

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
July 17, 2017
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, Vice Chairman
Mike Barnes
Ennis Fant
Rick Roberts

COMMITTEE MEMBERS ABSENT:

none

STAFF PRESENT:

Teresa Barber
Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn

PLANNING COMMISSION MEMBERS PRESENT

Nick Hollingshad
Metz Looper
Dave Stevenson

COUNTY COUNCIL MEMBERS PRESENT

Xanthe Norris
Fred Payne
Lyn Ballard

CALL TO ORDER

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

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE June 5, 2017 MEETING

MOTION: By Mr. Fant to approve the minutes of the June 5, 2017 meeting as presented.
The motion carried unanimously by voice vote.

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2017-37
APPLICANT:	Richard D. Williams for Faith Properties
PROPERTY LOCATION:	2401 Poinsett Highway
PIN/TMS#(s):	0439000600400
EXISTING ZONING:	R-7.5, Single-Family Residential
REQUESTED ZONING:	O-D, Office District
ACREAGE:	0.4
COUNCIL DISTRICT:	19 – Meadows
ZONING HISTORY:	The parcel was originally zoned R-7.5, Single-Family Residential in April 1972, as part of Area 3.
EXISTING LAND USE:	single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	NC	beautician shop (Sophisticuts)
East	C-2	vacant commercial
South	R-7.5	vacant wooded
West	R-7.5	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan and is designated as *Special Policy Area 2*.

ROADS: Poinsett Highway: four-lane State-maintained major arterial
Skyland Avenue: two-lane State-maintained minor arterial

Location of Traffic Count	Distance to Site	2007	2013	2015
Poinsett Highway	2,900' S	32,900	30,900 -6.1%	33,500 8.4%

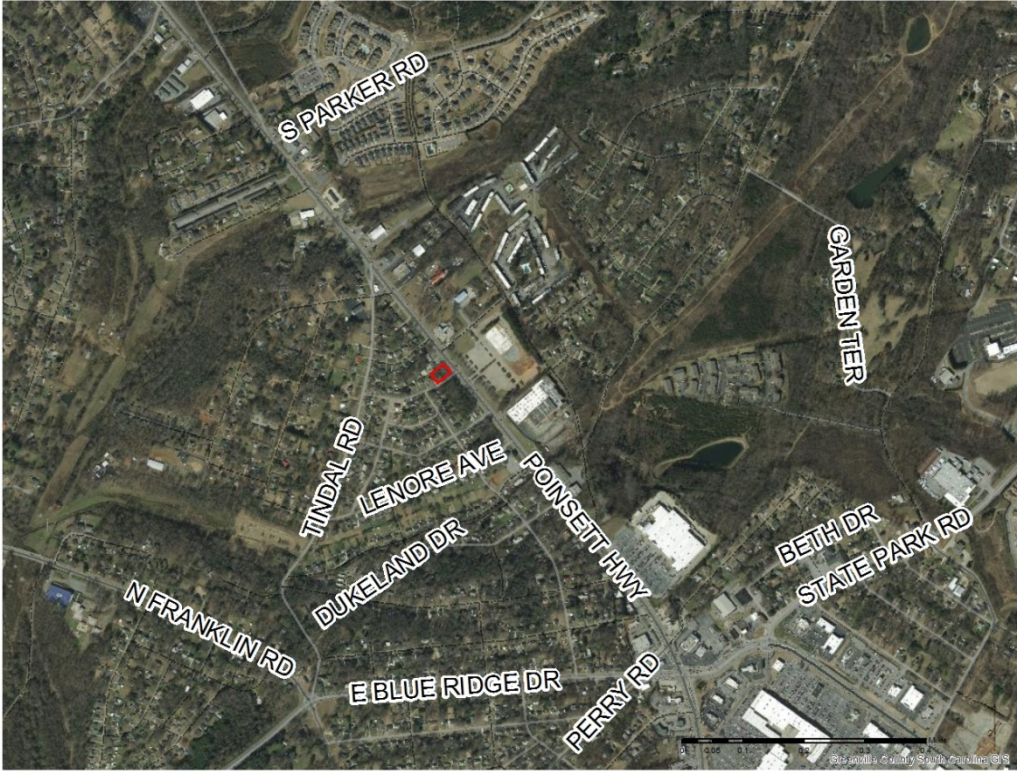
SUMMARY: The subject parcel zoned R-7.5, Single-Family Residential is 0.4 acres of property located on Poinsett Highway approximately 0.7 miles north of the intersection of Poinsett Highway and State Park Road. The parcel has approximately 100 feet of frontage along Poinsett Highway and 145 feet of frontage along Skyland Avenue. The applicant is requesting to rezone the property to O-D, Office District.

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

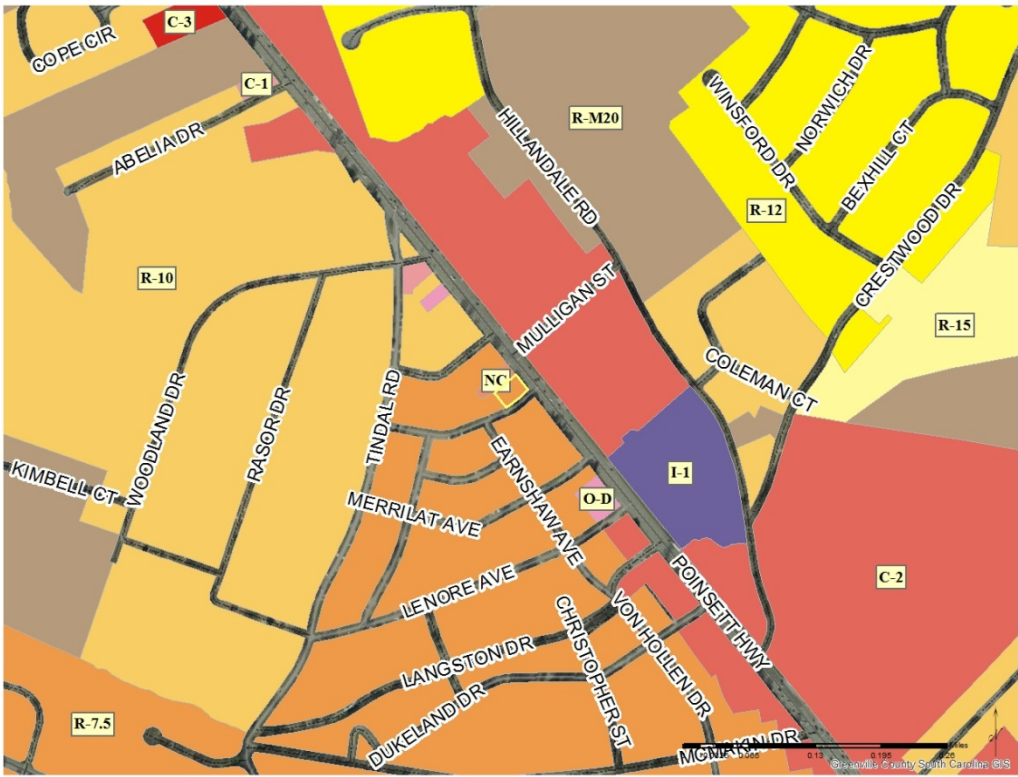
CONCLUSION: The subject site is located along a major arterial road, Poinsett Highway. Commercial zoning is present to north and east of the subject site. Staff is of the opinion that due to its location and the existing commercial zoning along Poinsett Highway, rezoning this parcel from R-7.5, Single-Family Residential to O-D, Office District would be an appropriate rezoning. The requested rezoning is also consistent with the Cherrydale Area Plan.

