

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

March 22, 2017

4:30 p.m.

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

MEMBERS ABSENT: J. Rogers

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

CALL TO ORDER

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

At this time, Chairman Shockley called upon Paula Gucker to make a staff announcement.

Ms. Gucker addressed the Commission members announcing the promotion of Tyler Stone to Long Range Transportation Planning Manager. Tyler has been with Greenville County for ten (10) years and is replacing Tom Meeks whom retired.

APPROVAL OF THE FEBRUARY 22, 2017 MINUTES

MOTION: By Mr. Looper, seconded by Mr. Harrison to approve the minutes of the February 22, 2017 meeting as presented. The motion carried unanimously by voice vote with one absent (Rogers).

PRELIMINARY SUBDIVISION APPLICATIONS

The following subdivision applications were submitted for review and consideration.

Preliminary Applications

2017-027, Bowers Corner

2017-028, Cliffs at Mountain Park Phase 3

2017-032, Spring Hill

2017-035, Crestmont Woods (Cluster)

2017-036, Ridgestone Cottages (Cluster)

2017-027, Bowers Corner

Ron Hancock addressed the Committee members with a preliminary subdivision application consisting of 8.32 acres and unzoned. The developer is proposing a 12 lot subdivision accessed by E. Bowers Road. The developer is proposing 0.10 Linear Mile of Public Road. Public water will be provided by Greenville Water and sewer will be by septic system. North Greenville Fire serves this area.

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

Mr. Looper asked the engineer; Mr. Epps if there was going to be any type of fencing in place for the safety of children in the development.

Mr. Epps stated any type of fencing would be the homeowner's responsibility.

MOTION: By Mr. Looper, seconded by Dr. Howard to approve 2017-027 including the Specific and Standard requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2017-028, Cliffs at Mountain Park Phase 3

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 27.50 and in an unzoned area. The developer is proposing a 22 lot subdivision accessed by Golf Bridge Road. The developer is proposing 0.73 linear miles of Private Road. Public Water will be provided by Greenville Water and sewer will be provided by septic system. Slater Marietta/Glassy Mountain Fire serves this area.

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

MOTION: By Dr. Howard, seconded by Mr. Looper to approve 2017-028 including the Specific and Standard requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2017-032, Spring Hill

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 30.50 acres in an unzoned area. The developer is proposing a 43 lot subdivision accessed by W. Gap Creek Road and N. McElhaney Road. The developer is proposing 0.40 linear miles of Public Road. Public water will be provided by Blue Ridge Water and sewer will be by septic system.

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

Mr. Stevenson asked staff about the placement of the emergency access.

Mr. Hancock stated there was a limitation on the placement due to frontage.

Mr. Harrison asked staff if the use of septic systems due to preference or necessity.

Mr. Hancock stated it was typically due to availability and that was the case with this particular application.

MOTION: Mr. Stevenson, seconded by Mr. Harrison to approve 2017-032 including the Specific and Standard requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2017-035, Crestmont Woods (Cluster)

Ron Hancock addressed the Commission members with a preliminary subdivision application for 5.69 acres zoned R-15. The developer is proposing a 16 lot subdivision accessed by Ponderosa Dr. and E. Mountain Creek Road. The developer is proposing 453 Linear Feet of Public Road. The developer has chosen to do a Cluster Development with Option 1, requiring 0.85 acres of Open Space and providing 1.65 acres of Open Space. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Piedmont Park Fire serves this area.

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

The following appeared voicing concerns about traffic and speed.

Stan Smith, 503 Cypress Links Way, Taylors, SC
Don Brandt, Ponderosa Drive, Taylors, SC
Brian Snyder, Crestmont Subdivision, Taylors, SC

Mr. Harrison asked staff what the area below Ponderosa Drive was zoned.

Staff stated the zoning was R-15 classification

Mr. Bichel asked staff if they knew the reason this location was denied previously as stated by one of the citizens.

Mr. Hancock stated he was not aware of this being before the Commission at an earlier time, but would look into the matter.

Chairman Shockley stated he thought it was due to capacity.

Mr. Smith addressed the Commission stating it was his understanding it was denied due to a deed restriction.

Dr. Howard asked Mr. Snyder who had addressed the Commission if he knew what the zoning was adjacent to his property

Mr. Snyder stated he thought it too was R-15 but was not certain.

Mr. Stevenson asked the Chairman if the Commission had any way to address the concerns from the citizens about state roads.

Chairman Shockley stated it was an SCDOT issue and not in the Commission's prevue to tell the developer what to do regarding ingress/egress, curves, speed limits or whatever. The Commission is aware and shares those concerns, but is out of the Commission's scope.

MOTION: By Dr. Hollingshad, seconded by Mr. Harrison to approve 2017-035 including the Specific and Standard requirements. The motion carried unanimously by voice vote with one absent (Rogers).

For the record, Mr. Hancock noted the zoning around the proposed was R-15, R-12 and a little R-S across State Park Road.

2017-036 Ridgestone Cottages

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 16.03 acres, zoned RS. The developer is proposing a 28 lot subdivision accessed by Dublin Road. The developer is proposing 1515 Linear Feet of Public Road. The developer has chosen to do a Cluster Development with Option 1, requiring 4.75 acres of open space and is providing 5.40 acres of open space. Public Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer.

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

Dr. Hollingshad asked about a structure on the survey.

Mr. Hancock explained and noted the structures would be removed.

Mr. Moore asked staff if with the two extra lots would that make the runoff and issue.

Mr. Hancock stated the regardless of the number of lots, they will have to account for the offsite impact.

Mr. Moore asked if approving 28 lots versus 26 lots, would the addition be adding to the problem.

Mr. Hancock stated you would not be adding to the problem.

Mr. Harrison asked if they applicant has met the 40% tree density units.

Mr. Hancock stated the Zoning Department is going to be very particular in seeing they meet those requirements.

MOTION: By Mr. Bichel, seconded by Mr. Looper to approve 2017-036 including the Specific and Standard requirements. The motion carried unanimously by voice vote with one absent (Rogers).

REZONING REQUESTS

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2017-18
APPLICANT:	Paul Larsen Johnson for Norman Agnew Waldrop
PROPERTY LOCATION:	121 Rutherford Road
PIN/TMS#(s):	0151000501401
EXISTING ZONING:	C-2, Commercial
REQUESTED ZONING:	C-3, Commercial
ACREAGE:	0.5
COUNCIL DISTRICT:	22 – Taylor
ZONING HISTORY:	The parcel was originally zoned R-M, Residential Multifamily in April 1972, as part of Area 3. There was a successful C-2, Commercial rezoning request in 1975, CZ-1975-46.
EXISTING LAND USE:	body shop

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	retail
East	R-M1	single-family residential and warehouse (City of Greenville)
South	C-2	parking lot
West	C-2	barber shop

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 *Community Corridor*.

ROADS: Rutherford Road: four-lane State-maintained minor arterial
Mahon Street: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Poinsett Highway	2,100' SW	24,200	25,100 3.7%	27,400 9.2%
Rutherford Road	4,400' NE	7,700	7,200 -6.5%	7,400 2.8%

