

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
May 6, 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
Tyler Stone
Suzanne Terry
Alan Willis

OTHER COUNCIL MEMBERS PRESENT

Lynn Ballard
Xanthe Norris

PLANNING COMMISSIONERS PRESENT:

Nick Hollingshad
Metz Looper
Dave Stevenson

CALL TO ORDER

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

INVOCATION

Mr. Tripp provided the invocation.

APPROVAL OF THE MINUTES OF THE APRIL 1, 2019 COMMITTEE MEETING

MOTION: By Mr. Tripp to approve the minutes of the April 1, 2019 Committee meeting as presented. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-12

APPLICANT: Joe Bryant, Seamon Whiteside & Associates for Judson Mill Ventures, LLC

PROPERTY LOCATION: Highway 123 and 2nd Avenue (Judson Mill)

PIN/TMS#(s): 0115000400100, 0115000400300, 0114001000100, 0114001000104, 0114001000102, 0114001000105, 0114001000103 and 0114001000106

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development (Major Change)

ACREAGE: 36

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: Parcels 0115000400300 and a portion of 0115000400100 were originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A. Parcels 0114001200200, 0114001200300, 0114001200400, 0114001200500, 0114001200600 and 0114000300300 were originally zoned I-1, Industrial in June 1973, as part of Area 4A. There was a successful PD, Planned Development rezoning request of all the parcels in 2016, CZ-2016-65.

EXISTING LAND USE: vacant industrial and vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|---|
| North | C-2 | retail, convenience store, restaurant and vacant land |
| East | R-7.5 | single-family residential |
| South | R-7.5 | single-family residential |
| West | R-7.5 | single-family residential |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Judson Community Plan and is designated as an area owned by Milliken and Co. The surrounding properties are identified as existing single family residential with some potential infill housing shown on the Judson Community Plan map provided in the report.

ROADS:

Easley Bridge Road: four-lane State-maintained major arterial
 C Street: two-lane State-maintained local
 B Street: two-lane State-maintained local
 Lyncrest Street: two-lane State-maintained local
 5th Street: two-lane State-maintained local
 Neubert Street: two-lane State-maintained local
 6th Street: two-lane State-maintained local
 2nd Avenue: two-lane State-maintained local
 3rd Avenue: two-lane State-maintained local

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2017 |
|---------------------------|------------------|--------|---------------|------------------|
| Easley Bridge Road | 0' | 18,500 | 17,400 -6% | 20,200 +16.1% |
| 6 th Street | 1,700' E | 550 | 550 0% | 500 -9% |

ANALYSIS:

This existing property has already been approved for a PD, Planned Development, and Phase 1 has an approved Final Development Plan (FDP) with construction underway. The applicant is proposing a Major Change to the existing PD that would cover Phases 1 and 2 of the development. The changes are summarized as:

- Allow additional uses
- Create a “Mix of Uses” designation
- The inclusion of future buildings, parking, and stormwater management facilities – locations to be determined as development progresses
 - Staff has concerns that the “Mix of Uses” area along Easley Bridge Road needs to have a commitment to a continuous street edge and four-sided architecture along this road. The lack of building forms, combined with the allowed parking use, suggests the possibility of a huge parking lot facing Easley Bridge Road, rather than an active, pedestrian-oriented edge.
- Acknowledgement of the future vacation of railroad ROW, to be included in the “Mix of Uses” designation
- Additional residential units, to a maximum of 400
- Changes to the development schedule
- Acknowledgement that SCDOT will not permit sidewalks along 6th Street
- Landscaping and buffering requirements, based upon available area on the property
- New parking ratios to accommodate the requested uses in the “Mix of Uses” area/s

- There should be a statement that should these ratios be determined to not be adequate in the future, based on evidence seen by the County, that the ratios will be revised with a required amendment.
- Provisions for a parking garage, at such time when uses dictate the need for such
 - Staff has concerns that there isn't a suggested mechanism for maintaining/tracking minimum required parking; this has proven problematic at other mill redevelopment projects
 - Additionally, there isn't a description about how the loss of parking spaces at the deck's location will be accommodated during construction. Some kind of "swing space" for construction materials, equipment, etc. will also be required which will impact even more surface spaces.
- More information is provided about signage

Most of these changes provide greater clarity for the project, so staff is generally supportive of the request, except where noted above. Some of the proposed uses are questionable, given the residential character of the surrounding area and identification of the adjacent area to remain residential on the Judson Community Plan Map (located on the back of report). The applicant states that they have not had a community meeting to receive a neighborhood reaction. In conversations with Greenville County Redevelopment Authority (GCRA), staff has determined that the following uses are not a good fit for the neighborhood:

- Arena/stadium (parking and traffic concerns; allowed in C-3, S-1, and I-1 as a Use by Special Exception)
- Outdoor amusement commercial (noise; allowed in C-2, C-3, and S-1) – indoor would be acceptable
- Broadcasting studio (towers, antennae, and dishes would have negative impact on neighborhood; permitted in OD, POD, C-1, C-2, C-3, and S-1) – radio-only broadcasting would be acceptable
- Communication tower (would have a negative visual impact on the neighborhood; Use by Special Exception in all residential zones, OD, POD, NC, C-1; permitted in C-2, C-3, S-1, and I-1) – only a stealth communication facility would be acceptable, with SHPO approval on historic buildings

- Dry cleaning facility - needs to be clarified to say “on premises if clothing is brought in by customers”; (otherwise, only permitted in S-1 and I-1)
- Emergency services (access would be problematic, noise, 24/7 use, although permitted in all commercial, service, and industrial zones)
- Outdoor flea market (loss of parking) – indoor would be acceptable
- Garden center (loss of parking, storage of materials, large deliveries of materials)
- Motel (neighborhood character would be negatively affected) – a smaller hotel might be acceptable, with a maximum number of rooms
- Kennel with outside runs (noise, visual impacts; permitted in S-1)
- Mini-warehouse (wouldn’t be a pedestrian-friendly business, would create blank walls with little active use; conditional use in C-2 and C-3, permitted in S-1 and I-1)
- Night club/tavern (may not be desired by the neighborhood, only permitted in C-2)
- Shopping center (retail is already permitted, so this is redundant)
- Storage units – if permitted only inside existing buildings (Zoning Ordinance refers to “storage units” as temporary pods/containers that are on site for no more than 30 days, so a definition is needed)
- Theater/motion pictures – identify a maximum number of seats to limit parking impacts
- Outdoor recreation (could impact the neighborhood with traffic, parking, noise, and potentially lighting, depending on the use)

Further, staff has some non-substantive grammatical and clarification comments that should be addressed prior to the document being finalized.

SUMMARY:

The proposed Major Change includes the Judson Mill and some surrounding properties. The subject properties are approximately 0.6 miles west of the intersection of Easley Bridge Road and Pendleton Street. The parcel has approximately 880 feet of frontage along Easley Bridge Road, 90 feet of frontage along C Street, 250 feet of frontage along B Street, 220 feet of frontage along Lyncrest Street, 40 feet of frontage along 5th Street, 160 feet of frontage along Neubert Street, 1,250 feet of frontage along 6th Street, 600 feet of frontage along 2nd Avenue and 220 feet of frontage along 3rd Avenue.

