

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

January 25, 2017

4:30 p.m.

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

MEMBERS ABSENT: none

STAFF: P. Gucker, E. Vinson, R. Hancock, A. Willis, P. Buathier, T. Barber, P. St. John, K. Kurjiaka, A. Ratchford, J. Wortkoetter, K. Linderman, K. King and H. Hahn

CALL TO ORDER

Chairman Shockley called the meeting to order at 4:32 p.m. and Mr. Moore provided the invocation.

APPROVAL OF THE NOVEMBER 16, 2016 MINUTES

MOTION: By Mr. Looper, seconded by Dr. Hollingshad to approve the minutes of the November 16, 2017 Planning Commission meeting as presented. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

The following subdivision applications were submitted for review and consideration.

Mr. Hancock stated Greenbriar Meadows has been withdrawn from the agenda. He stated staff was told the name for 2016-250, The Vineyards at Tuscany Falls would need to be changed per E-911.

Applications held from last month

2016-250, The Vineyards at Tuscany Falls (Scuffletown Rural Conservation District)
2016-251-VA, The Vineyards at Tuscany Falls (Variance)

Preliminary Applications

2016-257, Reedy Fork Subdivision (Cluster)
2017-001, Greenbriar Meadows **WITHDRAWN**
2017-005, Royal Woods
2017-006, Ember Woods

2016-250, The Vineyards at Tuscany Falls (Scuffletown Rural Conservation District)

Ron Hancock stated the subdivision application was the first to be heard within the Scuffletown Rural Conservation District. He stated in 2016 County Council passed amendments to the Zoning Ordinance and Land Development Regulations to establish the Scuffletown Rural Conservation District. This District is intended to provide specific design and development standards for residential development, to protect open space and natural resources. The amendments to the Land Development Regulations and Zoning Ordinance are the implementation tools for the small area plan. He stated the method for protecting open space and natural resources using these tools are primarily the Conservation Subdivision Design concept. With the Conservation Subdivision Design, a project must maintain 50 % of the gross area of the project in a conservation easement. There are increased buffers; in a scenic corridor, a 150 foot buffer is required, streams require 50 foot buffers and external boundaries for the project also require 50 foot buffers. He stated these are larger buffers than are required in most zoning districts. Mr. Hancock stated there was an associated variance with the application and there was new language in the new Land Development Regulations regarding variances, which he placed a copy of at each Commissioners seat.

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 61.40 acres and zoned R-S. The developer is proposing a 68 lot subdivision accessed by Scuffletown Road and Abercrombie Lane. It is located within the Scuffletown Rural Conservation District and 35.02 acres are provided for Open Space. The developer is proposing 0.50 Linear Miles of public road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Clear Springs Fire serves this area.

Mr. Hancock stated staff believes if the associated variance is granted, the proposed will meet the requirements of the LDR and recommends approval of the preliminary plan, including the Specific and Standard Requirements. He stated in the packet the SCDOT noted a traffic study would be required, the SCDOT has notified staff the applicant has agreed to put in turn lanes and therefore a traffic impact study will not be done.

2016-251-VA, relief from internal road connectivity

Mr. Hancock addressed the Commission members with a request from the requirement of internal road connectivity between the two sections of the development. He stated the existing grade difference between the two sections is 60 feet (elev. 768 to 828). To design a road connection between the two sections to meet Greenville County standards would require the road to have a grade greater than 15 percent.

Staff recommendation on the variance is to grant the variance with conditions. It is recommended the developer provide a ten (10) foot multi-use path within the 150 foot buffer along the property frontage. This area has been identified on the Safe Routes to School Plan as important for connectivity for pedestrian access to schools.

The following appeared in opposition to the proposed:

- Ryan Gaylo, 220 Dante Lane, Simpsonville, SC
- Eric Ross 213 Donete Lane, Simpsonville, SC
- Misty Gaylo, 220 Dante Lane, Simpsonville, SC
- Mary Kay Burdette, 232 Montachino Way, Simpsonville, SC

The following appeared in favor of the proposed:

- Chris Hill with D.R. Horton, 2500 Augusta Street, Gville, SC
- Jeromy Richards, Grey Engineering

The Commission members discussed in length the topography of the site in reference to the variance request.

- Carol Witherspoon echoed the concerns of the others speaking in opposition.

MOTION: By Mr. Stevenson, seconded by Dr. Hollingshad to approve 2016-251-VA. The motion to approve 2016-251-VA carried with three in opposition (Rogers, Bichel and Howard).

Mr. Hancock asked for clarification on the variance request, if it included the recommendation from staff.

Chairman Shockley stated the approval included the recommendation from staff.

MOTION: By Mr. Harrison, seconded by Mr. Moore to approve 2016-250. The motion carried by voice vote with one in opposition (Howard).

After a brief discussion, the Commission felt a reason should be noted on the approval of the variance request and the following motion was made:

MOTION: By Mr. Stevenson, seconded by Mr. Looper to reconsider 2016-251-VA. The motion carried unanimously by voice vote.

MOTION: By Mr. Stevenson, seconded by Mr. Harrison to approve 2016-251-VA, because the variance request is the minimum variance that will make possible the legal use of the land. The motion carried with three in opposition (Rogers, Bichel and Howard).

2016-257, Reedy Fork Subdivision (Cluster)

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 196.35 acres zoned R-12. The developer is proposing a 648 lot subdivision accessed by Reedy Fork Road and Fork Shoals Road. The developer is proposing 4.70 linear miles of public road. The developer will be doing a Cluster Development with Option 1, having 32.31 acres required and providing 48.26 acres. Public water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. South Greenville Fire serves this area.

Mr. Hancock stated the SCDOT required a traffic study, which has been completed and the results are; due to the lack of right-of-way and available frontage, all the road improvements will have to be made on the development side of the road. SCDOT has concerns about the feasibility of constructing the needed road improvements SCDOT cannot support this development if needed road improvements mitigated cannot be built. Mr. Hancock stated he had met with the representatives from SCDOT and they were concerned about the acquisition of the right-of-way to make the improvements.

Staff recommends conditional approval pending results of the TIS and the ability to comply with any needed roadway improvements as well as the Specific and Standard Requirements. Included with the recommendation would be a hold on the grading permit of this project until the right-of-way is acquired.

The following appeared regarding traffic in the area:

- Ryan Gaylo, 220 Dante Lane, Simpsonville, SC
- Doug and Nancy Peterson, 212 Reedy Fork Rd., Gville, SC
- Beverly Langley, 203 Reedy Fork Road, Gville, SC

MOTION: By Mr. Harrison, seconded by Dr. Howard to hold the item until the issue of right-of-way was resolved.

After further discussion regarding right-of-way, Mr. Harrison withdrew his motion.

MOTION: By Mr. Harrison, seconded by Dr. Howard to accept staff's recommendation, that we conditionally approve 2016-257 pending all the requirements are met. The motion carried unanimously by voice vote.

2017-001, Greenbriar Meadows WITHDRAWN

2017-005, Royal Woods

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 23.37 acres and zoned RS. The developer is proposing a 33 lot subdivision accessed by E. Standing Springs Road. The developer is proposing 2,490 linear feet of public road. Public water will be provided by Greenville Water and sewer will be by septic system. Simpsonville Fire serves this area.

Staff believes the subdivision meets all the requirements of the LDR and recommends approval of the preliminary plan, including the Specific and Standard Requirements.

MOTION: By Mr. Looper, seconded by Dr. Howard to approve 2017-006 including the Specific and Standard requirements.

Mr. Moore asked staff about the recommendation from ReWa about using public sewer, but using septic system.

Mr. Hancock stated the development would be on septic system and if in the future the homeowner wanted to be on public sewer, it would be at the homeowner's expense.

Paula Gucker, Assistant County Administrator explained to Mr. Moore the process in obtaining public sewer and echoed that it would be at the homeowner's expense.

Mr. Paul Harrison with Bluewater Civil Design, 19 Washington Park, Greenville, SC addressed the Commission members explaining the challenges he has faced in obtaining an easement to hook into public sewer for the property. Additionally he had attempted to purchase land in order to be able to hook into the public sewer but was unsuccessful. Mr. Harrison stated the recommendation for public sewer is basically a given on every subdivision application.

The motion to approve 2017-005 including the Specific and Standard requirements carried unanimously by voice vote.

2017-006, Ember Woods

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 40.50 acres and zoned R-S. The developer is proposing a 51 lot subdivision accessed by Blakely Avenue. The developer is proposing 4,100 linear feet of public road. Public water will be provided by Greenville Water and sewer will be by septic system. South Greenville Fire serves this area.

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 the developer's representative what size of homes would be built in the development.

Paul Harrison, 19 Washington Park, Gville, SC answered he could only speculate, perhaps 2500 to 3500 square feet. He gave an estimate of the lots being perhaps \$50,000.

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to approve 2017-006, with the provision the entrance is moved to between lots 35 and 36 and including the Specific and Standard Requirements. The motion carried unanimously by voice vote.

Chairman Shockley recessed the meeting at 6:24 p.m. for five minutes.

The meeting reconvened at 6:30 p.m.

REZONING REQUESTS

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

Planning Report

DOCKET NUMBER: CZ-2017-01

APPLICANT: Oscar Quiroga for Byron Ramirez Aristizabal

PROPERTY LOCATION: 1703 Rutherford Road

PIN/TMS#(s): P005000300600, P005000401300 and P005000401900

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.91

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1970, as part of Area 1.

EXISTING LAND USE: auto repair facility

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|----------------------------|
| North | I-1 | industrial |
| East | C-2 | vacant commercial |
| South | I-1 | warehouse/office wholesale |
| West | S-1 | service garage |

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: Rutherford Road: four-lane State-maintained minor arterial
Mooney Road: two-lane County-maintained local

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2013 | 2015 |
|---------------------------|------------------|--------|-----------------|---------------|
| Rutherford Road | 740' E | 15,400 | 14,300 -7.14 | 14,900 4.2 |

SUMMARY:

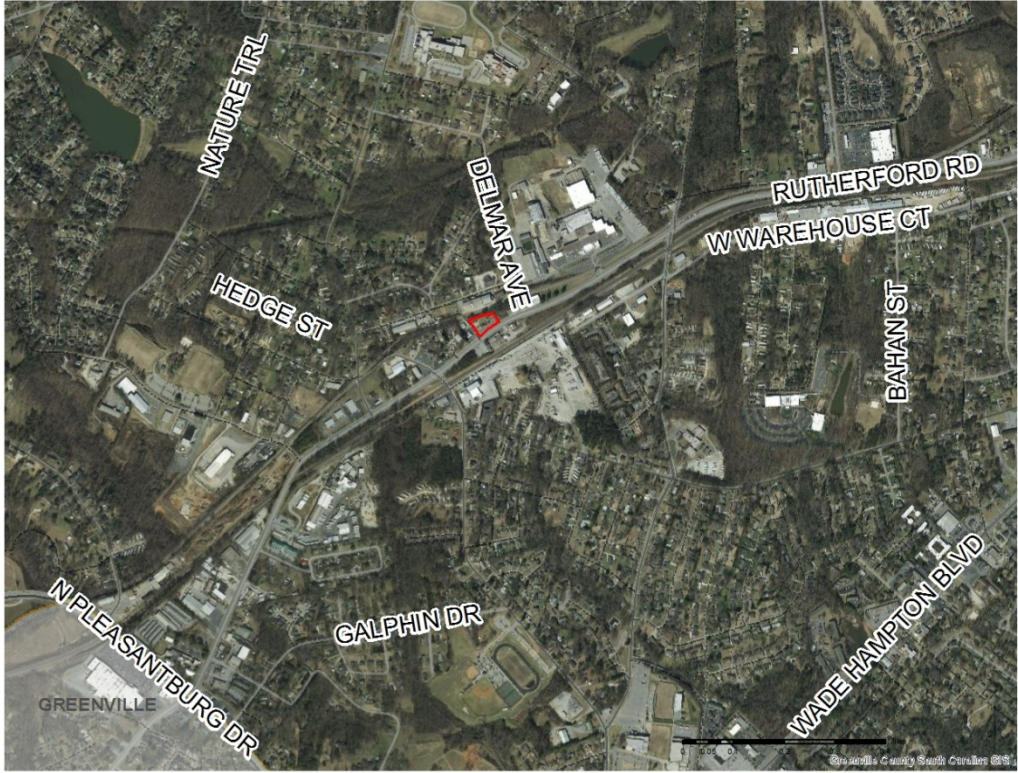
The subject parcel zoned I-1, Industrial is 0.91 acres of property located on Rutherford Road approximately 1 mile northeast of the intersection of North Pleasantburg Drive and Rutherford Road. The parcel has approximately 180 feet of frontage along Mooney Road and 250 feet of frontage along Rutherford Road.

The applicant is requesting to rezone the property to S-1, Services. The properties to the north and south are zoned I-1, Industrial and the property to the west is zoned S-1, Service. The subject property is located along a Regional Corridor.

The applicant states the proposed land use is for automobile sales and service.

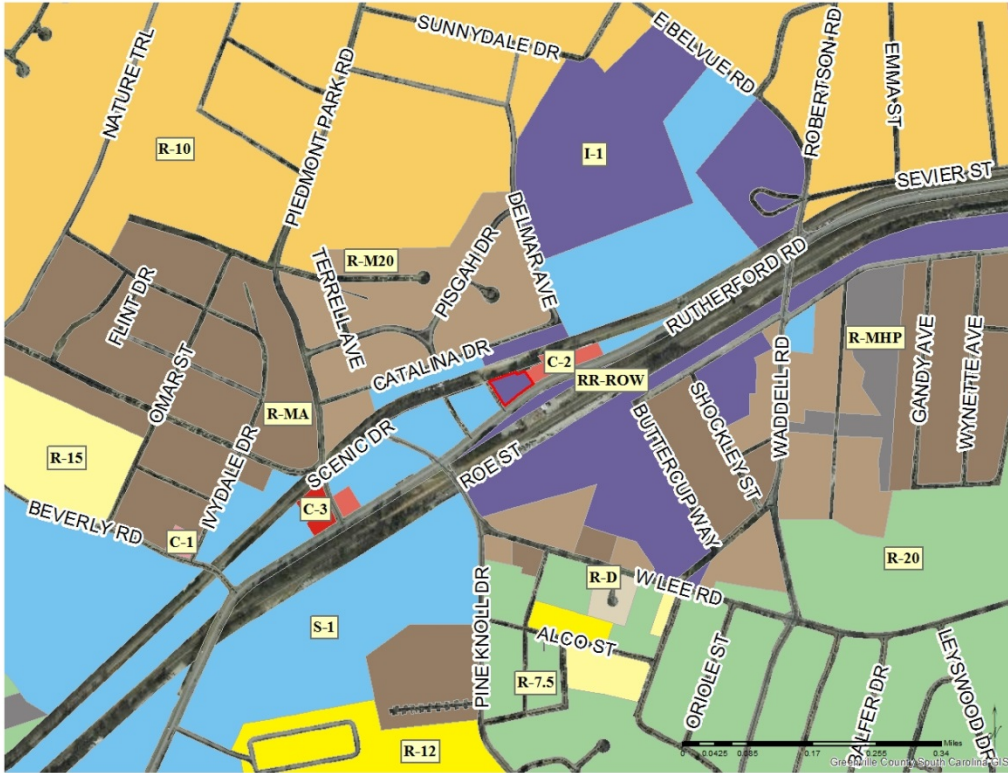
The subject parcel is located in a section of Rutherford Road characterized by industrial and service oriented uses and zoning. Staff is of the opinion the requested S-1 zoning is consistent with the existing land use of the subject site and zoning in this section of Rutherford Road. The rezoning request is also consistent with the Greenville County Comprehensive Plan. Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.

MOTION: By Dr. Howard, seconded by Mr. Looper to approve CZ-2017-01. The motion carried unanimously by voice vote.



Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

Planning Report

- DOCKET NUMBER:** CZ-2017-02
- APPLICANT:** Jack Reel, Thomas & Hutton Engineering for Jay Beeson, Mark III Properties
- PROPERTY LOCATION:** Reedy Fork Road
- PIN/TMS#(s):** 0593030103800
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** R-12, Single-Family Residential

ACREAGE: 19.31

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 wooded

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|---|
| North | R-S | vacant pasture |
| East | R-12 | vacant wooded |
| South | R-S | single-family residential and vacant wooded |
| West | R-12 | vacant pasture |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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

| | Zoning | Zoning Density | Acres | Total Units |
|-----------|--------|----------------|-------|-------------|
| Current | R-S | 1.7 units/acre | 19.31 | 32 units |
| Requested | R-12 | 3.6 units/acre | | 69 units |

A successful rezoning may add up to 37 dwelling units.

