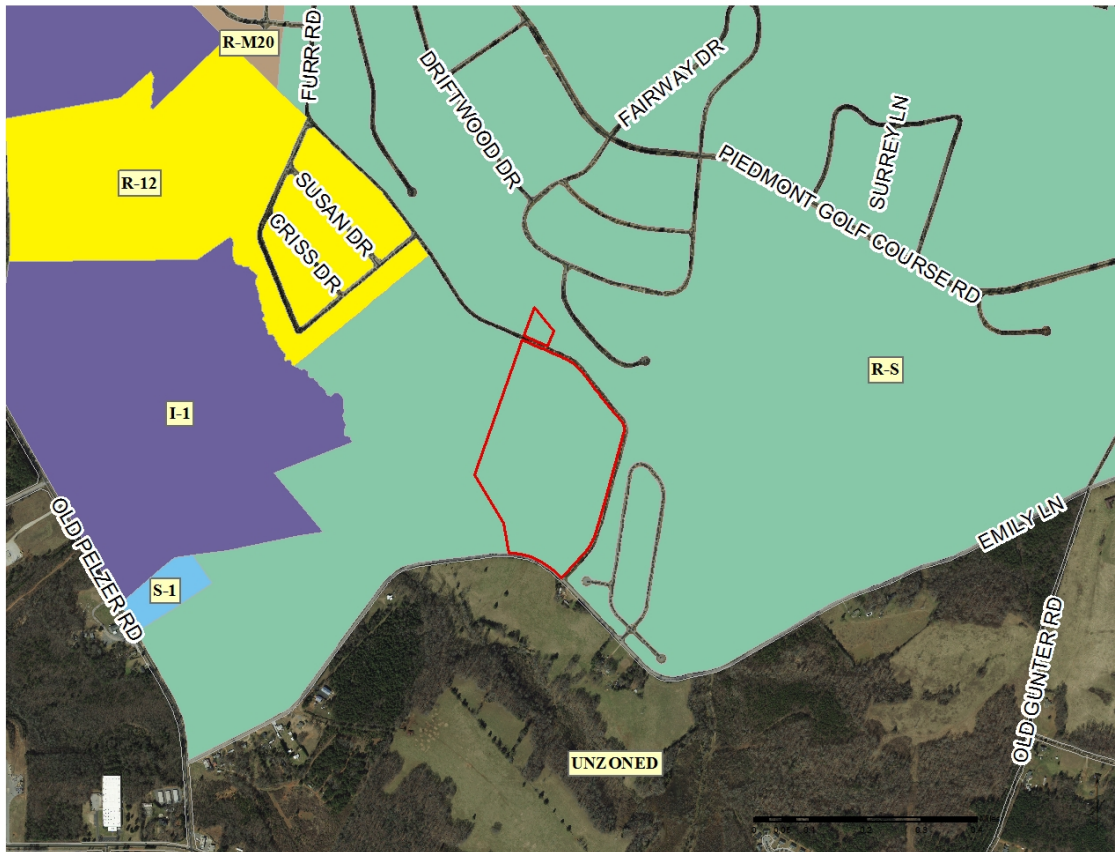
Mr. Tony Cirelli addressed the Committee and stated he would be willing to work with staff in order to achieve what he needs without the R-12 zoning classification. He also stated he had not had access to the plat earlier and staff was not aware of the plans for the property.

After further discussion of various zoning options, the following motion was made.

