

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
February 25, 2015
4:30 p.m.

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

MEMBERS ABSENT: Todd Ward

STAFF: P. Gucker, E. Vinson, S. Dawson, T. Meeks, S. Park, T. Barber, J. Wortkoetter, A. Ratchford. T. McKinney, K. Kurjiaka, K. Hawsey, L. Radke and H. Hahn

CALL TO ORDER

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

APPROVAL OF THE JANUARY 28, 2015 MINUTES

MOTION: By Mr. Selby to approve the minutes of the January 28, 2015 Commission meeting. The motion carried unanimously by voice vote with one absent (Ward).

PRELIMINARY SUBDIVISION APPLICATIONS

Ms Dawson stated two (2) Preliminary Subdivision applications along with one variance request have been held until the next Commission meeting per request of the applicants. The items held are as follows:

2015-109, Lothlorien Subdivision

2015-116, Rocky Point Way Subdivision

2015-117VA, Request access from Lot 1 to Rocky Point Way due to existing Jurisdictional freshwater wetlands.

Ms. Dawson presented the following:

2015- 112, The Cliffs at Mountain Park, Phase 3

Sonya Dawson addressed the Commission members informing them this development was previously submitted and approved by the Planning Commission in October 2008. This development is a revision to that submittal and consists of approximately 28.19 acres, and is located in the unzoned area of the County. The developer is proposing a thirty-six (36) lot subdivision which will be accessed by Highridge Parkway. The developer is also proposing 4,825 linear feet of a new private road.

She stated public water is available to the site and will be provided by Greenville Water System. Slater-Marietta Fire District serves this area. The applicant is proposing the use of septic tanks to serve the subdivision in the following manner:

1. Parcels "A" and "B" (on opposite sides of Road A, i.e. 22A and 22B) shall be owned by single owner and share same septic system. Tile field and replacement field may occur in either side of Road A and may be Split by Road A based on available area with suitable soils for the split parcels septic system.

2. If tile field and replacement area occur on both sides of Road A, a legal easement shall be created across the street from one parcel to the other.
3. If multiple structures on a single lot (primary residence, garage apartment, guest cottage) share septic system, permit conditions shall apply to all structures that are a part of the system.
4. Lots that share a private septic system cannot be sold separately.

Clint Rigsby, 110 Central Ave, Gville, SC, Landscape Architect for the project answered questions from the Commission members.

MOTION: By Mr. Barbare, seconded by Mr. Selby to approve 2015-112. The motion carried unanimously by voice vote with one absent (Ward).

2015-113VA, The Cliffs at Mountain Park, Phase 3, Request to Exceed Maximum allowable gradient for a one-way alley (8%) and allow Maximum Gradient under the Unpaved Private Mountainous Road Classification (15% max).

MOTION: By Mr. Barbare, seconded by Mr. Shockley to approve 2015-113VA. The motion carried unanimously by voice vote with one absent (Ward).

2015-114-VA, The Cliffs at Mountain Park, Phase 3, a) request in 10' reduction of 50' appurtenant easement width for Private Mountainous Road; b) Request 2' reduction in prescribed 20' minimum pavement width for Private Unpaved Mountainous Road.

MOTION: By Mr. Selby, seconded by Mr. Freeland to approve 2015-114VA. The motion carried unanimously by voice vote with one absent (Ward).

2015-115-VA, The Cliffs at Mountain Park, Phase 3, request reduction in the 20' front-yard setback width by 17' to a setback of 3' for garages and cottages.

MOTION: By Mr. Shockley, seconded by Mr. Freeland to approve 2015-115VA with the amendment of setback of 5' fro garages and cottages rather than 3'. The motion carried unanimously by voice vote with one absent (Ward).

2015-118, Firethorne Subdivision

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 35 acres, and is zoned RS. The developer is proposing a thirty (30) lot subdivision which will be accessed by Neely Ferry Road. The developer is also proposing 1,475 linear feet of a new public road.

Ms. Dawson stated public water is available to the site and will be provided by Greenville Water System. The applicant is proposing the use of septic tanks to serve the subdivision. This subdivision is located across the street from Metro Sewer Sub District area. Simpsonville Fire District currently serves this area.

MOTION: By Mr. Sullivan, seconded by Mr. Shockley to approve 2015-118. The motion carried by voice vote with one in opposition (Barbare) and one absent (Ward).

REZONING REQUESTS

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

CZ-2015-09, Thomas Ryan, located at 2304 Standing Springs Road, requesting rezoning from C-1, Commercial to C-3, Commercial. Staff recommends denial.

CZ-2015-10, Christopher R. Hill for Tony J. Hill, located on Old White Horse Road, requesting rezoning from C-1, Commercial to R-S, Residential Suburban. Staff recommends approval.

CZ-2015, 11, Joyce Brinck, located at 130 Columbia Avenue, requesting rezoning from C-2, Commercial to R-MA, Multifamily Residential. Staff recommends approval.

CZ-2015-12, Donald H. Rex, Jr. for Laura J. Ehlers, located at the corners of Pondersoa Drive, Mountain Creek Road and State Park Road, requesting rezoning from R-15, Single-Family Residential to R-7.5, Single Family Residential. An administrative withdrawal was done by staff to due covenants.

CZ-2015-13, Tim Keagy for Abner Christian Cleborn Irrevocable Truist c/o Wynell Long, Eyvonne Sherwood and Scott Hughes Long, located on Woodruff Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential. Staff recommends approval.

CZ-2015-14, John Beeson for Alice H. and Robert Lee Jones, located at King Road and East Georgia Road, requesting rezoning from R-R1, Rural Residential to R-S, Residential Suburban. Staff recommends denial.

CZ-2015-15, Jeff Randolph for Grace Community Church of SC, located at the Northeastern corner of Pelham Road and Boiling Springs Road, requesting rezoning from NC, Neighborhood Commercial and R-S, Residential Suburban to NC, Neighborhood Commercial. Staff recommends approval.