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

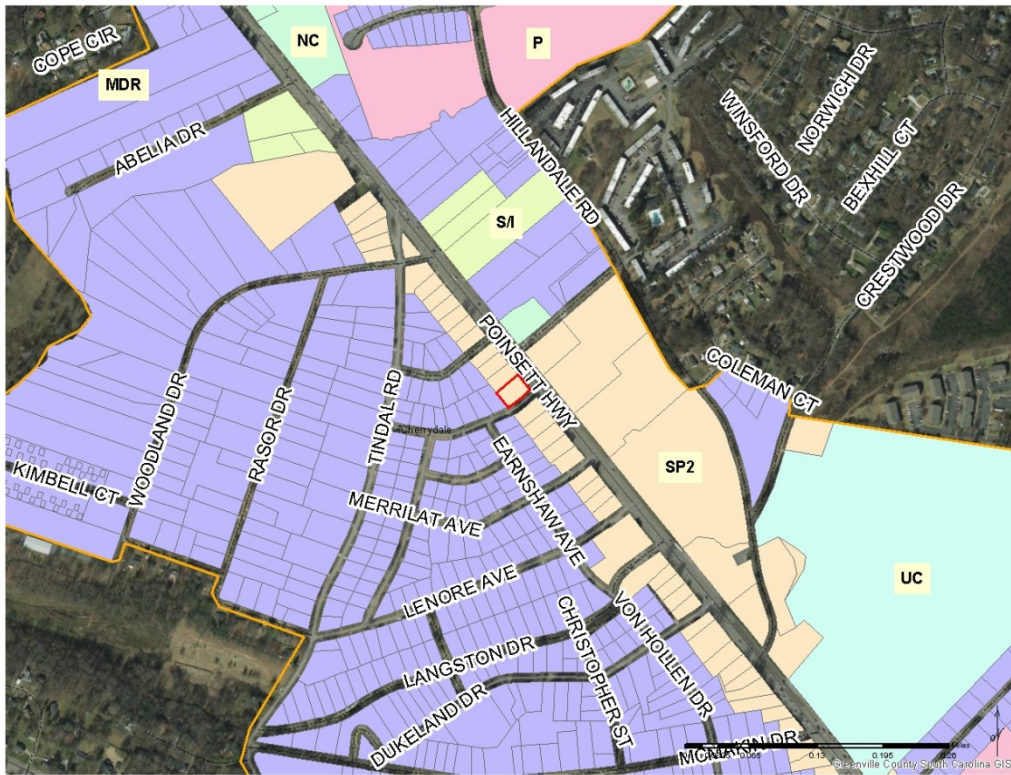
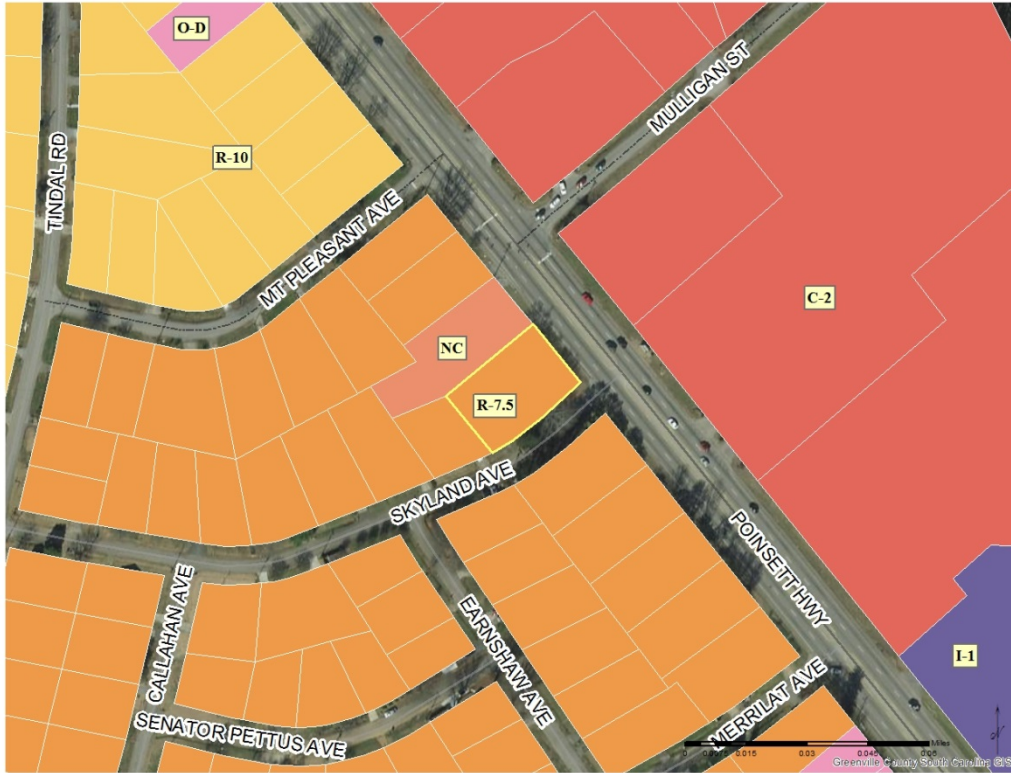
MOTION: By Dr. Cates to approve CZ-2017-37. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Cherrydale Area Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-39

APPLICANT: Brent Rogers, SC Greer Hwy 14 LLC for

PROPERTY LOCATION: GSP Drive

PIN/TMS#(s): 0529020101504

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-2, Commercial

ACREAGE: 2.3

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1970, as part of Area 1.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouse
East	I-1 and C-2	single-family residential and retail
South	C-3	convenience store and gas station
West	I-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Regional Corridor*.

ROADS: GSP Drive: two-lane County-maintained major collector
Highway 14: six-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
South Highway 14	7,600' N	26,100	25,400 -2.7%	24,300 -4.3%

SUMMARY:

The subject parcel zoned I-1, Industrial, is 2.3 acres of property located on GSP Drive approximately 0.4 miles north of Highway 14 and the I-85 interchange. The parcel has approximately 420 feet of frontage along GSP Drive and 170 feet of frontage along Highway 14.

The applicant is requesting to rezone the property to C-2, Commercial. The property is located near the Greenville County border. The subject site is located in the GSP Airport Environs District and near the City of Greer.

The applicant states the proposed land use is for retail/restaurant.

CONCLUSION:

The subject site is 2.3 acres of vacant wooded land located at the corner of Highway 14 and GSP Drive. It is surrounded by commercial and industrial type zoning and land uses. The Greenville Area Development Corporation stated that because of the size of the lot, there would be limited industrial uses for this site. Staff is of the opinion due to its limited industrial uses and the existing commercial zoning in the area, rezoning this parcel from I-1, Industrial to C-2, Commercial would be an appropriate rezoning. The requested rezoning is also consistent with the Greenville County Comprehensive Plan.

Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial. The Planning Commission recommended approval.

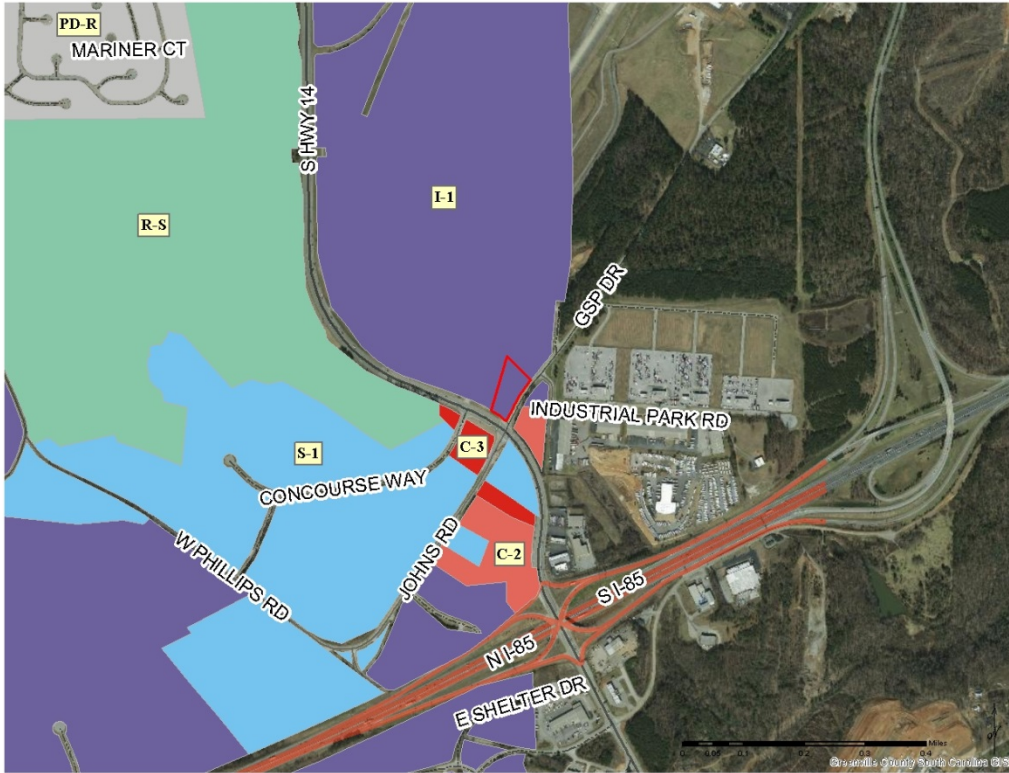
MOTION:

By Mr. Barnes to approve CZ-2017-39. The motion carried unanimously by voice vote. The motion carried unanimously by voice vote.



