

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

May 24, 2017

4:30 p.m.

MEMBERS PRESENT: M. Shockley, Chair, M. Looper, Vice Chair, 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, J. Wortkoetter, K. Linderman, K. Waters and H. Hahn

CALL TO ORDER

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

APPROVAL OF THE APRIL 26, 2017 MINUTES

MOTION: By Mr. Looper, seconded by Dr. Howard to approve the minutes of the April 26, 2017 Planning Commission meeting as presented. The motion carried by voice vote with one absent (Rogers).

ELECTION OF OFFICERS

MOTION: By Dr. Howard, to nominate Mr. Shockley for Chairman and Mr. Looper for Vice Chairman. The nominations were closed and Mr. Shockley and Mr. Looper were elected unanimously by acclamation.

**AT THIS TIME CHAIRMAN SHOCKLEY MOVED ZONING DOCKET CZ-2017-31 TO THE FIRST ITEM
OD BUSINESS.**

Ms. Buathier presented the following;

DOCKET NUMBER: CZ-2017-31

APPLICANT: Colby Tanner Price for SC Greenville Highway 14, LLC

PROPERTY LOCATION: Highway 14 and Woodruff Road

PIN/TMS#(s): 0539030102404

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: PD, Planned Development

ACREAGE: 10.06

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a rezone case that was withdrawn in 1991, CZ-1991-038. There was a denial to rezone from R-S to C-2 in 1996, CZ-1996-090. There was a denial for R-S to PD in 2005, CZ-2005-029 and a withdrawn in 2005 also with CZ-2005-108. There was another denial from R-S to PD in 2006, CZ-2006-81.

EXISTING LAND USE: vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2 and R-S	convenient store and gas station, and school (Southside Christian School)
East	R-S	cemetery (Graceland East Memorial Park)
South	R-S	cemetery (Graceland East Memorial Park)
West	PD	single-family residential (Walker Estates 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 *Residential Low Density* which prescribes 1 to 2 units per acre.

ROADS: Woodruff Road: four-lane State-maintained minor arterial
Highway 14: two-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	7,700' E	31,300	34,600 10.5%	34,400 -0.6%
Highway 14	8,600' N	12,900	9,700 - 24.8%	13,000 34%

SUMMARY:

The subject property is located at the corner of Woodruff Road and Highway 14. The site is approximately 10.06 acres and currently contains vacant land. The property is zoned R-S, Residential Suburban and is requesting to be rezoned to PD, Planned Development with a mixed use development.

The application proposes to subdivide the property into two Parcels, Parcel A and Parcel B. Parcel A consists of 5.86 acres with the proposed development of a 30,000 square foot grocery store and 13,200 square foot of retail, restaurant and office spaces. Parcel B, consists of 4.20 acres, with the proposed development of 22,000 square foot for school or office space. The applicant has proposed the possibility of deeding Parcel B to Southside Christian Academy.

The applicant has proposed restrictive uses such as liquor sales, automobile service facility, mini-warehouses and night clubs. A full list of these restrictive uses can be found in the statement of intent on pages five and six.

The proposed building materials will consist of brick, store-front glass, decorative split face block, and EFIS. The applicant proposes the use of earth tone colors and materials. The proposed grocery store found on Parcel A will have a maximum height of 35 feet and the proposed retail and office buildings will have a maximum height of 25 feet. All proposed buildings on Parcel B will be a maximum height of 30 feet.

The applicant is proposing a pedestrian plaza at the corner of Woodruff Road and Highway 14 designed to provide significant landscaping and pedestrian connectivity. The

pedestrian plaza will include a fountain or similar focal points. The applicant is also proposing internal connectivity throughout the site. The proposed development will include landscaping throughout the development. The area where the parcel abuts the cemetery does contain a 6 foot precast concrete wall, with additional landscaping to separate the two uses. There is a required 25 foot setback along the entire property.

The applicant has proposed two points of access with one full access onto Highway 14 that aligns with McCrary Court. The other proposed access is on Woodruff Road and would align with Southside Christian School; this is a proposed full access into the development with a right turn out only. The applicant stated that all deliveries and trash pickup will be located in the rear of the buildings on Parcel A.

The applicant is proposing two monument signs located at both entrances. The applicant states that the monument signs will be double faced and have a maximum height of 15feet. The applicant is also proposing building signage. The proposed anchor grocery store tenant will be permitted two signs on the building, one facing Highway 14 and one facing Woodruff Road. Both building signs have a maximum height of 80sqft. All other retail and office spaces will be permitted on building sign facing woodruff Road and one building sign facing the parking lot with a maximum of 40sqft. Wayfinding signage will also be provided within the development.

