

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
November 5, 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
A. Ikein
Regina McCaskill
A. Willis

OTHER COUNCIL MEMBERS PRESENT

Xanthe Norris
Fred Payne

PLANNING COMMISSION MEMBERS PRESENT

Nick Hollingshad
Steven Bichel

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 OCTOBER 1, 2018 COMMITTEE MEETING

MOTION: By Dr. Cates to approve the minutes of the October 1, 2018 Committee meeting as presented. The motion carried unanimously by voice vote.

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-61

APPLICANT: Ryan Beaton and Nelli William for SC Propco LLC

PROPERTY LOCATION: Ebenezer Road

PIN/TMS#(s): 0530010102100

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: S-1, Services

ACREAGE: 4.94

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful O-D, Office District rezoning request in 2000, CZ-2000-64.

EXISTING LAND USE: storage

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1 and R-S	parking lot and vacant land
East	R-S	single-family residential
South	R-S	single-family residential
West	O-D	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, designated as a *Sub-Regional Center*.

ROADS: Ebenezer Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Highway 14	6,530' SW	12,100	10,800 - 10.7%	14,800 37%

ANALYSIS: The subject site is located in a Sub-Regional Center, which is generally centrally located within a community. The center is designated to service multiple surrounding neighborhoods and the larger community. The area would be characterized by community-scale stores such as grocery stores, restaurants and boutiques. Floodplain is also present along the southern portion of this property.

SUMMARY: The subject parcel zoned O-D, Office District, is 4.94 acres of property located on Ebenezer Road approximately 0.25 miles southeast of the intersection of Pelham Road and Highway 14. The parcel has approximately 350 feet of frontage along Ebenezer Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for storage.

CONCLUSION: The subject site, building and land use is currently grandfathered in as a storage facility. Rezoning to S-1 would allow for a change in size of the existing storage building or additional uses such as a service garage, a restaurant, warehouse, or a convenience store. Staff is of the opinion that

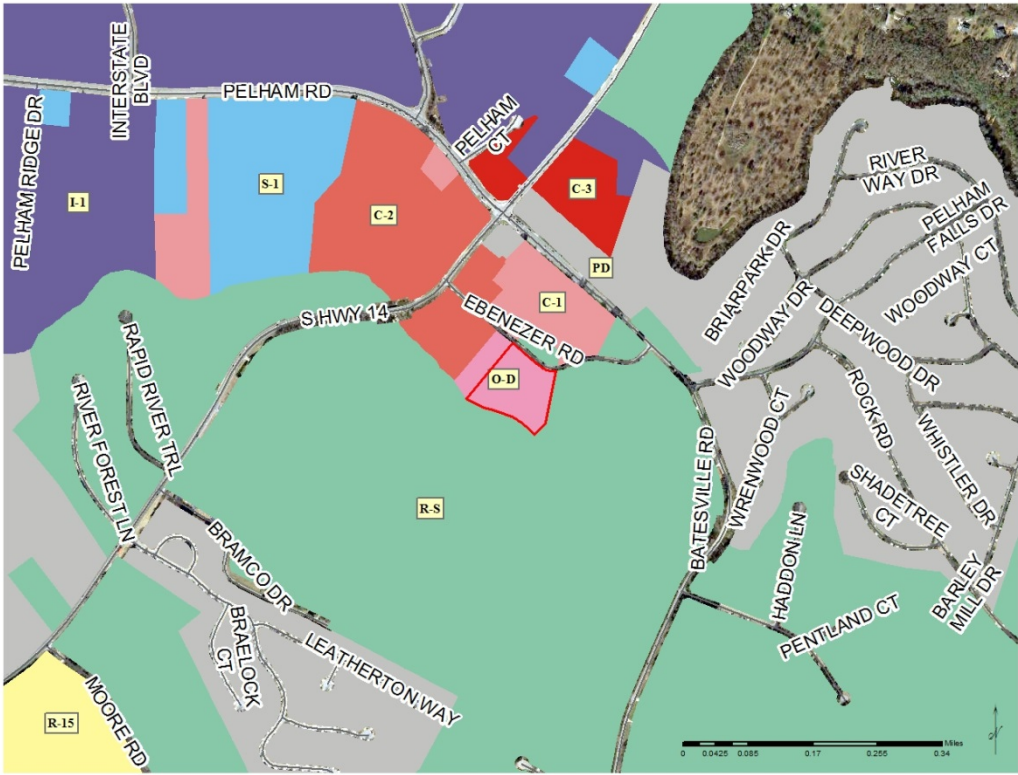
the current zoning of O-D, Office district is the appropriate zoning for the subject site. The surrounding land uses consist of single-family residences, vacant wooded land and a parking lot with R-S, Residential Suburban; Office District; and C-1, Commercial zoning. Staff believes rezoning the parcel to S-1; Services would not be consistent with the surrounding zoning or land uses.

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

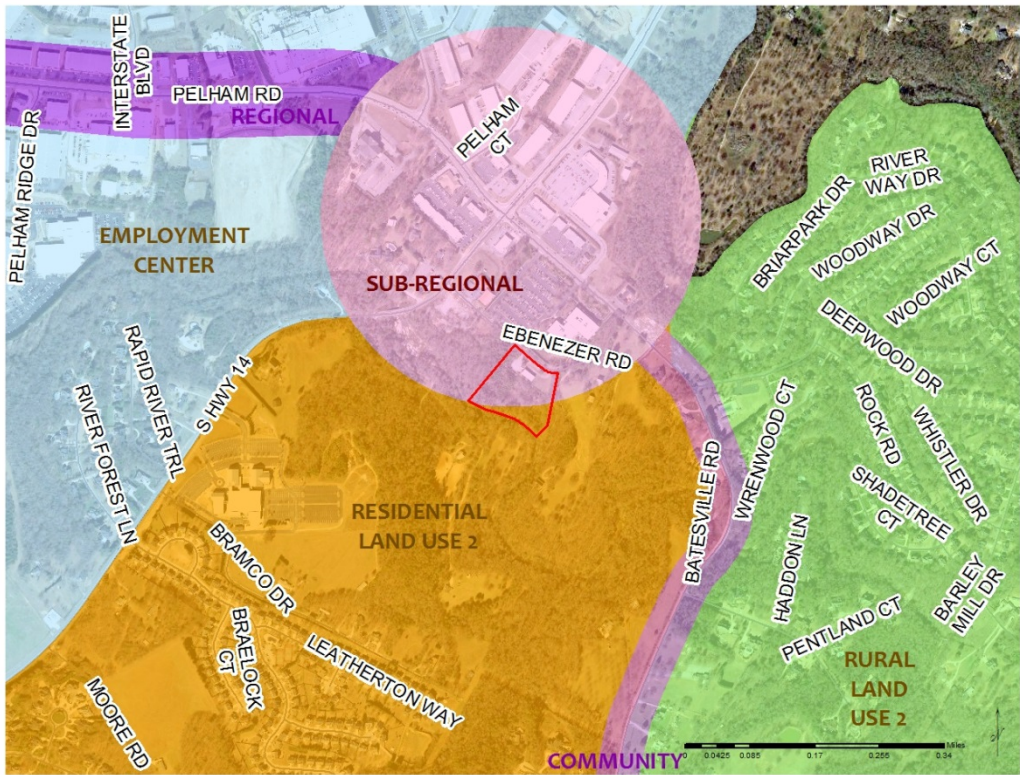
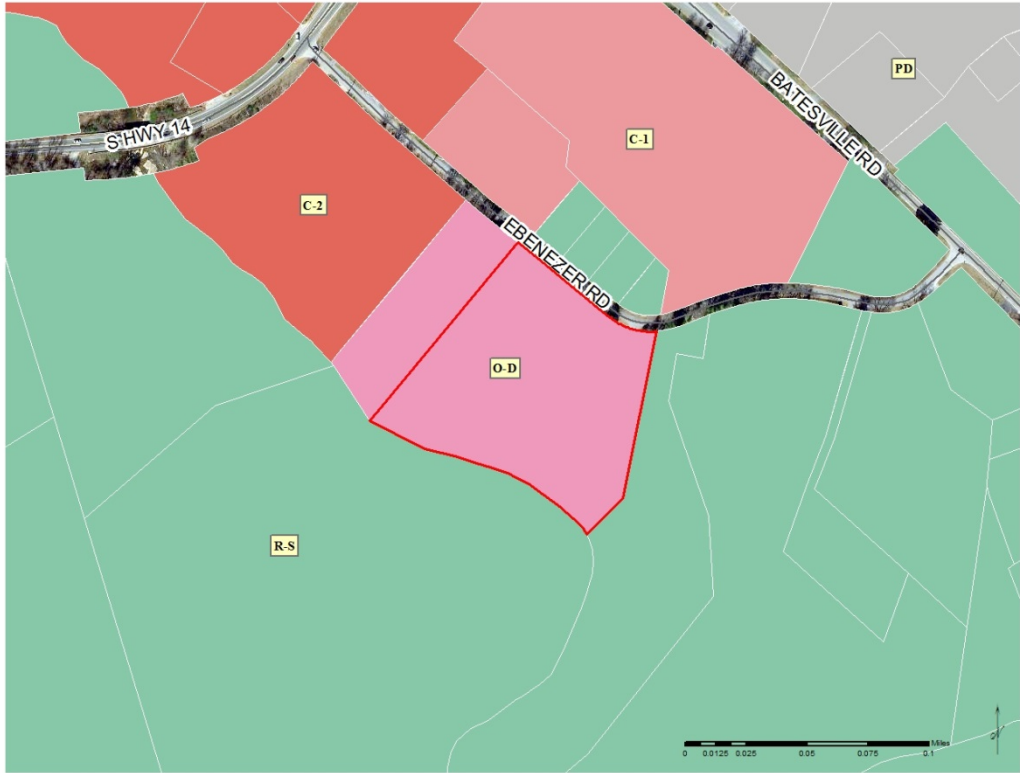
MOTION: By Mr. Roberts to deny CZ-2018-61. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-62

APPLICANT: Emmie Rose Peden, John Keith Woods, Denise N. Bruner (Surv), Brian C. Woods (Surv), Frances D. Woods, Revocable Trust, Louk Living Trust, James & Pearl Barton, Jessie Ellis Barton, Herman & Sheri Wingruber, Jenifer Newton Ladwig, David L. & Terri L. Kelly, Gilley Kyle c/o Upstate Greenery Inc., H. Wright Holland, III, James R. & Debra C. Davis, William F. & Jeanette C. Harnesberger and Larry B. Coker c/o Harnesberger Revocable Trust

PROPERTY LOCATION: Fairview Road, Peden Road, McKittrick Bridge Road, Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road, Slatton Shoals Road, McKelvey Road and Reedy Fork Road

PIN/TMS#(s): 0564010100801, 0564020101100, 0569020101200, 0569020101201, 0569020101202, 0569020101207, 0569010101605, 0569010102400, 0569010102401, 0569010102500, 0587010100809, 0587010100814, 0587010101100, 0587010101101, 0587030101302, 0587030101303 0587030101300, 0587030101301 and 0587030101304

EXISTING ZONING: Unzoned

REQUESTED ZONING: R-R3, Rural Residential

ACREAGE: 341.63

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcels are unzoned and are a contiguous add on, a part of the R-R1 and R-R3, Rural Residential initiation zoning in March 2018 for Area 18.

EXISTING LAND USE: single-family residential, landscape nursery, vacant wooded and pasture land

AREA CHARACTERISTICS: The requested zoning parcels are surrounded by Unzoned; R-R1, Rural Residential; and R-R3, Rural Residential zoning with single-family residential, churches, vacant wooded and pasture land uses.

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject properties are a part of the Imagine Greenville Comprehensive Plan and are designated as *Rural Residential Land Use 2* which prescribes 1 unit every 3 acres. A portion of the subject parcels are also a part of the South Greenville Area Plan, designated as *Agriculture* which recommends 10 acres or more per unit.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>Unzoned</i>	<i>7.3 units/acre</i>	341.63	<i>2,493 units</i>
Requested	R-R3	0.33 units/acre		113 units

A successful rezoning decreases 2,380 dwelling units.

