

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
April 27, 2016
4:30 p.m.

MEMBERS PRESENT: M. Shockley, Chair, S. Hammond, Vice Chair, M. Looper, C. Harrison, N. Hollingshad, F. Moore and S. Bichel

MEMBERS ABSENT: J. Rogers and S. Selby

STAFF: P. Gucker, E. Vinson, A. Willis, P. Buathier, K. Kurjiaka, H. Hahn, S. Dawson, T. Meeks, J. Wortkoetter and S. Park

COUNCIL MEMBERS PRESENT
None

CALL TO ORDER

Chairman Shockley called the meeting to order at 4:30 p.m. and provided the invocation.

APPROVAL OF THE MARCH 23, 2016 MINUTES

MOTION: By Mr. Looper, seconded by Ms. Hammond to approve the minutes of the March 23, 2016 meeting as presented. The motion carried unanimously by voice vote with two absent (Rogers and Selby).

PRELIMINARY SUBDIVISION APPLICATIONS

Sonya Dawson addressed the Commission members with the following applications for review and consideration.

APPLICATIONS HELD FROM THE MARCH PLANNING COMMISSION MEETING

2016-139, CAP Brashier – Commercial Subdivision

2016-152VA, variance from internal access requirement.

2016-153VA, variance to allow commercial private road to connect to public roads.

2016-140, Toro Run – Revised

APRIL APPLICATIONS

2016-107, Maplestead Farms (Cluster) Revised

2016-135, Strange Road Townes (Cluster)

2016-146, Azalea Manor (Cluster)

2016-148, Riverpointe

2016-150, Reedy Ridge (Cluster)

2016-151-VA, variance from LDR design standard for roads and eyebrows, want to utilize curvilinear method for the roadways.

2016-139, CAP Brashier

Sonya Dawson addressed the Commission members with a revision to an application which was held by the Planning Commission at their March meeting in order for the issue of the requirement for internal access to be resolved. The applicant submitted the following revised application.

Site Information

Acreage:	31.78 acres (approximately)
Zoning:	C-2
Proposed Number of lots:	8
Road Access:	Poinsett Highway
New Road	1,105 linear feet (private road)

Utilities

Water:	Greenville Water
Sewer:	Metropolitan Sewer/ReWa
Fire District:	Duncan Chapel

Additionally, Ms. Dawson stated there are two associated variance requests with this preliminary subdivision application.

2016-151-VA

Variance from internal access requirement

Request for one of the lots not to have internal access for the following reasons:

- Parcel 2.8 is a non-traffic generating lot that contains a stream and wetlands that are to be perpetually protected from development.
- Access to and from Parcel 2.8 is allowed internally from the private road by means of a recorded Reciprocal Easement.

2016-152-VA

Variance from Section 8.1 C-1:

Request to allow the “private road” to connect between the public roads (Old Buncombe Highway and Poinsett Highway) for the following reasons:

- Both public roads are owned and maintained by SCDOT. SCDOT has approved the connection of the private road to both public roads.
- The fire marshal has required both access points for the apartment development and subsequent commercial uses.

Staff recommends approval of this preliminary subdivision application along with the two corresponding variance requests and the associated specific requirements.

Mr. Chris Price, Blue Water Civil was available if the Commissioners had any questions.

Dr. Hollinghad asked for clarification regarding an easement.

Ms. Dawson explained the recorded reciprocal access easement allows for any of the parcels to be accessed to lot 2.8.

MOTION: By Mr. Looper, seconded by Dr. Hollingshad to approve 2016-139 and the associated variances 2016-152-VA and 2016-153-VA. The motion carried unanimously by voice vote with two absent (Rogers and Selby).

2016-140, Toro Run

Sonya Dawson addressed the Commission members with a preliminary application for a subdivision consisting of 2.45 acres and zoned R-20. The developer is proposing a 5 lot subdivision accessed by Pelham road. The developer is proposing 125 linear feet of private road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Wade Hampton Fire serves this area.

Staff recommends approval of the preliminary subdivision application with the associated specific requirements.

Michael O. Lee, 909 Pelham Road, Gville, SC property owner was available for any questions and brought additional pictures for the Commission members.

Stephanie Gates, Engineer was also available for any questions.

The following appeared in opposition to the proposed.

Gene McCall, 1 Redcliff Road, Gville, SC

MOTION: By Ms. Hammond, seconded by Mr. Looper to approve 2016-140. The motion carried unanimously by voice vote with two absent (Rogers and Selby).

2016-107, Maplestead Farms (Cluster) Revised

Sonya Dawson addressed the Commission members with a preliminary subdivision application which was previously submitted in January 2016. The Planning Commission granted approval of the plan with the contingency there is vehicular access at both the northern end of Braeswood Court and also a vehicular access at Lynndale Court.

The applicant has revised the subdivision as follows:

- The location of the primary entrance on Watkins Road has changed to the most southern road.
- Increase in the length of road by 307 linear feet.
- Increase in Open Space Provided
- Change in road layout

Site Information:

Acreage:	89.39 acres (approximately)
Zoning:	R-10
Proposed number of lots:	23 lots
Cluster Option #2 (30%)	Open Space Required 26.82 acres Open Space Provided 37.19 acres
Road Access:	Watkins road and Duncan road
New Road:	9,460 linear feet (Public)

Utilities

Water:	Greenville Water
Sewer:	Berea Public Service
Fire District:	Berea Fire

Staff recommends approval of this preliminary subdivision application with the associated specific requirements and following conditions becoming requirements as part of the approval:

1. A full vehicular connection be made from Braeswood Court to Duncan Road.
2. Removal of the 20' emergency access from the cul-de-sac at Lynndale Court.

Paul Harrison, Bluewater Civil Design was available for any questions and handed out pictures to the Commission members and spoke regarding aligning Duncan Road with Berea Middle School Road. He stated he spoke with the SCDOT, and determined adequate site distance could not be achieved to be in compliance with the Arms Manual. Mr. Harrison stated he had no other issues with staff's requests.