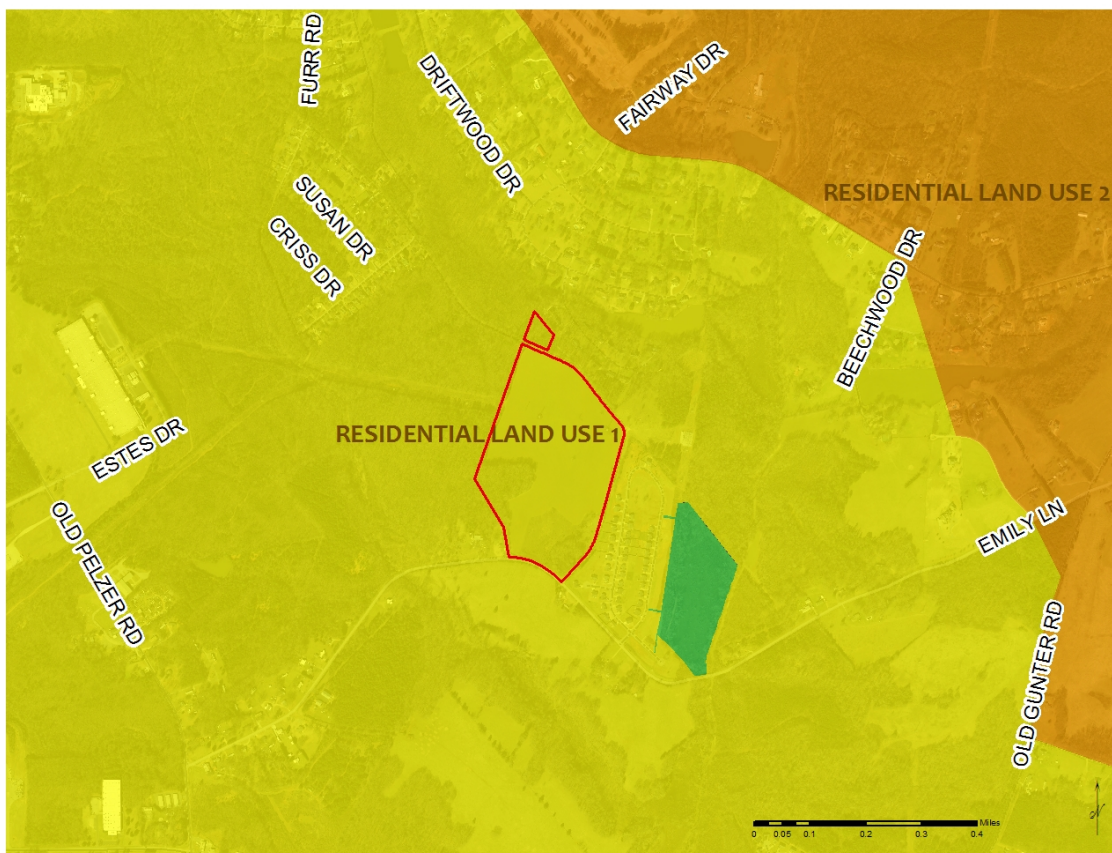
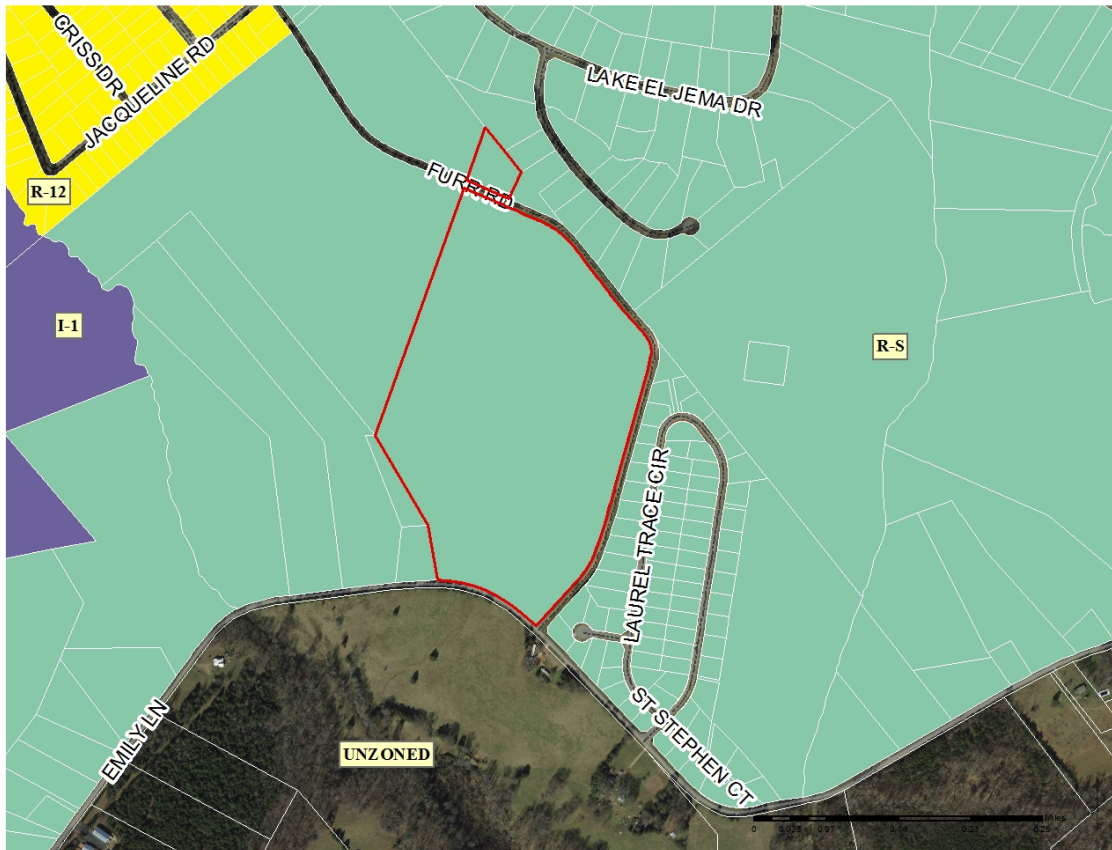
MOTION: By Mr. Payne to return CZ-2016-41 back to the Planning Commission in order to allow the applicant to work with staff in finding an alternative zoning classification. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-42

