

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

February 22, 2017

4:30 p.m.

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

MEMBERS ABSENT: D. Stevenson

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

CALL TO ORDER

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

APPROVAL OF THE JANUARY 23, 2017 MINUTES

MOTION: By Mr. Looper, seconded by Dr. Howard to approve the minutes of the January 23, 2017 Commission meeting as presented. The motion carried unanimously by voice with one absent (Stevenson).

PRELIMINARY SUBDIVISION APPLICATIONS

The following subdivision applications were submitted for review and consideration.

Preliminary Applications

2017-001, Greenbriar Meadows (Resubmittal)

2017-010, Cambridge Walk (Cluster)

2017-013, Robertson Circle

2017-021-VA, Hartridge Manor – Sullivan Chase

2017-015, Hartridge Manor (Cluster)

2017016, Sullivan Chase (Cluster)

2017-001, Greenbrier

Ron Hancock addressed the Committee members with a preliminary subdivision application consisting of 62.4 acres and zoned R-S. The developer is proposing a 67 lot subdivision accessed west of Log Shoals Road, south of Pruitt Drive. The developer is proposing 0.74 Linear Feet of

Public Road. Public water will be provided by Greenville Water and sewer will be by septic system. Mauldin Fire serves this area.

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.

The following appeared in opposition to the proposed:

- Everett Babb, Pruitt Dr., Greenville, SC
- Joy George, 218 Pruitt Dr., Greenville, SC
- Betty King, 101 Pruitt Dr., Greenville, SC
- Wade Tincham 242 Pruitt Dr., Greenville, SC
- Linda Graig, 139 Pruitt Dr., Greenville, SC

Jeremy Ritchie, Engineer for the project addressed the Commission members regarding lot size within the proposed subdivision. He was available for any questions.

Mr. Moore asked about the water flow and what remediations were made since there was already excess flow in the area.

Mr. Ritchie stated all would be worked through in the permit process and they would do whatever they were obligated to do. Additionally, he stated with the septic tank standard, the lots would have to be tested at the outset to determine their ability to perk.

Mr. Harrison asked if ReWa provided a reason why they did not recommend a septic system.

Mr. Hancock stated there was a sewer line approximately 2500 feet that can be accessed. Anytime there is a sewer line in the vicinity they recommend public sewer.

Dr. Howard asked if the Engineer knew the price of the homes being built.

Mr. Ritchie stated he was not aware of the prices of the new homes.

Dr. Hollingshad asked staff about an emergency access perhaps on either side of lot 39.

Mr. Hancock pointed out a separate parcel, which the developer was unable to obtain. He stated at that point originally there was discussion of an emergency access at that point.

Mr. Bichel asked if a certain section was for future addition.

Mr. Ritchie stated it was a requirement for this part of the county, to provide inner connectivity in the event another project would be adjacent.

Mr. Bichel asked about the outflow for the upper detention pond.

Mr. Ritchie stated the drainage went through another individual's property.

Mr. Looper asked if the county was leaving the decision to DHEC as to whether the lots could be used for septic system.

Mr. Hancock stated DHEC will regulate the septic system, but they are not making a determination if this subdivision should be septic system or public sewer.

Mr. Looper asked if the county was alright with the outflow going across the individuals property.

Mr. Hancock stated that was a natural drainage and was the way the water was flowing currently. With the Detention Pond it would hold the water back and release it at a controlled measure. He stated the design was not to release more than was already flowing.

Dr. Howard voiced her concern over the development and maintaining the rural character of the area.

Mr. Harrison asked about the part of the development across the Southern Connector and was it being counted towards any requirement.

Mr. Ritchie stated it was just a remnant.

Mr. Harrison requested it be on the record that there are other stipulations which will need to meet further down the road, such as with DHEC and other requirements.

MOTION: By Dr. Hollinghad, seconded by Mr. Looper to approve 2017-001 including Specific and Standard requirements. The motion carried with one in opposition (Howard) and one absent (Stevenson).

2017-010, Cambridge Walk (Cluster)

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 45.79 acres and zoned R-15. The developer is proposing a 117 lot subdivision accessed by Furr Road/Emily Lane. The developer is proposing 0.82 linear miles of Public Road. The developer has chosen a Cluster Development with Option 1, with 6.87 acres required and 12.1 acres provided. Public Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Piedmont Fire serves this area.

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 about the zoning in the neighboring parcels.

Mr. Hancock stated the zoning classification was R-15.

Mr. Bichel asked if the county had any concerns with the traffic study.

Mr. Hancock stated the traffic study would be reviewed by the County's Engineers and he felt there would be some discussion about widening the road, at least from the entrance to Emily Lane.

MOTION: By Mr. Looper, seconded by Dr. Howard to approve 2017-010 with the Specific and Standard requirements. The motion carried unanimously with one absent (Stevenson).

2017-013, Robertson Circle Subdivision

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 4.76 acres in an unzoned area. The developer is proposing a 7 lot subdivision accessed by Robertson Circle. The developer is proposing 0 miles of Public 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. Looper asked if two individuals were in attendance to object to the proposed.

Mr. Moore inquired why Mr. Looper asked if the individuals were in attendance.

Mr. Looper stated he knew both and had grown up with them. They were in opposition to earlier development in the area and he wanted to hear if there were any objections to the proposed.

Chairman Shockley asked what the size of the ditch to ditch right of way was.

Mr. Hancock stated 16 feet.

Chairman Shockley asked if the property line were being moved back in the right of way.

Mr. Hancock stated one of the stipulations from the County Engineer was there was to be a 25 foot right of way provided on that side.

MOTION: By Mr. Looper, seconded by Mr. Harrison to approve 2017-013 with the Specific and Standard requirements. The motion carried unanimously by voice vote with one absent (Stevenson).

2017-021-VA Hartridge Manor – Sullivan Chase

Ron Hancock addressed the Commission members with a variance request to interconnectivity between the two separate subdivisions which would be presented next. He stated while these two subdivisions are being developed from one original tax parcel, these sites come off totally separate road systems, have separate HOA's, and are separated by a creek that drops 24' from the cul-de-sac in Sullivan Chase (over a distance of 180" would require a road over 12%. Due to

the winding nature of the creek, a wetland crossing of 50' or less (which is required by the Army Corps of engineers) would not be feasible and a bridge would have to be constructed to make any crossing possible.

Mr. Hancock stated given the road network in the area and the proposed overall configuration of the road layout of the two subdivisions the Land Development Division is not opposed to the variance request. County engineers would prefer connectivity, but will not require it due to the topographical limitations of the site.

He stated in general the need to build a bridge should not be a factor in requesting a variance in creating two separate subdivisions from one parcel if interconnectivity is critical. Corp of Engineers general permits can be obtained if the footings stay out of the stream reducing the time for permitting. Also, the Land Development Division allows for grading work to begin on sites prior to Corp of Engineers permits by phasing the work. Staff recommends granting the variance request.

MOTION: By Mr. Harrison, seconded by Dr. Howard to approve 2017-021-VA due to hardships. The motion carried unanimously by voice with one absent (Stevenson).

2017-15, Hartridge Manor (Cluster)

Ron Hancock addressed the Commission members with a preliminary subdivision application for 79.9 acres zoned R-12. The developer is proposing a 269 lot subdivision accessed by Fork Shoals Road and Fairground Road. The developer is proposing 2.16 Linear Feet of a Public Road. The developer has chosen to do a Cluster Development with Option 1, requiring 11.9 acres of Open Space and providing 12.4 acres of Open Space. Public Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Mr. Hancock stated since the Subdivision Advisory Committee meeting, the engineer for the project has submitted a revised plan which addresses most of the comments from the Subdivision Advisory meeting. The revision provides road improvement, a stub out, mailbox placement, a stub out to the north and they have lost one lot. He stated there was just a little difference in configuration.

Mr. Hancock stated staff believes if the associated variance is granted, the proposal will meet the requirements of the LDR and recommends approval of the preliminary plan, including the Specific and Standard Requirements.

Mr. Bichel asked about the mailboxes and if there was room to turn off to get to the mailboxes.

Mr. Hancock stated there was a pull off at each mailbox kiosk.

Mr. Moore asked how long the main access road was.

Mr. Hancock stated over 1000 feet as there was traffic calming required.

MOTION: By Dr. Howard, seconded by Mr. Bichel to approve 2017-015 with the Specific and Standard requirements. The motion carried unanimously by voice vote with one absent (Stevenson).

