

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

August 23, 2017

4:30 p.m.

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

MEMBERS ABSENT: none

STAFF: P. Gucker, A. Willis, P. Buathier, T. Barber, T. Stone, K. Kurjiaka, J. Wortkoetter and H. Hahn

CALL TO ORDER

Chairman Shockley called the meeting to order at 4:34 p.m. and provided the invocation.

APPROVAL OF THE June 28, 2017 MINUTES

MOTION: By Mr. Looper, seconded by Dr. Howard to approve the minutes of the June 28, 2017 Commission meeting as presented. The motion carried.

PRELIMINARY SUBDIVISION APPLICATIONS

The preliminary subdivision application 17-074, Bluestone Ridge was withdrawn by applicant.

FINAL DEVELOPMENT PLANS

Godfrey Road Dental, Planned Office Development (POD)

Alan Willis addressed the Commission members with a Final Development Plan for Godfrey Road Dental, requesting to build a 4,098 square foot Dental Office on 1.4 acres at 2311 Woodruff Road. The plan shows a full access onto Godfrey Road and a right-in, right-out onto Woodruff Road. Pedestrian access is shown connecting internal sidewalks with the existing sidewalk along Woodruff Road.

Mr. Willis stated staff recommended approval with the following conditions:

- Continue the understory tree plantings in the ten (10) foot landscape buffer along the northwest corner of the site.

- Plant an additional understory tree in the roadside buffer between the proposed building and roadway.

Mr. Bichel asked about the lighting and if there were concerns of bleedover.

Mr. Willis stated the rear of the building would have only wall lighting.

Mr. Moore asked the engineer why the project would be on septic.

Mr. Buchanan, Engineer for the project stated since this would be for dental use and the cost of getting to sewer was not economical for the client. He stated with a dental office there would basically be hand washing and toilet use.

MOTION: By Dr. Howard, seconded by Mr. Looper to approve Godfrey Road Dental with staff's recommendations. The motion carried unanimously by voice vote.

Rolling Green Village, Planned Development (PD)

Alan Willis addressed the Commission members with a Final Development Plan for Rolling Green Village. Gray Engineering is requesting to build 23 cottages on 5.5 acres at Trail Oaks Drive and Hoke Smith Blvd. The plan shows three access points with one full access on Hoke Smith Blvd., a limited access point on Hoke Smith Blvd. and a full access on Trail Oaks Drive. Pedestrian access is shown connecting internal sidewalks with the existing sidewalks along Hoke Smith Blvd. and Tail Oaks Drive.

Mr. Willis stated staff recommended approval with the following conditions:

- Remove a portion of the median in front of the second eastern entrance along Hoke Smith Blvd. and provide a full access.
- Show mailbox kiosk location on the site plan.

Three people signed up to answer any questions the Commission might have, the Director of Rolling Green, Engineer of Record and Development Consultant.

Mr. Harrison asked if there were a reason, the right in/right out was done. Was the decision made due to the median.

The representative stated since the median was there the decision was made to do right in/right out.

Mr. Bichel stated traffic on that side of town was awful and were they required to do a traffic study.

The representative stated there would be a traffic study.

Mr. Moore asked about sewer?

Mr. Willis stated it would be sewer, he had made an error on the information included in the packets.

Mr. Rogers asked what relation does this project have with the rezoning request.

Mr. Willis stated this was part of the original approved Planned Development; it would not affect the rezone.

MOTION: By Mr. Harrison, seconded by Mr. Moore to approve Rolling Green village with staff's recommendations. The motion carried unanimously by voice vote.

Spinx 962 Car Wash, Flexible Review District (FRD)

Alan Willis addressed the Commission members with a Final Development Plan for Spinx 962 Car Wash. Seamon Whiteside is requesting to build a 4,606 square foot Car Wash on 2.06 acres at 2401 Pelham Road. The Plan Shows a full access onto Pelham Road and aligns with the Shoppes at Pelham, FRD, across Pelham Road. Pedestrian access is proposed via an existing 5 foot sidewalk within the SCDOT right-of-way along Pelham Road.

Mr. Willis stated staff recommended approval with the following conditions:

- Have the site plan show a 12.5 foot landscape buffer with landscape vegetation on the plans.
- Have the applicant provide a legend with plant material type on landscape plan.
- Show all parking stalls within 90 feet of the trunk of a tree. There are not 60 parking spaces but staff likes to enhance the project to make it look better.

Mr. Willis stated an additional recommendation would be to exclude the electronic reader sign, which was not included in the packet.

Mr. Willis explained to the Commission the additional trees and explained the development standards in relation to trees and parking spaces. Although this project does not meet the 60 space requirement to require the trees, but the additional trees would enhance the project and provide shade. Mr. Willis stated an additional two to three trees would be satisfactory.

Mr. Bichel asked what was wrong with electronic signage; they were all over the place.

Mr. Willis stated there were electronic signs in some areas of the county, but staff feels they can be a distraction to drivers.

Mr. Moore stated he agreed with the removal of the electronic signage, he felt they were a distraction.

MOTION: By Mr. Bichel, seconded by Mr. Looper to approve Spinx 962 Car Wash with staff's recommendations.

Mr. Harrison stated he did not agree with the additional trees, he felt this was not the correct situation and felt there would be issues with the pavement.

MOTION: By Mr. Harrison to amend the motion to approve staff's recommendations minus the tree requirement.

There was not a second to Mr. Harrison's motion and he withdrew his motion.

Motion to approve Spinx 962 Car Wash carried unanimously by voice vote.

Taylor's Village, Planned Development (PD)

Alan Willis addressed the Commission members with a Final Development Plan for Taylor's Village. The plan is for the western portion of the Taylor's Mill Development. The applicant is proposing a mixed use redevelopment of the property, primarily reusing existing building on site equaling 48,750 square feet of non-residential floor area and construction of five new one-bedroom cottages. The non-residential space includes 5,160 sq. ft. of assembly space, 27,290 sq. ft. of retail sales area, 7,200 sq. ft. (200 seats) of restaurant space, 3,040 sq. ft. of office space and 6,060 sq. ft. of warehouse/flex space.

Mr. Willis stated staff recommended approval with the following condition:

- Provide a recorded agreement with Norfolk Southern Railway System prior to allowance of that portion of the development accessed by the driveway encroaching into the railroad right-of-way. If permission is not granted by Norfolk Southern, any new plans for development of the western portion of the subject site will be required to be resubmitted for Planning Commission review.

Mr. Harrison asked about the agreement with Norfolk Southern.

Mr. VanDeWater, representative of the project stated nothing has been agreed upon at this time.

Mr. Bichel asked if there was retail, how could there be shared parking.

Mr. Willis stated it would be different peak hours for different things. He explained the additional parking.

Mr. Bichel stated that parking was off site.

Mr. Willis stated the additional parking was part of the Planned Development. They would have to have an agreement with the other Taylor's Mill PD to do that. He stated there were access agreements already in place.

Mr. Bichel stated he still felt there was not enough parking.

Mr. Willis stated according to staff's calculations there would be enough parking.

Dr. Howard asked if they knew what type of retail would be there.

Mr. VanDeWater stated the retailers would be wares, selling, making. In the boiler area, there possibly would be a beverage product, either made on site or sold on site. The warehouse would have food sales.

Mr. Harrison stated he loved what was happening at the Taylors Mill, but felt the discussions were a moot point because of the uncertainty of the Railroad agreement.

Mr. Willis stated if there was not an agreement with the railroad, and if they do anything different, it will be coming back to the Commission.

MOTION: By Mr. Harrison, seconded by Mr. Stevenson to approve Taylors Village with staff's recommendations.

Mr. Bichel stated there was not a lighting plan submitted and no materials on the cottages.

Mr. VanDeWater pointed out the light fixtures on the diagram, which was detailed on the last page, the same type as is out at Taylors Mill. He stated the materials for the cottages would be corrugated metal, sheet metal in staying with the industrial character of the site.

Mr. Moore asked, since it was mentioned there would be leasing, did he know the rates.

Mr. VanDeWater stated at this time he did not know what the rate would be. They would be short term leases, artists or corporate retreats.

Mr. Harrison asked again about the parking and if a retail business leased would the hours of operation be enforced.

The motion to approve Taylors Village with staff's recommendations carried with one in opposition (Bichel).

Shoppes at Trinity Park, Planned Development

Alan Willis addressed the Commission members with a Final Development Plan for Shoppes at Trinity Park. Blue Water Civil Design, LLC, is requesting to build 44,296 square feet of mixed Commercial Development on 5.85 acres along Woodruff Road and Hwy 14. The 4.21 acre portion of the development on the east side is not part of this application and will be required to submit a Final Development Plan for approval at a later date.

Mr. Willis stated staff recommended approval with the following condition:

- Any improvements on Parcel B are not part of this FDP.

Dr. Howard asked if she was correct in there was not vegetation at this time in Parcel B.

Mr. Solesbee, Engineer for the project stated that was correct.

Dr. Howard asked about a cushion between the property and cemetery.

Mr. Willis explained the three foot berm with vegetation. This was a requirement.

Dr. Hollingshad asked for additional explanation to traffic access to Woodruff Road. He stated it was portrayed as right in/right out, which is ok, but the intersection is going to function in all directions. If plans go forward as they were presented where Parcel B is associated with the school, there would be traffic going directly across Woodruff Road between the school and parcel.

Mr. Willis explained this was a SCDOT condition and not with the county. He pointed out a median on the illustration which angles back to the right.

Dr. Hollingshad stated he had not seen the median on the illustration provided in his packet, that alleviated his concern a little.

Mr. Solesbee stated nothing is finalized until the SCDOT signs off on it. The intention is for it to be a three-quarter access; you could make left in but not left out. The final design has not been worked out.

Mr. Looper asked if there was a possibility of a traffic light because of the traffic on Highway 14.

Mr. Solesbee stated it was too close to the intersection of Woodruff Road to meet the SCDOT requirements. It is a DOT question, but at this point, no.

Mr. Bichel requested of the developer the following:

1. The maximum height of any building on the site shall be a maximum of 25 feet. This includes Parcel B. This would allow a better transition to the surrounding area including the cemetery and nearby residential.
2. The architectural style resembles residential in form which would include pitched roofs, dormers, etc. This would also allow a better blending of commercial into a residential area. This would also conciliate a large number of the opposition.
3. The berm may remain three foot in height (wanted five foot) but the plant material must be able to obtain 20' in height and be, at a minimum, 80% non-deciduous plant material.

4. The entire berm, including Parcel B, shall be planted before building construction begins.
5. The turn lane, on Highway 14 must be extended before any tenant is granted a Certificate of Occupancy.

MOTION: By Mr. Bichel seconded by Dr. Howard to hold Shoppes at Trinity Park until the changes are made.

Mr. Moore asked if the item is held what does it do to the project from an approval stand point.

Mr. Willis stated the Commission was the final approval.

After further discussion between the Commission members and the Engineer the following was made:

The motion to hold failed by unanimous voice vote.

MOTION: By Mr. Rogers, seconded by Mr. Harrison to approve Shoppes at Trinity Park with staff's recommendation and the following:

- The maximum height of any building on the site shall be a maximum of 25 feet, except the Sprout's building to be 35 feet.
- The architectural style resemble residential in form which would include pitched roofs, dormers, etc. This would also allow a better blending of commercial into a residential area. This would also conciliate a large number of the opposition.
- The berm may remain three foot in height and the plant material must be able to obtain 20 feet in height and be at a minimum 80% non-deciduous plant material.
- Speed humps will be added to the neighborhood across the street.

The motion carried unanimously by voice vote.

Five Forks Bojangles

Alan Willis addressed the Commission members with a Final Development Plan for Five Forks Bojangles. The plan proposes a restaurant on 1.13 acres along Woodruff Road. The plan shows a shared full access onto Woodruff Road. Pedestrian access is shown throughout the site.

Mr. Willis stated staff recommended approval.

MOTION: By Mr. Bichel, seconded by Dr. Howard to approve Five Forks Bojangles. The motion carried unanimously by voice vote.

REZONING REQUESTS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-43

APPLICANT: Gregory Lee Ayers

PROPERTY LOCATION: 201 Old Boiling Springs Road

PIN/TMS#(s): 0533040100906

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.5

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1970, as part of Area 1. There was a successful O-D, Office District rezoning request in 1990, CZ-1990-32.

EXISTING LAND USE: dental office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	apartments (Bent Oak Apartments)
East	C-2	retail (Neighborhood Walmart)
South	C-1	restaurant
West	C-2	extended stay hotel

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Old Boiling Springs Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
The Parkway	4,200' NE	18,700	15,500 -	16,500 6.5%
			17.1%	

SUMMARY:

The subject parcel zoned O-D, Office District is 0.5 acres of property located on Old Boiling Springs Road approximately 0.5 miles west of Pelham Road and I-85 interchange. The parcel has approximately 300 feet of frontage along Old Boiling Springs Road.

The applicant is requesting to rezone the property to C-1, Commercial. An existing building is already on the property and is currently being used as a dental office.

The applicant states the proposed land use is for a beauty spa.

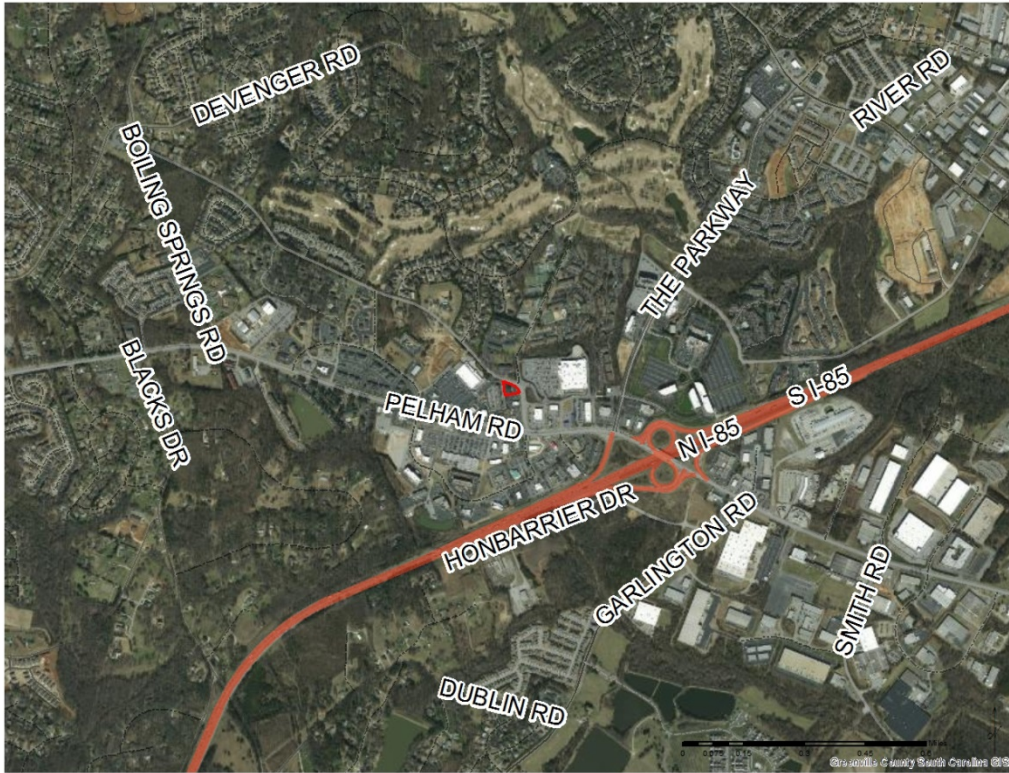
CONCLUSION:

Staff is of the opinion the subject parcel is located within a highly commercialized area. Commercial land uses and zoning are present to the west, south and east of the subject site. Staff believes due to its close proximity to a Super-Regional Corridor and the current commercial around the parcel, this area is part of an already existing transition area, and rezoning to C-1, Commercial would be appropriate.

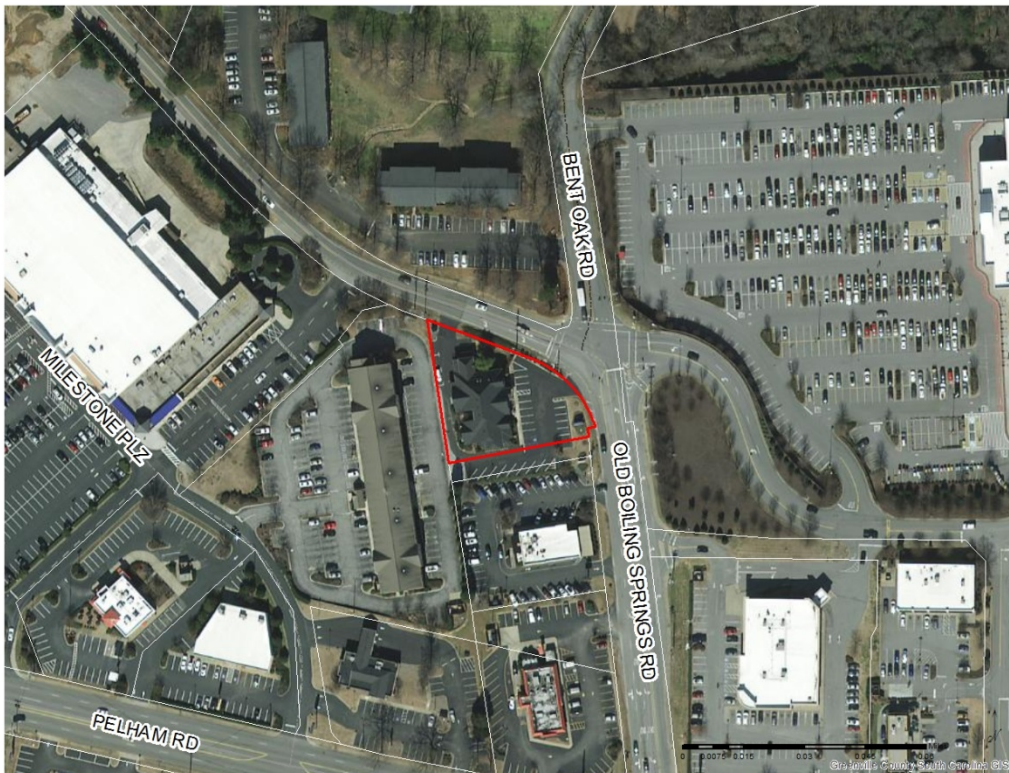
Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.

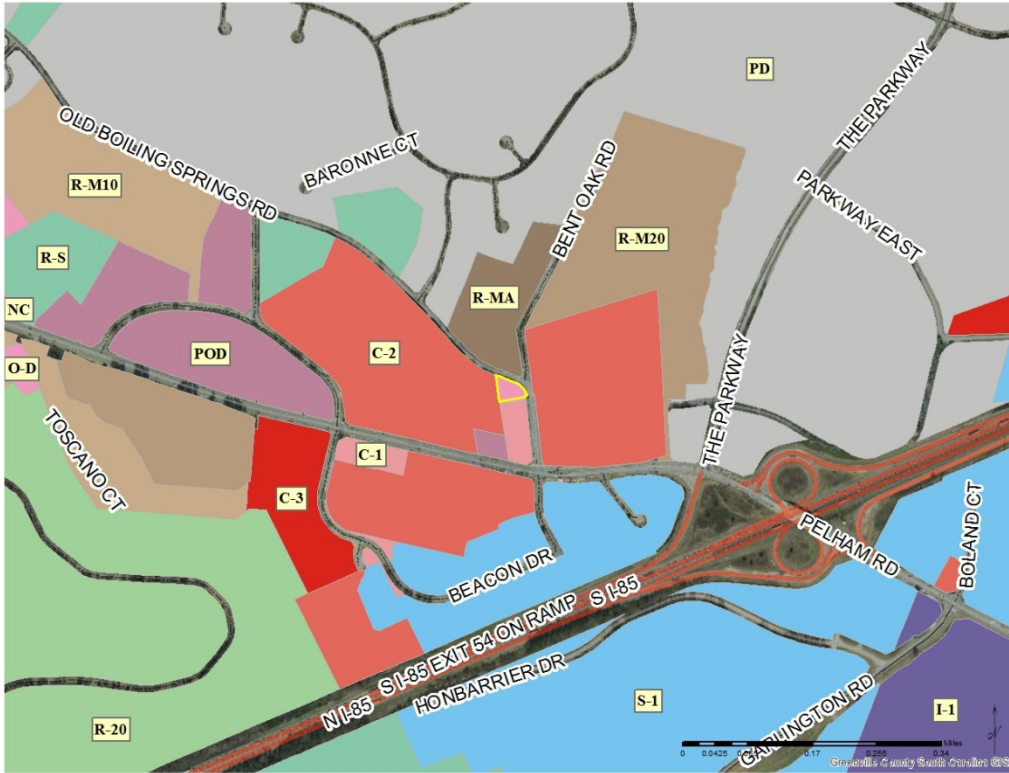
MOTION:

By Mr. Harrison, seconded by Mr. Stevenson to approve CZ-2017-43. The motion carried unanimously by voice vote.