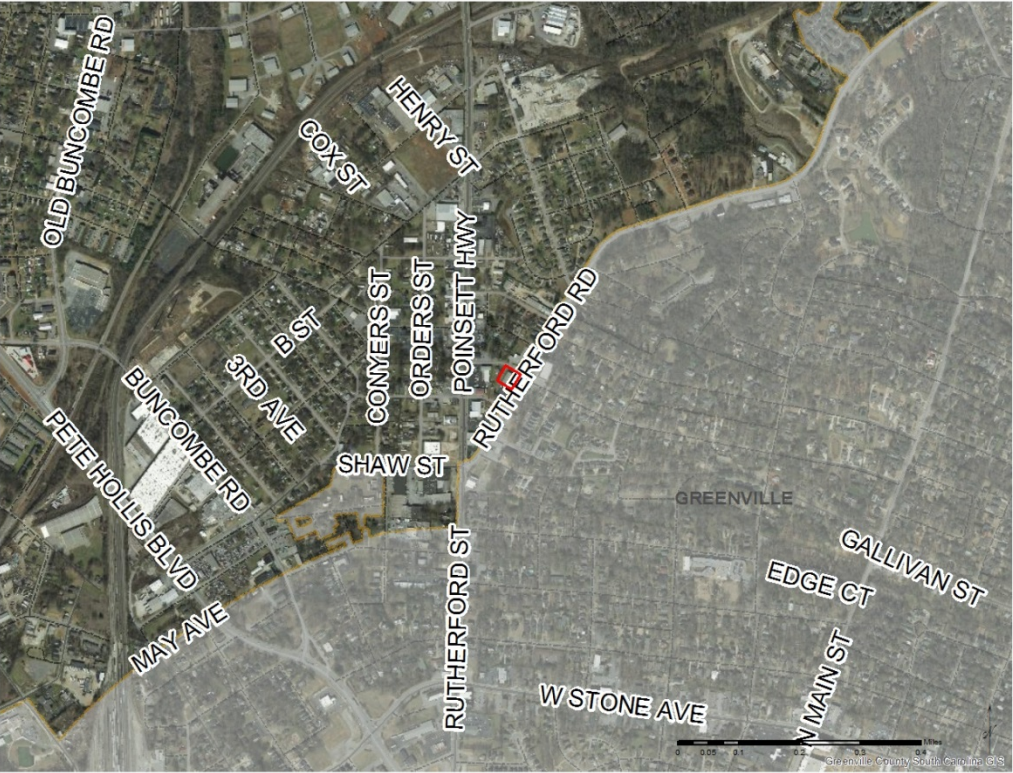
SUMMARY: The subject parcel zoned C-2, Commercial is 0.5 acres of property located on Rutherford Road approximately 0.2 miles northeast of the intersection of Poinsett Highway and Rutherford Road. The parcel has approximately 150 feet of frontage along Rutherford Road and 150 feet of frontage along Mahon Street.

The applicant is requesting to rezone the property to C-3, Commercial. The property is surrounded by C-2, Commercial zoning to the north, south and west of the subject site. The subject site located in a Community Corridor designated by, the Greenville County Comprehensive Plan.

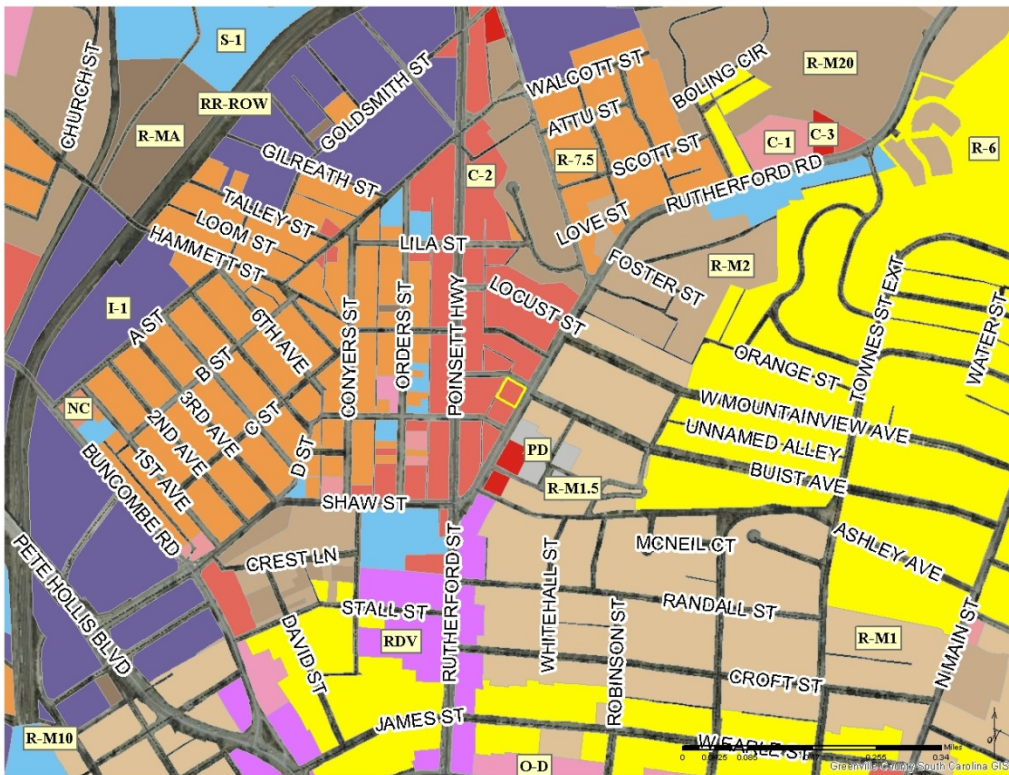
CONCLUSION: The subject site is surrounded by Commercial zoning to the north, south and west. Staff believes rezoning will have minimal impact to the surrounding neighborhood and would be consistent with the existing commercial zoning in the area. This rezoning would also be consistent with the Greenville County Comprehensive Plan. Based on these reasons staff

recommends approval of the requested rezoning to C-3, Commercial.

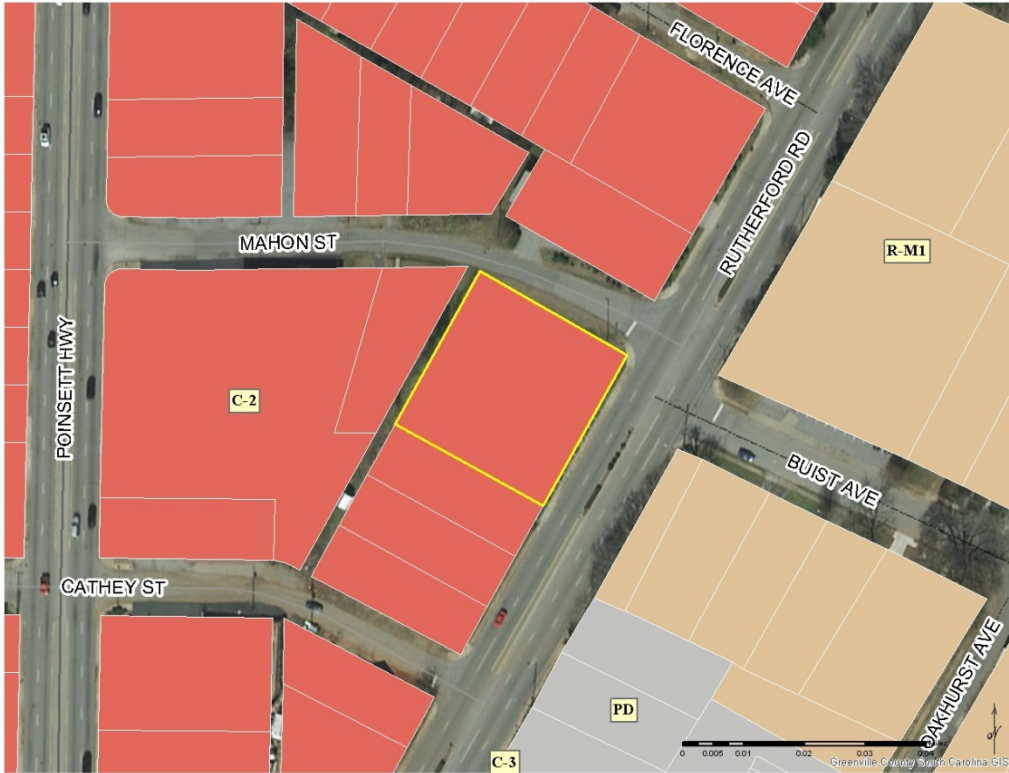
MOTION: By Mr. Stevenson, seconded by Mr. Loper to approve CZ-2017-18. The motion carried with one in opposition (Bichel) and one absent (Rogers).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-19

APPLICANT: AJ N. Hamam for Ameen K. Aljaouni

PROPERTY LOCATION: 3807 White Horse Road

PIN/TMS#(s): 0242010203400

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 0.72

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful C-3, Commercial rezoning request in 2016, CZ-2016-53.

EXISTING LAND USE: vacant residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	beautician
East	C-2 and R-10	car lot and single-family residential
South	C-1	retail
West	R-12	single-family residential

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 *Regional Corridor*.

