

**GREENVILLE COUNTY PLANNING COMMISSION**

**Minutes**

**September 28, 2016**

**4:30 p.m.**

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

**MEMBERS ABSENT:** none

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

**CALL TO ORDER**

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

**APPROVAL OF THE AUGUST 24, 2016 MINUTES**

Dr. Hollingshad had informed staff of several changes to the minutes as they were in the agenda packets. Staff has made the corrections and a copy was provided to each Commissioner prior to the meeting.

**MOTION:** By Dr. Hollingshad, seconded by Mr. Looper to approve the minutes as corrected. The motion carried unanimously by voice vote.

**PRELIMINARY SUBDIVISION APPLICATIONS**

The following subdivision applications were submitted for review and consideration.

**2016-190**, Reid School Road – Revision

**2016-211**, Chastain Glen (Cluster)

**2016-213**, Brook Valley **WITHDRAWN BY APPLICANT**

**2016-214**, Acadia, Phase 3

**2016-218**, Roe Ford Road Subdivision

**2016-220**, Stallings Road Subdivision **WITHDRAWN BY APPLICANT**

**2016-221**, North Main Townhomes

**2016-223**, Turningstone

**2016-190, Reid School Road – Revision**

Ron Hancock addressed the Commission members with a revision to a preliminary subdivision application consisting of 34.24 acres zoned RM-20. The developer is proposing a 106 lot subdivision accessed by Reid School Road and Tanner Road. The developer is also proposing

3,955 linear feet of public road. Public water will be provided by Greenville Water and sewer will be provided by Taylors Sewer. Taylors Fire serves this area.

Mr. Hancock stated this preliminary plan was originally reviewed by the Subdivision Advisory Committee in July 2016. Under delegated authority by the Planning Commission, the plan was granted Preliminary Approval with conditions, including: forming a mutual agreement for sewer availability between the developer, ReWa and the Taylors Sewer sub-district; a full second access to be provided on Tanner Road; revision of six proposed lots to meet all zoning requirements; and establishment of a new 25 foot right of way from centerline on Tanner Road.

The plan was revised and resubmitted in September 2016 for additional review by the Subdivision Advisory Committee and approval by the Planning Commission. This resubmittal includes two emergency/pedestrian accesses and a stub-out to future development rather than a second full access on Tanner Road. The property line on Tanner Road has been adjusted to include the required 25 foot right of way.

Staff recommends conditional approval pending finalization of sewer capacity and mutual agreements, addition of a full access on Tanner Road and implementation of the Specific and Standard requirements.

Jamie McCutchen, CCAD Engineering spoke in favor of the proposed.

Dr. Hollingshad inquired if a traffic study was one of the specific requirements.

Mr. Hancock stated SCDOT would require a traffic study and if there are any mitigation requirements it would be addressed by staff during the final approval, final plat process and is one of the requirements.

**MOTION:** By Mr. Moore, seconded by Dr. Howard to approve 2016-190 with staff's conditions pending finalization of sewer capacity and mutual agreements and implementation of the Specific and Standard requirements. Without a second full access. The motion carried unanimously by voice vote.

#### **2016-211, Chastain Glen (Cluster)**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 35.61 acres and zoned R-15. The developer is proposing a 100 lot subdivision accessed by Woodruff Road. The developer is also proposing .086 miles of public road. The developer has chosen Cluster Option 1 with 5.342 acres Open Space Required and providing 7.17 acres of Open Space. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Clear Springs Fire serves this area.

Staff recommends conditional approval pending sewer availability and the ability to comply with the Specific and Standard Requirements.

Mr. Jack Bowdle appeared in opposition to the proposed.

Dr. Howard asked about a traffic study.

Mr. Hancock stated a traffic study had not been done at this time, but the SCDOT would require one.

Mr. Moore asked about the sewer availability.

Mr. Hancock stated it was his understanding that was being worked on currently and was staff's condition of the approval.

Mr. Rogers asked what it meant if at the end of the day the traffic study shows there are a lot of cars on there, what happens.

Mr. Hancock stated the applicant will have his engineer have a firm conduct an impact study. Those results will either determine there needs to be some mitigation, such as a turn lane or some mitigation measure installed on Woodruff Road. He stated if that was the case, SCDOT will require that and oversee the improvements/mitigation measures will be installed. The traffic study will have to be approved, in place before the final approval of the subdivision by the county.

Mr. Rogers asked if it could possibly come back that there are too many cars and would they be told they could not build the subdivision.

Mr. Hancock stated he didn't have a clear answer to that, but if there is a level of service degraded, he did not think they would allow the encroachment permit.

Dr. Hollingshad asked about water, since he noted a blue line stream through the property.

Mr. Jay Martin, Arbor Engineering addressed the Commission and provided an answer to Dr. Hollingshad's question and other questions from the Commission members.

Mr. Hancock stated the County Engineer has provided comments on stormwater management.

**MOTION:** By Mr. Harrison, seconded by Mr. Looper to approve 2016-211 with staff's recommendation of conditional approval pending sewer availability and the ability to comply with the Specific and Standard Requirements. The motion carried unanimously by voice vote.

**2016-213, Brook Valley WITHDRAWN BY APPLICANT**

**2016-214, Acadia, Phase 3**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 67.7 acres zoned PD. The developer is proposing a 108 lot subdivision accessed by Acadia Avenue. The developer is proposing 1.92 linear miles of public road. Public water will be provided by Greenville water and sewer will be provided by Metropolitan Sewer. Piedmont Fire serves this area.

This application is for the third phase in the Acadia Planned Development (PD). The PD zoning classification requires the submittal of a Final Development Plan (FDP) by the applicant. The FDP for this phase is being prepared for review and approval by the Planning Commission at a future meeting. This proposal is for 108 additional lots and 1.92 miles of new public roadways on 67.7 acres.

Staff recommends approval based on providing a second access as part of this phase and the ability to comply with Specific and Standard requirements.

Mr. Moore recused himself and left the meeting.

Mr. Caleb Freeman, developer addressed the Commission members regarding the second access.

Dr. Howard asked staff how many units were in the first two phases.

Mr. Hancock stated he did not know, but the maximum for the entire project would be less than 700 units.

Mr. Harrison asked the engineer to explain about the second entrance.

Mr. Freeman stated the entrance would be a gravel entrance currently to be used as a construction entrance and an emergency entrance. He stated it would be opened up once the next phase was starting.

**MOTION:** By Dr. Howard, seconded by Mr. Bichel to approve 2016-214 with staff's recommendation on providing a second access as part of this phase and the ability to comply with Specific and Standard requirements. The motion carried unanimously by voice vote.

Mr. Moore returned to the meeting.



**2016-218, Roe Ford Road Subdivision**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 11.56 acres zoned R-S. The developer is proposing an 11 lot subdivision accessed by Roe Ford Road. The developer is proposing 673 linear feet of public road. Public Water will be provided by Greenville Water and sewer will be provided by septic system. North Greenville Fire serves this area.

Staff recommends approval and they must comply with the Specific and Standard requirements.

**MOTION:** By Mr. Looper, seconded by Mr. Harrison to approve 2016-218 with the specific and standard requirements. The motion carried unanimously by voice vote.

**2016-220, Stallings Road Subdivision –WITHDRAWN BY APPLICANT**

**2016-221, North Main Townhomes**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 0.94 acres and zoned C-3. The developer is proposing a 12 lot subdivision accessed by Rutherford Road. The developer is proposing 408 linear feet of private road. Public Water will be provided by Greenville Water and sewer will be provided by Parker Sewer. Parker Fire serves this area.

Staff recommends approval and they must comply with the Specific and Standard requirements.

Joel Barber, 709 Rutherford Road, Gville, SC appeared regarding water runoff.

Mr. Harrison asked staff if some of the stormwater management requirements the development would have to incorporate could possibly help alleviate the speakers concerns.

Mr. Hancock stated that would be a possibility.

**MOTION:** By Mr. Looper, seconded by Dr. Howard to approve 2016-221 with the specific and standard requirements. The motion carried unanimously by voice vote.

**2016-223, Turningstone**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 25.74 acres and zoned S-1. The developer is proposing a 4 lot subdivision accessed by Turning Stone Court at Frontage Road. Public water will be provided by Greenville Water and sewer will be provided by Parker Sewer. Parker Fire serves this area.

Staff recommends approval and they must comply with the Specific and Standard requirements.

**MOTION:** By Mr. Moore, seconded by Mr. Looper to approve 2016-223 with staff's specific and standard requirements. The motion carried unanimously by voice vote.

### **FINAL DEVELOPMENT PLAN – Davis Crossing**

Alan Willis addressed the Commission members with a request for a final development plan to build a 45,780 square foot grocery store along with an 11,500 square foot retail on 15.92 acres. Mr. Willis stated the submitted plans are consistent with the Preliminary Development Plan and the Statement of Intent that was approved, however, the applicant is proposing an additional monument sign for the gas sales along with signage on all four (4) sides of the proposed gas canopy. Additionally the following items were found to be non-complaint and require additional consideration from the Planning Commission.

Section 12:1.1 of the Zoning Ordinance requires lighting not to exceed 16 feet tall in the PD District. The site plan lists some of the proposed light pole fixtures as 22 feet tall.

