

GREENVILLE COUNTY PLANNING COMMISSION

August 24, 2016

4:30 p.m.

MEMBERS PRESENT: M. Shockley, Chair, M. Looper, C. Harrison, D. Stevenson, N. Hollingshad, F. Moore, J. Rogers and S. Bichel

MEMBERS ABSENT: K. Howard

STAFF: P. Gucker, E. Vinson, R. Hancock, A. Willis, P. Buathier, K. Kurjiaka, H. Hahn, A. Ratchford, K. Lindeman, T. Meeks, J. Wortkoetter

CALL TO ORDER

Chairman Shockley called the meeting to order at 4:31 and Mr. Moore provided the invocation.

APPROVAL OF THE JUNE 22, 2016 MINUTES

MOTION: By Mr. Looper, seconded by Mr. Stevenson to approve the minutes of the June 22, 2016 Commission meeting as presented. The motion carried unanimously by voice vote with one absent (Howard).

PRELIMINARY SUBDIVISION APPLICATIONS

The following subdivision application was submitted for review and consideration.

2016-194, Copperleaf Subdivision

2016-194, Copperleaf Subdivision

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 82.17 acres in an unzoned area. The developer is proposing a 95 lot subdivision accessed by So. Shirley Road, Woodside Road and McKelvey Road. The developer is also proposing one mile of public road. Public water will be provided by Greenville Water and sewer will be by septic system. Canebrake Fire serves this area.

Mr. Hancock stated this preliminary subdivision application was previously submitted and denied by the Planning Commission in November 2015. A revision was submitted and denied by the Planning Commission in March 2016 and May 2016. The applicant has submitted a new application for consideration.

Staff believes this subdivision meets all the requirements of the LDR (Land Development Regulations) and recommends approval of the subdivision with the specific and standard requirements.

The following appeared in favor of the proposed:

- Mr. Mitchell Baker, 408 S. Almond Drive, Simpsonville, SC
- Mr. Roy Palmer, 801 Roper Mountain Road, Gvllle, SC

The following appeared in opposition to the proposed:

- James Moore, Hillside Church Road, Fountain Inn, SC
- Tim Rhodes, 102 Watson Road, Fountain Inn, SC

Mr. Moore asked about the statistics given by the speaker referencing DOT, were they addressed during the Subdivision Advisory Committee meeting.

Mr. Moore stated there were different regulations from County to SCDOT. He stated the pieces are not really connected.

Mr. Moore asked where the new findings came from and what they were based on.

Mr. Moore stated the findings came from reading the Title Code from the DOT, State Law and County Regulations.

Mr. Stevenson asked staff about the 42 degrees versus the 60 degrees. Would the regulation be for existing or new construction.

Mr. Hancock stated it referred to anything new, which would be required to meet the standard.

Mr. Harrison asked for clarification regarding the right of way issues that were spoken to. Along Shirley Road.

Mr. Rhodes stated in order to make the angle greater than the 60 degrees which is specified, it would be necessary for the developer to obtain a right-of-way on the inside of that intersection. So the angle would be made greater. Mr. Rhodes stated it was a safety hazard.

Mr. Bichel asked if the DOT regulations could be considered at this point.

Mr. Hancock stated you could; he had spoken with DOT representative on the Subdivision Advisory Committee and he did not have any further requirements for the project, based on no frontage, or access to State roads. He has attended the meetings and is familiar with the project.

The Chairman allowed the representative, Mr. Baker speak. He stated the first time the project was submitted, there was an entrance on McKelvey Road, which was approved

by the DOT and the only requirement was to get an encroachment permit there had to be sight distance.

Dr. Hollingshad asked about the traffic engineers and were they familiar with what had been spoken to.

Mr. Hancock stated the traffic engineers have reviewed the project and due to the proposed widening and second entrance they do not recommend a traffic study for this project.

Mr. Rogers asked staff if they had a response to the speaker stating some other traffic studies were done, which showed 8,000 cars versus 3,000.

Mr. Hancock stated he had met with the citizens and contacted the SCDOT to ask if something needed to be added to the specific requirements or if the Commission needed to be made aware of beforehand. They did not require that. DOT did a special traffic count and came up with the numbers mentioned. They felt the numbers were in line with various traffic stations. The count that was low was done about a mile and a half south of the project. The special traffic count was done north of the project near Highway 418 and Fairview Church Road. The other count which was 3,300 was done south of that and would not pick up the same travel patterns.

Mr. Moore stated even though he would not like to see this go through, the developer has met every single thing that has been asked for this subdivision. I am trying to find some legal information which was presented, but he saw nothing. He stated he would have to go with staff's recommendation and made the following:

Mr. Looper stated he echoed Mr. Moore, but this was an unzoned area, and the developer following all requests and regulations the county requires, I have no choice but to go along with staff's recommendation.

MOTION: By Mr. Moore, seconded by Mr. Looper to approve 2016-194. The motion carried unanimously by voice vote with one absent (Howard).

THE FINAL DEVELOPMENT PLAN FOR DAVIS CROSSING HAS BEEN ADMINISTRATIVELY WITHDRAWN

REZONING REQUESTS

Phoenikx Buathier explained the rezoning process and presented the following dockets:

DOCKET NUMBER: CZ-2016-45

APPLICANT: Allan S. Hill for Said I. Makhtoub

PROPERTY LOCATION: 610 Gordon Street Extension

PIN/TMS#(s): 0230000300500

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.29

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A. There was a successful rezoning to C-1, Commercial in 1987, CZ-1987-101.

EXISTING LAND USE: used car sales lot

**AREA
CHARACTERISTICS:**

WATER

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	C-2	used car sales lot

AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

ROADS: Gordon Street Extension: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Faris Road	2,700' S	15,700	14,100	13,300
			-	-5.7%
			10.2%	

SUMMARY: The subject parcel is 0.29 acres of property located on Gordon Street Extension approximately 0.4 miles northeast of the intersection of White Horse Road and New Easley Highway. The parcel has approximately 75 feet of frontage along Gordon Street Extension.

The requested C-3, Commercial zoning is intended to be located in non-residentially zoned areas and allows for more intense uses along major thoroughfares. The current C-1, Commercial provides a more appropriate transition to the residential neighborhood to the east. The subject parcel is surrounded by single-family residences to the north, south and east of the site. Introducing C-3, Commercial zoning into this location will introduce potentially incompatible uses in close proximity to residential area.

The parcel is currently being used as a car lot, and is a part of a code enforcement complaint. The site is currently in violation of the zoning ordinance for a use not permitted.

CONCLUSION:

It is staff's opinion that the requested C-3, Commercial zoning would be incompatible with the adjacent residential properties to the east and across Gordon Street Extension, and further commercialization of this area would be detrimental to the established residential areas.

Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.

Mr. Harrison asked if he was correct the C-2 classification was not requested due to some associated uses in the C-2 classification.

Mr. Hill representing the applicant stated that was correct, the applicant wanted to expand somewhat.

Mr. Harrison asked for examples of what was allowed in C-3 classification.

Mr. Buathier stated C-3 allows big box retail, animal shelters, armory, auditorium, automobile wash, automobile service facility, automobile repair facility, the selling of automobiles.

Dr. Hollingshad stated he felt from the Public Hearing the applicant needed this for storage of vehicles. Not for junked or wrecked vehicles but vehicles purchased at auction with the intent of reconditioning and selling.

Mr. Looper asked if the applicant was purchasing wrecked cars and storing them on the property until he was able to work on them.

Mr. Hill stated his client did not buy wrecked cars, but cars that could be resold with some clean-up work and minor repairs.

Dr. Hollingshad asked for an explanation of why the existing C-1 does not work for what the applicant wants to do.

Ms. Buathier explained C-1 could not be used as a parking facility to an adjacent parcel which is zoned C-2.

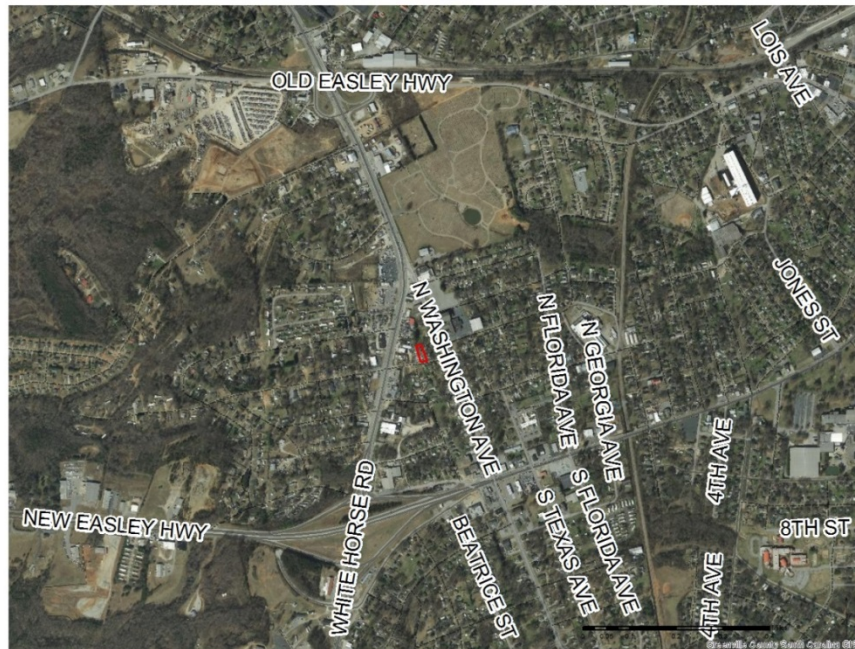
Mr. Vinson explained this was brought to the attention of the Zoning Administrator and he determined the parking was a violation of the Zoning Ordinance of a use not permitted use of the current classification. After speaking with the applicant he decided to submit an application for rezoning. Mr. Vinson explained further the vehicles are associated with a permitted use, a car lot/sales. It is part of a business only allowed in a C-2 or C-3 use and it cannot bleed over into an existing C-1 classification.