ROADS: White Horse Road: six-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	1,200' S	32,400	27,300 - 15.7%	34,400 26%

SUMMARY:

The subject parcel zoned R-12, Single-Family Residential is 0.72 acres of property located on White Horse Road approximately 0.7 miles south of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 160 feet of frontage along White Horse Road.

The subject parcel is located along a Major Arterial Road that is designated as a Regional Corridor. There are also retail stores to the south of the property and a barber/beautician shop to the north. A used car sales lot is located to the east of the subject parcel, across White Horse Road.

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 proposes to use the existing 1,650 sq. ft. structure as office space for the business. The building is made of brick and vinyl siding with a small porch on the front. No outside renovations are planned for this building and the existing 6 foot chain link fence is to remain.

They are proposing 6 parking spaces on portions of the existing concrete area. A photometric plan has been provided showing the foot-candles along property lines showing no bleed off of light to the residential properties.

A detention basin is being proposed in the southeast corner of the site with the removal of the existing concrete in that area. Access to the site is from White Horse Road with the existing driveway connection.

The proposed landscaping plan consists of the plantings as there is no existing vegetation on the site. The landscape shows 12 trees planted throughout the property with bushes planted along the back of the property for screening of the residential property to the west.

One permanent sign is being proposed that consist of 32 sq. ft. and is double sided. The materials consist of vinyl and wood

and all signage is to comply with Greenville County requirements.

The proposed allowed uses will consist of the display of used vehicle inventory, sales and financing office space for use by staff and customers. The proposed prohibited uses for this site are automobile repair and storage of unserviceable vehicles.

The applicant states the proposed land use is for Auto Sales.

CONCLUSION:

The subject parcel is located in a section of White Horse Road characterized by commercial and service oriented uses and zoning. Staff is of the opinion the requested FRD, Flexible Review District zoning with the use as a car lot is consistent with the existing and emerging zoning pattern in this section of White Horse Road. The rezoning to FRD with a car lot use is consistent with the Regional Corridor designation in the County's Future Land Use Map.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review district with these conditions:

- Remove temporary signage clause from the Statement of Intent.
- The proposed sign is required to be 15 feet from the right-of-way line.
- Remove an additional 100 square feet of concrete on the northwest side of the proposed detention area for tree health and so concrete area will not be compromised from tree growth.
- Place additional landscaping along adjacent residentially zoned area.

Mr. Harrison asked if the Commission would see a Final Development Plan.

Mr. Willis stated the Commission would see the Final Development Plan.

Mr. Bichel asked about the handrails and if they would be checked to see if they were in ADA compliance.

Ms. Buathier stated prior to receiving a Certificate of Occupancy, the applicant would have to meet all building code requirements.

Dr. Hollingshad asked what the current signage clause was in the Statement of Intent.

Mr. Willis read the portion of the Statement of Intent referencing signage.

Dr. Hollingshad asked if the removal of the clause would disallow the use of temporary signs.

Mr. Willis stated that was correct.

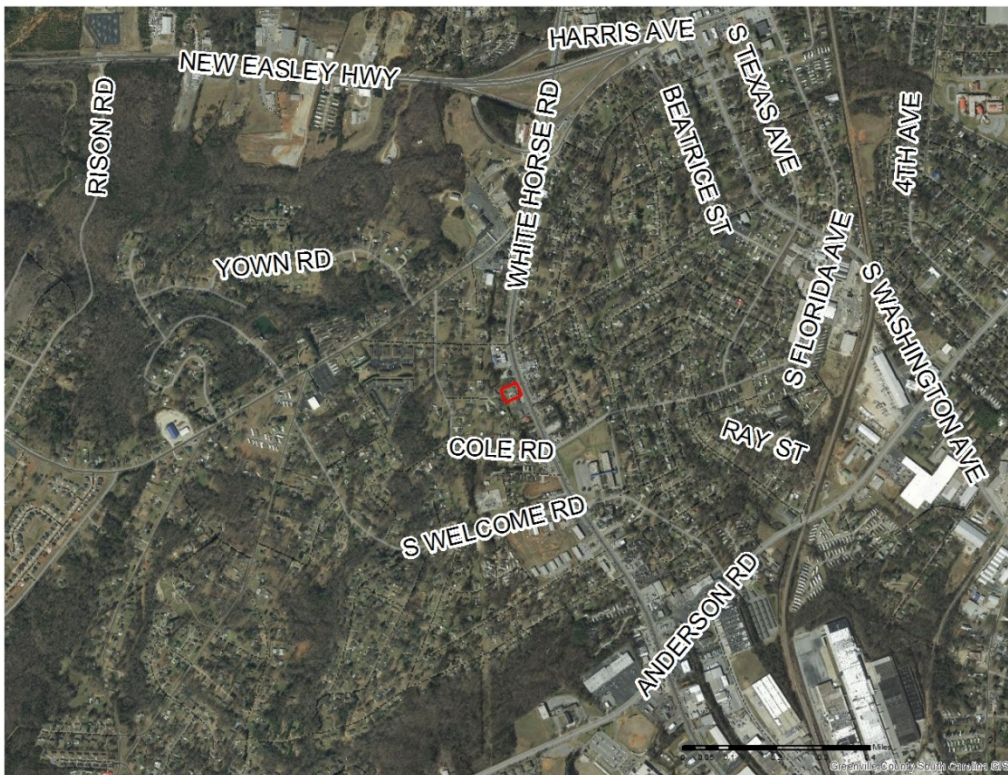
Mr. Stevenson asked if that included flags.

Mr. Willis stated it would include any temporary signs.

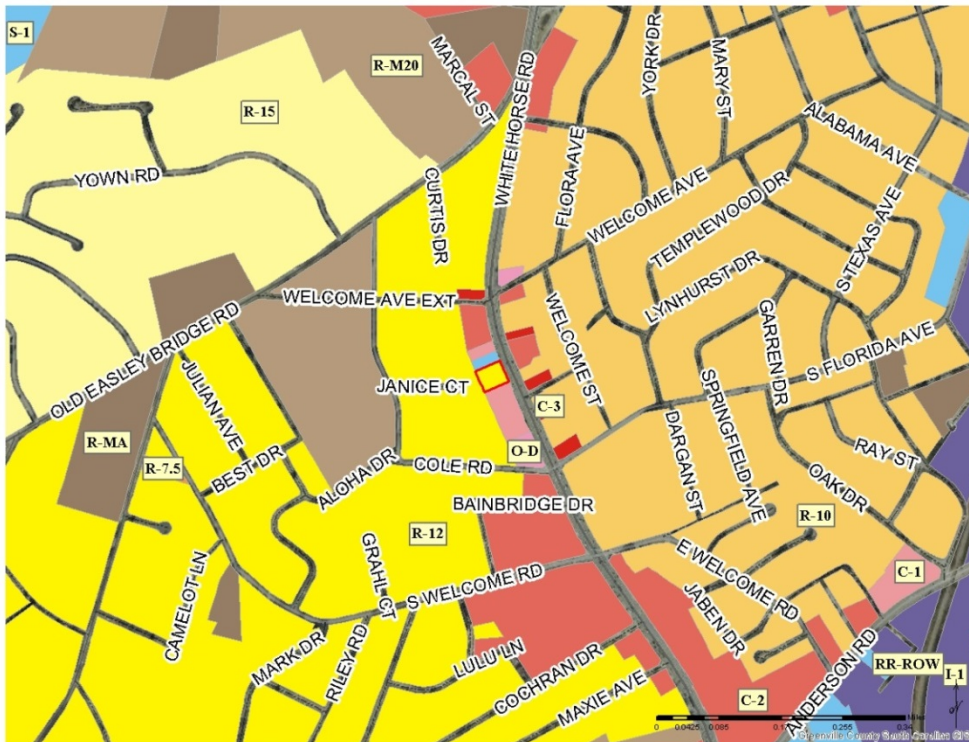
Dr. Hollingshad stated there appeared to be a liquor store adjacent to this property.

Ms. Buathier stated it was a legal nonconforming use, it was there before zoning.

