

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
November 2, 2020
Remote Participation
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:

COUNTY COUNCIL MEMBERS PRESENT:

STAFF PRESENT:

D. Campbell
T. Coker
B. Denny
P. Gucker
H. Hahn
J. Henderson
M. Staton
T. Stone
IS staff
Mr. Arthur Smith

Call to Order

Chairman Dill called the meeting to order at 5:04 p.m.

Invocation

Dr. Fant provided the invocation.

Approval of Minutes

MOTION: By Mr. Roberts to approve the minutes of the October 5, 2020 Committee minutes. The motion carried unanimously by voice vote.

Boards and Commission Interviews and Nominations

The following appeared to fill two (2) vacancies on the Board of Zoning Appeals.

- Laura Godfrey (D. 21)
- Nicholas Hollingshad (D. 20)
- William D. Powers (D. 24) incumbent
- Arthur B. Smith (D. 27) incumbent

Chairman Dill continued with the meeting to allow staff to talley the votes.

Rezoning Requests

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-63

APPLICANT: Raul Lopez, Jr.

PROPERTY LOCATION: Old Piedmont Highway

PIN/TMS#(s): 0102000223500

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING C-3, Commercial

PROPOSED LAND USE Landscape Business

ACREAGE: 0.62

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-1, Commercial in June 1973 as part of Area 4A. There has been one previous rezoning request to C-3, Commercial in 1999, CZ-1999-088, which was withdrawn.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|--------------------------|
| North | C-1 | commercial business |
| East | R-10 | single-family residences |
| South | C-1 | single-family residence |
| West | R-M20 | manufactured home park |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The parcel is not included in any area plan.

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

| | Zoning | Zoning Density | Acres | Total Units |
|----------------|---------------|-----------------------|--------------|--------------------|
| <i>Current</i> | <i>C-1</i> | <i>12 units/acre</i> | <i>0.62</i> | <i>7 units</i> |
| Requested | C-3 | 16 units/acre | | 9 units |

A successful rezoning would add 2 dwelling units

ROADS AND TRAFFIC:

Old Piedmont Highway is a two-lane State-maintained Collector Road. The parcel has approximately 224 feet of frontage along Old Piedmont Highway. The parcel is approximately 0.73 miles north of the intersection of Old Piedmont Highway and Interstate 185. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on this site, though the rear of the site is wooded and bound by Welcome Creek. There are no schools located within a mile of the site.

CONCLUSION:

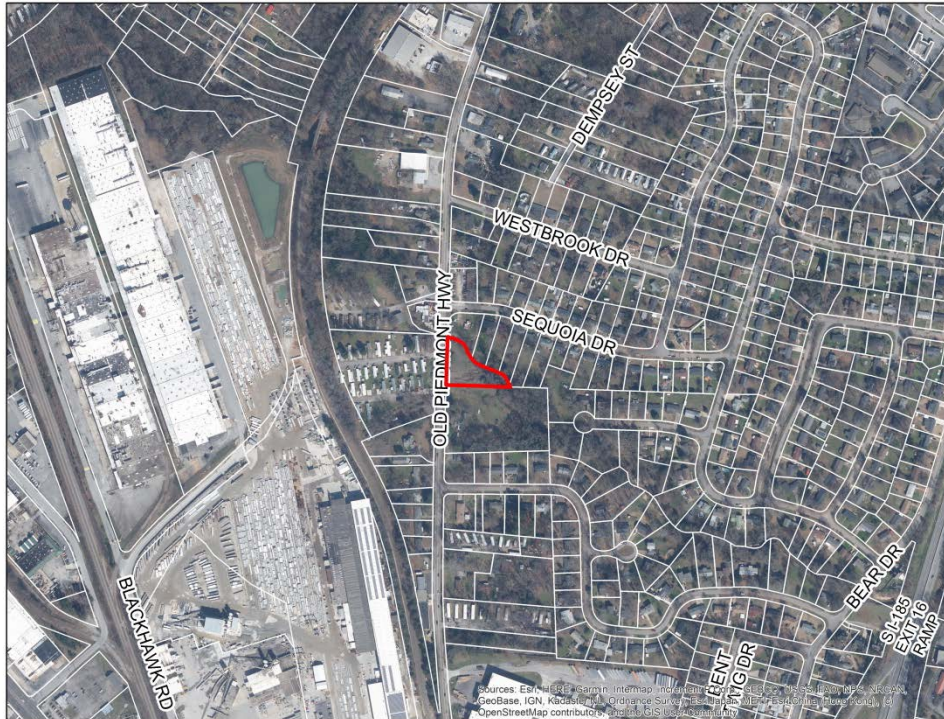
This property fronts Old Piedmont Highway, a two-lane State-maintained collector, where other commercial and service businesses are located. Staff is of the opinion that the applicant's request for C-3, Commercial along this type of collector would not adversely impact the surrounding area.

