

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
January 28, 2015
4:30 p.m.

MEMBERS PRESENT: C. Tumblin, J. Barbare, M. Shockley, S. Selby, C. Sullivan, C. Chea, S. Hammond, M. Freeland and T. Ward

MEMBERS ABSENT: none

STAFF: P. Gucker, E. Vinson, S. Dawson, T. Meeks, S. Park, T. Barber, J. Wortkoetter, A. Ratchford and H. Hahn

GUESTS: Eric Dillon, SCDOT and Ray Orvin, ReWa

CALL TO ORDER

Chairman Tumblin called the Planning Commission meeting to order at 4:30 and Mr. Selby provided the invocation.

APPROVAL OF THE NOVEMBER 19, 2014 MINUTES

Mr. Barbare noted on page 2 of the minutes, the motion on the variance request was omitted and staff has made the correction after the packets were sent out to the Commissioners.

MOTION: By Mr. Barbare, seconded by Mr. Shockley to amend the minutes to reflect the following on page 2 to read:

Motion: By Mr. Shockley, seconded by Mr. Selby to approve 2014-152VA. The motion carried unanimously by voice vote.

Additionally, for staff to correct page 5 referencing Mr. Shockley and a motion made.

The motion to amend carried unanimously by voice vote.

MOTION: By Mr. Barbare, seconded by Mr. Shockley to approve the minutes of the November 19, 2014 minutes as amended. The motion carried unanimously by voice vote.

MOTION: By Mr. Selby, seconded by Mr. Sullivan to move Item Number 7 on the agenda (SCDOT DISCUSSION ON TRAFFIC WARRANTS) at this time. The motion carried unanimously by voice vote.

SCDOT DISCUSSION ON TRAFFIC WARRANTS

Eric Dillon, Traffic Engineer with the SCDOT addressed the Commission members on traffic warrants. He gave a PowerPoint presentation referencing the ARMS (Access and Roadside Management Standards) manual. He explained driveway classification, angle of intersection as well as driveway location and spacing. Mr. Dillon gave examples of when the use of a right turn lane, left turn lane or multiple turn lanes would be used and how that was determined. He also discussed auxiliary lane design and offset left turn lanes. Mr. Dillon went over traffic impact studies and the guidelines for determining the need for a study. He also provided the Commission with the requirements for a study as well as a sample of the study technical completeness checklist. Mr. Dillon provided a sample of the equations used in calculating peak hour trips. A copy of Mr. Dillon's presentation will be provided for each Commissioner at the next meeting and a complete copy of the ARMS manual will be available in the Planning Department.

Mr. Eric Vinson, Director of Planning and Code Compliance addressed the Commission members with information pertaining to the first subdivision application. The issue was regarding dialog between ReWa and the applicant. Mr. Vinson advised the Commission not to approve the subdivision with a condition reflecting the letter received from ReWa. He stated currently, the Land Development Regulations do not allow the County/Commission to place conditions on easements for sewers.

PRELIMINARY SUBDIVISION APPLICATIONS

2015-100, Saddlehorn III

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 230 acres, and is zoned PD. The developer is proposing a one hundred thirty five (135) lot subdivision, accessed by Reedy Fork Road and Alverson Road. The developer is also proposing approximately 2.3 miles of new public roads.

Ms. Dawson stated public water was available to the site and will be provided by Greenville Water System. According to ReWa, public sewer is available to serve the site; however, the applicant is proposing the use of septic tanks to serve the subdivision. The applicant is in the process of determining how sewer will be addressed. South Greenville Fire District serves this area. Additionally, Ms. Dawson referenced ReWa's comments at the Subdivision Advisory Committee (SAC), as well as letters from both the applicant and ReWa since the SAC met referencing sewer.

Ms. Dawson stated as part of the preliminary plan for the proposed subdivision, the applicant submitted a variance request:

2015-102VA, Saddlehorn Section 3 – variance to allow two cul-de-sac roads, Galician Court and Lundy Court, to have lengths greater than 1200 feet. Turnarounds are being provided on those two roads.

Mr. Chip Fogleman, developer addressed the Commission in favor of the request.

Mr. James Bachf, Saddlehorn, LLC addressed the Commission in favor of the request.

Mr. Steve Barnell, 874 Old Hundred Road, Gville, SC addressed the Commission with concerns over the subdivision regarding traffic and turning lanes.

Mr. Ward asked about a cemetery on the lot and if there would be access?

Mr. Fogleman stated there was a trail, and they only knew of one person who has visited the gravesite. He believed the cemetery was from the Civil War era, but access will be available.

MOTION: By Mr. Barbare, seconded by Mr. Ward to separate 2015-100 and 2015-102VA and vote separately on the items. The motion carried unanimously by voice vote.

MOTION: By Mr. Barbare, seconded by Ms. Hammond to approve 2015-100. The motion carried unanimously by voice vote.

2015-102VA, Saddlehorn Section 3 – variance to allow two cul-de-sac roads, Galician Court and Lundy court, to have lengths greater than 1200 feet. Turnarounds are being provided on those two roads. Ms. Dawson stated the need for the variance was stated due to the power right of way or due to the wetlands areas.