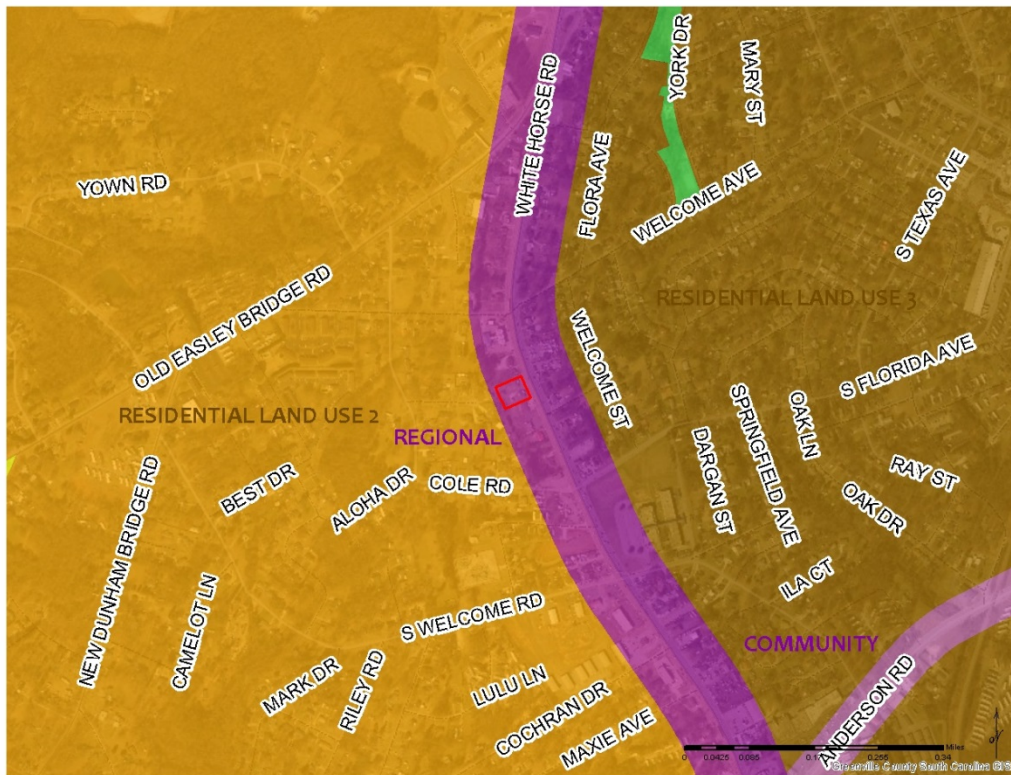
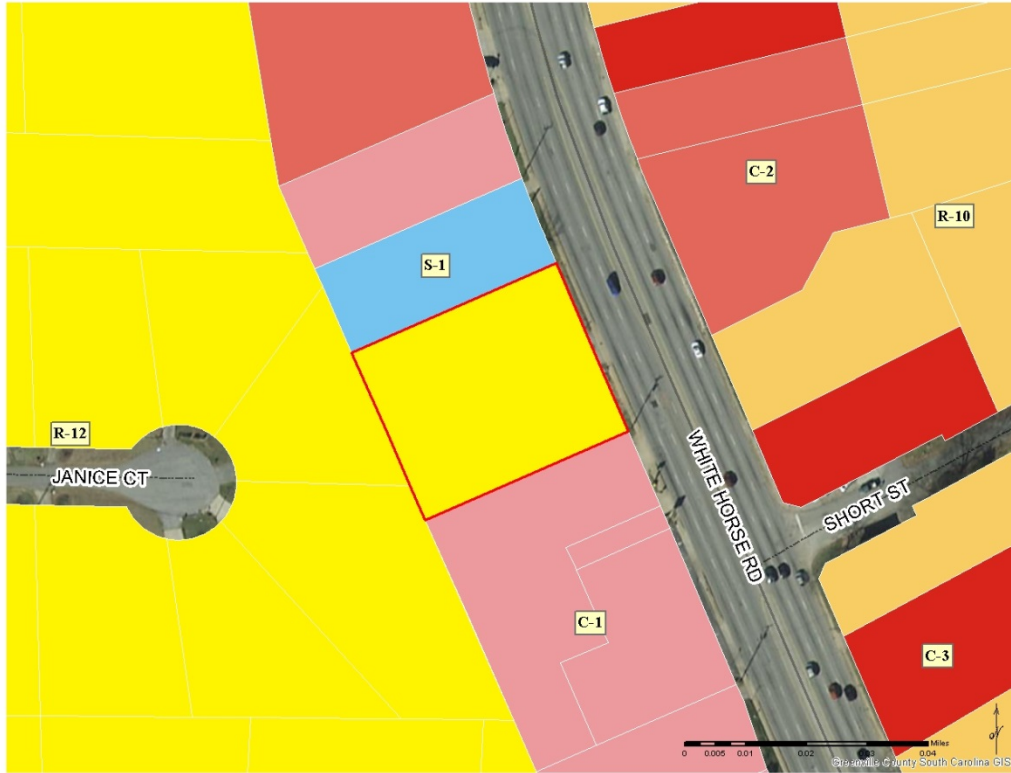
MOTION: By Mr. Harrison, seconded by Dr. Howard to accept staff's recommendation of approval with conditions. The motion carried with one in opposition (Moore) and one absent (Rogers).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-20

APPLICANT: Alexander Zuentd for Brent Jones

PROPERTY LOCATION: 3725 and 3729 Woodruff Road

PIN/TMS#(s): 0550010102502 and 0550010102505

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 6.48

COUNCIL DISTRICT: 27 – Kirven

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

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: No Sewer

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan designated as a *Public/Semi-public* land 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	R-S	1.7 units/acre	6.48	11 units
Requested	R-15	2.9 units/acre		18 units

A successful rezoning may add up to 7 dwelling units.

ROADS: Woodruff Road: two-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Woodruff Road.

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 6.48 acres of property located on Woodruff Road approximately 0.25 miles east of the intersection of Lee Vaughn Road and Woodruff Road. The parcel has approximately 540 feet of frontage along Woodruff Road.

The applicant is requesting to rezone the property to R-15, Single-Family Residential. The subject site is surrounded by single-family residential with R-15 zoning to the north and east of the subject site, and R-S zoning to the south and west of the subject site.

The applicant states the proposed land use is for Residential.

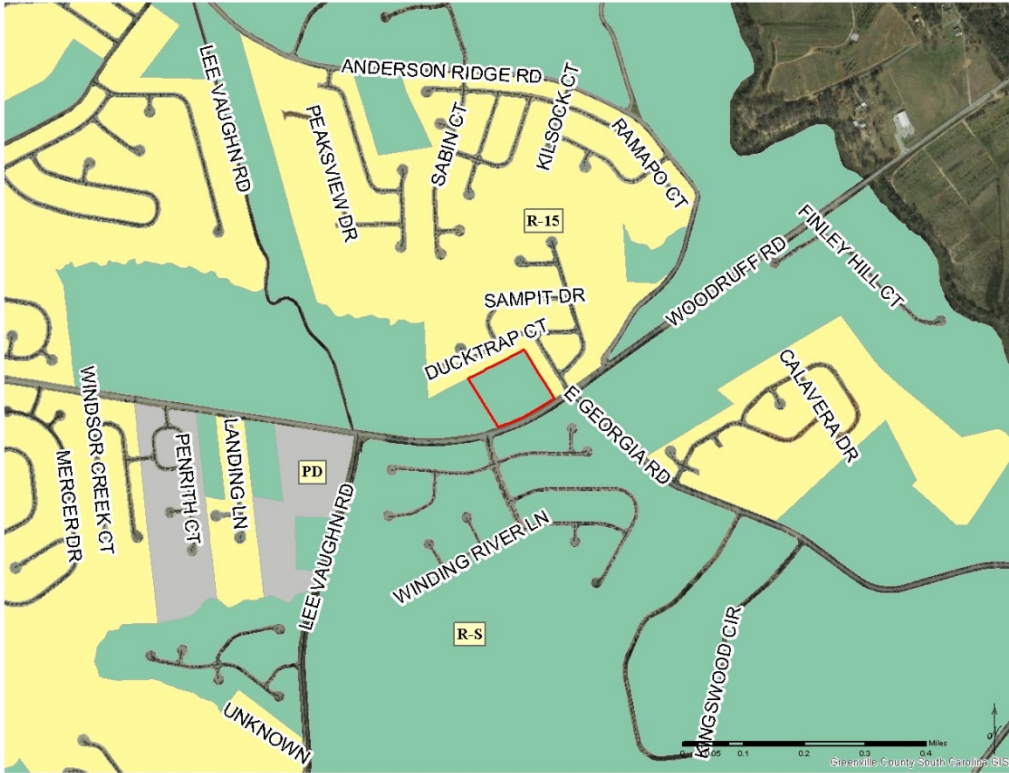
CONCLUSION: The subject site is surrounded by single-family residences. Staff is of the opinion this requested rezoning is consistent with the surrounding neighborhoods and single-family residential character of the area. The requested rezoning is also consistent with the East Woodruff Road Area Plan, which prescribes 2 to 4 units per acre. Based on these reasons staff recommends approval of the rezoning to R-15, single-Family Residential.

