

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

MEMBERS PRESENT: S. Hammond, Vice Chair, M. Looper, S. Selby, C. Tumblin and C. Chea

MEMBERS ABSENT: M. Shockley, M. Freeland and J. Rogers

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

CALL TO ORDER

Vice Chair Hammond called the Planning Commission meeting to order at 4:30 p.m. and Mr. Selby provided the invocation.

APPROVAL OF THE NOVEMBER 18, 2015 MINUTES

MOTION: By Mr. Looper to approve the minutes of the November 18, 2015 Commission meeting as presented. The motion carried unanimously by voice vote with three absent (Freeland, Rogers and Shockley).

PRELIMINARY SUBDIVISION APPLICATIONS

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

- 2016-101**, Heritage Bend (Cluster)
2016-101VA, Associated Variance
- 2016-104**, Pennington Farm
- 2016-105**, Neely North (Cluster)
- 2016-106**, Ranch Road (Cluster)
- 2016-107**, Maplestead Farms (Cluster)

2016-101, Heritage Bend (Cluster) – WITHDRAWN BY APPLICANT

2016-101-VA – WITHDRAWN BY APPLICANT

2016-104, Pennington Farm

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 13 acres and zoned R-S. The developer is proposing a 17 lot subdivision accessed by Scuffletown Road. The developer is proposing 0.19 miles of Public Road. Public water will be provided by Greenville Water and sewer will be by septic system. Clear Spring Fire serves this area.

Based on comments from the Subdivision Advisory Committee, staff had the following concerns:
Internal Access only for all lots. The developer has provided an easement to lots 18 and 19 through lot 15, which satisfies staff's concern. Staff recommends approval of the preliminary subdivision application.

Mr. David Nichols, Gray Engineering appeared representing the developer and was available for any questions.

MOTION: By Mr. Selby, seconded by Mr. Looper to approve 2016-104. The motion carried unanimously by voice vote with three absent (Freeland, Rogers and Shockley).

2016-105, Neely North (Cluster)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 61.4 acres and zoned R-15. The developer is proposing a 173 lot Subdivision accessed by Neely Ferry Road. The developer is proposing a Cluster Development with Option 1. Open Space Required is 9.21 acres and Open Space Provided is 15.1 acres. The developer is proposing 1.4 miles of Public Road. Public Water will be provided by Greenville Water and Sewer will be provided by Metropolitan Sewer. Simpsonville Fire serves this area.

Staff recommends approval of the preliminary subdivision application.

Mr. David Nichols, Gray Engineering appeared to answer any questions.

MOTION: By Mr. Tumblin, seconded by Mr. Looper to approve 2016-105. The motion carried by voice vote with one in opposition (Selby) and three absent (Freeland, Rogers and Shockley).

2016-106 Ranch Road (Cluster)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 32.92 acres and zoned R-15. The developer is proposing a 95 lot subdivision accessed by Ranch Road East. The developer is proposing a Cluster Development with Option 1. Open Space Required is 4.94 acres and Open Space Provided is 8.56 acres. The developer is proposing 3,887 Linear Feet of Public Road. Public Water will be provided by Greenville Water and Sewer will be provided by Metropolitan Sewer. Mauldin Fire serves this area.

Staff recommends approval of the preliminary subdivision application.

Mr. Jonathan Mett, with CCad Engineering, Roper Creek Rd., Gville, S C addressed the Commission members in favor of the proposed.

MOTION: By Mr. Chea, seconded by Mr. Tumblin to approve 2015-106. The motion carried unanimously by voice vote with three absent (Freeland, Rogers and Shockley).

2016-107 Maplestead Farms (Cluster)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 98.37 acres and zoned R-10. The developer is proposing a 238 lot subdivision accessed by Watkins Bridge Road and Duncan Road. The developer is proposing a Cluster Development with Option 2. Open Space Required is 26.81 acres and Open space Provided is 34.70 acres. The developer is posing 9,153 Linear Feet of Private Road. Public water will be provided by Greenville Water and Sewer will be provided by Berea Public Service. Berea Fire serves this area.

Ms. Dawson stated staff's concerns were as follows:

- Lots 14 through 91 only have one road entrance,
 - We would prefer full vehicular access at the 20' pedestrian access at the cul-de-sac of Braeswood Court, which would also provide a pedestrian access.
 - If full vehicular access is not provided, then we require a fully designed pedestrian crossing approved through an encroachment permit.
- Due to Fair Meadow Way being the only access to numerous lots, we require a connection between Hazelton Drive and Edgehill Court.
- The parcel that is being created and is not part of the subdivision will be part of the larger common plan of development.

Staff recommends denial of the preliminary subdivision application.

Mr. Paul Harrison, representing the applicant, 19 Washington Park, Gville, SC appeared in favor of the proposed and answered questions from the Commission.

Elizabeth Kelley, 710 Hunts Bridge Road, Gville, SC appeared in opposition to the proposed. Clayton Burton, 8 West Ridge Mountain Ct. Gville, SC appeared in opposition to the proposed.

MOTION: By Mr. Tumblin, seconded by Mr. Selby to approve 2016-107 with the contingency there is a vehicular access at both the northern end at Braeswood Court and also a vehicular access at Lyndale Court. The motion carried unanimously by voice vote with three absent (Freeland, Rogers and Shockley).

DRAINAGE EASEMENT ABANDONMENT 2016-100-DA

Sonya Dawson addressed the Commission members with a request for an abandonment of a portion of the 5 foot utility and drainage easement along the northern portion of his property. She stated based on the recorded plat, the concrete slab is within the 5 foot easement and encroaches onto the adjacent property. Ms. Dawson stated the applicant wants to build a single car garage attached to the house, that will encroach into the easement by 3.72 feet. Staff has no concerns regarding the request and recommends approval of the Drainage Easement Abandonment application.

Mr. Tumblin asked if anyone had a definition available for a "variance", as it was his understanding a variance would need to be a financial hardship or a dire need for something in order to approve a variance. It does not appear this indicates a hardship.

Ms. Dawson stated the request was for a Drainage Easement Abandonment and the requirements for these submittals are not necessarily defined in the Land Development Regulations.

MOTION: By Mr. Looper, seconded by Mr. Selby to approve the Drainage Easement Abandonment 2016-100-DA. The motion carried by voice vote with one in opposition (Tumblin) and three absent (Freeland, Rogers and Shockley).

APPEAL OF STAFF DECISION

2015-231, Brookhaven Subdivision (Cluster)

Sonya Dawson addressed the Commission members with an appeal of staff decision which was made during the

month of December. The request was for a development consisting of 29.36 acres and zoned R-15. The developer was proposing an 83 lot development accessed by Woodruff Road and Asheton Lakes Way. The developer was proposing a Cluster Development with Option 1, with 4.4 acres Open Space Required and 5.0 acres Open Space Provided. The developer was proposing 3785 Linear Feet of Public Road. Public water would be provided by Greenville Water and sewer would be provided by Metro Connects. Pelham Batesville Fire District serves this area.

Staff granted conditional approval based on the following:

- A revised Preliminary Plan must be submitted that addresses the following comments:
 - Provide future vehicular/pedestrian connections to the west
 - Provide an additional access to the subdivision (per Fire Department requirements)
 - The engineer indicated that an emergency access would be provided at the cul-de-sac (Litchfield Trail)

Mr. Paul Harrison, Blue Water Civil Design, 19 Washington Park, Gville, SC appeared and answered questions the Commission had regarding staff's recommendation, particularly about a new road connection to Hwy 14 going through Graceland Cemetery. He stated he was requesting the removal of the request and provided a letter from the Cemetery who was additionally in opposition.

Mr. Tumblin asked if there was an opportunity down the road for the open space area there could be a revision to the plat and a road could be put in there.

Ms. Dawson stated there would be an option, but she did not know if that open space area would be best suited because it was a low spot for drainage.

MOTION: By Mr. Tumblin, seconded by Mr. Chea to approve 2015-231 with the contingency of the removal of the recommendation for a western vehicular access and the engineer provide an emergency vehicular access once determined by SCOT and the Fire Department based on their requirements. The motion carried by voice vote with one in opposition (Selby) and three absent (Freeland, Rogers and Shockley).

REZONING REQUESTS

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

CZ-2016-01, Lisa Lanni c/o McMillan Pazdan Smith Architecture for Campbell Young Leaders, located at 601 E. Bramlett Road, requesting rezoning from I-1, Industrial to R-7.5, Single-Family Residential. Staff recommends approval.

CZ-2016-02, Adam R. Fiorenza for Patricia N. Green located at 816 McKinney Road requesting rezoning from R-S, Residential Suburban to R-12, Single-Family Residential. Staff recommends denial.

CZ-2016-03, Gray Engineering Consultants c/o Chris Przirembel for Louise Bell Cooper, Connie L. Tadlock and Peggy Ayers Brown, located on the 300 Block of Michelin Road, requesting rezoning from R-S, Residential Suburban to R-12, Single-Family Residential. Staff recommends denial.

CZ-2016-04, Johnny Craig Osteen, located at 3218 New Easley Highway, requesting rezoning from C-2, Commercial to S-1, Services. Staff recommends approval.

CZ-2016-05, Eugene Kenneth Iozinno for Carl Vaughan Schmidt, Jr. located on the 100 Block of All Star Way, requesting rezoning from R-20, Single-Family Residential to FRD, Flexible Review District. Staff recommends denial.

CZ-2016-06, John Fort for Hillcrest Baptist Church, dba Berea Heights Baptist Church, located at

6914 White Horse Road, requesting rezoning from R-12, Single-Family Residential to C-3, Commercial (portion only). Staff recommends denial.

CZ-2016-07, Teodoro Lloyd Silva for M & T Properties, Inc. located at 8 White Circle, requesting rezoning from R-10, Single-Family Residential to S-1, Services. Staff recommends denial.

CZ-2016-08, Gray Engineering Consultants c/o Chris Przirembel for Jeffrey Scott Collins, Co. A LLC, David M. Collins, Dana M. Collins, Douglas N. Collins, Lois C. Rouse and Samuel B. Rouse, et al, requesting rezoning from I-1, Industrial and R-S, Residential Suburban to R-12, Single-Family Residential. Staff recommends denial.

CZ-2016-09, Bryon D. Culbertson for Jennifer L. Brooks, located at 555 S. Old Piedmont Highway, requesting rezoning from I-1, Industrial, to S-1, Services. Staff recommends denial.

CZ-2016-10, Central Realty Holdings, LLC, for Archie L. Honbarrier Trust & Cenco, Inc., located at 5320 Honbarrier Drive, requesting rezoning from S-1, Services and R-S, Residential Suburban to FRD, Flexible Review District. Staff recommends denial.

CZ-2016-11, Adem Dokmeci for R. L. R. Investments, LLC, located at 25 Chrome Drive, requesting rezoning from I-1, Industrial to S-1, Services. Staff recommends denial.

The Commissioners requested detailed information on CZ-2016-02, CZ-2016-03, CZ-2016-05, CZ-2016-08, CZ-2016-10 and CZ-2016-11.

MOTION: By Mr. Looper, seconded by Mr. Tumblin to accept staff's recommendations for CZ-2016-01, CZ-2016-04, CZ-2016-06, CZ-2016-07 and CZ-2016-09. The motion carried by voice vote with three absent (Freeland, Rogers and Shockley).

Scott Park presented the following:

DOCKET NUMBER:	CZ-2016-02
APPLICANT:	Adam R. Fiorenza for Patricia N. Greene
PROPERTY LOCATION:	816 McKinney Road
PIN/TMS#(s):	0548010102503
EXISTING ZONING:	R-S, Residential Suburban
REQUESTED ZONING:	R-12, Single-Family Residential
ACREAGE:	12.3
COUNCIL DISTRICT:	27 – Kirven
ZONING HISTORY:	The parcel was zoned R-S, Residential Suburban in June 1991 as part of Area 7.
EXISTING LAND USE:	Single-Family Residence

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residence
East	R-S	single-family residence
South	R-S	single-family residence
West	R-S	single-family residence, vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer is not directly available, additional easements will be required to access the sewer line.

FUTURE LAND USE: The subject property is part of the Scuffletown Road Area Plan and is designated as *Transitional Residential* which prescribes 2 to 4 dwelling 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	12.21	21 units
Requested	R-12	3.6 units/acre		44 units

A successful rezoning may add up to 23 units.

ROADS: McKinney Road: two lane County-maintained, local road

TRAFFIC: No traffic counts in the proximity of McKinney Road.

SUMMARY: The subject parcel is 12.3 acres of property located on McKinney Road approximately 0.25 miles south of Adams Mill Road. The subject parcel has approximately 580 feet of frontage along McKinney Road.

The subject parcel is zoned R-S, Residential Suburban. 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.

