

**GREENVILLE COUNTY PLANNING COMMISSION**

**Minutes  
April 26, 2017  
4:30 p.m.**

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

**MEMBERS ABSENT:** M. Shockley

**STAFF:** P. Gucker, R. Hancock, A. Willis, P. Buathier, T. Barber, T. Stone, K. Kurjiaka, J. Wortkoetter, K. Linderman, H. Gamble and H. Hahn

**CALL TO ORDER**

Vice Chairman Looper called the meeting to order at 4:30 p.m.

**APPROVAL OF THE MARCH 22, 2017 MINUTES**

**MOTION:** By Dr. Howard, seconded by Dr. Hollingshad to approve the minutes of the March 22, 2017 meeting as presented. The motion carried unanimously by voice vote with one absent (Shockley).

**PRELIMINARY SUBDIVISION APPLICATIONS**

The following subdivision applications were submitted for review and consideration.

**Preliminary Applications**

- 2017-031, Foothills Estates
- 2017-045, Carilion – Phase 7 (Revision)
- 2017-046, Bell Road
- 2017-047, Miracle Village
- 2017-048, West Georgia Road Subdivision
- 20127-049, Francella Estates

**2017-031, Foothills Estates**

Ron Hancock addressed the Committee members with a preliminary subdivision application consisting of 17.37 acres and in an unzoned area. The developer is proposing a 13 lot subdivision accessed by Tubbs Mountain Road and Up Country Lane. The developer is proposing an unpaved private drive. Public water will be provided by Greenville Water and sewer will be by septic system. North Greenville Fire serves this area.

Mr. Hancock stated staff recommends conditional approval of the preliminary plan contingent upon internal access and circulation being provided for the five parcels south of Up Country

Lane, improvement of Up Country Lane to twenty feet wide and compliance with all other Specific and Standard Requirements.

Ms. Jerry Wade 133 Up County Lane, Travelers Rest, SC appeared in opposition

Mr. Moore requested to see the map in reference to where residents in the area were located.

Staff provided the map and Ms. Wade explained where the citizens lived and also where the Indian burial grounds were located.

Mr. Jamie McCutchen, CCad Engineering, Engineer for the development addressed the Commission regarding concerns from some neighbors and provided a handout to the Commissioners.

Mr. Rogers asked Mr. McCutchen if the projects he was referring to that did not require road widening were done under the old Land Development Regulations (LDR) or under the new LDR.

Mr. McCutchen stated he was not sure, however he did not believe anything in the new LDR noted a requirement of a road being upgraded to a twenty (20) foot width.

Mr. Hancock stated the Kelly Farms project was under the old LDR and Robinson Circle was under the new LDR.

Dr. Howard asked staff why the recommendation was made to widen Up Country Lane to 20 feet.

Mr. Hancock stated the Engineers looking at the project, to accommodate the development and looking ahead to possible future development felt now would be the time to upgrade the road to the county minimum standards, which is 20 feet.

Mr. Stevenson stated the issue of the Indian burial grounds, the speaker noted it was located in one place and the Engineer another. Has that been verified.

Ms. Wade provided Mr. McCutchen with information regarding the location to her knowledge.

Mr. Bichel asked staff what the LDR stated regarding the width of the road.

Mr. Hancock stated the LDR is clear if it were a new road, the standard would be 20 feet. This recommendation was to upgrade the road to the minimum standards.

**MOTION:** By Mr. Stevenson, seconded by Dr. Howard to hold 2017-031 until it is verified where the Indian burial grounds are.

Mr. Harrison stated he understood looking ahead at possible future development, but did not think a property owner should be penalized because they have more land they may not be planning on developing.

Mr. Hancock stated in this case, they were looking at approximately 60 acres that would likely be developed in the future. He clarified the 60 acres were owned by someone else.

The motion to hold 2017-031 carried by voice vote with one absent (Shockley).

**2017-045, Carilion Phase 7 (Cluster)**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 8.29 acres and zoned R-15. The developer is proposing an 8 lot subdivision accessed by Kensington Road. The developer is proposing 830 Linear Feet of private road. The developer has chosen to do a Cluster Development with Option 1, requiring 16.16 acres of Open Space and providing 21.28 acres of Open Space. Public Water will be provided by Greenville Water and sewer will be provided by septic system. Duncan Chapel Fire serves this area.

Mr. Hancock stated some new developments since the packets were mailed, the engineers and developers have run into some wetlands issues. They have submitted another plat that does not include one of the lots. He stated this was a revision to the original Carillion project, which was approve in 2006.

Mr. Hancock stated staff believes the subdivision meets all the requirements of the LDR and recommends approval of the preliminary plan, including the Specific and Standard Requirements.

Dr. Howard asked if Mr. Hancock was comfortable that the waters were draining into the Waters of the State.

Mr. Hancock stated there will need to be a stormwater management plan that addresses water quality and quantity for this phase of the development.

Dr. Hollingshad asked about the flag lot that is not in compliance.

Mr. Hancock stated the new plat shows it is not more than three flags deep.

**MOTION:** By Dr. Hollingshad, seconded by Mr. Stevenson to hold 2017-45 until a new plat can be reviewed. The motion carried unanimously by voice vote with one absent (Shockley).

**2017-046, Bell Road**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 3.81 acres and zoned R-20. The developer is proposing an 8 lot subdivision

accessed by Woodruff Road/Bell Road. Public water will be provided by Greenville Water and sewer will be by septic system.

Mr. Hancock stated staff believes the subdivision meets all the requirements of the LDR and recommends approval of the preliminary plan, including the Specific and Standard Requirements.

Mr. Moore asked about a sidewalk variance, which was mentioned in the Subdivision Advisory Committee.

The Engineer stated they were still looking at the sidewalk issue.

Dr. Hollingshad asked for an explanation of "larger common plan".