The applicant is requesting to rezone the property to PD, Planned Development Major Change to add additional uses, add square footage, to phase parking requirements as needed, and other clarifications, as described in greater detail above.

CONCLUSION:

The applicant is proposing a Major Change to the approved Judson Mill Planned Development. Staff is of the opinion that some of the uses proposed by the applicant would not be consistent with the surrounding existing uses and neighborhood. Staff is further concerned that the applicant did not have a community meeting to vet this proposal; without that input, staff turned to GCRA, who is very active in the community. Finally, there are some concerns about the completeness of the information regarding important concepts such as parking, the commitment to quality architecture and design along Easley Bridge Road, and some grammatical and clarity issues.

Based on these reasons staff recommends approval with the following condition of the requested major change to the PD, Planned Development.

STAFF RECOMMENDATION:

Approval with the following conditions:

- Prior to any Final Development Plans being submitted to the County, remove the following uses:
 - Arena/stadium
 - Outdoor amusement commercial
 - Broadcasting (television) studio – clarify that radio is permitted
 - Emergency services
 - Outdoor flea market
 - Garden center
 - Motel
 - Kennel with outside runs
 - Mini-warehouse
 - Night club/tavern
 - Shopping center
 - Outdoor recreation
- Prior to any Final Development Plans being submitted to the County, refine, to staff's satisfaction, the following uses:
 - Broadcasting (television) studio – clarify that radio is permitted
 - Communication tower – clarify that only stealth design on existing buildings/structures is permitted

- Dry cleaning facility - clarify to say “on premises if clothing is brought in by customers”
- Hotel – clarify a maximum number of rooms
- Storage units – clarify only inside existing buildings and provide a definition
- Theater/motion pictures – clarify a maximum number of seats to limit parking impacts
- Prior to any Final Development Plan being submitted to the County, add a statement to address the requirement for a Major/Minor Change submittal, should parking ratios prove to be inadequate in the future.
- Prior to any Final Development Plans being submitted to the County, provide a plan/method, approved by staff, to track needed and available parking with each building permit and/or use, to ensure approved ratios are being met.
- Prior to any Final Development Plans being submitted to the County, add language, to staff’s satisfaction, offering greater detail on the parking garage construction and how adequate parking shall be maintained for any and all existing uses. Also include any drawings deemed necessary by staff.
- Prior to any Final Development Plans being submitted to the County, conceptually show the anticipated buildings along Easley Bridge Road in a manner that will create an attractive, active, and pedestrian-oriented edge with four-sided architecture.
- Prior to any Final Development Plans being submitted to the County, address the grammatical and clarification comments to staff’s satisfaction.

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
- Building Permits

The Planning Commission voted to approve CZ-2019-12 with staff’s recommendation and a recommendation that the Final Development Plan be brought before the Planning Commission for approval.

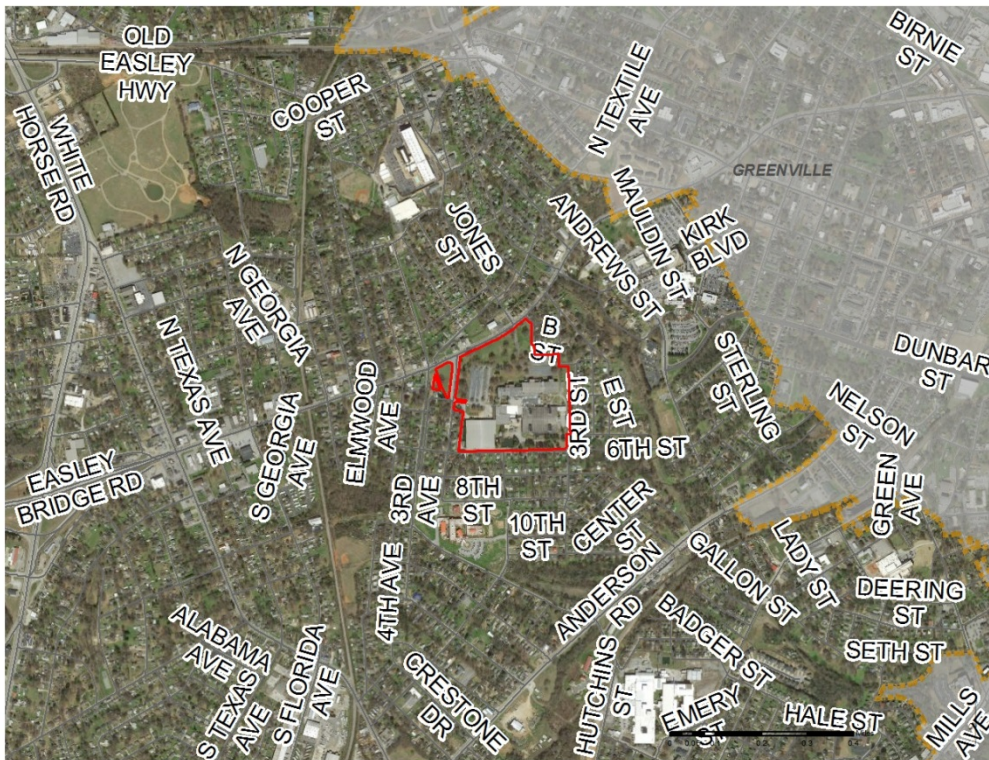
Mr. Tripp asked staff about the condition to return the Final Development Plan to the Planning Commission. He asked was that known, as there had been some concern it might prolong the project another several months.

Ms. Holt stated that was a new request from the Planning Commission, She stated about six months ago, Final Development Plans were approved administratively and brought to the Commission only if there was something controversial. This process would save about 45 days in the applicant's time frame. The option was left for the Planning Commission to request a Final Development Plan come back if they were controversial, or if the preliminary development plan had a lot of public comment.

Mr. Tripp asked if the condition was put on because there was a lack of public input due to the number of changes.

Ms. Holt stated she believed the number of conditions made it something they may like to see again.

MOTION: By Dr. Fant to approve CZ-2019-12 with the staff's conditions and not the condition amended by the Planning Commission to be returned to them. He stated this would expedite the time. The motion carried by voice vote with one in opposition (Roberts).