MOTION: By Mr. Bichel, seconded by Mr. Harrison to approve 2016-107 with staff's recommendations subject to the SCDOT approving full access at Braeswood Court, or an emergency access both of which to include a walking trail/pedestrian access if denied by SCDOT. The motion carried unanimously by voice vote with two absent (Rogers and Selby).

2016-135, Strange Road Townes (Cluster)

Sonya Dawson addressed the Commission members with a preliminary subdivision application consisting of 16.09 acres and zoned R-10. The developer is proposing a 67 lot subdivision accessed by Strange Road. The developer is proposing .32 miles of Private Road. The developer is proposing a Cluster Development with Option 1, Open Space Required 2.42 acres and Open Space Provided 3.3 acres. Water will be provided by Greenville Water and sewer will be provided by Taylors Sewer District. Taylors Fire District serves this area.

Staff recommends approval of this preliminary subdivision application with the associated specific requirements.

MOTION: By Ms. Hammond, seconded by Dr. Hollingshad to approve 2016-135. The motion carried unanimously by voice vote with two absent (Rogers and Selby).

2016-146, Azalea Manor (Cluster)

Sonya Dawson addressed the Commission members with a preliminary subdivision application consisting of 3.18 acres and zoned R-15. The developer is proposing an 8 lot subdivision accessed by Roper Mountain Road. The developer is proposing .10 miles of Private Road. The developer is also proposing a Cluster Development with Option 1, Open Space Required .48 acres and Open Space Provided .50 acres. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Boiling Springs Fire serves this area.

Staff recommends approval of the preliminary subdivision application with the following contingency:

- The applicant to provide verification from the SCDOT (Tommy Elrod) that the new 40 feet right-of-way is correct for the road widening/improvement project and appropriate to this project.

MOTION: By Mr. Harrison, seconded by Mr. Looper to approve 2016-146 with staff's recommendation. The motion carried unanimously by voice vote with two absent (Rogers and Selby).

2016-148, Riverpointe

Sonya Dawson addressed the Commission members with a preliminary subdivision application consisting of 57.37 acres and zoned R-S. The developer is proposing a 67 lot subdivision accessed by Anderson Ridge Road. The developer is proposing 0.72 miles of Public Road. Water will be provided by Greenville Water and sewer will be provided by septic system. Clear Spring Fire serves this area.

Staff recommends approval with condition of this preliminary subdivision application with the associated specific requirements:

1. A full vehicular access, versus the emergency access that is shown, be provided onto Parker Slatton Road.

Ms. Hammond asked staff if there were a certain number of lots that would require a second full access.

Ms. Dawson stated many things were looked at, not only number of lots, but the location, access to other county roads and any input from other agencies.

MOTION: By Mr. Moore, seconded by Mr. Looper to approve 2016-148 with staff's recommendation. The motion carried unanimously by voice vote with two absent (Rogers and Selby).

2016-150, Reedy Ridge Subdivision (Cluster)

Sonya Dawson addressed the Commission members with a preliminary subdivision application consisting of 170 acres and zoned R-15. The developer is proposing a 440 lot subdivision accessed by McCall Road. The developer is proposing 20,550 linear feet of Public Road. The developer is proposing a Cluster Development with Option 1, Open Space Required 25.5 acres and Open Space Provided 50.04 acres. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

A preliminary subdivision application (07-123) was previously submitted in February 2007 for a 409 lot subdivision for this parcel. The Planning Commission approved the proposed subdivision. The preliminary approval included approval of a variance request to allow the use of urban road design standards. As part of this approval, curbs and gutter must be installed. The Planning Commission also approved a variance request to allow the construction of non-standard “eyebrows” at several locations in the subdivision road network. As part of this approval, the islands must be excluded from the road dedication on the final plat. Based on our records, the preliminary approval granted in 2007 is no longer valid.

The applicant is submitting a preliminary subdivision application as follows:

Site Information:

Acreage:	170 acres (approximately)
Zoning:	R-15
Proposed Number of Lots:	440
Cluster Option #1 (15%)	Open Space Required 25.5 acres Open Space Provided 50.04 acres
Road Access:	McCall road
New Road:	20,500 linear feet (3.88 mi) Public Road

Utilities:

Water:	Greenville Water
Sewer:	Metropolitan Sewer/ReWa
Fire District:	South Greenville

2016-151-VA Variance Request

The associated variance request with this preliminary subdivision application is for a variance from the LDR design standards for the roads and eyebrows. They want to utilize curvilinear design methods for the roadways to promote traffic calming and decrease overall length of roads.

Staff recommends this preliminary subdivision application and the associated variance request be held until next month in order to allow the applicant to address the following concerns:

1. There is not a clear understanding of the variance from the road and eyebrow design as well as the curvilinear road.
2. Due to safety concerns, we recommend additional internal connections because the second access primarily serves 28 lots.

In addition:

1. Due to the number of lots (440) and associated traffic volume, we recommend turn lanes be required, unless a traffic study verifies that a turn lane is not warranted.

Jonathan Nett, 803 Roper Creek Drive, Gville, SC being the engineer addressed the Commission members and would work with staff. He stated he was concerned about staff recommendations becoming a requirement. Mr. Nett stated he would work with staff.

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to hold the item and the associated variance request until the next meeting. The motion carried unanimously by voice vote with two absent (Rogers and Selby).

REZONING REQUESTS

Ms. Buathier explained the rezoning process and presented the following:

DOCKET NUMBER: CZ-2016-26

APPLICANT: Douglas F. Dent for Greenville Revitalization Corporation

PROPERTY LOCATION: McBeth Street

PIN/TMS#(s): 0142001500100

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-MA, Multifamily Residential

ACREAGE: 6

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in April 1972, as part of Area 3.

EXISTING LAND USE: vacant parking lot

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5 and I-1	single-family residential and church (Monaghan United Methodist)
East	PD	apartment complex (Monaghan Mill)
South	R-MA	single-family residential and church (Heritage Baptist Church)
West	R-MA	government (Greenville County Redevelopment)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designates as *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	GIS Acres	Total Units
<i>Current</i>	<i>I-1</i>	<i>0 units/acre</i>	5.92	<i>0 units</i>
Requested	R-MA	20 units/acre		118 units

A successful rezoning may add up to 118 units.

