

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

November 16, 2016

4:30 p.m.

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

MEMBERS ABSENT: C. Harrison

STAFF: P. Gucker, E. Vinson, R. Hancock, A. Willis, P. Buathier, T. Meeks, S. Terry, T. Barber, K. Kurjiaka, K. King, J. Wortkoetter and K. Linderman

CALL TO ORDER

Chairman Shockley called the meeting to order at 4:30 pm. and Dr. Howard provided the invocation.

APPROVAL OF THE OCTOBER 26, 2016 MINUTES

MOTION: By Mr. Looper, seconded by Mr. Stevenson to approve the minutes of the October 26, 2016 Planning Commission meeting as presented. The motion carried unanimously by voice vote with one absent (Harrison).

PRELIMINARY SUBDIVISION APPLICATIONS

The following subdivision applications were submitted for review and consideration.

2016-213, Brook Valley

2016-244, River Springs

2016-246, Godfrey Ridge

2016-213, Brook Valley

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 27 acres in an unzoned area. The developer is proposing a 73 lot subdivision accessed by Williams Road and Payne Drive. The developer is proposing no public road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Piedmont Fire serves this area.

Mr. Hancock stated the proposal was for the “restart “of an existing subdivision that was never completed. The application is a re-submittal of a plan reviewed by the Subdivision Advisory

Committee in July 2016 and September 2016. In July, under delegated authority of the Planning Commission, staff denied the application based on the proposed road layout and internal connectivity issues. In September, the application was withdrawn to once again address road alignment issues. The new plan and proposed layout meets the requirements of the LDR and addresses the road alignment and connectivity issues.

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 Dr. Howard to approve 2016-213 including the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Harrison).

2016-244, River Springs

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 64.50 acres zoned R-12. The developer is proposing a 65 lot subdivision accessed by Holcombe Road and Standing Springs Road. The developer is proposing .81 miles of public road. Public water will be provided by Greenville Water and sewer will be by septic tank. 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.

Dr. Howard asked since the traffic study was part of the approval, did that mean it would be done. She noted a number of accidents in the area.

Mr. Hancock stated there would be a traffic study.

Dr. Howard asked regarding the watershed, could a waiver from detention be received.

Mr. Hancock stated that was correct, when the developer went for the stormwater permit they can request a waiver from detention at that time.

Mr. Moore asked why staff was recommending approval if ReWa was recommending denial.

Mr. Hancock stated he understood the feasibility of extending the sewer would prevent the development.

Mr. Rogers asked for more information regarding the feasibility of extending sewer.

Mr. Craig Grafty, representing the developer addressed the Commission members with an explanation of the decision to go with sewer.

MOTION: By Mr. Bichel, seconded by Mr. Stevenson to approve 2016-244 including the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Harrison).

2016-246, Godfrey Ridge

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 23.85 acres and zoned FRD. The developer is proposing a 50 lot subdivision accessed by Godfrey Road. The developer is proposing 0.5 miles of private road. Public water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. Pelham Batesville Fire serves this area.

Staff recommends approval of the preliminary plan contingent upon the completion of a traffic study of the Godfrey Road and Woodruff Road intersection, a detailed flood study providing base flood elevations and compliance with all other Specific and Standard Requirements.

Dr. Hollingshad requested the potential residential density in the areas surrounding.

Mr. Vinson stated the density was identified up to four units per acre and the immediate surrounding zoning was R-20 and possibly some R-S.

Dr. Hollingshad asked why the development was an FRD.

Mr. Vinson stated they applicant wanted to specify the exact number of lots needed.

Mr. Stevenson asked about the width of the road and sidewalks being installed.

Mr. Hancock stated the sidewalks would be inside the development and not along the roadway.

MOTION: By Dr. Howard, seconded by Mr. Looper to approve 2016-246 contingent upon staff's recommendations . The motion carried unanimously by voice vote with one absent (Harrison).

FINAL DEVELOPMENT PLAN

Shoppes at Pelham

Alan Willis addressed the Commission members with a Final Development Plan for the Shoppes at Pelham. The Final Development Plan includes a shopping center containing 53,058 square feet of total commercial area, including an anchor store of 49,000 square feet and 18,000 square feet of attached commercial/retail with tenant spaces ranging from 2,500 square feet to 5,000 square feet. He stated the store hours would be from 6:00 a.m. to 12:00 a.m. The center will have two points of access with the primary access located at the Pelham Road/Boiling Springs Road signalized intersection and the secondary access located on Pelham Road west of the signalized intersection. An existing telecommunications tower is incorporated into the proposed site plan.

Mr. Willis stated the submitted plans are consistent with the approved Preliminary

Development Plan and the Statement of Intent with the following exceptions:

- The Statement of Intent calls for the rear of the building to be screened utilizing a six (6) foot opaque fence. The fence was to be placed on the property to work in conjunction with the natural topography that would make a full screening of the center for the residential area behind the center.
- It also calls for the storm water management facility to be fenced and screened as to provide an aesthetically pleasing appearance and comply with all Greenville County requirements.

Staff recommends approval with the following conditions:

- Provide a six (6) foot opaque fence as described in the Statement of Intent in addition to the proposed plant materials to screen the rear of shopping center from adjacent residential area.
- Provide landscaping, screening and fencing around the storm water management facility in accordance with the approved Statement of Intent and all Greenville County requirements.

The following addressed the Commission members with concerns over the project.

Corey Parker, 103 Rolling Green Circle, Gvllc, SC
Courtney Wright, 32 Barnwood Circle, Gvllc, SC
Michael Smith

Todd Ward with ARS Development addressed the Commission members with the plans in place to address the concerns of the citizens.

The Commission members and staff discussed the lighting concerns of the citizens. After a brief discussion the following motion was made.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve the Final Development Plan for Shoppes at Pelham with staff's conditions. The motion carried unanimously by voice vote with one absent (Harrison).

Children's Learning Adventure

Alan Willis addressed the Commission members with a Final Development Plan for a children's learning center (Day Care Center) containing a 33,000 square foot building along with playground areas, tennis and basketball courts and a soccer field. The Center will have two full access points along Woodruff Road, but with no access being at a signalized intersection.

Mr. Willis stated the plans reflect general compliance with the conditions outlined in Section 3:9.1 of the Greenville County Zoning Ordinance. However, in reviewing consistency with the rest of the requirements within the Zoning Ordinance and associated ordinances, the following items were found to be incompliant and require additional consideration from the Planning Commission:

- The applicant has requested a reduction of 45 parking spaces (34% reduction) from the minimum zoning requirements. A total of 132 parking spaces would be required for this development. The applicant has proposed a total of 87 spaces based on parking studies. The Zoning Ordinance allows for a maximum of a 25% reduction if justification can be provided.
- A total of two signs per business are permitted in the Greenville County Sign Ordinance. The applicant is requesting a total of 5 wall signs and 1 monument sign, a net increase of four (4) signs from the maximum total allowed.
- The County Sign and Zoning Ordinance allows wall signs to be 20% of usable wall area with 40 square feet maximum in the POD District. The proposed wall signs ranging from 88 to 108 square feet in size.

Staff recommends approval with the following conditions:

- Reduce the minimum parking spaces by no more than 25% as allowed by the Zoning Ordinance for a total of 99 spaces provided they submit parking studies for justification.
- The maximum number and size of building mounted signage is not to exceed the maximum number and not to exceed a total of 200 square feet.

Andy Sherard with Site Design addressed the Commission members concerns of staff.

The Commission members and Mr. Sherard discussed the lighting, signage and overall building.

