

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

October 26, 2016

4:30 p.m.

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

MEMBERS ABSENT: J. Rogers

STAFF: P. Gucker, E. Vinson, R. Hancock, A. Willis, P. Buathier, T. Meeks and J. Wortkoetter

CALL TO ORDER

Chairman Shockley called the meeting to order at 4:30 pm.

APPROVAL OF THE SEPTEMBER 28, 2016 MINUTES

MOTION: By Mr. Looper, seconded by Dr. Howard to approve the minutes of the September 28, 2016 meeting as presented. The motion carried unanimously by voice vote with one absent (Rogers).

PRELIMINARY SUBDIVISION APPLICATIONS

The following subdivision applications were submitted for review and consideration.

2016-229, Starr Way Court

2016-237VA, variance for a shared drive for units 12 – 14.

2016-238VA, variance to reduce the length of tangent

2016-230, Mill Pond at river Shoals – Phase 3 (Cluster)

2016-235, Chick Springs (Cluster)

2016-229, Starr Way Court

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 5.30 acres zoned FRD. The developer is proposing a 14 lot subdivision accessed by All Star Way. The developer is also proposing 395 linear feet of public road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Wade Hampton Fire serves this area.

Mr. Hancock stated the Final Development Plan has been submitted and is under review. The Final Development Plan as submitted is in compliance with the total allowable lots and layout as indicated in the Statement of Intent and Preliminary Development Plan for the All Star Way Flexible Review District. Approval of the Final Development Plan is pending a Planning Commission decision on the Preliminary Subdivision Plan.

Mr. Hancock stated staff believes if the associated variances are granted, the subdivision will meet the requirements of the LDR and recommends approval of this preliminary plan, including the Specific and Standard Requirements.

2016-237VA, variance request for a shared driveway for units 12-14.

2016-238VA, variance request to reduce length of tangent to 34 feet from the required 50 feet.

MOTION: By Mr. Harrison, seconded by Dr. Howard to accept staff's recommendation to approve 2016-230 and the associated variances including the specific and standard requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2016-230, Mill Pond at River Shoals - Phase 3 (Cluster)

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 168.75 acres and zoned R-15. The developer is proposing a 44 lot subdivision accessed by Sandusky Lane. The developer is also proposing 1, 255 Linear Feet of private road. The developer has chosen Cluster Option 1 with 25.31 acres Open Space Required and providing 27.41 acres of Open Space. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Staff believes this subdivision meets all the requirements of the LDR and recommends approval of the preliminary plan, including the Specific and Standard Requirements.

MOTION: By Mr. Looper, seconded by Mr. Stevenson to accept staff's recommendation to approve 2016-230 including the specific and standard requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2016-232, Townes at Cardinal Creek – Phase 4

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 3.23 acres zoned PD. The developer is proposing a 24 lot subdivision accessed by Smith Hines Road. The developer is proposing 0.1 miles of private road. Public water will be provided by Greenville water and sewer will be provided by Mauldin Public Works. Mauldin Fire serves this area.

Staff believes this subdivision meets all the requirements of the LDR and recommends approval of the preliminary plan, including the Specific and Standard Requirements.

MOTION: By Mr. Bichel, seconded by Mr. Looper to accept staff's recommendation to approve 2016-232 including the specific and standard requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2016-235, Chick Springs Subdivision - Cluster

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 17.10 acres zoned R-12. The developer is proposing a 40 lot subdivision accessed by Chick Springs Road. The developer is proposing 960 linear feet of public road. The developer has chosen cluster Option 1 with 5.1 acres required and 5.1 acres provided. Public Water will be provided by Greenville Water and sewer will be provided by Taylors Sewer. Taylors Fire serves this area.

Staff recommends denial of this application due to the lack of sewer availability.

Mr. Stevenson asked when the material regarding this subdivision came in.

Mr. Hancock stated various emails were received since Monday of this week.

Mr. Stevenson requested in future emails be forwarded to the Commissioners.

Mr. Looper commented on the sewer issues which were brought up in a prior meeting. He asked if any improvements had been made since that time.

Mr. Hancock stated there had been improvements made, but there has not been any rain event to test the effectiveness of the improvements.

Mr. Looper stated it was his understanding the improvements made were to assist the current homes and not any future development.

Mr. Hancock stated that was his understanding also.

MOTION: By Mr. Looper, seconded by Dr. Howard to accept staff's recommendation to deny 2016-235.

Mr. Shockley asked staff if it was a capacity problem or an infiltration problem; a design problem an engineering problem for the existing line.

Mr. Hancock stated it was a capacity problem in staff's view because there had not been a capacity approval letter received from either the sewer provider or ReWa. At that level it was a capacity problem, but apparently it was an infiltration and inflow problem that Taylors and ReWa are trying to work out so going forward they can provide sewer service in that area.

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

VARIANCE REQUEST

2016-222-VA, request for reduction in width of flag pole lot.

Ron Hancock addressed the Commission members with a variance request from the requirements of Article 2 in the LDR. Lot, Flag Pole. The minimum width of the flag pole portion of the lot is 20 feet.

Mr. Hancock stated the Land Development Division is not in favor of the variance request. The standard minimum width is only 20 feet now. Allowing less than 20 feet would set a precedence which will erode the current minimum standard or will result in an increase in variance requests asking for the same treatment. In this particular case the three locations where the 20 foot is not met, the shortfall is significant (5 feet to 8 feet short). Staff recommends denial.

Miriam Wray, 236 Soelsbee Rd. Landrum, SC addressed the Commission members stating she was the applicant and was attempting to sell property that had been laid out and divided in 1920. She stated the line was not drawn straight up the driveway. She noted she had work done on the driveway and intended on sharing the driveway, but also being responsible for the upkeep. She noted she originally requested for a variance for three sections, but a neighbor will sell a section of property which then she would only need a variance for two areas. She noted she was willing to take the deed and have noted whoever owned the property she owns in the future would be responsible for the upkeep of the driveway.

Mr. Harrison asked if there needed to be a variance with a shared drive. From an easement example, would it be a grandfathered type easement.

Mr. Hancock stated the variance was not for the drive, the variance was for the flag pole lot.

Chairman Shockley stated it would set precedence if the Commission reduced a flag lot. He stated flag lots are frowned upon anyway because of accessibility for emergencies and there are lending problems.

Attorney Archie Black addressed the Commissioners stating one variance is 5.2 feet and the other is 7.5 feet. He stated this was out in the country and understood the Commission's concerns but felt this was a small amount of footage.

Dr. Hollingshad asked for clarification regarding the discussion of 20 feet and the discussion of 40 feet.

Chairman Shockley explained there would be two 20 foot easements; one of the easements will be 20 feet the other will be 5 foot short in one area and 7 foot short in another area. They have offered to use both as points of access, so it would be 40 feet.

He stated the problem was setting precedence in the county for other people to do similar things.

Chairman Shockley asked if it was impossible to achieve or just hard.

Ms. Wray stated she was unable to purchase any land, as there was not enough land to buy to make the footage.

Dr. Hollingshad stated there was 40 feet except for two places, but he stated he thought it was one shared driveway. Did that change the analysis from a regulatory stand point?

Mr. Hancock stated Ms. Wray was asking for relief from the strict letter of the LDR, strict letter of the law. The law states the lot she wants to create must have a 20 foot frontage on a public road and it must be 20 foot for the entirety of the pole.

MOTION: By Mr. Bichel, seconded by Mr. Stevenson to approve 2016-222-VA with two variances. The motion carried by voice vote with one in opposition (Moore) and one absent (Rogers).