ROADS: McBeth Street: two-lane State-maintained local
Smythe Street: four-lane State-maintained minor arterial
Ravenel Street: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Woodside Avenue	400' S	3,900	4,100 5.1%	4,400 7.3%

SUMMARY:

The subject parcel is 6 acres of property located on McBeth Street approximately 0.3 miles southeast of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 490 feet of frontage along McBeth Street, 460 feet of frontage along Smythe Street and 620 feet of frontage along Ravenel Street.

The subject parcel is zoned I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

The applicant is requesting to rezone the property to R-MA, Multifamily Residential. This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions, and the recreational, religious, and educational facilities that are normally required to provide an orderly and attractive residential area.

The applicant states the proposed land use is for an adult day care center. In general, this type of use is allowed by special exception in any R-M zoning designation and permitted in office, commercial and services zoning. The residential zoning

fits well with the surrounding community, mimicking the density of Monaghan Mill.

The owners are tied to the County redevelopment agency and have specific plans to expand an existing adjacent use to this property. In addition, the plan includes developing a park with adequate parking to share for the planned uses as well as for the adjacent church. In line with the use, the owners are proposing to expand the same zoning utilized for its existing facility. Generally, staff would find R-MA zoning to allow uncharacteristic uses; but in this case, the site would be utilized in a capacity requiring a special exception, which is a process that reviews specific site plans for the use.

CONCLUSION:

It is staff's opinion that this request as submitted would have little impact on the surrounding area considering the owner's proposal.

Based on these reasons, staff recommends approval of the requested R-MA, Multifamily Residential.

Dr. Hollingshad requested some information on floodplain and building within the floodplain.

Mr. Vinson stated a building could be constructed within the floodplain but would need to be raised to the 100 year flood level.

Mr. Doug Dent addressed the Commission members explaining the building would not be constructed within the floodplain.

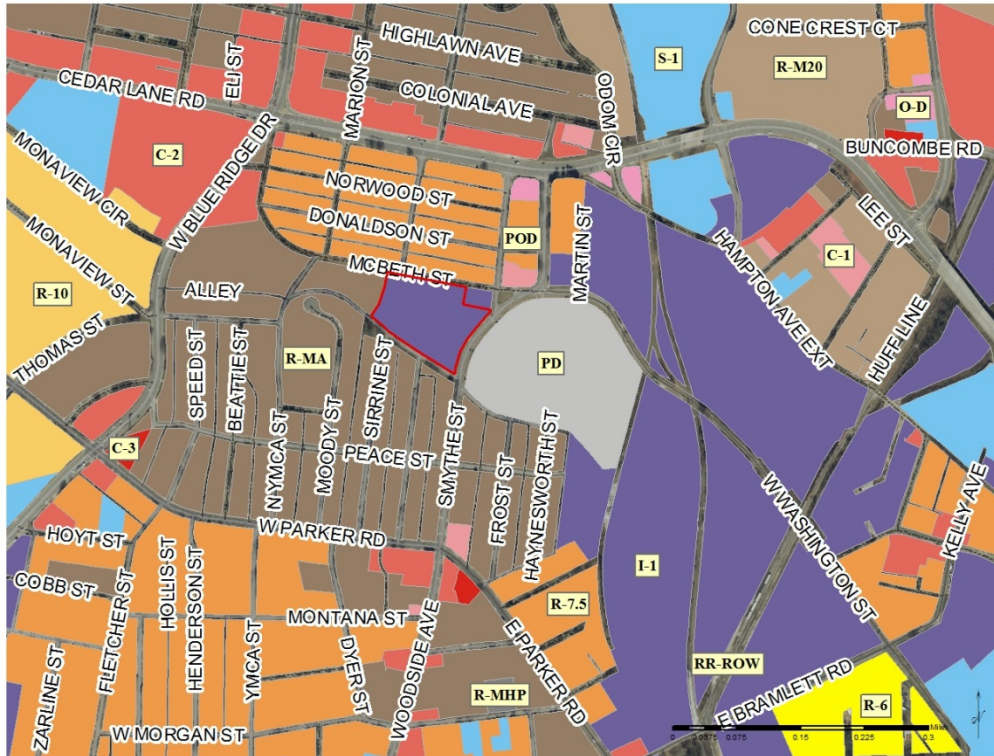
MOTION:

By Mr. Looper, seconded by Ms. Hammond to accept staff's recommendation of approval of CZ-2016-16. The motion carried unanimously by voice with two absent (Rogers and Selby).