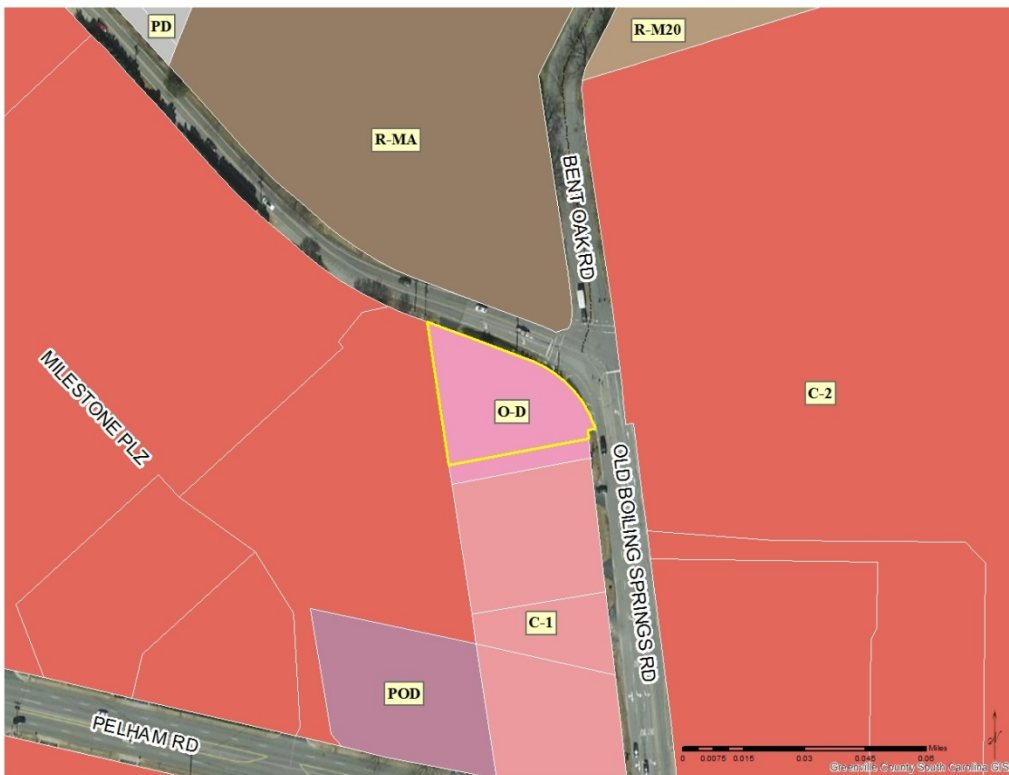


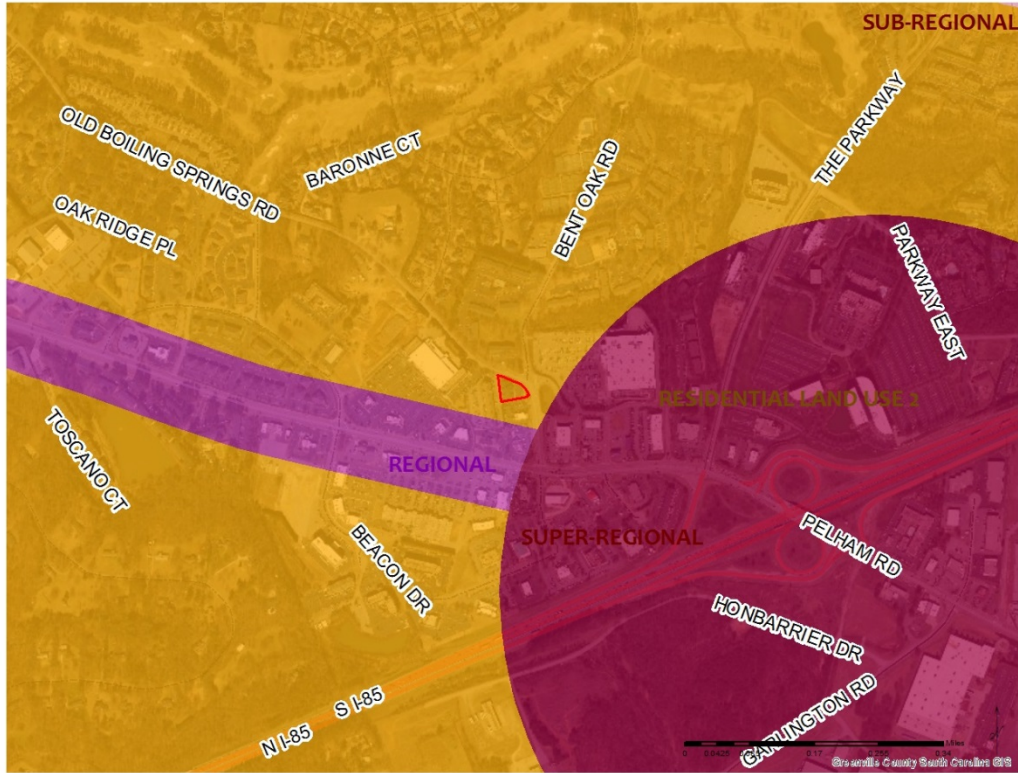
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-44

APPLICANT: Vicky A. and Randall A. Robertson for John Michael Harris and Michael Elliott Harris

PROPERTY LOCATION: 2004 Perimeter Road

PIN/TMS#(s): 0400010104700

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 1.55

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2.

EXISTING LAND USE: vacant commercial building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouse
East	I-1	warehouse
South	I-1	warehouse (Michelin)
West	I-1	warehouse

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: Perimeter Road: two-lane State-maintained minor collector
Echelon Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Augusta Arbor Way	4,600' SW	1,750	1,750 0%	1,750 0%

SUMMARY: The subject parcel zoned I-1, Industrial, is 1.55 acres of property located on Perimeter Road approximately 1.7 miles northeast of the intersection of Augusta Road and Antioch Church Road. The parcel has approximately 240 feet of frontage along Perimeter Road and 350 feet of frontage along Echelon Road. The applicant is requesting to rezone the property to S-1, Services.

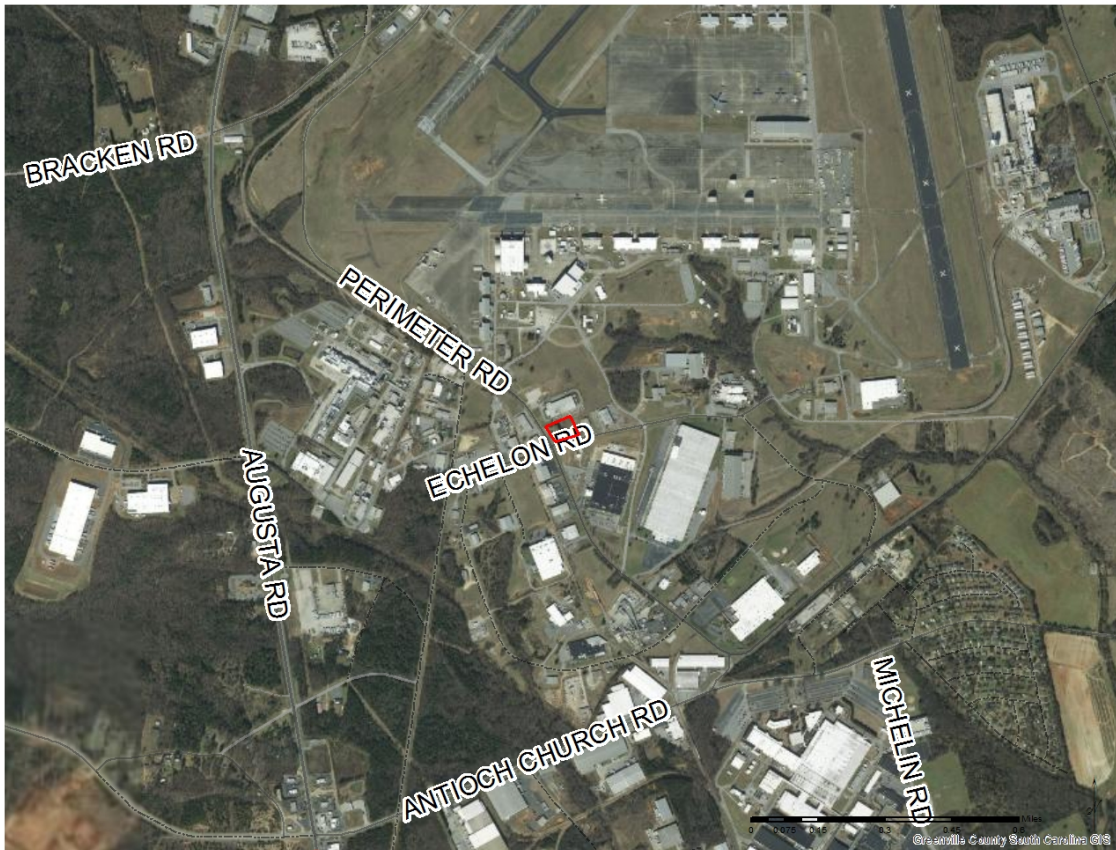
The applicant states the proposed land use is for a deli/restaurant to serve, deliver and cater great food to the businesses on SCTAC.

CONCLUSION: The subject site is surrounded by industrial zoning and is recommended as an employment center by the Greenville County Comprehensive Plan. Staff is of the opinion that for this parcel, industrial uses will be limited because of its size and location. Staff believes rezoning this parcel to S-1, Services

would allow for some additional uses while still maintaining industrial/service type uses.

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

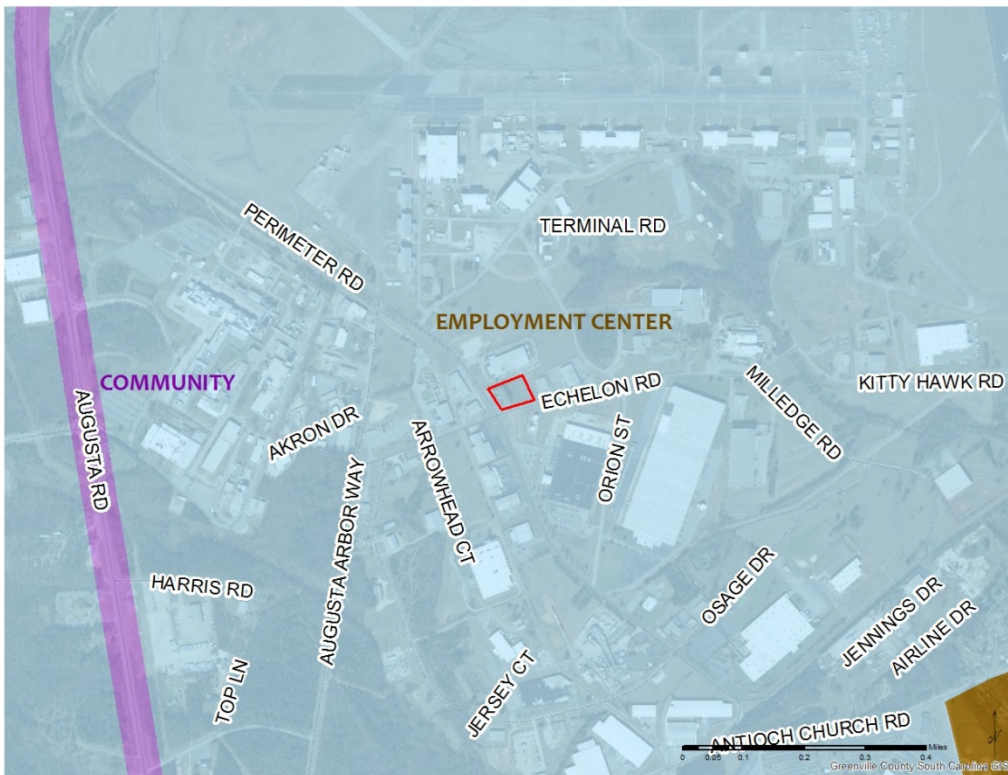
MOTION: By Dr. Howard, seconded by Dr. Hollingshad to approve CZ-2017-44. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-45

APPLICANT: Dwight Wesley King

PROPERTY LOCATION: 233-D Saint Mark Road

PIN/TMS#(s): T008000100118 and T008000100100

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 1.59

COUNCIL DISTRICT: 18 – Barnes

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

EXISTING LAND USE: single-family residential and multifamily residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-20 and R-10	single-family residential
South	R-20	single-family residential
West	R-7.5	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 3* which prescribes 6 or more units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	R-20	2.2 units/acre	1.59	3 units
Requested	R-M10	10 units/acre		15 units

A successful rezoning may add up to 12 dwelling units.

ROADS: Saint Mark Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Wade Hampton Boulevard	2,000' SW	32,300	26,600 - 17.6%	32,300 21.4%
Saint Mark Road	3,800' N	4,700	4,600 -2.1%	5,400 17.4%

SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 1.59 acres of property located on Saint Mark Road approximately 0.25 miles north of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 185 feet of frontage along Saint Mark Road.

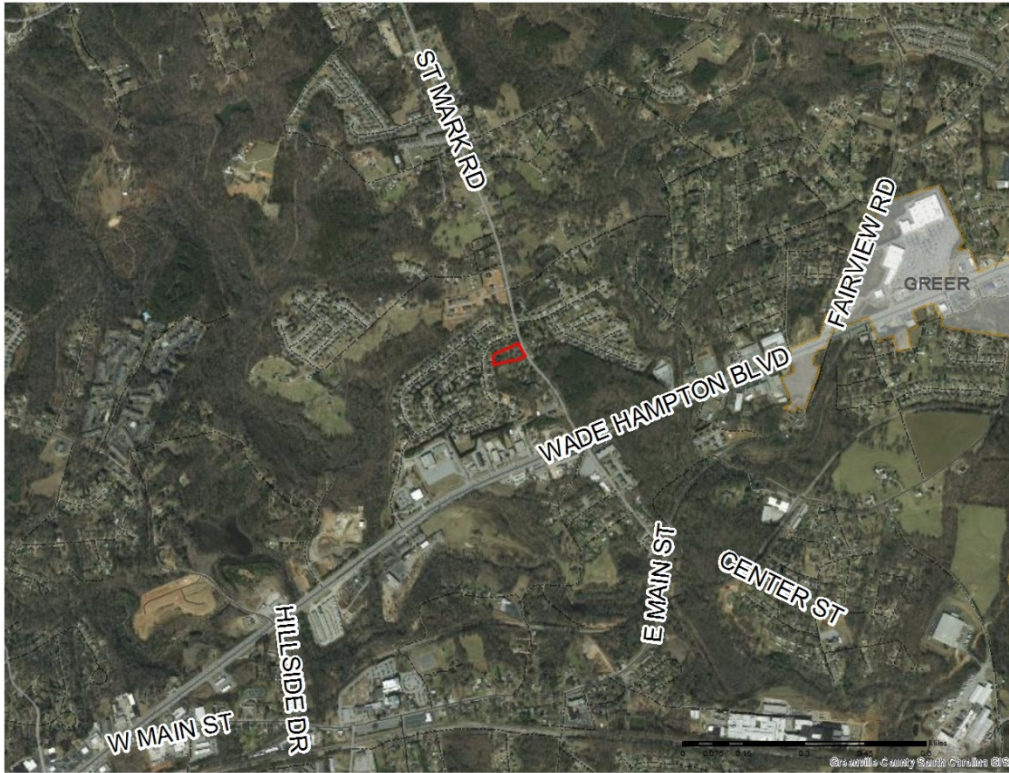
The applicant is requesting to rezone the property to R-M10, Multifamily Residential.

The applicant states the proposed land use is for a duplex/triplex construction.

CONCLUSION: The subject site is surrounded by single-family residential land uses and zoning. There are surrounding neighborhoods zoned R-7.5 and R-10, Single-Family Residential to the north, west and east of this site. Staff is of the opinion the requested R-M10, Multifamily Residential would not be consistent with the surrounding community and could have a negative impact on it.

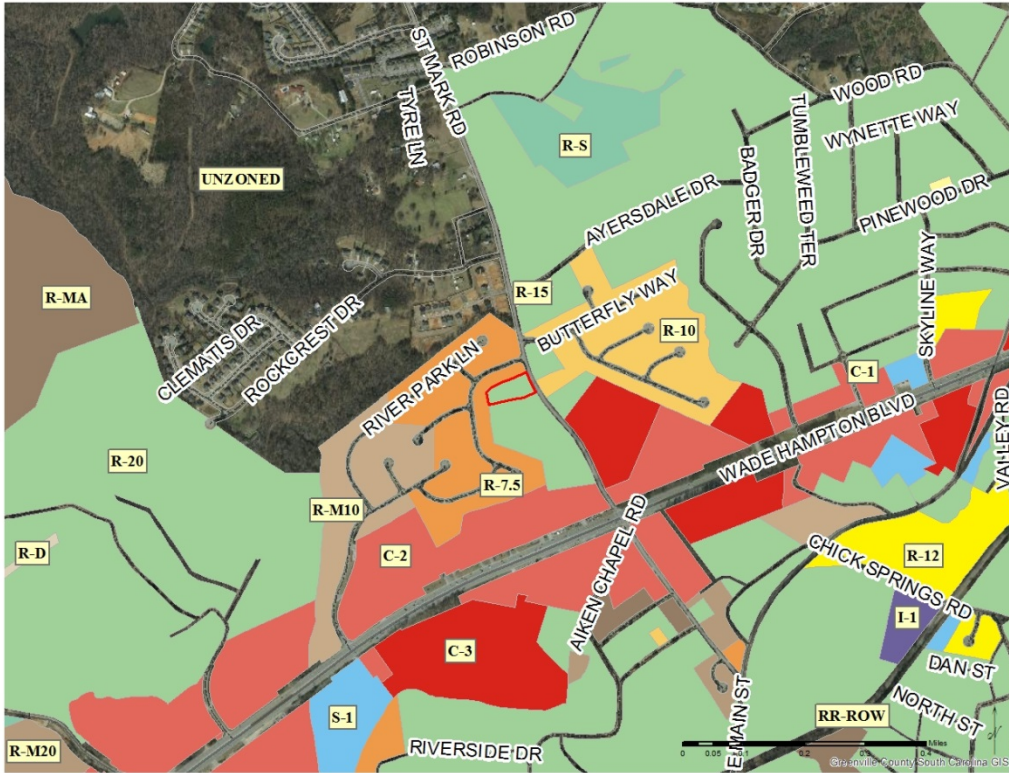
Based on these reasons staff recommends denial of the requested rezoning to R-M10, Multifamily Residential.

MOTION: By Mr. Stevenson, seconded by Mr. Moore to deny CZ-2017-45. The motion carried unanimously by voice vote.