MOTION: By Mr. Stevenson, seconded by Dr. Howard to accept staff's recommendation of approval of CZ-2017-20. The motion carried unanimously by voice vote with one absent (Rogers).



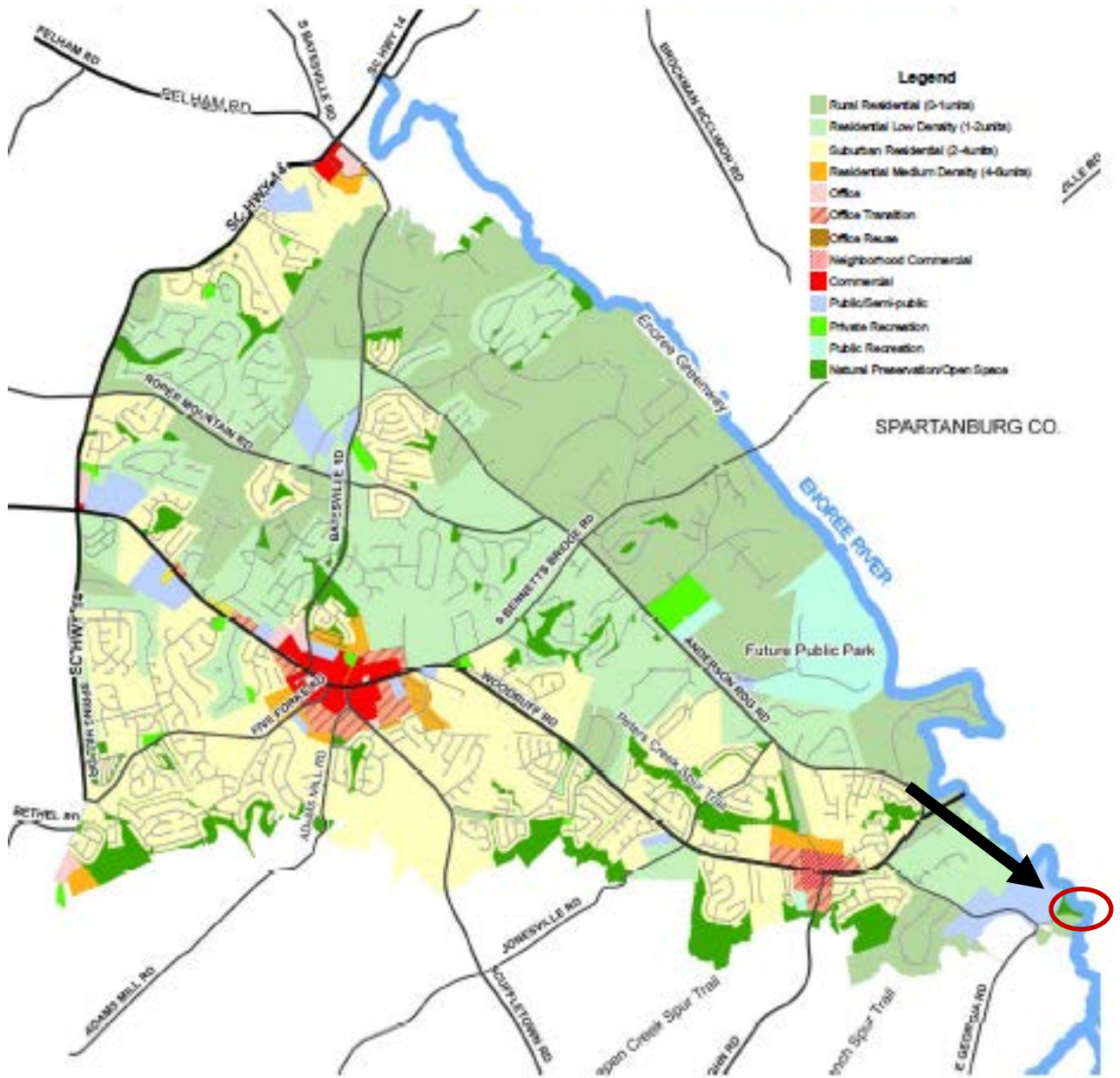
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-21

APPLICANT: Matt Marflake for Greenville White Horse FDS 715966, LLC for M & T Enterprises, Inc.

PROPERTY LOCATION: 1145 White Horse Road

PIN/TMS#(s): WG05000100700

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-1, Commercial

ACREAGE: 2.47

COUNCIL DISTRICT: 25 – Fant

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

EXISTING LAND USE: parking lot

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	car sales lot and warehouse
East	S-1	warehouse
South	S-1	Construction equipment repair facility
West	S-1	Gantt Fire and Sewer Department

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

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

ROADS: White Horse Road: four-lane State-maintained major arterial
Dixie Circle: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	750' E	18,900	17,300 -8.5%	18,800 8.7%

SUMMARY:

The subject parcel zoned S-1, Services is 2.47 acres of property located on White Horse Road approximately 0.84 miles south of the I-85 Interchange and White Horse Road. The parcel has approximately 375 feet of frontage along White Horse Road and 300 feet of frontage along Dixie Circle.

The applicant is requesting to rezone the property to C-1, Commercial. The subject site is currently used as a parking lot for tractor trailers. The subject site is surrounded by S-1, Service zoning. The subject site located along a Regional Corridor designated by, the Greenville County Comprehensive Plan.

The applicant states the proposed land use is for General Retail.

CONCLUSION:

The subject site is located along a major arterial road and is currently used as a parking lot for tractor trailers. It is surrounded by car sales lot, a construction equipment repair facility, a Sherwin Williams and Gantt Fire and Sewer Department headquarters. Staff consulted with Greenville Area Development Corporation concerning this parcel. It was their opinion this rezoning would be a positive redevelopment for the area and could help spur growth. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the existing land uses in the area. Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.

MOTION:

By Mr. Looper, seconded by Mr. Stevenson to accept staff's recommendation of approval of CZ-2017-121. The motion carried unanimously by voice vote with one absent (Rogers).

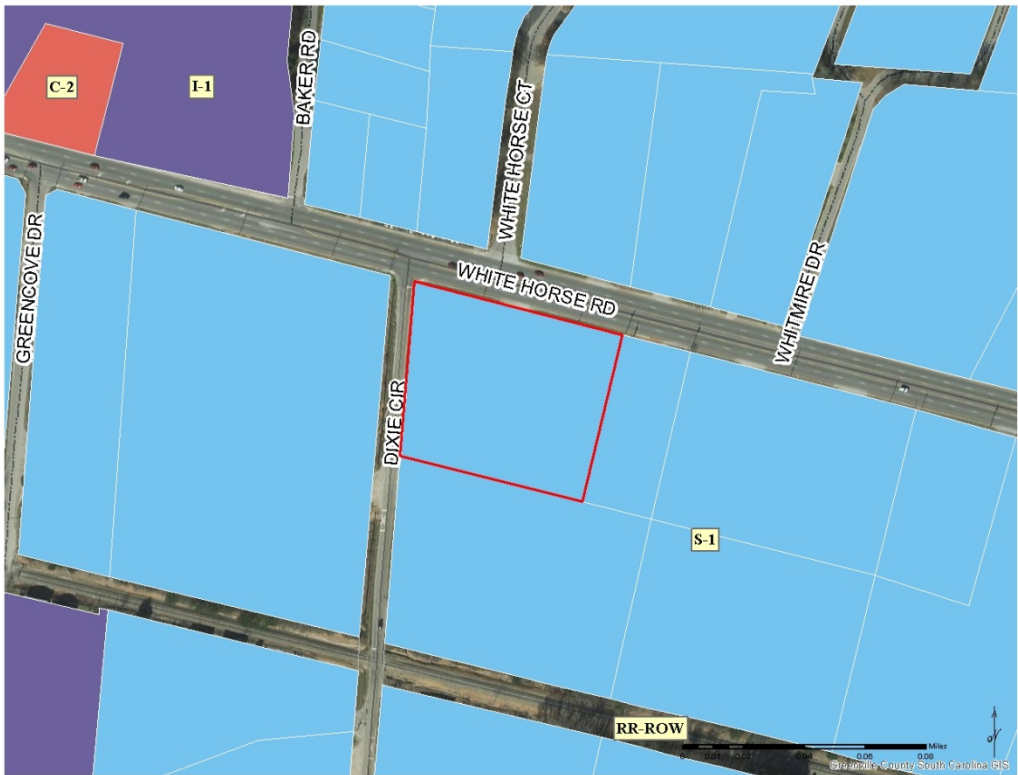


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Mr. Harrison recused himself and left the meeting.