ROADS:

- Fairview Road: two-lane State-maintained minor arterial
- Peden Road: two-lane County-maintained local
- McKittrick Bridge Road: two-lane State-maintained minor arterial
- McKittrick Bridge Road, Ext: two-lane County-maintained local
- Dean Woods Road: two-lane County-maintained local
- Hopkins Road: two-lane State-maintained minor arterial
- Hillside Church Road: two-lane State-maintained minor arterial
- Terry Road: two-lane County-maintained local
- Slatton Shoals Road: two-lane County-maintained local
- McKelvey Road: two-lane State-maintained minor arterial
- Reedy Fork Road: two-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Hopkins Road	5,970' NW	425	500 17.6%	350 -30%
McKelvey Road	4,530' NE	950	650 - 31.6%	1,700 161%
Hillside Church Road	2,635' N	800	850 6%	850 0%
Fairview Road	0'	3,900	3,400 - 12.8%	3,800 11.7%

ANALYSIS:

The subject parcels are part of the Southern Greenville McKelvey Road/Reedy River Area Contiguous add on known as Area 18, adopted March 2018. There was a recently adopted text amendment to Section 3:2.3B number 5 of the Greenville County Zoning Ordinance, allowing properties (for a period of up to six months after the effective adoption date of an area zoned by petition) to apply for initial zoning if they were contiguous. All subject parcels requesting zoning are contiguous properties to the recently adopted Area 18.

SUMMARY:

The subject parcels are unzoned with 341.63 acres of property located on Fairview Road, Peden Road, McKittrick Bridge Road, McKittrick Bridge Road, Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road, Slatton Shoals Road, McKelvey Road and Reedy Fork Road located below Highway 418. These parcels are a part of the Southern Greenville County Citizens for the McKelvey Road/Reedy River Area as Contiguous Add-Ons for Area 18. The parcels have approximately 1,360 feet of frontage along Reedy Fork Road, 1,300 feet of frontage along Hopkins Road, 2,415 feet of frontage along McKelvey Road, 500 feet of frontage along Slatton Shoals Road, 1,320 feet of frontage along Terry Road, 730 feet of frontage along McKittrick Bridge Road, 3,500 feet of frontage along McKittrick Bridge Road Extension, 500 feet of frontage along Dean Woods Road, 580 feet of frontage along Hillside Church Road and 600 feet along Fairview Road. The applicant is requesting to rezone the property to R-R3, Rural Residential.

The applicant states the proposed land use is for residential, farms, farm land, and landscape nursery.

CONCLUSION:

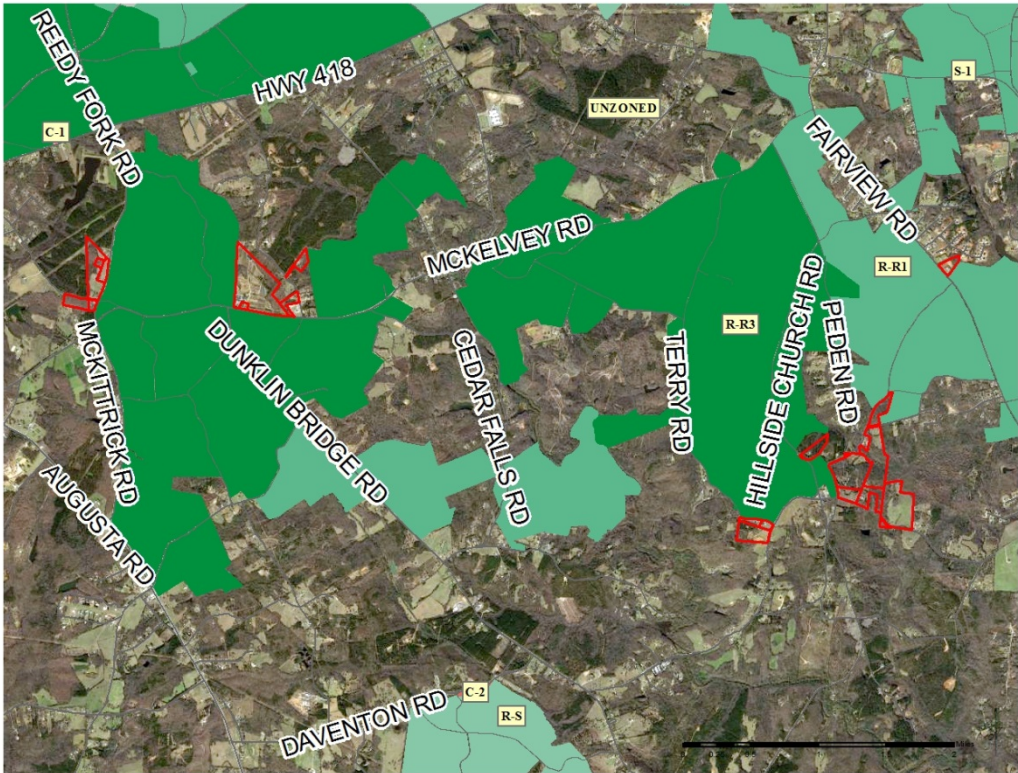
The subject parcels are surrounded Unzoned, R-R1 and R-R3, Rural Residential zoning with single-family residences, farm land, vacant wooded land and the occasional church. Staff is of the opinion that the requested zoning of R-R3, Rural Residential is consistent with the surrounding zoning and land uses. The subject parcels are also consistent with Imagine Greenville Comprehensive Plan and comply with Section 3:2.3B of the Greenville County Zoning Ordinance.

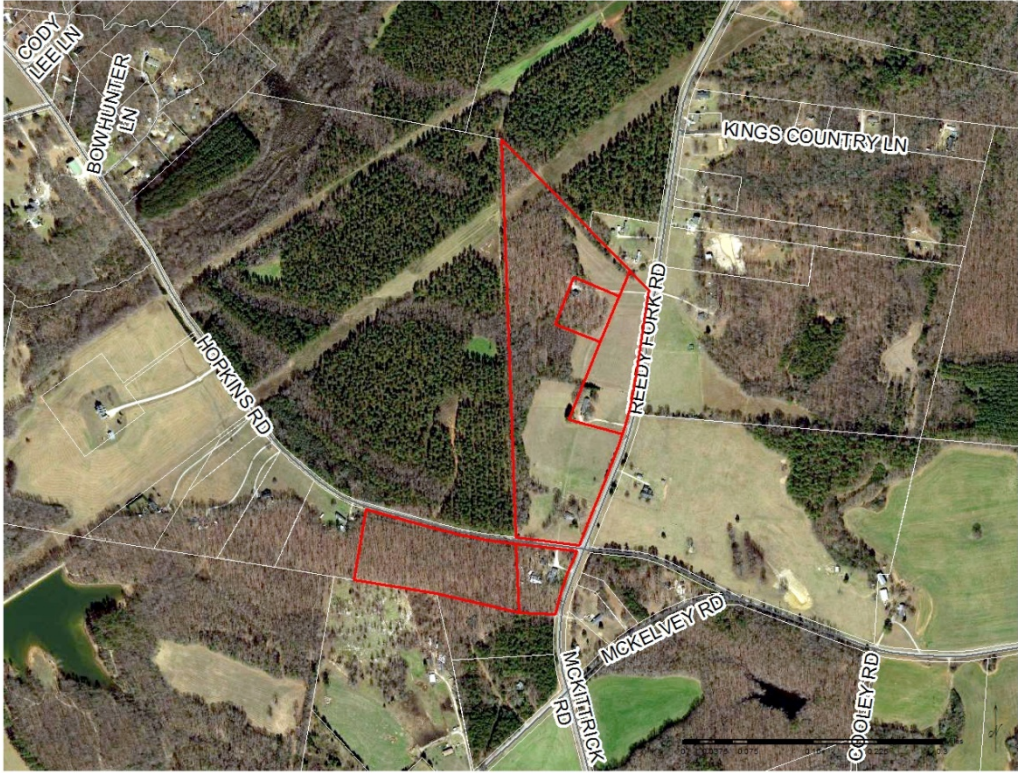
Based on these reasons staff recommends approval of the requested zoning to R-R3, Rural Residential. The Planning Commission recommended approval.

MOTION: By Dr. Fant to approve CZ-2018-62. The motion carried unanimously by voice vote.