Aerial Photography, 2018

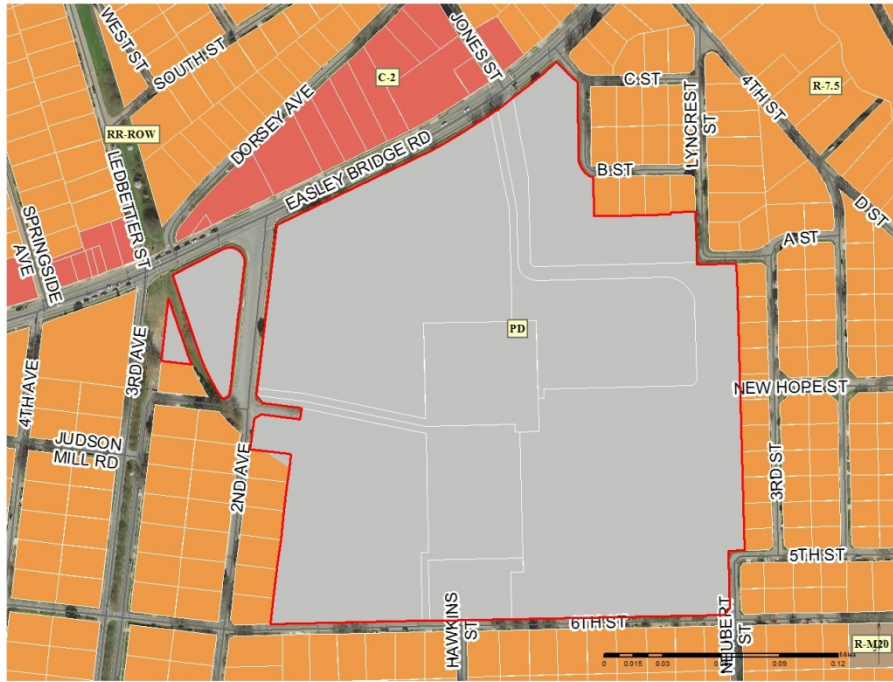


FIGURE 5.1 COMMUNITY PLAN

LEGEND

- Existing single-family residential
- Potential infill housing
- Existing and potential multi-family developments
- Religious
- Existing non-residential



Judson Community Plan

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-27

APPLICANT: Timothy McNeil Johnson, Pattillo Construction Corporation for Metts Street Holdings LLC

PROPERTY LOCATION: Metts Street

PIN/TMS#(s): 0174040100407

EXISTING ZONING: R-MHP, Residential Manufactured Home Park District

REQUESTED ZONING: S-1, Services

ACREAGE: 8.59

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned S-1, Services in April 1972, as part of Area 3. The parcel has had one previous successful rezoning from S-1 to R-MHP in 1996, CZ-1996-111. The parcel additionally requested a rezoning from R-MHP to S-1 Services in 2010, CZ-2010-11; however that request was withdrawn on 7-1-2010.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|---------------|---|
| North | R-M20 and S-1 | apartments and vacant wooded land |
| East | R-7.5 | single-family residential, clubhouse and vacant wooded land |
| South | S-1 | warehouse |
| West | S-1 | 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 *Service/Industrial*.

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

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2017 |
|---------------------------|------------------|-------|----------------|-----------------|
| Furman Hall Road | 2,620' N | 3,700 | 4,000 +8.1% | 4,600 +15.0% |

ANALYSIS:

The Cherrydale Area Plan designates the subject parcel as *Service/Industrial*, which accounts for all facets of development involving industry, manufacturing, production and/or service-oriented uses. Warehouses, factories, auto repair shops, gas stations, and other uses that transcend traditional commercial uses are included. Additionally, this area plan also states that these uses are typically kept at a distance from residential uses due to impacts such as noise, traffic, and lighting. Floodplain is not present on the property.

Currently Greenlink Route 3 runs along Poinsett Hwy. When the routes change per the Comprehensive Operations Analysis (COA), Route 3 will be rerouted to run along Furman Hall Rd.

SUMMARY:

The subject parcel zoned R-MHP, Residential Mobile Home Park District, is 8.59 acres of property located on Metts Street approximately 0.2 miles east of the intersection of Furman Hall Road and Poinsett Highway. The parcel has approximately 195 feet of frontage along Metts Street. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for the construction of a 50,000 square foot distribution warehouse for a national distributor of HVAC and refrigeration equipment.

CONCLUSION:

The subject site is surrounded by Services zoning to the north, south and west. There is also a railroad abutting the subject site to the east. Staff is of the opinion the requested rezoning would have minimal impact on the surrounding zoning and land uses. The requested zoning is also consistent with the Cherrydale Area Plan recommending Service/Industrial for this site.

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

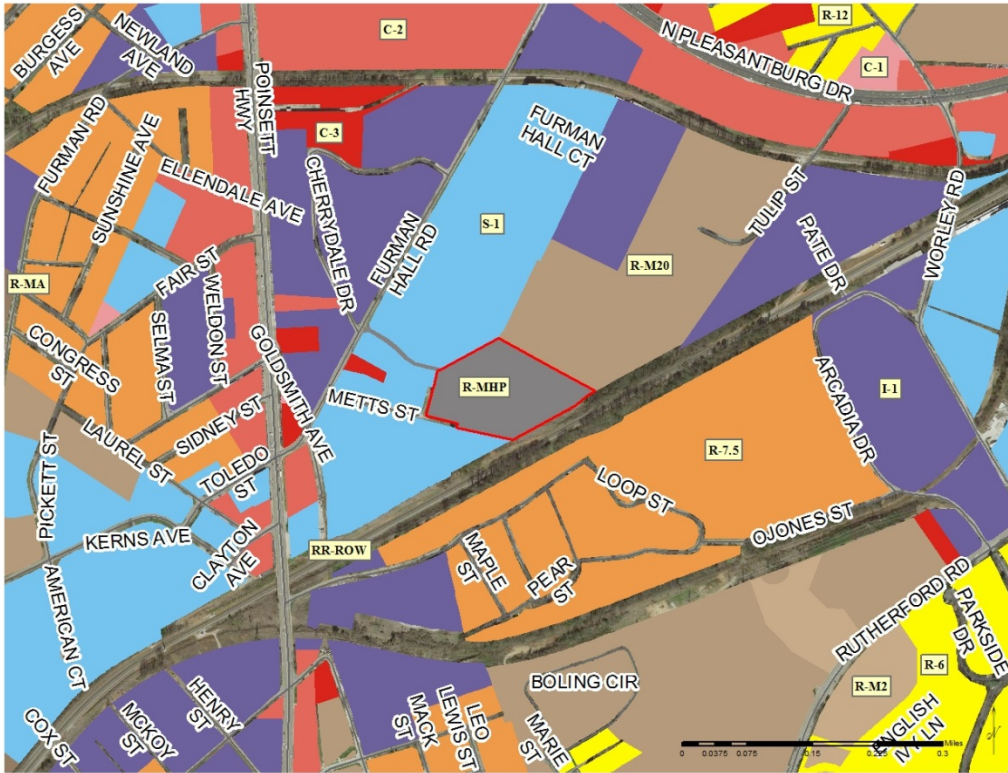
MOTION:

By Dr. Fant to approve CZ-2019-27. The motion carried unanimously by voice vote.