APPLICANT: Josh Hoover Demsey for Evelyn Rice (L-est)

PROPERTY LOCATION: 1205 East Georgia Road

PIN/TMS#(s): 0560030100400

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 14.2

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in March 1996, as part of Area 11. The application to rezone from R-S to R-15 was approved in 2006, CZ-2006-22.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	single-family residential
East	R-S	single-family residential
South	R-12	single-family residential
West	R-S	manufactured home and manufactured home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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.

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-15	2.9 units/acre	13.99	41 units
Requested	R-M10	10 units/acre		140 units

A successful rezoning may add up to 99 units.

ROADS: East Georgia Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
East Georgia Road	2,700' W	10,700	12,600 17.8%	11,700 -7.1%

SUMMARY:

The subject parcel is 14.2 acres of property located on East Georgia Road approximately 2 miles east of the intersection of West Georgia Road and I-385. The parcel has approximately 450 feet of frontage along East Georgia Road.

The subject parcel is zoned R-15, Single-Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings.

The applicant is requesting to rezone the property to R-M10, Multifamily Residential. This residential 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 Multifamily Residential.

The applicant states the site would be used for 66 townhouse units, however the requested R-M10 zoning would permit 142 multifamily apartment units. On this size of property, the density and product would be better reflected in a single-family zoning category.

The site is located outside of the center of the City of Simpsonville in an area predominantly characterized by 1.7 to 3.6 dwelling units per acre. Three multifamily zoned sites are located on the south side of E. Georgia Road but they are either vacant or developed with single-family housing products.

All of these developments commit traffic directly to E. Georgia Road, which is currently meeting acceptable levels of service. To better preserve that service level, residential zoning in this area should favor lower density. Directing larger amounts of traffic to E. Georgia Road will quickly reduce the roadway level of service.

CONCLUSION:

It is staff's opinion that the site's current zoning best reflects the surrounding development pattern and better maintains roadway level of service.

Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential. The Planning Commission recommended denial and recommended a zoning of RM-5.

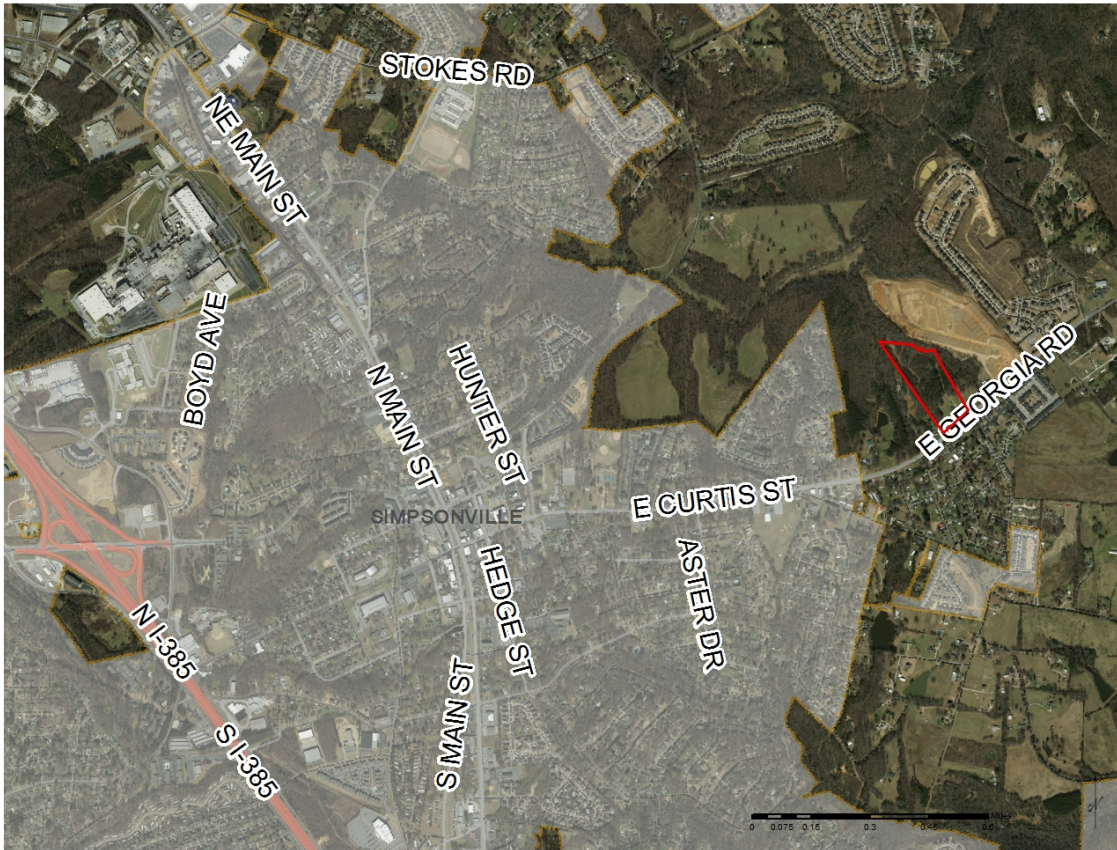
Ms. Buathier stated on July 8, 2016, staff had received an official email from the applicant to amend the requested rezoning to RM-5.