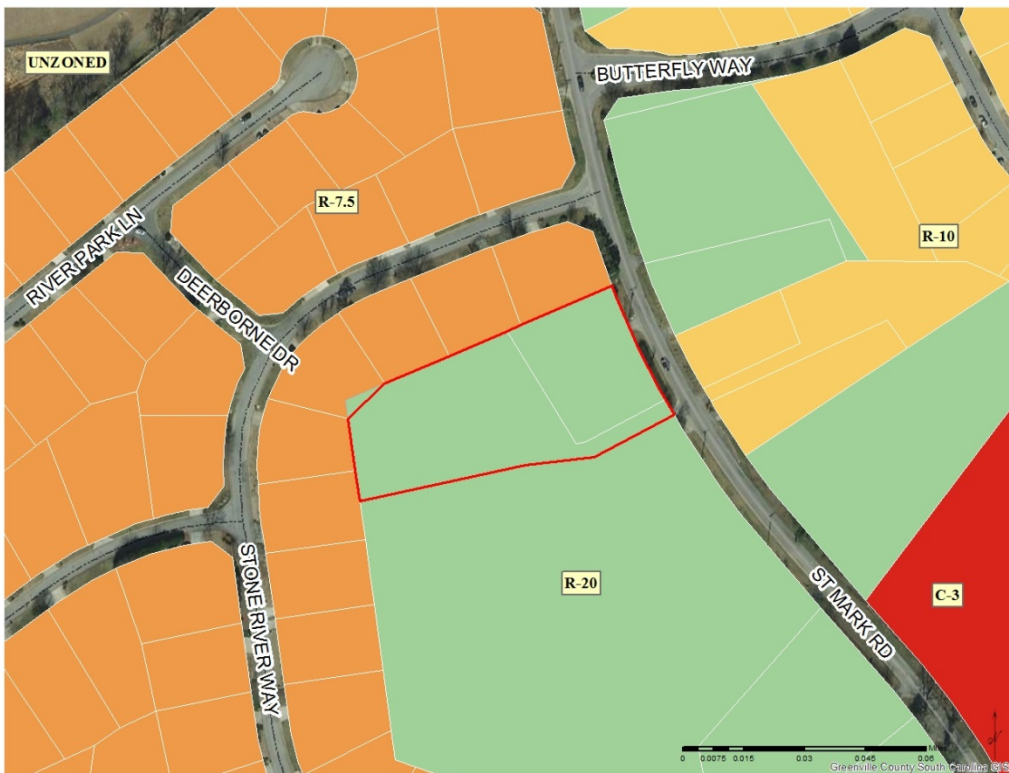


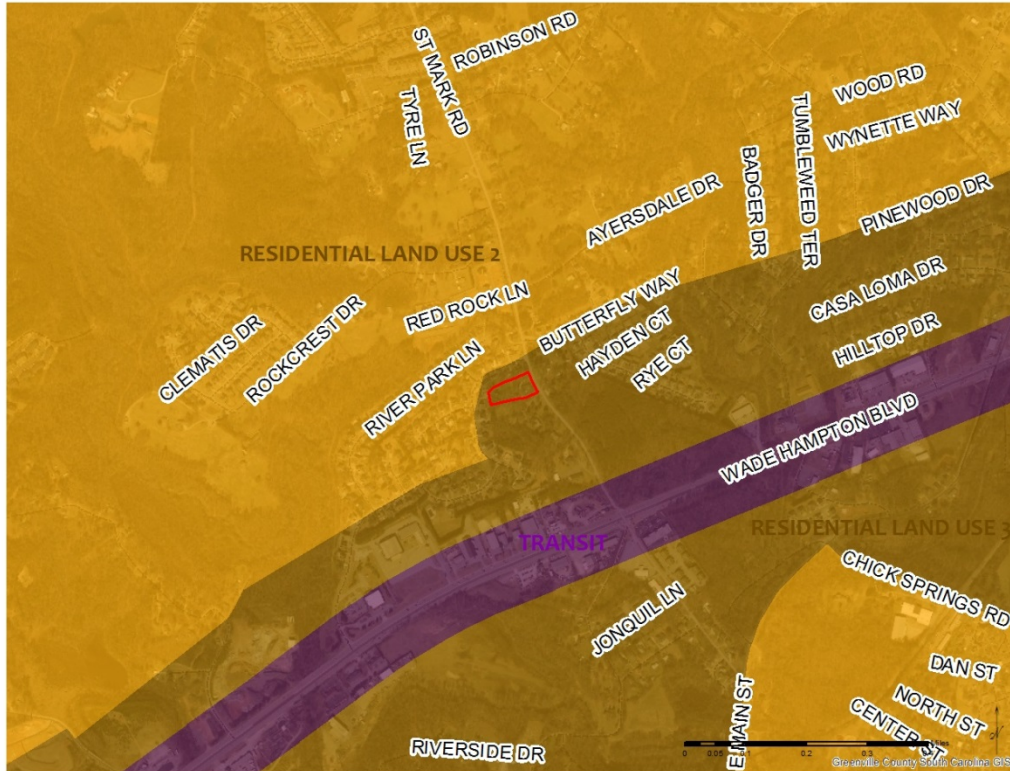
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2017-46
- APPLICANT:** Thomas L. Mills, Jr.
- PROPERTY LOCATION:** 29 E. Main Street
- PIN/TMS#(s):** T006000500100
- EXISTING ZONING:** POD, Planned Office Development
- REQUESTED ZONING:** R-20, Single-Family Residential
- ACREAGE:** 2.37
- COUNCIL DISTRICT:** 18 – Barnes
- ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was a successful POD,

Planned Office Development rezoning request in 2003, CZ-2003-56. There was a successful POD, Planned Office District Major Change rezoning request in 2009, CZ-2009-08.

EXISTING LAND USE: office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	vacant wooded
East	R-20	single-family residential
South	R-20	single-family residential
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Taylors Community Plan and is designated as *Residential Land Use 2* which prescribes 4 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
<i>Current</i>	<i>POD</i>	<i>0 units/acre</i>	2.37	<i>0 units</i>
Requested	R-20	2.2 units/acre		5 units

A successful rezoning may add up to 5 dwelling units.

ROADS: East Main Street: two-lane State-maintained minor collector
Aiken Chapel Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Main Street	3,450' W	6,200	5,300	6,200
			-	17%
			14.5%	

SUMMARY: The subject parcel zoned POD, Planned Office District, is 2.37 acres of property located on E. Main Street approximately 1 mile west of the intersection of W. Main Street and Wade Hampton Boulevard. The parcel has approximately 50 feet of frontage along E. Main Street and 500 feet of frontage along Aiken Chapel Road.

The subject parcel is currently zoned POD, Planned Office District. The subject site was rezoned from its original zoning of

R-20, Single-Family Residential to POD, and Planned Office District in 2003 to allow for office type uses. In 2009 a major change to the POD was requested by the applicant to allow the construction of an additional 2,100 square feet of storage space. The applicant is requesting to rezone the property to R-20, Single-Family Residential.

The applicant states the proposed land use is for a residence.

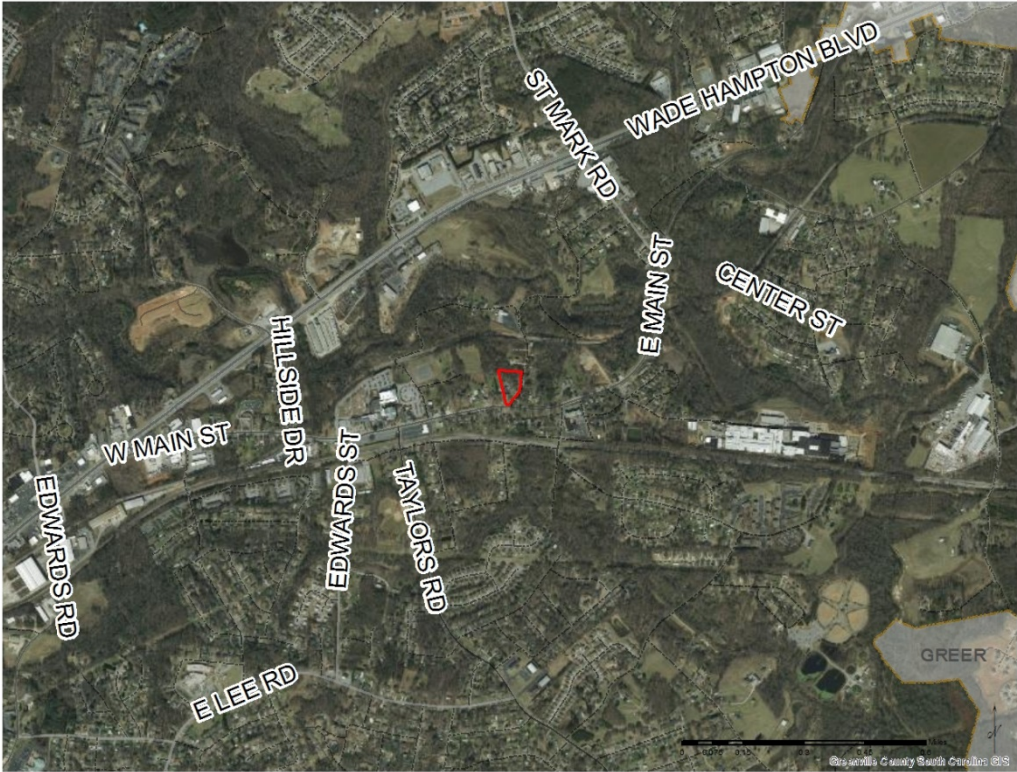
CONCLUSION:

The subject site is surrounded by Single-Family Residential land uses and zoning. Staff is of the opinion rezoning this parcel back to the original zoning of R-20, Single-Family Residential would be consistent with the surrounding community. Staff also believes the requested zoning would be appropriate with the recommended land use of residential in the Taylors Community Plan.

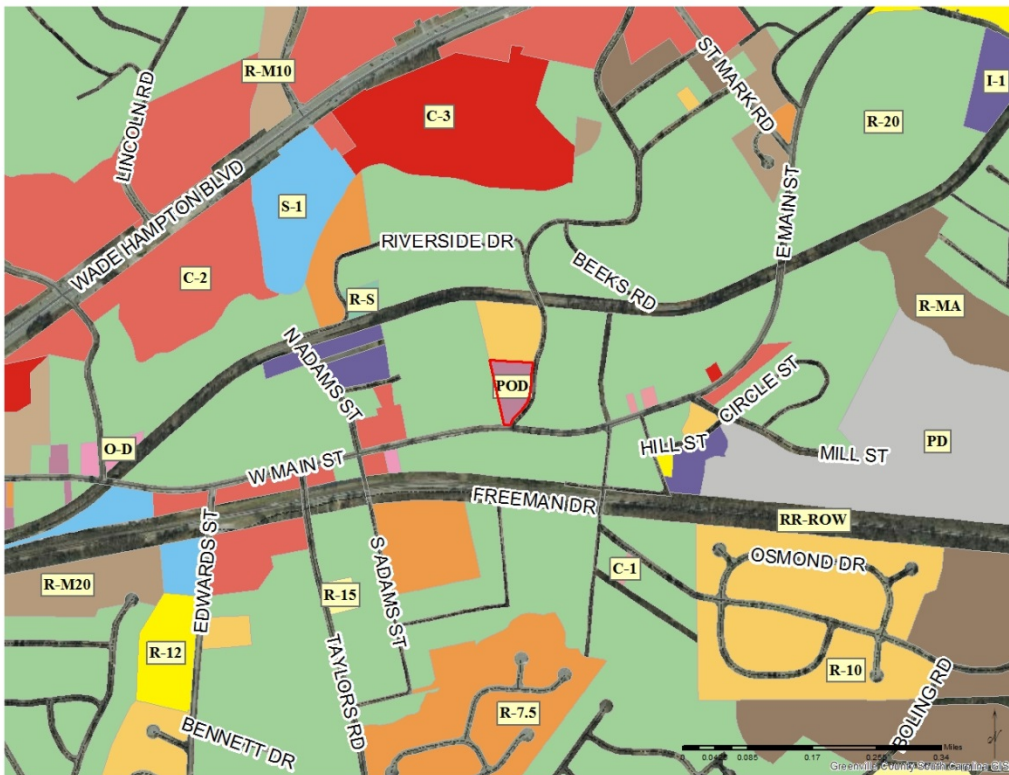
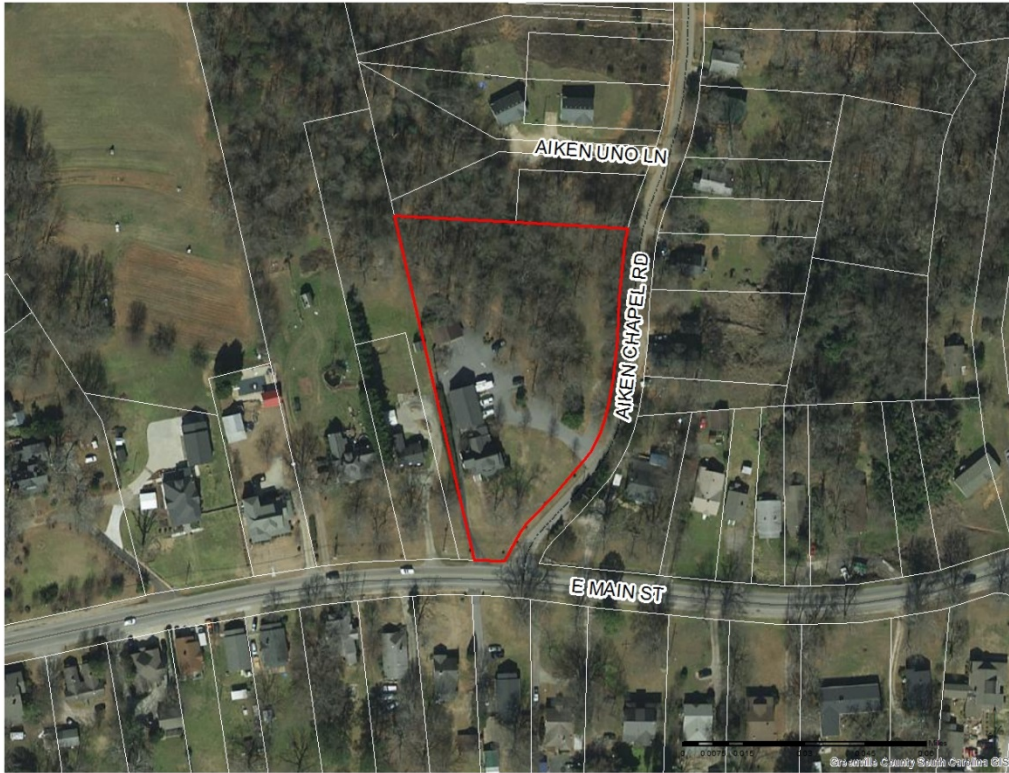
Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential.

MOTION:

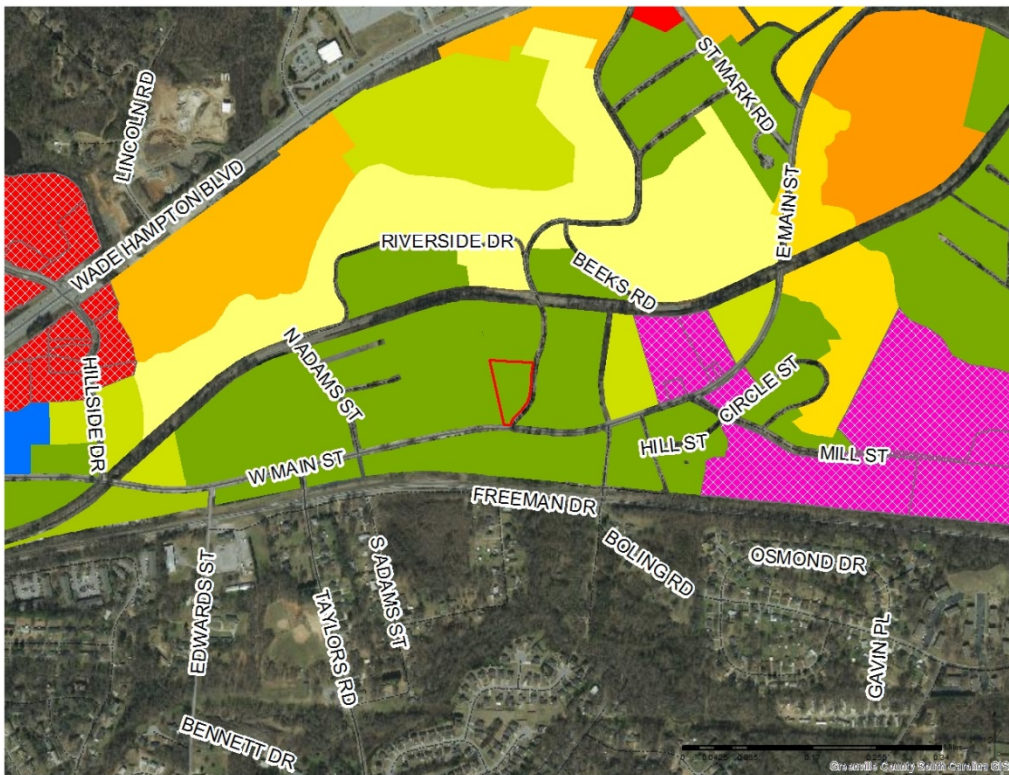
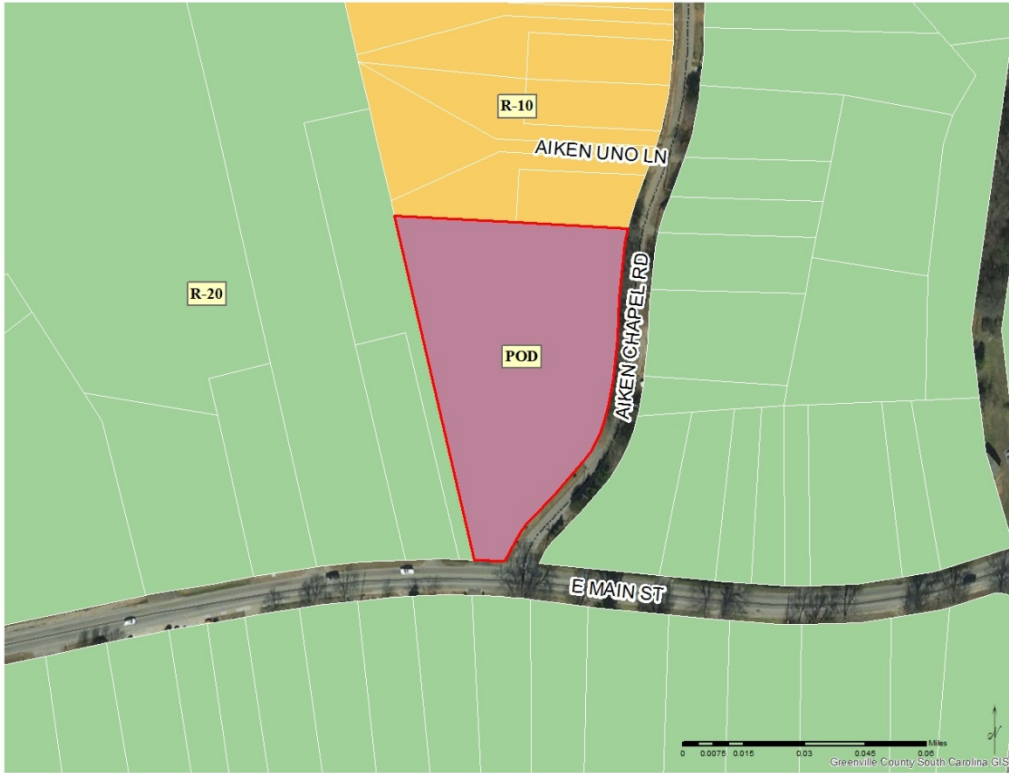
By Mr. Bichel, seconded by Dr. Hollingshad to approve CZ-2017-46. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Taylor's Community Plan, Future Land Use

Ms. Buathier presented the following

DOCKET NUMBER: CZ-2017-47

APPLICANT: David Sarkela, DSR Builders, Inc. for Alex and Patricia S. Dukes

PROPERTY LOCATION: 40 Vaughn Road

PIN/TMS#(s): 0539030101106

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 7.13

COUNCIL DISTRICT: 21 – Roberts

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	PD	single-family residential
South	PD	medical office and vacant wooded
West	R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and 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-S	1.7 units/acre	7.13	12 units
Requested	R-15	2.9 units/acre		20 units

A successful rezoning may add up to 8 dwelling units.

ROADS: Vaughn Road: two-lane County-maintained local
Maxwell Circle: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road	5,300' W	10,600	9,800 - 7.5%	11,900 21.4%
Roper Mountain Road	6,000' E	0	0	7,400 N/A

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 7.13 acres of property located on Vaughn Road approximately 0.4 miles west of the intersection of Highway 14 and Woodruff Road. The parcel has approximately 210 feet of frontage along Vaughn Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.

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

CONCLUSION: The subject site is located in an area where single-family residential zoning and land uses are present. Staff is of the opinion the requested rezoning to R-15, Single-Family Residential is similar with emerging and existing zonings in this area. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.

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

Mr. Rogers asked if he was correct the rezoning would increase the density by roughly two to three times.