Mr. Fogleman provided the Commission members with the lengths of each road.

Mr. Barbare asked if during the review, was there any concern from Engineering or Traffic about traffic calming or the need there of due to the lengths.

Ms. Dawson stated there was not.

Mr. Barbare asked Mr. Fogleman had he considered traffic calming.

Mr. Fogleman stated there would be a traffic circle in the turn around.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve 2015-102VA. The motion carried unanimously by voice vote.

2015-103, Jessic's Landing

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 15.25 acres, and is zoned R-S. The developer is proposing an eighteen (18) lot subdivision which will be accessed by Dublin Road. The developer is also proposing 1,257.9 LF (Linear Feet) of a new private road. She stated Public water is available to the site and will be provided by Greenville Water System. Sewer service will be provided by the use of septic tanks. Boiling Springs Fire District serves this area.

The following appeared in opposition to the proposed.

Paul Cline, 14 Shannon Creek Ct., Gville, SC
Gordon Thurston, 138 Shannon Lake Cr., Gville, SC
Joy Bailey, 230 Shannon Lake Cr., Gville, SC
Harold Jordan, 22 Shannon Ridge Ct. , Gville, SC
Emma Kredemson, 12 Shannon Creek Ct., Gville, SC
John Hoyle, 16 Shannon Ridge Ct., Gville, SC
Bill Wallace, 220 Shannon Lake Cr., Gville, SC

The following individual spoke in favor of the proposed

Paul Harrison, Civil Engineer for the project.

Mr. Ward stated it sounded like a lot of issues in the area are due to the lack of detention ponds or stormwater management from Shannon Forest Christian School. When it was developed, it was not a requirement.

Mr. Ward asked if new development was brought into a property, would they be required to bring the property up to standards.

Ms. Dawson stated the new development would need to attenuate and provide detention, but would not be retroactive to any existing structures.

Mr. Ward asked if there is an area where stormwater issues are known, can the county require a higher standard?

Ms. Dawson stated the County could require higher stormwater attenuation.

Mr. Shockley stated he was sympathetic to all who commented, but he felt it was unfair to put the burden on this particular property owner. He felt the project was not causing the problem and was meeting the county's requirements. He would be in support of the project and made the following:

MOTION: By Mr. Shockley, seconded by Mr. Ward to approve 2015-103.

Mr. Barbare asked Mr. Vinson if the county would be looking at this area in an effort to perhaps assist the citizens.

Ms. Gucker stated she would look into the comments made tonight.

Mr. Selby stated he could not support the project when it would be adding to the current issue.

The motion carried by voice vote with three in opposition (Selby, Barbare and Chea)

2015-104, Kimbrell Road (Cluster)

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 33.82 acres, and is zoned RM-5. The developer is proposing a one-hundred, forty-two (142) lot subdivision which will be accessed by Kimbrell Road and Old Spartanburg Road. The developer is proposing a cluster development with option 1, with 5.07 acres of Open Space Required and 5.75 acres of Open Space Provided. The developer is also proposing 4,820 LF (Linear Feet) of a new public road.

Ms. Dawson stated public water was available to the site and will be provided by Greenville Water System. Taylors Sewer district serves this area and is waiting on the submittal of required information. Taylors Fire District currently serves this area.

The following appeared in opposition to the proposed:

Jack Stewart, 8 Georgetown Circle, Taylors, SC
Wayne Fells, 200 Del Norte Rd. Gville, SC
Jake Olinger, 200 Del Norte Rd. Gville, SC

MOTION: By Mr. Ward, seconded by Mr. Shockley to approve 2015-104 contingent on sewer approval and required a minimum of one access to the school.

Mr. Selby stated he would not support the proposed and felt it would cause a burden on homeowners.

Mr. Shockley stated he was familiar with individuals who have had flooding issues, but felt something needed to be done in the county regarding stormwater. He stated it was a tough call, the regulations either needed to be changed on what was being done or it becomes a private property issue.

Mr. Ward stated he did not think the Commission had the tools to deny the request.

Mr. Selby stated he understood, but was voting with his heart.

The motion as presented carried by voice vote with one in opposition (Selby).

2015-105, Runion Estates (Cluster) (revision to fka Brushy Creek Gardens)

Sonya Dawson addressed the Commission members with a development which is a revision of a previously approved subdivision, Brushy Creek Gardens (2014-132). This was previously approved as a 15.36 acre development, zoned RM-10, with forty-two (42) lot cluster subdivision, with 1,746 LF (Linear Feet) of a new public road. The revised development consists of approximately 16.19 acres, and is zoned RM-10 and R-7. The developer is proposing a cluster development with option 1, with 2.43 acres of Open Space Required and 3.91 of Open Space Provided. The developer is also proposing 2,333 LF (Linear Feet) of a new public road.

Ms. Dawson stated water is available to the site and will be provided by Greenville Water System. Taylors Sewer District serves this area and is waiting on the submittal of revised plans and fees. Taylors Fire District currently serves this area.

