

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
June 22, 2016
4:30 p.m.

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

MEMBERS ABSENT: none

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

CALL TO ORDER

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

APPROVAL OF THE MAY 25, 2016 MINUTES

MOTION: By Mr. Looper, seconded by Mr. Bichel to approve the minutes of the
May 25, 2016 Commission meeting. The motion carried unanimously by voice
vote.

PRELIMINARY SUBDIVISION APPLICATIONS

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

2015-103, Jessica's Landing (Revision)
2016-164, Owens Farms
2016-166, Brookwood Commons
2016-175, The Meadows at Fair Grove
2016-176, Sunset Arbor

2016-103, Jessica's Landing (Revision)

Sonya Dawson addressed the Commission members with a preliminary subdivision application
consisting of 16.03 acres and zoned R-S. The developer is proposing a 27 lot subdivision
accessed by Dublin Road. The developer is proposing a Cluster Development with Option 1,
4.81 acres of open space required and 5.09 acres of open space proposed. The developer is also
proposing 1,533 Linear Feet of Private Road. Public water will be provided by Greenville Water,
sewer with Metro Connects. Boiling Springs Fire serves this area.

Ms. Dawson stated this subdivision was previously submitted and approved by the Planning Commission in August 2015. This submittal consists of the following revisions:

Change to cluster development
Increase in number of lots from 20 to 27.
Increase in length of road from 1,348.3 to 1,533 Linear Feet
Change from septic to sewer.

Staff recommends approval of the preliminary subdivision application with the associated specific requirements with the condition a revised preliminary plan be submitted that addresses the acreage, which can be approved at staff level.

The following appeared in opposition to the proposed:

Mr. John Hoyle, 18 Shannon Ridge Court, Gville, SC
Ms. Joy Bailey, 237 lake Circle, Gville, SC

Chris Brown, engineer of the project was available for any questions.

Mr. Harrison asked how far the lake was from the development.
Mr. Brown stated he would guess 1,000 feet.

MOTION: By Mr. Stevenson, seconded by Mr. Harrison to approve 2015-103 with the condition a revised preliminary plan is submitted that addresses the acreage, which can be approved at staff level. The motion carried unanimously by voice vote.

2016-164, Owens Farms

Sonya Dawson addressed the Commission members with a preliminary subdivision application consisting of 8.822 acres and zoned R-S. The developer is proposing a 13 lot subdivision accessed by Owens Road. The developer is also proposing 0.1 miles of public road. Water will be provided by Greer CPW, sewer will be by septic. Lake Cunningham Fire district serves this area.

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

Stephanie Gates, engineer for the project was available for any questions.

MOTION: By Mr. Looper, seconded by Dr. Howard to approve 2016-164. The motion carried unanimously by voice vote.

2016-166, Brookwood Commons

Sonya Dawson addressed the Commission members with a preliminary subdivision application Consisting of 13.52 acres and zoned C-2. The developer is proposing a 94 lot subdivision accessed by corner of Brookwood Park Place and Hwy. 417. The developer is also proposing 0.38 miles of private drive. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Mauldin Fire District serves this area.

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

The engineer of the development was available for any questions.

MOTION: By Mr. Harrison, seconded by Mr. Looper to approve 2016-166. The motion carried unanimously by voice vote.

2016-175, The Meadows at Fair Grove

Sonya Dawson addressed the Commission members with a preliminary subdivision application consisting of 65.78 acres in an unzoned area. The developer is proposing an 84 lot subdivision accessed by Fairview Church Road. The developer is also proposing 1.11 miles of Public Road. Public water will be provided by Laurens County Water and sewer will be by septic. Fountain Inn and Canebrake Fire serves this area.

Staff believes this application meets the minimum requirements outlined in the Land Development Regulations and recommends approval of the preliminary subdivision application with the associated specific requirements.

Staff is requesting the Planning Commission consider requiring a full access at the location where the proposed fire access is located in order to provide an additional access for the 84 lots being served by one entrance.

The following appeared in opposition to the proposed.

James Moore 359 Hillside Church Road, Fountain Inn, SC
James Fraley, Farm at Raven Creek, Fountain Inn, SC
Dr. Michael Stamm, Phillips Rd., Fountain Inn, SC

Mr. Rogers called for a point of order and requested the chair grant an additional 15 or 20 minutes for public comment due to the number of people who have taken the time to attend.

Chairman Shockley stated he would allow an additional two minutes, and asked Mr. Rogers how long he had in mind.

MOTION: By Mr. Rogers, seconded by Mr. Moore to allow an additional 15 or 20 minutes of speaking time for the citizens regarding 2016-175. The motion carried unanimously by voice vote.

Amy Anderson 190 Phillips Lane, Fountain Inn, SC
Lisa Stamm, Phillips Rd., Fountain Inn, SC
Lynn Donehoo, 116 Coker Rd., Fountain Inn, SC
Glenn Tollison, McKelvy Rd., Fountain Inn, SC
Amelia Masters 101 Hillside Church Rd, Fountain Inn, SC
Rosco Ziemer, 417 Windy Woods Way, Fountain Inn, SC

Carol Gilley, 130 Terry Road, Fountain Inn, SC
Henry Peden, 7233 Fairview Rd., Fountain Inn, SC

Dr. Howard asked what the minimum requirements of the subdivision were since the staff report stated the applicant met the minimum requirements.

Ms. Dawson stated in an unzoned area, the minimum lot size required is 7,500 square feet. Road frontage is a primary requirement of the subdivision and both lot size and road frontage are being met. The specific requirements, contingencies have to do with a water, sewer, fire, zoning, stormwater.

Dr. Howard asked if at any time it was referred to the fact that this area was unzoned to begin with.

Ms. Dawson stated when an application is submitted, they do identify this is in the unzoned area.

Dr. Howard asked if they had a little more latitude when it is unzoned.

Ms. Dawson stated that was correct.

Mr. Harrison asked for clarification, that the emergency access would be pavers and not gravel.

Ms. Dawson stated that was correct.

Chairman Shockley asked Ms. Dawson if he were correct that staff was recommending a full entrance at the emergency access.

Ms. Dawson stated that was correct, staff was asking the Commission to require a full access versus just the emergency access.

Mr. Rogers asked the engineer if a second entrance would help with traffic.

The engineer stated in a subdivision he did not know if the number of lots made that big of a difference, you can have one entrance out of 75, 80 or 90 lots and it works. He stated there was nothing wrong with a second entrance, but from a strict design perspective, it's not a necessity.

Mr. Bichel stated he was still concerned about the traffic counts.

The engineer spoke to the traffic counts, which have gone down. He recited the counts and compared the counts over a period of several years.

Mr. Bichel asked Ms. Dawson to speak to the additional traffic.

Ms. Dawson stated with looking at the 84 lots having 10 trips per day, there would be an additional 840 trips per day. She stated the annual increase from 2014 to 2015 was 8.45%, but the five year average was a negative 20%. That was for the station that was 1.8 miles north of the site. For the station located 2 miles south of the site, the annual change was a decrease of 10.5%, the five year average was a decrease of 12.82%.

Mr. Bichel asked Ms. Dawson if she knew what would account for the decrease in traffic.

Ms. Dawson stated she did not know.

Mr. Stevenson mentioned according to the tax map there was a discrepancy of 15 acres and he wondered if someone could tell him where the 15 acres went.

Ms. Dawson stated she could go back and review the data and provide the information to him.

Mr. Moore stated he was not in favor of the request.

MOTION: By Mr. Moore, seconded by Dr. Howard to deny 2016-176 due to the impact of additional traffic. The motion failed by a vote of four in favor (Bichel, Howard, Rogers and Moore) and five in opposition (Stevenson, Hollingshad, Looper, Harrison and Shockley).

MOTION: By Mr. Harrison, seconded by Mr. Stevenson to approve 2016-176 including the request for a full access. The motion carried by a vote of five in favor (Stevenson, Hollingshad, Looper, Harrison and Shockley) and four in opposition (Bichel, Howard, Rogers and Moore).

2016-176, Sunset Arbor – Withdrawn by applicant

FINAL DEVELOPMENT PLAN REVIEW

Hartness PD, Planned Development Phase I

Alan Willis addressed the Commission members with a Final Development Plan area of 82 acres which is mostly wooded. The property is located to the west side of Hwy 14 and south of the intersection of Hwy 14 and Pelham Road.

In review of the Hartness Phase 1 Final Development Plan, staff finds that the submitted plans are consistent with the Preliminary Development Plan and the Statement of Intent that was approved with a minor change on May 5, 2016. However, proposed street design and on street parking will need additional review and approvals to meet all County street standards.

Staff recommends approval contingent upon meeting all County street, alley and driveway requirements which will be reviewed at the preliminary subdivision review stage.

Lee Hornbeck, 3356 South Hwy 14 appeared in opposition to the proposed.

Clay Driggers, developer answered questions regarding the development.

MOTION: By Mr. Harrison, seconded by Mr. Moore to approve the Final Development Plan for the Hartness PD, Planned Development Phase I with staff's recommendations. The motion carried unanimously by voice vote.

REZONING REQUESTS

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

DOCKET NUMBER: CZ-2016-38

APPLICANT: Michael Merheb

PROPERTY LOCATION: 624 S. Washington Avenue

PIN/TMS#(s): 0250000100800

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 0.45

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in June 1973, as part of Area 4A.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	single-family residential
East	C-2	vacant land
South	I-1	single-family residential
West	I-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	GIS Acres	Total Units
<i>Current</i>	<i>I-1</i>	<i>0 units/acre</i>	<i>0.44</i>	<i>0 units</i>
Requested	R-15	2.9 units/acre		1 units

A successful rezoning may add up to 1 unit.

ROADS:

South Washington Avenue: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Old Anderson Road	2,400' SW	15,100	13,800 -8.6%	14,000 1.4%
Faris Road	3,500' NW	15,700	14,100 -10.2%	13,300 -5.7%

SUMMARY:

The subject parcel is 0.45 acres of property located on South Washington Avenue approximately 1 mile northeast of the intersection of White Horse Road and Anderson Road. The parcel has approximately 100 feet of frontage along South Washington Avenue.

The subject parcel is zoned I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses.

The applicant is requesting to rezone the property to R-15, Single-Family Residential. This residential district is established as an area 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 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 this district.

The applicant states the proposed land use is to rezone to the appropriate land use that allows for a single-family residence.