CZ-2015-16, James D. Miller for J. L. Garrett, located at 6514 White Horse Road, requesting rezoning from R-12, Single-Family Residential to C-3, Commercial. Staff recommends denial.

The Commissioners requested detailed information on CZ-2015-09, CZ-2015-13, CZ-2015-14, CZ-2015-15 and CZ-2015-16.

MOTION: By Mr. Shockley, seconded by Mr. Barbare to accept staff's recommendations for CZ-2015-10 and CZ-2015-11. The motion carried unanimously by voice vote with one absent (Ward).

Mr. Park presented the following:

| | |
|---------------------------|----------------------------|
| DOCKET NUMBER: | CZ-2015-09 |
| APPLICANT: | Thomas Ryan |
| PROPERTY LOCATION: | 2304 Standing Springs Road |
| PIN/TMS#(s): | 0583010101804 |
| EXISTING ZONING: | C-1, Commercial |
| REQUESTED ZONING: | C-3, Commercial |
| ACREAGE: | 0.50 |

COUNCIL DISTRICT: 28 - Payne

ZONING HISTORY: The parcel was initially zoned R-S, Residential Suburban in May 1971 as part of Area 2. The parcel was rezoned to C-1R, Rural Commercial via CZ-1993-026 by County Council on June 15, 1993 as amended from the original request to rezone to C-2, Commercial. A request to rezone the property to C-3, Commercial via CZ-2001-006 was denied by County Council at 2nd Reading on February 20, 2001.

EXISTING LAND USE: Vacant commercial building, vacant metal garage

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|---|
| North | R-S | Single-family detached residence |
| East | R-S | Right-of-way for Standing Springs Road Single-family detached residences |
| South | C-1 | Convenience store |
| West | C-1 | Undeveloped |

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District – No sewer available

FUTURE LAND USE: The Imagine Greenville Future Land Use map shows the site within *Residential Land Use 2* with an ideal density ranges from 3 units per acre to 6 units per acre.

ROADS: Standing Springs Road: Two lane State-maintained minor collector

TRAFFIC COUNTS: There no available data for traffic counts for Standing Springs Road or Log Shoals Road.

SUMMARY: The subject parcel is a 0.5 acre property with a 1,200 square foot commercial building and a one bay metal garage located on Standing Springs Road near its intersection with Log Shoals Road. The property has approximately 135 feet of frontage on Standing Springs Road. The parcel is currently zoned C-1 (Commercial); this application is requesting to rezone the parcel to C-3 (Commercial). The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares.

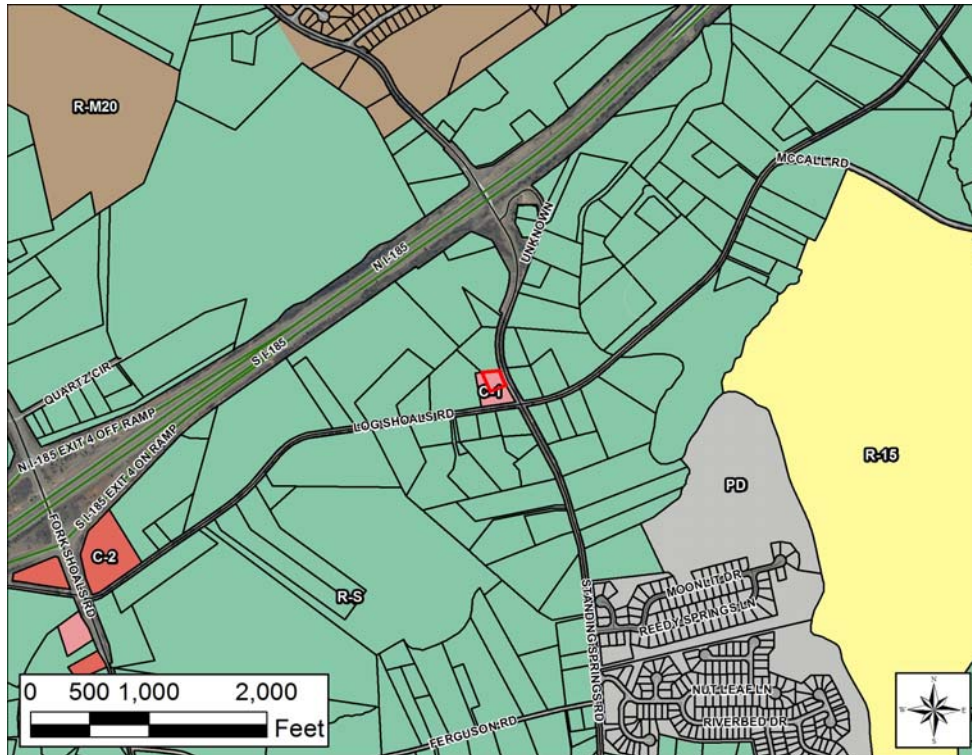
The applicant did not list a proposed use on application.

On December 4, 2014, the owner of the property was cited for a zoning violation for operating an auto service business in the C-1 district and was ordered to cease and desist operations.

CONCLUSION: It is staff's opinion the requested zoning for this parcel would have significant impact on nearby properties. This site is subject to a codes enforcement case, which was originated from a complaint of the property being used as an automotive repair facility. The subject parcel is adjoined by approximately acre of C-1 Commercial District on the west and south and R-S to the north and east. Further, Standing Springs Road is two lane road dominated by residential uses. The intensity of the request fits poorly with the surrounding uses, and also reinforced in the codes complaint. The zoning ordinance

states this use is “oriented to customers traveling by automobile located in non-residentially zoned areas along major thoroughfares.” Therefore, based on these reasons, staff recommends denial of the application to rezone from the C-1 district to the C-3 district.