Mr. Selby asked if this would effect the Brushy Creek floodplain.

Ms. Dawson stated it may.

MOTION: By Ms. Hammond, seconded by Mr. Ward to approve 2015-105 contingent upon sewer approval. The motion carried by voice vote with one in opposition (Selby).

DRAINAGE ABANDONMENT

2015-101-DA, Raman & Jyonthi Reddy Guduro

Sonya Dawson addressed the Commission with a Drainage Easement request for 2015-101DA, Guduro Property, Lot 1, Tax Map Number T019010100100. The applicants are the owners of Lot 1 in Mountain View Valley Subdivision, where there is a drain field easement for the septic tank for Lot 17. The applicant and owner of Lot 17 have agreed to modify the drain field easement as shown on the submitted plat in order to provide a more suitable driveway access for Lot 1.

MOTION: By Mr. Barbare, seconded by Mr. Selby to approve 2015-101-DA. The motion carried unanimously by voice vote.

RECESS

MOTION: By Mr. Freeland, seconded by Ms. Hammond to recess for five minutes. The motion carried unanimously by voice and the meeting recessed at 6:45 p.m.

RECONVEYNE

Chairman Tumblin called the meeting back to order at 6:50 p.m.

REZONING REQUESTS

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

CZ-2014-50, Gary Hammond for Ann Vaughn Stephens and Betsy Vaughn Lancaster, located at 15 Five Forks Road, requesting rezoning from R-S, Residential Suburban to POD, Planned Office District. Staff recommends approval.

CZ-2014-53, Greenville County Council proposed text amendment to the Greenville County Zoning Ordinance to amend Article 6, use Regulations, Section 6:2.13 Home Occupations to provide a more comprehensive list of allowable home occupations which accurately reflects current conditions.

CZ-2015- 01, Randall S. Edwards, William M. Edwards, V. Wayne Edwards and Judith Edwards, located at Elaine Court and Elaine Avenue, requesting rezoning from R-20, Single-Family Residential to R-6, Single-Family Residential. Staff recommends approval.

CZ-2015-02, David B. Ward for Rocky K. Smith, located on Highway 14, requesting rezoning from R-S, Residential Suburban to C-2, Commercial. Staff recommends approval.

CZ-2015-03, April Breton for General Funding, Inc., located at 177 Fairforest Way, requesting rezoning from R-1, Single Family Residential to C-3, Commercial. Staff recommends denial.

CZ-2015-04, April Breton for General Funding, Inc. and Palmetto Trust, located on lots 4 and 5 Poinsett Highway, requesting rezoning from R-7.5, Single-Family Residential and OD, Office District to C-2, Commercial. Staff recommends denial.

CZ-2015-05, Arnold Adams for First Citizens Bank, located at 508 State Park Road requesting rezoning from O-D, Office District to R-12, Single-Family Residential. Staff recommends approval.

CZ-2015-06, Ketty M. Ramirez, located at 907 S. Buncombe Road, requesting rezoning from R-15, Single-Family Residential to C-1, Commercial. Staff recommends approval.

CZ-2015-07, John Beeson for Reeves Partnership LP, Steve Short Liquidation located at the intersection of Jonesville and McKinney Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential. Staff recommends approval.

CZ-2015-08, John E. Shaw for Sara J. Lambert, located on 125 Farris Bridge Road, requesting rezoning from R-12, Single-Family Residential to R-M10, Multifamily Residential and C-3, Commercial. Staff recommends denial.

The Commissioners requested detailed information on CZ-2014-50, CZ-2014-53, CZ-2015-02 and CZ-2015-04.

MOTION: By Mr. Sullivan, seconded by Mr. Freeland to accept staff's recommendation on CZ-2015-01, CZ-2015-03, CZ-2015-05, CZ-2015-06, CZ-2015-07 and CZ-2015-08. The motion carried unanimously by voice vote.

Mr. Park presented the following:

DOCKET NUMBER: CZ-2014-50

APPLICANT: Gary Hammond for Ann Vaughn Stephens and Betsy Vaughn Lancaster

PROPERTY LOCATION: 15 Five Forks Road

PIN/TMS#(s): 0542010100600 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: POD, Planned Office District

ACREAGE: 3.53

COUNCIL DISTRICT: 28 - Payne

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

EXISTING LAND USE: Vacant single family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single family residences (Boxwood Subdivision)
East	R-S	Right of way for Five Forks Road; further east is a Single family residence
South	R-S	Right of way for Five Forks Road; further south is Vacant
West	PD	Right of way for SC Highway 14; further west is Single family attached residences (Ravines at Creekside Subdivision)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: ReWa – Sewer availability would be through ReWa sewer line running under Highway 14

IMAGINE GREENVILLE: Residential Land Use 2

EAST WOODRUFF ROAD: AREA PLAN: Suburban Residential

ROADS: Five Forks Road: Two-lane State-maintained major collector
SC Highway 14: Three-lane State-maintained major arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
Five Forks Road	3,200' NW	4,900	5,500 (+12%)	5,800 (+18%)
SC Highway 14	3,800' S	12,700	12,600 (-1%)	13,600 (+7%)

A transportation improvement project administered through GPATS is planned for SC-14 between Five Forks and Bethel Roads and is intended to improve traffic congestion, safety and improve function at each intersection. The initial project scope would only deal with the widening of SC-14 and the tapers coming off of those intersections, however SCDOT has been receiving public comment on the project regarding the potential impacts of the projects to nearby neighborhoods, and are considering revising

the scope, expanding further along SC-14, Five Forks, and Bethel to mitigate any issues. A recommendation from SCDOT to change the scope may be made to GPATS once all public comments have been assessed.

