

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
October 1, 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
Rick Roberts

COMMITTEE MEMBERS ABSENT:

STAFF PRESENT:

P. Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Sarah Holt
Regina McCaskill
A. Willis

OTHER COUNCIL MEMBERS PRESENT

Xanthe Norris
Fred Payne

PLANNING COMMISSION MEMBERS PRESENT

Nick Hollingshad
Metz Looper
Dave Stevenson

CALL TO ORDER

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

INVOCATION

Dr. Cates provided the invocation.

Chairman Ballard thanked Dr. Cates for conducting the meetings for him while he was away.

APPROVAL OF THE MINUTES OF THE SEPTEMBER 17, 2018 COMMITTEE MEETING

MOTION: By Dr. Fant to approve the minutes of the September 17, 2018 Committee meeting as presented. The motion carried unanimously by voice vote.

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-54

APPLICANT: Gabriel Ricardo Tovar

PROPERTY LOCATION: 2815 Poinsett Highway

PIN/TMS#(s): 0435000100200

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.71

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3. There was an unsuccessful C-3, Commercial rezoning request in 2018, CZ-2018-24.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	vacant wooded land
East	C-1	vacant wooded land
South	R-10	single-family residential
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan, designated as a *MDR, Medium Density Residential*.

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-10	4.4 units/acre	0.71	4 units
Requested	C-1	12 units/acre		8 units

A successful rezoning may add up to 4 dwelling units.

ROADS: Poinsett Highway: five-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Poinsett Highway	2,480'N	18,400	17,400	22,900
			-5.4%	31.6%

ANALYSIS: The subject site is located along a five lane state-maintained major arterial road. The subject site is also located in the Cherrydale Area Plan recommending Medium Density Residential with 4 to 6 units per acre. There are no new road improvements planned for this area and level of service is not available.

SUMMARY: The subject parcel zoned R-10, Single-Family Residential, is 0.71 acres of property located on Poinsett Highway approximately 0.55 miles south of the Old Buncombe Road and Poinsett Highway interchange. The parcel has approximately 75 feet of frontage along Poinsett Highway. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for an office.

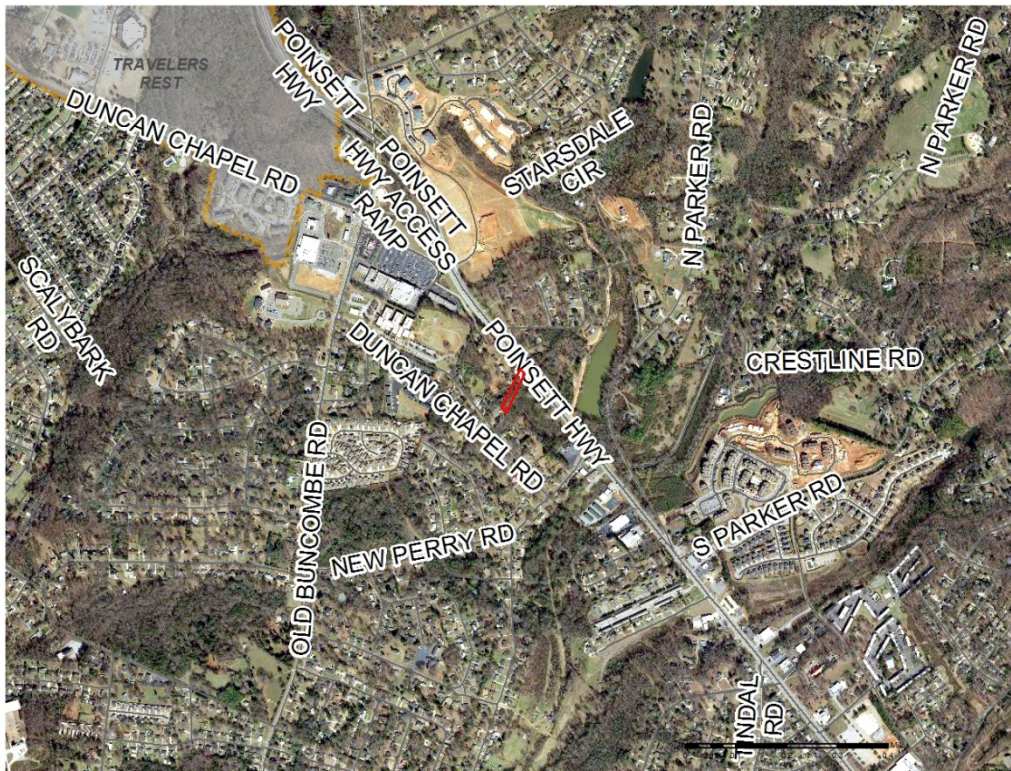
CONCLUSION:

The subject site is located along Poinsett Highway, a major arterial road. The surrounding zoning is PD, Planned Development to the north, C-1, Commercial to the east and R-10, Single-Family Residential to the south and west. The surrounding land uses are vacant wooded land and single-family residential. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the adjacent C-1, Commercial zoning and would be ideally found along a major arterial road.

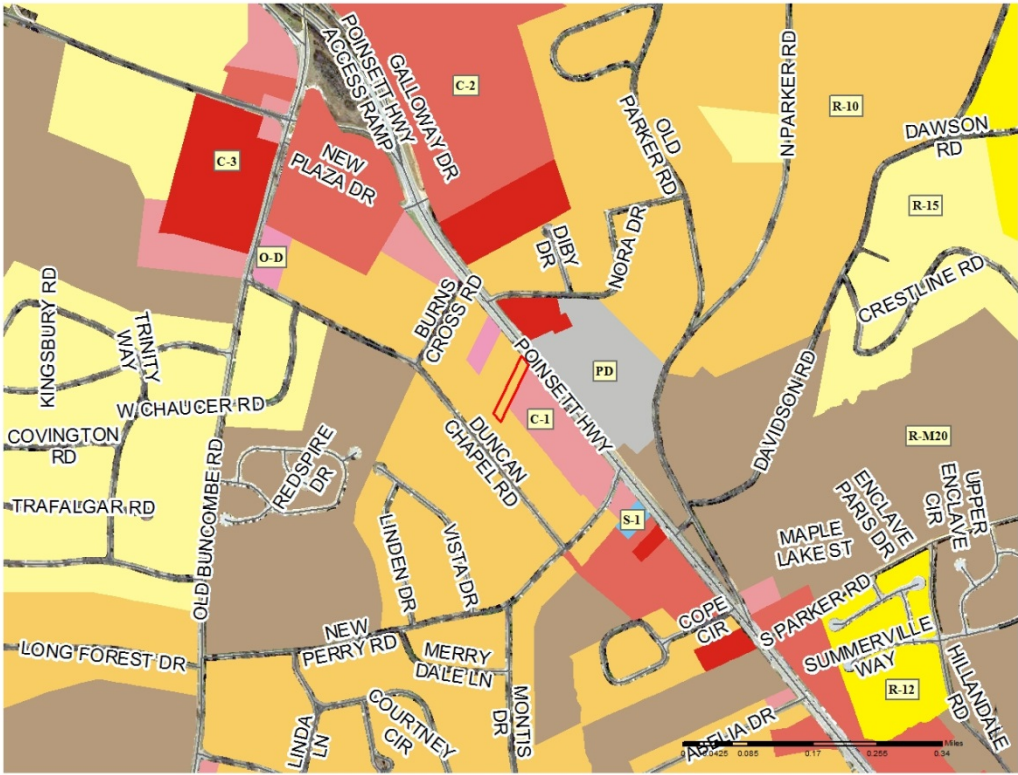
Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial. The Planning Commission recommended approval.

MOTION:

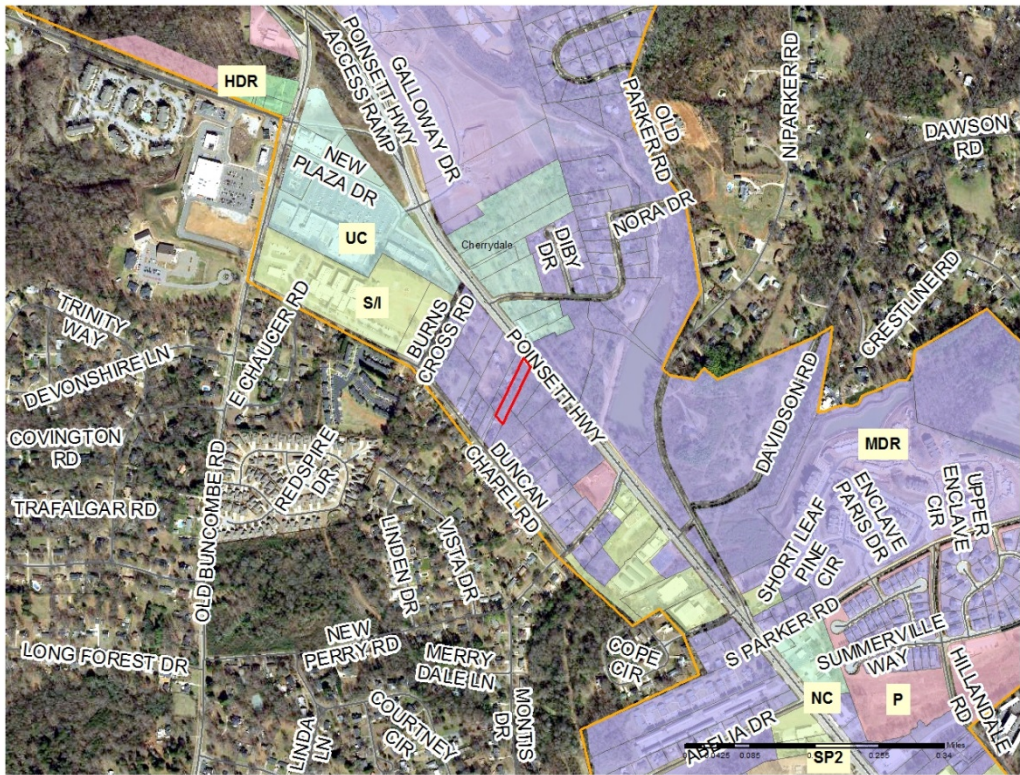
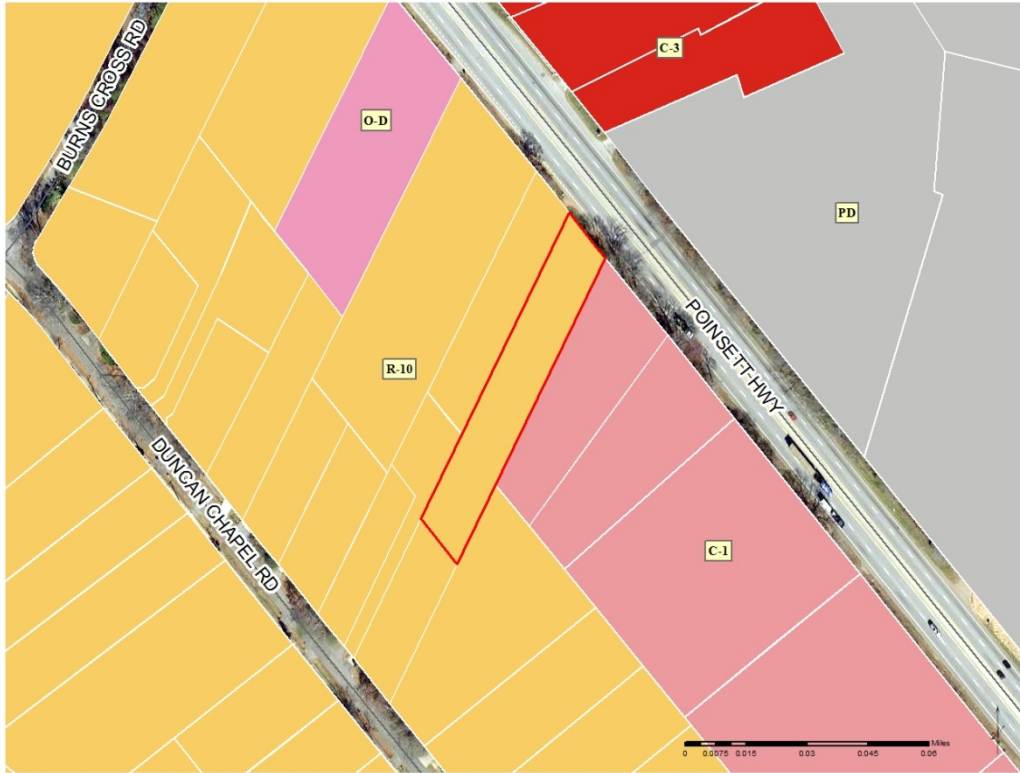
By Dr. Cates to approve CZ-2018-54. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Cherrydale Area Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-55

APPLICANT: Christopher Chambers for Chambers Grading, Inc.

PROPERTY LOCATION: Frontage Road

PIN/TMS#(s): WG10070100401

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 2.18

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1973, as part of Area 4A.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	vacant wooded land
East	C-1	vacant wooded land
South	S-1	vacant wooded land
West	S-1	industrial

WATER AVAILABILITY: Parker Sewer

SEWER AVAILABILITY: Greenville Water

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated as *Service/Industrial*.

ROADS: Frontage Road: two-lane State-maintained minor collector
Staunton Bridge Road: three-lane State-maintained minor collector
Interstate 85: six-lane State-maintained interstate

TRAFFIC: No traffic counts in proximity of Frontage Road.

ANALYSIS:

The subject site is a part of the South Greenville Area Plan and recommends Service and Industrial type uses for the site, which generally allows for heavier commercial uses that may require storage in warehouses, wholesaling, light industrial, as well as manufacturing and assembly plants. The subject site is also located between three major roads, Frontage Road, Staunton Bridge Road and I-85. There are no new road improvements planned for this area and level of service is not available.

SUMMARY:

The subject parcel zoned R-S, is 2.18 acres of property located on Frontage Road approximately 0.7 miles west of the intersection of I-85 and I-185 interchange. The parcel has approximately 950 feet of frontage along Frontage Road, 300 feet of frontage along Staunton Bridge Rd and 820 feet of frontage along I-85. The applicant is requesting to rezone the property to S-1, Services.

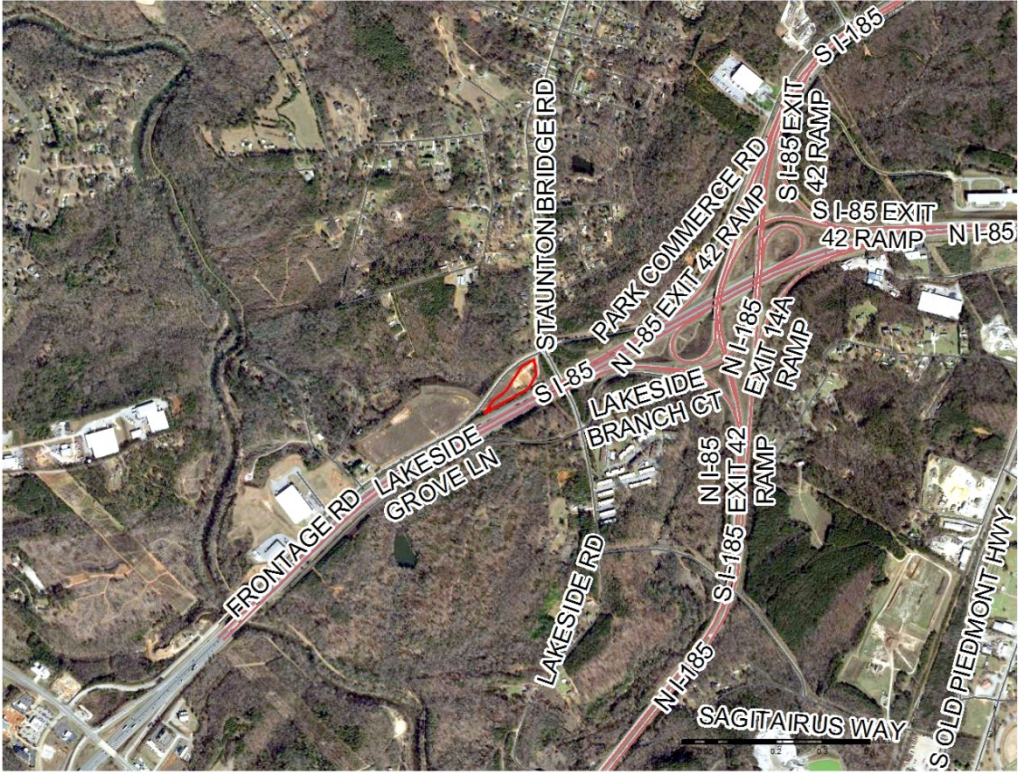
The applicant states the proposed land use is for employee parking.

CONCLUSION:

The subject site is located between three roads, Staunton Bridge Road, Frontage Road and Interstate 85. It is also surrounded by S-1, Services zoning to north, west and south. Staff believes rezoning this parcel to S-1, Services is an appropriate rezoning based on the surrounding zoning, Service type land uses in the area and its close proximity to major roadways. The requested rezoning is also consistent with the South Greenville Area Plan recommending service and industrial type land uses.

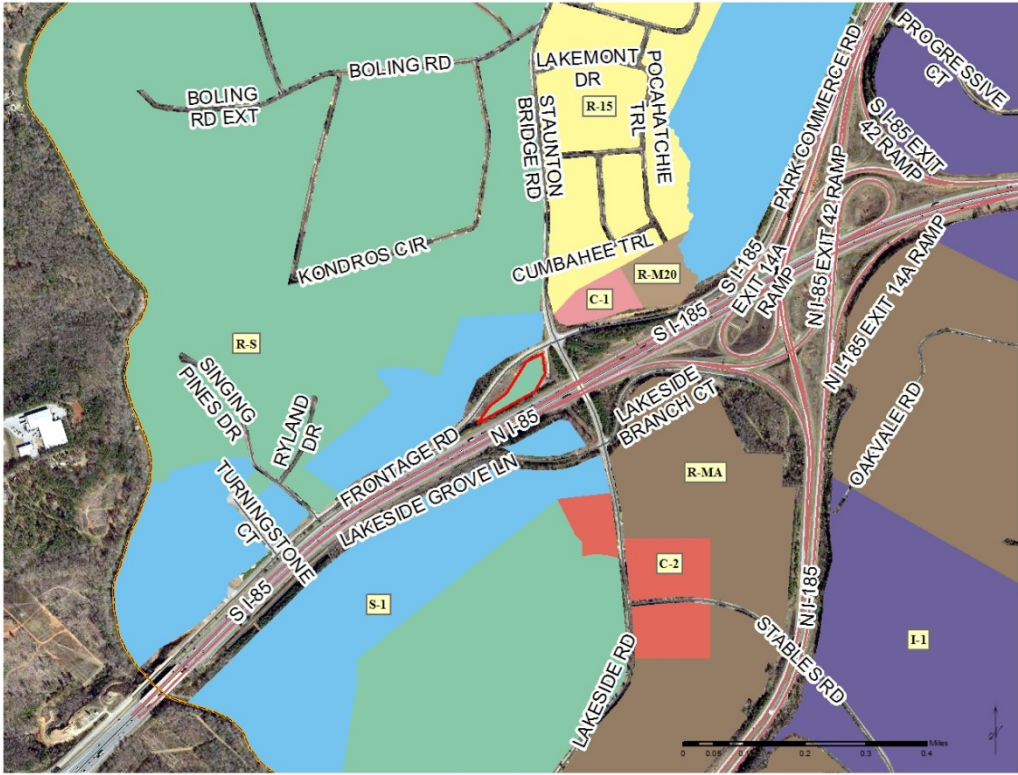
Based on these reasons staff recommends approval of the requested rezoning to S-1, Services. The Planning Commission recommended approval.