Section 12:1.2 of the Zoning Ordinance requires façade signage to be limited to 40 square feet with any one sign.

The Sign Ordinance requires that a single tenant use is limited to two signs.

Several conflicts with the landscaping and proposed utilities have been observed on the proposed site plan. These conflicts can be handled by staff during the permitting process.

Staff recommends approval with the following conditions.

Fuel center signage shall be limited to two signs to be consistent with the sign ordinance.

Approval of a variance to allow for the 22 foot tall light pole fixtures as shown on the lighting plan.

Approval of a variance for façade signage for the anchor tenant. The proposed façade signage for the anchor store is 181 square feet.

Dr. Hollingshad asked for an explanation of the justification for the 22 foot light poles.

Mr. Willis stated the 22 feet was needed to meet the lighting standards of their parking lot.

Mr. Vinson stated he would like to note the word variance was really not appropriate for a Planned Development. There was a standard in the ordinance

for review districts, which was 16 feet; however this being a Planned Development there was some flexibility.

Commission members voiced their concerns over light pollution.

Mr. Vinson stated it was within the Commission's prevue to place any conditions on the approval directed at their concerns over light pollution.

Mr. Moore asked about the variance for the façade sign, and was he reading correctly 40 feet was the standard and they want 181 feet.

Mr. Vinson stated again, the word variance was not appropriate for a Planned Development. He stated staff evaluated the sign based on the size of the frontage of the building and determined the proposed square footage of building façade mounted signage was in context and was sized appropriately for a building of that size.

Dr. Hollingshad stated he did not get an answer to his question regarding the justification for the 22 foot light poles. He stated he was particularly concerned because this was surrounded by residential and the impact is greater and he requested a response.

Mr. Vinson stated staff was faced with more poles with shorter height, or little higher height with fewer poles. He stated in a parking area this size typically a 16 foot fixture is going to light a combination walkway and some parking area. He stated he typically saw the poles in the 20 foot range. Mr. Vinson stated 16 feet was the standard for some review districts, but they are smaller developments than this one. He stated it was a standard looked at but not tied to in all instances. He stated a recommendation of having any light confined to the property itself would be a good recommendation.

**MOTION:**

By Mr. Stevenson, seconded by Dr. Howard to approve the Final Development Plan with staff's recommendations and no lighting bleeding outside of the property.

Mr. Rogers asked if there was a way to quantify the light bleed. Can we put no lighting from property beyond "x".

Mr. Vinson stated lighting was measured in foot candles, and the standard can be set anyway you see fit.

Mr. Rogers offered an amendment to the motion as follows:

**MOTION:**

By Mr. Rogers, seconded by Dr. Howard to approve the Final Development Plan with staff's recommendation including one façade sign and one monument, the lighting and place a standard on it of zero light bleed off site. The motion carried unanimously by voice vote.

## REZONING REQUESTS

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

**DOCKET NUMBER:** CZ-2016-44

**APPLICANT:** R. L. Fogleman, Jr. for James A. Maxwell Jr., Dotsie S. & Cecil O. Barnett Revocable Trust, and Jane Arthur, Trustee

**PROPERTY LOCATION:** 225 Godfrey Road

**PIN/TMS#(s):** 0531030100800, 0531030100801 and 0531030100701 (portion)

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 23.85

**COUNCIL DISTRICT:** 21 – Burns

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

**EXISTING LAND USE:** single-family residential and vacant wooded

### AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and PD	single-family residential (Oak Meadows and Glens at Roper SD)
East	R-S	single-family residential (Rockwood and Kingsbridge SD)
South	R-S	single-family residential
West	R-S	single-family residential (Oak Meadows SD)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the East Woodruff Road Area Plan and designates as *Residential Low Density* which prescribes 1 to 2 units per acre.

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	23.85	<i>39 units</i>
Requested	FRD	2.09 units/acre		50 units

A successful rezoning may add up to 11 units.

**ROADS:**

Godfrey Road: two-lane County-maintained local

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2015</b>
Roper Mountain Road	5,000' NE	1,550	1,950 25.8%	3,300 69.2%

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban is 23.85 acres of property located on Godfrey Road approximately 1.25 miles east of the intersection of Woodruff Road and Highway 14. The parcel has approximately 1,500 feet of frontage along Godfrey Road.

The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing 50 single-family residential lots that are 12,000 to 18,000 square foot lots. The houses will consist of brick, stone or masonry and range from 2,500 to 3,500 square feet in size.

One point of ingress and egress onto Godfrey Road is proposed, along with one emergency access point. The applicant is providing a twenty-five foot right-of-way along with a twenty-five foot setback and landscape easement along Godfrey Road. The applicant is proposing sidewalks internally along one side the newly proposed private roads.

The applicant states the proposed land use is for residential.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal impact to the character of the surrounding area and that the proposed single-family residences and lot sizes are consistent with surround subdivisions in the area. The request FRD proposal is consistent with the East Woodruff Road Area Plan.

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

Dr. Hollingshad asked if a traffic study would be required.

Mr. Vinson stated the request would also come back before the Commission for Subdivision approval. At the Subdivision Advisory Committee the County Engineer will evaluate that particular road and see what requirements may be needed.

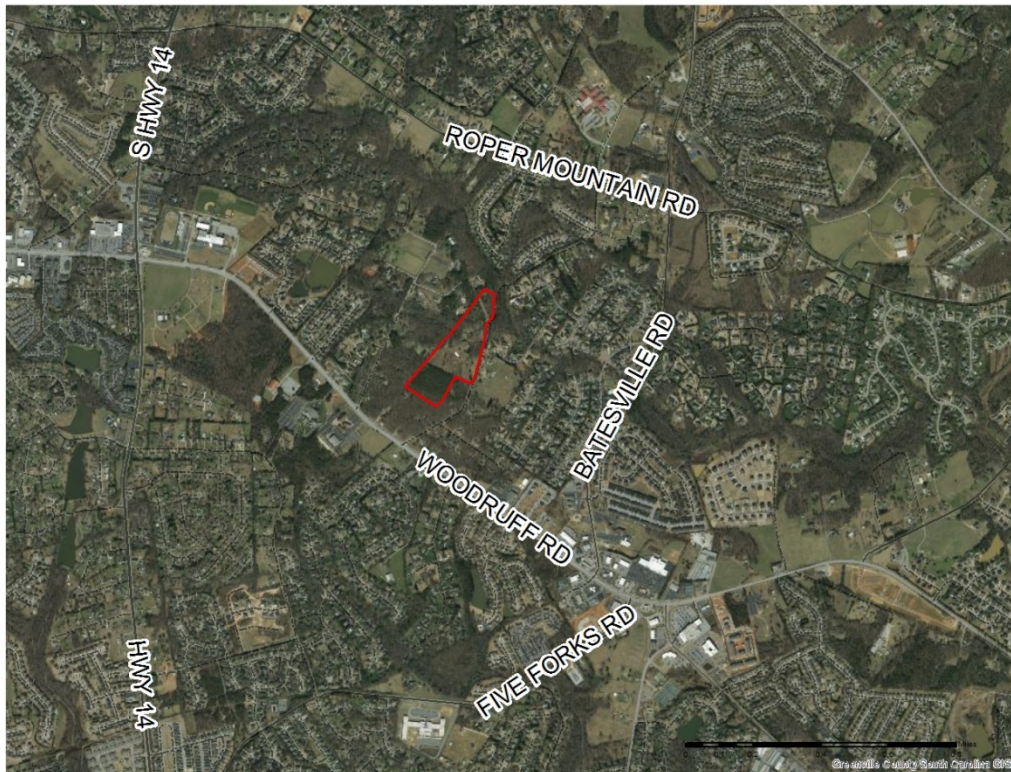
**MOTION:** Mr. Harrison, seconded by Mr. Looper to accept staff's recommendation and approve CZ-2016-44.

Mr. Stevenson noted with the setback he would like some time in the future if it were necessary to push the road back there would be a way to do that. It appears that way with the buffer.

Mr. Rogers asked why the project could not work with the existing density.