MOTION: By Ms. Hammond, seconded by Mr. Freeland to deny CZ-2015-09. The motion carried by voice vote with one in opposition (Selby) and one absent (Ward).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-13

APPLICANT: Tim Keagy for Abner Christian Cleborn Irrevocable Trust c/o Wynell Long, Eyvonne Sherwood and Scott Hughes Long

PROPERTY LOCATION: Woodruff Road

PIN/TMS#(s): 0550020102100, 0550020102101, and 0550020102102

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 38.9

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The subject parcels were zoned R-S, Residential Suburban in June 1991 as part of Area 7.

EXISTING LAND USE: 3203 Woodruff Road (0550020102100) – Single-family residence
3165 Woodruff Road (0550020102101) – Single-family residence
Off Woodruff Road (0550020102102) - Vacant

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|---|
| North | R-S | Vacant |
| East | R-S | Single family residential subdivision (Woodruff Road Heights) |
| South | R-12 | Right of way for Woodruff Road Single family residential subdivision (Gresham Woods) |
| West | R-12 | Single family residential subdivision (Five Forks Plantation) |

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: A 3,500 foot trunkline extension is necessary to access sewer.

FUTURE LAND USE: East Woodruff Road Area Plan: Suburban Residential – This land use allows for single family detached units and represents the typical suburban housing, allowing for a maximum density of 4 dwelling units per acre consistent with the R-15 and R-12 zoning districts.

DENSITY:

| Zoning | R-S (Current) | R-15 (Requested) |
|-----------------|---------------|------------------|
| Allowable Units | 67 | 112 |
| Density | 1.74/acre | 2.90/acre |

ROADS: Woodruff Road: Two lane State-maintained minor arterial

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2010 | 2012 |
|---------------------------|------------------|--------|---------------|----------------|
| Woodruff Road | 5000' W | 16,200 | 16,700 +3% | 18,500 +14% |

SUMMARY:

The subject properties are a combined 38.9 acres consisting of three parcels. The parcels are mostly undeveloped with two residential structures locate on each of two parcels. There is approximately 1,400 feet of frontage along Woodruff Road.

The subject parcels are currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcels to R-15 (Single-Family Residential). The R-15 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its

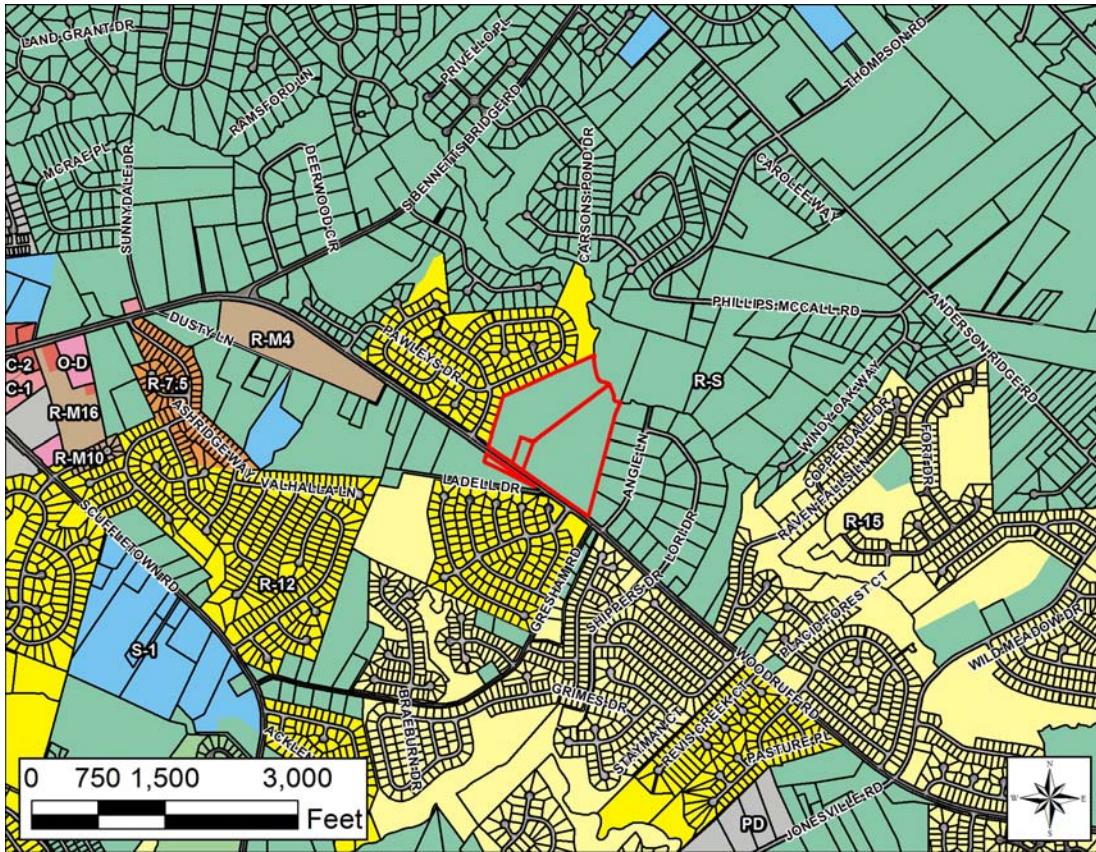
characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The applicant did not list a proposed use on their application.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on nearby properties. The application is in line with the residential density prescribed in the East Woodruff Road Area Plan and serves as a border to the less dense residential prescribed to the east. Altogether, this rezoning would create a reasonable transition between the adjacent current residential densities (R-12 to the west, R-S to the east). Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the R-15 district.





MOTION: By Mr. Selby, seconded by Mr. Sullivan to approve CZ-2015-13. The motion carried unanimously by voice vote with one absent (Ward).

Mr. Park presented the following:

- DOCKET NUMBER:** CZ-2015-14
- APPLICANT:** John Beeson for Alice H. And Robert Lee Jones
- PROPERTY LOCATION:** King Road and East Georgia Road
- PIN/TMS#(s):** 0555020100205
- EXISTING ZONING:** R-R1, Rural Residential
- REQUESTED ZONING:** R-S, Residential Suburban
- ACREAGE:** 18.62
- COUNCIL DISTRICT:** 27 - Kirven
- ZONING HISTORY:** The parcel was zoned R-R1, Rural Residential in March 1996 as part of Area 11.