MOTION: By Dr. Fant to approve CZ-2018-55. The motion carried unanimously by voice vote.



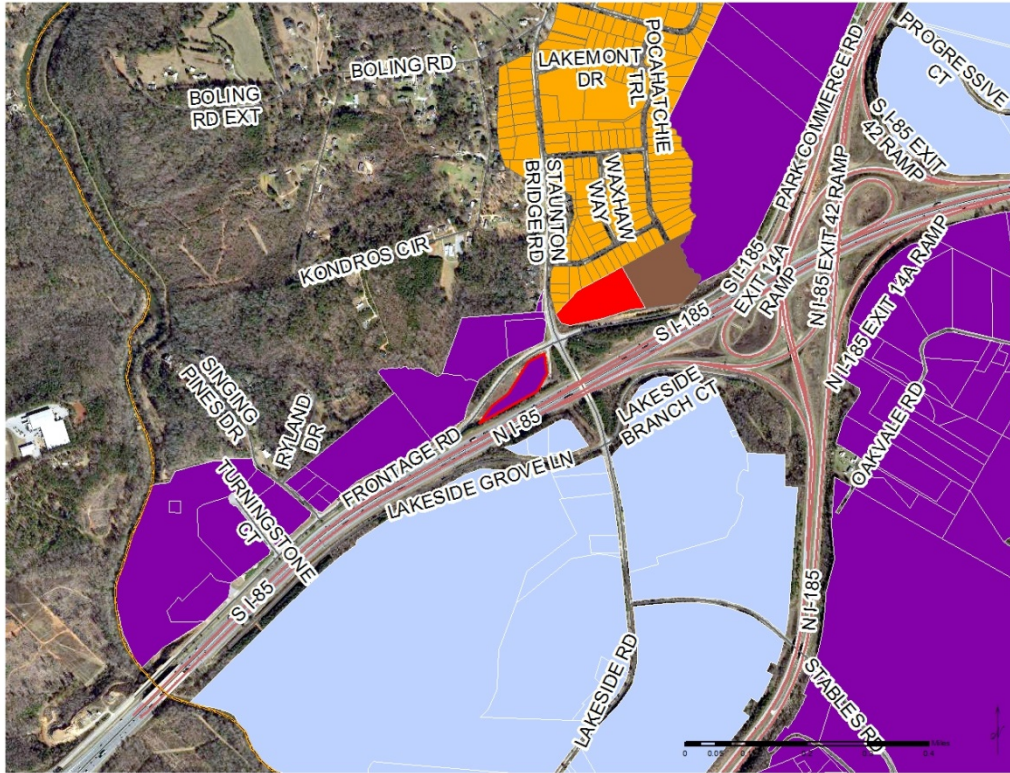
Aerial Photography, 2018





Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-56

APPLICANT: Dan Martin Blanch for Camperdown Academy, Inc.

PROPERTY LOCATION: 501 Howell Road

PIN/TMS#(s): 0541030100303

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 3.56

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was a withdrawn O-D, Office District rezoning request in 2018, CZ-2018-42.

EXISTING LAND USE: vacant school

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	vacant land
East	R-M20	apartments
South	R-M20	apartments
West	PD	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Neighborhood Corridor*.

ROADS: Howell Road: two-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Howell Road.

ANALYSIS: The subject site is located along a Neighborhood Corridor, which allow for some non-residential uses. Howell Road is ranked number forty-three in the Long Range Transportation Plan (LRTP) for road improvements, which are scheduled for some time after 2040. Level of road service is not available for Howell Road.

SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 3.56 acres of property located on Howell Road approximately 0.35 miles north of the intersection of Haywood Road and East North Street. The parcel has approximately 340 feet of frontage along Howell Road. The applicant is requesting to rezone the property to O-D, Office District.

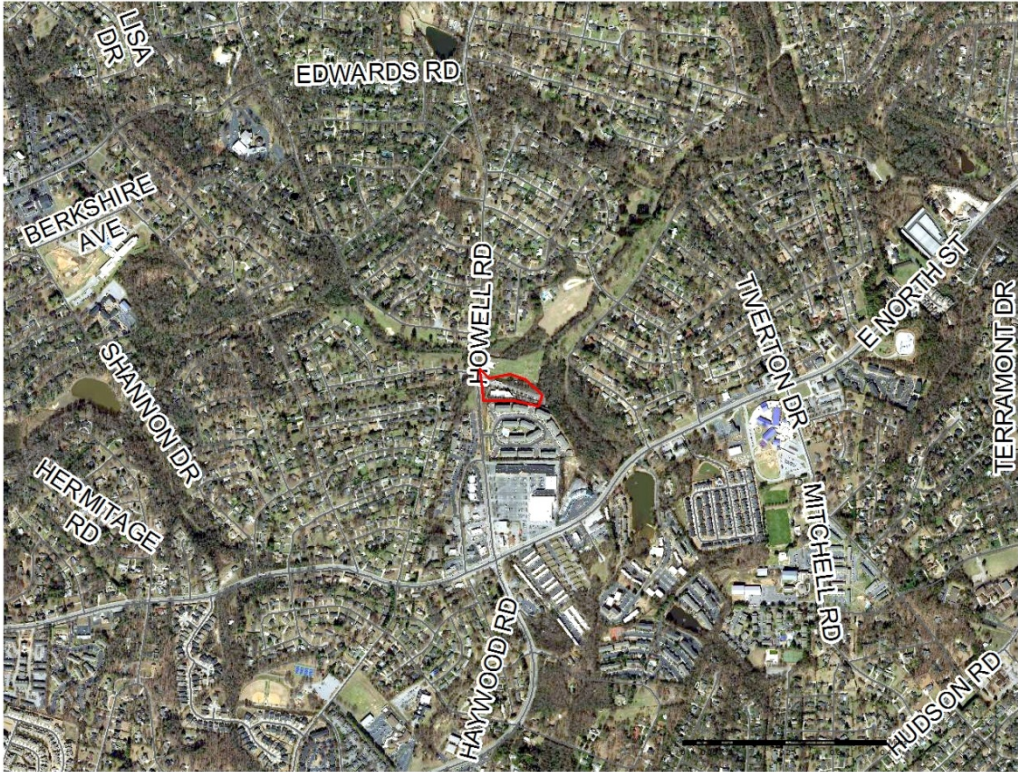
The applicant states the proposed land use is for office.

CONCLUSION: The subject site is located where multiple commercial and office type land uses are present. Staff is of the opinion the requested rezoning to O-D, Office District; is appropriate based

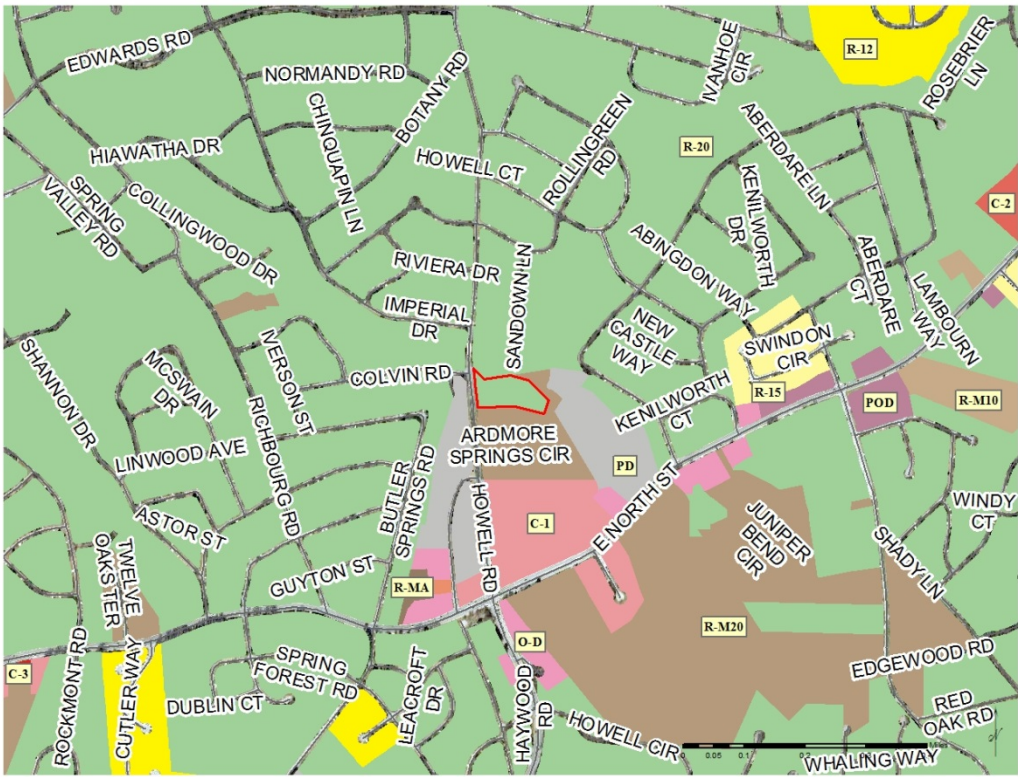
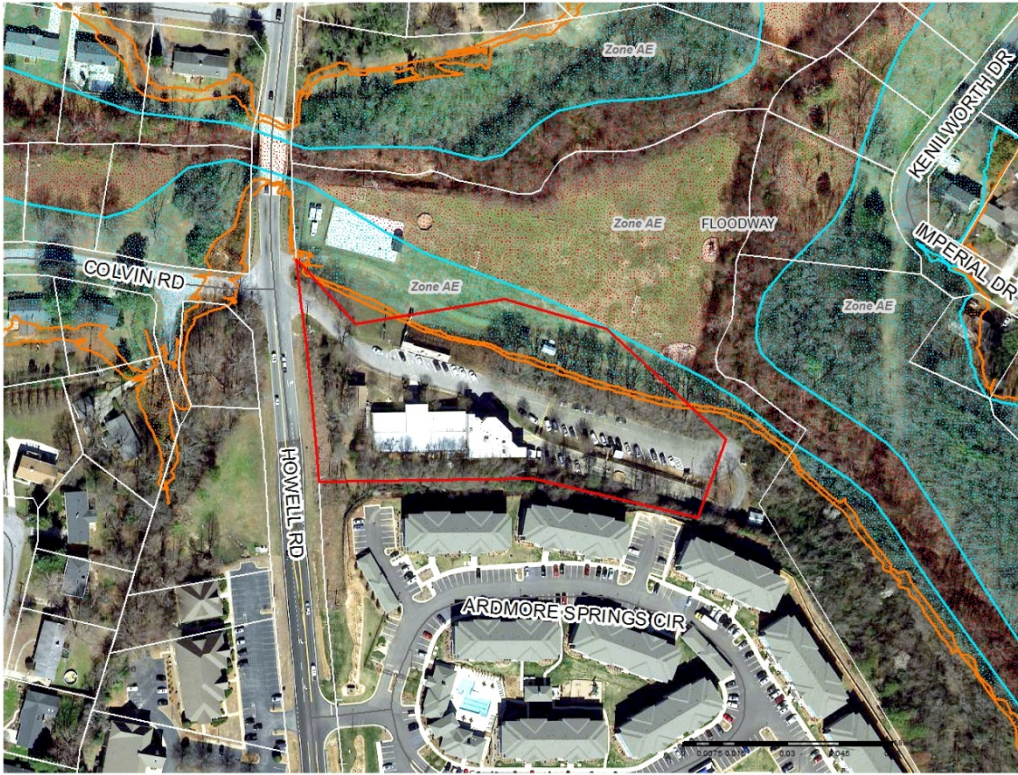
on the surrounding land uses and zoning. Staff believes rezoning this parcel to O-D would allow for a continuing transition in this area from commercial to single-family residential. The requested zoning is also consistent with the Imagine Greenville County Comprehensive Plan.