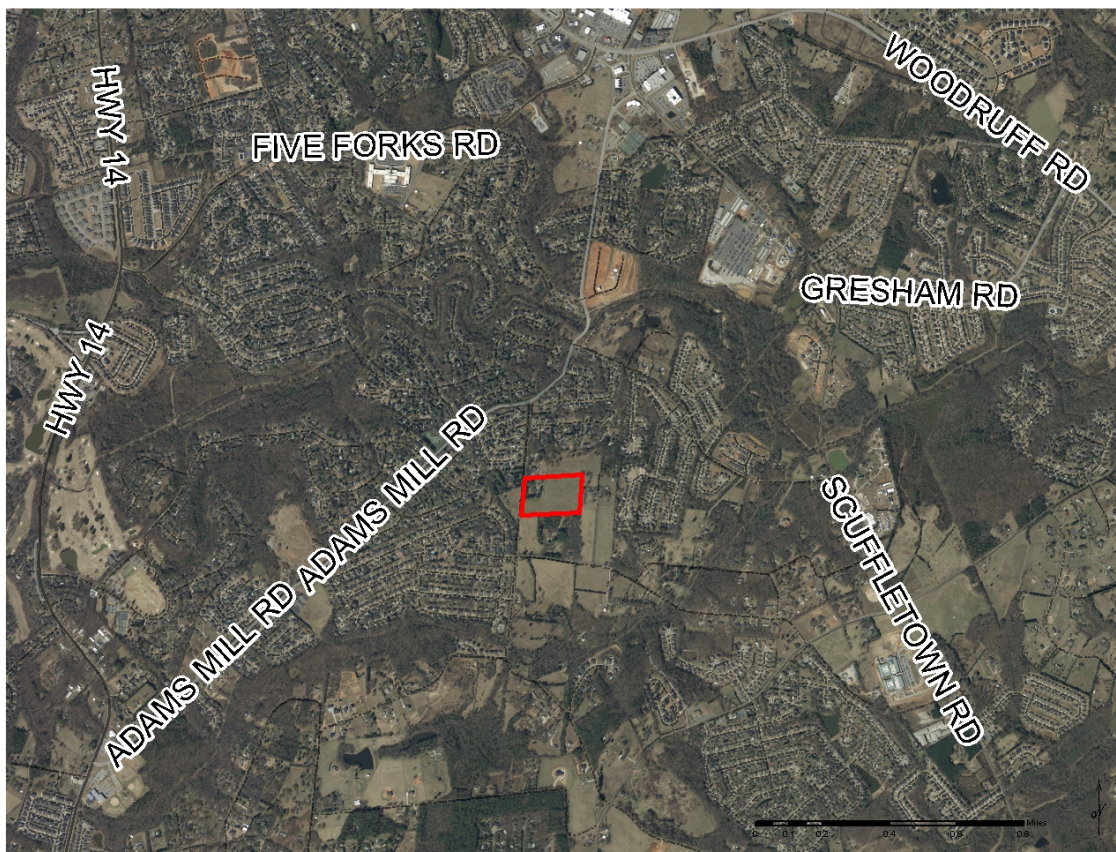
The application is requesting to rezone the property to R-12, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings. The regulations for this district is intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

The applicant states the proposed land use is for developing and building an active adult community of full brick homes by NewStyle Communities/Epcon; similar to Carriage Hills in Simpsonville.

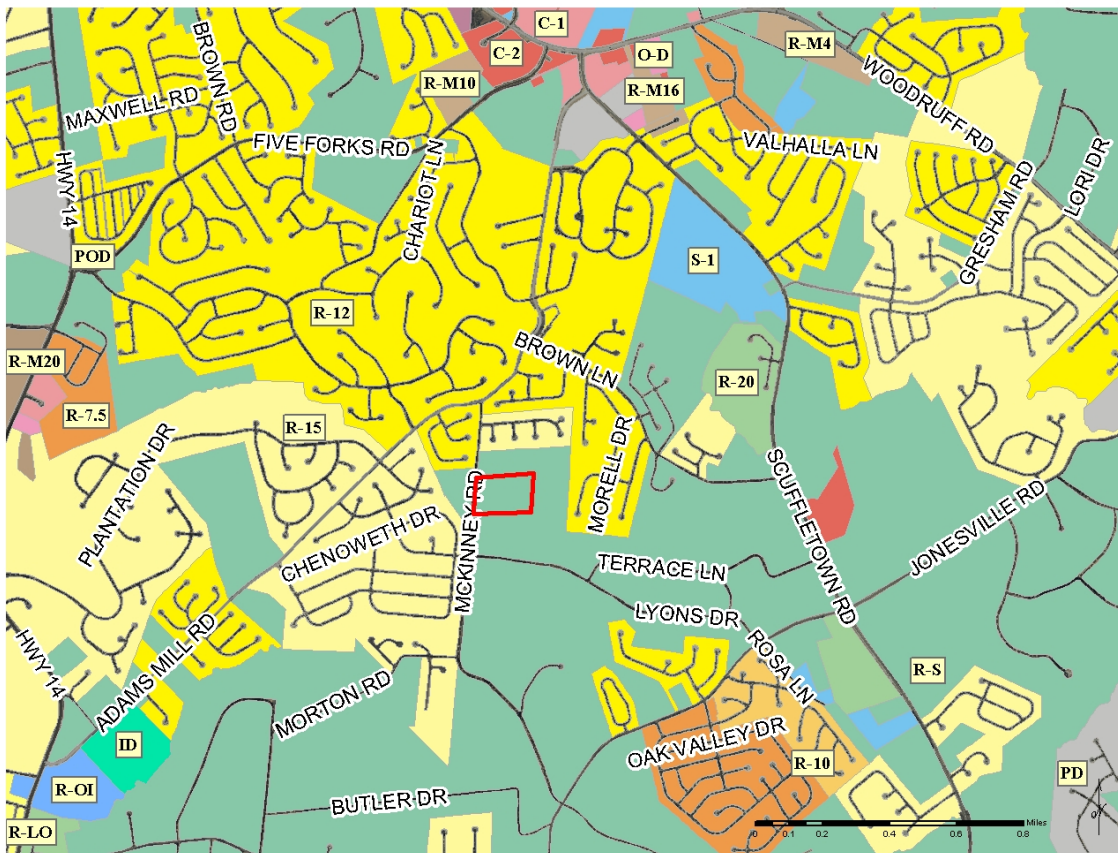
CONCLUSION: It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. Discussions among area residents continue to shape the Scuffletown Plan with a final proposal soon to be considered by the Planning

Commission and County Council. Thus, this proposal is premature to be compared to these grassroots discussions. Most significant debate concerns traffic and maintenance of the rural landscape. This area lacks significant road capacity and connectivity while also experiencing significant residential growth. It is staff's opinion that the current R-S zoning is appropriate and maintaining this current zoning, based on community input, has emerged as a key recommendation in the proposed Scuffletown Plan.

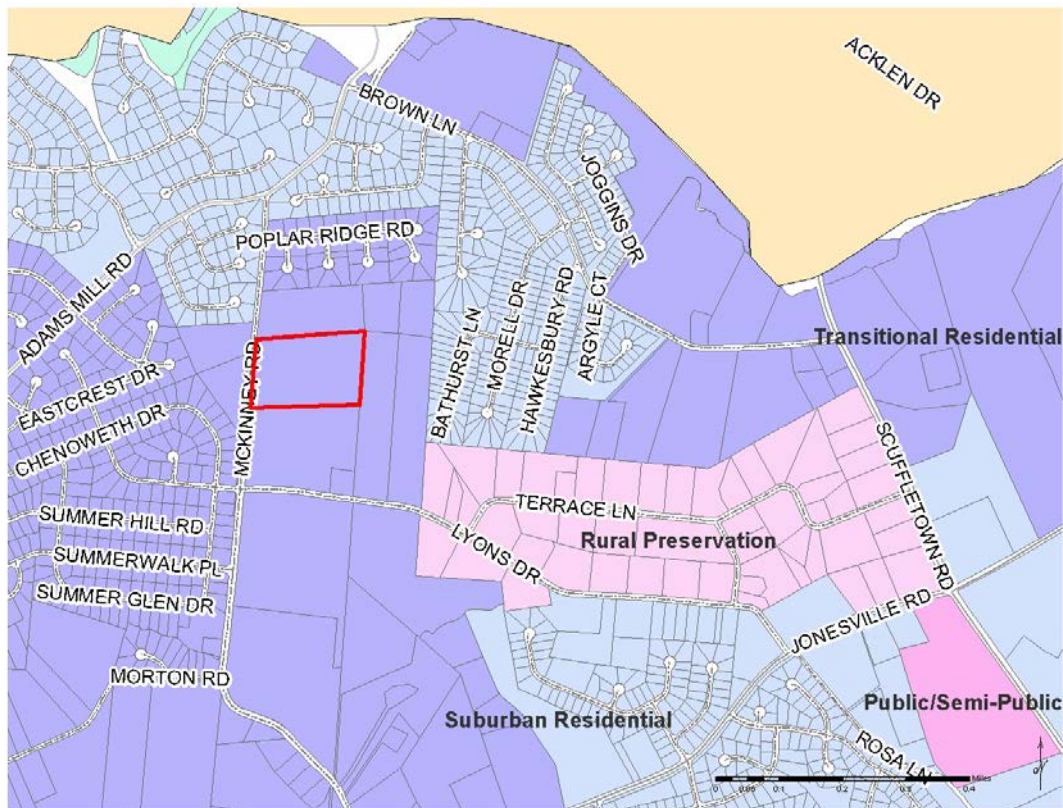
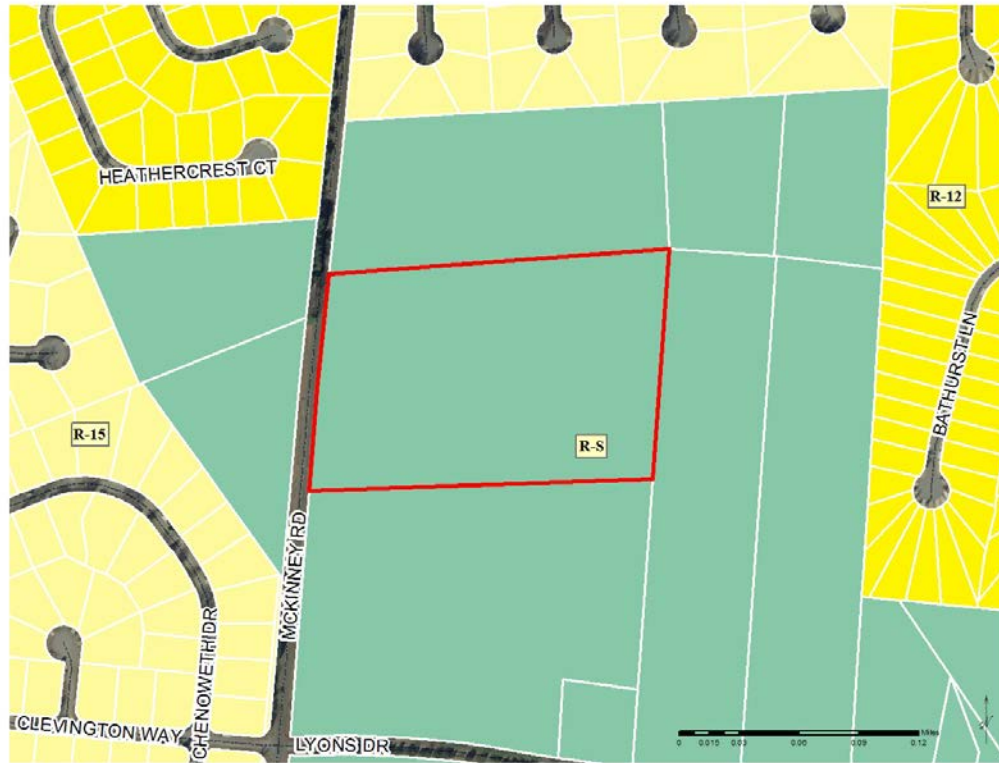
Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.



Aerial Photography, 2014



Zoning Map



Scuffletown Road Area Plan, Future Land Use Map

Mr. Tumblin stated he understood there would be some changes down the road, but the fact that things were still being worked on for down the road, he felt the Commission should not halt the decision making until that time. He stated the Scuffletown Road Area Plan is designated for 2 to 4 dwelling units per acre and R-12, if it were to be approved, would put you at 3.6 dwelling units which falls right in the middle of that. He stated he was looking for some feedback, looking at the zoning in that area, it is covered with R-12 and R-15 all around. Mr. Tumblin was curious on the feedback for the recommendation of denial.

Mr. Vinson stated staff had been working with the community residents for the past 8 months, since May 2015. Staff received a good bit of feedback over a period of three meetings. The community was in consensus the R-S zoning was appropriate for the area. Staff will be giving the Commission a presentation later on at this meeting on the update of the Scuffletown Area Plan. The update will show the zoning classification of R-S is the recommendation of the plan as we move forward based on significant public involvement not only through the plan process but also comments made at the Public Hearing in opposition to the request.

MOTION: By Mr. Selby, seconded by Mr. Looper to accept staff's recommendation of CZ-2016-12. The motion carried by voice vote with one in opposition (Tumblin) and three absent (Freelend, Rogers and Shockley).

Scott Park presented the following:

DOCKET NUMBER: CZ-2016-03

APPLICANT: Gray Engineering Consultants c/o Chris Przirembel for Louise Bell Cooper, Connie L. Tadlock and Peggy Ayers Brown

PROPERTY LOCATION: 300 Block of Michelin Road

PIN/TMS#(s): 0593030101100, 0593030101101 and 0593030101102

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 57

COUNCIL DISTRICT: 25 – Gibson

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

EXISTING LAND USE: vacant agriculture

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	overflow parking for industrial complex, wooded
East	R-S, I-1	vacant, wooded
South	R-S, S-1	mobile home residences
West	R-S, I-1	industrial complex, pasture, vacant

WATER AVAILABILITY: Has access to the water main on Reedy Fork Road.

SEWER AVAILABILITY: Metro Sewer

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

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site has significant industrial viability due to its level topography, utility availability, and vicinity to major highways and interstates.

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	55.04	94 units
Requested	R-12	3.6 units/acre		198 units

A successful rezoning may add up to 104 units.

ROADS: Michelin Road: two-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Michelin Road.

SUMMARY: The subject parcel is 57 acres of property located on Michelin Road approximately 2 miles southeast of Augusta Road. The parcel has approximately 2,400 feet of frontage along Michelin Road.

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

This application is requesting to rezone the property to R-12, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings. The regulations for this district is 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 district.