Aerial Photography, 2014

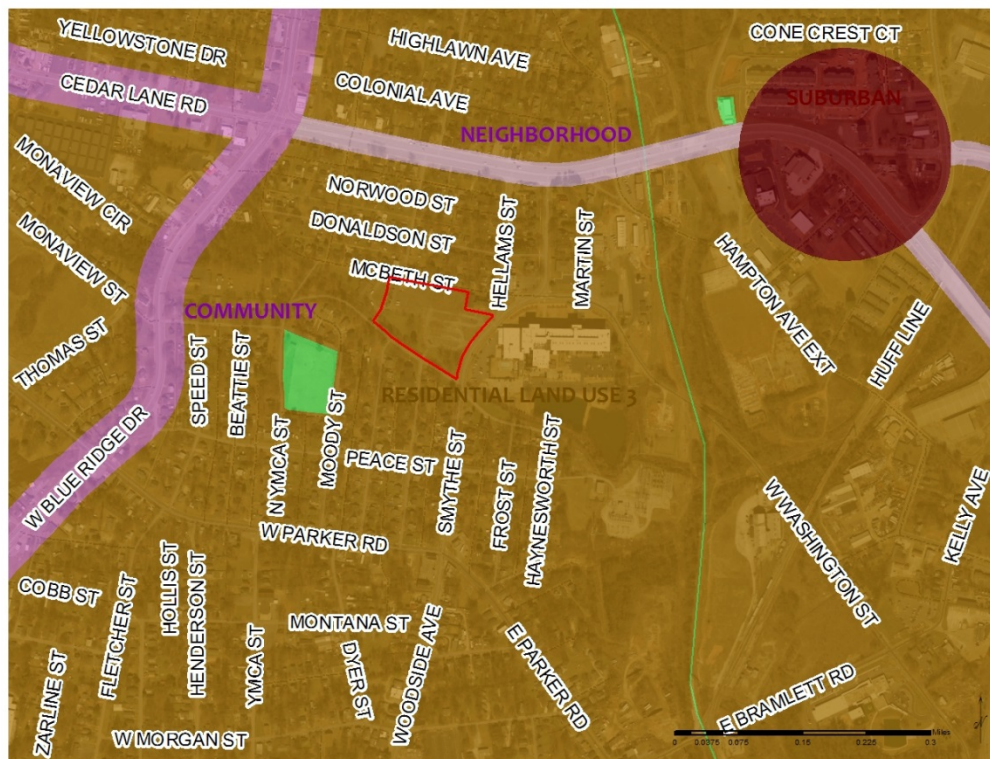




Zoning Map



Future Land Use Map



Mr. Bichel recused himself from the following and left the meeting room.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-27

APPLICANT: Samuel L. Carrington for Connector Plus, LLC

PROPERTY LOCATION: I-185 and S. Old Piedmont Highway

PIN/TMS#(s): 0608030101500 and 0609030100101

EXISTING ZONING: I-1, Industrial and S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 460

COUNCIL DISTRICT: 25 – Gibson and 26 - Ballard

ZONING HISTORY: Parcel number 0608030101500 was originally zoned I-1, Industrial and parcel number 0609030100101 was originally zoned S-1, Services in May 1971, as part of Area 2.

EXISTING LAND USE: vacant wooded agricultural

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1 and R-S	Quarry, single-family residential, agricultural and vacant wooded land
East	I-1, S-1, R-S and R-10	Manufactured homes, single-family residential, service garage/body shop, warehouse, vacant wooded land, agricultural
South	S-1	Single-family residential
West	PD	Single-family residential (Acadia SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro and Gantt Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designates as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

The subject property is also designated as a *Regional Corridor*. These corridors are predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County. The roads within these corridors are a minimum of four lanes and most intersections are signalized. Given the high volume and speed of traffic, access is managed with design principles that are intended to limit curb cuts and force access off the road itself. Multi-modal transportation options may be incorporated into the access points of the Regional Corridors.

DENSITY WORKSHEET:

The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
<i>Current</i>	<i>I-1</i>	<i>0 units/acre</i>	452.31	<i>0 units</i>
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>		<i>0 units</i>
Requested	R-S	1.7 units/acre		769 units

A successful rezoning may add up to 769 units.

ROADS:

South Old Piedmont Highway: two-lane State-maintained minor collector

Old Cleveland Road: two-lane County-maintained local

Old Cleveland Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Old Piedmont Highway	1,000' N	275	1,650 500%	1,650 0%
Highway 153	1,500' N	2,000	2,300 15%	2,200 -4.3%
Highway 153	3,500' NW	5,700	5,300 -7%	6,100 15.1%

SUMMARY:

The subject parcel is 460 acres of property located on S. Old Piedmont Highway approximately 2.8 miles northwest of the intersection of Piedmont Highway and I-185 intersection. The parcel has approximately 6,250 feet of frontage along S. Old Piedmont Highway, 1,400 feet of frontage along Old Cleveland Road and 1,600 feet of frontage along Old Cleveland Street.

The subject parcel 0608030101500 is zoned I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

The subject parcel 0609030100101 is zoned S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which

requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

The applicant is requesting to rezone the property to R-S, Residential Suburban. The purpose of this district is 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. Provisions are made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The applicant states the proposed land use is for a private residence. The original request considered the entire 460 acre area, while the updated survey includes about 32 acres adjacent to existing R-S zoned, and single-family use, area. The amendment is more in keeping with the preservation of future industrial area. The new survey maintains the I-1 zoning for significant land area adjacent to railway and roadway to the interstate. Due to the new focus of the rezoning, the effect of removing only this portion of land from a potential inventory of future industrial land is minimized, while the extent of the updated request for R-S is in line with the existing single-family residential area.

CONCLUSION:

It is staff's opinion that the original request would have significant impact, but the updated proposal would have minimal impact on the surrounding area.

Based on these reasons, staff recommends approval of the updated request for R-S, Residential.

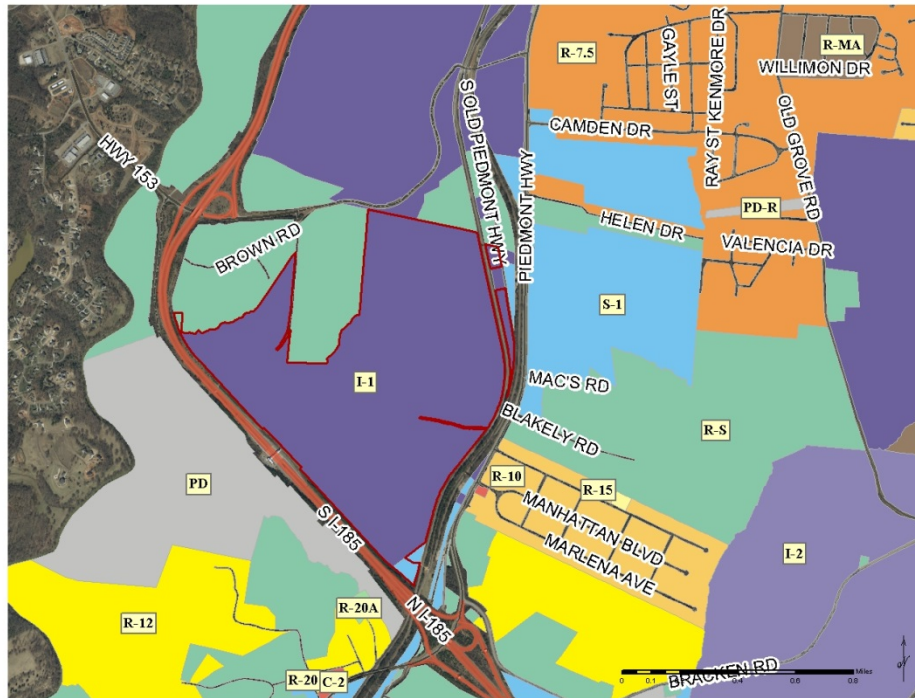
MOTION:

By Mr. Harrison, seconded by Mr. Looper to approve the updated request. The motion carried unanimously by voice vote with one recusal (Bichel), two absent (Rogers and Selby).