2017-016, Sullivan Chase (Cluster)

Ron Hancock addressed the Commission members with a preliminary subdivision application for 16.7 acres zoned R-12. The developer is proposing a 49 lot subdivision accessed by Fork Shoals Road and Garrison Road. The developer is proposing .34 Linear Feet of Public Road. The developer has chosen to do a Cluster Development with Option 1, requiring 2.5 acres of Open Space and providing 3.5 acres of Open Space. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Mr. Hancock stated staff believes if the associated variance is granted, the proposal will meet the requirements of the LDR and recommends approval of the preliminary plan, including the Specific and Standard Requirements.

MOTION: By Dr. Hollingshad, seconded by Mr. Harrison to approve 2017-016 with the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Stevenson).

2017-009-VA

Ron Hancock addressed the Commission members with a variance request regarding building setbacks in an unzoned area. He stated the applicant needed to reduce the building setback on the south side from twenty (20) feet to five (5) feet. Site planning was completed prior to the adoption of the new LDR rules in November. Due to DOT access and topography constraints, the applicant cannot relocate the building.

Mr. Hancock stated staff had not opposition to the request and recommended granting the request.

Mr. Harrison asked if the DOT access constraints the applicant indicated, that is confirmed as the only way he could lay out the site based on DOT requirements.

Mr. Hancock stated as far as he knew that was correct, the DOT representative did not indicate anything different.

Dr. Hollingshad asked if he were correct, the building was done prior to the adoption of the new LDR.

Mr. Hancock stated the plan was submitted in October and the new regulations were adopted in November.

MOTION: By Dr. Hollingshad, seconded by Mr. Loper to approve 2017-009-VA due to hardship. The motion carried with one in opposition (Bichel) and one absent (Stevenson).

REZONING REQUESTS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-13

APPLICANT: John Earl Shaw

PROPERTY LOCATION: 3306 New Easley Highway

PIN/TMS#(s): 0239010100400 (portion)

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.55

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-15, Single-Family Residential in June 1973, as part of Area 4A. There was a successful S-1, Services rezoning request in 1995, CZ-1995-25. There was a successful C-2, Commercial rezoning request in 1996, CZ-1996-63.

EXISTING LAND USE: service garage

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	single-family residential and vacant wooded
East	S-1	church (Cross Point)
South	R-15	single-family residential and vacant wooded
West	S-1	restaurant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

ROADS: New Easley Highway: four-lane State-maintained major arterial
South Valley Lane: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
New Easley Highway	6,500' E	20,700	16,700 - 19.3%	20,300 21.6%

SUMMARY: The subject parcel zoned C-2, Commercial is 0.55 acres of property located on New Easley Highway approximately 2 miles west of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 120 feet of frontage along New Easley Highway.

The applicant is requesting to rezone the property to S-1, Services. The subject site was previously zoned S-1 in 1995 before being rezoned C-2. It is also located along a major arterial road. The properties to the west and east of the subject site are zoned S-1, Services.

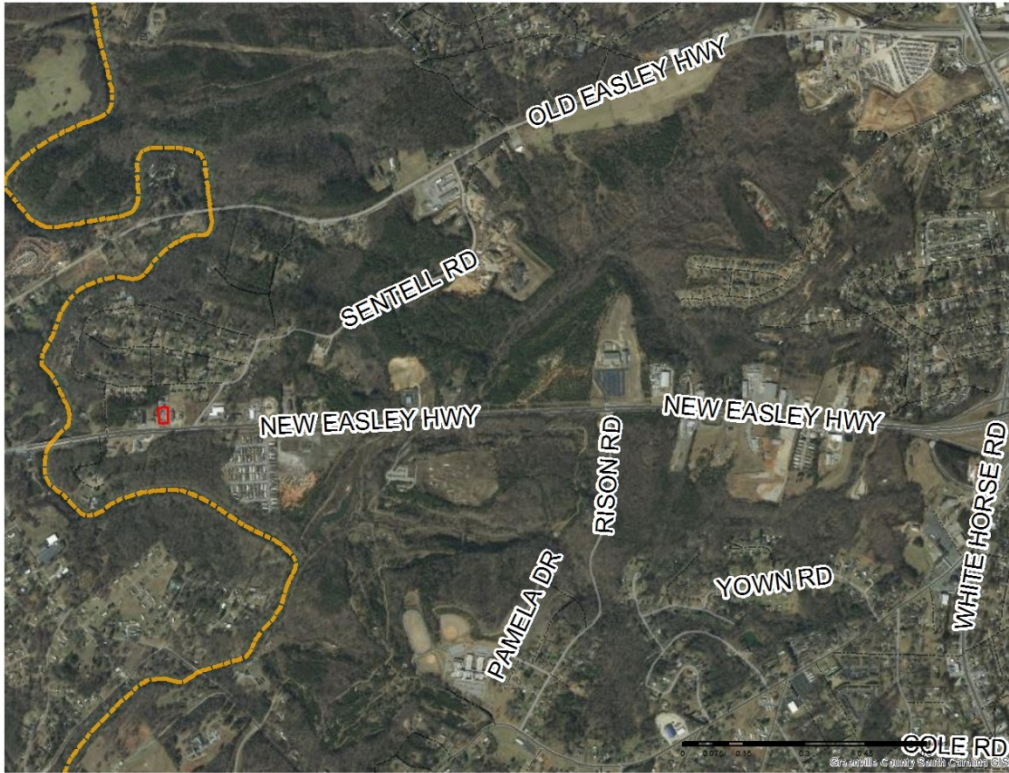
The applicant states the proposed land use is for a car lot body shop.

STAFF RECOMMENDATION: The subject site is currently surrounded by a restaurant, church and single-family residences. Staff is of the opinion rezoning this property to S-1, Services would be inconsistent with existing land uses in this area. It is staffs opinion rezoning to S-1, to allow an auto body repair facility would be an obtrusive land use to the community and surrounding residential area. Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.

Mr. Harrison asked the reason for rezoning, as in C-2 you could have auto service and auto sales. He asked if it was because they could not be done together.

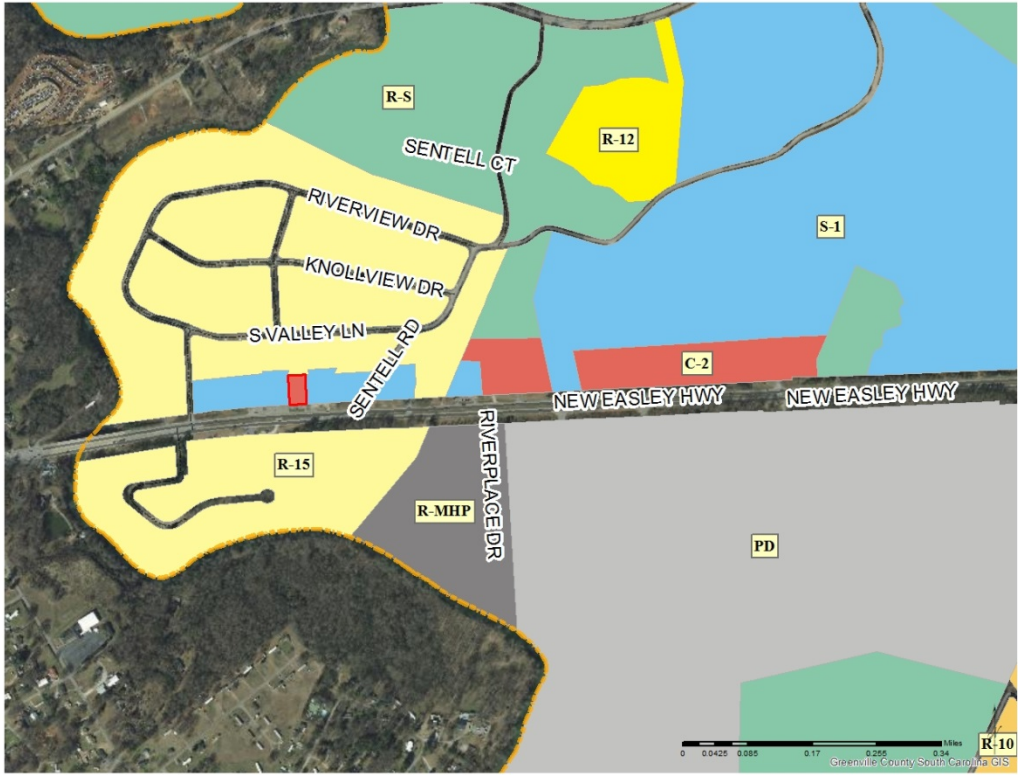
Ms. Buathier stated in C-2 you can do minor things such as brake changes, oil changes and in S-1 you can rebuild the whole car.

