

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
November 30, 2011

MEMBERS PRESENT: J. Barbare - Chair, F. Mansbach, B. Robinson, C. Tumblin, S. Schulz, M. Raby, B. Ponder and M. Barnes

MEMBERS ABSENT: M. Shockley

STAFF: M. Long, S. Limbaker, and H. Hahn

CALL TO ORDER; OPENING REMARKS

Mr. Barbare called the November meeting to order at 4:00 p.m. and gave the invocation.

APPROVAL OF THE OCTOBER 26, 2011 MINUTES

MOTION: By Mr. Mansbach, to approve the minutes of the October 30, 2011 meeting as presented. The motion carried unanimously.

REZONING REQUESTS

Mr. Limbaker gave a brief outline of the rezoning process and presented the following requests with staff's recommendations:

CZ-2011-33, George Armfield for Taylors Plant, LLC., located on Mill Street at Taylors Mill, requesting rezoning from I-1 to PD – Major Change. Staff recommends approval of the request.

CZ-2011-34, Andrew Hardin for Plantation Federal Bank, located on East North Street, requesting rezoning from R-M20 to C-1. Staff recommends approval of the request.

Mr. Limbaker presented a detailed explanation of both requests.

DOCKET NUMBER:	CZ-2011-33
APPLICANT:	George Armfield for Taylors Plant, LLC
PROPERTY LOCATION:	Mill Street (Taylors Mill)
PIN/TMS#(s):	T007000100104
EXISTING ZONING:	I-1, Industrial
REQUESTED ZONING:	PD, Planned Development – Major Change
ACREAGE:	2.6
COUNCIL DISTRICT:	18 - Baldwin

ZONING HISTORY: The subject parcel was zoned I-1, Industrial, as part of Area 1 in May 1970. The Taylors Mills was rezoned from I-1, Industrial, to PD, Planned Development, in October 2011 as Docket CZ-2011-17. Staff, Planning Commission, and P&D Committee recommended approval.

EXISTING LAND USE: Industrial/warehouse structure; currently vacant.

AREA CHARACTERISTICS: Downtown Taylors with residential uses surrounding the mill

North: R-20, Single-Family Residential, and R-MA, Multifamily Residential, Single-family residences
East: I-1, Industrial, Various industrial uses across the Enoree River
South: R-10, Single-Family Residential, and R-MA, Multifamily Residential, Single and Multifamily residences across the RR-ROW
West: R-20, Single-Family Residential, Single-family residences

WATER AVAILABILITY: Greenville

SEWER AVAILABILITY: Taylors

IMAGINE GREENVILLE PLAN: Residential Land Use 2

TAYLORS AREA PLAN (JUNE 2002): Service/Industrial and Suburban Residential

ROADS: Mill Street: 2-lane, undivided County maintained road, with no sidewalks

TRAFFIC IMPACT

Traffic generated from the site could potentially increase under the requested uses in the PD, Planned Development, district. The closest traffic count station is located on W. Main Street in Taylors in front of the Taylors branch of the Greenville County Library. The 2009 traffic count was 5,900 average daily trips. Traffic volumes have decreased by 4.84 percent over the past five years at this location. It should be noted, transportation improvements were stipulated in the Statement of Intent and Concept Plan for CZ-2011-17.

SUMMARY

The property is zoned I-1, Industrial, which allows for manufacturing plants, assembly plants, and warehouses. Currently, an approximately 24,000 square foot structure is on site and occupied by various uses. The Statement of Intent and Concept Plan for the approved PD, Planned Development, allows the Taylors Mill to be redeveloped into a mixed use center including the following:

Commercial (12%) 97,680 sq. ft.