Steven Pistorius, applicant, addressed the Commission members regarding the operations of the facility. He spoke to the parking spaces and signage. He also answered questions from the Commission members.

The following spoke regarding concerns with the project.

Jason Collins, 105 Minnow Court, Gville, SC
Rachael Crescibend, 17 Chatterbox Ct., Gville, SC

The Commission members discussed their concerns with the project amongst themselves and after some discussion the following motion was made.

MOTION: By Dr. Howard, seconded by Mr. Moore to approve the Final Development Plan contingent upon the buffer having a fence and additional plantings, signage to be 200 square feet, parking to be 25%, the height be reduced on the main tower.

Mr. Sherard addressed the Commission members regarding the contingencies.

After further discussion, the motion was restated as follows:

MOTION: By Dr. Howard, seconded by Mr. Moore to approve the Final Development Plan contingent upon the buffer having a fence and additional plantings, signage to be 200 square feet, parking to be 25% and the height of the tower be reduced to 45 feet and reviewed by staff. The motion carried by voice vote with one in opposition (Hollingshad) and one absent (Harrison).

REZONING REQUESTS

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

DOCKET NUMBER:	CZ-2016-54
APPLICANT:	Travis S. Cobb
PROPERTY LOCATION:	Anderson Road and Marble Street
PIN/TMS#(s):	0111000600600, 0111000600700, 0111000601200, 0111000601300, 0111000601400, 0111000601500, 0111000601600 and 0111000601700
EXISTING ZONING:	R-M20, Multifamily Residential
REQUESTED ZONING:	NC, Neighborhood Commercial
ACREAGE:	1.4
COUNCIL DISTRICT:	23 – Norris

ZONING HISTORY: The parcel was originally zoned R-M20, Multifamily Residential in June 1973, as part of Area 4A. There was an unsuccessful C-2, Commercial rezoning request in 1992, CZ-1992-42. There was an unsuccessful S-1, Services rezoning request in 1997, CZ-1997-28.

EXISTING LAND USE: vacant residential and wooded land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	vacant wooded
East	R-M20	single-family residential and vacant wooded
South	R-M20 and S-1	single-family residential, vacant wooded and body shop
West	S-1	car wash

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Judson Community Plan and is designated as an area of *Potential Infill Housing*.

ROADS:
Anderson Road: four-lane State-maintained minor arterial
Marble Street: two-lane County-maintained local
Blackwood Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Anderson Road	500' E	9,800	8,400 - 14.3%	8,100 -3.6%
Sixth Street	3,000' N	650	450 - 30.8%	600 33.3%

SUMMARY: The subject parcels zoned R-M20, Multifamily Residential are 1.4 acres of property located on Anderson Road approximately 0.6 mile southwest of the intersection of Dunbar Street and Anderson Road. The parcel has approximately 100 feet of

frontage along Anderson Road, 280 feet of frontage along Marble Street and 110 feet of frontage along Blackwood Street.

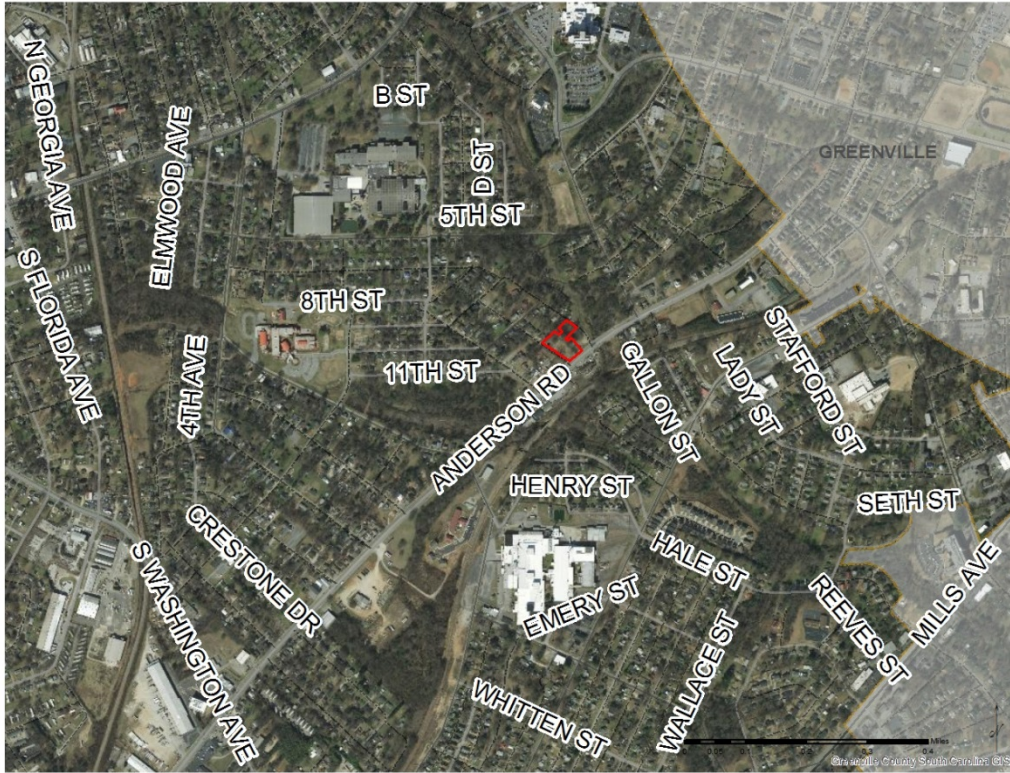
The applicant is requesting to rezone the property to NC, Neighborhood Commercial. The plan proposes an early childhood facility with a 6,000 square foot building with a 4,900 square foot playground. The building is to be oriented towards Anderson Road. The plan proposes two separate points of ingress and egress onto the subject site and twenty-three parking spaces are proposed by the applicant. Floodplain is present on a portion of the subject parcels.

Staff is of the opinion the proposed early childhood facility is an appropriate land use for this location and is complimentary to the surrounding neighborhood. The proposed NC, Neighborhood Commercial provides assurances the proposed use of an early childhood facility will be compatible with the adjacent neighborhood.

Based on these reasons staff recommends approval of the requested rezoning to NC, Neighborhood Commercial with the following conditions:

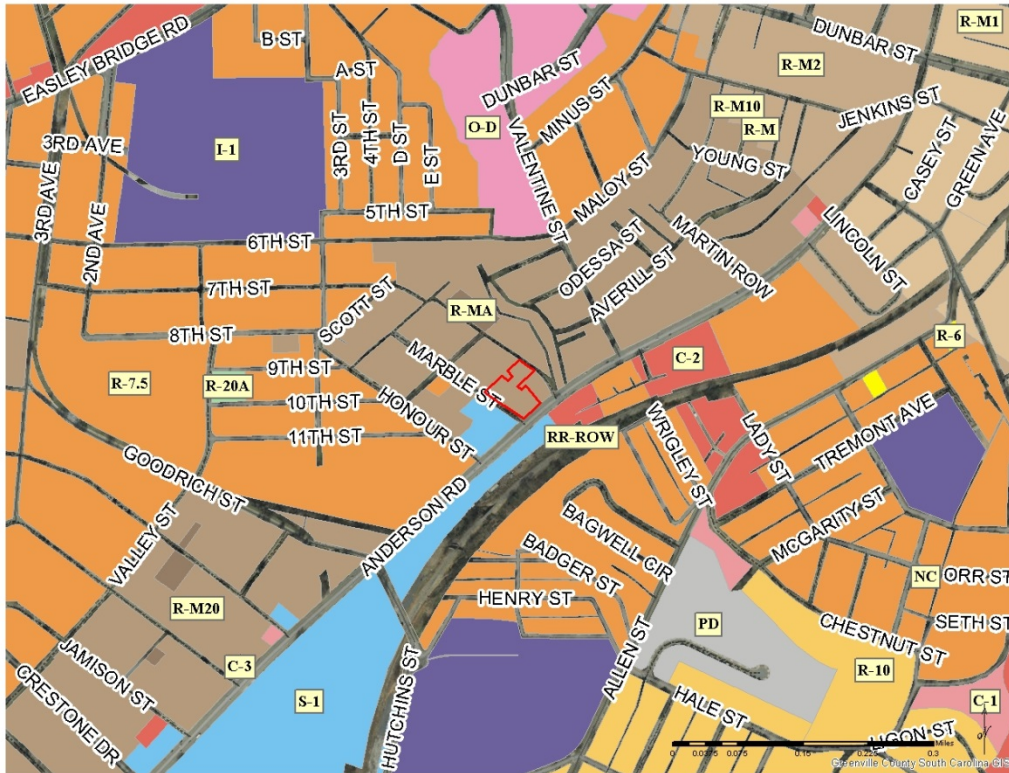
- All standard requirements in Article 12, Development Standards of the Greenville County Zoning Ordinance will apply such as landscaping, lighting, signage, pedestrian access and parking.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve CZ-2016-54 with staff's recommendations. The motion carried unanimously by voice vote with one absent (Harrison).



Aerial Photography, 2016

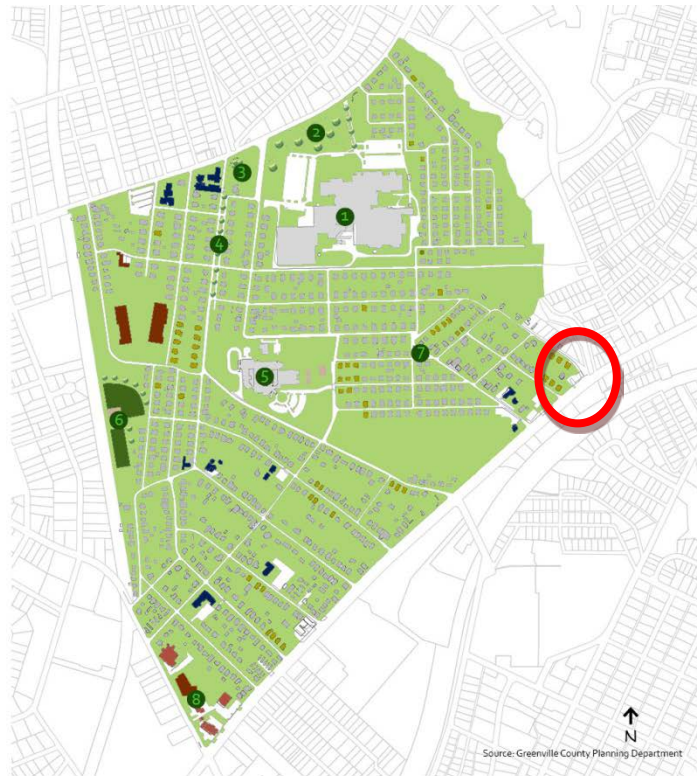




Zoning Map



FIGURE 5.1 COMMUNITY PLAN



Future Land Use Map: Judson Community Plan

DOCKET NUMBER: CZ-2016-62 **Withdrawn by applicant.**

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-63

APPLICANT: R. L. Fogleman, Jr. for Jaliabapa 1, LLC and Terrell Lankford

PROPERTY LOCATION: 3803 White Horse Road

PIN/TMS#(s): 0242010203500 and 0242010203501

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.65

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcels were originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: retail

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-10 and C-3	single-family residential and used car sales lot
South	C-1	retail
West	R-12	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	1,000' S	32,400	27,300 15.7%	34,400 26%

SUMMARY: The subject parcels zoned R-12, Single-Family Residential are 0.65 acres of property located on White Horse Road approximately 0.7 miles north of the intersection of Anderson Road and White Horse Road. The parcels have approximately 90 feet of frontage along White Horse Road.

The applicant is requesting to rezone the parcels to C-1, Commercial. The subject parcels are located along a Major Arterial Road that is designated as a Regional Corridor. There is commercial zoning to the east and south and single-family residential zoning to the north and west of the subject parcels. The subject parcels are currently being used for retail, which is a legal non-conforming land use.

The applicant states the proposed land use is for retail.

The subject parcel is located in a section of White Horse Road characterized by commercial and service oriented uses and zoning. Staff is of the opinion the requested C-1, Commercial zoning is consistent with the existing land use of the subject site and emerging zoning pattern in this section of White Horse Road.

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

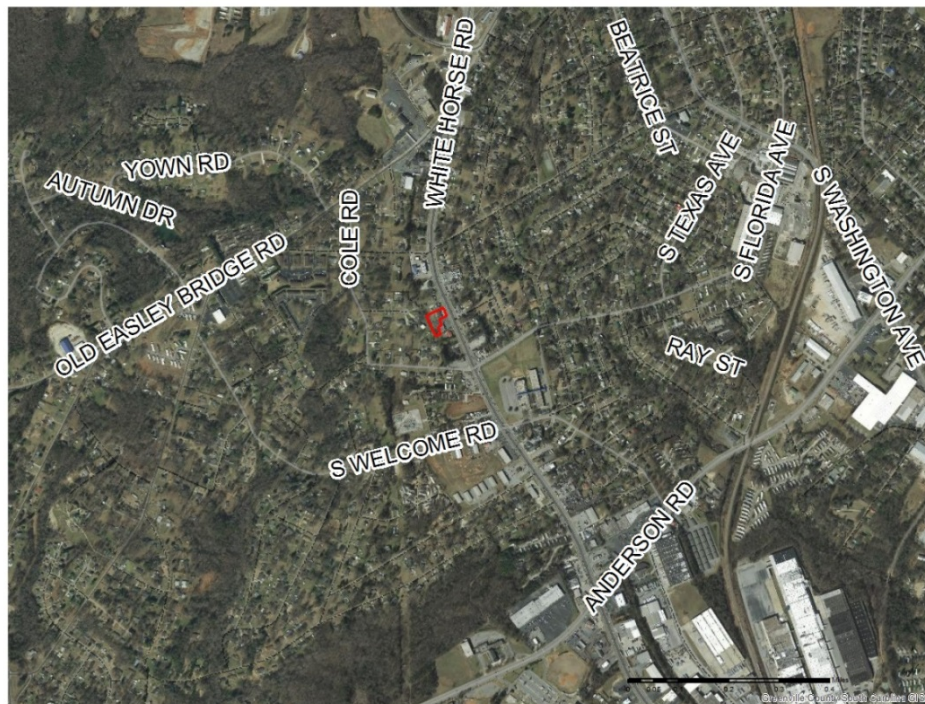
Mr. Stevenson asked if this was an improper use all along.

Ms. Buathier stated it has been a legal non-conforming use. She stated the applicant was wanting to tear down and rebuild on the property.