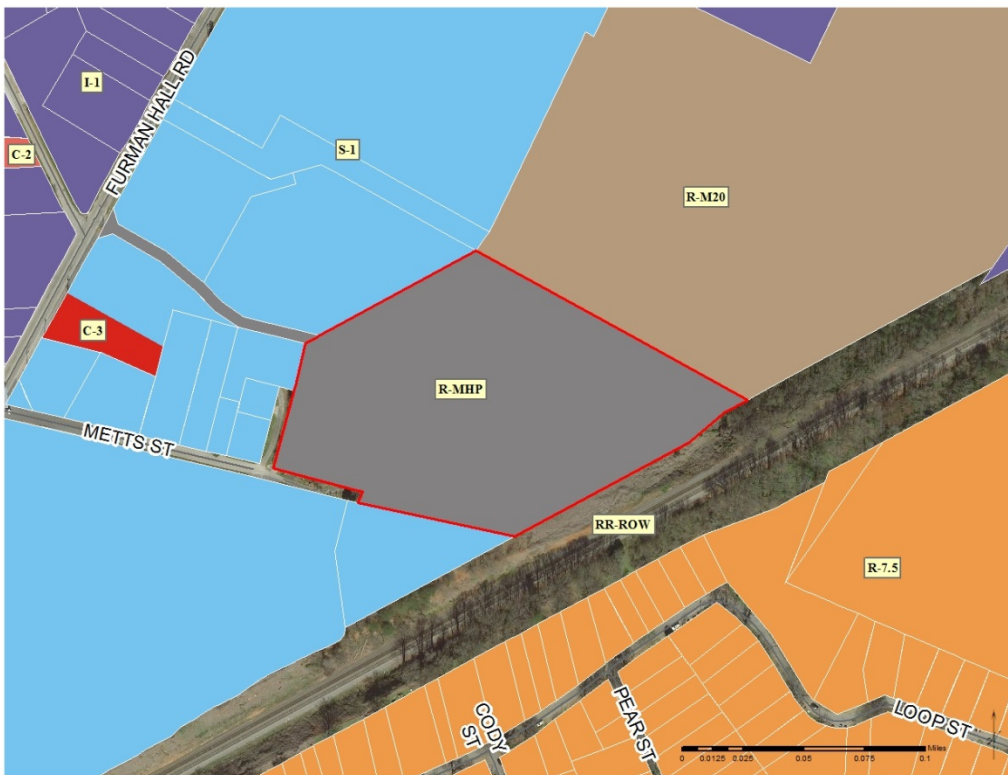


Aerial Photography, 2017





Zoning Map



COUNCIL DISTRICT: 25 – Fant and 26 – Ballard

ZONING HISTORY: All parcels are Unzoned and have had no previous zoning requests.

EXISTING LAND USE: single-family residential, agriculture, pasture and vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|-----------------------|---|
| North | R-S and Unzoned | single-family residential, agriculture and vacant wooded land |
| East | R-R1, FRD and Unzoned | single-family residential, cemetery, retail, agriculture and vacant wooded land |
| South | Unzoned | single-family residential, agriculture and vacant wooded land |
| West | Unzoned | single-family residential, agriculture and vacant wooded land |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer is currently discussing with the developers the possibilities of sewer serving these properties once annexed into Metro District

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated as *Business and Light Manufacturing Park*.

ROADS:
Emily Lane: two-lane State-maintained minor collector
Pepper Road: two-lane County-maintained local
Greystone Drive: two-lane County-maintained local
Pine Drive: two-lane County-maintained local
Old Gunter Road: two-lane County-maintained minor collector
Augusta Road (Highway 25): five-lane State-maintained major arterial

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2017 |
|---------------------------|------------------|--------|----------------------|------------------|
| Augusta Road | 1,690' S | 15,300 | 13,500 - 11.8% | 17,100 +26.7% |
| Bessie Road | 2,950' SW | 6,200 | 5,600 -9.7% | 7,200 +28.6% |

ANALYSIS:

The subject parcels are a part of the South Greenville Area Plan, designated as *Business and Light Manufacturing Park*. This land use category is to provide a high level of design quality, site amenities, and open space for light manufacturing, research and development operations, data centers, business and professional offices, etc., within a park atmosphere. The intent of this land use category is to offer protection to neighboring land uses including single-family residential. There is no transit in this area and no plans of transit to this area.

SUMMARY:

The subject parcels are Unzoned and consists of 485.01 acres of property located along Emily Lane, Pepper Road, Pine Drive, Old Gunter Road, Greystone Drive, and Augusta Road approximately 1.5 miles southwest of the intersection of Interstate 185 and Augusta Road. The parcel has approximately 890 feet of frontage along Augusta Road, 2,247 feet of frontage along Emily Lane, 5,953 feet of frontage along Old Gunter Road, 1,618 feet of frontage along Pepper Road, 1,767 feet of frontage along Pine Drive, and 507 feet of frontage along Greystone Drive. The applicant is requesting to rezone the property to *BTD, Business Technology District*.

The proposed *BTD* zoning classification is to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, research and development operations, data centers, business and professional offices, warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. This district also provides for flex space where different combinations of uses on a site may occur over time as the market changes and adjusts to new or different conditions.

Buffers and Landscaping:

A landscape buffer area of a minimum of 100 feet shall be provided along boundaries of the park that abut residential land use and/or zoning district properties. Service, loading, and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building. Minimum landscaping requirements are to be installed on common areas or individual properties within the park.

Setback/Height:

No building or structure shall be erected nearer than 100 feet from all street right-of-way lines or 50 feet from any interior side or rear property line. No building or accessory structure shall be located closer than 150 feet from a residential land use and/or zoning district property. No building or appurtenance

shall exceed a height of 90 feet above the finished building grade.

Outside Storage:

No outside storage of material shall be allowed within the park. Products that are the end result of manufacturing processes occurring on-site may be stored in an area that is either screened from all adjacent properties and street right-of-ways or buffered by a forested area no less than fifty (50) feet in total depth.

Noise, Odor, Vibrations, Emissions:

All noises, odors, vibrations, emissions of smoke, dust or gases, if they occur, shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park.

Signage:

Signs within the BTM district will be regulated in accordance with Section 9.2 (Business Park) of the Greenville County Sign Ordinance.

Traffic Impact Study (TIS):

A traffic impact study is required with the BTM zoning classification and one was supplied with this submittal. Greenville County Traffic Engineers have gone over the submitted traffic study and agree with its findings. A summary of the Traffic Impact Study is attached to this staff report.

The applicant states the proposed land use is for a business park.

CONCLUSION:

The Business Technology District zoning requirements for landscape buffering, building setbacks, height requirements, noise and odor, outside storage, and other requirements are in place to protect the environment, surrounding residential properties and other zonings and land uses in the surrounding areas. One parcel is located along Augusta Road while the other parcels are in relatively close proximity of Augusta Road, a five lane major arterial road. Water is available on site; however sewer is currently being worked out with the developers and Metro Sewer District. Sewer service will need to be provided to all parcels. Staff is of the opinion that the requested zoning is appropriate based on its close proximity to major arterial roads such as Augusta Road and Interstate 185, and that it is consistent with the South Greenville Area Plan recommending business and light manufacturing for all of the proposed zoning.

Based on these reasons staff recommends approval with the following condition of the requested zoning to BTB, Business Technology District.

STAFF RECOMMENDATION: Approval with the following condition:

- Prior to submittal of any permit, sewer service and capacity will need to be verified by the servicing sewer district.

The Planning Commission recommended approval with the condition amended to change the landscape buffer to 200 feet, that shall be provided along boundaries of the park that abut residential land uses and /or zoning district properties.

Dr. Fant stated he knew there was a 150 foot setback on the property across the street, is this the same, or was it 100 feet against residential.

Ms. Holt stated it was a 150 foot building setback and is the same as the piece on the east side of Augusta.

Dr. Fant stated, it was exactly the same.