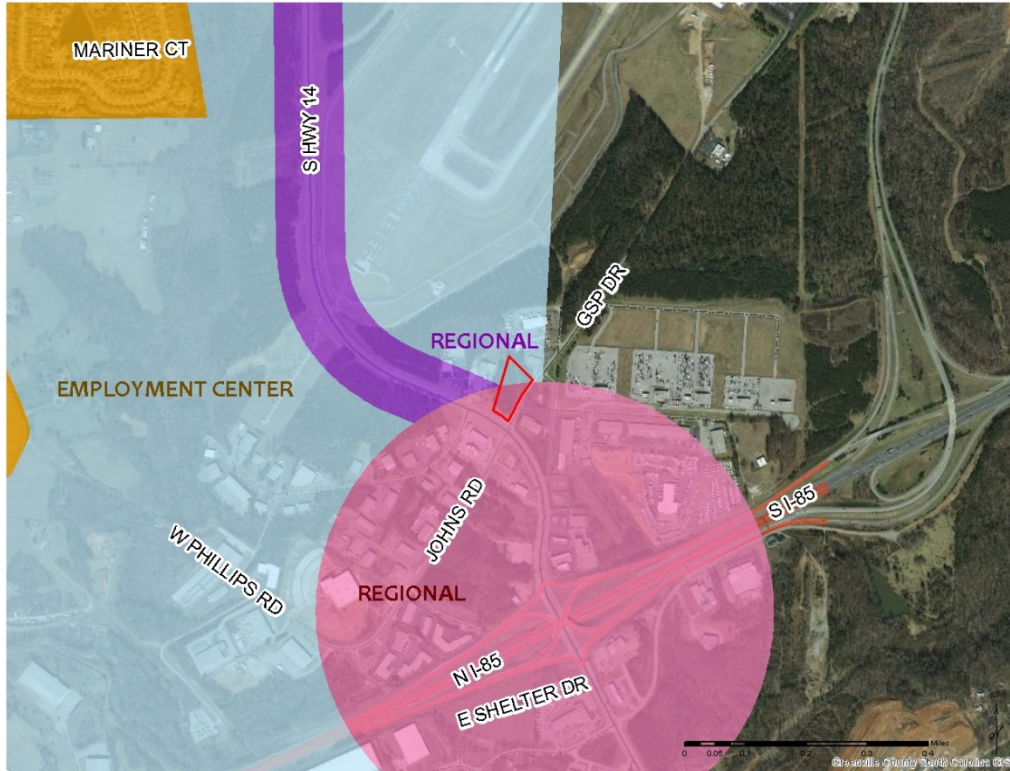
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-40

APPLICANT: Brad Toy, Edwards Road Ventures LLC for Dempsey Farms LLC

PROPERTY LOCATION: 5106 Edwards Road

PIN/TMS#(s): T002000400302

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M4, Multifamily Residential

ACREAGE: 36.8

COUNCIL DISTRICT: 20 – Cates

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

EXISTING LAND USE: single-family residential and vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	R-20 and R-M20	single-family residential and apartments
South	R-20 and R-12	single-family residential and vacant wooded
West	I-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated 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	Acres	Total Units
Current	R-20	2.2 units/acre	36.8	80 units
Requested	R-M4	4 units/acre		147 units

A successful rezoning may add up to 67 dwelling units.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Edwards Road	750' S	10,300	9,300	9,900
			-	6.5%
			9.7%	

SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 36.8 acres of property located on Edwards Road approximately 0.25 miles south of the intersection of Edwards Road and Wade Hampton Boulevard. The parcel has approximately 625 feet of frontage along Edwards Road.

The applicant is requesting to rezone the property to R-M4, Multifamily Residential. Floodplain and flood zone are located through the center of the property. The future land use map recommends 6 or more units per acre.

The applicant states the proposed land use is for residential.

CONCLUSION:

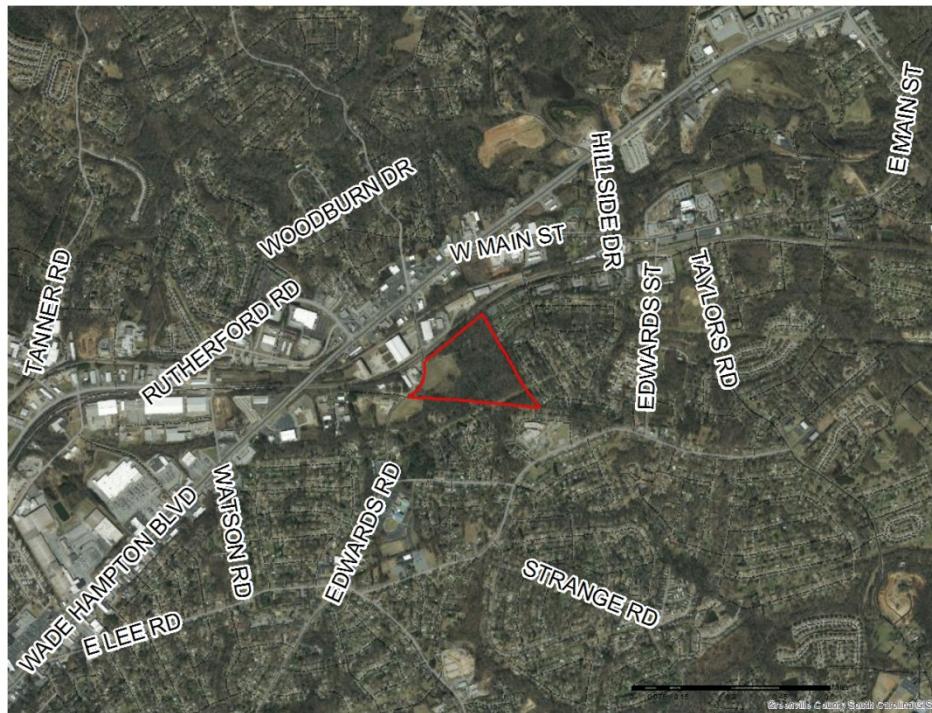
The subject site is located on the eastern side of Edwards’s Road where mainly single-family residential and some multifamily residential zoning and land uses are present. To the north across railroad tracks and on the west side of Edwards Road, service and industrial zoning and land uses are present. Staff is of the opinion this parcel is located in a transition area from service and industrial type uses to single-family residential zoning and land uses. Staff believes because of the subject sites unique location to existing railroad tracks and its proximity to single-family residences that rezoning this parcel to R-M4, Multifamily Residential would be an appropriate rezoning.

Based on these reasons staff recommends approval of the requested rezoning to R-M4, Multifamily Residential. Planning Commission recommends approval.

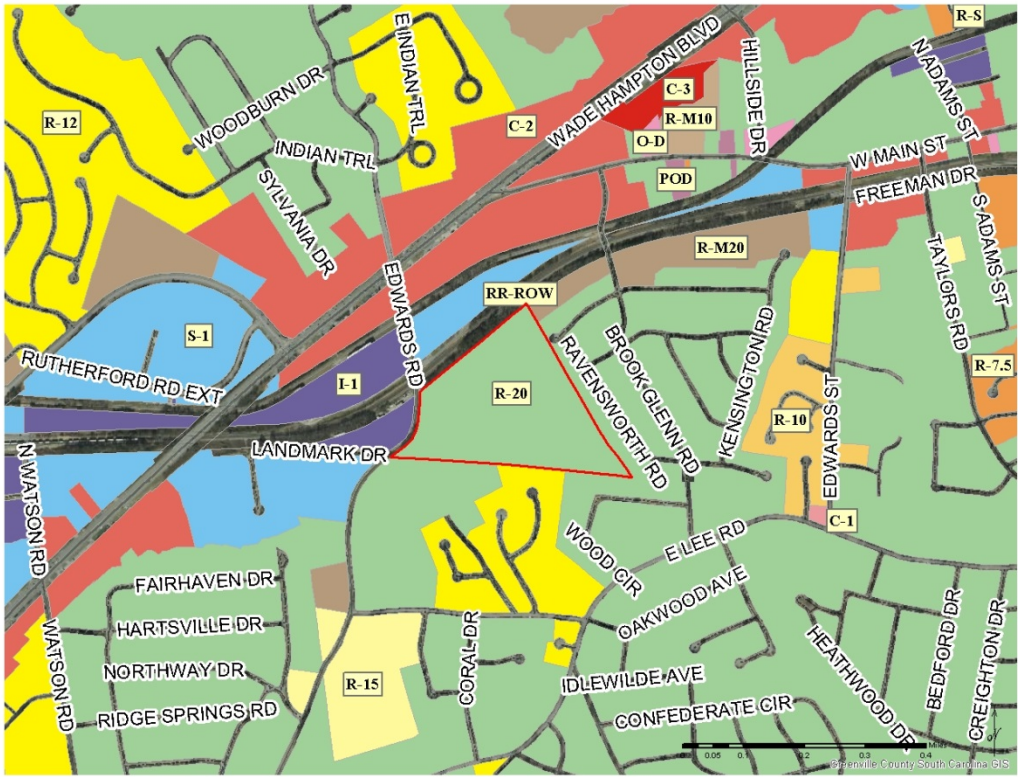
Dr. Cates spoke in favor of the request and mentioned the beautiful old barn that is on the property that has a wreath on it during the holiday season. He stated he understood the owners would be moving the barn to another location.