MOTION: By Mr. Bichel, seconded by Dr. Howard to deny CZ-2017-13. The motion carried unanimously by voice vote with one absent (Stevenson).

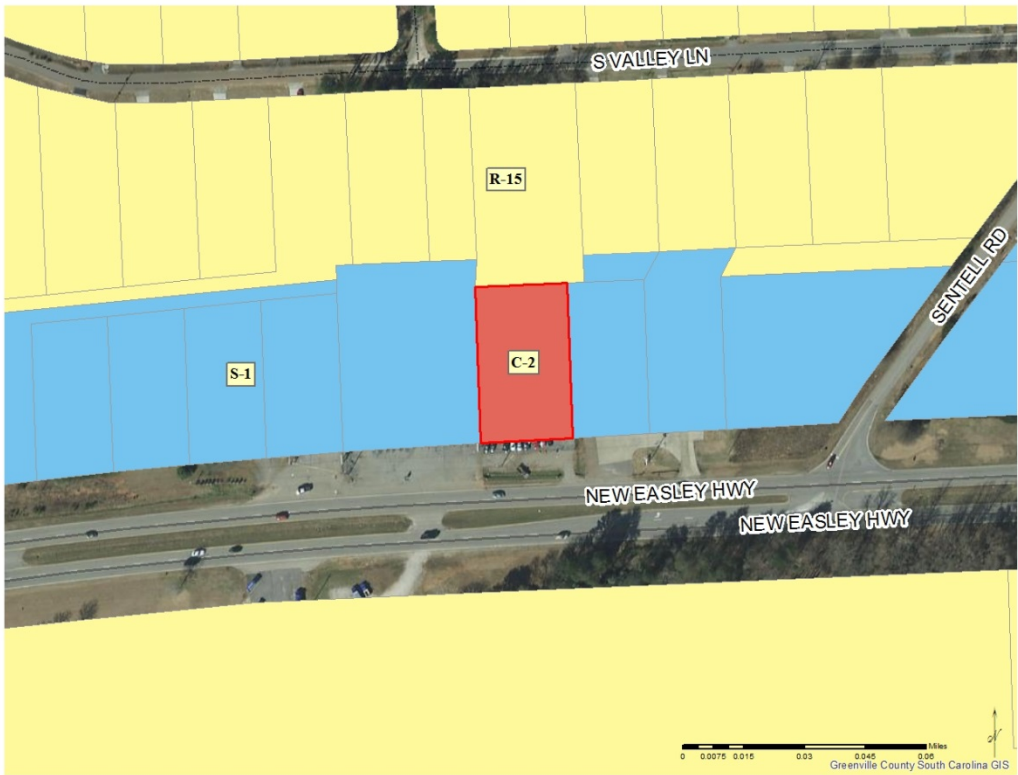


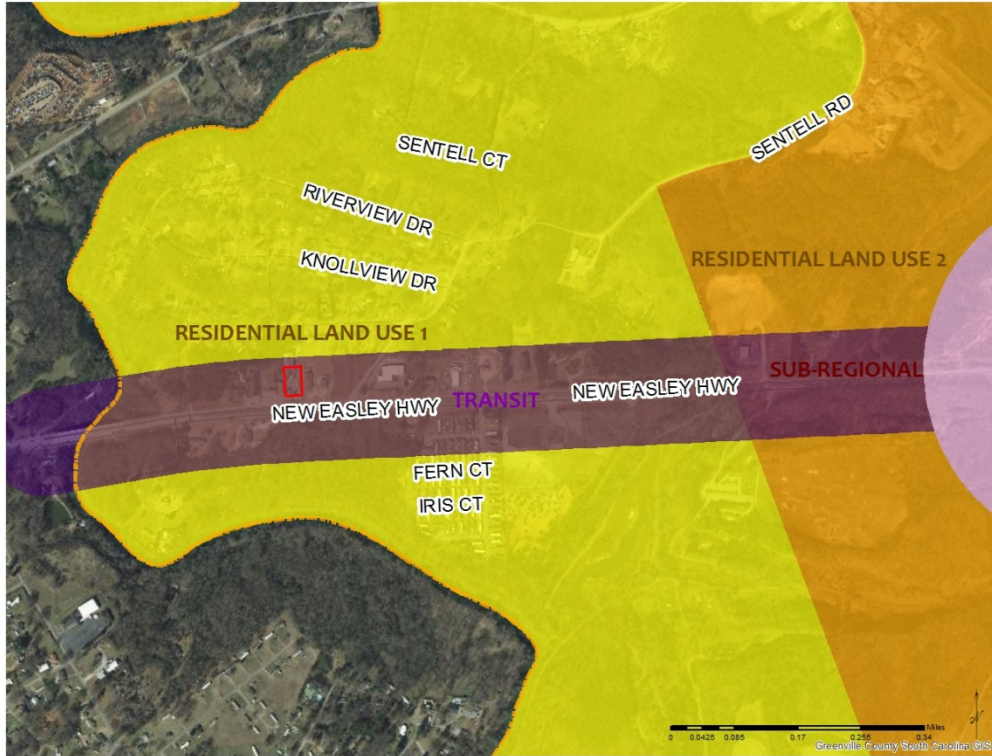
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-14

APPLICANT: Patrick Neal Fogleman for RMS2 Enterprises, LLC

PROPERTY LOCATION: 2328 Roper Mountain Road

PIN/TMS#(s): 0539030102800 and 0539030102801

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 5.16

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 an unsuccessful R-12, Single-Family Residential rezoning request in 2005, CZ-2005-106.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan and is designated *Suburban Residential* which prescribes 2 to 4 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	5.16	8 units
Requested	R-15	2.9 units/acre		14 units

A successful rezoning may add up to 6 dwelling units.

ROADS: Roper Mountain Road: two-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road	1,770' SE	N/A	N/A	7,400
Roper Mountain Road	3,300' W	10,600	9,800 - 7.5%	11,900 21.4%

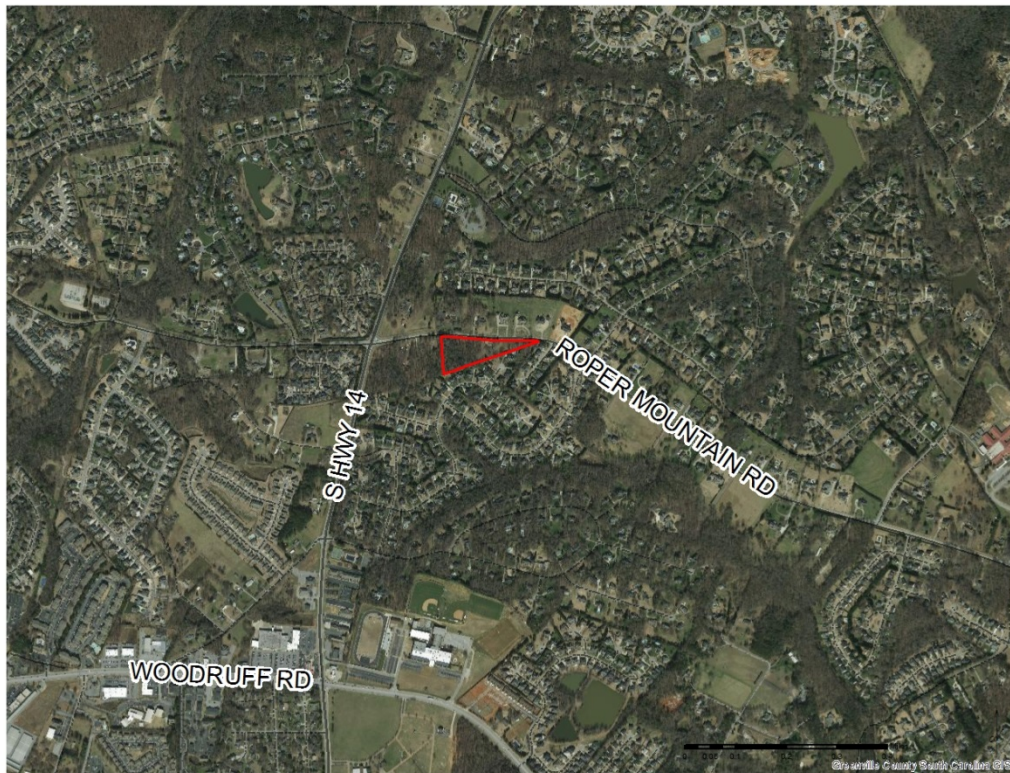
SUMMARY: The subject parcel zoned R-S, Residential Suburban is 5.16 acres of property located on Roper Mountain Road approximately 0.15 miles east of the intersection of Highway 14 and Roper Mountain Road. The parcel has approximately 1,030 feet of frontage along Roper Mountain Road.