After further discussion regarding the various properties the applicant owned and the rezoning request the following was made.

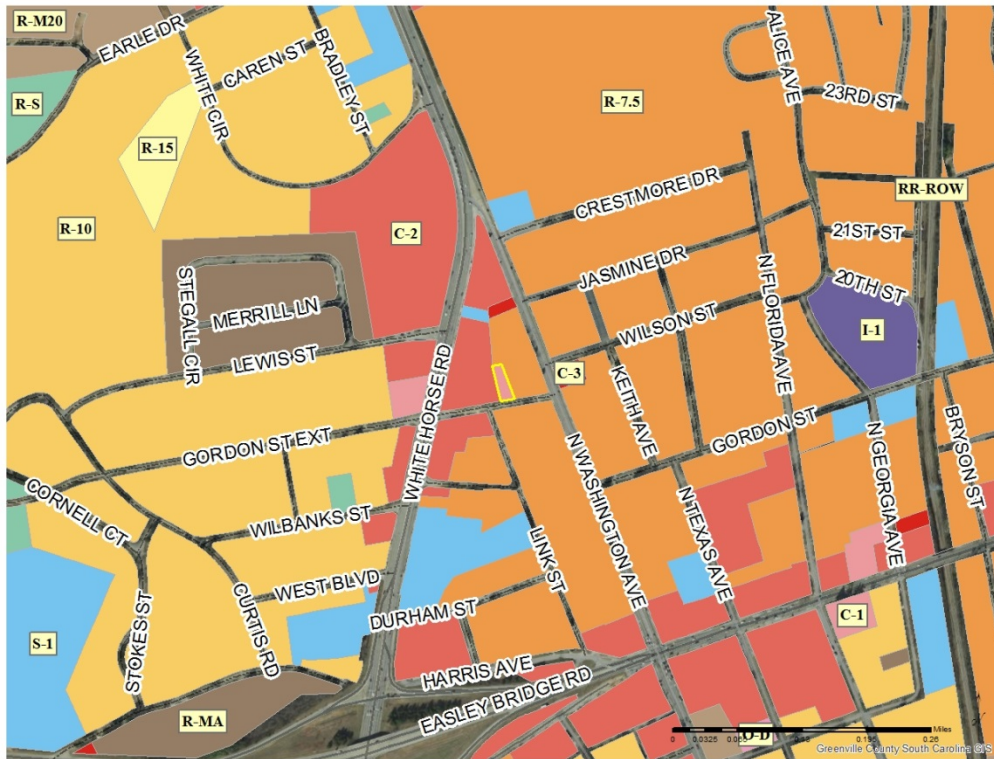
Mr. Stevenson stated it seemed to be sufficient property in the existing C-2 and other corner properties to be able to run the business without making a zoning change.

MOTION:

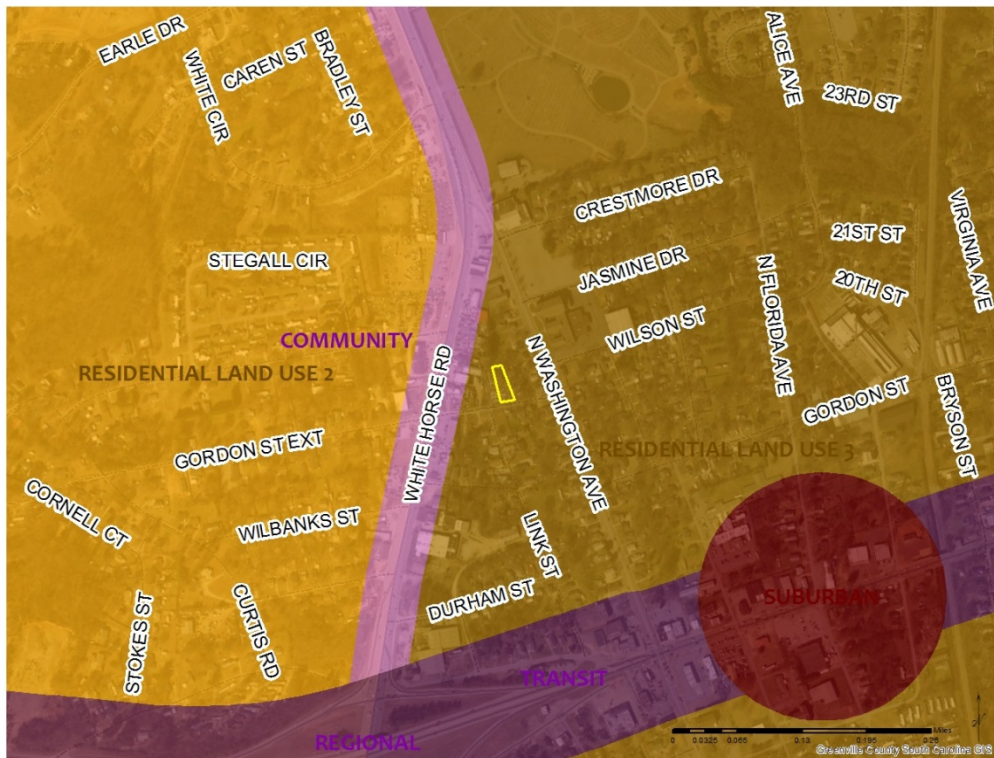
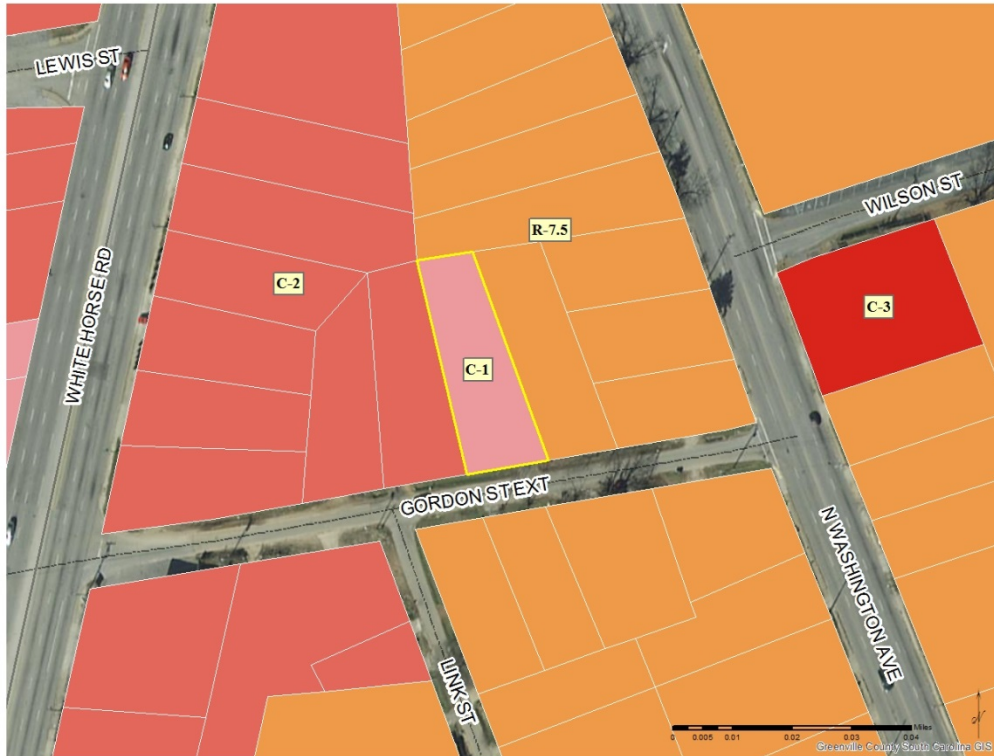
By Mr. Stevenson, seconded by Mr. Looper to deny CZ-2016-45. The motion carried unanimously by voice vote with one absent (Howard)



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-46

APPLICANT: Jose Rivera

PROPERTY LOCATION: 3916 White Horse Road

PIN/TMS#(s): 0241000200700

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.35

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-10	single-family residential
South	R-10	single-family residential
West	R-12	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is designated as a *Regional Corridor* and is a part of the Imagine Greenville comprehensive plan.

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
Current	R-10	4.4 units/acre	0.35	2 units
Requested	C-1	12 units/acre		4 units

A successful rezoning may add up to 2 dwelling units.

ROADS:

White Horse Road: six-lane State-maintained major arterial freeway/expressway

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
White Horse Road	2,400' S	32,400	27,300 - 15.7%	29,000 6.2%

SUMMARY:

The subject parcel is 0.35 acres of property located on White Horse Road approximately 0.9 miles north of the intersection of White Horse Road and Anderson Road. The parcel has approximately 80 feet of frontage along White Horse Road.

The subject parcel and the immediate surrounding properties are zoned Single-Family Residential. The R-10, Single-Family Residential district is established as an area in which the principal land use is for single-family dwellings. Although the subject property is located on White Horse Road, it is in an established residential area characterized by single-family homes. The requested C-1, Commercial would provide for commercial establishments that are inconsistent with the surrounding residential properties.