MOTION:

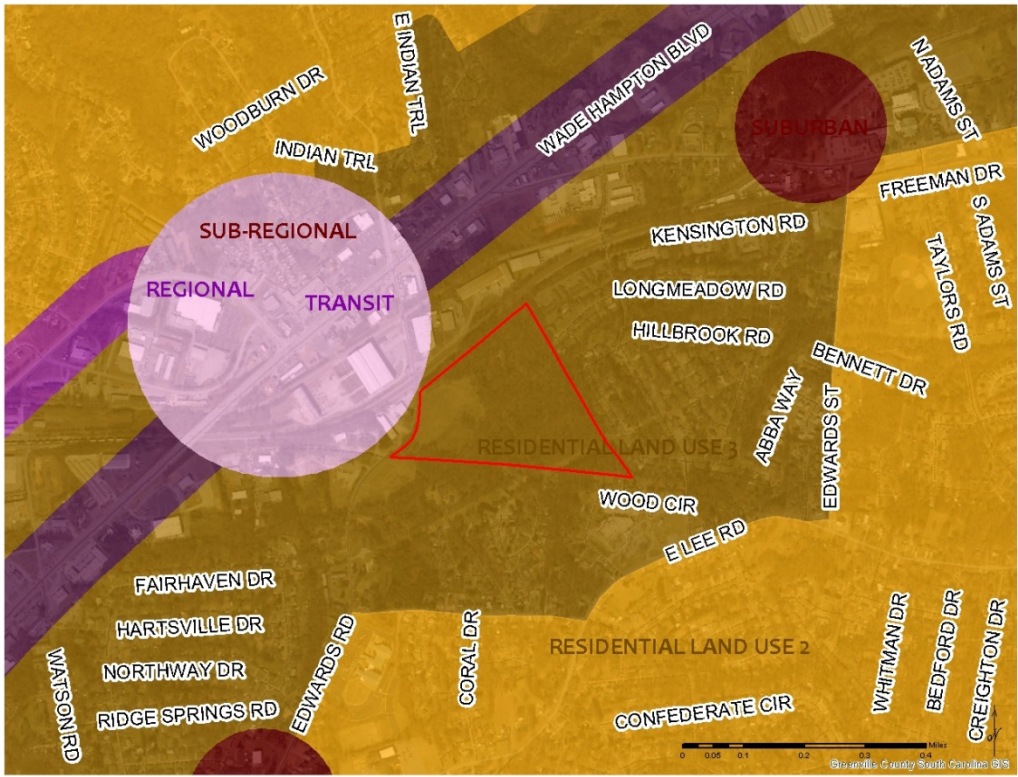
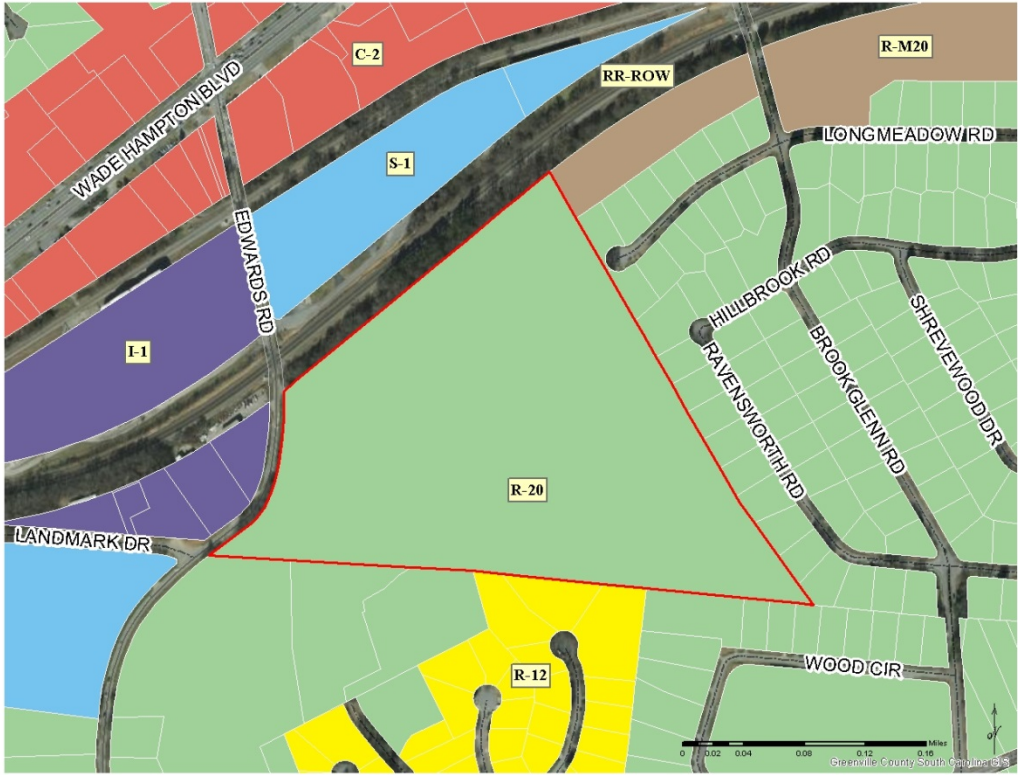
By Dr. Cates to approve CZ-2017-40. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-41

APPLICANT: Tori Wallace-Babcock for Central Realty Holdings, LLC

PROPERTY LOCATION: 10 Beacon Drive

PIN/TMS#(s): 0533040100702 (portion)

EXISTING ZONING: C-3, Commercial and R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 5.58

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: A portion of the parcel was originally zoned C-1, Commercial in May 1970, as part of Area 1. A portion of the parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was a successful rezoning to C-3, Commercial in 2013, CZ-2013-42. There was an unsuccessful rezoning to C-2, Commercial in 2016, CZ-2016-50. (Map 11)

EXISTING LAND USE: vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3	gas station and bank
East	C-2	retail shopping center
South	R-20 and C-3	extended stay hotel and vacant wooded
West	R-20 and R-M10	apartments (Views on Pelham) 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 is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS: Beacon Drive: two-lane County-maintained local

TRAFFIC:

No traffic counts are present in the area.

SUMMARY:

The subject parcel zoned C-3, Commercial and R-20, Single-Family Residential, is 5.58 acres of property located on Beacon Drive approximately 0.75 miles west of the Pelham Road and I-85 interchange. The parcel has approximately 360 feet of frontage along Beacon Drive.

The proposed development consists of five attached buildings with approximately 43,500 square feet of commercial retail space. The buildings range in size from 6,040 to 15,000 square feet. The proposed uses for the project would be restaurants and retail with the largest of the proposed buildings retailing spirits, wines, and beer. The buildings will be constructed of concrete masonry walls, structural steel, and metal stud framing. The architectural style on the project will be consistent with the architectural style of the Pelham at 85 Shopping Center.

Proposed sidewalks will align with existing sidewalks on the eastern side of Beacon Drive and designed to have connectivity with the other parts of the existing shopping center. Site lighting will utilize the same full-cutoff LED fixtures that are being used for the existing shopping center. The applicant is proposing 239 parking spaces (5.5 spaces/1000 sq. ft.) for this portion of the shopping center.

A required 25 foot building setback buffer is shown on the western side of the subject property. This area has some underground and overhead utilities with easements. The applicant is proposing to add additional landscaping in this buffer to screen the residential properties to the west without impacting the utilities. Parking lot landscaping will meet Section 12 Development Standards of the Greenville County Zoning Ordinances.