EXISTING LAND USE: Single-family detached residence

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|-------------|---|
| North | R-S | Right-of-way for E. Georgia Road Single-family detached residences |
| East | R-R1 | Agriculture (w/ single-family residence) |
| South | R-S R-R1 | Single-family residential (Rollingwood Subdivision) Undeveloped |
| West | R-S | Single-family detached residence Agriculture/undeveloped Single-family residential (King's Crossing Subdivision in development) |

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District – ReWa trunk line located on the property

FUTURE LAND USE: Scuffletown Area Plan: Rural Preservation – This land use classification represents areas intended for agricultural, open space, and large-lot (1-acre minimum) residential uses. Development densities range from 0 to 1 unit per acre with representative zoning districts being R-R1 and R-R3.

DENSITY:

| Zoning | R-R1 (Current) | R-S (Requested) |
|-------------------------------|----------------|-----------------|
| Allowable Units (18.62 acres) | 18 units | 31 units |
| Density | units/acre | units/acre |

ROADS: E. Georgia Road – Two lane County-maintained minor arterial
King Road – Two lane County-maintained residential

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2010 | 2012 |
|---------------------------|------------------|--------|---------------|----------------|
| E. Georgia Road | 10,000' W | 10,700 | 11,000 +3% | 12,600 +18% |
| | | | | |

SUMMARY:

The subject property is 18.62 acres containing only a single-family residential structure and its accessory structures. There is approximately 200 feet of frontage along King Road and 350 feet of frontage along E. Georgia Road.

The subject parcel is currently zoned R-R1 (Rural Residential); this application is requesting to rezone the parcels to R-S (Residential Suburban). The R-S district is established to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

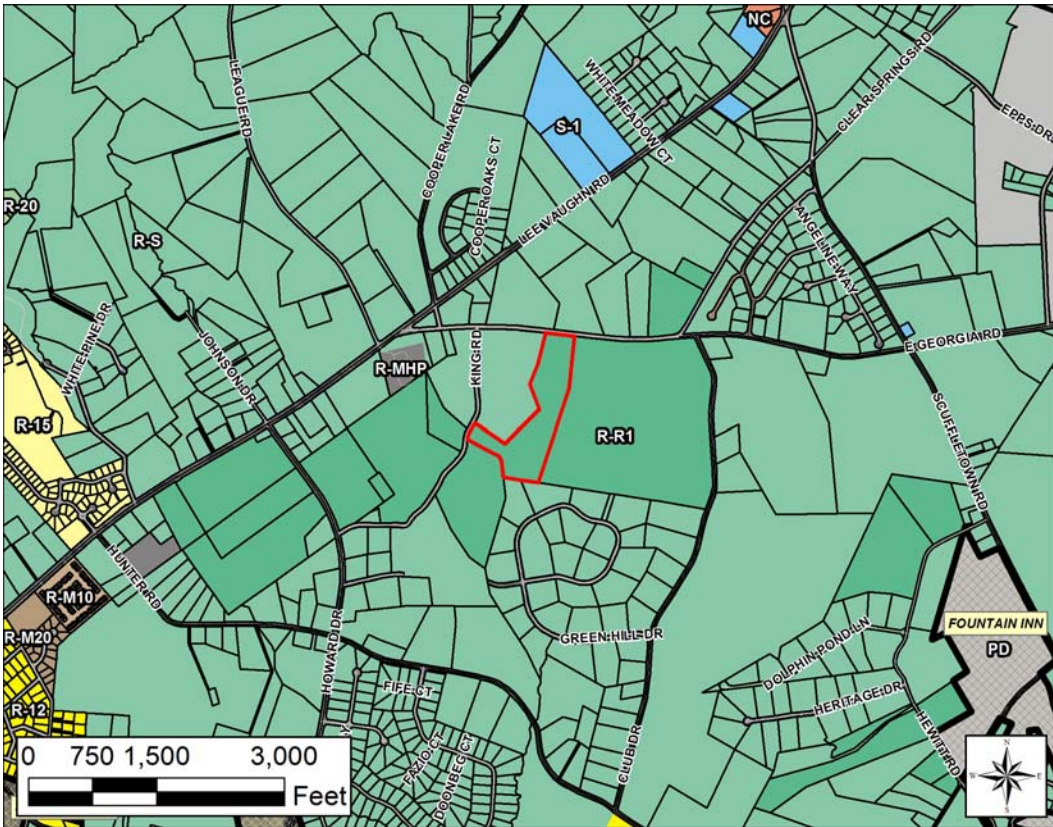
The applicant did not list a proposed use on their application.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have significant impact on nearby properties. This area is characterized by small farms and large tracts (greater than 10 acres) with single farm houses and their accessory structures. The Scuffletown Area Plan recommends Rural Preservation for this area with the objective of maintaining the rural character and preserving area farmland while accommodating farmsteads and estate size residential lots consistent with the current R-R1 and RR-3 zoning.

The applicant is requesting nearly twice the density which is inconsistent with the future plans of this area. Therefore, based on these reasons, staff maintains the current zoning is appropriate for this parcel and recommends denial of the application to rezone from the R-R1 district to the R-S district.





MOTION: By Mr. Selby, seconded by Ms. Hammond to approve CZ-2015-14. The motion carried by voice vote with one in opposition (Sullivan) and one absent (Ward).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-15

APPLICANT: Jeff Randolph for Grace Community Church of SC

PROPERTY LOCATION: Northeastern corner of Pelham Road and Boiling Springs Road

PIN/TMS#(s): 0533040101701 and 0533040101317 (portion)

EXISTING ZONING: NC, Neighborhood Commercial and R-S, Residential Suburban

REQUESTED ZONING: NC, Neighborhood Commercial

ACREAGE: 2.08

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY:

Parcel 0533040101701 was zoned R-20, Single-family Residential in May 1970 as part of Area 1. The parcel was rezoned to O-D, Office District by County Council on November 20, 2001. The parcel was rezoned to NC, Neighborhood Commercial by County Council on August 21, 2012.