Mr. Hancock stated it was a term used for a development of land, which originates with the EPA, any larger type of development going on, you have to consider the whole. The four lots are considered part of the larger plan and you have to consider the whole for stormwater management.

**MOTION:** By Mr. Bichel, seconded by Mr. Moore to approve 2017-46 including the Specific and Standard requirements. The motion carried unanimously by voice vote with one absent (Shockley).

#### **2017-047, Miracle Village (Cluster)**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 7.22 acres zoned R-12. The developer is proposing an 8 lot subdivision accessed by N. Pleasantburg Drive/White Oak Road. The developer is proposing 430 Linear Feet of Public Road. The developer has chosen to do a Cluster Development with Option 1, requiring 1.08 acres of Open Space and providing 1.10 acres of Open Space. Public water will be provided by Greenville Water and sewer will be provided by Wade Hampton. Wade Hampton Fire serves this area.

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

Mr. Harrison asked had there been any indications what plans are for access for future development.

Mr. Hancock pointed out which area would be more apt to be developed.

Mr. McCuthen, Engineer for the project stated there was very limited chance any future development would occur. They did not want to put all of the area as open space and be locked in to all open space. He stated this was associated with Miracle Hill.

**MOTION:** By Mr. Harrison, seconded by Mr. Moore to approve 2017-047 with the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Shockley).

**2017-048 West Georgia Road**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 7.51 acres, zoned R-R1. The developer is proposing a 7 lot subdivision accessed by West Georgia Road/Big Survey Road. Public Water will be provided by Greenville Water and sewer will be provided by septic system. South Greenville Fire serves this area.

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

Paul Harrison, Bluewater Civil Design, 19 Washington Park, Gville, SC addressed the Commission members requesting the Commission waive the sidewalk requirement, based on LDR Section 8.18, which allows staff and Planning Commission for R-R1 zoned properties to allow for a variance or exception that they not be required to install sidewalks. Additionally, he requested the Commission not require the paving of Big Survey Road.

Dr. Howard stated she agreed on not having sidewalks because West Georgia Road was such a busy road. She asked the engineer if the homeowners would not like to have a paved drive.

Mr. Harrison stated the applicant wanted to keep the rural atmosphere of the area.

Mr. Stevenson stated the area continues to grow, would it not be prudent to do sidewalks.

Dr. Howard stated this would be like a sidewalk to nowhere. Additionally she worried about children on the sidewalk and she did not think children would be walking to the High School.

Dr. Hollingshad asked who was responsible for maintaining Big Survey Road.

Staff stated the County maintained the road.

Mr. Rogers asked what the cost was to maintain a gravel road versus a paved road.

Ms. Gucker stated it was more expensive to maintain a gravel road. Once paved, the pavement will go around 15 to 20 years before paving would be needed to be done again. A gravel road typically is graded and graveled twice a year.

Dr. Howard stated as a homeowner she would not like to have a nice concrete drive going to a gravel road.

Mr. Harrison asked if the 20 foot road width was a requirement or professional opinion.

Mr. Hancock stated the LDR requires a 20 foot width for a new road. For this road, staff felt it would need to be upgraded to minimum standard to accommodate the additional homes.

Mr. Rogers asked staff in their opinion, if seven homes were built on that road what are the chances of the residents in the future asking for the road to be paved.

Ms. Gucker stated more than likely they will request the road to be paved and ask why it was not paved previously.

Dr. Howard asked why the developer should pave the road if it is a county road.

Mr. Hancock stated because it is the developer doing the development.

Mr. Rogers asked Mr. Harrison what the cost would be.

Mr. Harrison stated he did not know exactly, but guessing it could be potentially \$40,000.

**MOTION:** By Mr. Stevenson, seconded by Mr. Bichel, to omit the sidewalk requirement and approve 2017-048 including the Specific and Standard requirements.

Dr. Howard stated sidewalks encourage children to be on skateboards and things and she would agree on omitting the requirement.

The motion as presented carried by voice vote with one in opposition (Harrison) and one absent (Shockley).

### **2017-049, Francella Estates**

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 10.99 acres in an unzoned area. The developer is proposing a 17 lot subdivision accessed by Highway 414. The developer is proposing 0.13 Linear Miles of Public Road. Public Water will be provided by Slater Water and sewer will be provided by septic system. Slater-Marietta Fire serves this area.

Mr. Hancock stated SCDOT is not in favor of this development. Land Development recommends denial of the preliminary plat. It does not show the entire parcel as shown on the County GIS. If considered as a whole, additional requirements may have been required based on the new LDR for connectivity. If approved as shown then any future development of the parts of the original parcel not included in this submittal should take into consideration this proposed division of land in analyzing the need for turn lands and connectivity. Additionally, the proposed development must meet the County's stormwater management requirements but does not show common area that would potentially be used for stormwater management. All common stormwater management features must be located within common area.

Mr. Hancock stated staff recommends denial.

Lisa Cruise 100 Blue Ridge Drive, Travelers Rest, SC addressed the Commission regarding the concerns of staff.

Alex Zuendt, Engineer also addressed the Commission members about the staff's concerns.

**MOTION:** By Mr. Bichel, seconded by Mr. Stevenson to hold 2017-049 until all information is brought to staff. The motion carried unanimously by voice vote with one absent (Shockley).

**ROAD NAME CHANGE APPLICATION**

**2017-043, Lehman Moseley Ridge Road Name Change**

Ron Hancock addressed the Commission with a request to change Lehman Moseley Ridge Road to Mountain Edge Court. The residents have submitted a petition and application requesting the street be renamed. Legal advertisements announcing the request have appeared in a newspaper with local circulation, as required. He stated it was a private road and everyone on the road did not like the name, they did not want to have to spell it out on the phone or when writing. Staff recommends approval of the requested name change.