The applicant is requesting to rezone the property to R-15, Single-Family Residential. This subject site is surrounded by single-family residences. R-15 zoning is present to the south and east of the subject site.

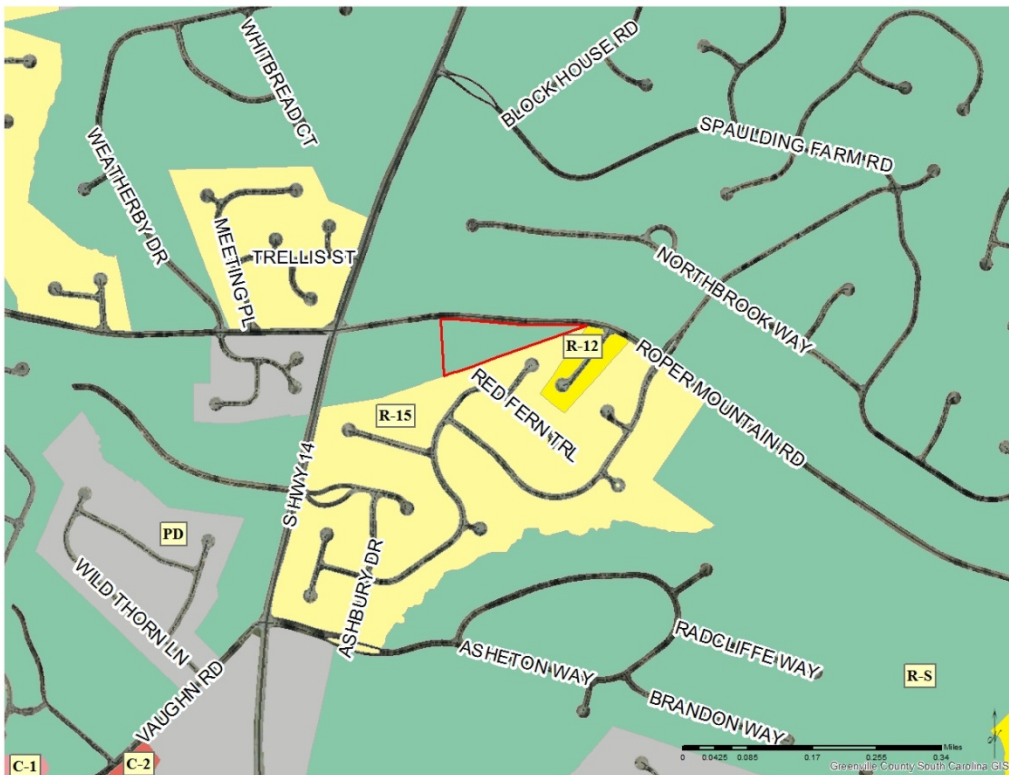
The applicant states the proposed land use is for Single-Family Residential.

STAFF RECOMMENDATION:

The subject site is surrounded by single-family residences with R-15 zoning to the south and east of the subject site. The future land use map recommends 2 to 4 units per acre. The requested 2.9 units per acre is consistent with the East Woodruff Road Area Plan. Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential.



Aerial Photography, 2016

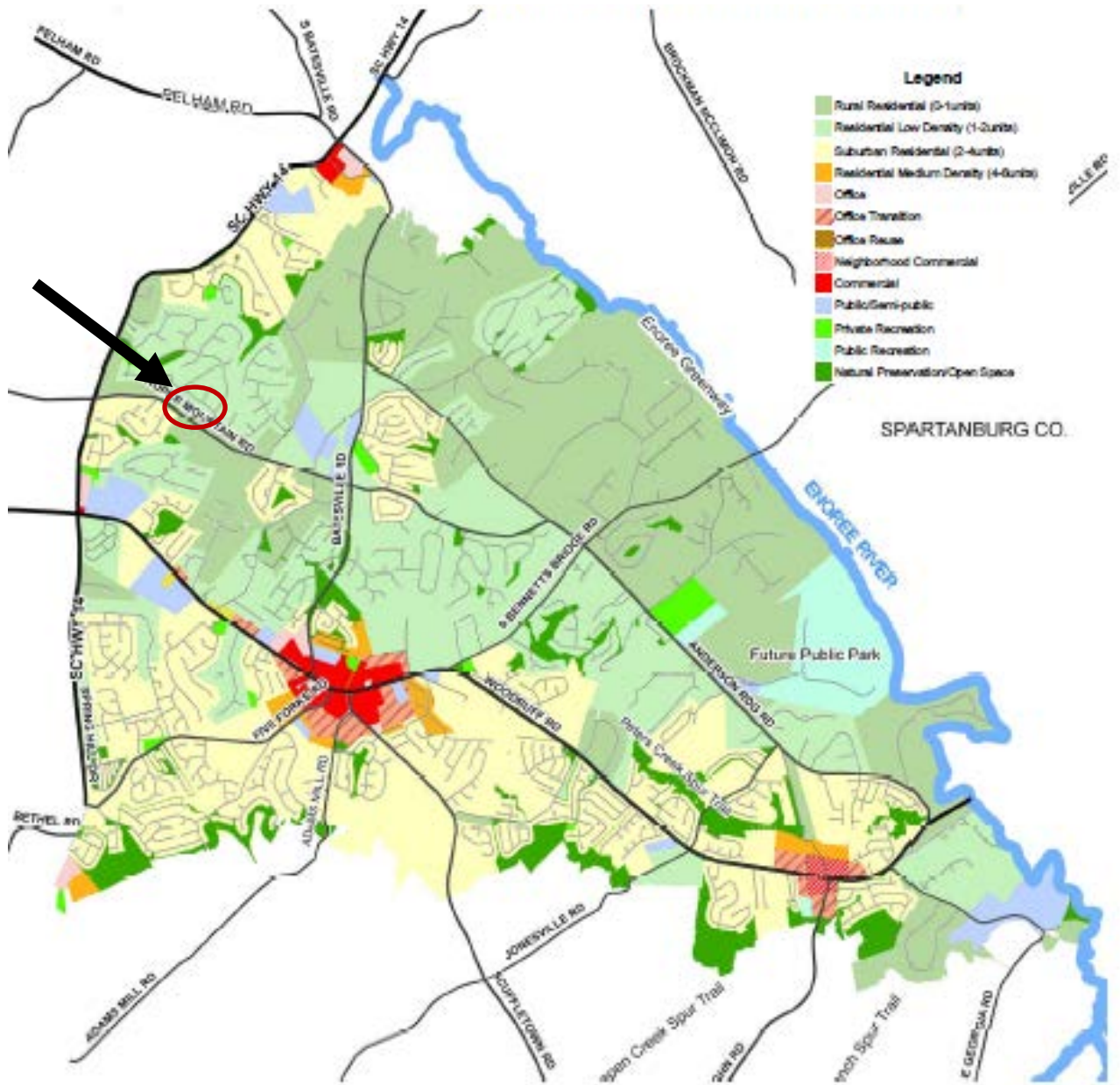


Zoning Map



Mr. Harrison stated he lived in the area and felt there would be some issues further down the road, such as drainage and other issues. Also he stated from a development pattern standpoint, down Roper Mountain there are areas of R-15 and R-12, however predominately the pattern lies perpendicular to Roper Mountain, where this would be parallel potentially backing traffic up.

MOTION: By Mr. Harrison, seconded by Dr. Howard to deny CZ-2017-14. The motion carried unanimously by voice with one absent (Stevenson).



East Woodruff Road Area Plan, Adopted 2008

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-15

APPLICANT: Ronald C. Ayers, Jr. for Ayers Family Trust

PROPERTY LOCATION: 1008 and 1010 Highway 14

PIN/TMS#(s): 0542020101300 and 0542020101400

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 3.4

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-15, Single-Family Residential in June 1983, as part of Area 5. There was an unsuccessful S-1, Services rezoning request in 1988, CZ-1988-07.

EXISTING LAND USE: mini-warehouse, auto repair facility, retail and repair

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	outdoor recreation
East	R-S	single-family residential
South	R-15	single-family residential
West	R-15	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Scuffletown Rural Conservation District and is designated as *Transitional Residential* which prescribes 2 to 4 units per acre.

ROADS: Highway 14: two-lane State-maintained major arterial
Ayers Drive: two-lane private drive

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Highway 14	2,700' N	12,700	11,800 -7.1%	14,100 19.5%

SUMMARY:

The subject parcel zoned R-15, Single-Family Residential is 3.4 acres of property located on Highway 14 approximately 0.35 miles north of the intersection of Adams Mill Road and Highway 14. The parcel has approximately 280 feet of frontage along Highway 14 and 200 feet of frontage along Ayers Drive.