CONCLUSION:

This site is located within a transitional area between industrial and single-family residential neighborhoods. Both uses are well-established with a long history in the area. The applicant has mentioned the desire to renovate the existing structure. The

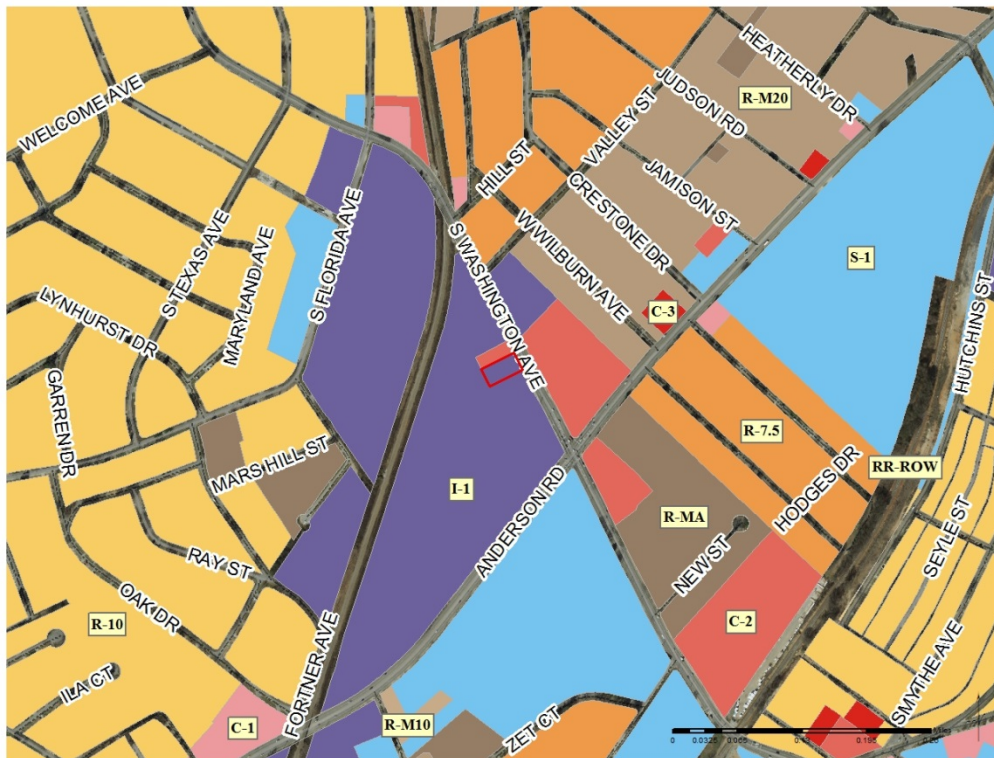
request aligns with the Future Land Use Map as well as adjacent uses.

It is staff's opinion that this requested rezoning would have little to no impact to the surrounding area since the request would allow the existing use to continue on the site.

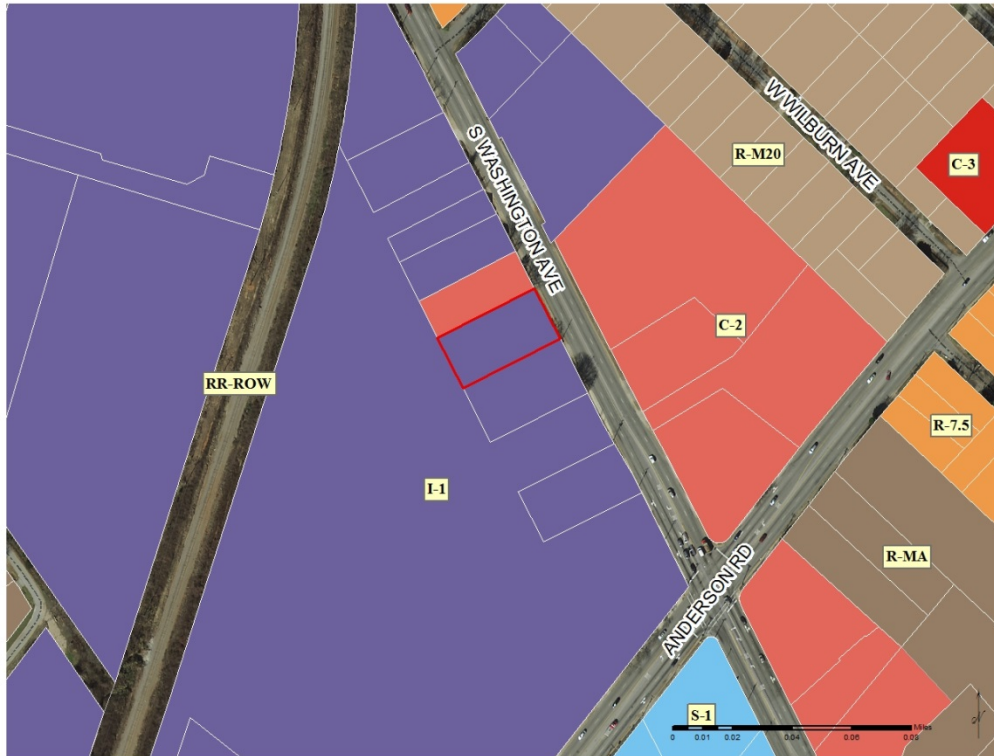
Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single Family Residential.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

MOTION: By Mr. Looper, seconded by Dr. Howard to approve CZ-2016-38. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

Mr. Bichel recused himself from discussion of the following and left the meeting.

DOCKET NUMBER: CZ-2016-39

APPLICANT: Charles J. Reichert for Walter Panagakos

PROPERTY LOCATION: Staunton Bridge Road and Frontage Road

PIN/TMS#(s): 0253000100508 and 0253000100520

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 4.1

COUNCIL DISTRICT: 25 – Gibson

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

EXISTING LAND USE: vacant wooded

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant wooded
East	R-15 and C-1	vacant wooded
South	R-S	staging site
West	R-S	vacant wooded and pasture

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

ROADS: Staunton Bridge Road: two-lane State-maintained minor collector
Frontage Road: two-lane State-maintained minor collector

TRAFFIC: No traffic counts in proximity of Staunton Bridge Road and Frontage Road.

SUMMARY: The subject parcel is 4.1 acres of property located on Staunton Bridge Road and Frontage Road approximately 0.75 miles west of the intersection of White Horse Road and I-185. The parcel has approximately 260 feet of frontage along Staunton Bridge Road and 600 feet of frontage along Frontage Road.

The subject parcel is zoned R-S, Residential Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

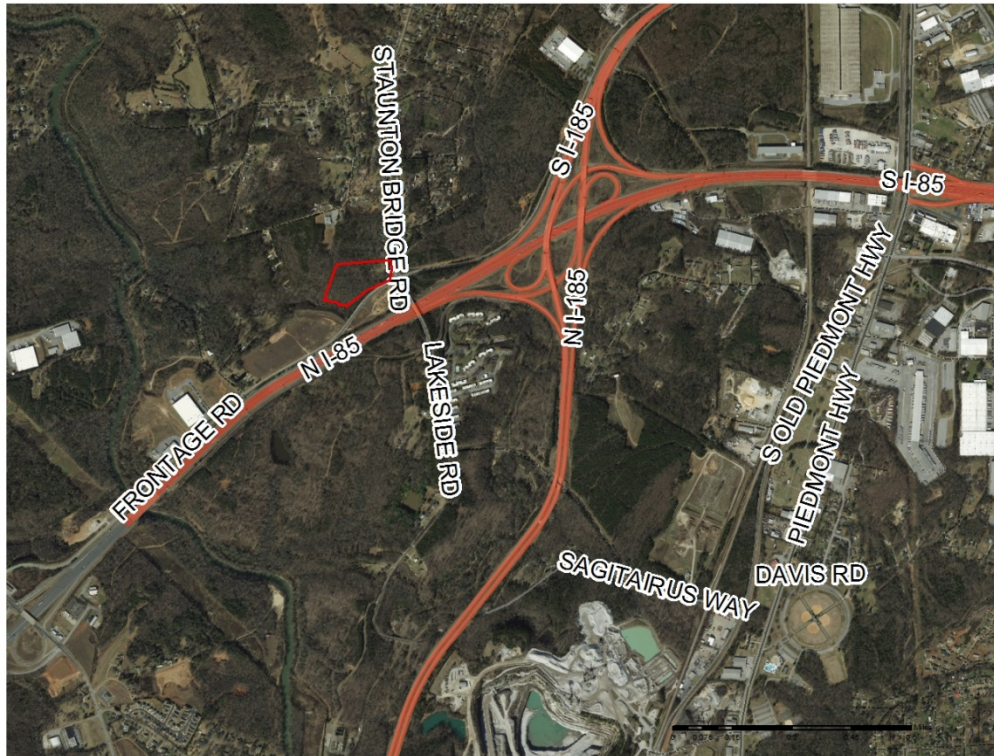
The applicant is requesting to rezone the property to S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to 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.

CONCLUSION: The applicant did not state the proposed land use. It is staff's opinion that this requested rezoning is a good fit for this location due to the close proximity to the interstate and the emerging trend for service uses in this area.

It is staff's opinion that this requested rezoning would benefit the area since the request would match existing and emerging development patterns.

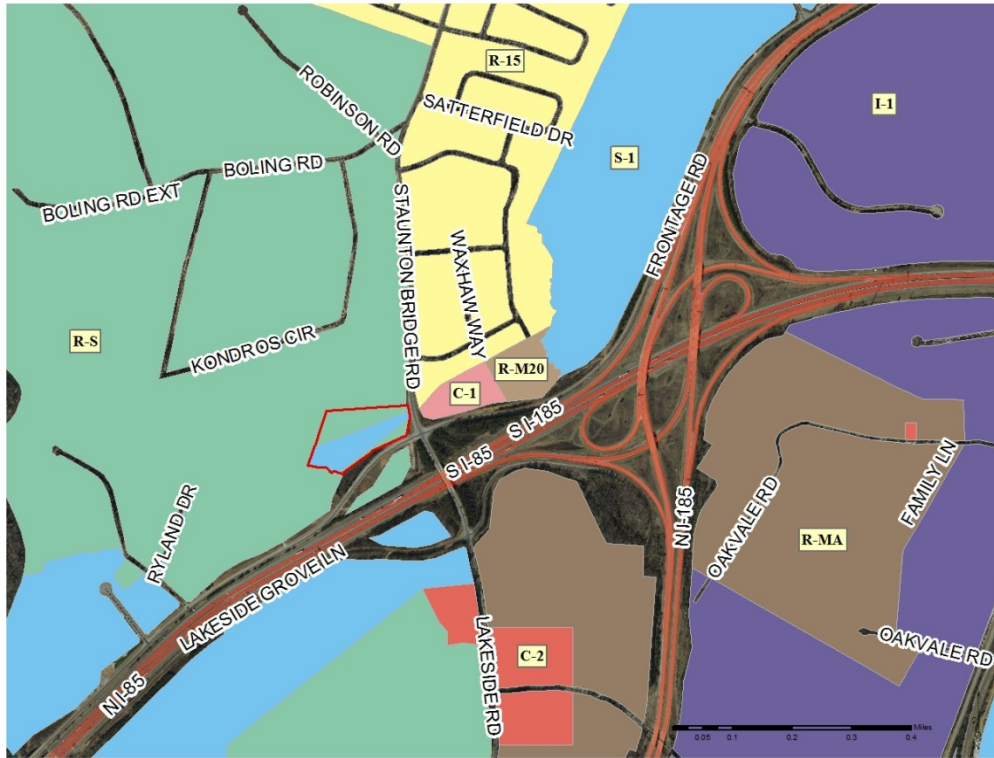
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve CZ-2016-39. The motion carried unanimously by voice with one recusal (Bichel).