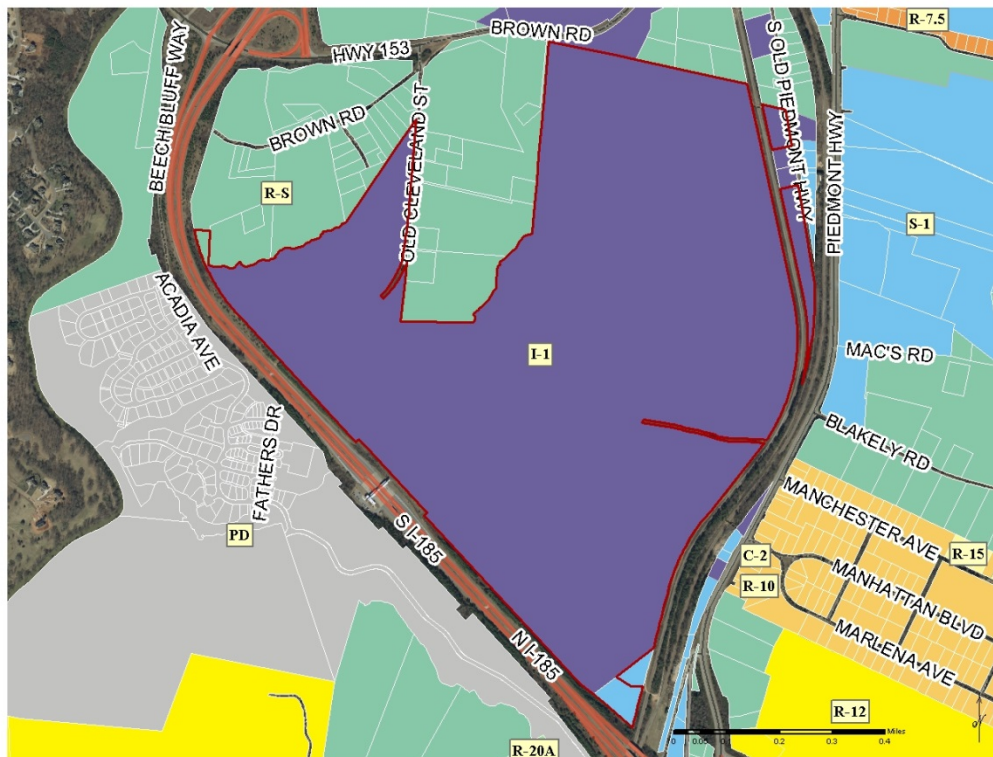


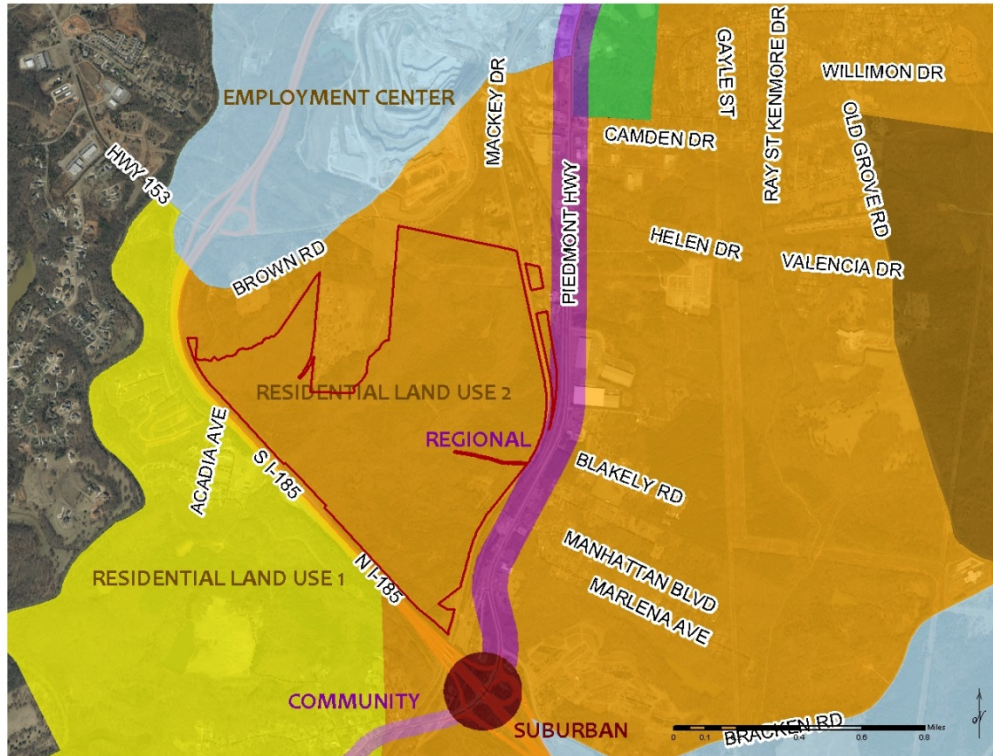
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Mr. Bichel returned to the meeting room.

Mr. Harrison recused himself and left the meeting room.

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2016-28
APPLICANT:	Hunter B. Garrett for Christopher Chambers, et.al.
PROPERTY LOCATION:	I-85 and Staunton Bridge Road
PIN/TMS#(s):	WG10060100500 and WG10070100401 (portion)
EXISTING ZONING:	R-S, Residential Suburban
REQUESTED ZONING:	S-1, Services
ACREAGE:	16.6
COUNCIL DISTRICT:	25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1973, as part of Area 4A.