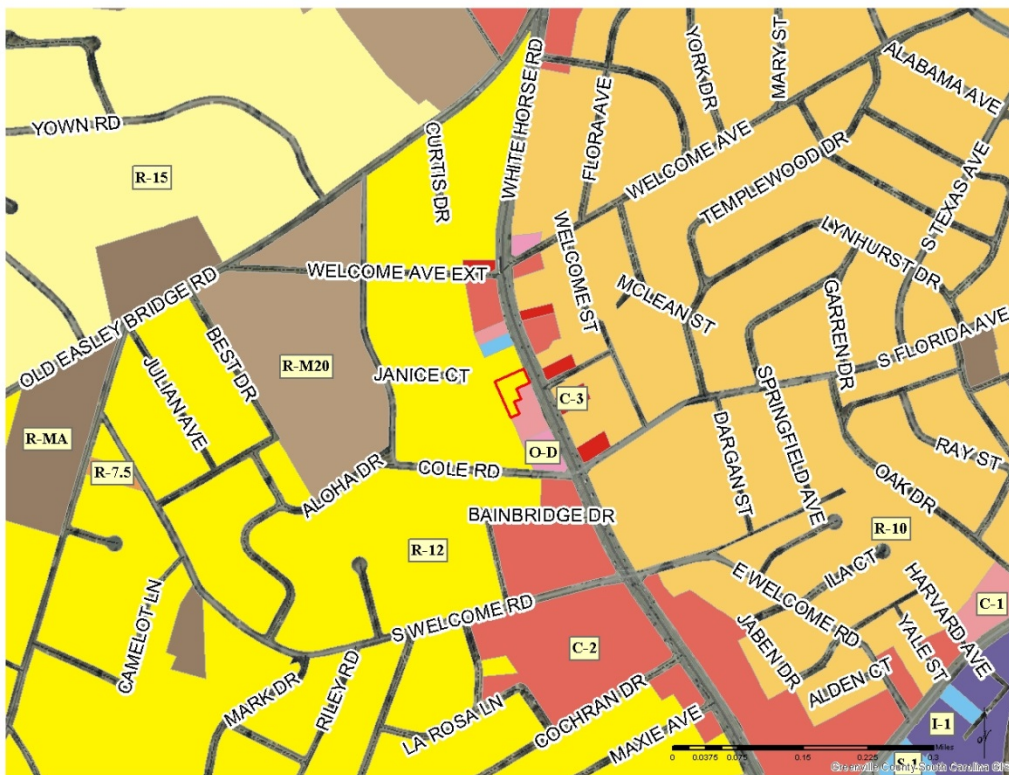
Mr. Moore asked if staff knew what the retail was.

Michael Orich with Fant, Reichert and Fogleman, 25 Woods Lake Road stated he did not know specifics, but would be retail spaces, like a strip mall.

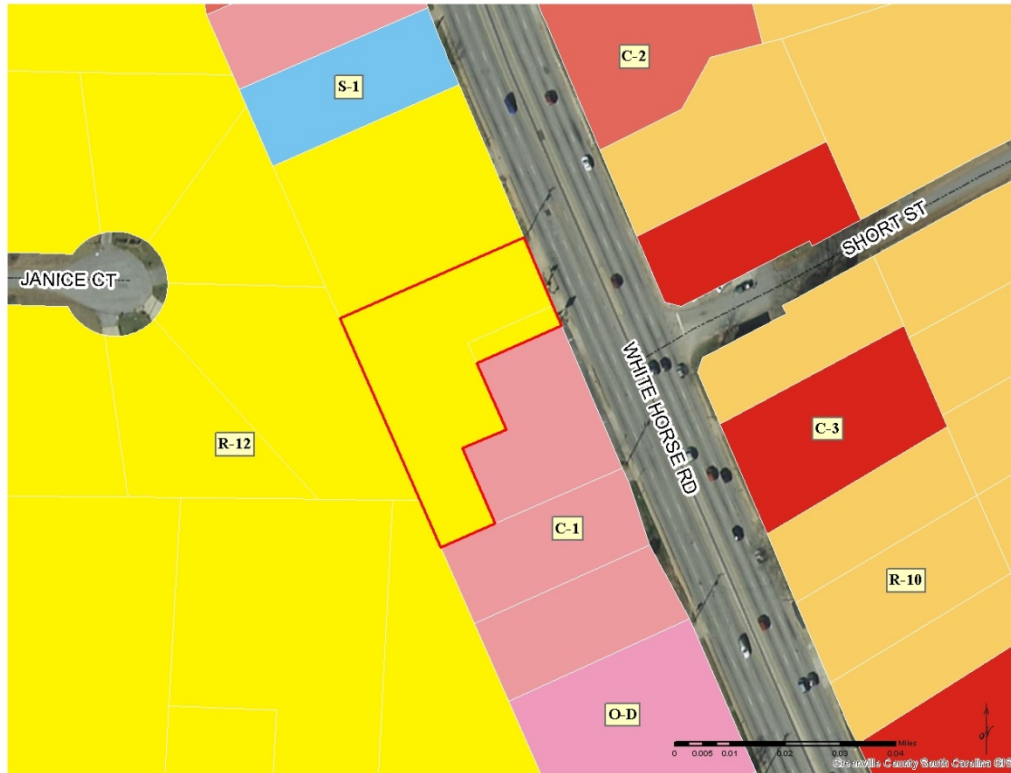
MOTION: By Mr. Looper, seconded by Dr. Howard to approve CZ-2016-63. The motion carried unanimously by voice vote with one absent (Harrison).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-64

APPLICANT: Brad Doyle, KDS Commercial Properties, LLC for Kevin Buckner, MHL, Inc.

PROPERTY LOCATION: Easley Bridge Road

PIN/TMS#(s): 0113000100101

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 2.89

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in June 1973, as part of Area 4A. There was a successful R-M20, Multifamily Residential rezoning request in 2007, CZ-2007-26. There was an unsuccessful O-D, Office District rezoning request in 2013, CZ-2013-18.

EXISTING LAND USE: vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	C-3	industrial
South	C-2	community garden and hospital (St. Francis)
West	C-2	day care (Head Start Center)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

ROADS: Easley Bridge Road: four-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Easley Bridge Road	2,300' W	19,000	17,400 -8.4%	20,000 14.9%

SUMMARY:

The subject parcel zoned R-M20, Multifamily Residential is 2.89 acres of property located on Easley Bridge Road approximately 0.3 miles west of the intersection of Pendleton Street and Easley Bridge Road. The subject parcel is in close proximity to the City of Greenville. The parcel has approximately 400 feet of frontage along Easley Bridge Road.