The applicant is requesting to rezone the property to S-1, Services. The subject site currently has a legal non-conforming use on the property. There are single-family residences to the west, east and south of the site with outdoor recreation to the north.

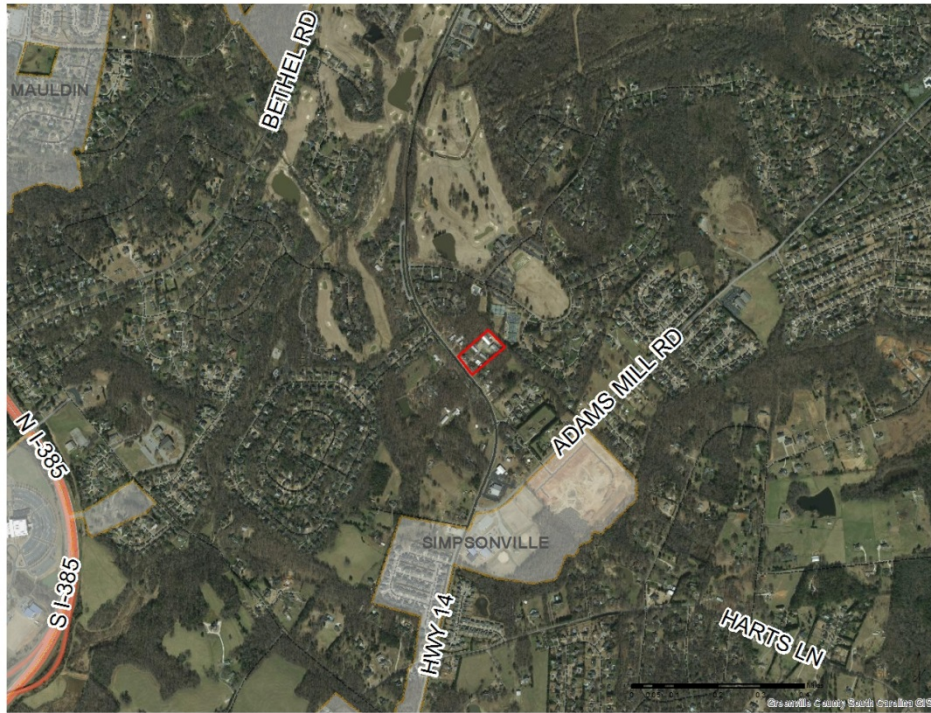
The applicant states the proposed land use is for mini-warehouse, change to appropriate zoning.

STAFF RECOMMENDATION:

The subject site and its current use of mini-warehouse, auto repair facility and retail repairs have been long standing uses since before the zoning of this area in 1983. This area of Highway 14 between Bethel Road and Adams Mill Road is made up of predominantly single-family residences. There are single-family residences located to the north, west and south of the subject site. Introducing further S-1, Service type uses would not be consistent with the surrounding neighborhoods or the residential character of this area. Staff is of the opinion allowing additional S-1, Service type uses on this subject site would not be consistent with the existing land uses and zoning in this area. Staff is also of the opinion introducing S-1 zoning could set a future precedent for S-1 and other service type land uses along Highway 14. The requested zoning is also not consistent with the Scuffletown Rural Conservation District. Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.

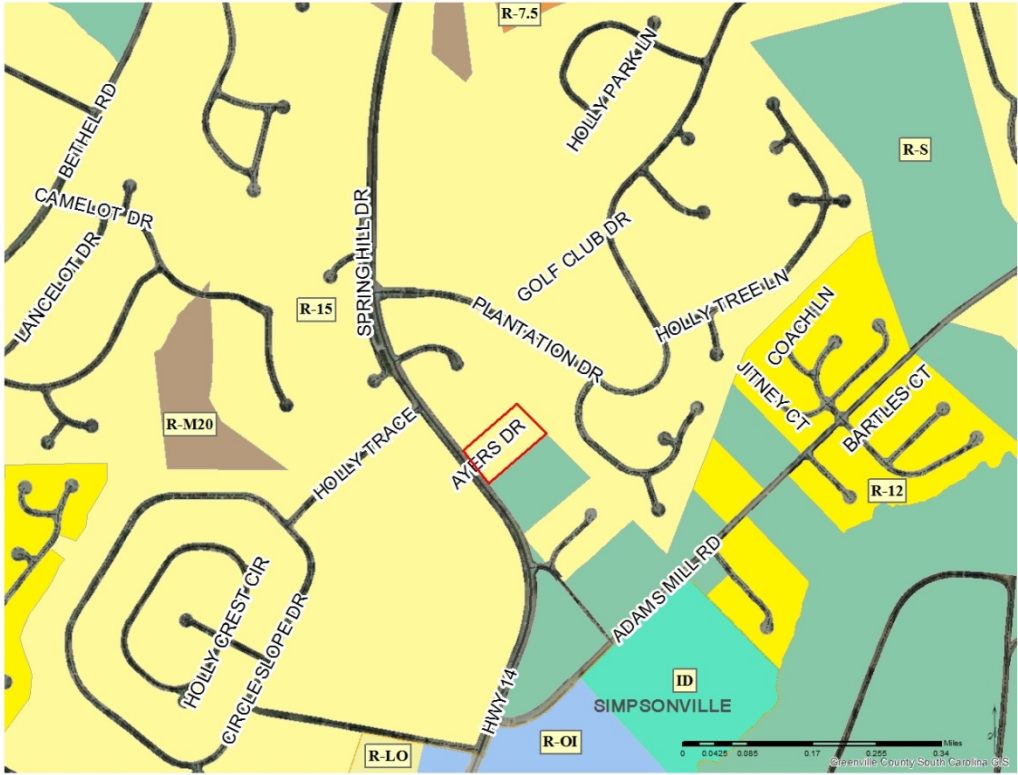
Ms. Buathier stated staff had met with Mr. Ayers today and he had additional information the Commissioners may like to hear.

Mr. Ayers addressed the Commission and requested to amend the application leaving the front part of the property as R-15 and the back of the property be rezoned to S-1.