Ms. Buathier stated R-7.5, having sewer allows for 12 units and if it is rezoned to R-15, that allows 2.9 units per acre, allowing up to twenty (20) units on the site. A difference of eight (8) units.

Mr. Rogers asked if the surrounding area was zoned R-S.

Ms. Buathier stated the surrounding area was R-S and the Planned Development calculated out to be a 3.1 unit per acre density along with the R-15 in the area recently rezoned.

Dr. Hollingshad stated a question was raised at the Public Hearing regarding the flag pole looking piece, stating that could never be an access into a development.

Chairman Shockley stated it was not wide enough to have an actual road in there.

MOTION: By Mr. Rogers, seconded by Dr. Howard to deny due to the density in the area.

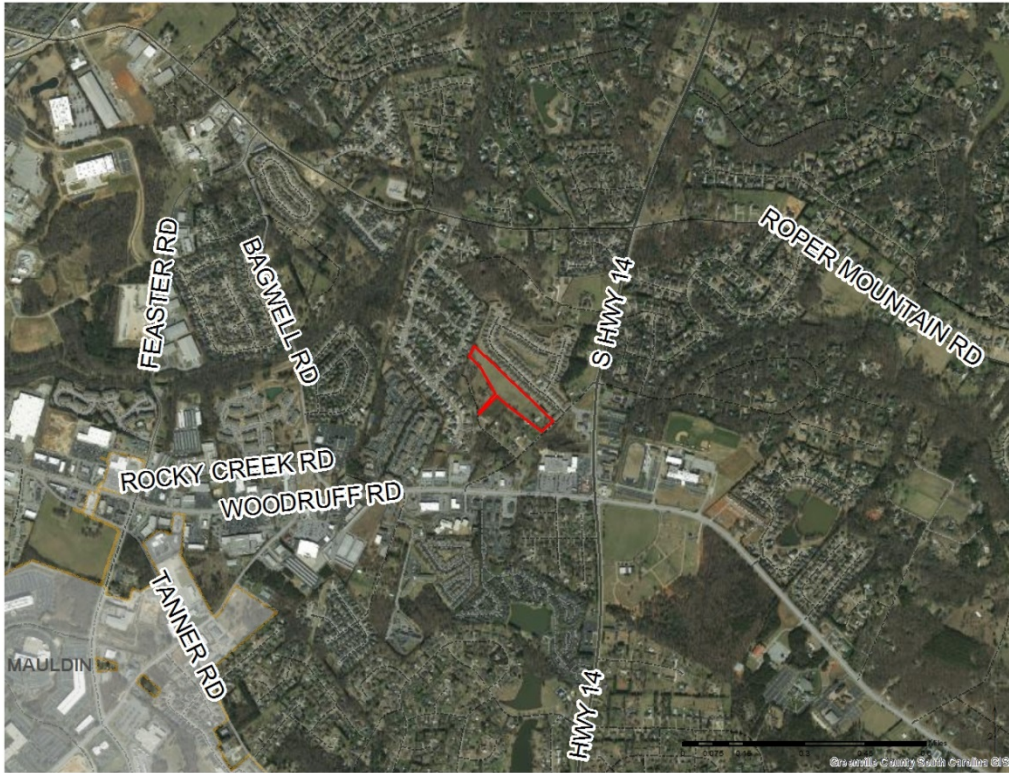
Mr. Bichel spoke against the motion.

Mr. Harrison also agreed with Mr. Bichel.

Dr. Hollingshad stated he supported the motion, because sometimes you have to tap the brakes. He stated the area is already showing the infrastructure inadequate to support the current density. He could not in good conscience support an increase in residential density when the infrastructure was already under strain.

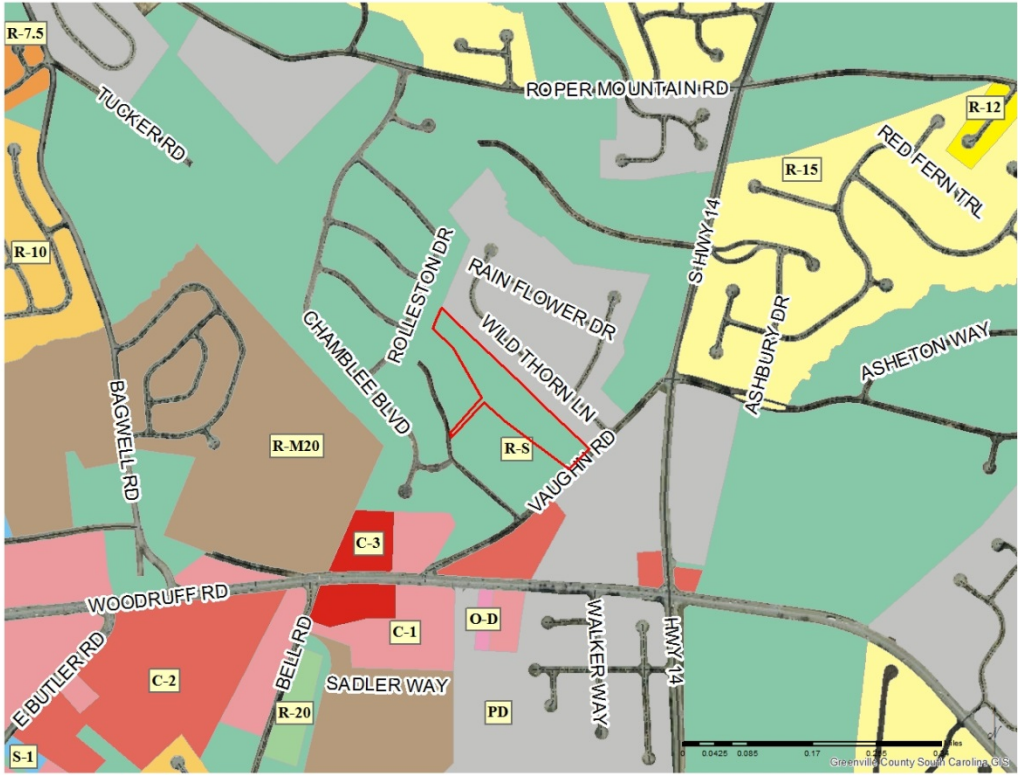
Mr. Harrison stated he understood the issues Dr. Hollingshad mentioned, but felt this situation was not when he felt it was time to put the foot down, when you are talking eight (8) units. He agreed with Dr. Hollingshad but did not think this was the time to put the line in the sand.

The motion to deny CZ-2017-47 carried with three in opposition (Harrison, Bichel and Shockley).

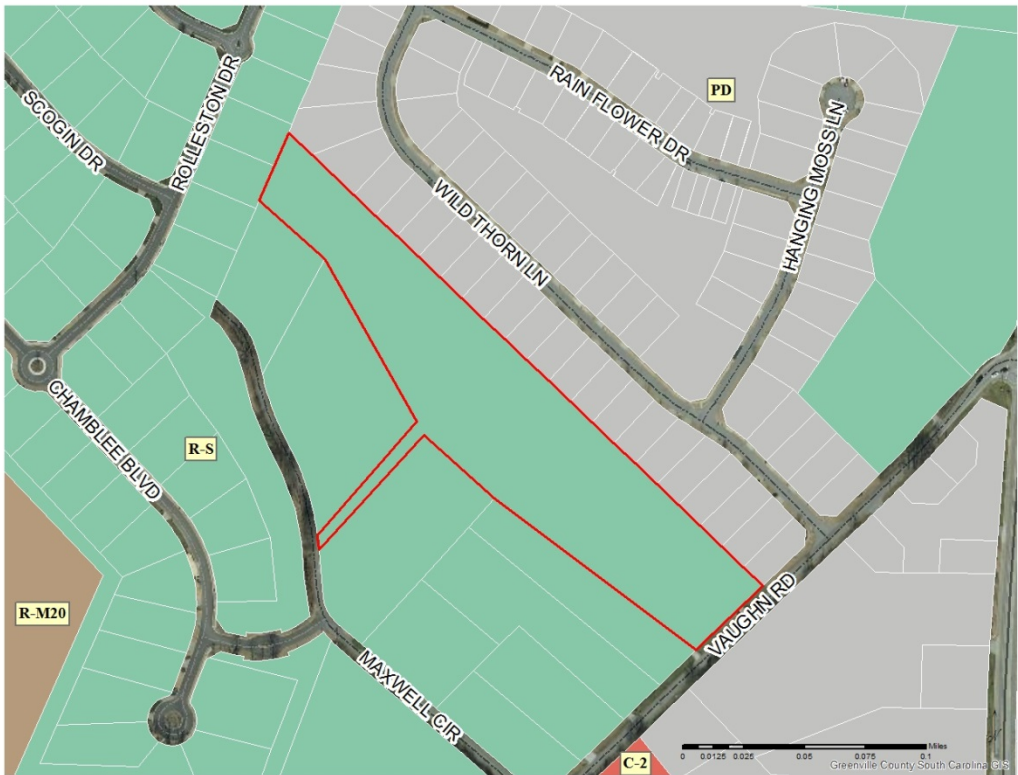


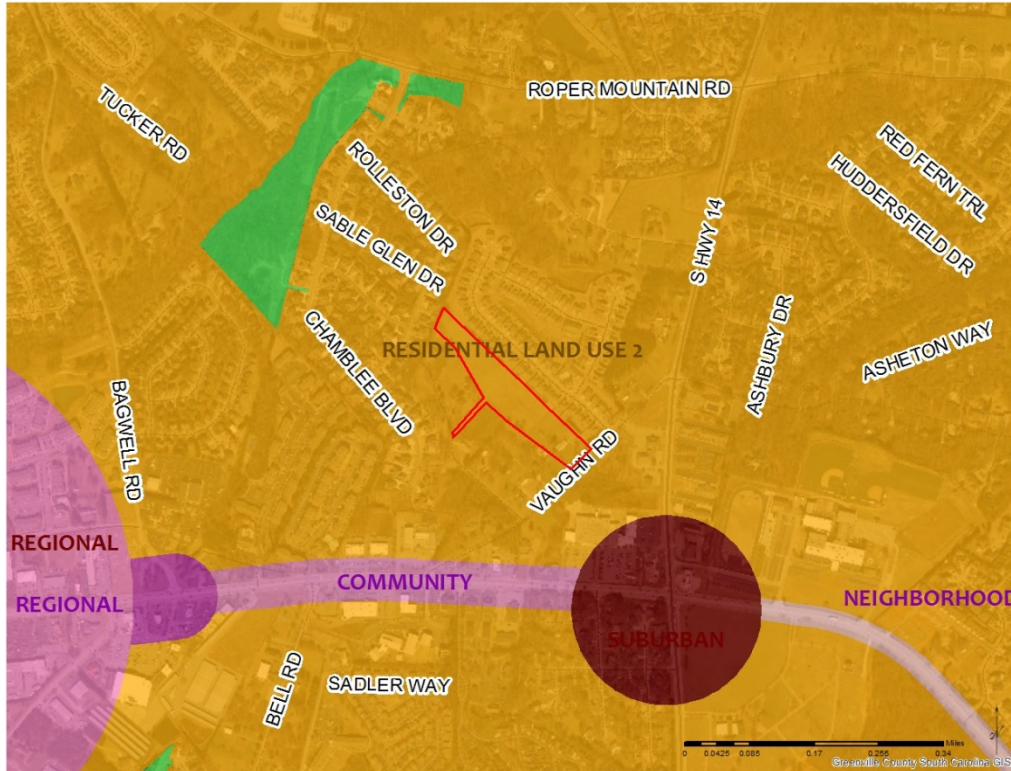
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2017-48
- APPLICANT:** Joseph W. Bryant, Seamon Whiteside for Judy Mullinax, Helen Rumler, Joyce Marchbanks and heirs
- PROPERTY LOCATION:** Old Buncombe Road
- PIN/TMS#(s):** 0479000101700 and 0484000100803 (portion)
- EXISTING ZONING:** C-2, Commercial
- REQUESTED ZONING:** FRD, Flexible Review District
- ACREAGE:** 5.3
- COUNCIL DISTRICT:** 19 – Meadows
- ZONING HISTORY:** The parcel was originally zoned C-2, in April 1972, as part of Area 3.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	single-family residential
East	C-2 and S-1	single-family residential, recreation and vacant wooded
South	R-12	single-family residential and vacant wooded
West	R-S and S-1	single-family residential, recreation and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and 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	C-2	16 units/acre	5.3	84 units
Requested	FRD	10 units/acre		53 units

A successful rezoning will subtract 31 dwelling units.

ROADS: Old Buncombe Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Old Buncombe Road	3,750' N	2,100	2,000	1,950
			-	-
			4.7%	2.5%

SUMMARY:

The subject parcels zoned C-2, Commercial consists of one parcel and a portion of another parcel totaling 5.3 acres of property located on Old Buncombe Road approximately 0.5 miles northwest of the intersection of Old Buncombe Road and Poinsett Highway. The parcel has approximately 900 feet of frontage along Old Buncombe Road.

The applicant is proposing an FRD, Flexible Review District with multiple tiny homes that range in size from approximately 250 to 450 square feet. The concept plan shows a total of 53 spaces for the development. The property will not be subdivided, but

stay under a single ownership where residents lease the individual spaces.

The proposed concept plan has one vehicle ingress/egress onto Old Buncombe Road and one pedestrian access to the Swamp Rabbit Trail. There is a 25 foot building setback and buffer proposed along Old Buncombe Road with a 15 foot rear yard setback and buffer proposed along the Swamp Rabbit Trail.

The proposed tiny homes will have a style similar to a modern cabin with front porches. Different types of siding will be used, but vinyl siding will not be permitted. Muted earth tones and rustic colors will be used along with pitched metal roofs. All homes will have their own private driveway and be skirted. Building height will be a maximum of 15 feet.

The applicant proposes to save and use existing trees and landscape where possible and to add decorative evergreens, ornamentals, and flowering plants were needed for screening and buffer areas. Screening of the storm water basin and dumpsters will meet the Greenville County regulations. All maintenance will be handled by the Property Owners Association.

The applicant proposed that all mail will be located at a central mail kiosk on the site with a pull off provided. The applicant is proposing the dumpster be enclosed with a fence and be screened with landscaping. Signage will consist of a stand-alone entry sign with columns on Old Buncombe Road and a pedestrian entrance sign along the Swamp Rabbit Trail. The proposed lighting is residential in style with full cut offs fixtures. Landscape lighting will be limited to prevent lighting from trespassing onto adjacent properties.

CONCLUSION:

The intent of the FRD district is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. It is staff's opinion rezoning these parcels to FRD, Flexible Review District, for residential development is a more appropriate zoning classification than the existing C-2 zoning use for this area. Staff is also of the opinion that the requested FRD, Flexible Review District is compatible with the surrounding residential land uses.

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

MOTION: By Mr. Harrison, seconded by Mr. Bichel to approve CZ-2017-48.

Mr. Looper asked the developer if the homes will be on wheels permanently.

The developer stated the homes would be delivered on wheels and secured to the site, with foundation type material underneath.

Mr. Looper asked if the frame would be underneath the homes.

The developer stated that was correct.

Mr. Looper asked who would own the property.

The developer stated the property would be owned by the developer.

Dr. Howard asked for clarification, the tenant will own the home.

The developer stated that was correct.

Dr. Howard stated, they could pull out whenever they choose.

The developer stated they were looking at a longer term lease so as not to have a large turn over. The thought was at least a year maybe longer.

Dr. Howard stated she was familiar with the area, it was a beautiful area and reminded her colleagues with a current zoning of C-2, there could be an unfavorable usage. She stated the 53 tiny homes on five acres did concern her, the density. She asked the developer wasn't that kind of dense.

The developer stated they maximized the density as part of the plan, but there could be fewer.

Dr. Howard stated from what she has read many who live in the tiny homes are bike riders. This would be convenient to the Swamp Rabbit Trail.

The developer stated that was true, but additionally many seniors who want to downsize are purchasing the homes.

Mr. Harrison noted although the homes would remain on wheels, the request was for an FRD and they would have to conform to what they are showing.

The developer stated this was a low impact project, allowing the saving of trees.

Dr. Hollingshad asked about the parking arrangement.

The developer stated the lots were designed for two parking spaces.

Dr. Hollingshad asked if they would be parked on the lawn, driveways or gravel areas.

The developer stated it would be gravel.

Mr. Moore asked about the orientation, fifty three (53) homes were going where.

The developer stated they did not want to do an orientation at this time because they were going to do a tree survey. We may not get 53 homes. The orientation would come back with the Final Development Plan.

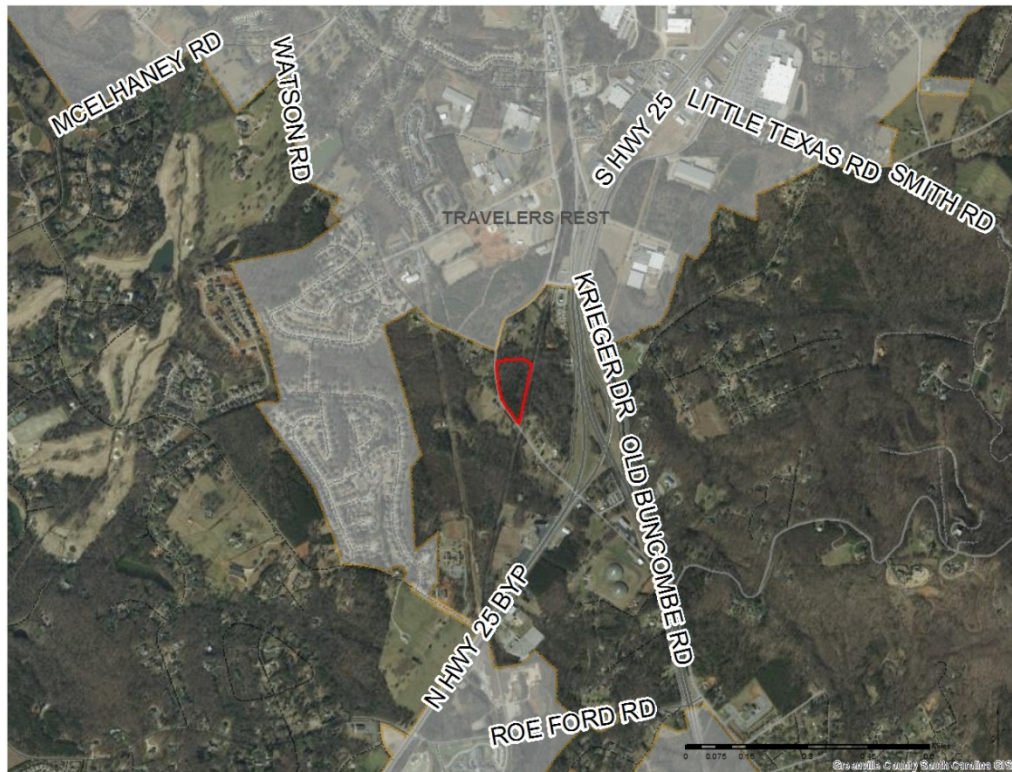
Mr. Stevenson asked if they were suggesting there could be fewer than 53 homes.

The developer stated that was absolutely correct.

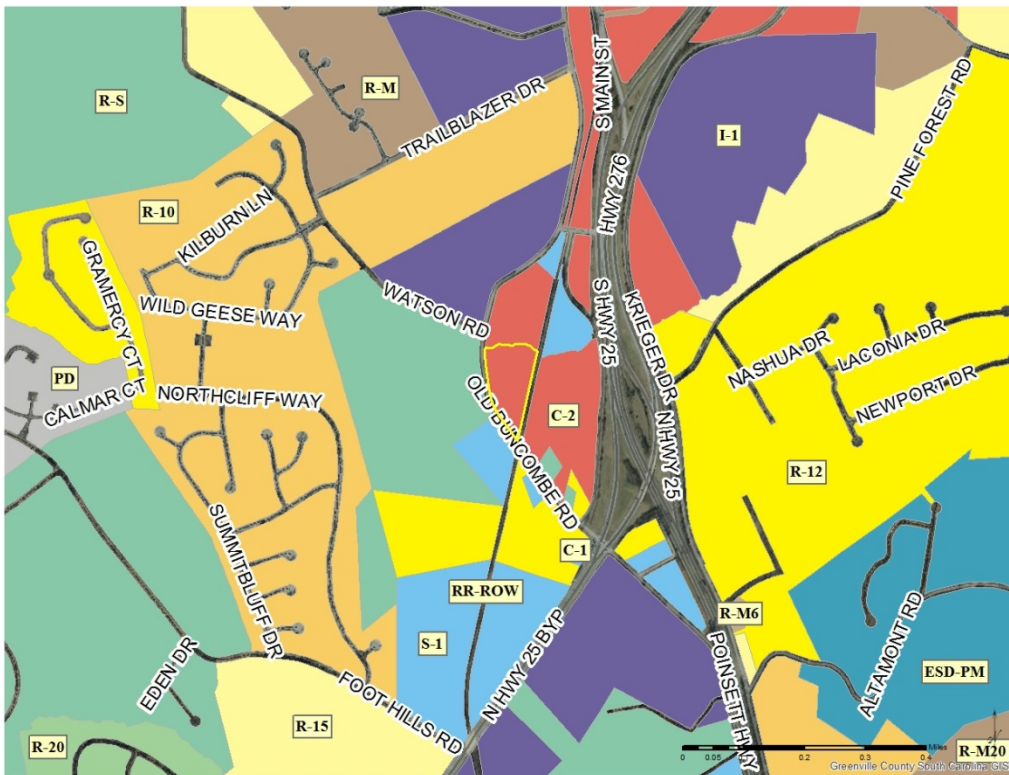
Mr. Rogers stated today was just the rezoning portion.