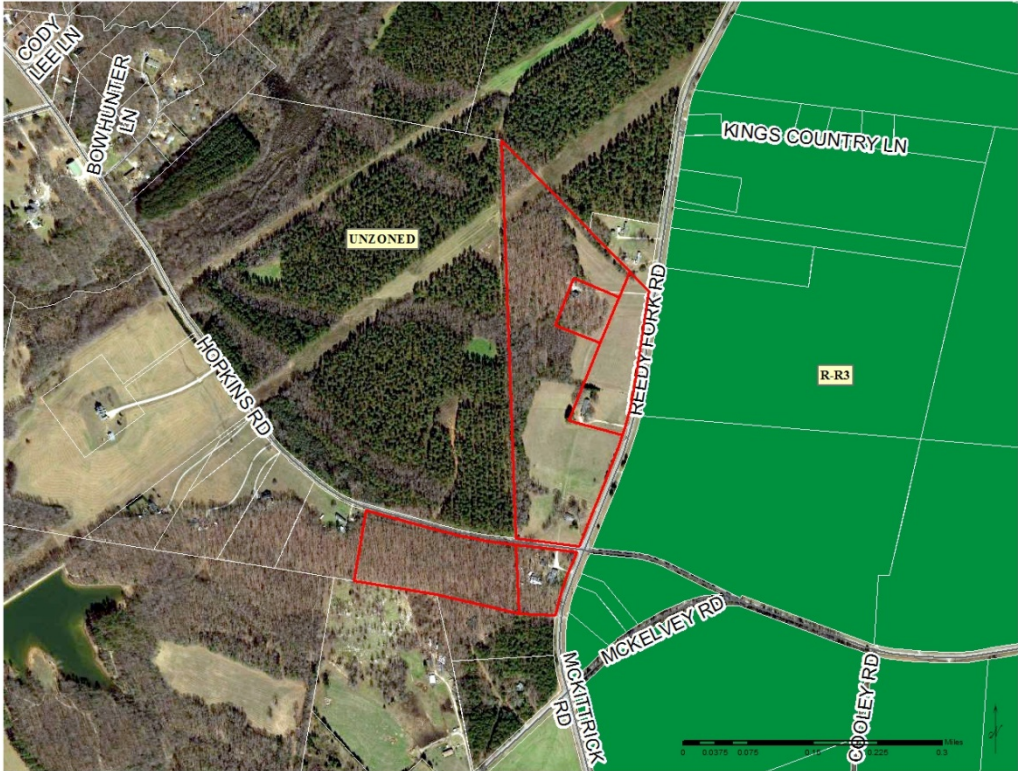


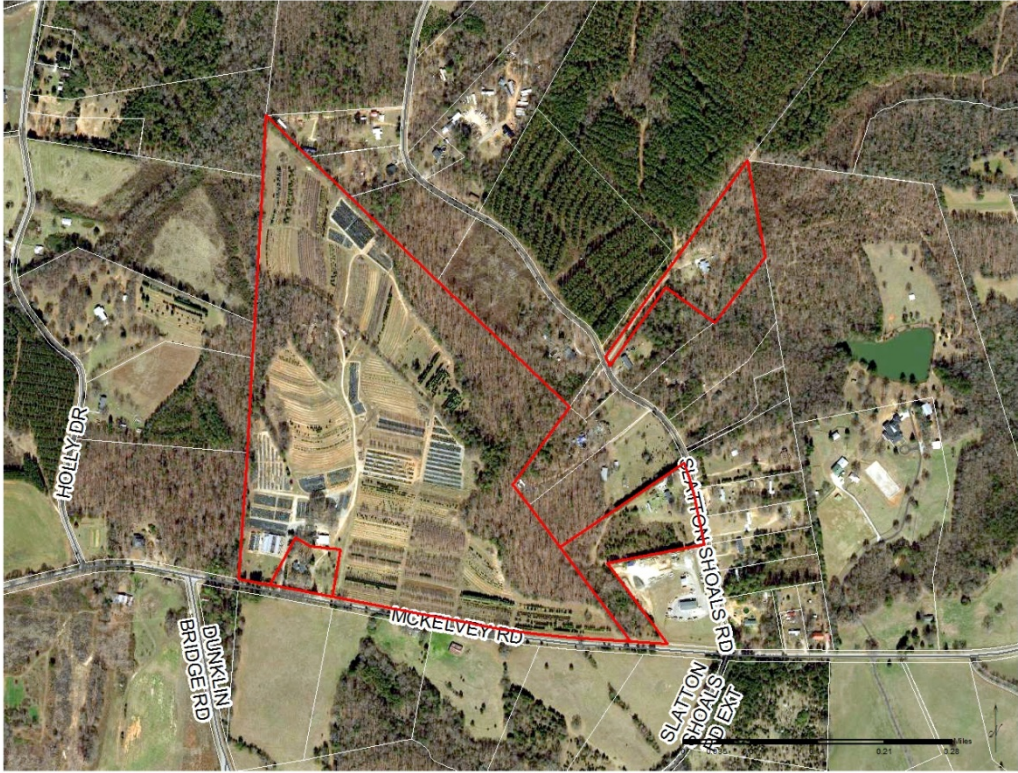
Aerial Photography, 2017 and Zoning Map



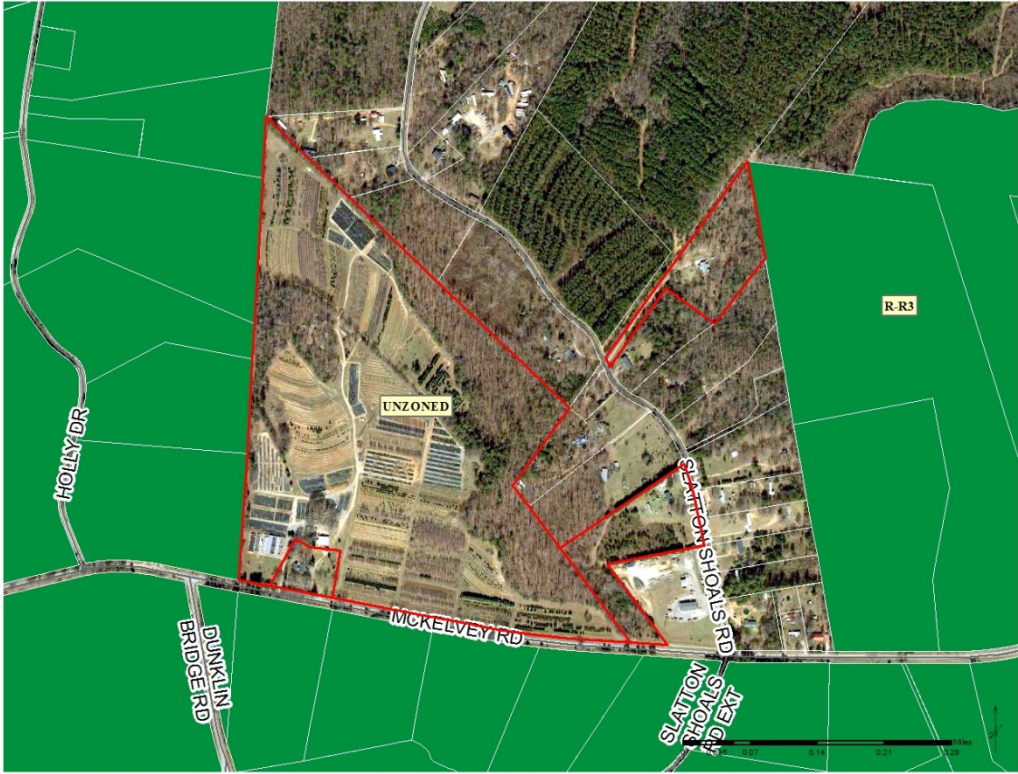


Aerial Photography, 2017 and Zoning Map (Close Ups Reedy Fork Road)



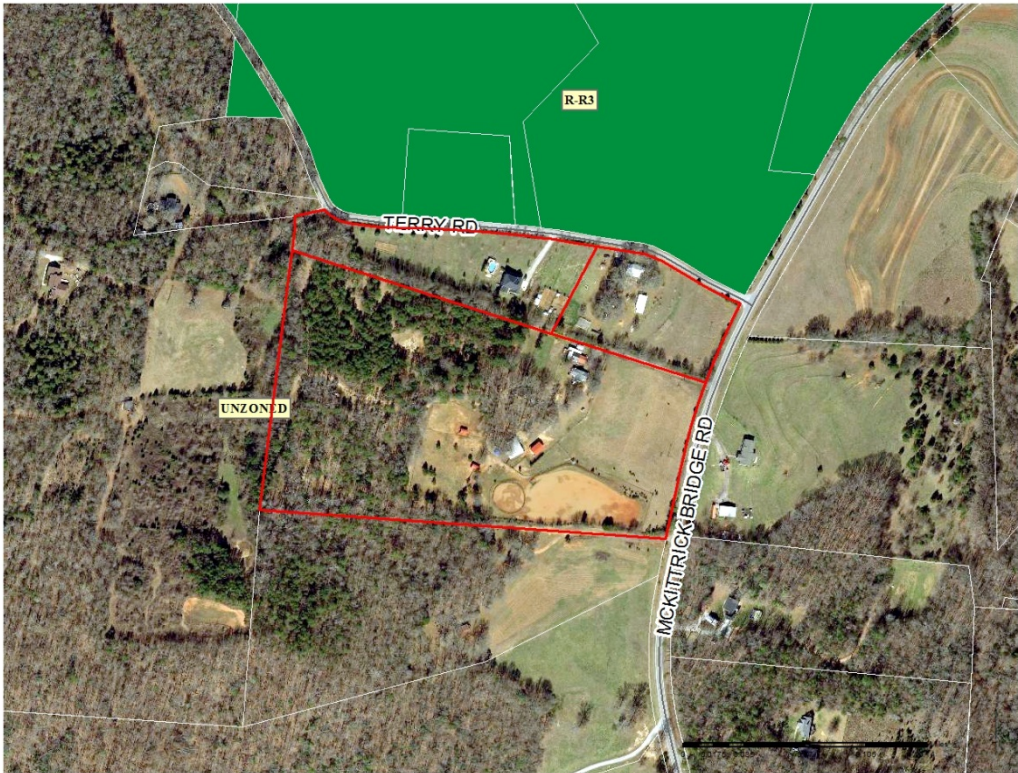


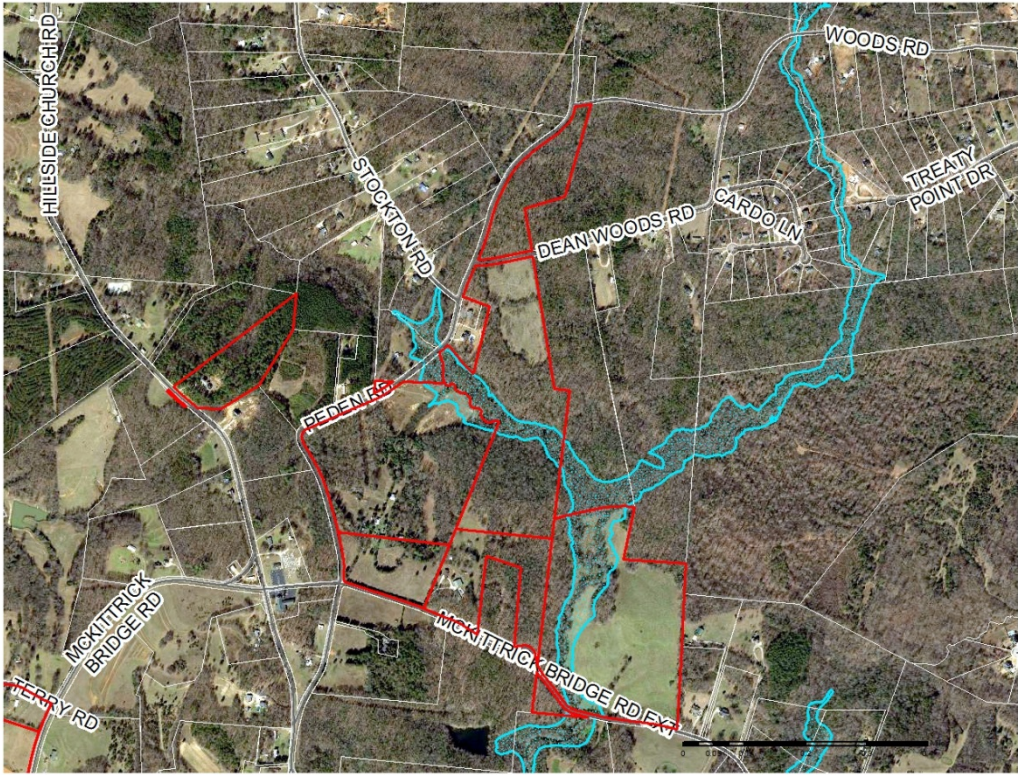
Aerial Photography, 2017 and Zoning Map (Close Ups McKelvey Road)



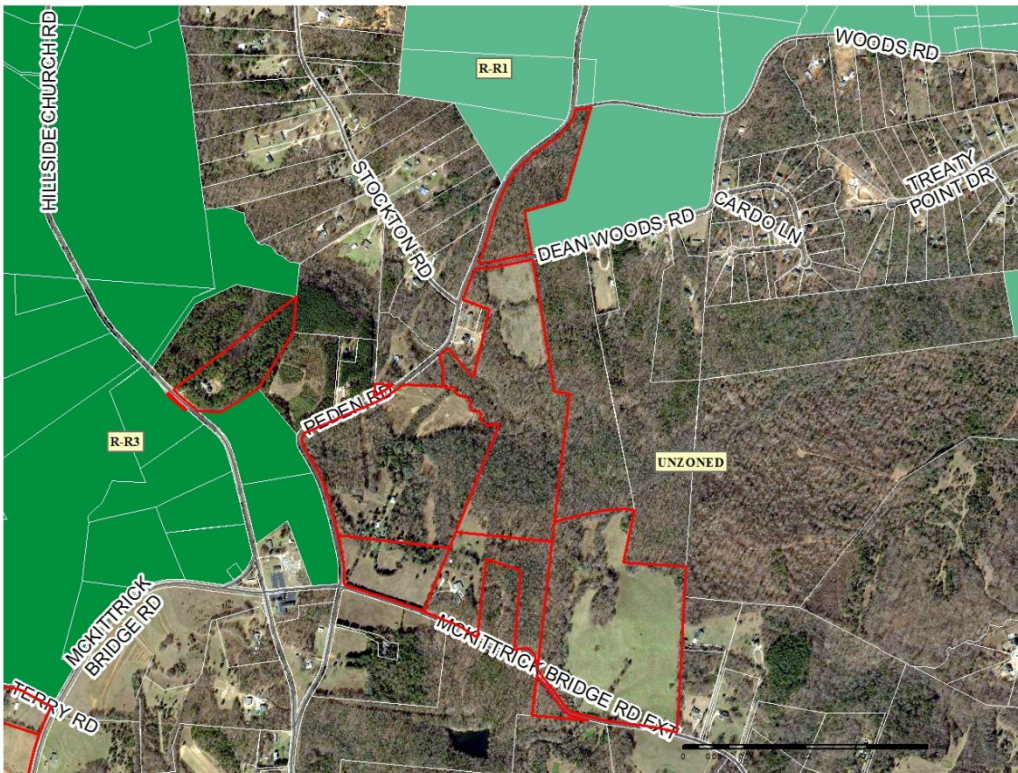


Aerial Photography, 2017 and Zoning Map (Close Ups McKittrick Bridge Road)