**MOTION:** By Dr. Howard, seconded by Mr. Harrison to approve 2017-043, road name change. The motion carried unanimously by voice vote with one absent (Shockley)

**FINAL DEVELOPMENT PLAN**

**REQUEST:** Final Development Plan Review: Bruce Lake

**APPLICANT:** Arbor Engineering, Jay Martin

**PROPERTY LOCATION:** Poinsett Hwy and Nora Drive

**PIN/TMS#(s):** 0449000200400, 0449000200500 and 0449000200600

**ZONING:** PD, Planned Development

**ACREAGE:** 13.19

**AREA CHARACTERISTICS:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	C-3 and R-10	car lot and single family residential
East	R-10	single family residential
South	RM-20	single-family residential and vacant wooded
West	R-10 and C-1	single-family residential and vacant wooded

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer Sub-District

**SUMMARY:** The subject site is located on the east side of Poinsett Hwy just south of the intersection with Old Buncombe Rd. and consists of three existing tax parcels totaling 13.19 acres. Two of the parcels are vacant and the third parcel has an old home site that will be removed prior to development.

This Final Development Plan contains three zones. Zone I and II will contain single-family detached and attached homes on individual lots. Zone III contains the remaining portion of the property for the project. This portion contains buffers and a part of Bruce Lake with no development. The buffer along North Parker Road will remain in its natural state. The development will have one (1) primary access point on Poinsett Hwy. An emergency entrance will access Nora Drive to align with Diddy Drive that will be gated, (no public access will be permitted), there is an additional emergency-only access proposed on Poinsett Hwy. to serve the stacked flat units and was required by the Fire Marshal. All roads and alleys within the project will be private and maintained by the Homeowners Association.

The proposed architectural style will be in the Traditional Neighborhood Development (TND) style, consisting of one and two-story detached and attached single-family units on individual lots as a part of Zone I and two and three-story attached single-family units. There is one building of three-story stacked flat units in Zone II. Exterior buildings materials will include brick masonry, stone, stucco, Hardi-plank, wood and/or vinyl. Roofs will be in clay tile, cementitious tile, or asphaltic shingles and be brown, black or red in color. Thermal pane windows and solid wood or steel doors will also be utilized.



**Development Lighting**

Lighting for the proposed development will be full cut-off fixtures and will be 16 feet above finished grade.

**Development Signage**

The entrance signs will be located on each side of the Poinsett Hwy entrance and will be a maximum of eight feet and six inches (8’6”) in height. The signs will consist of masonry and stone veneer.

**Development Landscaping**

A required twenty-five (25) foot buffer surrounds the entire development. The landscaping will consist of deciduous and evergreen trees along with shrubs and ground covers such as grasses and mulches. Landscaping is provided to buffer along Nora Drive as well.

**Development Pedestrian Access**

There are proposed sidewalks along the streets within the development. These sidewalks are design so connections can be made to future sidewalks on the connecting streets. At this time there no sidewalks along Poinsett Hwy or Nora Drive.

**CONCLUSION:**

In review of the Bruce Lake Final Development Plan, staff finds that the submitted plans are consistent with the approved Preliminary Development Plan and the Statement of Intent.

Staff recommends approval with the condition that a Lighting plan be submitted at the time of receipt from Duke Energy.

Mr. Harrison asked if the intent was to use all of the exterior building materials listed or were they all listed because they have not decided what material to use.

Mr. Jay Martin with Arbor Engineering addressed the Commission stating the final material has not yet been decided.

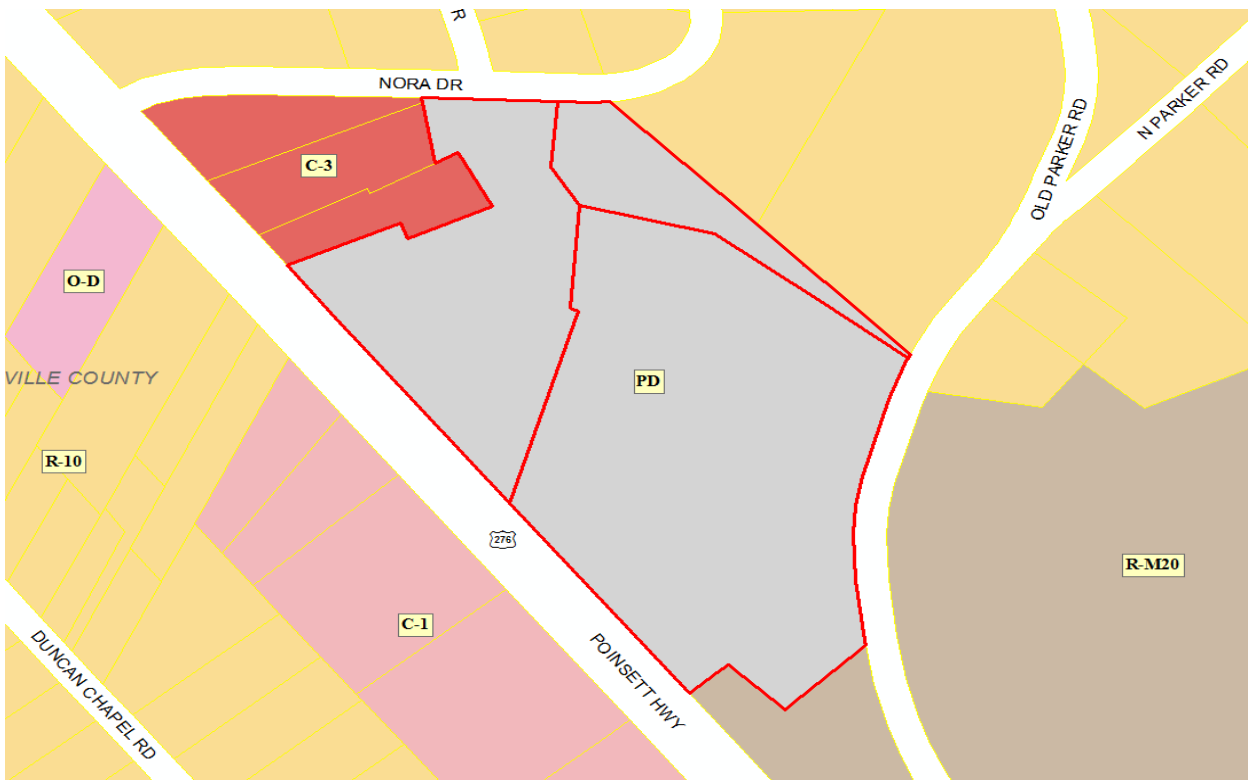
Mr. Bichel questioned mailboxes, and the LDR noted mailboxes.