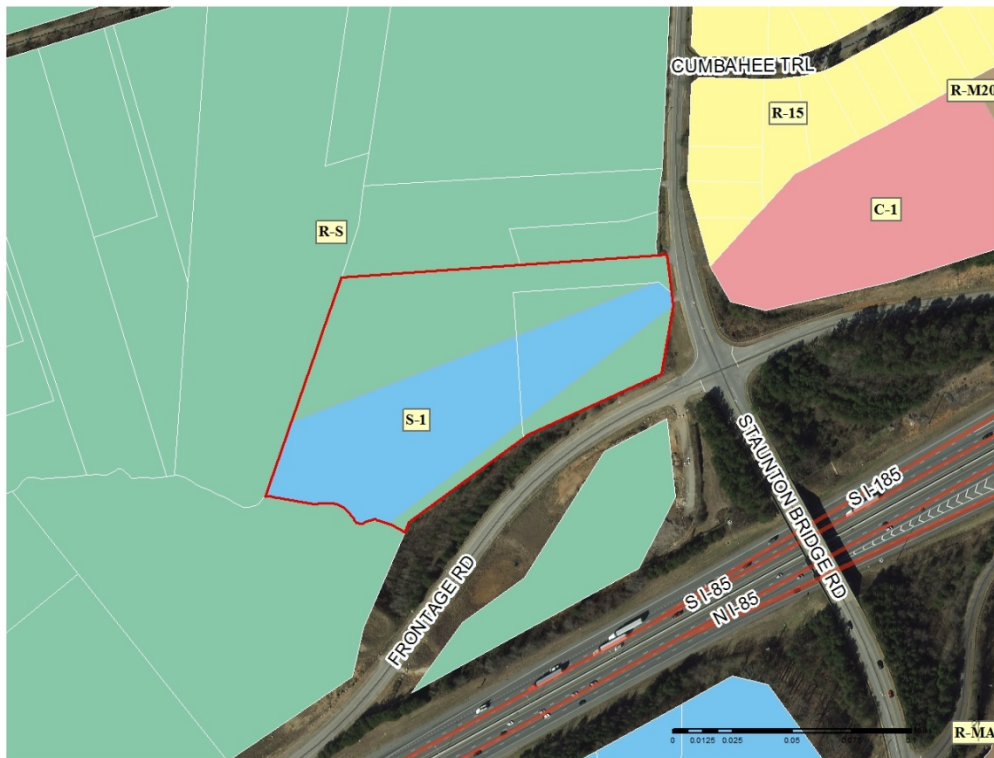


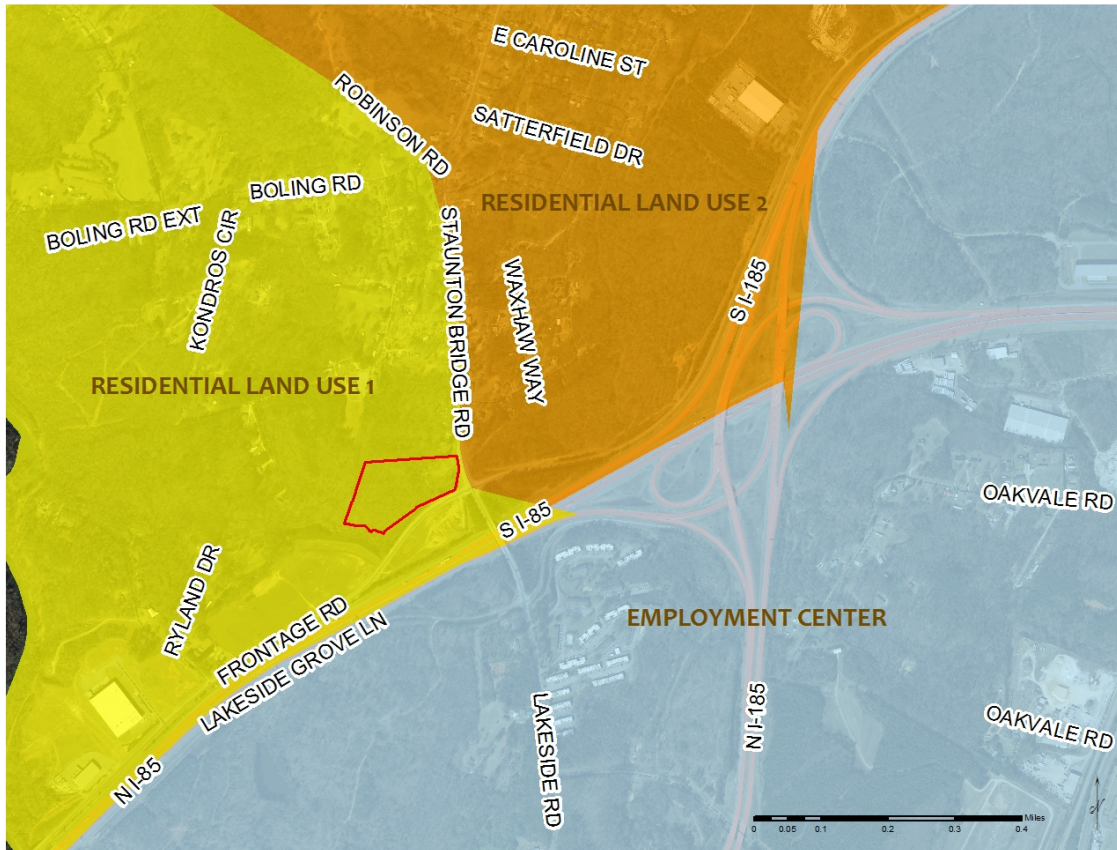
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Mr. Bichel returned to the meeting.

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2016-40
APPLICANT:	J. Coleman Shouse for Cedar Commons, LLC
PROPERTY LOCATION:	200 Block of Crestwood Drive
PIN/TMS#(s):	0441000100102 and 0445000100300 (portion)
EXISTING ZONING:	R-15, Single-Family Residential
REQUESTED ZONING:	FRD, Flexible Review District
ACREAGE:	17

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-M, Multifamily Residential in April 1972, as part of Area 3. The application to rezone 0441000100102 and 0445000100300 (portion) from R-M to R-15 was approved in 1978, CZ-1978-29.

EXISTING LAND USE: vacant wooded

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10, R-12 and R-15	single-family residential (Buxton SD) and vacant wooded
East	R-10 and R-15	single-family residential and vacant wooded
South	R-M20 and C-2	apartment complex (Crestwood Forest Apartments) and vacant wooded
West	R-10	single-family residential (Paris Mountain Gardens SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

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

	Zoning	Zoning Density	GIS Acres	Total Units
<i>Current</i>	<i>R-15</i>	<i>2.9 units/acre</i>	<i>16.97</i>	<i>49 units</i>

A successful rezoning may add up to 52 units.

ROADS: Crestwood Drive: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Poinsett Highway	2,500' S	32,900	30,900 -6.1%	28,600 -7.4%

SUMMARY: The subject parcel is 17 acres of property located on Crestwood Drive approximately 0.6 miles northeast of the intersection of Poinsett Highway and East Blue Ridge Drive. The parcel has approximately 370 feet of frontage along Crestwood Drive.

The subject parcel is zoned R-15, Single-Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings.

The applicant is requesting to rezone the property to 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 townhomes. The application proposes the following characteristics:

- 101 units
- 2, 3, 4 bedroom homes
- Townhomes, 2 and 3 story
- 210 parking spaces
- Building materials brick and cementitious siding, façade depths will be staggered, colors will vary
- Sidewalks will be provided with the development
- Signage will include an entrance monument sign on Crestview Drive
- Lighting will comply with County Ordinances
- Landscaping and screening will comply with County Ordinances.
- Single vehicular entrance on Crestwood Drive, secondary access provided for future development to the north via a stub street
- Construction to begin in third quarter of 2017

Characteristics of the property include the following:

- Currently vacant, forested
- Significant electrical and sewer Right- of-Ways on the property
- Topography is significant
- Floodplain is present on the site

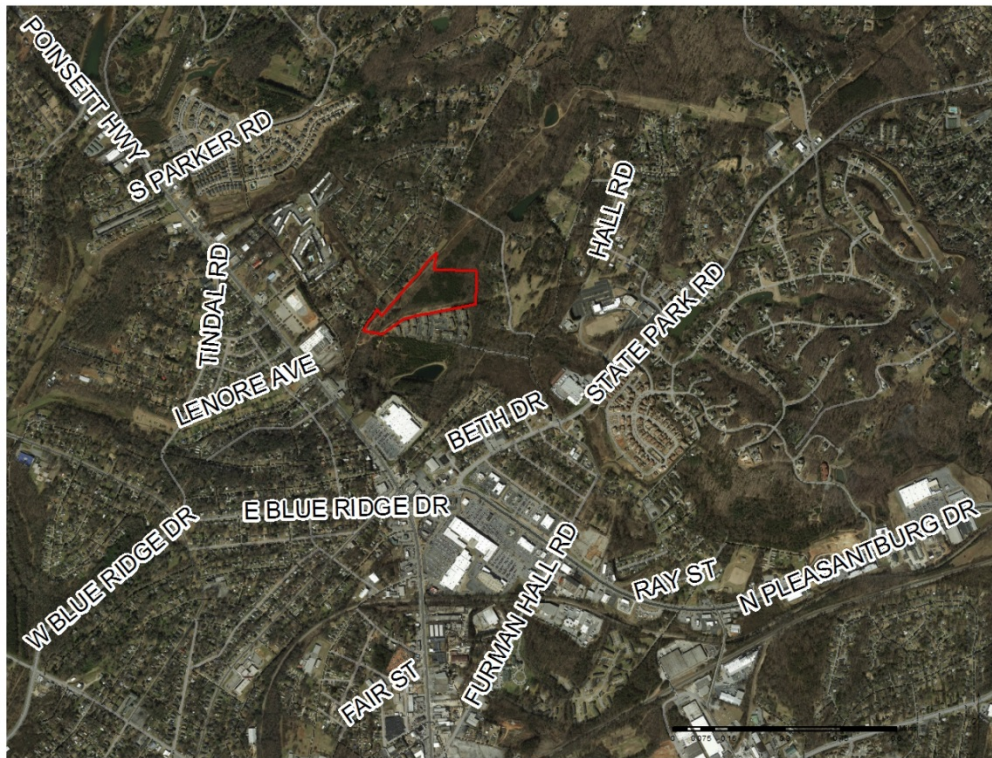
Crestwood Drive serves as the primary access to the Buxton neighborhood which is characterized by single-family, detached homes. According to the development proposal, the site would have a single access: one ingress and egress point on Crestwood Drive. This limitation is mostly due to site restrictions including

sewer and electrical transmission right-of-ways, existing developments, and floodways.