The proposed site plan shows two access points onto Beacon Drive along with internal access to the existing businesses to the north and south of the proposed rezone.

The applicant states the proposed land use is for Commercial Retail Development consistent with the Pelham at 85 Shopping Center.

CONCLUSION:

It is staff's opinion rezoning this portion of a parcel to FRD, Flexible Review District, for retail space is appropriate for this area, and is consistent with existing and surrounding land uses. This site is located within an established commercial development.

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

Mr. Roberts invited the representative to answer questions.

Tori Wallace-Babcock, East Stone Avenue, Greenville, SC
Answered questions regarding the architecture design of the project.

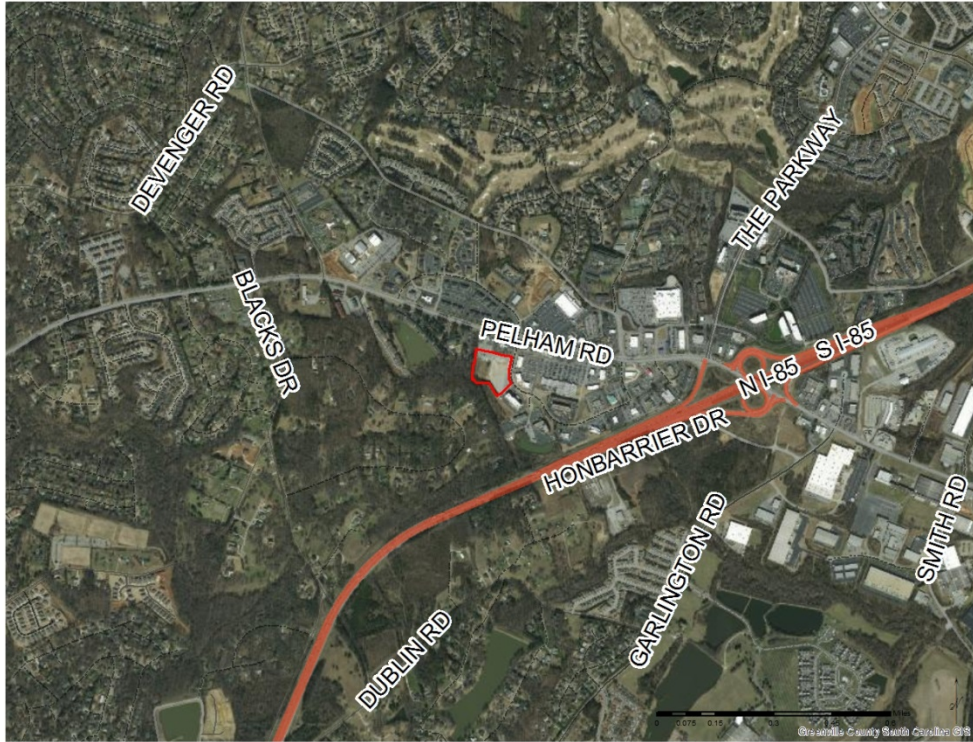
Mr. Roberts stated there was concern from the citizens about the flooding in the area. He asked how the county was going to update the control of flood water.

Ms. Gucker explained this was in the Rocky Creek watershed area. Any work the county does with the developer when they come in for construction they will have to work with the Floodplain Manager and also work with the Land Development Division. She stated they would have to meet all the requirements of the Stormwater Ordinance as well as water quality and water quantity issues. The county will work with the developer to insure no one is adversely affected.

Mr. Roberts stated he felt this was consistent with what was in the area.

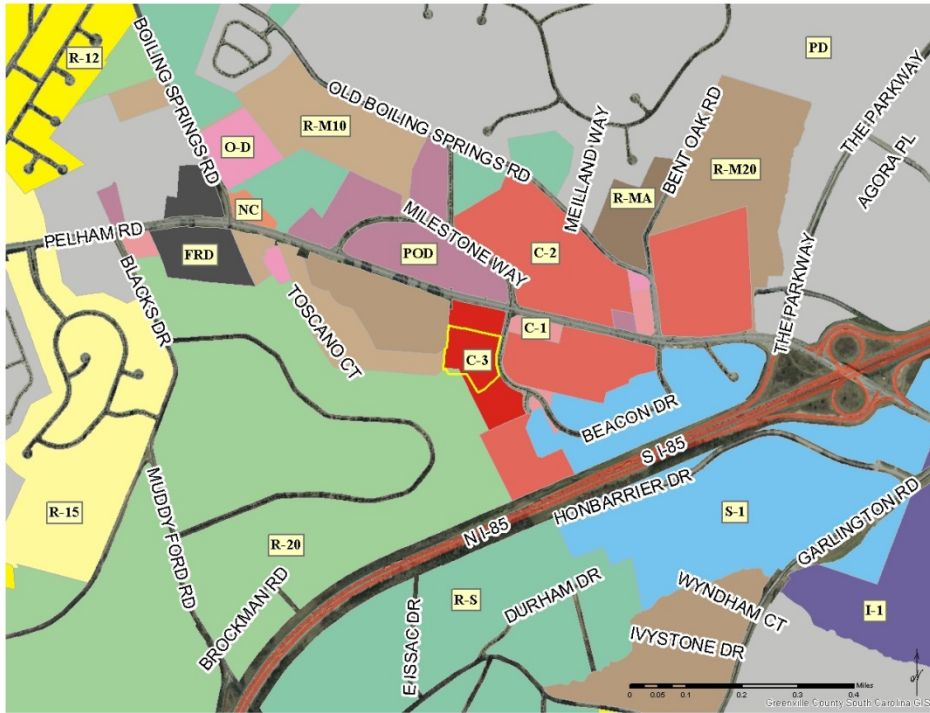
MOTION:

By Mr. Roberts to approve CZ-2017-41. The motion carried unanimously by voice vote.