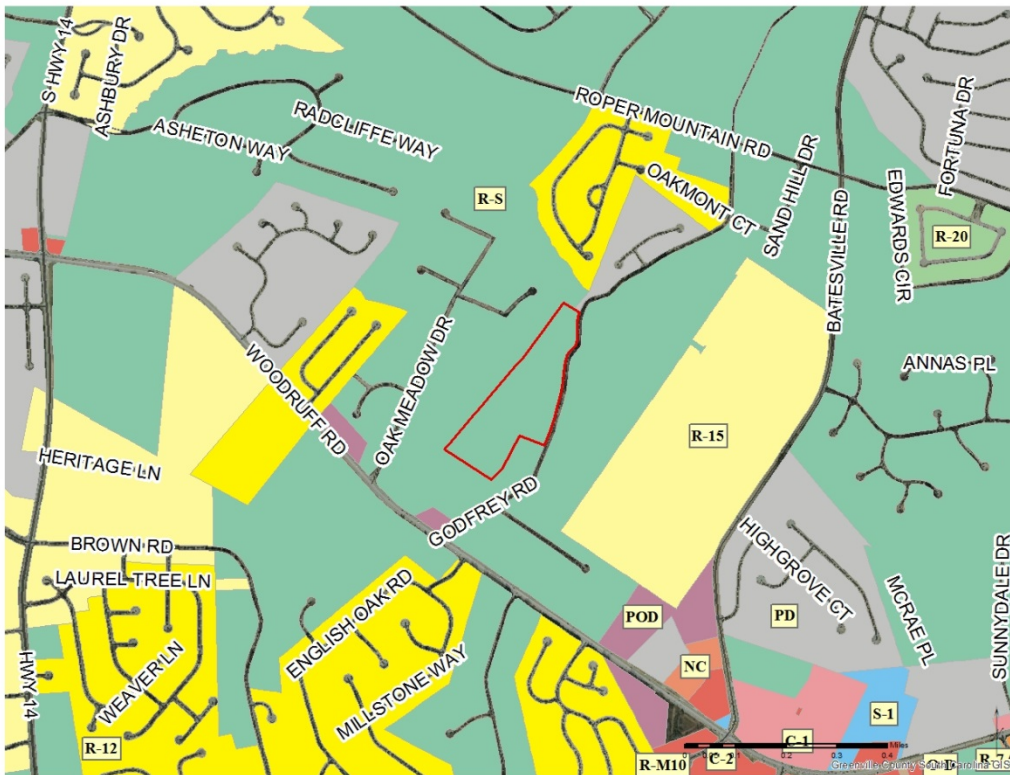
Mr. Chip Fogleman, engineer addressed the Commission members explaining his reasoning for the rezoning request.

The motion to accept staff's recommendation and approve CZ-216-44 carried unanimously by voice vote.

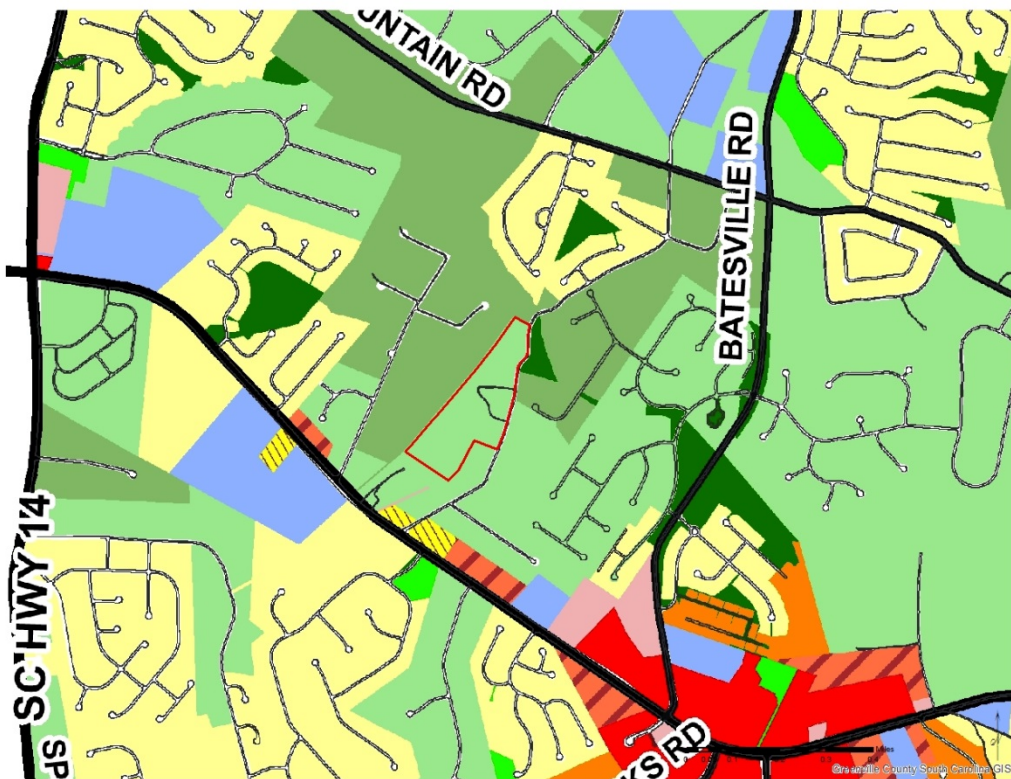
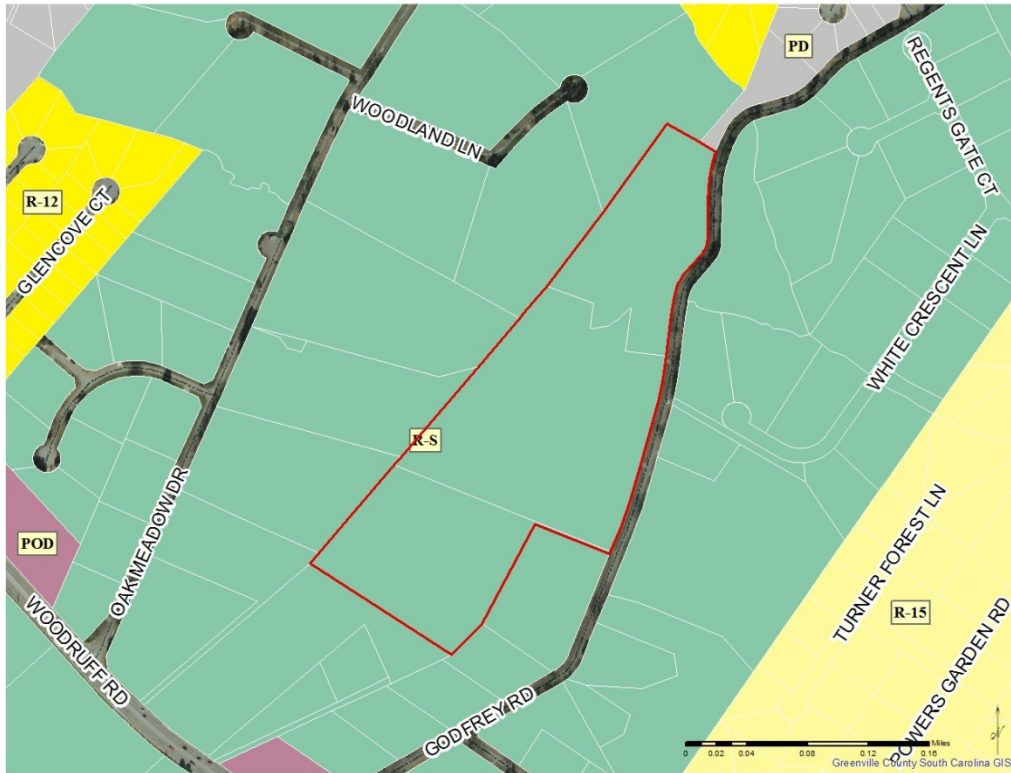


Aerial Photography, 2016





Zoning Map



Future Land Use Map: East Woodruff Road Area Plan



Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2016-52

**APPLICANT:** Jonathan Castro Elizondo

**PROPERTY LOCATION:** 19 Courtland Drive

**PIN/TMS#(s):** 0425000101100

**EXISTING ZONING:** S-1, Services

**REQUESTED ZONING:** R-MA, Multifamily Residential

**ACREAGE:** 1.43

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in April 1972, as part of Area 3.

**EXISTING LAND USE:** vacant residential

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-MA	single-family residential
East	R-MA	vacant land
South	S-1	single-family residential
West	I-1	warehouse

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea 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	Acres	Total Units
Current	S-1	0 units/acre	1.43	0 units
Requested	R-MA	20 units/acre		28 units

A successful rezoning may add up to 28 units.

**ROADS:**

Courtland Drive: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Sulphur Springs Road	1,700' SW	12,100	10,500 - 13.2%	10,800 2.9%

**SUMMARY:**

The subject parcel zoned S-1, Services is 1.43 acres of property located on Courtland Drive approximately 0.5 miles northwest of the intersection of Old Buncombe Road and Sulphur Springs Road. The parcel has approximately 100 feet of frontage along Courtland Drive.

The applicant is requesting to rezone the parcel to R-MA, Multifamily Residential. The surrounding land uses consist of single-family residences to the north and south, as well as zoned vacant residential land to the east. Floodplain is present along the western portion of the parcel.

The applicant did not state the proposed land use.

**CONCLUSION:**

The subject property is located in a residential area and would be consistent with the surrounding zoning. Staff is of the opinion that the requested rezoning of R-MA is a more appropriate fit for the current residential neighborhood.

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

Ms. Buathier noted staff received a request from the applicant on September 20, 2016 to amend the request to R-20, Single Family Residential. Staff would also recommend approval of an R-20 request.