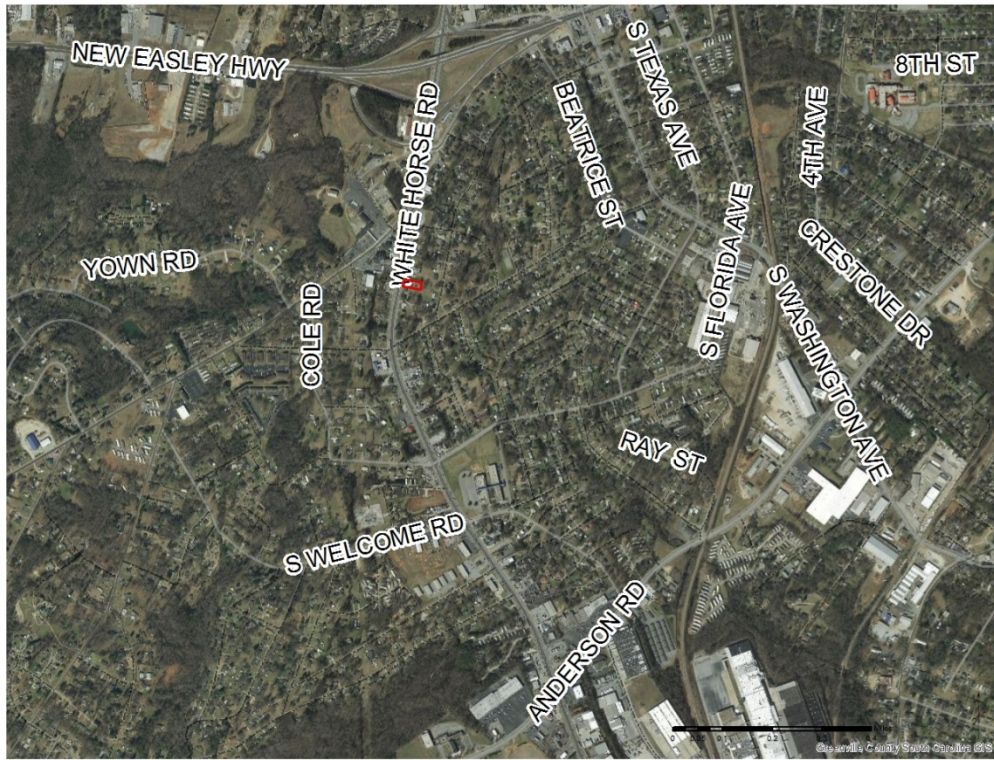
There are significant challenges with this property to meet county requirements for commercial drive and parking due to the limited space on the sides and the rear of the property.

The applicant states the proposed land use is for barber/beautician.

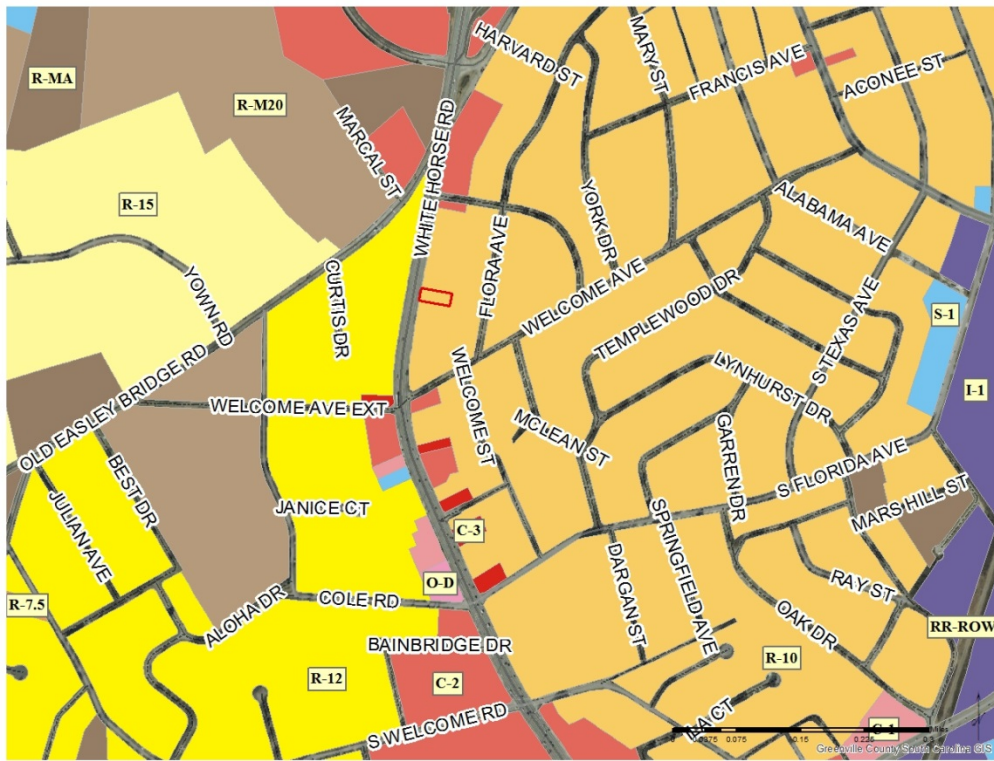
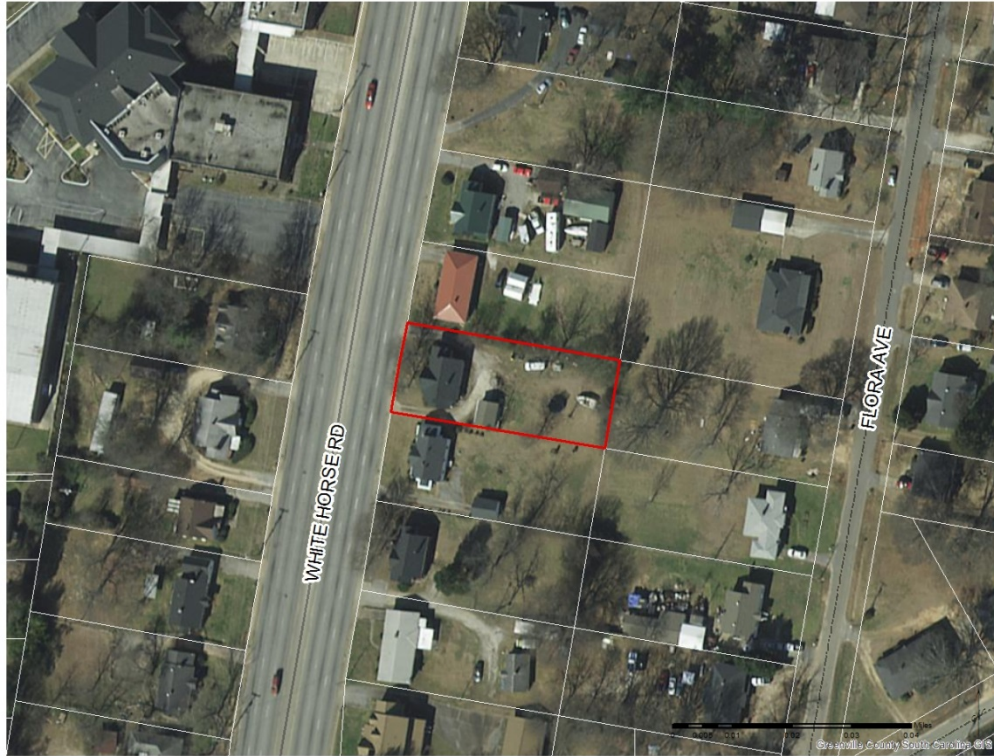
CONCLUSION:

Staff is of the opinion that this rezoning would have a negative impact on surrounding residential properties. This area of White Horse Road is predominantly single-family residential. A land use inventory conducted by staff confirmed that these homes are occupied single family dwellings. Commercial rezoning in this segment of White Horse Road is not consistent with the surrounding land uses and zoning and would set a precedent for further commercialization. There are other established commercial areas nearby on White Horse Road that have been designated for commercial zoning.

Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

MOTION: By Mr. Rogers, seconded by Mr. Looper to deny CZ-2016-46 and confirm staff's recommendation. The motion carried unanimously by voice vote with one absent (Howard).

Ms. Buathier presented the following:

Mr. Harrison recused himself from the following and left the room.

DOCKET NUMBER: CZ-2016-48

APPLICANT: Bernie H. Bastian for Virginia C. Taylor

PROPERTY LOCATION: Dublin Road

PIN/TMS#(s): 0533030102200 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 3

COUNCIL DISTRICT: 21 – Burns

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

EXISTING LAND USE: vacant wooded

**AREA
CHARACTERISTICS:**

	Zoning	Land Use
North	R-S	vacant wooded
East	R-S	single-family residential, church (Bridgeway) and vacant wooded
South	R-S	vacant wooded
West	R-20	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Dublin Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Blacks Road	3,200' N	2,000	2,200 10%	2,200 0%

SUMMARY: The subject parcel is 3 acres of property located on Dublin Road approximately 2 miles southwest of the intersection of I-85 and Pelham Road. The parcel has approximately 275 feet of frontage along Dublin Road.

The subject site is surrounded by vacant wooded land, single-family residences and a church. The purpose of the current R-S, Residential Suburban zoning 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.

The proposed S-1, Services zoning would potentially introduce incompatible uses to this residential area, and increase truck traffic on Dublin Road which is designed for residential traffic.

It has been determined by the county engineer that Dublin Road is inadequate for commercial truck traffic. The County has installed warning signs advising the public of the truck traffic restrictions for this section of Dublin Road.

The applicant states the proposed land use is for a roofing company.