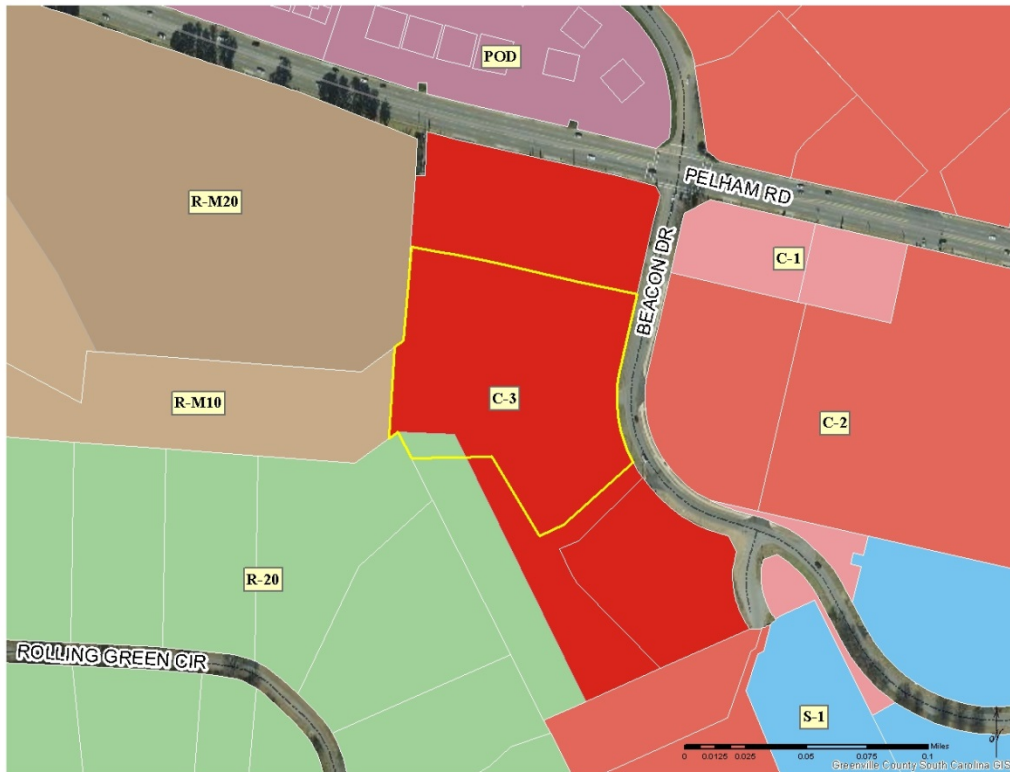


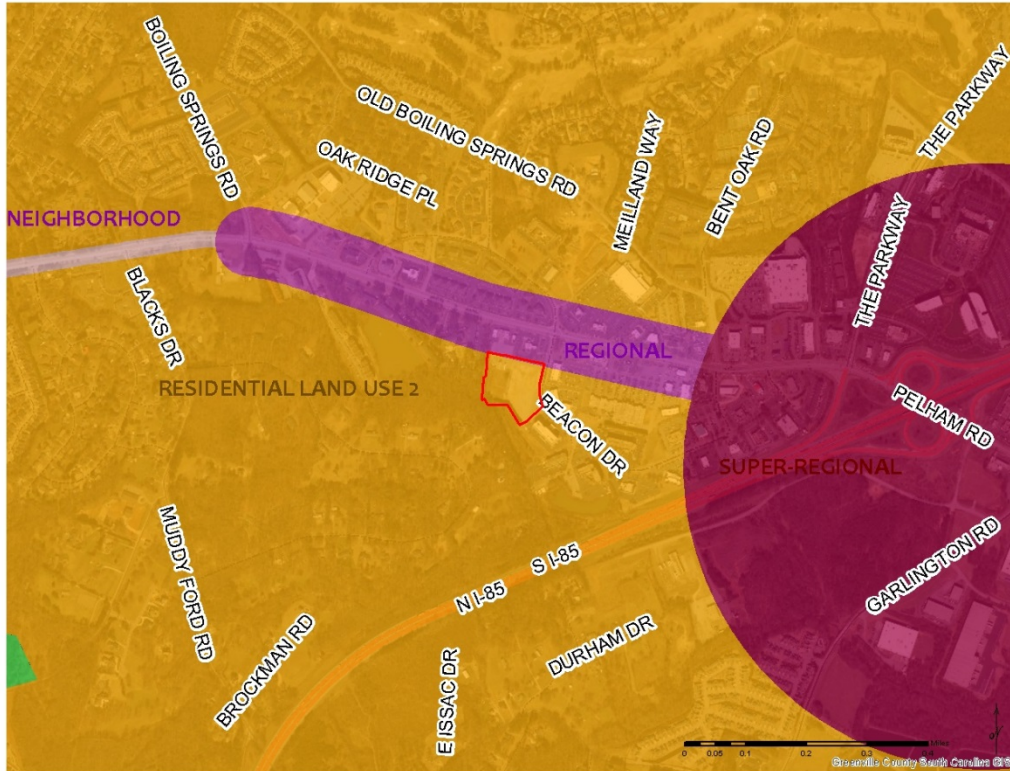
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-42

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Jennings Lyon

PROPERTY LOCATION: Cedar Lane Road

PIN/TMS#(s): B011000101000

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 12.3

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA and R-MHP	single-family residential and mobile home park
East	R-MA and C-2	single-family residential
South	R-M20 and C-3	apartments and vacant wooded land
West	S-1	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Berea Community Plan and is designated as *Commercial/Office* use.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	12.3	196 units
Requested	R-M20	20 units/acre		246 units

A successful rezoning may add up to 50 dwelling units.

ROADS: Cedar Lane Road: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Cedar Lane Road	5,700' E	17,500	18,700 6.9%	17,800 -4.8%

SUMMARY: The subject parcel zoned C-2, Commercial, is 12.3 acres of property located on Cedar Lane Road approximately 0.65 miles west of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 640 feet of frontage along Cedar Lane Road and 430 feet of frontage along Cothran Street.

The applicant is requesting to rezone the property to R-M20, Multifamily Residential. The subject site currently allows for 16

units per acre. There is floodplain located to the north of the subject site.

The applicant states the proposed land use is for multifamily residential.

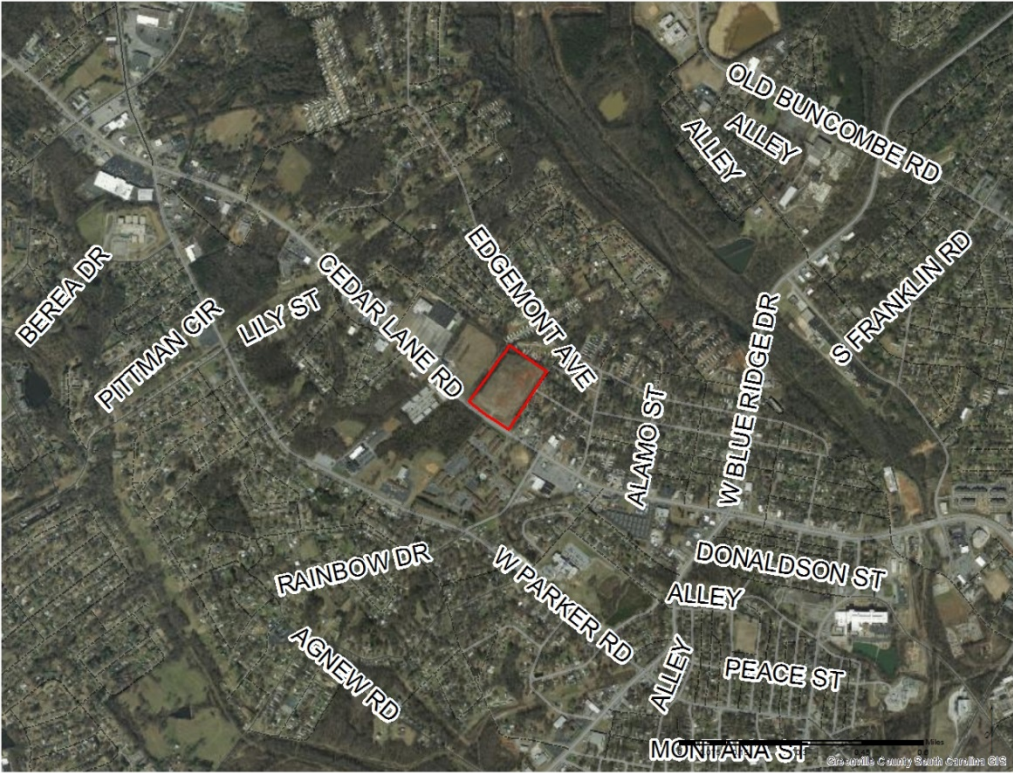
CONCLUSION:

The subject site is located along a major arterial road in a commercialized area. The subject site is also located within the Berea Community Plan as a recommended commercial/office land use. Staff is of the opinion the existing zoning of C-2, Commercial is an appropriate zoning and is consistent with the Berea Community Plan.

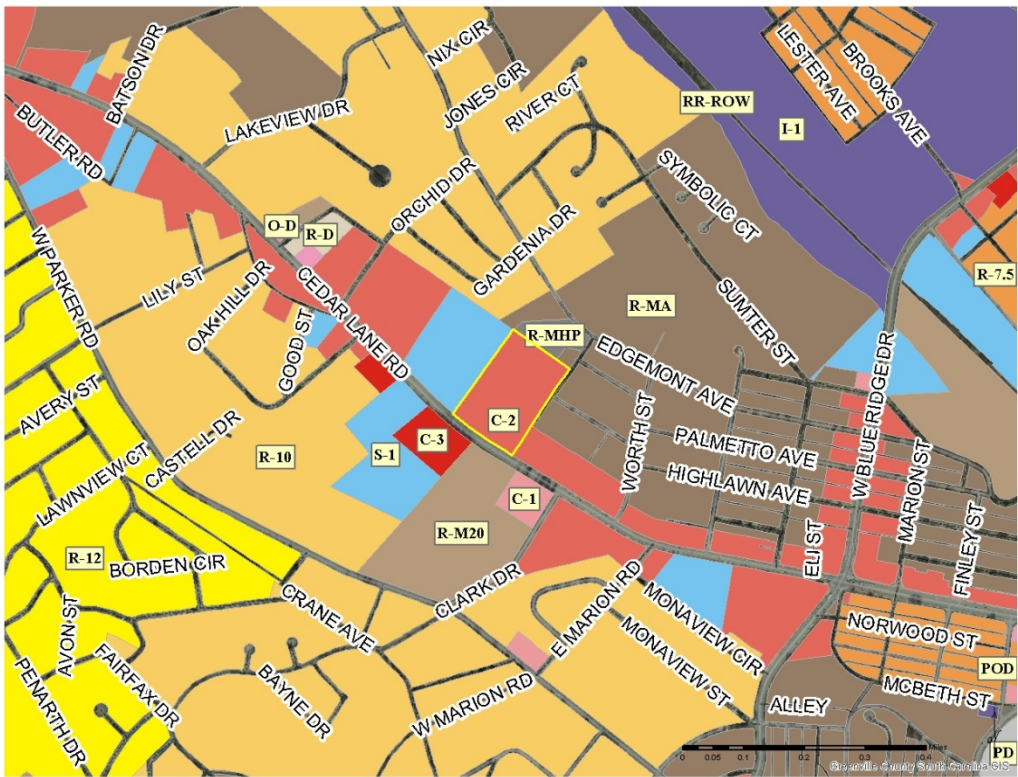
Based on these reasons staff recommends denial of the requested rezoning to R-M20, Multifamily Residential. The Planning Commission recommended denial.