ROADS: Reedy Fork Road: two-lane State-maintained major collector

TRAFFIC: No traffic counts in proximity of Reedy Fork Road.

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 19.31 acres of property located on Reedy Fork Road approximately 1.25 miles Northwest of the I-185 and Fork Shoals interchange. The parcel has approximately 1,080 feet of frontage along Reedy Fork Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. Properties to the east and west of the subject site are zoned R-12, Single-Family Residential. The

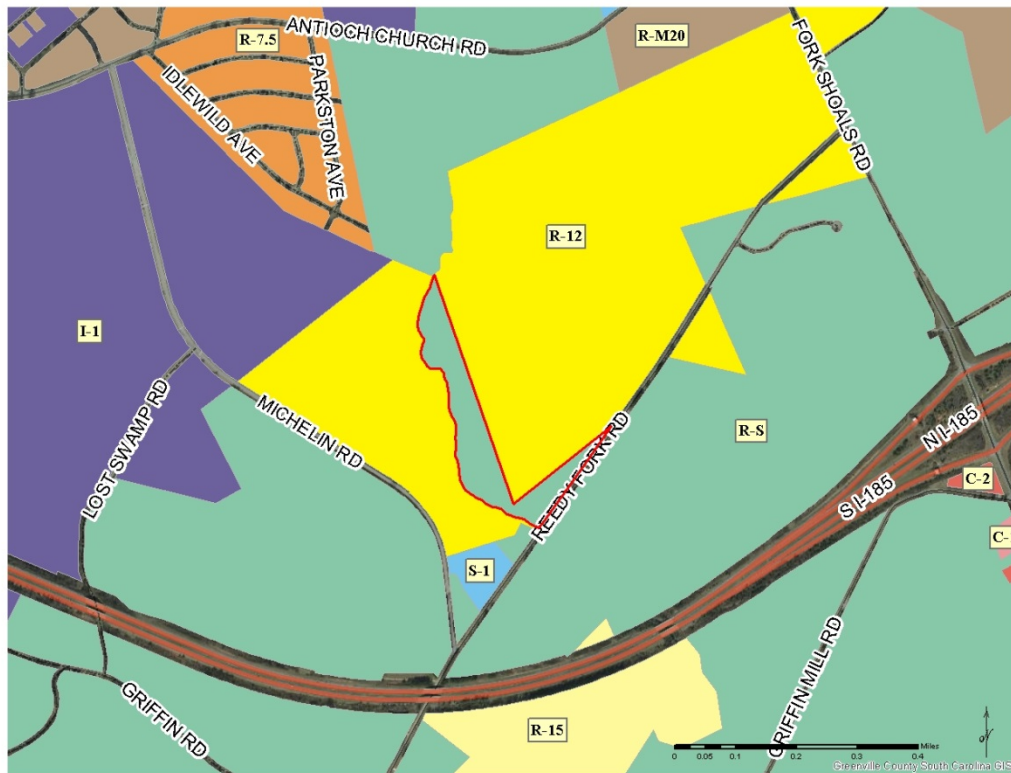
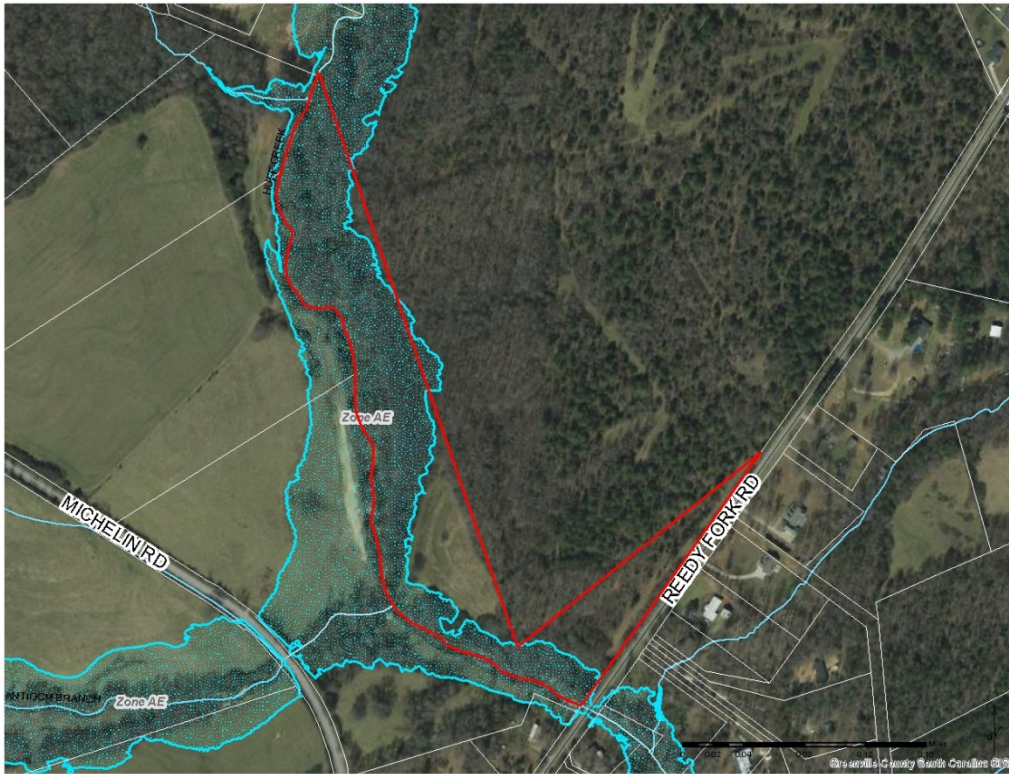
subject site is surrounded by vacant wooded and pasture land with Single-Family Residence to the south. A large portion of the subject site contains floodplain on it.

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

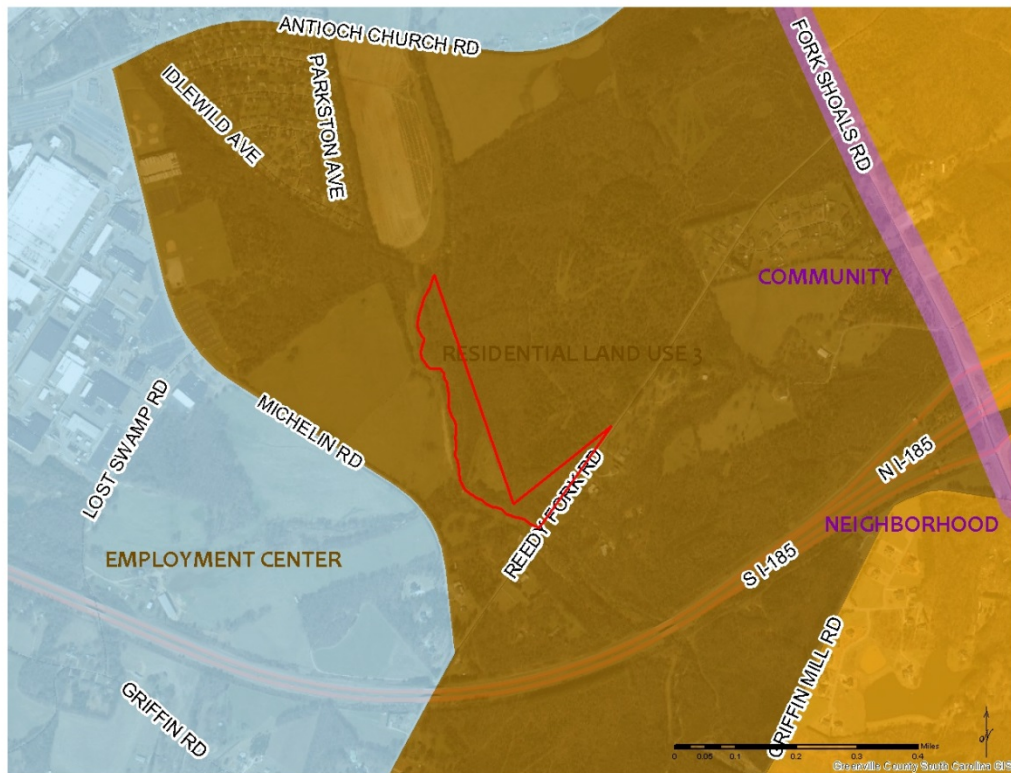
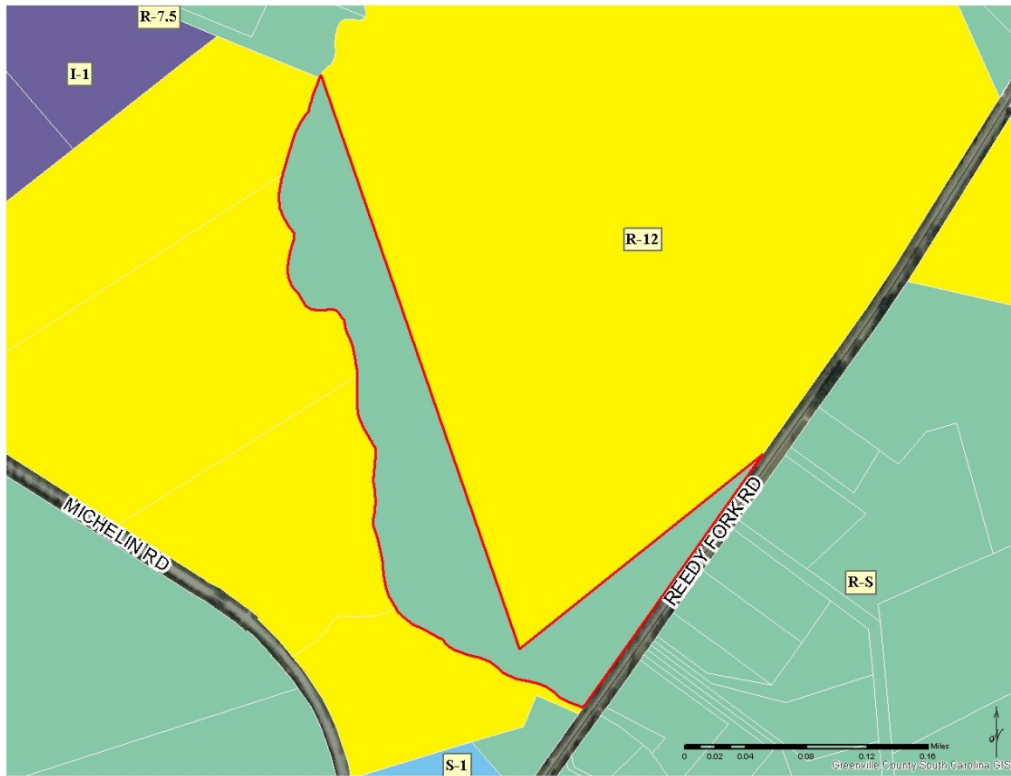
It is staff's opinion this rezoning request is consistent with existing land uses in the area. Both parcels to the east and west were rezoned to R-12, Single-Family Residential in 2016. Staff is of the opinion this rezoning request would be consistent with emerging zoning trends and would allow for more consistent zoning in this area. Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.



Aerial Photography, 2016



Zoning Map



MOTION: By Mr. Looper, seconded by Mr. Stevenson to approve CZ-2017-02. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-03

APPLICANT: Roy Cox for Niki P. Kythas

PROPERTY LOCATION: 1303 Geer Highway

PIN/TMS#(s): 0505050201900

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.41

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1973, as part of Area 4B. There was a successful C-1, Commercial rezoning request in 1997, CZ-1997-58.

EXISTING LAND USE: vacant office building

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|------------------|---------------|------------------------------------|
| North | R-S | single-family residential |
| East | I-1 | staging site and convenience store |
| South | C-1 | vacant commercial building |
| 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 designated as a *Neighborhood Corridor*.

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

| | Zoning | Zoning Density | Acres | Total Units |
|----------------|---------------|-----------------------|--------------|--------------------|
| <i>Current</i> | <i>C-1</i> | <i>12 units/acre</i> | <i>0.41</i> | <i>4 units</i> |
| Requested | C-3 | 16 units/acre | | 6 units |

A successful rezoning may add up to 2 dwelling units.

ROADS: Geer Highway: four-lane State-maintained major arterial freeway/expressway

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2013 | 2015 |
|----------------------------------|-------------------------|-------------|--------------|----------------|
| Geer Highway | 5,400' SE | 13,400 | 13,800 3% | 14,100 2.2% |

SUMMARY:

The subject parcel zoned C-1, Commercial is 0.41 acres of property located on Geer Highway approximately 0.95 miles southeast of the intersection of Geer Highway and Old White Horse Road. The parcel has approximately 100 feet of frontage along Geer Highway.

The applicant is requesting to rezone the property to C-3, Commercial. The existing land uses to the east and south of the subject site are a convenience store and vacant commercial building. The subject site is located along a major arterial road. Traffic trends show a steady increase in traffic along Greer Highway.

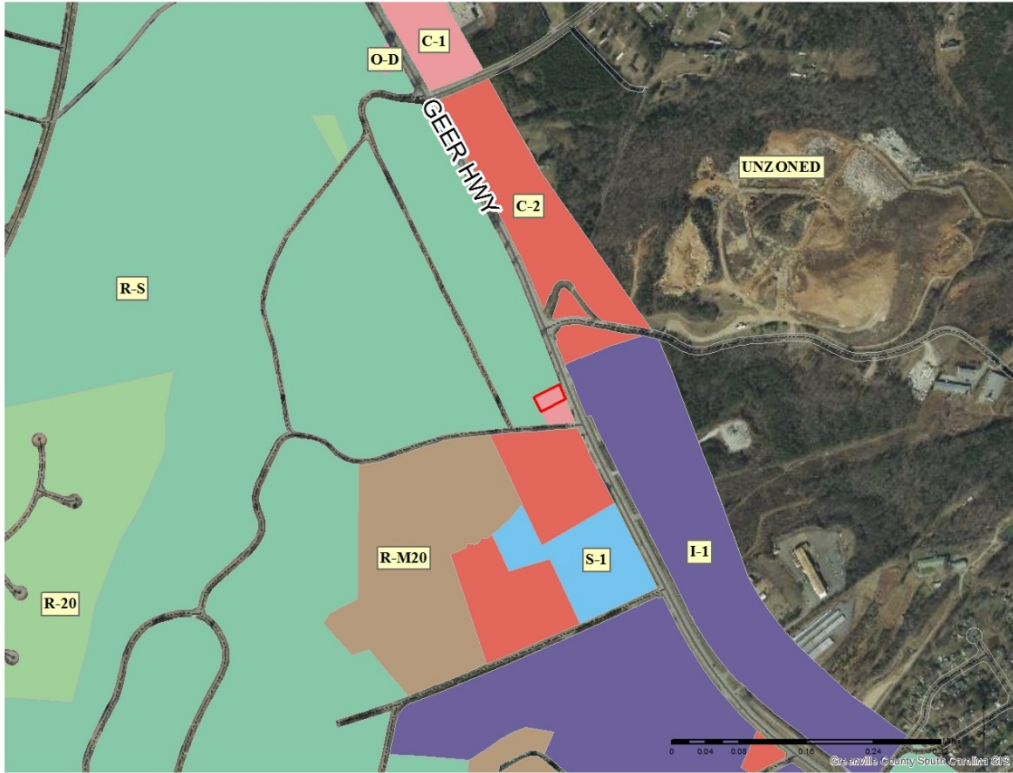
The applicant states the proposed land use is for a car lot, Travelers Rest Auto Sales.

This property is currently zoned C-1, Commercial and is located along an arterial road. Due to its location and proximity to existing commercial, service and industrial zoning, staff is of the opinion rezoning this parcel to C-3, Commercial would be an appropriate zoning. Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.