MOTION:

By Dr. Cates to amend the applicants request to RM-5 for Zoning Docket CZ-2016-42. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

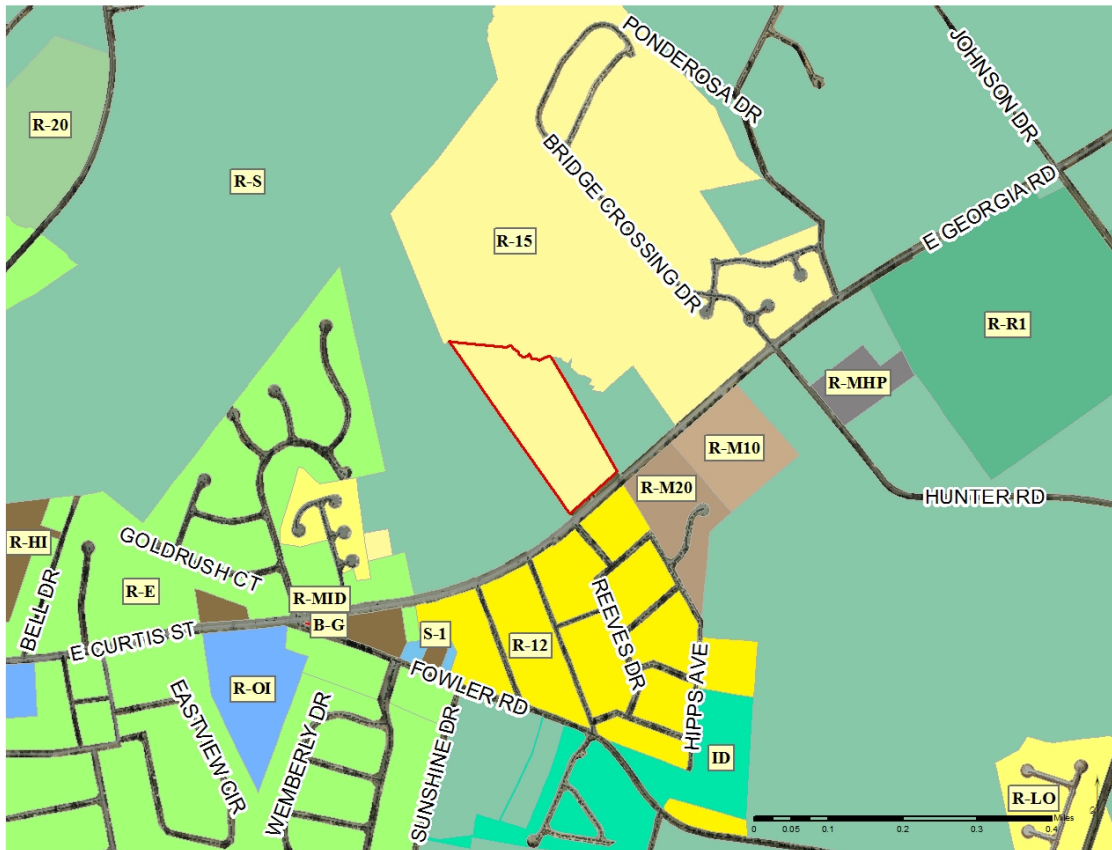
MOTION:

By Dr. Cates to approve CZ-2016-42 as amended. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

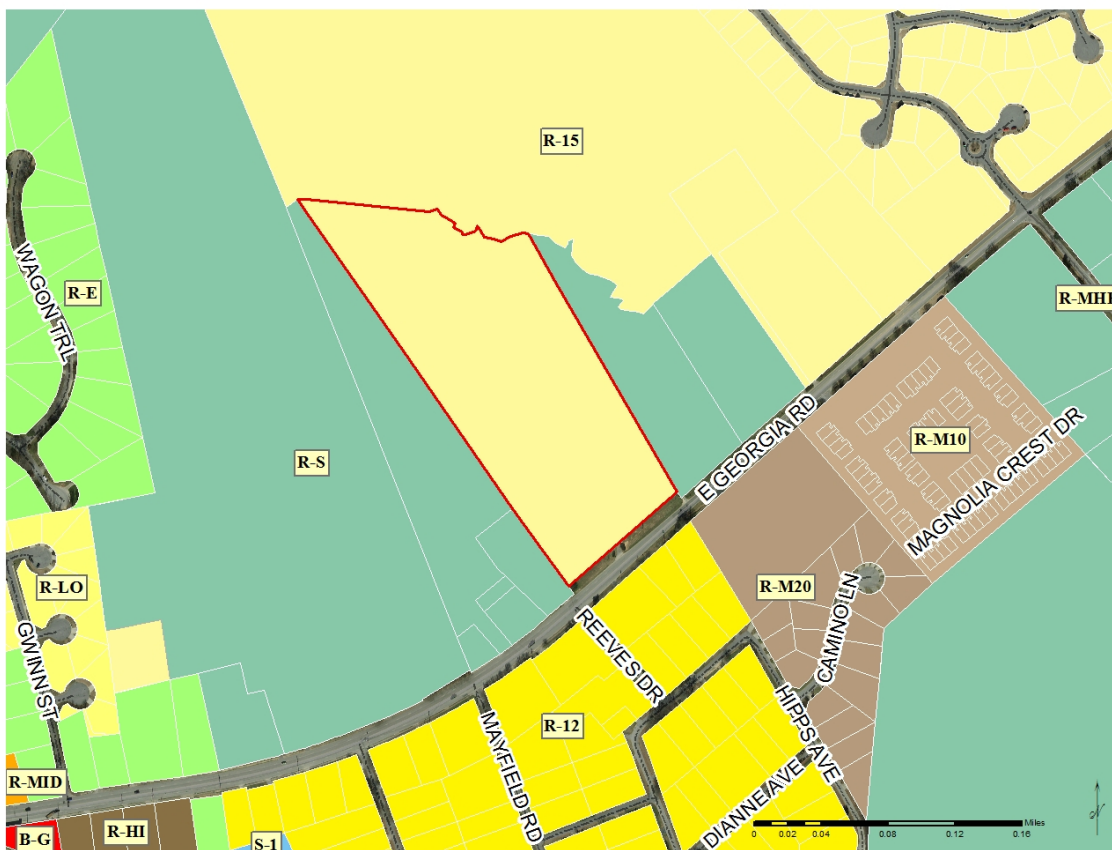


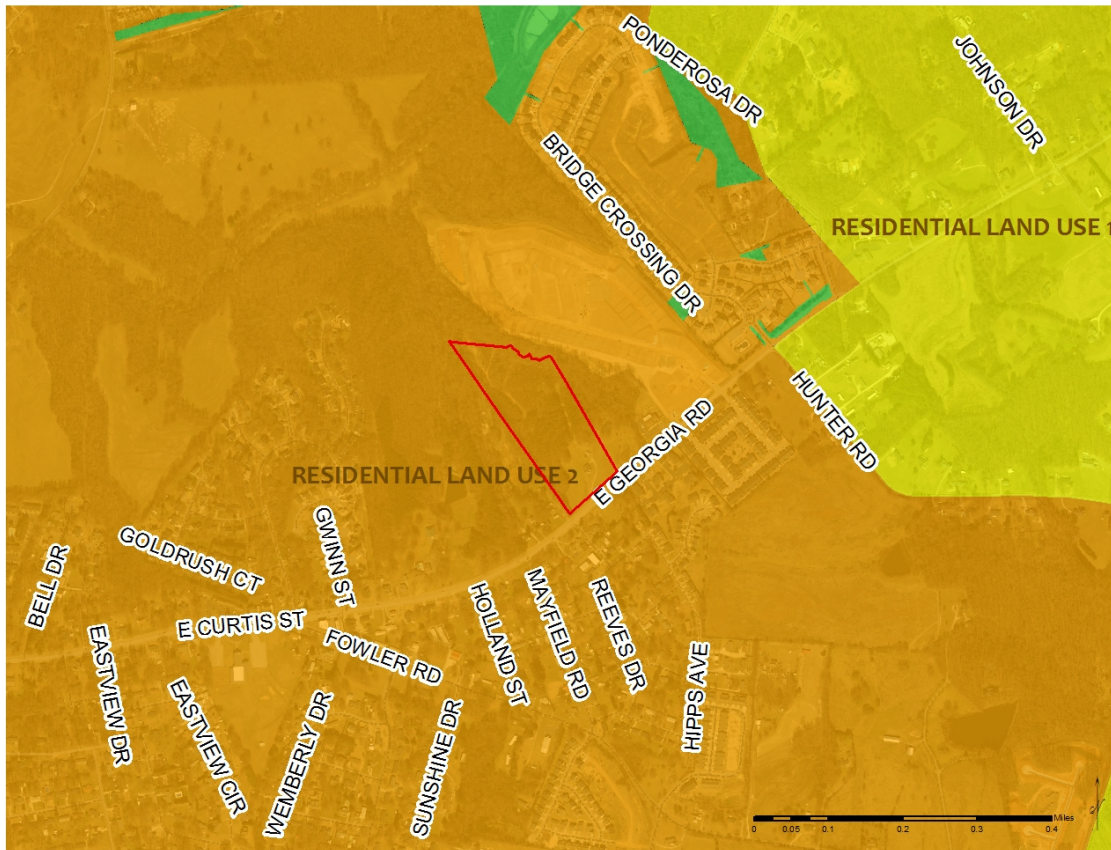
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-43

APPLICANT: Philip Gaston Albergotti for Marshall Daniel Williams and Dunean Baptist Church

PROPERTY LOCATION: 200 Edgewood Drive and 822 Marue Drive

PIN/TMS#(s): 0104000400100 and 0104000400500

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 4.2

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. The application to rezone from R-10 to R-M20 was approved in 2012, CZ-2012-41.

EXISTING LAND USE: single-family residential and vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-10	single-family residential
South	C-2	drug store (CVS)
West	R-10	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 3 which prescribes 6 or more units per acre.

ROADS:
 Marue Drive: two-lane State-maintained minor collector
 Edgewood Drive: two-lane County-maintained private
 Stevens Street: two-lane County-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Stevens Street	800' NW	2,600	1,950 -25%	2,200 12.8%
Marue Drive	1,500' W	3,900	3,500 -10.3%	3,500 0%

SUMMARY:

The subject parcel is 4.2 acres of property located on Marue Drive approximately 0.1 miles north of the intersection of Henrydale Avenue and I-185. The parcel has approximately 180 feet of frontage along Marue Drive, 700 feet of frontage along Edgewood Drive and 600 feet of frontage along Stevens Street.

The subject parcel is zoned R-M20, Multifamily Residential. This residential district is established to provide for varying population densities.

The applicant is requesting to rezone the property to O-D, Office District. This district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, saving and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

The applicant states the proposed land use is for a medical office.

This site is located within the Dunean Community and designated within the community plan as an area to 're-invest'. The community expressed support to the relatively recent change to multi-family residential zoning in 2012 that provided a more clear direction for the desirable type of reinvestment. This community continues to be engaged with its

various organizations, all being interested in the future of the neighborhood. To that end, and with the focus of such an integral piece of real estate, the community has provided feedback that the current zoning is preferred and should be maintained.

CONCLUSION:

It is staff's opinion that, as a gateway area to the Dunean community, the current zoning is appropriate and future commercial development in the area should not encroach into the established residential neighborhood but be focused south of Marue Dr. and oriented toward Mills Avenue.

Based on these reasons, staff recommends denial of the requested rezoning to O-D, Office District. Planning Commission recommends denial.

Chairman Dill stated he had received a petition in favor of the proposed.

The Committee discussed the proposed and compared the use with what could be there based on the current zoning, which would be 80 apartment units. They all voiced their approval of the proposed.