Mr. Martin stated this was submitted under the old LDR, but mail boxes would be shown on the final plat.

**MOTION:**

By Mr. Moore, seconded by Dr. Howard to approve the Final Development Plan with staff’s recommendation. The motion carried unanimously by voice vote

with one absent (Shockley).



**REZONING REQUESTS**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2017-22

**APPLICANT:** Paul J. Harrison, Bluewater Civil Design, LLC for Bettye Riddle Smith

**PROPERTY LOCATION:** Antioch Church Road

**PIN/TMS#(s):** 0593030100400

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

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

**ACREAGE:** 29.6

**COUNCIL DISTRICT:** 25 – Fant

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

**EXISTING LAND USE:** vacant farm land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	vacant pasture land
East	R-S and R-12	vacant pasture and wooded land
South	R-S	vacant pasture land
West	R-7.5	single-family residential (Idlewild Subdivision)

**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.

**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>	29.6	<i>50 units</i>
Requested	R-12	3.6 units/acre		106 units

A successful rezoning may add up to 56 dwelling units.

**ROADS:** Antioch Church Road: two-lane State-maintained minor collector

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2015</b>
Antioch Church Road	1,800' E	3,300	3,300 0%	3,800 15.2%

**SUMMARY:** The subject parcel zoned R-S, Residential Suburban is 29.6 acres of property located on Antioch Church Road approximately 1.5 miles northwest of the I-185 and Reedy Fork Road Interchange. The parcel has approximately 800 feet of frontage along Antioch Church Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is located in the southern portion of the county. There is floodplain located along the eastern portion of the property. The subject site is located in an area of the future land use map recommending six or more units per acre per the Greenville County Comprehensive Plan.

The applicant states the proposed land use is for single-family residential.

**CONCLUSION:** The subject site is surrounded by vacant pasture and wooded land to the north east and south of the subject site with Idlewild subdivision to the west. The subject site is surrounded with residential zoning to the west, east and south. Staff is of the opinion the requested rezoning to R-12, Single-Family residential is consistent with the existing and emerging residential zoning and development in this area.

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

**MOTION:** By Dr. Howard, seconded by Mr. Bichel to approve CZ-2017-22.

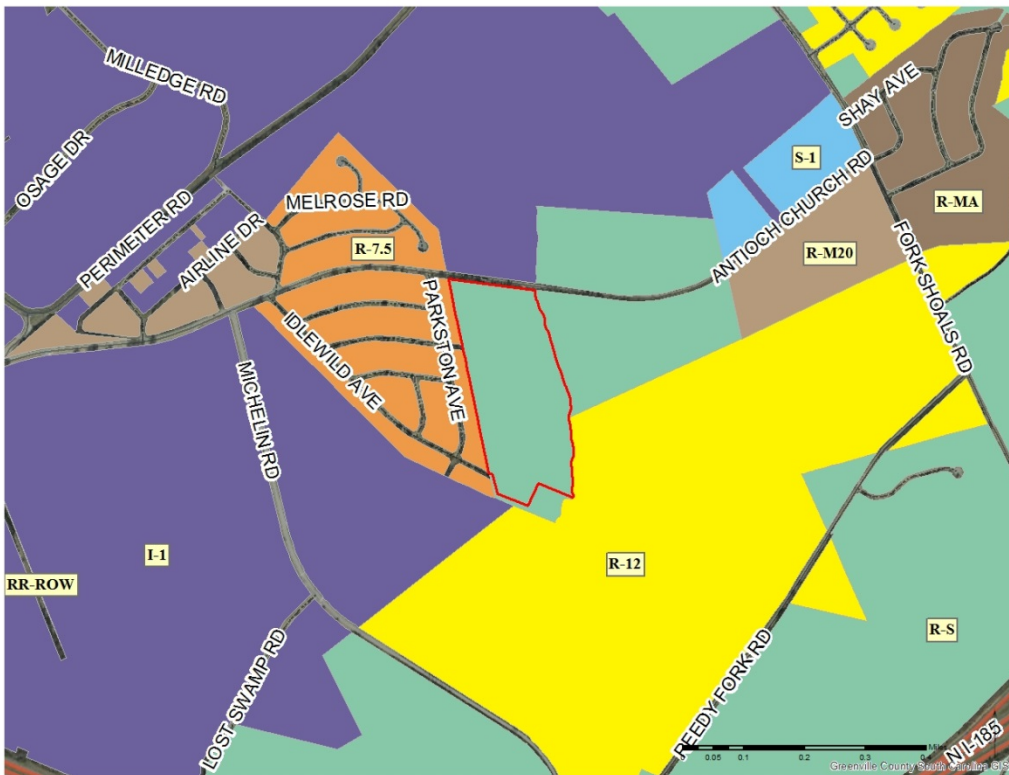
Dr. Howard commented currently, with the Commission's approval there have been 1500 lots made available for families in the area for affordable homes. This is the last time she would be able to approve anything that is R-12 or R-15 in this area. She felt their part was done to assist with affordable housing.

The motion to approve CZ-2017-22 carried by voice vote with one absent (Shockley).