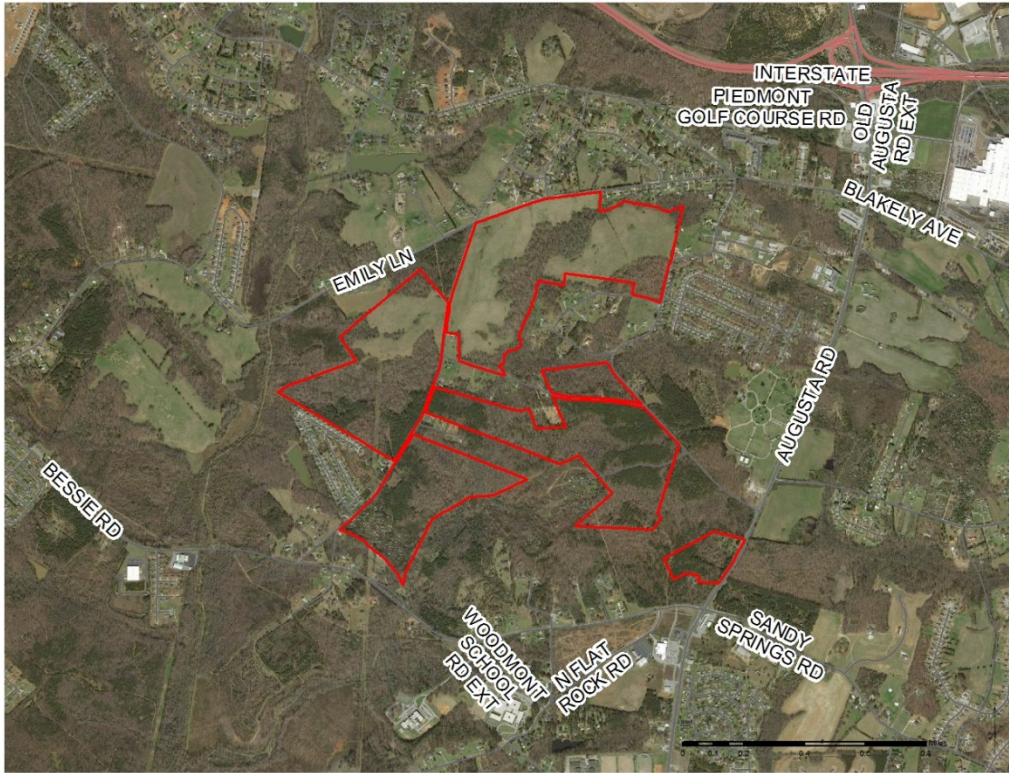
Ms. Holt stated that was correct.

MOTION: By Dr. Fant to approve CZ-2019-29 with staff's recommendation only and not the recommendation of a 200 foot buffer. He wanted to be consistent with the other side of the street.

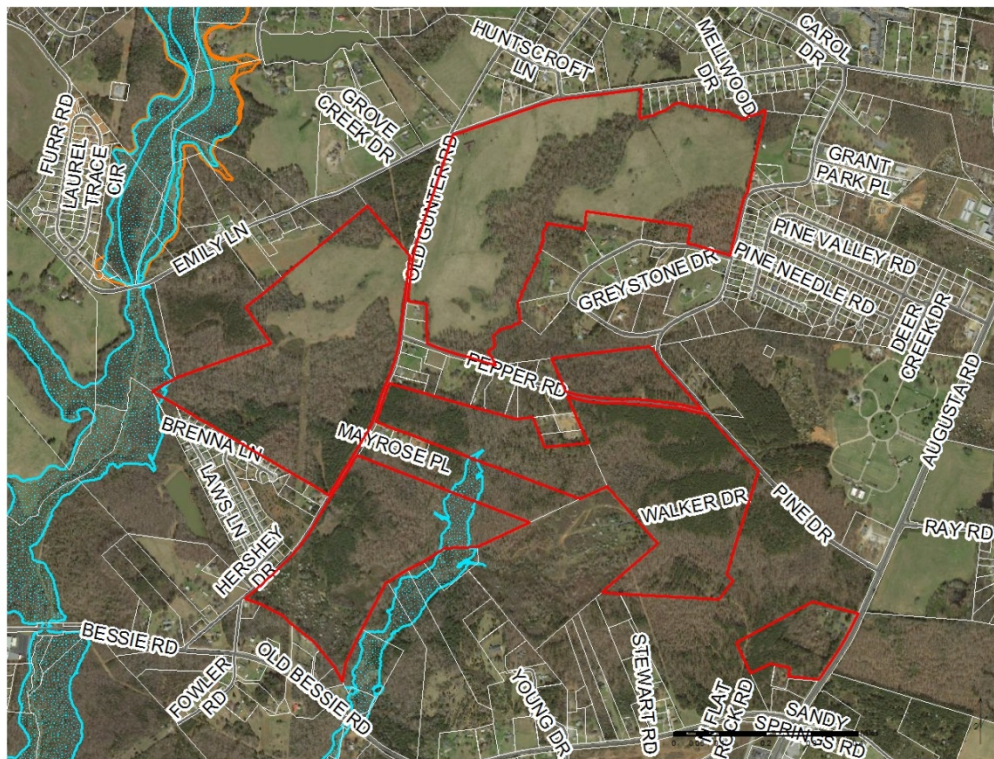
Mr. Tripp asked staff what the rationale was in moving the buffer to 200 feet.

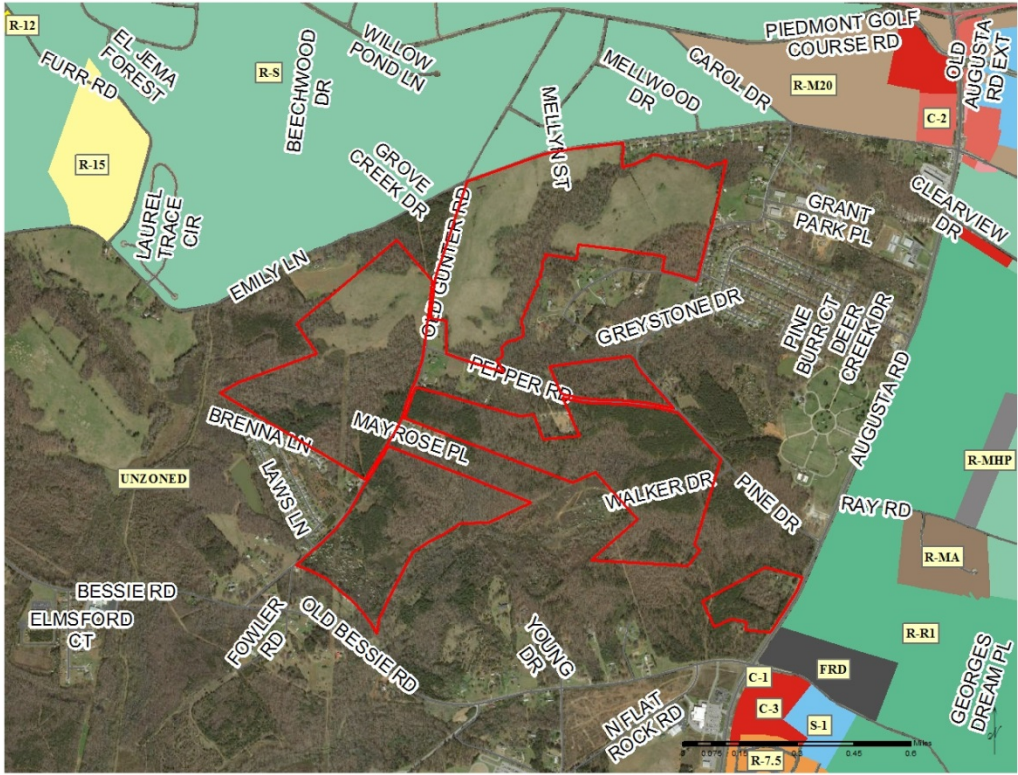
Ms. Gucker stated she believed one of the Commissioners felt strongly about the buffer being wider where it abuts the residents in that area.