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-2018-56. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-57

APPLICANT: Roberta Ambrose Hurley

PROPERTY LOCATION: Henderson Gap Road

PIN/TMS#(s): 0535010102500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 1.7

COUNCIL DISTRICT: 18 – Barnes

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

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	church and vacant wooded land
East	R-15	single-family residential and vacant land
South	DRD	single-family residential
West	R-15	church and vacant wooded land

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.

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-S	1.7 units/acre	1.7	2 units
Requested	R-15	2.9 units/acre		4 units

A successful rezoning may add up to 2 dwelling units.

ROADS: Henderson Gap Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Hammett Bridge Road	3, 820' SE	6,000	5,000 - 16.7%	8,000 60%
Brushy Creek Road	5,600' NW	7,500	7,700 2.7%	9,600 24.7%

ANALYSIS:

There are no new road improvements planned for this area. As of January 2018 Henderson Gap Road is a two-lane County-maintained local road.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 1.7 acres of property located on Henderson Gap Road approximately 1.2 miles southeast of the intersection of Suber Road and Brushy Creek Road. The parcel has approximately 400 feet of frontage along Henderson Gap Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.

The applicant states the proposed land use is for residential housing – affordable housing or workforce housing.

CONCLUSION:

The subject site is surrounded by R-15, Single-Family Residential zoning to the north, west and east. The surrounding land uses consist of single-family residential, vacant land and a church. Staff is of the opinion the requested rezoning to R-15, Single-Family Residential is consistent with the surrounding zoning and land uses. Staff believes rezoning this parcel would have minimal impact on the surrounding area.

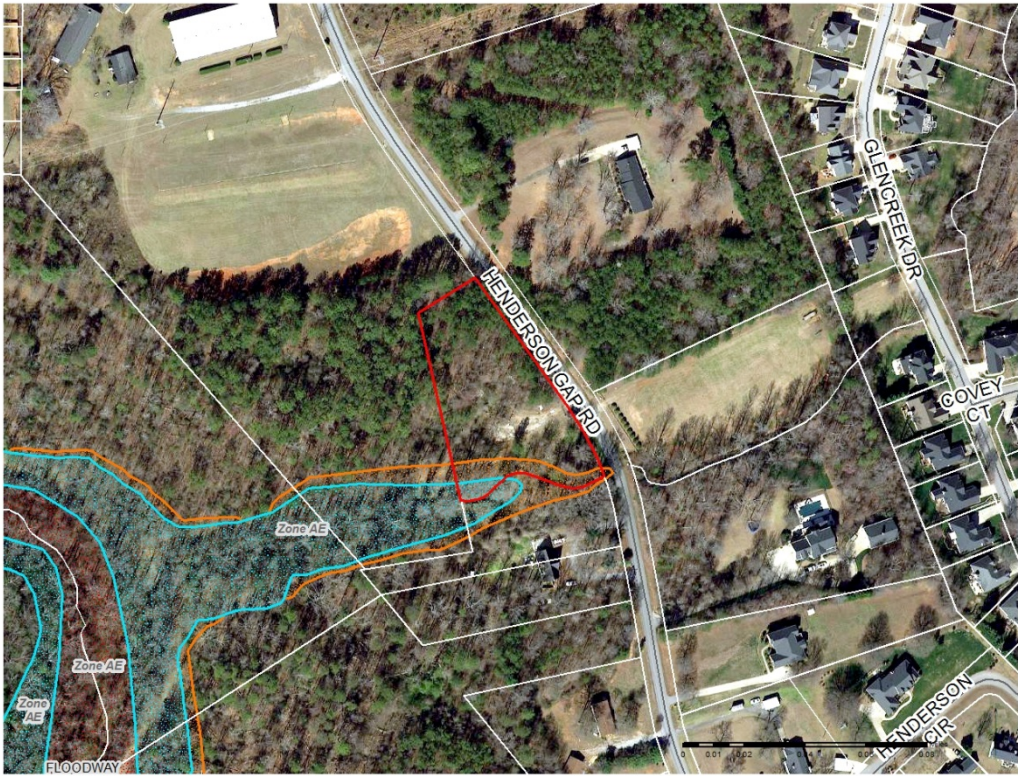
Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential. The Planning Commission recommended approval.

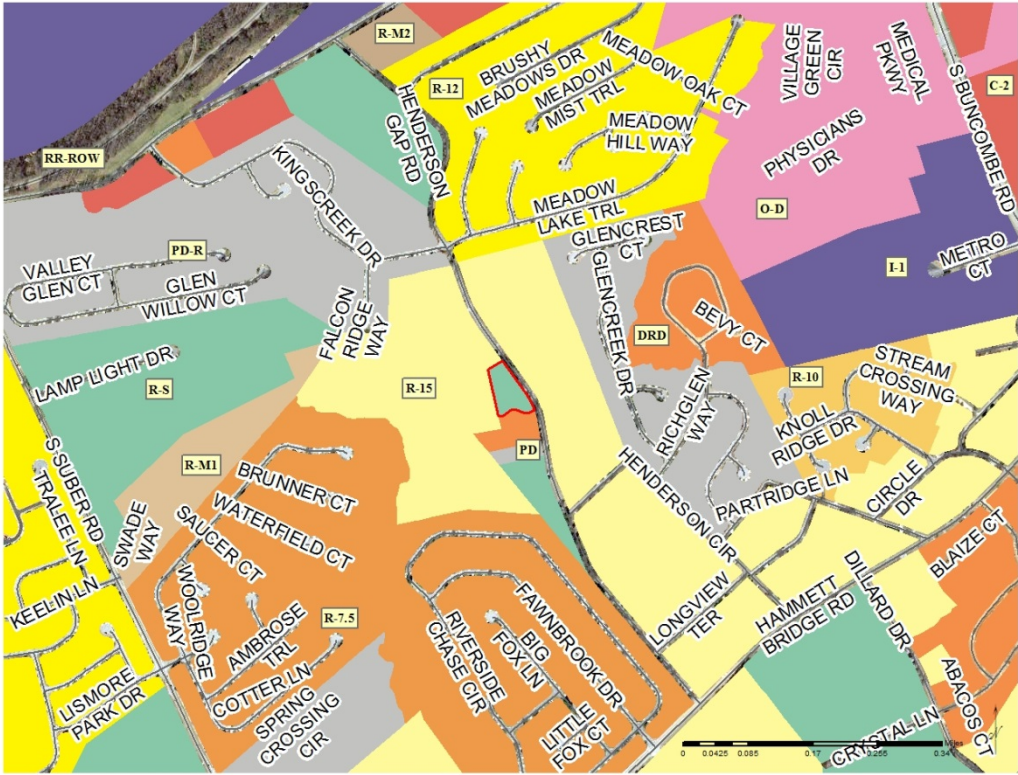
MOTION:

By Mr. Barnes to approve CZ-2018-57. The motion carried unanimously by voice vote.