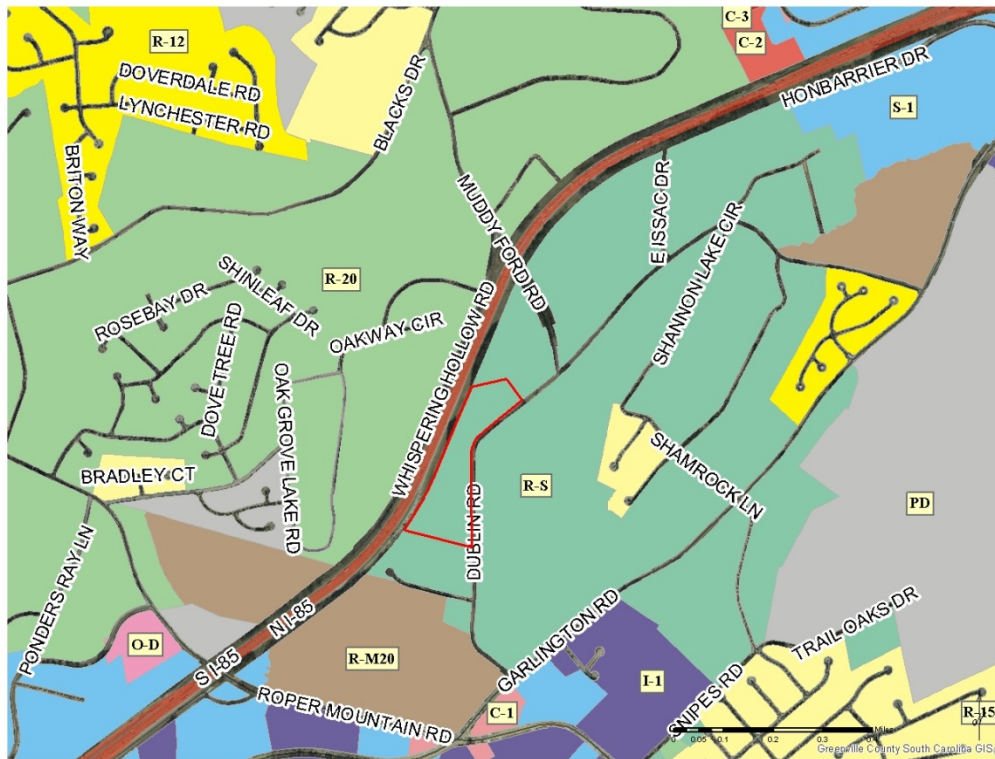
CONCLUSION: Staff is of the opinion that this rezoning would have a negative impact on surrounding residential properties. This area is characterized by residential land uses and is served by Dublin Road, a residential access road that is designed for low volume residential traffic. Rezoning would introduce traffic that is not residential in nature and could cause safety issues along Dublin Road. There are no plans in place to improve Dublin Road at this time.

Based on these reasons staff recommends denial of the rezoning request to S-1, Services.

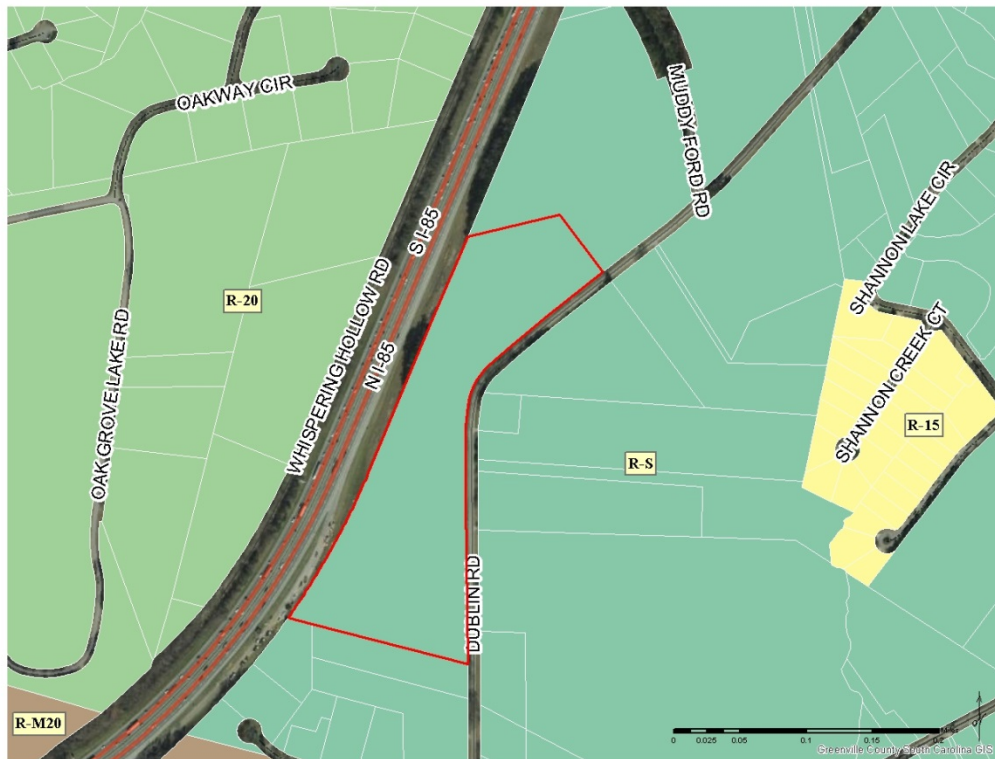


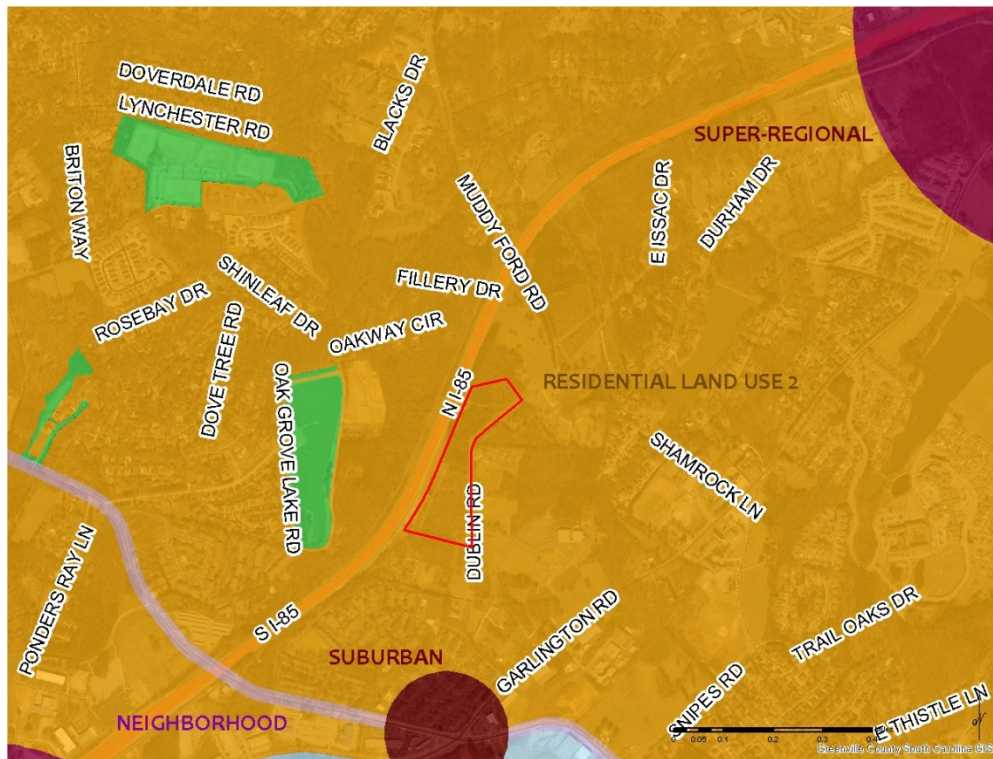
Aerial Photography, 2016





Zoning Map





Future Land Use Map

MOTION: By Mr. Stevenson, seconded by Mr. Rogers to deny CZ-2016-48. The motion carried by voice vote with one absent (Howard) and one recusal (Harrison).

Mr. Harrison returned to the meeting room.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-49

APPLICANT: Eric Hedrick for TCC Venture LLC, Townes at Cardinal Creek HOA, and Goldjin Company Inc.

PROPERTY LOCATION: 225 Smith Hines Road

PIN/TMS#(s): 0547030105505 and 0547030105603

EXISTING ZONING: R-12, Single-Family Residential and PD, Planned Development

REQUESTED ZONING: R-M9, Multifamily Residential and PD, Planned Development (Major Change)

ACREAGE: 23.3

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. Parcel 0547030105603 was successfully rezoned R-12, Single-Family Residential in 1995, CZ-1995-31. Parcel 0547030105505 was successfully rezoned PD, Planned Development in 2004, CZ-2004-10.

EXISTING LAND USE: single-family residential and vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	Single-family residential (Townes at Cardinal Creek PD)
East	PD and R-12	Single-family residential (Townes at Cardinal Creek PD) (Glen Garry SD) (City of Mauldin)
South	R-12	single-family residential (Glen Garry SD) (City of Mauldin)
West	R-12	single-family residential (Cardinal Creek SD) (City of Mauldin)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated 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	Acres	Total Units
Current	R-12	3.6 units/acre	3.9	14 units
Requested	R-M9	9 units/acre		35 units

A successful rezoning may add up to 21 dwelling units.

ROADS: Smith Hines Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Miller Road	2,200' W	N/A	6,000	6,900 15%

SUMMARY:

The subject parcels are 23.3 acres of property located on Smith Hines Road approximately 1.2 miles south of the intersection of I-385 and Woodruff Road. The parcel has approximately 530 feet of frontage along Smith Hines Road.

The requested R-M9, Multifamily Residential is intended for one-family, two-family, and multiple-family dwellings. The Towns at Cardinal Creek Development to the north is approved for up to 172 townhomes. There are currently 119 townhomes built in the Planned Development.

The applicant is proposing a major change at The Towns of Cardinal Creek to add an access drive to connect to the adjacent subject parcel. The applicant states that the R-M9 is intended to be an extension of The Towns of Cardinal Creek Planned Development, and will consist of 22 additional townhomes similar to those within the Planned Development.

The applicant states the proposed land use is for single-family residential townhomes to match adjacent subdivision.

CONCLUSION:

The requested rezoning is an extension of the existing Towns at Cardinal Creek development and aligns with the original density of townhomes approved within the Planned Development. It is staff's opinion that this rezoning would have a minimal impact to surrounding properties. The requested residential density is supported by the Greenville County's Imagine Greenville Comprehensive Plan.

Based on these reasons staff recommends approval of the rezoning request to R-M9, Multifamily Residential and PD, Planned Development, Major Change.