MOTION:

By Dr. Cates to approve CZ-2016-43. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2016-32
APPLICANT:	Johnie Allen DeVore, Jr. for Stephanie King, Three Tree Hill, LLC
PROPERTY LOCATION:	245 Hicks Road
PIN/TMS#(s):	0394000102500
EXISTING ZONING:	R-10, Single-Family Residential
REQUESTED ZONING:	S-1, Services
ACREAGE:	10.5
COUNCIL DISTRICT:	25 – Gibson
ZONING HISTORY:	The parcel was originally zoned R-10, Single-Family Residential in May 1971, as part of Area 2.
EXISTING LAND USE:	vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	service shop/body shop
East	R-10	single-family residential and manufactured home park
South	R-MA	manufactured home
West	C-2	office and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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: Hicks Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Old Augusta Road	1,200' NE	2,200	1,600 -27.3%	2,000 25%
Pleasantburg Drive	1,500' NW	25,900	22,800 -12%	20,200 -11.4%
White Horse Road Extension	3,100' SW	4,100	4,000 -2.4%	4,200 5%

SUMMARY:

The subject parcel is 10.5 acres of property located on Hicks Road approximately 0.9 miles northeast of the intersection of White Horse Road and Augusta Road. The parcel has approximately 380 feet of frontage along Hicks Road.

The subject parcel is zoned 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 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 this district.

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 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 stone landscape supply inventory and some equipment parking. Although the site is large and may accommodate the use, it's location in close proximity to an established neighborhood. Furthermore, concerns exist

about the integrity of Hicks Road and the ability to handle heavier truck traffic from Augusta Road to the project site.

The proposed S-1, Services district would introduce incompatible uses to this established residential neighborhood along Hicks Road. Typically S-1 zoning is located along arterials roads that can better support commercial and industrial uses without presenting a conflict with nearby residential neighborhoods.

CONCLUSION:

It is staff's opinion that the current R-10, Single-Family Residential zoning is appropriate and that this requested rezoning to S-1, Services, would have an immediate negative impact to the character of the adjacent neighborhood. The proposal is inconsistent with future land use plan.

Based on these reasons, staff recommends denial of the request for S-1, Services. The Planning Commission recommended denial, with a recommendation of 4 acres be zoned S-1, Services and the remainder be R-10, Single Family Residential.

The Committee originally heard the request at the June 6, 2016 meeting and referred the item back to the Planning Commission for clarification on the acreage to be rezoned.

At the June 22, 2016 Planning Commission meeting the applicant addressed the Commission stating it was the intent on rezoning 2 acres; however the additional acreage was needed to allow trucks to turn around. The Planning Commission denied the request, but recommended amending the request and approving 4 acres be zoned S-1, Services.

MOTION:

By Dr. Cates to amend the request to 4 acres to be rezoned to S-1, services. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

MOTION:

By Dr. Cates to approve CZ-2016-32 as amended. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

Ms. Bauthier presented the following:

- DOCKET NUMBER:** CZ-2016-36
- APPLICANT:** ARS Ventures c/o Todd A. Ward, for Eugenia H. Greer, Kenneth T. Barrett and Pelham Road Alliance Church
- PROPERTY LOCATION:** 2400, 2500 and 2702 Pelham Road
- PIN/TMS#(s):** 0533040101900, 0533040101901 and 0533040101904
- EXISTING ZONING:** R-20, Single-Family Residential
- REQUESTED ZONING:** FRD, Flexible Review District
- ACREAGE:** 9.2

COUNCIL DISTRICT: 21 – Burns

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

EXISTING LAND USE: single-family residences and a church

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD and FRD	vacant wooded (Waterford Park and Pelham Village at Waterford Park)
East	R-M10	medical offices
South	R-20	single-family residential
West	R-20 and C-1	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 and designates as a *Neighborhood Corridor*. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

ROADS: Pelham Road: four-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Pelham Road

SUMMARY: The subject parcel is 9.2 acres of property located on Pelham Road approximately 1.2 miles west of the intersection of Pelham Road and Interstate 85. The parcels have approximately 760 feet of frontage along Pelham Road.

The subject parcel is zoned R-20, 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 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 this district.

The applicant is requesting to rezone the property to 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 proposes a project that will feature a grocery store as an anchor with surrounding complimentary retail. The project will contain a combination of commercial

uses up to 68,000 square feet. The anchored grocery store is proposed to be approximately 50,000 square feet. The remaining retail will consist of no more than 18,000 square feet with individual retail stores between 2,500 square feet and 5,000 square feet. The proposed architectural materials will be brick and stucco for the façade. An existing telecommunications tower will be preserved and incorporated into the overall site plan.

The rear of the building will be screened utilizing a 6 foot opaque fence. The fence will be placed on the property as to work in conjunction with the natural topography that will create full screening of the center for the Residential area behind. The stormwater management facility will be fenced and screened to comply with all Greenville County requirements.

Lighting will be full cut-off fixtures and directional to contain light on site.