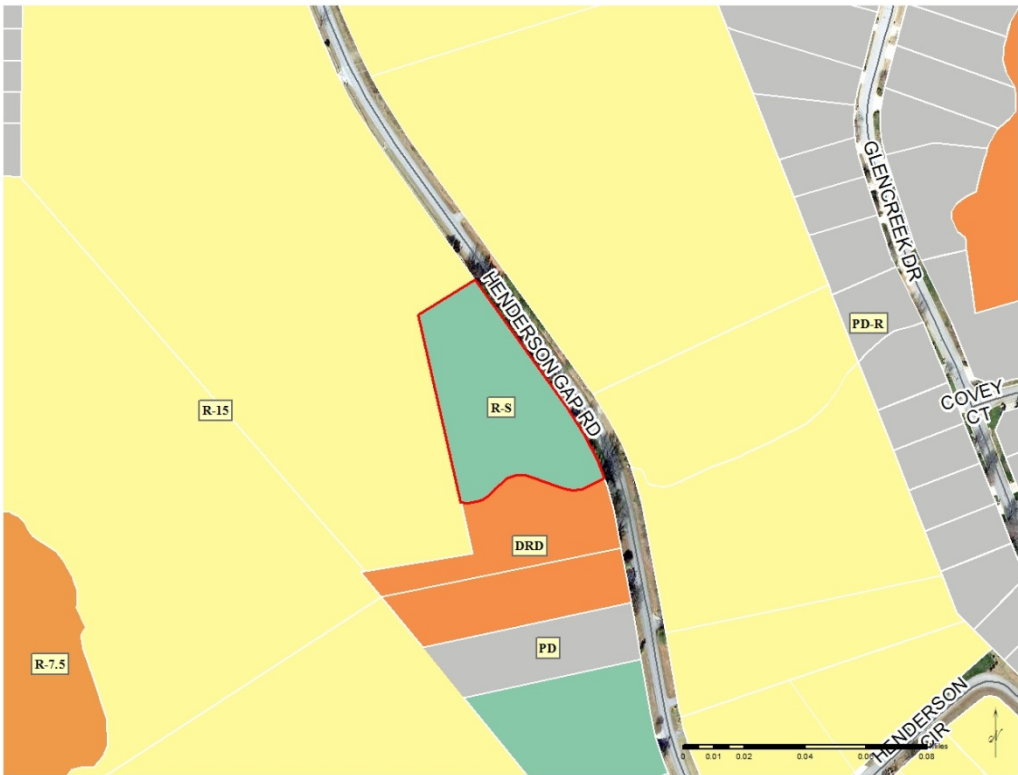


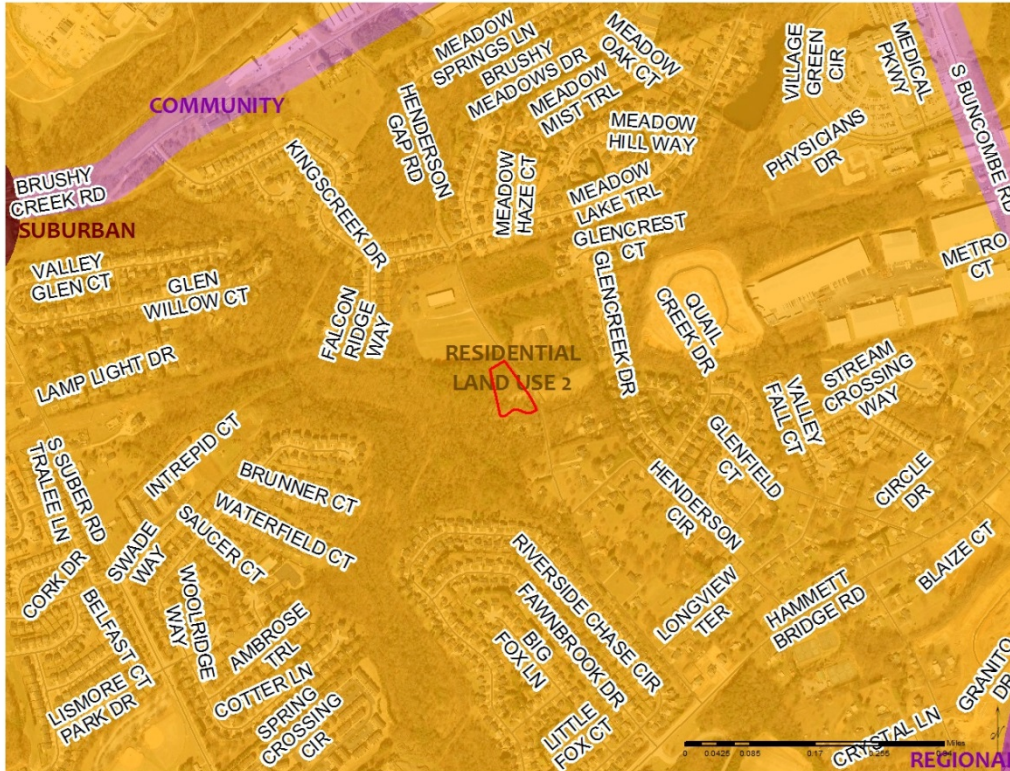
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-58
- APPLICANT:** James D. Martin, III for TRS Properties, Guy Richard & Ann E. Chapman and Kirk S. Chapman
- PROPERTY LOCATION:** East Main Street
- PIN/TMS#(s):** T006000300100, T006000300200, T006000300300, T006000300500, T006000300700 and T006000300800
- EXISTING ZONING:** R-20, Single-Family Residential and C-3, Commercial
- REQUESTED ZONING:** PD, Planned Development
- ACREAGE:** 10.7

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential, in May 1970, as part of Area 1. There was a denial in 2006 to rezone parcel T00600300300 to S-1, Services (CZ-2006-97). In 2016 a request to rezone parcel T006000300500 to C-2, Commercial was approved as amended to C-3, Commercial.

EXISTING LAND USE: vacant retail and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	vacant wooded land
East	R-20	church and vacant wooded land
South	R-20 and C-2	single-family residential, church, and vacant retail
West	R-20 and C-1	storage and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Taylors Community Plan and has two designations, *Mixed Commercial*, *Pedestrian Oriented* and *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	10.47	26 units
Current	C-3	16 units/acre	0.23	
Requested	PD	10 units/acre	10.7	107 units

A successful rezoning may add up to 81 dwelling and commercial units.

ROADS: East Main Street: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Rutherford Hill Road	4,200' NE	700	475	750
			-32%	37%

ANALYSIS:

East Main Street is a 50 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for East Main Street. In the rear of the proposed properties is a 100 foot CSX Railroad right-of-way. This right-of-way covers the entire length of the northern boundary line of the properties.

The subject property is located in the Taylors Community Plan Area. The Future Land Use map of the Taylors Community Plan shows these parcels as Mixed Use Area and Residential Land Use 3 with commercial and high density residential.

The existing commercial buildings on the property have been on the site since the 1950's and will be preserved and renovated as a part of this proposed project.

SUMMARY:

Project Information:

The subject parcels are zoned R-20, Single-Family Residential, and C-3, Commercial. The combined parcels contain 10.7 acres of property located on East Main Street in Taylors. The proposed development is approximately 1.2 miles east of the intersection of Wade Hampton Blvd. and West Main Street. The parcel has approximately 1,325 feet of frontage along East Main Street.

The applicant is proposing a PD consisting of 87 single-family detached and attached homes, along with 13,500 SF of retail and 6,500 SF of office space. The proposal consists primarily of single-family homes that incorporate village neighborhood design fronting on green space. The community will provide residents with walkable access to the East Main Street neighborhood commercial area, the Taylors Mill, and Taylors Village with commercial, retail, and office amenities. The commercial area may also have a residential component with residences located on the upper floors of the buildings. The proposed homes will range from 500 to 2,500 square feet with the average home size in the 1,250 to 1,500 square feet range. Single-family attached and detached homes may be served by attached or detached garages. There will be a mixture of bedrooms from 1 to 3. Exterior building materials may consist of a variety of materials including hardiplank, wood, brick, and/or stone. The intent of the development is to achieve a community with a balance of compatible land uses in which residents can live, work, and play in the community.

Access and Transportation:

The applicant is proposing one point of ingress/egress onto East Main Street with an additional emergency access also onto East Main Street. The development’s main access lines up with Mill Street, which is a signalized intersection. There are sidewalks throughout the proposed community with several sidewalk connections all along East Main Street.

Buffers and Landscaping:

Public green spaces will be held as common area and maintained by the Property Owners Association. Plantings are to include shade trees, understory trees, shrubs, grass and other foundational plantings. A 25 foot buffer/building line will be provided on the northern and western property lines. Landscape berms will be utilized in these areas and planted to provide a landscape buffer.

The project has been granted a variance, by the Board of Zoning Appeals in August 2018, to allow a 10 foot building line on the south side in keeping with the existing buildings along East Main Street. This will allow for a 5 foot sidewalk and a 5 foot landscape area all along the frontage on East Main Street, while maintaining the historic street edge.

Lighting and Signage:

Lighting for private drives, sidewalks, entrances, and parking areas will be full cut off fixtures with a maximum height of 16 feet. Signage will be located at the entrance to the proposed project and will be a freestanding sign. It will incorporate the materials and appearance of the iconic Taylors lighted columns on the south side of East Main Street at Mill Street. All commercial and office spaces may have flush mounted wall or wall mounted hanging signs. The signs will allow for external lighting.