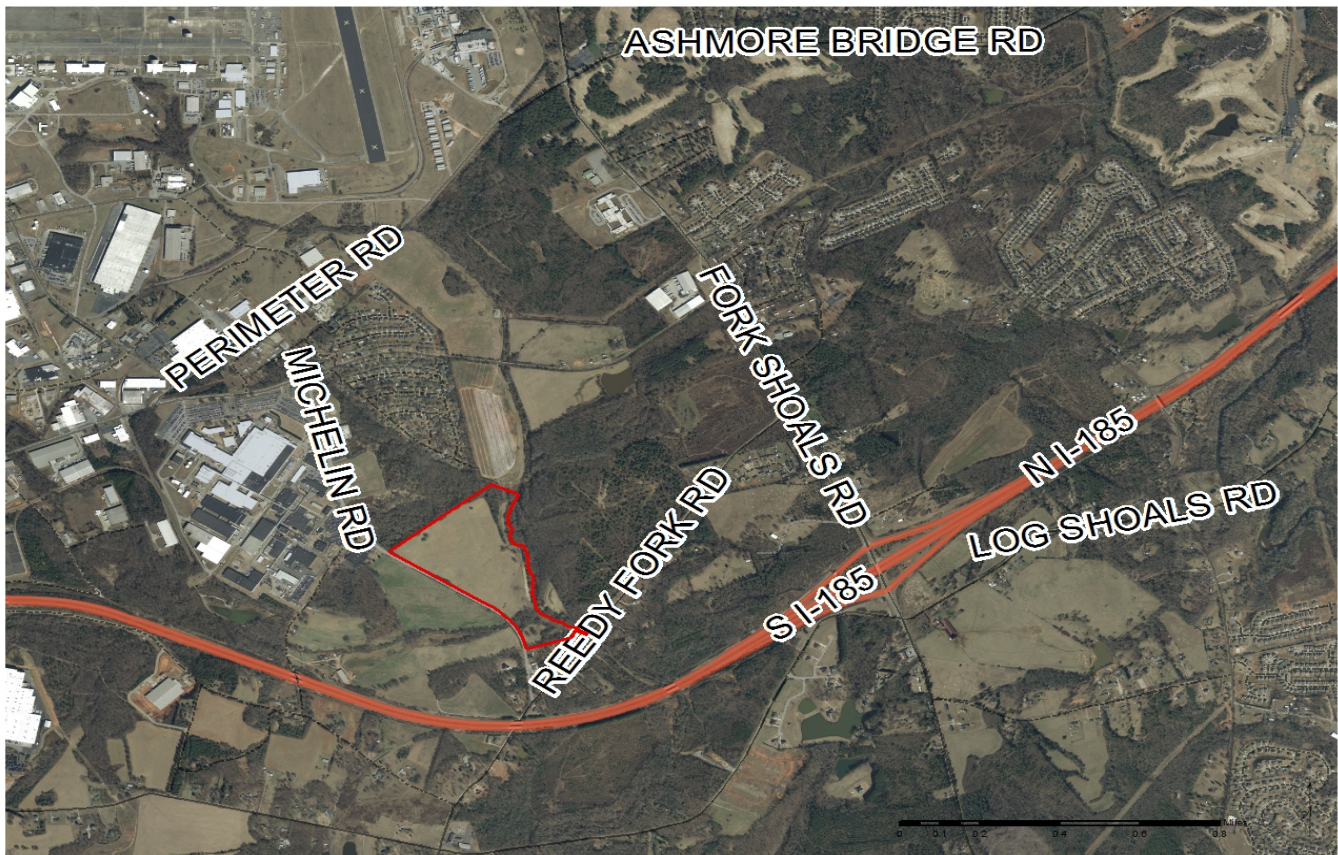
The applicant states the proposed land use is for Residential Development.

CONCLUSION: It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with existing expanding industrial uses and surrounding zoning. This site is located in a heavily industrialized area of Greenville County, just southeast of Michelin's US 1 facility. Level topography, utility availability, and easy access to major highways/interstates make this an ideal site for future industrial development. Initial stakeholder feedback gathered to inform the update to the County's land use plan indicates that this area should be preserved for

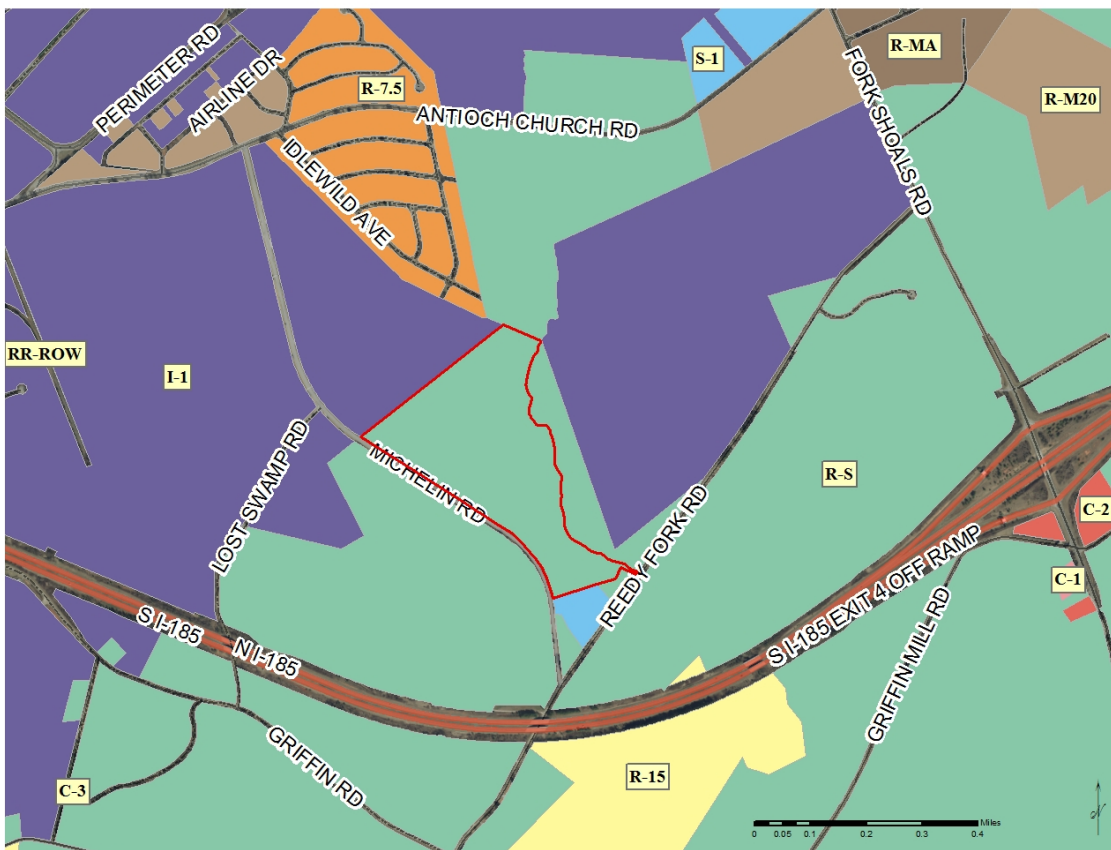
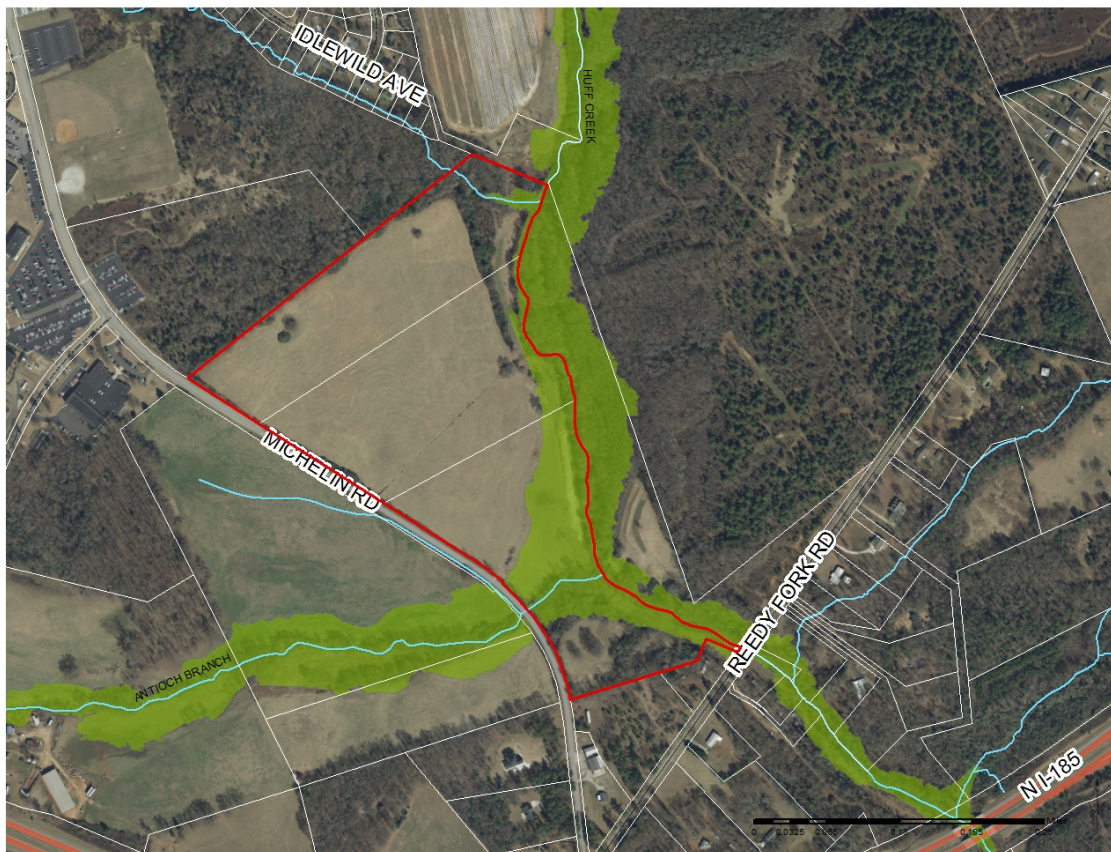
future industrial growth and job creation. Finally, due to the location of floodplain, the potential to connect to future roadways is limited only to Michelin Road where residents would be committed to a roadway currently dominated by industrial traffic.

It is staff's opinion that this area is better situated to serve new and existing industrial businesses with its proximity to major roadways.

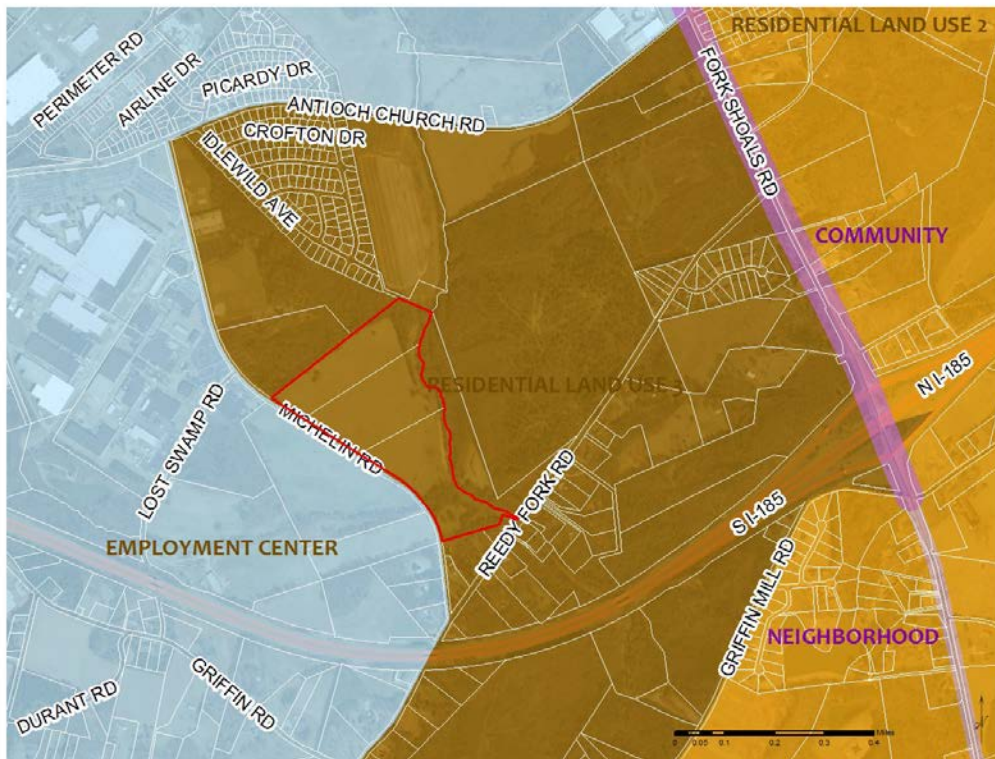
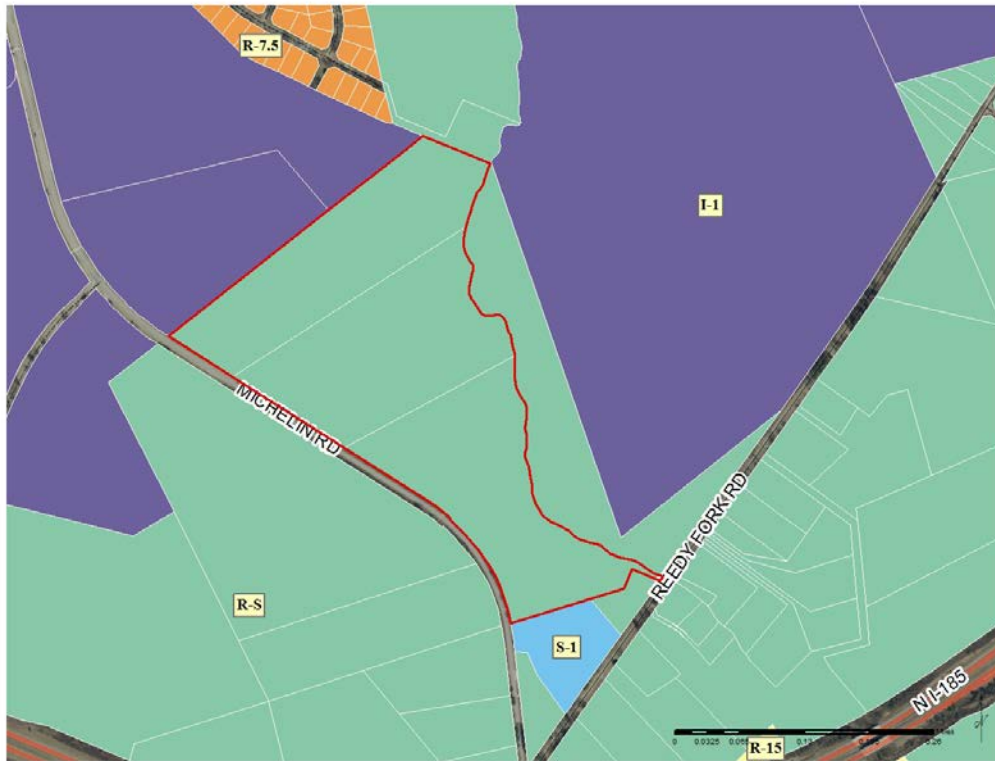
Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.



