

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

June 28, 2017

4:30 p.m.

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

MEMBERS ABSENT: none

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

CALL TO ORDER

Chairman Shockley called the meeting to order at 4:30 p.m. and Mr. Moore provided the Invocation.

APPROVAL OF THE May 24, 2017 MINUTES

Chairman Shockley noted since the agenda packets have been mailed, staff has corrected some spelling/grammatical errors within the minutes.

MOTION: By Mr. Looper, seconded by Dr. Howard to approve the minutes as corrected of the May 24, 2017 Commission meeting. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

- 2017-059, Enoree Ridge
- 2017-064, Tuscany Grove (Scuffletown Rural Conservation District)
- 2017-065, Bracken Woods
- 2017-066, Lakestone Cottages (Cluster)

2017-059, Enoree Ridge

Mr. Hancock stated the application has been put on hold per applicant's request.

2017-064, Tuscany Grove (Scuffletown Rural Conservation District)

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 75 lot subdivision accessed by Scuffletown Road. The developer is proposing 1.3 Linear Miles of Public Road. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Clear Spring Fire serves this area.

Staff believes this 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:

- Gene Underwood, 229 Montalcino Way, Tuscany Falls Subdivision
- Erik Rolfs, Tuscany Falls Subdivision
- Ryan Gaylo, Tuscany Falls Subdivision
- Sara Colgate, Tuscany Falls Subdivision

Mr. Moore asked Mr. Hancock about the open space requirement, as the first speaker challenged the amount.

Mr. Hancock stated according to the Zoning Department all of the open space requirements have been met for this plan. They were met for the original plan and with the additional lot calculation; it meets both the Cluster Development and Scuffletown Conservation District requirements.

Mr. Rogers stated the comments from the DOT stated they had concerns over site distances at both entrances. He stated it further said a recorded sight line easement will be required to preserve the sight line for each access point. He asked Mr. Hancock if he could address that.

Mr. Hancock stated there will need to be clearing of vegetation as illustrated on the site plan. He stated it will need to be maintained and remain open for sight distances. If any distances are not correct, they may need to obtain an easement from adjacent property.

Mr. Rogers asked, if it is approved and they cannot obtain an easement, what happens.

Mr. Hancock stated they would not receive their encroachment permit from SCDOT.

Mr. Harrison asked for clarification, the original traffic impact study confirmed left turn lanes were not warranted at the second entrance, the furthest south entrance, correct. But, a left turn lane is planned to be constructed for the north entrance.

Mr. Hancock stated that it was his understanding, and he had spoken to the SCDOT about this issue and that was still to be determined, there was still back and forth conversation as what would be required for turn lanes. He stated his last conversation was left turns lanes would be installed in each direction at the main entrance. They are still looking at this.

Dr. Howard asked if the builder was the same builder who built Tuscan Falls.

Mr. Hancock stated D.R. Horton was the builder and he knew there was some affiliation but did not know how they were affiliated.

Dr. Howard stated she had concerns over the pictures which were given to the Commission by one of the speakers. She stated she agreed, the job was not finished on the first site. She asked if children would cross over to get to the pool at the northern entrance.

Mr. Hancock stated as far as he knew, they would.

Dr. Howard stated safety concerned her and with all the mail boxes there, you will have at least 75 cars going in there in the afternoon to check the mail and the children crossing there to get to the pool.

Dr. Hollingshad requested some more information regarding the open space.

Mr. Hancock stated on the plan there was a table that lists all required open space, both developable and undevelopable. He stated the required open space is 30.7 acres and they have provided slightly over 34 acres. He stated they have broken that down by developable and undevelopable. The 50% developable has been met at 15.74 and undevelopable at 16.82. The numbers have been confirmed by the Zoning Department.

Dr. Hollingshad asked how the required open space was determined.

Mr. Hancock stated there was a formula based on the number of units and size of the tracks.

Kris Kurjiaka, Zoning Administrator explained the requirements of the Scuffletown Conservation District.

Mr. Harrison asked about the speakers concern over whether this would be part of their subdivision. He asked what the Commission's prevue was as it related to that.

Mr. Hancock stated the latest he heard was there would be separate Homeowners Associations. It is considered separate developments as far as the County was concerned. If they share the amenities that would not be something the county could do anything about.

Mr. Harrison asked if they could hold them to having a separate HOA.

Mr. Hancock stated yes.

Chairman Shockley stated the traffic issue was neither in the Commission's prevue nor how the amenities are used. He stated the crossing of the road, which is a serious concern, is not in the Commission's prevue. He wanted the Commissioners to know

what is and is not within their prevue. He stated the mailbox site was within their prevue.

Mr. Bichel asked about the sight line issues, was it in our prevue. He knew the DOT had the final say, did staff do the calculations.

Mr. Hancock stated staff did not, but the DOT will. They will not sign off on any final plat until all the requirements are met.

MOTION: By Dr. Howard, seconded by Mr. Moore to accept staff's recommendation to approve 2017-064 including the Specific and Standard Requirements and with an additional mailbox cluster located at the second entrance.

Mr. Looper asked if he understood correctly, that the Commission could address the HOA issue, have two separate.

Mr. Hancock stated it was his understanding there would be two HOA's. It is not in the recommendations, but it is part of the platting process.

Mr. Harrison asked if at the time of the final plat process, they were only one HOA, what would happen.

Mr. Hancock stated it would not be approved.

Mr. Stevenson stated he agreed with Dr. Howard. He would like to see the road in the middle moved.

Chairman Shockley, stated traditionally the SCDOT wants to line up the road with the crossing road. He stated he did not know if the Commission had the authority to ask for the road to be moved.

Mr. Harrison stated after some thought, if it is alright with the motioned, he would like to add having a separate HOA for the new development.

Chairman Shockley stated the first motioner and second agreed on the friendly amendment. The motion is as follows:

Accept staff's recommendation of approval of 2017-064 including the Specific and Standard Requirements and add a mailbox at the second entrance and have a separate HOA guaranteed at the final development plan. The motion carried unanimously by voice vote.

2017-065, Bracken Woods

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 83.25 acres zoned R-M10 and R-MA. The developer is proposing a 206 lot subdivision accessed by Bracken Road. The developer is proposing 8,190 Linear Feet of Public

Road. Water will be provided by Greenville Water and sewer will be provided by Gantt Sewer. Gantt Fire serves this area.

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

Chairman Shockley noted Mr. Paul Harrison, Engineer for the project was available for any questions.

Dr. Hollingshad asked if staff could explain the statement “due to the recent clearing of land, the pre-existing CN will be fully wooded parcels.”

Mr. Hancock stated when they apply for a land disturbance permit; the type of permit they get is based on the type of existing land use. In this case, there was some clear cutting done on the parcel, and they are going to consider this as if it were fully wooded.

Dr. Hollingshad also asked in addition to the 10% analysis point, a point of analysis at Old Grove Road is also required.

Paul Harrison, 19 Washington Park, Greenville, SC stated they would study a critical point where the creek/stream leaves the property. Additionally they will go to the next crossing downstream which is Old Grove Road and study that point. It has to do with the overall hydrology calculation at the bridge, culvert or crossing.

Mr. Bichel asked why with the number of lots, it does not go against the zoning.

Mr. Hancock stated the Zoning Department did catch that and the applicant submitted a revised plan immediately, which should have been in the packet. He stated all the lots meet minimum lot size.

Mr. Bichel asked about the location of the mailboxes.

Mr. Harrison stated there were several mailbox clusters throughout the neighborhood. He stated they preferred walk up mailboxes in the cul de sac.

The location of the cluster mailboxes was discussed and it was noted if the mailboxes are in the right of way, they need a pull off. If they are not in the right of way, a pull off was not needed.

Mr. Harrison stated he believed it was a Postal regulation. He assured everyone the Postal regulations would be followed.

MOTION: By Mr. Bichel, seconded by Mr. Harrison to accept staff’s recommendation of approval on 2017-065 including the Specific and Standard Requirements.

Dr. Hollingshad asked if the motion included all the recommendations from the Subdivision Advisory Committee.

Chairman Shockley stated absolutely. Every motion includes what the Subdivision Advisory Committee attaches.

Mr. Looper called the question.

The motion to call the question carried unanimously.

The motion to accept staff's recommendation including the Specific and Standard Requirements carried with one in opposition (Rogers).

Mr. Rogers ask if all the comments from the Subdivision Advisory Committee become conditions of the approval.

Ms. Gucker read Mr. Hancock's recommendation, which read: "Staff believes this subdivision meets all the requirements of the LDR and recommends approval of the preliminary plan, including the Specific and Standard Requirements". She explained the discussion from the Subdivision Advisory Committee is included in each agenda packet. That discussion, if there are requirements from any of the attendees, those requirements are the Specific Requirements Mr. Hancock refers to.