The motion to approve CZ-2019-29 with staff's recommendation only carried unanimously by voice vote.

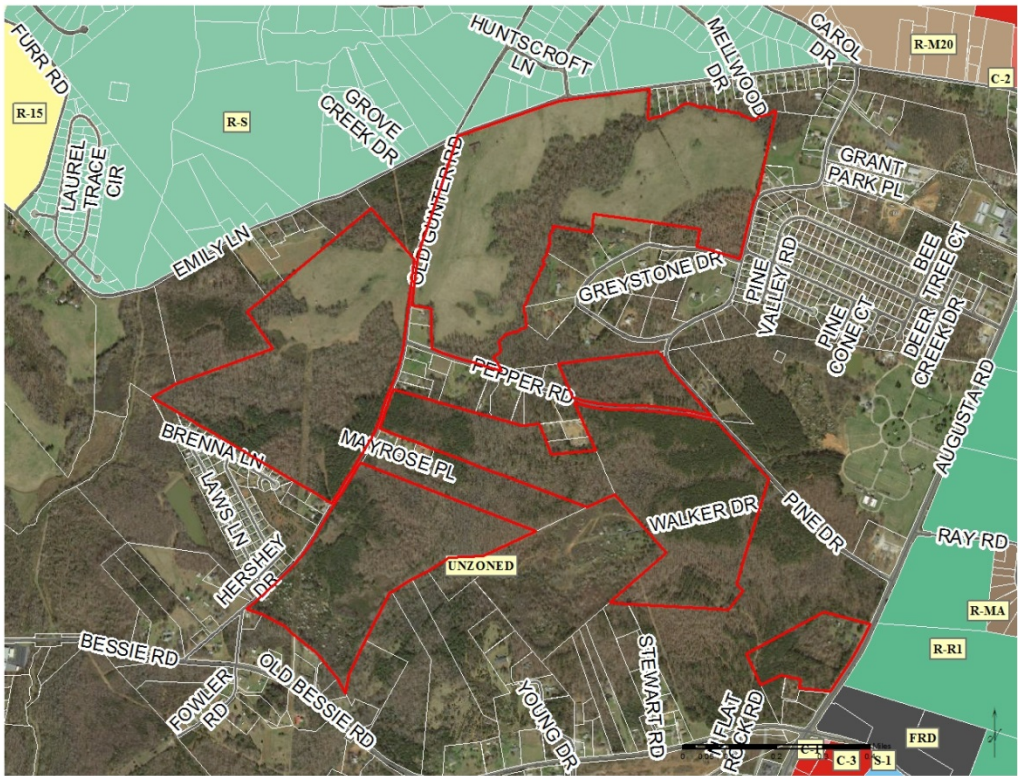


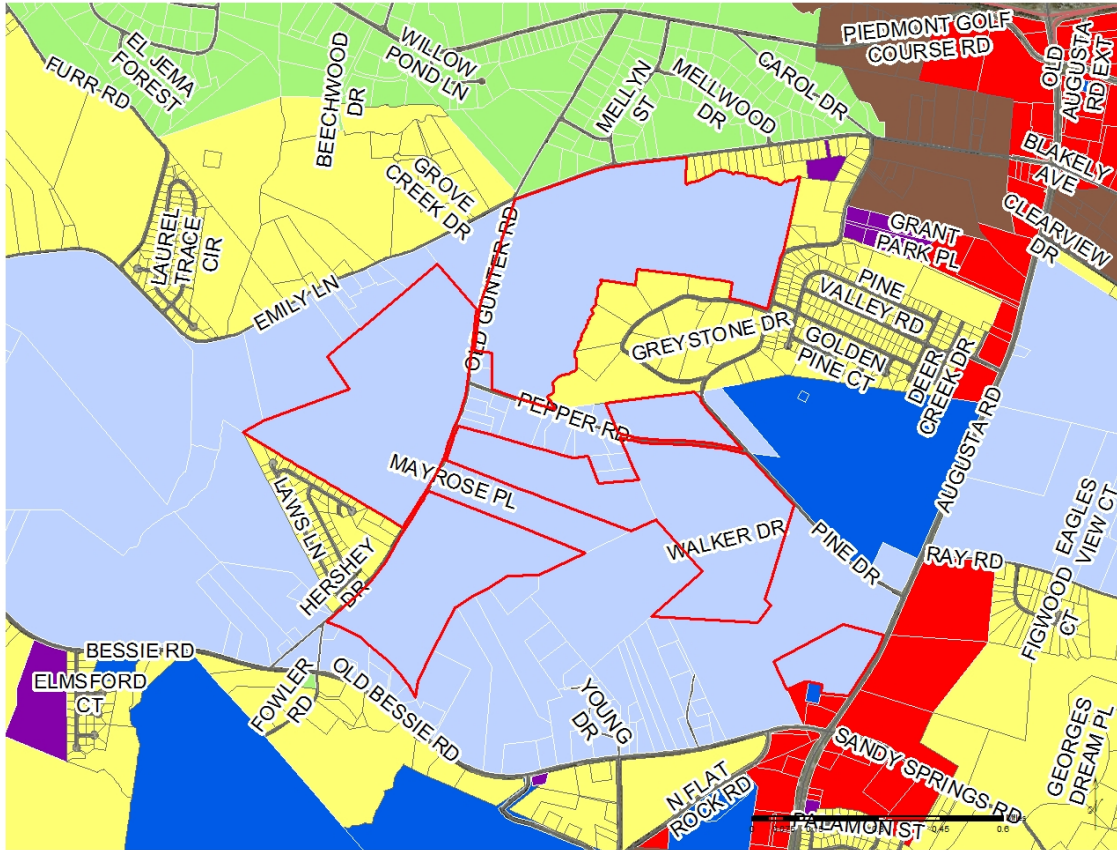
Aerial Photography, 2018





Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-30

APPLICANT: Greenville County Council

SUMMARY: The proposed text amendment is to the Greenville County Zoning Ordinance Section 7:2 “Open Space Residential Development” to provide a procedure for an administrative reduction of not more than .5 acres in size and not more than one and a half (1.5) percent of previously approved open space in certain developments approved under Option #2 of Section 7:2.5 of the Zoning Ordinance.