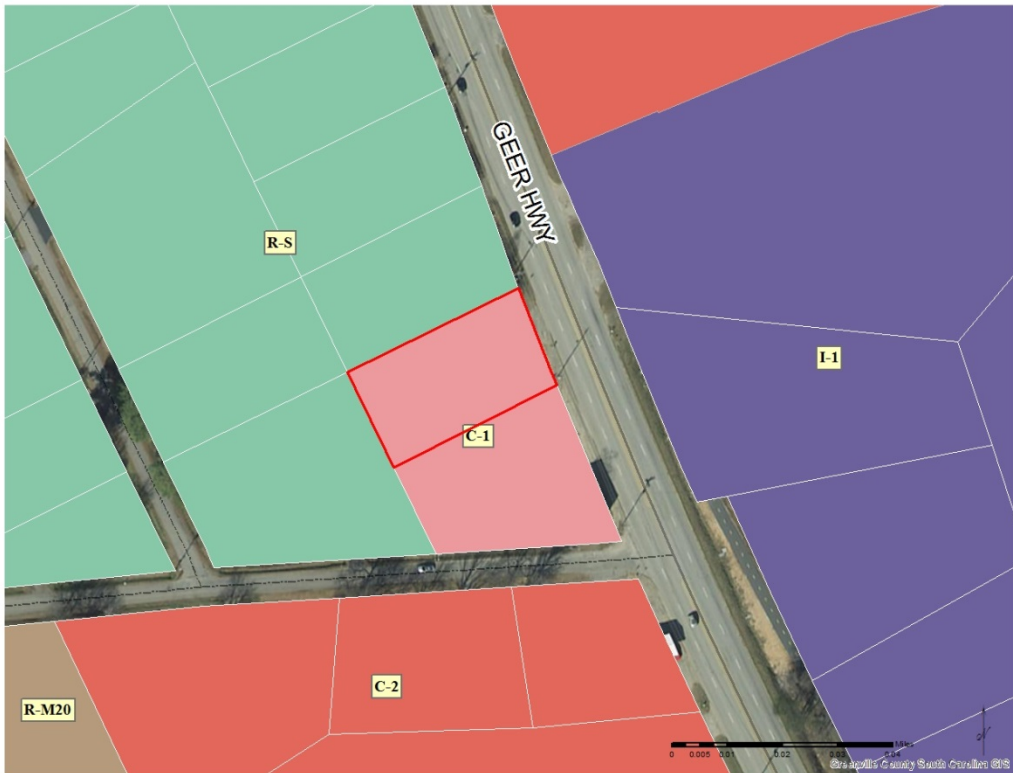


Aerial Photography, 2016





Zoning Map





Future Land Use Map

MOTION: By Mr. Bichel, seconded by Mr. Looper to approve CZ-2017-03. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-04

APPLICANT: John A. Messer for Two Messers, LLC c/o Wanda T. Messer

PROPERTY LOCATION: Turrentine Circle

PIN/TMS#(s): T009050104700 (portion)

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-10, Single-Family Residential

ACREAGE: 0.56

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in November 2001, as part of Area 16.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|---------------------------|
| North | R-20 | single-family residential |
| 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 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 | Acre | Total Units |
|-----------|--------|----------------|------|-------------|
| Current | R-20 | 2.2 units/acre | 0.56 | 1 units |
| Requested | R-10 | 4.4 units/acre | | 2 units |

A successful rezoning may add up to 1 dwelling unit.

ROADS: Turrentine Circle: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Turrentine Circle.

SUMMARY: The subject parcel zoned R-20, Single-Family Residential is 0.56 acres of property located on Turrentine Circle approximately 0.6 miles north of the intersection of Fairview Road and Wade Hampton Boulevard. The parcel has approximately 200 feet of frontage along Turrentine Circle.

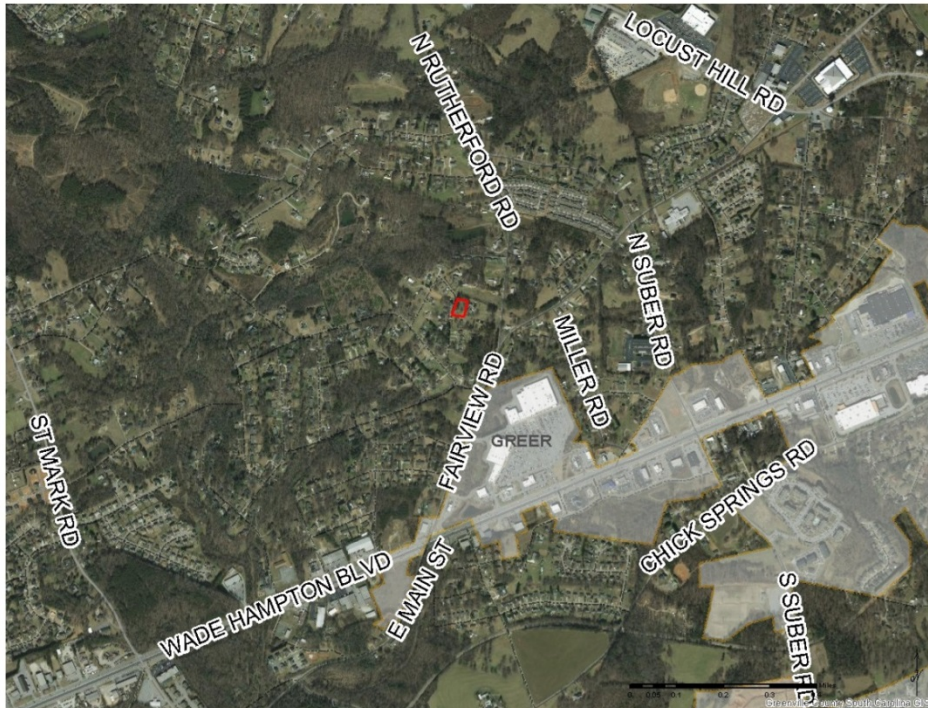
The applicant is requesting to rezone a portion of the parcel to R-10, Single-Family Residential. The subject site is surrounded by R-20, Single-Family Residential zoning. Lot sizes surrounding

the subject site range from 7,500 square feet to 25,000 square feet.

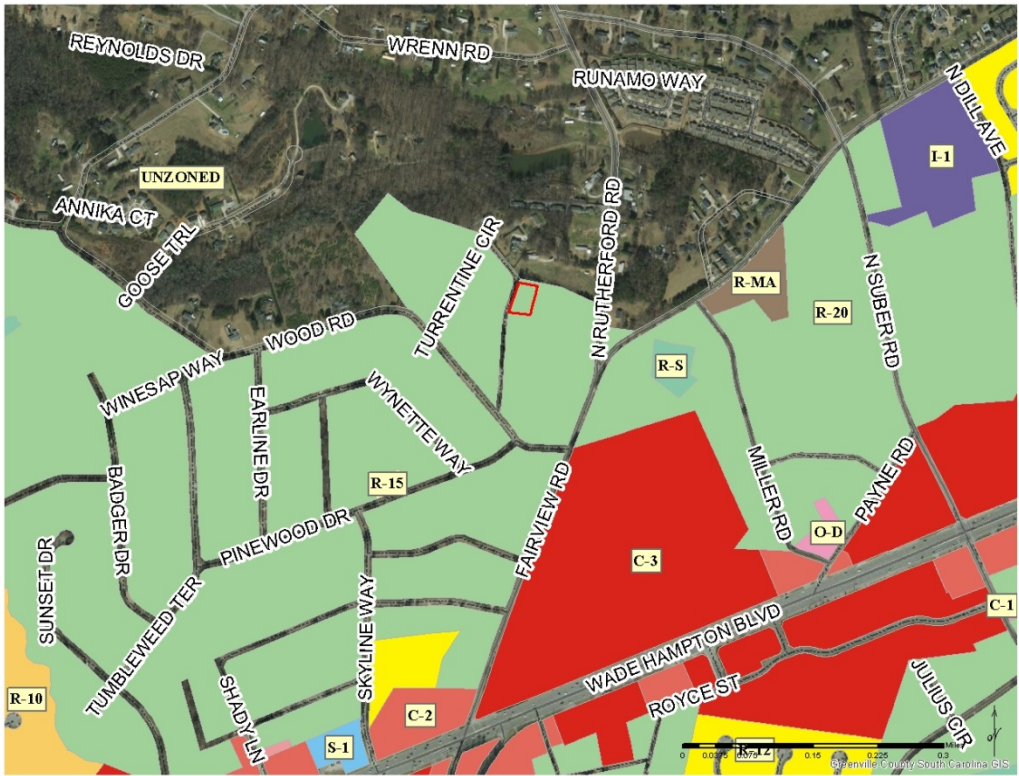
The applicant states the proposed land use is for residential.

The property and neighborhoods in this area of Turrentine Circle are zoned R-20, Single-Family Residential. Staff believes rezoning to R-10, Single-Family Residential would be inconsistent with the existing zoning. Staff is also of the opinion the requested zoning would have a negative impact upon the neighborhood and would set precedence for future R-10 zoning in the area. Based on these reasons, staff recommends denial of the requested rezoning to R-10, Single-Family Residential.

MOTION: By Mr. Stevenson, seconded by Mr. Bichel to deny CZ-2017-04. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-05

APPLICANT: Tony Cirelli for Easlan Capital c/o Jimmy Francis

PROPERTY LOCATION: State Park Road and Worley Road

PIN/TMS#(s): P030000101003 and P030000101004

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development (Major Change)

ACREAGE: 6.82

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcels was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. The application to rezone from R-20 to PD was approved in 1997, CZ-1997-23. An amendment to the Statement of Intent (SOI) was requested on June 22, 2000 to change these two parcels from Commercial Health and Educational to Commercial/Office space. That amendment was approved in January of 2002 under CZ-2001-73.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|------------|--|
| North | S-1 | warehouse (Pepsi) |
| East | PD | single-family residential (Montebello SD) |
| South | PD | vacant land (Montebello SD) |
| West | PD and S-1 | fire station (Parker Fire Station), retail and body shop |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE:

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

Roads:

State Park Road: two-lane State-maintained minor arterial
Worley Road: two-lane State-maintained minor collector
Arezzo Drive: two-lane private road

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2013 | 2014 |
|---------------------------|------------------|--------|----------------|----------------|
| State Park Road | 0' N | 10,200 | 10,100 -1% | 9,500 -5.9% |
| Worley Road | 900' SE | 2,100 | 2,000 -4.8% | 1,950 -2.5% |

SUMMARY:

The subject parcel is 6.82 acres of property located on State Park Road approximately 0.4 miles east of the intersection of State Park Road and North Pleasantburg Drive. The parcel has approximately 430 feet of frontage along State Park Road.

The subject parcel is zoned PD, Planned Development.

The applicant is requesting a major change to the current PD, Planned Development zoning. In 2001, this section of the PD was amended to allow for plus or minus 120 single-family units and 55,000 sq. ft. of local commercial/office space.

The following characteristics are proposed for this portion of the Planned Development:

Land Use – single family residential, 23 dwelling units (3.37 units/acre)

Dwelling Size – units will be between 1,800 to 4,000 sq ft in size

Architecture – brick, stone, hardy board, tile roofs. No mobile homes, trailers, campers or tents.

Setbacks – 30 feet from State Park Road, 25 feet from project boundary, zero setbacks within single-family lots except for 10 feet on corner lots

Traffic Circulation – a single, full ingress/egress access including a sidewalk proposed at Arezzo Drive, while an emergency only

access at State Park Road. The original PD limited access from Worley Road.

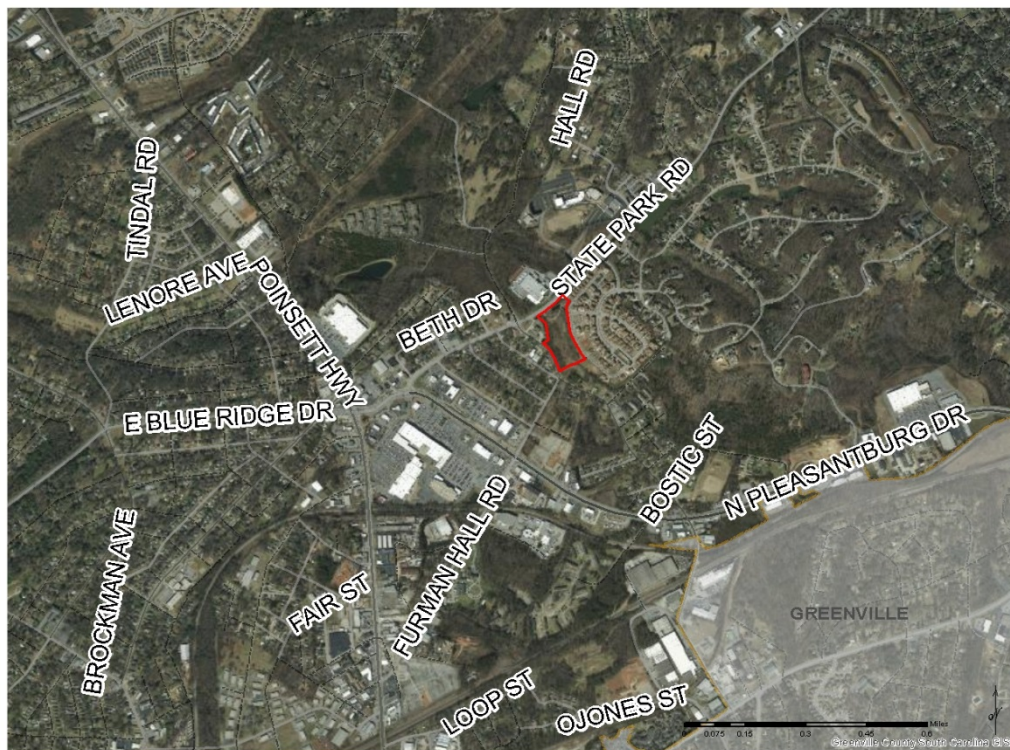
Parking – each dwelling unit will have space for at least two (2) cars

CONCLUSION:

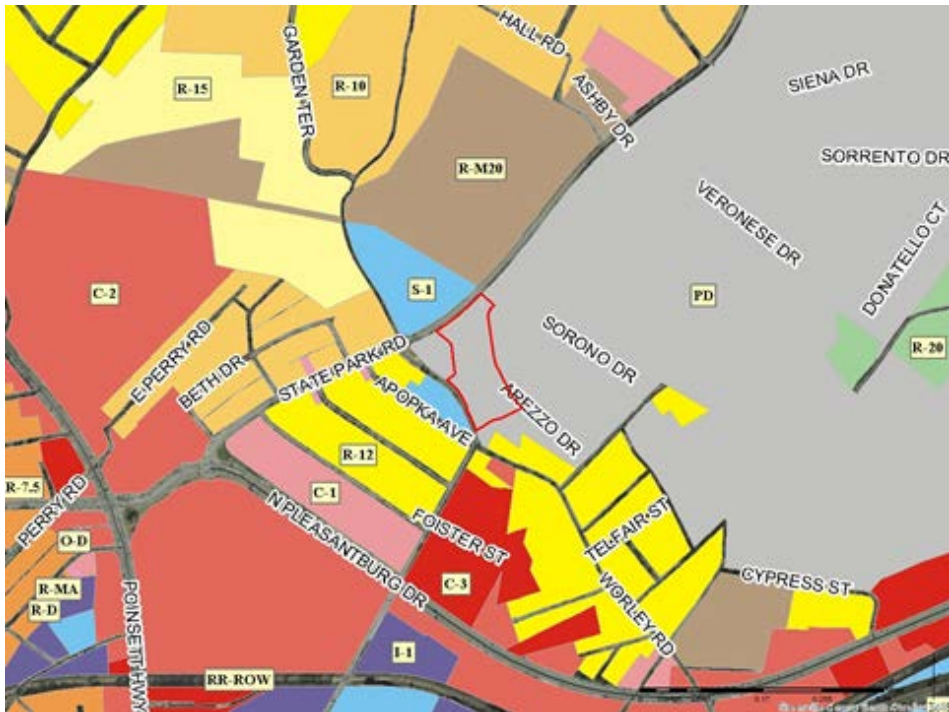
It is staff's opinion that this requested major change would have minimal impact to the character of the surrounding area. The proposed 23 single-family residences and lot sizes are consistent with the surrounding subdivisions and phases of the approved PD.