Dr. Howard stated she felt the word comment is what had her confused.

2017-066, Lakestone Cottages (Cluster)

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 22.40 acres zoned R-S. The developer is proposing a 38 lot subdivision accessed by Anderson Ridge Road. The developer is proposing 2,565 Linear Feet of Public Road. The developer has chosen to do a Cluster Development, Option 1, requiring 6.72 acres of Open Space and providing 11.23 acres of Open Space. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Pelham Batesville Fire serves this area.

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

Mr. Moore asked staff if the question of an emergency entrance that was mentioned at the Subdivision Advisory Committee had been addressed.

Mr. Hancock stated Mr. Harrison, Mr. Walker, Mr. Kurjiaka and he met and the resolution was to have traffic calming on the main road and to widen the road to 26 feet because there is not an appropriate place for a second entrance.

MOTION: By Mr. Harrison, seconded by Mr. Looper to accept staff's recommendation of approval of 2017-066 including the Specific and Standard Requirements. The motion carried unanimously by voice vote.

REZONING REQUESTS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-37

APPLICANT: Richard D. Williams for Faith Properties

PROPERTY LOCATION: 2401 Poinsett Highway

PIN/TMS#(s): 0439000600400

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 0.4

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	NC	beautician shop (Sophisticuts)
East	C-2	vacant commercial
South	R-7.5	vacant wooded
West	R-7.5	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan and is designated as *Special Policy Area 2*.

ROADS: Poinsett Highway: four-lane State-maintained major arterial
Skyland Avenue: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Poinsett Highway	2,900' S	32,900	30,900 -6.1%	33,500 8.4%

SUMMARY:

The subject parcel zoned R-7.5, Single-Family Residential is 0.4 acres of property located on Poinsett Highway approximately 0.7 miles north of the intersection of Poinsett Highway and State Park Road. The parcel has approximately 100 feet of frontage along Poinsett Highway and 145 feet of frontage along Skyland Avenue. The applicant is requesting to rezone the property to O-D, Office District.

The applicant states the proposed land use is for a medical office.

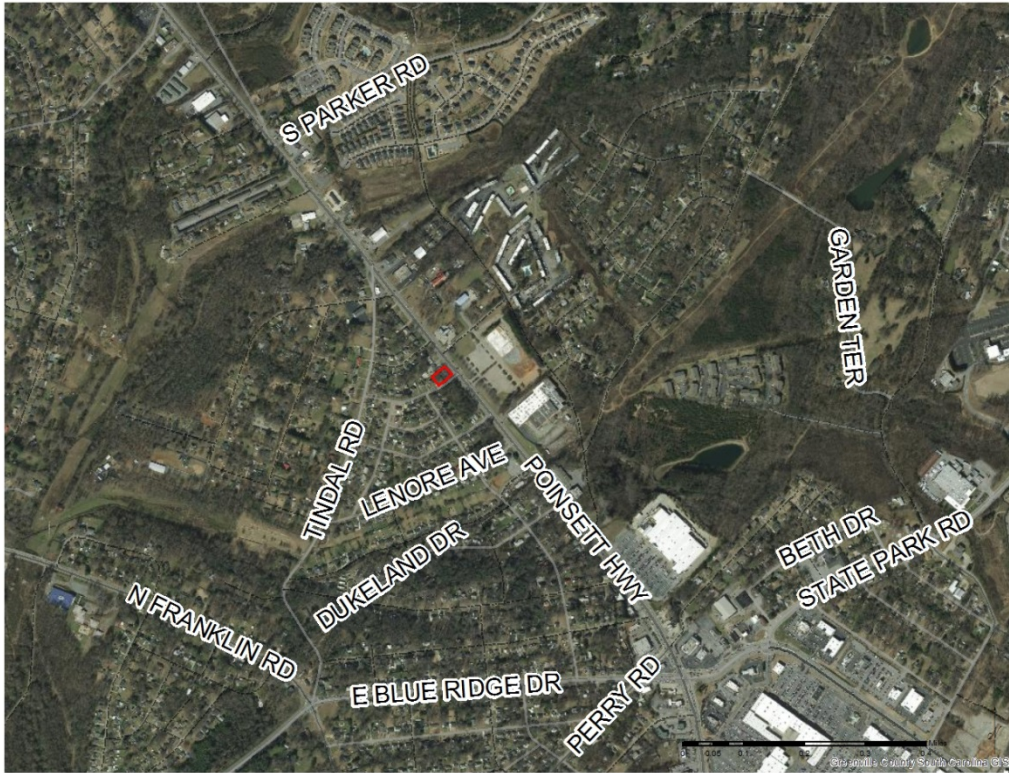
CONCLUSION:

The subject site is located along a major arterial road, Poinsett Highway. Commercial zoning is present to north and east of the subject site. Staff is of the opinion that due to its location and the existing commercial zoning along Poinsett Highway, rezoning this parcel from R-7.5, Single-Family Residential to O-D, Office District would be an appropriate rezoning. The requested rezoning is also consistent with the Cherrydale Area Plan.

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

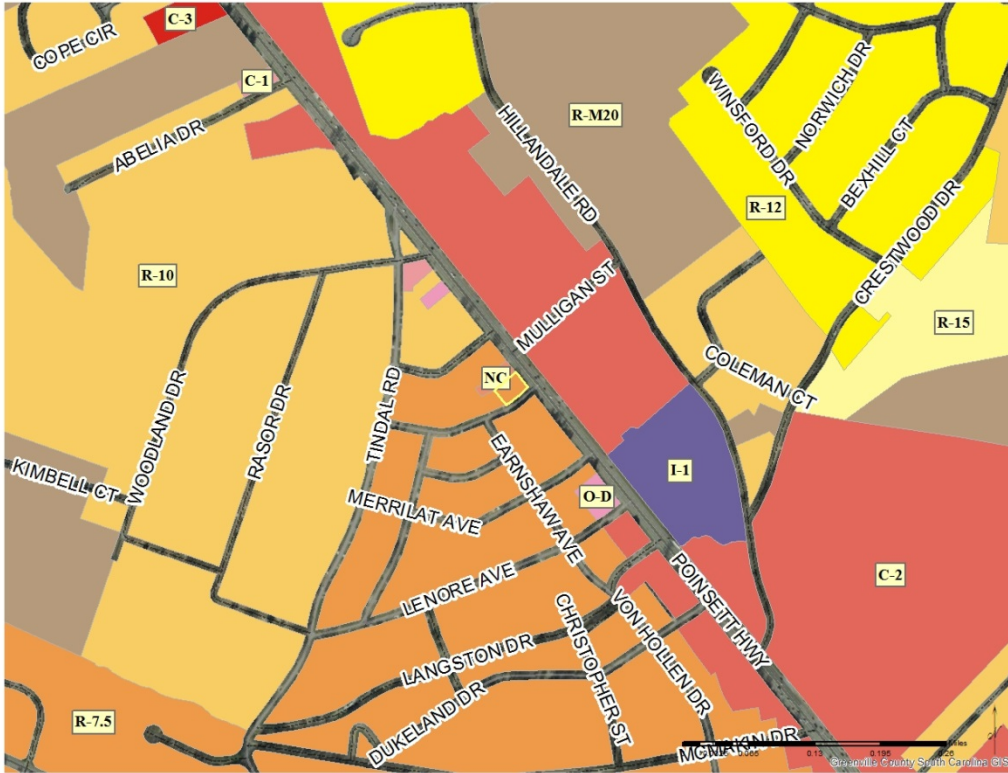
MOTION:

By Dr. Howard, seconded by Mr. Harrison to approve CZ-2017-37. The motion carried unanimously by voice vote.