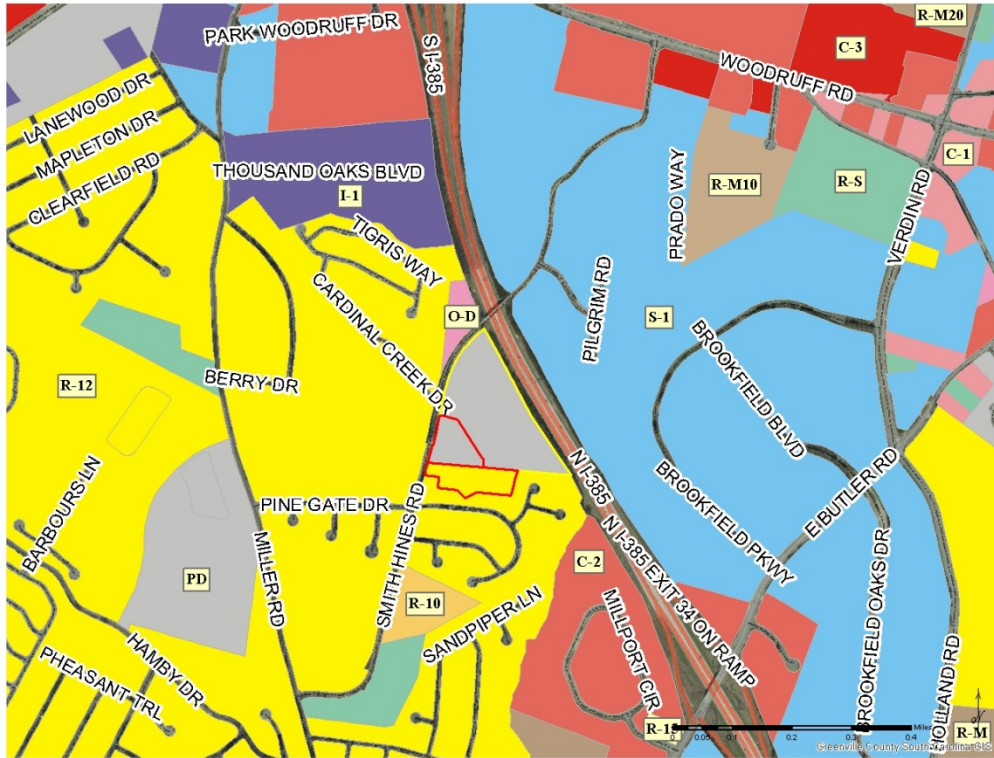
MOTION:

By Mr. Harrison, seconded by Mr. Looper to approve CZ-2016-49. The motion carried unanimously by voice vote with one absent (Howard).

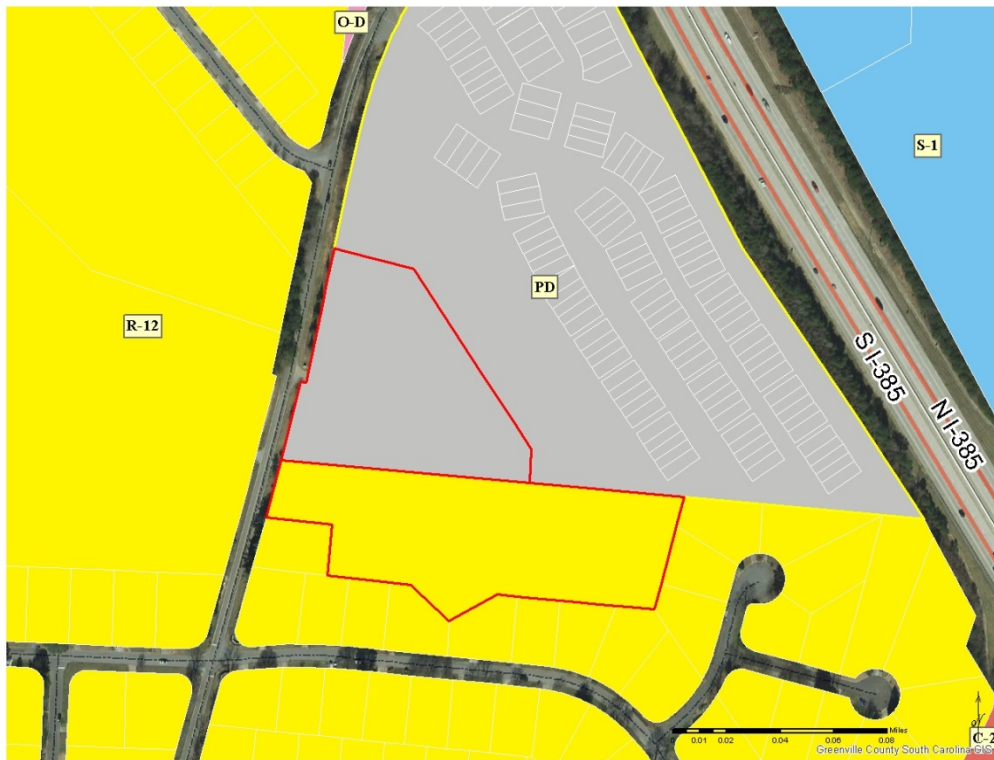


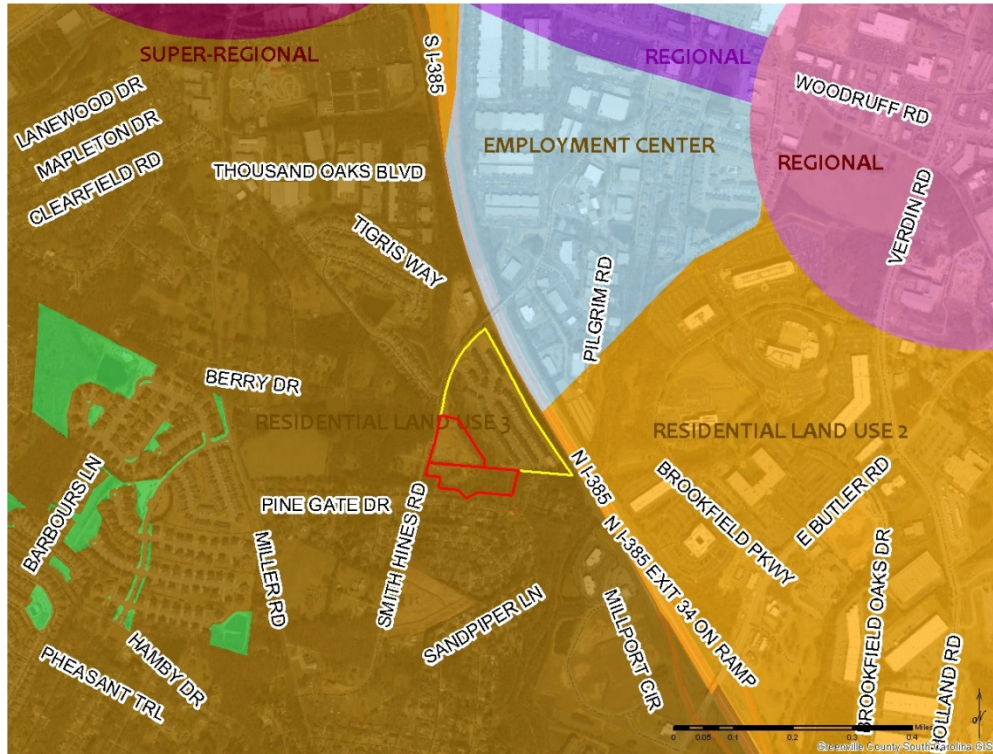
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

Mr. Rogers recused himself and left the meeting room.

DOCKET NUMBER: CZ-2016-50

APPLICANT: Tori Wallace-Babcock, Central Realty Holdings, LLC

PROPERTY LOCATION: 10 Beacon Drive

PIN/TMS#(s): 0533040100702 (portion)

EXISTING ZONING: C-3, Commercial and R-20, Single-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 5.84

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: A portion of the parcel was originally zoned C-1, Commercial in May 1970, as part of Area 1. A portion of the parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was a successful rezoning to C-3, Commercial in 2013, CZ-2013-42.

EXISTING LAND USE: parking lot and vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-3	gas station and bank
East	C-2	retail – strip center
South	R-20 and C-3	motel and vacant wooded
West	R-M20 and R-M10	apartments (Views on Pelham) and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Beacon Drive: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Beacon Drive.

SUMMARY: The subject parcel is 5.84 acres of property located on Beacon Drive approximately 0.7 miles west of the intersection of I-85 and Pelham Road. The parcel has approximately 400 feet of frontage along Beacon Drive.

The applicant is requesting to rezone the property to C-2, Commercial. This district is established to provide for development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. The subject property is within an established commercial/retail shopping center.

The applicant states the proposed land use is for a commercial retail development consistent with Pelham at 85 shopping center.

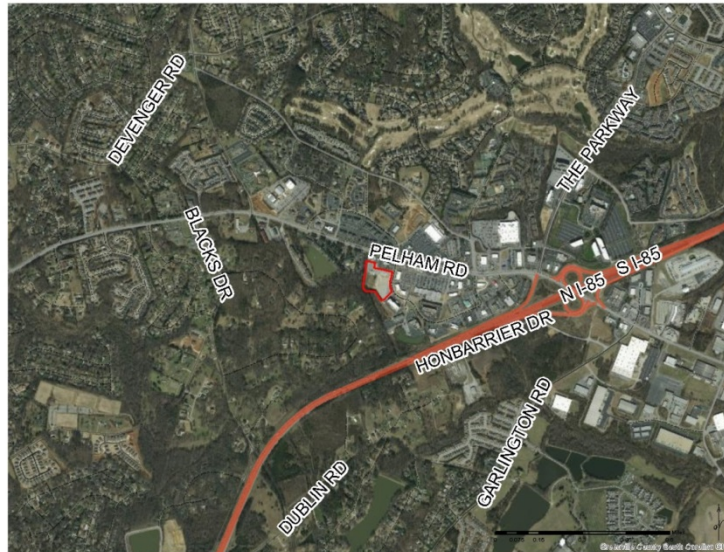
CONCLUSION:

It is staff's opinion that rezoning this portion of a parcel to C-2, Commercial is appropriate for this area, and is consistent with existing and surrounding land uses. This site is located within an established commercial development.