Aerial Photography, 2014



Zoning Map



Imagine Greenville Future Land Use Map

Mr. Selby stated the majority of the surrounding area is zoned residential. He felt the county had sufficient Industrial property for any future developments. He did not foresee any large industrial plants moving into Greenville in the near future. Mr. Selby stated he felt it would be an ideal location for those working in the Industrial area to be able to commute by foot or bicycle to get to work.

Mr. Tumblin agreed with Mr. Selby and stated the request falls within the Greenville County Comprehensive Plan and he made the following:

MOTION: By Mr. Tumblin, seconded by Mr. Selby to approve CZ-2016-03. The motion carried unanimously by voice vote with three absent (Freeland, Rogers and Shockley).

Alan Willis presented the following:

DOCKET NUMBER: CZ-2016-05

APPLICANT: Eugene Kenneth Iozzino for Carl Vaughn Schmidt, Jr.

PROPERTY LOCATION: 100 Block of All Star Way

PIN/TMS#(s): 0540020103701

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 5.0

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The parcel was zoned R-20, Single-Family Residential in May 1970 as part of Area 1.

EXISTING LAND USE: wooded vacant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	single-family residential (Merrifield Park)
East	R-20	school (Pelham Road Elementary)
South	R-20	church (Morningside Baptist Church)
West	R-20	single-family residential (Pelham Estates)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and 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	GIS Acres	Total Units
<i>Current</i>	<i>R-20</i>	<i>2.2 units/acre</i>	5.0	<i>11 units</i>
Requested	FRD	2.8 units/acre		14 units

A successful rezoning may result in 3 additional units.

ROADS:

All Star Way: two-land State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Pelham Road	2,550' SE	21,200	18,800 -11.3%	19,700 4.8%

SUMMARY:

The subject parcel is 5.0 acres of property located on All Star Way and approximately 870 feet north of Pelham Road. The subject parcel has approximately 1,000 feet of frontage along All Star Way.

The subject property is currently zoned R-20, Single-Family Residential. 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 requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

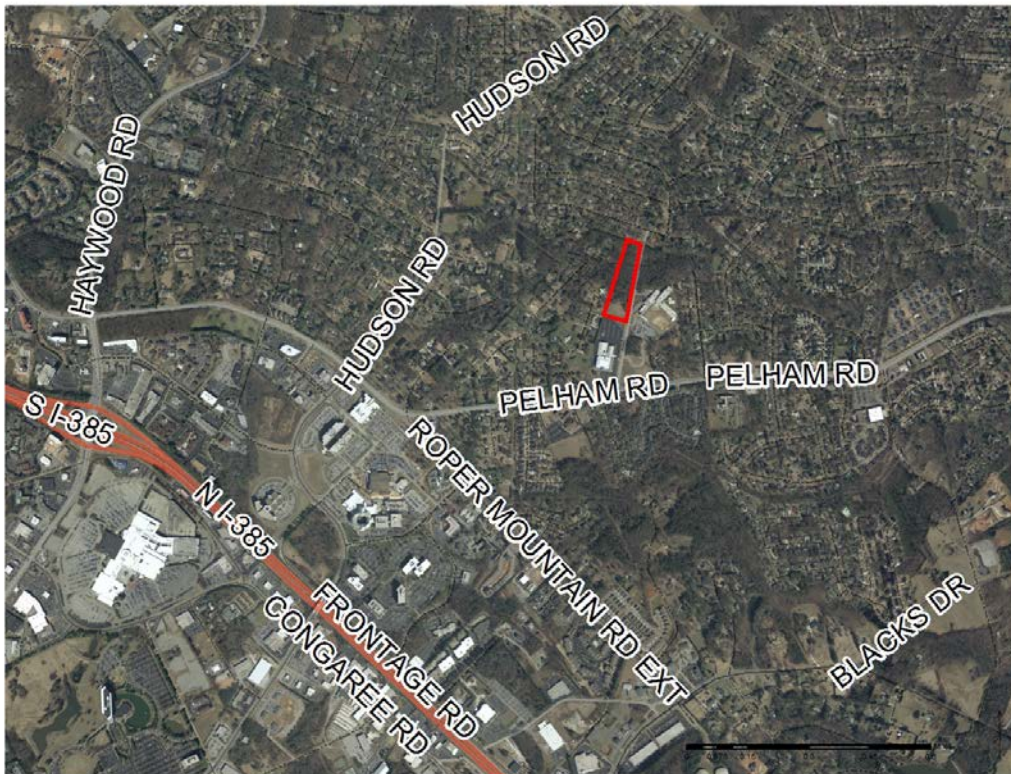
It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

The applicant states the proposed land use is for a Patio Home Neighborhood.

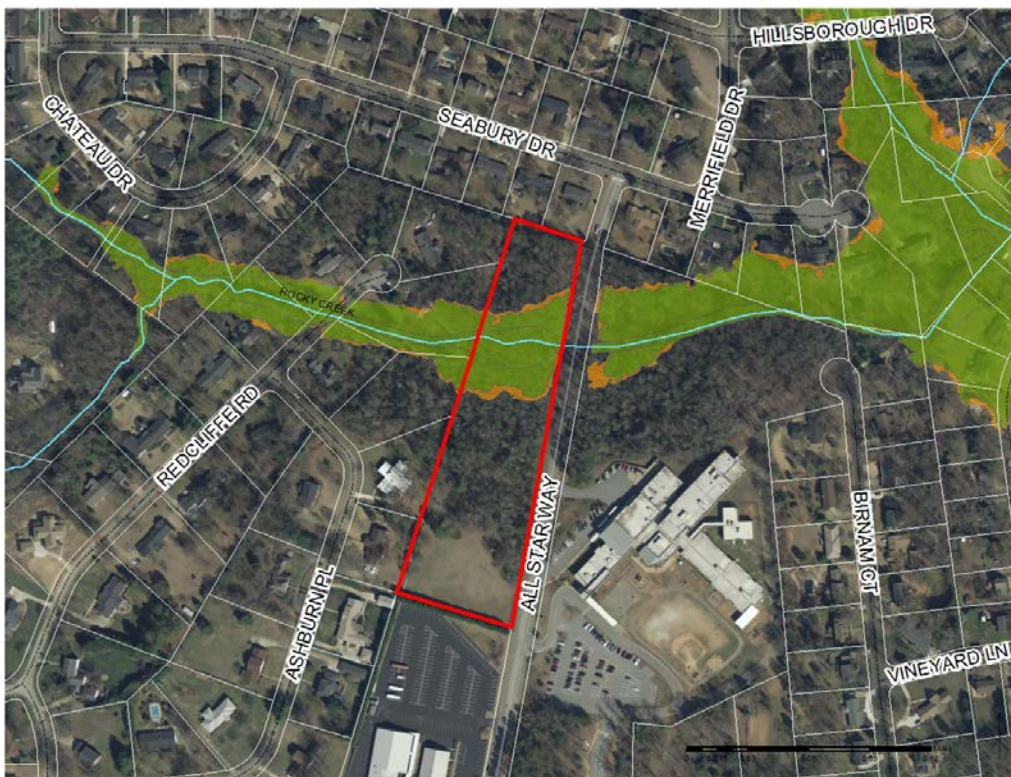
CONCLUSION:

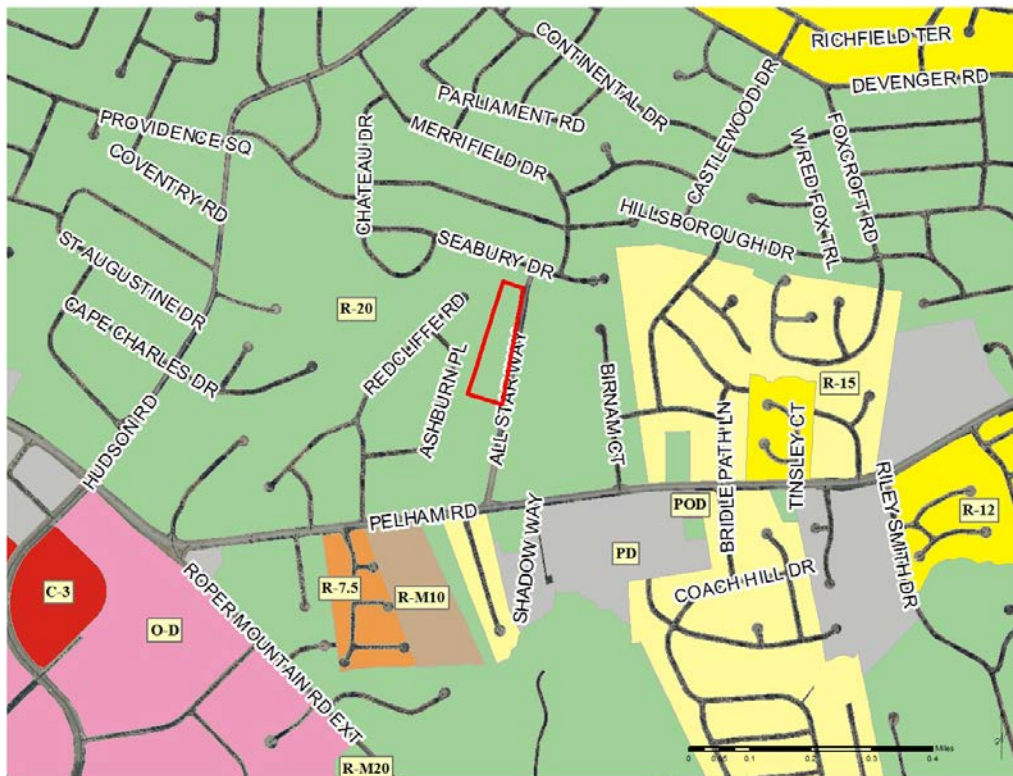
Staff's opinion is that the current R-20 zoning is appropriate and this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with the surrounding zoning and density of the surrounding established neighborhood. Further, this site contains a significant flood zone, a proven hazard area. This flood area should be avoided, especially from significant residential development, to ensure safety of homes during major storm events.

Based on these reasons, staff recommends denial of the requested FRD, Flexible Review District.