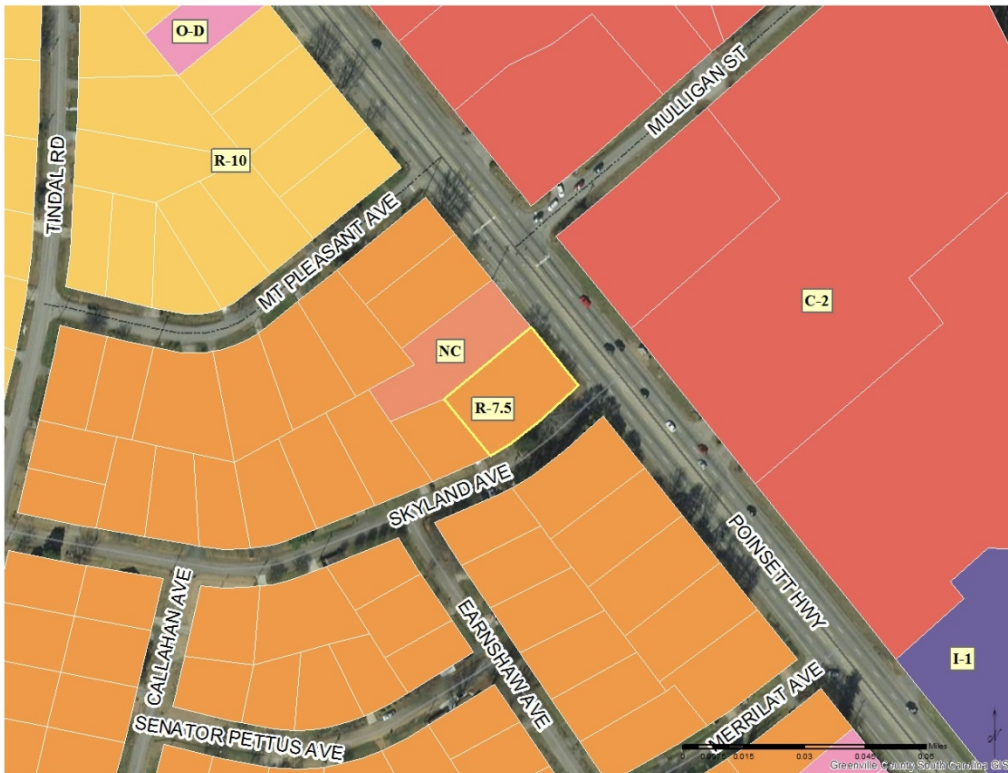


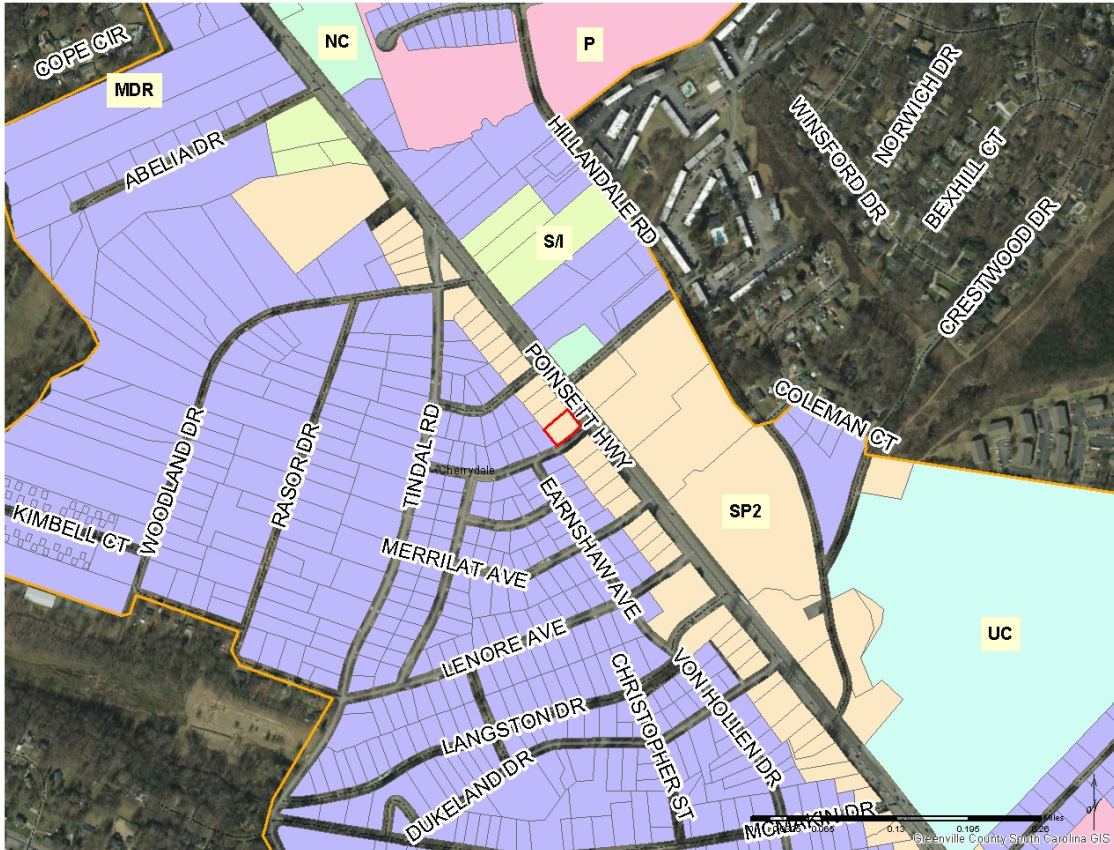
Aerial Photography, 2016





Zoning Map





Cherrydale Area Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2017-39
APPLICANT:	Brent Rogers, SC Greer Hwy 14 LLC for
PROPERTY LOCATION:	GSP Drive
PIN/TMS#(s):	0529020101504
EXISTING ZONING:	I-1, Industrial
REQUESTED ZONING:	C-2, Commercial
ACREAGE:	2.3
COUNCIL DISTRICT:	18 – Barnes

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

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouse
East	I-1 and C-2	single-family residential and retail
South	C-3	convenience store and gas station
West	I-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: GSP Drive: two-lane County-maintained major collector
Highway 14: six-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
South Highway 14	7,600' N	26,100	25,400 -2.7%	24,300 -4.3%

SUMMARY: The subject parcel zoned I-1, Industrial, is 2.3 acres of property located on GSP Drive approximately 0.4 miles north of Highway 14 and the I-85 interchange. The parcel has approximately 420 feet of frontage along GSP Drive and 170 feet of frontage along Highway 14.

The applicant is requesting to rezone the property to C-2, Commercial. The property is located near the Greenville County border. The subject site is located in the GSP Airport Environs District and near the City of Greer.

The applicant states the proposed land use is for retail/restaurant.

CONCLUSION: The subject site is 2.3 acres of vacant wooded land located at the corner of Highway 14 and GSP Drive. It is surrounded by commercial and industrial type zoning and land uses. The

Greenville Area Development Corporation stated that because of the size of the lot, there would be limited industrial uses for this site. Staff is of the opinion due to its limited industrial uses and the existing commercial zoning in the area, rezoning this parcel from I-1, Industrial to C-2, Commercial would be an appropriate rezoning. The requested rezoning is also consistent with the Greenville County Comprehensive Plan.

Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.

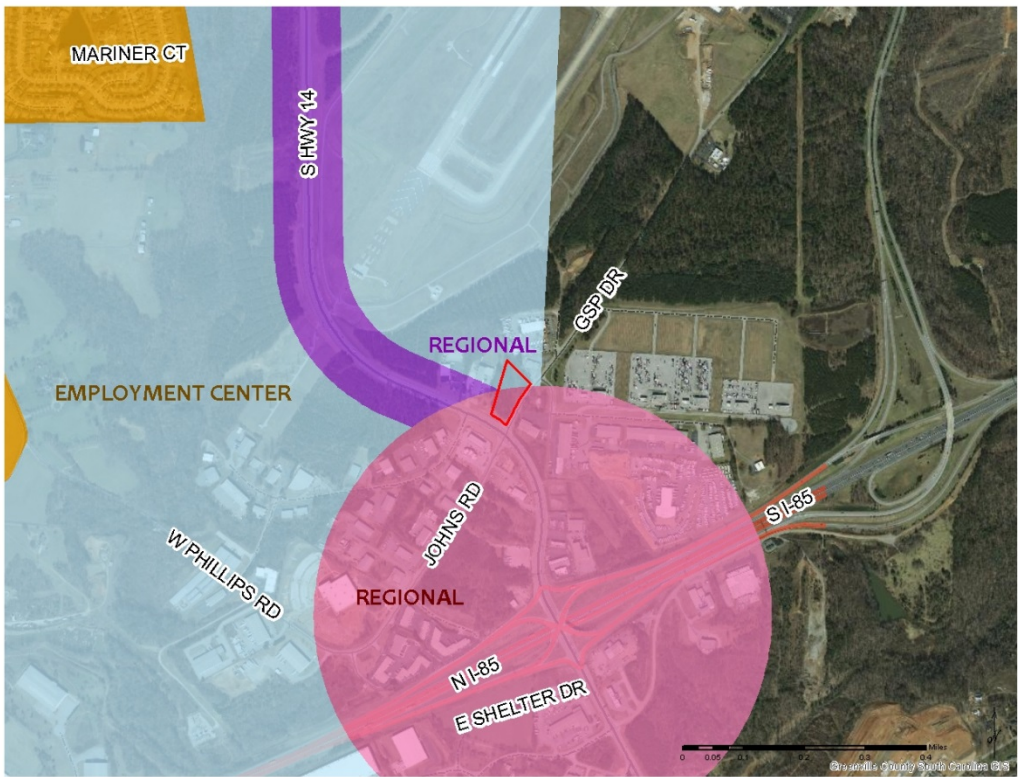
MOTION : By Mr. Stevenson, seconded by Mr. Loper to approve CZ-2017-39. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-40

APPLICANT: Brad Toy, Edwards Road Ventures LLC for Dempsey Farms LLC

PROPERTY LOCATION: 5106 Edwards Road

PIN/TMS#(s): T002000400302

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M4, Multifamily Residential

ACREAGE: 36.8

COUNCIL DISTRICT: 20 – Cates

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

EXISTING LAND USE: single-family residential and vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	R-20 and R-M20	single-family residential and apartments
South	R-20 and R-12	single-family residential and vacant wooded
West	I-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	36.8	80 units
Requested	R-M4	4 units/acre		147 units

A successful rezoning may add up to 67 dwelling units.