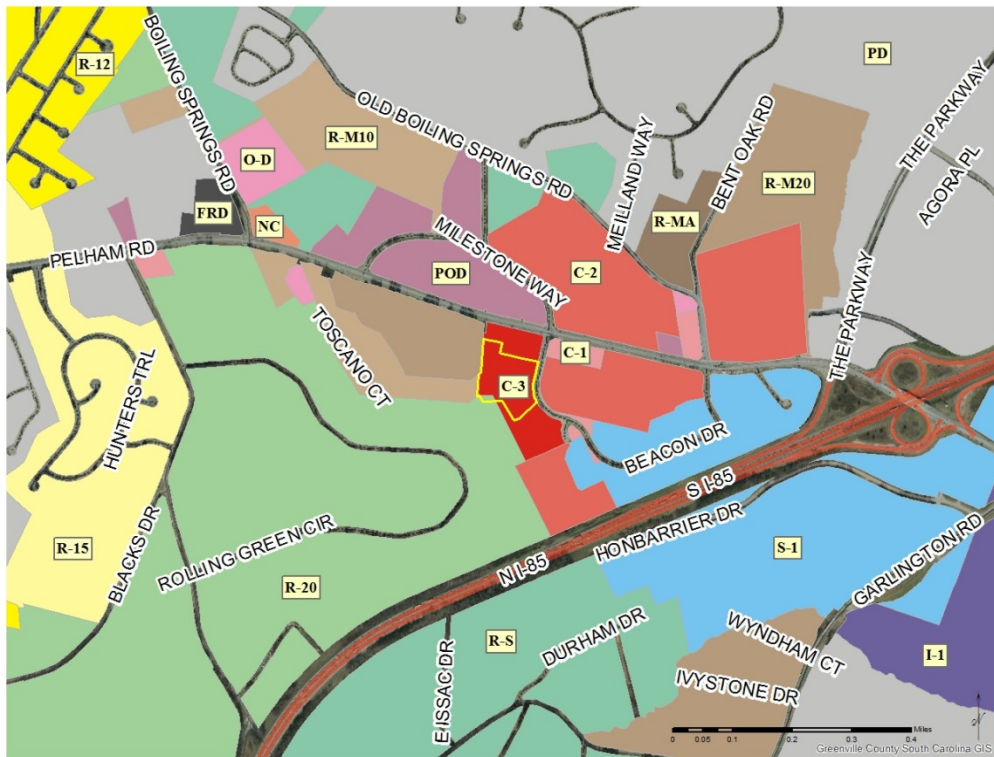
Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.

MOTION:

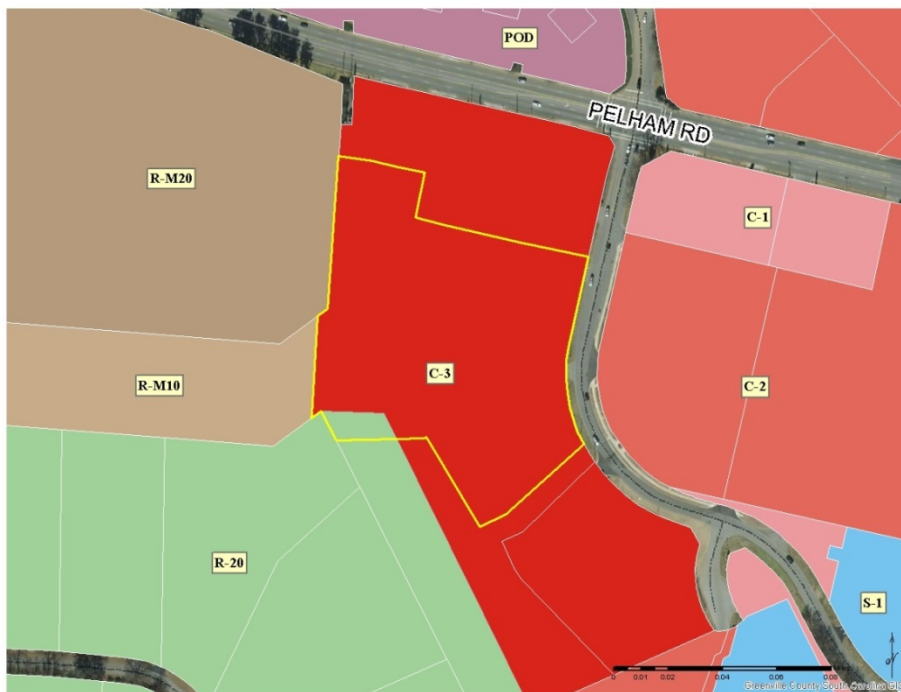
By Mr. Bichel, seconded by Mr. Harrison to approve CZ-2016-50. The motion carried unanimously by voice vote with one absent (Howard) and one recusal (Rogers).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-51

APPLICANT: Nick Franchina for Alfred P. Sellars c/o Nancy Fleming

PROPERTY LOCATION: 25 Bell Road

PIN/TMS#(s): 0539010103500, 0539010103600, 0539010103700,
0539010103800

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-20, Single-Family Residential

ACREAGE: 3.85

COUNCIL DISTRICT: 28 – Payne

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

EXISTING LAND USE: single-family residential and vacant pasture and wooded land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Vacant wooded
East	R-M20	Assisted living (Brookdale) and single-family residential (Estates at Bellwood SD)
South	R-S	Single-family residential
West	R-S and C-1	Church (Woodruff Road Christian Church), single-family residential and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>3.85</i>	<i>6 units</i>
Requested	R-20	2.2 units/acre		8 units

A successful rezoning may add up to 2 dwelling units.

ROADS: Bell Road: two-lane County-maintained local
Southpointe Drive: two-lane private

TRAFFIC: No traffic counts in proximity of Bell Road.

SUMMARY: The subject parcels are 3.85 acres of property located on Bell Road approximately 1.7 miles east of the intersection of I-385 and Woodruff Road. The parcel has approximately 780 feet of frontage along Bell Road and Southpointe Drive.

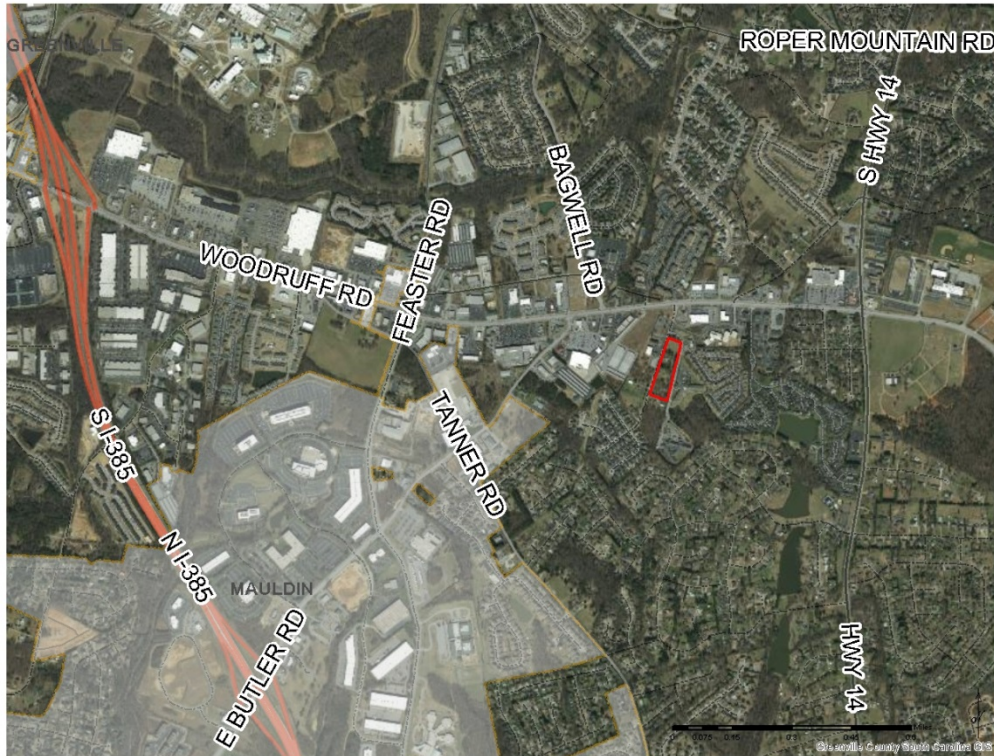
The current zoning R-S, Residential Suburban, allows for 6 single-family residences to be built. Rezoning to R-20, Single-Family Residential, would allow for 2 additional homes, for a total of 8 single-family residences to be built on the subject site. The current request for R-20 is consistent and less dense than many of the surrounding residential land uses.

The applicant states the proposed land use is for residential.

CONCLUSION: It is Staff's opinion that R-20, Single-Family Residential is consistent with the surrounding land uses in the area. This rezoning would have minimal impact to the surrounding properties.