There will be 295 parking spaces provided within the project. Pedestrian access and circulation will comply with ADA and Greenville County regulations. Sidewalks will be placed in areas to accommodate pedestrian circulation and marked cross walks will identify both ADA and pedestrian travel lanes as they traverse the parking area.

There will be 2 points of ingress/egress; one of which will be at a signalized intersection. Improvements required by SCDOT will be met by the applicant.

The applicant states the proposed land use is for a 50,000 sq. ft. grocery store anchored shopping center with a total of 68,000 sq. ft. Adopted plans have consistently recommended limiting intense commercial development to those areas of Pelham Road east of Boiling Springs Road. These plans support a gradual transition from east to west away from the heavy commercialized section of Pelham and previous recommendations have gone to great lengths to maintain transitional uses and neighborhood scale commercial within this transition zone near the intersection of Pelham and Boiling Springs Road as recommended in the future land use map

To the north, the undeveloped FRD, Flexible Review District has 50,000 sq. ft. of Neighborhood Commercial uses planned for development. Likewise to the northeast, the location was recently rezoned to NC, Neighborhood Commercial that includes the QuikTrip gas station and 10,640 sq. ft. of professional office space. In total, 60,000 sq. ft. of neighborhood scale commercial, retail, and office space is already committed to this intersection and would be doubled with this proposal of more than 68,000 sq. ft. of retail commercial and a third gas station.

In contrast, the intensity of the proposed FRD, Flexible Review District, is out of character for this location and resembles a product that would also fit into a C-3, Commercial category. This type of proposed intensity is characteristic of the heavier commercialized areas east on Pelham Road. Furthermore, an approval to this intense project would set a precedent for areas transitioning from office and neighborhood commercial to residential. The design lacks connections that would better facilitate traffic around the intersection with Boiling Springs. The proposal also has not assigned any square footage to the outparcel ("outlot") which would require an update to any approved zoning. The proposal also lacks details on the color schemes and materials for the signage as well as dumpster locations.

The gas sales "outlot" has no specific information on where travel lanes, possible parking, and gasoline canopy would be located. This lack of definitive information on the proposed "outlot" offers little information to make an informed decision. Staff is concerned about gas sales and the associated traffic circulation.

Staff understands there may be a need for particular uses; however, the proposed intensity for this site is out of character with the surrounding land uses and traffic would lack adequate access.

UPDATED SUMMARY:

Compared to the original application, the updated plan increased the proposed commercial area by 5,000 sq.ft. to a total of 73,000 square feet; two secondary locations of ingress/egress are included connecting to parcels to the west and east; specified the operational times of 6 am to midnight; noted the group sign would be located at the signalized intersection while the secondary sign located at the second Pelham Road entrance; and, removed gas sales as a use for the outlot.

The intensity of the proposed commercial development is out of character for this location and resembles a product that would also fit into a C-3, Commercial category. This type of proposed intensity is characteristic of the heavier commercialized areas east on Pelham Road toward I-85.

Staff's opinion remains that the scale, size, extent and overall level of commercialization proposed is out of character with this section of Pelham Road, an established low intensity office/neighborhood commercial transitional area.

CONCLUSION:

It is staff's opinion that this requested rezoning would have significant, immediate impact to the character of the surrounding area that is primed for significant change in the near future.

Based on these reasons, staff recommends denial of the request for FRD, Flexible Review District. The Planning Commission recommended denial.

The Committee members discussed the request and looked at the traffic already on Pelham Road along with other Commercial establishments in the area.

MOTION:

By Mr. Payne to approve the updated plan for CZ-2016-36. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

UPDATE ON THE TAYLORS PLAN

Scott Park addressed the Committee members with a brief presentation on the work that has been done on the Taylors Plan. He stated to allow Dr. Cates an opportunity to join the Finance Committee, staff was requesting the Committee to move the item forward to a Public Hearing.

MOTION:

By Dr. Cates to move the Taylors Plan forward to full Council and a Public Hearing. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

Scott Park reviewed the process used in determining what the Taylors Plan would look like. He stated various meetings were held with community member and stakeholders to determine just what the community would like to see in the future. Surveys were taken at various locations as well as on line surveys. He pointed out what information was gathered from the surveys and community input. Clemson University students were also a part of the process with putting together concepts from

information gathered. Scott went over the ideas of redevelopment for the area, with commercial and residential growth. The Plan was available on the county website and will be coming back to the Committee in the future.

REQUESTS AND MOTIONS

Mr. Payne requested a meeting between the Planning and Development Committee and the Planning Commission, perhaps with an Executive Session to receive legal advice regarding Subdivision Guidelines.

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 5:57 p.m.

Respectfully Submitted,

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