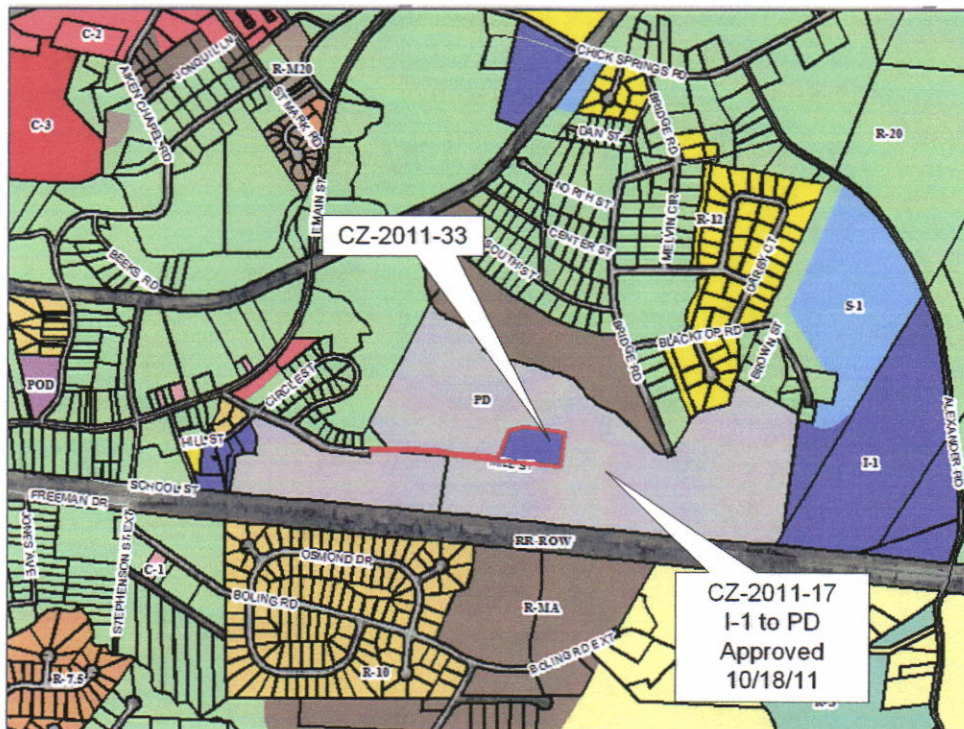
Assembly/Restaurant (5%)	40,700 sq. ft.
Light Industrial/Warehouse (64%)	520,960 sq. ft.
Residential (includes live/work) (14%)	113,960 sq. ft. (approximately 100 units)
Office (5%)	<u>40,700 sq. ft.</u>
	814,000 sq. ft.