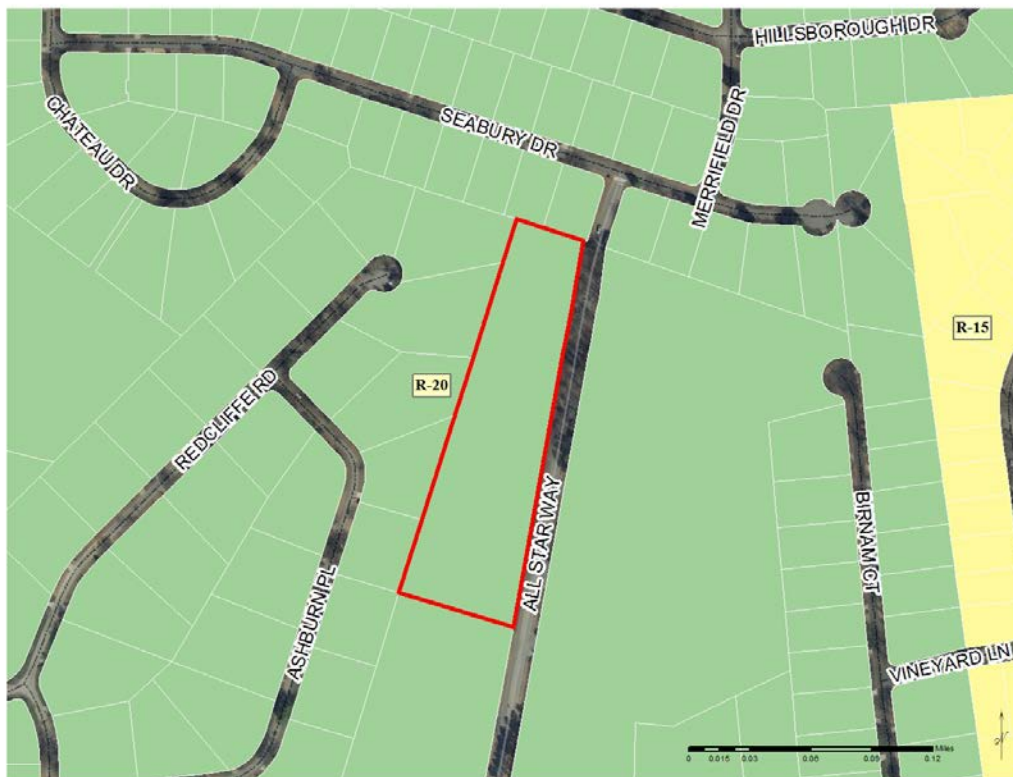


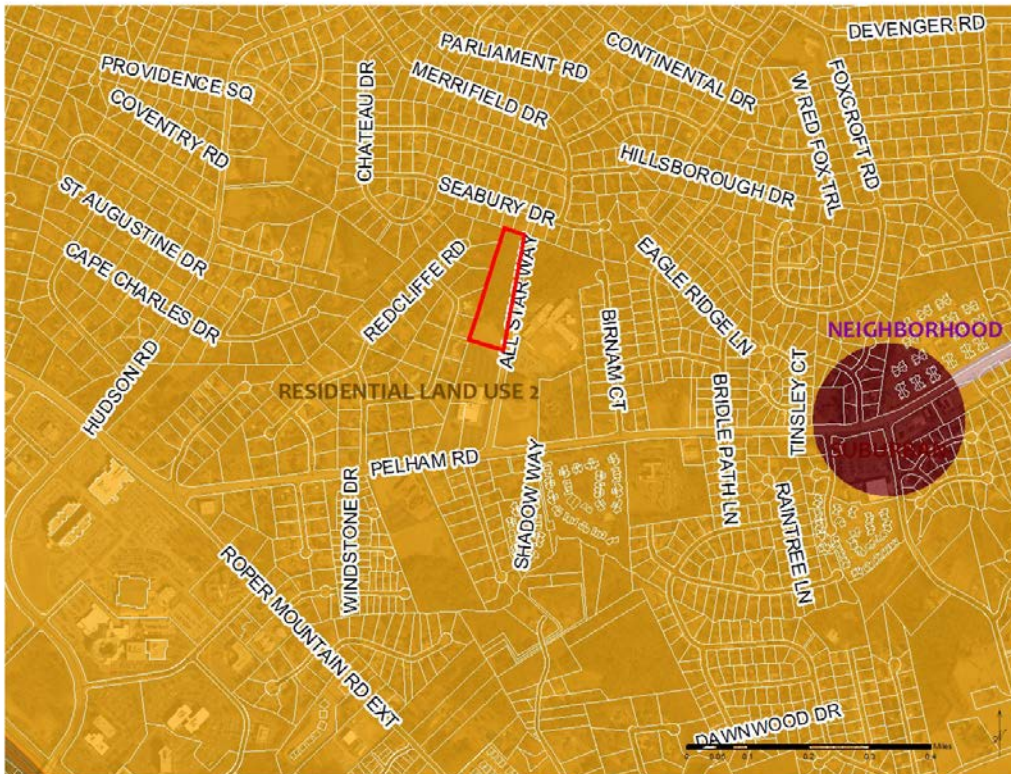
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Mr Tumblin stated he requested the item be reviewed as he felt all requests for Flexible Review Districts should be reviewed by the Commission. He asked if approved, how would the Commission hold the developer to the guidelines.

Mr. Vinson explained the process for approval begins through the rezoning application and there is a follow up process on the final development plan review. The applicant will be required to post the site again with site plan review signs, notifying the neighborhood he has filed more detailed plans. At that time staff would conduct a site plan review and make the plans available for the public to see and the Commission would have the opportunity to vote on the final development plan. He stated once approved the applicant may seek building permits.

Mr. Tumblin asked if this was something staff felt was another Del Norte?

Mr. Vinson stated there had been significant flooding along Rocky Creek at this location, but the basis for the recommendation was a combination of factors along with feeling the R-20 zoning was appropriate.

Mr. Tumblin stated in his opinion, in R-20 zoning you have 11 units and in FRD zoning you would get 14 units which he did not view as a significant impact. He stated he thought it was a nice area for a good infill site. He felt at some point, especially since he has a brother who is an engineer; we depend on those guys to make those decisions on flood plains. Mr. Tumblin stated he knows things had happened in the past but felt engineers have come a long way.

MOTION: By Mr. Selby, seconded by Mr. Looper to accept staff's recommendation of denial on CZ-2016-15. The motion failed by a voice vote of two in favor (Selby and Looper), three in opposition (Chea, Tumblin and Hammond) and three absent (Freeland, Rogers and Shockley).

MOTION: By Mr. Chea, seconded by Mr. Tumblin to approve CZ-2016-05. The motion carried by a voice vote of three in favor (Chea, Tumblin and Hammond), two opposed (Selby and Looper) and three absent (Freeland, Rogers and Shockley).

Scott Park presented the following:

DOCKET NUMBER: CZ-2016-08

APPLICANT: Gray Engineering Consultants c/o Chris Przirembel for Jeffery Scott Collins, Co A LLC, David M. Collins, Dana M. Collins, Douglas N. Collins, Lois C. Rouse and Samuel B. Rouse, etal

PROPERTY LOCATION: 300 Block of Reedy Fork Road

PIN/TMS#(s): 0583020100700, 0583020100703, 0583020100704, 0593030101000, and 0593030101002

EXISTING ZONING: I-1, Industrial and R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 180

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcels were originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. The application to rezone 0583020100700 and 0593030101000 from R-S, Residential Suburban to I-1, Industrial was approved in 2000, CZ-2000-56. There was an unsuccessful PD, Planned Development rezoning request for 0583020100700 and 05930301000 in 2007, CZ-2007-65.

EXISTING LAND USE: wooded vacant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S, R-M20 and R-MA	wooded vacant, single-family residential, church (Union Baptist Church) and
East	R-S	wooded vacant
South	R-S	single-family residential (Meadow Ridge SD)
West	R-S	vacant wooded and single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE:

The subject property is part of the Imagine Greenville comprehensive plan with majority of the property designated as *Residential Land Use 3* which prescribes 6 or more units per acre. The subject property also contains a small portion of property on the eastern side designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

The subject property is also designated a *Community Corridor* which are a near-balance of residential and nonresidential uses. 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.

INDUSTRIAL POTENTIAL:

The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site represents a significant, contiguous area designated industrial in a heavily industrialized area of the county.

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	16.82	29
	I-1	0 units/acre	169.8	0 units
Requested	R-12	3.6 units/acre	186.1	670units

A successful rezoning may have up to 641 additional dwelling units.

ROADS:

Fork Shoals Road: two-lane State-maintained major collector
 Reedy Fork Road: two-lane State-maintained major collector
 Union Church Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Ashmore Bridge Road	2,800' N	3,300	3,300 0%	3,200 -3%

SUMMARY:

The subject parcels are 180 acres of property located on Fork Shoals Road, Reedy Fork Road and Union Church Road approximately 0.5 miles from I-185. The project has approximately 1,600 feet of frontage along Fork Shoals Road, 2,500 feet of frontage along Reedy Fork Road, and 875 feet of frontage along Union Church Road.

The subject parcels 0583020100700 and 0593030101000 are 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 parcels 0583020100703, 0583020100704 and 0593030101002 are zoned R-S, Residential Suburban. 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The application is requesting to rezone the properties to R-12, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings. The regulations for this district is 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 district.

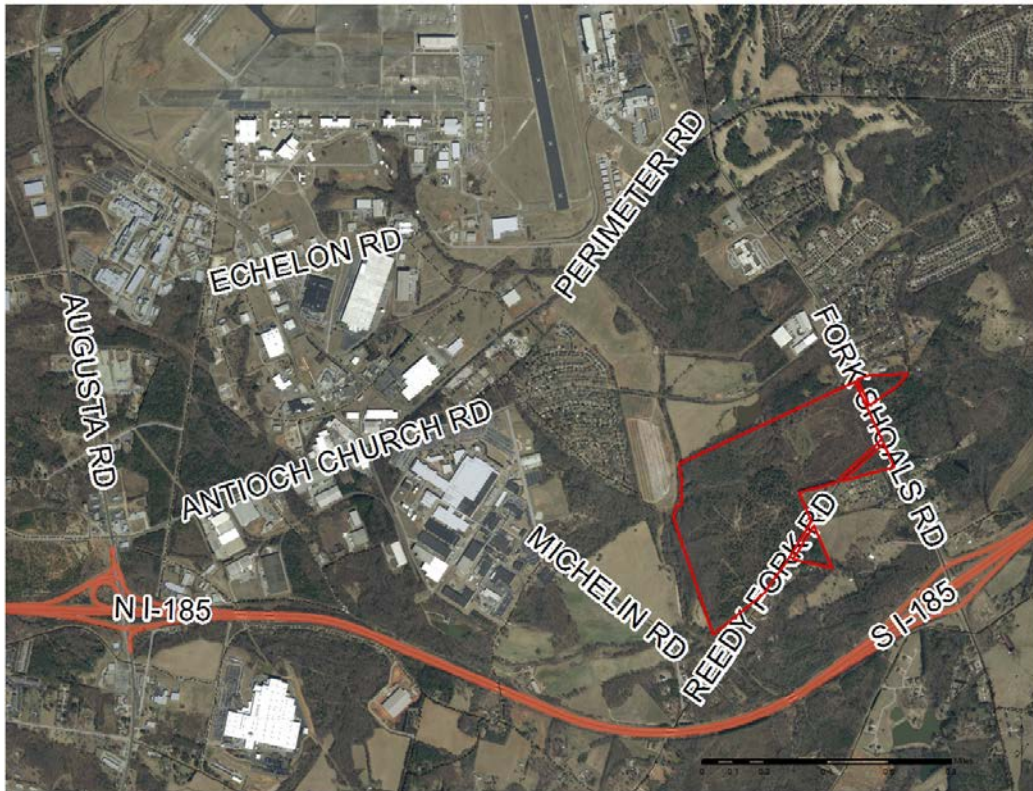
The applicant did not state a proposed use.

CONCLUSION:

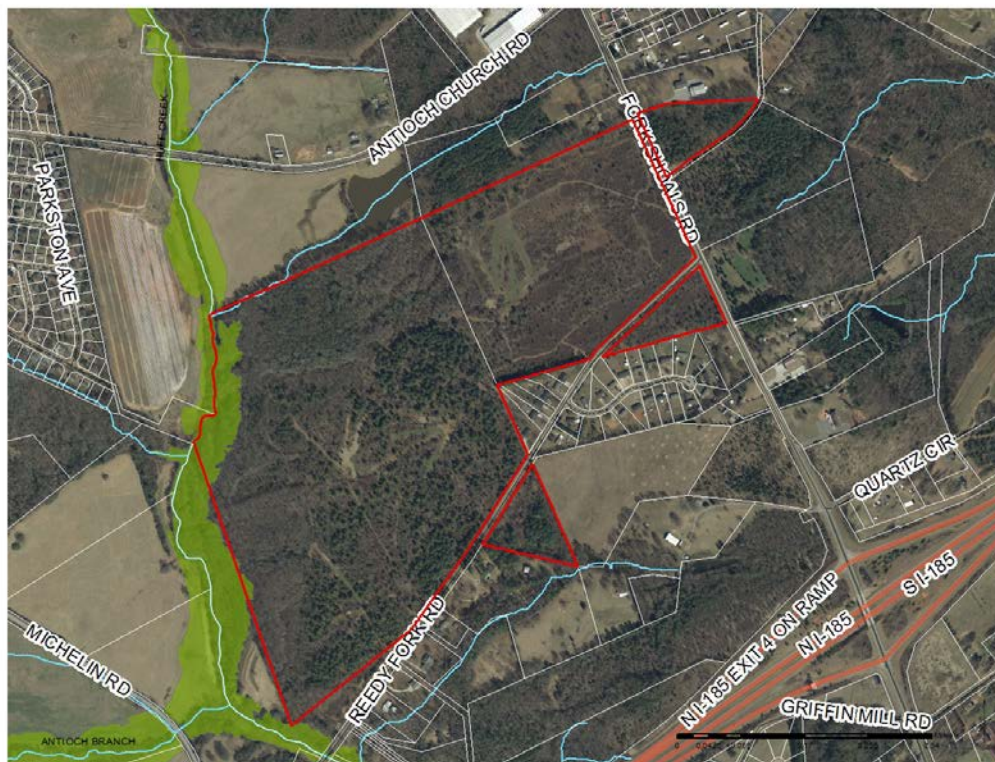
It is staff's opinion that the current I-1 zoning is the appropriate for this site and that this requested rezoning would have significant impact on the surrounding area. This site represents a significant block of contiguous I-1, is in a heavily industrialized area of the county, and has all utilities in close proximity to support future industrial and manufacturing users. The proposal is inconsistent with existing and expanding industrial uses and surrounding zoning. Further, this site contains flood zone which should be avoided, especially from significant residential development, to ensure safety of homes during major storm events.

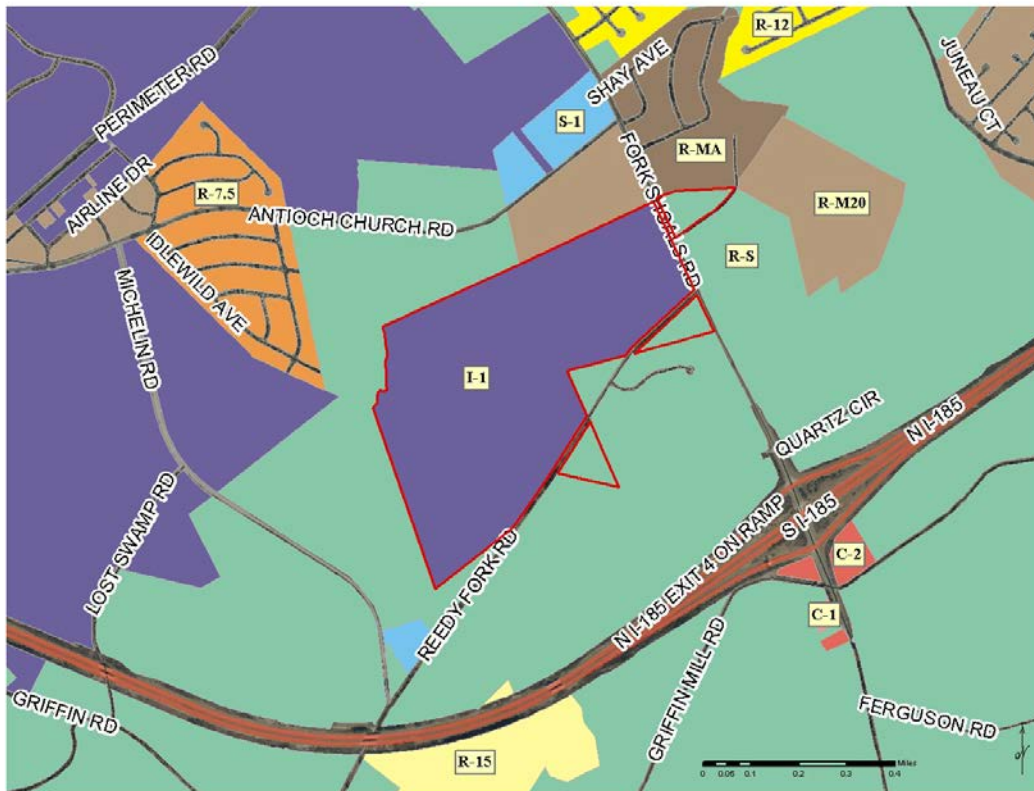
Amenities in this area are better situated to serve new and existing industrial businesses with its proximity to major roadways.