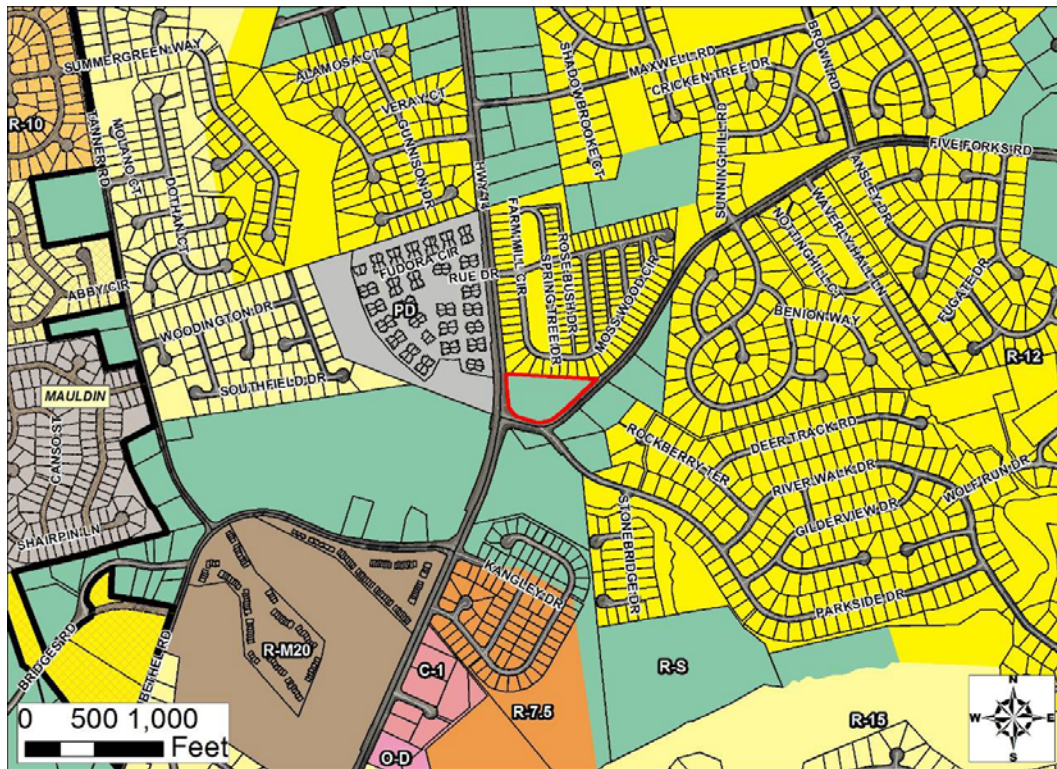
SUMMARY:

The subject property currently contains an unoccupied single family residence, with approximately 244 feet of frontage on SC Highway 14 and 705 feet of frontage on Five Forks Road. The property is currently zoned R-S (Residential Suburban); this application is requesting to rezone to POD (Planned Office District). The POD district is established to accommodate office development that is found to be compatible with surrounding physical development. Uses permitted in this district are limited to office and research facilities, and shall not include any use engaged in retail sales or the stocking and storage of merchandise.

The applicant listed the proposed use for the subject parcel as a “Memory Care Facility / Assisted Living Facility”. The facility (approximately 40,000 sq ft footprint, 40 foot max height) would include 48 rooms, 50 beds. Access to the site would be afforded on the north side of Five Forks Road, approximately 750ft from the intersection with Highway 14. Twenty-four parking spaces will be provided on site. The architecture would match the traditional craftsman style of the Boxwood neighborhood to the north of the subject. A five foot wide, 4-5 foot tall evergreen vegetative screening is proposed with Boxwood as is landscaping throughout the site. The extent of the preservation of existing trees is unknown. Lighting throughout the site would illuminate parking and sidewalk areas with LEDs. Proposed signage is a monument about 10 feet tall and 15 feet wide although location is unknown. Dumpster location proposed for near the south side of the property.

CONCLUSION:

It is staff’s opinion the requested zoning designation would allow an appropriate use while minimizing the commercial impact on the area. The proposed memory care facility, would generate less traffic than traditional commercial uses, limit potential noise, and this plan maintains the residential character present in surrounding neighborhoods. The East Woodruff Road Area Plan classifies the area as “Suburban Residential” use area. Staff considers allowance of the POD district and a memory care facility to be compatible with this land use classification. Staff recommends approval in accordance with Article 12 of Zoning Ordinance and meeting setback distances according to the County Sign Ordinance and SCDOT. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the POD district.



