

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**April 1, 2019**  
**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  
Mike Barnes, Vice-Chairman  
Ennis Fant  
Rick Roberts  
Dan Tripp

**COMMITTEE MEMBERS ABSENT:**

**STAFF PRESENT:**

Phoenikx Buathier  
Dean Campbell  
Paula Gucker  
Helen Hahn  
Sarah Holt  
Regina McCaskill  
Meagan Staton  
Tyler Stone  
Alan Willis

**OTHER COUNCIL MEMBERS PRESENT**

None

**PLANNING COMMISSIONERS PRESENT:**

Nick Hollingshad

**CALL TO ORDER**

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

**INVOCATION**

Mr. Barnes provided the invocation.

**APPROVAL OF THE MINUTES OF THE MARCH 18, 2019 COMMITTEE MEETING**

**MOTION:** By Mr. Tripp to approve the minutes of the March 18, 2019 Committee meeting as presented.

**Ms. Buathier noted CZ-2019-20 was withdrawn by applicant.**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-21  
**APPLICANT:** Amil M. Rafkah for Crazy Auto Sales GSP, LLC  
**PROPERTY LOCATION:** 504 Jones Avenue  
**PIN/TMS#(s):** G006000101600  
**EXISTING ZONING:** R-12, Single-Family Residential  
**REQUESTED ZONING:** S-1, Services  
**ACREAGE:** 0.34  
**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-12, Single-Family Residential in May 1970, as part of Area 1.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M2	Apartments (City of Greer)
East	C-3	automobile sales (City of Greer)
South	C-3 and R-12	single-family residential and vacant land (City of Greer)
West	C-2	automobile sales

**WATER AVAILABILITY:** Greer CPW

**SEWER AVAILABILITY:** Septic

**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:** Jones Avenue: two-lane State-maintained local road.

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Jones Avenue	1,860' NE	3,200	2,600 -18.8%	3,500 34.6%

**ANALYSIS:** The subject parcel is located on Jones Avenue, but is also located approximately 150 feet northeast of South Buncombe Road. There have been previous code violations on this site ranging from the selling of cars, the storage of wrecked vehicles and most recently for trash, rubbish and debris along with living in a camper. This property is also surrounded on approximately three sides by parcels in the City of Greer. Public transit is not available in this area.

**SUMMARY:** The subject parcel zoned R-12, Single-family Residential is 0.34 acres of property located on Jones Avenue approximately 0.3 miles northeast of the intersection of Brushy Creek Road and South Buncombe Road. The parcel has approximately 107 feet of frontage along Jones Avenue. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for an automobile/vehicle damage and repair service with wrecker service.

**CONCLUSION:**

The subject site is located near the intersection South Buncombe Road and Hood Road. This intersection is mainly made up of commercial uses such as the automobile sales lot, convenience store and gas station and vacant land across the street that are all zoned Commercial. As you continue down Jones Avenue you see a transition to apartments such as the R-M2, Multifamily Residential (City of Greer) apartments that are to the north and the single-family residence (Greenville County) zoned R-12 to the south. A request to S-1, Services would allow for a more intense use on the subject site than the surrounding properties. Staff believes a commercial zoning would be more appropriate for this parcel since it is surrounded by commercial on three sides. Staff is of the opinion the request to rezone to S-1, Services is not appropriate based on the surrounding commercial zoning and land uses.

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

Mr. Barnes asked staff what zoning would the applicant need in order to be able to do what he needs.

Ms. Buathier stated car sales were allowed in C-2 and C-3 districts, however repairs such as transmissions, are only allowed in S-1 and I-1.

Mr. Barnes asked if the applicant could sell cars in an S-1 zoning Classification.

Ms. Buathier stated he could sell cars.

Chairman Dill stated it was his understanding the applicant wanted to be able to store his vehicles back there. He asked if this zoning would give him the ability to put his wrecker and everything back there.

Ms. Buathier stated automobile storage is permitted under S-1 and I-1.

Chairman Dill stated the applicant wanted to store his derelict vehicles back there until he was ready to put them out for sale. Would this zoning allow that.

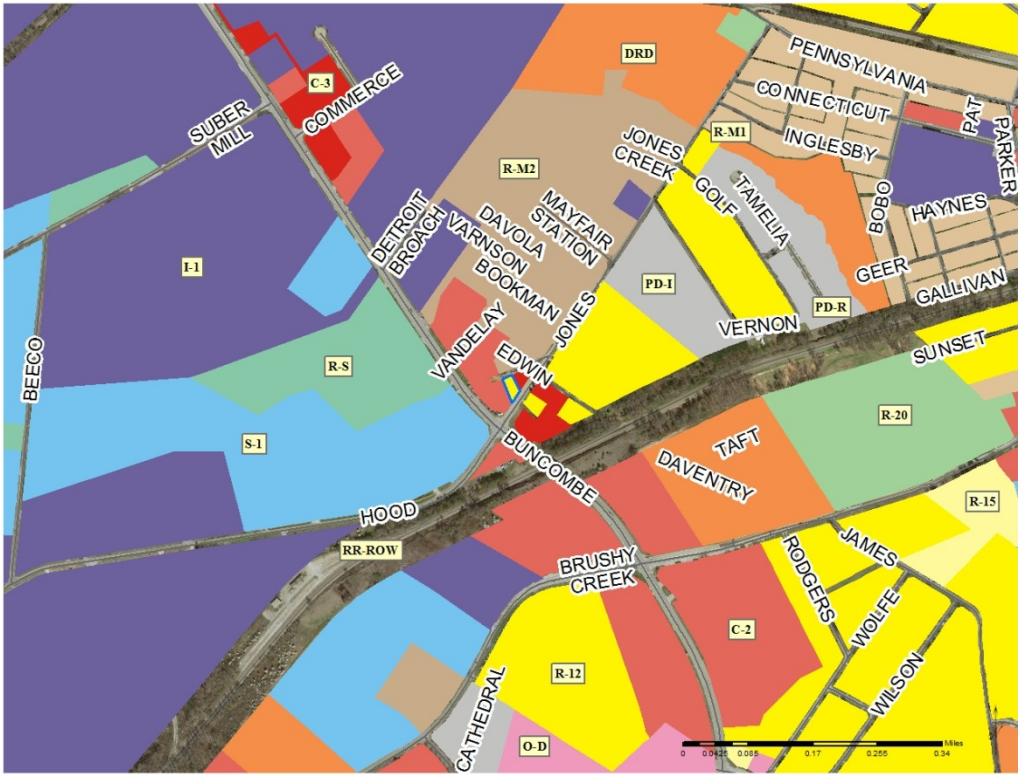


Ms. Buathier stated S-1, would allow him, for short term. Long term would mean it would become a junk yard. She explained their reasoning for recommending denial, which was due to anything allowed in the S-1 zoning classification could be put there.