REZONING REQUESTS

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

Planning Report

DOCKET NUMBER:	CZ-2016-57
APPLICANT:	Chip Buchanan for EKCCJC Holdings, LLC c/o Brian R. Cherry
PROPERTY LOCATION:	Halton Road
PIN/TMS#(s):	0260000100814
EXISTING ZONING:	S-1, Services
REQUESTED ZONING:	C-3, Commercial
ACREAGE:	0.8
COUNCIL DISTRICT:	24 – Seman

ZONING HISTORY: The parcel was originally zoned R-MA, Multifamily Residential in May 1970, as part of Area 1. The parcel was successfully rezoned to S-1, Services in 1985 as a part of CZ-1985-64.

EXISTING LAND USE: vacant wooded

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	medical offices
East	S-1	vacant wooded
South	C-2	retail
West	C-3	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Halton Road: four-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Mall Connector Road	1,500' NW	6,000	5,100 -15%	6,200 21.6%
Halton Road	2,000' W	10,200	7,600 -25.5%	8,900 17.1%
Congaree Road	3,100 ' E	15,800	13,300 -15.8%	13,900 4.5%

SUMMARY: The subject parcel zoned S-1, Service is 0.8 acres of property located on Halton Road approximately 1.25 miles northwest of the intersection of Roper Mountain Road and I-385. The parcel has approximately 215 feet of frontage along Halton Road.

The applicant is requesting to rezone the property to C-3, Commercial. This section of Halton Road is characterized by commercial and professional medical offices.

The applicant states the proposed land use is for a dental practice.

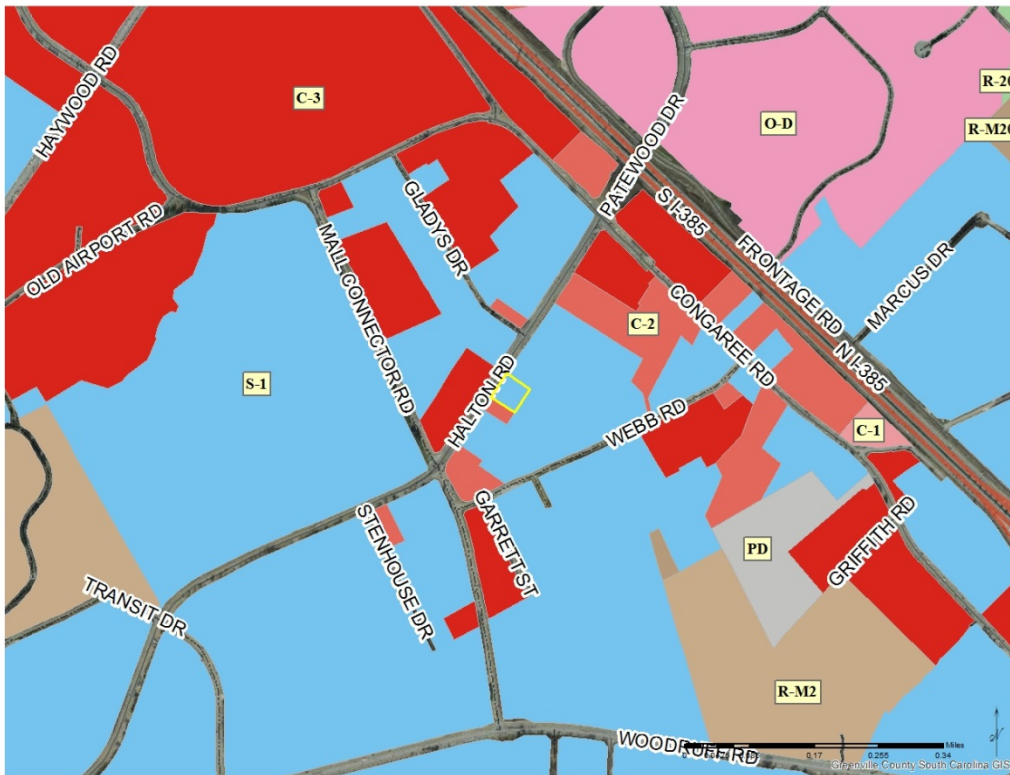
CONCLUSION:

Staff is of the opinion that rezoning to C-3 would be an appropriate rezoning request. The surrounding area is made up of commercial and professional type land uses. Rezoning to C-3, Commercial would be consistent with the surrounding zoning and land use.

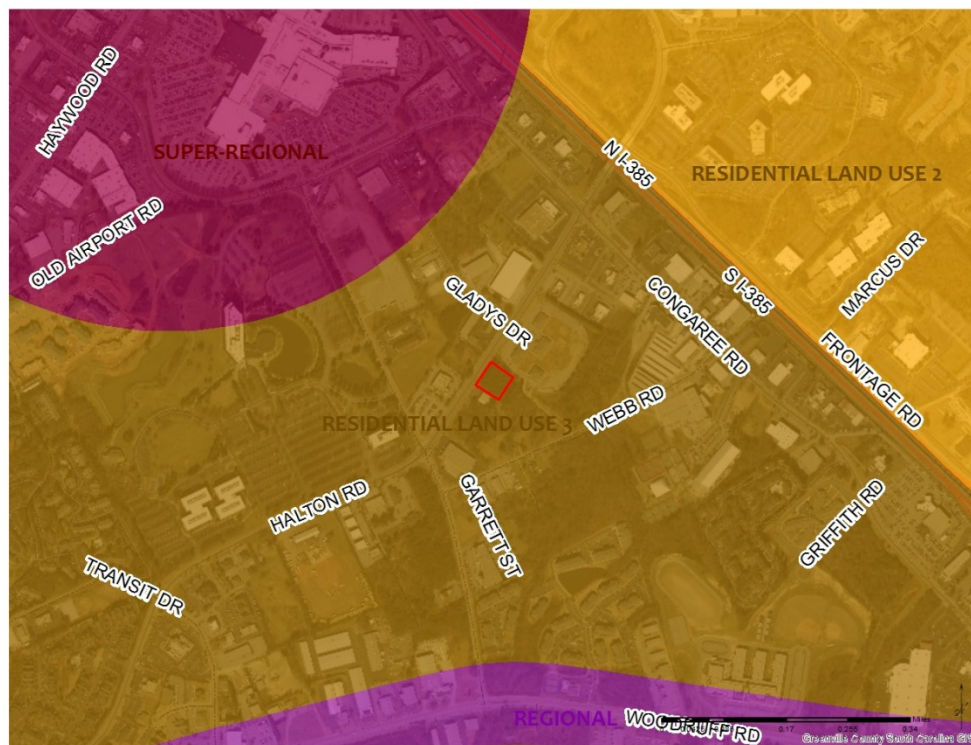
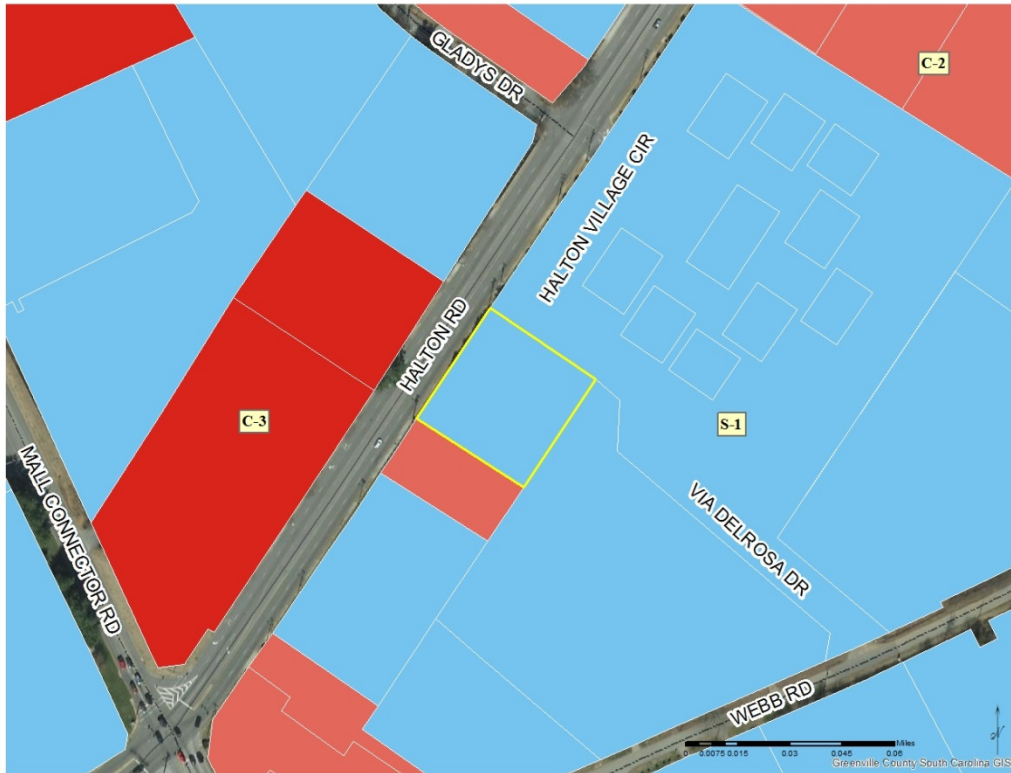
Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