Parcel 0533040101317 was zoned R-S, Residential Suburban in May 1970 as part of Area 1.

EXISTING LAND USE:

0533040101701 – Vacant
0533040101317 - Church

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|------------|--|
| North | R-S O-D | Church (Grace Community Church) Medical Offices |
| East | R-S | Church (Grace Community Church) |
| South | R-M10 | Right-of-way for Pelham Road Offices (High Pointe at Pelham) |
| West | FRD | Right-of-way for Boiling Springs Road Single-family residence |

WATER AVAILABILITY:

Greenville Water System

SEWER AVAILABILITY:

Metro Sewer District

FUTURE LAND USE:

The Imagine Greenville Future Land Use Element shows this site as adjacent to a *Regional Corridor* (Pelham Road). These corridors are predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). In addition the site is designated as *Residential Land Use 2* with an ideal density ranges from 3 units per acre to 6 units per acre.

ROADS:

Boiling Springs Road – Two lane State-maintained minor collector
Pelham Road – Five lane State-maintained minor arterial

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2010 | 2012 |
|---------------------------|------------------|--------|----------------|---------------|
| Boiling Springs Road | 5,500' N | 8,400 | 8,800 +5% | 8,600 +2% |
| Pelham Road | 8,600' W | 21,200 | 18,400 -13% | 19,800 -7% |

SUMMARY:

The subject properties are a combined 2.08 acres in size and there are no structures located on these parcels. There is approximately 280 feet of frontage along Boiling Springs Road and 450 feet of frontage along Pelham Road.

Parcel 0533040101701 is currently zoned NC (Neighborhood Commercial) and Parcel 0533040101317 is currently zoned R-S (Residential Suburban); this application is requesting to rezone to NC (Neighborhood Commercial). The intent of the NC district is to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhood. The requirements of this district are designed to ensure that the NC commercial development is aesthetically compatible with

neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance. This district typically is located at the intersection of two collector streets or a collector street and arterial street in close proximity to developed residential neighborhoods.

The prior application for rezoning to NC, Neighborhood Commercial for Parcel 0533040101701 was CZ-2012-019 and was approved by County Council on August 21, 2012. The approved Statement of Intent and Concept Plan for this NC District allowed two structures with a maximum of 8,000 square feet of floor area. Uses to be located on the property were to be those stated for NC in the Zoning Ordinance "Permitted Uses" table. Materials to be used would include brick, stone, stucco, or combination thereof for primary façade treatments, Hardi-Plank and vinyl for accents only, and other surfaces would be of typical commercial materials.

The FRD zoned parcel to the west across Boiling Springs currently allows the capacity for a gas station, mimicking the intensity requested in this application.

Proposed Uses: The current application is request two structures with a combined floor area of 16,500 square feet. The structure located at the center of the property is proposed for gas/convenience (5,858 sq. ft.). The structure to the east side of the property is proposed as a two-story office building (10,640 sq. ft.) with the bottom floor entrance toward Pelham Road and the top story entrance towards Grace Community Church. Building placement may need to be readdressed during the final development plan process.

Ingress/Egress: The property currently has two ingress/egress points (one on both Boiling Springs and Pelham Roads) which may be shifted slightly to accommodate development.

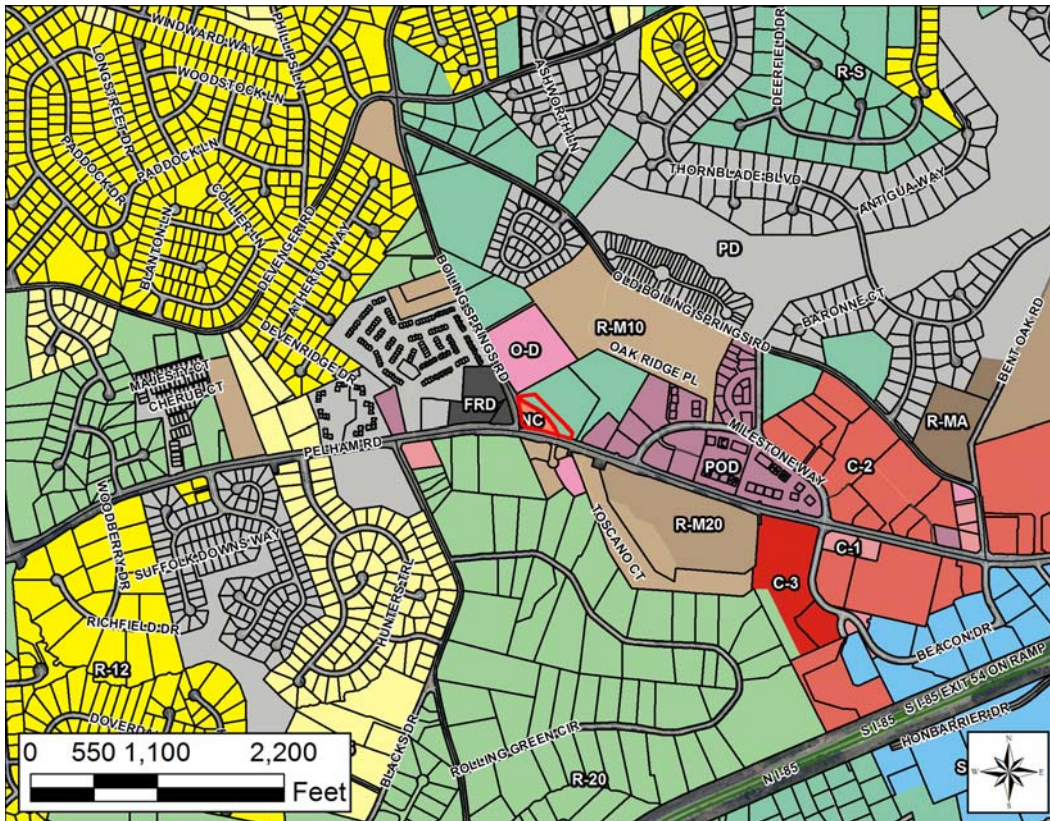
Screening/Buffering: Screening and buffering will be provided in accordance with Section 12:9 of the Greenville County Zoning Ordinance.