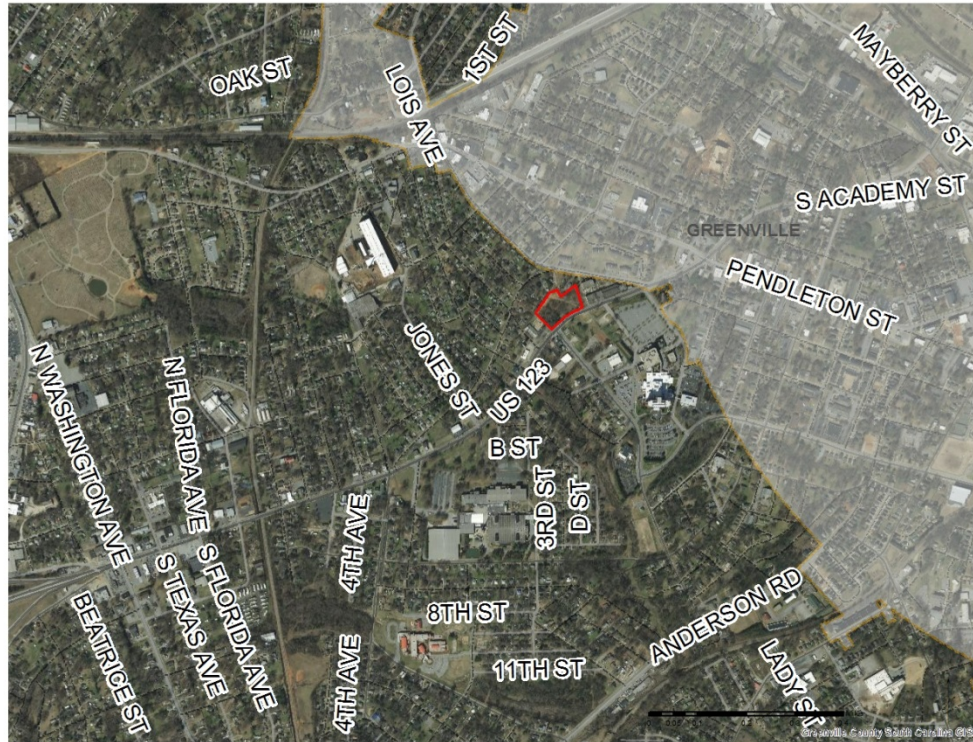
The applicant is requesting to rezone the property to O-D, Office District. The subject parcel is surrounded by commercial zoning to the south, west and east. The Imagine Greenville Comprehensive Plan identifies this section of Easley Bridge Road as a Transit Corridor, recommending a balance of land uses designed in such a way as to facilitate future transit services.

The applicant did not state the proposed land use. At the Public Hearing, the applicant announced he would be filing in January for an FRD.

Staff is of the opinion rezoning to O-D, Office District would be an appropriate rezoning. The subject parcel is located along a major arterial road and is located along a highly commercialized area of Easley Bridge Road. Staff is of the opinion the rezoning request would have little negative impact and would be consistent with the existing O-D, Office District zoning in the surrounding area. Based on those reasons staff recommends approval of the requested rezoning to O-D, Office District.

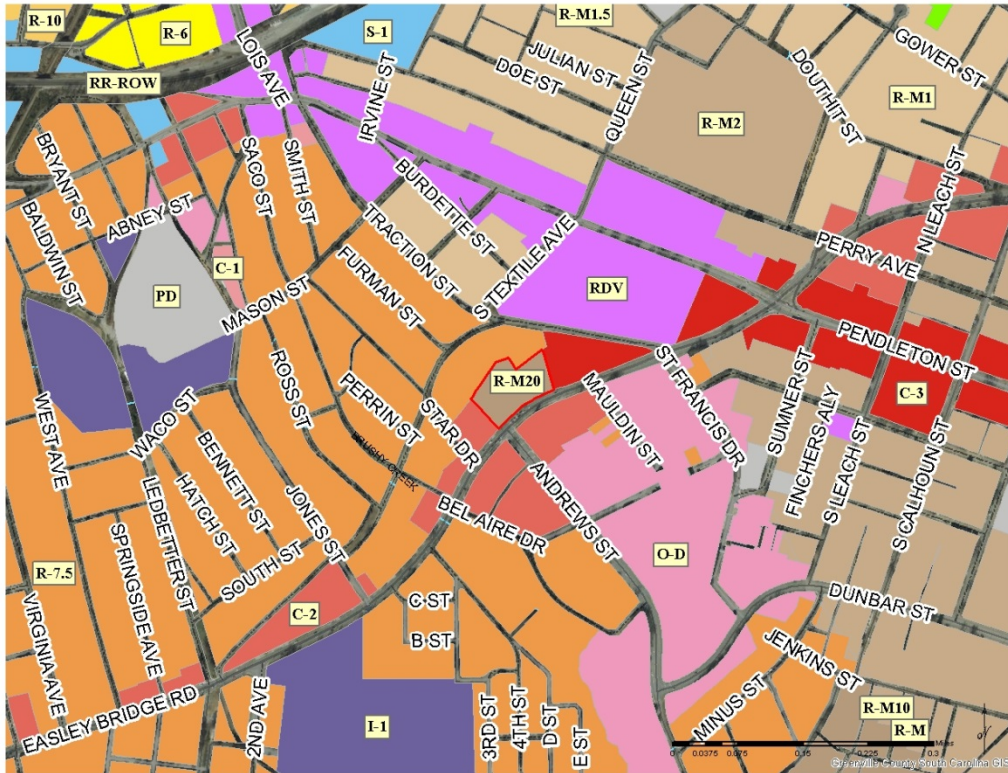
MOTION:

By Mr. Stevenson, seconded by Mr. Bichel to approve CZ-2016-64. The motion carried unanimously by voice vote with one absent (Harrison).

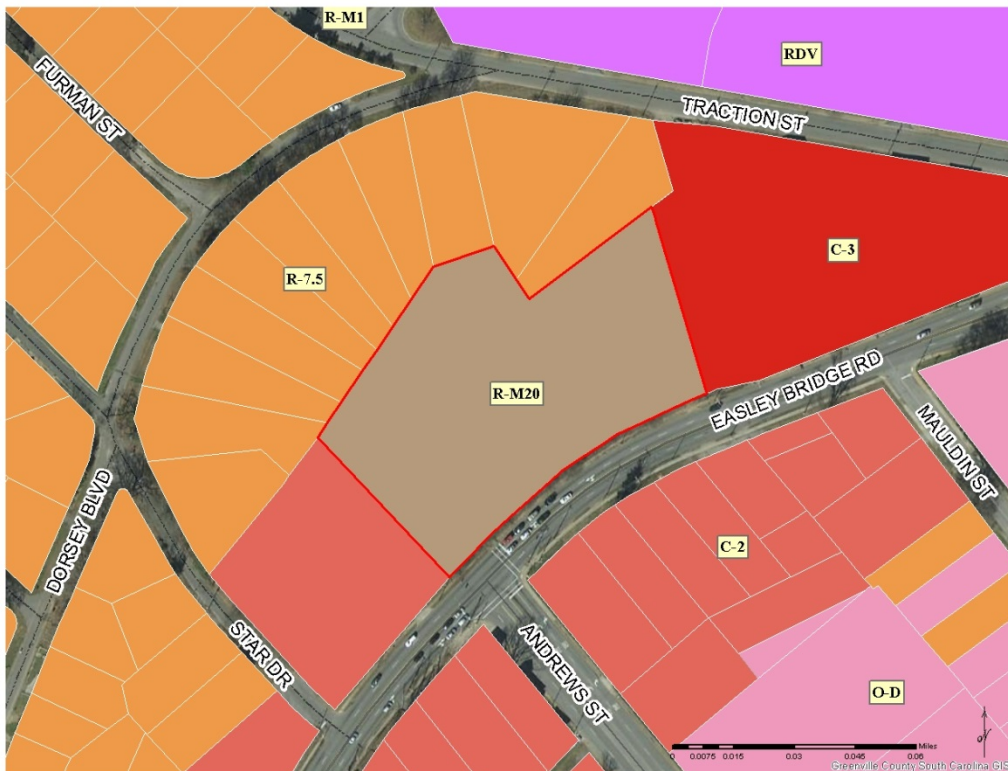


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-65

APPLICANT: Ken Reiter and Sayre Belmont for Paul Dodd, Sr., Miliken & Company

PROPERTY LOCATION: Easley Bridge Road and 2nd Avenue, Judson Mill

PIN/TMS#(s): 0115000400100, 0115000400300, 0114001200200, 0114001200300, 0114001200400, 0114001200500, 0114001200600, 0114001000100, 0114001000101 and 0114000300300

EXISTING ZONING: R-7.5, Single-Family Residential and I-1, Industrial

REQUESTED ZONING: PD, Planned Development

ACREAGE: 36

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: Parcels 0115000400100, 0115000400300, 0114001200200, 0114001200300, 0114001200400, 0114001200500, 0114001200600 and 0114000300300 were originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A. Parcels 0114001000100 and 0114001000101 were originally zoned I-1, Industrial in June 1973, as part of Area 4A.