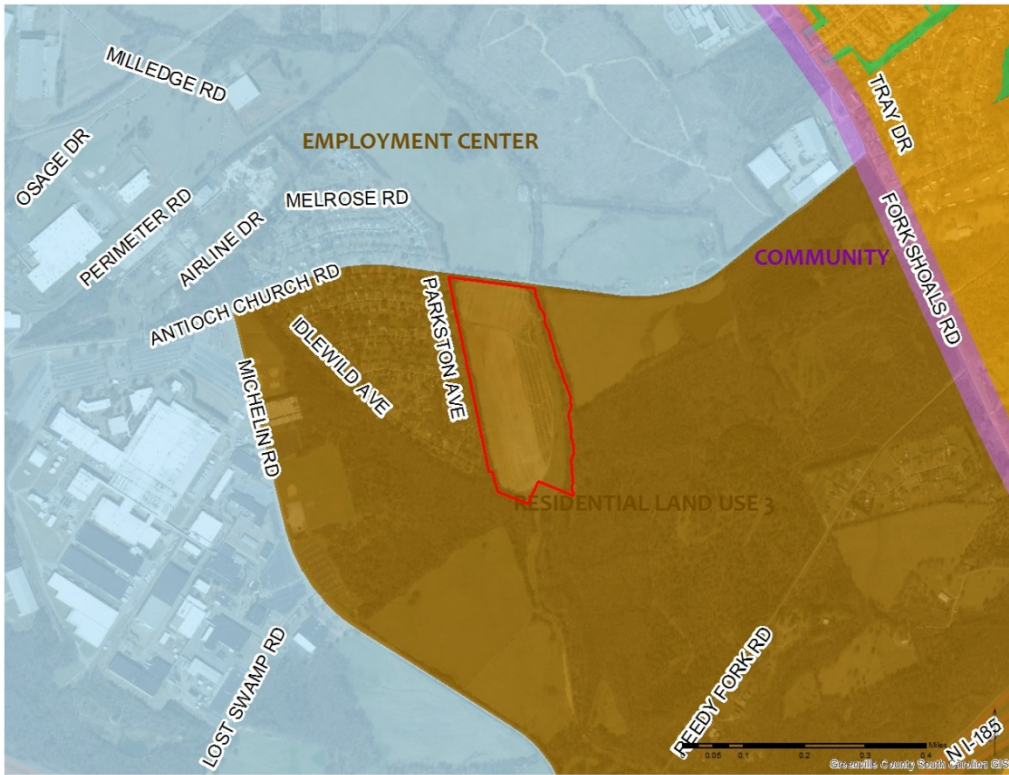
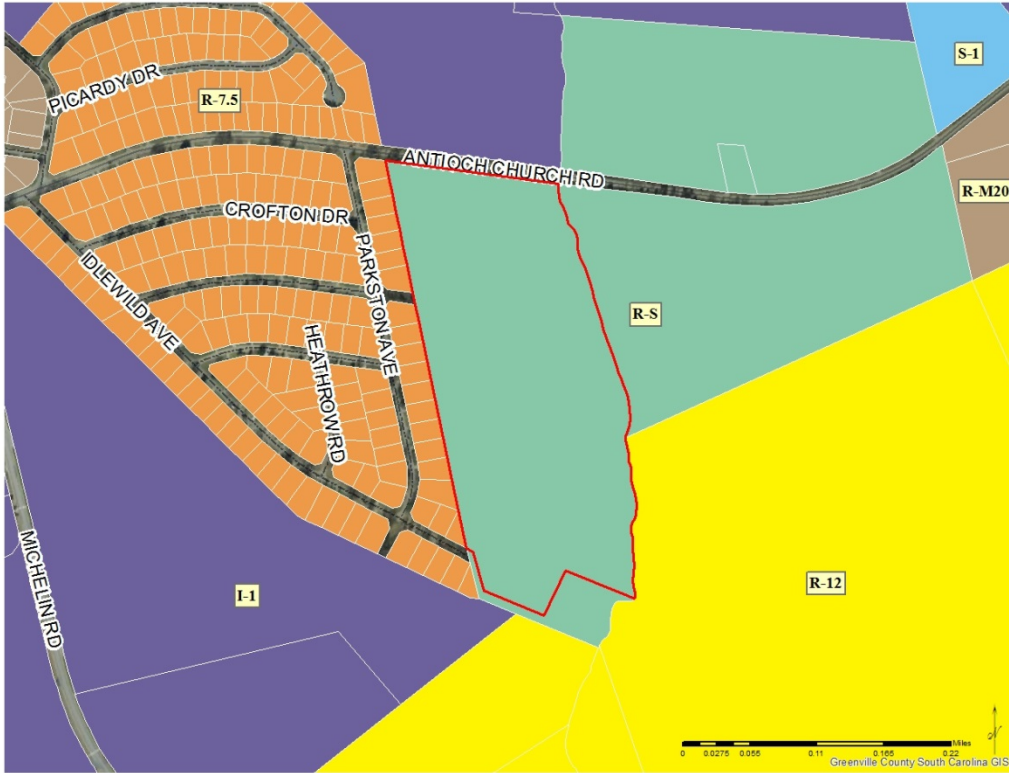


Aerial Photography, 2016





Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2017-23

**APPLICANT:** Laurin Patton and Greg Googer, Patton Development, SC LLC for Lindsey R. Estela and Ruth Hernandez Estela, LLC

**PROPERTY LOCATION:** Stallings Road and New Tilth Road

**PIN/TMS#(s):** 0525030101506 and 0525030101507

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

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 2.93

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned R-M20, Multifamily Residential in April 1972, as part of Area 3.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential and church (Pebble Creek Baptist Church)
East	R-M20	single-family residential
South	R-M20	vacant wooded
West	R-S and R-M20	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors 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	Acres	Total Units
Current	R-M20	20 units/acre	2.93	58 units
Requested	C-1	12 units/acre		35 units

A successful rezoning may reduce up to 23 dwelling units.