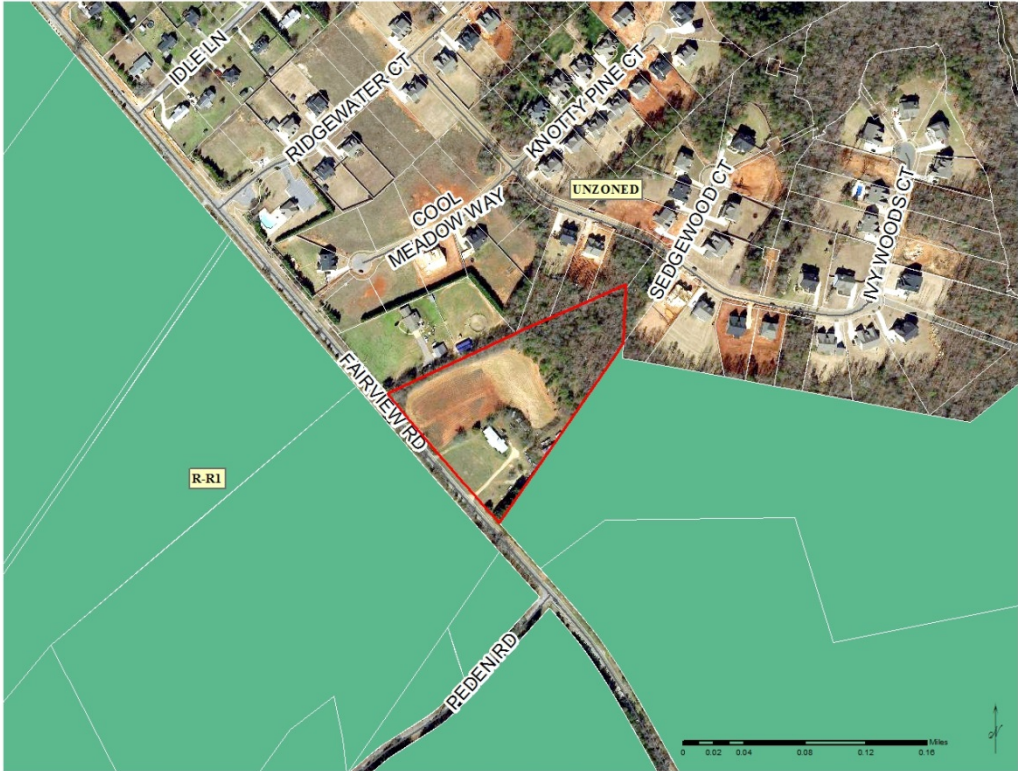


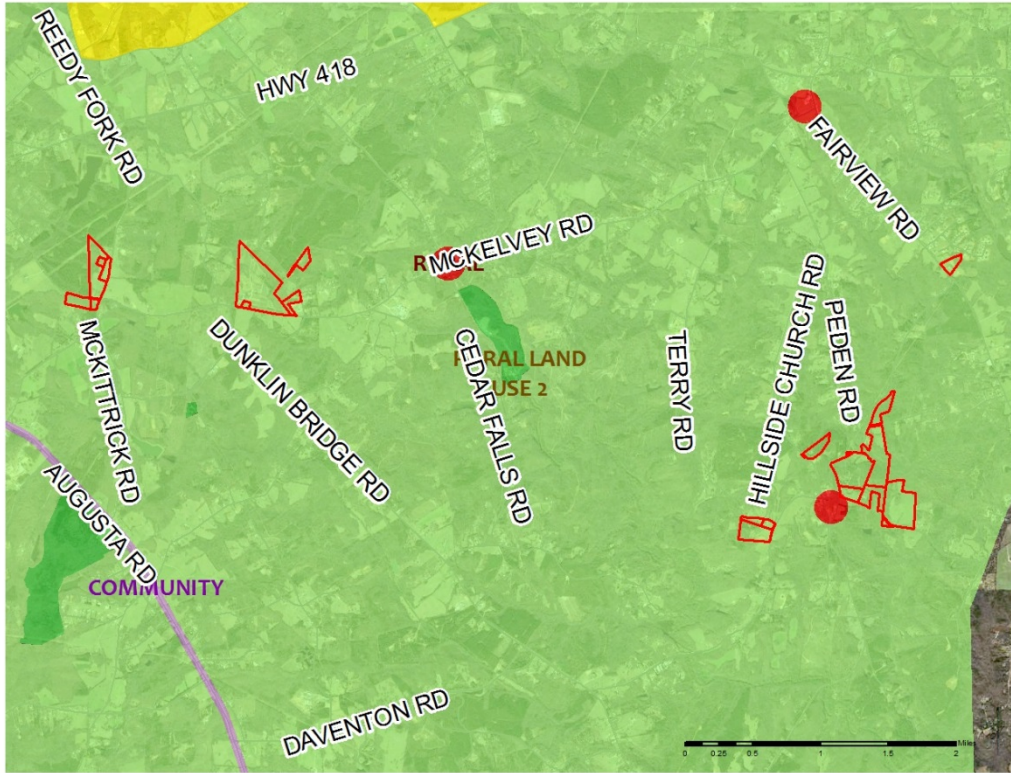
Aerial Photography, 2017 and Zoning Map (Close Ups Peden Road)



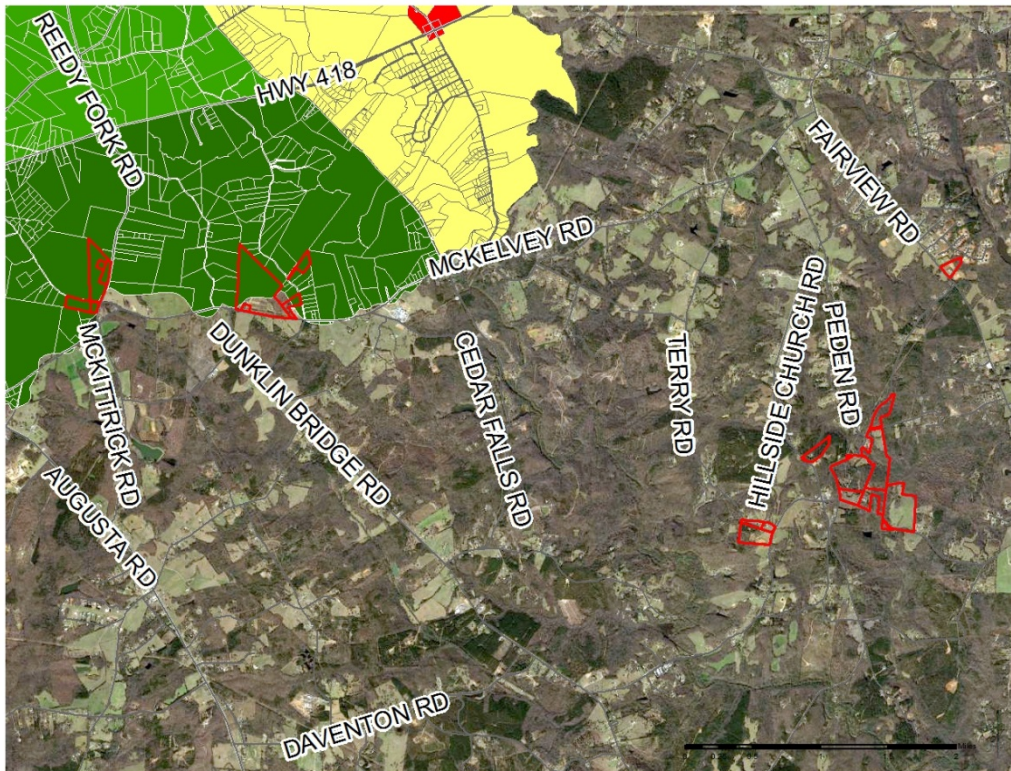


Aerial Photography, 2017 and Zoning Map (Close Ups Fairview Road)





Future Land Use Map and South Greenville Area Plan



Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-63

APPLICANT: Paul Nichols Gallucci for Castelforte, LLC

PROPERTY LOCATION: 130 Prospect Street

PIN/TMS#(s): 0224000201605, 0224000201606, 0224000203301 and 0224000203302

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 4.51

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: single-family residential and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential and duplexes
East	R-7.5	single-family residential
South	R-7.5	single-family residential and vacant wooded land
West	R-7.5	single-family residential, duplexes and church

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker 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-7.5	5.8 units/acre	4.51	26 units
Requested	R-M20	20 units/acre		90 units

A successful rezoning may add up to 64 dwelling units.

ROADS: Prospect Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Anderson Road	4,370' N	13,400	14,000 4.5%	14,000 0

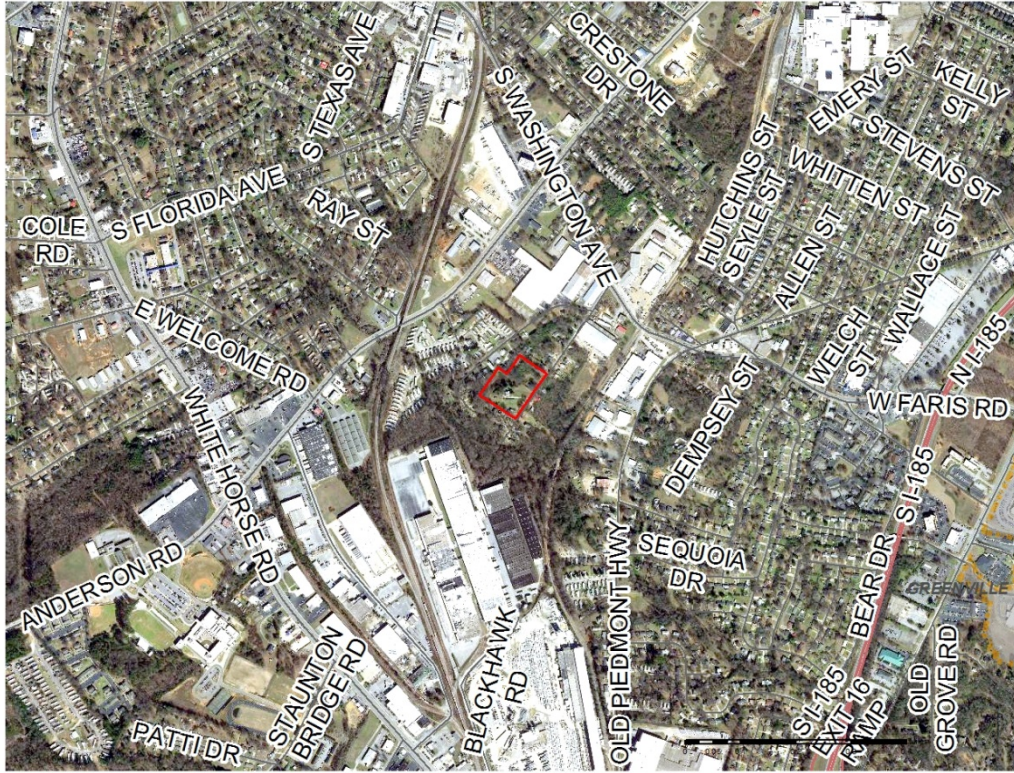
ANALYSIS: Located in the Imagine Greenville Comprehensive Plan, the subject site is designated as Residential Land Use 3, which allows 6 or more units per acre. The applicant is requesting R-M20, which would allow up to 20 units per acre. The subject site is also located near two Greenlink bus routes, the Anderson Road route and the Dunearn-Grove Road route.

SUMMARY: The subject parcel zoned R-7.5, Single-Family Residential, is 4.51 acres of property located on Prospect Street approximately 1.25 miles east of the intersection of White Horse Road and Anderson Road. The parcel has approximately 515 feet of frontage along Prospect Street. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.

The applicant states the proposed land use is for multifamily, senior designated housing.

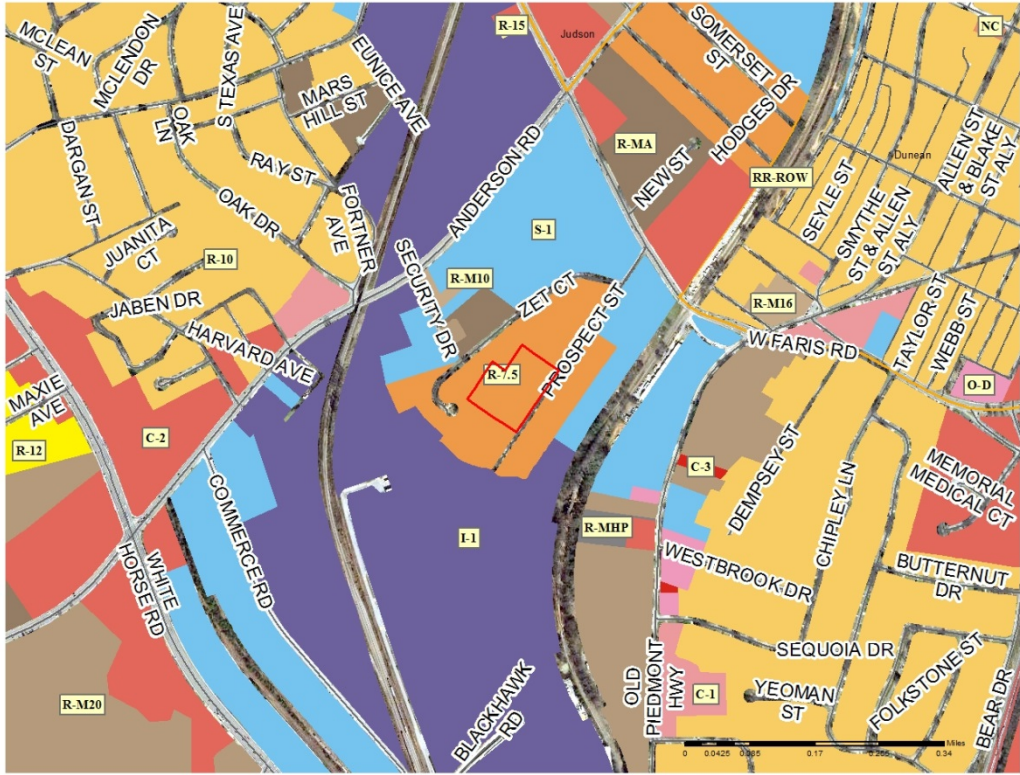
CONCLUSION: The subject site is surrounded by R-7.5, Single-Family Residential zoning with a density of 5.8 units per acre. The requested zoning of R-M20, Multifamily Residential zoning would allow 20 units per acre. Staff is of the opinion that due to its close proximity to public transportation routes and the recommendation of 6 or more units per acre from the Imagine Greenville County Comprehensive Plan, that rezoning the property to R-M20 would be appropriate.