EXISTING LAND USE: vacant pasture land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant wooded
East	R-S and S-1	vacant wooded
South	S-1	vacant wooded
West	R-S	single-family residential

**WATER
AVAILABILITY:**

Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designates as *Residential Land Use 1* which prescribes 0.3 to 3 units per acre.

ROADS: No traffic counts in proximity of Frontage Road.

TRAFFIC: Frontage Road: two-lane State-maintained minor collector

SUMMARY: The subject parcel is 16.6 acres of property located on Frontage Road approximately 0.25 miles west of the intersection of Staunton Bridge Road and Frontage Road. The parcel has approximately 1,600 feet of frontage along Frontage Road.

The subject parcel is zoned R-S, Residential Suburban. The purpose of this district is 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. Provisions are made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The applicant is requesting to rezone the property to S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing commercial uses which sell merchandise which requires storage in warehouses or outdoor areas. All uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

The applicant states the proposed land use is for distribution. The site's location adjacent to I-85 and a frontage road would serve the traffic of this land use. The future land use map prescription is for low density residential; however, nearby amenities are best utilized to support the proposed land use. This complement is already seen in practice with parcels already developed with this use to the southwest of the subject site.

CONCLUSION:

It is staff's opinion the request would have minimal adverse impact on the surrounding area.

Based on these reasons, staff recommends approval of the request for S-1, Services.

Dr. Hollingshad asked where the woman who spoke at the Public Hearing lived.

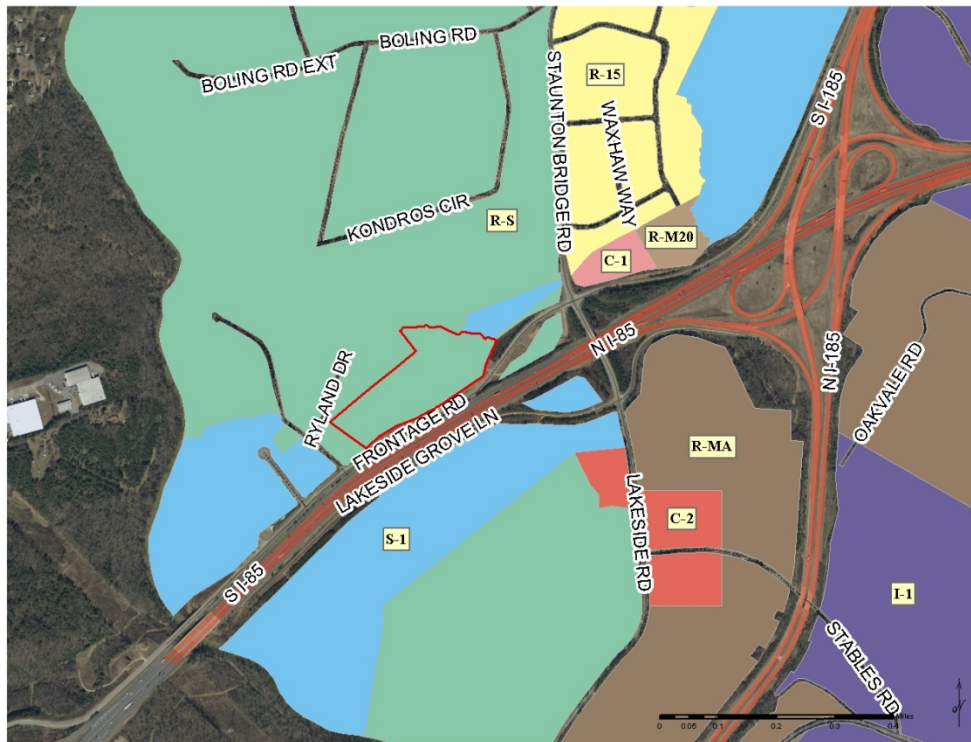
Ms. Buathier indicated to Mr. Hollingshad where she believed the woman lived.

MOTION:

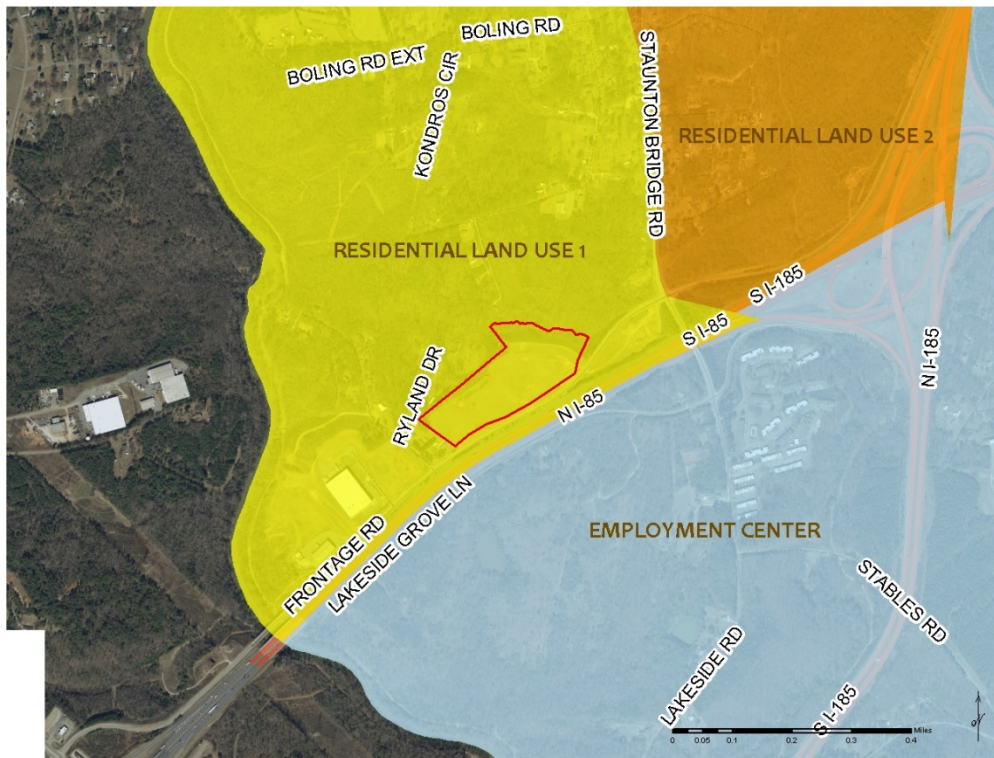
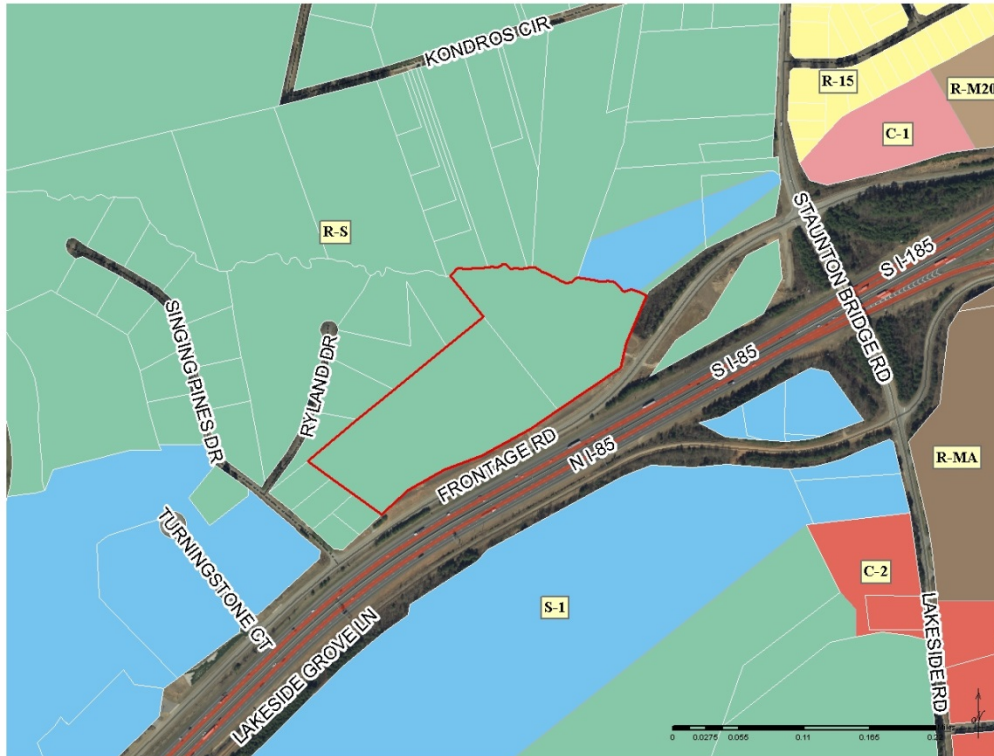
By Mr. Moore, seconded by Mr. Looper to approve CZ-2016-28. The motion carried unanimously by voice vote with one recusal (Harrison) and two absent (Rogers and Selby).



Aerial Photography, 2014



Zoning Map



Future Land Use Map

Mr. Harrison returned to the meeting room.

Mr. Moore recused himself and left the meeting room.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-30

APPLICANT: Richard Robarge and Dave Black for Arthur J. Robarge

PROPERTY LOCATION: 524 Mills Avenue

PIN/TMS#(s): 0104000200300 (portion)

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.3

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned C-1, Commercial in June 1973, as part of Area 4A. There was an unsuccessful C-3, Commercial rezoning request in 1999, CZ-1999-79.

EXISTING LAND USE: retail center

AREA

CHARACTERISTICS:

WATER AVAILABILITY:

SEWER AVAILABILITY:

Direction	Zoning	Land Use
North	C-2	retail (Family Dollar)
East	R-M2	offices (City of Greenville)
South	R-10	single-family residential
West	R-10 and C-1	single-family residential and office

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designates as *Residential Land Use 3* which prescribe 6 or more units per acre.

ROADS: Mills Avenue: four-lane State-maintained major arterial
Reeves Street: two-lane State-maintained minor arterial
Edgewood Drive: two-lane County-maintained private

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
I-185	2,200' SW	15,300	16,000 4.6%	16,400 2.5%
Mills Avenue	2,400' NE	22,300	19,700 - 11.7%	19,700 0%

SUMMARY:

The subject parcel is 0.3 acres of property located on Mills Avenue approximately 0.7 miles southwest of the intersection of Mills Avenue and Augusta Road intersection. The parcel has approximately 300 feet of frontage along Mills Avenue, 180 feet of frontage along Edgewood Drive and 135 feet of frontage along Reeves Street.

The subject parcel is zoned C-1, Commercial. This district is established to provide commercial establishments for the convenience of local residents.

The applicant is requesting to rezone a portion of the property to C-2, Commercial. This 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 states the proposed land use is for local package store. In this case, the request minimizes the proposed footprint of this zoning in order to minimize the potential intensity of the use. The location has a long history as a commercial establishment, including beer and wine sales, and is located along a main arterial roadway.

CONCLUSION:

It is staff's opinion the request would have minimal adverse impact on the surrounding area.

Based on these reasons, staff recommends approval of the request for C-2, Commercial.