**ROADS:**

Stallings Road: two-lane State-maintained minor arterial  
New Tilth Road: two-lane County-maintained local  
Reid School Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Reid School Road	2,200' S	8,100	8,300 2.5%	7,600 - 8.4%
Stallings Road	3,200' E	0	5,200 N/A	5,100 - 1.9%

**SUMMARY:**

The subject parcel zoned R-M20, Multifamily Residential is 2.93 acres of property located on Stallings Road at the intersection of Reid School Road and Stallings Road. The parcel has approximately 670 feet of frontage along Stallings Road, 530 feet of frontage along New Tilth Road and 150 feet of frontage along Reid School Road.

The applicant is requesting to rezone the property to C-1, Commercial. The subject site is located in the northern area of the county. There is no commercial zoning located in the surrounding area and the closest commercially zoned parcel is located at Tanner Road and Reid School Road approximately 0.3 miles southeast of the subject site.

The applicant states the proposed land use is for a Dollar General Store.

**CONCLUSION:**

The area surrounding the subject site is made up of single-family residences and Pebble Creek Baptist Church. The surrounding zoning consists of single-family residential and multifamily residential. Staff is of the opinion introducing commercial zoning into this area would not be consistent with the existing residential character of this area and would introduce incompatible zoning.

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

**MOTION:** By Dr. Howard, seconded by Mr. Harrison to deny CZ-2017-23.

Mr. Harrison stated he felt this would be a good area for the proposed, as it would not create a lot of traffic, however, based on the citizens and surrounding uses he does second the motion.

The Commissioners discussed the request, the specific zoning and felt there could be a number of things within a C-1 zoning classification. They discussed had the request been for an FRD, it may have been more favorable.

Mr. Stevenson stated he agreed with a different request.

The commissioners also discussed the petition submitted and if that indeed reflected a true number of citizens within the area.

Mr. Stevenson invited a citizen to come and speak to the Commission.

Ms. Lindsey R. Estela spoke in favor of the proposed.

Mr. Rogers asked staff what would be acceptable in a C-1 zoning.

Ms. Buathier stated car wash, salon, fireworks stand, other retail, a restaurant, laundromats or shopping center.

Mr. Rogers asked staff if a better approach for this would be an FRD.

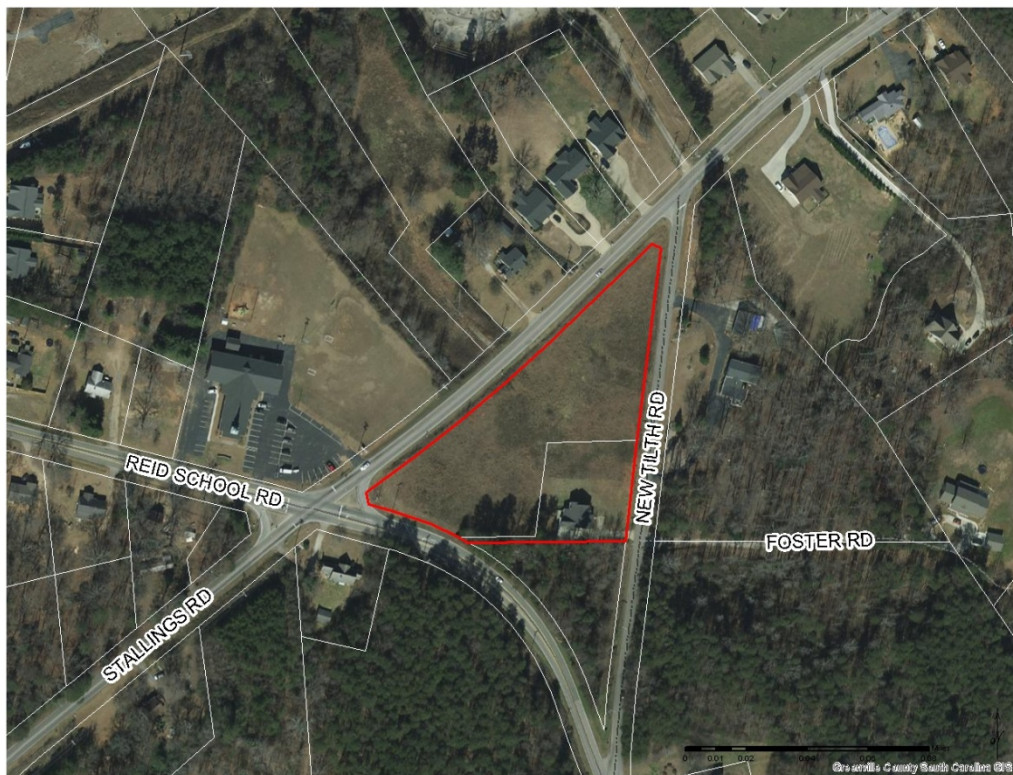
Ms. Buathier stated an FRD (Flexible Review District) or NC ( Neighborhood Commercial) would both be possible.