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



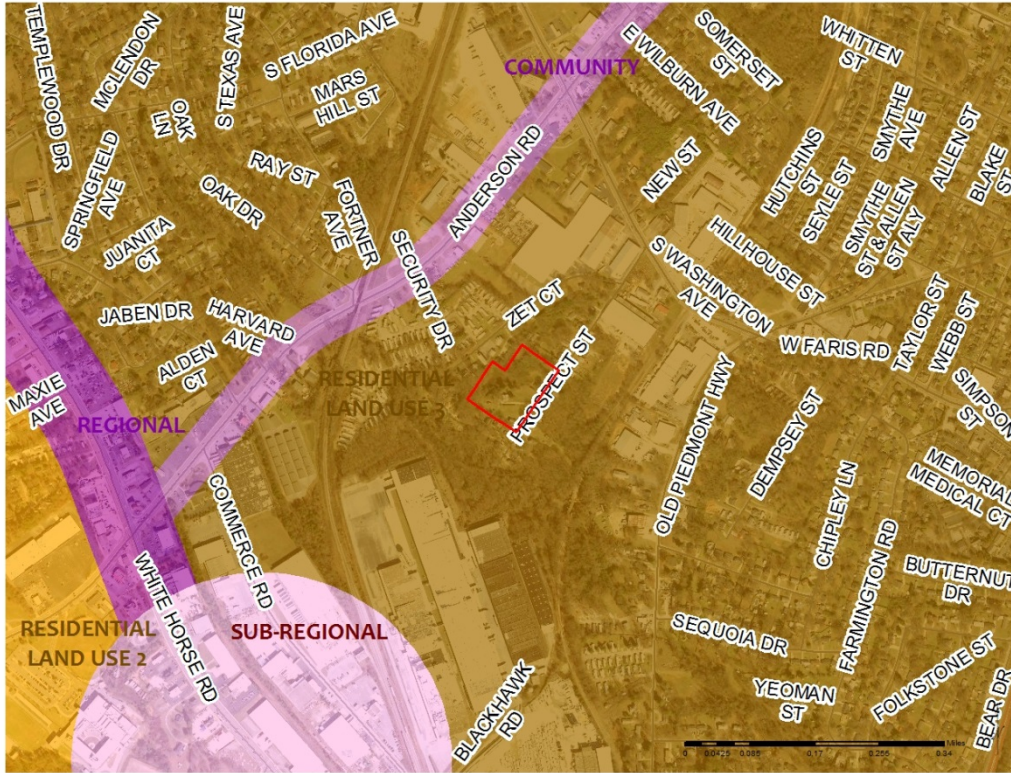
Aerial Photography, 2017





Zoning Map





Future Land Use Map

MOTION: By Dr. Fant to approve CZ-2018-63. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-64
APPLICANT: John M. Ward
PROPERTY LOCATION: 106 Sulphur Springs Road
PIN/TMS#(s): 0425000101400
EXISTING ZONING: I-1, Industrial
REQUESTED ZONING: S-1, Services

ACREAGE: 1.71

COUNCIL DISTRICT: 19 – Meadows

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

EXISTING LAND USE: warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	single-family residential
East	S-1 and I-1	service garage
South	I-1	warehouse
West	I-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea 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: Sulphur Springs Road: four-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Sulphur Springs Rod	780' W	10,400	10,000 -3.8%	10,300 3%

ANALYSIS: There has been an existing industrial and warehouse use on the site and to the east and west of the subject site as far back as 1997. Sulphur Springs Road is a four lane highway with a speed limit of 40 miles per hour. This section of Sulphur Springs Road has I-1 Industrial and S-1 Services zoning on both sides. There are still a good number of residential homes located in the S-1, Services zoned parcels along this section of road. The White Horse Road Green Link Bus line also serves this area.

SUMMARY: The subject parcel zoned I-1, Industrial, is 1.71 acres of property located on Sulphur Springs Road approximately 0.4 miles west of the intersection of Old Buncombe Road and Sulphur Springs

Road. The parcel has approximately 145 feet of frontage along Sulphur Springs Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for metal fabrication.

CONCLUSION:

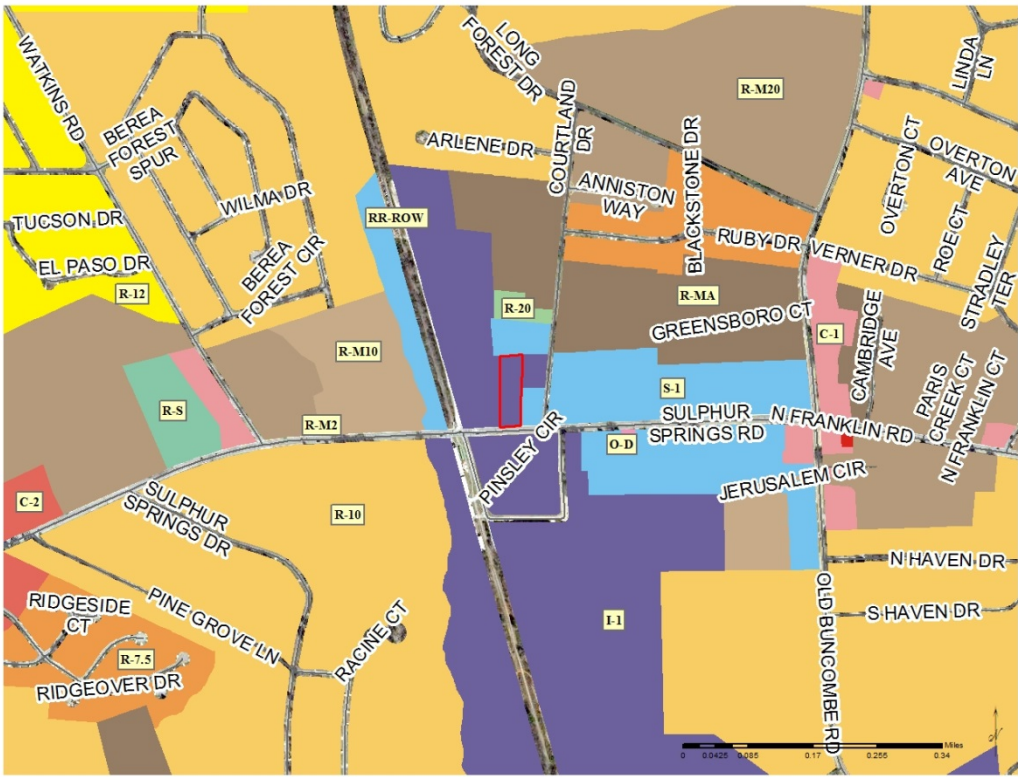
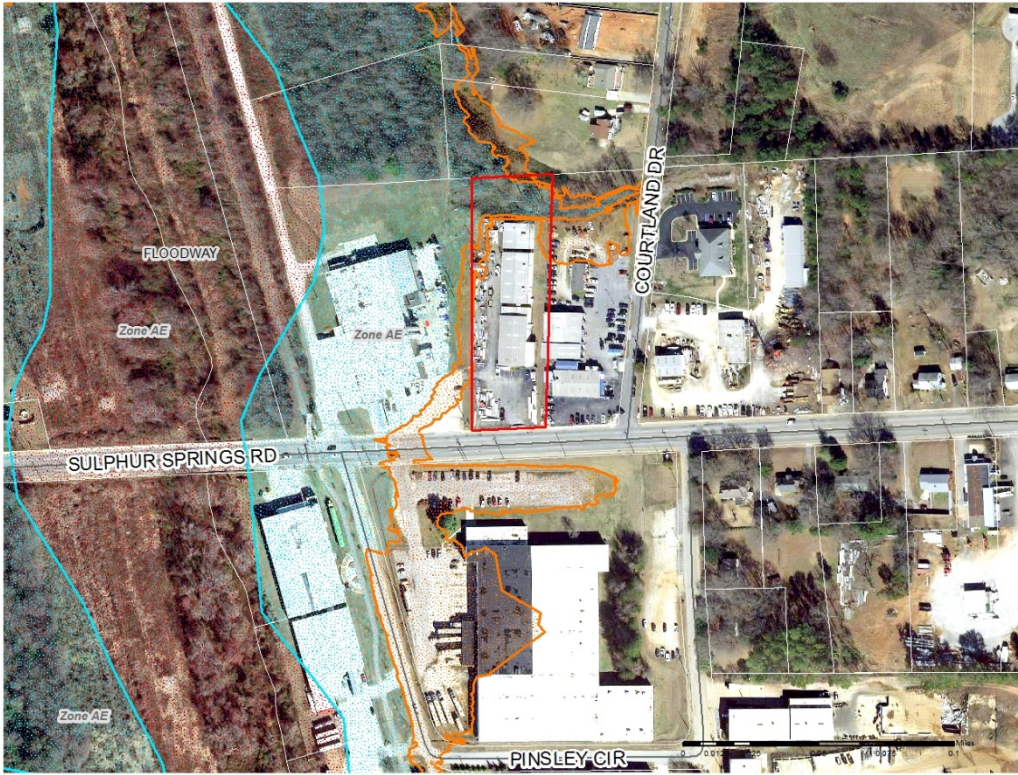
The subject site is surrounded by I-1, Industrial and S-1, Services with a service garage and warehouses to the east, south and west of the parcel.. Staff is of the opinion the surrounding zoning is consistent with the requested rezoning to S-1. Staff believes a rezoning to S-1, would have little impact on the surrounding area.

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

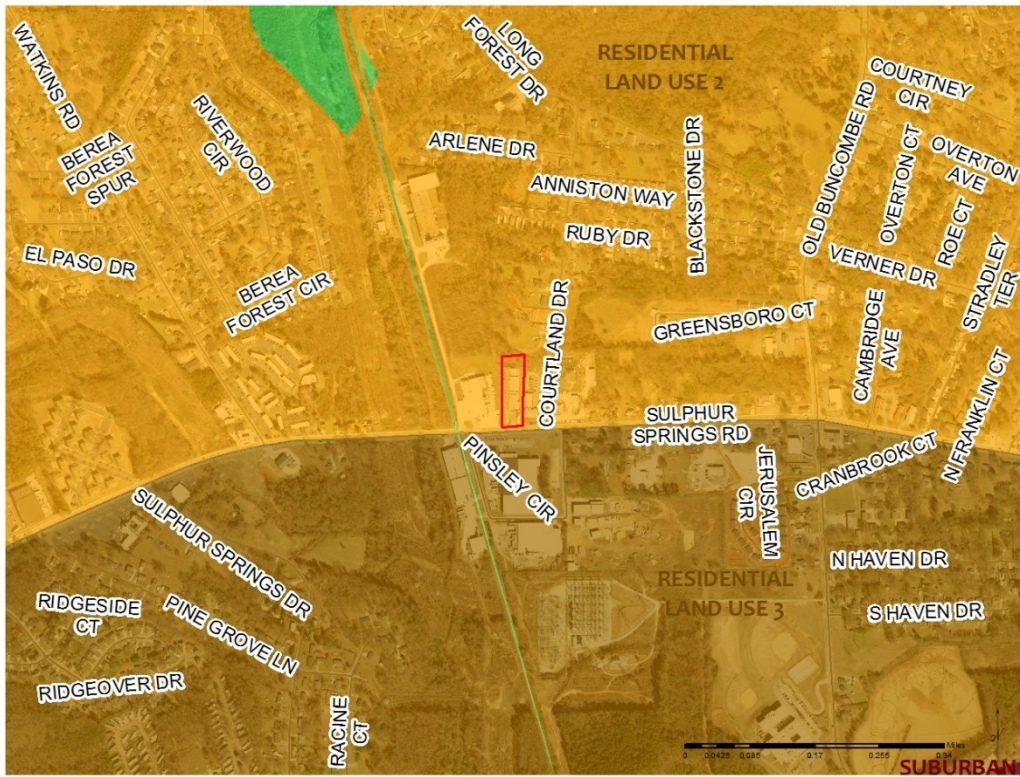
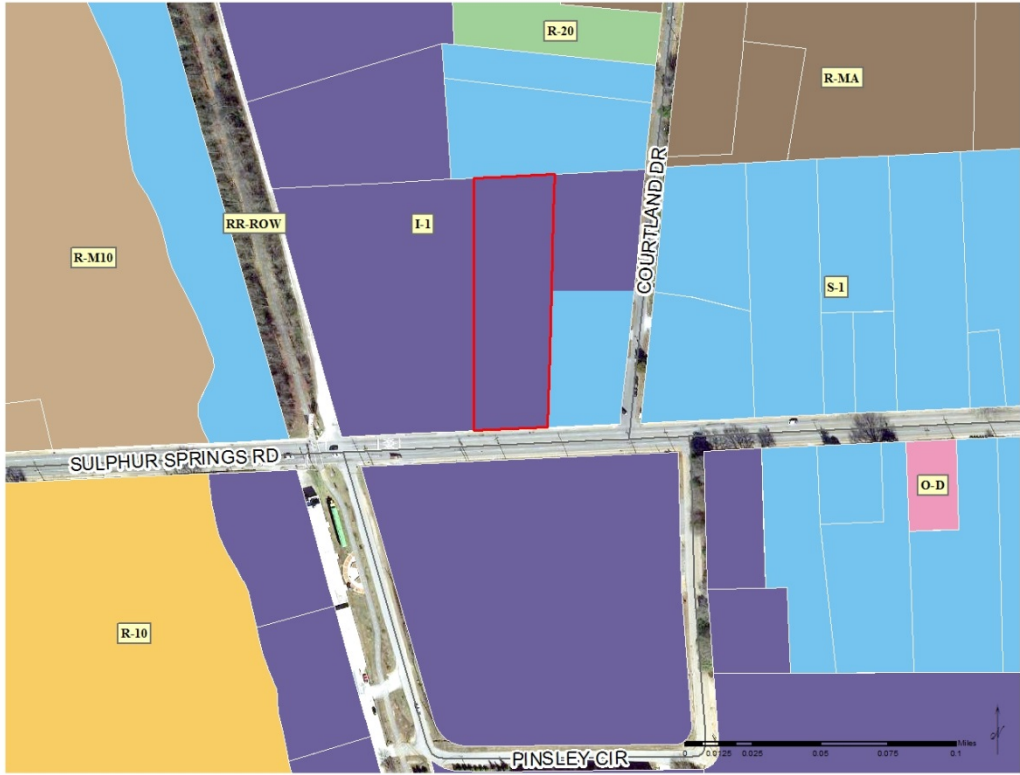
MOTION: By Mr. Roberts to approve CZ-2018-64. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-65

APPLICANT: Dean Edward Dupont

PROPERTY LOCATION: 103 Lake Sunshine

PIN/TMS#(s): 0318000200612 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 1.7

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned S-1, Services in March 1996, as part of Area 11.