ROADS:

Edwards Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Edwards Road	750' S	10,300	9,300	9,900
			-	6.5%
			9.7%	

SUMMARY:

The subject parcel zoned R-20, Single-Family Residential, is 36.8 acres of property located on Edwards Road approximately 0.25 miles south of the intersection of Edwards Road and Wade Hampton Boulevard. The parcel has approximately 625 feet of frontage along Edwards Road.

The applicant is requesting to rezone the property to R-M4, Multifamily Residential. Floodplain and flood zone are located through the center of the property. The future land use map recommends 6 or more units per acre.

The applicant states the proposed land use is for residential.

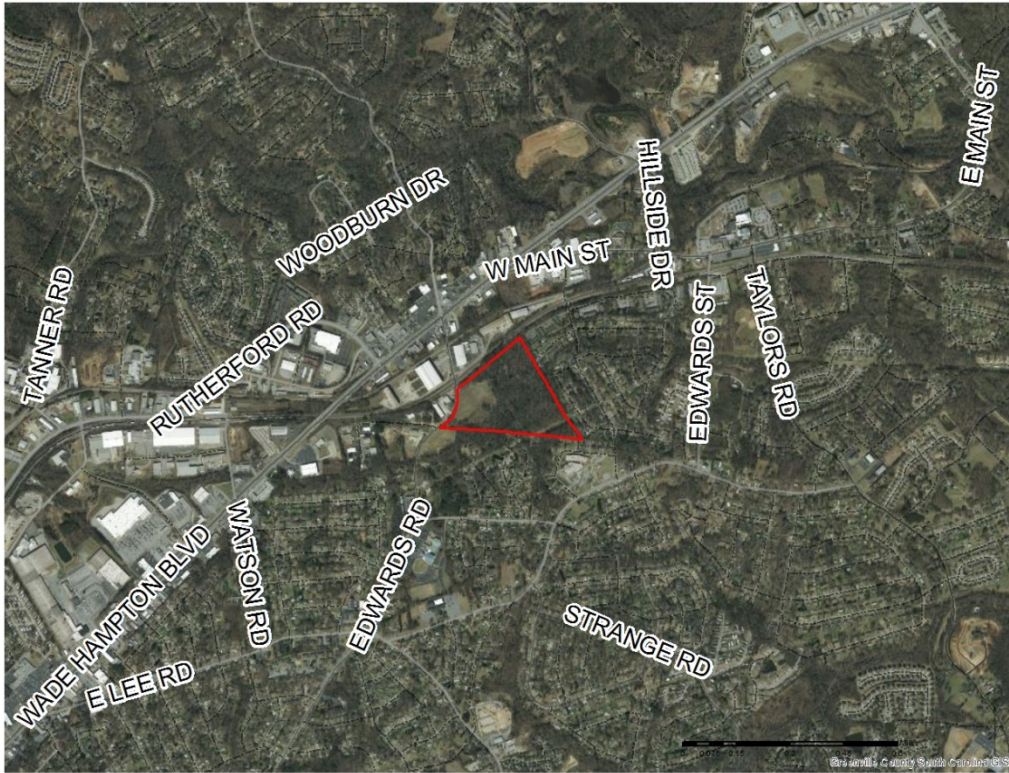
CONCLUSION:

The subject site is located on the eastern side of Edwards's Road where mainly single-family residential and some multifamily residential zoning and land uses are present. To the north across railroad tracks and on the west side of Edwards Road, service and industrial zoning and land uses are present. Staff is of the opinion this parcel is located in a transition area from service and industrial type uses to single-family residential zoning and land uses. Staff believes because of the subject sites unique location to existing railroad tracks and its proximity to single-family residences that rezoning this parcel to R-M4, Multifamily Residential would be an appropriate rezoning.

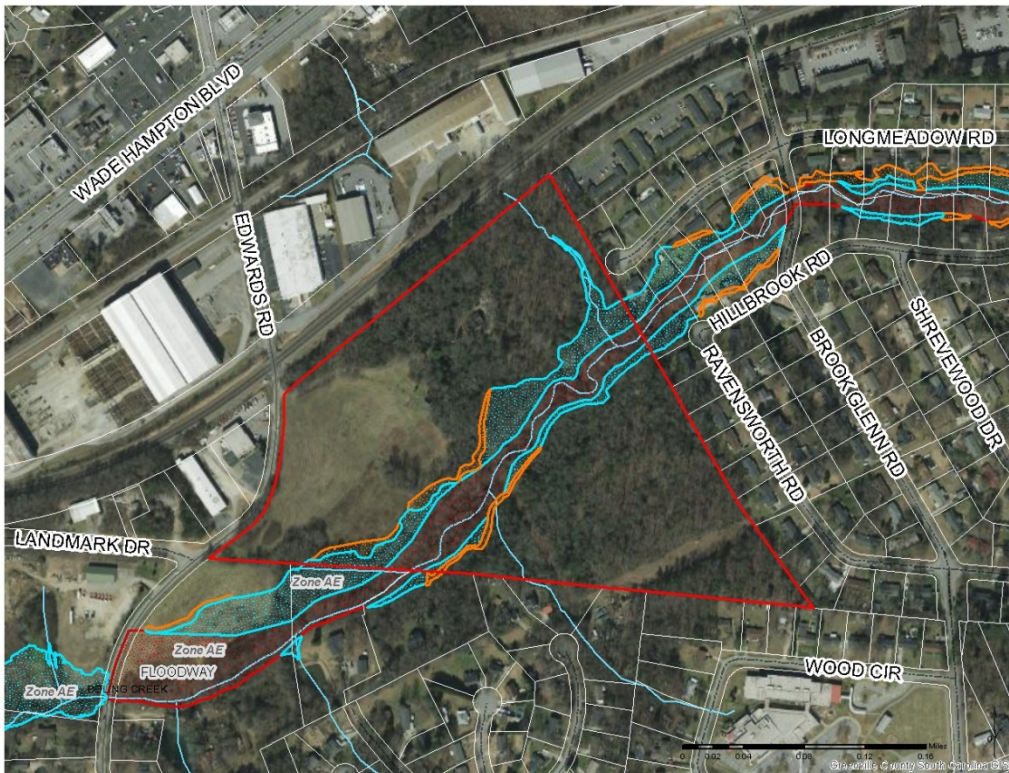
Based on these reasons staff recommends approval of the requested rezoning to R-M4, Multifamily Residential.