Based on these reasons, staff recommends denial of the requested R-12, Single-Family Residential.

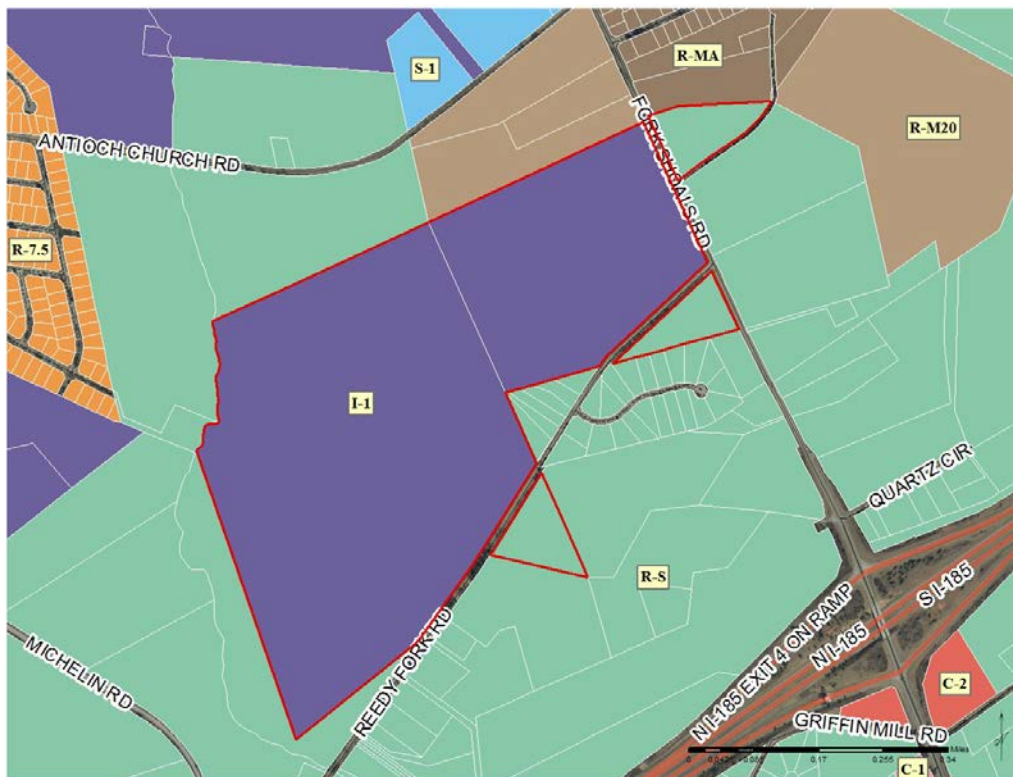


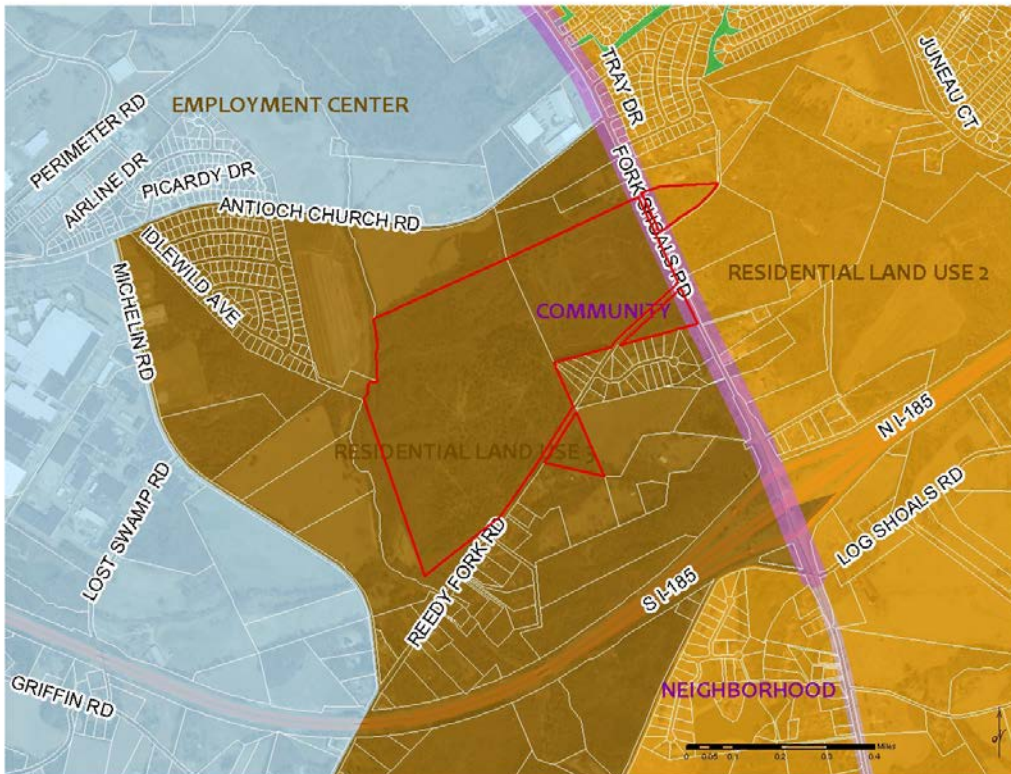
Aerial Photography, 2014





Zoning Map





Imagine Greenville Future Land Use Map

Mr. Tumblin stated this appeared to be a mirror image to one approved earlier, CZ-2016-03

MOTION: By Mr. Tumblin, seconded by Mr. Selby to approve CZ-2016-08. The motion carried unanimously by voice vote with three absent (Freeland, Rogers and Shockley).

Mr. Willis presented the following:

DOCKET NUMBER: CZ-2016-10

APPLICANT: Central Realty Holdings, LLC for Archie L. Honbarrier Trust and Cenco Inc. (c/o Bank of America, Tony Joiner)

PROPERTY LOCATION: 5320 Honbarrier Drive

PIN/TMS#(s): 0533040100707; 0533040100529; 0533040100528; 0533040100519; 0533040100520; 0533040100700 (portion)

EXISTING ZONING: S-1, Services District and R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 35.98

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The parcels were originally zoned in May 1971 as part of Area 2. The application to rezone 0533040100519 and 0533040100520 from R-S to S-1 was approved in 1977, CZ-1977-24. There was an unsuccessful PD, Planned Development rezoning request in 2006, CZ-2006-86. There was an unsuccessful R-M11, Multifamily rezoning request in 2015, CZ-2015-58.

EXISTING LAND USE: truck terminal, storage, wooded, vacant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	restaurants
East	S-1	commercial and Boiling Springs fire station
South	S-1, I-1 & R-M20	businesses, manufacturing business and multifamily residential (Ivybrooke SD)
West	R-S	single-family residential

WATER AVAILABILITY: Parcels 0533040100700 and 0533040100529 have access to water through Greenville Water. Parcels 0533040100707; 0533040100528; 0533040100519 and 0533040100520 are in Greenville Water's service district but supply may have to be extended.

SEWER AVAILABILITY: Metro District: No lines in the area. The area could possibly be served through a connection to a ReWa Line adjacent to the property.

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

Parcel 0533040100700 and a small portion of 0533040100707 are designated as part of a *Super Regional Center*. These centers serve the overall County and the region for shopping, recreation, and employment needs. This type of center contains the largest scale retail and service offerings such as large hotels, movie theaters, shopping malls, specialty big box stores, large-scale office parks along with factory and warehousing services.

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site is one of the last remaining with I-85 frontage, excellent access, and visibility making the site ideal for an office or headquarters.

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 unit/acre	2.0	3 units
	S-1	0 unit/acre	33.98	0 units
Requested	FRD	8.4 units/acre	35.98	302 units

A successful rezoning will add 299 units to the site.

ROADS:

Honbarrier Drive: two-lane, State-maintained minor arterial
Garlington Road: two-lane, State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Garlington Road	2,800' S	5,900	6,300 6.8%	6,600 4.8%
Pelham Road	4,100' SE	20,800	18,000 -13.5%	20,500 13.9%

SUMMARY:

The subject property is 35.98 acres of storage, truck terminals, and vacant, wooded land. The property is located southeast of Interstate 85 and Pelham Road intersection. The property is also located west of the Garlington Road and Pelham Road intersection. Approximately 1,200 feet of frontage exists along Honbarrier Drive. Approximately 40 feet of frontage exists along Garlington Road. Significant topography and designated flood zones exist on the site.

The access road (Honbarrier Dr.) to this property is located within the 100-year floodplain. Specifically the elevation of the Honbarrier Dr. bridge that crosses Rocky Creek is at an elevation of 846.9 feet. The base flood elevation is at 850 feet. Therefore, the access drive would be under approximately 3 feet of water during the 100-year storm event. This would make evacuations and/or rescues extremely difficult without specialized equipment.

The subject property is currently zoned R-S, Residential Suburban and S-1 Services. The purpose of the Residential Suburban 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available. The Services District is established to provide a transition between commercial and industrial districts.

The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

A traffic study of select portions of the project, which includes the subject site, shows significant on-site and off-site improvements to assuage the potential increase of traffic to the area. These improvements are listed below:

- relocate a portion of Honbarrier Drive, repave/repair balance of road
- two curb cuts and a new light on Garlington Road at Honbarrier Drive
- add two additional lanes on Garlington Road at Pelham Road
- an gated emergency access only to Durham Road

A Reciprocal Easement Agreement has been signed with a neighboring land-owner to construct a section of road connecting Honbarrier Drive to Durham Road. A gate will be constructed along this new length of road in order to limit access exclusively to

Emergency Responders. All public improvements will be completed prior to the completion of the apartment community.

The applicant identified their proposed use as a multi-family complex.

CONCLUSION:

It is staff's opinion that this requested rezoning would have negative impacts to safety and roadway capacity. Significant challenges exist to provide adequate site accessibility, with or without a major storm event, lending to concerns over public safety and traffic volume.

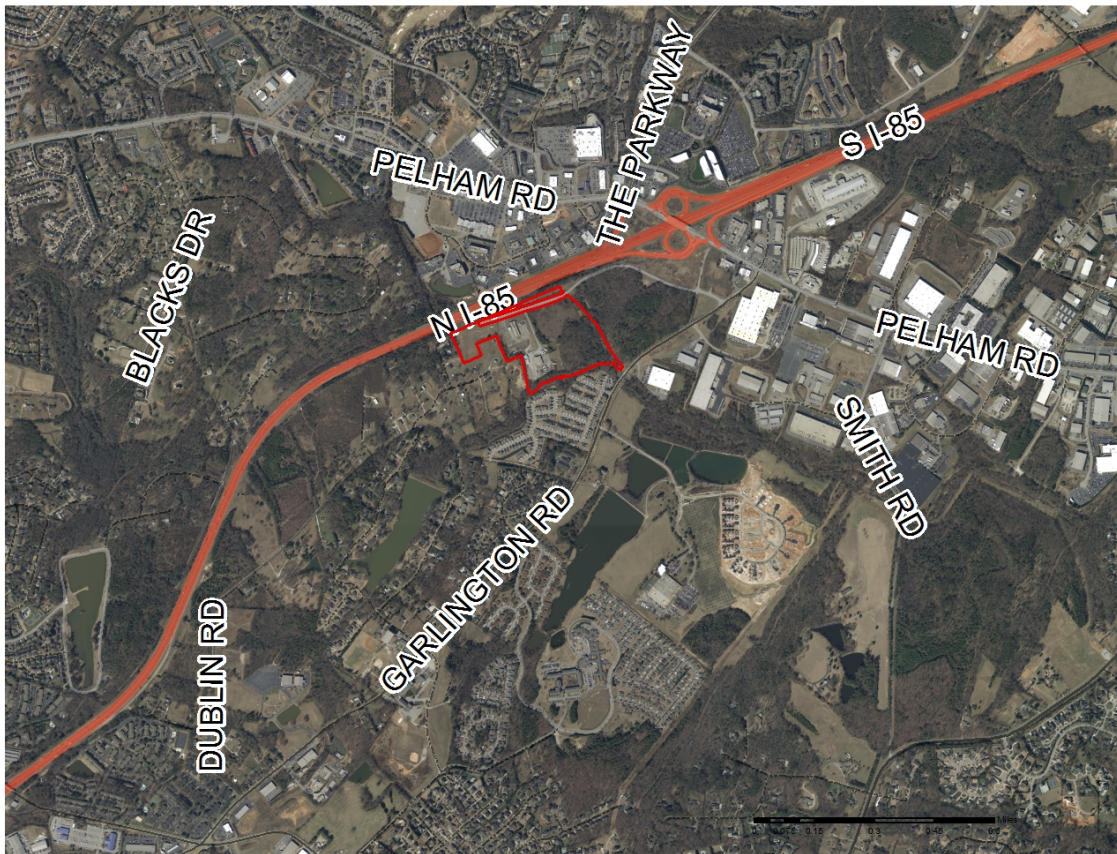
The concerns for this site are basic: public safety is endangered for future residents with no viable secondary access solutions that avoid a floodplain. Alternative access should be included with any plan to commit significant traffic (for more than 300 units in this case) to a location with only single access over a proven flood hazard area. It should be noted that a secondary access, however, may also be adversely impacted by the same flooding even for emergency responders. Safety concerns may only be relieved by providing a full secondary access that avoids all floodplains.