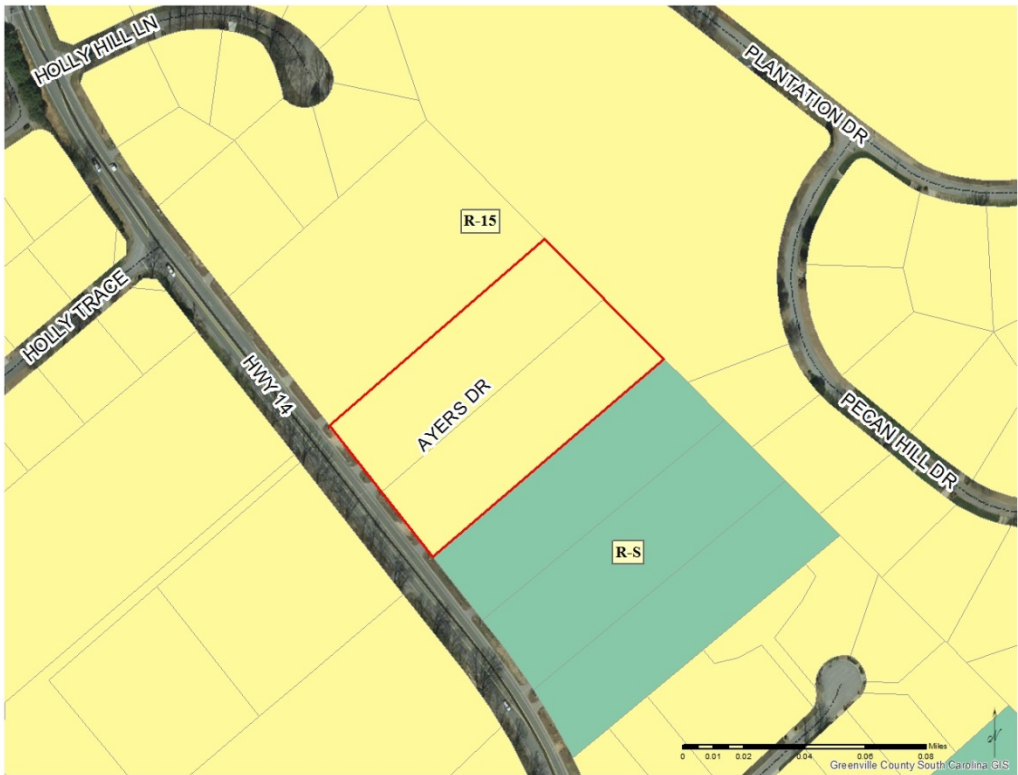


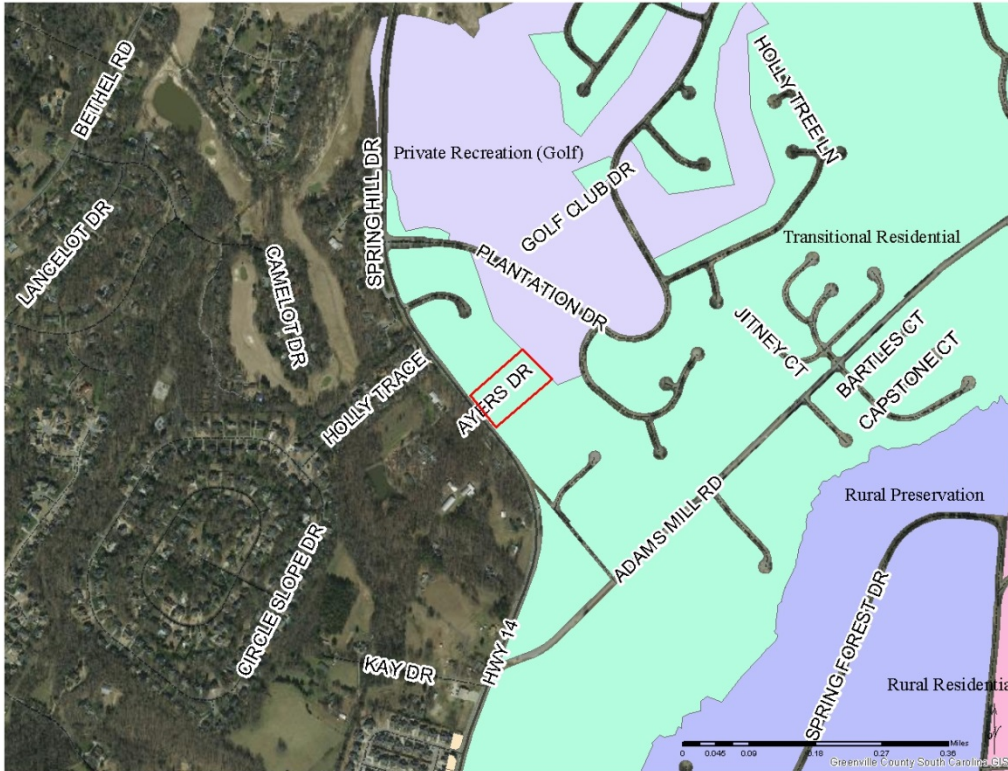
Aerial Photography, 2016





Zoning Map





Scuffletown Area Plan Review, 2016

MOTION: By Dr. Hollingshad, seconded by Dr. Howard to deny CZ-2017-15. The motion carried unanimously by voice vote with one absent (Stevenson).

Dr. Hollingshad requested if the item was amended at the Planning and Development Committee, the item be returned to the Planning Commission.

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2017-16
- APPLICANT:** Paul J. Harrison, Bluewater Civil Design, LLC for Debbie A. Tucker
- PROPERTY LOCATION:** 2228 Standing Springs Road
- PIN/TMS#(s):** 0583010100609 (portion)
- EXISTING ZONING:** R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 0.98

COUNCIL DISTRICT: 28 – Payne

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

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 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	0.98	1 units
Requested	R-12	3.6 units/acre		3 units

A successful rezoning may add up to 2 dwelling units.

ROADS: Standing Springs Road: two-lane State-maintained minor collector

TRAFFIC: No traffic counts in proximity of Standing Springs Road.

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 0.98 acres of property located on Standing Springs Road approximately 0.5 miles north of the intersection of Log Shoals Road and Standing Springs Road. The parcel has approximately 120 feet of frontage along Standing Springs Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. There are single-family residences located to the north, east and south of the site. The parcels to the north and west of the site are currently in the review process for a requested rezoning of R-12, Single-Family Residential. The subject sites future land use designation is Residential Land Use 2 which prescribes 3 to 6 units per acre.

The applicant states the proposed land use is for Single-Family Residential.

STAFF RECOMMENDATION: It is staff's opinion R-12, Single-Family Residential is consistent with the surround land uses and zoning in the area. The rezoning request is also consistent with the Greenville County Comprehensive Plan. Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

Paul Harrison, 19 Washington Park answered questions from the Commission.

Dr. Howard asked if this property was adjacent to the property the Commission denied for rezoning last month.

Mr. Harrison stated it is adjacent to that property.

Dr. Howard asked Mr. Harrison about his statement at the Public Hearing regarding three entrances. She asked was he assuming the previous rezoning request would be approved.

Mr. Harrison stated the only way the project could go forward was if the other parcels were approved as well.

MOTION: By Dr. Howard, seconded by Mr. Bichel to deny CZ-2017-16. The motion fails with three in favor (Howard, Bichel and Rogers), five in opposition and one absent (Stevenson).

Mr. Chris Harrison asked if the Commission should take into consideration the parcels adjoining which or was this stand alone.

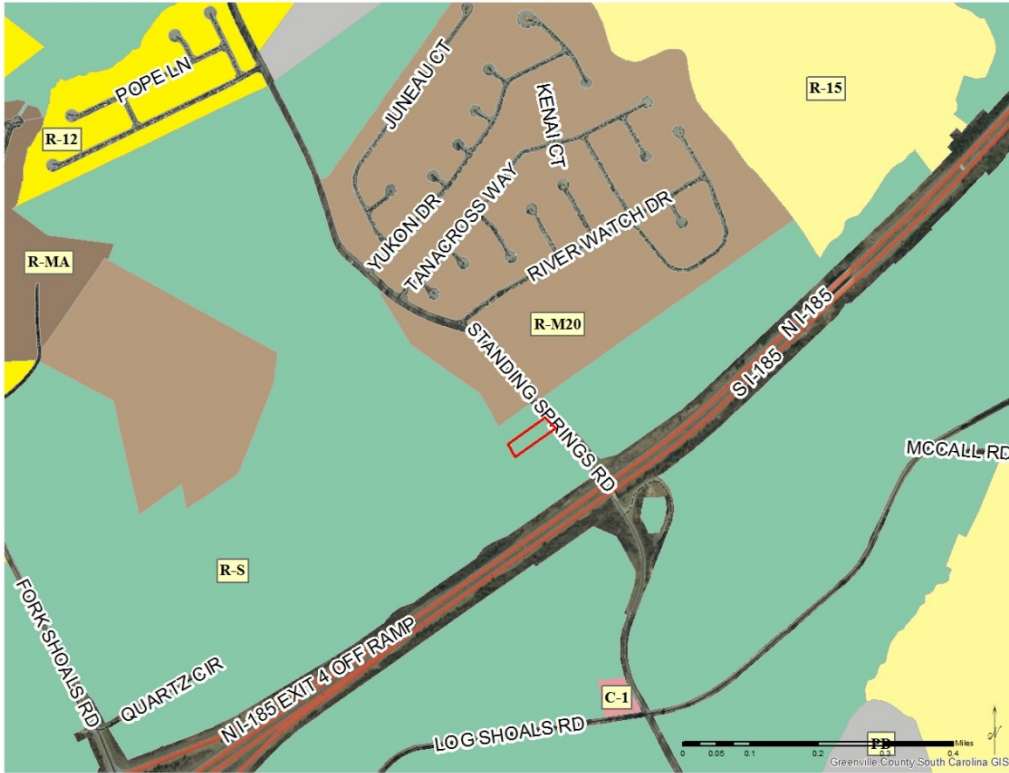
Ms. Buathier stated she felt this vote was only for this parcel.

MOTION: By Mr. Moore, seconded by Mr. Harrison to approve CZ-2017-16. The motion carried with three in opposition (Howard, Bichel and Rogers) and one absent (Stevenson).