Ms. Buathier presented the following:

The following items were returned to the Planning Commission by the Planning and Development Committee.

- 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.

CONCLUSION:

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 does 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 the lowest elevation.
- Reduce overall building scale and form through the use of architectural design elements proportional to 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.

At the January 25, 2017 Planning Commission meeting, the item was recommended for denial. At the February 6, 2017 Planning and Development Committee the item was returned to the Planning Commission to allow for further consideration of new information regarding the FRD.

**CONCLUSION
FOR REVISIONS:**

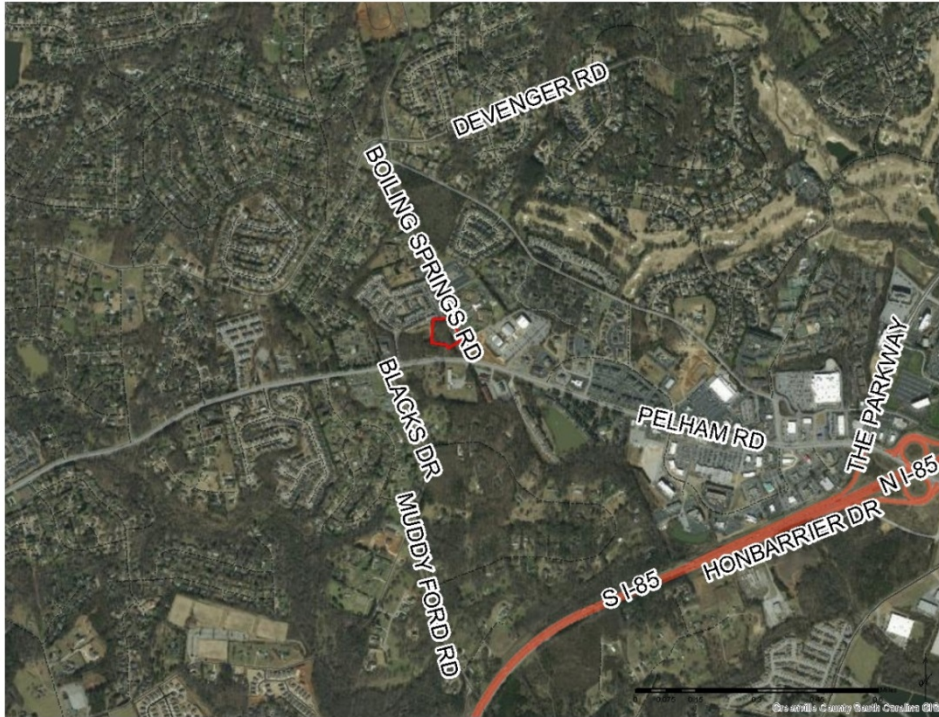
Although the use is appropriate, staff was of the opinion the size, scale and architectural elements are out of character with the surrounding buildings. Additionally, screening from adjacent residential properties should be enhanced to buffer light, noise and views of the building. Revisions were made to the overall height of the proposed building and meet the recommendations made by staff. Architectural design elements have been modified and softer color tones have been added project. The Statement of Intent has been modified to state that a six foot privacy fence and trees/evergreens will be placed along the north side that abuts the residential properties. With these changes, staff recommends approval of this FRD, Flexible Review District.

Dr. Howard thanked staff and the applicant in working together.

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

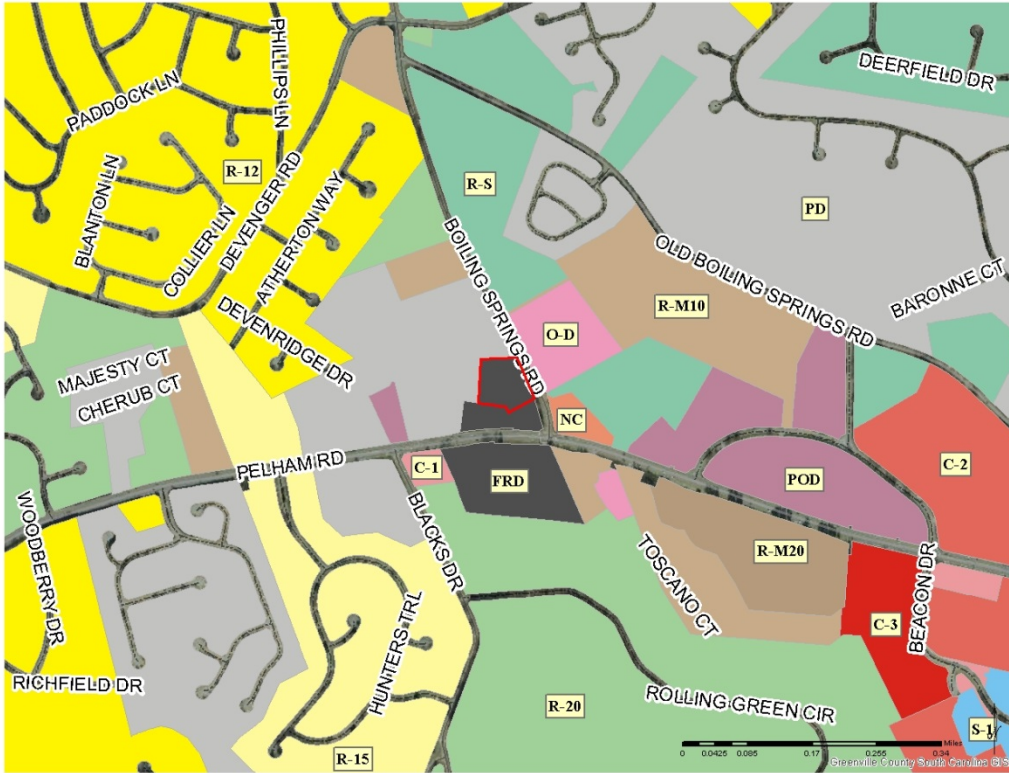
Dr. Hollingshad also thanked the applicant for their willingness to work with staff; however he still felt the scale and the type of use is incompatible with Neighborhood Commercial which was promised with this FRD designation and would be voting against the proposed.

The motion to approve CZ-2017-12 carried by voice vote with one in opposition (Hollingshad), one recusal (Harrison) and one absent (Rogers).