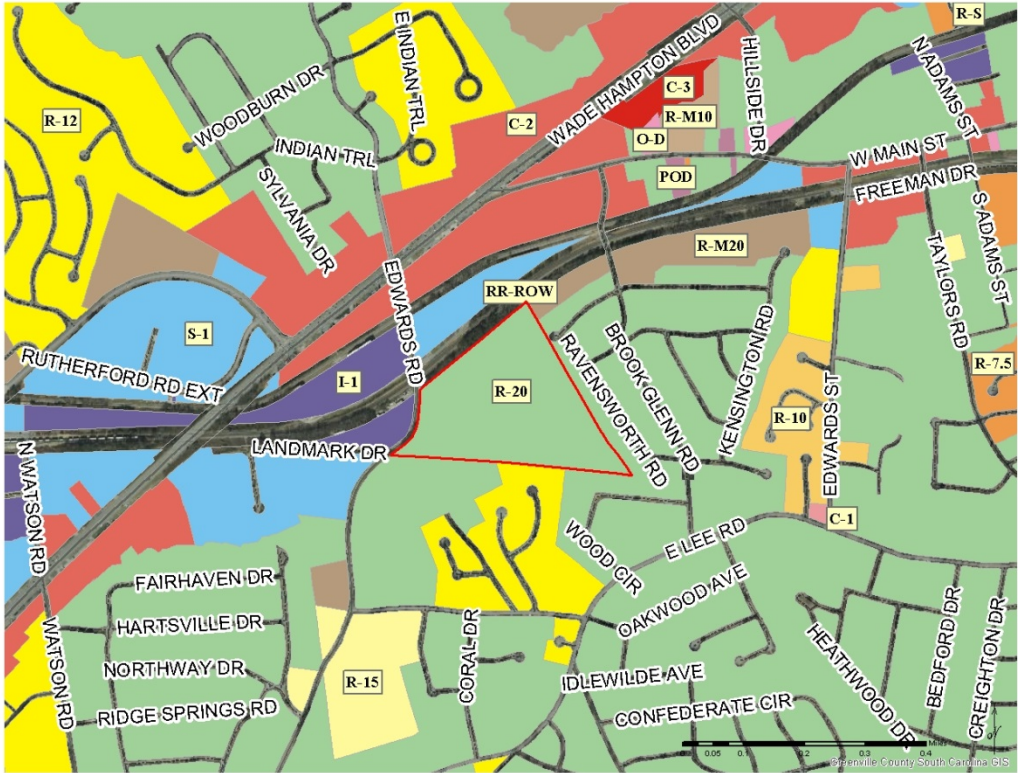
MOTION:

By Mr. Looper, seconded by Dr. Howard to approve CZ-2017-40. The motion carried unanimously by voice vote.

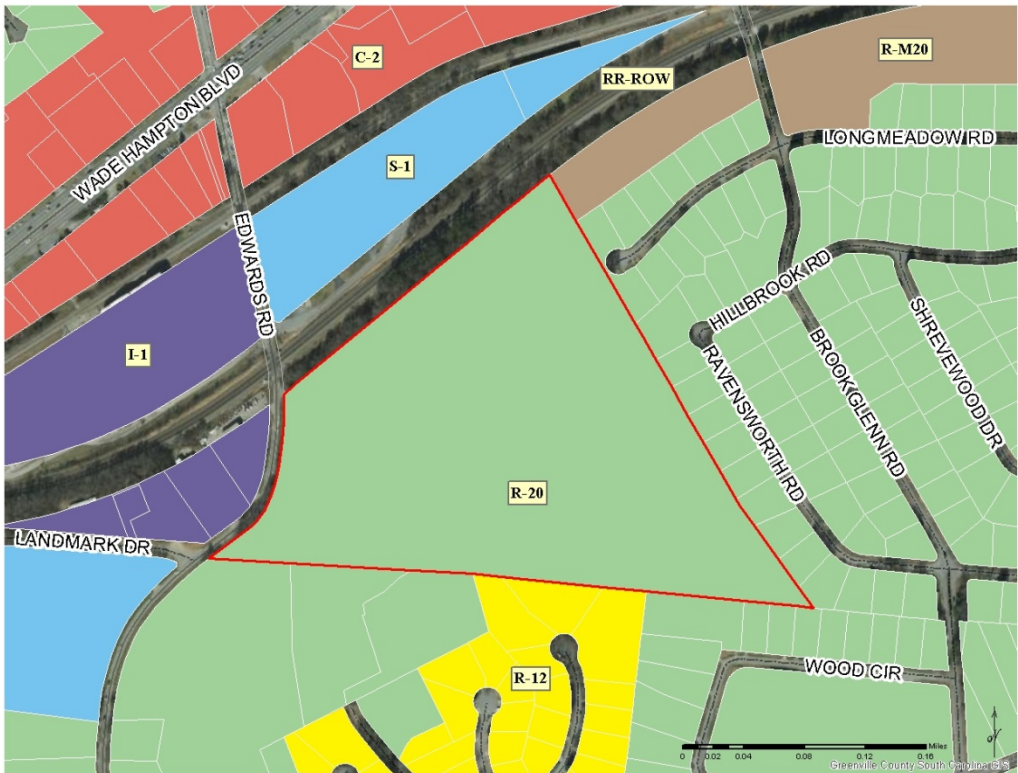


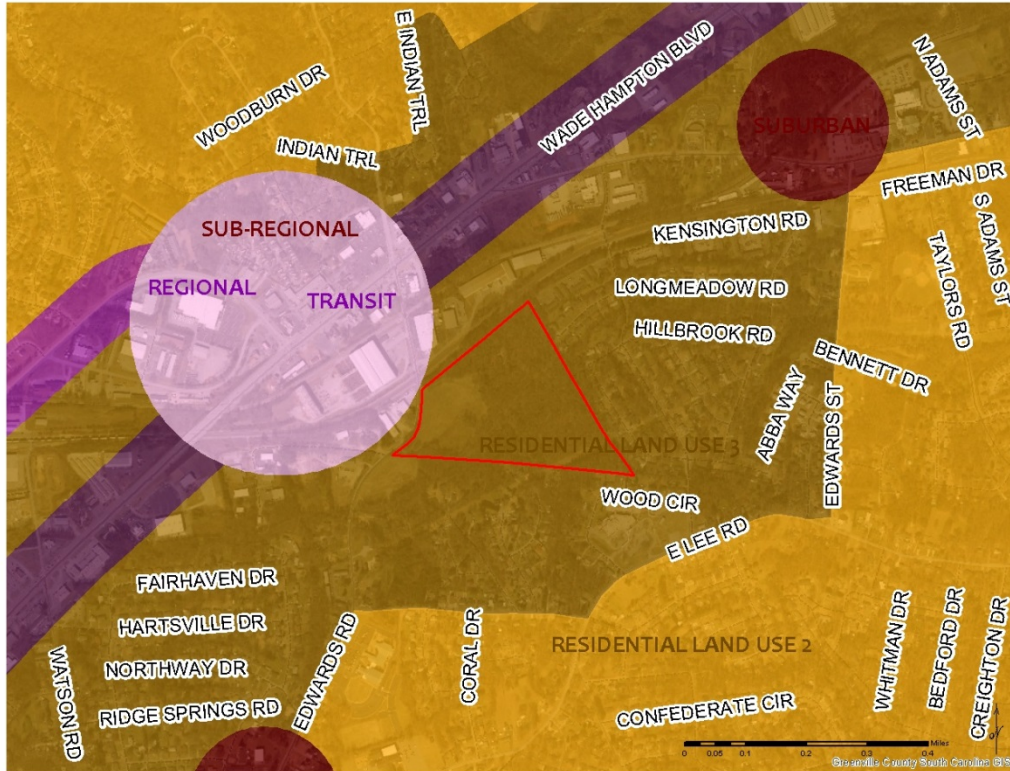
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-41

APPLICANT: Tori Wallace-Babcock for Central Realty Holdings, LLC

PROPERTY LOCATION: 10 Beacon Drive

PIN/TMS#(s): 0533040100702 (portion)

EXISTING ZONING: C-3, Commercial and R-20, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 5.58

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: A portion of the parcel was originally zoned C-1, Commercial in May 1970, as part of Area 1. A portion of the parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was a successful rezoning to C-3, Commercial in 2013, CZ-2013-42. There was an unsuccessful rezoning to C-2, Commercial in 2016, CZ-2016-50. (Map 11)

EXISTING LAND USE: vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3	gas station and bank
East	C-2	retail shopping center
South	R-20 and C-3	extended stay hotel and vacant wooded
West	R-20 and R-M10	apartments (Views on Pelham) 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.

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

TRAFFIC: No traffic counts are present in the area.

SUMMARY: The subject parcel zoned C-3, Commercial and R-20, Single-Family Residential, is 5.58 acres of property located on Beacon Drive approximately 0.75 miles west of the Pelham Road and I-85 interchange. The parcel has approximately 360 feet of frontage along Beacon Drive.

The proposed development consists of five attached buildings with approximately 43,500 square feet of commercial retail space. The buildings range in size from 6,040 to 15,000 square feet. The proposed uses for the project would be restaurants and retail with the largest of the proposed buildings retailing spirits, wines, and beer. The buildings will be constructed of concrete masonry walls, structural steel, and metal stud framing. The architectural style on the project will be consistent with the architectural style of the Pelham at 85 Shopping Center.

Proposed sidewalks will align with existing sidewalks on the eastern side of Beacon Drive and designed to have connectivity with the other parts of the existing shopping center. Site lighting will utilize the same full-cutoff LED fixtures that are being used for the existing shopping center. The applicant is proposing 239 parking spaces (5.5 spaces/1000 sq. ft.) for this portion of the shopping center.