MOTION: By Mr. Stevenson, seconded by Dr. Hollingshad to approve CZ-2016-57.

Mr. Moore asked staff if there was a reason to change the zoning if it would be exactly what was next door?

Ms. Buathier stated the applicant was asking for the rezoning due to the setbacks and layout they would like.

Motion to approve CZ-2016-57 carried unanimously by voice vote with one absent (Rogers).

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-58

APPLICANT: William Jackson Foster, Jr.

PROPERTY LOCATION: 400 W. Marion Road

PIN/TMS#(s): B013030112000

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 0.88

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3.

EXISTING LAND USE: vacant service garage

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-10	single-family residential
South	R-MA and R-M20	single-family residential and vacant retail
West	R-M20	vacant pasture

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

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

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

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-10	4.4 units/acre	0.88	3 units
Requested	S-1	0 units/acre		0 units

A successful rezoning may add up to 0 density units.

ROADS: West Marion Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Marion Road	1,000' NE	3,000	2,500 - 16.7%	3,100 24%

SUMMARY: The subject parcel zoned R-10, Single-Family Residential is 0.88 acres of property located on W. Marion Road approximately 1 mile north of the intersection of White Horse Road and W. Blue Ridge Drive. The parcel has approximately 220 feet of frontage along W. Marion Road.

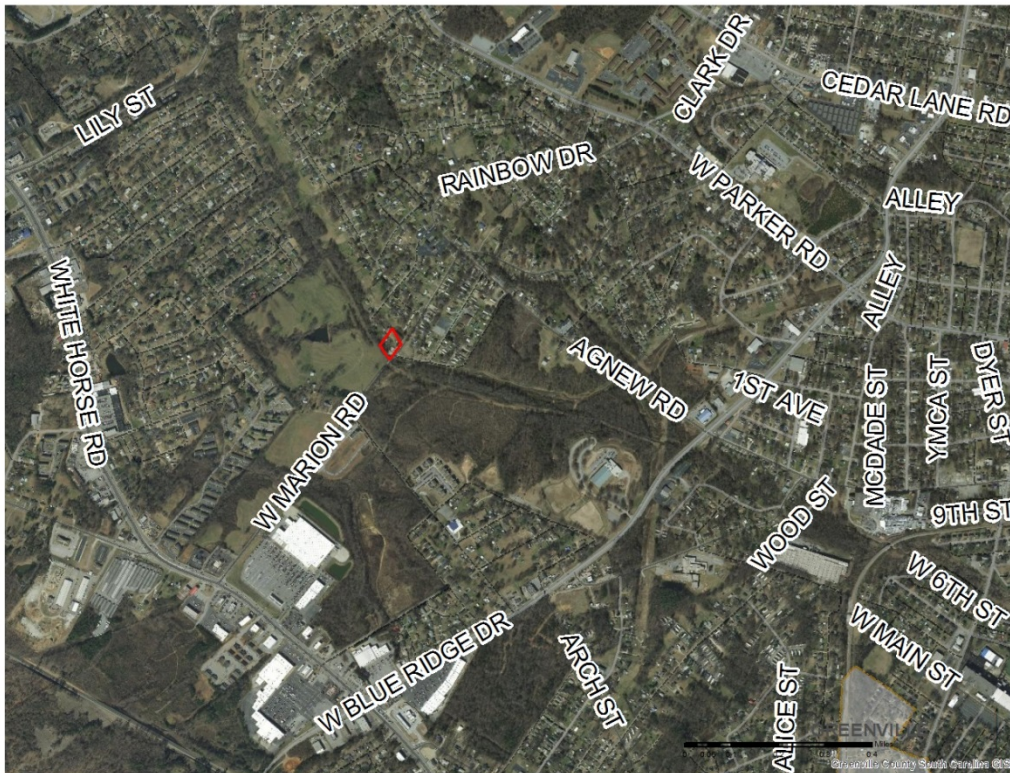
The applicant is requesting to rezone the property to S-1, Services. The parcel was historically used as a garage, and was made a legal non-conforming use when zoned in 1972. This use has since ceased, resulting in the loss of grandfathering status. The subject parcel is surrounded by single and multifamily residential zoning. Single-Family Residences are located to the north, east, and south of the subject parcel. The Greenville County Comprehensive Plan designates this area for residential land uses.

The applicant states the proposed land use is for a service garage.

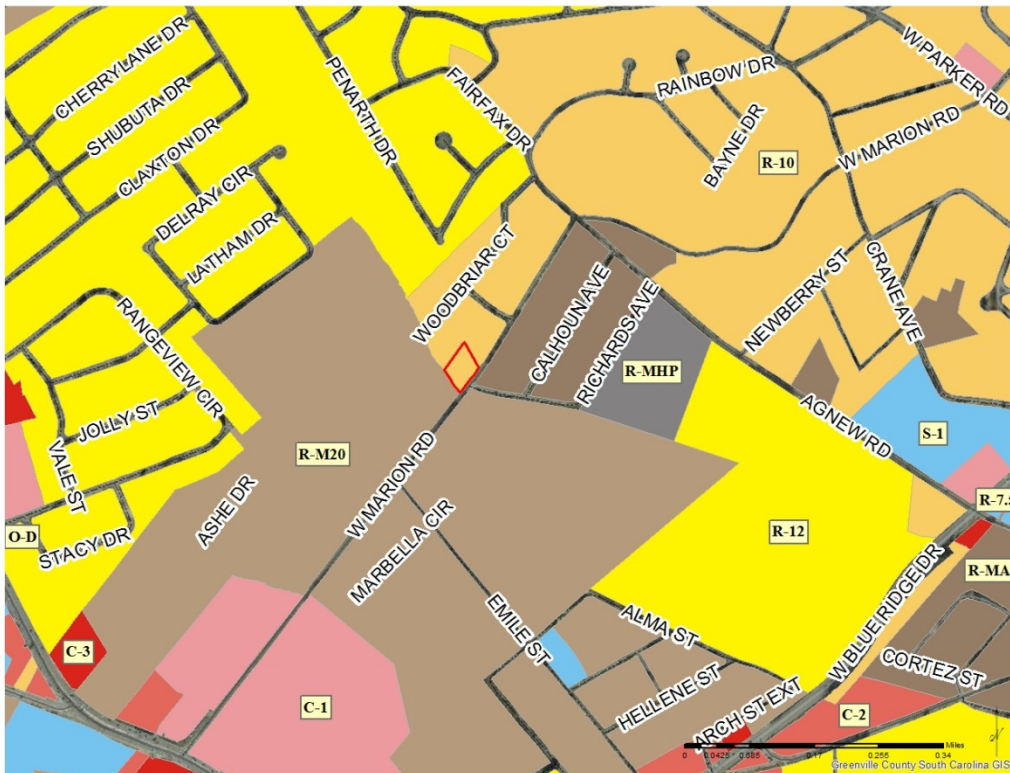
CONCLUSION:

Staff is of the opinion that rezoning this parcel to S-1, Services is inconsistent with the surrounding land uses. Staff believes rezoning to S-1 would have an immediate negative impact to the surrounding community and would be detrimental to the quite residential nature of the area. The requested rezoning is also inconsistent with the adopted county future land use map.

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



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Mr. Stevenson asked if it was correct if the property stayed the same, would that indicate there was only one small section a home could be built on.

Ms. Gucker stated the property could be built on even though there was floodplain on the property. She stated nothing could be built in the floodway and there is a small amount of floodway on the property. Ms. Gucker stated you could not build in the floodway, but you could build in the floodplain. On this piece of property, if they would want to build, they would need to meet the regulations of the floodplain and the four feet base flood elevation and they would have to elevate the house. If there is a residential house in the floodway, or in this case the garage, it can be operated as it is. Or the house can remain there. Should there be any construction or renovations done, then it would have to meet the current requirements of the floodplain. If it is 50 percent or more renovation or upgrade to the property.

Chairman Shockley stated this was a nonconforming use that had been there for a long time, and what has triggered the denial or change is it has not been used within the 6 month period that you are required to maintain a nonconforming use.

Mr. Harrison asked if it is known how long it has not been used.

Chairman Shockley stated he believed it was multiple years.

Dr. Hollingshad asked why it would not be an option for the applicant to go to the Board of Zoning Appeals.

Mr. Vinson stated BZA deals with dimensional issues and not use issues.

Dr. Howard asked if the property would be useable.

Mr. Vinson stated the property could be used as it is currently zoned.

Dr. Hollingshad asked if the building could be structurally supported or could fill be brought in.

Mr. Vinson stated fill could not be used inside the floodplain.

Mr. Bichel stated not knowing what the elevation changes are it would have to be twelve feet in the air.

Mr. Vinson stated it would have to be four feet above the base flood elevation.

Mr. Harrison asked if the applicant could go to the BZA with a variance from the six month window.

Mr. Vinson stated that was not something that had been taken to the board previously, but would be happy to look into the option.

MOTION: By Mr. Bichel, seconded by Dr. Howard to approve CZ-2016-58. The motion failed by a vote of three in favor (Stevenson, Bichel and Howard) five opposed (Hollingshad, Looper, Harrison, Moore and Shockley) and one absent (Rogers).

MOTION: By Mr. Harrison, seconded by Mr. Looper to deny CZ-2016-58. The motion carried by a vote of five in favor (Hollingshad, Looper, Harrison, Moore and Shockley) three in opposition (Stevenson, Bichel and Howard) and one absent (Rogers).

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-59

APPLICANT: Wendy Kay Lynam for SRI Holdings, LLC

PROPERTY LOCATION: 790 Roe Ford Road and 35 Addis Drive

PIN/TMS#(s): 0475000101503 and 0475000101600

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

ACREAGE: 12.7

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential and vacant wooded
East	R-S	single-family residential and vacant wooded
South	R-15	vacant wooded
West	I-1	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-S	1.7 units/acre	12.7	21 units
Requested	C-3	16 units/acre		203 units

A successful rezoning may add up to 182 density units.

ROADS: Roe Ford Road: two-lane State-maintained minor collector
Addis Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roe Ford Road	1,200' W	2,800	2,800 0%	3,700 32.4%

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 12.7 acres of property located on Roe Ford Road and Addis Drive approximately 0.85 miles north of Highway 25 Bypass and Poinsett Highway interchange. The parcel has approximately 540 feet of frontage along Roe Ford Road and 60 feet of frontage along Addis Drive.

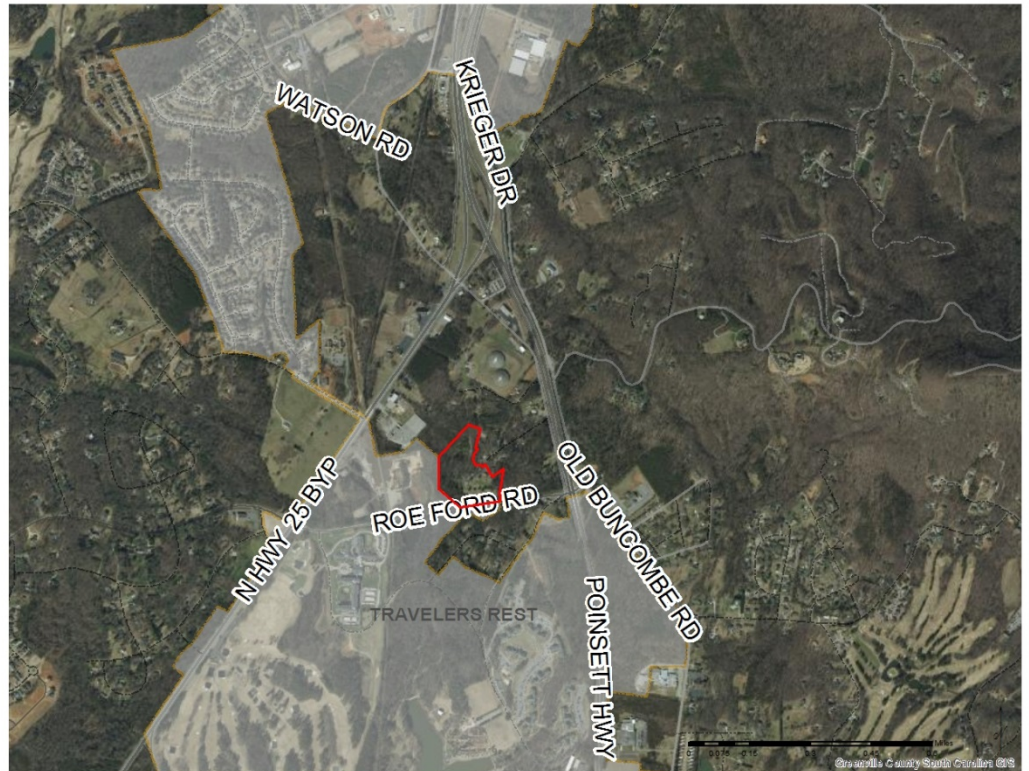
The applicant is requesting to rezone the property to C-3, Commercial. The subject parcels are surrounded by single-family residences to the north, east and south of the site. The Greenville County Comprehensive Plan designates this area for residential land uses.