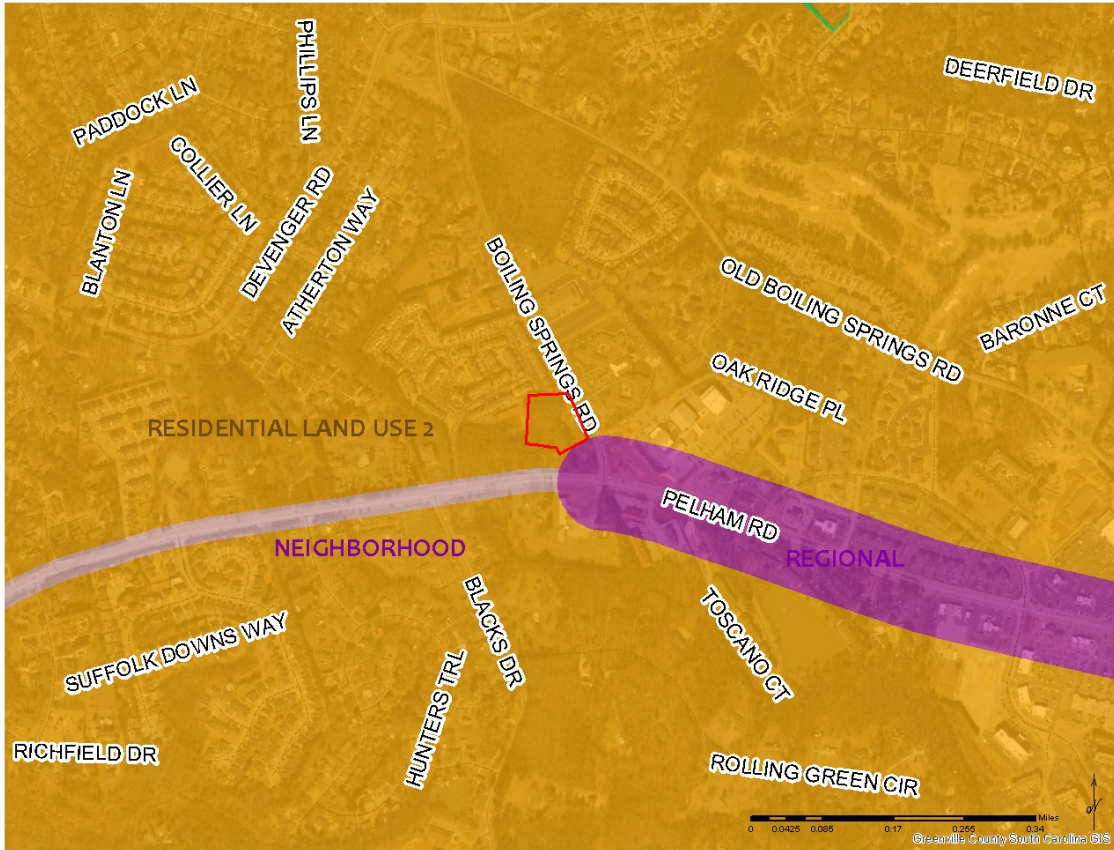
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Mr. Harrison returned to the meeting.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-15

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

PROPERTY LOCATION: 1008 and 1010 Highway 14

PIN/TMS#(s): 0542020101300 and 0542020101400

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 3.4

COUNCIL DISTRICT: 27 – Kirven

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

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

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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

TRAFFIC:

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

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

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

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

CONCLUSION:

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

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

ADDITIONAL INFORMATION:

At the Planning and Development Committee meeting on March 6, 2017, the Committee returned CZ-2017-15 to Planning Commission for further consideration of the applicant's amended application of a portion of the parcels being rezoned to S-1, Services. Staff maintains previous recommendation of denial for reasons listed in the conclusion above.

Mr. Bichel asked the applicant if he intended on changing the use of the property.

Mr. Ayers stated he would not be changing the use, only enlarging the facility and make some climate control.

Mr. Harrison asked, if the requested is granted and the property is sold at some time what could a future purchaser do on the property, residential still on the front.

Ms. Buathier stated that was correct, residential on the front part of the property and S-1 could be done in the rear of the property.

Mr. Harrison asked if just the rear portion were sold, there would need to be an easement or some type of access point, correct.

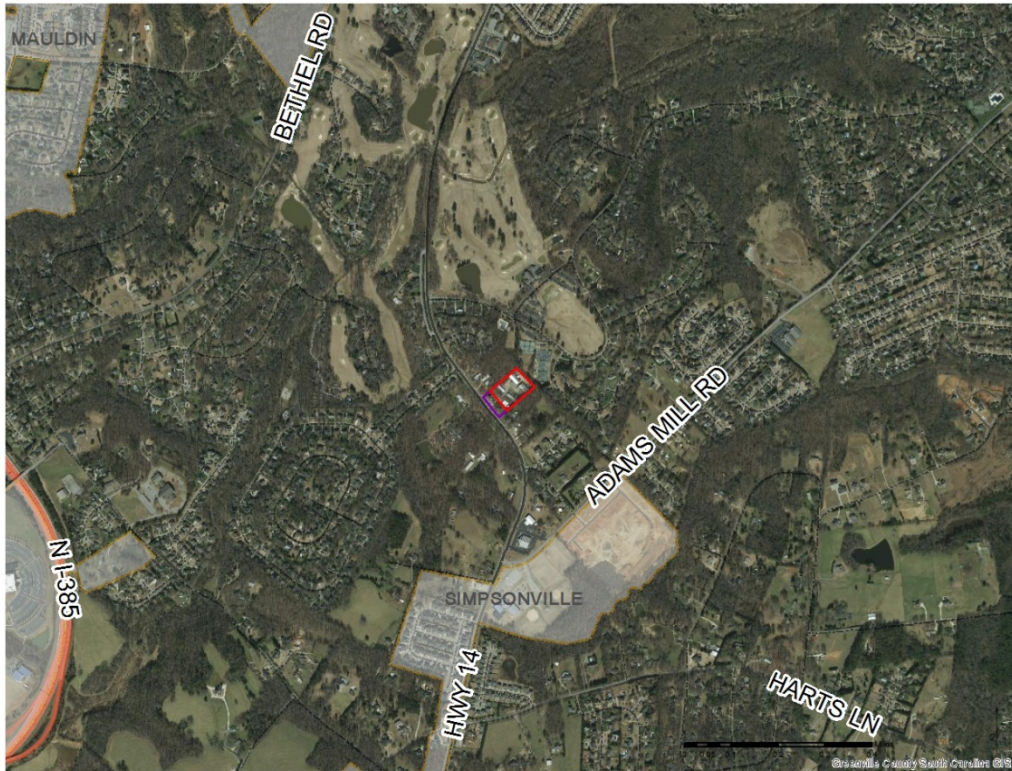
Ms. Buathier stated ingress/egress access easement.

MOTION: By Mr. Moore, seconded by Dr. Howard to accept staff's recommendation of denial of CZ-2017-15.