Chairman Tumblin stated he had not received enough information regarding the request.

Mr. Barbare stated when the Commission looks at changing a zoning classification from residential suburban to

planned office district; the bar is raised extremely high. Looking at the LDR and looking at the intent for a POD, and reading from the LDR, “ in reviewing a site plan for POD, it is intended to make certain that any new development is aesthetically pleasing and harmonizing with existing developments. The plans should guarantee not to have a negative impact on the surrounding properties nor infrastructure in the area.” He stated that elevated the bar in his opinion. Mr. Barbare stated looking at 3.2 , “before the Planning Department makes a recommendation to the Planning Commission it should determine the following: “ spirit of the zoning district shall not be violated. Purpose of the development will harmonize with existing developments and the proposed development will be a desirable addition to the physical pattern of the neighborhood. The design to be such that additional traffic will not be a burden on the existing streets. That no adverse environmental impacts will be created by the proposed development. The visual appearance of the development will harmonize with the existing development . The architectural character blends with surrounding areas”. Mr. Barbare stated based on that and the fact he did not have a site plan to look at up until this point, he cannot support the rezoning request.

Ms. Hammond voiced her support for Mr. Barbare.

Mr. Vinson addressed Mr. Barbare and Ms. Hammond’s concerns, as well as provided staff’s consideration of the proposal. He stated on the final development plan, it was a two part approval process and this was at the zoning stage of the proposal. A conceptual site plan as required, has been submitted. Mr. Barbare was reading from the Final Development Plan requirements that would be evaluated at the time of the Final Development Plan submittal. If rezoning is approved, there will be another opportunity for the Final Development Plan to be reviewed, which would be in greater detail. A FDP review requires a posting at the site and the neighbors would have an opportunity to review and insure all the criteria read by Mr. Barbare were adhered to. He stated there was also a provision in the Ordinance that would guarantee, if staff deemed necessary, to bring the Final Development Plan back to the Commission for approval.

Staff looked at this request as being consistent with the East Woodruff Road Area Plan (EWRAP) due to the fact that it is identified as residential uses, but the key recommendation of the plan is that they be residential in character. Staff is of the opinion that this development is consistent with the residential character of the area. Mr. Vinson stated there had been a community meeting, with some opposition, but also with some approval. There was a Public Hearing with people showing up both for and against, but he felt there were a few more speaking in favor of the development.

Mr. Freeland asked about traffic generated between 14 single family residences or this project.

Mr. Vinson stated the applicant provided a traffic impact study. Currently, the proposed 50 bed nursing home in peak a.m. traffic would be 9 total trips and in the p.m. would be a total of 11 trips. Mr. Vinson provided an example of an existing nursing home also.

Chairman Tumblin stated he would like to see something he needed to approve rather than on a slide.

Mr. Barbare stated this was a wonderful plan but the question is, does it fit. He stated sometimes he wonders if projects are shoehorned into a residential area. His concern was going from residential to POD and he did not feel the applicant met the spirit and intent of the regulations.

MOTION: By Mr. Barbare, seconded by Ms. Hammond to deny CZ-2014-50. The motion carried with two in opposition (Selby and Sullivan).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2014-53

APPLICANT: Greenville County Council

STAFF REPORT: The Greenville County Board of Zoning Appeals has noticed over the past couple years many similar applications for Use by Special Exception for home occupations. The Board reviewed Section 6:2(13) Home Occupation to ensure that such applications were not unnecessarily burdened by a Board review if applications might be more effectively processed at the staff level. Upon review, the Board had recommended amendments to Section 6:2(13) that more accurately reflects current conditions and would provide a more comprehensive list of home occupations that would not be subject to review by the Board of Zoning Appeals. Staff has been involved in this process and is fully supportive of the proposed amendments.

(13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A. Not more than 1 person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B. Home occupations shall be conducted only within principal structures.
- C. An area equal to not more than 25% of the floor area of the principal structure may be utilized for home occupational purposes.
- D. The occupation shall not involve the on-site retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.
- E. No display of merchandise shall be visible from the street.
- F. No outdoor storage shall be allowed in connection with any home occupation.
- G. No alteration of the residential character of the premises may be made.
- H. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- I. No sign shall be permitted except 1 non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1, Off-street Parking Requirements.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

MOTION: Motion by Mr. Barbare, seconded by Mr. Sullivan to approve CZ-2014-53. The motion carried unanimously by voice vote.

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-02

APPLICANT: David B. Ward for Rocky K. Smith

PROPERTY LOCATION: 3118 Highway 14

PIN/TMS#(s): 0530010100500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.80

COUNCIL DISTRICT: 21 – Burns

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

EXISTING LAND USE: Single family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Commercial shopping center
East	C-2	Right of way for Highway 14; further east is vacant
South	C-2	Restaurant
West	R-S	Single family residence

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District – Sewer is on the property but has not been verified for capacity

IMAGINE GREENVILLE: **Sub-Regional Center (Pelham at Hwy 14)** - Varying in size, but centrally located within a community, this center is designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. It would be characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential.