**MOTION:** By Mr. Barnes to approve CZ-2019-21. The motion carried unanimously by voice vote.

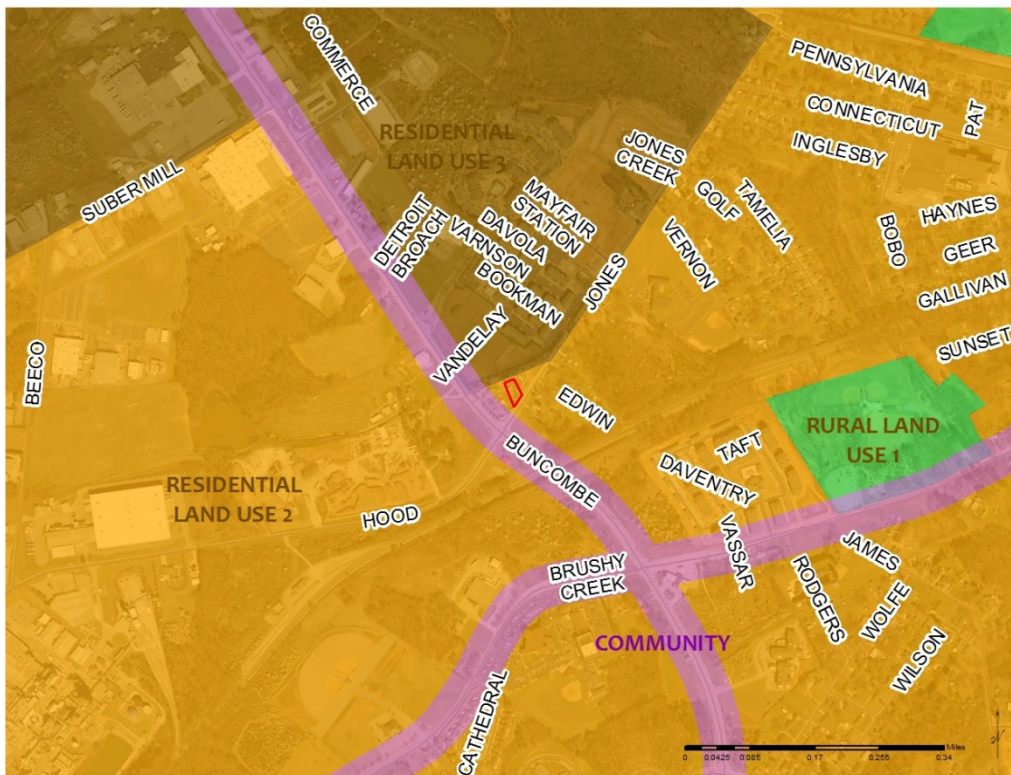
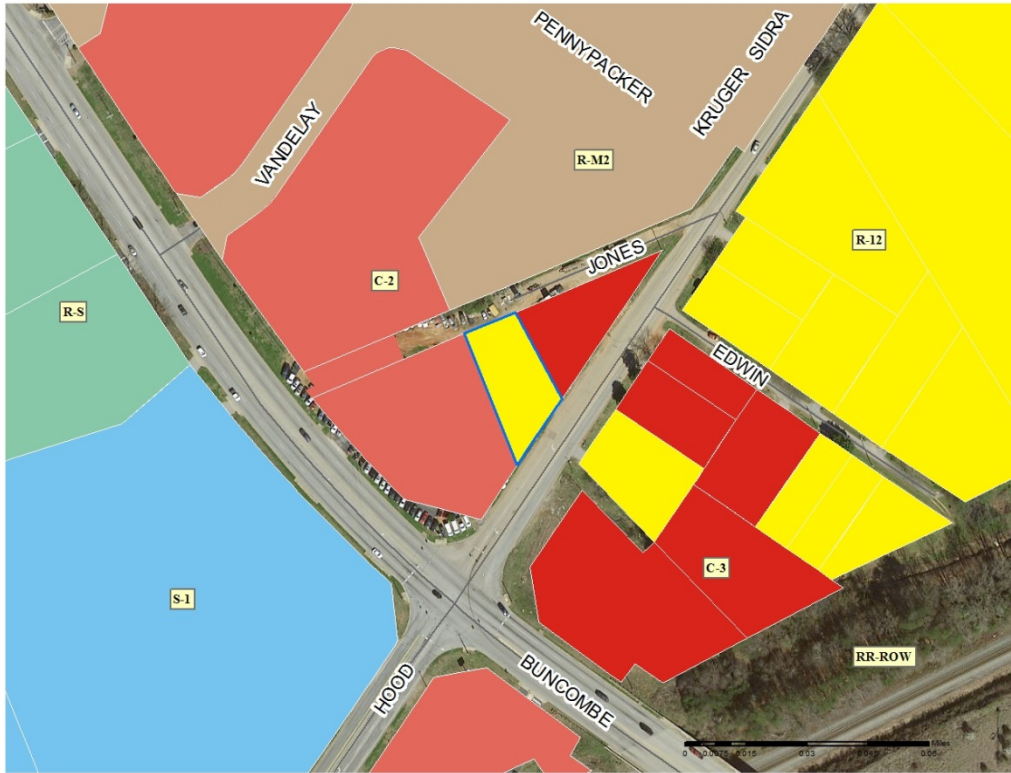


Aerial Photography, 2018



Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-22

**APPLICANT:** Roy L. Fogleman for Jaliabapa and Radha LLC

**PROPERTY LOCATION:** 3807 White Horse Road

**PIN/TMS#(s):** 0242010203400

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 0.72

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A. (Map 39) There was an unsuccessful C-3, Commercial zoning request in 2016, CZ-2016-53. There was an unsuccessful FRD, Flexible Review District zoning request in 2017, CZ-2017-19.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	beautician
East	C-2 and R-10	automobile sales and single-family residential
South	C-1	retail
West	R-12	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

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

**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-12	3.6 units/acre	0.72	2 units
Requested	C-1	12 units/acre		8 units

A successful rezoning may add up to 6 dwelling units.

**ROADS:** White Horse Road: seven-lane State-maintained principal arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
White Horse Road	1, 205' S	30,000	29,000 -3.3%	34,100 17.6%

**ANALYSIS:** The subject parcel is designated as a *Regional Corridor*. According to the Imagine Greenville Comprehensive Plan, these corridors are predominately nonresidential, allowing for tall buildings, tight placement, and any nonresidential use. Additionally, intensity of traffic, speed, and use will likely be the highest in the County along these corridors. Floodplain is not present on the property. Public transit is available to this site.

**SUMMARY:** The subject parcel zoned R-12, Single-Family Residential, is 0.72 acres of property located on White Horse Road approximately 0.65 miles north of the intersection of White Horse Road and Anderson Road. The parcel has approximately 155 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for general retail, not liquor sales or a car lot.

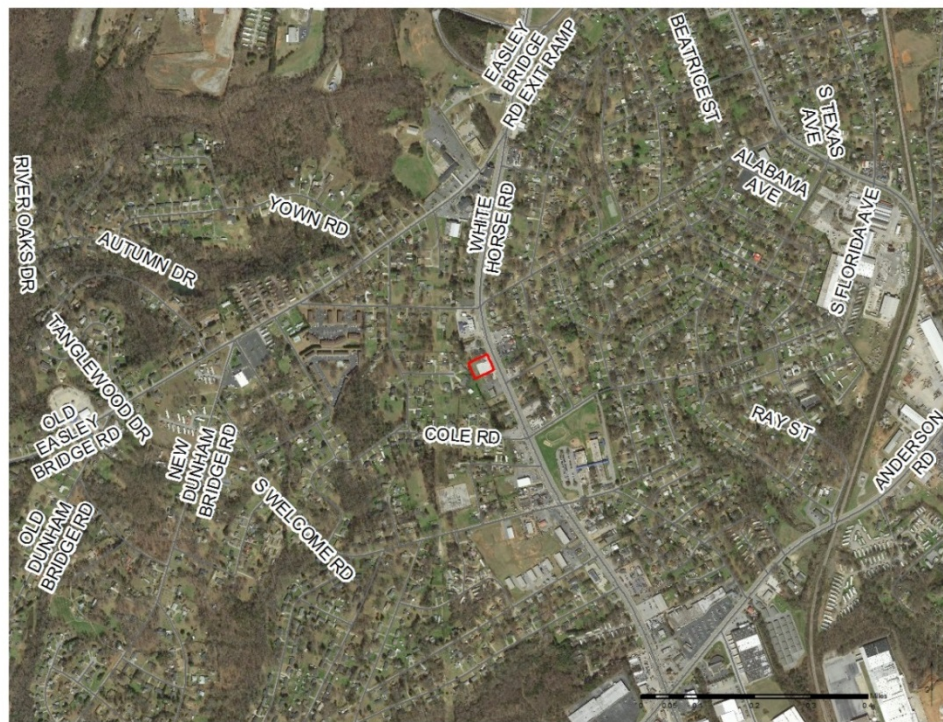
**CONCLUSION:** The subject site is located along White Horse Road, a seven lane arterial road. The subject site has a beautician zoned S-1 to the north, retail zoned C-1 to the south and an auto sales lot zoned C-2 to the east. The subject site is also located along a Regional Corridor which consists of mainly non-residential uses. Staff is of the opinion rezoning the parcels to C-1, Commercial would be appropriate based on the existing zoning and land use along White Horse Road. The requested zoning is also consistent with the Imagine Greenville Comprehensive Plan.