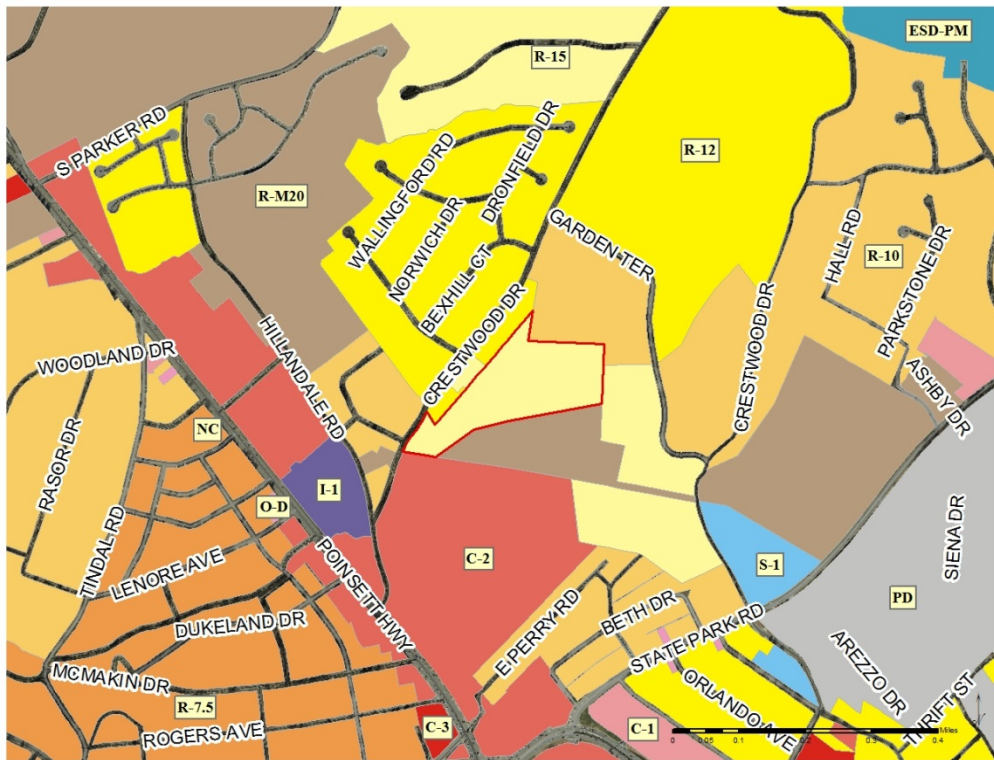
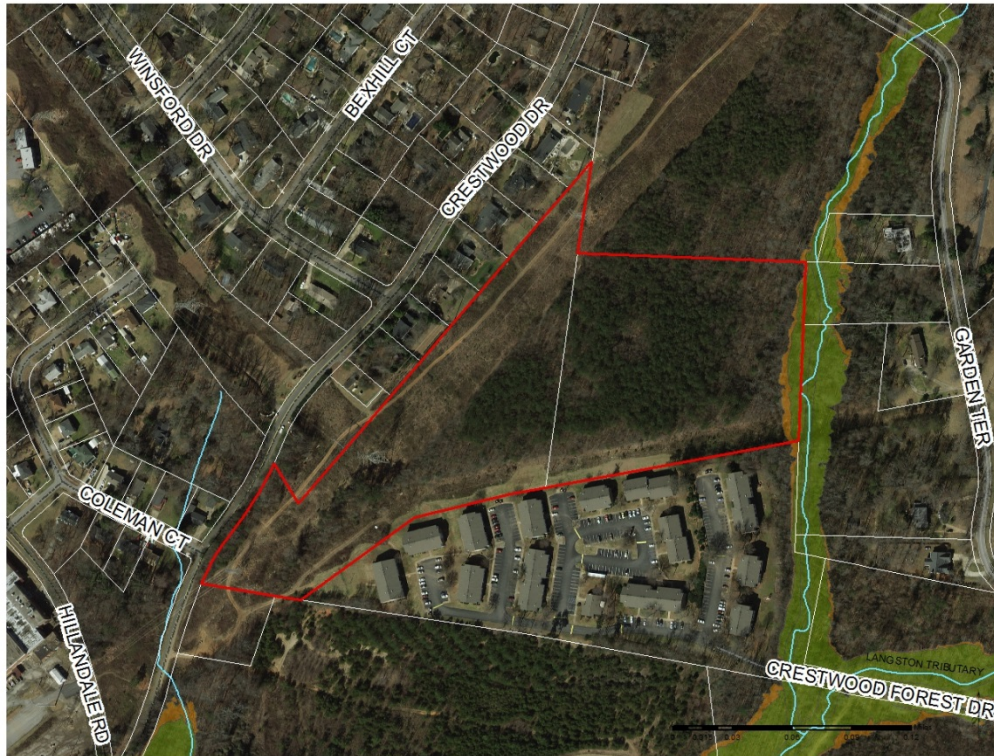
CONCLUSION:

Due to access constraints of the property, it is staff's opinion that the existing density allowed in the current R-15 zoning is appropriate and that a change to a higher density may further stress existing infrastructure and create safety concerns related to traffic and access.

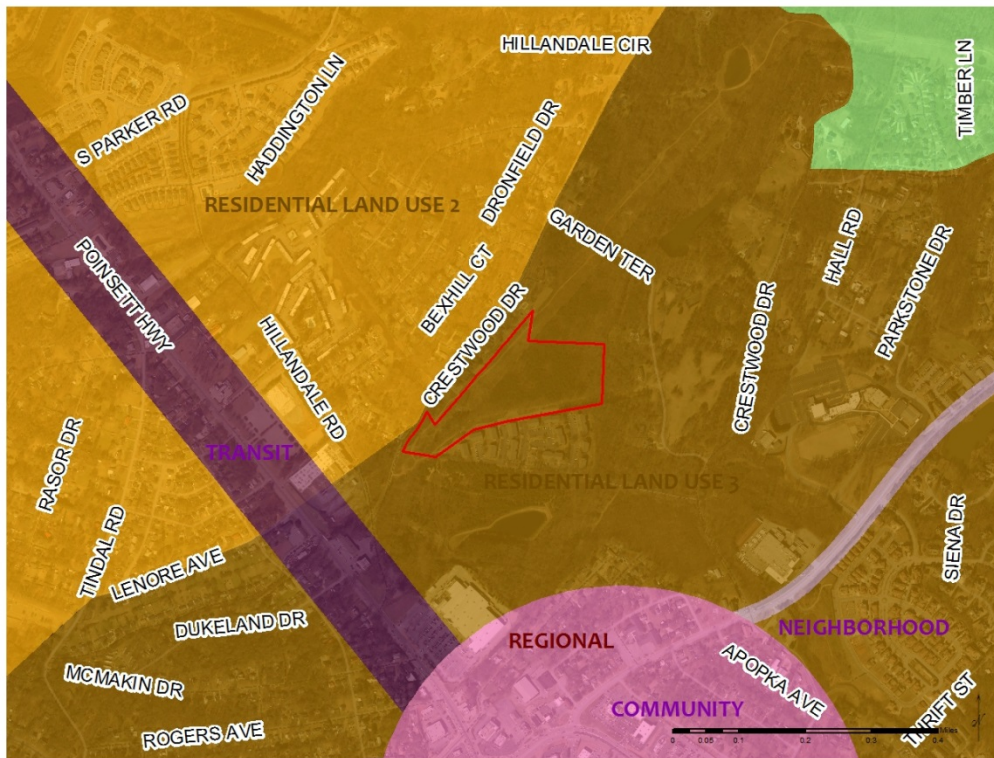
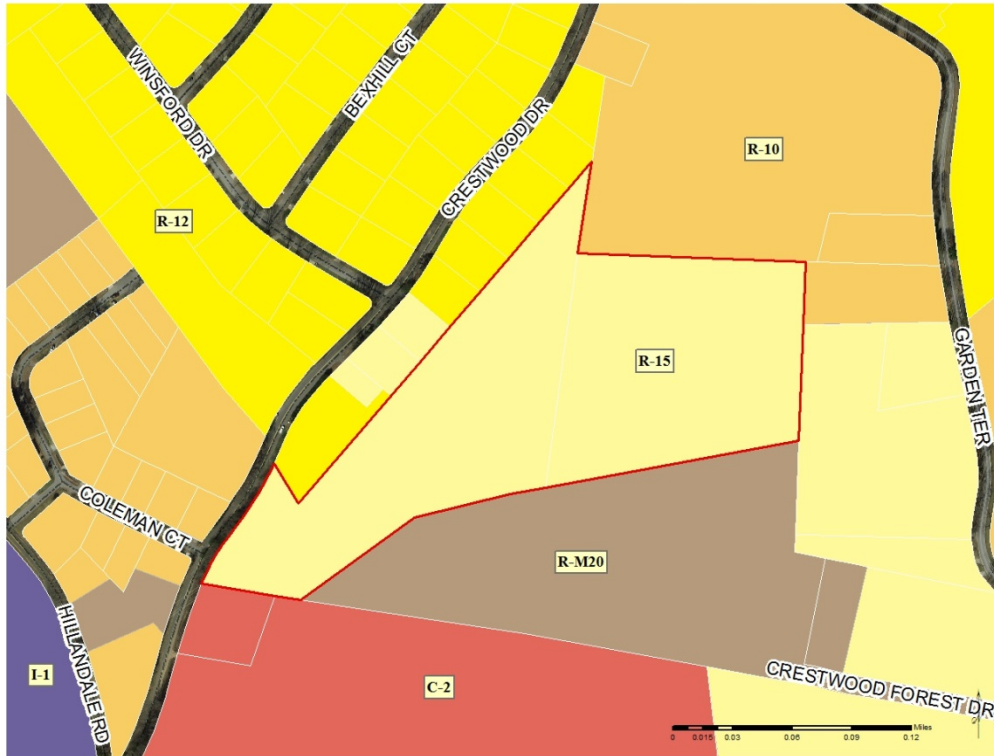
Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

MOTION: By Mr. Stevenson, seconded by Dr. Hollingshad to accept staff's recommendation to deny CZ-2016-40. The motion carried unanimously by voice vote.

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
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>47.04</i>	<i>80 units</i>
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 subject parcel is zoned R-S, Residential Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. This residential district is established as an area 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 this district.

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

CONCLUSION:

The requested rezoning would result with a disproportionate density compared to the other developments, which utilized the current zoning. This area is characterized more by its rural development density and smaller road widths historically used to connect farms to the marketplace. The site is located on the edge of the unzoned Southern Greenville area, with mostly larger-tract subdivisions using R-S, Residential Suburban zoning.

It is staff's opinion that the existing R-S zoning is appropriate and the requested zoning would be inconsistent with

surrounding zoning and out of character with the existing and emerging development.

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

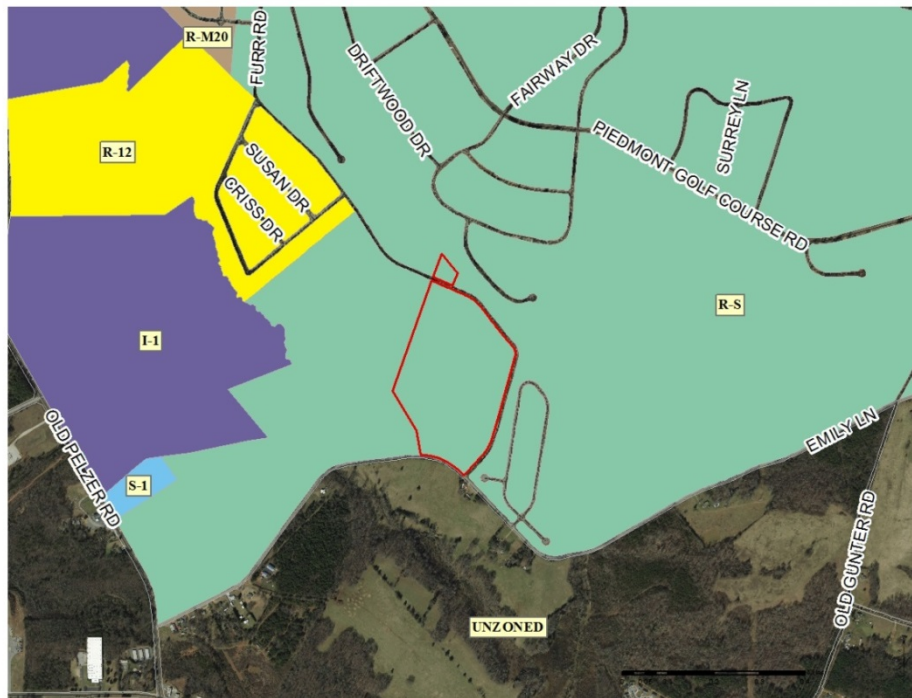
Mr. Looper asked how many homes could be built in the R-S, Residential Suburban zoning.

Ms. Buathier stated with public water there could be 80 units under the R-S zoning. She stated with the R-12, Single Family Residential zoning there could potentially be 169 units.