Staff has concerns over the additional traffic volumes generated by the proposed use and is of the opinion the surrounding road network cannot reasonably handle the additional traffic volumes without significantly altering the character of the adjacent neighborhood and committing additional delays to Garlington Road and Pelham Road. A lack of information exists that ensures that anticipated traffic improvements will be effective at mitigating the additional volume.

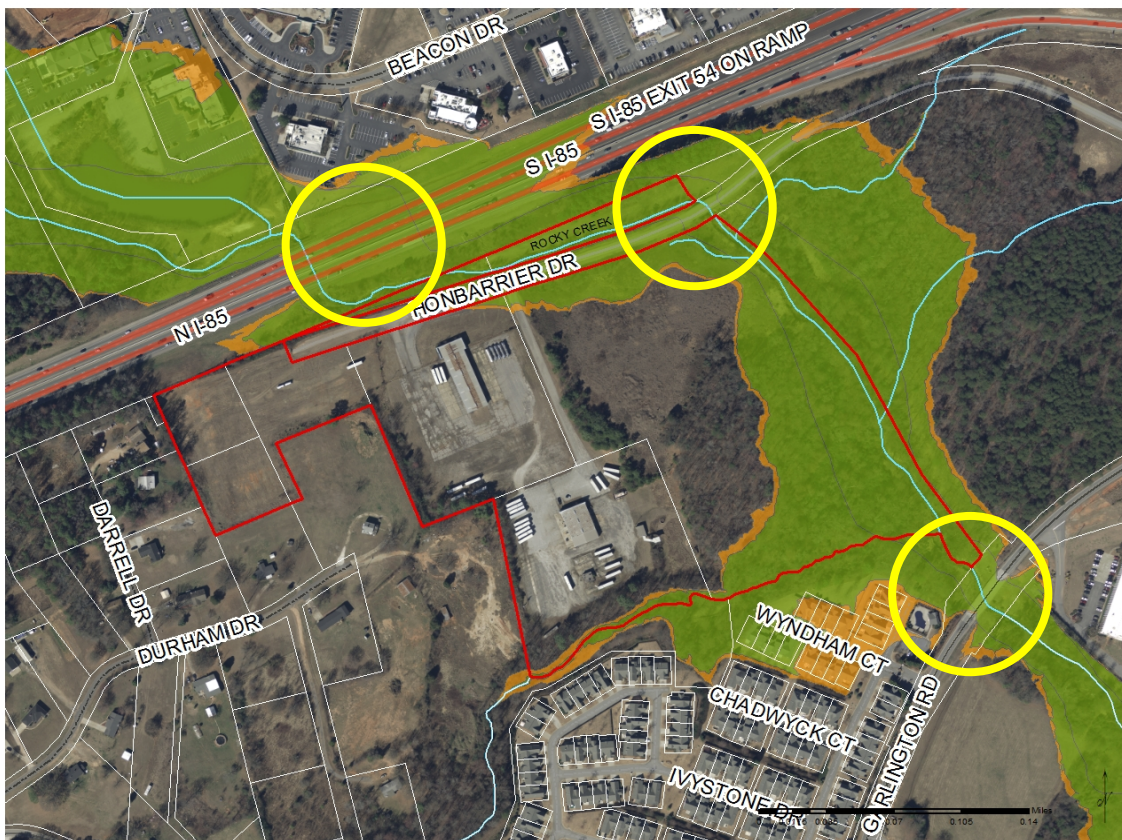
After careful evaluation the following specific areas were found to be deficient and unable to effectively support this development proposal:

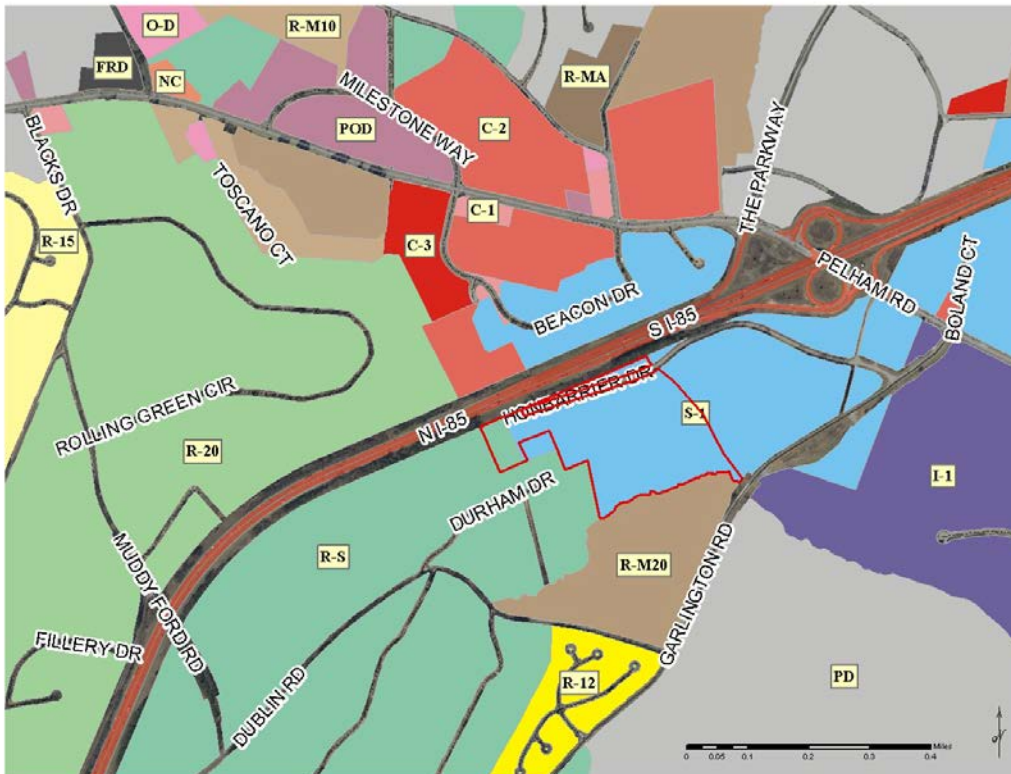
- Honbarrier Drive bridge over Rocky Creek, serving as the only access, is located in the Special Flood Hazard Area and does not meet current standards.
- No infrastructure bonding procedures exist to guarantee the completion of stated off-site road improvements.
- The submitted proposal does not currently include the additional off-site improvements mentioned by the applicant at the public hearing.

Based on these reasons, staff recommends denial of the application to rezone the subject site to FRD, Flexible Review District.

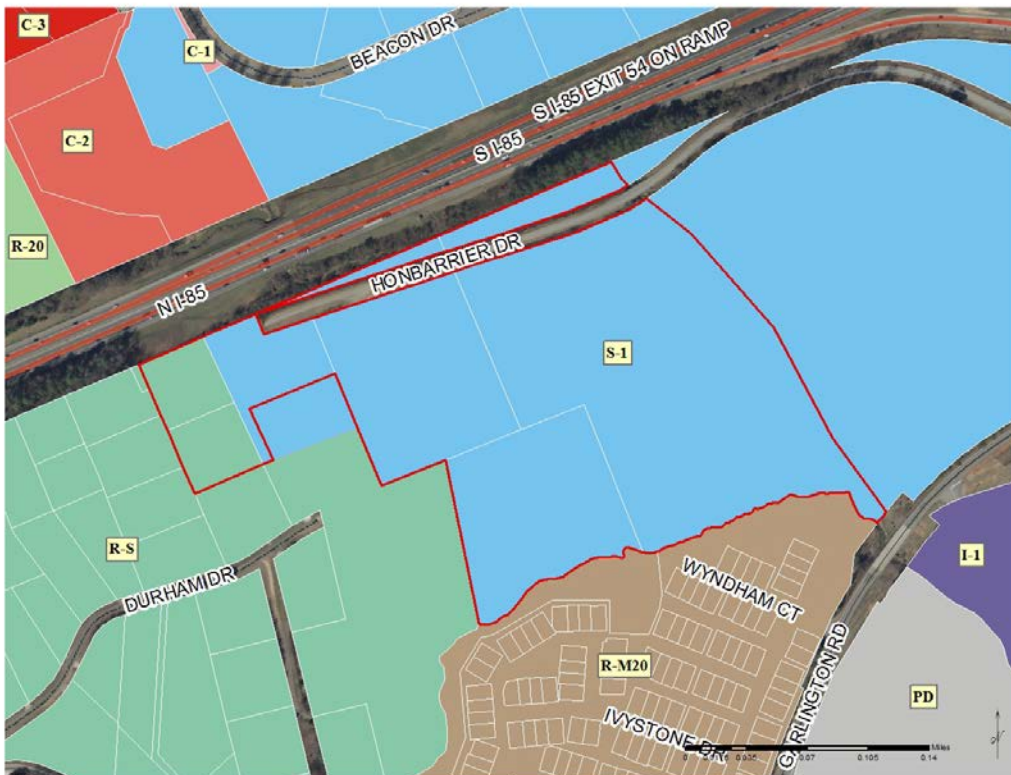


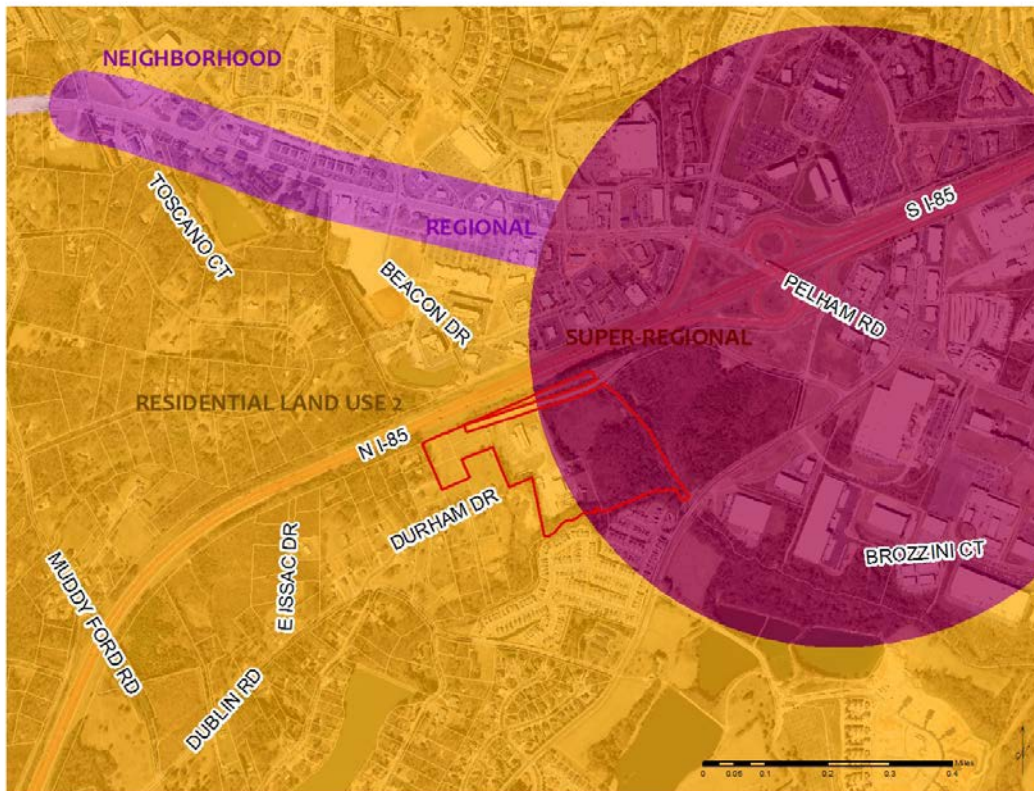
Aerial Photography, 2014; below: floodplain and areas circled with potential increase to flood elevation (source: 2015 Addendum to 2001 Rocky Creek Stormwater Master Plan)





Zoning Map





Future Land Use Map

Mr. Tumblin stated again, he felt since this was a FRD, the Commission should review the request. He asked staff if the traffic study the commissioners were provided alleviated any of staffs concerns over traffic matters.

Scott Park stated the traffic study was the traffic study that was provided with the original application prior to this rezoning request. He stated staff still did not think there was enough information to insure what is being proposed, and the proposed improvements would mitigate the additional volume.

Mr. Tumblin had a question for the representative of the application.

Reece Morgan, 300 Highway 101 North answered Mr. Tumblin questions regarding traffic.

Mike Ridgley, Traffic Engineer for the project went over the improvements proposed and felt those improvements would help with the traffic situation. He stated he was looking at other potential improvements, one being a roundabout.

Mr. Tumblin stated being a FRD, there is leverage at the staff level, Commission level to insure the developer goes through what we see here on paper.

Mr. Vinson stated there would be a back end review on the proposed site, anything that is not on site of the proposal will not get a back end review nor was there a bonding procedure in place to insure any of the offsite

improvements will be made. He stated staff also had concerns over the existing condition of the Honbarrier Bridge that crosses over the existing flood hazard area.

Mr. Tumblin stated with a FRD we go through with approvals on site as far as what is on paper, they are held to that. However, with Pelham and Garlington, there is nothing that says they have to do what is proposed here.

Mr. Vinson stated there was not a bonding procedure in place as there is for subdivision roads.

Mr. Tumblin stated that has been the case for years, and at some point there should be a level of trust from the community that Central Realty Holdings is going to do what they say.

Mr. Vinson stated that would be up to County Council and Planning Commission to decide.

Mr. Tumblin stated in his opinion the traffic engineer sees improvement. He thought they had done everything they need to do to make this a viable project. He thought hairs were being split, it cornered on I-85, and it looks like they are proposing something that would help alleviate those concerns. Do they not do them down the road, he did not know, he guessed they would get egg in their face. Mr. Tumblin stated he was of the opinion it was a good plan and had a difficult time thinking Central Realty Holdings would not hold up their part.