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

Dr. Fant stated the email each received was from the citizens in the area. He stated their main concern was not knowing what was going to be put on the property. He suggested to make the community more comfortable, if the applicant could come back with a request for an FRD, letting the citizens know what would be there, rather than saying, maybe this or maybe that. He stated the citizens in that area have time and again been told one thing and then it became soothing else they do not like.

Chip Fogleman addressed the Committee members and answered questions.

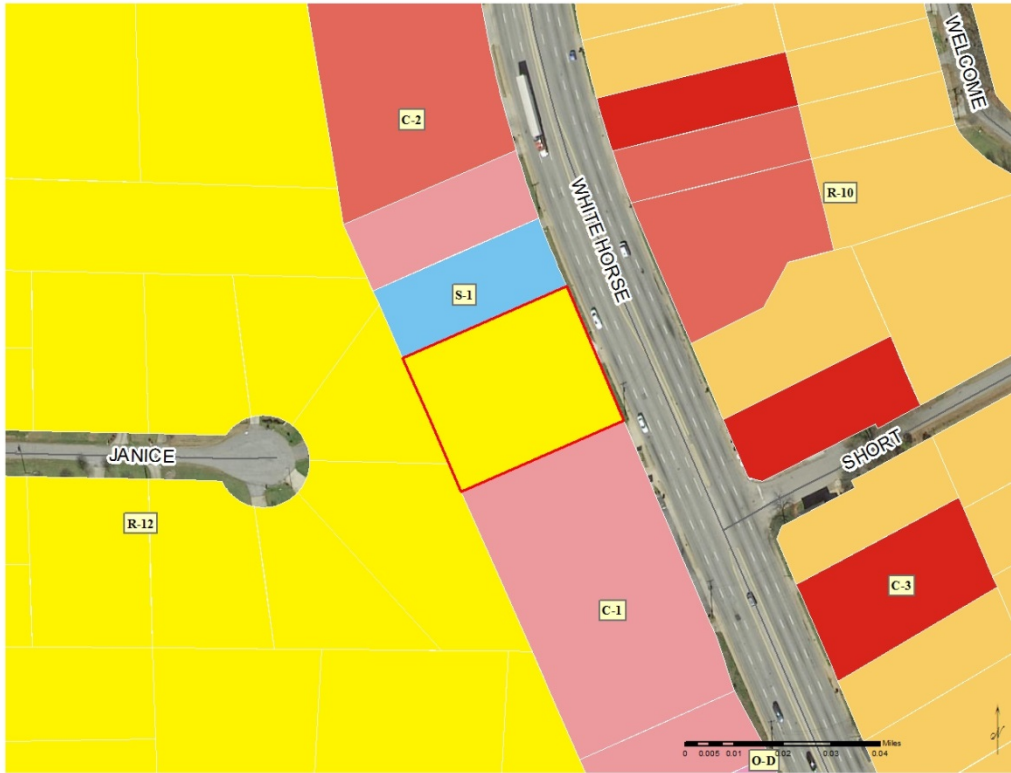
**MOTION:** By Dr. Fant to deny CZ-2019-22. The motion carried unanimously by voice vote.



Aerial Photography, 2018







Future Land Use Map



Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-23

**APPLICANT:** Darrell J. Kellett, Manager for Kellett 4 LLC

**PROPERTY LOCATION:** 3010 Fork Shoals Road

**PIN/TMS#(s):** 0585010100301

**EXISTING ZONING:** C-1, Commercial

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 3.23

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned C-1, Commercial in August 2000, as part of Area 14.

**EXISTING LAND USE:** vacant wooded land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	warehouse
East	C-1 and C-3	convenience store and gas station and vacant wooded land
South	S-1	service garage
West	R-R1	junkyard

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

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

**ROADS:** Fork Shoals Road: two-lane State-maintained major collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Fork Shoals Road	2,745.6' N	5,400	4,300 - 20.3%	5,500 27.9%

**ANALYSIS:**

The subject site is located in the South Greenville Area Plan, with a designation of Commercial, which recommends commercial/retail land uses to the customers traveling by automobile along major thoroughfares. Public Transit is not available in this area. Floodplain is not present on this parcel.

**SUMMARY:**

The subject parcel zoned C-1, Commercial, is 3.23 acres of property located on Fork Shoals Road approximately 0.05 miles south of the intersection of Fork Shoals Road and West Georgia Road. The parcel has approximately 294 feet of frontage along Fork Shoals Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for R.V. and boat storage lot.

**CONCLUSION:**

The subject site is located near the intersection of West Georgia Road and Fork Shoals Road, with commercial and service zoning surrounding this area. The surrounding land uses consist of vacant wooded land, warehouse, service garage, convenience store and gas stations and a junkyard. Staff is of the opinion the requested zoning to S-1, Services is appropriate based on the surrounding zoning and land uses.

Based on these reason staff recommends approval of the requested rezoning to S-1, Services.

**MOTION:**

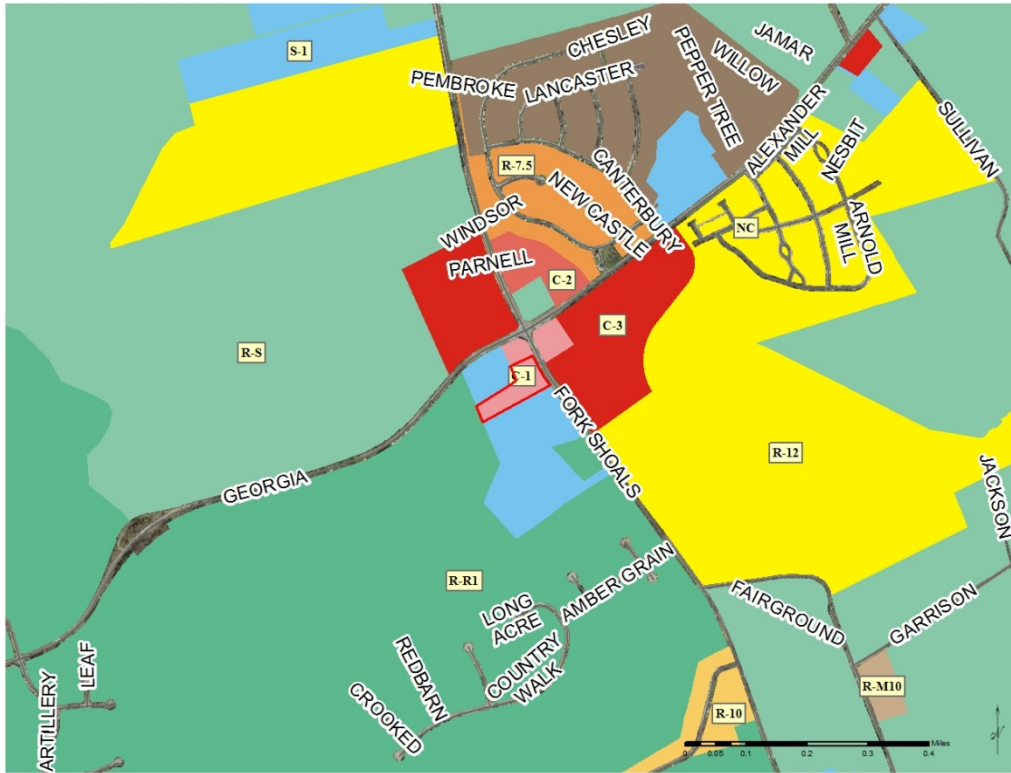
By Dr. Fant to approve CZ-2019-23. The motion carried unanimously by voice vote.