STAFF

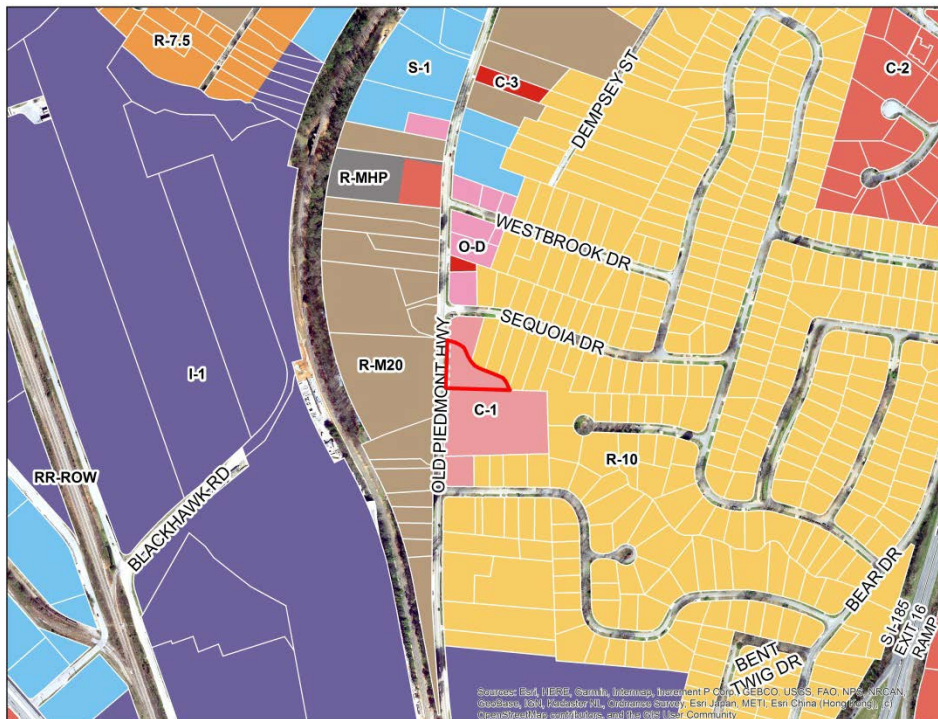
RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission also recommended approval.