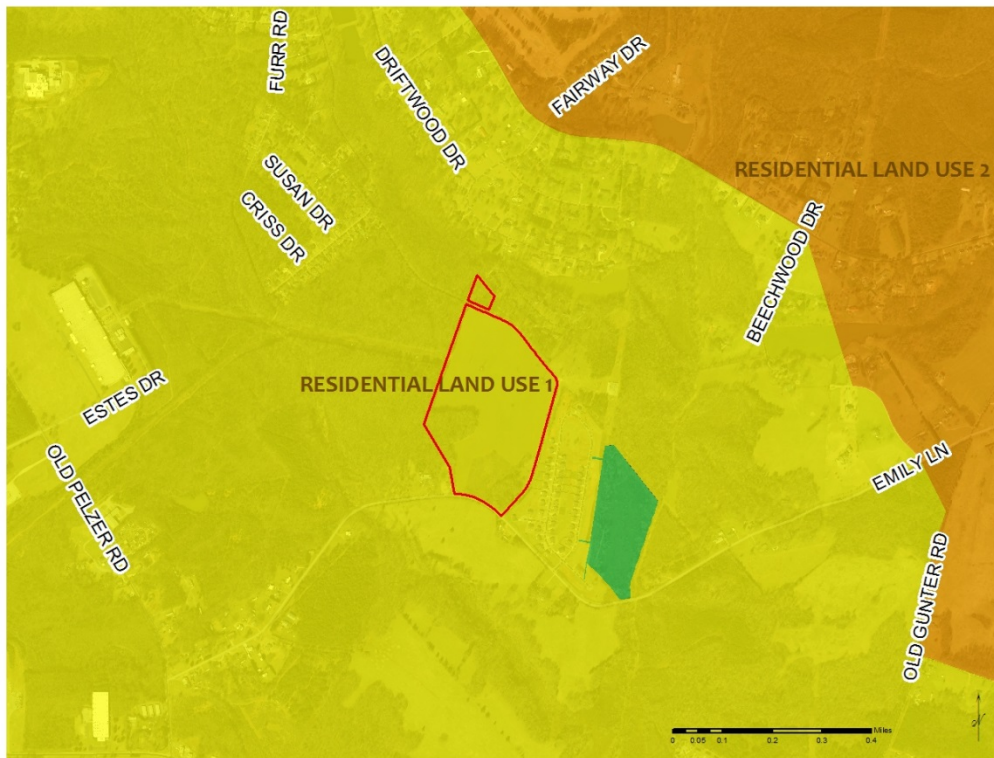
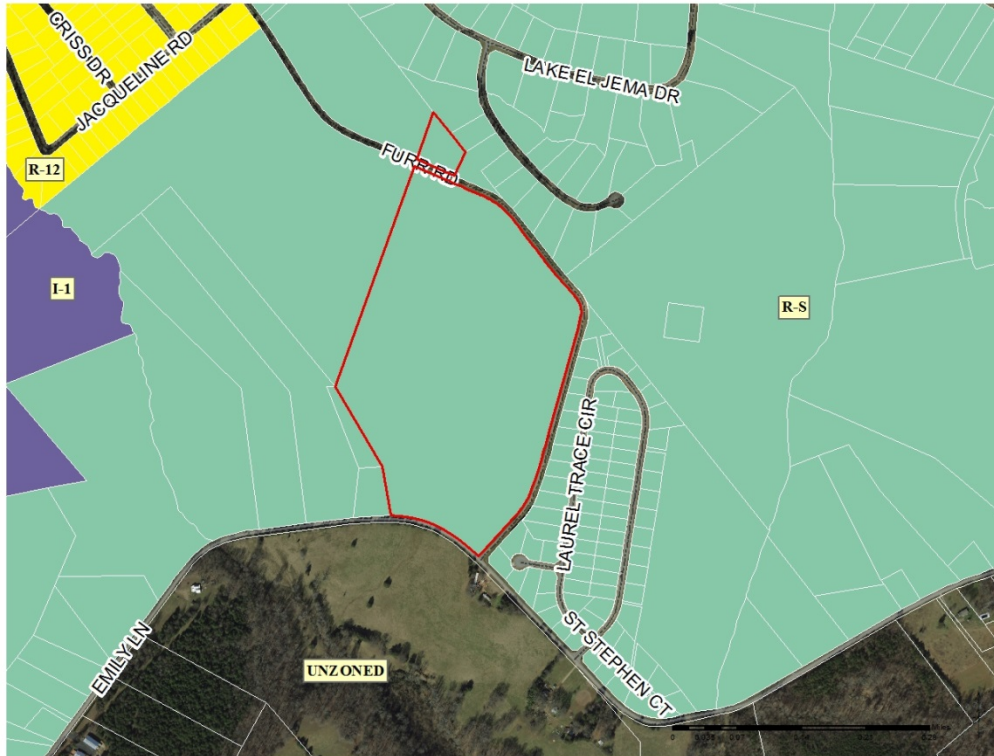
MOTION: By Mr. Bichel, seconded by Mr. Harrison to accept staff's recommendation of denial of CZ-2016-41. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

Mr. Shockley passed the gavel to Vice-Chair Looper and recused himself from discussion of the following and left the meeting.

DOCKET NUMBER: CZ-2016-42

APPLICANT: Josh Hoover Demsey for Evelyn Rice (L-est)

PROPERTY LOCATION: 1205 East Georgia Road

PIN/TMS#(s): 0560030100400

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 14.2

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in March 1996, as part of Area 11. The application to rezone from R-S to R-15 was approved in 2006, CZ-2006-22.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	single-family residential
East	R-S	single-family residential
South	R-12	single-family residential
West	R-S	manufactured home and manufactured home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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-15</i>	<i>2.9 units/acre</i>	<i>13.99</i>	<i>41 units</i>
Requested	R-M10	10 units/acre		140 units

A successful rezoning may add up to 99 units.

ROADS:

East Georgia Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
East Georgia Road	2,700' W	10,700	12,600 17.8%	11,700 -7.1%

SUMMARY:

The subject parcel is 14.2 acres of property located on East Georgia Road approximately 2 miles east of the intersection of West Georgia Road and I-385. The parcel has approximately 450 feet of frontage along East Georgia Road.

The subject parcel is zoned R-15, Single-Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings.

The applicant is requesting to rezone the property to R-M10, Multifamily Residential. This residential district is established to provide for varying population densities. The principle use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

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

The applicant states the site would be used for 66 townhouse units, however the requested R-M10 zoning would permit 142 multifamily apartment units. On this size of property, the density and product would be better reflected in a single-family zoning category.

The site is located outside of the center of the City of Simpsonville in an area predominantly characterized by 1.7 to 3.6 dwelling units per acre. Three multifamily zoned sites are located on the south side of E. Georgia Road but they are either vacant or developed with single-family housing products.

All of these developments commit traffic directly to E. Georgia Road, which is currently meeting acceptable levels of service. To better preserve that service level, residential zoning in this area should favor lower density. Directing larger amounts of

traffic to E. Georgia Road will quickly reduce the roadway level of service.

CONCLUSION:

It is staff's opinion that the site's current zoning best reflects the surrounding development pattern and better maintains roadway level of service.

Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential.

Mr. Harrison asked what zoning classification would allow the applicant to do 66 units.

Ms. Buathier stated an R-10 zoning would allow 62 units, an R-7-5 would allow 82 units and an R-6 zoning would allow 103 units.

Mr. Vinson offered another option which would be an RM-5, which would get right at 66 units and would allow the applicant to do the same product on a driveway system.

MOTION:

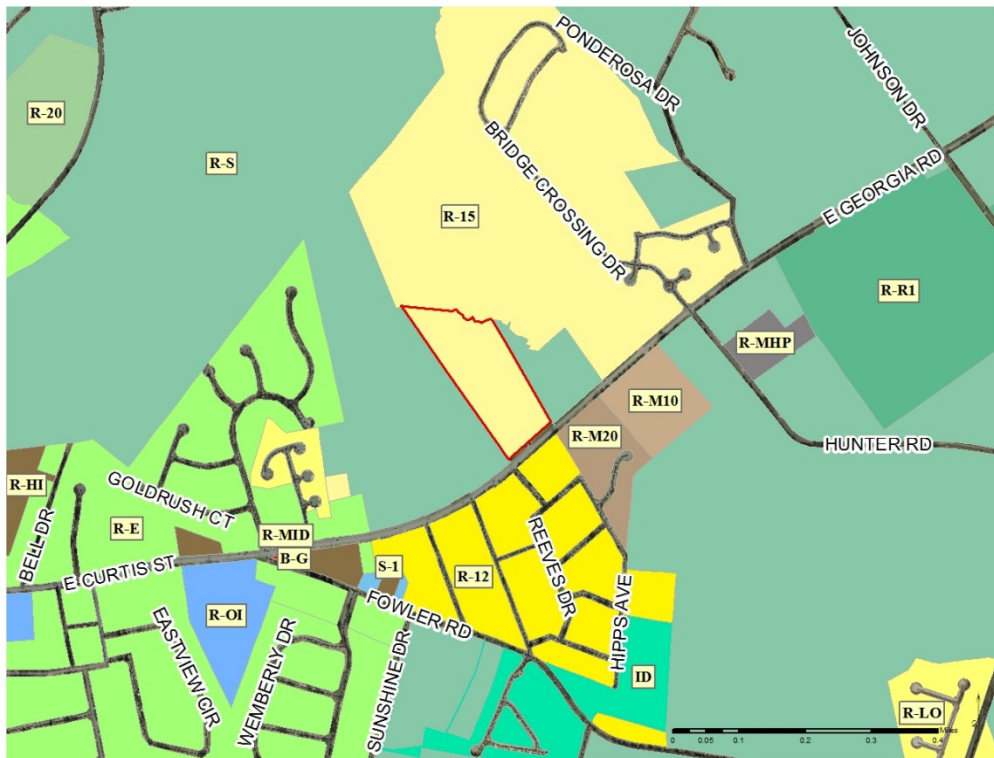
By Mr. Harrison, seconded by Mr. Bichel to deny CZ-2016-42. The motion carried unanimously by voice vote with one recusal (Shockley).

MOTION:

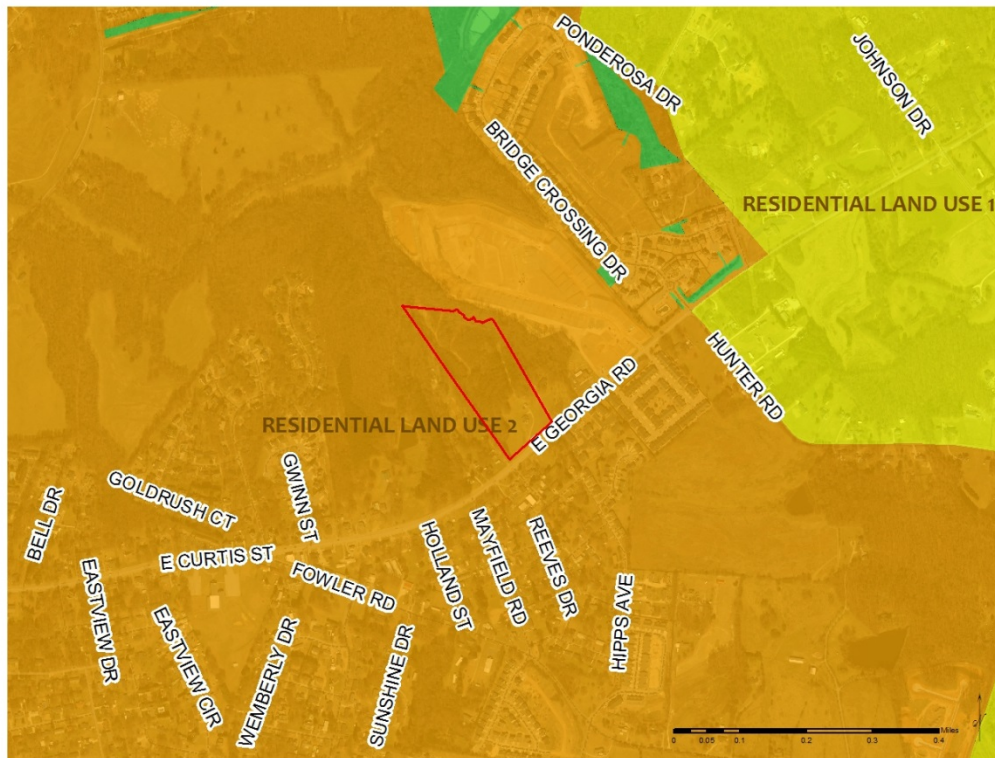
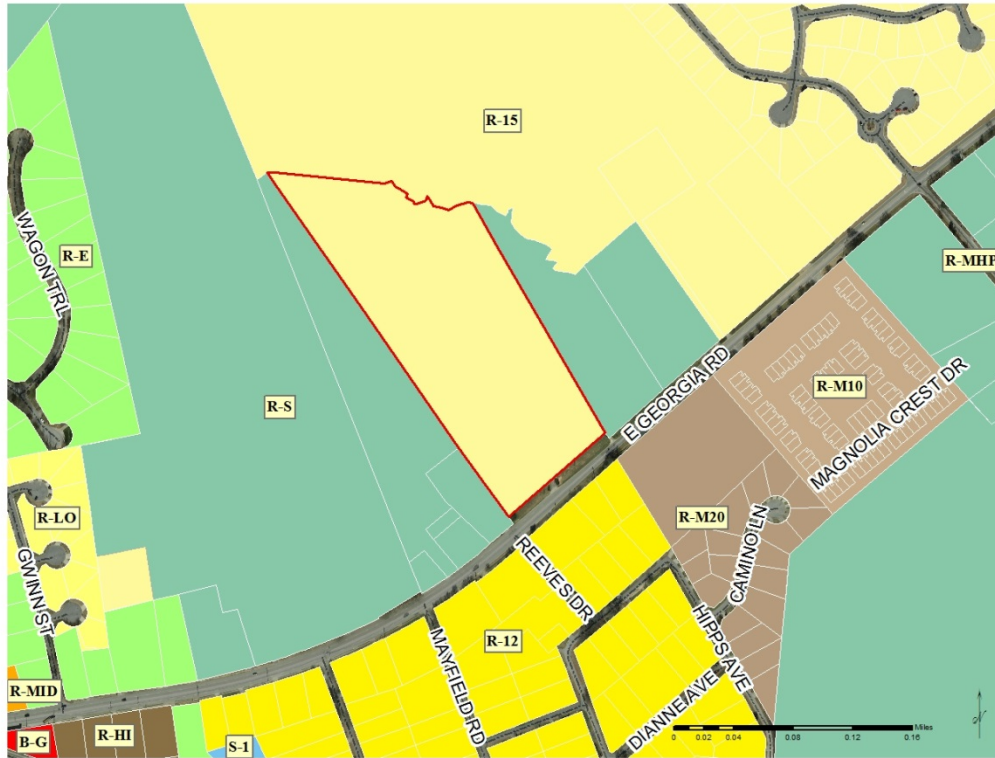
By Mr. Harrison, seconded by Mr. Moore to recommend zoning classification RM-5 and forward to the Planning and Development Committee. The motion carried unanimously by voice vote with one recusal (Shockley).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Mr. Shockley returned to the meeting and Mr. Looper passed the gavel back.

Mr. Harrison recused himself from discussion of the following and left the meeting.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-43

APPLICANT: Philip Gaston Albergotti for Marshall Daniel Williams and Dunean Baptist Church

PROPERTY LOCATION: 200 Edgewood Drive and 822 Marue Drive

PIN/TMS#(s): 0104000400100 and 0104000400500

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 4.2

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. The application to rezone from R-10 to R-M20 was approved in 2012, CZ-2012-41.

EXISTING LAND USE: single-family residential and vacant wooded

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-10	single-family residential
South	C-2	drug store (CVS)
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Dunean Community Plan characterized as an area to ‘re-invest’.

ROADS:

Marue Drive: two-lane State-maintained minor collector
Edgewood Drive: two-lane County-maintained private
Stevens Street: two-lane County-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Stevens Street	800' NW	2,600	1,950 -25%	2,200 12.8%
Marue Drive	1,500' W	3,900	3,500 -10.3%	3,500 0%

SUMMARY:

The subject parcel is 4.2 acres of property located on Marue Drive approximately 0.1 miles north of the intersection of Henrydale Avenue and I-185. The parcel has approximately 180 feet of frontage along Marue Drive, 700 feet of frontage along Edgewood Drive and 600 feet of frontage along Stevens Street.

The subject parcel is zoned R-M20, Multifamily Residential. This residential district is established to provide for varying population densities.

The applicant is requesting to rezone the property to O-D, Office District. This district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, saving and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

The applicant states the proposed land use is for a medical office.

This site is located within the Dunear Community and designated within the community plan as an area to 're-invest'. The community expressed support to the relatively recent change to multi-family residential zoning in 2012 that provided a more clear direction for the desirable type of reinvestment. This community continues to be engaged with its various organizations, all being interested in the future of the neighborhood. To that end, and with the focus of such an integral piece of real estate, the community has provided feedback that the current zoning is preferred and should be maintained.

CONCLUSION:

It is staff's opinion that, as a gateway area to the Dunear community, the current zoning is appropriate and future commercial development in the area should not encroach into the established residential neighborhood but be focused south of Marue Dr. and oriented toward Mills Avenue.

Based on these reasons, staff recommends denial of the requested rezoning to O-D, Office District.

Dr. Howard mentioned she had not been in that area in some time and she was pleasantly surprised at how the community has been reinvigorated.

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to accept staff's recommendation of denial for CZ-2016-43.

Chairman Shockley felt a doctor's office would have been a good use, but understood staff's gateway concerns and also that if the zoning came about and the doctors decided to do something different there might have been other options.

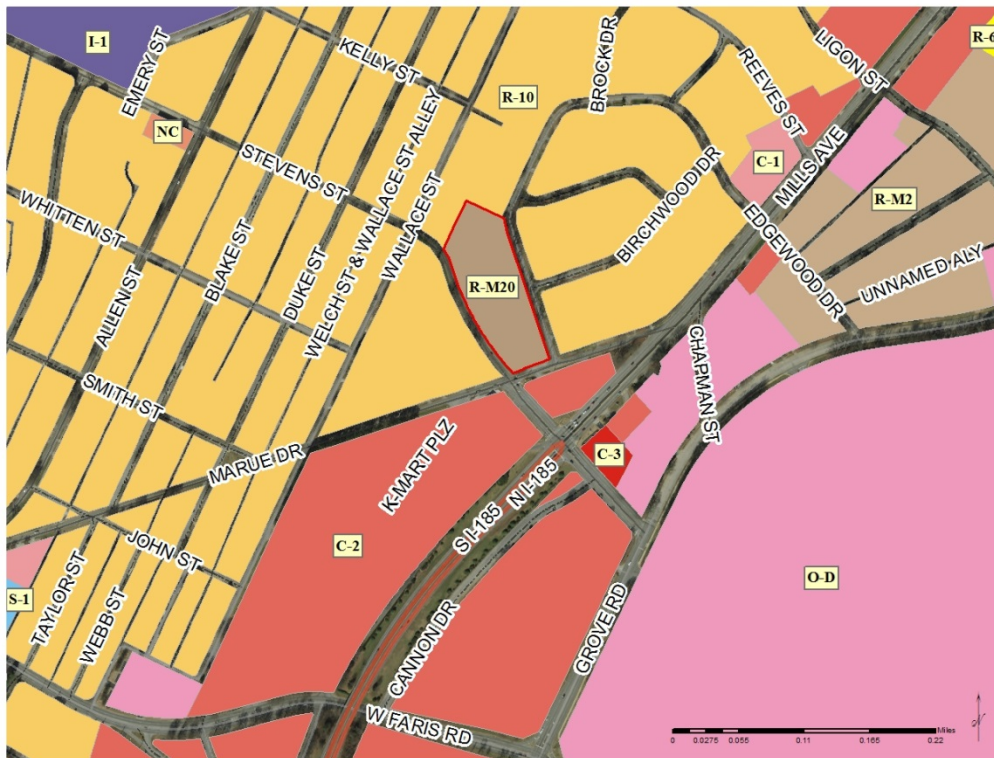
Mr. Stevenson echoed the chairman's remarks as well as Mr. Moore.

Mr. Looper rescinded his second on the motion. Mr. Bichel offered the second to the motion to deny.

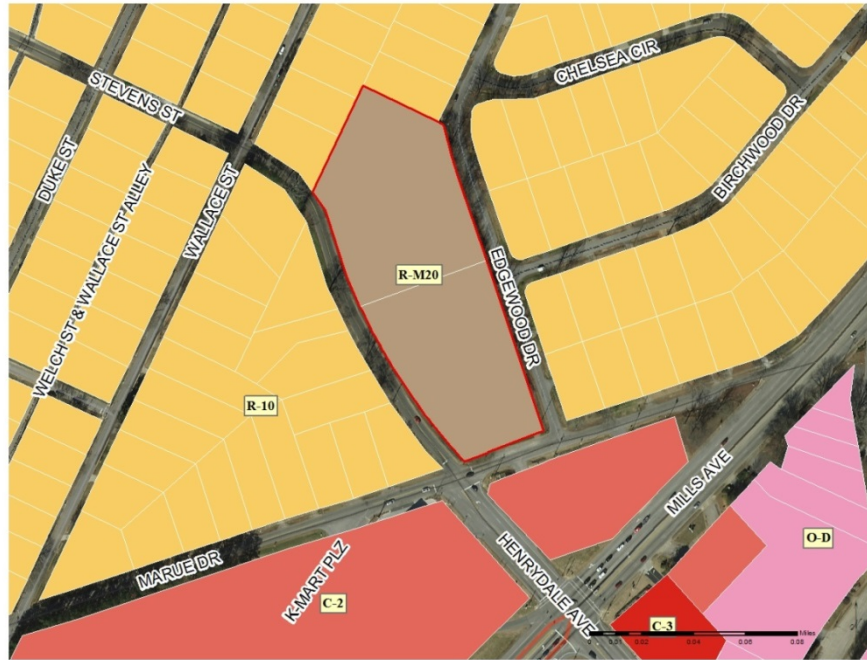
The motion to deny CZ-2016-43 carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



The Dunean Community Conceptual Plan

*Re-Connect, Re-Invest, Re-Use,
Re-Imagine, Re-Discover, Re-Invigorate*



Dunean Community Plan, denoted as an area to 're-invest'

Items Returned from the Planning and Development Committee

DOCKET NUMBER: CZ-2016-32

APPLICANT: Johnie Allen DeVore, Jr. for Stephanie King, Three Tree Hill, LLC

PROPERTY LOCATION: 245 Hicks Road

PIN/TMS#(s): 0394000102500

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 10.5

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in May 1971, as part of Area 2.

EXISTING LAND USE: vacant wooded

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	service shop/body shop
East	R-10	single-family residential and manufactured home park
South	R-MA	manufactured home
West	C-2	office 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 designates as *Residential Land Use 3* which prescribe 6 or more units per acre.

ROADS: Hicks Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Old Augusta Road	1,200' NE	2,200	1,600 - 27.3%	2,000 25%
Pleasantburg Drive	1,500' NW	25,900	22,800 -12%	20,200 - 11.4%
White Horse Road Extension	3,100' SW	4,100	4,000 -2.4%	4,200 5%

SUMMARY:

The subject parcel is 10.5 acres of property located on Hicks Road approximately 0.9 miles northeast of the intersection of White Horse Road and Augusta Road. The parcel has approximately 380 feet of frontage along Hicks Road.

The subject parcel is zoned R-10, Single-Family Residential. This residential district is established as an area 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 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 this district.