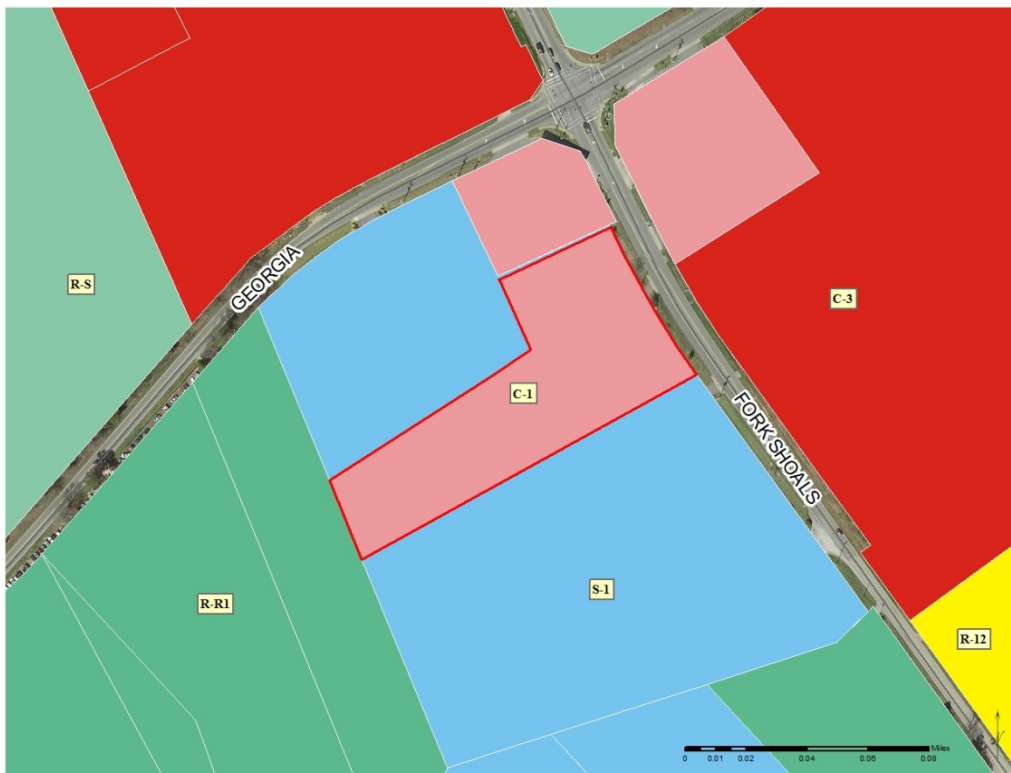
Aerial Photography, 2018

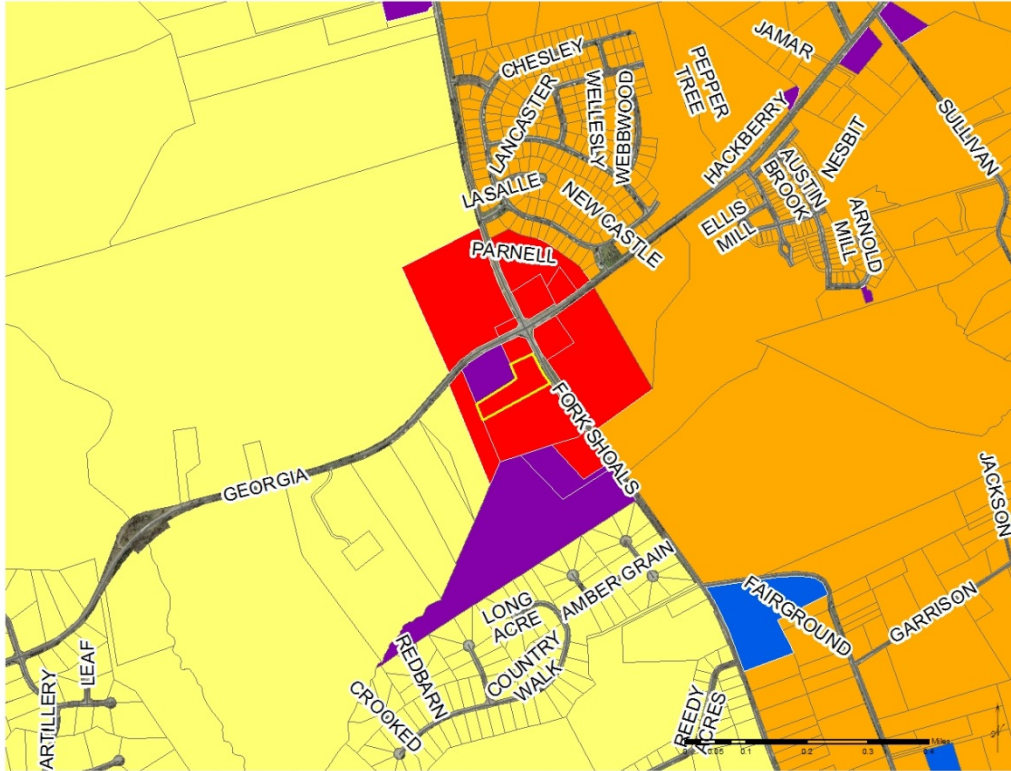






Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-24

**APPLICANT:** John Daniel Lattimore for Monroe Free, Habitat for Humanity of Greenville

**PROPERTY LOCATION:** 3033 Wade Hampton Boulevard

**PIN/TMS#(s):** T030000500601

**EXISTING ZONING:** C-2, Commercial

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 5.79

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in May 1970, as part of Area 1. There was a successful C-2, Commercial District rezoning request in 1990, CZ-1990-129.

**EXISTING LAND USE:** retail

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	warehouses and government facility
East	C-2 and S-1	retail, automotive service facility and recreation
South	C-2	retail and restaurant
West	C-2	retail, restaurant and automobile sales

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Wade Hampton Sewer

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

**ROADS:** Wade Hampton Boulevard: seven-lane State-maintained principal arterial  
Tappan Drive: two-lane County-maintained local road

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Wade Hampton Boulevard	4,600' NE	32,900	31,400 -4.5%	36,300 15.6%

**ANALYSIS:** The subject parcel is designated a *Transit Corridor* in the Imagine Greenville Comprehensive Plan. Transit Corridors such as this have varying form and function, such as tall buildings oriented to the street to typical suburban shorter buildings with larger setbacks.

This property was also part of a successful rezoning request in 1990, CZ-1990-129, in which the property was rezoned from S-1, Services to C-2, Commercial.

Additionally, the rear of the subject parcel falls within FEMA floodplain zone AE, meaning that this portion of the parcel could be subject to flooding.

Public transit is available in this area with Routes 5 and 11 running along both Wade Hampton Boulevard and Tappan Drive.

**SUMMARY:**

The subject parcel zoned C-2, Commercial is 5.79 acres of property located on Wade Hampton Boulevard approximately 0.7 miles southwest of the intersection of Wade Hampton Boulevard and Rutherford Road. The parcel has approximately 30 feet of frontage along Wade Hampton Boulevard and 930 feet of frontage along Tappan Drive. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for carpentry to allow pre-fabricated construction of elements used for their homes.