EXISTING LAND USE: industrial (old mill), single-family residential and vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	retail, convenience store, restaurant and vacant land
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	I-1	0 units/acre	30	0 units
	R-7.5	5.8 units/acre	6	34 units
Requested	PD	units/acre	36	283 units

A successful rezoning may add up to 249 dwelling units.

ROADS:

- Easley Bridge Road: four-lane State-maintained major arterial
- C Street: two-lane State-maintained local
- B Street: two-lane State-maintained local
- Lyncrest Street: two-lane State-maintained local
- 5th Street: two-lane State-maintained local
- Neubert Street: two-lane State-maintained local
- 6th Street: two-lane State-maintained minor collector
- 2nd Avenue: two-lane State-maintained local
- 3rd Avenue: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Easley Bridge Road	0'	19,000	17,400 -8.4%	20,000 14.9%
3 rd Avenue	650' W	2,500	1,800 -28%	2,200 22.2%
6 th Street	1,070' E	650	450 - 30.8%	600 33.3%

SUMMARY:

The proposed Planned Development includes the Judson Mill and surrounding properties. The subject properties have approximately 0.6 miles west of the intersection of Easley Bridge Road and Pendleton Street. The parcel has approximately 880 feet of frontage along Easley Bridge Road, 90 feet of frontage along C Street, 250 feet of frontage along B Street, 220 feet of frontage along Lyncrest Street, 40 feet of frontage along 5th Street, 160 feet of frontage along Neubert Street, 1,250 feet of frontage along 6th Street, 600 feet of frontage along 2nd Avenue and 220 feet of frontage along 3rd Avenue.

The applicant is proposing to redevelop the Judson Mill with a mixture of Commercial-Office/Light Manufacturing, Residential and Commercial/Retail uses.

The Residential consist of 402,800 square feet. The main mill building will be repurposed as residential with a maximum m of 400 residential apartments consisting of market rate, senior housing and workforce. Workforce housing is defined as units with rents set to meet the area median income of 80% to 120% based on family size. Amenities will include the original smoke stack, which will be preserved and repurposed with a maximum of 5,000 square feet for residents.

The Commercial-Office/Light Manufacturing consists of approximately 190,000 square feet that could include workforce and senior housing, commercial, office and retail services with a possibility for light manufacturing such as warehouse, assembly or flexible office/warehouse space.

The Commercial/Retail portion will be located along Easley Bridge Road and consists of a maximum of 60,000 square feet of new construction. The possible uses are grocery, pharmacy and other similar uses.

There a minimum of 6.5 acres of open space provided throughout this development for passive recreational. The development will have sidewalks throughout, connecting internal and external destinations. An emphasis will be placed on Transit-Oriented Design.

The application is proposing three points of ingress and egress off of Westerfelt Drive, Second Avenue and Sixth Street. Parking will be provided along with a proposed parking deck that is anticipated to be at least two levels with approximately 400 parking spaces. Parking will be shared throughout the development. A total of 1587 parking spaces will be provided. Structural parking is proposed in the future as needed to maintain a 1 to 300 square foot parking ratio of parking to leasable square foot ratio.

The plan states that it will follow the Secretary of Interior standard of design as regulated by South Carolina State Historic Preservation Office and National Park Service throughout the site.

The proposed architecture of the new buildings will consist of brick, glass, cementous siding, metal siding, asphalt shingles roofing, membrane roofing, metal roofing, vinyl windows, aluminum storefront and other similar material. The proposal is to remove unneeded additions to the historic mill, adding windows back into existing bricked up openings. The removal of these buildings will reestablish connectivity throughout the site. All new buildings will be designed similar to existing buildings.

The proposed lighting consists of semi cutoff lights, pedestrian lighting and attached building lighting. Two monument style development signs along with wayfinding signs and building signage will be provided as required by the County Ordinance.

Screening will be provided in areas adjacent to residential areas. The screening will consist of a combination of trees and evergreen hedges. Detention ponds will be provided throughout the site.

The project is scheduled to being around the first quarter of 2017 and end around the third quarter of 2018. A declaration of covenants, conditions and restrictions will be established to maintain the historic value, aesthetic and architectural harmony of the proposed project.

Staff is of the opinion the requested PD; Planned Development is an appropriate reuse of the current mill. The PD proposal both preserves the historic integrity of the mill and takes measures to improve the community and is compatible with the surrounding neighborhood.

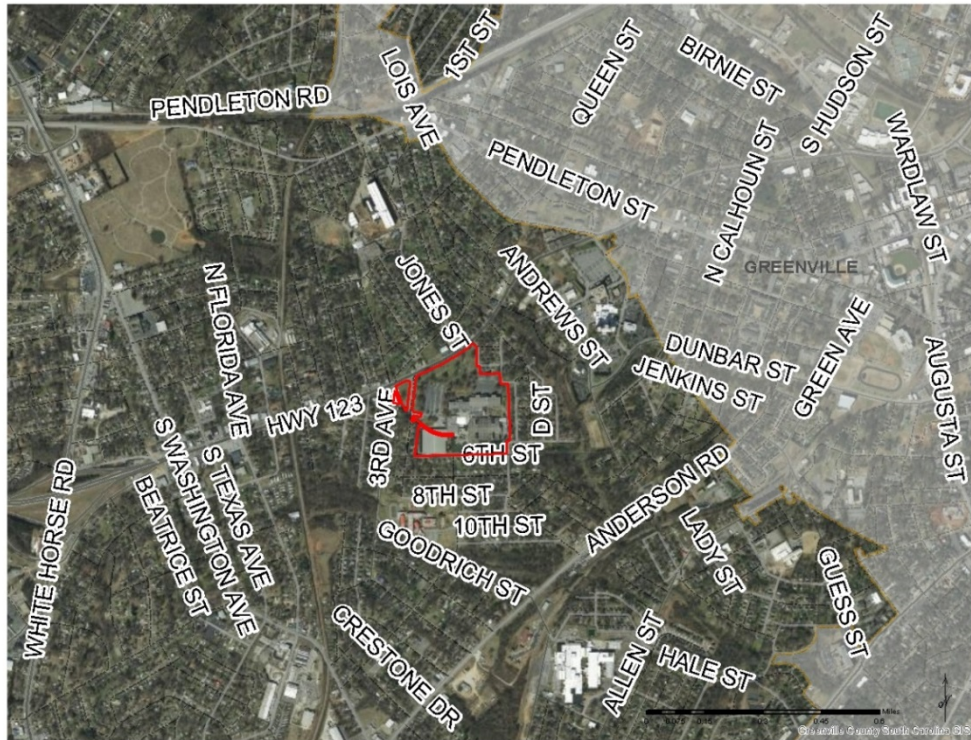
Based on these reasons staff recommends approval of the requested rezoning to PD, Planned Development with the following conditions:

Future light manufacturing, assembly, warehouse or flex space development zone should be designed in a manner that restricts service and delivery truck traffic from accessing 6th Street.

Development lighting should be designed to avoid negatively impacting adjacent properties, not to exceed 0.5 foot candles at property lines.