Based on these reasons, staff recommends approval of the requested Major Change to the Montebello Planned Development with the following condition:

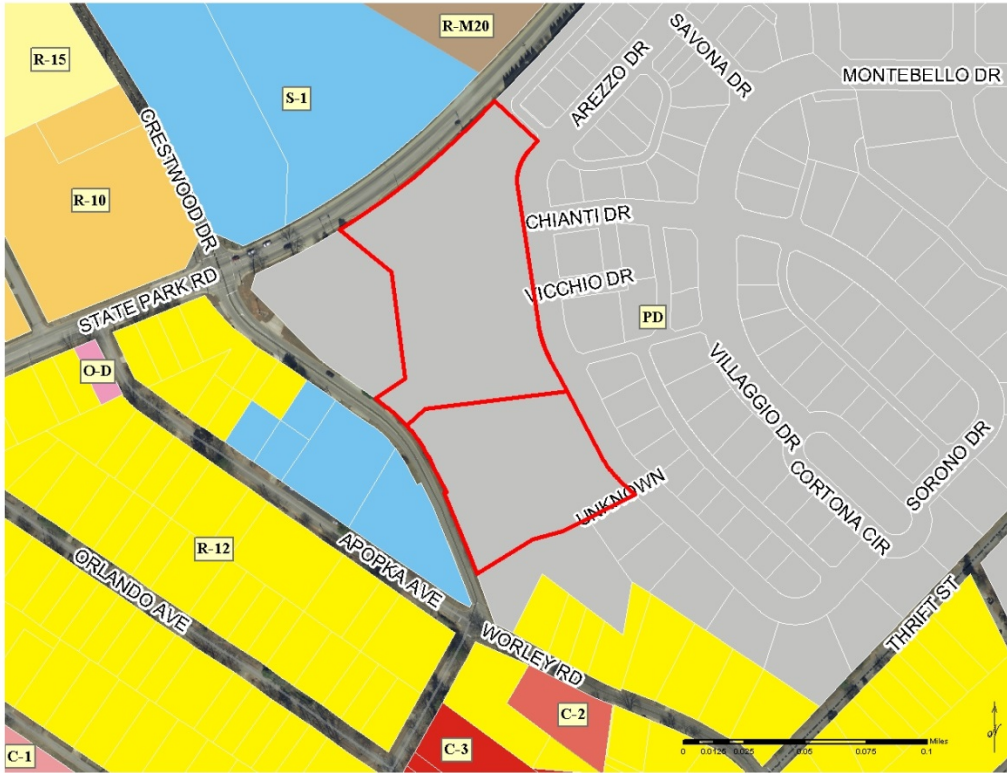
- Architectural design characteristics are to be maintained throughout the entire Montebello Planned Development according to the Statement of Intent.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

MOTION: By Mr. Harrison, seconded by Mr. Looper to approve CZ-2017-05 with staff's recommendation.

MOTION: Dr. Hollingshad, seconded by Dr. Howard to amend the motion adding the following:

A wall shall be constructed along the entire western boundary from the existing wall on State Park Road to the southernmost point in the proposed development along Worley Road. The wall shall be architecturally and structurally compatible with the existing walls of Montebello Subdivision along State Park Road. The wall should be of a design to provide a barrier to pedestrian access at least equivalent to the walls adjacent to the existing State Park Road gate into the subdivision.

The gate for the emergency entrance along State Park Road should be of the design and construction of such materials as to provide a barrier to vehicular and pedestrian access at least equivalent to the other gates at the Montebello Subdivision.

Chairman Shockley called on Mr. Tony Cirelli, the applicant to address the concerns as related to the amendment offered.

Mr. Cirelli stated he had a letter addressing the concerns of the types of homes, which would be the same type /style as is existing in Montebello. He stated the wall as mentioned would not be feasible, and the applicant was proposing a six foot earthen berm or if the Commission wished, a six foot fence made out of composite material, a decorative six or eight foot fence where the berm would be. Mr. Cirelli stated for the emergency entrance, he had a letter from the Parker Fire District endorsing a welp gate, where the emergency vehicle pulls up to the gate and turn their siren on and the gate opens. The gate will not be triggered by the sirens from the nearby Fire Department. Mr. Cirelli additionally had a letter from the Homeowners Association endorsing the proposed.

Dr. Hollingshad withdrew his motion to amend. He offered the following:

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to approve CZ-2017-05 with staff's conditions and an additional condition of which the Final Development Plan is brought back to the Planning Commission for review.

Mr. Stevenson recommended the applicant meet with the community to keep them informed.

Motion to approve with staff's conditions and an additional condition carried unanimously by voice vote.

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-06

APPLICANT: Mark Warner Kerhulas for Thomas Ernest Kerhulas Trust

PROPERTY LOCATION: 351 E. Lake Shore Drive

PIN/TMS#(s): 0624010300813

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.17

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in May 1994, as part of Area 9. There was an unsuccessful C-1, Commercial rezoning request in 2011, CZ-2011-19.

EXISTING LAND USE: boat garage and dock

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|-----------------------|
| North | R-7.5 | boathouse |
| East | C-1 | restaurant (Teahouse) |
| South | R-7.5 | boat dock |
| West | R-7.5 | Lake Lanier |

WATER AVAILABILITY: City of Tryon

SEWER AVAILABILITY: No Sewer Available

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 1* which prescribes 0.3 to 3 units per acre.

ROADS: East Lakeshore Drive: two-lane State-maintained minor collector

TRAFFIC: No traffic counts in proximity of East Lakeshore Drive.

SUMMARY: The subject parcel zoned R-7.5, Single-Family Residential is 0.17 acres of property located on East Lakeshore Drive approximately 0.8 miles west of the intersection of Asheville Highway and Ridge Road. The parcel has approximately 250 feet of frontage along East Lakeshore Drive.

The applicant is requesting to rezone the property to C-1, Commercial. The subject parcel is located on and along Lake Lanier. There is a boathouse located to the north of the subject site and a boat dock to the south. There is a restaurant zoned C-1, Commercial to the east of the subject site.

The applicant states the proposed land use is for commercial use in association with the restaurant zoned C-1 across the street.

Staff is of the opinion that the existing boat garage and dock is an accessory structure to the existing restaurant to the east of the subject site zoned C-1, Commercial. Staff believes rezoning the subject site to C-1, Commercial would not be precedent setting for other properties along the lake, since this restaurant has been a long standing business. Additional safeguards put into place such as the City of Tryon's restrictions on the lake will limit the future commercialization of Lake Lanier. Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.

MOTION: By Mr. Stevenson to approve CZ-2017-06 with a stipulation in the deed that there be no music, electronic or otherwise playing on the dock at night and the light density is kept to a minimum.

Chairman Shockley stated he did not think it was in the Commissions prevue to place a deed restriction or any other type of restriction on the use of the property. He stated it was his understanding some of the use would be for weddings and he could not imagine a wedding with no music, but some people may do that. Chairman Shockley asked staff if it was in the Commissions prevue to place a restriction.

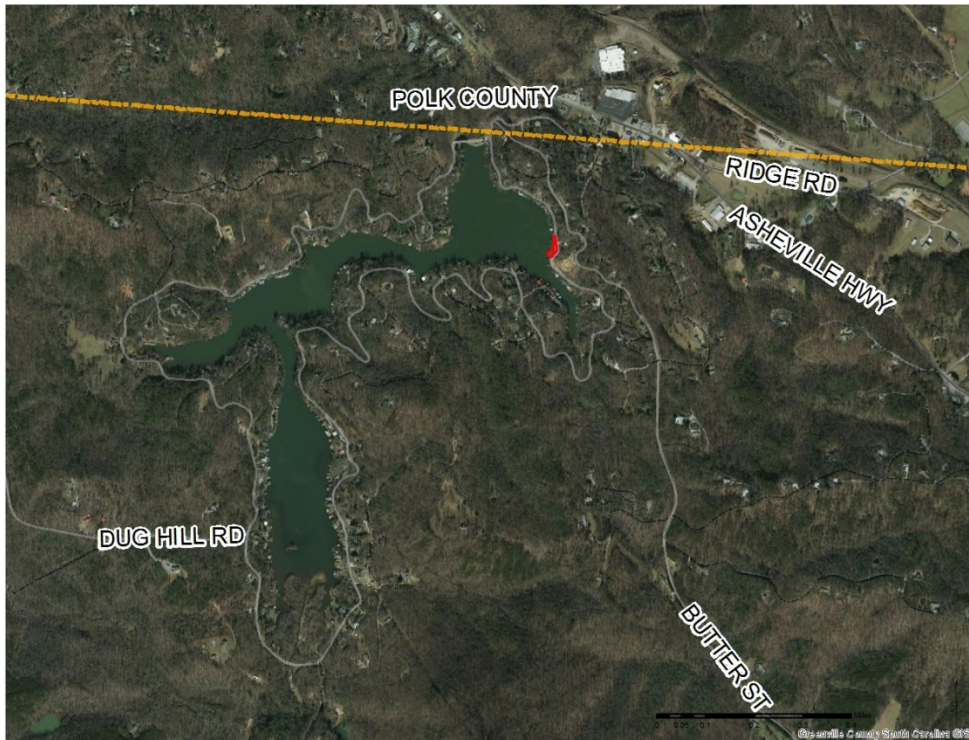
Mr. Vinson stated in that zoning district C-1, there was no ability to place any type of restriction or conditional approval on the request. He stated you could speak to the

applicant and request something, but you could not place any condition on the approval as a formal motion.

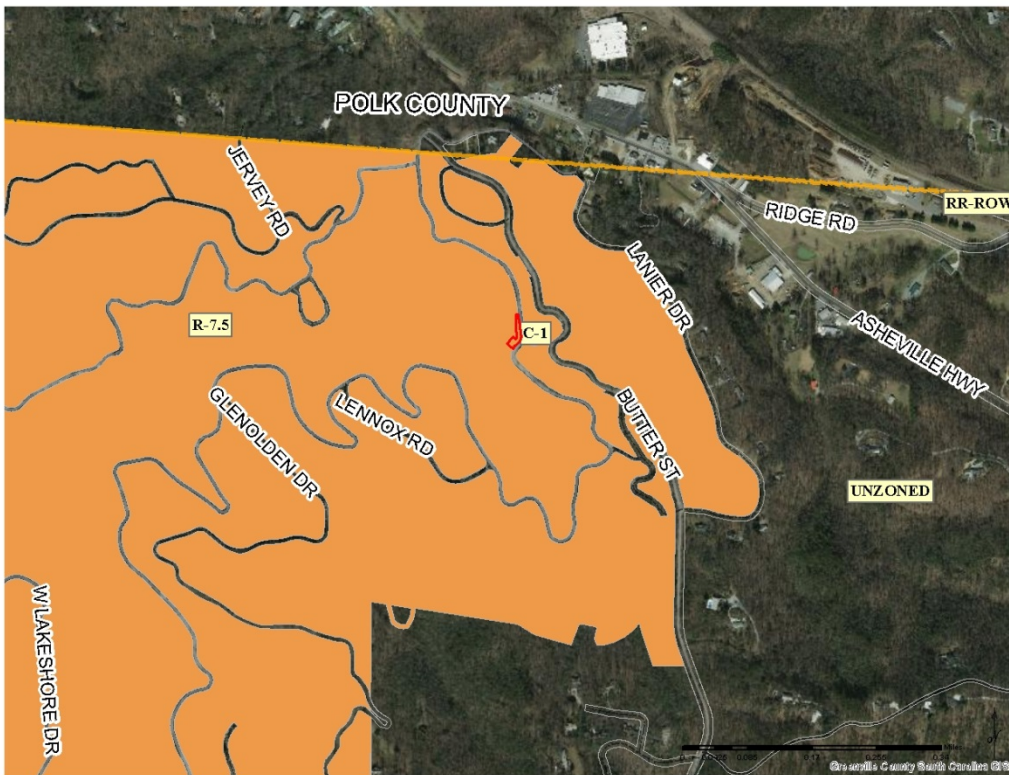
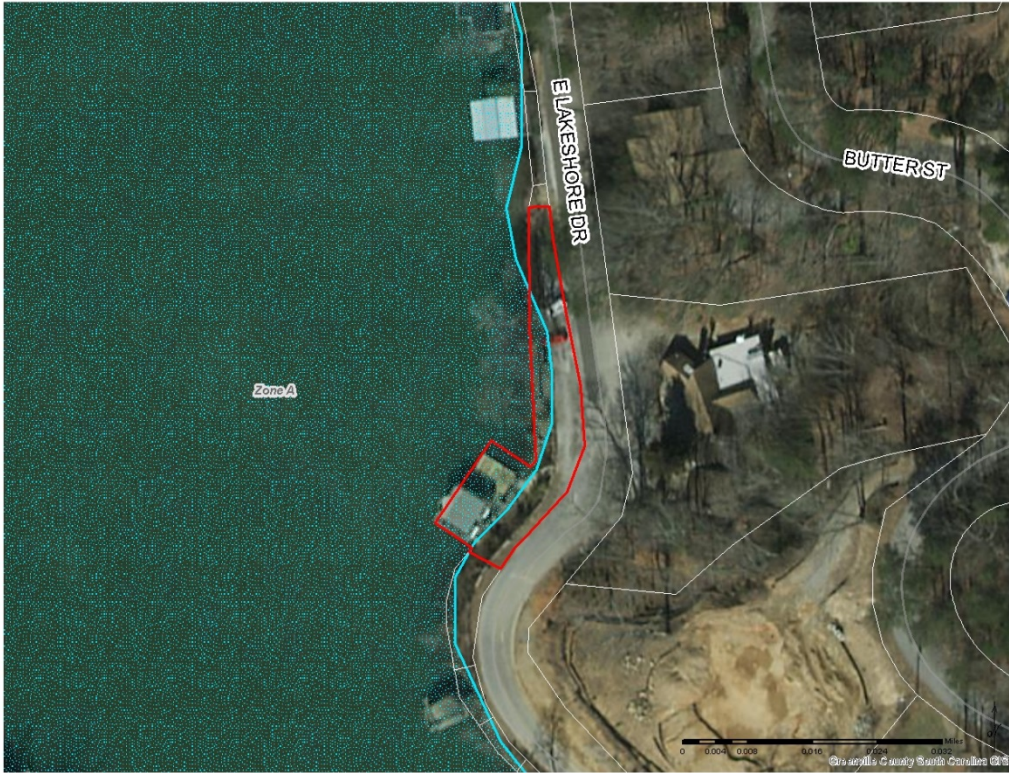
Mr. Vinson stated staff had an agreement which was provided as part of the application for rezoning which is between the town of Tryon and the applicant. The town of Tryon and the applicant have entered into an agreement where the town of Tryon is releasing them from their restrictions of commercial use on the property, but restricting music to non-amplified music.

Mr. Rogers asked if it would be of benefit to deny the request and ask the applicant to apply for a different zoning classification which would allow a more tailored restriction in place on the property.