MOTION: By Mr. Looper, seconded by Mr. Selby to accept staff’s recommendation of denial on CZ-2016-10. The motion carried by voice with one in opposition (Tumblin) and three absent (Freeland, Rogers and Shockley).

Scott Park presented the following:

DOCKET NUMBER: CZ-2016-11

APPLICANT: Adem Dokmeci for R. L. R. Investments, LLC

PROPERTY LOCATION: 25 Chrome Drive

PIN/TMS#(s): 0547020102001

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 7.5

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971 as part of Area 2.

EXISTING LAND USE: truck terminal

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	commercial (Harley Davidson)
East	S-1	restaurant (Quaker Steak and Lube)
South	I-1	warehouse and industry
West	C-3 and Interstate	shopping center and I-85 and I-385 interchange

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer, capacity not verified.

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

The subject property is also designated as a *Super Regional Center* which serves the overall county and the region for shopping, recreation, and employment needs. Residents will travel great distances to these areas on a weekly or monthly basis. This type of center contains the largest scale retail and service offerings such as large hotels, movie theaters, shopping malls, specialty big-box stores, large-scale office parks along with factory and warehousing services. There are few such centers in the County, but these draw residents from a large area. The Super-Regional Centers are characterized by mixed use buildings with highest density of residential.

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site has significant industrial viability due to its proximity to existing industrial uses (including GE and several other suppliers), available utilities, and visibility to the interstate.

ROADS: Chrome Drive: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2012	2013	2014
Garlington Road	200' E	13,500	12,400 -8.1%	13,300 7.3%

SUMMARY: The subject parcel is 7.5 acres of property located on Chrome Drive approximately 0.75 miles southwest of the intersection of Garlington and Roper Mountain Road. The subject parcel has approximately 800 feet of frontage along Chrome Drive.

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 application is requesting to rezone the properties to 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 state the proposed land use is for a Public School, SC Charter District.

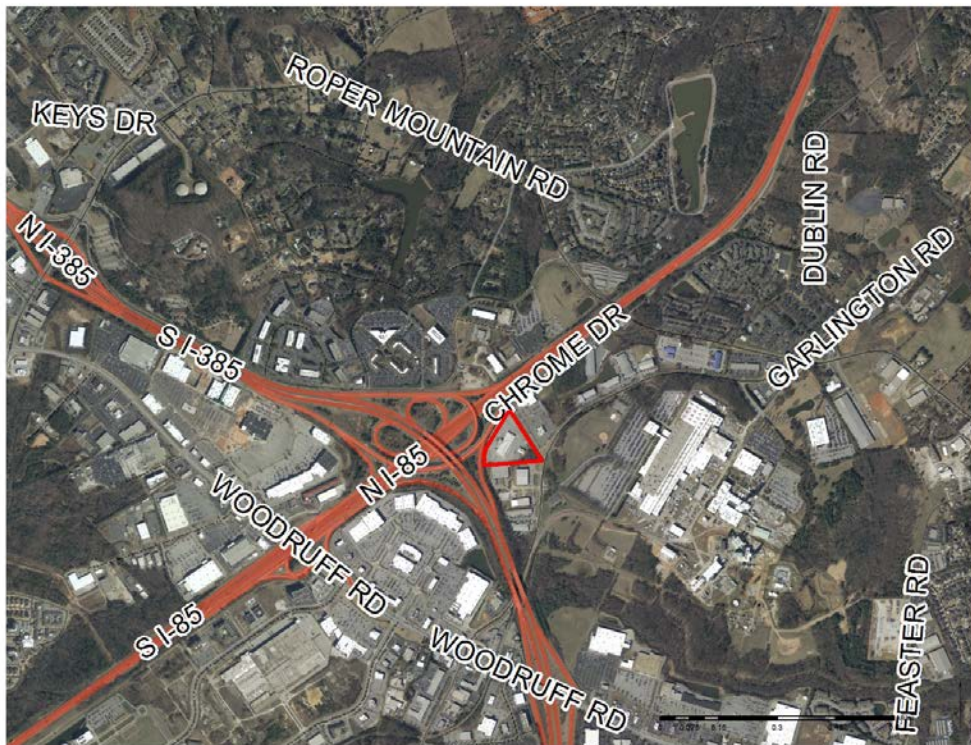
CONCLUSION:

It is staff's opinion that the current I-1 zoning is appropriate and that this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with existing industrial uses and surrounding zoning. The stated proposed use of the site would utilize the proposed zoning in order to request a special exception for a school, an exception excluded from industrial zoning classification for reasons of incompatibility. The close proximity to potentially hazardous industrial uses makes this proposal incompatible with existing adjacent uses.

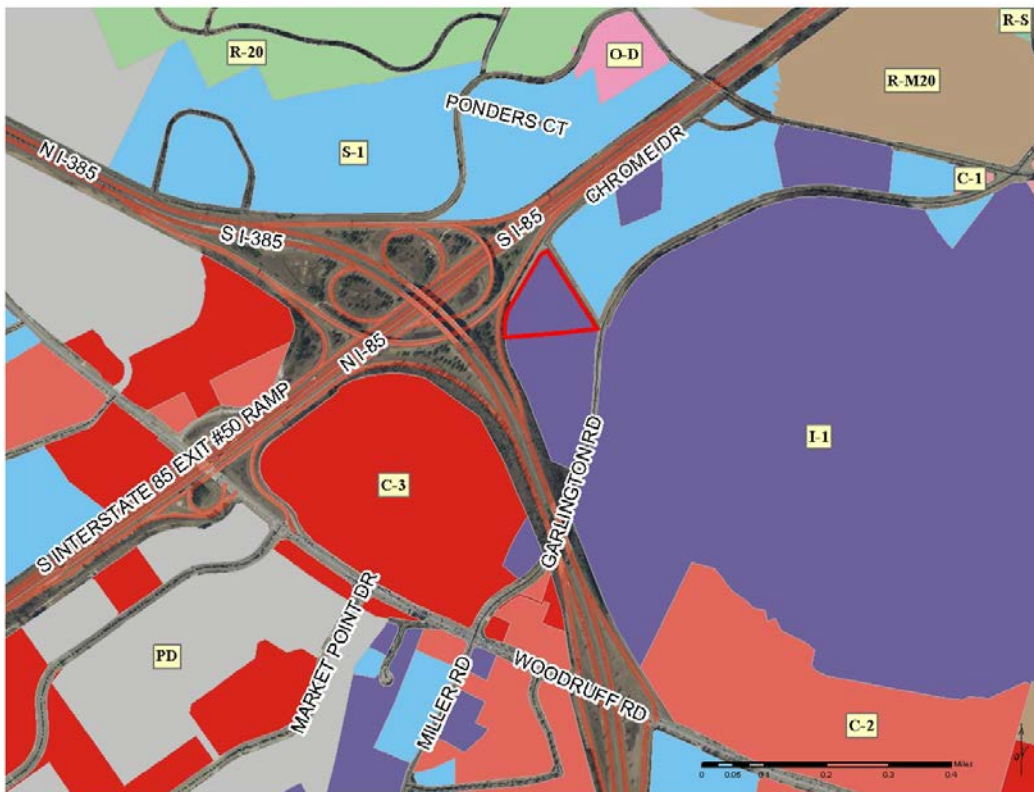
Additional negative impacts of this proposal include increased generation of traffic volumes to area roadways, specifically to Garlington Road. This area already experiences significant traffic, much of which is related to the adjacent industry. Little information exists with this proposal to prove that traffic would be mitigated.

It is staff's opinion that this area is better situated to serve new and established industrial businesses.

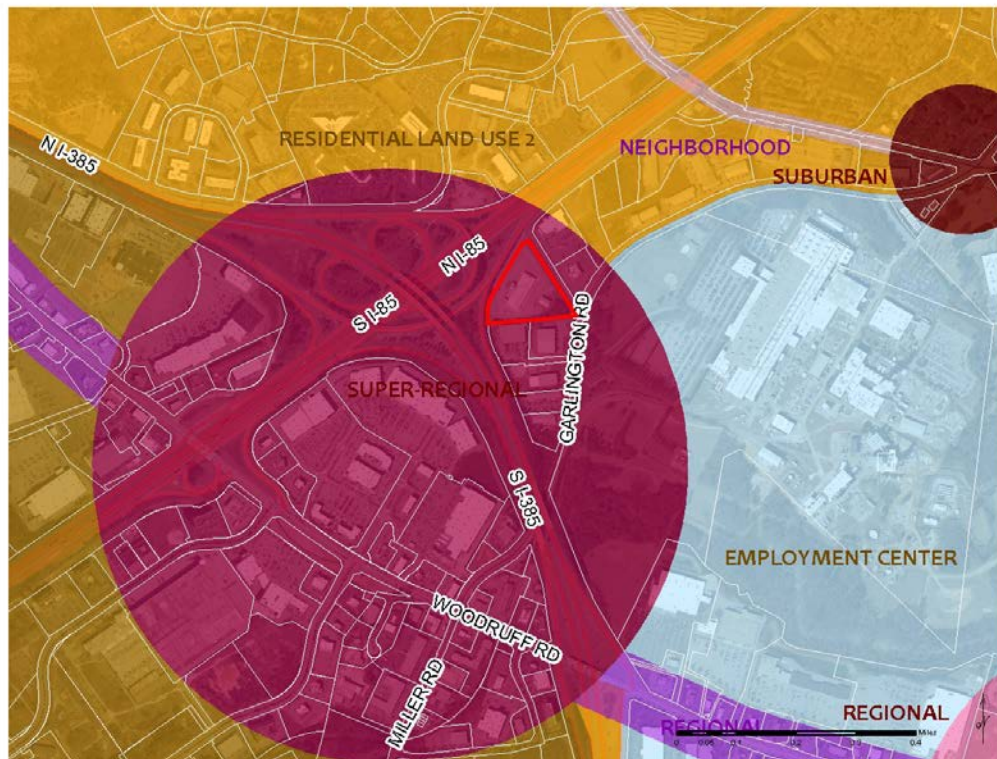
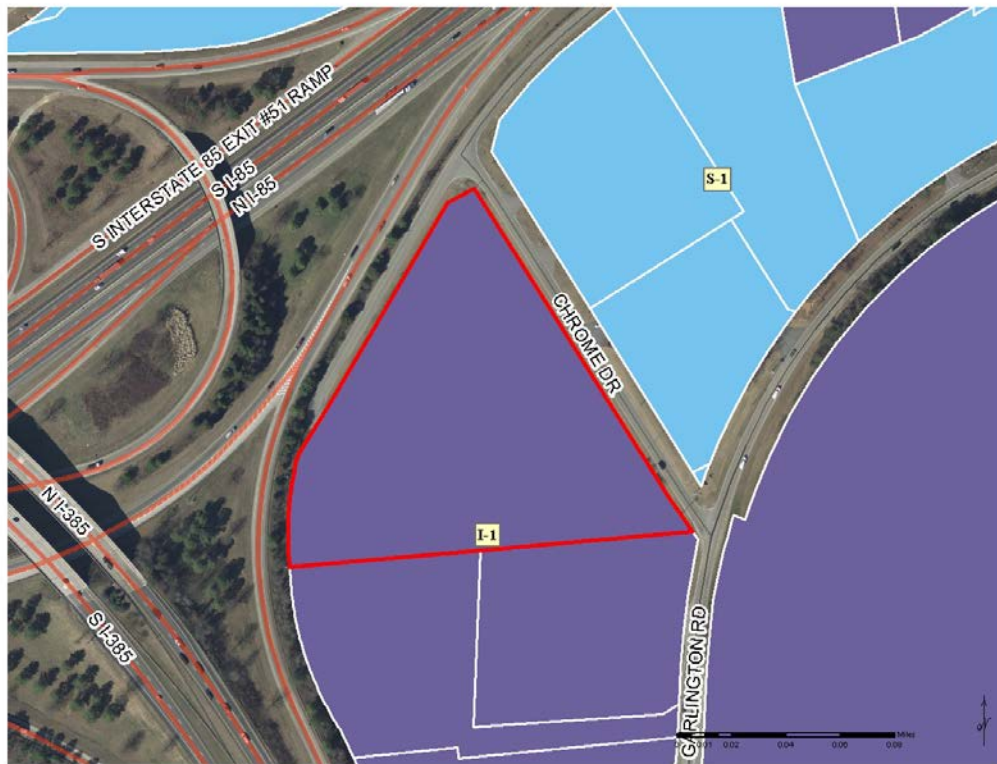
Based on these reasons, staff recommends denial of the requested S-1, Services request.



Aerial Photography, 2014



Zoning Map



Future Land Use Map

MOTION: By Mr. Selby, seconded by Mr. Looper to accept staff's recommendation of denial of CZ-2016-11. The motion carried unanimously by voice vote with three absent (Freeland, Rogers and Shockley).

DISCUSSION ON THE UPDATE OF THE SCUFFLETOWN AREA PLAN

Tom Meeks gave a brief PowerPoint presentation to the Commission outlining the process staff used in gathering information to use in updating the Scufletown Area Plan. He stated staff had three meeting with citizens in the area, which had the same feelings as they did in 2006 when the Scuffletown Area Plan was adopted. He showed the goals the citizens had, which mirrored the goals of 2006. He requested the Commission allow staff to move forward with the approval process.

MOTION: By Mr. Looper, seconded by Mr. Tumblin to allow staff to move forward with the adoption process. The motion carried unanimously by voice vote with three absent (Freeland, Rogers and Shockley).

PLANNING REPORT

The Planning Report was included with the Commissioners packets.

MONTHLY MEETINGS

Meeting schedule for February 2016 was included in the agenda packets.

NEW BUSINESS

There was no new business.

OLD BUSINESS

There was no old business.

ADJOURNMENT

MOTION: By Mr. Looper, seconded by Mr. Tumblin to adjourn.. The motion carried unanimously by voice vote with thre absent (Freeland, Rogers and Shockley). The meeting adjourned at 6:18 p.m.

Submitted by Recording Secretary