MOTION:

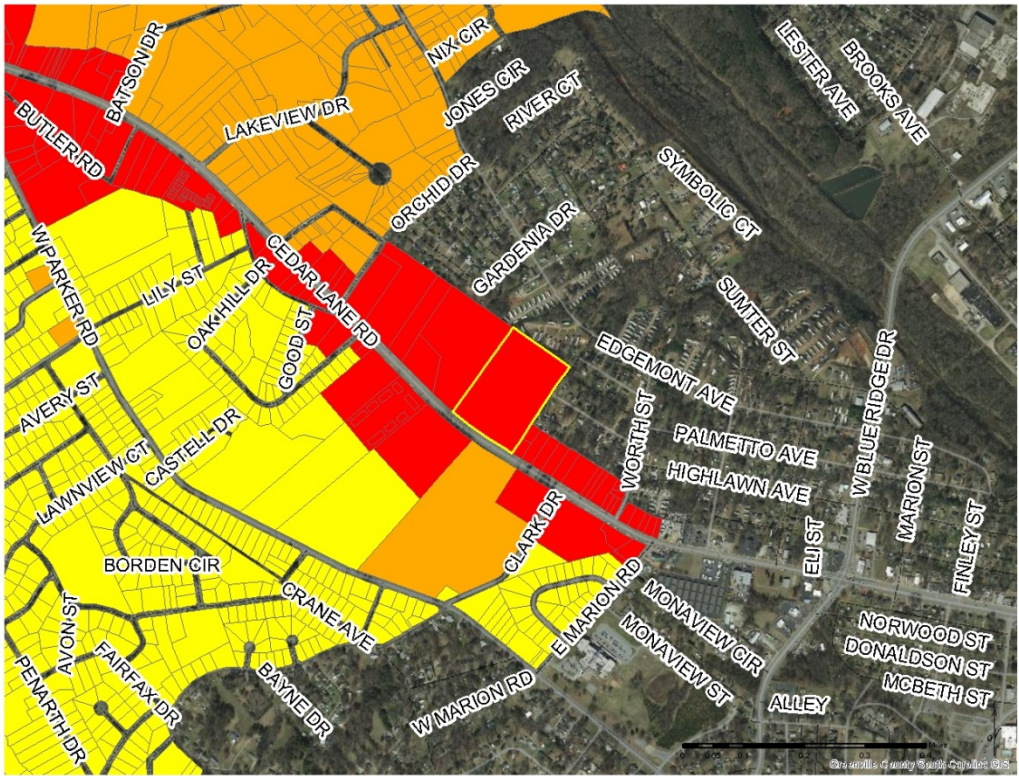
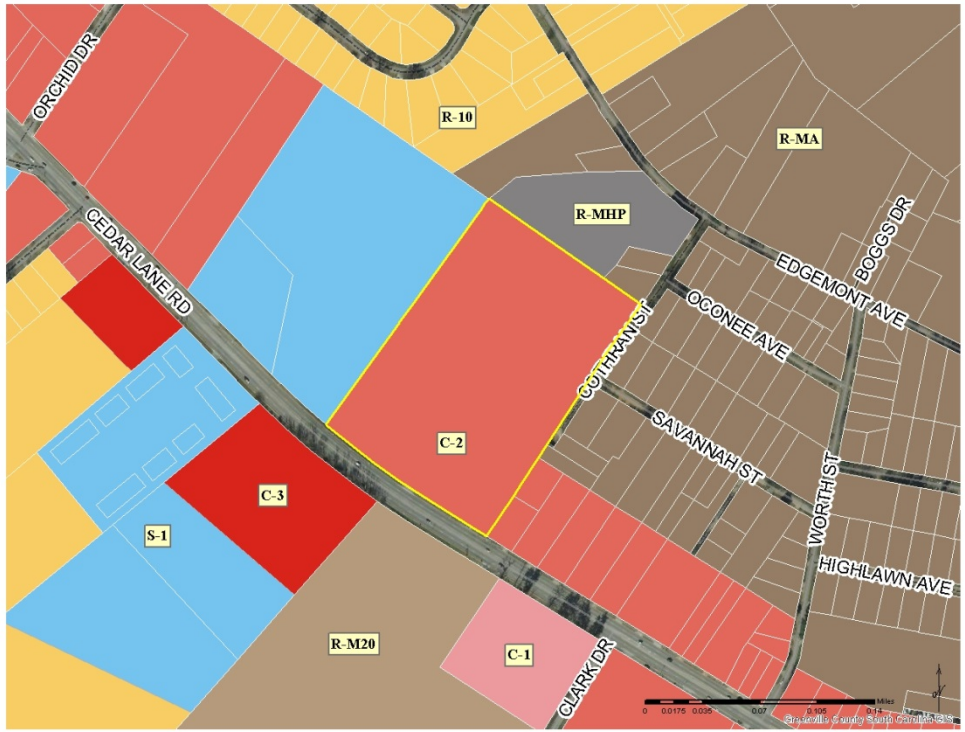
By Dr. Cates to deny CZ-2017-42. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Berea Area Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-32

APPLICANT: Raymond Levy

PROPERTY LOCATION: Allen Street, Bynum Street and Hillhouse Street

PIN/TMS#(s): 0103002400600, 0103002400700, 0103002400800,
0103002400900,
0103002401000, 0103002401100, 0103002401200,
0103002401300,
0103002401400, 0103002401500, 0103002401600 and
0103002401700

EXISTING ZONING: C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential

REQUESTED ZONING: R-M16, Multifamily Residential

ACREAGE: 2.28

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcels were originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. Parcels, 0103002401200, 0103002401300, 0103002401400 and 0103002401500 had a successful C-2, Commercial rezoning request in 1995, CZ-1995-71. Parcels 0103002400700, 0103002400800, 0103002400900, 0103002401600 and 0103002401700 had a successful C-3, Commercial rezoning request in 2002, CZ-2002-35.

EXISTING LAND USE: retail, storage, single-family residential and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential (Dunean Heights SD), retail and vacant retail
East	S-1 and C-1	convenient store and gas station and vacant retail
South	R-10	automobile service
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Dunean Community Plan designated as a Residential Gateway Area.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	Acres	Units	Total Units
Current	C-3	16 units/acre	0.98	15 units	31
Current	C-2	16 units/acre	0.96	15 units	
Current	R-10	4.4 units/acre	0.34	1 units	
Requested	R-M16	16 units/acre	2.28	36 units	36

A successful rezoning may add up to 5 dwelling units.

ROADS: Allen Street: two-lane State-maintained minor collector
Bynum Street: two-lane County-maintained local
Hillhouse Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Marue Drive	1,200' NE	3,900	3,500	3,900
			-	11.4
			10.3%	

SUMMARY: The subject parcels zoned C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential is 2.28 acres of property located on Allen Street approximately 0.6 miles west of the intersection of Henrydale Avenue and I-185. The parcel has approximately 360 feet of frontage along Allan Street, 230 feet of frontage along Bynum Street and 340 feet of frontage along Hillhouse Street.

The applicant is requesting to rezone the property to R-M16, Multifamily Residential. The subject site is located within the Dunean Area and is part of the Dunean Community Plan.

The applicant states the proposed land use is for multifamily residential townhomes.