CONCLUSION:

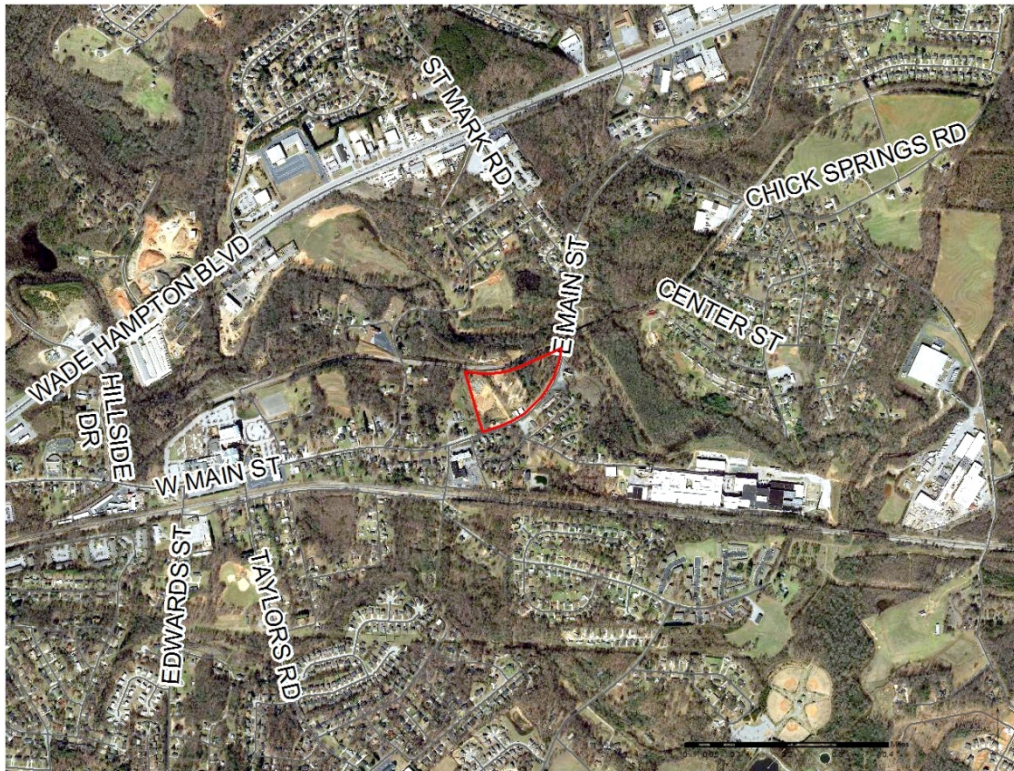
This mixed use development will provide residents with a walkable access to the Main Street neighborhood commercial component of the project and to Taylors Mill and Taylors Village with commercial, retail, and office amenities. This development has a goal to achieve a balanced community where residents can live, work, and play. The project is a continuation of the existing Taylors Main Street character and is a good example of the mixed-use development envisioned for the area.

Based on these reasons staff recommends approval of the requested rezoning to PD, Planned Development. Staff recommends approval. The Planning Commission recommends approval.

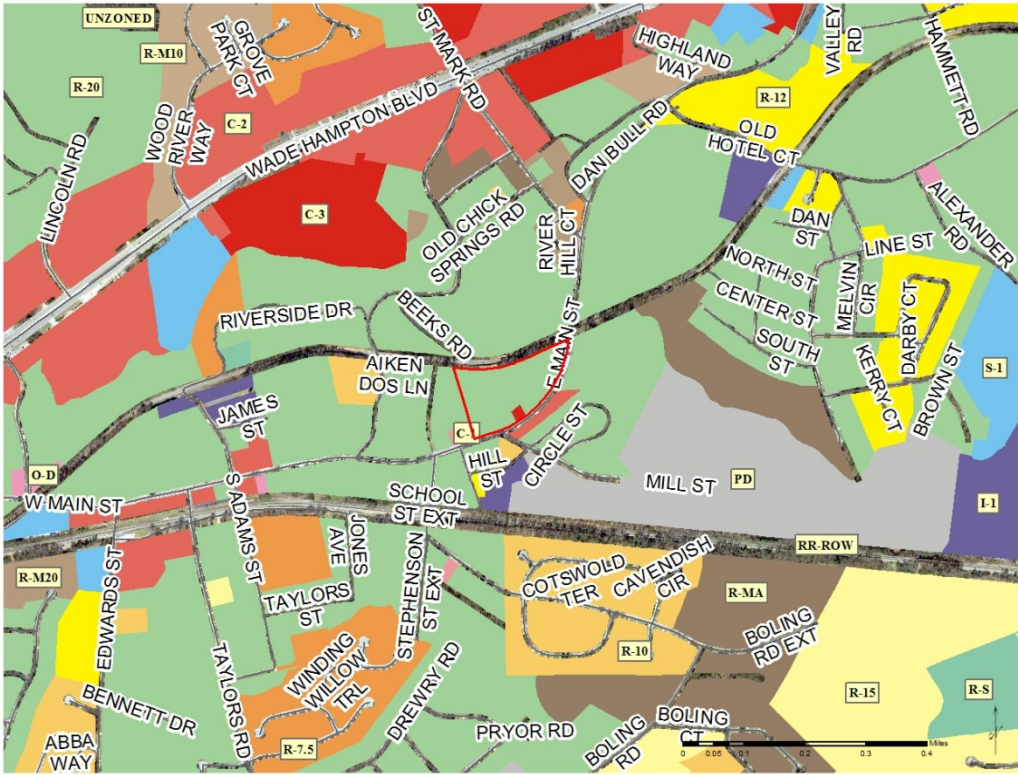
MOTION: By Barnes to approve CZ-2018-58. The motion carried unanimously by voice vote.

This approval does not constitute approval of a Final Development Plan (FDP) which is required before any of the following permits can be issued:

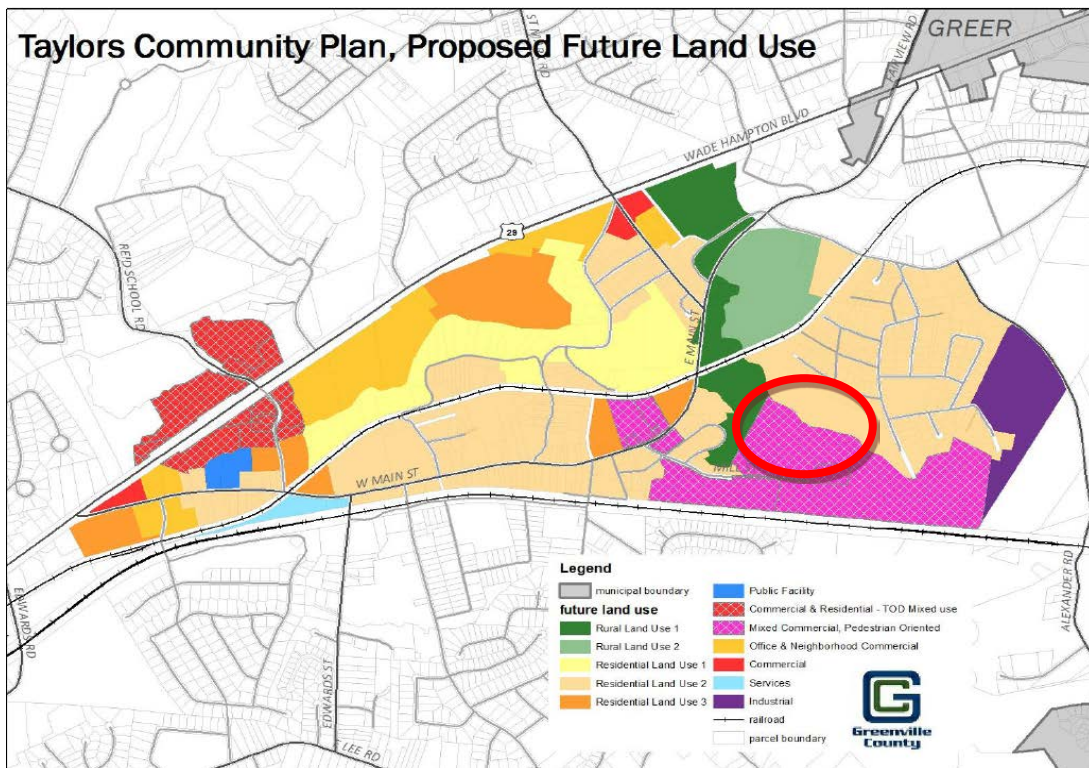
- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.
- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code.



Aerial Photography, 2018



Zoning Map



Taylor's Community Plan

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-59

APPLICANT: Peter Cooper for WR Hale, III Trust

PROPERTY LOCATION: Taylor Street, Martin Row and Averill Street

PIN/TMS#(s): 0112001200600, 0112001201400, 0112001206700 and 0112001206800

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 0.98

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-M20, Multifamily Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: single-family residential and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	single-family residential and vacant land
East	R-M20	single-family residential and vacant land
South	R-M20	vacant land
West	R-M20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Sterling Neighborhood Master Plan and is designated as *Residential Land Use 3* which prescribes a minimum of 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	Acres	Total Units
Current	R-M20	20 units/acre	0.98	19 units
Requested	FRD	10 units/acre		10 units

A successful rezoning will reduce up to 9 units.

ROADS:

Taylor Street: two-lane County-maintained local
Martin Row: two-lane County-maintained local
Averill Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
6 th Street	1,700' W	550	550 0%	500 -9%

ANALYSIS:

Taylor Street, Martin Row, and Averill Street have right-of way widths that vary from twenty to thirty feet. There are no Long Range Transportation projects shown for any of these roads. In the Sterling Neighborhood Master Plan Future Land Use map, these parcels are shown as Residential Land Use 3 which calls for a density of 6 or more units per acre. Some of the lots in this neighborhood are as small as 3,330 sq. ft., which equates to 13 dwelling units per acre. Most lots in this area average between 5,000 to 6,000 square feet, which equates to 8.7 to 7.2 dwelling units per acre. This development has both public water and sewer.

SUMMARY:

Project Information:

The subject parcels (4 separate) zoned R-M20, Multifamily Residential, are 0.98 acres of property located on either side of Taylor Street, at Martin Row, and Averill Street, approximately 0.8 miles south of the intersection of Easley Bridge Road and Pendleton Street. The parcels have approximately 160 feet of frontage along Taylor Street, 180 of frontage along Martin Row, and 153 feet along Averill Street. Seven of the proposed homes will access Taylor Street from either side with the other three homes accessing Averill Street. One parcel is on the north side of Taylor Street and has three proposed lots within that parcel. The other three parcels are located south of Taylor Street with seven homes proposed on those lots. One parcel is on the north side of Taylor Street and has three proposed lots within that parcel. The other three parcels are located south of Taylor Street with seven homes proposed on those lots.

The applicant is proposing 10 single-family detached homes. The proposed detached homes will have a maximum of 2,100 square feet each. Each home will have 3 bedrooms with 2 ½ baths. The design of the homes will be similar in plan but with variations in exterior materials, including vertical and horizontal siding, wall shingles, stucco, and stone in locations. Each home will have a garage as well as parking in front of the homes for two vehicles. No sidewalks are proposed for the development.