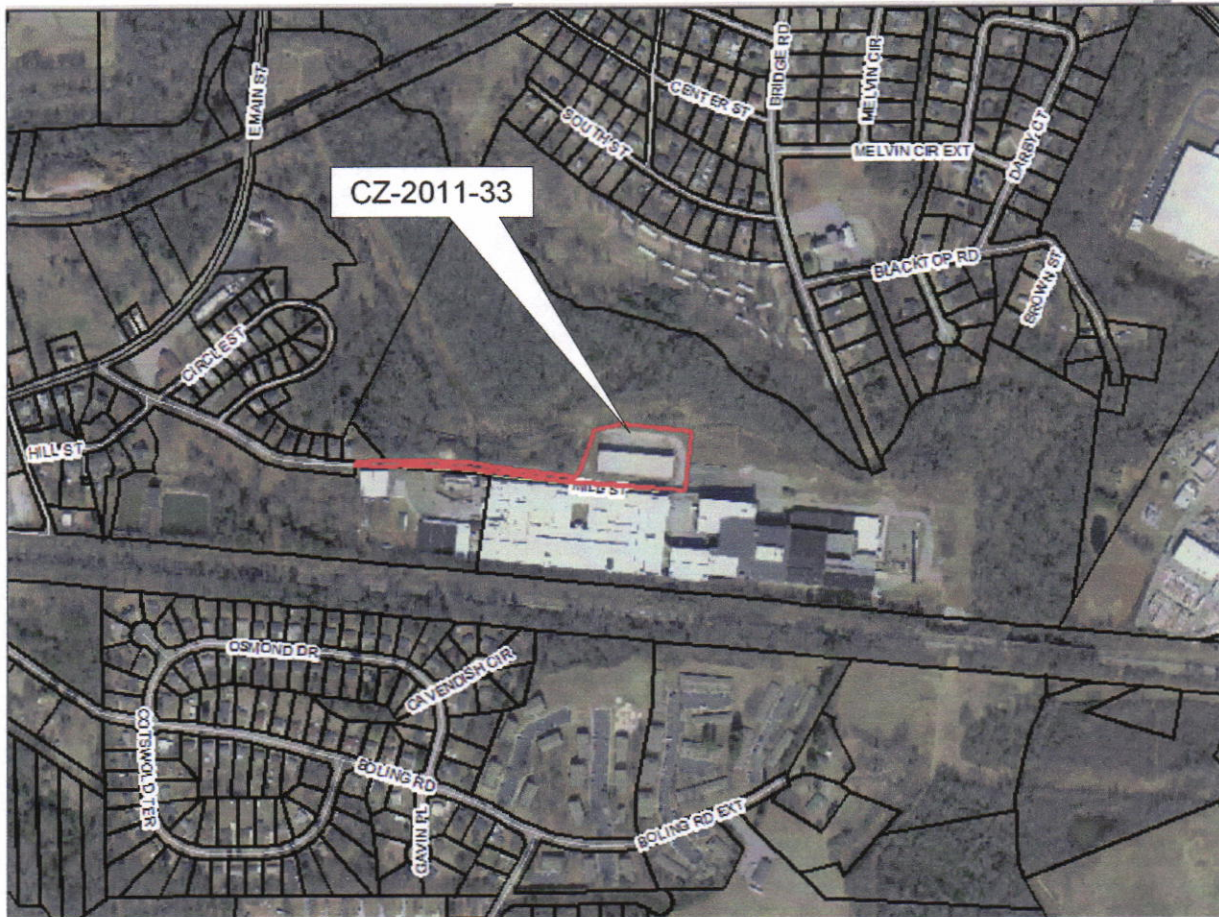
The proposed major change is a request to bring the 24,000 square foot structure into the approved PD, Planned Development, using the same design guidelines found in the Statement of Intent for CZ-2011-17. The only addition to the list of permitted uses in the PD, Planned Development, Statement of Intent is for indoor recreation.

CONCLUSION

The subject site was brought into question by Staff, Planning Commission, and County Council during the rezoning of the Taylors Mill as Docket CZ-2011-17. The issue was the subject site would remain an island of I-1, Industrial, amongst the PD, Planned Development. At the time, the applicant/owner of the Taylors Mill and the owner of the subject site had not discussed the opportunity to bring the subject site into the proposed PD, Planned Development. During the rezoning process various proposed uses were mentioned for the subject site and the existing I-1, Industrial, zoning classification would not permit these uses. In order to allow for more flexibility for development, the owners and Staff discussed the option of PD, Planned Development for the site.

Upon approval of the Taylors Mill rezoning, there will be ample opportunities for redevelopment of this site within the guidelines of the approved PD, Planned Development. Staff is of the opinion the PD, Planned Development, request is appropriate at this location and recommends approval





MOTION: By Mr. Raby, seconded by Mr. Mansbach to approve the applicant's request. The motion carried unanimously.

DOCKET NUMBER:	CZ-2011-34
APPLICANT:	Andrew Hardin for Plantation Federal Bank
PROPERTY LOCATION:	East North Street
PIN/TMS#(s):	0279000101502
EXISTING ZONING:	R-M20, Multifamily Residential
REQUESTED ZONING:	C-1, Commercial
ACREAGE:	0.26
COUNCIL DISTRICT:	22 - Taylor

ZONING HISTORY:

The subject parcel was zoned R-M20, Multifamily Residential, as part of Area 1 in May 1970. There have been no rezoning requests on the subject parcel. A rezoning request for the adjacent parcel to the east known as Docket CZ-1988-122 was approved in 1984 to rezone from RM, Multifamily Residential, to O-D, Office District. Subsequently, in 1985 a request known as Docket CZ-1985-69 was approved to rezone the tract from O-D, Office District, to C-1, Commercial.

