

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
May 14, 2018
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:

Lynn Ballard, Chairman
Sid Cates, Vice Chairman
Mike Barnes
Ennis Fant

COMMITTEE MEMBERS ABSENT:

Rick Roberts

STAFF PRESENT:

Phoenikx Buathier
Craig Burgess
Dean Campbell
Paula Gucker
Helen Hahn
Sarah Holt
Alan Willis

OTHER COUNCIL MEMBERS PRESENT

Chairman Kirven

PLANNING COMMISSION MEMBERS PRESENT

Dave Stevenson

CALL TO ORDER

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

INVOCATION

Dr. Cates provided the invocation

APPROVAL OF THE MINUTES OF THE APRIL 30, 2018 COMMITTEE MEETING

MOTION: By Dr. Fant to approve the minutes of the April 2, 2018 Committee meeting as presented. The motion carried unanimously by voice vote.

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-14

APPLICANT: David Reid Rosenberg for Bad Company III, LLC

PROPERTY LOCATION: 90 Allen Street

PIN/TMS#(s): 0103002200103 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1.16

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was a successful C-1, Commercial rezoning request in 1989, CZ-1989-60. There was a successful S-1, Services rezoning request in 2000, CZ-2000-81.

EXISTING LAND USE: vacant office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1 and R-10	fire station, duplexes and single-family residential
East	S-1	warehouse
South	C-1 and R-10	single-family residential, convince store and gas station
West	R-M16	apartments

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*.

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	S-1	0 units/acre	1.16	0 units
Requested	C-1	12 units/acre		13 units

A successful rezoning may add up to 13 dwelling units.

ROADS:
 Allen Street: two-lane State-maintained minor collector
 West Simpson Street: two-lane County-maintained local
 West Faris Road: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Marue Drive	1,120' E	3,900	3,500	3,900
			-	10.3%
			10.3%	

SUMMARY: The subject parcel zoned C-1, Commercial, is 1.16 acres of property located on Allen Street approximately 0.5 miles southeast of the intersection of Anderson Road and South Washington Avenue. The parcel has approximately 230 feet of frontage along Allen Street, 250 feet of frontage along West Simpson Street and 280 feet of frontage along West Faris Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for retail.

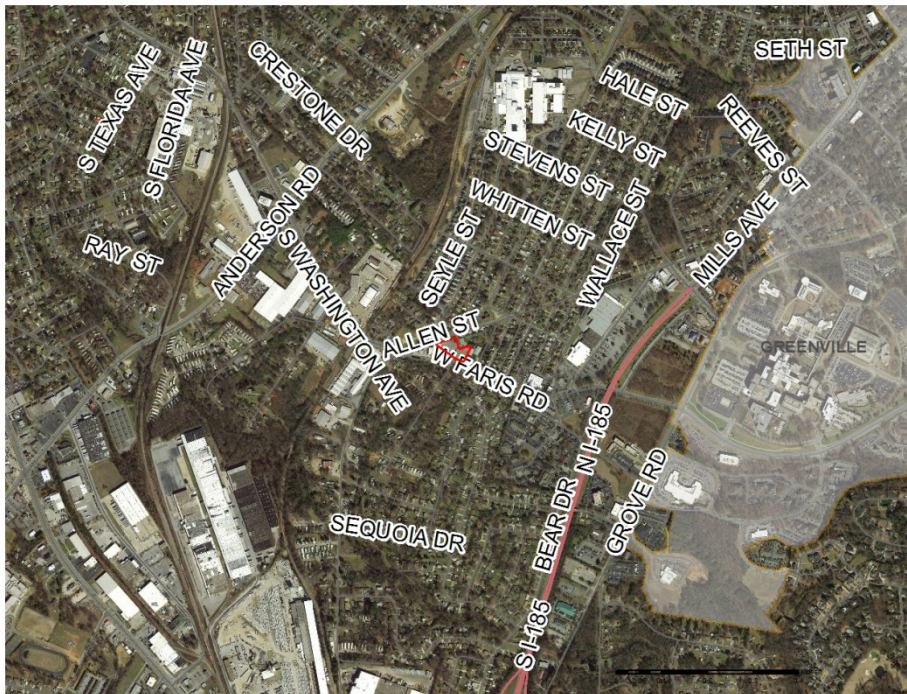
CONCLUSION:

Located on the edge of the Dunean Community, the subject site originally zoned for residential in 1973 has been zoned and used for commercial or service type land uses since 1989. There is currently vacant office on the property with a warehouse to the east, a fire station to the north and a convenience store and gas station to the south. The entire block is zoned C-1, Commercial or S-1, Services. Due to its close proximity to residential, C-1, Commercial zoning would be a more appropriate zoning for this area than the parcel's current zoning. Staff believes rezoning this parcel will have minimal impact on the surrounding community and will be more consistent with surrounding zoning.