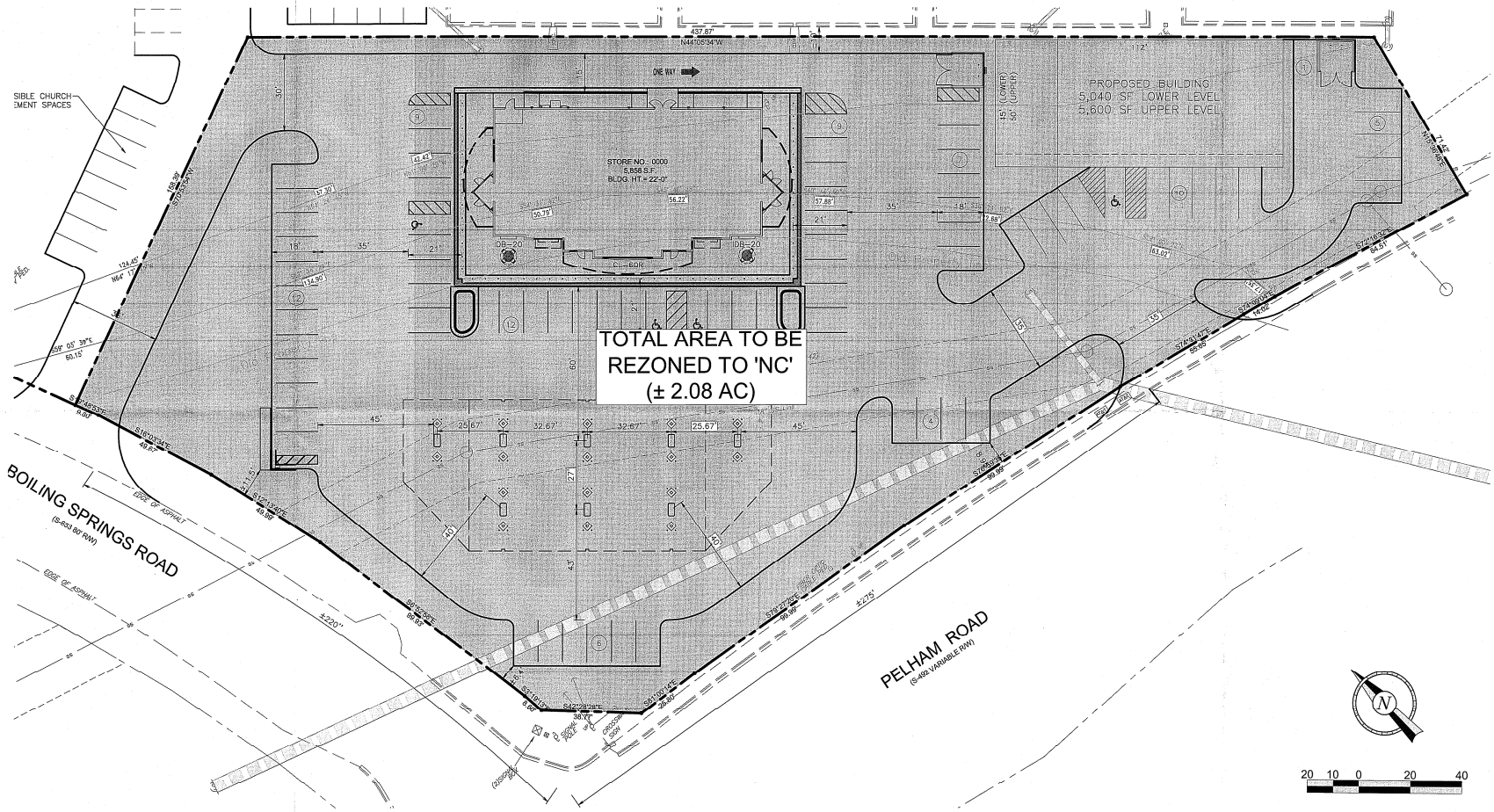
Architecture Style: Scale and massing of buildings would be broke down using various projections, heights, and canopies. Exterior materials would include simulated stucco mixed with split-face CMU and tile/stone for the office building and brick, stone, stucco, and masonry for the convenience store building.

Stormwater: Stormwater for the development will be treated in an underground detention pond and will be maintained in accordance with Greenville County requirements.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal additional impact on nearby properties, and maintains consistency with the Imagine Greenville Future Land Use Element. The additional building square footage and acreage will have minimal additional impact compared to the original NC application. The site is located on a corner of two significant roadways, an ideal commercial location. Therefore, based on these reasons, staff recommends approval of the application to rezone from the NC and R-S districts to the NC district.





TOTAL AREA TO BE
 REZONED TO 'NC'
 (± 2.08 AC)

PROPOSED BUILDING
 5,040 SF LOWER LEVEL
 5,600 SF UPPER LEVEL

STORE NO - 0000
 5,898 S.F.
 BLDG. HT = 22'-7"

SIBLE CHURCH
 EXISTING SPACES

BOILING SPRINGS ROAD
 (R-64.00 RW)

PELHAM ROAD
 (R-402 VARIABLE RW)





Design Statement:

The new two-story, 10,000-square-foot building is envisioned to be occupied by Doctor's Express on the first floor and by Grace Church on the second floor (accessible on grade at the rear).

The scale and massing of the building would be broken down using various projections, heights, and canopies similar to the existing Grace Church campus and proposed Convenience Store character images.

Exterior materials would also be compatible, utilizing a combination of simulated stucco (colored similar to Grace Church buildings and Pelham Links) mixed with split-face CMU and tile/stone.