**CONCLUSION:**

The subject site is currently zoned C-2, Commercial and a rezoning to C-3, Commercial would allow for the use of carpentry. The subject site is surrounded mainly by commercial and is located along a seven-lane arterial road. Staff believes rezoning this parcel to C-3, Commercial is appropriate based on the surrounding zoning and land uses, and its location along a major road. The requested zoning is also consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial

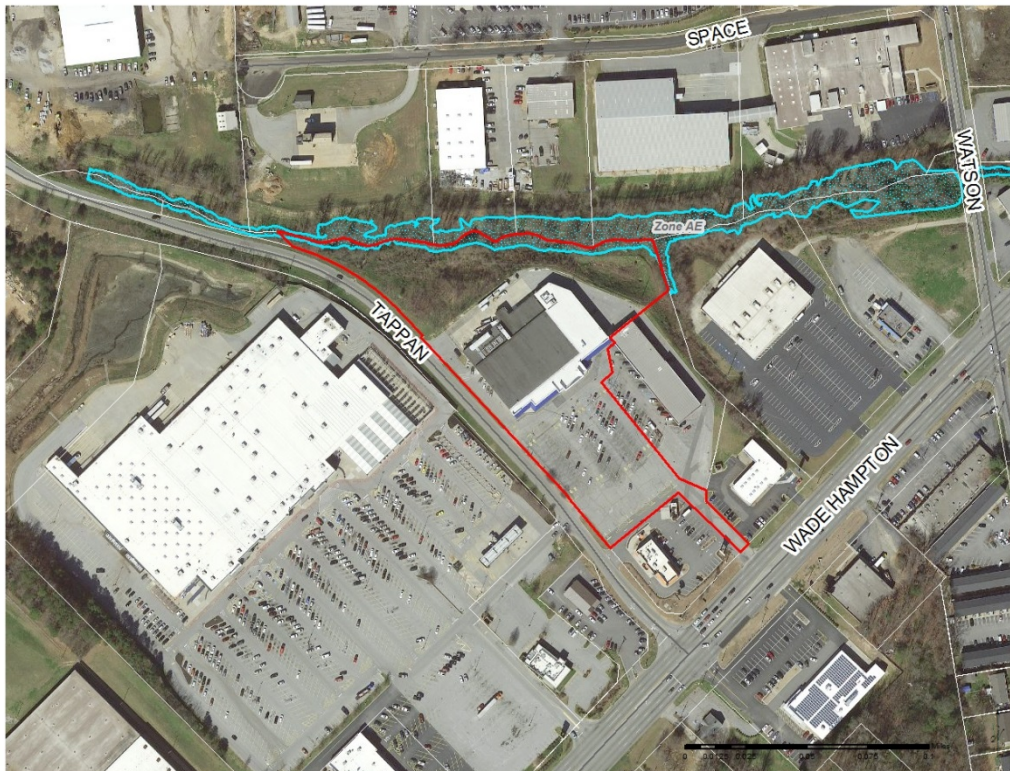
**MOTION:**

By Mr. Barnes to approve CZ-2019-24. The motion carried unanimously by voice vote.