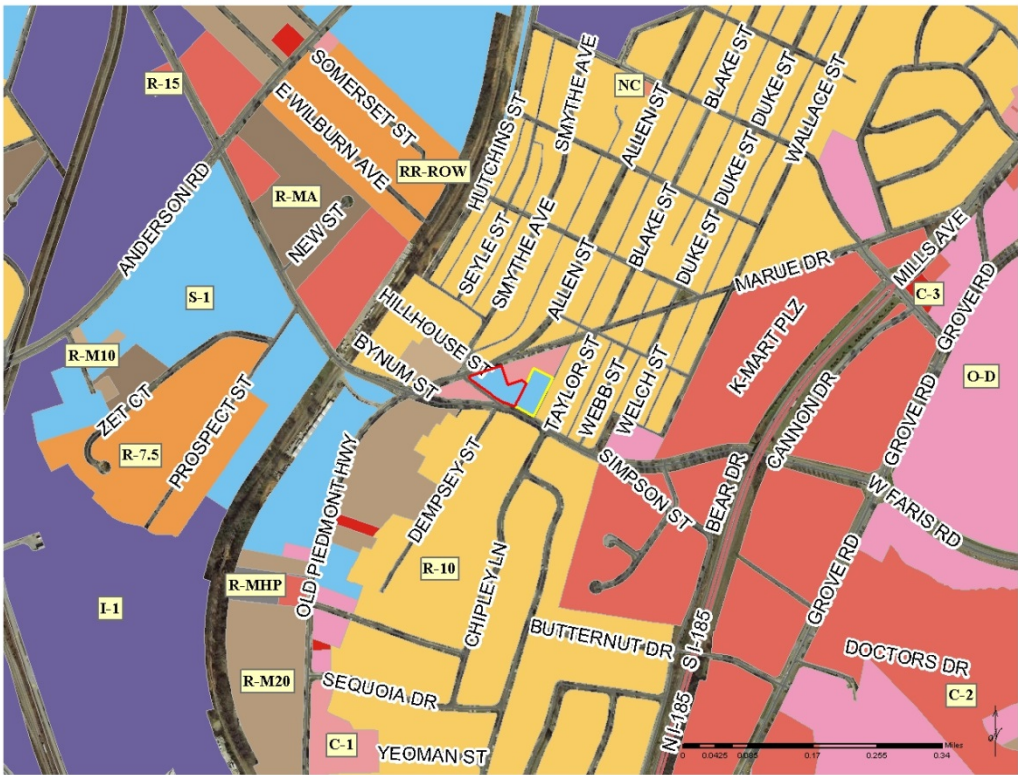
Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial. The Planning Commission and Planning and Development recommended approval. The item was held on the County Council floor on 4-3-18 and remanded back to the Planning and Development Committee on 4-17-18.

MOTION:

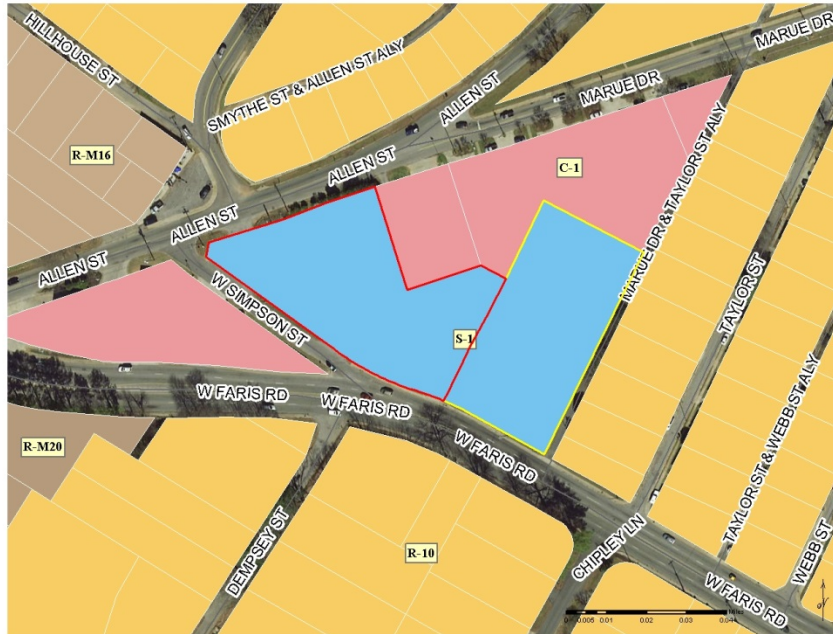
By Dr. Cates to approve CZ-2018-14. The motion carried by voice vote with one in opposition (Fant) and one absent (Roberts).



Aerial Photography, 2017



Zoning Map



Dunean Community Plan, Future Land Use Map

ADJOURNMENT

MOTION: Without objection Chairman Ballard adjourned the meeting at 5:45 p.m.

Respectfully Submitted,

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