The motion to approve CZ-2017-48 carried with three (3) in opposition (Moore, Stevenson and Looper).

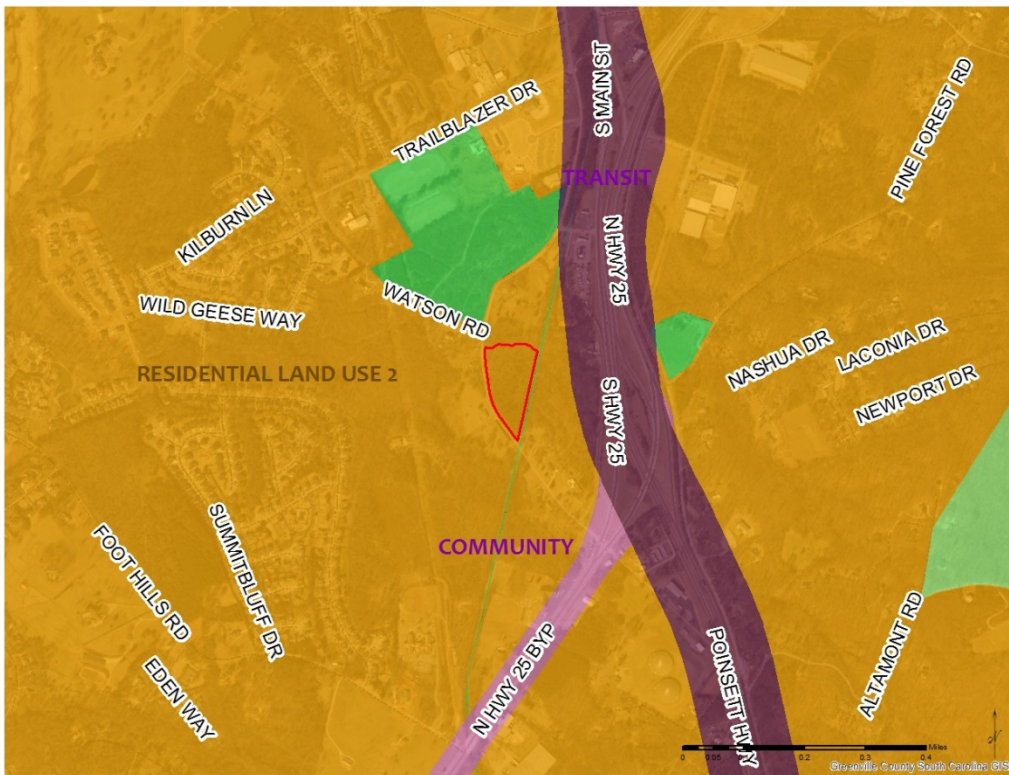
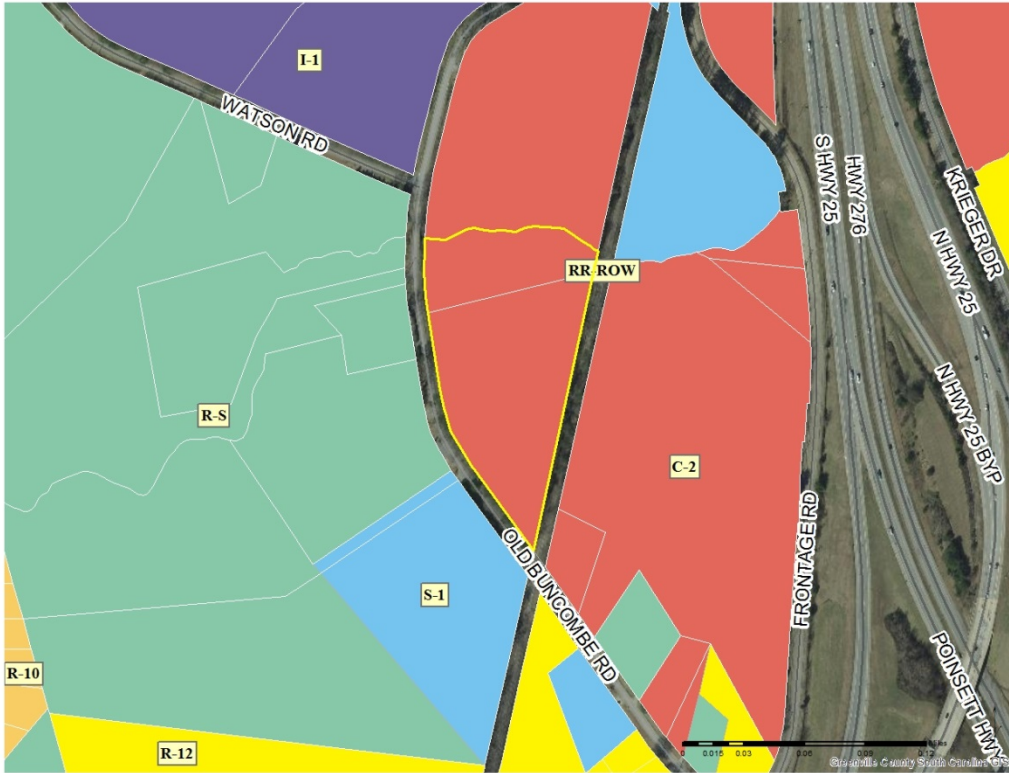
Chairman Shockley thanked the developers for their creativity. He wished them success.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-49

APPLICANT: Charles McDonald Timmons, III for Central Realty Holdings, LLC

PROPERTY LOCATION: Claremont Drive

PIN/TMS#(s): P009020201300

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M8, Multifamily Residential

ACREAGE: 5.1

COUNCIL DISTRICT: 20 – Cates

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

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential and vacant wooded land
East	R-20	single-family residential
South	R-20 and C-2	vacant wooded land
West	R-20 and C-2	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	5.1	11 units
Requested	R-M8	8 units/acre		40 units

A successful rezoning may add up to 29 dwelling units.

ROADS:

Claremont Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Piney Mountain Road	3,500' N	4,100	3,200 -22%	2,400 -25%
North Pleasantburg Drive	5,000' S	29,400	26,400 -	23,000 -
			10.2%	12.9%

SUMMARY:

The subject parcel zoned R-20, Single-Family Residential, is 5.1 acres of property located on Claremont Drive approximately 0.65 miles northwest of the intersection of North Pleasantburg Drive and Rutherford Road. The parcel has approximately 375 feet of frontage along Claremont Drive. The applicant is requesting to rezone the property to R-M8, Multifamily Residential.

The applicant states the proposed land use is for a neighborhood.

CONCLUSION:

The subject site abuts both single-family residential and commercial zoning. Staff is of the opinion rezoning this parcel to R-M8, Multifamily Residential would allow for a transition area from commercial to single-family residential zoning and land uses. The requested rezoning is also consistent with the Greenville County Imagine Greenville Comprehensive Plan which recommends six or more units per acre.

Based on these reasons staff recommends approval of the requested rezoning to R-M8, Multifamily Residential.

Dr. Hollingshad stated he did not feel the conditions supported multifamily development in that location.

MOTION:

By Dr. Hollingshad, seconded by Dr. Howard to deny CZ-2017-49 on the basis that it is not a good place for multifamily.

Dr. Howard asked staff about the number of units.

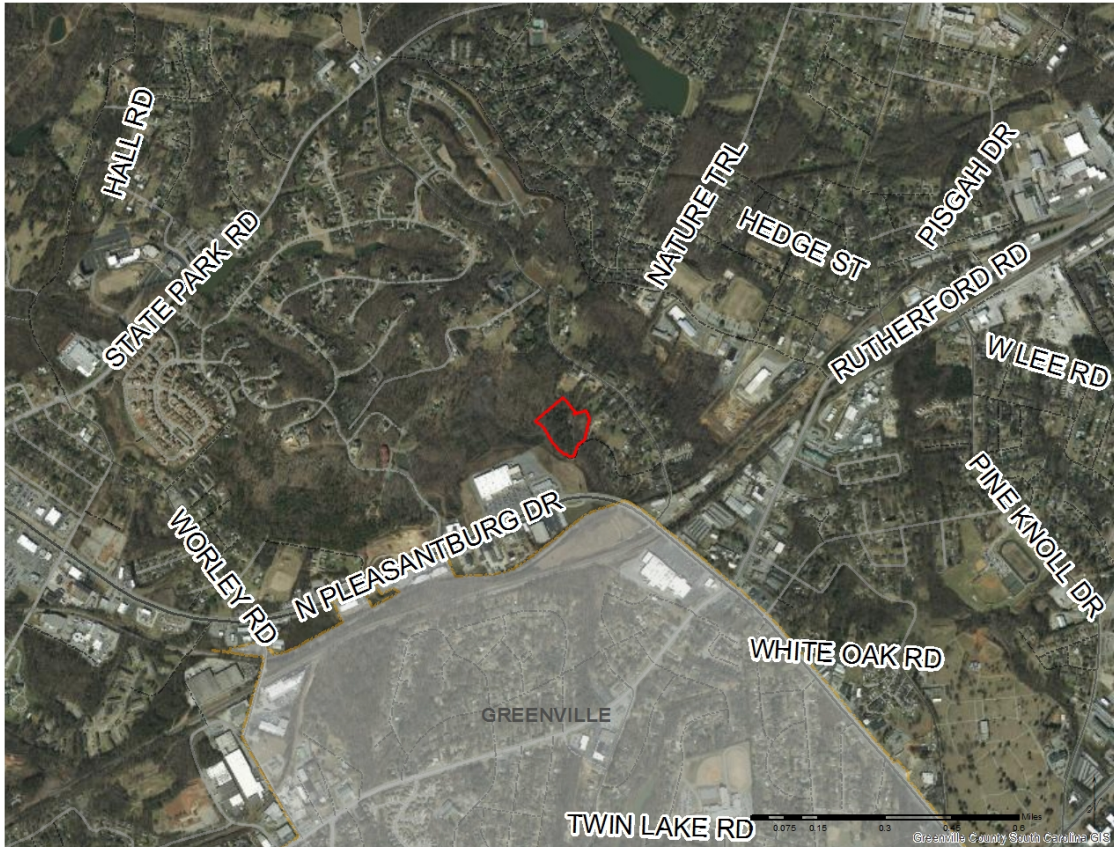
Ms. Buathier stated the the current zoning allows 11 units per acre, rezoning would allow twenty nine (29) additional units.

Mr. Harrison stated he felt this made a good transition from a heavily commercial C-2 to residential. He stated he had a lot of concerns from the residents and felt the increase in units was significant. He could see both sides.

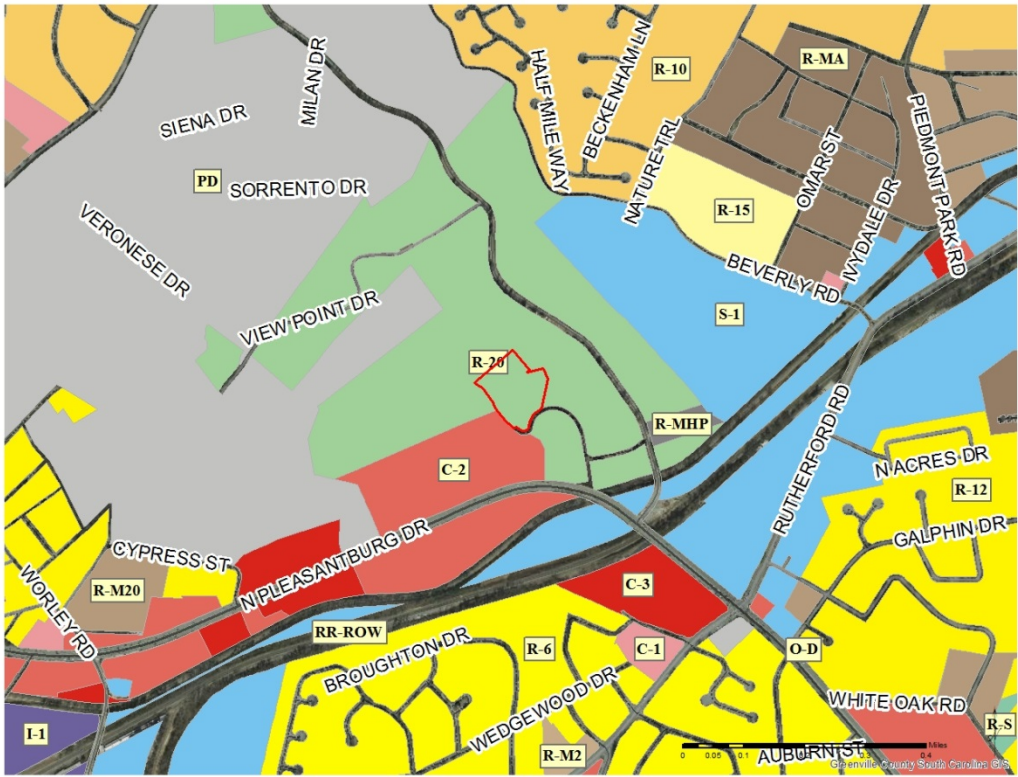
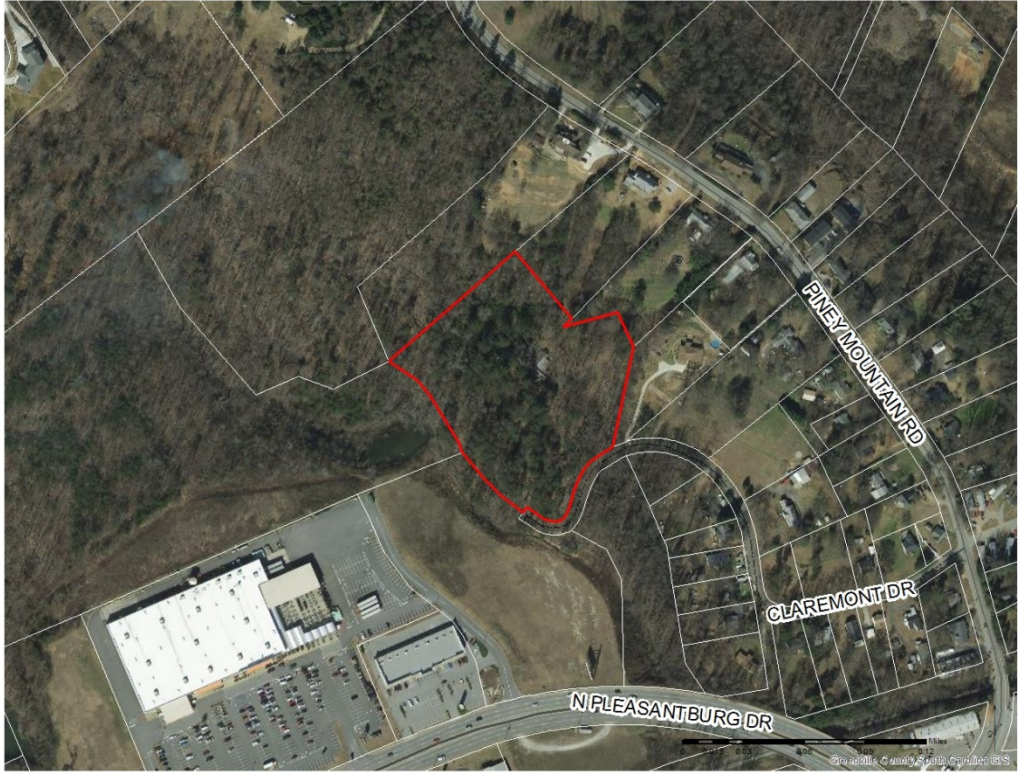
Mr. Shockley stated he also thought it was a good transition.

Dr. Hollingshad stated normally he looked very closely at transitioning, however he felt it was somewhat less applicable in this case because of the topography.

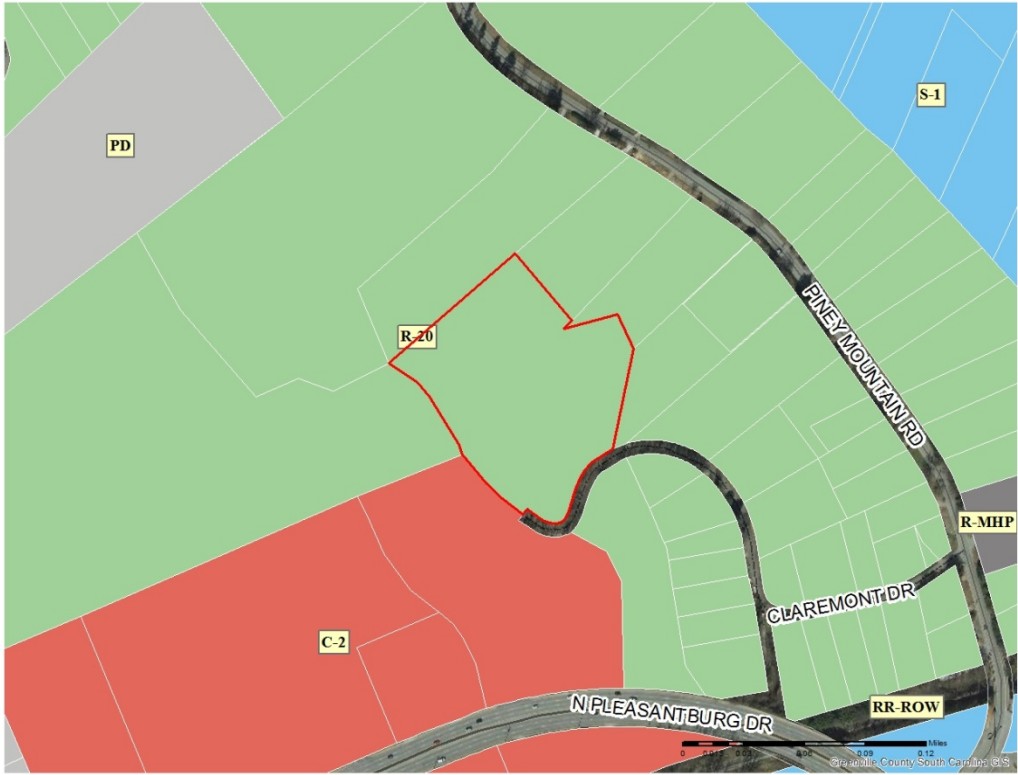
The motion to deny CZ-2017-49 carried with one in opposition (Harrison).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-50

APPLICANT: Dave Jones for Davdon Group, LLC

PROPERTY LOCATION: Woodland Drive

PIN/TMS#(s): 0438000101001

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 6.42

COUNCIL DISTRICT: 19 – Meadows

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

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-10	single-family residential
South	R-10 and R-M20	single-family residential and planned residential development
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan and is designated as *Medium Residential Density* which prescribes 4 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-10	4.4 units/acre	6.42	28 units
Requested	R-M20	20 units/acre		128 units

A successful rezoning may add up to 100 dwelling units.