A required 25 foot building setback buffer is shown on the western side of the subject property. This area has some underground and overhead utilities with easements. The applicant is proposing to add additional landscaping in this buffer to screen the residential properties to the west without impacting the utilities. Parking lot landscaping will meet Section 12 Development Standards of the Greenville County Zoning Ordinances.

The proposed site plan shows two access points onto Beacon Drive along with internal access to the existing businesses to the north and south of the proposed rezone.

The applicant states the proposed land use is for Commercial Retail Development consistent with the Pelham at 85 Shopping Center.

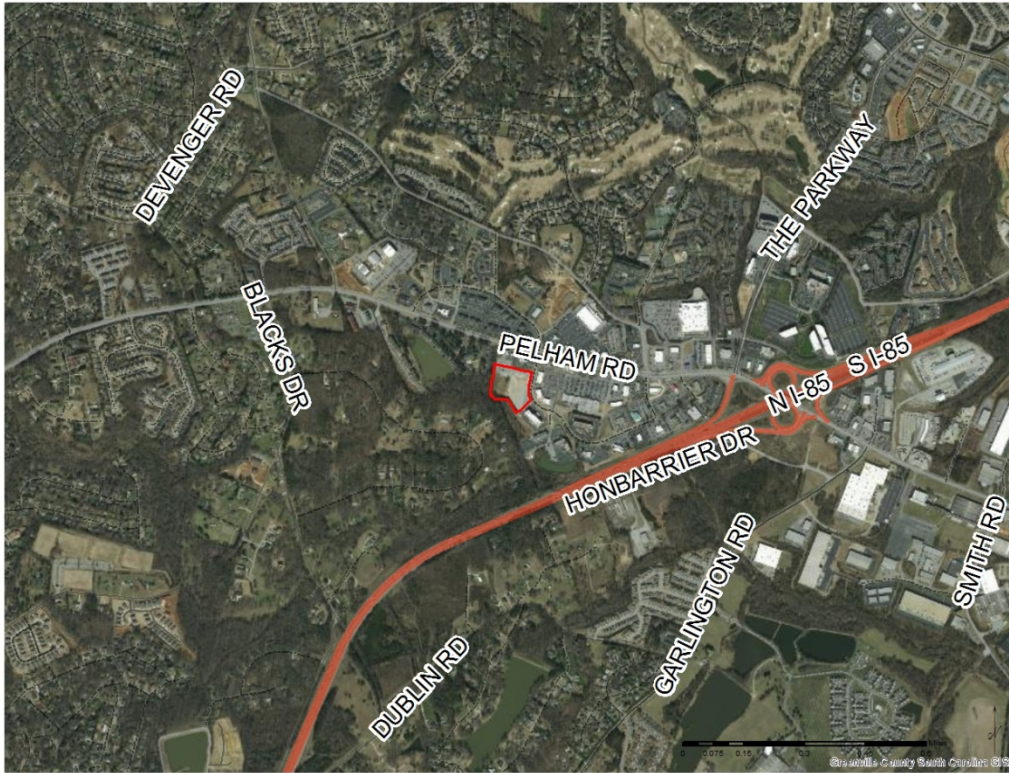
CONCLUSION:

It is staff's opinion rezoning this portion of a parcel to FRD, Flexible Review District, for retail space is appropriate for this area, and is consistent with existing and surrounding land uses. This site is located within an established commercial development.

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

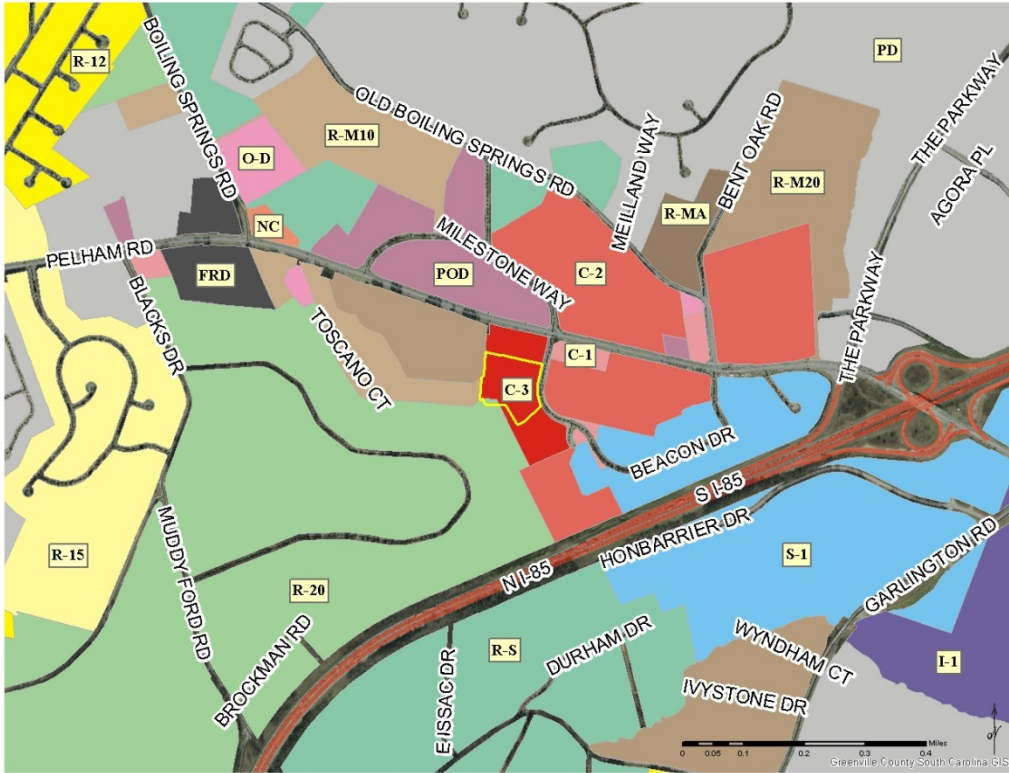
MOTION:

Mr. Bichel, seconded by Mr. Moore to approve CZ-2017-41.
The motion carried unanimously by voice vote.