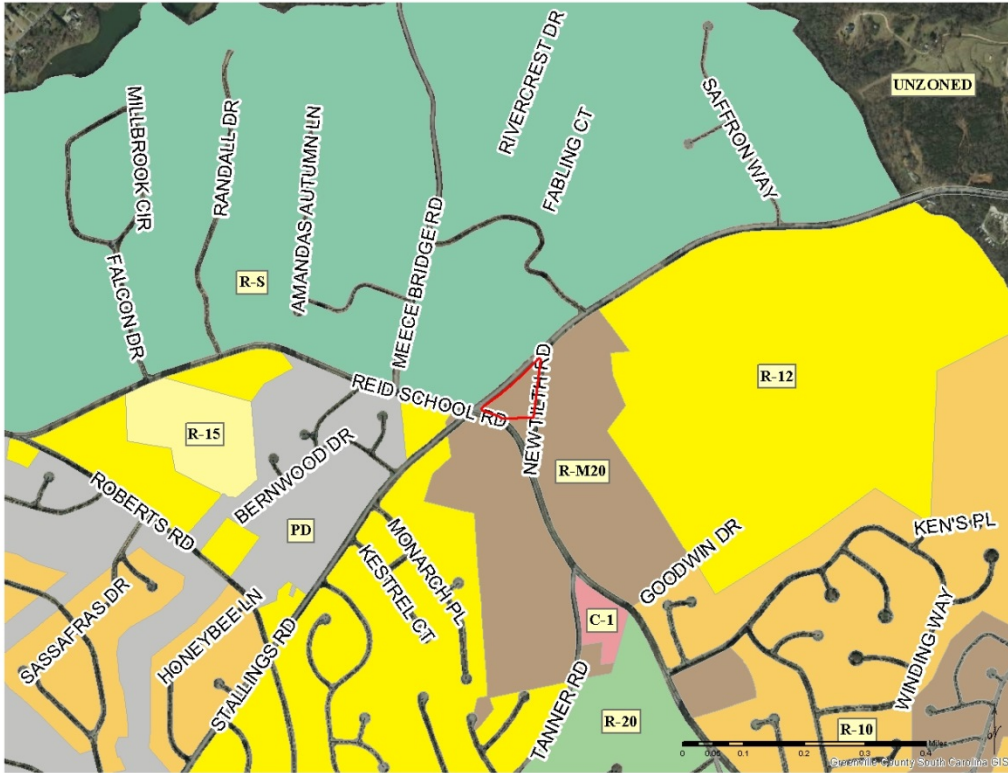
Mr. Rogers called the question.

The motion to deny CZ-2016-66 carried unanimously by voice vote with one absent (Shockley)

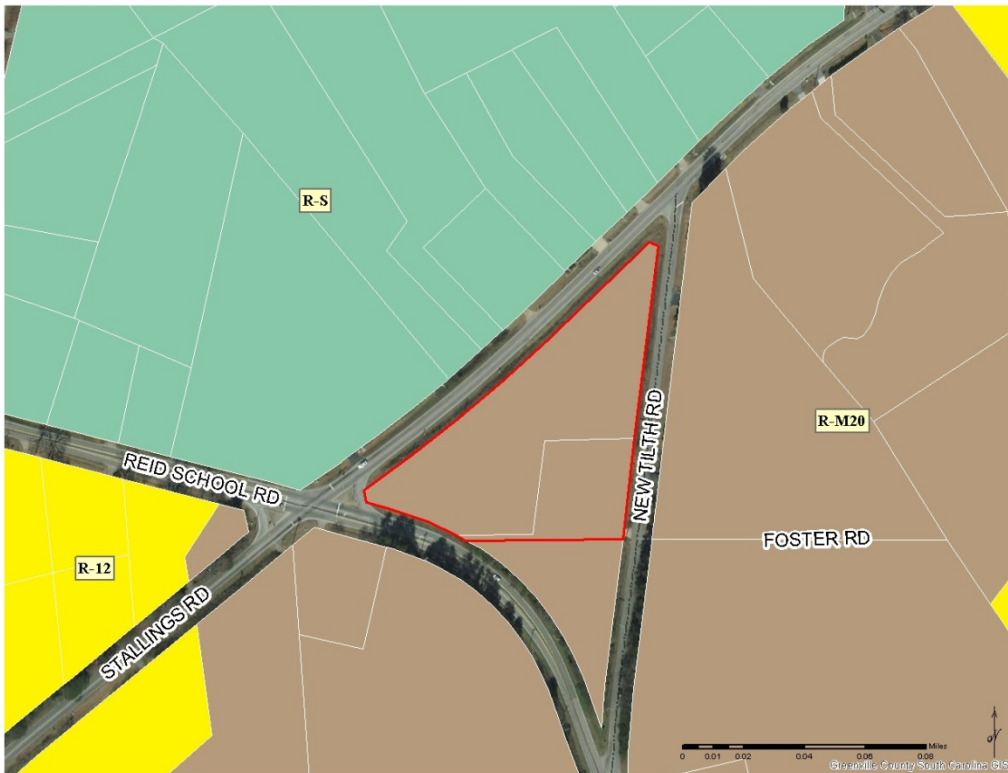


Aerial Photography, 2016





Zoning Map







Future Land Use Map

Ms. Buathier presented the following:

Ms. Buathier noted the following docket was presented to the Planning Commission on November 16, 2016 and to the Planning and Development Committee on November 28, 2016. The Planning and Development Committee held the item until the February 6, 2017 meeting for further information. The item was denied at the February 6, 2017 meeting and at the February 21, 2017 County Council meeting the Council returned the item to the Planning and Development Committee. On March 6, 2017 Committee meeting the item was held for further research. On April 3, 2017 the Planning and Development Committee denied the request for rezoning to C-1, Commercial. At the April 18, 2017 County Council meeting the Council amended the request from C-1, Commercial to O-D, Office District and returned the item to the Planning Commission.