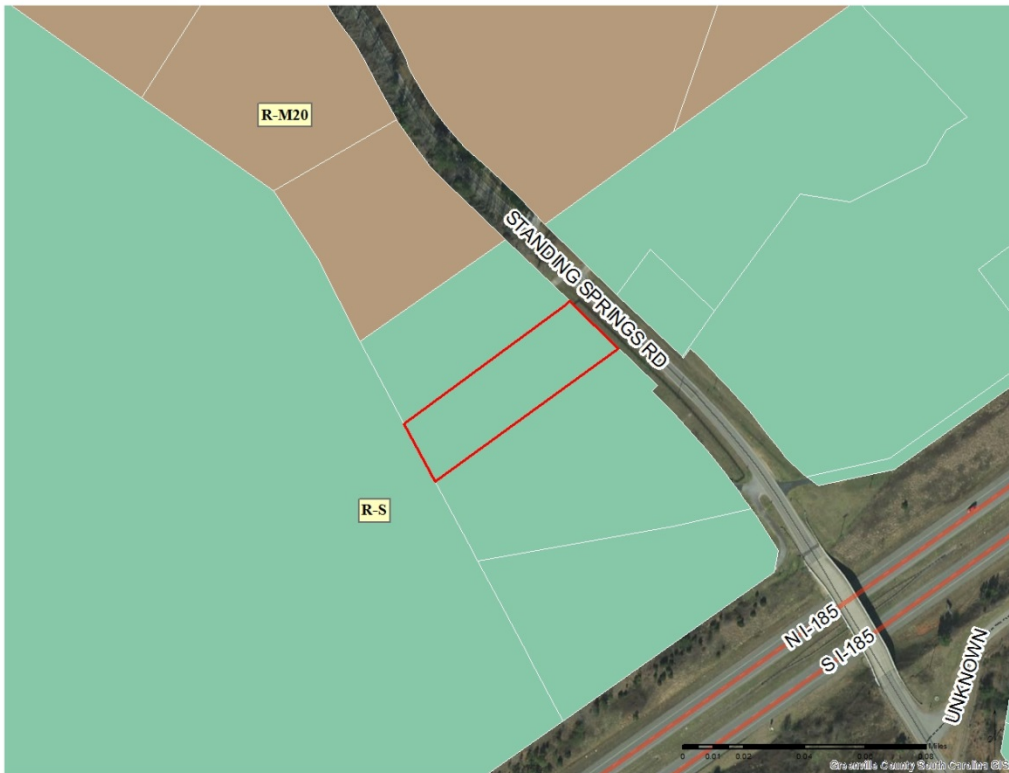


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-17

APPLICANT: Joe Bryant, Seamon Whiteside and Associates for Linda Gysin

PROPERTY LOCATION: 2401 and 2601 Pelham Road

PIN/TMS#(s): 0533040101700 and 0533040102000

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD, Flexible Review District, Major Change

ACREAGE: 2.1

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The subject parcels were zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. In 2013, a request for this property to be rezoned to FRD, Flexible Review District was made and approved. The uses listed in the Statement of Intent included those permitted in the NC, Neighborhood Commercial district as well as a gas station with an automated car wash and a drug store.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD and FRD	single-family residential and vacant wooded (Waterford Park SD)
East	NC	gas station (QuikTrip)
South	FRD	grocery store and retail
West	PD	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Pelham Road: four-lane State-maintained minor arterial
Boiling Springs Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Boiling Springs Road	5,400' N	8,400	7,300 -13%	9,300 27.4%
Pelham Road	8,000' W	21,200	18,800 -	19,500 3.7%
			11.3%	

SUMMARY: The subject parcel zoned FRD, Flexible Review District is 2.1 acres of property located on Pelham Road approximately 1.1 miles west of Pelham Road and I-85 interchange. The parcel has approximately 560 feet of frontage along Pelham Road and 230 feet of frontage along Boiling Springs Road.

The applicant is requesting a major change to the approved Flexible Review District (FRD). This portion of the current FRD

was approved for 25,000 sq. ft. of Neighborhood Commercial (NC).

The applicant proposes a stand-alone car wash with an approximately 3,600 sq. ft. building footprint. Ingress and egress will be from Pelham Road aligned with the proposed development, Shoppes at Pelham, FRD, across Pelham Road. Internal drive connection are proposed to the north. Proposed architectural materials are brick veneer, synthetic stucco, and aluminum store front with gray tinted glass.

LED lights with full cut-off fixtures are proposed with a maximum of 16 foot poles. Final locations will be decided at final development plan approval.

In addition to the parking landscaping, a 12.5 foot minimum landscape buffer will be provided along Pelham Road and the west side of the property. A continuous screening of fence or decorative evergreens and hardwoods will be provided to screen the adjacent property and along Pelham Road. The Landscape buffer is to include both planted and natural material.

Pedestrian access is proposed via an existing 5 foot sidewalk within the SCDOT right-of-way along Pelham Road. A new 5 foot wide sidewalk is proposed along Boiling Springs Road which will terminate into the existing sidewalk along Pelham Road.

Signage proposed for the site is a 15 foot stand-alone monument sign with a combination of masonry and metal materials with color and texture similar to the proposed building. In addition, two building mounted signs are also proposed. The proposed wall signage proposed signs are aluminum channel letters with backlighting.

The applicant states the proposed land use is for a stand-alone car wash to be added as an acceptable use to the already permitted uses allowed.

STAFF RECOMMENDATION:

Staff is of the opinion the FRD, Flexible Review District, Major Change request to include a stand-alone car wash as an allowable use is appropriate for this site. The proposed use serves local residents within the surrounding area and typically does not generate heavy traffic volumes during peak traffic hours. Although the use is appropriate for this location staff is of the opinion the size, scale and architectural elements are out of character with the surrounding buildings. Additionally,

screening should be enhanced to buffer light, noise and views of the building. For these reasons staff recommends approval with the following conditions:

- Reduce overall building scale and form through the use of architectural design elements proportional to surrounding buildings in the area.
- Reduce the monument sign to eight (8) feet in height.

The Commission members discussed staff's recommendations and were uncertain the Commission could request the conditions as they had not guidelines.

Ms. Gucker stated the intent of the conditions were to have the building fit in with the surrounding area and surrounding businesses.

Ms. Buathier noted the Commission may, if they choose, have the Final Development Plan brought back before the Commission.

Mr. Harrison asked if staff has spoken with the applicant regarding the conditions.

Mr. Willis stated staff had not spoken with the applicant.

Mr. Rogers asked how it was determined to be a minor or major change.

Mr. Willis stated the Zoning Administrator decides if it is a minor or major change to the original statement of intent. He stated the original statement of intent had a gas station with an associated car wash and drug store. The Zoning Administrator felt since the change was a stand-alone car wash it was a major change.

Staff and the Commission members discussed the area, which staff felt was a transitional area and therefore previously recommended denial for an FRD across from the subject site.

Mr. Moore questioned if the Commission had the authority to request specifics in their conditions.

Mr. Shockley explained this being a Review District enables the Commission to place restrictions on any of the projects. He stated the intent was to have it a little more residential in nature at the particular site.

MOTION: By Mr. Moore, seconded by Dr. Howard to approve CZ-2017-17 with staff's recommended conditions.

Mr. Harrison asked if the staff and applicant get together and the applicant cannot make the recommended changes what happens then.

Mr. Rogers spoke against the motion, since the FRD had been approved with a car wash, even though there were other uses alongside, it seems unfair at this point to say they could not do that. He stated he felt the petition should be approved but without the attached conditions.

Dr. Hollingshad stated he had voted against most all the requests that have come in this area. The reason has always been the same; they all represented to him an increase in commercial intensity in an area that is supposed to be a transition area to commercial. Whether it includes staff's conditions or not he is inclined to go along with it. He stated as he looked at the drawings provided and compare it to what could be going in there, not just a car wash but gas station, convenience store in addition to all that. Dr. Hollingshad stated to him this did not represent Neighborhood Commercial in the sense of providing a service neighbors could walk to, but felt it was quite a bit less intense than anything else likely to go up there.

Mr. Rogers asked the applicant for his viewpoint.

Mr. Greg Mitten with the Spinx Company stated he was concerned over the vagueness of the request from staff having no guidelines. He stated he could not say he could do what was requested because he did not know what was expected. Mr. Mitten stated he wanted to do the right thing and felt he demonstrated that while working with staff the last few weeks. He stated they would not be adding any traffic to the area; it would be nicely landscaped and heavily buffered and felt it would be complimentary to the corridor.