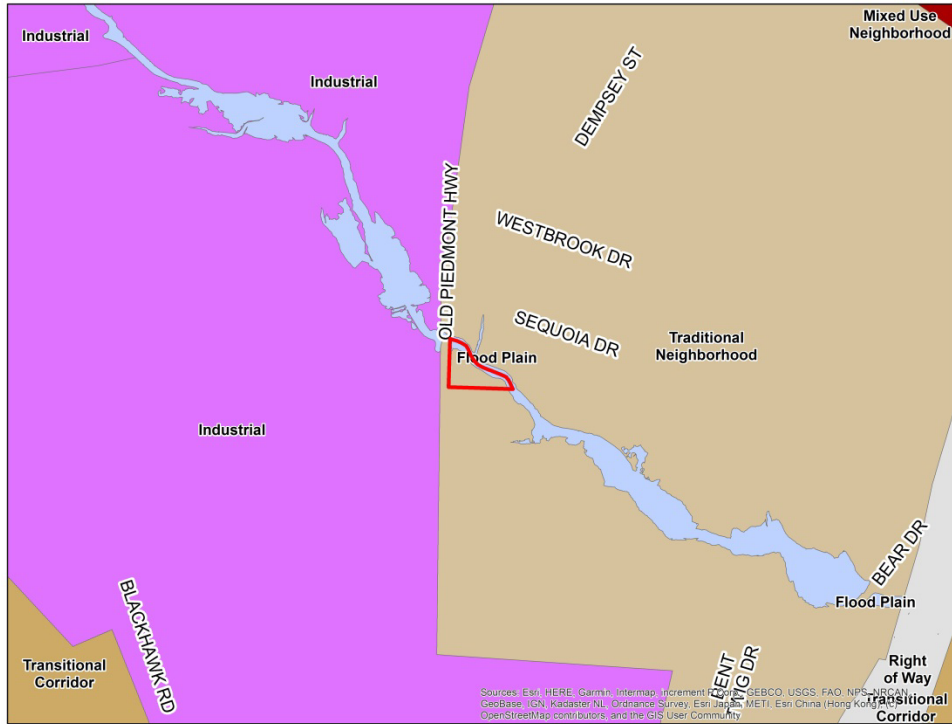
MOTION: By Dr. Fant to approve CZ-2020-63. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Ms. Denny presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Meagan Staton

RE: CZ-2020-65

APPLICANT: Jamie McCutchen of Davis & Floyd for Elaine Means
 Haugabook and Erin Means Mellen

PROPERTY LOCATION: Old Bramlett Road and Frady Road

PIN/TMS#(s): 0238010100200 (Portion) and B001000100200

(Portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING R-M10, Multifamily Residential

PROPOSED LAND USE Multifamily Residential

ACREAGE: 33.8

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned S-1, Services in June 1974 as part of Area 4A. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|------------------------|---|
| North | R-MHP, R-MA, R-S, R-15 | manufactured home park and vacant wooded land |
| East | R-S, R-M20, and R-15 | single-family residence and vacant wooded land |
| South | R-15 | single-family residences |
| West | R-S and R-MA | single-family residences and vacant wooded land |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*.
Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY

PLANS: The parcel is included in the Riverdale-Tanglewood Community Plan designated as *Recreation & Medium Density Residential*.

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

| | Zoning | Zoning Density | Acre | Total Units |
|-----------|--------|----------------|------|-------------|
| Current | S-1 | 0 units/acre | 33.8 | 0 units |
| Requested | R-M10 | 10 units/acre | | 330 units |

A successful rezoning would add 330 dwelling units

ROADS AND TRAFFIC: Old Bramlett Road is a two-lane State-maintained local road. The parcel has approximately 1,211 feet of frontage along Old Bramlett Road. The parcel is approximately 0.30 miles northwest of the intersection of W. Blue Ridge Drive and Old Easley Highway. The property is not along a bus route and there are no sidewalks along the subject property.

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2019 |
|---------------------------|------------------|--------|-------|--------|
| Old Easley Highway | 1,655' SW | 10,500 | 9,400 | 12,100 |
| | | | - | +28.7% |
| | | | 10.5% | |

CULTURAL AND ENVIRONMENTAL: Floodplain is present on the overall site, but not on the subject portions of parcels. There are no known historic or cultural resources on this site, though large portions of the site are significantly wooded. The site is also adjacent to the railroad right-of-way. There is one school located within a mile of the site, Westcliffe Elementary.

CONCLUSION: Although the proposed development would provide additional residential opportunities in the area, the site in question is located in a detached single-family residential area along a narrow local road. Additionally, the proposed development does not conform to the Future Land Use map from Plan Greenville County or the Riverdale-Tanglewood Area Plan.