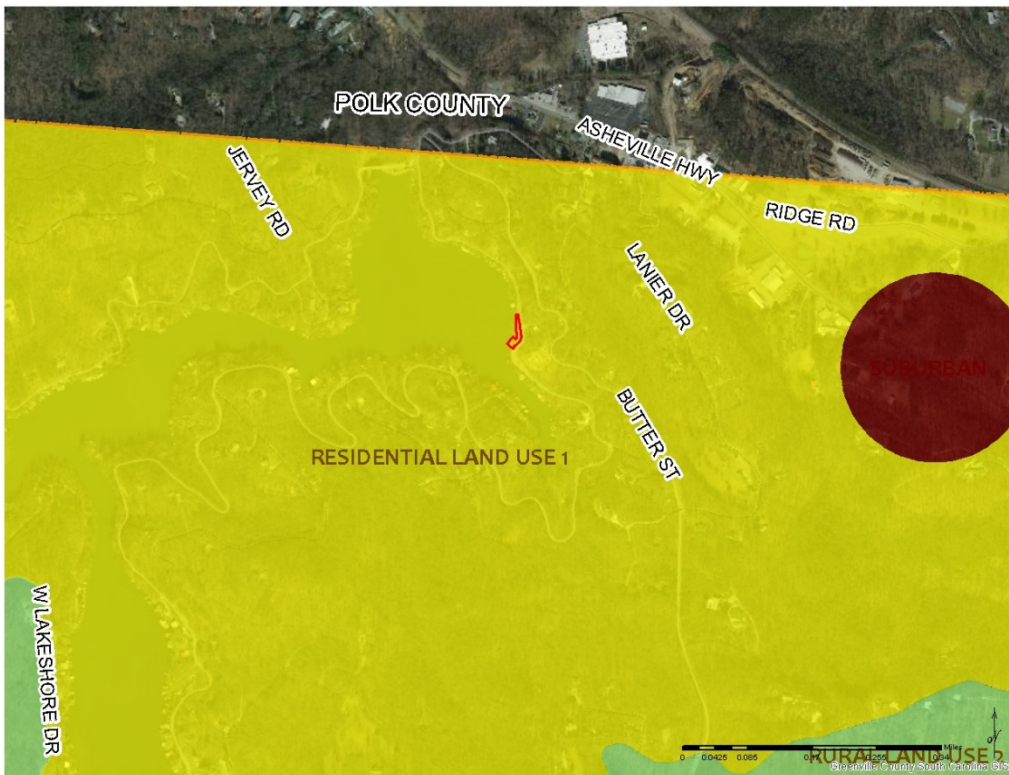
Mr. Vinson stated that would certainly, we have done that with other cases in the past and is within the Commissions prevue. He stated the Commission would need to take action on the case currently before them. The applicant could then pursue other options with another request which would require the applicant to resubmit a new request as another district. This request would move forward as submitted.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Mr. Stevenson withdrew his original motion and made the following:

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve CZ-2017-06. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-07

APPLICANT: Lisa Marie Stamey-Looper

PROPERTY LOCATION: 250 Sulphur Springs Road

PIN/TMS#(s): B008030100406

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: R-M2, Multifamily Residential

ACREAGE: 0.26

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-M2, Multifamily Residential in April 1972, as part of Area 3. There was a successful O-D, Office District rezoning request in 2004, CZ-2004-98.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------|-----------------------------------|
| North | R-M10 | vacant wooded |
| East | R-M10 | vacant wooded |
| South | R-10 | single-family residential |
| West | R-M20 | apartment complex (Hunting Ridge) |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea 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 | O-D | 0 units/acre | 0.26 | 0 units |
| Requested | R-M2 | 2 units/acre | | 1 unit |

A successful rezoning may add up to 1 dwelling unit.

ROADS: Sulphur Springs Road: four-lane State-maintained minor collector

TRAFFIC:

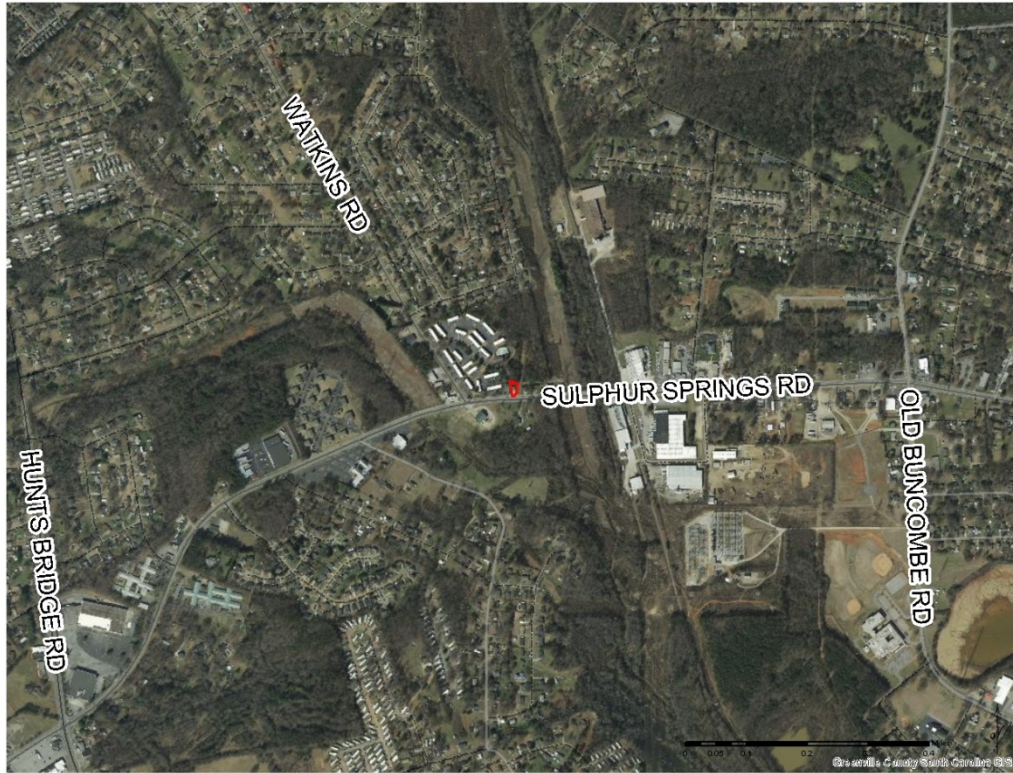
| Location of Traffic Count | Distance to Site | 2007 | 2013 | 2015 |
|---------------------------|------------------|--------|--------|--------|
| Sulphur Springs Road | 530' E | 12,100 | 10,500 | 10,800 |
| | | | - | 2.9% |
| | | | 13.2% | |

SUMMARY: The subject parcel zoned O-D, Office District is 0.26 acres of property located on Sulphur Springs Road approximately 0.65 miles west of the intersection of Old Buncombe Road and Sulphur Springs Road. The parcel has approximately 20 feet of frontage along Sulphur Springs Road.

The applicant is requesting to rezone the property to R-M2, Multifamily Residential. The properties to the north, west and east of the subject site are zoned Multifamily Residential. To the south of the subject site is a Single-Family Residence. There is an existing structure on the property.

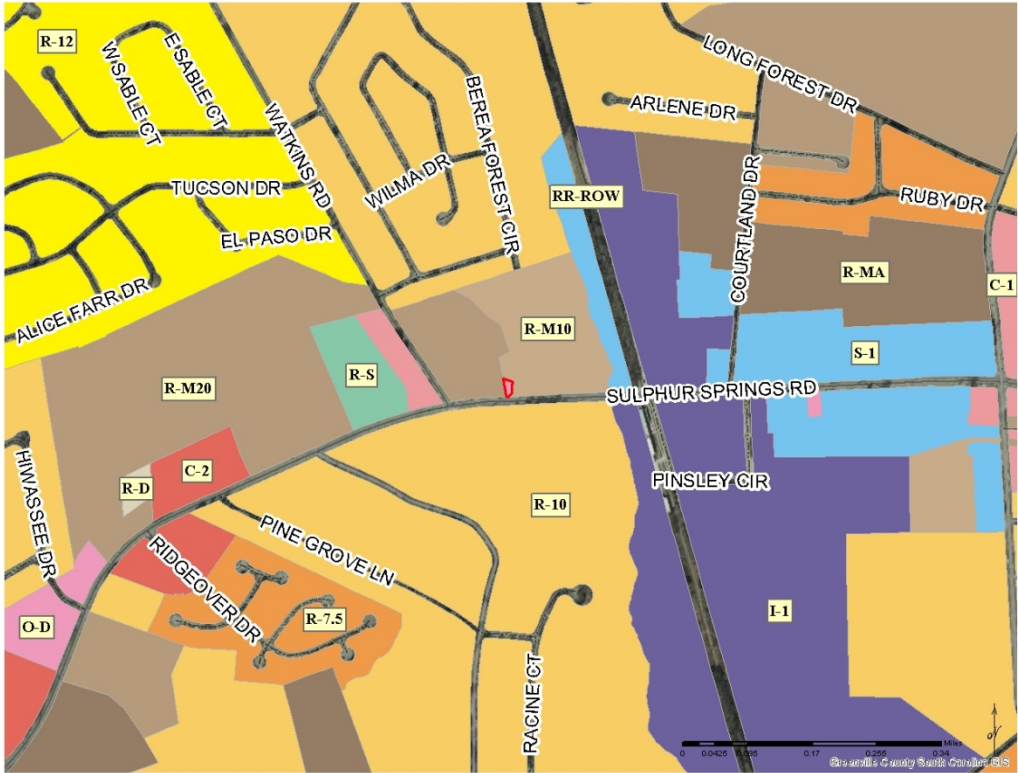
The applicant did not state the proposed land use.

The subject parcel is surrounded by single-family residential and vacant wooded land. Staff is of the opinion rezoning this parcel to R-M2, Multifamily Residential would be consistent with the surrounding zoning. Staff believes this rezoning would have minimal impact to the surrounding area. Based on these reasons, staff recommends approval of the requested rezoning to R-M2, Multifamily Residential.



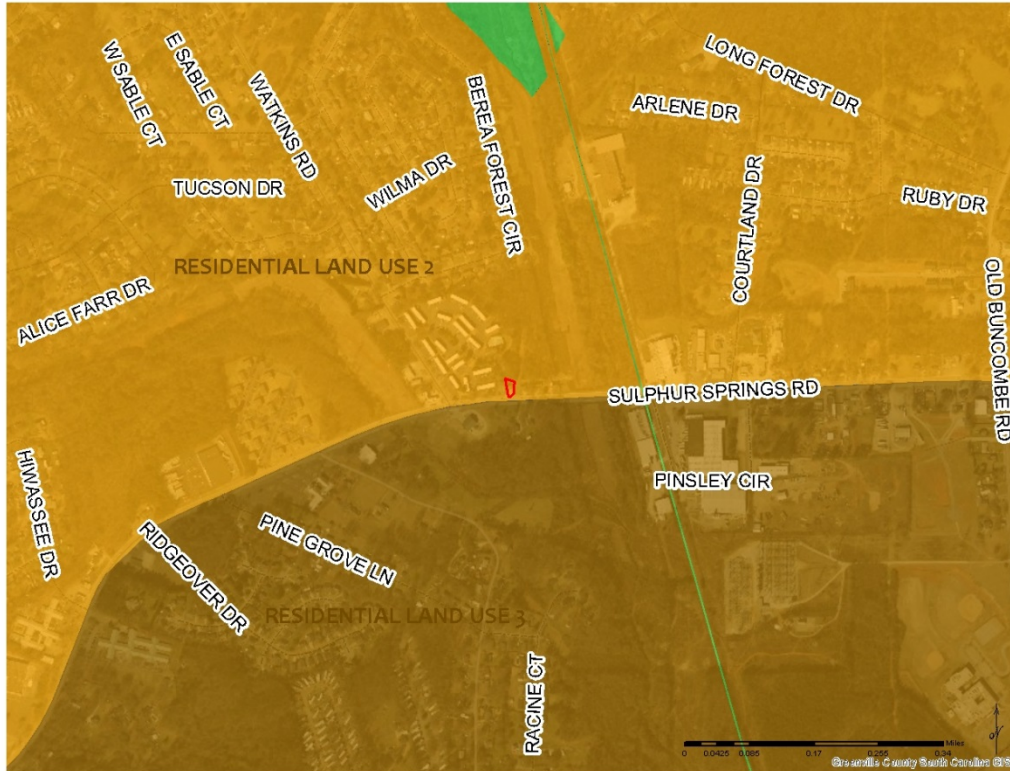
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Mr. Looper stated for the record, he was not related or connected to this applicant and would not be recusing himself.

MOTION: By Mr. Harrison, seconded by Dr. Howard to approve CZ-2017-07. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-08

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Charles P. Willimon

PROPERTY LOCATION: West side of Standing Springs Road

PIN/TMS#(s): 0413000100400 (portion) and 0413000100401

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 66.94

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 wooded

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|--------------|---|
| North | R-S | golf course (Bonnie Brae) |
| East | R-S | vacant wooded |
| South | R-12 | single-family residential (Crescent Creek SD) |
| West | R-S and R-12 | golf course (Bonnie Brae) single-family residential (Shoals Crossing and Lynndale SD) |

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 | 66.94 | 113 units |
| Requested | R-12 | 3.6 units/acre | | 240 units |

A successful rezoning may add up to 127 dwelling units.

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

| Location of Traffic Count | Distance to Site | 2007 | 2013 | 2015 |
|---------------------------|------------------|-------|-------|-------|
| Ashmore Bridge Road | 2,530' NW | 3,700 | 6,700 | 7,100 |

TRAFFIC:

| | | | | |
|---------------------|-----------|-------|-------|-------|
| | | | 81% | 6% |
| Ashmore Bridge Road | 5,250' NE | 7,600 | 7,000 | 8,000 |
| | | | - | 14.3% |
| | | | 7.9% | |

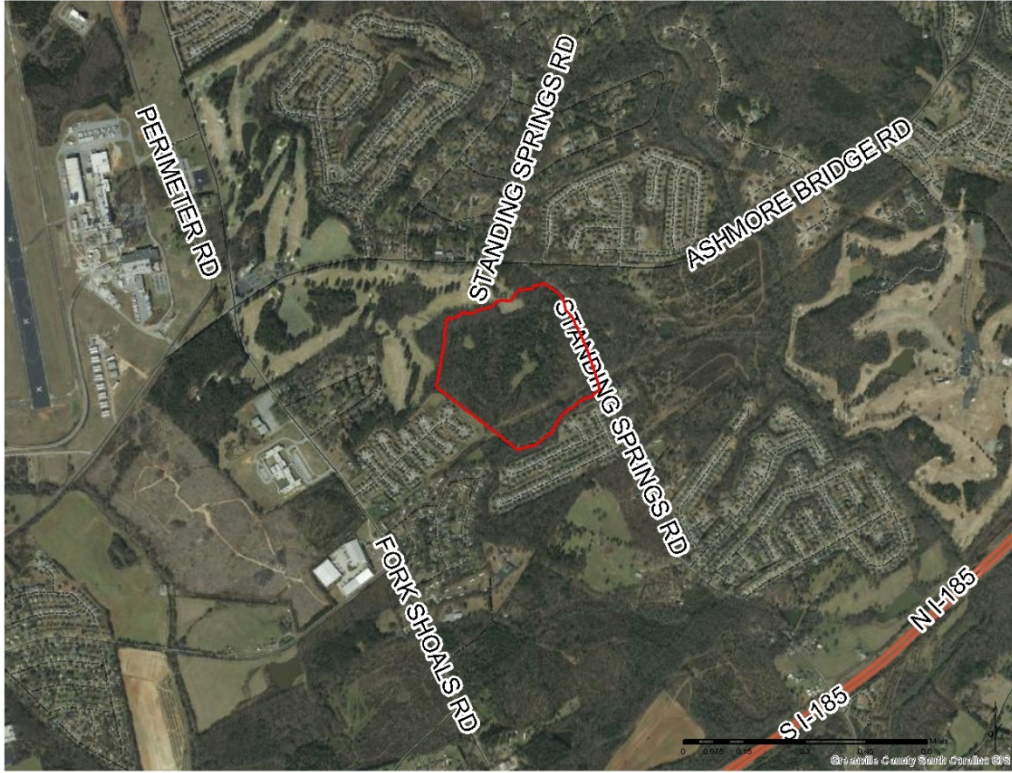
SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 66.94 acres of property located on Standing Springs Road approximately 1 mile east of the intersection of Fork Shoals Road and Ashmore Bridge Road. The parcel has approximately 1,650 feet of frontage along Standing Springs Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is adjacent to three subdivisions with existing R-12, Single-Family Residential zoning. The Imagine Greenville Comprehensive Plan recommends 3 to 6 units per acre.