The flat-roof building would have a parapet cap/cornice similar in styling to the proposed Convenience Store character image.

All four sides of the building would be developed similarly as the side of the building facing Pelham Road would be the proposed entrance for Doctor's Express, the "rear" of the building would be the proposed entrance for Grace Church, and the other two sides face both the proposed Convenience Store development and the main entrance drive to the Grace Church campus.



Proposed New Office Building for Grace Church / Doctor's Express

Character Images



Grace Church Campus

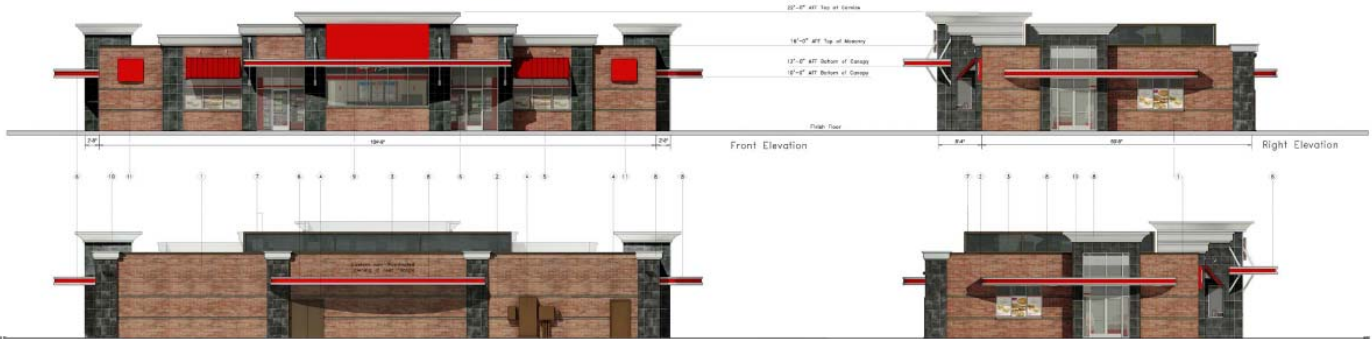


Pelham Links Family Dentristry

Proposed New Office Building for Grace Church / Doctor's Express

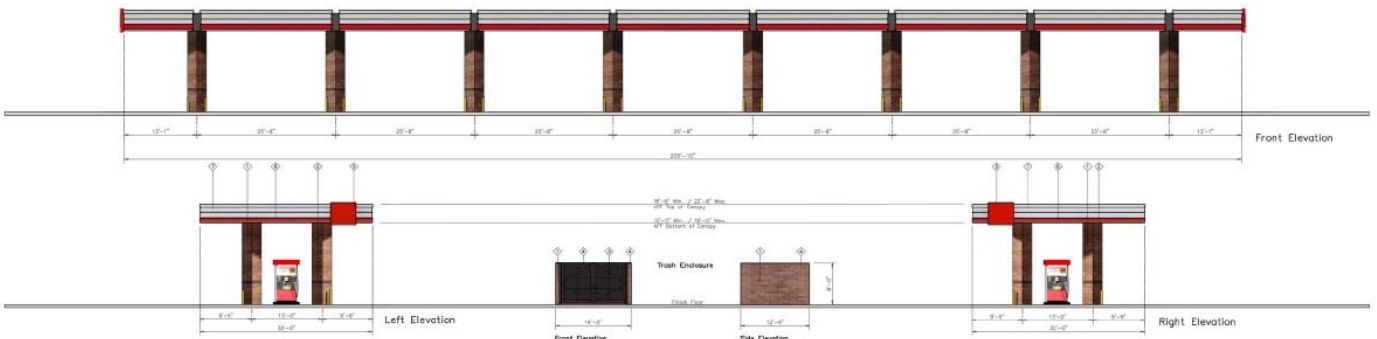
Neighboring Buildings





Proposed New Office Building for Grace Church / Doctor's Express

Convenience Store Character Image



Proposed New Office Building for Grace Church / Doctor's Express

Convenience Store Island Canopy Character



MOTION: By Mr. Barbare, seconded by Mr. Sullivan to approve CZ-2015-15. The motion carried unanimously by voice vote with one absent (Ward).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-16

APPLICANT: James D. Miller for M.L. Garrett

PROPERTY LOCATION: 6514 White Horse Road

PIN/TMS#(s): B01302000402

EXISTING ZONING: R-12, Single Family Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.481

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was zoned R-12, Single-Family Residential in April 1972 as part of Area 3.

EXISTING LAND USE: Commercial building

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|---|
| North | C-1 | Restaurant (Yoshi) |
| East | R-M20 | Multi-family residential (Ridgeview Condos) |
| South | C-1 | Vacant |
| West | C-1 | Right-of-way for White Horse Road Restaurants (Silver Bay and Burger King) |

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Berea Sewer District

FUTURE LAND USE: The Imagine Greenville Future Land Use map shows the site within a *Community Corridor (White Horse Road)* that prescribes a near-balance of residential and nonresidential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access. The site is also shown

as part of the *Residential Land Use 3* designation which has an ideal density of 6 or more units per acre.

AREA PLAN(S): White Horse Road Plan

ROADS: White Horse Road: Seven lane State-maintained major arterial

TRAFFIC:

| Location of Counter | Distance to Site | 2007 | 2010 | 2012 |
|---------------------|------------------|--------|-----------------|-----------------|
| White Horse Road | 2,000' S | 28,400 | 26,900 (-5%) | 26,100 (-8%) |
| | | | | |

SUMMARY:

The subject property is a 0.481 acre parcel of land with a commercial structure built on it. The parcel is located on White Horse Road south of Saluda Lake Road and has approximately 135 feet of road frontage on White Horse Road.

The property is currently zoned R-12 (Single Family Residential); this application is requesting to rezone to C-3 (Commercial). The C-3 district is established to provide commercial establishments for the convenience of local residents.