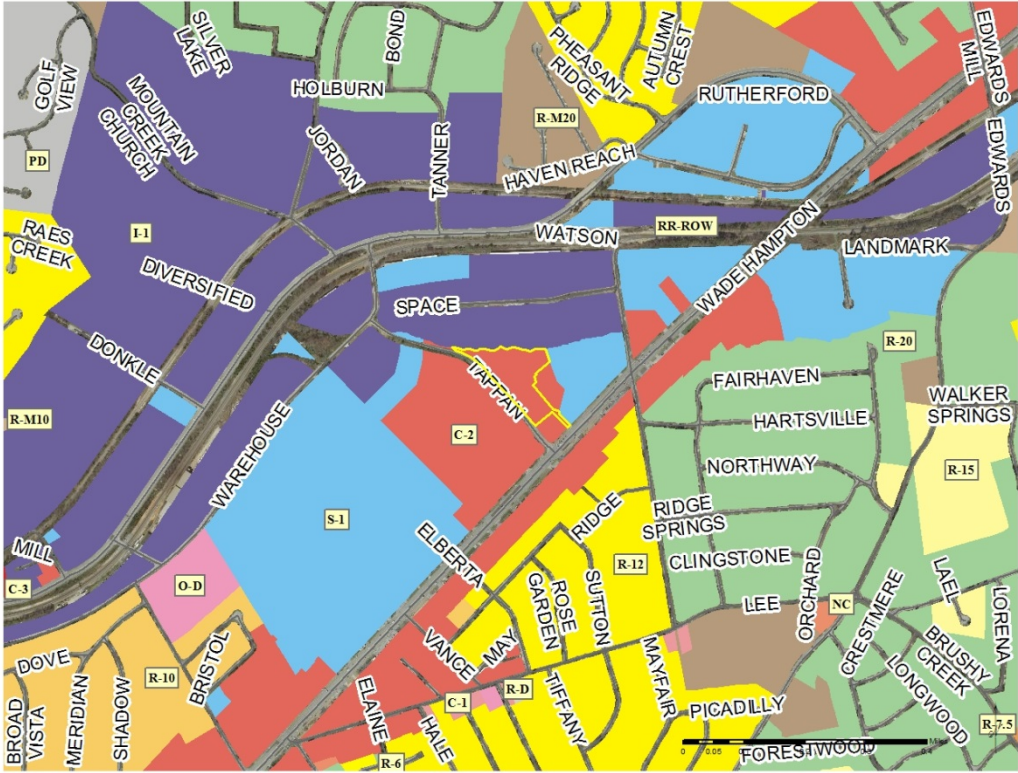




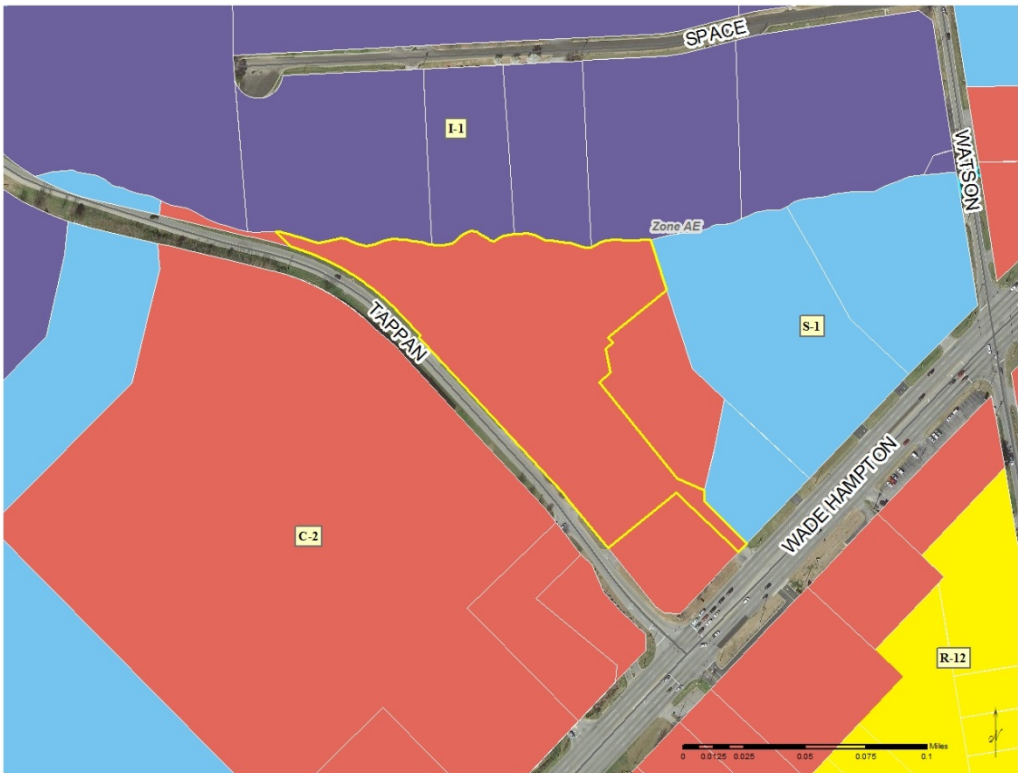
Aerial Photography, 2018

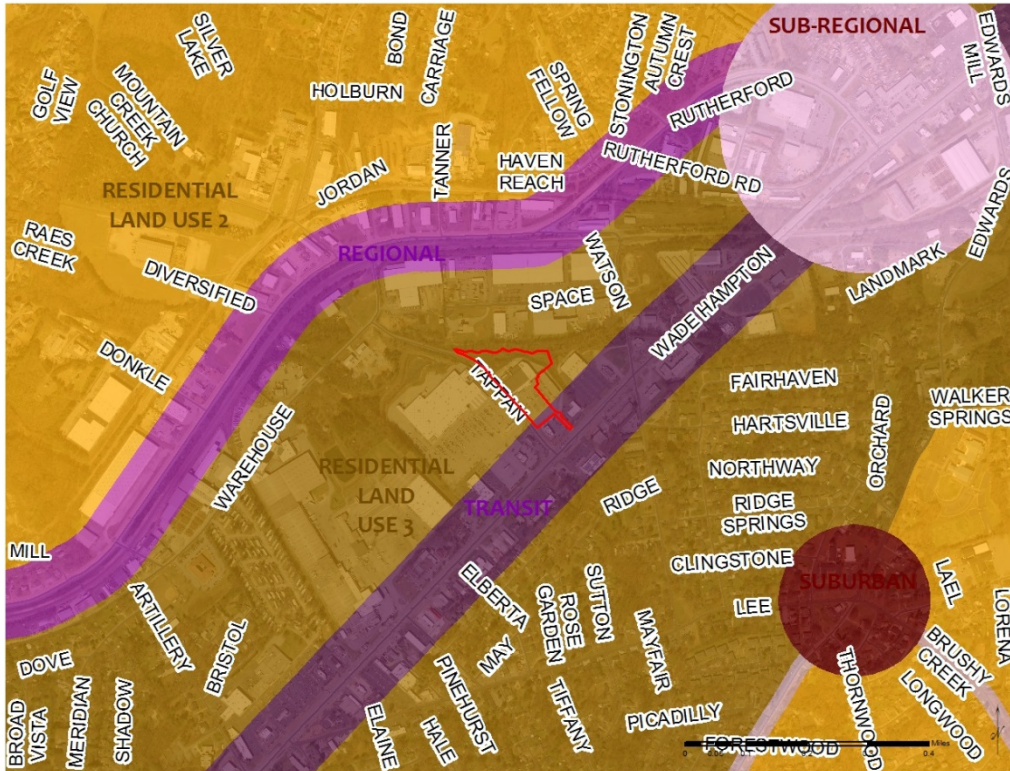






Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-25

**APPLICANT:** Gurprett Singh for Jeet Singh

**PROPERTY LOCATION:** 1600 Highway 14

**PIN/TMS#(s):** 0542010101105

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** O-D, Office District

**ACREAGE:** 1.04

**COUNCIL DISTRICT:** 28 – Tripp

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

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential
South	R-S	vacant wooded land
West	R-12	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

**ROADS:** Highway 14: three-lane State-maintained Major Collector  
Maxwell Road: two-lane County-maintained local road

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Highway 14	6,040' NE	12,700	12,600	14,100
			-	11.9%
			0.78%	

**ANALYSIS:** The subject parcel is designated as *Residential Land Use 2* in the Imagine Greenville Comprehensive Plan. As such, the parcel is located within a large area that is both currently residential and is expected, in the future, to remain heavily residential. The property is currently a single family residence and is surrounded on three sides by single-family residences, with the fourth side consisting of vacant wooded land.

**SUMMARY:** The subject parcel zoned R-S, Residential Suburban is 1.04 acres of property located on Highway 14 approximately 0.65 miles north of the intersection of Highway 14 and Bethel Road. The parcel has approximately 157 feet of frontage along Highway 14 and 230 feet of frontage along Maxwell Road. The applicant is requesting to rezone the property to O-D, Office District.



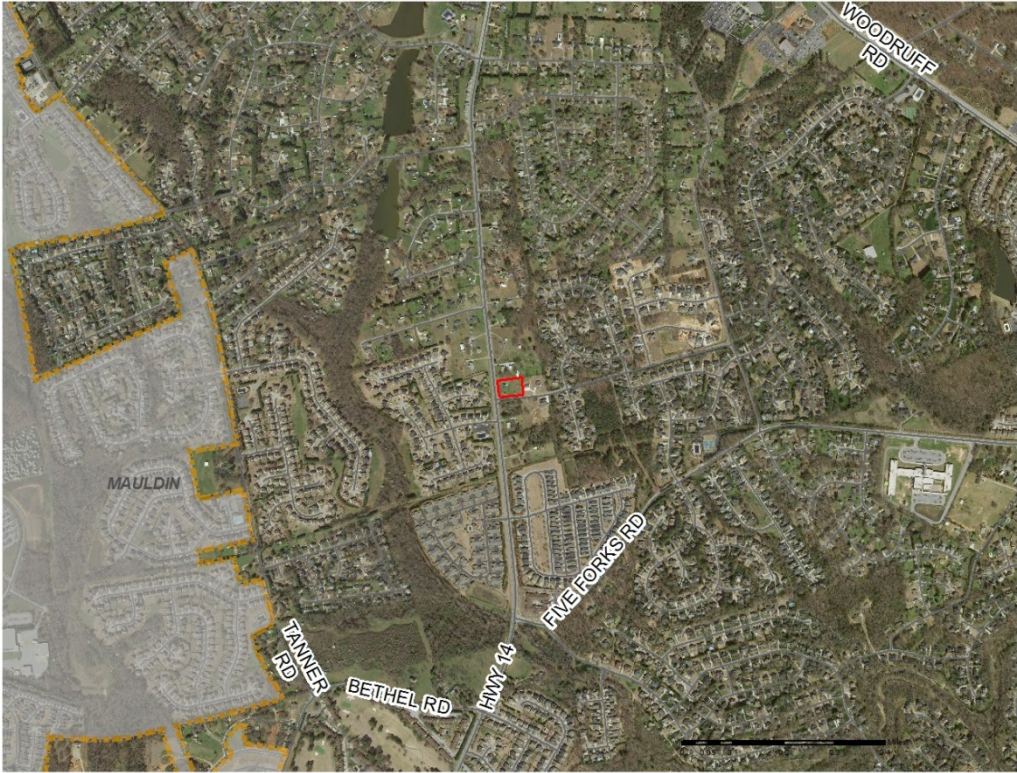
The applicant states the proposed land use is for a medical office use.

**CONCLUSION:**

The subject site is surrounded by single-family residential zoning and land uses. The Imagine Greenville Comprehensive Plan recommends Residential Use. Staff is of the opinion the requested zoning is not consistent with the surrounding zoning and land uses and could have a significant impact on the surrounding community. The requested zoning is also not consistent with the Imagine Greenville Comprehensive Plan.