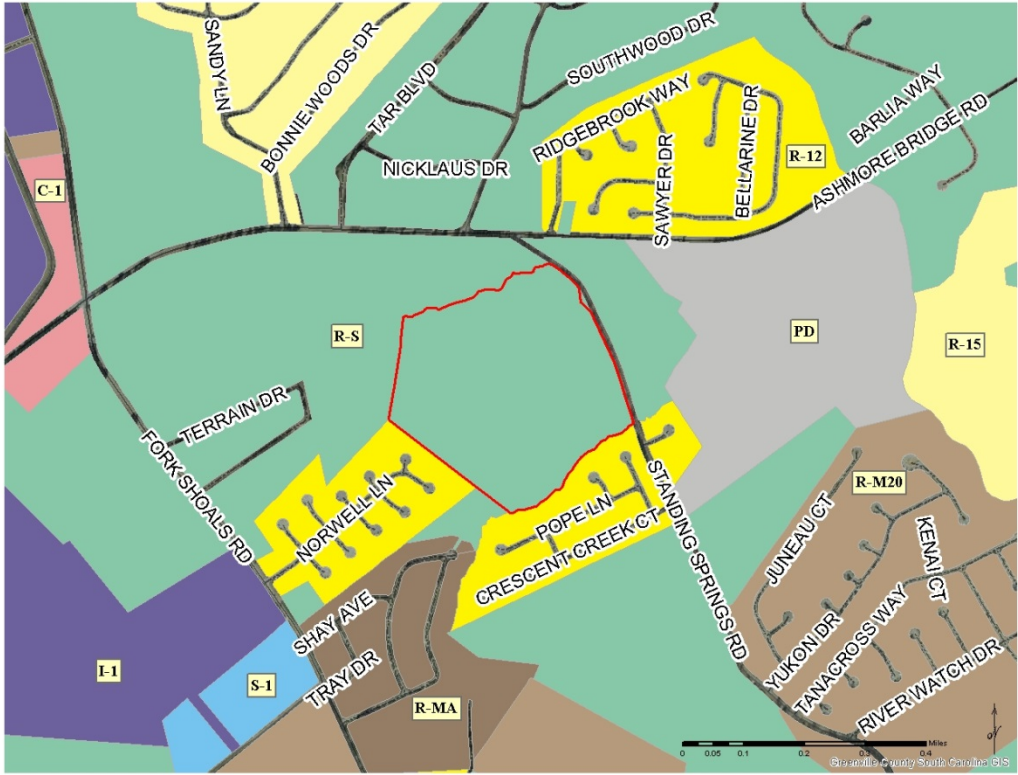
The applicant states the proposed land use is for single-family residential housing.

Staff is of the opinion the requested zoning would be consistent with existing zoning to the west and south of the of the subject site. The requested rezoning to R-12, Single-Family Residential 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.

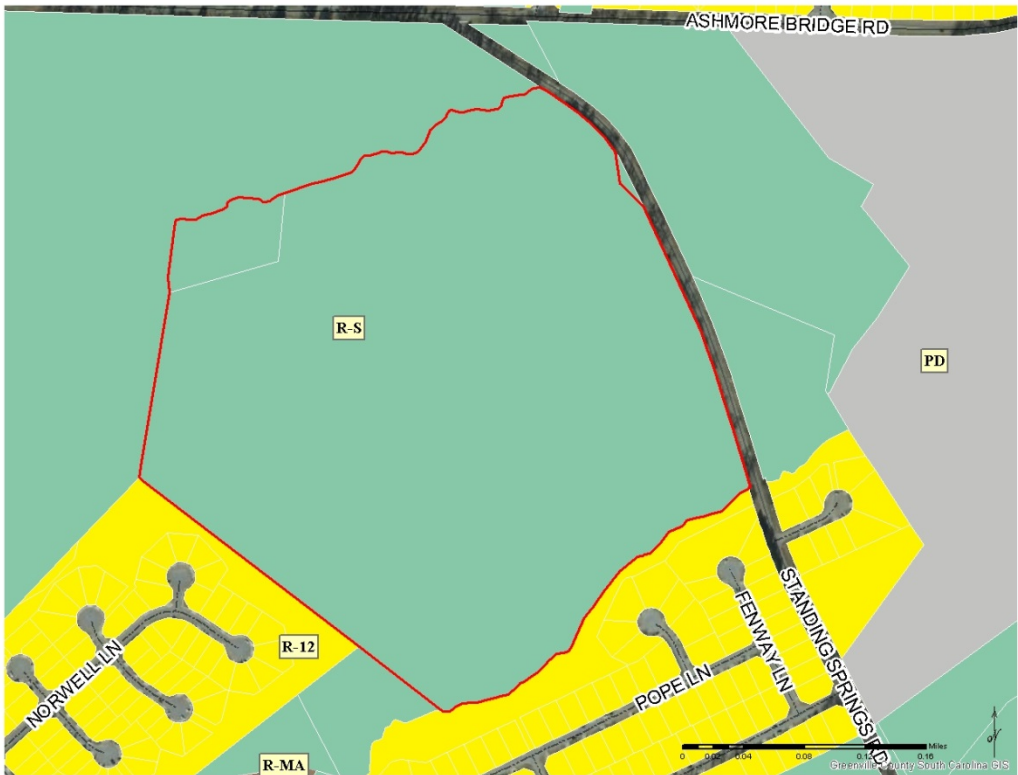


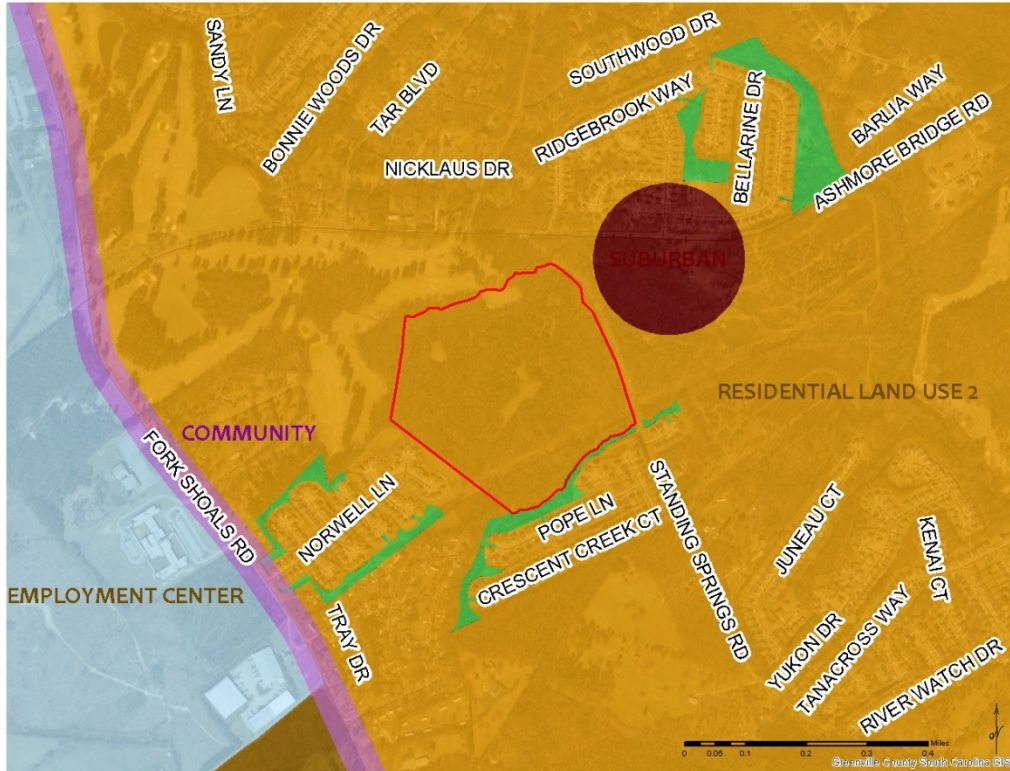
Aerial Photography, 2016





Zoning Map





Future Land Use Map

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve CZ-2017-08. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-09

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Regenia T. Brashier, Richard Snipes, Rita S. Manning and Riddle Family Number 9, LLC

PROPERTY LOCATION: 2220 Standing Springs Road, Fork Shoals Road and Quartz Circle

PIN/TMS#(s): 0583010100607, 0583020101105, 0583020101900 and 0583020101003

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 110.9

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: single-family residential, vacant wooded and vacant pasture

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|---------------|--|
| North | R-S and R-M20 | single-family residential, Church (Southern Methodist) and vacant wooded |
| East | R-S and R-M20 | single-family residential |
| South | R-S | single-family residential and vacant wooded |
| West | R-S | 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 | 110.9 | 188 units |
| Requested | R-12 | 3.6 units/acre | | 399 units |

A successful rezoning may add up to 211 dwelling units.

ROADS: Fork Shoals Road: two-lane State-maintained major collector
 Standing Springs Road: two-lane State-maintained minor collector
 Quartz Circle: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Fork Shoals Road, Standing Springs Road and Quartz Circle.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 110.9 acres of property located on Fork Shoals Road approximately 0.2 miles north of the intersection of Fork Shoals Road and I-185. The parcel has approximately 460 feet of frontage along Fork Shoals Road, 160 feet of frontage along Standing Springs Road and 1020 feet of frontage along Quartz Circle.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is surrounded by Single-Family Residential land uses. The Imagine Greenville Comprehensive Plan recommends 3 to 6 units per acre.

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

Following the advertising of this rezoning, the applicant requested one parcel, ending in 1900 be removed from the rezoning request due to a dispute of ownership. The parcel to be removed is 7.88 acres, leaving a total of 103.1 acres to be considered.

It is staff's opinion R-12, Single-Family Residential is consistent with the surrounding 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.

MOTION

By Mr. Stevenson to deny CZ-2017-09 due to potential traffic congestion.

Chairman Shockley suggested stating a different reason for denial rather than a traffic load problem.

Dr. Howard stated she would be voting against the requested rezoning, due to additional traffic and the area being better suited for industry.

Mr. Bichel asked had a traffic study been submitted.

Ms. Buathier stated a traffic study does not have to be submitted at this phase.

MOTION:

By Mr. Harrison, seconded by Mr. Moore to approve CZ-2017-09.

Mr. Rogers stated this was a rezoning application, not a subdivision application. He was not sure the Commission had the same limitations as with subdivisions. He stated the property was currently zoned R-S, Residential Suburban. It would seem the burden

would be on the applicant to show reason to rezone and he did not think the Commission had to have a reason to turn it down.

Chairman Shockley stated that was correct, he did not want to make the traffic, which was not in their prevue, part of the motion.

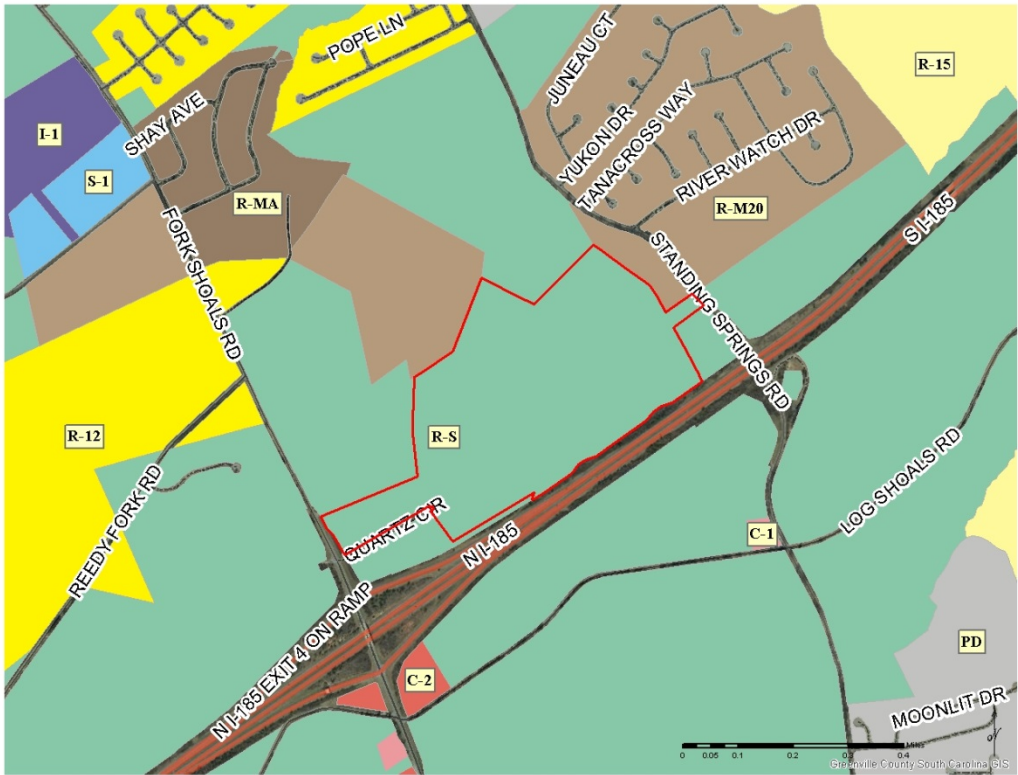
Dr. Hollingshad thanked Mr. Rogers for his point and he agreed with Dr. Howard and would he voting against the request.

The motion to approve CZ-2017-09 failed with two in favor (Harrison and Moore).

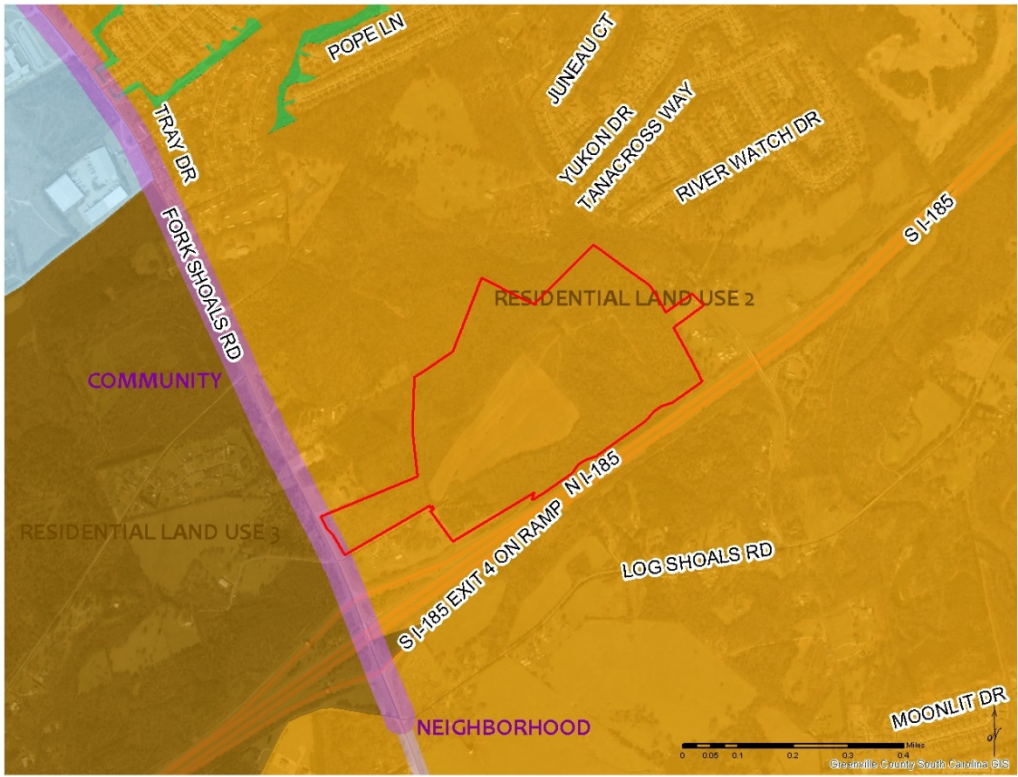
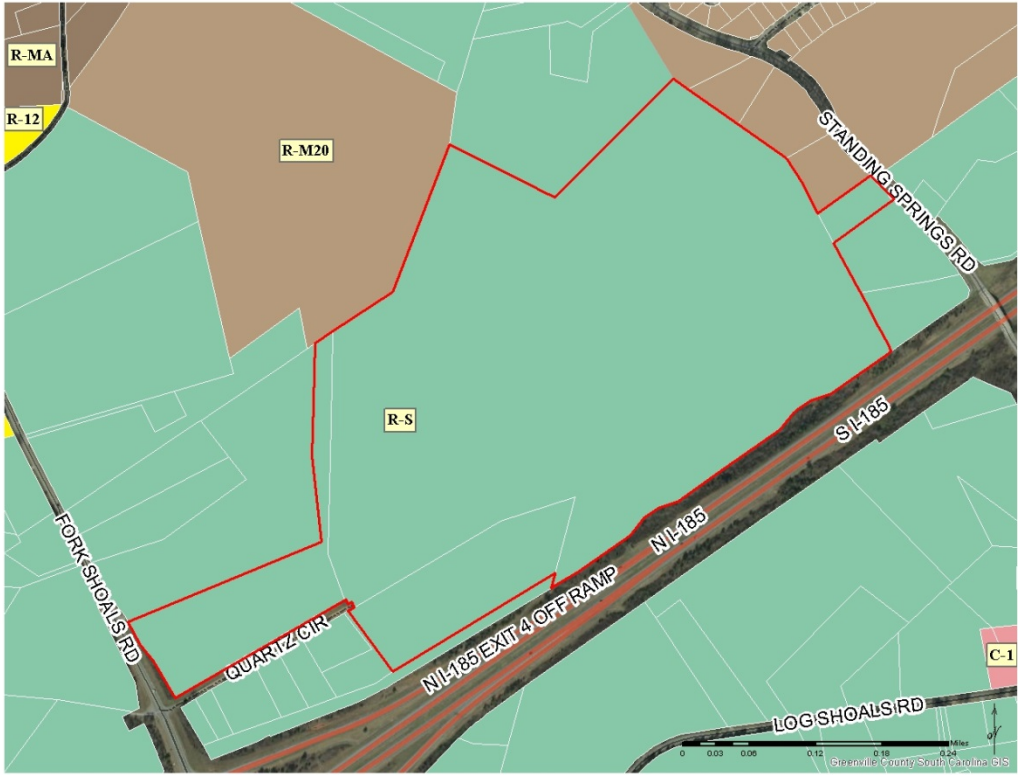
MOTION: By Mr. Rogers, seconded by Dr. Howard to deny CZ-2017-09. The motion carried with two in opposition (Harrison and Moore).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-10

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Clear Springs Fire-Rescue

PROPERTY LOCATION: Scuffletown Road

PIN/TMS#(s): 0548020103205

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 3.99

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: vacant wooded

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|------------------|---------------|--|
| North | R-12 | single-family residential (Sparrows Point SD) |
| East | R-12 | single-family residential (Sparrows Point SD) |
| South | R-S | single-family residential |
| West | S-1 and R-12 | mini-warehouses and single-family residential (Adams Run SD) |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan and is designated as *Suburban Residential* which prescribes 2 to 4 units per acre.