CONCLUSION: Currently the subject site is being used for retail, single-family residential, vacant land and the storage of used tires. Staff believes the requested rezoning would allow land that has been

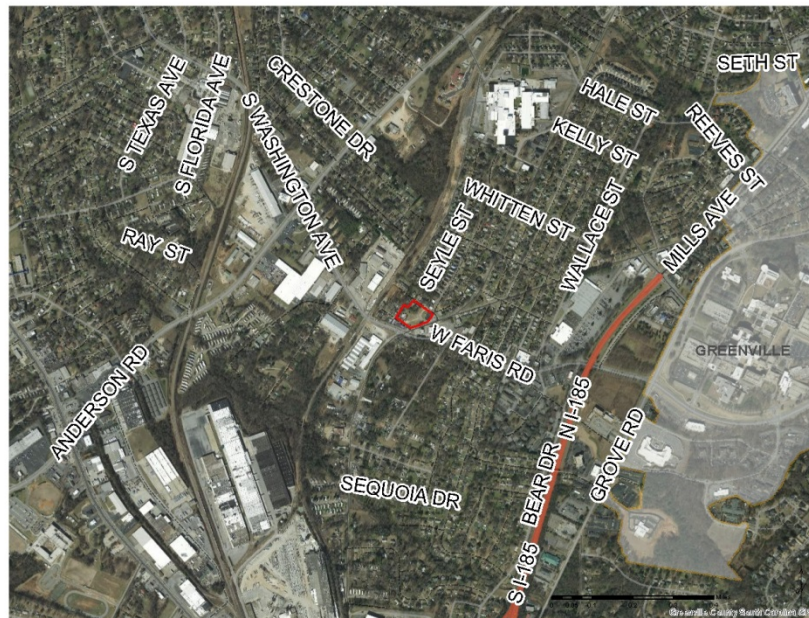
considered vacant or undeveloped for years the opportunity to improve the surrounding community. Staff is of the opinion the requested rezoning to R-M16, Multifamily Residential would have a positive impact on the surrounding neighborhood.

Based on these reasons staff recommends approval of the requested rezoning to R-M16, Multifamily Residential. The Planning Commission recommended approval.

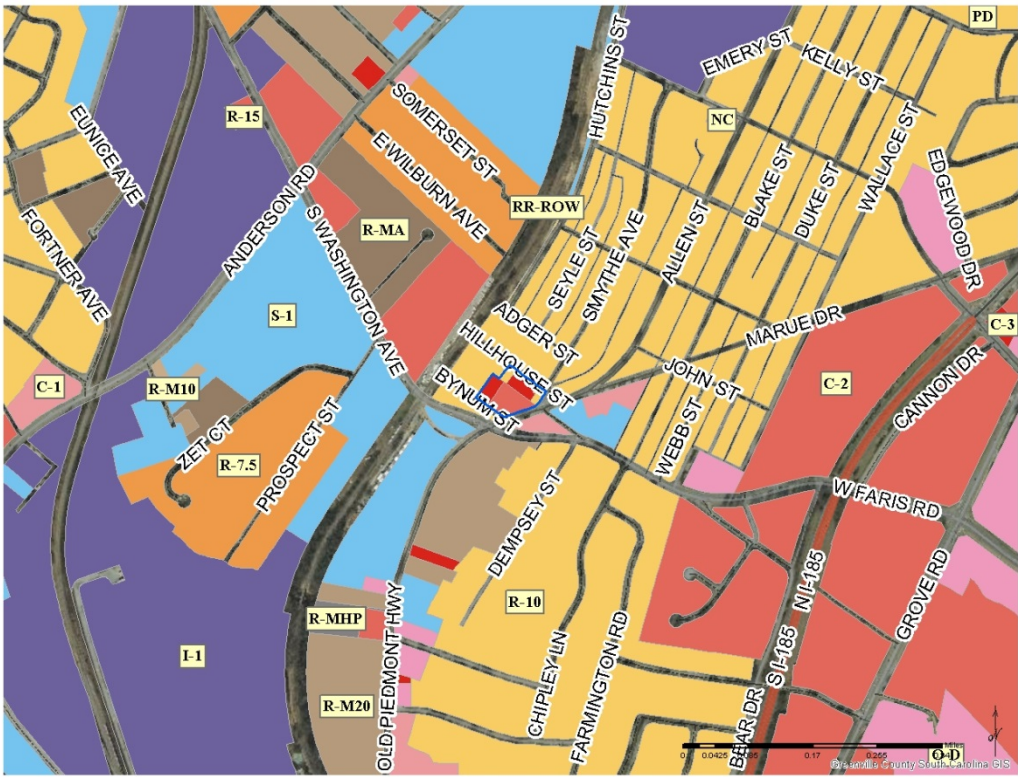
Chairman Dill noted the Committee held the item for further research.

Councilwoman Norris stated she was satisfied with the results.

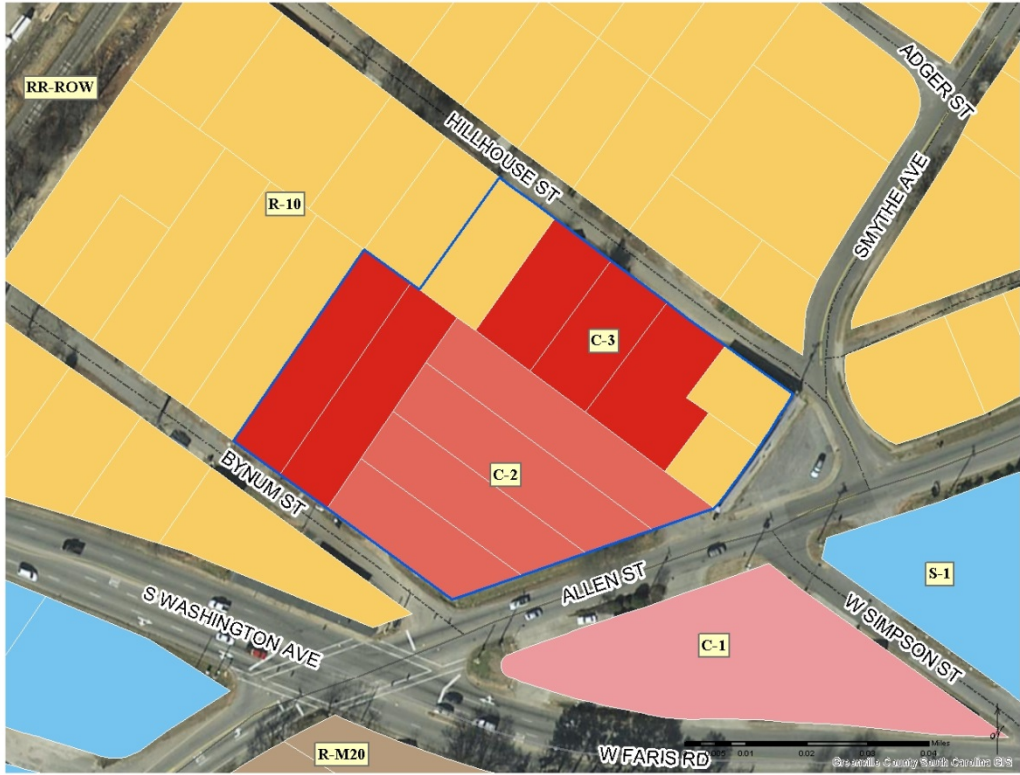
MOTION: By Mr. Fant to approve CZ-2017-32. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



The Dunean Community Conceptual Plan

Re-Connect, Re-Invest, Re-Use,
Re-Imagine, Re-Discover, Re-Invigorate



Future Land Use Map

REQUESTS AND MOTIONS

Chairman Dill stated about two years ago a rezoning was approved in the same area as the rezoning approved this evening on Poinsett Highway. He stated at the time it was approved for a Dentist's Office. He stated he was concerned people were still living there after it was approved for a Dentist Office. He asked if there was a time limit on doing what you said you would do, and it reverts. Can you live in a piece of Commercial property?

Dean Campbell, Assistant County Attorney stated he would check into the matter. He stated he was not aware of any time limits and did not think there were any reversion.

Ms. Buathier stated once a zoning becomes effective, effective that day being changed to OD Office District, then Single-Family Residential is not allowed in that district.

Mr. Roberts stated his district was fortunate in a lot of ways, but the traffic issues and flooding issues were growing if anything. He stated he would like for the county to come up with some kind of plan that was long term. He stated neighborhood after neighborhood kept being approved. He stated he was aware every district had their concerns, but his district just cannot handle it. Mr. Roberts asked if the county standards needed to be changed with the rainfall that is changing.

Ms. Gucker explained to Mr. Roberts the Floodplain Ordinance which was quite strict. She explained the standards as well as the National Standards along with the various watershed studies the county performs. She explained the county's neighborhood drainage program as well as the off right of way program. She stated if work was done on a citizen's property, the property owner would be responsible for the materials and the county would do the work at no cost to the citizen.

ADJOURNMENT

MOTION: By Dr. Cates to adjourn. Without objection the meeting adjourned at 5:38 p.m.

Respectfully Submitted,

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