STAFF RECOMMENDATION: Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential. The Planning Commission also recommended denial.

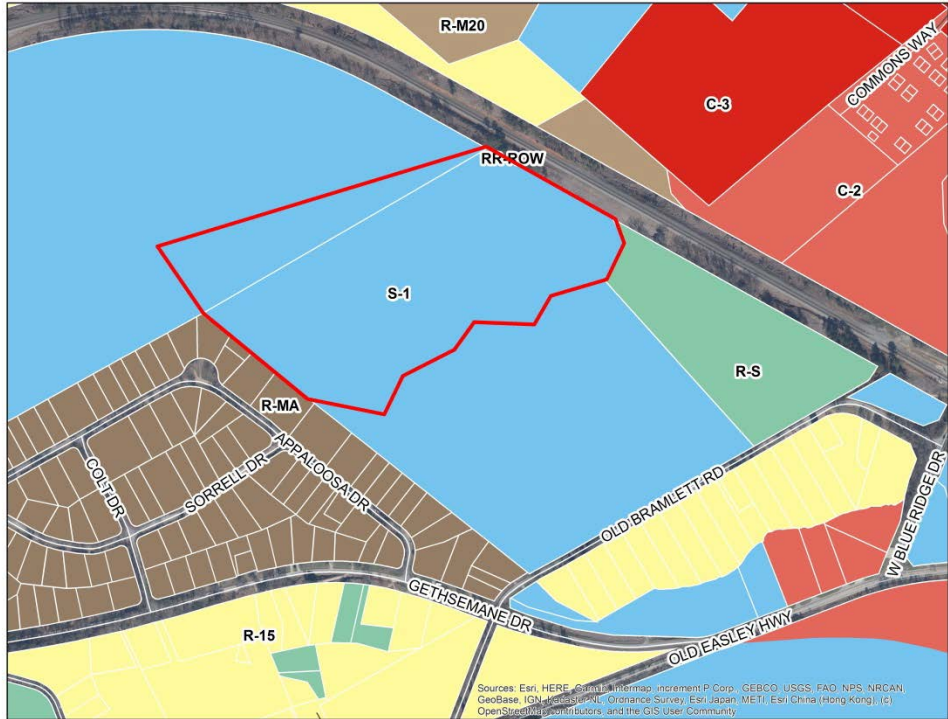
Mr. Dill noted Mr. Meadows did not support this project.

Mr. Roberts stated he had spoken to Councilor Meadows and did not support it the way it was. The applicant indicated they would like to make some changes over the next few weeks.

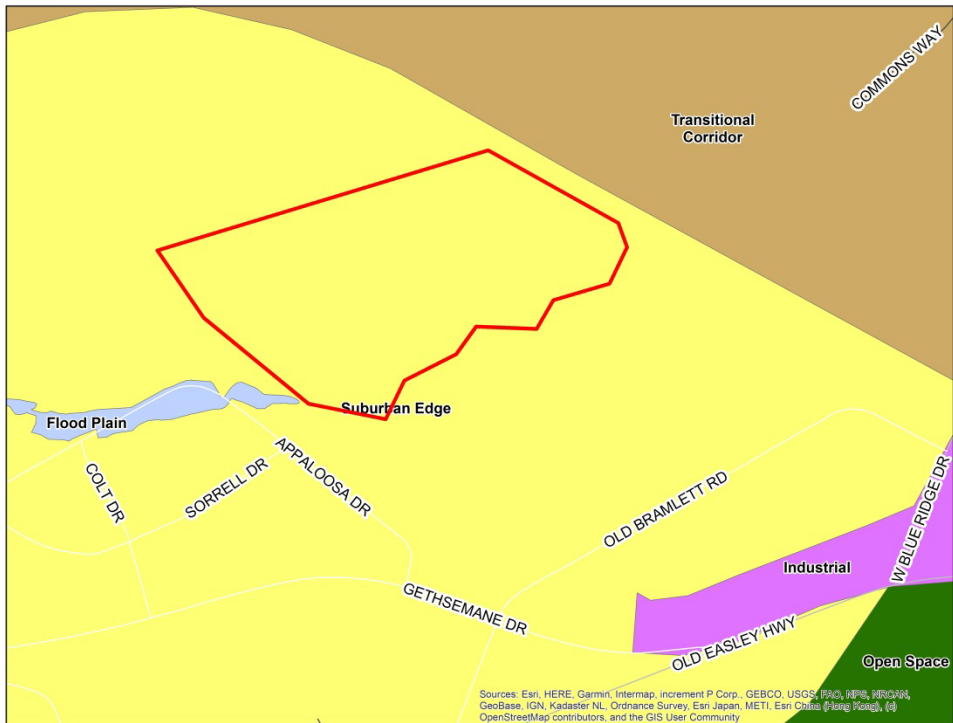
MOTION: By Mr. Roberts to hold CZ-2020-65 until the next Committee meeting. The motion carried unanimously by voice vote.