EXISTING LAND USE: barn/shed

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and S-1	single-family residential
East	R-S	single-family residential and vacant wooded land
South	R-S and S-1	vacant wooded land
West	R-S	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	S-1	0 units/acre	1.7	0 units
Requested	R-S	1.7 units/acre		2 units

A successful rezoning may add up to 2 dwelling units.

ROADS:

Lake Sunshine: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Fowler Road	3,250' N	1,650	1,450	1,750
			-	20.7%
			12.1%	

ANALYSIS:

The subject site is located along a two-lane County maintained road with no planned improvements. The existing zoning surrounding this property is R-S, Residential Suburban. The character of the surrounding area is large lots with single-family homes.

SUMMARY:

The subject parcel zoned S-1, Services, is 1.7 acres of property located on Lake Sunshine approximately 1.7 miles southeast of the intersection of East Curtis Street (SC-417) and Southeast Main Street (SC-14). The parcel has approximately 175 feet of frontage along Lake Sunshine. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is for single-family home.

CONCLUSION:

The subject site is surrounded mainly by single-family residential zoning and land uses with some vacant wooded land. Staff is of the opinion the requested R-S, Residential Suburban is consistent with the surrounding land uses, zoning and density in this area.

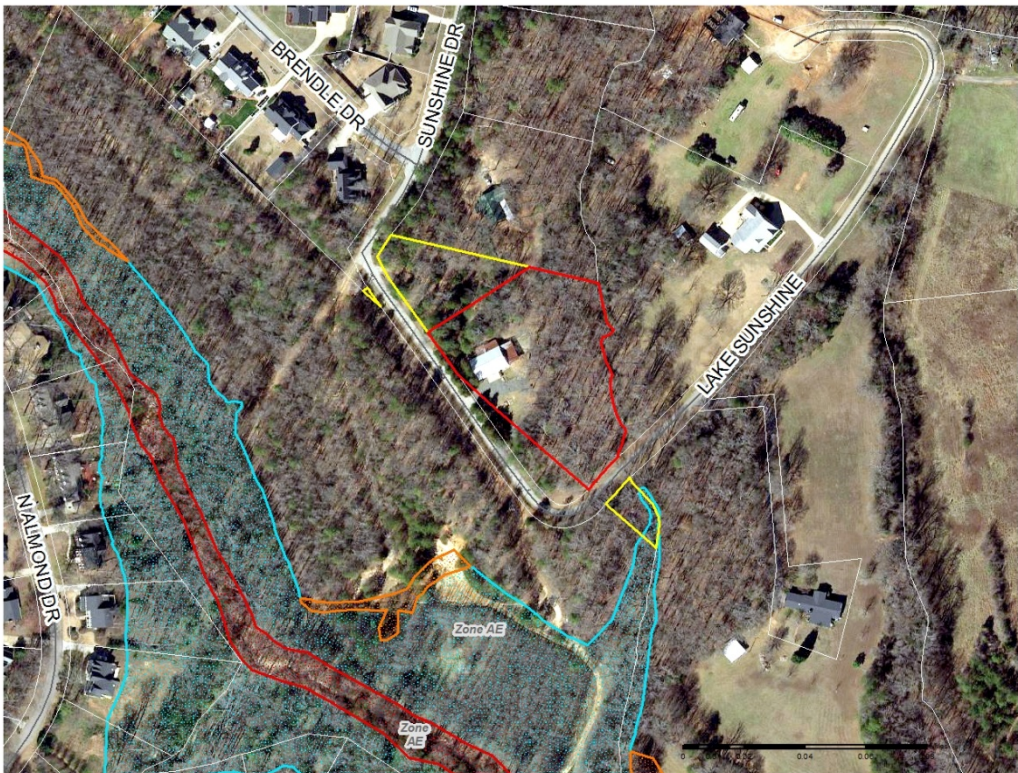
Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban. The Planning Commission recommended approval.

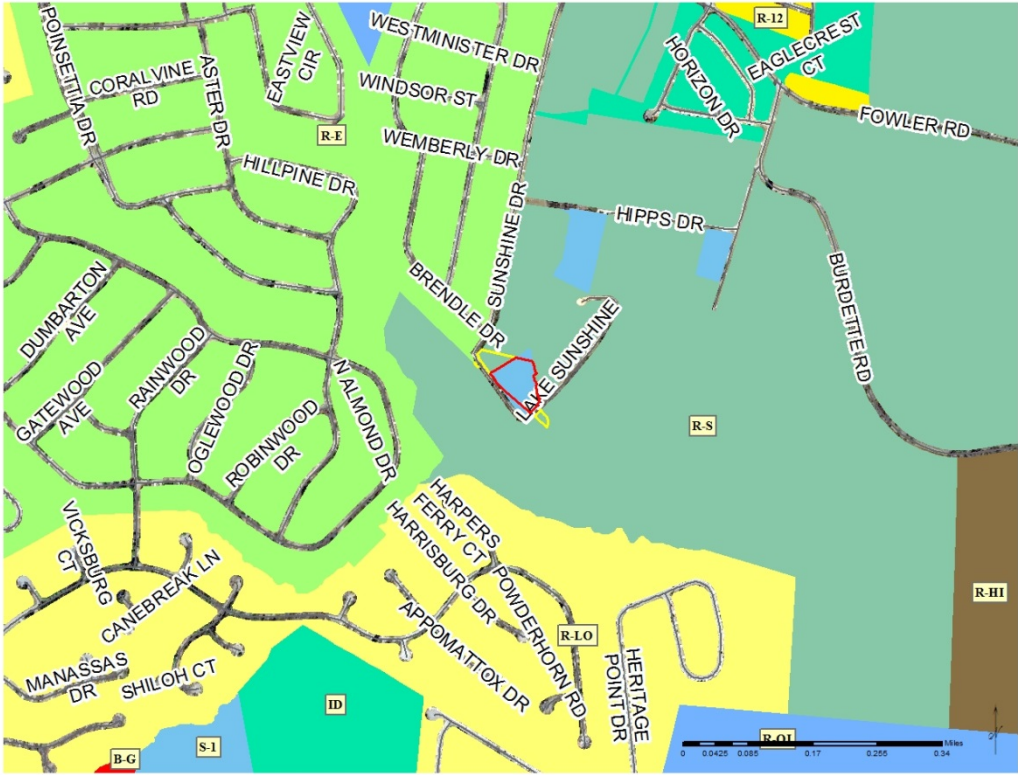
MOTION:

By Dr. Cates to approve CZ-2018-65. The motion carried unanimously by voice vote.



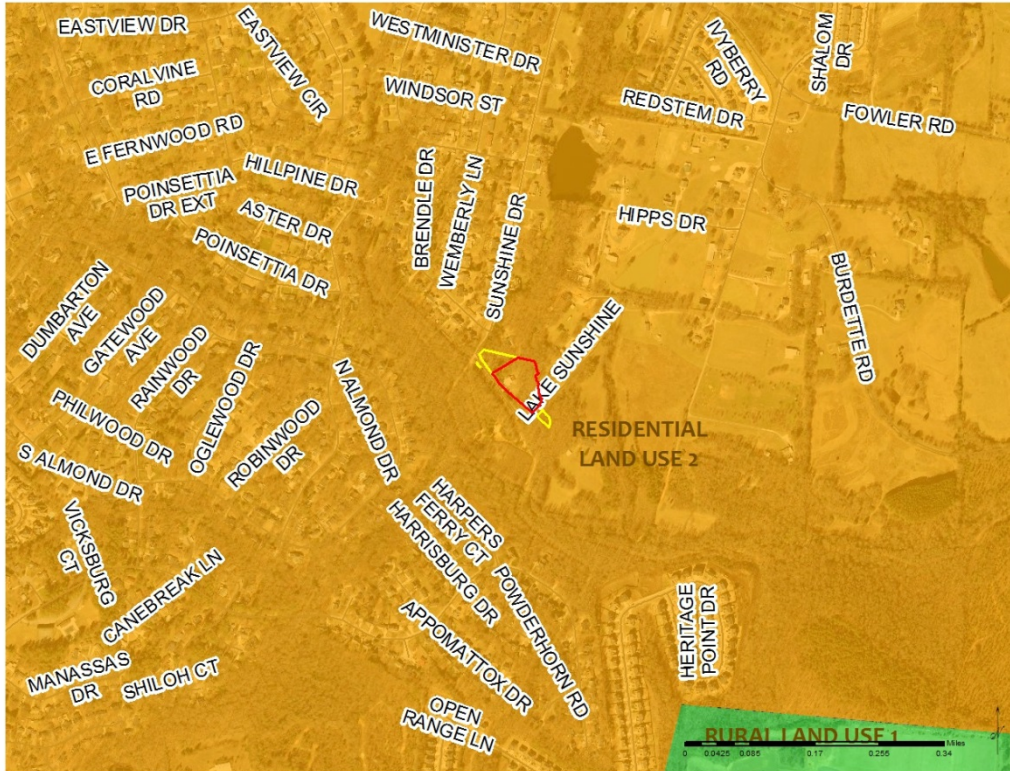
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-66
- APPLICANT:** Wendell L. Hawkins, Gray Engineering Consultants, Inc. for Shannon Dobbins Woodward and Kelly Dobbins Morris, etal
- PROPERTY LOCATION:** Furr Road
- PIN/TMS#(s):** 0609040100500 (portion)
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** R-15, Single-Family Residential
- ACREAGE:** 41
- COUNCIL DISTRICT:** 26 – Ballard
- ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There is currently a rezoning

request of R-12, Single-Family Residential for this parcel, CZ-2018-51.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-S	vacant wooded land
South	R-S and R-15	single-family residential and vacant wooded and pasture land
West	R-S and I-1	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated as *Transitional Residential* which prescribes 2 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	Acres	Total Units
Current	R-S	1.7 units/acre	41	69 units
Requested	R-15	2.9 units/acre		118 units

A successful rezoning may add up to 49 dwelling units.

ROADS: Furr Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Piedmont Golf Course Road	6,330' NW	2,200	2,300 4.5%	3,100 35%

ANALYSIS: The subject site is located on the southern side of Furr Road, which is a two-lane County maintained road with no planned improvements. The requested rezoning is also located in the newly adopted South Greenville Area Plan. The southern portion is designated as Transitional Residential recommending 2 to 3 units per acre. Floodplain is present along the western portion of the property.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 41 acres of property located on Furr Road approximately 0.6 miles northwest of the intersection of Furr Road and Emily Lane. The parcel has approximately 1,210 feet of frontage along Furr Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.

The applicant states the proposed land use is for a subdivision.