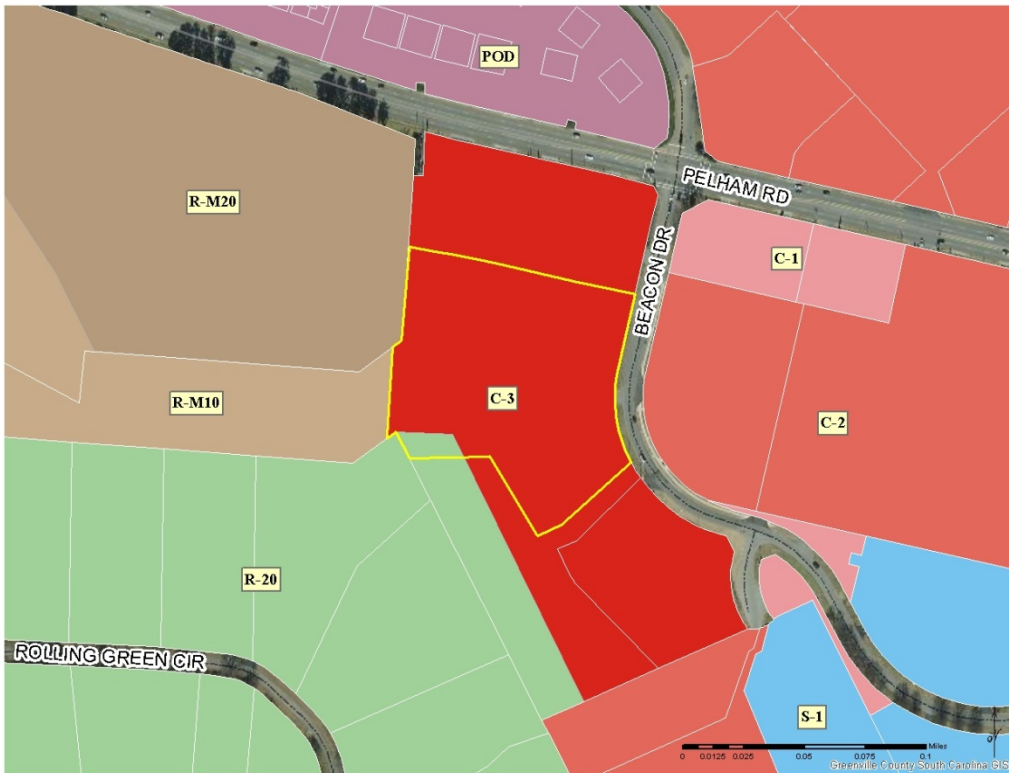


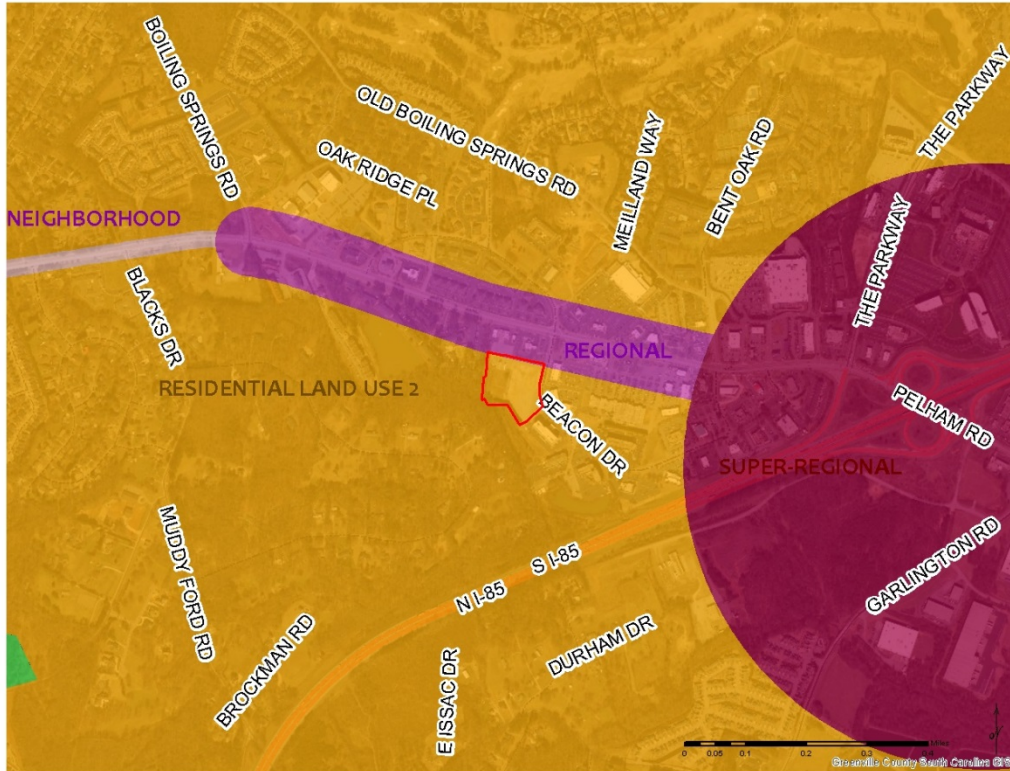
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2017-42
- APPLICANT:** Paul J. Harrison, Bluewater Civil Design, LLC for Jennings Lyon
- PROPERTY LOCATION:** Cedar Lane Road
- PIN/TMS#(s):** B011000101000
- EXISTING ZONING:** C-2, Commercial
- REQUESTED ZONING:** R-M20, Multifamily Residential
- ACREAGE:** 12.3
- COUNCIL DISTRICT:** 19 – Meadows
- ZONING HISTORY:** The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA and R-MHP	single-family residential and mobile home park
East	R-MA and C-2	single-family residential
South	R-M20 and C-3	apartments and vacant wooded land
West	S-1	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Berea Community Plan and is designated as *Commercial/Office* use.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	12.3	196 units
Requested	R-M20	20 units/acre		246 units

A successful rezoning may add up to 50 dwelling units.

ROADS: Cedar Lane Road: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Cedar Lane Road	5,700' E	17,500	18,700 6.9%	17,800 -4.8%

SUMMARY: The subject parcel zoned C-2, Commercial, is 12.3 acres of property located on Cedar Lane Road approximately 0.65 miles west of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 640 feet of frontage along Cedar Lane Road and 430 feet of frontage along Cothran Street.

The applicant is requesting to rezone the property to R-M20, Multifamily Residential. The subject site currently allows for 16 units per acre. There is floodplain located to the north of the subject site.

The applicant states the proposed land use is for multifamily residential.

CONCLUSION:

The subject site is located along a major arterial road in a commercialized area. The subject site is also located within the Berea Community Plan as a recommended commercial/office land use. Staff is of the opinion the existing zoning of C-2, Commercial is an appropriate zoning and is consistent with the Berea Community Plan.

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

Mr. Stevenson stated there were a number of speakers at the Public Hearing and looking at the number of calls for police service. He stated looking at the zoning map; there were a number of R-M20 plats already. He believed more than anywhere else in the county.

MOTION: By Mr. Stevenson, seconded by Dr. Howard to deny CZ-2017-42.

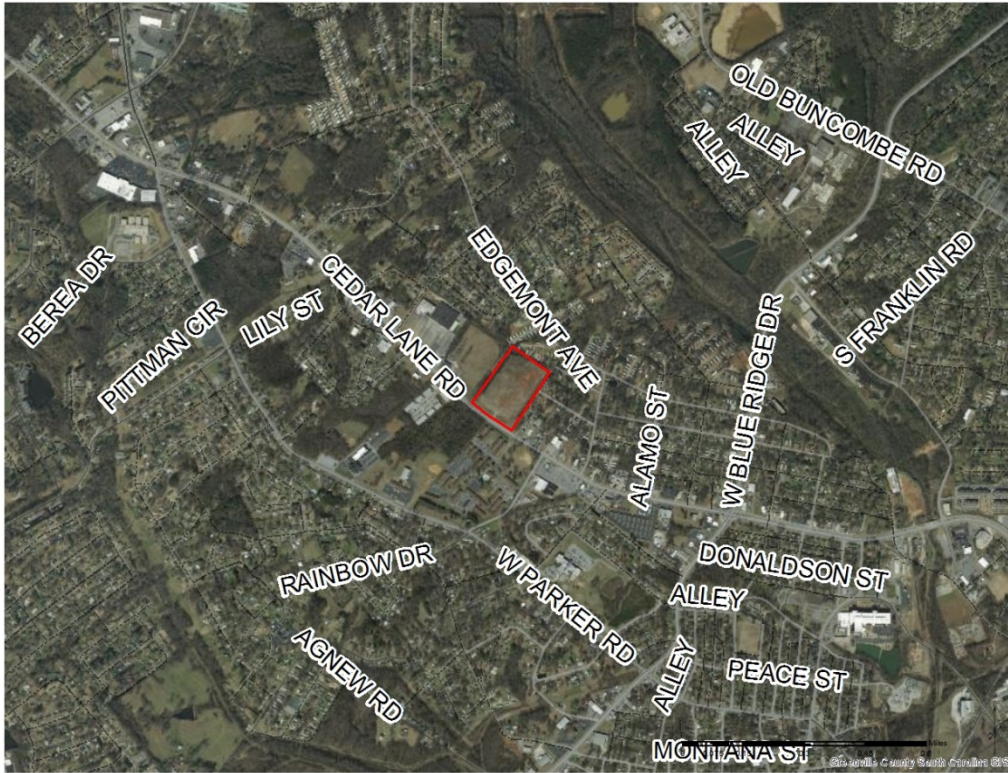
Mr. Harrison stated he understood the issue with multifamily, but pointed out, under the current zoning, there could be multifamily with 196 units. Additionally, there were other unlikeable uses placed on a C-2 zoning district.