EXISTING LAND USE:

Vacant Dry Cleaning Business

AREA CHARACTERISTICS:

Various office/commercial uses

North: R-20, Single-Family Residential, single-family residential

East: C-1, Commercial, office (Resume Service Business)

South: C-3, Commercial, vacant single-family residence

West: R-M20, Multifamily Residential, and C-1, Commercial, Publix Shopping Center

WATER AVAILABILITY:

Greenville Water System

SEWER AVAILABILITY:

Wade Hampton Sewer

IMAGINE GREENVILLE PLAN:

Residential Land Use 3 (rear portion) on a Neighborhood Corridor (front portion)

ROADS:

East North Street: five-lane, undivided SCDOT maintained road, with sidewalks on both sides of East North Street

TRAFFIC IMPACT

Traffic should not change significantly because the site has always been occupied by a commercial use. The closest traffic count station is located on East North Street approximately one-half mile to the east in front of The Cove at Butler Springs Subdivision. The 2009 traffic count was 16,000 average daily trips. Traffic volumes have decreased by approximately nine percent over the past five years at this location.

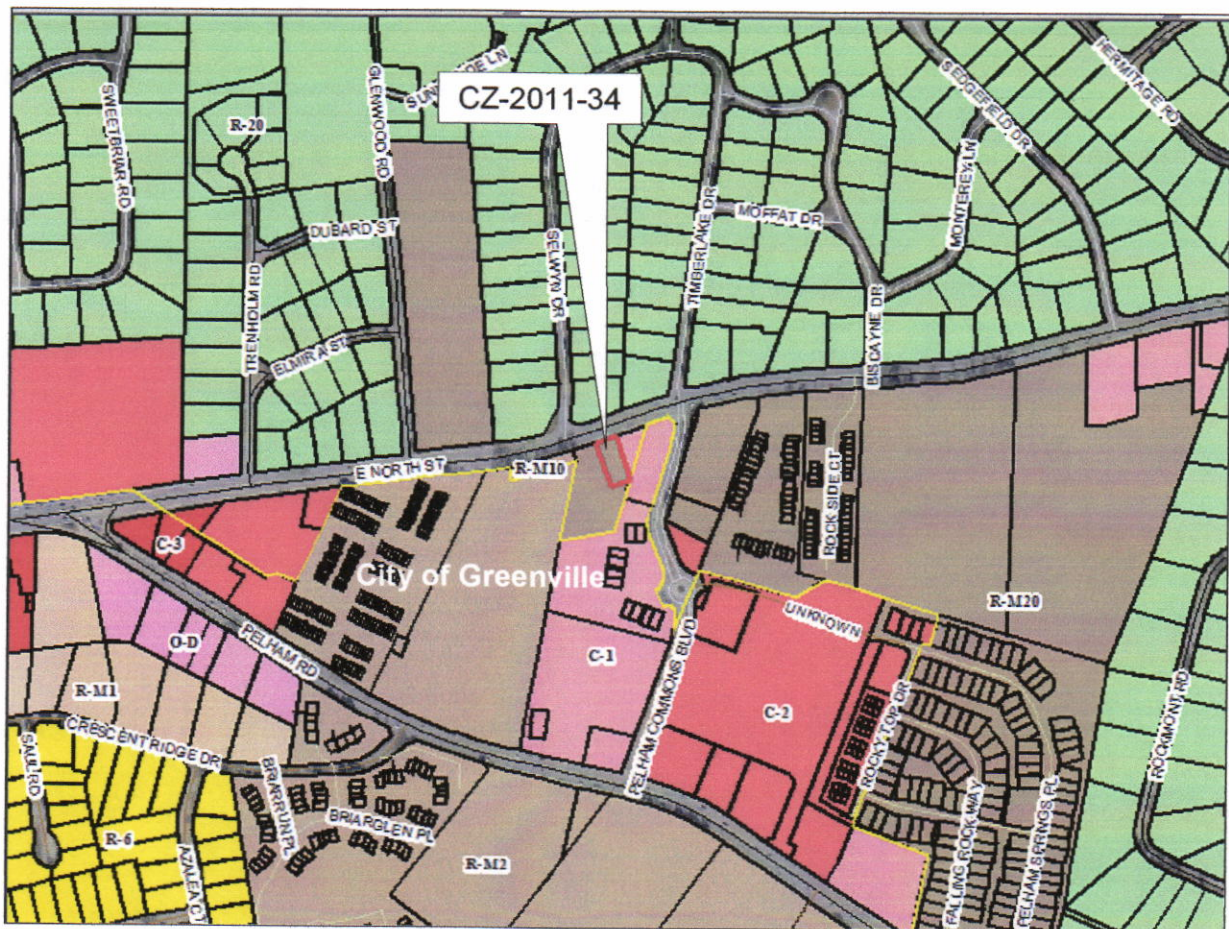
SUMMARY

The property is zoned R-M20, Multifamily Residential, which allows multifamily development at a maximum density of 20 units per acre. The request is for C-1, Commercial, which provides commercial establishments for the convenience of local residents.

CONCLUSION

The subject site is occupied by a former dry cleaning business which was opened and operated on site prior to the area being zoned in 1970. The business operated as a nonconforming use until recently losing its nonconforming status after being vacated for more than one year. Records indicate the business was closed in 2010. In addition, the parcel to the adjacent west is occupied by a daycare center which is a nonconforming use. As mentioned in the zoning history, the parcel to the adjacent east was rezoned to C-1, Commercial in 1985 and is currently occupied by an office use. These three parcels are surrounded by parcels in the City limits of Greenville. The adjacent parcels in the City of Greenville are zoned C-1, Commercial, and are occupied by office uses. These tracts were rezoned from RM, Multifamily Residential, to O-D, Office District, in Greenville County as Docket CZ-1978-26 prior to annexation and rezoning to C-1, Commercial, by the City of Greenville in 2003.