AREA PLAN: Adjacent to the East Woodruff Planning area; within the Greenville Spartanburg Airport Environs Zone.

ROADS: SC Highway 14: Two-lane State-maintained major arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
SC Highway 14	6,000' S	12,900	12,100 (-7%)	12,700 (-2%)

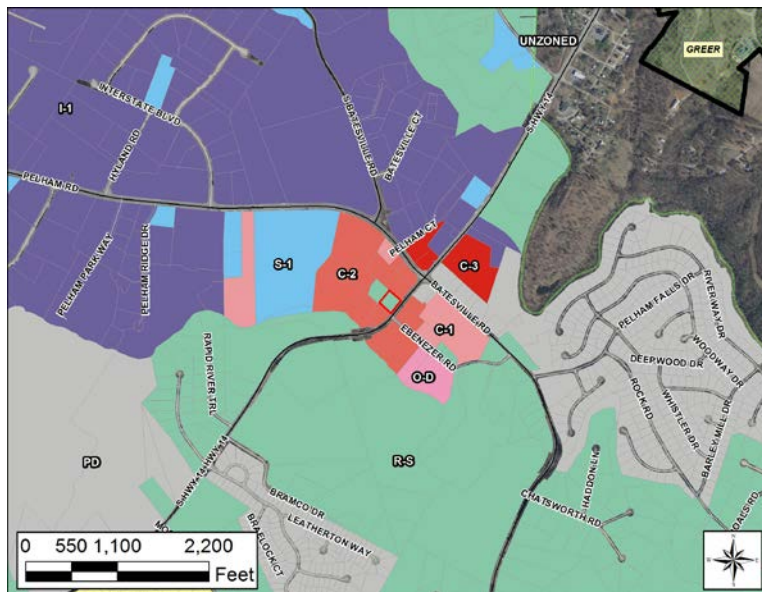
SUMMARY:

The subject property is a parcel of land with a single family residence located south of the intersection between Pelham Road and Highway 14 and immediately behind the Pelham 14 commercial center. It has approximately 185 feet of road frontage on Highway 14. The property is currently zoned R-S (Residential Suburban); this application is requesting to rezone to C-2 (Commercial). The C-2 district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The applicant did not list a proposed use for the property.

CONCLUSION:

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. Further, the subject property is located within 400 feet of the intersection of Highway 14 and Pelham Road. This intersection is already dominated by significant retail commercial properties and is slated for continued future commercial development. The subject currently has commercial uses on the north and south side. Based on these reasons, staff recommends approval of the application to rezone from the R-S district to the C-2 district.



MOTION: By Mr. Selby, seconded by Mr. Sullivan to approve 2015-02. The motion carried unanimously by voice vote.

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-04

APPLICANT: April Breton for General Funding, Inc. and First Palmetto Trust

PROPERTY LOCATION: Lots 4 & 5 Poinsett Highway and 2201 Poinsett Highway

PIN/TMS#(s): 0439000900200, 0439000900300 and 0439000900400

EXISTING ZONING: R-7.5, Single Family Residential and O-D, Office District

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.70

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The three subject parcels were zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3.

2201 Poinsett Highway (TMS# 0439000900400) was rezoned to O-D, Office District by CZ-1987-087, which was approved by County Council on November 17, 1987.

EXISTING LAND USE: Lots 4 & 5 Poinsett Highway (TMS# 0439000900200 and 0439000900300) – Vacant
2201 Poinsett Highway (TMS# 0439000900400) – Office (Psychic/Palm Reader)

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single family residence
East	R-12	Right of way for Poinsett Highway; further east is a distribution warehouse
South	R-7.5	Right of way for Lenore Avenue; further south is a church
West	R-7.5	Single family residences

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

IMAGINE GREENVILLE: **Transit Corridor (Poinsett Highway)** - The form and function will vary along the corridor from the highest level of urban, with tall buildings oriented to the street, to a more typical suburban with shorter buildings and larger setbacks. All development should share a common design that supports multi-modal transportation alternatives including bicycle, pedestrian, and bus rapid transit. With high volume and speed of traffic,

access is managed with design principles that are intended to limit curb cuts and have access points off the road.

AREA PLAN:

Cherrydale, Special Policy Area 2 - relate to the need to create higher-density, higher-intensity development; Meeting these needs will satisfy the potential of the Market District to be a regional activity center (Cherrydale Regional Center)

ROADS:

Poinsett Highway: Five-lane Federal-maintained major arterial
Lenore Avenue: Two-lane State-maintained minor arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
Poinsett Highway	2,100' S	32,900	31,400 (-5%)	30,900 (-6%)

SUMMARY:

The subject property consist two vacant parcels along Poinsett Highway and a single family home converted to a business at the northwest corner of the intersection between Poinsett Highway and Lenore Avenue. The parcels have approximately 210 feet of road frontage on Poinsett Highway and approximately 155 feet of road frontage on Lenore Avenue. The property is currently zoned R-7.5 (Single Family Residential) and O-D (Office District); this application is requesting to rezone to C-2 (Commercial). The C-2 district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The applicant stated did not state a proposed use.