ROADS: Scuffletown Road: two-lane State-maintained minor collector

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2013 | 2015 |
|---------------------------|------------------|--------|-----------------|----------------|
| Woodruff Road | 3,900' N | 16,200 | 18,000 11.1% | 20,700 15% |
| Scuffletown Road | 4,850' S | 8,200 | 8,900 8.5% | 8,700 -2.2% |

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 3.99 acres of property located on Scuffletown Road approximately 0.5 miles south of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 480 feet of frontage along Scuffletown Road.

The applicant is requesting to rezone the property to S-1, Services. Single-Family Residences surround the subject site. Mini-warehouses exist to the west of the subject site, which was rezoned in 2005 (CZ-2005-99) from R-S to S-1. The subject site is recommended as Residential Suburban land use in the East Woodruff Road Area Plan, prescribing 2 to 4 units per acres.

The applicant states the proposed land use is for an indoor/covered boat and RV storage facility.

Upon further review of the new information presented at the Public Hearing regarding the proposed use of a cross fit facility and the identification of a potential historic cemetery on the property, staff believes a review district would be a more appropriate zoning for this property and provide more safeguards for surrounding residential properties. Staff is of the opinion the S-1 zoned parcels across the street should not be considered as precedent for further S-1 zoning expansion in the area as a majority of these parcels were originally zoned S-1 in 1994. Staff is of the opinion rezoning to S-1 would set precedence for future S-1 zoning along this side of Scuffletown Road. Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.

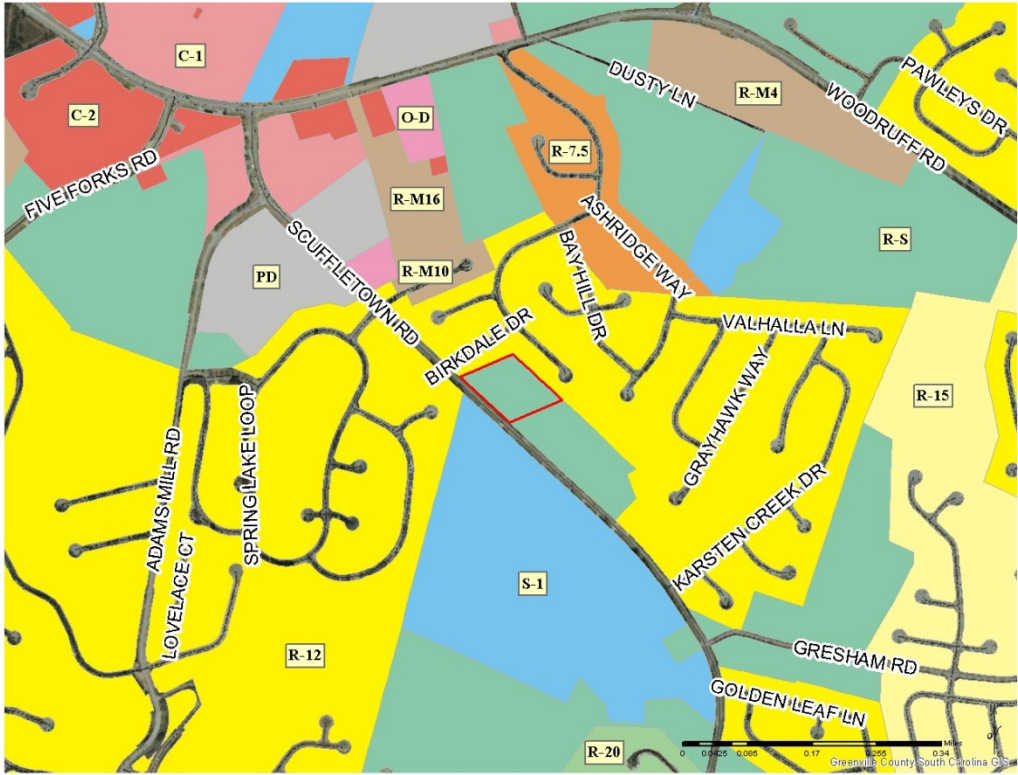
Ms. Buathier stated staff received notification from the applicant today stating the applicant intends to apply for an FRD, Flexible Review District. Being a review district, the applicant will be required to resubmit for an FRD and a public hearing is required.

MOTION: Mr. Looper, seconded by Mr. Bichel to deny CZ-2017-10. The motion carried unanimously by voice vote.



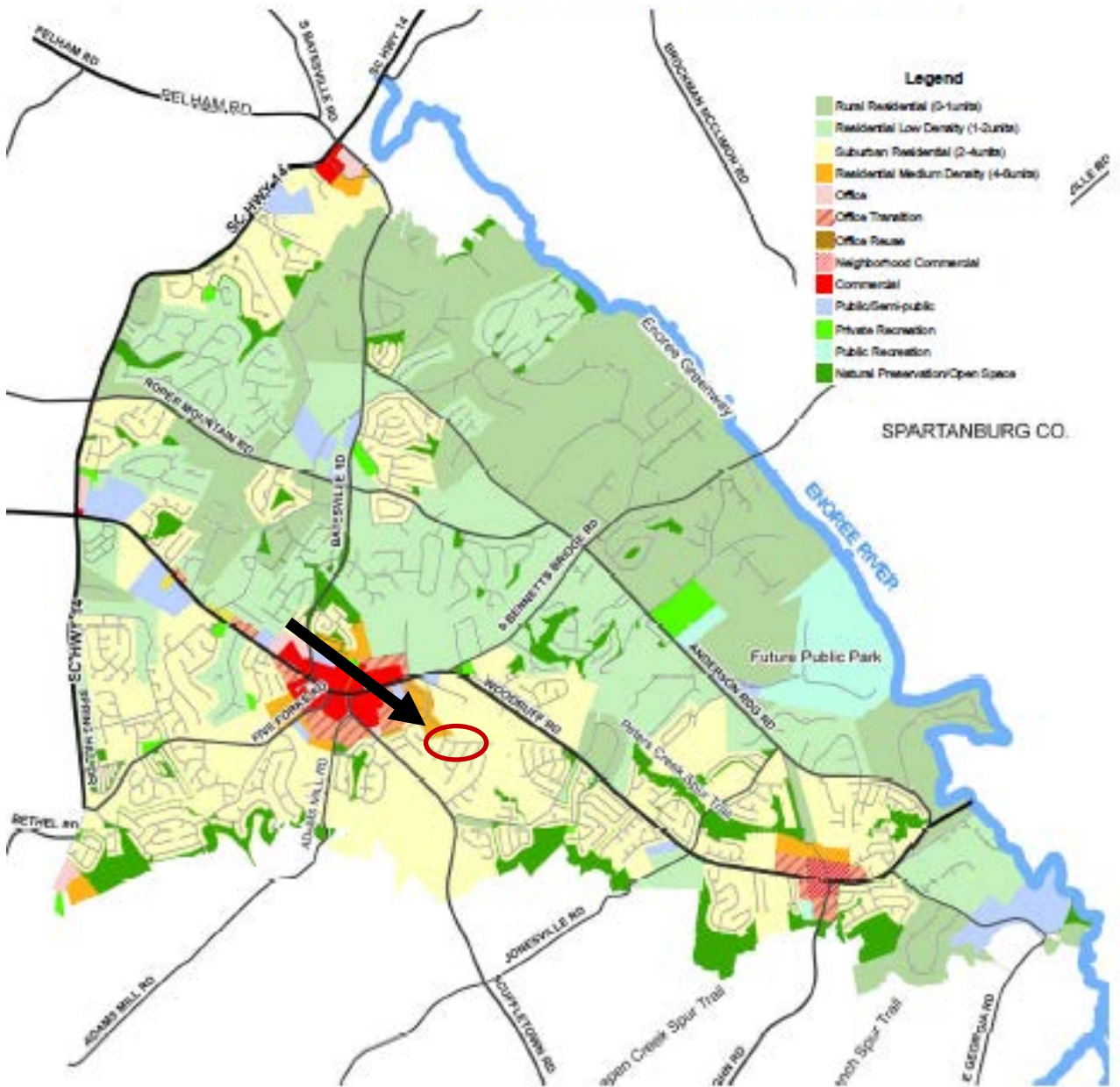
Aerial Photography, 2016





Zoning Map





East Woodruff Road Area Plan, Adopted

Mr. Harrison recused himself from the next two zoning dockets and left the room.

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-11

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

PROPERTY LOCATION: Easley Bridge Road

PIN/TMS#(s): 0113000100101

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 2.89

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in June 1973, as part of Area 4A. There was a successful R-M20, Multifamily Residential rezoning request in 2007, CZ-2007-26. There was an unsuccessful O-D, Office District rezoning request in 2013, CZ-2013-18. A rezoning request was made in 2016, CZ-2016-64, to rezone the property from R-M20, Multifamily Residential District to OD, Office District in November of 2016. This request was placed on hold by the Planning and Development Committee per the applicant’s request.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

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

TRAFFIC:

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

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

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

The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

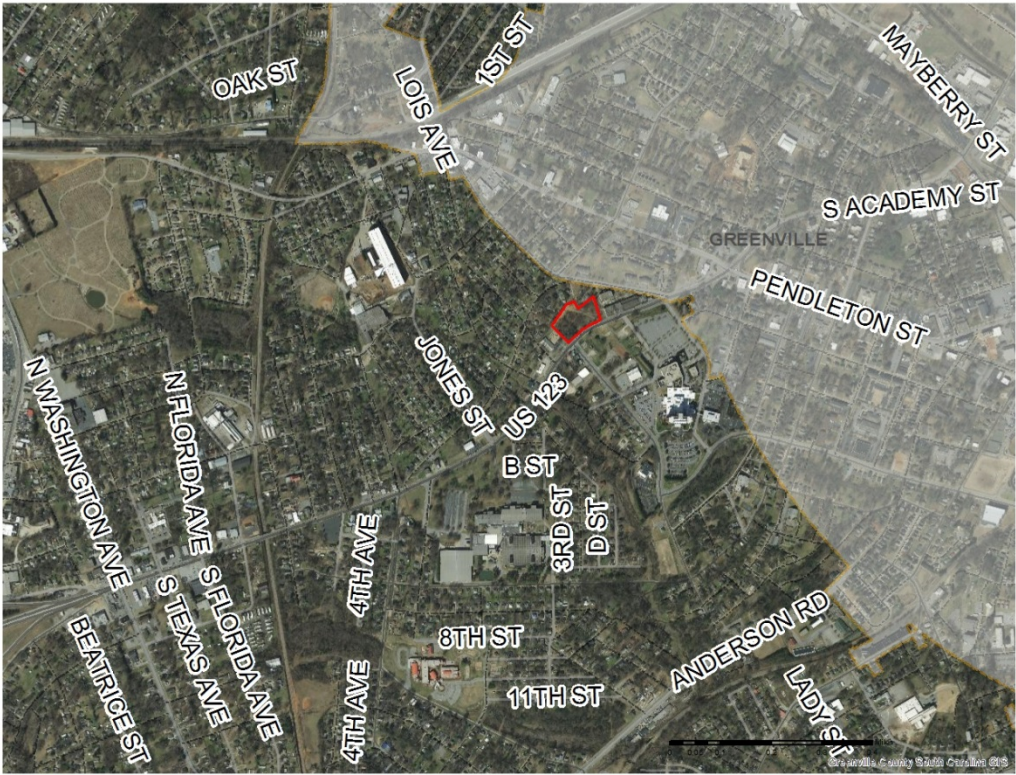
The applicant states that the proposed land use is for medical offices. The building is intended to follow the architectural style of mill buildings found in the Greenville area with a total of 30,000 sq. ft. of professional medical office space. Sidewalks and cross walks are proposed throughout the development and will connect to existing sidewalk systems to provide access from the street and parking lot to the main building entrance. The proposed Preliminary Development Plan shows the building footprint on the front part of the property with parking and the main entrance to the rear of the building. The proposed access is for a right in, right out from Easley Bridge Road. The proposed building materials are to be red clay brick with large window openings in patterns across the façade.

Proposed lighting is LED full cut-off pole mounted lighting. Additional lighting to illuminate building or ground surfaces to be directed to desired areas to cut-off light spillage. Parking lot lighting is proposed not to exceed 24 feet in height. Parking is proposed on the side and rear of the building with approximately 100 to 125 parking spaces.

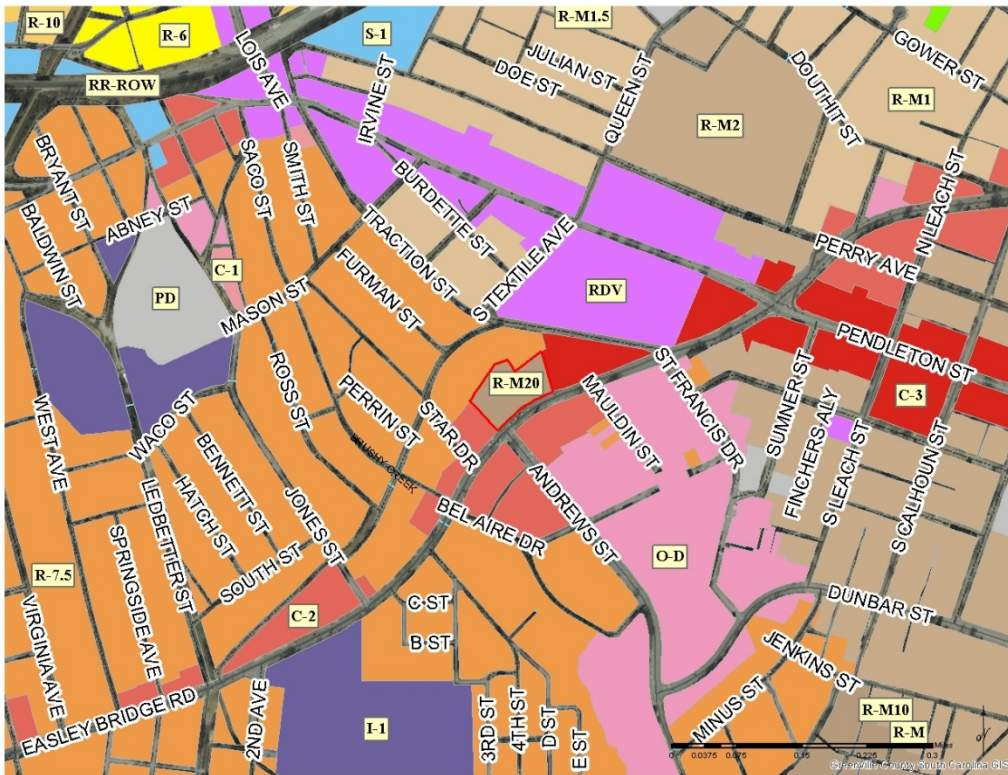
The proposed landscaping will utilize some of the existing vegetation in the rear of the property along with plantings as shown of the Preliminary Development Plan.