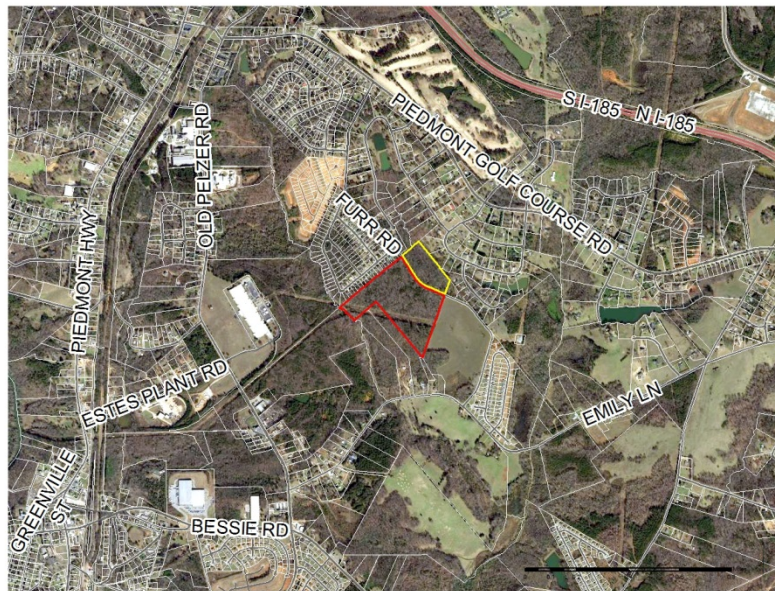
CONCLUSION:

The subject site is located in an area with single-family residential and vacant wooded and pasture land uses are present. The surrounding zoning consists of R-S, Residential Suburban and R-15 and R-12, Single-Family Residential zoning. The South Greenville Area Plan recommends 2 to 3 units per acre for the southern portion of the parcel. Staff is of the opinion the requested rezoning of 2.9 units per acre is consistent with the South Greenville Area Plan and the surrounding zoning and land uses.

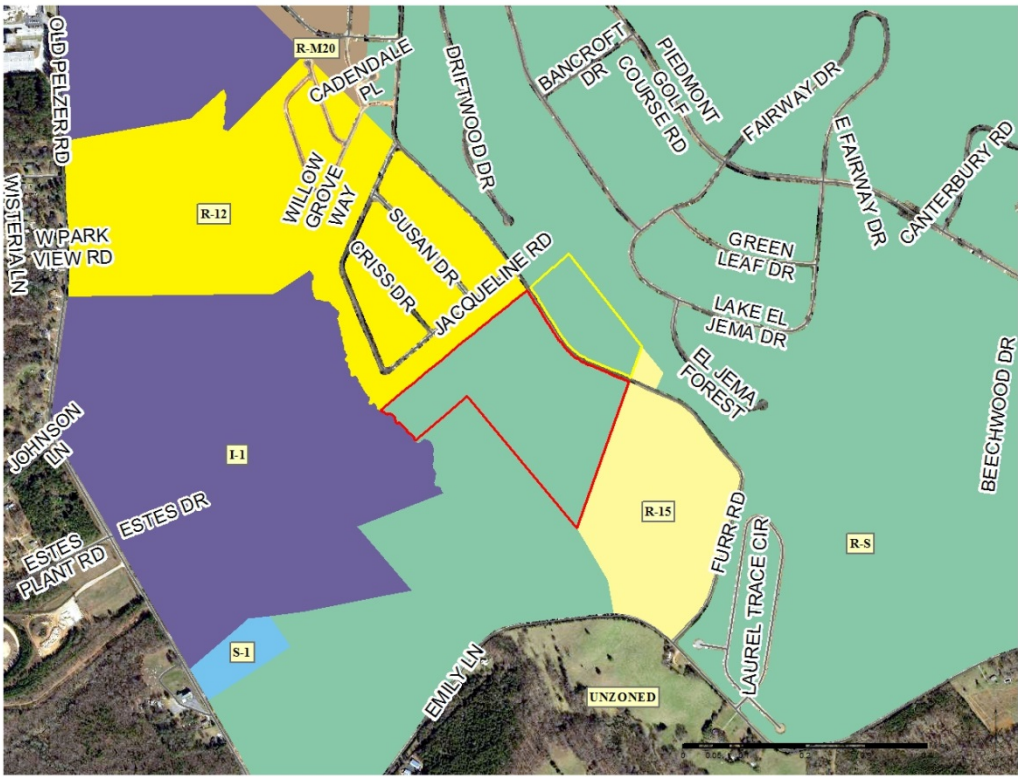
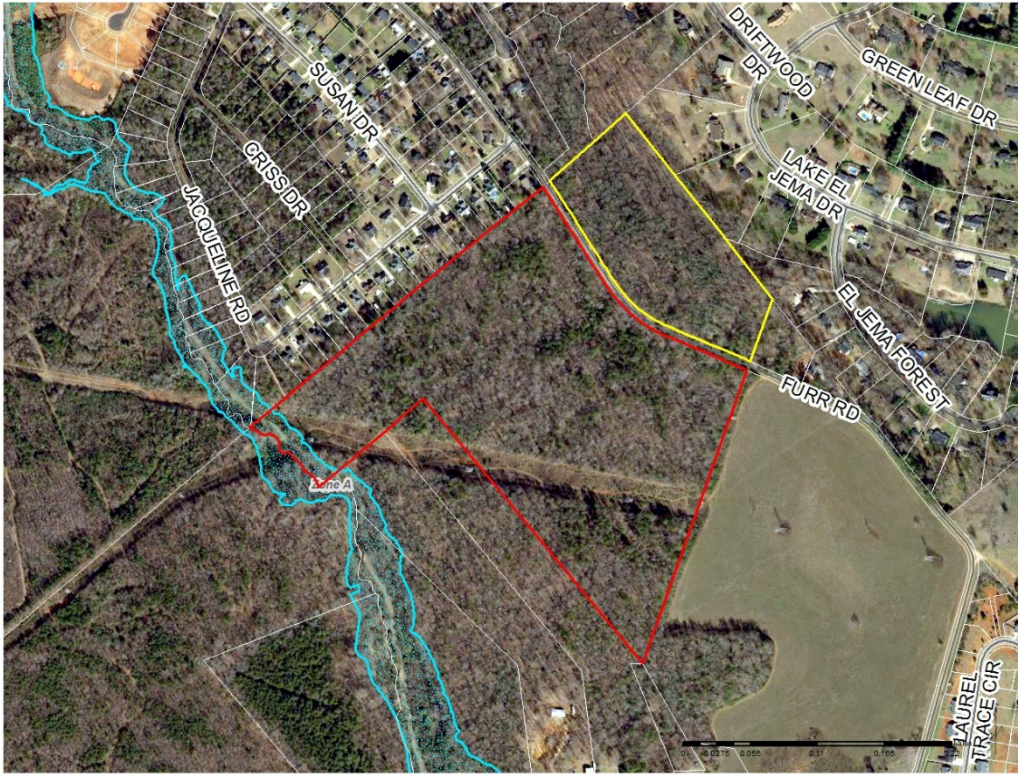
Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential. The Planning Commission recommended denial.

MOTION: By Dr. Fant to approve CZ-2018-66. The motion failed by voice vote.

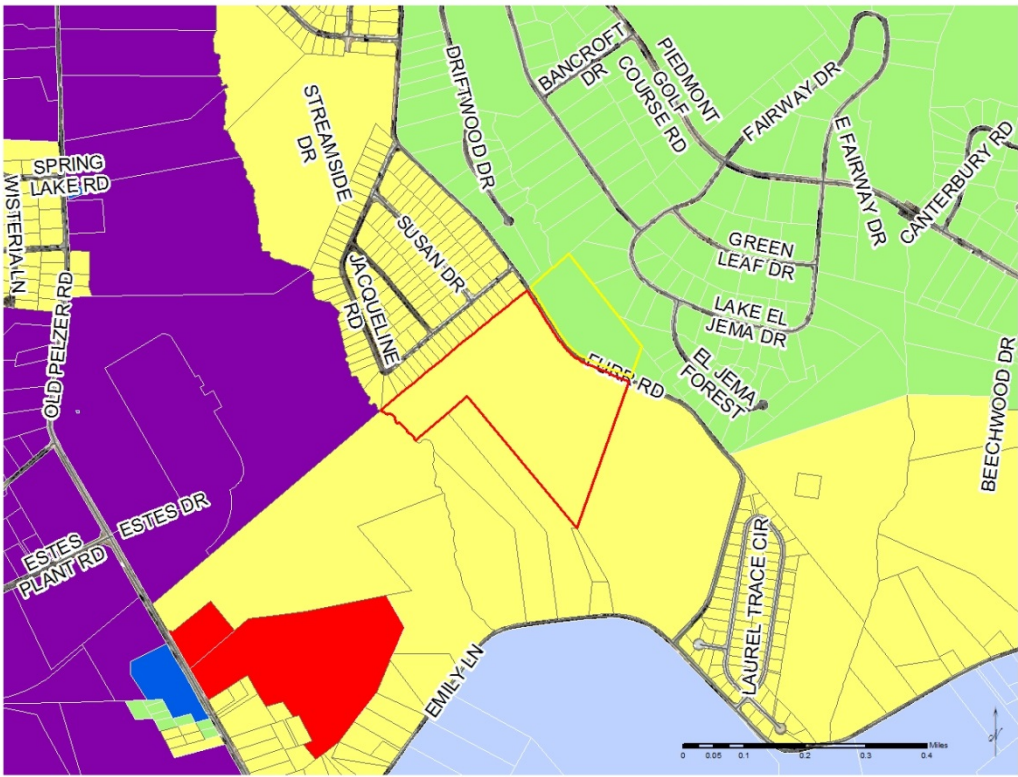
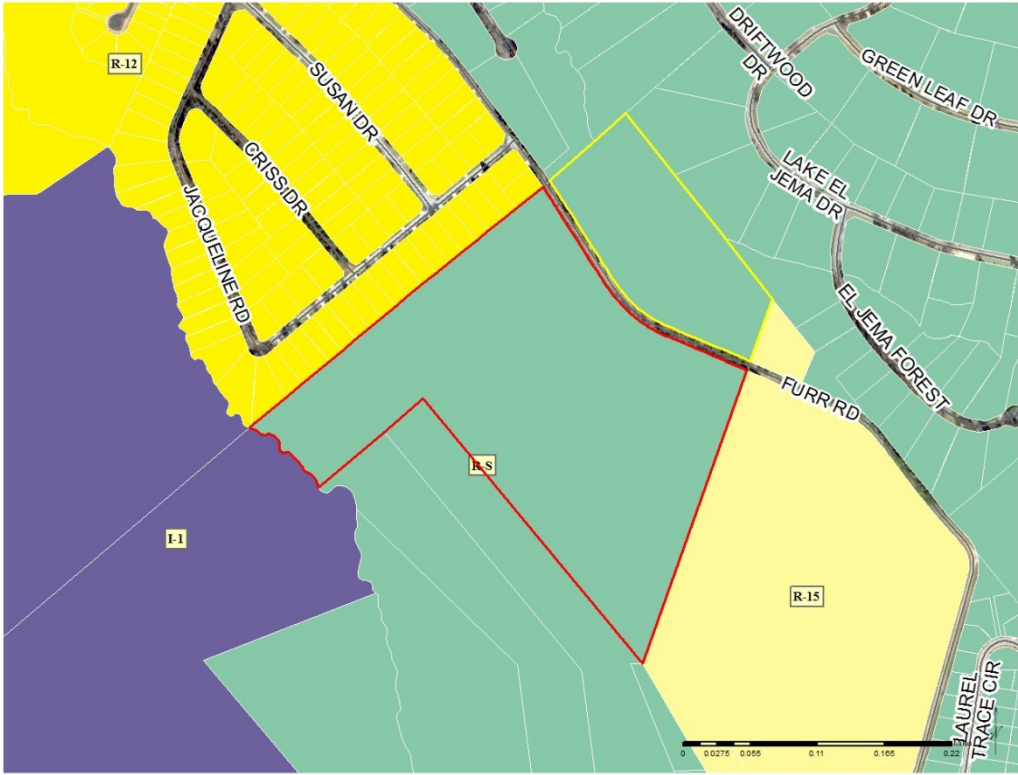
MOTION: By Dr. Cates to deny CZ-2018-66. The motion carried by voice vote with one in opposition (Fant).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-51

APPLICANT: Wendell L. Hawkins, PA and Gray Engineering Consultants Inc. for Shannon Dobbins Woodward and Kelly Dobbins Morris, etal.

PROPERTY LOCATION: Furr Road

PIN/TMS#(s): 0609040100500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 54.50

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 land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and R-12	single-family residential
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded and pasture land
West	R-15 and I-1	single-family residential and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, a portion is designated as *Transitional Residential*, and a portion is designated as *Rural 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-S	1.7 units/acre	54.50	92 units
Requested	R-12	3.6 units/acre		196 units

A successful rezoning may add up to 104 dwelling units.