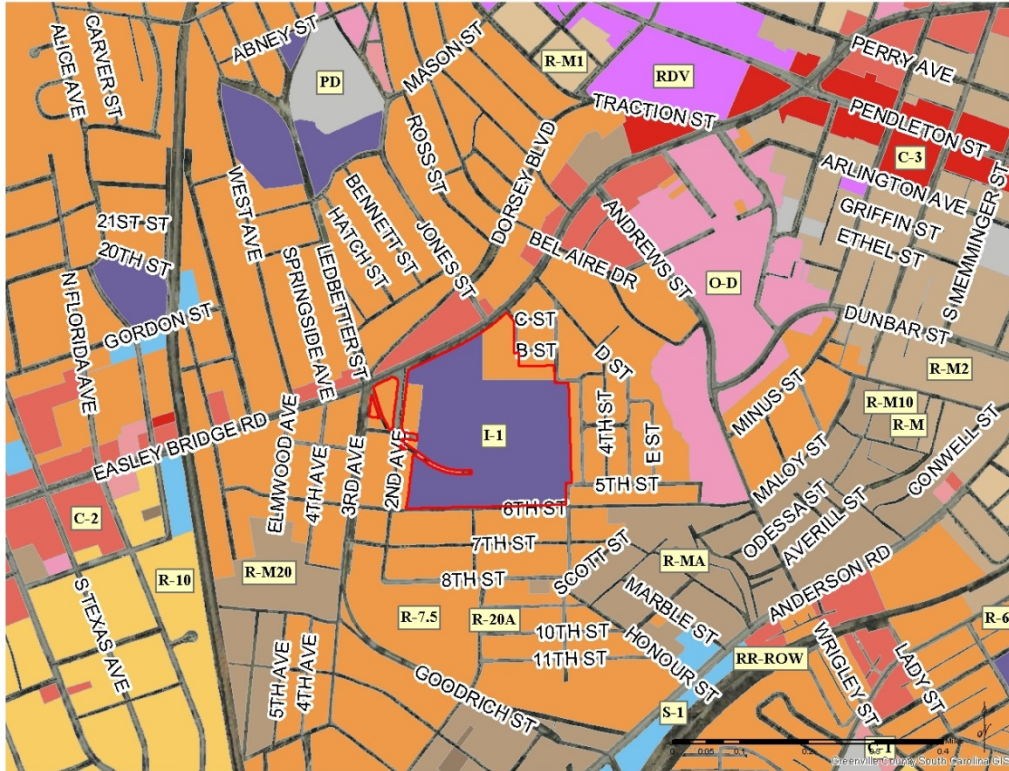
Per section 12:1.4 of the Greenville County Zoning Ordinance, sidewalks will be required to be installed along 6th Street adjacent to the development. The instillation of this sidewalk should occur at the time of the final development plan approval for the residential development zone.

MOTION: By Mr. Looper, seconded by Dr. Hollingshad to approve CZ-2016-65 with staff's conditions. The motion carried unanimously by voice vote with one absent (Harrison).

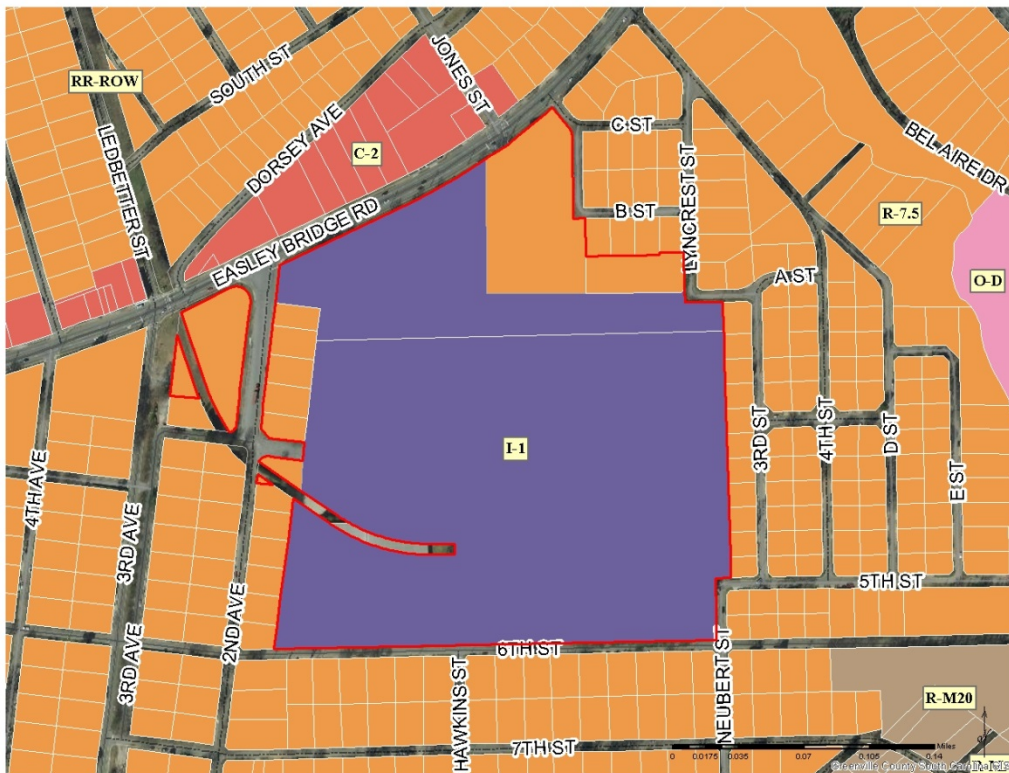


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2016-66

APPLICANT: Jay Estola for James Wilson

PROPERTY LOCATION: Locust Hill Road

PIN/TMS#(s): T021000100600

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in November 2001, as part of Area 16.

EXISTING LAND USE: vacant land

**AREA
CHARACTERISTICS:**

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: No Sewer

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

ROADS: Locust Hill Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Locust Hill Road	960' E	14,700	14,400 -2%	14,600 1.4%

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 1 acre of property located on Locust Hill Road approximately 1.5 miles southeast of the intersection of Wade Hampton Boulevard and North Buncombe Road. The parcel has approximately 190 feet of frontage along Locust Hill Road.