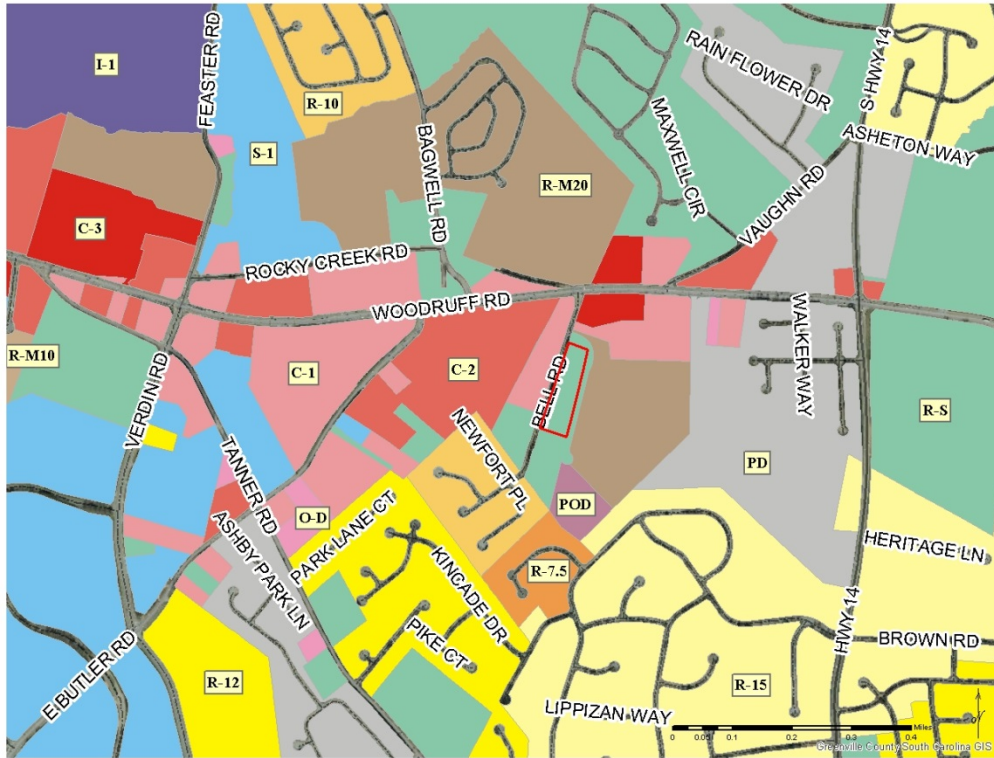
Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential.

MOTION: By Mr. Looper, seconded by Dr. Hollingshad to approve CZ-2016-51. The motion carried unanimously by voice vote with two absent (Howard and Rogers).

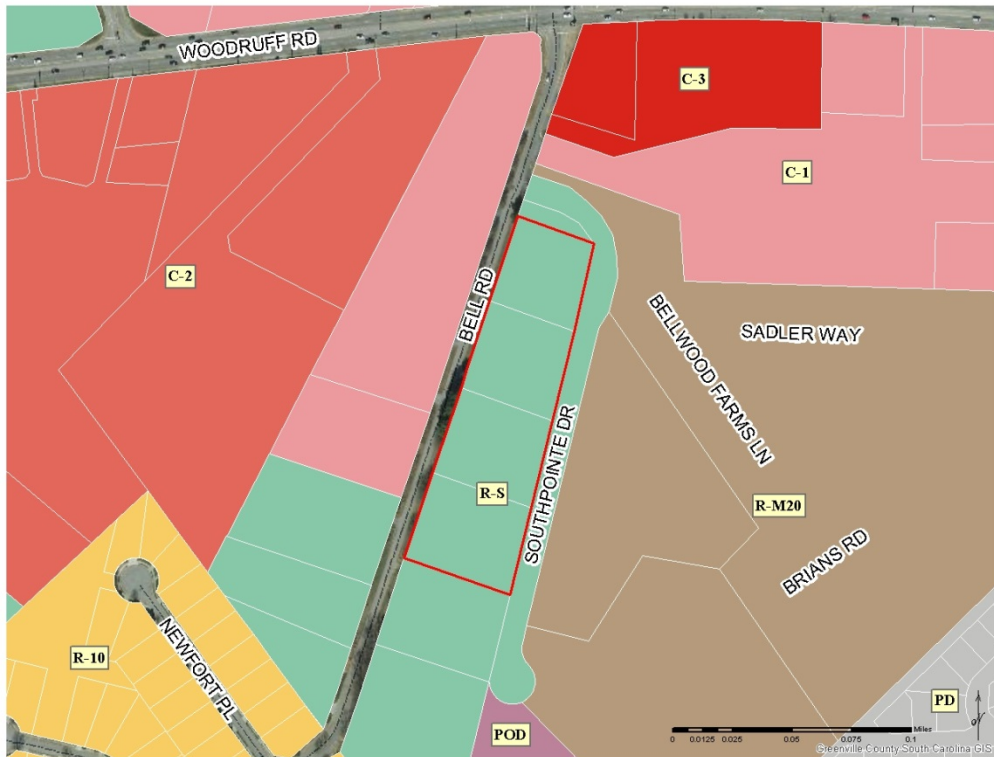


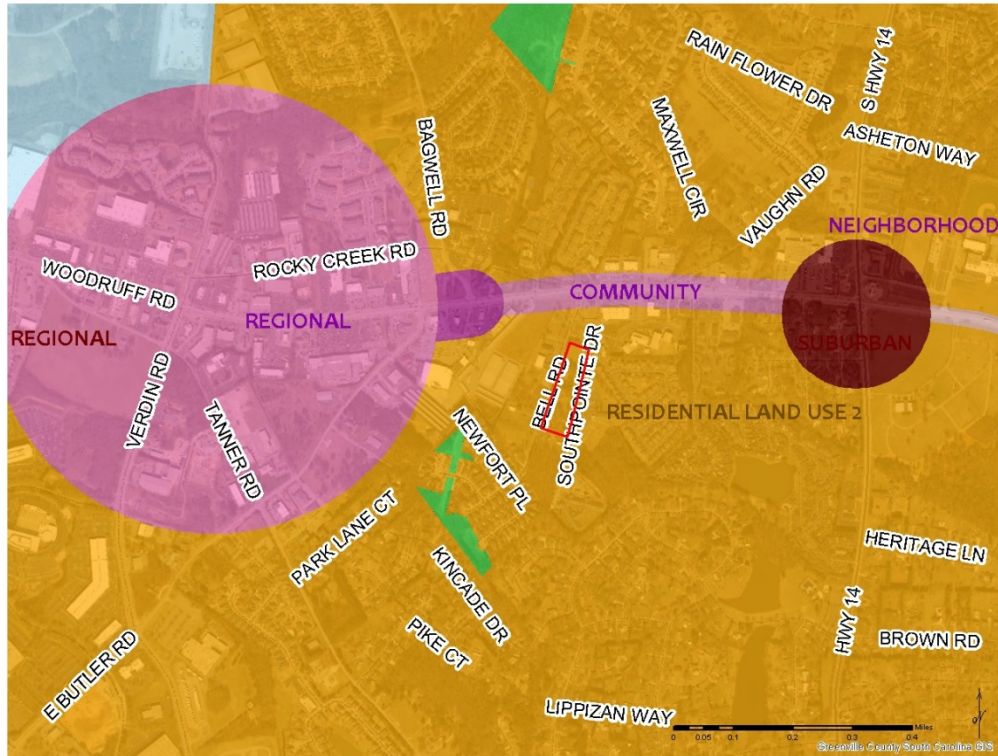
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-41

APPLICANT: Rodney E. Gray and Anthony Cirelli for Terry Blakely, Blakely Family Limited Partnership

PROPERTY LOCATION: Furr Road and Emily Lane

PIN/TMS#(s): 0610070100900

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 48.9

COUNCIL DISTRICT: 26 – Ballard

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

EXISTING LAND USE: vacant wooded and pasture

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-family residential (Belle Terrace Acres SD) and vacant wooded
East	R-S	Single-family residential (Laurel Trace SD) and vacant residential
South	Unzoned	Single-family residential and manufactured homes
West	R-S	Single-family residential and vacant wooded

WATER AVAILABILITY: Greenville County

SEWER AVAILABILITY: Metro 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.

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
Current	R-S	1.7 units/acre	47.04	80 units
Requested	R-12	3.6 units/acre		169 units

A successful rezoning may add up to 89 units.

ROADS: Emily Lane: two-lane State-maintained minor arterial
Furr Road: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Emily Lane and Furr Road.

SUMMARY: The subject parcel is 48.9 acres of property located on Emily Lane approximately 3 miles southwest of the intersection of Augusta Road and I-185. The parcel has approximately 560 feet of frontage along Emily Lane and 2,900 feet of frontage along Furr Road.

The applicant is requesting to amend the zoning from R-12 to R-15, Single-Family Residential. The current zoning of R-S, Residential Suburban is intended for single-family residences.

Resent developments in the area such as Laurel Trace and Southpark have similar density and lot size to the requested R-15, Single-Family Residential.

The applicant states the proposed land use is for Single-Family Residential.

CONCLUSION:

It is staff's opinion that the amended R-15 zoning is an appropriate requested zoning and would be consistent with the surrounding density in the area. The amended zoning request is also consistent with the recommended residential land use in Greenville County's Imagine Greenville Comprehensive Plan.

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family residential.

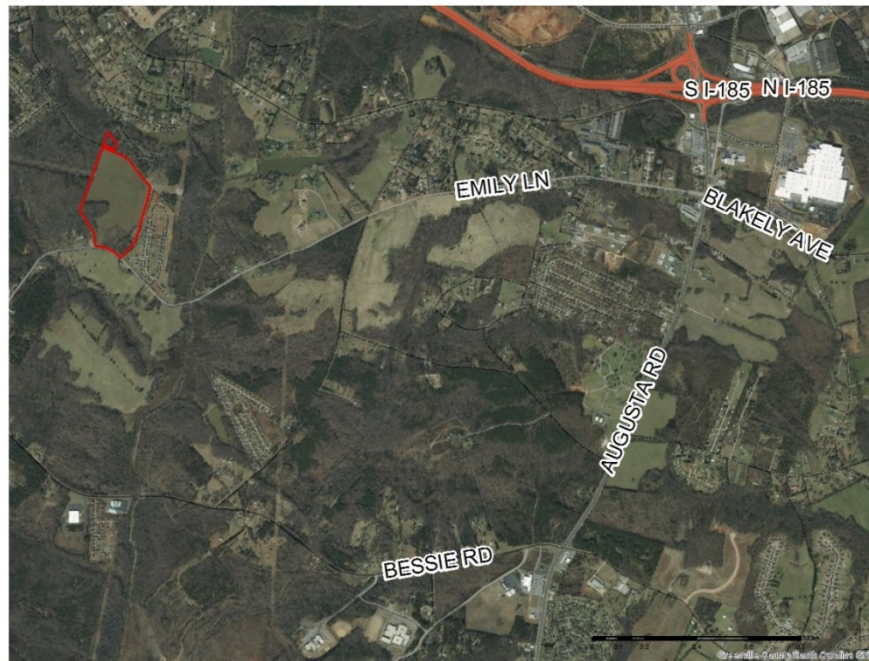
Ms. Buathier stated the item was returned from the Planning and Development Committee in order to allow the applicant to reconsider the zoning category to better match the proposed density. As stated the request is being amended to R-15.