ROADS: Woodland Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Tindale Road	2,400' NW	1,200	1,000	950
			-	-5%
			16.6%	

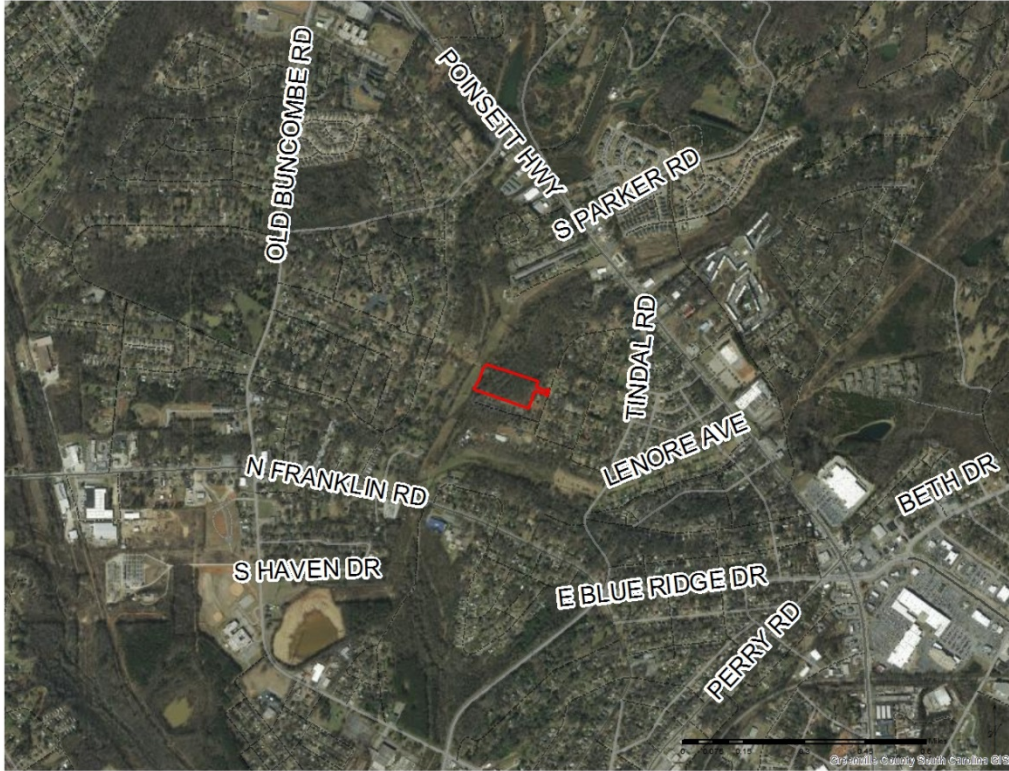
SUMMARY: The subject parcel zoned R-10, Single-Family Residential, is 6.42 acres of property located on Woodland Drive approximately 1.15 miles northwest of the intersection of State Park Road and Poinsett Highway. The parcel has approximately 90 feet of frontage along Woodland Drive. Floodplain is present in the rear of the subject site. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.

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

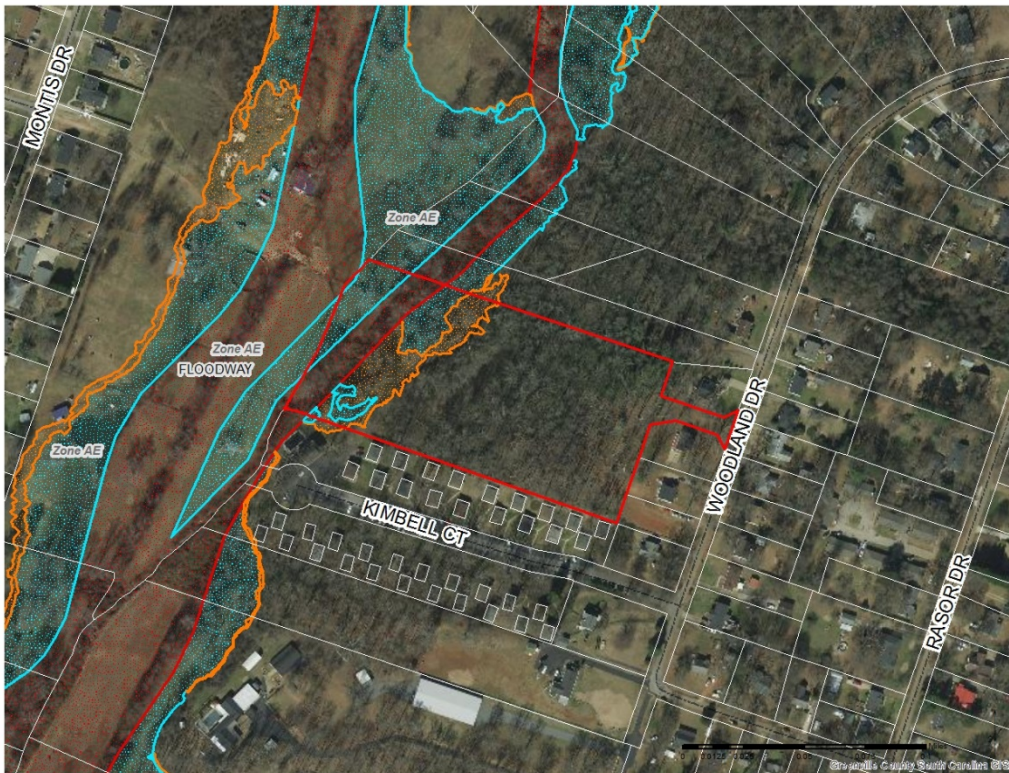
CONCLUSION: The subject site is surrounded by single-family residences. Staff is of the opinion the subject site is located in a predominantly single-family residential area. The Cherrydale Area Plan recommends medium density with a recommendation of 4 to 6 units per acre. Staff believes the current zoning of R-10, Single-Family Residential with a density of 4.4 units per acre is an appropriate zoning for this area and it is consistent with the Cherrydale Area Plan.

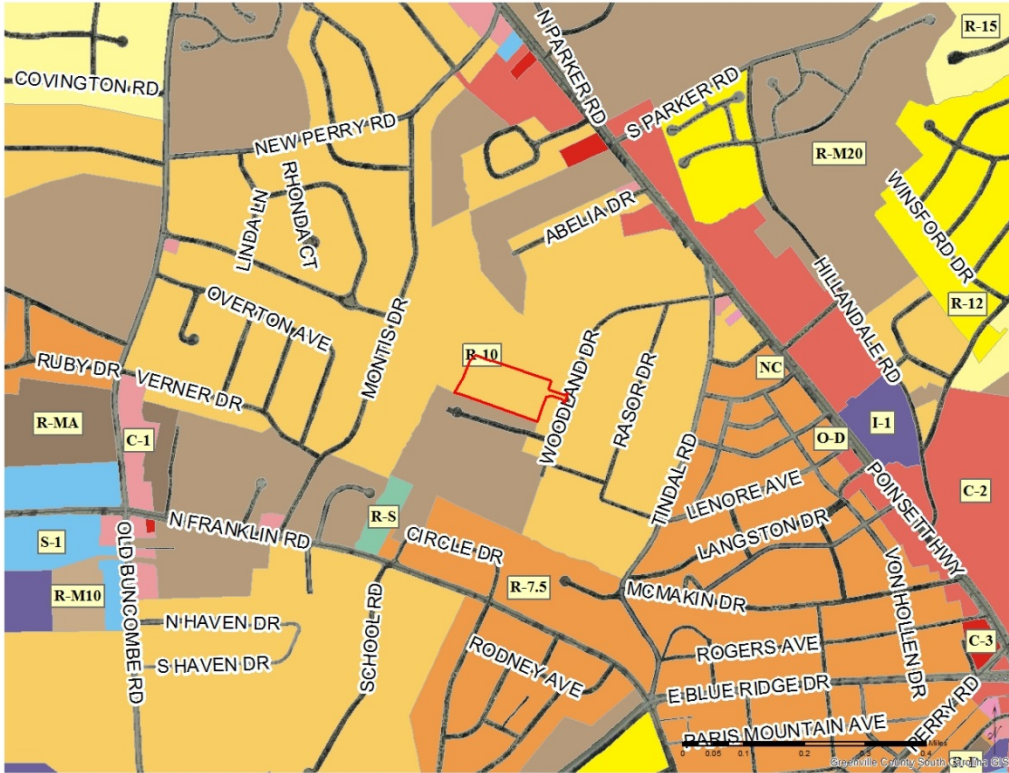
Based on these reasons staff recommends denial of the requested rezoning to R-M20, Multifamily Residential.

MOTION: By Mr. Looper, seconded by Dr. Howard to deny CZ-2017-50. The motion carried unanimously by voice vote.

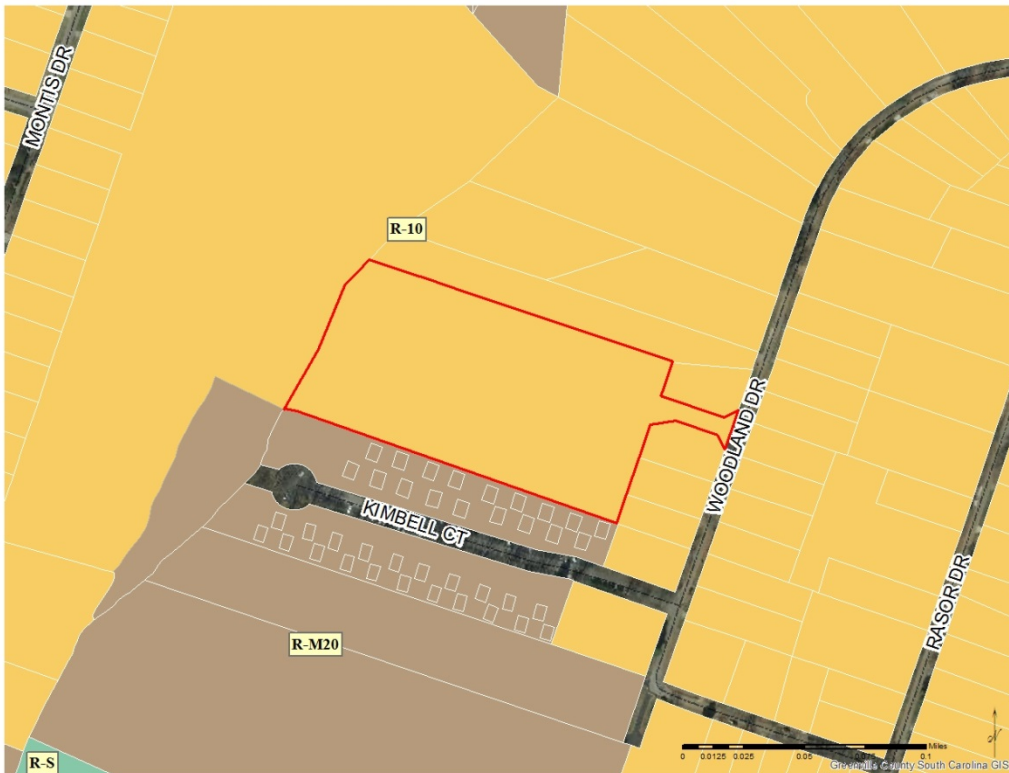


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2017-51
APPLICANT:	Susanne Lueck for Cora C. Cuthbertson
PROPERTY LOCATION:	Roper Mountain Road Extension
PIN/TMS#(s):	0543010100700
EXISTING ZONING:	R-20, Single-Family Residential
REQUESTED ZONING:	O-D, Office District
ACREAGE:	1.20
COUNCIL DISTRICT:	22 – Taylor

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

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	O-D	assisted living facility (City of Greenville)
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Roper Mountain Road Extension: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road Extension	950' SE	11,300	9,400 - 16.8%	10,900 16%

SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 1.2 acres of property located on Roper Mountain Road Extension approximately 0.2 miles Southeast of the intersection of Roper Mountain Road Extension and Pelham Road. The parcel has approximately 190 feet of frontage along Roper Mountain Road Extension. The applicant is requesting to rezone the property to O-D, Office District.

The applicant states the proposed land use is for residential assisted living.

CONCLUSION: The applicant is requesting to rezone the property to O-D, Office District. The subject site abuts single-family residences with R-20, Single-Family Residential zoning to the north, east and west. Staff is of the opinion that the requested rezoning would not be consistent with the surrounding land uses. The

requested rezoning is also not consistent with Imagine Greenville Comprehensive Plan which recommends Residential Land Use 2.

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

Mr. Harrison asked what the rear buffer requirements were for O-D versus residential.

Ms. Buathier stated residential rear buffers are five (5) feet; O-D has a rear set back of twenty-five (25) feet.

Mr. Harrison asked if the applicant's use could be accomplished in a POD.

Ms. Buathier stated yes.

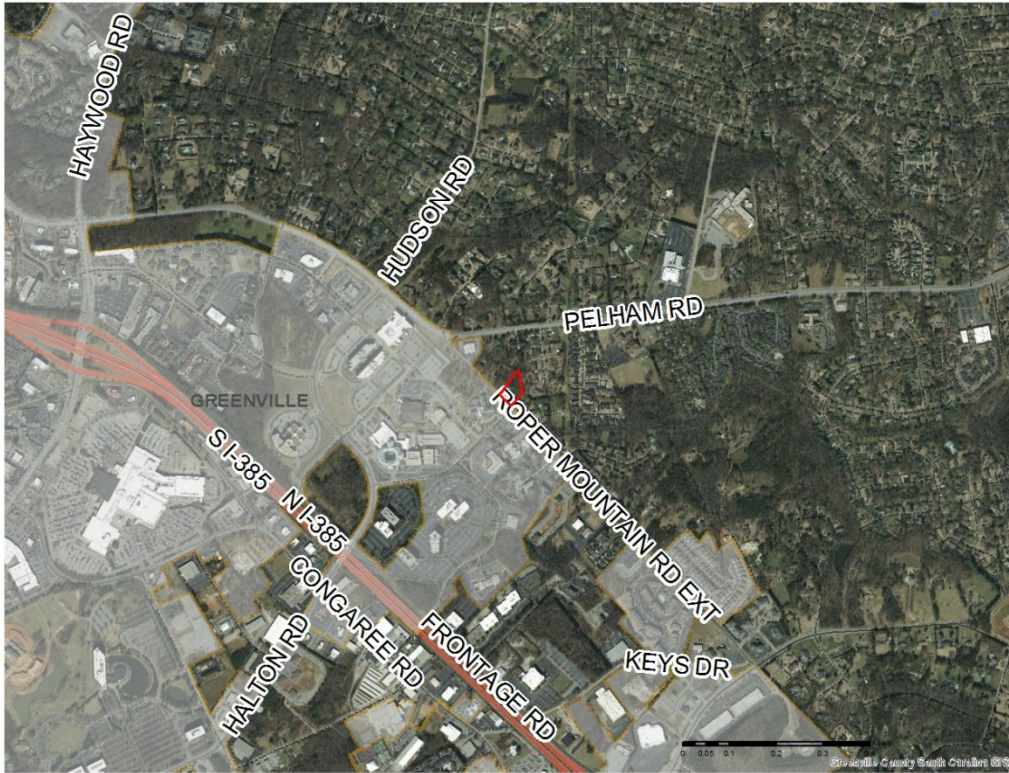
Dr. Hollingshad stated he had discussed with staff the request and he believed there was a provision in the code for homes six or fewer and not licensed by the state are not allowed. His impression from the Public Hearing the group home would be larger and licensed by the state. Dr. Hollingshad stated the reason he was pursuing this was where he was a Commissioner before, these types of facilities were allowed uses in most residential zoning districts and it worked out quite well. They were low impact to the community and neighbors generally welcomed them. He wanted to find a way to assist the applicant do what he wanted because he thought it was a great plan they had. He asked staff for clarification.

Teresa Barber, Director of Planning and Code Compliance stated it was a Zoning Administrators decision and it has been staff's position a group is six or less. The applicant is proposing more people even though they are licensed by the state, she has more people. The Zoning Administrators decision was to go as a care center.

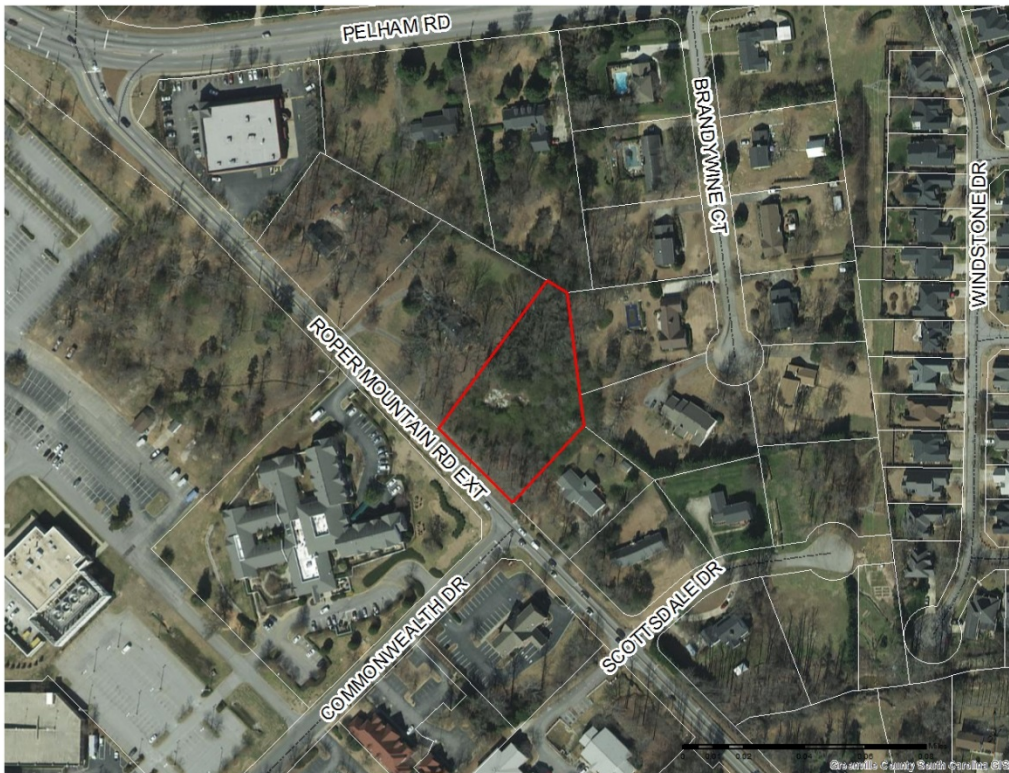
Dr. Hollingshad stated for the future, for the update of the Zoning Ordinance, this was an issue that should be really looked at because he feels they can be very useful un-intrusive additions in many of the county's residential zoning categories.

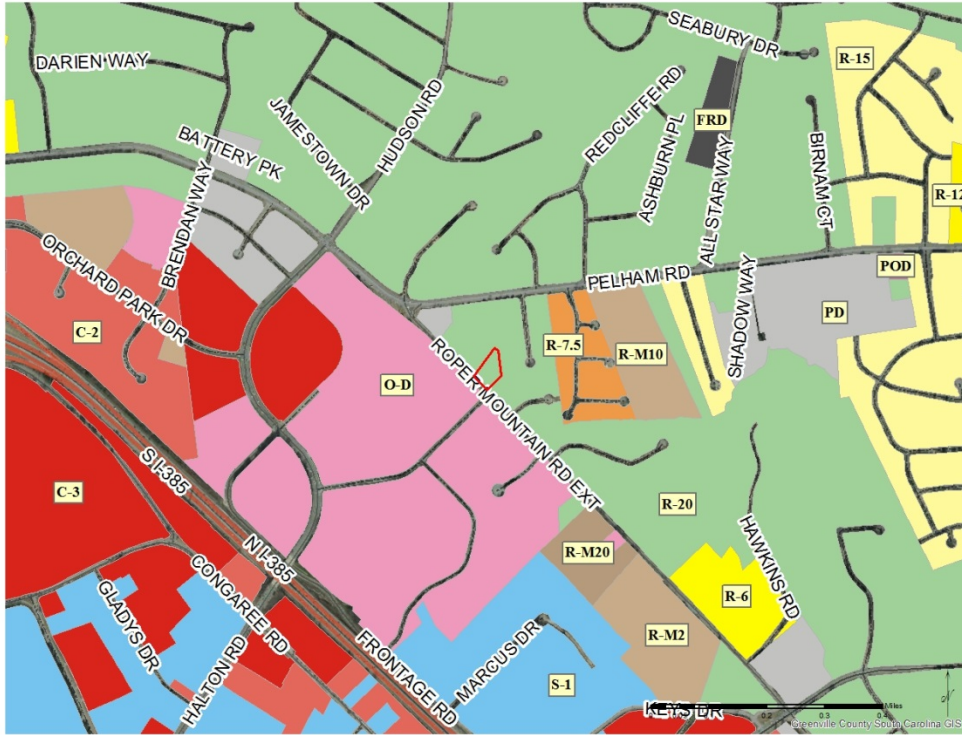
Ms. Barber stated many times on the Code Enforcement side calls are received and a group home is different than a care home.