The applicant is requesting to rezone the property to S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 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 states the proposed land use is for stone landscape supply inventory and some equipment parking. Although the site is large and may accommodate the use, it's location in close proximity to an established neighborhood. Furthermore, concerns exist about the integrity of Hicks Road and the ability to handle heavier truck traffic from Augusta Road to the project site.

The proposed S-1, Services district would introduce incompatible uses to this established residential neighborhood along Hicks Road. Typically S-1 zoning is located along arterials roads that can better support commercial and industrial uses without presenting a conflict with nearby residential neighborhoods.

CONCLUSION:

It is staff's opinion that the current R-10, Single-Family Residential zoning is appropriate and that this requested rezoning to S-1, Services, would have an immediate negative impact to the character of the adjacent neighborhood. The proposal is inconsistent with future land use plan.

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

At the May 25, 2016 Commission meeting the item was moved forward with a recommendation of amending the request to reflect 2 acres to be rezoned to S-1, Services and the remainder to remain zoned R-10, Single-Family Residential.

survey which reflected 4 acres to be rezoned to S-1, Services and not 2 acres. The Committee returned the item to the Planning Commission to allow the applicant to clarify the discrepancy in the acreage.

Staff was still recommending denial of the request.

The applicant answered questions from the Commission and explained why the 4 acres were needed rather than 2 acres. The additional acreage would be need for an access easement to reach Augusta Road.

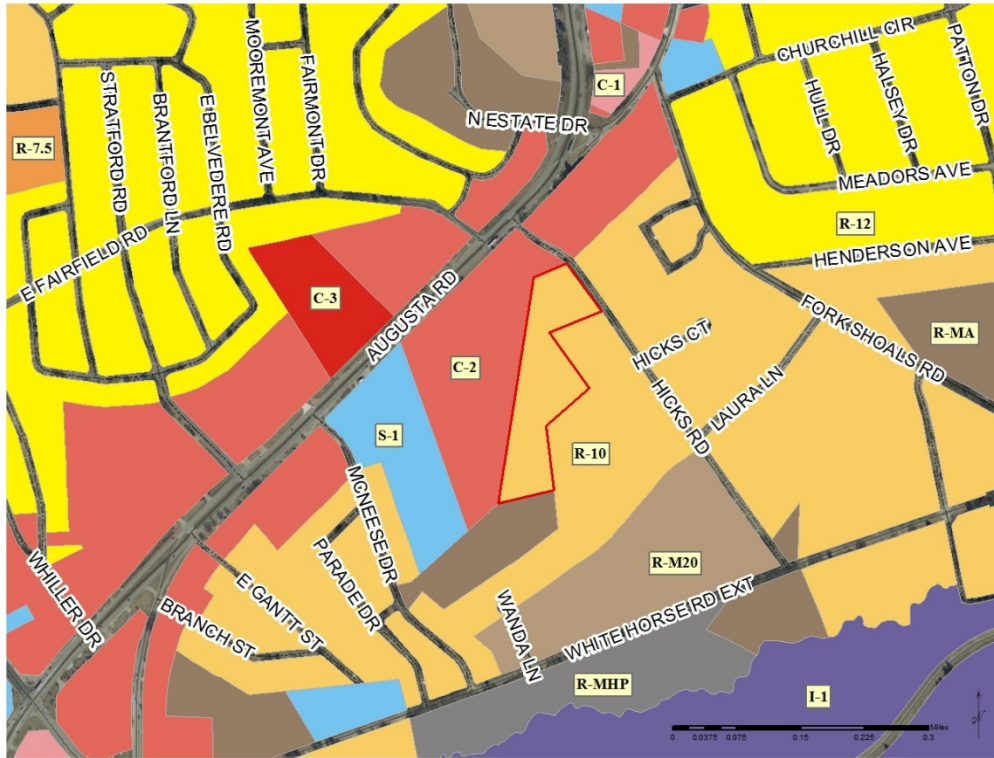
MOTION: By Mr. Stevenson, seconded by Mr. Looper to deny CZ-2016-32. The motion carried unanimously by voice vote.

MOTION: By Mr. Looper, second by Dr. Howard to recommend 4 acres zoned to S-1, Services and the remainder stay as R-10, Single-Family Residential on CZ-2016-32. The motion carried unanimously by voice vote.

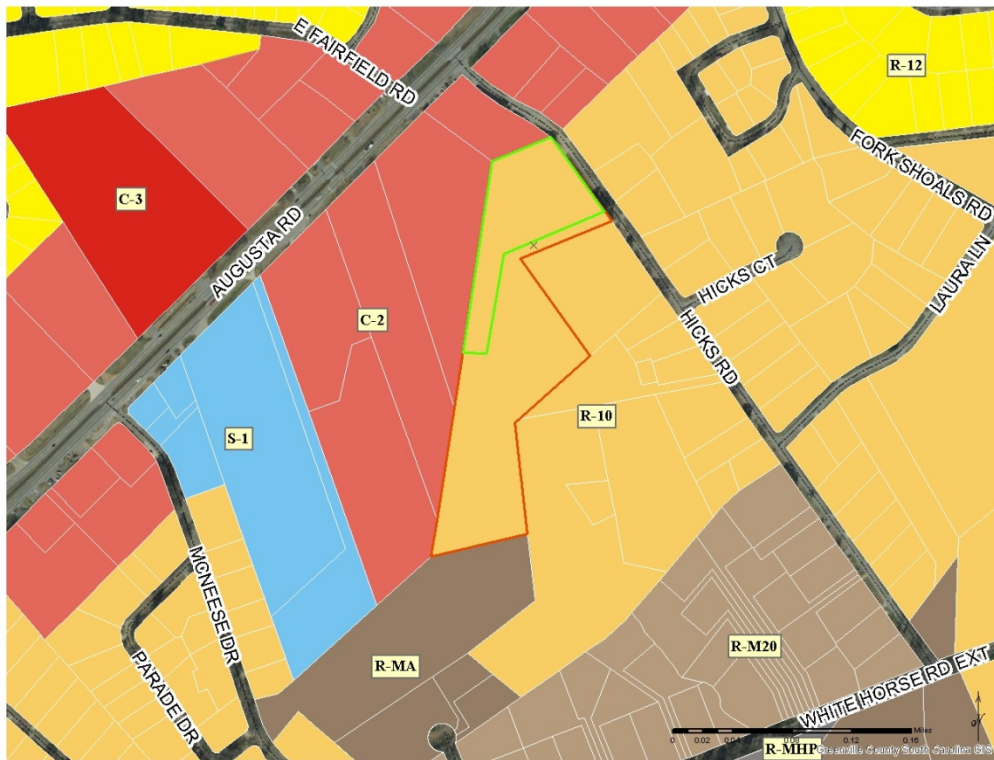


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-36

APPLICANT: ARS Ventures c/o Todd A. Ward, for Eugenia H. Greer, Kenneth T. Barrett and Pelham Road Alliance Church

PROPERTY LOCATION: 2400, 2500 and 2702 Pelham Road

PIN/TMS#(s): 0533040101900, 0533040101901 and 0533040101904

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 9.2

COUNCIL DISTRICT: 21 – Burns

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

EXISTING LAND USE: single-family residences and a church

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD and FRD	vacant wooded (Waterford Park and Pelham Village at Waterford Park)
East	R-M10	medical offices
South	R-20	single-family residential
West	R-20 and C-1	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 and designates as a *Neighborhood Corridor*. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

ROADS: Pelham Road: four-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Pelham Road

SUMMARY: The subject parcel is 9.2 acres of property located on Pelham Road approximately 1.2 miles west of the intersection of Pelham Road and Interstate 85. The parcels have approximately 760 feet of frontage along Pelham Road.

The subject parcel is zoned R-20, Single-Family Residential. This residential district is established as an area 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 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 this district.

The applicant is requesting to rezone the property to 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 proposes a project that will feature a grocery store as an anchor with surrounding complimentary retail. The project will contain a combination of commercial uses up to 68,000 square feet. The anchored grocery store is proposed to be approximately 50,000 square feet. The remaining retail will consist of no more than 18,000 square feet with individual retail stores between 2,500 square feet and 5,000 square feet. The proposed architectural materials will be brick and stucco for the façade. An existing telecommunications tower will be preserved and incorporated into the overall site plan.

The rear of the building will be screened utilizing a 6 foot opaque fence. The fence will be placed on the property as to work in conjunction with the natural topography that will create full screening of the center for the Residential area behind. The stormwater management facility will be fenced and screened to comply with all Greenville County requirements.

Lighting will be full cut-off fixtures and directional to contain light on site.

There will be 295 parking spaces provided within the project. Pedestrian access and circulation will comply with ADA and Greenville County regulations. Sidewalks will be placed in areas to accommodate pedestrian circulation and marked cross walks will identify both ADA and pedestrian travel lanes as they traverse the parking area.

There will be 2 points of ingress/egress; one of which will be at a signalized intersection. Improvements required by SCDOT will be met by the applicant.

The applicant states the proposed land use is for a 50,000 sq. ft. grocery store anchored shopping center with a total of 68,000 sq. ft. Adopted plans have consistently recommended limiting intense commercial development to those areas of Pelham Road east of Boiling Springs Road. These plans support a gradual transition from east to west away from the heavy commercialized section of Pelham and previous recommendations have gone to great lengths to maintain transitional uses and neighborhood scale commercial within

this transition zone near the intersection of Pelham and Boiling Springs Road as recommended in the future land use map

To the north, the undeveloped FRD, Flexible Review District has 50,000 sq. ft. of Neighborhood Commercial uses planned for development. Likewise to the northeast, the location was recently rezoned to NC, Neighborhood Commercial that includes the QuikTrip gas station and 10,640 sq. ft. of professional office space. In total, 60,000 sq. ft. of neighborhood scale commercial, retail, and office space is already committed to this intersection and would be doubled with this proposal of more than 68,000 sq. ft. of retail commercial and a third gas station.

In contrast, the intensity of the proposed FRD, Flexible Review District, is out of character for this location and resembles a product that would also fit into a C-3, Commercial category. This type of proposed intensity is characteristic of the heavier commercialized areas east on Pelham Road. Furthermore, an approval to this intense project would set a precedent for areas transitioning from office and neighborhood commercial to residential. The design lacks connections that would better facilitate traffic around the intersection with Boiling Springs. The proposal also has not assigned any square footage to the outparcel ("outlot") which would require an update to any approved zoning. The proposal also lacks details on the color schemes and materials for the signage as well as dumpster locations.

The gas sales "outlot" has no specific information on where travel lanes, possible parking, and gasoline canopy would be located. This lack of definitive information on the proposed "outlot" offers little information to make an informed decision. Staff is concerned about gas sales and the associated traffic circulation.

Staff understands there may be a need for particular uses; however, the proposed intensity for this site is out of character with the surrounding land uses and traffic would lack adequate access.

UPDATED SUMMARY:

Compared to the original application, the updated plan increased the proposed commercial area by 5,000 sq.ft. to a total of 73,000 square feet; two secondary locations of ingress/egress are included connecting to parcels to the west and east; specified the operational times of 6 am to midnight; noted the group sign would be located at the signalized intersection while the secondary sign located at the second

Pelham Road entrance; and, removed gas sales as a use for the outlot.