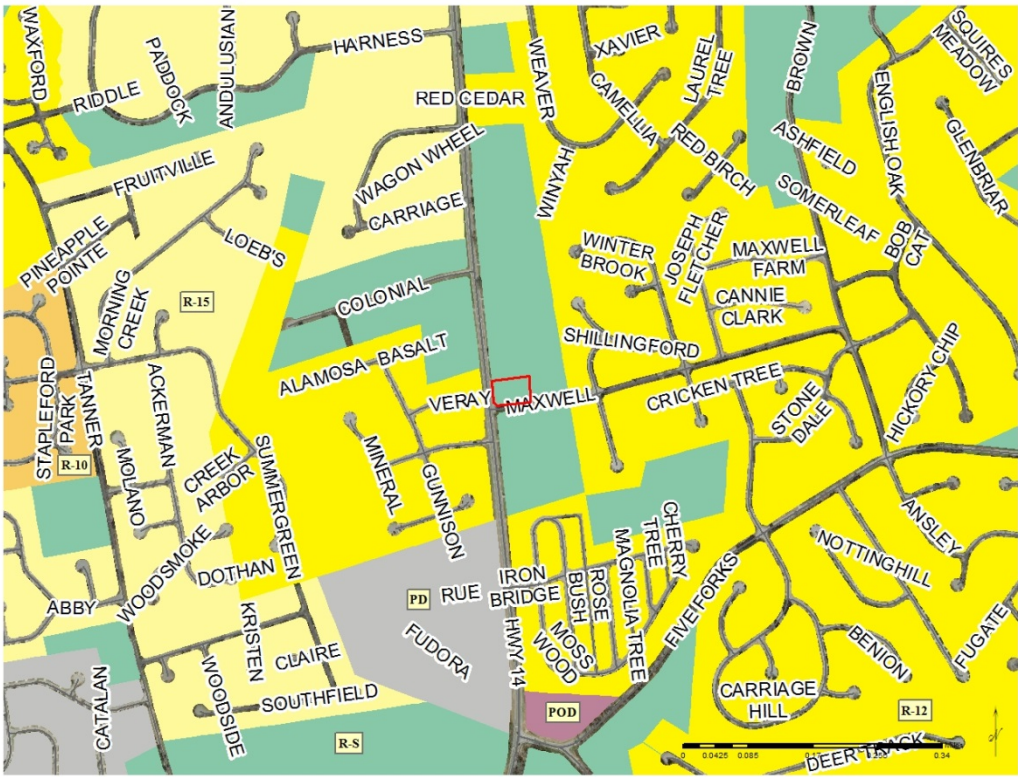
Based on these reasons staff recommends denial of the requested rezoning to O-D, Office District.

**MOTION:** By Mr. Tripp to deny CZ-2019-25. The motion carried unanimously by voice vote.



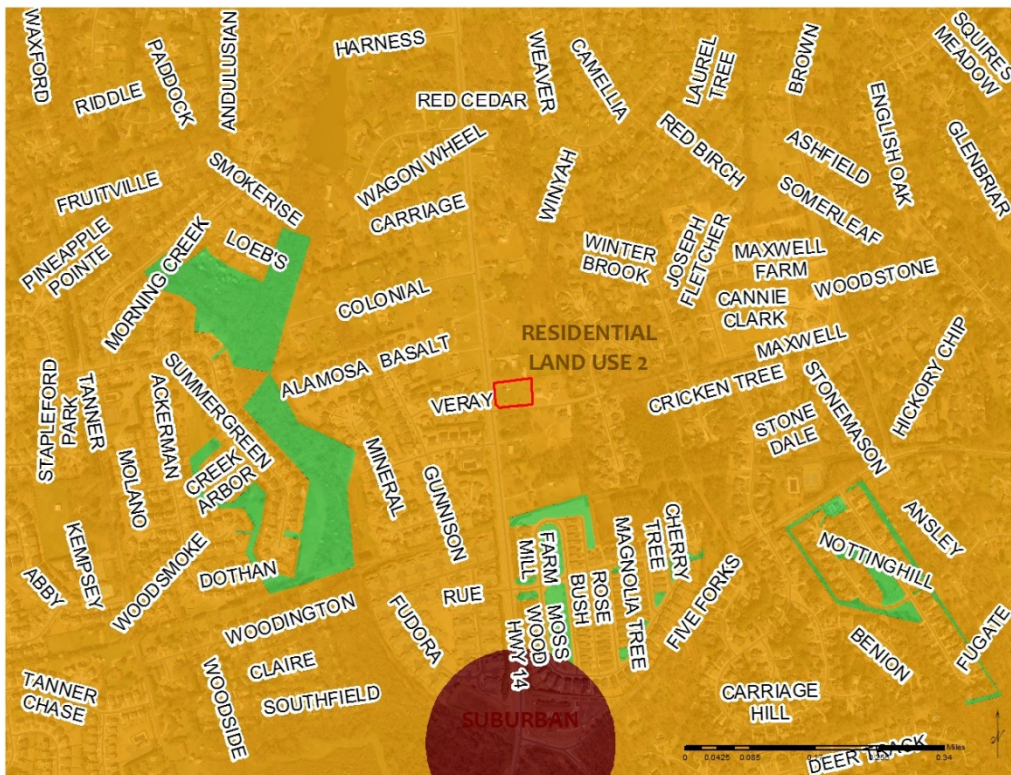
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

**Planning Report**

**DOCKET NUMBER:** CZ-2019-26

**APPLICANT:** James D. Martin, III for TRS Properties

**PROPERTY LOCATION:** East Main Street at Mill Street

**PIN/TMS#(s):** T006000300100, T006000300700 and T006000300800

**EXISTING ZONING:** R-20, Single-Family Residential

**REQUESTED ZONING:** PD, Planned Development

**ACREAGE:** 7.1

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May of 1970, as part of Area 25. There is currently a rezoning request, CZ-2018-058, that is being held by County Council. At the February 5, 2019 County Council meeting Council returned CZ-2018-58 to Planning and Development Committee to review the amended application which is currently on hold. This application, CZ-2019-26, will replace CZ-2018-58 if approved.

**EXISTING LAND USE:** vacant retail and vacant wooded land

**AREA CHARACTERISTICS:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-20	vacant wooded land
East	R-20 & C-3	church, vacant retail 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.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-20</i>	<i>2.2 units/acre</i>	7.1	<i>15 units</i>
Requested	PD	10 units/acre		71 units

A successful rezoning may add up to 56 dwelling units.

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

**TRAFFIC:**

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

**ANALYSIS:** East Main Street is a 50 foot right-of way, with twenty four feet of pavement 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 1950s 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. The combined parcels contain 7.1 acres of property located on East Main Street in Taylors. The proposed development is approximately 0.7 miles



southwest of the intersection of Wade Hampton Blvd. and Saint Mark Road. The parcel has approximately 945 feet of frontage along East Main Street.

The applicant is proposing a PD consisting of 43 single-family detached and attached homes, along with 13,000 SF of retail and 9,000 SF of office and residential 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 garages, detached garages, covered parking and surface parking. There will be a mixture of bedrooms from 1 to 3 per residence. 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 two points of ingress/egress onto East Main Street. One of the accesses lines up with Mill Street, which is a signalized intersection. The second access is at the northwest corner of the proposed project. 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 property lines. Landscape berms will be utilized in these areas 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. A 5 foot building line set back has been applied for on both the eastern and western side of Zone I and also on the western side of Zone III.

**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 of Zone II and Zone III of the proposed project and will be freestanding signs. 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.

**Variances:**

The applicant has requested and been approved by the Board of Zoning Appeals to receive five variances for the proposed properties. Here is a list of the five variances: 15 feet from the FRONT of all parcels, 20 feet from the LEFT SIDE setback of T006000300100, 20 feet from the LEFT SIDE setback of T006000300700, 20 feet from the RIGHT SIDE setback of T006000300700 up to the existing building, 25 feet from the RIGHT SIDE setback of the existing building on T006000300700. All listed variances only apply on the condition that the rezoning to PD is approved.