CONCLUSION:

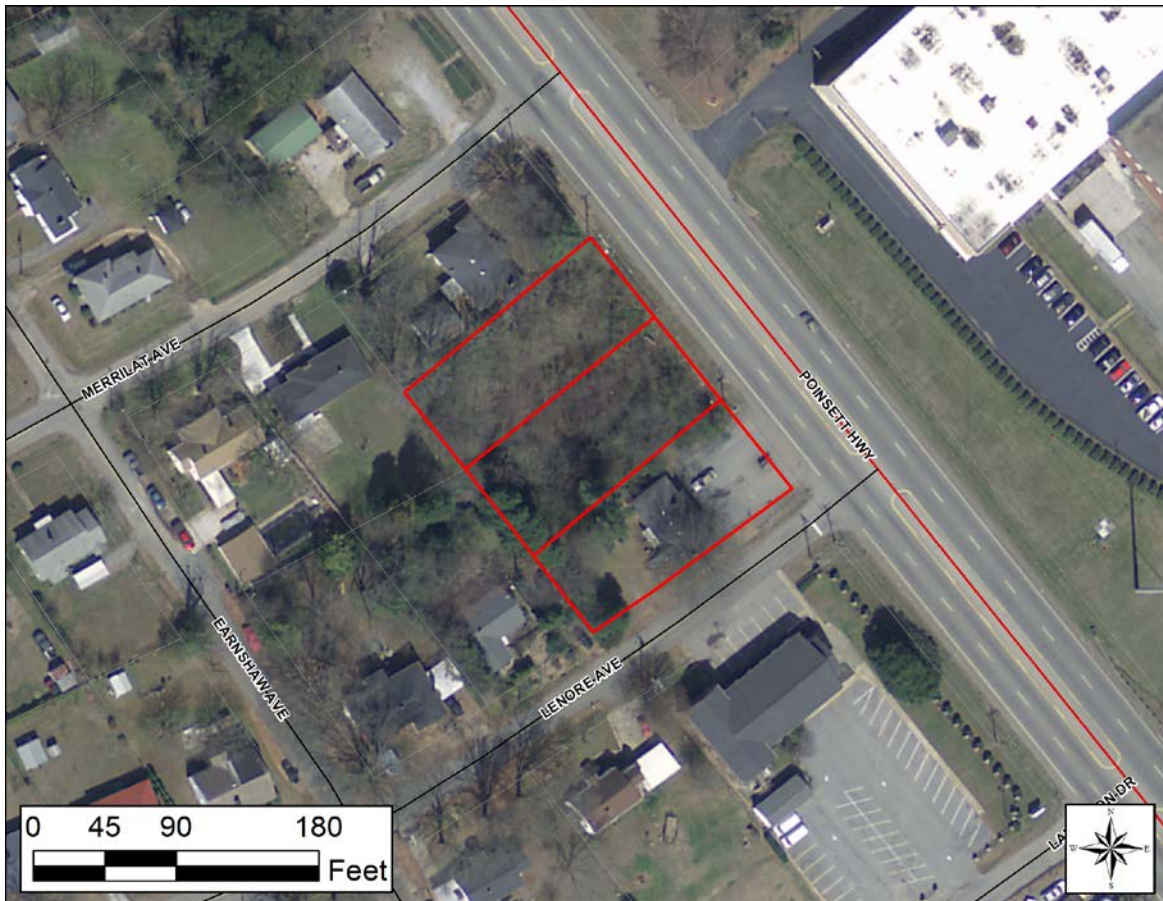
It is staff's opinion that this requested rezoning would have adverse impact on surrounding uses. The Cherrydale Area plan shows this location included in a special policy area together with the industrial use across Poinsett Highway. The plan instructs that a balance be met among these urban scaled intensive uses. At this time, commercial land is adequately represented on this corridor and less intensive uses like office and residential are integral in maintaining a balance of use types along Poinsett Highway. However, the buffer for the surrounding single family use to the south must be maintained (and potentially improved in the future) to the high capacity traffic and industrial uses near this location. Note the property to the south is commercially zoned (C-2), however, the land use is a church. Less intensive uses in line with O-D would be a better suited transition to the single family neighborhood and adjacent church. Further, this area will also be subject to the results of the Poinsett Corridor Master Plan plan now being initiated. Based on these reasons, staff recommends denial of the application to rezone from the R-7.5 and O-D district to the C-2 district.