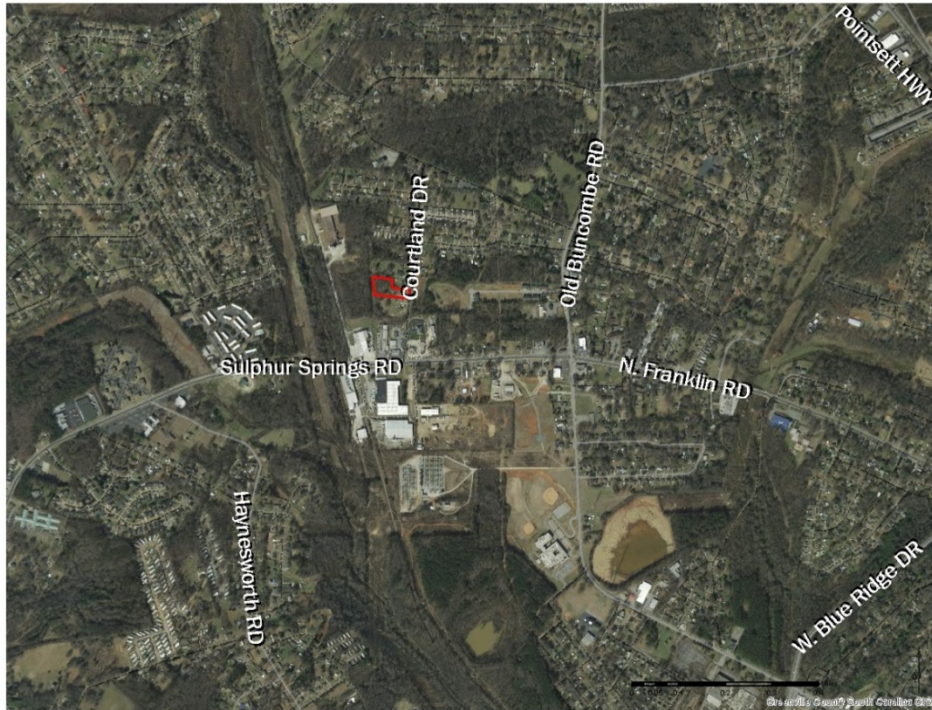
Mr. Harrison asked if the request to amend was from the applicant receiving some answers at the Public Hearing.

Ms. Buathier stated the applicant came in the day after the Public Hearing with the requested amendment.

**MOTION:**

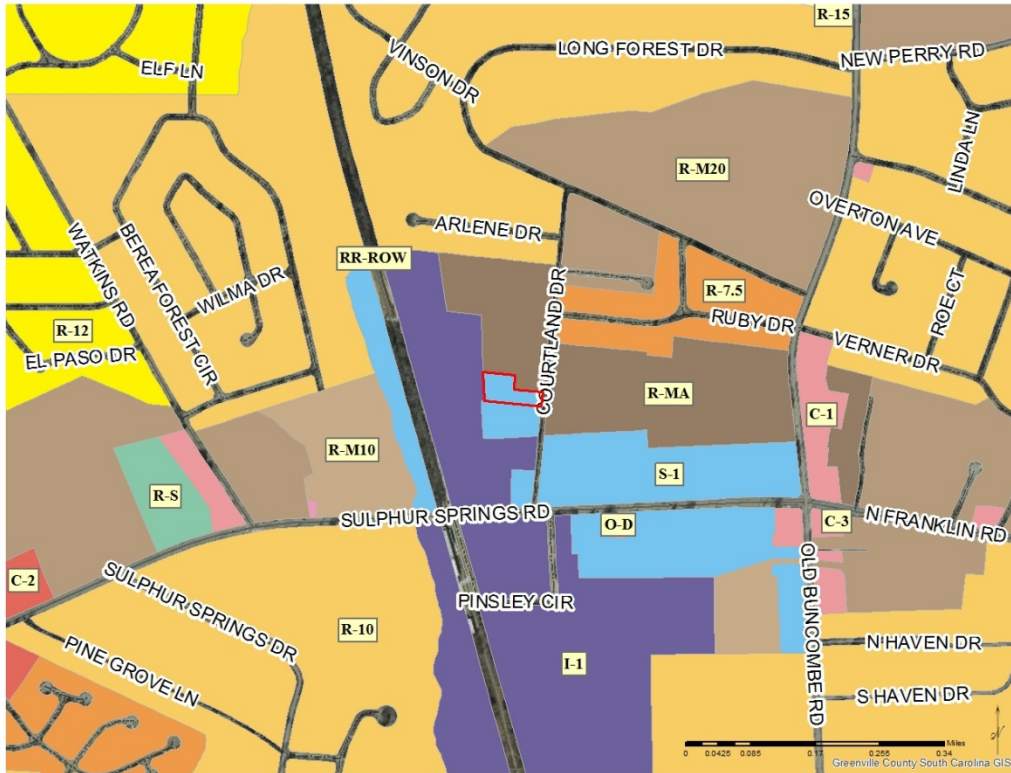
By Mr. Bichel, seconded by (inaudible) to approve CZ-2016-52. The motion failed by voice vote.

**MOTION:** By Mr. Looper, seconded by Dr. Howard to recommend CZ-2016-52 be amended to R-20. The motion carried unanimously by voice vote.

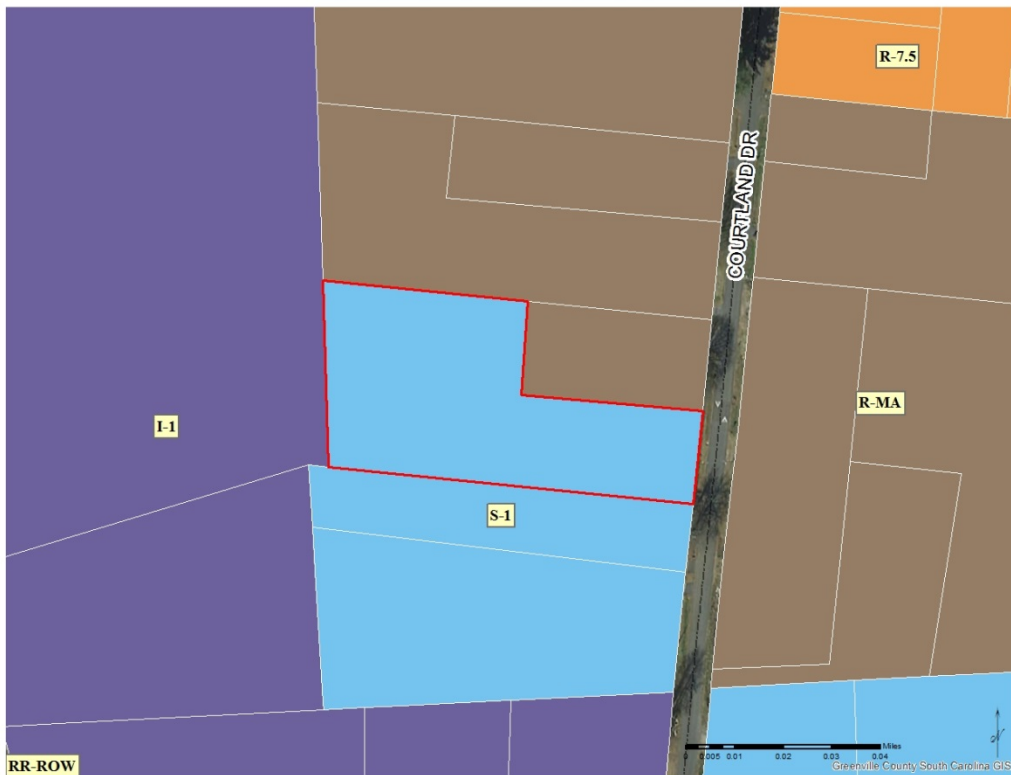


Aerial Photography, 2016





Zoning Map







Future Land Use Map

Ms. Buathier presented the following:

<b>DOCKET NUMBER:</b>	CZ-2016-53
<b>APPLICANT:</b>	Jad Abunijem
<b>PROPERTY LOCATION:</b>	3807 White Horse Road
<b>PIN/TMS#(s):</b>	0242010203400
<b>EXISTING ZONING:</b>	R-12, Single-Family Residential
<b>REQUESTED ZONING:</b>	C-3, Commercial
<b>ACREAGE:</b>	0.7
<b>COUNCIL DISTRICT:</b>	25 – Gibson
<b>ZONING HISTORY:</b>	The parcel was originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A.
<b>EXISTING LAND USE:</b>	single-family residential

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	beautician/barber salon
East	R-10 and C-2	single-family residential and car sales lot
South	R-12	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 a *Regional Corridor*.

**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-12	3.6 units/acre	0.7	2 units
Requested	C-3	16 units/acre		11 units

A successful rezoning may add up to 9 units.

**ROADS:** White Horse Road: six-lane State-maintained major arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	1,150' N	32,400	27,300	34,400
			-	26%
			15.7%	

**SUMMARY:** The subject parcel zoned R-12, Single-Family Residential is 0.7 acres of property located on White Horse Road approximately 0.7 miles south of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 160 feet of frontage along White Horse Road.

The applicant is requesting to rezone the parcel to C-3, Commercial. The subject parcel is located along a Major Arterial Road that is designated as a Regional Corridor. There are also retail stores to the south of the property and a barber/beautician shop to the north. A used car sales lot is located to the east of the subject parcel, across White Horse Road.

The applicant states the proposed land use is for used auto sales lot.

**CONCLUSION:**

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 that the requested C-3 zoning is consistent with the existing and emerging zoning pattern in this section of White Horse Road. The rezoning to C-3 is consistent with the Regional Corridor designation in the County's Future Land Use Map.