**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

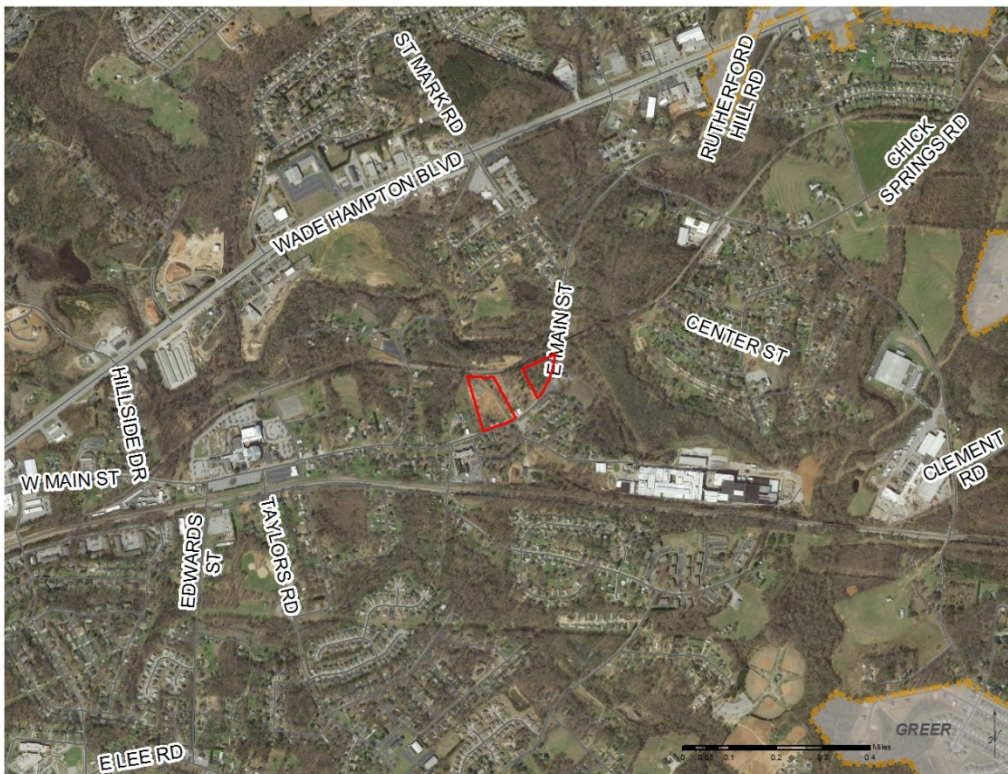
Main Street character and is a good example of the mixed-use development envisioned for this area. The requested Planned Development is also consistent with the Taylors Community Plan recommending Mixed Commercial, Pedestrian and Residential Land Uses.

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

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

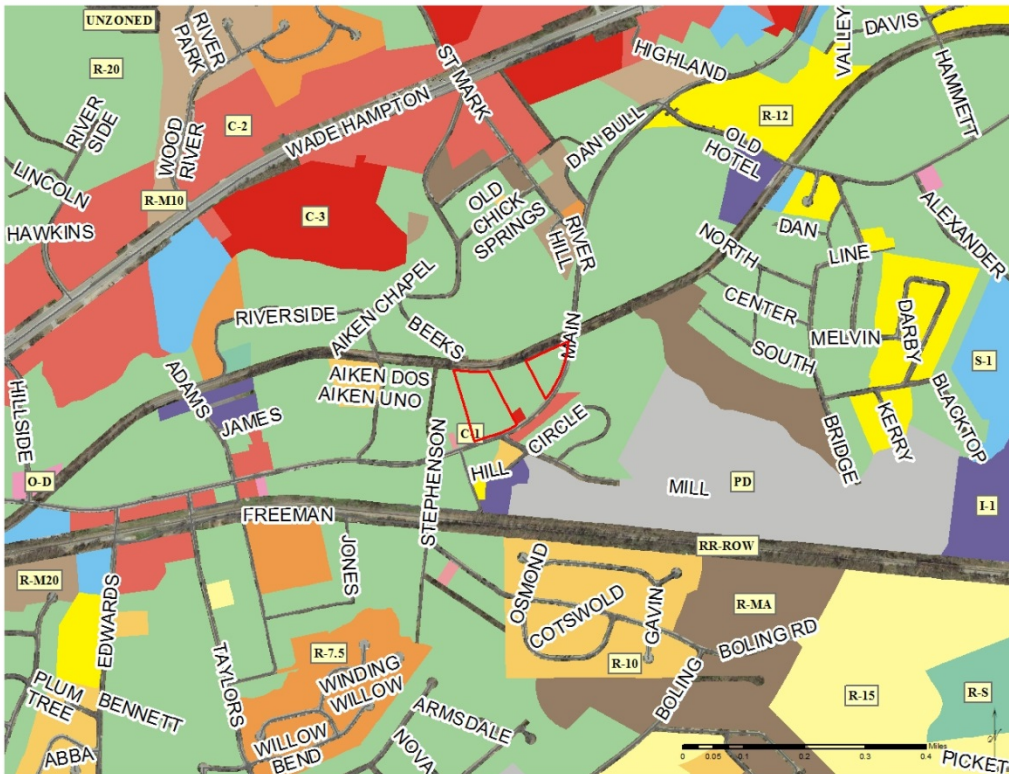
- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.
- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code.

**MOTION:** By Mr. Roberts to approve CZ-2019-26. The motion carried unanimously by voice vote.



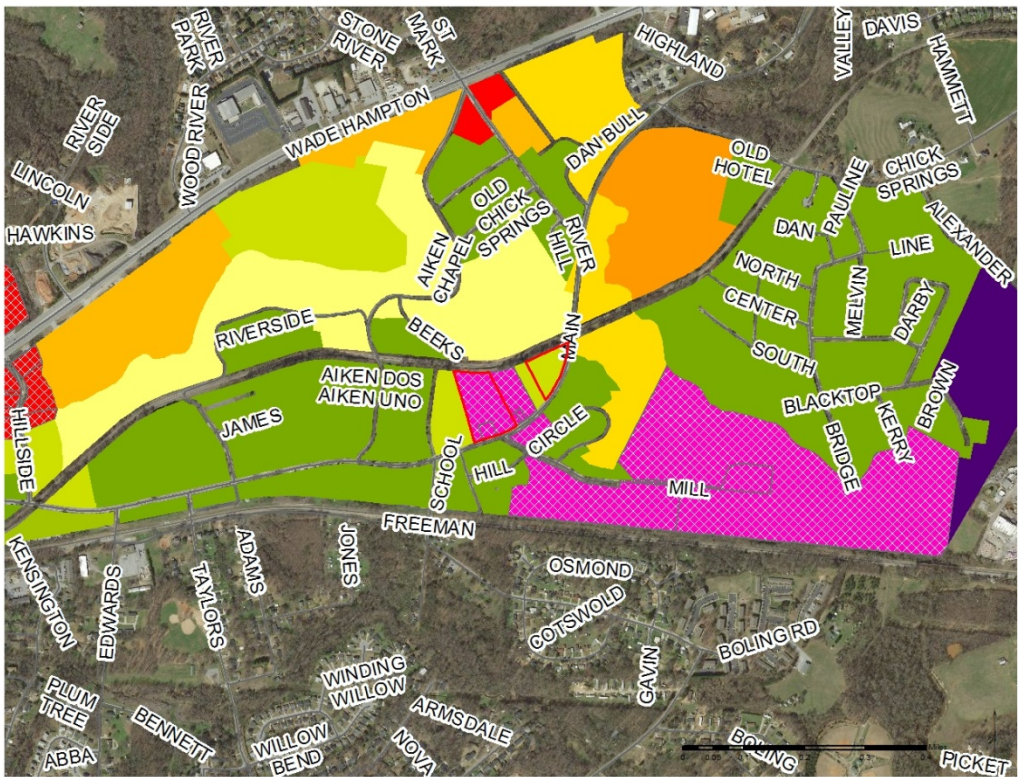


Aerial Photography, 2018



Zoning Map





Taylors Community Plan, Future Land Use Map

**UPDATE TO THE RIVERDALE-TANGLEWOOD COMMUNITY PLAN**

Tyler Stone addressed the Committee members with a PowerPoint presentation outlining the work staff and the Riverdale-Tanglewood communities had done over the past several years. He went over the various goals the community had for the area, from zoning to transportation.

**MOTION:** By Mr. Roberts to approve the Riverdale-Tanglewood Community Plan and initiate the approval process. The motion carried unanimously by voice vote.

Ms. Gucker reminded the Committee members of the update to the Comprehensive Plan that will be presented on Wednesday, April 3, 2019 in Conference Room D. She invited all to attend.

**ADJOURNMENT**

**MOTION:** By Mr. Roberts to adjourn. Without objection Chairman Dill adjourned the meeting at 5:43 p.m.

Respectfully Submitted,

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