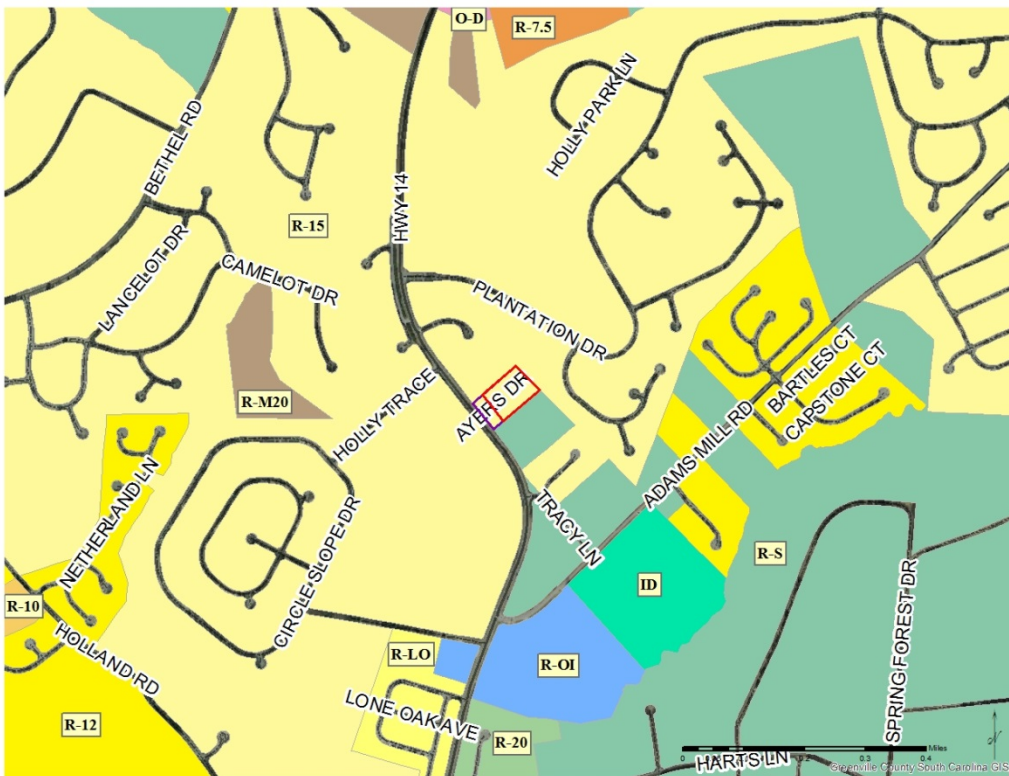
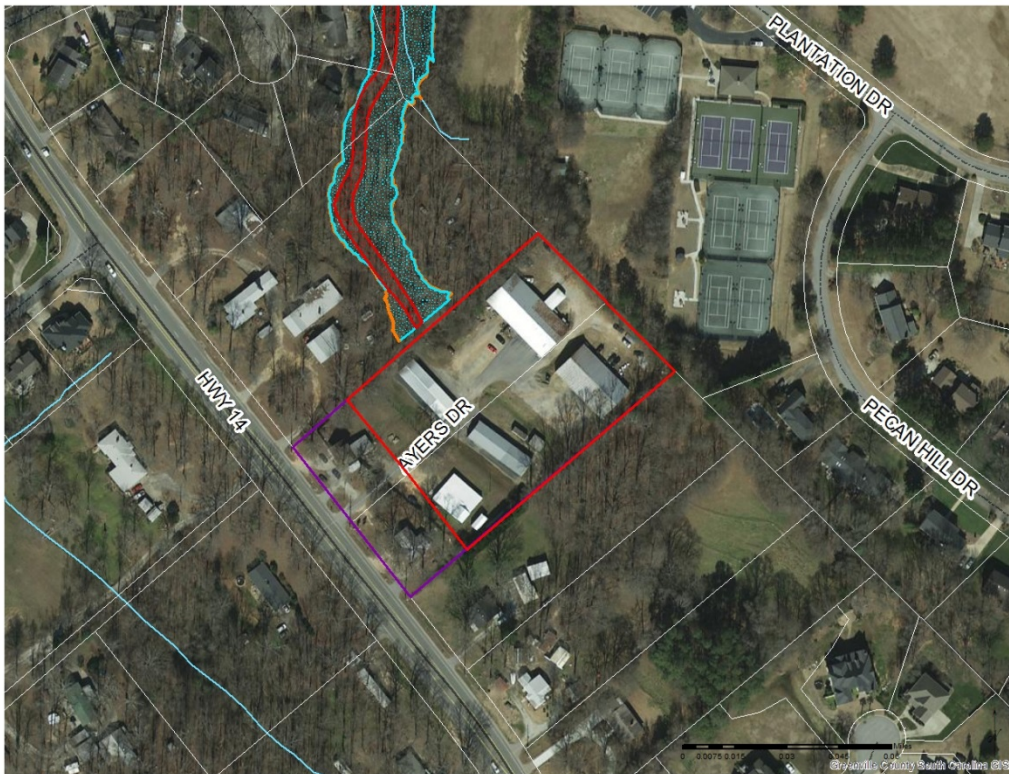
Mr. Bichel asked if an FRD would help in this situation.

Ms. Buathier stated an FRD coming forward would limit the uses to what was on the FDR, so it would help. Ms. Buathier noted staff did discuss an FRD with the applicant.

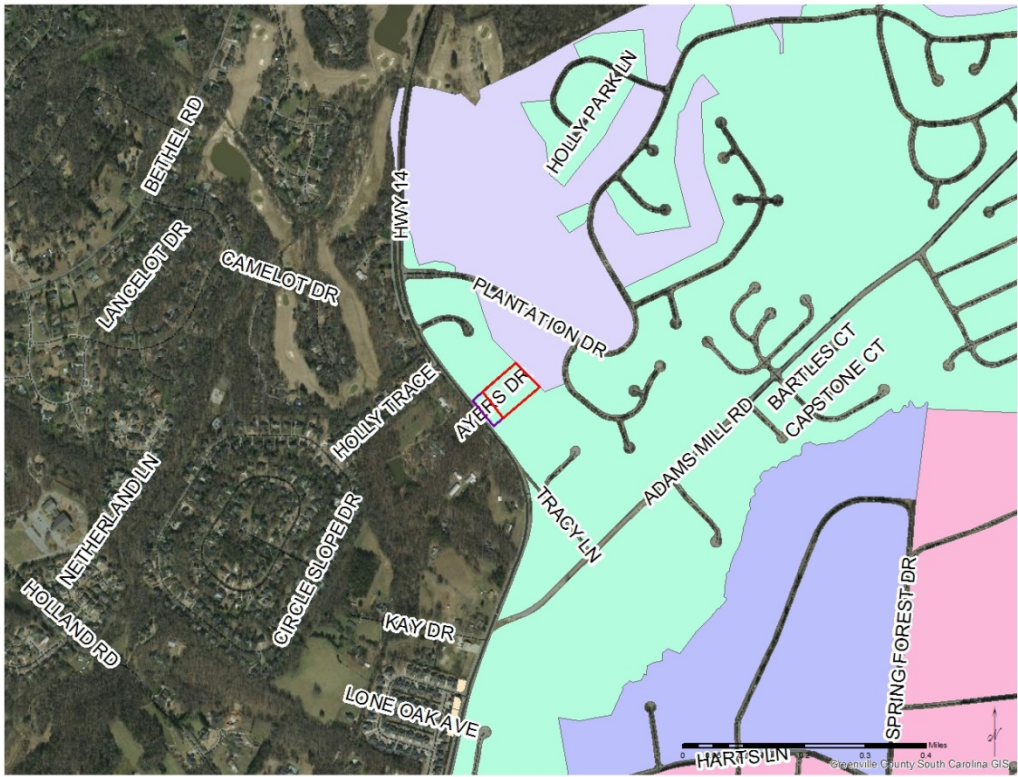
The motion to deny carried by a vote of five in favor and three opposed (Harrison, Hollingshad and Looper) and one absent (Rogers).



Aerial Photography, 2016



Zoning Map



Scuffletown Area Plan Review, 2016

DISCUSSION ON A TEXT AMENDMENT TO THE GREENVILLE COUNTY ZONING ORDINANCE REGARDING VEHICLE SALES LOTS

Kris Kurjiaka, Zoning Administrator addressed the Commission members with a draft text amendment to the Greenville County Zoning Ordinance in reference to Vehicle Sales/Rental lots. He stated there had been some concern over car lots/rental lots coming into the county specifically on some of the main corridors. They have caused some visual issues and some functionality issues due to the size of some of the lots. In response to the concerns, staff has put together a draft text amendment to address some of the concerns. The draft identifies lot size, parking/sales/storage area, fencing and landscaping. Those were the main contributors to the poor aesthetic and function quality of these lots. He stated as written, the regulations would make vehicle sales/rental lots a conditional use and would require satisfaction of all outlined regulations before occupation of any premises for this use. Mr. Kurjiaka asked the Commission members for input and staff will move the item to the Planning and Development Committee to request they initiate the amendment process and schedule a public hearing.

Chairman Shockley commended Mr. Kurjiaka on the job he did preparing the text amendment.

Mr. Stevenson also echoed the Chairman's comments.

Dr. Hollingshad thanked Mr. Kurjiaka for the excellent presentation.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to move the text amendment forward to the Planning and Development Committee to initiate the amendment process. The motion carried unanimously by voice vote with one absent (Rogers).

PLANNING REPORT

Teresa Barber addressed the Commission members highlighting the work staff has been doing as was noted in the Planning Report that was included in the agenda packets. She updated them on the various community meetings and some future meetings. Additionally she gave an update on the building permits and code enforcements divisions.

MONTHLY MEETINGS

Chairman Shockley noted in the agenda packet was a list of upcoming meetings. He asked staff about a workshop.

Ms. Gucker stated getting back on schedule would have the next workshop on Wednesday, April 5, 2017. She asked if the Commission had a topic in mind.

Chairman Shockley asked the Commission members to email staff with topics they would like to have a workshop address.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURN

MOTION:

By Mr. Looper to adjourn. Without objection the meeting adjourned at 6:01 p.m.

Submitted by recording secretary