**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:** O-D, Office District

**ACREAGE:** 1

**COUNCIL DISTRICT:** 18 – Barnes

**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 and car lot sales

**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.

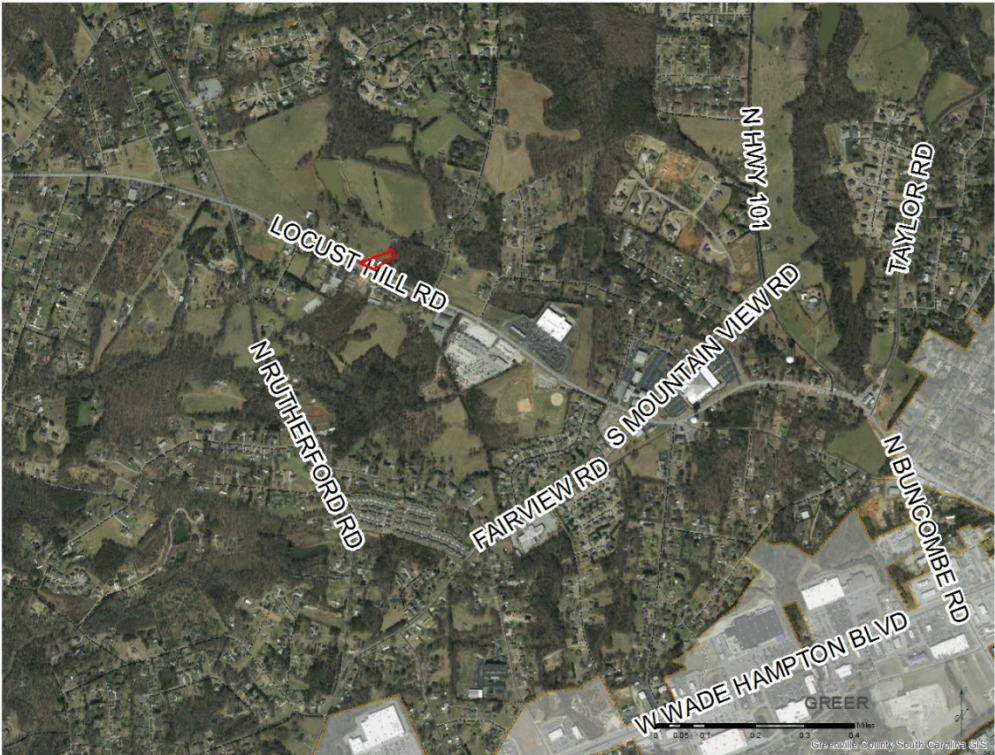
The applicant is requesting to rezone the property to O-D, Office District. Single-Family Residences are present to the east, west and south of the subject site. Commercial land uses are present to the west. The subject site is also located along a designated neighborhood corridor in the Greenville County Comprehensive Plan.

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

**CONCLUSION:** The surrounding area along Locust Hill Road is an area containing commercial, office and residential land uses. Staff is of the opinion that the requested OD, Office District would be consistent with existing land uses in the area.

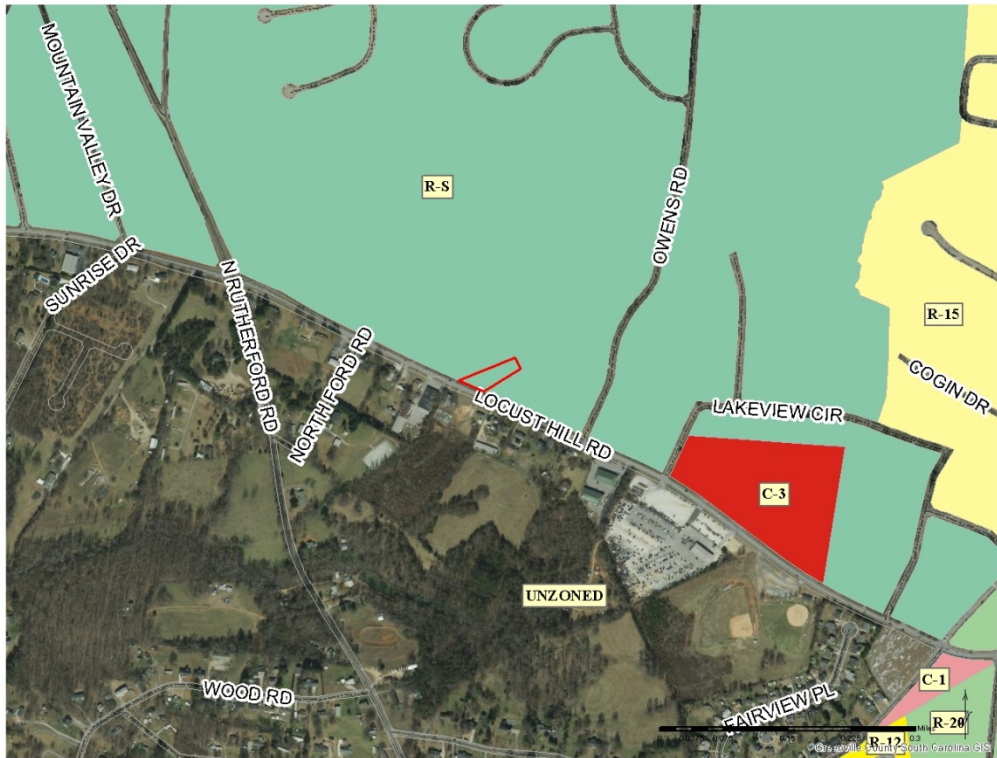
Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District.

**MOTION:** By Mr. Harrison, seconded by Mr. Moore to approve CZ-2016-66. The motion carried by voice with one in opposition (Bichel) and one absent (Shockley).



Aerial Photography, 2016





Zoning Map





Future Land Use Map

**PLANNING REPORT**

Teresa Barber gave a brief update of activities which staff were involved in as was provided in their agenda packets. She updated the progress on various community plans, and also noted the increase in building.

Ms. Gucker announced the additional inspectors the county has and will be hiring and the increase of certain fees.

Additionally, Ms. Gucker provided the Commissioners with forms to complete for their credit hours and noted there would be a Commission Workshop on May 3, 2017. The topic to be determined.

**MONTHLY MEETINGS**

A schedule of monthly meetings were included in the agenda packets.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

There was no new business.

**ADJOURN**

**MOTION:** By Mr. Stevenson to adjourn. Without objection the meeting adjourned at 6:58 p.m.

Submitted by recording secretary

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