Transportation:

The applicant is proposing to remove all existing private driveways. Proposed new access into the private garages will be via private driveways from Taylor Street and Averill Street.

Landscaping and Lighting:

Each home is being proposed with a grass front lawn with small shrubbery and one tree per lot. The front building setback will be at least 20 feet to allow for grass, landscaping, and driveway parking. No lighting or signage is being proposed for the development.

CONCLUSION:

The applicant is proposing 10 homes on approximately 0.98 acres with a density of 10 units per acre. The current zoning would allow for 20 units per acre. The project will demolish 9 buildings on the parcels which are older mill homes in disrepair. Staff is of the opinion the requested rezoning to FRD, Flexible Review District, for a Single-Family Subdivision is consistent with the existing redevelopment in this area, and the vision described in the Sterling Neighborhood Master Plan.

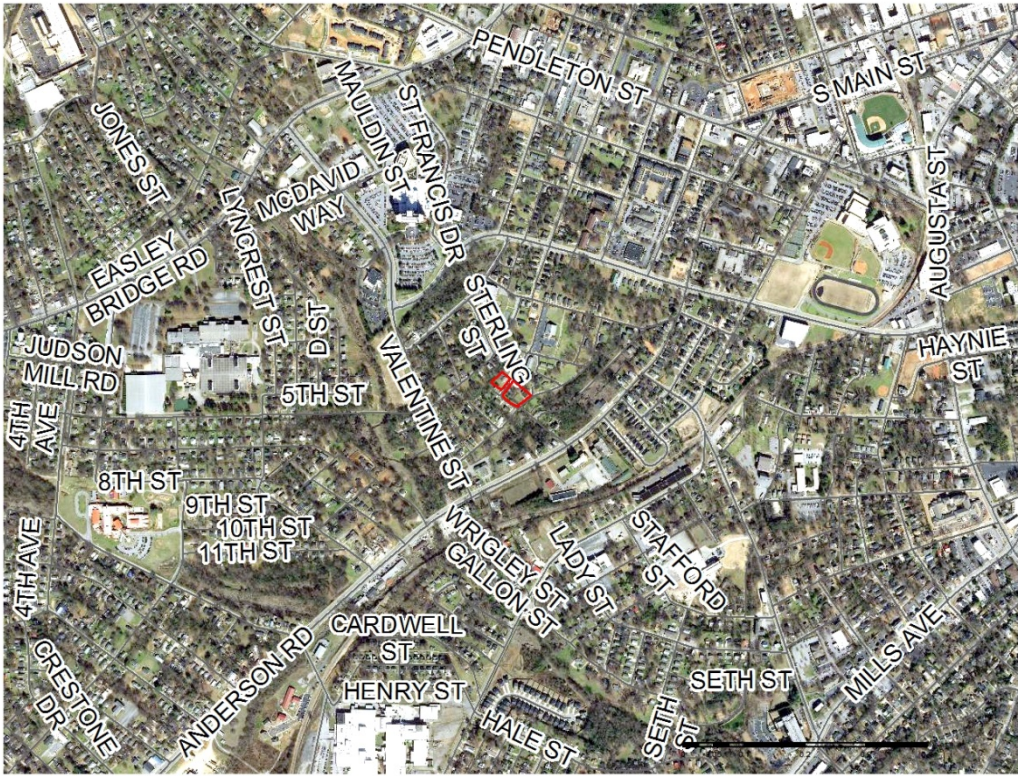
Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District. The Planning Commission recommends approval.

This approval does not constitute approval of a Final Development Plan (FDP) which is required before any of the following permits can be issued:

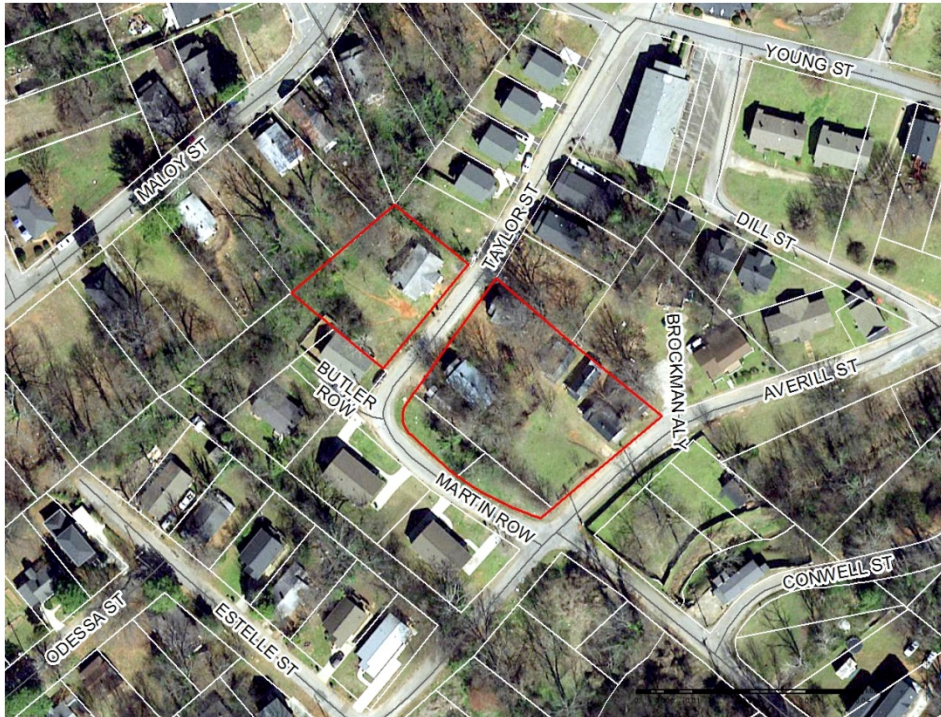
- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.
- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code.

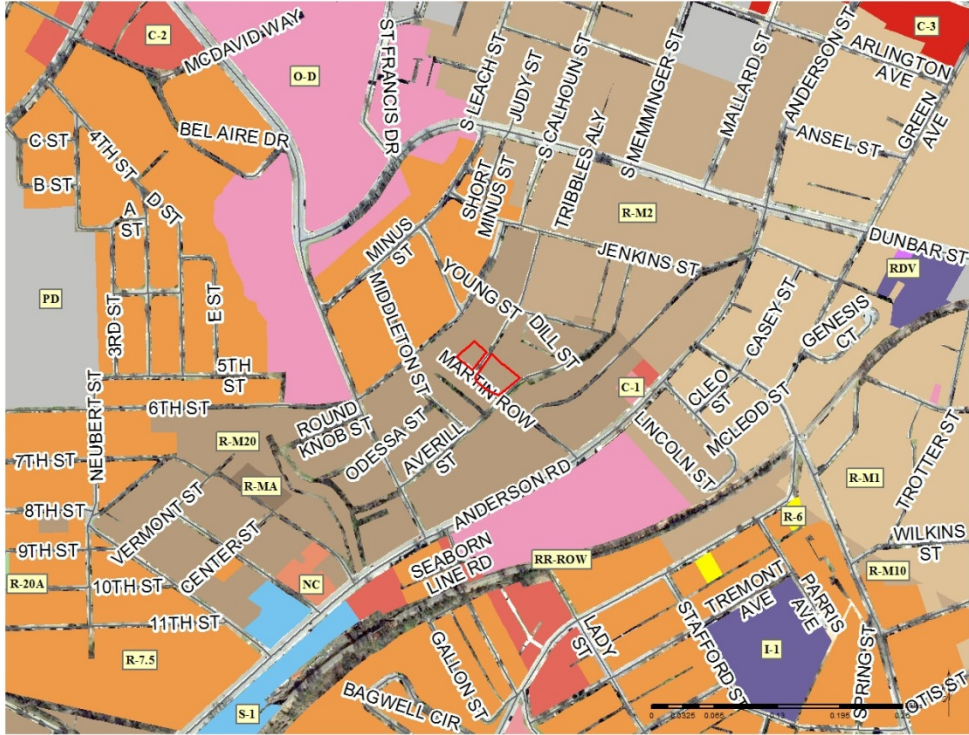
MOTION:

By Dr. Cates to approve CZ-2018-59. The motion carried unanimously by voice vote.



Aerial Photography, 2018





Zoning Map





Sterling Neighborhood Master Plan, Future Land Use

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2018-60
APPLICANT:	Robert J. Julian for Judith A. Machmer
PROPERTY LOCATION:	Anderson Road and Conwell Street
PIN/TMS#(s):	0112000900800 and 0112000900900
EXISTING ZONING:	R-M20, Multifamily Residential
REQUESTED ZONING:	C-1, Commercial
ACREAGE:	0.44

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-M20, Multifamily Residential in June 1973, as part of Area 4A. There was an unsuccessful C-1, Commercial rezoning request in 2000, CZ-2000-70.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	vacant wooded land
East	C-1 & R-M20	vacant retail and vacant wooded land
South	R-M2	single-family residential
West	R-M20	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Sterling Neighborhood Master Plan and is designated as *Residential Land Use 3* which prescribes a minimum of 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	Acres	Total Units
Current	R-M20	20 units/acre	0.44	8 units
Requested	C-1	12 units/acre		5 units

A successful rezoning will reduce 3 dwelling units.

ROADS: Anderson Road: three lane State-maintained minor arterial
Conwell Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Anderson Road	1,500' SW	8,200	8,600 4.9%	7,600 - 11.6%

ANALYSIS: The subject site is located in the Sterling Neighborhood Master Plan, which recommends 6 or more residential units per acre. There are no new road improvements planned for this area and level of service is not available.

SUMMARY:

The subject parcel zoned R-M20, Multifamily Residential, is 0.44 acres of property located on Anderson Road approximately 1.4 miles west of the intersection of Augusta Street and Mills Avenue. The parcel has approximately 110 feet of frontage along Anderson Road and 50 feet of frontage along Conwell Street. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for office, retail, food or a walk-in medical clinic, etc.