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

Mr. Stevenson stated he had gone to the site and noticed almost half of the property was concrete. Additionally, he noticed feather flags and a sign by the telephone pole indicating it was a used car lot, when currently this was zoned residential. He voiced his concern over the amount of concrete with a little drain in the corner of the property and a drain in the center of the property under a gate. Mr. Stevenson stated he felt if there was a good rain; properties on both sides of the property will be pretty well flooded. He stated he spoke with staff, who forwarded him to ReWa but the person at ReWa has not at this time returned his call. He asked that someone look at the drains to see if they were sufficient.

**MOTION:**

By Mr. Stevenson to hold the item until it is known this is not going to become a problem with the neighbors and there is proper drainage.

Mr. Harrison stated he agreed with Mr. Stevenson, but felt the Commission was getting into a sticky area, as the Commission should look at primarily land use. Additionally, he asked staff if there was a way to look, at in the future, looking at some of the requests and putting some conditions on some of the uses.

Mr. Vinson stated it was possible, and if the Commission would like staff could do some research and draft a text amendment.

Judy Wortkoetter, County Engineer stated she was given a scenario similar to this instance where if a site demoed part of a site and added on top of it, without grading the site, a concrete pad that was less than 5000 square feet, would they need a permit. She stated there would be two factors to look at; one would be the land disturbance. If they paved on top of it, then it was probably not land disturbance. The other thing to check for would be the increase in impervious area. The Stormwater Ordinance states they would need a permit if pre condition to post condition was an increase in runoff was 1cfs or more. She offered to check on this parcel and run some numbers.

Chairman Shockley stated he understood, but was concerned as Mr. Harrison was as what the Commission's scope of authority was in terms of the water runoff. He said it was a separate issue from the land use.

Mr. Stevenson restated his original motion as follows:

**MOTION:** By Mr. Stevenson, seconded by Mr. Looper to deny CZ-2016-53.

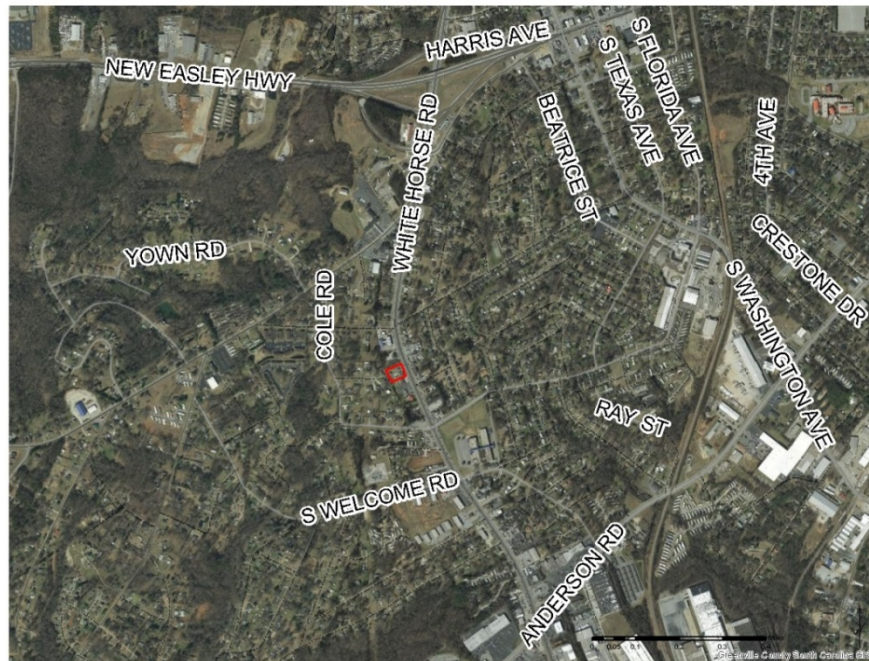
Mr. Rogers stated he was against the motion and felt the Commission should not be involved with what was an enforcement issue, but focused simply on the land use.

Dr. Hollingshad agreed with Mr. Rogers, but disagrees with C-3 zoning.

After further discussion Mr. Stevenson withdrew his motion.

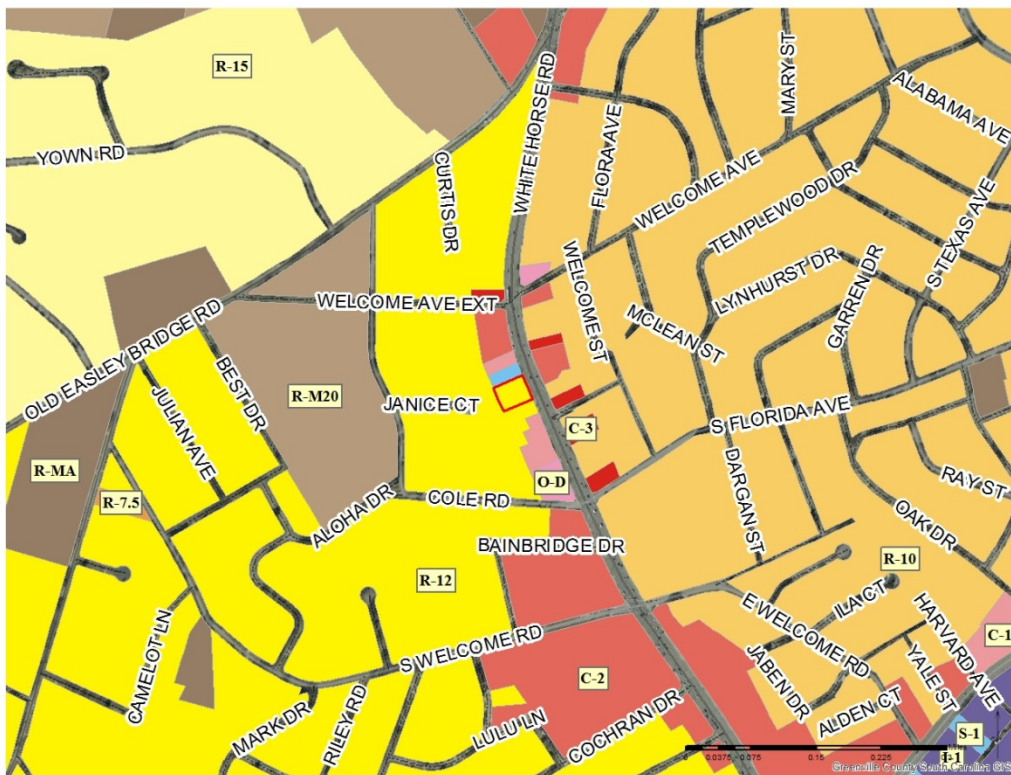
**MOTION:** By Mr. Harrison, second by Mr. Moore to accept staff's recommendation and approve CZ-2016-53. The motion carried by voice vote with four (Stevenson, Hollingshad, Looper and Bichel) in opposition.

Mr. Harrison asked staff to look at car lots in the C-3 Zoning Classification and possibly putting conditions on those for future cases.