Mr. Roberts explained the problems the citizens in the Claremont Subdivision were having behind their homes. He stated he had walked the area again and found a box cutter, empty medicine bottles and various items being disposed of on the property. Mr. Roberts stated he kept hearing this was a law enforcement issue, but there are not enough officers to put out there. He understood an ordinance should not be amended to fit a small group, but the citizens in the area have suffered. He requested the amendment be reworded into a variance and sent to the Planning Commission.

Dean Campbell, Assistant County Attorney explained to the Committee, he and Mr. Tollison and Ms. Gucker have drafted an ordinance amendment which makes the Subdivision Administrator be able to do an administrative reduction and if the individual wanted to appeal the decision it would then go to the Planning Commission. He stated the amendment would also include what developments it would cover.

Mr. Roberts stated he would like to send this back to staff, have it reworded and sent to the Planning Commission as originally intended as a variance.

Mr. Campbell asked for clarification, if Mr. Roberts wanted this amendment reworded.

Mr. Roberts stated he would like it reworded as a variance and sent to the Planning Commission.

Ms. Gucker asked for clarification, if Mr. Roberts would like staff to reconsider the variance at the Subdivision level, send to the Planning Commission, as Ron Hancock suggested and have the variance taken up that way.

Mr. Roberts stated yes.

After further discussion, Mr. Roberts suggested placing the item on hold an meeting with staff to discuss the process.

MOTION: By Mr. Roberts to hold CZ-2019-30 until the next meeting. The motion carried unanimously by voice vote.

Mr. Stone presented the following:

- DOCKET NUMBER:** CP-2019-03
- APPLICANT:** Greenville County Planning Department
- SUMMARY:** Over the past year, numerous community residents, stakeholders, public officials, and county staff participated in a series of community meetings, task force meetings, and other public input sessions to develop the **Riverdale-Tanglewood Community Plan**.
- The **Riverdale-Tanglewood Community Plan** reflects the Riverdale-Tanglewood Community's vision for its future and identifies goals and objectives in six focus areas. These focus areas are: Land Use, Transportation, Parks and Recreation, Community Appearance, Public Safety, Education and School Performance, and Housing. The plan provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment.
- CONCLUSION:** Therefore, staff is requesting that the **Riverdale-Tanglewood Community Plan** be forwarded to County Council for consideration as an amendment to the Imagine Greenville County Comprehensive Plan.
- MOTION:** By Mr. Tripp to approve CP-20-19-03. The motion carried unanimously by voice vote.

Ms. Buathier presented the following item, which had been held by the Committee:

- 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 -32% | 750 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.

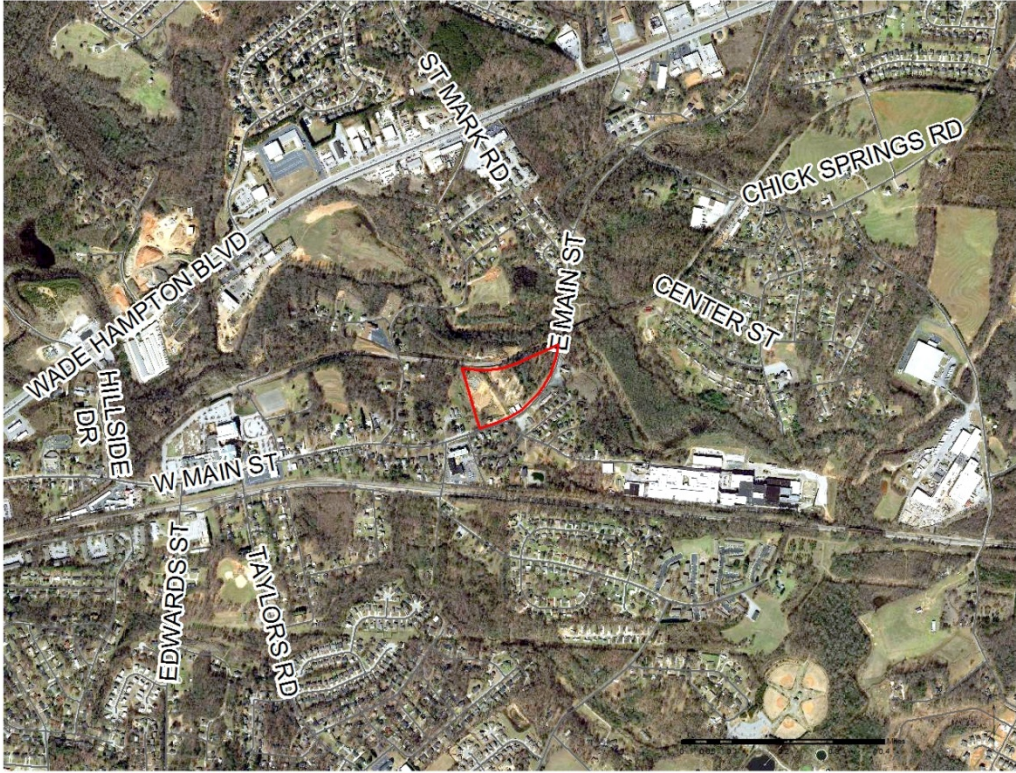
Based on these reasons staff recommends approval of the requested rezoning to PD, Planned Development.

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.

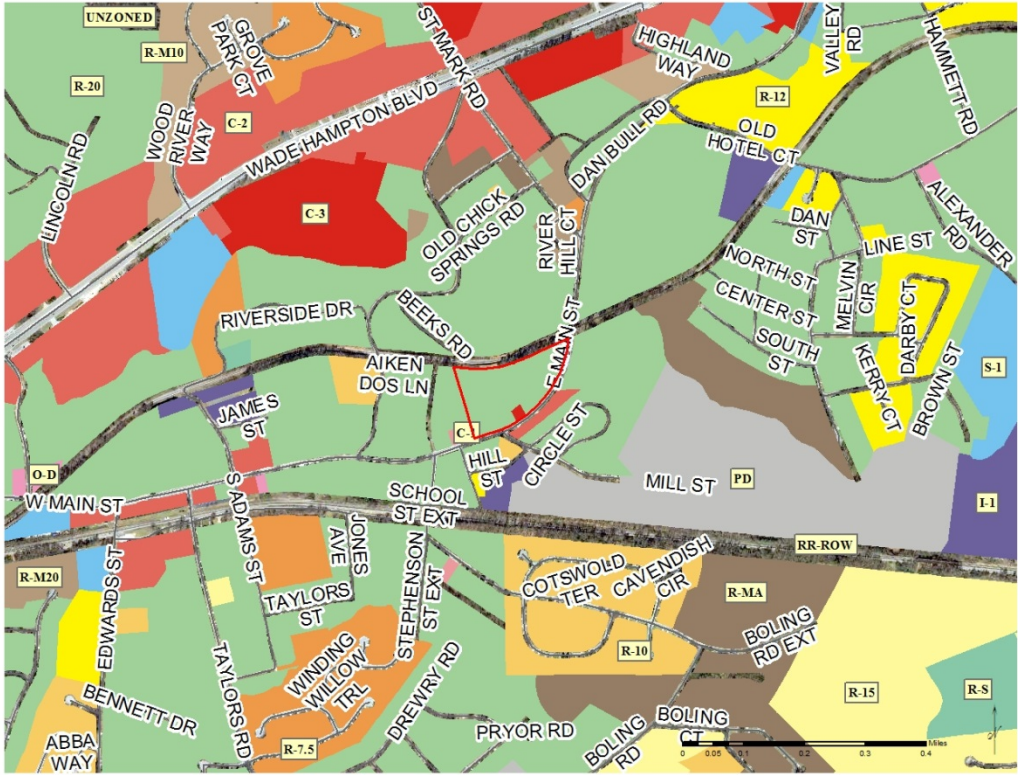
MOTION:

By Mr. Roberts to approve CZ-2018-58.