ROADS:

Furr Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Piedmont Golf Course Road	6,330' NW	2,200	2,300 4.5%	3,100 35%

ANALYSIS:

The subject site is located on both sides of Furr Road, which is a two-lane County maintained road with no planned improvements. The requested rezoning is also located in the newly adopted South Greenville Area Plan. The northern portion is designated as Rural Residential recommending 1 to 2 units per acre. The southern portion is designated as Transitional Residential recommending 2 to 3 units per acre. Floodplain is present along the western portion of the property.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 54.50 acres of property located on Furr Road approximately 0.6 miles northwest of the intersection of Furr Road and Emily Lane. The parcel has approximately 2,420 feet of frontage along Furr Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

The applicant states the proposed land use is for a subdivision.

CONCLUSION:

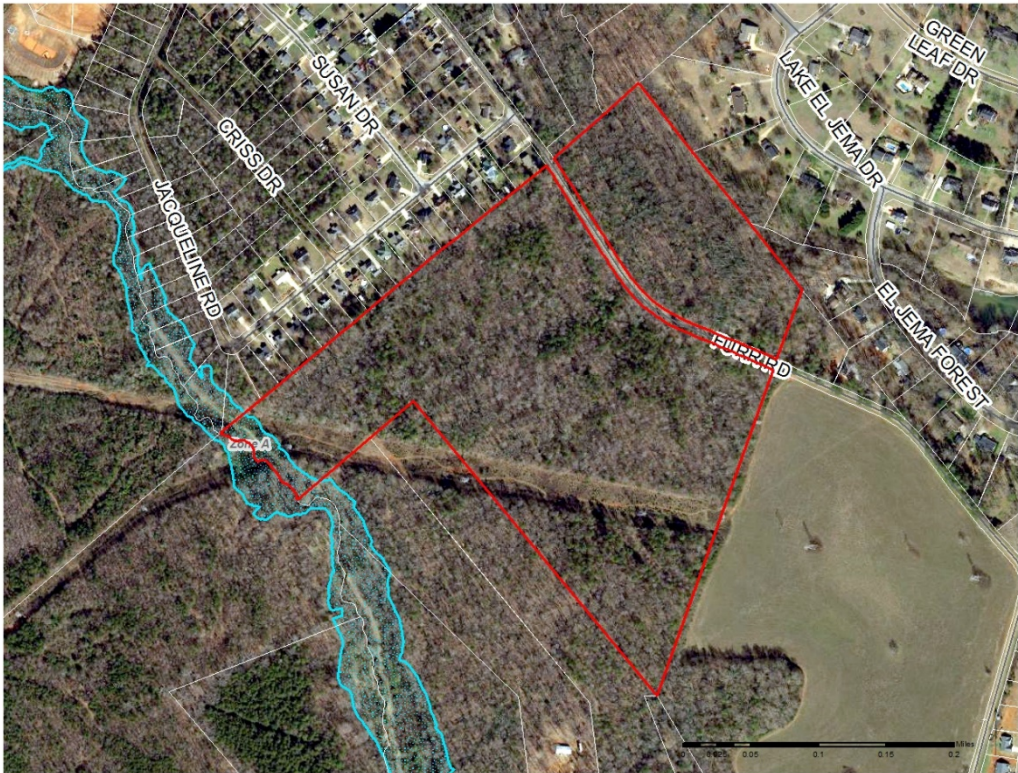
The subject site is located in an area where single-family residential land uses are mainly present, with the majority of the surrounding zoning being R-S, Residential Suburban. The South Greenville Area Plan recommends 1 to 2 units per acre (Rural Residential) for the northern portion of the parcel; the southern portion of the parcel recommends 2 to 3 units per acre (Transitional Residential). Staff is of the opinion the requested rezoning of 3.6 units per acre is not consistent with the South Greenville Area Plan and the surrounding zoning. Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential. The Planning Commission recommended denial.

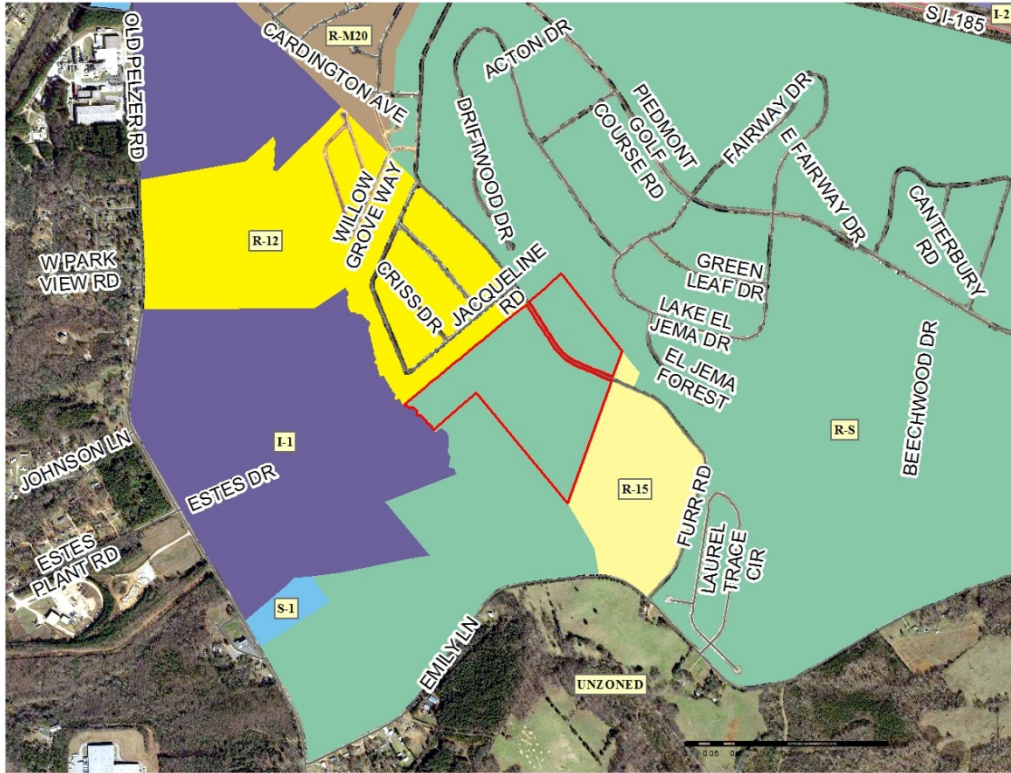
MOTION:

By Mr. Roberts to deny CZ-2018-51. The motion carried unanimously by voice vote.

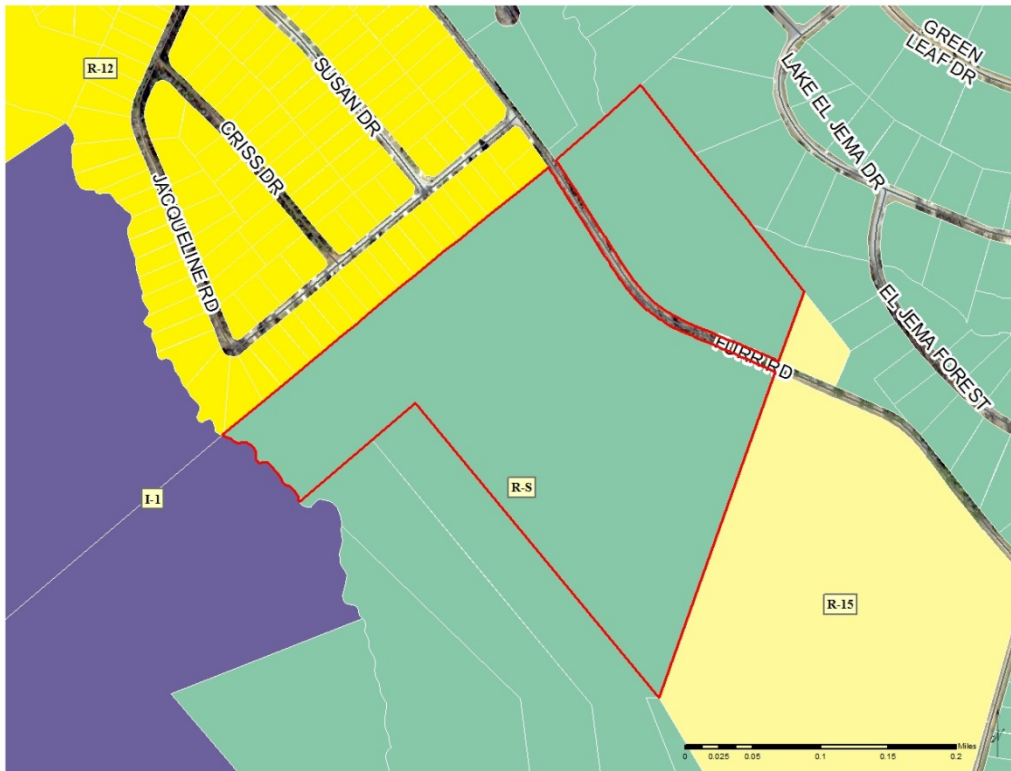


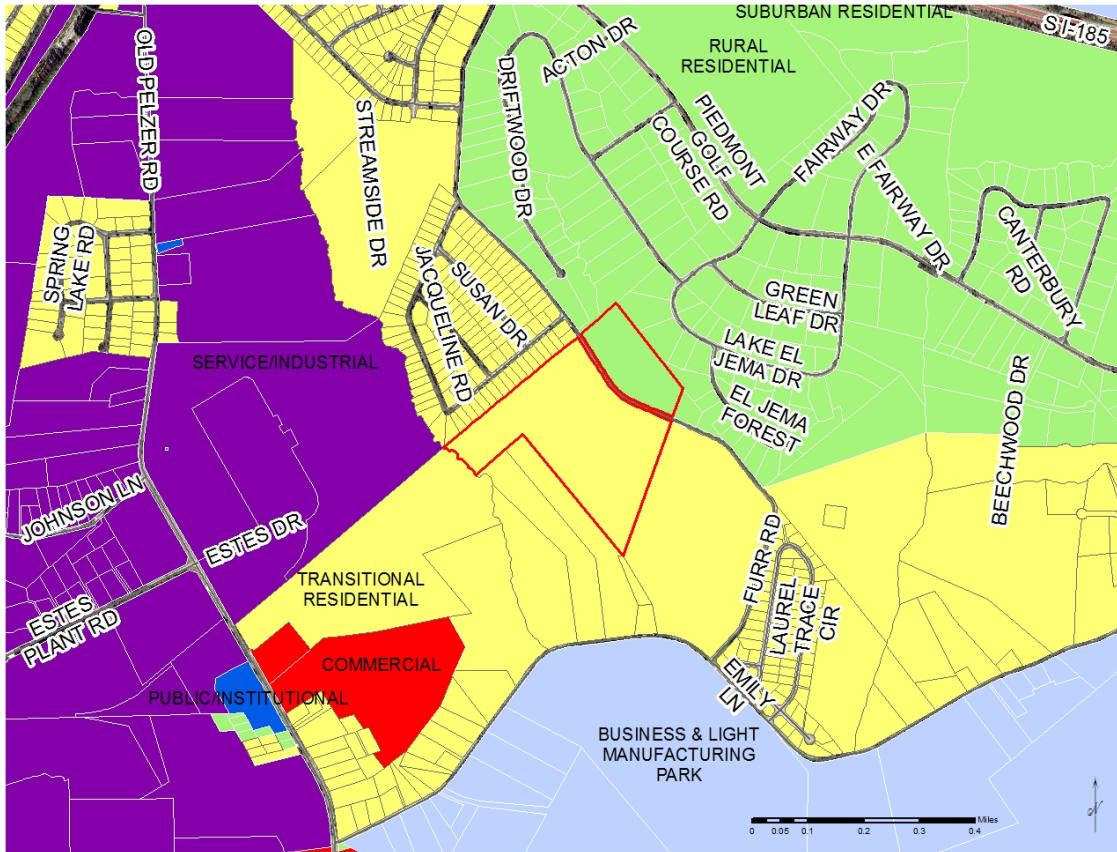
Aerial Photography, 2018





Zoning Map





South Greenville Area Plan, Future Land Use Map

Legend

- Study Area
- County Boundary
- Transition Commercial District
- Proposed Land Use Categories**
- Service / Industrial
- Business & Light Manufacturing Park
- Commercial
- Medical Park
- Public / Institutional
- High Density Residential (4 units/acre)
- Suburban Residential (3-4 unites/acre)
- Transitional Residential (2-3 units/acre)
- Rural Residential (1-2 units/acre)
- Rural Preservation (0-0.3 units/acre)
- Agricultural (10 acre minimum)

ADJOURNMENT

MOTION: By Dr. Cates to adjourn. Without objection the meeting adjourned
At 5:36 p.m.

Respectfully Submitted,

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