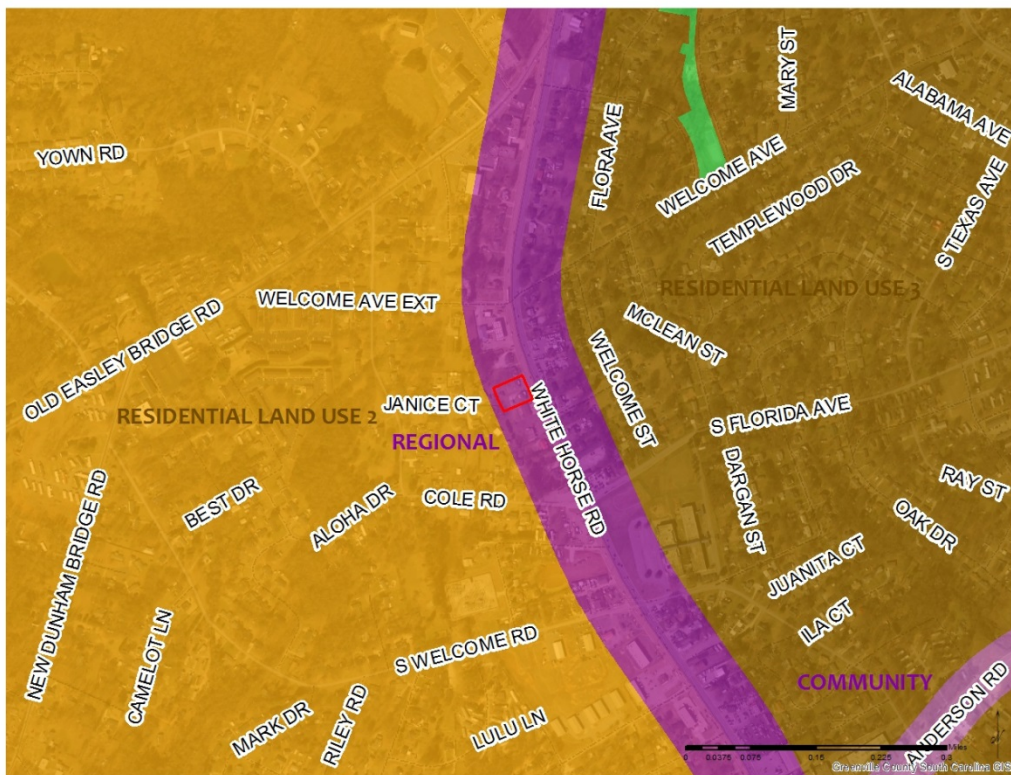
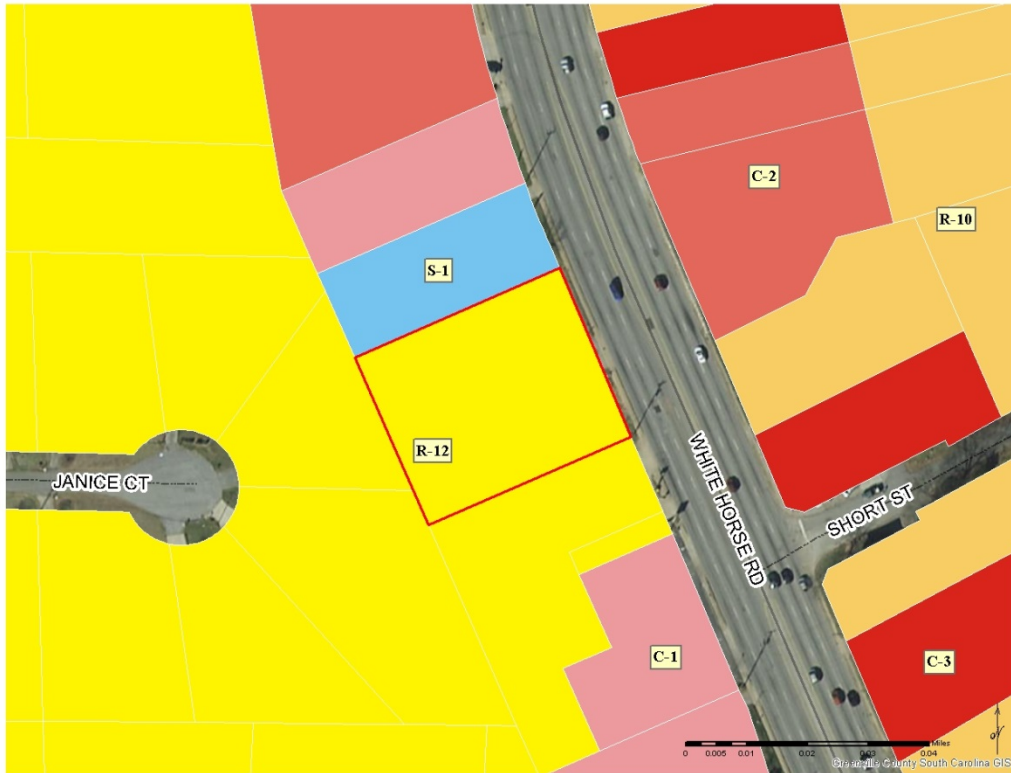




# Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2016-54

**APPLICANT:** Travis S. Cobb

**PROPERTY LOCATION:** Anderson Road and Marble Street

**PIN/TMS#(s):** 0111000600600, 0111000600700, 0111000601300,  
0111000601400, 0111000601500, 0111000601600 and  
0111000601700

**EXISTING ZONING:** R-M20, Multifamily Residential

**REQUESTED ZONING:** C-1, 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	single-family residential and 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*.

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-M20</i>	<i>20 units/acre</i>	<i>1.4</i>	<i>28 units</i>
Requested	C-1	12 units/acre		16 units

A successful rezoning may decrease up to 12 units.

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

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2015</b>
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 C-1, Commercial. The requested rezone to C-1, Commercial is inconsistent with the Judson Community Plan. There have been two unsuccessful rezoning request since the parcels were originally zoned R-M20, Multifamily Residential. Significant floodplain is present on a portion of the parcels.

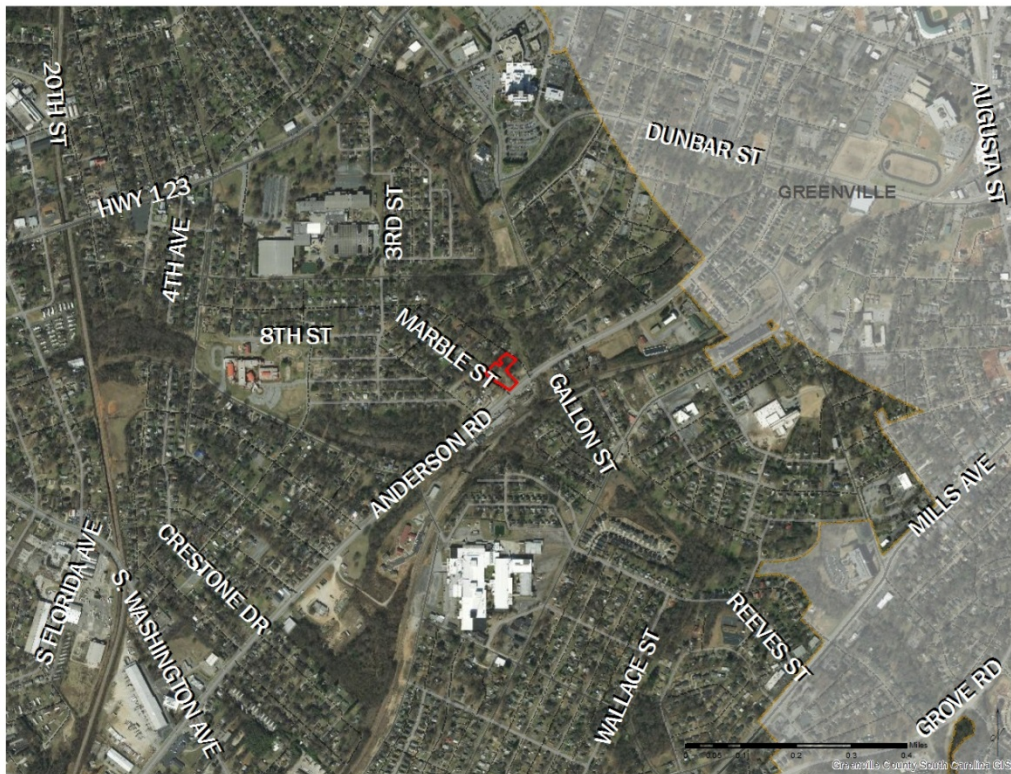
The applicant did not state the proposed land use.



**CONCLUSION:**

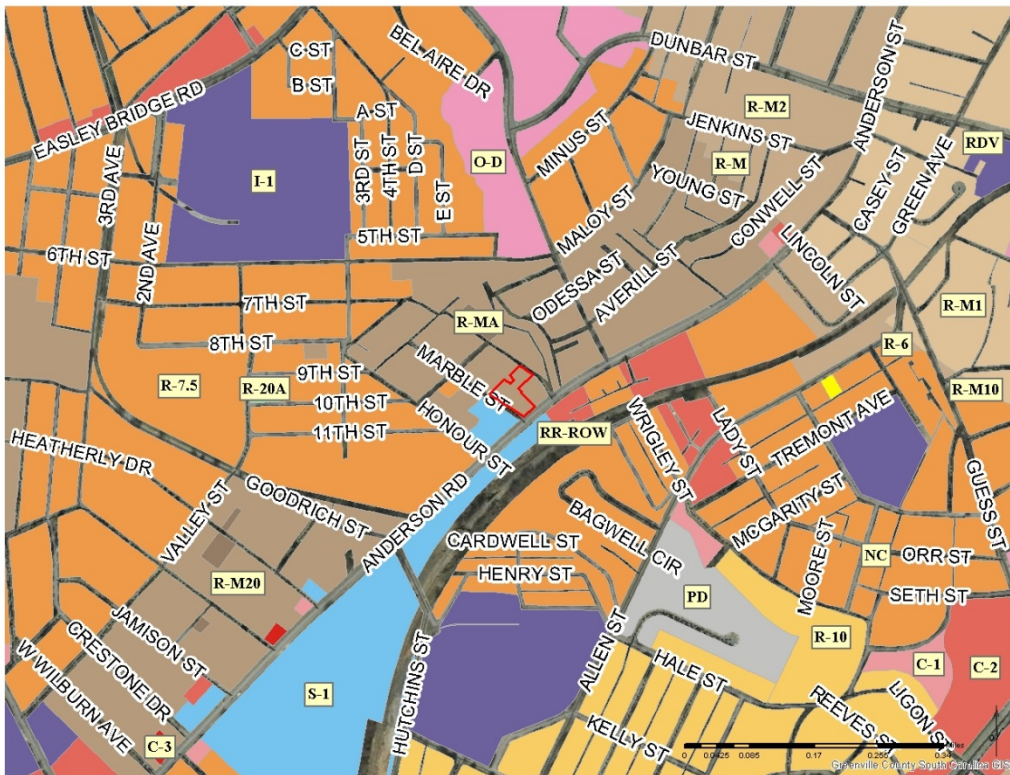
It is staffs opinion that the existing zoning is appropriate and is consistent with the surrounding R-M20 zoning to the east north and south of the subject site. The Judson Community Plan adopted in May of 2012, recommends housing as the desired land use for this site and discourages the strip commercialization of this portion of Anderson Road.