MOTION:

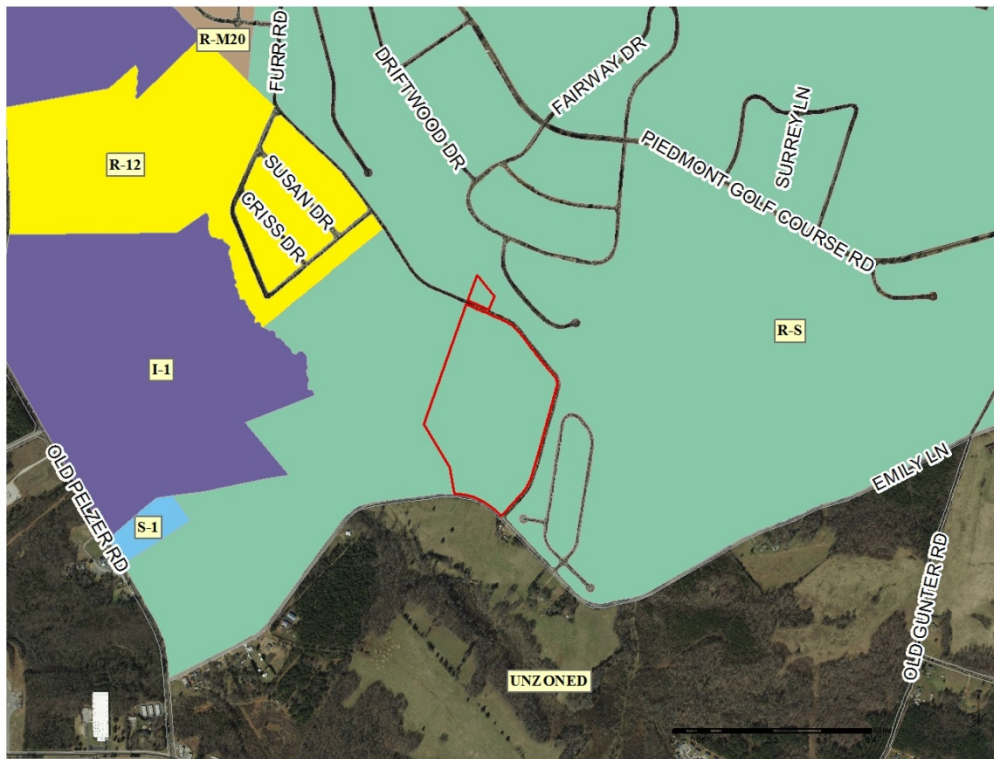
By Mr. Looper, seconded by Mr. Harrison to recommend amending the request to R-15, Single-Family residential. The motion carried unanimously by voice vote with one absent (Howard).

MOTION:

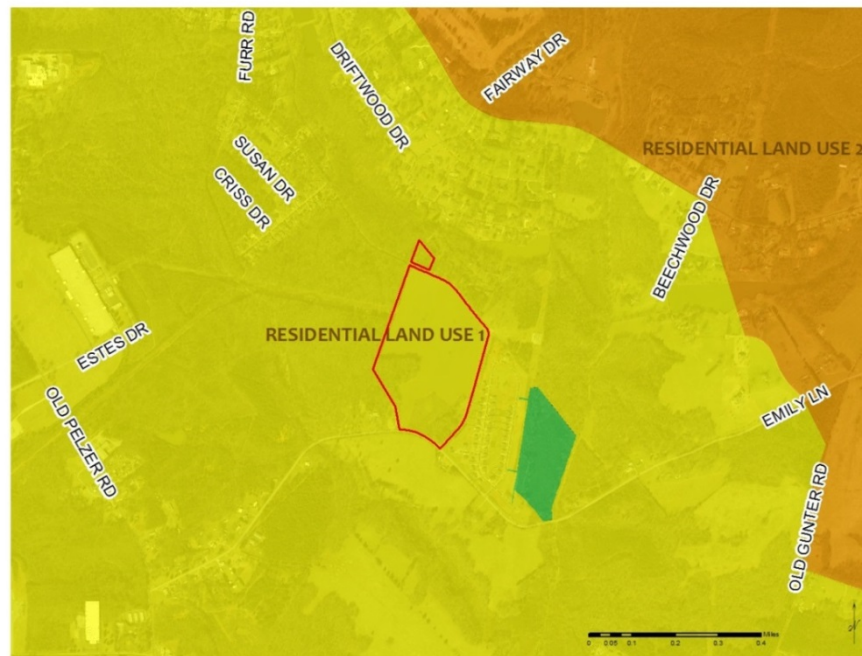
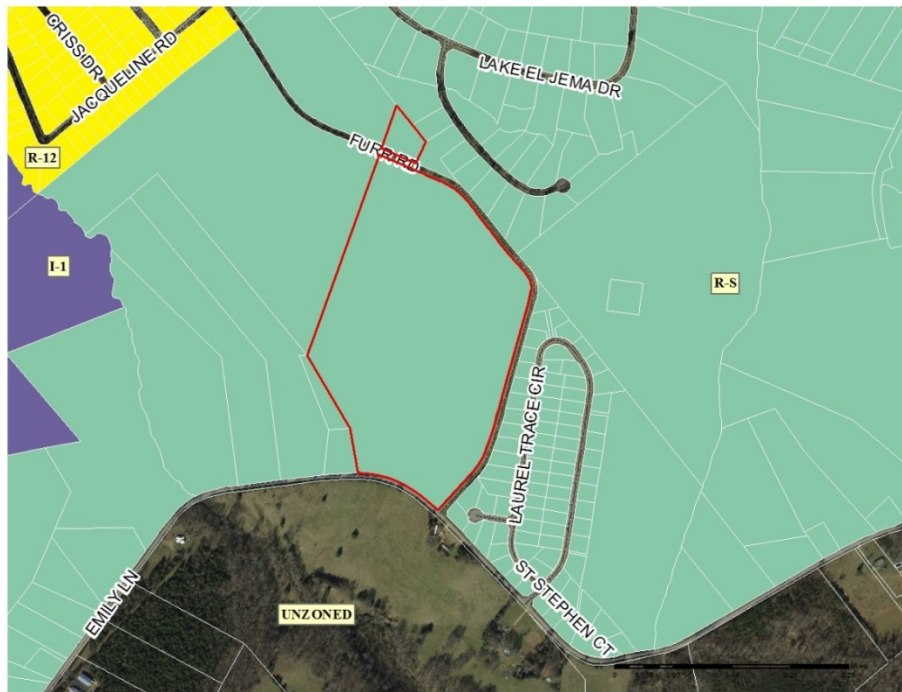
By Mr. Looper, seconded by Mr. Harrison to move forward with staff's recommendation CZ-2016-14 as R-15. The motion carried unanimously by voice vote with one absent (Howard).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER CP-2016-02

APPLICANT Greenville County Planning Commission

BACKGROUND The Taylors Community Plan was initiated by the Taylors community in July 2013 to lend assistance to a grassroots effort beginning in the area. With the help of community residents, stakeholders, planners and public officials, the community created the Taylors Community Plan.

The Taylors Community Plan is a statement of the community's vision and seeks to address the immediate concerns and long-term goals of the community. The plan provides direction for community leaders, stakeholders and serves as a guide for where and how future development should occur.

Therefore staff is requesting the Taylors Plan be forwarded to County Council and recommends the plan be an amendment to the County's Comprehensive Plan.

Mr. Meeks addressed the Commission regarding the Taylors Plan which was presented to the Commission in June. He stated staff was prepared to move forward and is requesting the Commission adopt a resolution in favor of the plan and forward it to the Planning and Development Committee to proceed with the process to have the Taylors plan as an amendment to the Imagine Greenville Comprehensive Plan.

MOTION: By Mr. Bichel, seconded by Mr. Stevenson to adopt the resolution regarding the Taylors Plan and forward to full Council for adoption. The motion carried unanimously by voice vote with two absent (Howard and Rogers).

PLANNING MONTHLY REPORT

Eric Vinson addressed the Commission members with an update of the monthly Planning Report as was included in their agenda packet. He went over the various community meetings and different plans staff has been working on. Additionally, he spoke of future plans that staff may be participating in. He updated the Commissioners on the staff assisted municipalities and the work being done in each. Mr. Vinson announced the kick-off of the Long Range Transportation Plan, which will be on September 7, 2016 at the TD Convention Center beginning at 6:00 p.m. Additionally, he noted the various sub-regional meetings that will be held throughout the county and invited the Commissioners to attend. Mr. Vinson went over the construction and permit activities as well as the rezoning counts and code enforcement activity.

MONTHLY MEETINGS

Mr. Meeks updated the Commissioners on their educational credits and requested they stay and sign some papers after the meeting. He noted he would be in touch to make sure all received the necessary credits before the end of the year.

NEW BUSINESS

There was no new business.

OLD BUSINESS

There was no old business

ADJOURN

MOTION: By Mr. Looper to adjourn. Without objection the meeting adjourned at 6:08 p.m.

Submitted by recording secretary