There is no proposed storm water pond shown of the Preliminary Development Plan. The Statement of Intent proposes underground drainage system for the storm water management.

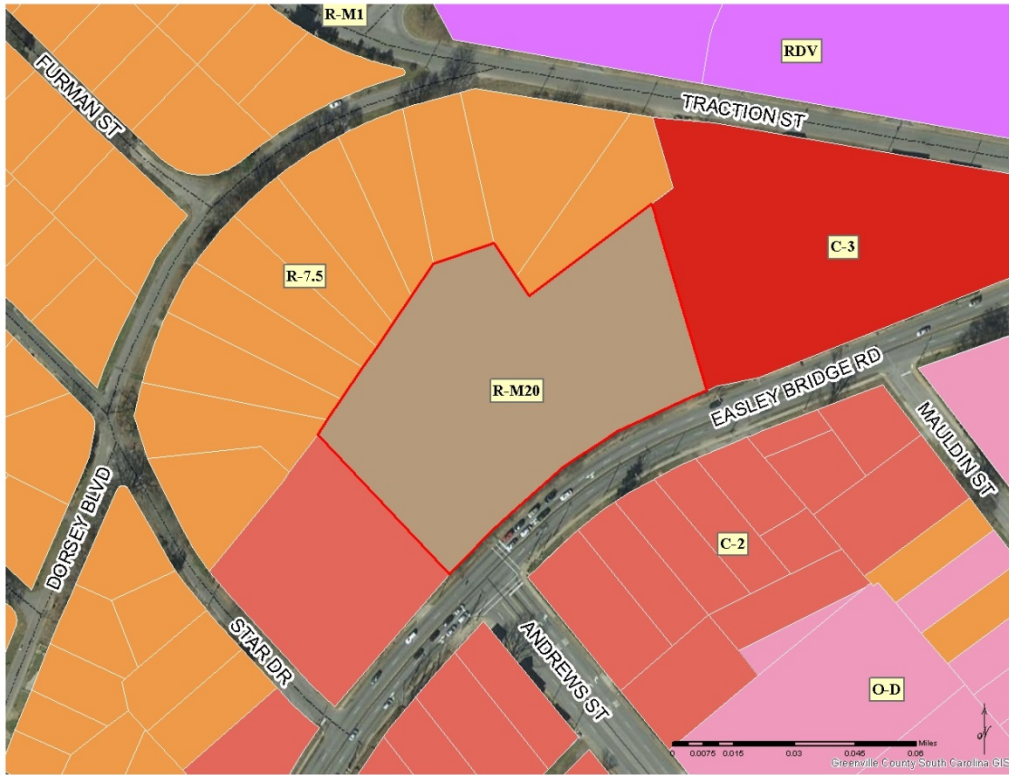
One monument sign is shown near the entrance to the property in the Preliminary Development Plan and is to be approximately 4 feet high and 8 feet long, which is approximately 32 sq. ft. in size. They propose no wall signage other than addresses and entrance sign information.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Staff is of the opinion rezoning to FRD, flexible Review District would be an appropriate rezoning. The subject parcel is located along a major arterial road and is located along a highly commercialized area of Easley Bridge Road. Staff is of the opinion the development would be consistent with the existing Commercial (C-2) and Office District (O-D) zoning in the surrounding area. Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following conditions:

- Landscape area called out on the conceptual site plan to contain planted landscape material to buffer the residential properties to the north.
- Future access identified on the plan is conditionally approved subject to approval by SCDOT. A driveway connection to the parcel to the west may be required during the Final Development Plan to provide a shared access drive at the signalized intersection.

MOTION: By Dr. Howard, seconded by Mr. Looper to approve CZ-2017-11 with conditions. The motion carried unanimously by voice vote with one recusal (Harrison).

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-12

APPLICANT: Chris M. Watson, Seamon Whiteside for JHM Hotels

PROPERTY LOCATION: 1408 Boiling Springs Road

PIN/TMS#(s): 0533040101600

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD, Flexible Review District (Major Change)

ACREAGE: 2.7

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:

single-family residence and vacant wooded

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|------------------|---|
| North | PD | townhomes (Waterford Park) |
| East | O-D, R-S, and NC | retirement home, church and gas station |
| South | FRD | vacant wooded |
| West | PD | townhomes (Waterford Park) |

WATER AVAILABILITY:

Greenville Water

SEWER AVAILABILITY:

Metropolitan Sewer Sub District

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:

Boiling Springs Road: two-lane State-maintained minor collector
Pelham Road: five-lane State-maintained major collector

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2007 | 2013 | 2015 |
|---------------------------|------------------|-------|---------------|-----------------|
| Boiling Springs Road | 5172' N | 8,400 | 7,300 -13% | 9,500 +27.4% |

SUMMARY:

The subject parcel is 2.7 acres of property located on Boiling Springs Road approximately 250 feet north of the intersection of Pelham Road and Boiling Springs Road. The parcel has approximately 300 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 three story, 100,000 sq. ft. climate controlled self-storage building and the proposed building will have approximate 33,000 sq. ft. foot print and maximum height of 45 ft. Ingress and egress will be from Boiling Springs Road aligned with the existing National Healthcare entrance. Internal drive connection is proposed to the south. Proposed architectural materials are brick, stone, architectural metal panels, EIFS, and aluminum. A flat roof along with commercial grade aluminum doors and windows are also proposed.

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 lot and roadside landscaping, a 5 foot minimum buffer will be provided around the perimeter. A continuous screening of fence or decorative evergreens and hardwoods will be provided to screen the adjacent property. The Landscape buffer is to include both planted and natural material.

Pedestrian access is proposed via a 5 foot sidewalk within the SCDOT right-of-way along Boiling Springs terminating into the existing sidewalk along Pelham Road.

Signage proposed for the site is a 10 foot high monument sign with color and texture similar to the proposed building. In addition, two building mounted signs are also proposed. The proposed wall signage is attached to architectural metal panel system that is 20 foot wide and 2 feet 4 inches tall. Signs use channel letters and will be illuminated with up lighting or backlighting.

Staff is of the opinion the FRD, Flexible Review District; major Change request to Climate Controlled Self Building is an appropriate use for this site. The proposed use serves local residents within the surrounding area and typically do not generate heavy traffic volumes. 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 from adjacent residential properties should be enhanced to buffer light, noise and views of the building. For these reasons staff recommends approval with the following conditions:

- Reduce the overall height of the building five (5) feet to a maximum of 40 feet at the highest point and 23 feet on lowest elevation.
- Reduce overall building scale and form through the use of architectural design elements proportional too surrounding buildings in the area.
- Include the addition of windows, articulation and fenestration to break up and soften the appearance of large uninterrupted wall sections.
- Lower parapet walls proportionately and style in a more residential character.
- Utilize softer color tones and materials to match residential character of the area.
- Provide minimum six foot fence and evergreen plant material adjacent to residential properties.

Mr. Rogers applauded staff for coming up with the requirement for making this blend in with the neighborhood character.

MOTION: By Mr. Rogers, seconded by Dr. Howard to approve CZ-2017-12 with conditions.

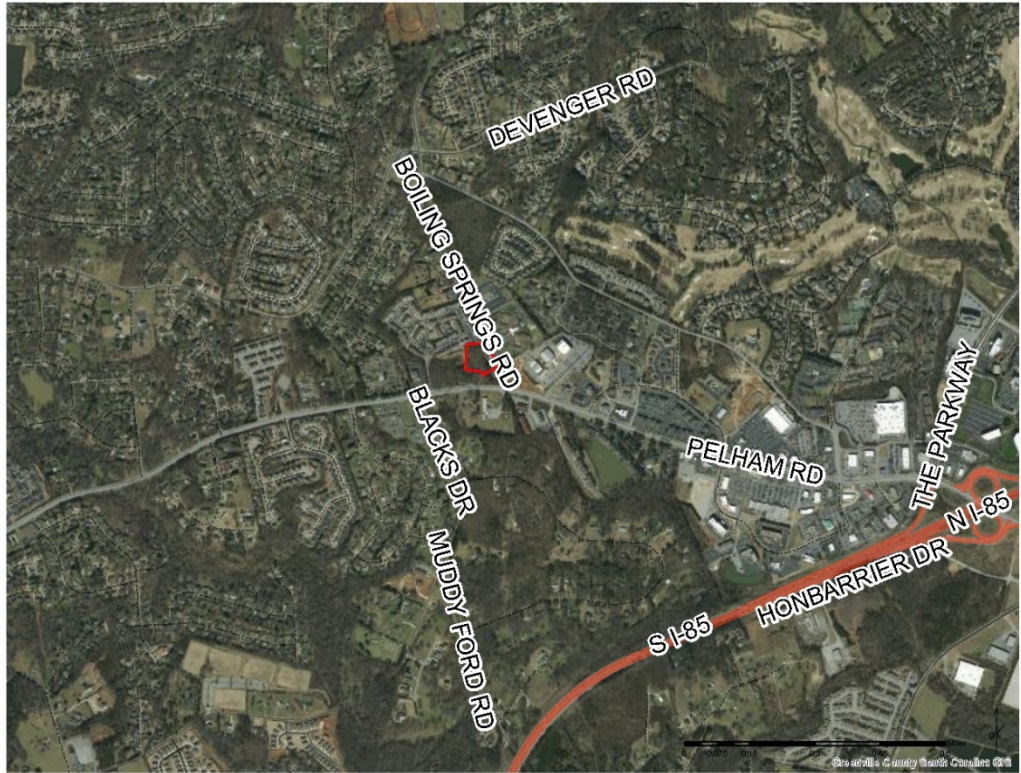
Dr. Hollingshad stated he felt the change from neighborhood commercial was not the best for here. As he voted against the grocery store at the other side of Pelham Road, he believes this is too intense Commercial Development for what is a transitional area between some very intense Commercial Development to some well-developed Residential areas. For that reason, he stated he would be voting against the request.

The motion to approve CZ-2017-12 failed with two in favor (Rogers and Howard) and one recusal (Harrison).

MOTION: By Mr. Bichel, seconded by Mr. Stevenson to deny CZ-2017-12.

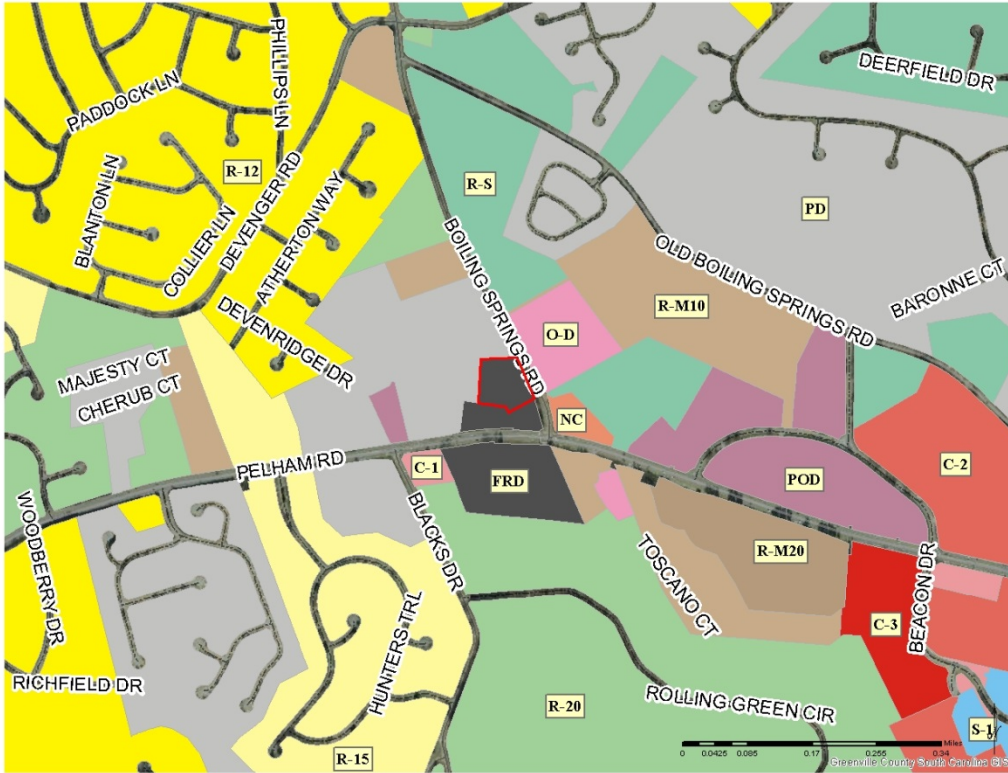
Chairman Shockley stated for information purposes, he was told and also was unaware that the traffic volume was less with this type of use than with any other use that would possibly go there.

Motion to deny carried with two in opposition (Rogers and Howard) and one recusal (Harrison).



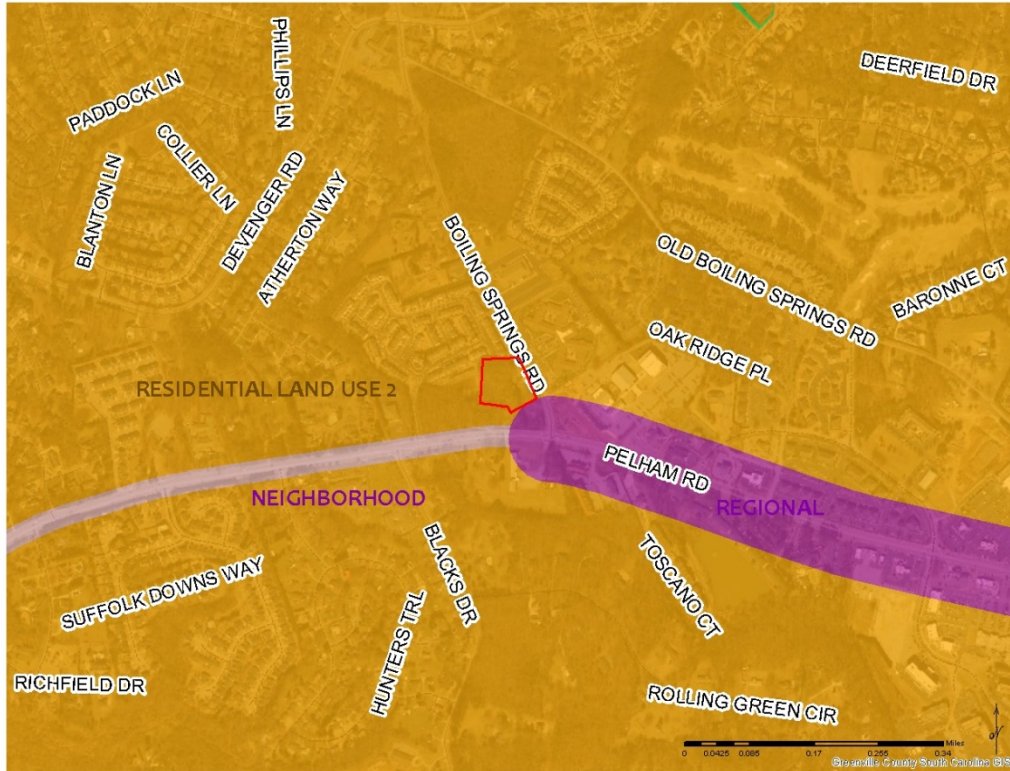
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Chairman Shockley apologized to Mr. Stevenson regarding the misunderstanding of his motion earlier referencing traffic. He stated he was use to hearing traffic was not in their pervue during discussions of subdivisions, he continued that thought process.

PLANNING MONTHLY REPORT

There was no report from staff. A report was included in the agenda packets.

MONTHLY MEETINGS

Chairman Shockley noted the monthly meeting schedule at the end of the agenda packet. He discussed with staff and the other Commissioners a Commission Workshop which will be on February 8, 2017 at noon in Suite 400 of County Square.

Staff reminded the Commissioners of another quick turnaround in February. Commissioners will receive their agenda packets without staff recommendations. The recommendations will be emailed to each Commissioner after the Public Hearing.

ADJOURN

MOTION:

By Mr. Looper to adjourn. Without objection the Commission meeting adjourned at 7:36 p.m.

Submitted by recording secretary