The subject site is located adjacent to various non-residential uses either nonconforming or on commercial zoned property in the County or City of Greenville. Based on the surrounding land uses and zoning, Staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request.





MOTION: By Mr. Robinson, seconded by Mr. Ponder to approve the applicant's request. The motion carried unanimously.

COMMITTEE REPORTS

Mr. Robinson had no report from his Committee.

Comp Plan Implementation Committee

Chad Tumblin gave all Commissioners a brief of the meeting. He stated members of the Committee reviewed all current projects and discussed each project briefly. The Committee agreed on several projects that should be placed at the top of the list for implementation. Mr. Tumblin stated the Committee would meet again in January.

Chairman Barbare asked Mr. Raby to join the committee in January.

DISCUSSION REGARDING PUBLIC HEARING PROCESS

Ms. Long updated the Commission members on a meeting with Mr. Payne, Mr. Barbare, Mr. Kernell and herself. The meeting was a discussion regarding who should hold the public hearing. Ms. Long requested the Commission review the process to see if the Commission would hold the public hearing. Mr. Barbare also stated he felt Mr. Payne would like the Commission to reevaluate how the Commission interacts with the applicant.

After some discussion between staff and the Commission members, Ms. Long suggested discussing how to proceed with the Public Hearing process at the January Planning Commission Workshop and she would also talk with Chairman Kirven about appearing before the Committee of the Whole. She stated along with the Public Hearing process discussion there could also be a discussion of Condition 28 at the January Workshop.

DIRECTORS REPORT

Ms. Long stated although there have not been very many subdivision or rezones, staff has been busy with area plans and other projects.

SUBDIVISION APPROVAL DURING DECEMBER

MOTION: By Mr. Tumblin, seconded by Mr. Robinson to allow staff to approve subdivisions during the month of December 2011 should one occur. The motion carried unanimously.

OLD/NEW BUSINESS

There were no items for old or new business.

Mr. Ponder expressed his gratitude to his colleagues for their patience during the past year as his work kept him out of town on many Planning Commission meetings. He stated his portion of the job was complete and he hoped to attend more meetings the upcoming year.

ADJOURNMENT

ACTION: Mr. Mansbach moved to adjourn the meeting. Without objection, the meeting adjourned at p.m.

Submitted by Recording Secretary