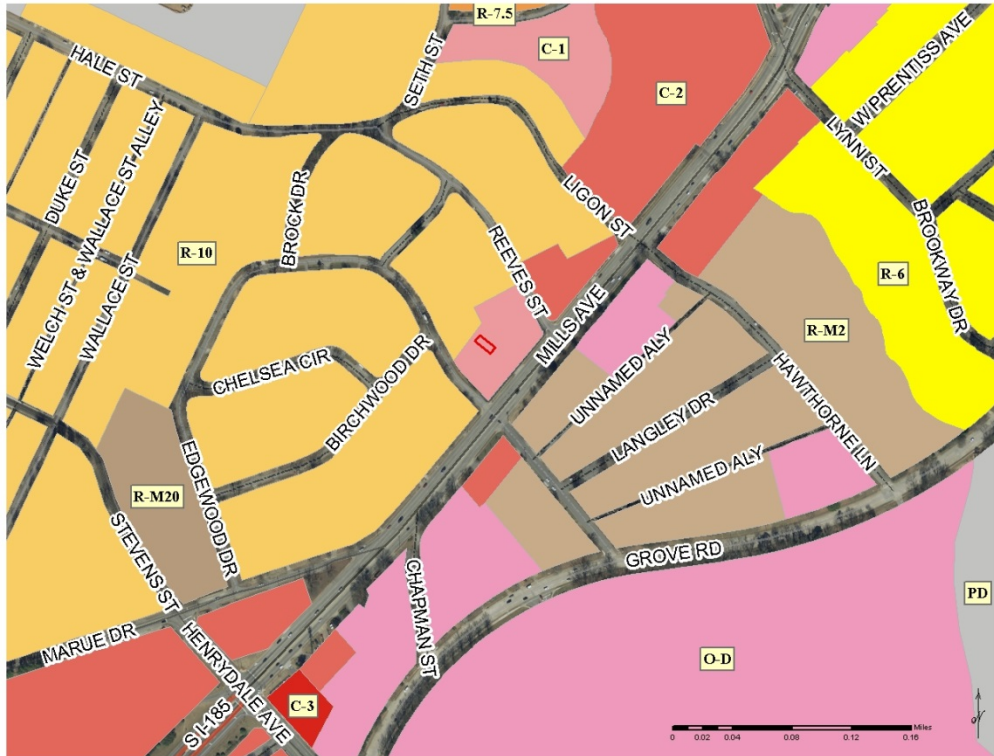
MOTION:

By Mr. Harrison, seconded by Mr. Looper to approve CZ-2016-30. The motion carried unanimously by voice vote with one recusal (Moore) and two absent (Rogers and Selby).

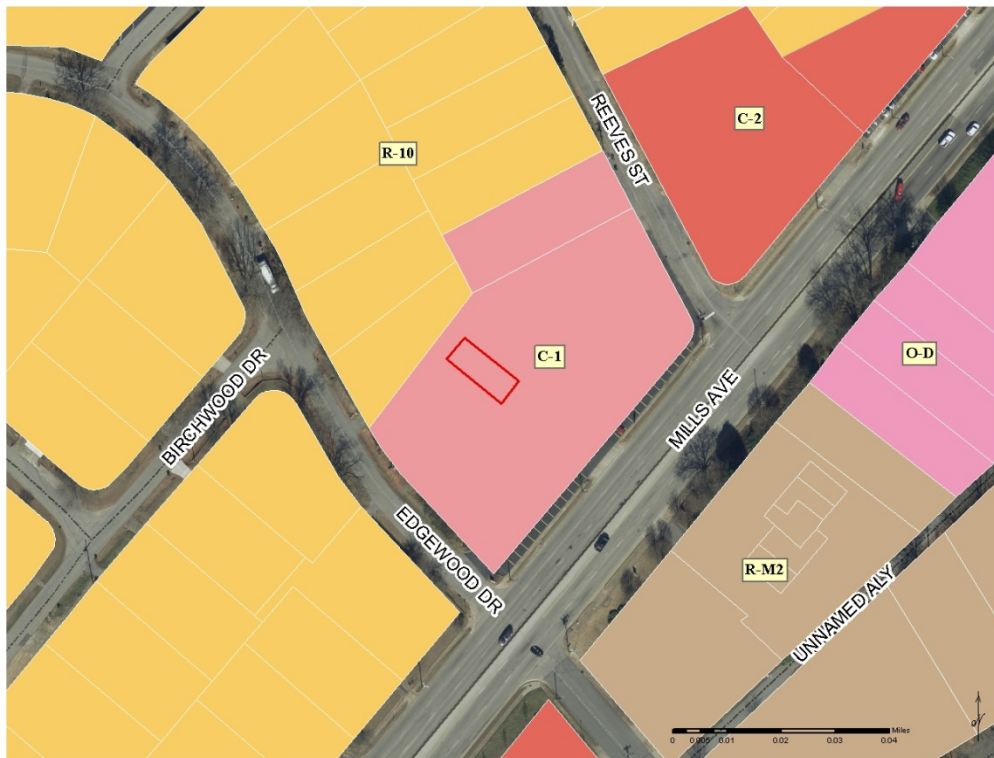


Aerial Photography, 2014





Zoning Map





Future Land Use Map

Mr. Moore returned to the meeting room.

PLANNING REPORT

Eric Vinson addressed the Commission members with an update of events within the Planning and Code Compliance Departments as was included in each packet. He stated work on the Berea Community plan continues with the five Task Force Committees meeting. Mr. Vinson noted the meeting schedule and invited the Commissioners to attend if they would like. He also provided a brief summary of the other community plans staff was working on throughout the county and noted the Sign Ordinance Committee was about half way through the updating process. Mr. Vinson stated County Council gave third reading to the Scuffletown Area Plan Update. The Historic Preservation Commission reviewed new plans which were submitted for the American Spinning Mill. He informed the Commission members of an upcoming training opportunity that the Appalachian Council of Governments (ACOG) will be hosting a webcast put on by the South Carolina Association of Counties. He stated he would send an email out to the Commissioners with the information. Additionally he spoke of housing starts, building permits and zoning.

Mr. Looper noted the new process of giving a detailed report on each zoning docket and thought staff did a good job.

Dr. Hollingshad stated he felt it was a good change.

MONTHLY MEETINGS

A list of monthly meetings were included in the agenda packets.

NEW BUSINESS

Mr. Shockley announced at the May meeting there would be election of officers. He asked Mr. Looper if he would take nominations and he said he would. The Commission would be electing a Chairman and Vice Chairman.

OLD BUSINESS

There was no old business to discuss.

ADJOURN

MOTION: Without objection the meeting adjourned at 6:17 p.m.

Submitted by Recording Secretary