The applicant states the proposed land use is for lodging and special event facility/possible residential development in the future.

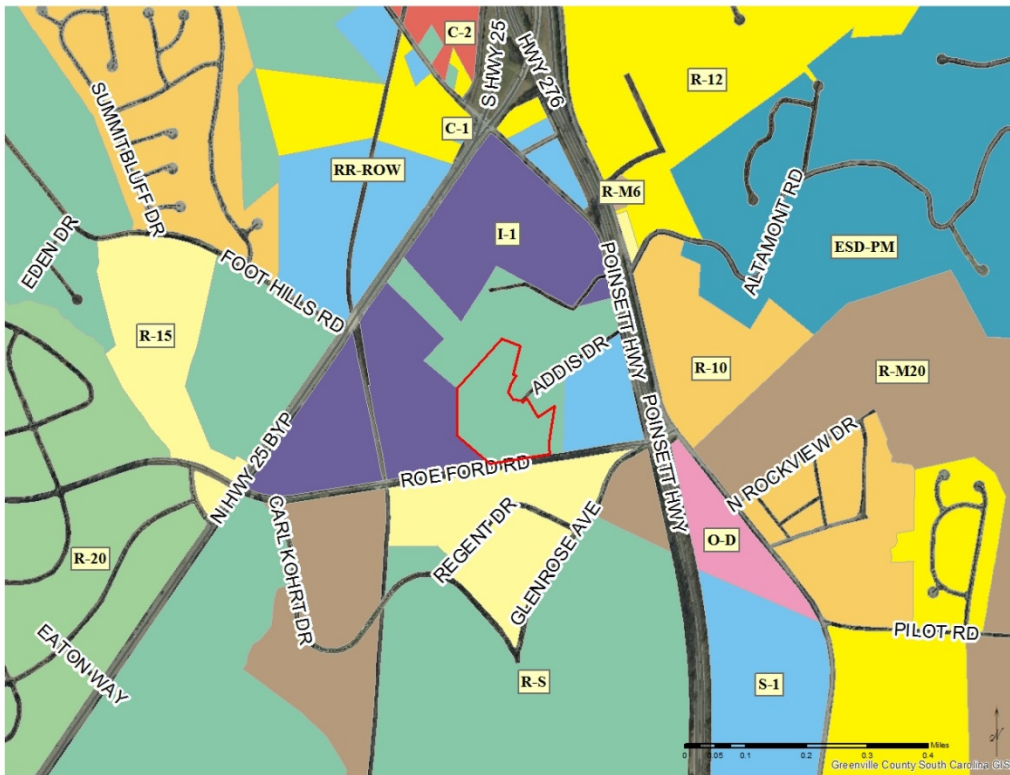
CONCLUSION: Staff is of the opinion that rezoning these parcels would have a negative impact on the surrounding residential properties. C-3, Commercial zoning is intended to be located in non-residential areas and along major thoroughfares. The intended use is inconsistent with the surrounding land uses and zoning. The

subject parcels are also inconsistent with the future land use map.

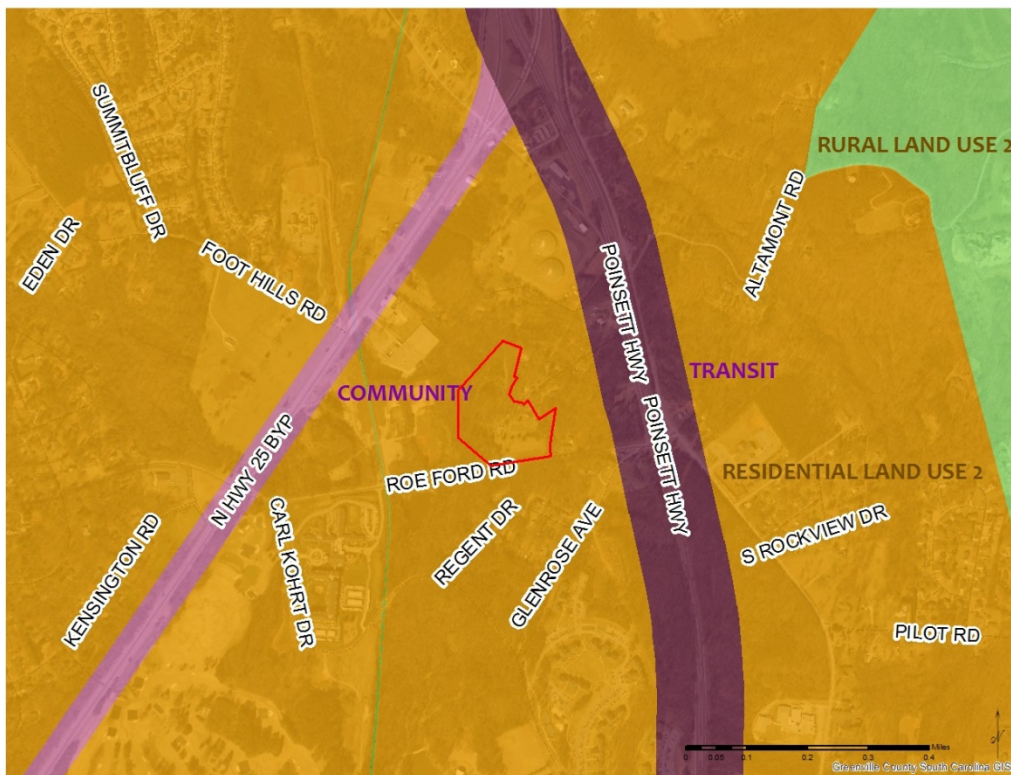
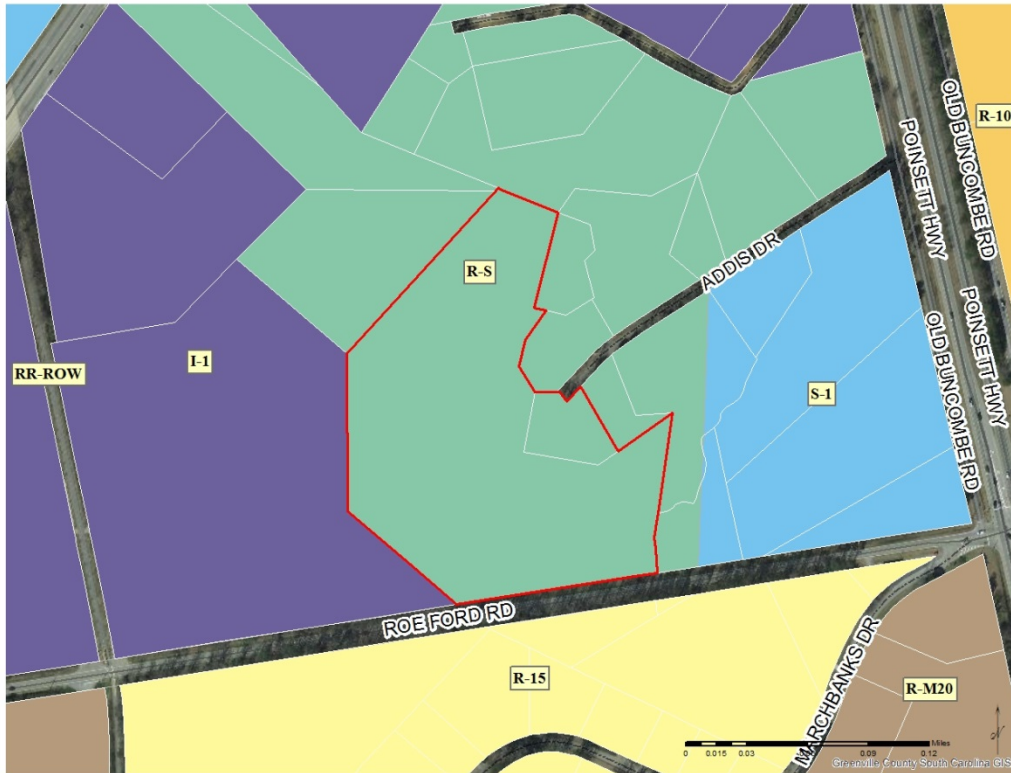
Based on these reasons staff recommends denial of the requested rezone to C-3, Commercial.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

MOTION: By Mr. Stevenson, seconded by Mr. Bichel to deny CZ-2016-59.