There is no proposed use on the application.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel may negatively impact nearby properties. This site is already developed as commercial, which existed as a legal non-conforming use from its original zoning. However, the proposed C-3 zoning is inconsistent with the intensity and type of commercial uses in the immediate area and would introduce incompatible and undesirable commercial uses to this section of White Horse Road. Based on these reasons, staff recommends denial of the application to rezone from the R-12 district to the C-3 district.

Mr. Barbare stated he agreed with staff's recommendation that C-3 was not appropriate at this location, and C-1 would probably be more appropriate. He stated he felt the existing zoning of R-12 (Single Family Residential) was highly inappropriate and asked staff if this would be an opportunity to correct the zoning or does the rezoning process have to start over?

Staff informed Mr. Barbare the Commission could recommend a different zoning classification if the Commission chose to do so. Additionally, Council would be the appropriate body in which an amendment could be made to the request if the amendment would work for the applicant.

Mr. Barbare stated he would not be in favor of the request and added he felt C-1, Commercial would be an appropriate zoning for the location.

MOTION: By Mr. Barbare, seconded by Mr. Sullivan to deny CZ-2015-16.

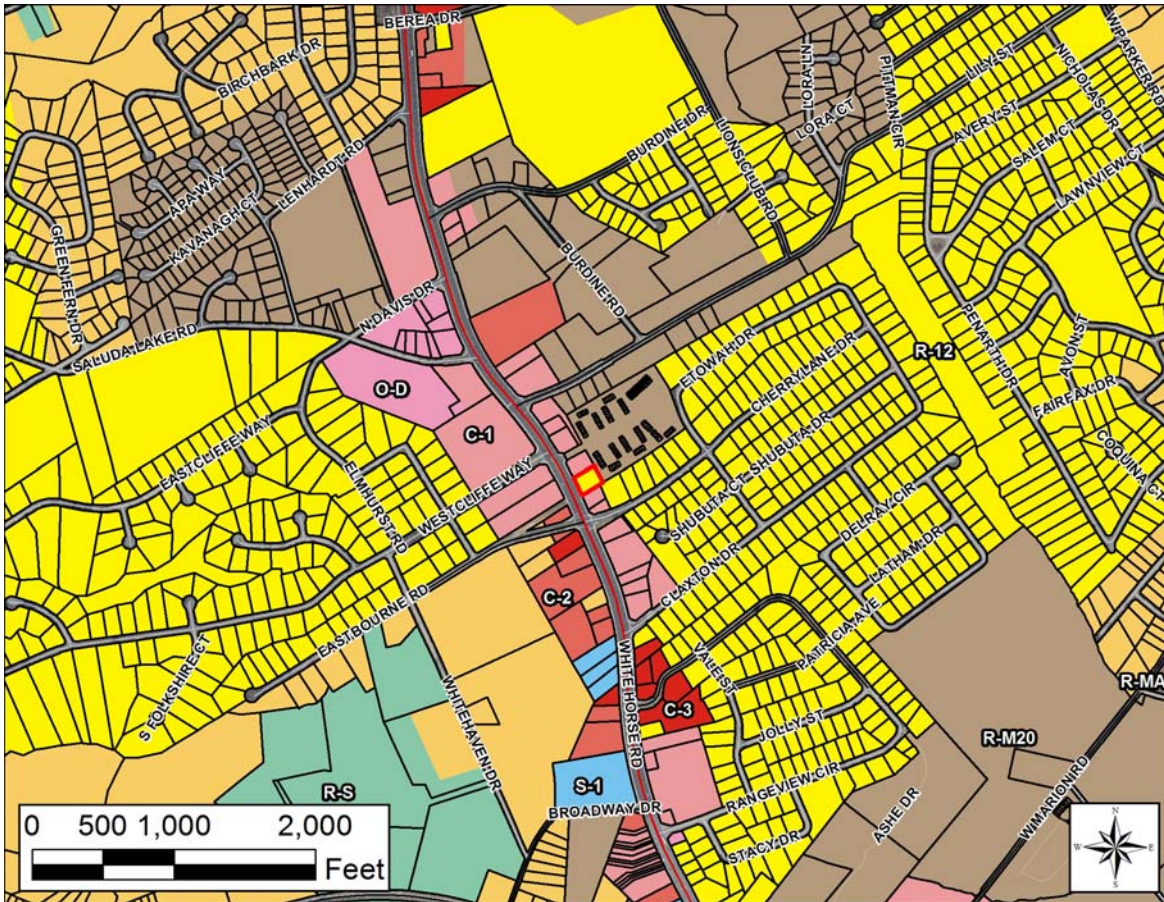
Mr. Shockley asked staff, since this was an R-12 zoning with a vacant building, obviously not grandfathered, and if the building has been vacant for more than six months, the building cannot be used as a Commercial site. He asked if it were a nonconforming use in the current zoning.

Mr. Vinson stated that was correct.

Mr. Shockley stated this was an issue that has happened before, people assuming since something was in a location years ago, that zoning was still applicable, and in many cases it was not. Mr. Shockley suggested having some provisions in place to avoid having applications submitted for nonconforming uses.

The motion to deny carried unanimously by voice vote with one absent (Ward).





Mr. Barbare asked if a mobile home was considered a single family dwelling.

Mr. Vinson stated it was considered a single family dwelling.

Mr. Kurjiaka stated a mobile home was considered a single family dwelling as far as density was concerned not as use.

Chairman Tumblin stated due to the weather, the Brandon Plan would be pushed to next month.

PLANNING MONTHLY REPORT

The Planning Report was emailed to each Commissioner and Mr. Vinson was available for any questions .

MONTHLY MEETINGS

Chairman Tumblin asked the Commissioners to let him know of a topic they would like to discuss at the Planning Commission Workshop, and to let him know by tomorrow.

NEW BUSINESS

Mr. Chea state Mr. Barbare would be attending the Zoning Public Hearing this month in his absence.

OLD BUSINESS

There was no old business

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 6:07 p.m.

Submitted by Recording Secretary