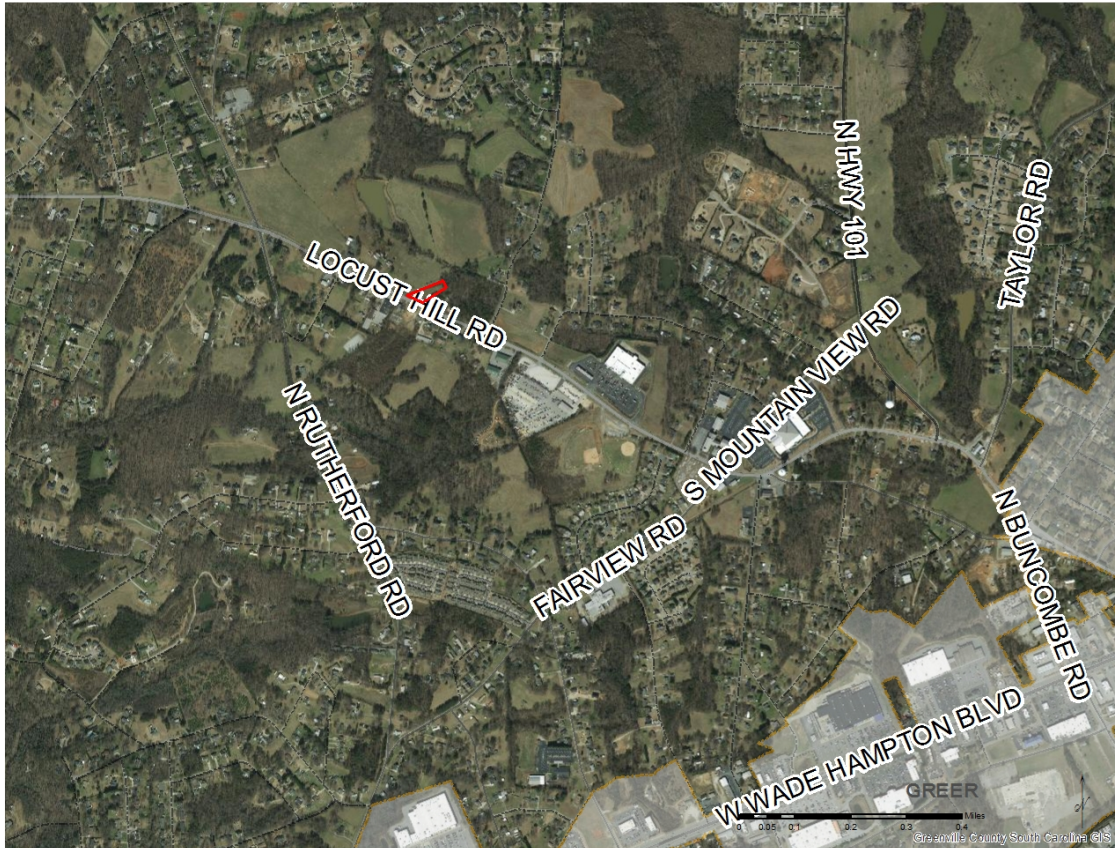
The applicant is requesting to rezone the property to C-1, Commercial. Single-Family Residences are present to the east, west and south of the subject site. It is also surrounded by R-S, Residential Suburban zoning to the north, east and west of the subject site.

The applicant states the proposed land use is for an office building.

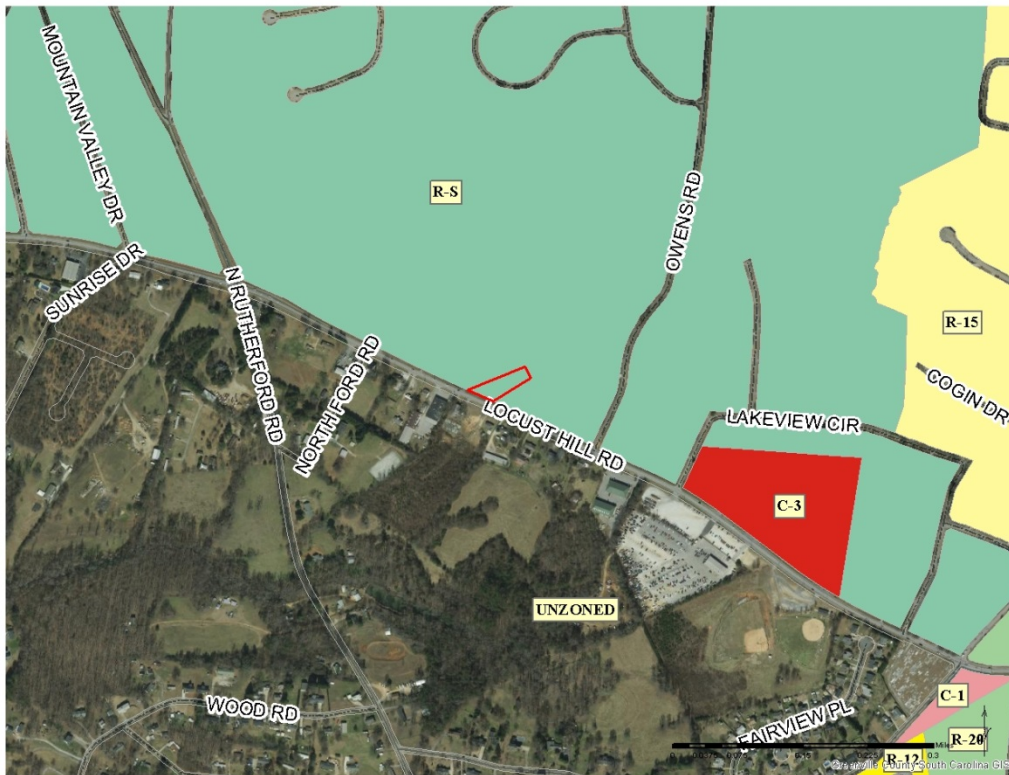
The subject parcel is surrounded by single-family residential and vacant wooded land. Staff is of the opinion that the requested C-1, Commercial would introduce an incompatible use with surrounding zonings. The rezoning request is not consistent with the Imagine Greenville Comprehensive Plan.

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

MOTION: By Mr. Stevenson, seconded by Dr. Howard to deny CZ-2016-66. The motion carried unanimously by voice vote with one absent (Harrison).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Suzanne Terry presented the following:

DOCKET NUMBER: CP-2016-03

APPLICANT: Greenville County Planning Commission

STAFF REPORT: Over the past two years, numerous community residents, stakeholders, public officials and county staff participated in a series of community meetings. Task force meetings and other public input sessions to develop the Berea Community Plan.

The Berea Community Plan reflects the Berea Community's vision for its future 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.

Therefore staff is requesting the Planning and Development Committee forward the Berea Community Plan to County Council for consideration and initiation as an amendment to the County's Comprehensive Plan.

Ms. Terry stated a PowerPoint presentation was given to the Commission in September and the Commission was given a copy of the Plan this evening. She asked for any questions, or a review of the presentation.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve CP-2016-03. The motion carried unanimously by voice vote with one absent (Harrison).

PLANNING MONTHLY REPORT

Eric Vinson addressed the Commission members with a brief update of staff's work with the various plans and projects within the county. Additionally, he touched upon the work of the Sign Committee task force, work with the municipalities and went over construction activity.

Ms. Gucker thanked the citizens in attendance from the Berea area. She reminded the members of the term expiration of Dr. Hollingshad, Mr. Harrison and Mr. Bichel will be expiring in June 2017. Applications for the positions are taken during the month of January only. If Commissioners are interested in reapplying, a reminder of the January application period.

The Commissioners will need to provide a motion due to not meeting in December.

MOTION: By Motion Mr. Moore, seconded by Dr. Howard to authorize staff to act on behalf of the Planning Commission with subdivisions during the month of December, unless faced with a controversial item. The motion carried unanimously by voice vote with one absent (Harrison).

Ms. Gucker asked the Commissioners if they wanted a workshop in January and if so they had a topic.

Mr. Rogers suggested a workshop on the various zoning classifications.

MONTHLY MEETINGS

A list of meetings were included in the agenda packets. Mr. Shockley thanked staff for the yearly subdivision calendar. He also thanked Mr. Moore for being at every Subdivision Advisory Committee meeting.

Mr. Shockley congratulated staff on the approval of the Land Development Regulations.

Mr. Moore thanked staff for taking time in helping Mr. Cobb with his rezoning request.

Ms. Gucker had a reminder; January will be another quick turnaround month. The Public Hearing will be on January 23, 2017 and the Planning Commission meeting will be on January 25, 2017. Again, Commissioners will receive their packets without staff's recommendations. The recommendations will be emailed and also at your places prior to the meeting. She wished all members a happy holiday season.

ADJOURN

MOTION: By Dr. Howard to adjourn. Without objection the Commission meeting adjourned at

Submitted by recording secretary