Dr. Hollingshad stated he received an email from the applicant requesting the item be held.

Chairman Shockley stated the Commission could not hold a rezoning docket.

Motion to deny CZ-2016-59 carried unanimously by voice vote with one absent (Rogers).

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-60

APPLICANT: Mark Schmidt for Augusta Grove-Greenville, LLC

PROPERTY LOCATION: Matrix Parkway and Augusta Road

PIN/TMS#(s): 0409000100103 (portion)

EXISTING ZONING: I-2, Industrial

REQUESTED ZONING: C-1, Commercial

ACREAGE: 9.60

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971, as part of Area 2. The parcel was successfully rezoned to I-2, Industrial in 2003 as a part of CZ-2003-07.

EXISTING LAND USE: vacant wooded

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-2	vacant wooded
East	C-2	motel and vacant wooded
South	C-2	retail and mobile home park
West	I-2	industrial (General Electric)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as an *Employment Center*.

ROADS: Augusta Road: four-lane State-maintained minor arterial
Matrix Parkway: four-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Augusta Road	2,000' S	20,300	19,800 -2.5%	21,000 6.1%

SUMMARY:

The subject parcel zoned I-2, Industrial is 9.60 acres of property located on Augusta Road and Matrix Parkway approximately 1 mile north of the intersection of I-185 and Augusta Road. The parcel has approximately 680 feet of frontage along Augusta Road and 620 feet of frontage along Matrix Parkway.

The applicant is requesting to rezone the property to C-1, Commercial. There are two electrical lines with a 128 foot easement, along with 3 gas lines with a 50 foot easement on the property. The Greenville County Comprehensive Plan designates this area as an employment center.

The applicant states the proposed land use is for retail commercial, financial institution/credit union.

CONCLUSION:

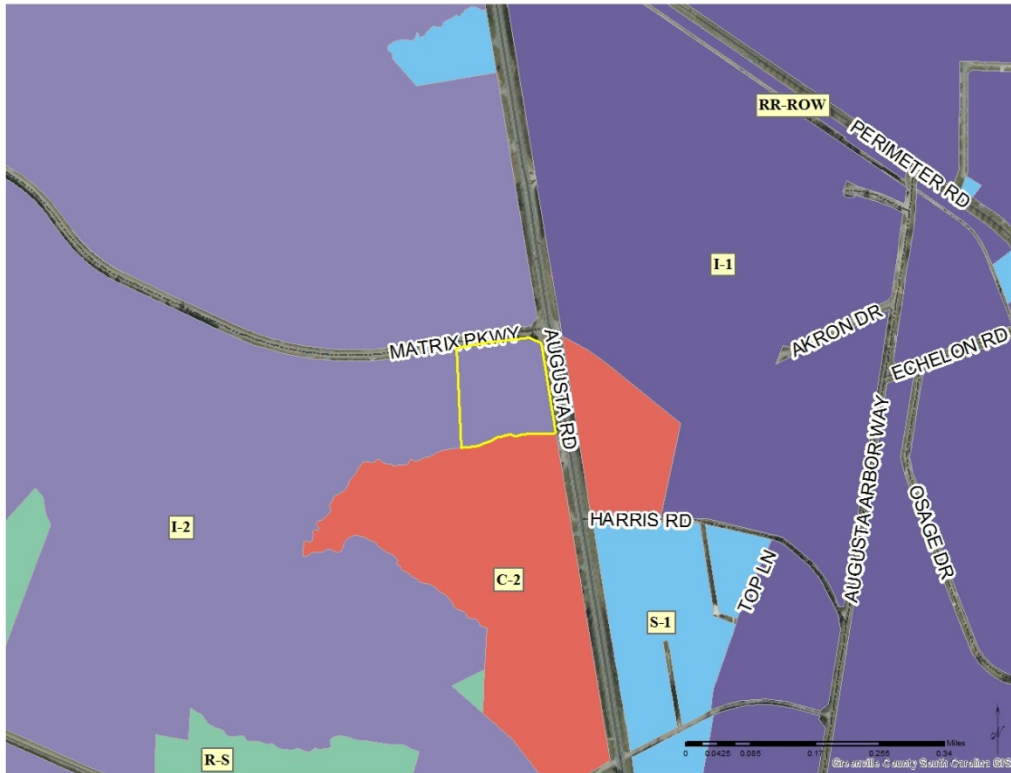
Staff is of the opinion, that the requested rezoning is appropriate. The developable area of this property is limited by electrical transmission lines and gas lines. Rezoning to C-1, Commercial would be consistent with existing commercial zonings to the south and east of the subject site. The requested rezoning is consistent with the future land use map.

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

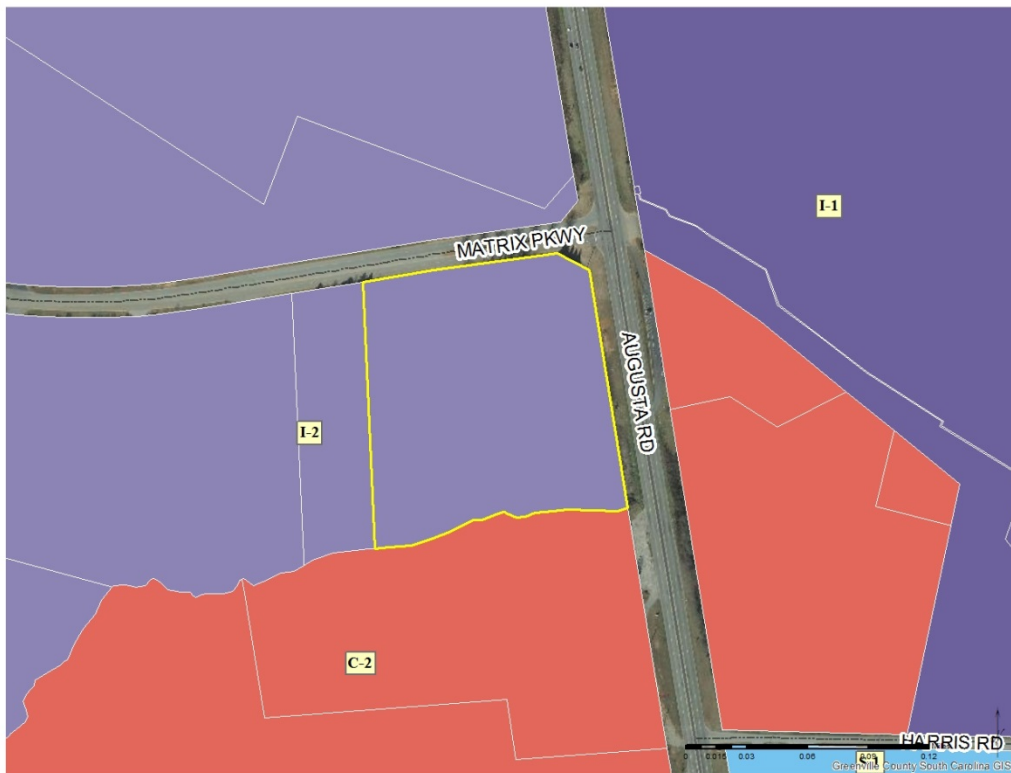


Aerial Photography, 2016





Zoning Map





Future Land Use Map

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve CZ-2016-60. The motion carried unanimously by voice vote with one absent (Rogers).