MOTION: By Mr. Bichel, seconded by Mr. Rogers to deny CZ-2017-51. The motion carried with one in opposition (Hollingshad).

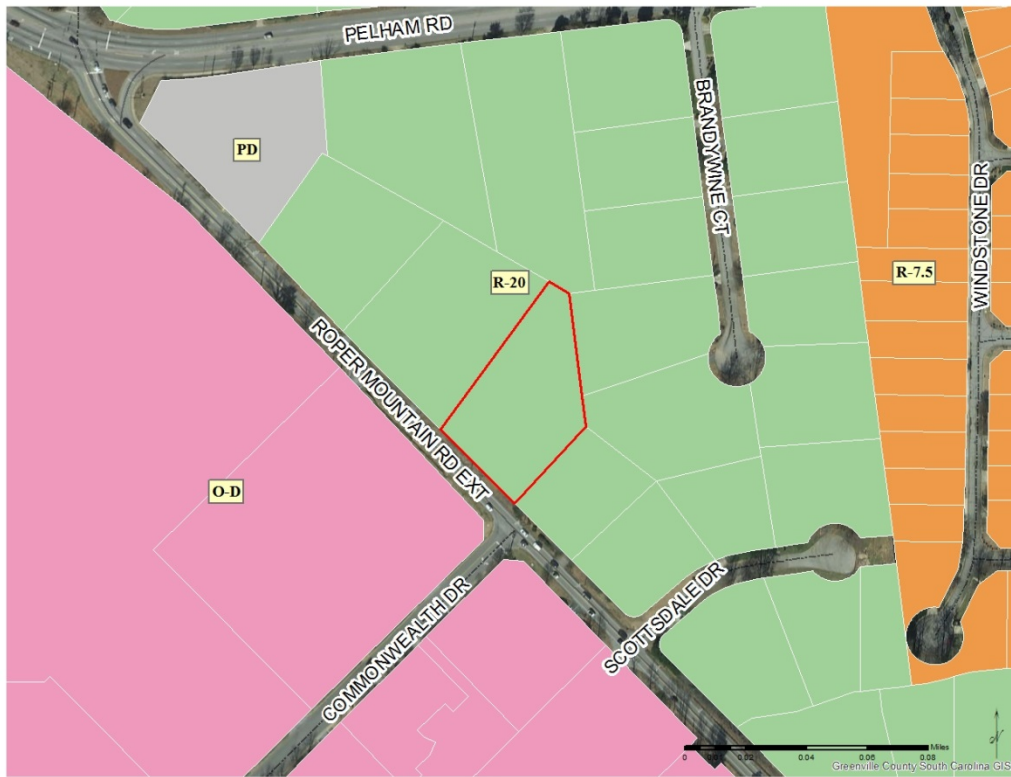


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-52

APPLICANT: Eric Hedrick for Jimmy M. Bridges, Marvin L. Anderson, Renee G. Anderson, Mark K. Tucker, FFP Upstate Manor, LLC. and Mark III Properties, Inc.

PROPERTY LOCATION: Phillips McCall Road and Anderson Ridge Road

PIN/TMS#(s): 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 69.29

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7.

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential and soccer complex
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S and R-12	single-family residential and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and 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-S	1.7 units/acre	69.29	117 units
Requested	R-12	3.6 units/acre		249 units

A successful rezoning may add up to 132 dwelling units.

ROADS: Anderson Ridge Road: two-lane County-maintained minor-arterial
Phillip McCall Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Anderson Ridge Road	400' W	2,700	2,900 7.4%	5,100 75.8%

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road

and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site and electrical lines run through the southern portion of the subject site. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

The applicant states the proposed land use is for a residential subdivision.

CONCLUSION:

The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to R-12, Single-Family Residential is similar to surrounding developments in this area. The requested rezoning is also consistent with the Greenville County Image Greenville Comprehensive Plan.

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

Ms. Buathier stated on Tuesday, August 22, 2017 the applicant requested an amendment from R-12 to R-15 for this rezoning be considered. Staff requests the Commission to vote first on the original R-12 request and if the Commission would like, a recommendation on the R-15 zoning request.

Mr. Rogers asked if this is septic or sewer.

Ms. Buathier stated it was Metro Sewer.

Mr. Rogers asked if it was R-12, would that double the density.

Ms. Buathier stated currently it allows 117 units, it would allow an additionally 132 units. A total of 249 max.

Mr. Rogers asked had the applicant not amended his request to R-15.

Ms. Buathier stated in R-15, with 2.9 units per acre, would allow a max of 200 units adding an additional 83 units.

Mr. Rogers asked if the current motion was for R-12, which would double the units.

Ms. Buathier stated that was correct, it would more than double.

MOTION: By Dr. Howard, seconded by Mr. Looper to deny CZ-2017-52. The motion carried unanimously by voice vote.

Mr. Rogers asked about the amendment.

MOTION: By Mr. Bichel, seconded by Mr. Harrison to send forward a recommendation to approve and R-15 amendment.

Mr. Rogers asked for clarification, what in the immediate adjacent area what is R-S and

Ms. Buathier stated the green was R-S, the bright yellow was R-12 and the pale yellow is R-15.

Mr. Rogers stated he would argue against the motion because it procures the predominant use in the area as R-S. It is inconsistent with the motion. He would have a not vote against the R-15 as the existing zoning seems appropriate.

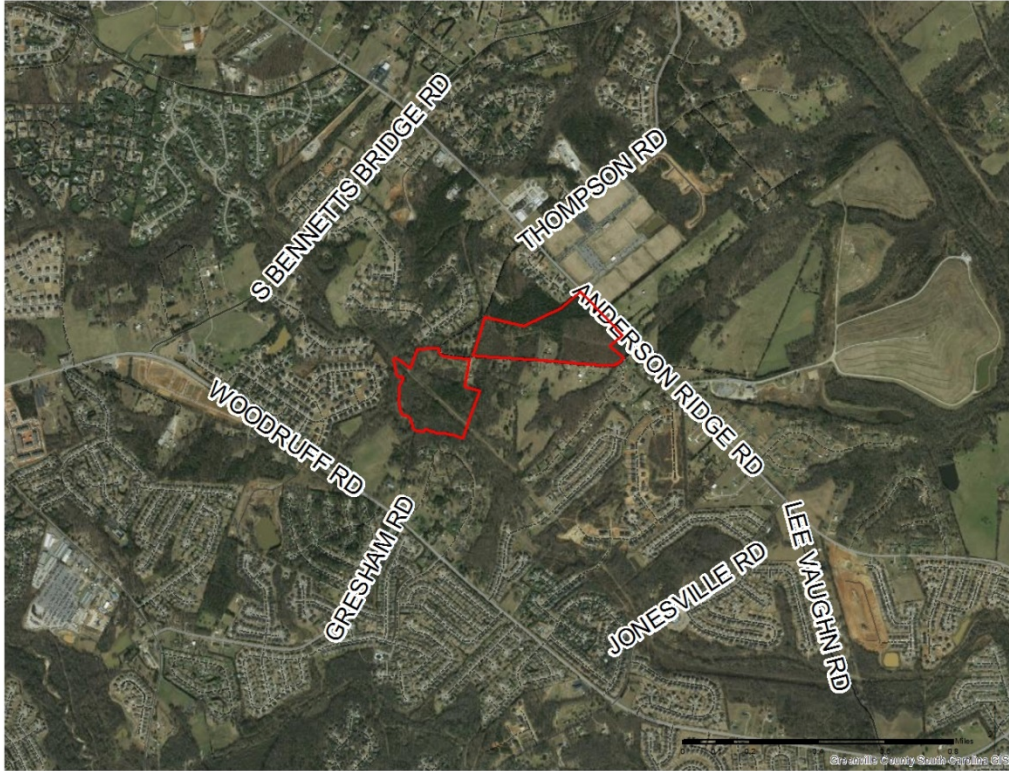
Mr. Harrison stated the map could be a little misleading, as much of the R-S is Mesa Soccer, which has a lot more traffic than any neighborhood.

Dr. Hollingshad supported Mr. Rogers's statement. He stated this area again is where the infrastructure is already under a lot of pressure. Increasing residential density just doesn't seem like a good idea.

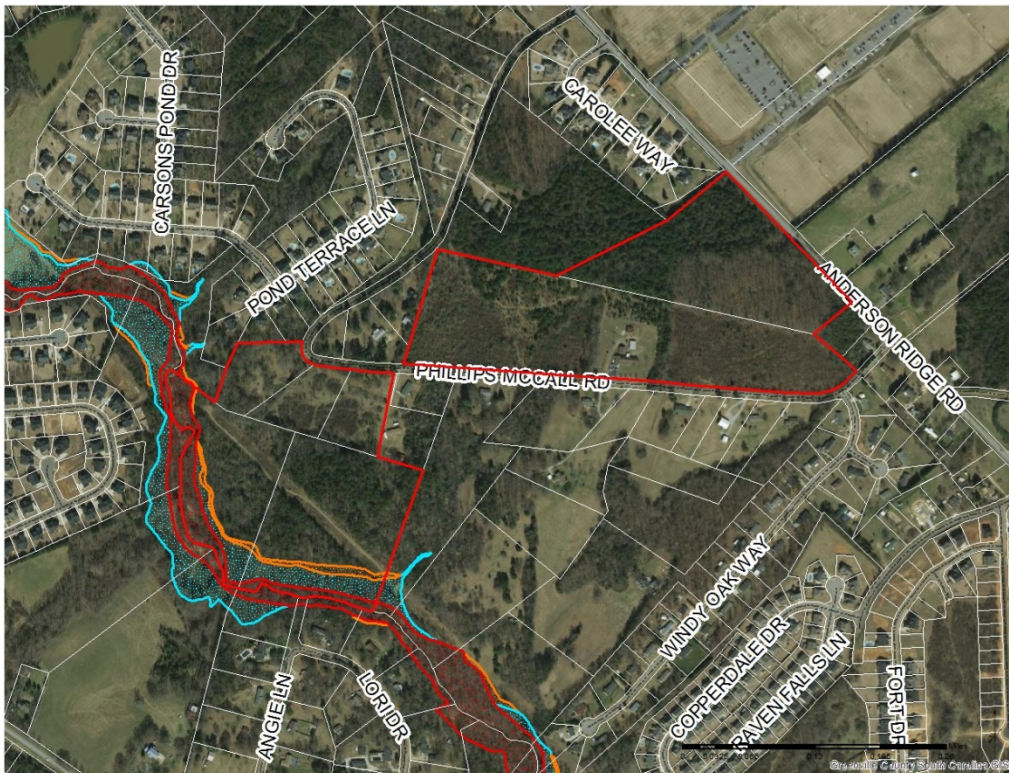
Mr. Bichel asked if it were a density issue, because ReWa was bringing sewer into the area.

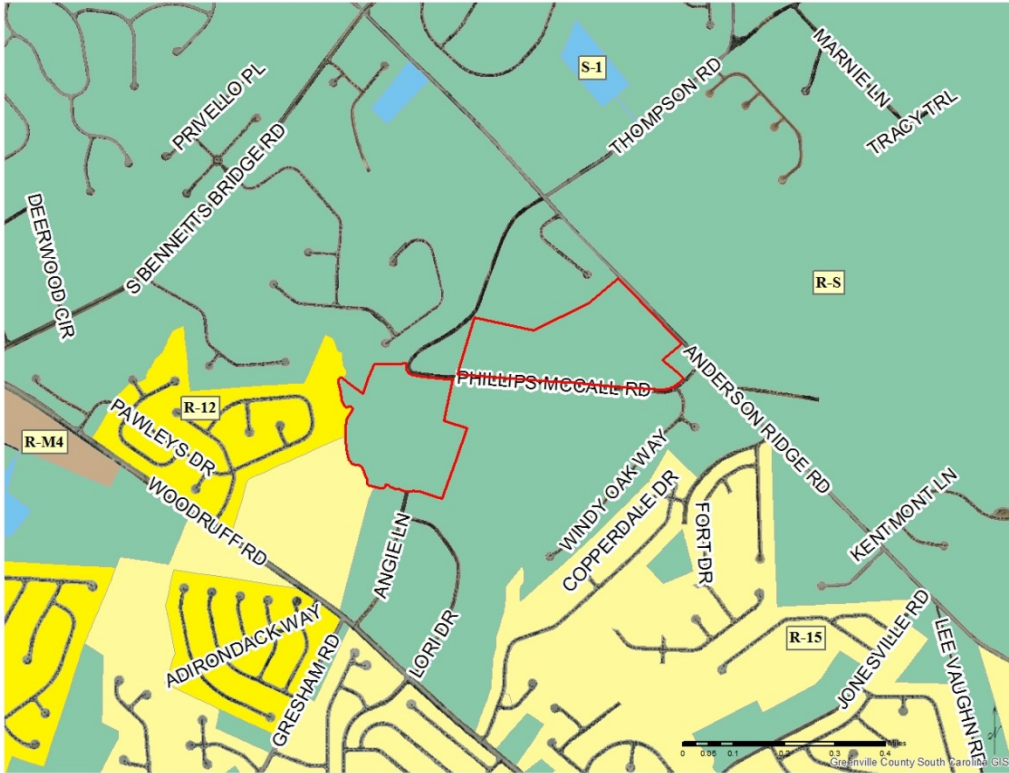
Mr. Rogers stated it was primarily a density issue to him, it was one thing to take an existing zoning already in the area, but to go out of the way to actually double the density, with the stress Woodruff Road is already under...

The motion to deny the request for R-15 zoning carried with three in opposition (Harrison, Bichel and Shockley)

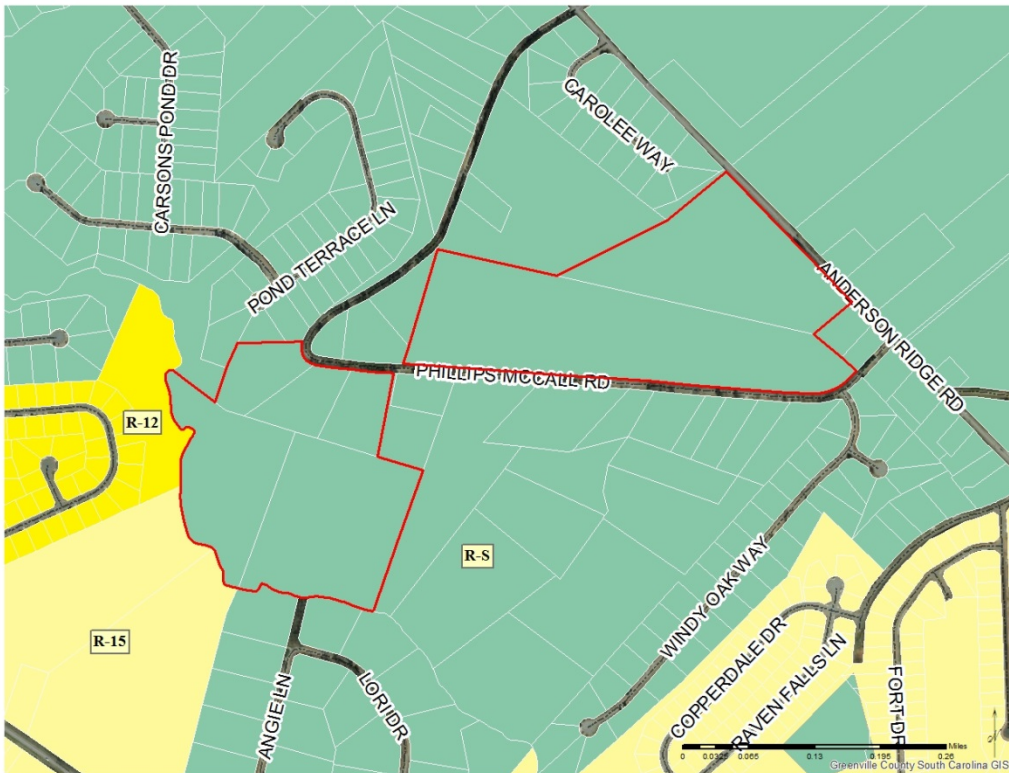


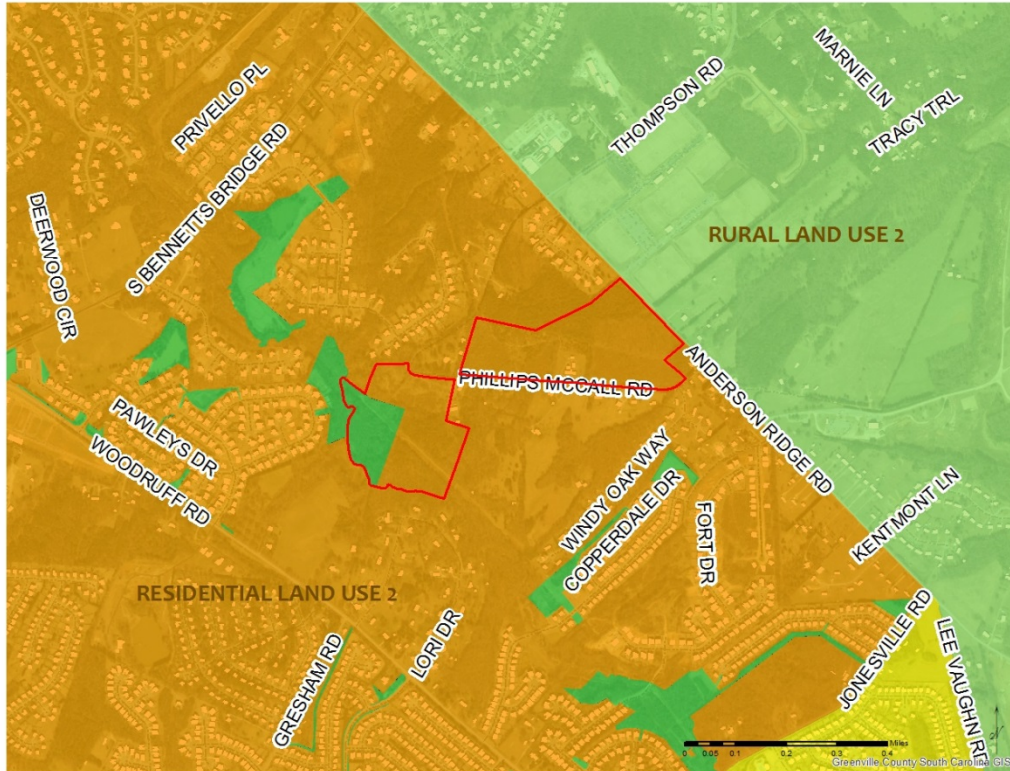
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2017-53
- APPLICANT:** Zachary Dan Johnson for Rolling Green Village
- PROPERTY LOCATION:** 1 Hoke Smith Boulevard
- PIN/TMS#(s):** 0533020100907 and 0533030100818
- EXISTING ZONING:** PD, Planned Development and R-S, Residential Suburban
- REQUESTED ZONING:** PD, Planned Development Major Change
- ACREAGE:** 171.46
- COUNCIL DISTRICT:** 21 – Roberts
- ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful PD, Planned Development rezoning request in 1983, CZ-1983-11. There was a successful PD, Planned Development Major Change rezoning

request in 1984, CZ-1984-65. There was a successful PD, Planned Development Major Change rezoning request in 1990, CZ-1990-123.

EXISTING LAND USE: assisted living facility with single-family residences, duplexes, apartments, vacant pasture land and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and PD	single-family residential, warehouse and vacant wooded land
East	PD and R-15	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S	single-family residential, church and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and 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	PD	5.15 units/acre	165.0	849 units
Requested	PD	5.15 units/acre	171.46	883 units

A successful rezoning may add up to 37 dwelling units.