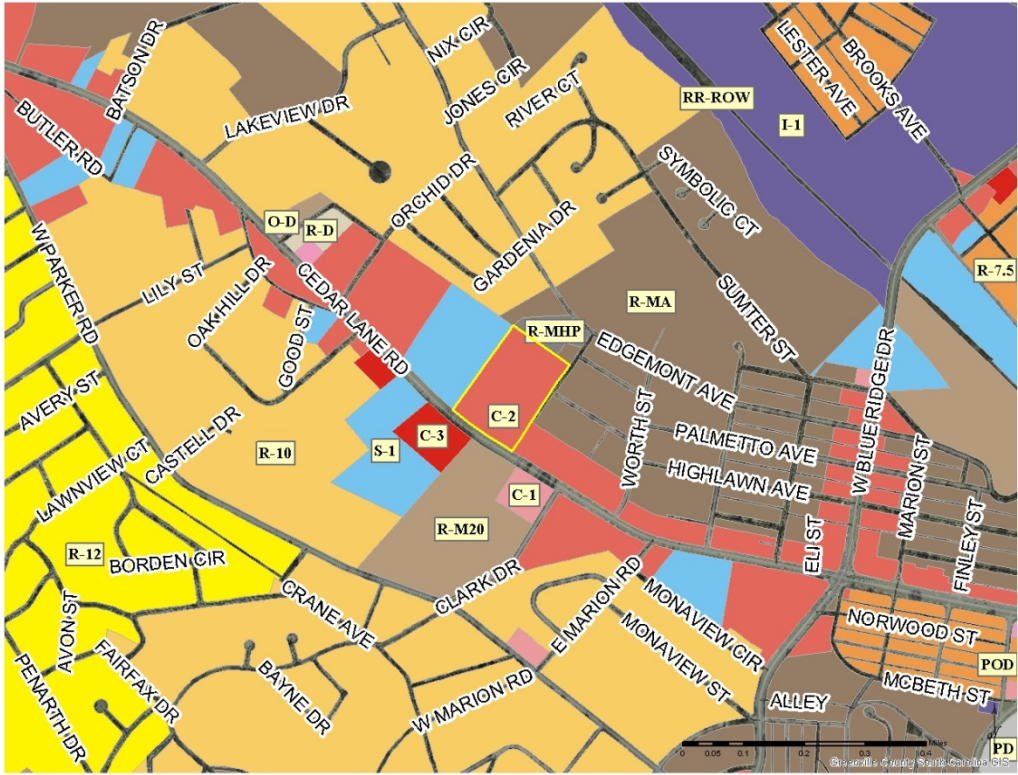
Mr. Stevenson noted this was also in the Berea Plan as a recommended Commercial/Office land use.

Mr. Rogers noted at subdivision items, people speak to traffic issues and that is not within the Commissions prevue. He asked if this would apply also to rezoning requests.

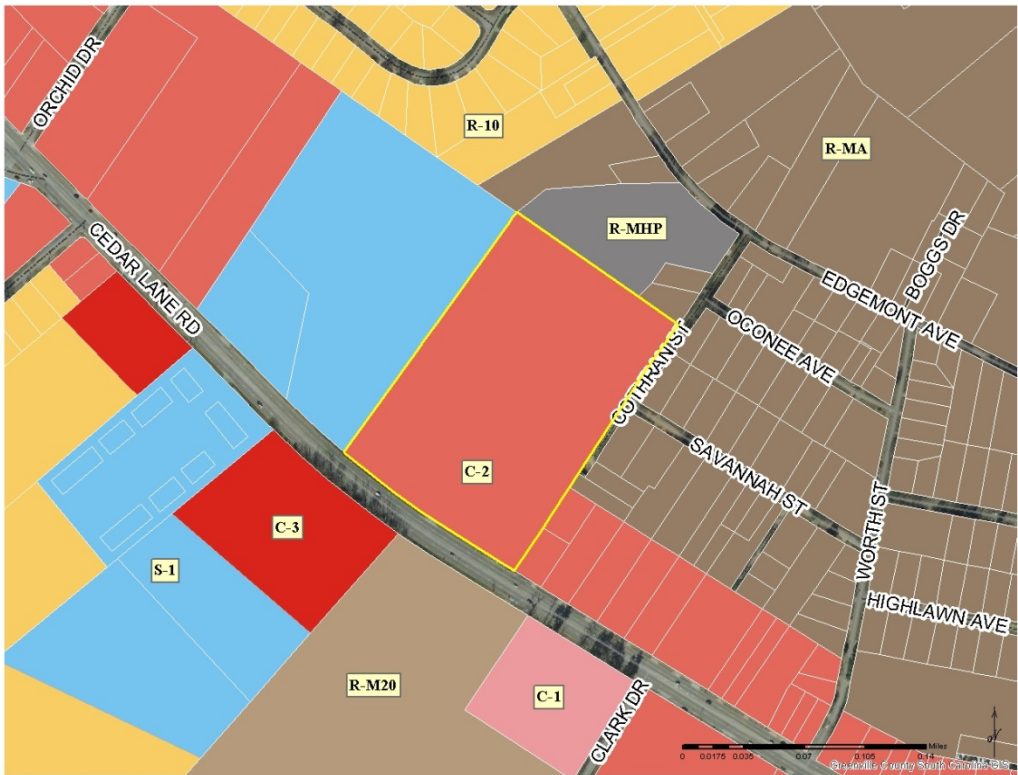
Chairman Shockley stated absolutely and the point was well taken. He felt the motion stood on what was in the Berea Plan and the other reasons mentioned were personal in nature.

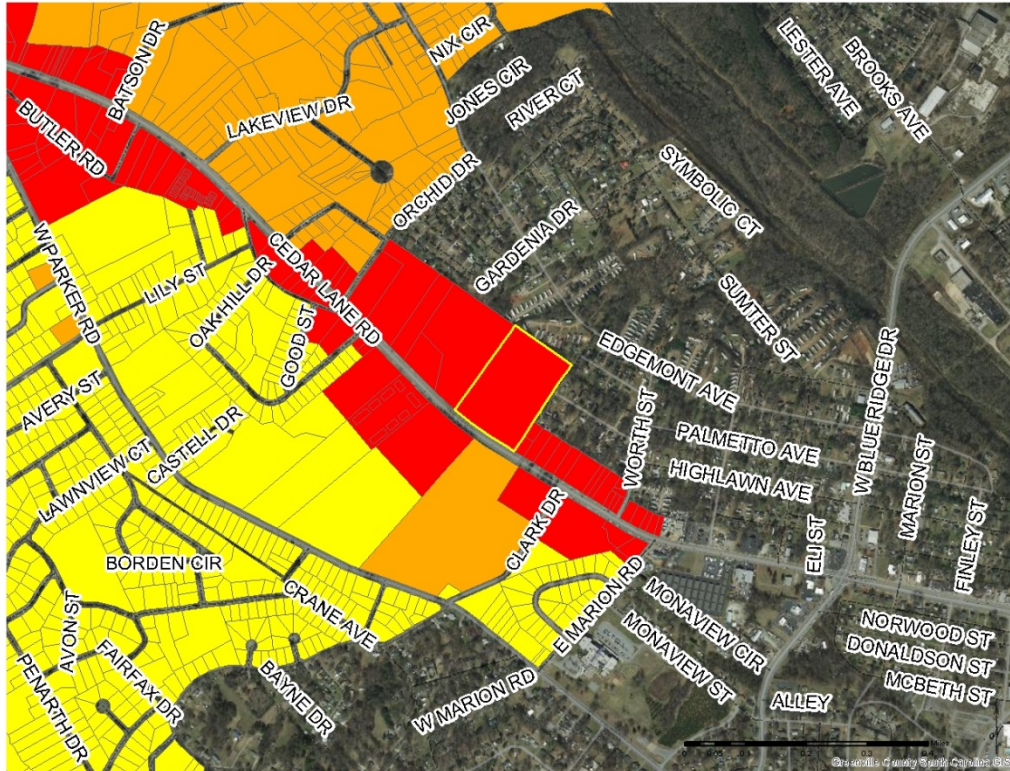
Motion to deny CZ-2017-42 carried unanimously by voice vote.





Zoning Map





Berea Area Plan, Future Land Use Map

PLANNING REPORT

Teresa Barber updated the Commission members on the various meetings staff has been attending with various communities. She additionally stated the Sign Ordinance has had a Public Hearing with no opposition. Ms. Barber announced The Brandon Mill received final approval for its historic tax credit. American Spinning Mill was currently working toward approval and has just received approval from the State Historic Preservation Office. She noted the work being done with the municipalities, the continued work on the Long Range Transportation Plan. Ms. Barber stated staff was extremely busy with issuing permits, as well as the inspectors.

Ms. Gucker noted the addition of nine inspectors in order to help with the demands. She also noted partnering with GCRA to offer a facade grant made available to the business along the Poinsett Highway for improvements.

Tyler Stone, Long Range Transportation Manager explained the Historic Preservation tax credit. He stated they allow tax abatement based on your pre-development evaluation. If the project is worth a million dollars, you are required to put in at least a million dollars. He stated you would get to keep your original evaluation for twenty years.

Dr. Howard asked where staff was with the Agricultural Zoning classification.

Mr. Stone stated currently staff was in the process of creating a new zoning district for business and technology. Additionally, staff has been working with residents of the south Greenville area to initiate zoning in some areas. He said staff was going to be bringing forward the Agricultural Zoning in the near future.

OLD BUSINESS

NEW BUSINESS

MOTION: By Mr. Looper, seconded by _____ to authorize staff to act on behalf of the Planning Commission with subdivisions during the month of July, unless faced with a controversial item. The motion carried unanimously by voice vote.

ADJOURN

MOTION: Without objection Chairman Shockley adjourned the meeting at 6:15 p.m.

Submitted by recording secretary