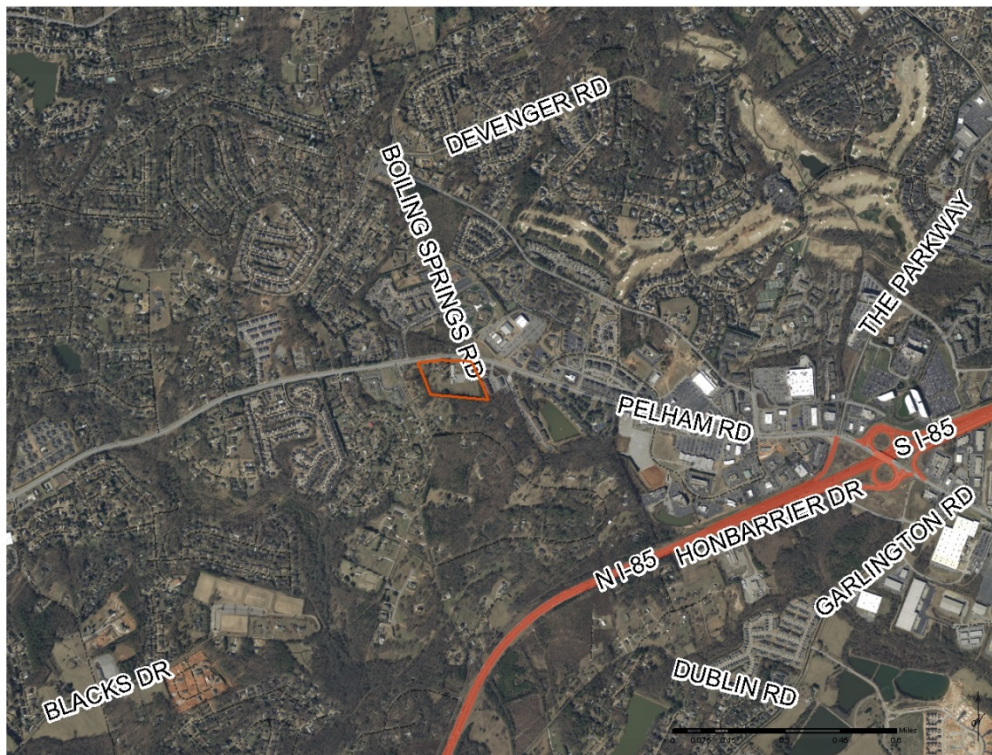
The intensity of the proposed commercial development is out of character for this location and resembles a product that would also fit into a C-3, Commercial category. This type of proposed intensity is characteristic of the heavier commercialized areas east on Pelham Road toward I-85.

Staff's opinion remains that the scale, size, extent and overall level of commercialization proposed is out of character with this section of Pelham Road, an established low intensity office/neighborhood commercial transitional area.

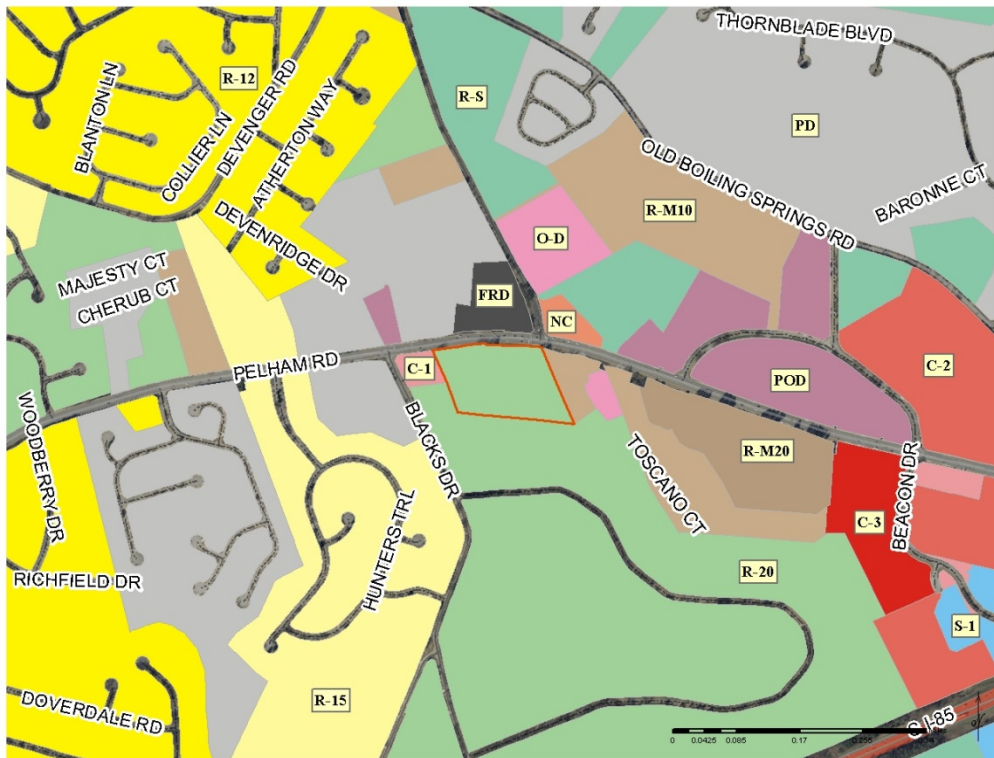
CONCLUSION:

It is staff's opinion that this requested rezoning would have significant, immediate impact to the character of the surrounding area that is primed for significant change in the near future.

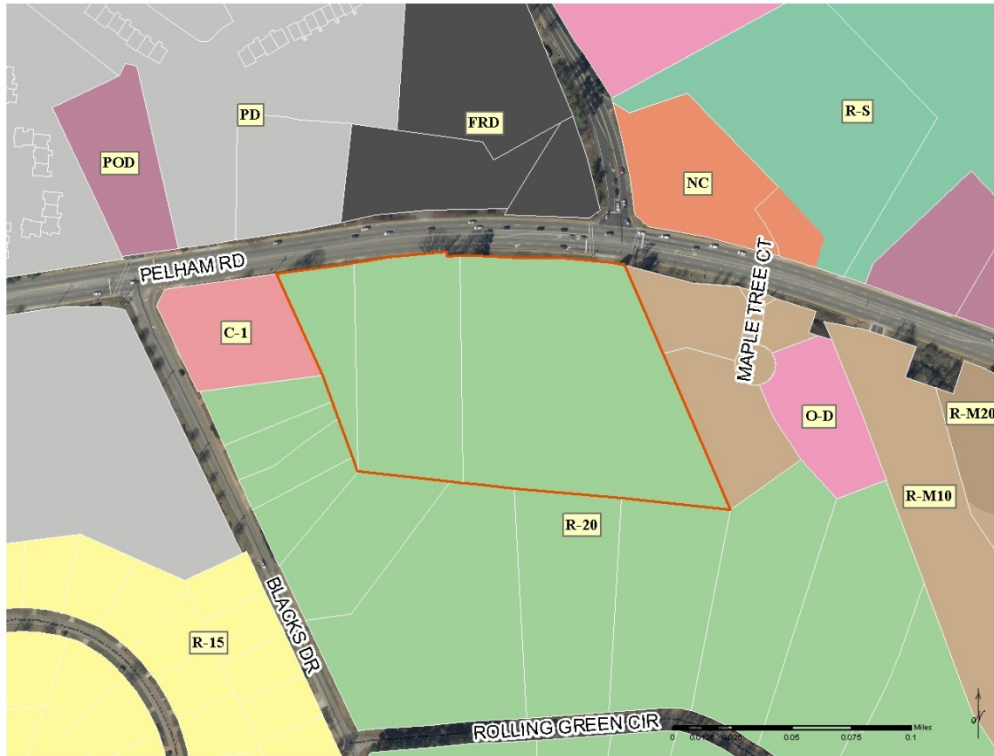
Based on these reasons, staff recommends denial of the request for FRD, Flexible Review District.



Aerial Photography, 2014



Zoning Map



Future Land Use Map

Mr. Looper asked staff had all the issues been addressed that the Planning and Development Committee discussed when returning the item to the Commission.

Mr. Vinson stated all the issues that were discussed in the Planning and Development Committee have been included on the plan. The access issues, the signage, the lack of information on the traffic circulation internally and the removal of the gas sales. He stated staff acknowledges the site plan improvements have been made; however, staff's concerns on the overall size and scale have not been addressed. Mr. Vinson stated additionally, there was 5000 square feet of commercial added to the plan.

Dr. Hollingshad stated he felt staff's recommendation expresses very well, why from a planning perspective, this is too intense of a development for this particular location. He stated he could envision commercial development right along Pelham Road, but it would be at a much less intense nature. The question came up in the Planning and Development Committee meeting what would be that less intense development be. Dr. Hollingshad felt in that location, given a kind of transition from a more residential area, you could have things like restaurants, coffee shops, maybe a small office for an attorney or CPA. Those kinds of things on the strip directly in front of Pelham and the back part of the property, with sufficient buffering, remain residential.

Mr. Looper asked about the additional 5000 square feet, and had staff asked for a lower square footage, or was there any recommendations at all from staff to the party?

Mr. Vinson stated staff had expressed concern to the applicant on the overall size and scale of the development from the very beginning, before the application was ever filed. When the applicant came back staff reiterated their concerns again. They worked with staff on the site plan issue, but they did not address the original concerns of the overall size and scale. He stated they removed the gas sales, but added the additional 5000 square feet of commercial.

Mr. Rogers asked what was on the property that was already zoned FRD in that area.

Ms. Buathier stated wooded land was on the property.

Mr. Rogers asked how the intensity of use was measured.

Mr. Vinson stated the future land use plan gives some guidance on the topic. That section of Pelham Road has been identified as a "neighborhood corridor" which calls for limited commercial. He stated there is some flexibility provided for limited commercial, churches, some higher density residential or mixed use development. Not full blown commercial like you would see closer to I-85.

Mr. Rogers asked what the vacant FRD had been approved for.

Mr. Vinson stated it was approved for Neighborhood Commercial uses, any use permitted in the Neighborhood Commercial zoning was approved for that FRD.

Mr. Harrison asked if something like this would be appropriate for a Regional Corridor.

Mr. Vinson stated yes.

Mr. Shockley stated as Mr. Harrison pointed out, this was right at the light, at the intersection. It appears the ingress and egresses are well taken care of and would be a good site for something similar to what is there.

MOTION: By Mr. Bichel, seconded by Dr. Hollingshad to accept staff's recommendation of denial of CZ-2016-36. The motion carried by voice vote with one in opposition (Harrison).

UPDATE ON TAYLORS PLAN

Scott Park addressed the Commission members with an update to the Taylors Plan. He briefly went over the process the staff, community residents, stakeholders and public officials participated in over the past two and a half years. He stated the plan reflects the Taylors Community's future vision and identifies action strategies for focus areas. The plan provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment. Mr. Park stated the Commission would see the item again, once the process of adoption begins. Additionally, Mr. Park made available to the commissioners the link to the plan available on the county website.

PLANNING REPORT

Eric Vinson addressed the Commission members with an update of events staff has been working on as provided in their agenda packets. He touched on the community plans and area plans staff has been working on as well as the work with the municipalities. He announced the Transportation division beginning the process of the Long Range Transportation Plan with Kimley Horn on board as consultants. Mr. Vinson went over the amount of construction within the county, being well ahead of last year's numbers.

MONTHLY MEETINGS

Chairman Shockley announced there would be no meeting in the month of July, and typically the Commission has granted subdivision staff permission to approve any subdivisions unless controversial.

MOTION: By Dr. Howard, seconded by Mr. Looper to authorize staff to act on behalf of the Planning Commission with subdivisions during the month of July, unless faced with a controversial item. The motion carried unanimously by voice vote.

Chairman Shockley announced there would be a workshop for the Commission in August. He also thanked all the commissioners for attending the Zoning Public Hearing. Mr. Shockley announced Sonya Dawson, Subdivision Administrator would be leaving the county and beginning a new position. He expressed his appreciation to Ms. Dawson and wished her well.

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 7:27 p.m.

Submitted by Recording Secretary