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2016-61
APPLICANT:	Debbie Bucklaew for Joseph Batson
PROPERTY LOCATION:	207 Old Piedmont Highway
PIN/TMS#(s):	0102000200900 (portion)
EXISTING ZONING:	R-10, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 1.5

COUNCIL DISTRICT: 25 – Gibson

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

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20 and R-10	single-family residential and vacant wooded
East	R-10	single-family residential
South	R-M20 and R-10	single-family residential and mobile home park
West	S-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 is designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

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

	Zoning	Zoning Density	GIS Acres	Total Units
<i>Current</i>	<i>R-10</i>	<i>4.4 units/acre</i>	1.5	<i>6 units</i>
Requested	R-M20	20 units/acre		30 units

A successful rezoning may add up to 24 density units.

ROADS: Old Piedmont Highway: two-lane State-maintained minor collector
Dempsey Street: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Marue Drive	2,165' NE	3,900	3,500	3,900
			-	11.4%
			10.3%	

SUMMARY:

The subject parcel zoned R-10, Single-Family Residential is 1.5 acres of property located on Old Piedmont Highway and Dempsey Street approximately 0.8 miles west of the intersection of Mills Avenue and I-185. The parcel has approximately 430 feet of frontage along Old Piedmont Highway and 280 feet of frontage along Dempsey Street.

The applicant is requesting to rezone the property to R-M20, Multifamily Residential. This property is split zoned, and the applicant is requesting to expand the existing R-M20 to include the whole parcel. The subject parcel is located in a predominantly residential area. The Imagine Greenville Comprehensive plan designates the surrounding neighborhoods as Residential Land Use 3.

The applicant stated in the public hearing that the intended use is for townhomes.

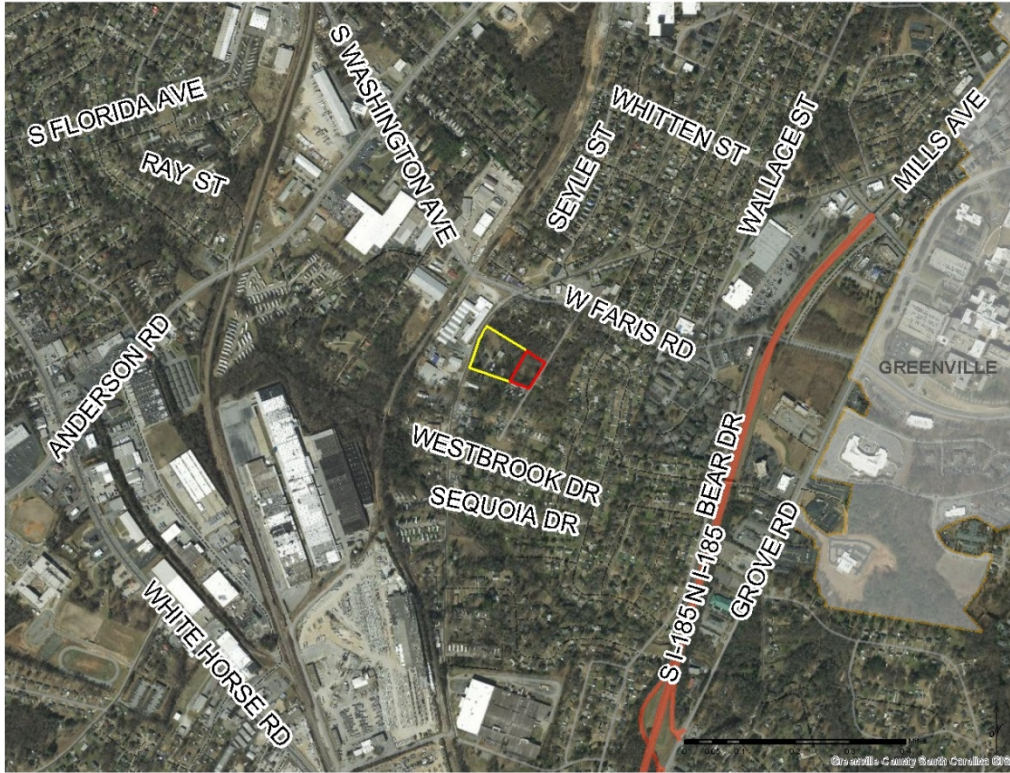
CONCLUSION:

Staff is of the opinion that the requested zoning is consistent with the surrounding zoning to the north and south of the subject site. It is also consistent with future land use map which identifies this area as appropriate for higher density infill housing.

Based on these reasons staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.

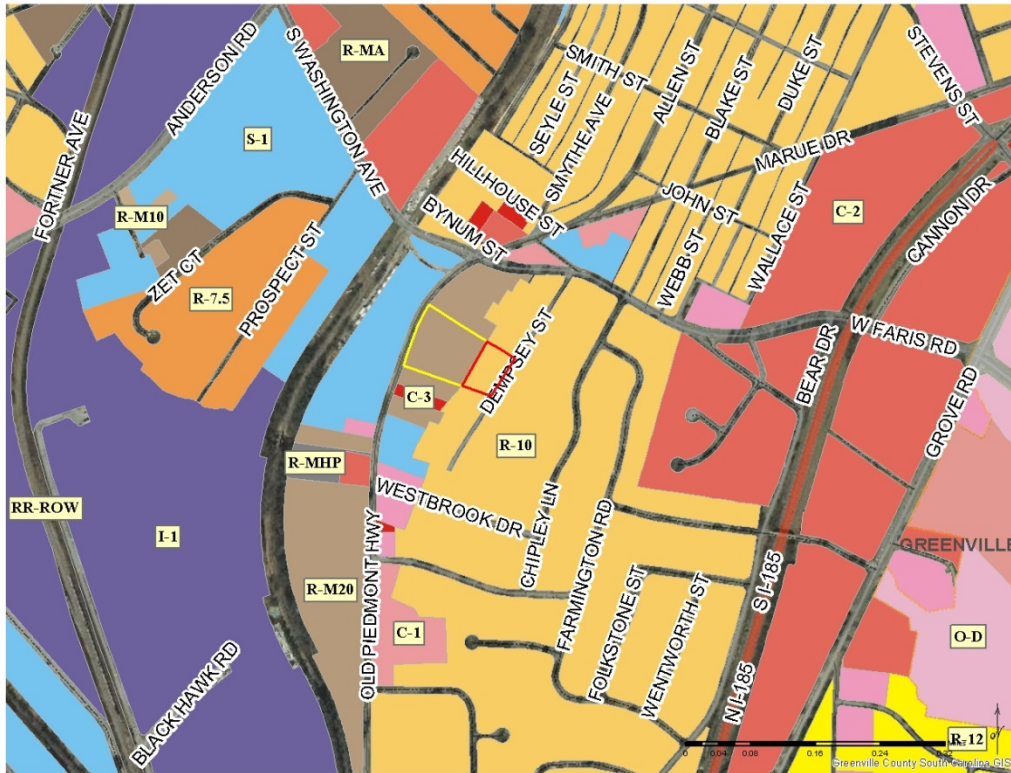
MOTION:

By Dr. Howard, seconded by Mr. Looper to approve CZ-2016-61. The motion carried unanimously by voice vote with one absent (Rogers).