ROADS:
 Garlington Road: two-lane State-maintained major collector
 Snipes Road: two-lane County Maintained local
 Hoke Smith Boulevard: two-lane County-maintained private
 Trail Oak Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Garlington Road	260' E	5,900	6,300 6.7%	7,400 17.4%

SUMMARY: The subject parcels zoned PD, Planned Development; consist of 171.46 acres of property located on Hoke Smith Boulevard approximately 1.1 miles northeast of the intersection of

Garlington Road and Roper Mountain Road. The parcel has approximately 200 feet of frontage along Garlington Road, 800 feet of frontage along Snipes Road, and 1,700 feet of frontage along Trail Oak Drive.

The applicant is requesting a major change to the PD. The current PD is approved for 855 dwelling units on 166 acres, which is a density of 5.15 units per acre. The dwelling units consist of a combination of detached single-family, duplexes, independent and assisted living apartments and nursing care rooms. The "Core Facilities", which includes all buildings within the looped road, Hoke Smith Blvd., was approved for 240,524 square feet of building area. The requested major change is to expand the existing PD by adding units, shifting density, adding non-residential square footage, reducing open space, and adding acreage to the PD.

Rolling Green Village (RGV) is requesting to add an additional 5.46 acres to the existing PD property, increase the "Core Facilities" square footage by almost 400,000, and a reduce the open space area from 38.8% to 30.0% in the overall PD.

The Future Expansion Phase One on Snipes Road, totaling 5.46 acres, is proposed to be single-family and/or duplex units. Along with Phase One, they are proposing to increase the "Core Facilities" from the existing total of 240,524 square feet to 640,000 square feet. The existing "Core Facilities" consists of: Offices, kitchens, maintenance and security, housekeeping, independent living apartments, assisted living apartments, and health care facilities.

The Future Expansion Phase Two, south of the existing Hoke Smith Blvd., totaling 36.55 acres is proposing detached single-family homes and/or duplex units and independent living apartments. RVG is requesting a maximum of 160,000 square feet of independent senior living apartments within the Future Expansion Phase Two. If approved with the added acreage, the allowable number of units would increase to 883 units. With these additional units and land, the overall density will remain 5.15 units per acre.

The approved Open Space requirement for the current PD is 64.5 acres which is 38.8% of the overall existing PD. The applicant is requesting a reduction in the Open Space requirement to 30.0% of the overall development which would reduce it to 51.44 acres, approximately a 13 acre reduction in open space.

Letters from all utility providers state that they have the necessary capacity to serve the proposed development. All tree, landscaping, parking, and storm water management will meet Greenville County Development Standards and Land Development code.

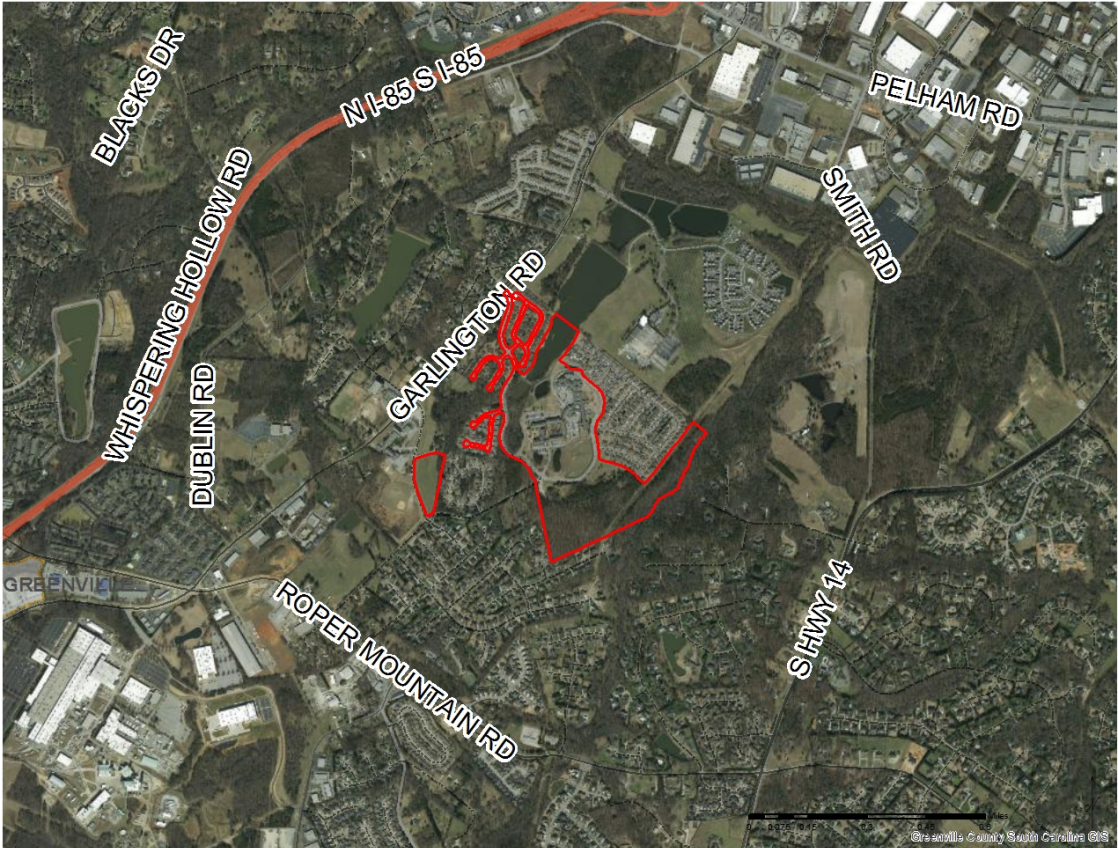
CONCLUSION:

Staff is of the opinion the PD, Planned Development; Major Change request to Rolling Green Village is an appropriate expansion for this site. The proposed use provides an important service for aging residents in the region and typically does not generate heavy traffic volumes during peak travel times. The development is also consistent with the Imagine Greenville Comprehensive Plan.

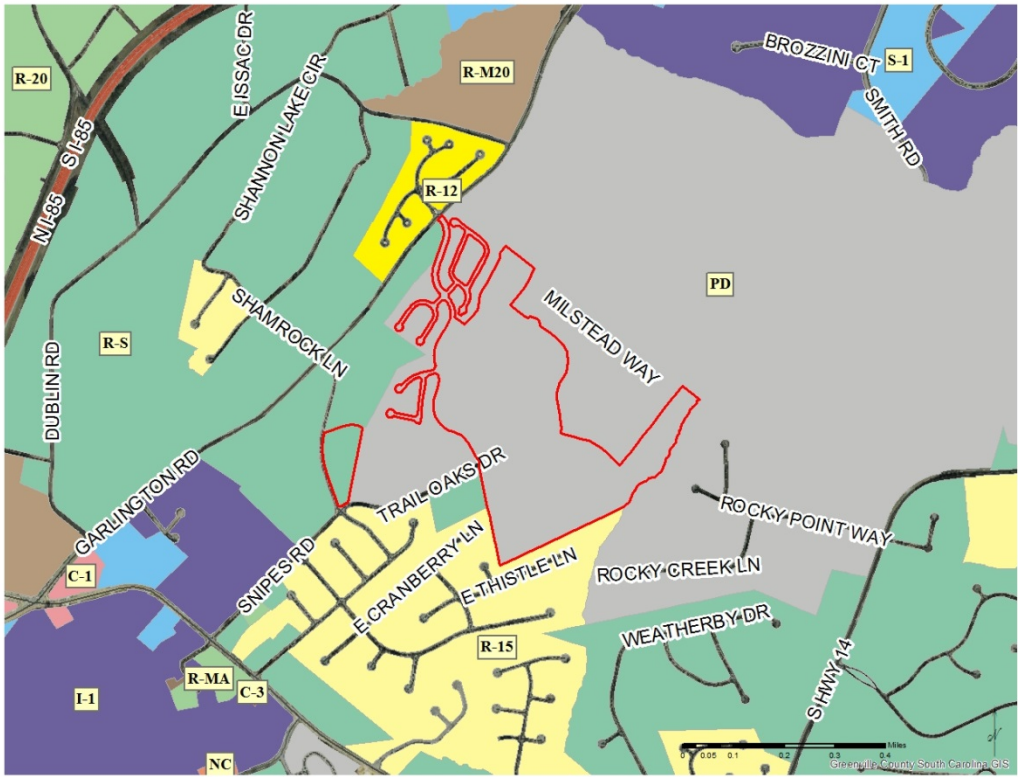
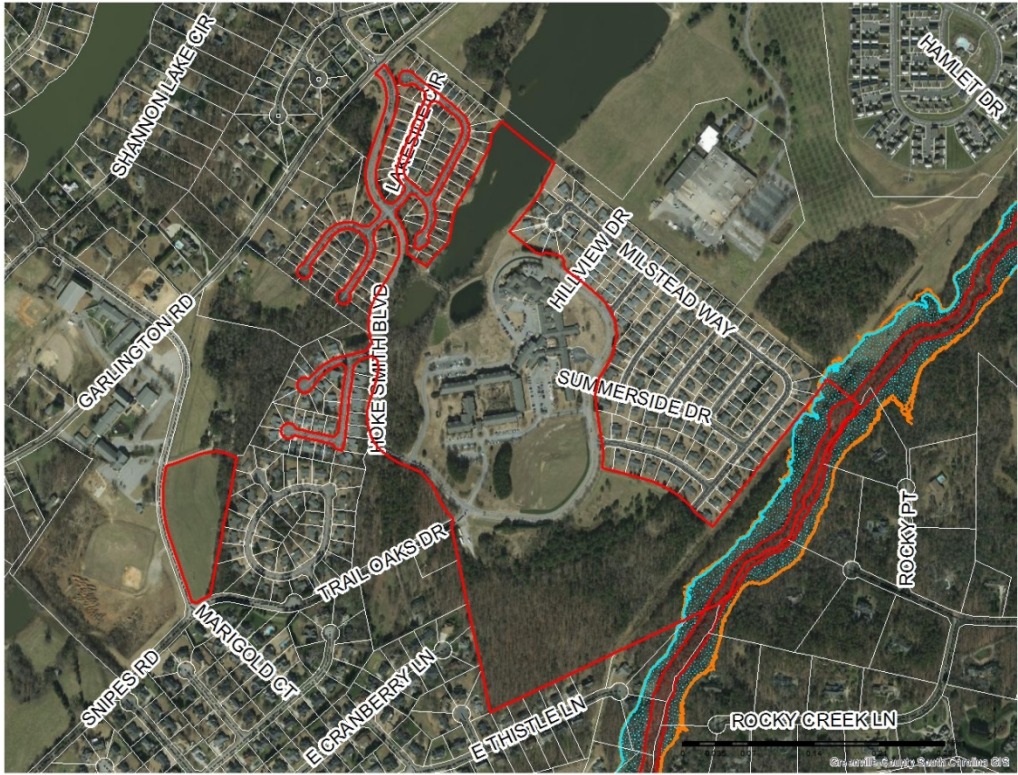
Based on these reasons, staff recommends approval of the major changes to the Rolling Green Village PD, Planned Development.

MOTION:

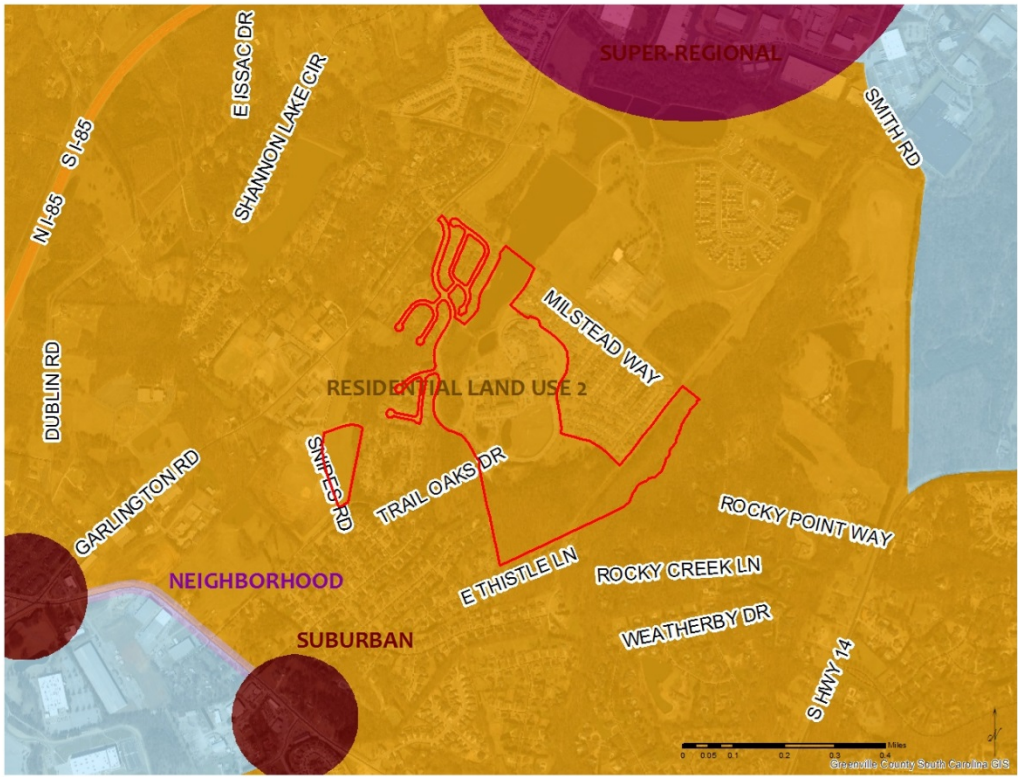
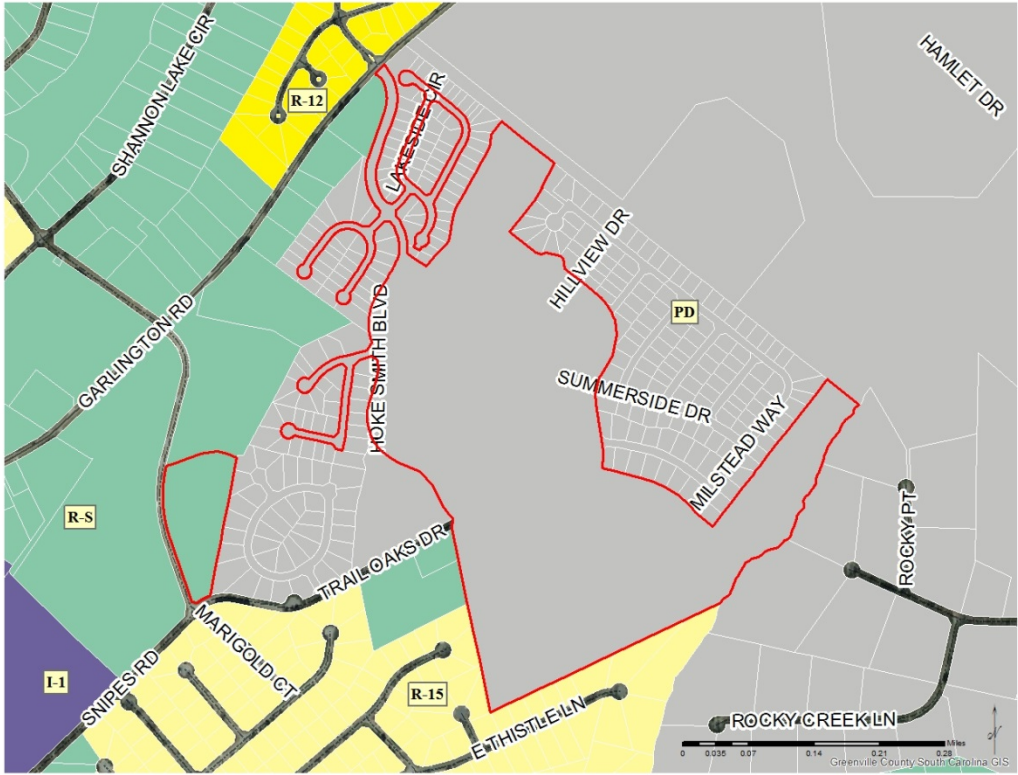
By Mr. Looper, seconded by Dr. Howard to approve CZ-2017-53. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Kris Kurjiaka, Zoning Administrator presented the following:

DOCKET NUMBER: CZ-2017-54

APPLICANT: Greenville County Council

STAFF REPORT: Staff has been made aware that the Zoning Ordinance has a gap in the zoning district classifications and does not properly accommodate some of the newer and more preferred business environments. One of the growing trends and desires is a district that allows for cleaner manufacturing uses in more of an office park atmosphere.

The proposed text amendment to the Greenville County Zoning Ordinance is to establish a new zoning district classification with the purpose of providing high quality design, site amenities, and open space and minimize the potential for use types that produce excessive noise, odor, vibrations, or emissions. This district, BTB – Business and Technology District, would incorporate uses commonly found in office parks like corporate headquarters and allow them alongside clean manufacturing, research and development, warehousing, and distribution uses. Requirements for larger setbacks and buffer areas, limiting outdoor storage to finished products, and provisions for architectural form will help to promote positive impacts of individual sites within the district and limit impacts of development on neighboring properties.

CONCLUSION: The incorporation of the BTB – Business and Technology District into the Zoning Ordinance provides an option for a higher quality manufacturing district in Greenville County. Further, the addition of this district addresses needs presented by a growing trend in development of manufacturing parks and maintains Greenville County as a competitive environment for economic development.

MOTION: By Mr. Harrison, seconded by Mr. Looper to approve CZ-2017-54. The motion carried unanimously by voice vote.

Tyler Stone, Long Range Planning Manager presented the following:

DOCKET NUMBER: CP-2017-01

APPLICANT: Greenville County Planning Commission

STAFF REPORT: Over the past year and a half, community residents, stakeholders, planners, and public officials participated in a series of meetings to create the South Greenville Area Plan.

The South Greenville Area Plan is a statement of the community's vision and seeks to address both the immediate concerns and long-term goals of the community. The plan provides direction for community leaders, stakeholders, and the development community, and serves as a guide for where and how future development should occur.

Therefore, staff is requesting that the South Greenville Area Plan be forwarded to County Council for consideration and initiation as an amendment to the County's Comprehensive Plan.

Tyler presented a PowerPoint presentation illustrating the steps staff had taken in working with the community to develop the plan. Additionally, he requested the Commission to approve the resolution and forward the amendment to full County Council.

Dr. Howard complimented Tyler on the work he had done with the community and appreciated the work staff had done to accommodate the citizens wishes.

MOTION: By Mr. Looper, seconded by Mr. Harrison to approve CP-2017-01 and forward the resolution to full Council. The motion carried unanimously by voice vote.

RESOLUTION

A RESOLUTION TO APPROVE THE SOUTH GREENVILLE AREA PLAN AND TO RECOMMEND THAT GREENVILLE COUNTY COUNCIL ADOPT THE PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN.

WHEREAS, the South Greenville Area Plan is the result of a community lead effort including numerous stakeholders and residents;

WHEREAS, the South Greenville Area Plan focuses on Community Appearance, Cultural Resources, Development and Redevelopment, Public Safety, Recreation and Transportation;

WHEREAS, the Greenville County Planning Commission recognizes that the South Greenville Area Plan is not intended to be a regulatory document, but instead, the South Greenville Area Plan document is intended to serve as a statement of the community’s vision and recommendations for its future. The goals and actions contained herein will be used to guide decisions directing public and private improvements in the future.

WHEREAS, the Greenville County Planning Commission recognizes the value of having an understanding of the purpose and direction of this planning effort.

NOW, THEREFORE, BE IT RESOLVED that the Greenville County Planning Commission hereby approves the South Greenville Area Plan as a guide for change and development in the South Greenville area, and further recommends that Greenville County Council adopt the South Greenville Area Plan as an amendment to the County’s Comprehensive Plan.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2017.

Milton Shockley, Jr, Chairman
Greenville County Planning Commission

ATTEST:

Paula Gucker,
Assistant County Administrator for Community Planning, Development and Public Works

PLANNING REPORT

Teresa Barber asked the Commission members if they had any questions regarding the Planning Report included with their agenda packets. She also announced the Horizon 2040 Roll-Out meeting being held at the TD Convention Center on Tuesday, August 29th from 6:00 to 8:00 p.m. She extended an invitation to the Commissioners to attend.

MONTHLY MEETINGS

Mr. Shockley noted the list of monthly meetings. Staff will poll the Commissioners regarding a Planning Workshop in September.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURN

MOTION: By Mr. Looper to adjourn. Without objection the meeting adjourned at 7:15 p.m.

Submitted by recording secretary