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



Aerial Photography, 2016





Zoning Map





FIGURE 5.1 COMMUNITY PLAN

LEGEND

-  Existing single-family residential
-  Potential infill housing
-  Existing and potential multi-family developments
-  Religious
-  Existing non-residential



Future Land Use Map: Judson Community Plan

**MOTION:** By Mr. Rogers, seconded by Dr. Howard to accept staff's recommendation and deny CZ-2016-54. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2016-55

**APPLICANT:** Judson M. Powers for Carroll W. Pittman

**PROPERTY LOCATION:** 2761 E. Phillips Road

**PIN/TMS#(s):** 0530020100300 and 0530020101400

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 4.19

**COUNCIL DISTRICT:** 21 – Burns

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

**EXISTING LAND USE:** single-family residential and vacant wooded

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential and vacant wooded
South	R-S and S-1	single-family residential and Pelham Mill Park
West	S-1	water treatment center and Pelham Mill Park

**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:** East Phillips Road: two-lane County-maintained local



**TRAFFIC:**

No traffic counts in proximity of East Phillips Road.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban is 4.19 acres of property located on East Phillips Road approximately 0.7 miles north of the intersection of Highway 14 and Pelham Road. The parcel has approximately 700 feet of frontage along East Phillips Road.

The applicant is requesting to rezone to S-1, Services. There is an existing waste water treatment plant to the west of the subject property. This parcel is also located in the GSP Airport Environs-Special Land Use Area. The Future Land Use Map identifies this area an Employment Center.

The applicant states the proposed land use is for a pet resort (dog and cat boarding), outpatient physical therapy and yoga.

**CONCLUSION:**

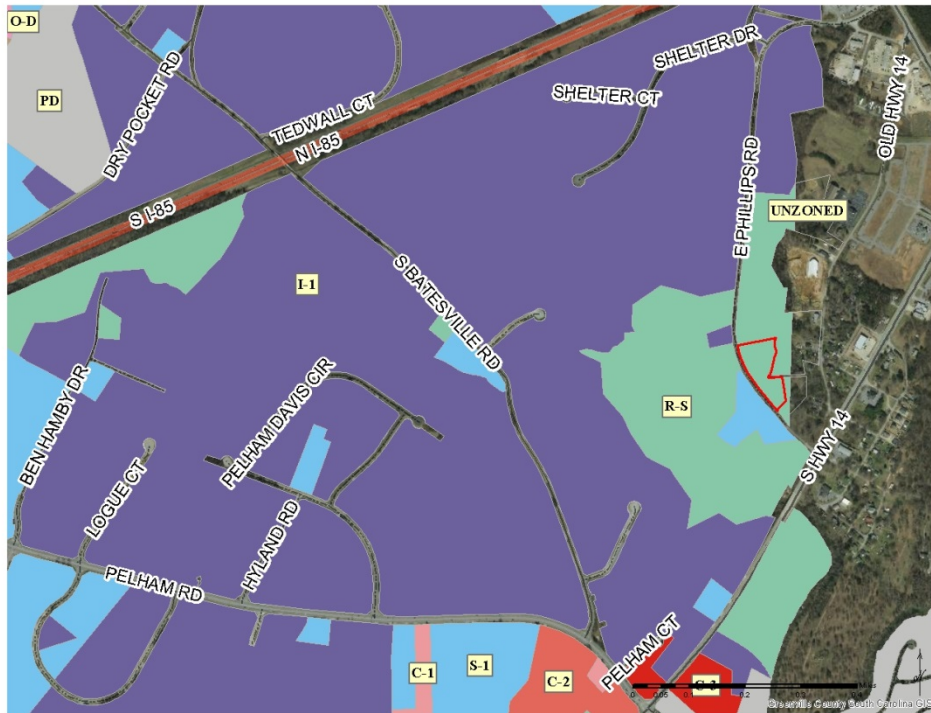
It is staffs opinion that rezoning this parcel to S-1, Services would be a more appropriate zoning with the existing land uses in the area. The subject parcel is located to the east of a waste water treatment center and a public dog park. Staff is of the opinion that the requested zoning is consistent with existing and emerging zoning patterns towards non-residential uses. The proposed S-1 zoning is consistent with the Imagine Greenville Comprehensive Plan.

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



*Aerial Photography, 2016*





Zoning Map







Future Land Use Map

**MOTION:** By Dr. Howard, seconded by Dr. Hollingshad to accept staff's recommendation and approve CZ-2016-55. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2016-56

**APPLICANT:** Kays and Juliet Kaysi

**PROPERTY LOCATION:** 7407 White Horse Road

**PIN/TMS#(s):** B004050101500

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUESTED ZONING:** O-D, Office District

**ACREAGE:** 1.36

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-12, Single-Family Residential in April 1972, as part of Area 3.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	vacant wooded and pasture
East	C-3	vacant wooded and pasture
South	O-D	Church (Unity Baptist Church Berea)
West	R-12	church (Unity Baptist Church Berea)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea Sewer

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

**ROADS:** White Horse Road: six-lane State-maintained major arterial

Location of Traffic Count	Distance to Site	2007	2013	2015
Cedar Lane Road	5,400' NE	12,900	11,100 -14%	14,800 33.3%

**SUMMARY:** The subject parcel zoned R-12, Single-Family Residential is 1.36 acres of property located on White Horse Road approximately 0.75 miles south of the intersection of Farris Bridge Road and White Horse Road. The parcel has approximately 190 feet of frontage along White Horse Road.

The applicant is requesting to rezone the property to O-D, Office District. The property is located north of an existing Office District Zone. This section of White Horse Road is

designated as a Community Corridor in the County's Comprehensive Plan.

The applicant did not state the proposed land use.

**CONCLUSION:**

There are limited non-residential uses of O-D, Office District to the south and C-3, Commercial to the east of the subject parcel. Staff is of the opinion that rezoning this parcel to O-D, Office District is an appropriate zoning for this location as it is consistent with the emerging non-residential uses along this portion of White Horse Road. The subject parcel is consistent with the Imagine Greenville Comprehensive Plan.

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

Mr. Looper stated he would have asked the applicant if they were here if they would care to amend the request to POD. He stated due to all the residential parcels in the area, he felt POD would be more appropriate.

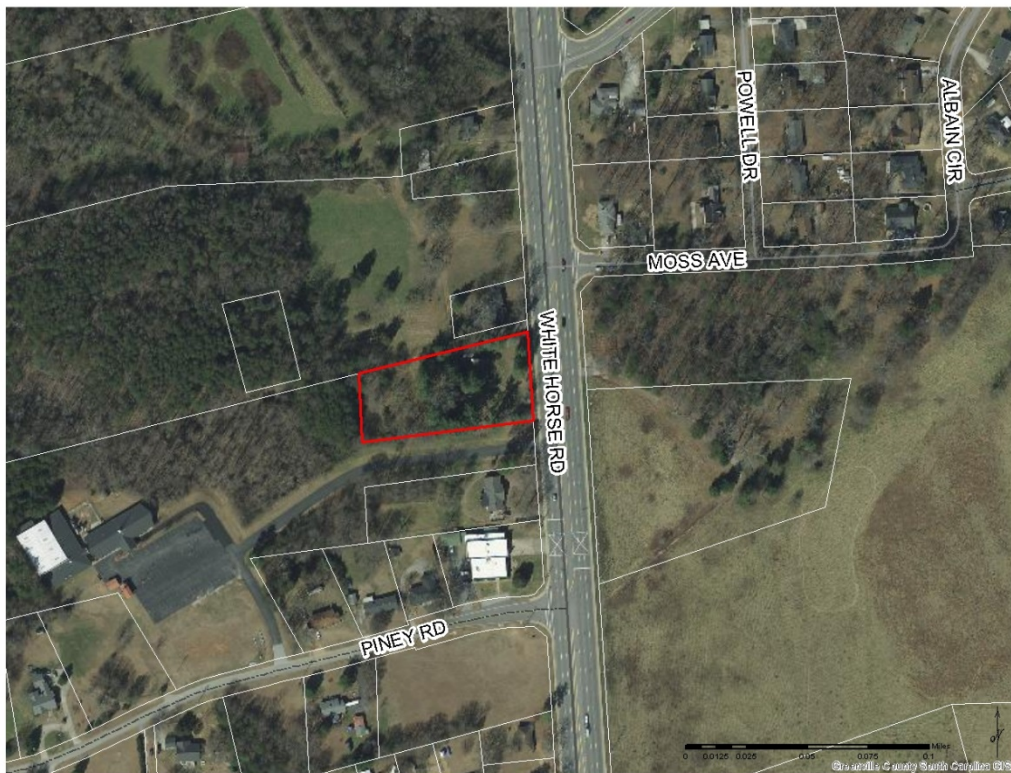
Mr. Stevenson stated he had spoken with the applicant and they stated they wanted to make an Urgent Care Facility, but was not clear as to any details at this time.