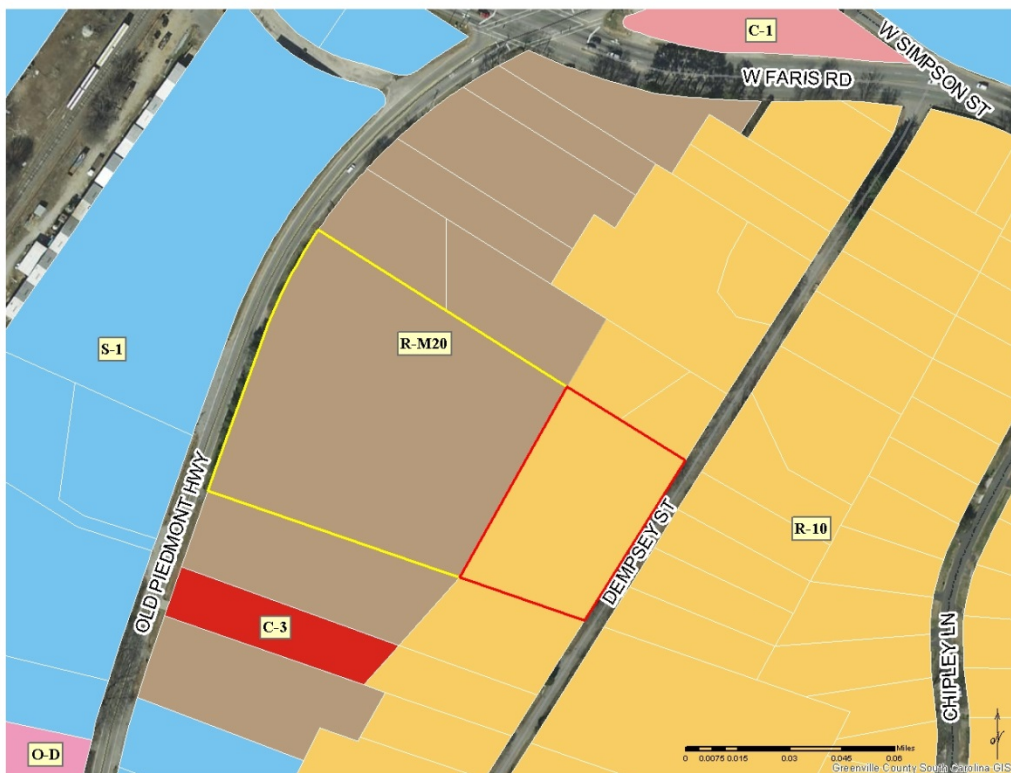


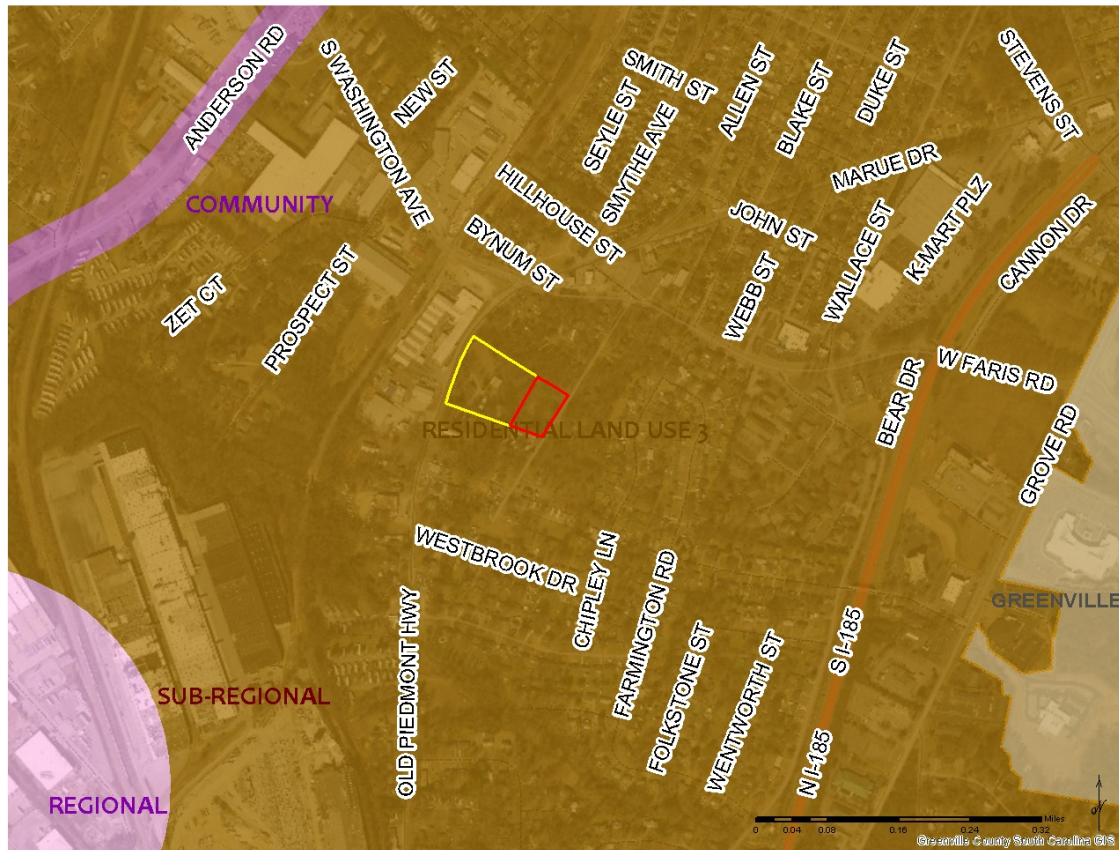
Aerial Photography, 2016





Zoning Map





Future Land Use Map

PLANNING MONTHLY REPORT

Mr. Vinson addressed the Commission members with an update of the projects staff has been working on as was included with the agenda packets. He stated the Berea Plan would be taken to the citizens on November 3, 2016 for final input and it will be having a Public Hearing in November. He stated the South Greenville Area Plan was under way and staff has prepared information to share with the community and there will be a series of three meetings, the first on November 3, 2016. Mr. Vinson stated the New Washington Heights community had a referendum which passed for community lighting. Mr. Vinson stated the Long Range Transportation Plan was well underway with the initial round of meetings complete. The on-line survey would be available until February to receive further community input. Staff will begin stakeholder meetings in the near future. He touched on the construction activities

Mr. Shockley asked if the sign ordinance would be coming to the Commission.

Mr. Vinson stated staff was working on an ordinance and once one was complete they would bring it to the Commission for feedback.

Ms. Gucker addressed the Commission members stating the November meeting would be on November 16, 2016. It will be a quick turnaround from the Public Hearing. She stated the agendas would be mailed on November 10th without staff's recommendations. Once the Public Hearing and Subdivision Advisory Committee meets, staff will email you their recommendations and a hard copy will be at your places prior to the meeting.

MONTHLY MEETINGS

The monthly meetings for November were included in the agenda packets. There will not be a workshop in November or December.

NEW BUSINESS

OLD BUSINESS

ADJOURN

MOTION: By Mr. Looper to adjourn. Without objection the meeting adjourned at 5:52 p.m.

Submitted by recording secretary