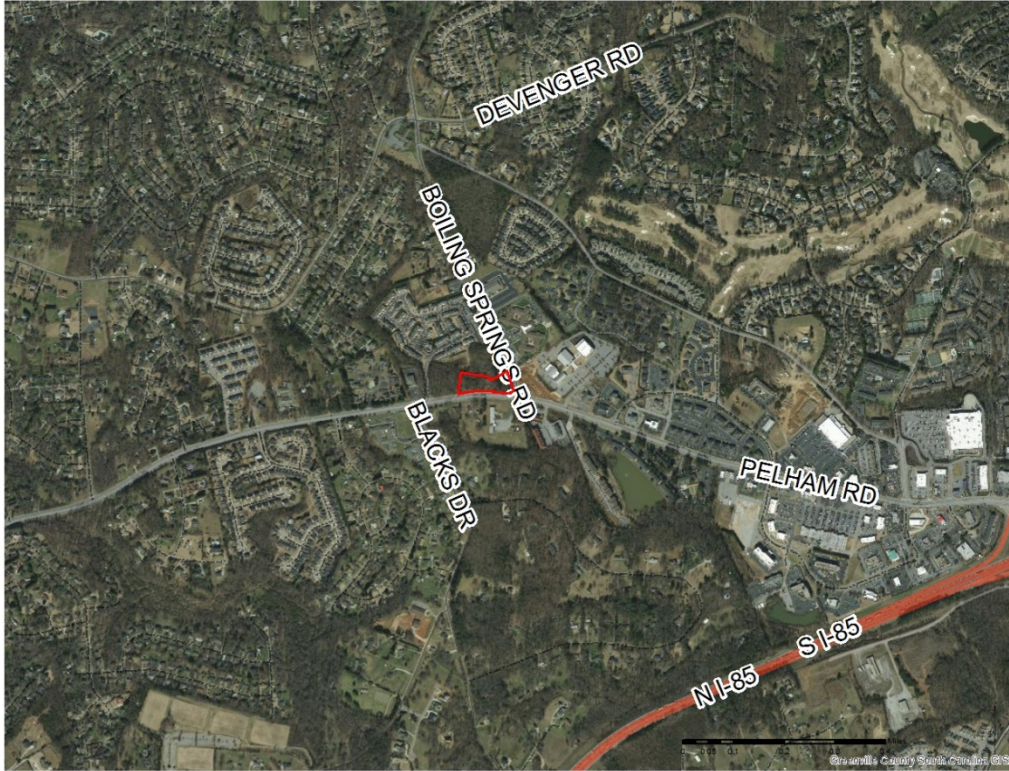
The motion to approve CZ-2017-17 with staff's conditions failed by voice with two in favor (Moore and Howard) and one absent (Stevenson).

MOTION: By Mr. Rogers, seconded by Dr. Hollingshad to approve without conditions.

MOTION: By Mr. Bichel to amend the motion to include reducing the sign from 15 feet to 10 feet.

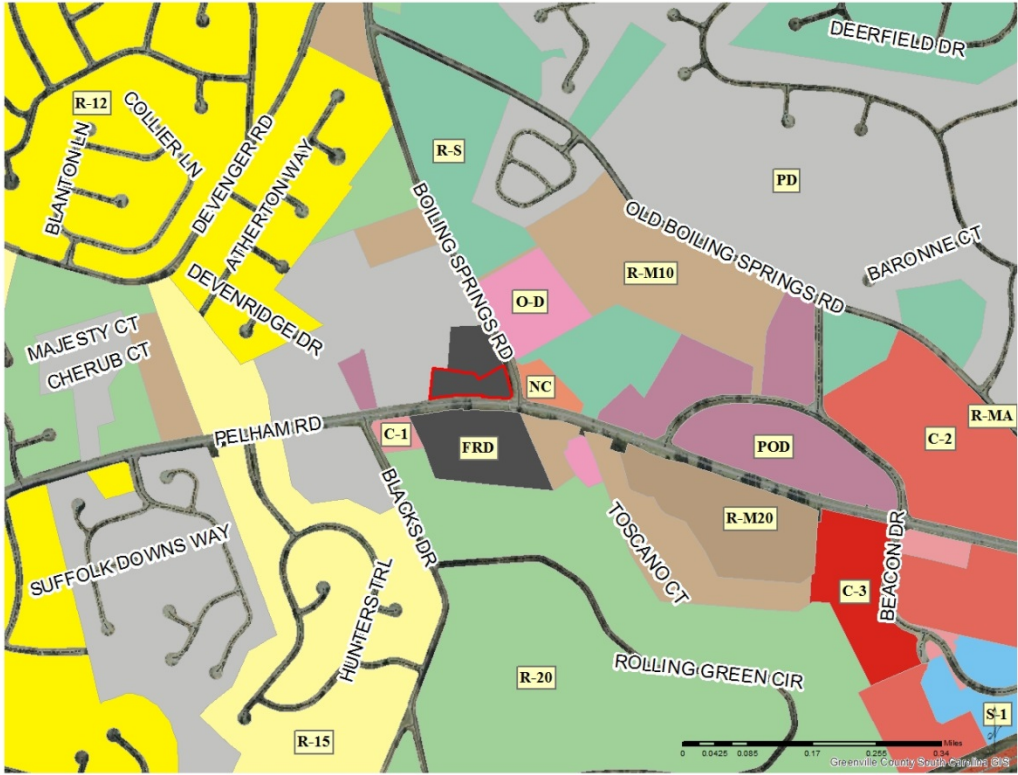
Mr. Rogers withdrew his motion.

MOTION: By Mr. Rogers, seconded by Mr. Looper to approve CZ-2017-17 with the sole condition that the monument sign be reduced to ten (10) feet. The motion carried with one in opposition (Hollingshad) and one absent (Stevenson).

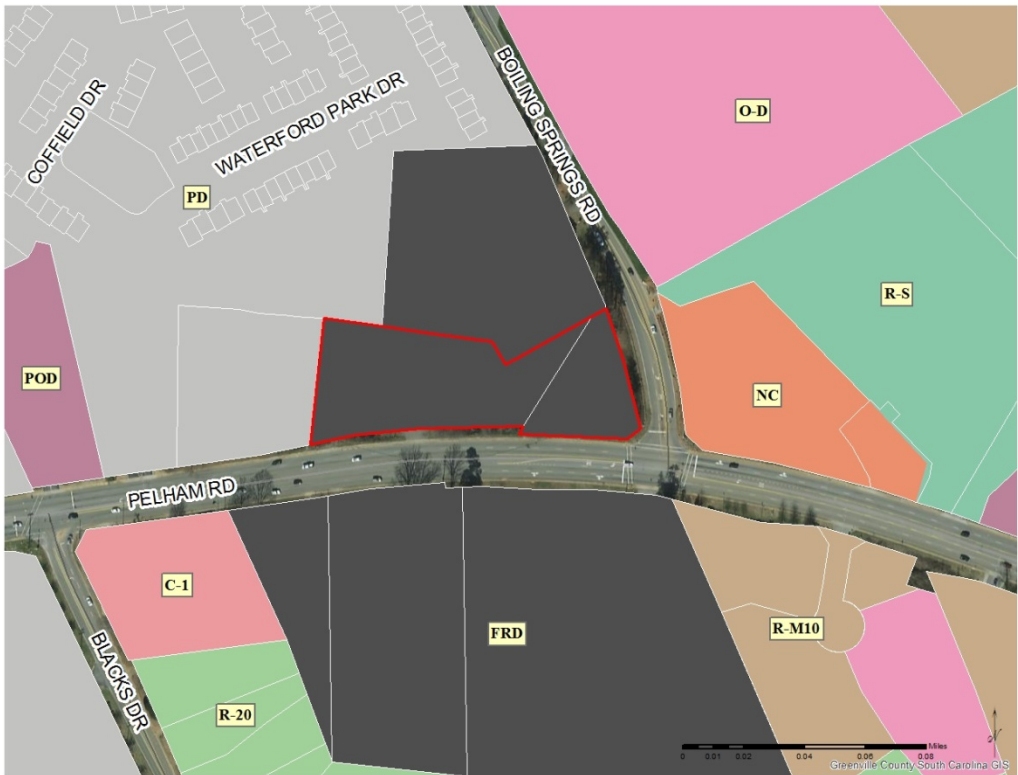


Aerial Photography, 2016





Zoning Map





Future Land Use Map

PLANNING REPORT

Ms. Gucker addressed the Commission members with an update on various community meetings and an update on the assistance the county provides the municipalities. She briefly went over the increase in permitting and building.

Ms. Gucker introduced Theresa Barber who will be the Interim Director of Planning and Code Compliance.

Ms. Gucker updated the Commissioners on a procedure to include workshops in the attendance roster for the Commission. She noted the next Commission workshop would be held on March 7, 2017. The workshop was scheduled for that date because the speaker will be from The Greenville Area Development Corporation and that was their only available time.

Mr. Rogers thanked staff for preparing the information on zoning classifications.

Ms. Buathier stated she would have additional information for the Commissioners to accompany the information they received today at the next meeting.

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 6:36 p.m.

Submitted by recording secretary