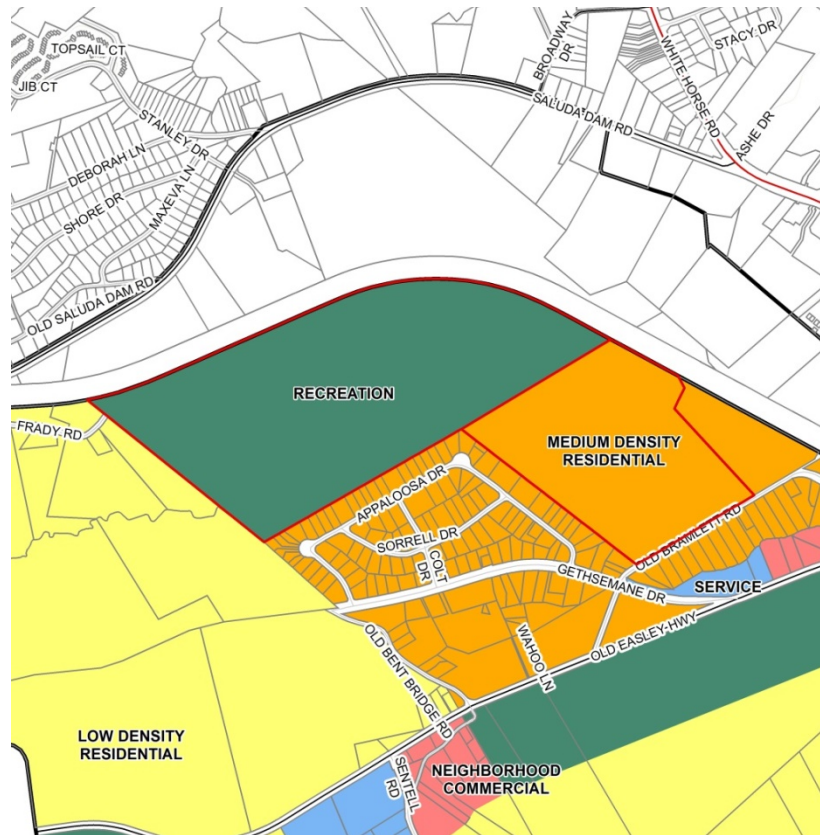
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map

Nomination Results

Chairman Dill announced the nominations for the Board of Zoning Appeals are Laura Godfrey (D. 21) and Nicholas Hollingshad (D. 20) to fill two vacancies on the Board.

MOTION: By Mr. Roberts to send Laura Godfrey (D. 21) and Nicholas Hollingshad (D. 20) to full Council for nomination to the Board of Zoning Appeals. The motion carried unanimously by voice vote.

Adjournment

MOTION: By Mr. Roberts to adjourn. Without objection Chairman Dill adjourned the meeting at 5:41 p.m.

Respectfully submitted,

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Recording Secretary