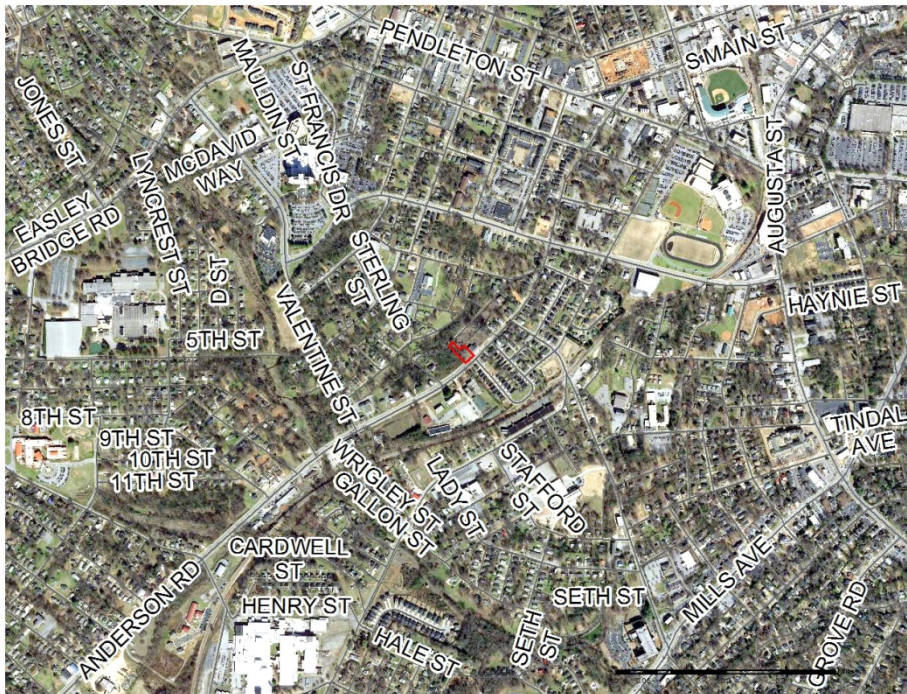
CONCLUSION:

The subject site is located along Anderson Road, a minor arterial that has seen recent redevelopment over the past few years. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the commercial to the east of the parcel, along with existing commercial zoning and uses along Anderson Road. It is also supports the vision described in the Sterling Neighborhood Master Plan.

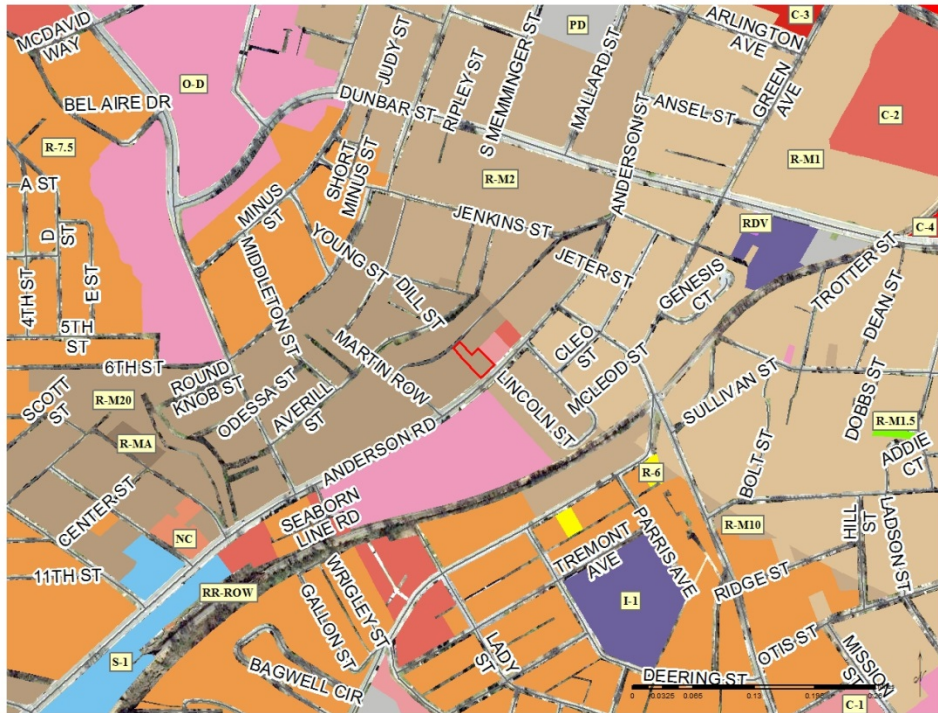
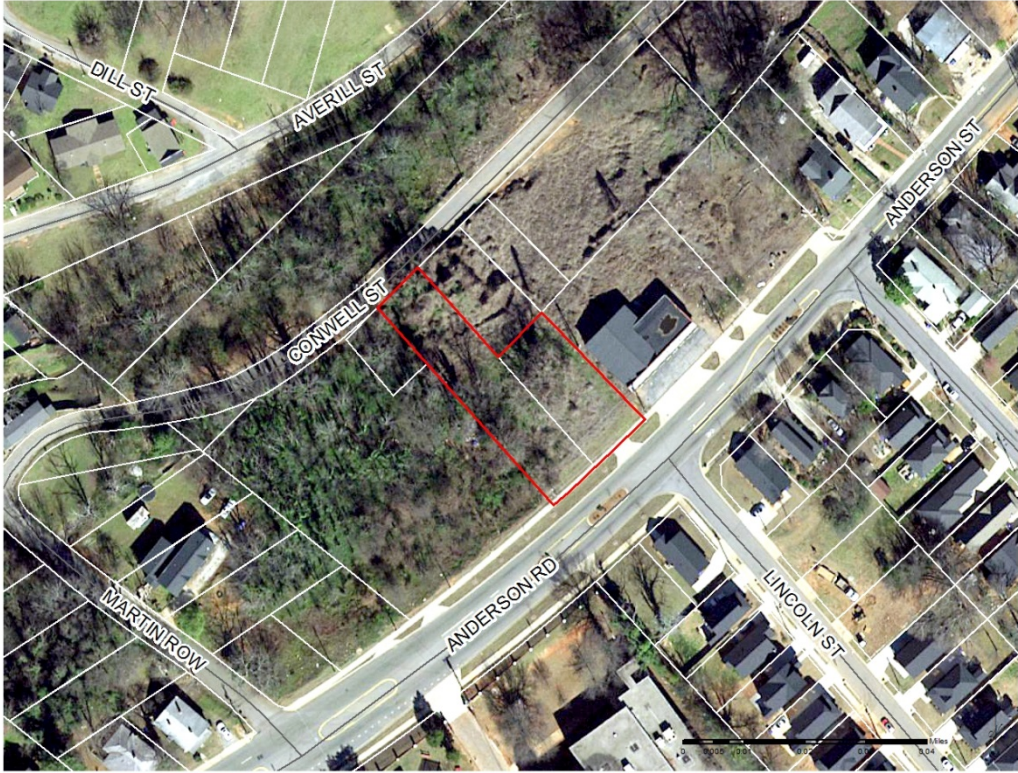
Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial. The Planning Commission recommends approval.

MOTION:

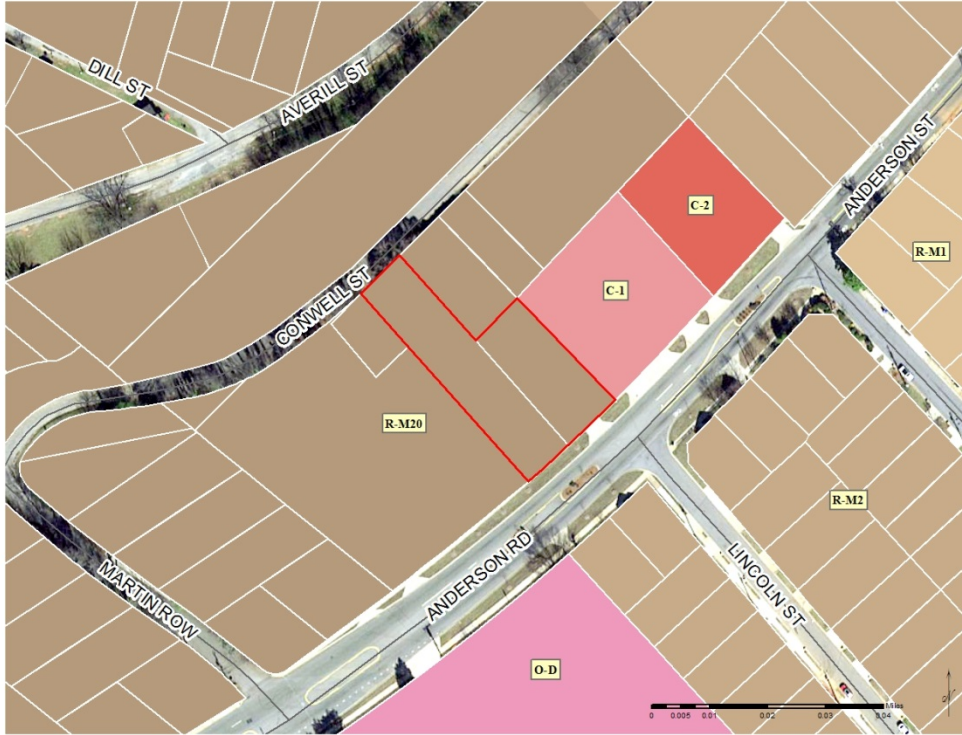
By Dr. Cates to approve CZ-2018-60. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Sterling Neighborhood Master Plan, Future Land Use

ADJOURNMENT

MOTION: By Dr. Cates to adjourn. Without objection the meeting adjourned at 5:30 p.m.

Respectfully Submitted,

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