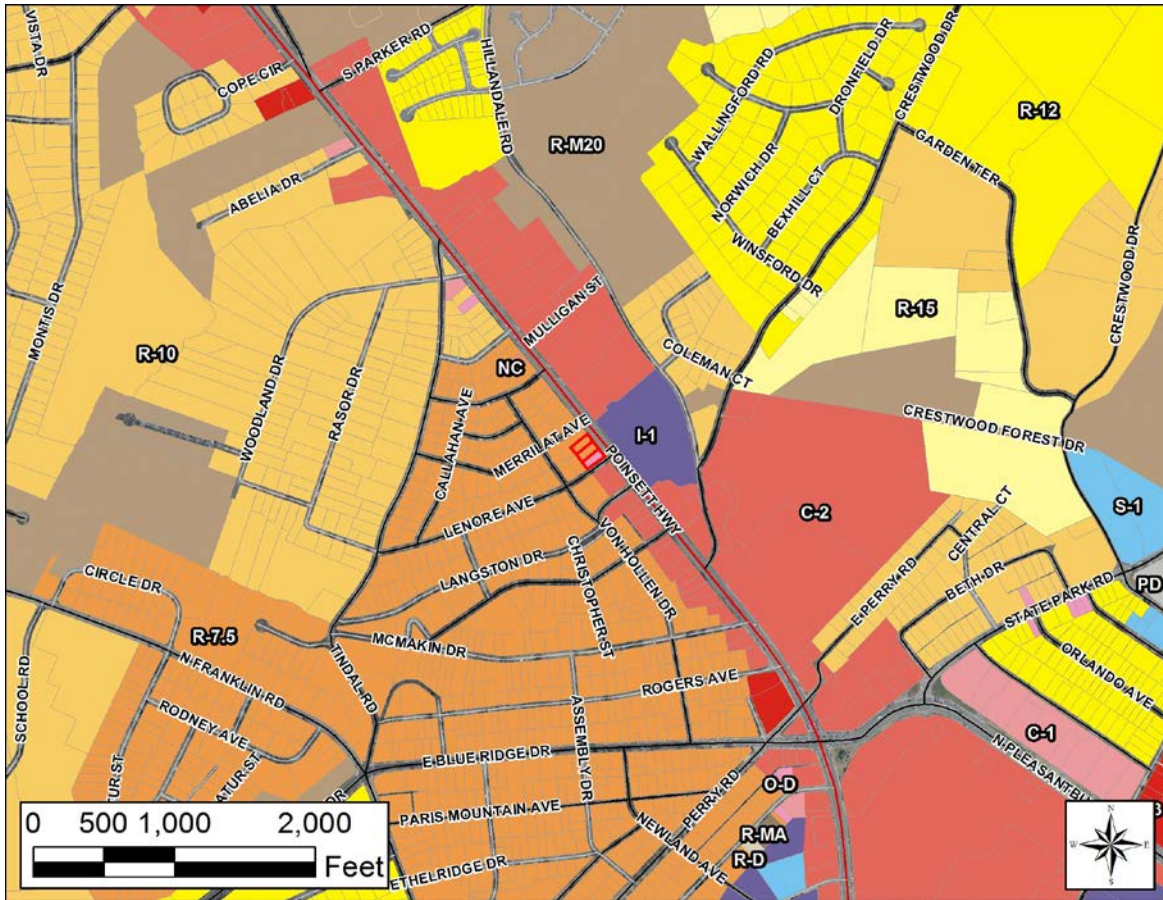
Ms. Hammond questioned staffs recommendation of denial, since this was a transit corridor and only gateway to Greenville from the north and the area was being worked on. She stated she did not want the community to miss out on any improvement.

Mr. Vinson stated the property backs up to a residential neighborhood and there were several speakers at the Public Hearing voicing opposition to a C-2 zoning. He stated although that section of Poinsett Highway is commercially zoned , the section all the way down to Cherrydale is mainly residential. This was a major access point to the neighborhood and staff felt it would be detrimental to the neighborhood. Mr. Vinson stated staff felt approval for C-2 zoning district was inappropriate.

Chairman Tumblin asked what would be appropriate for the area.

Mr. Vinson stated a higher density residential district would be appropriate, an office district or possibly a lower intensity commercial.





MOTION: By Mr. Selby, seconded by Mr. Freeland to deny CZ-2015-04. The motion carried unanimously by voice vote.

PLANNING MONTHLY REPORT

Eric Vinson addressed the Commission members on the January 2015 Planning Report as was sent to each member. He stated the Planning staff has continued to be involved in all the community planning initiatives. Mr. Vinson stated a project recently initiated is a master plan for the Poinsett Corridor. He stated if the Commission is interested in being involved in the process, Patrea St. John would be happy to meet with any member. He briefly updated the Commissioners on the status of the other community initiatives.

Mr. Vinson stated Greenville County received an award for Keep Greenville County Beautiful and Tyler Stone was in Washington DC this week to receive the award.

He stated the five year review of the Comprehensive Plan was due and staff has been working on a report and the draft report will be discussed with the Commission at the March workshop if that was suitable.

Mr. Vinson announced Andrew Ratchford as our newest planner.

Ms. Gucker noted the next Public Hearing will be on February 16, 2015. She urged the Commissioners to obtain a substitute if they were not able to attend. Ms. Gucker stated no Commissioners were at the January Public Hearing.

MONTHLY MEETINGS

Chairman Tumblin announced the February 4, 2015 workshop on the LDR update.

NEW BUSINESS

There was no new business.

OLD BUSINESS

There was no old business

ADJOURNMENT

MOTION: By Mr. Sullivan to adjourn. Without objection the meeting adjourned at 7:42 p.m.

Submitted by Recording Secretary