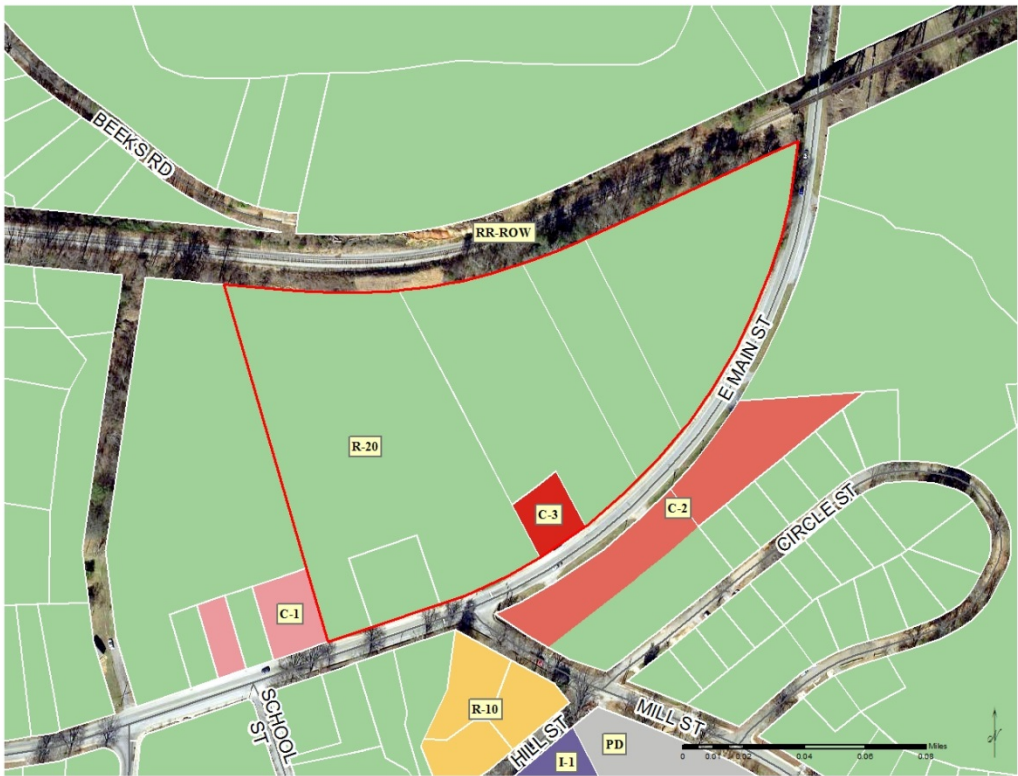


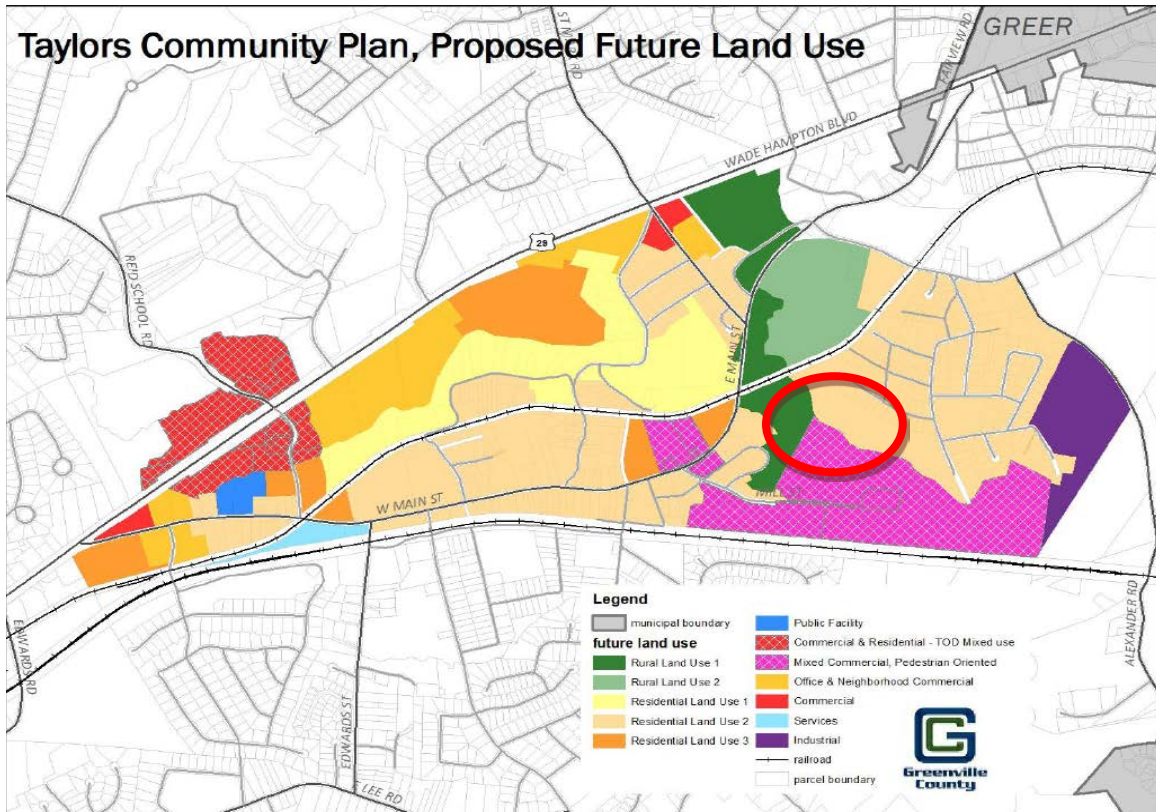
Aerial Photography, 2018





Zoning Map





Taylors Community Plan

REQUEST FOR HISTORIC PROPERTY DESIGNATION

Suzanne Terry addressed the Committee members with a request from property owner David Walker McCullough for historic designation for his ancestral home located in unincorporated Greenville County. The Historic Preservation Commission voted to approve the application for recommendation at its April 18, 2019 meeting. Cedarhurst, located at 11270 Augusta Road (US Highway 25) was constructed in 1812 and has remained in the McCullough family. It is the oldest documented surviving brick building in Greenville County and meets County listing criteria.

MOTION: By Mr. Tripp to approve the request for Historic Property Designation and forward to full Council. The motion carried unanimously by voice vote.

ADJOURNMENT

MOTION: Without objection Chairman Dill adjourned the meeting at 5:42 p.m.

Respectfully Submitted,

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