**MOTION:**

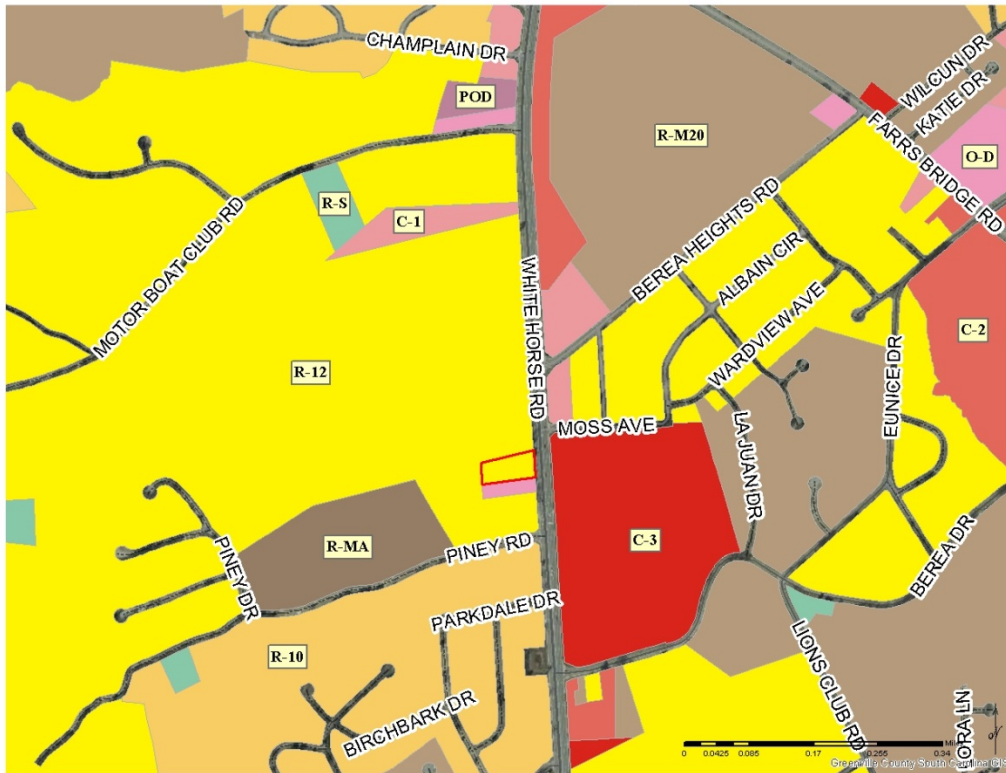
By Mr. Stevenson, seconded by Mr. Looper to deny CZ-2016-56 and make a recommendation of POD classification. The motion carried with one in opposition (Moore).



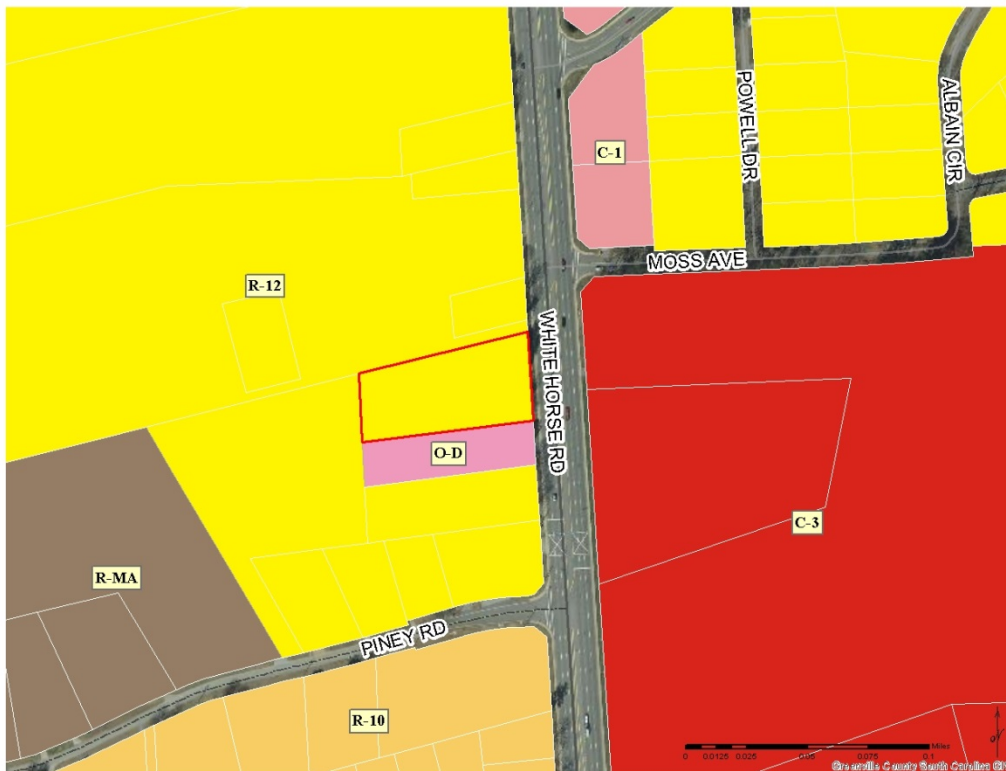
Aerial Photography, 2016



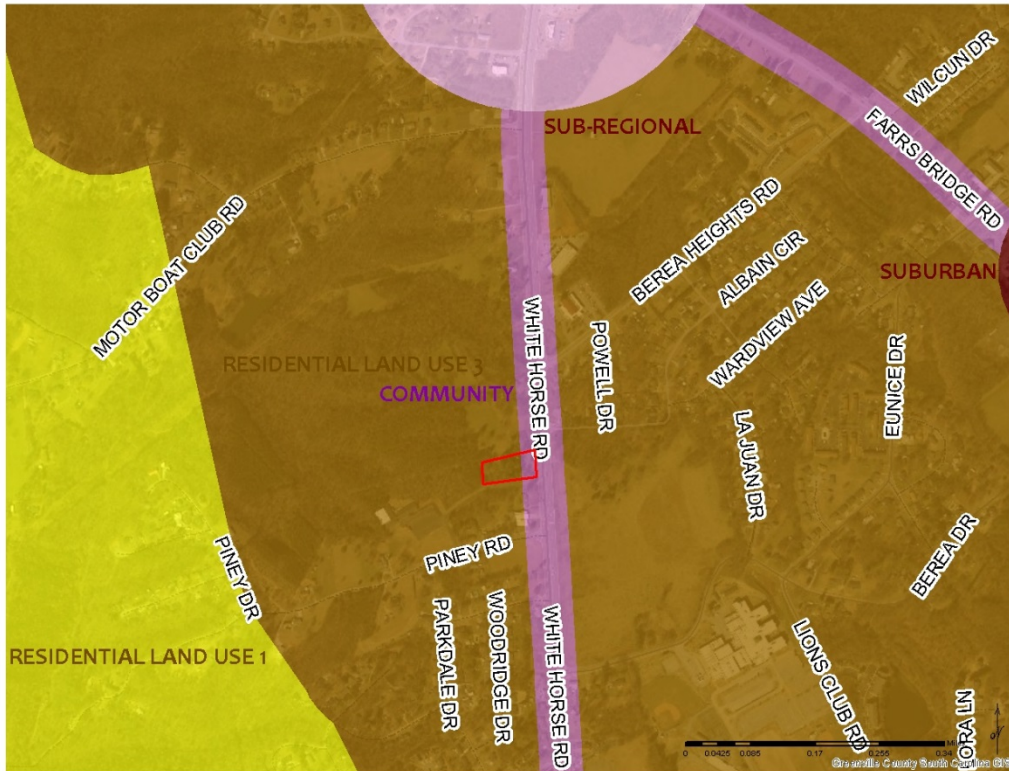




Zoning Map







Future Land Use Map

#### **UPDATE ON THE BEREA COMMUNITY PLAN**

Suzanne Terry addressed the Commission with a brief update on the progress staff has made on the Berea Community Plan. She noted the plan would be presented again to the Commission once the process has begun to amend the Comprehensive Plan to include the Berea Community Plan.

#### **LAND DEVELOPMENT REGULATIONS**

Hesha Gamble addressed the Commission members regarding the update to the Land Development Regulations. She thanked the Commissioners for their help and input during the two workshops and also for the emailed suggestions. She stated staff had made the changes that the Commission requested. Ms. Gamble asked the Commission if they had any other questions or concerns.

**MOTION:** By Mr. Stevenson, seconded by Mr. Looper to forward the Land Development Regulations to County Council. The motion carried unanimously by voice vote.

### **PLANNING MONTHLY REPORT**

Eric Vinson discussed the monthly planning activities with the Commission members as were included in their agenda packets. He gave an update on the South Greenville Area Plan and stated there would be a second round of community meetings this fall. Mr. Vinson announced Greenville County received an award for Outstanding Planning Project for a Rural Area at the SCAPA Conference. The Update and implementation of the Scuffletown Area Plan was submitted by staff and chosen to receive the award. He stated the kick off meeting for the Long Range Transportation Plan was a success and there would be sub-regional meetings beginning in October for public input.

### **MONTHLY MEETINGS**

The monthly meeting schedule was included in each agenda packet. Chairman Shockley stated the October 5, 2016 Workshop would be postponed. He would contact Commissioners regarding a reschedule date.

### **NEW BUSINESS**

Mr. Stevenson emphasized wanting staff to look at the C-2 and C-3 areas and investigate what can be done and improved to ensure the land use in those zones for some of the uses, specifically car lots to become much better in appearance and maintained.

### **OLD BUSINESS**

There was no old business

### **ADJOURN**

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

Submitted by recording secretary