The applicant is proposing a maximum of 25 foot tall lighting for the parking lot areas. The applicant states the intent is to provide sufficient lighting for the safety of the development and its users. A Photometric plan has been submitted.

CONCLUSION:

Staff is of the opinion that the intersection of Hwy. 14 and Woodruff Road is a major high traffic area better suited for commercial uses. The subject area is not suited for low density residential due to traffic and noise generated by the highly traveled roadways. The location of the school on the east side of the property serves as transition from the commercial to cemetery use. The border with the cemetery consists of extensive landscaping along with a 6 foot precast concrete wall that will reduce the visual impact of the development with the cemetery uses.

Based on these reasons, staff recommends approval of the requested rezoning to PD, Planned Development with the

condition that all signage meet the sign ordinance that is in place at the time of Final Development Plan.

Mr. Bichel asked staff why after all these years of the East Woodruff Road Area Plan (EWRAP) things now change.

Mr. Willis stated the (EWRAP) was adopted in 2008 and in the plan it states it is a five (5) to seven (7) year plan and was outdated. He stated the plan was used for a guide and at the time looking forward it was placed in the future land use as a sub-regional Corridor or Community Center, which would be commercial use.

Dr. Howard stated she had visited the site on Tuesday, twice. She stated she stood on both sides of the wall to see what she would be hearing. She stated she heard a lot of cars. She was there because of the Cemetery and the School being a former school Principal. Dr. Howard stated she understood finding room for classrooms was difficult and having the additional space was very valuable. Additionally standing on the green side looking at the intersection she noticed it was very busy. Imagining a grocery store and school of 200 students, there would be a lot of traffic on the road. Dr. Howard stated those were her concerns.

Mr. Moore asked about the proposed changes in the past and could staff provide him with a little history and possibly why it did not go through. The residents in the community turned out against the request and voiced they wanted to keep things as they were.

Mr. Willis stated there had been four rezoning requests which were denied and one request was withdrawn. He stated each wanted to do some type of Commercial project, or a mixed use development.

Mr. Moore asked if Sprouts was a high traffic store, like a Publix or BiLo.

Dr. Howard stated it was a high end grocery store.

Dr. Hollingshad stated he had lived in Texas and Sprouts was a great store and the closest in comparison in Greenville would be the Fresh Market.

Dr. Hollingshad stated he was planning to vote against the request. Although the EWRAP was older and getting a bit outdated, he read the plan thoroughly. He stated the plan lays out in a lot of detail the rational on how they selected the areas where they wanted to develop commercial and the reasons why. Dr. Hollingshad made two trips to the site, once prior to reading the plan and then again after reading the plan. He looked and tried to image what would likely change if the plan was to be updated. Looking at how the plan has guided the growth there and what they have out there today, he did not think they would change anything in that regard. Additionally, he did not see how this would at any time develop as residential. He felt a less intense Commercial development on the scale of Neighborhood Commercial style would be appropriate and something he could approve, but this particular plan, he felt was too

intense and is inconsistent with the spirit of the Community Plan. Therefore, he stated he was opposed.

Mr. Harrison stated he live near the site and was very familiar with it. He respectfully disagreed with Dr. Hollingshad, if it were to be looked at today; he highly felt that node would be indicated as a neighborhood type Commercial node. Based on the current development and traffic. He felt for a grocery store with 30,000 square feet, it was in his opinion Neighborhood scale. Mr. Harrison stated it was a tough decision, but he felt at some point, whether it be tomorrow or ten years down the road, he felt the site would be developed and in his opinion it would be developed Commercial. He felt it is good to go ahead and have it where it is reviewable, a Planned Development so it is not just pieced together.

Dr. Hollingshad stated he appreciated Mr. Harrison's comments and saw this as ultimately a Planned Development, being the most appropriate. But he did not believe this was the right PD.

Mr. Harrison stated comments he had received from citizens were the number of grocery stores in the area. He stated he could not think of much better development ideas for a PD. He liked seeing what was going there and not some time down the road being zoned Commercial and not know what would be there.

Mr. Bichel asked if the Commission would see the final plan.

Mr. Willis stated they would see the Final Review Plan.

Mr. Bichel stated he felt the building was too tall, needed a natural buffer and would like to see what the children and patrons due when there is a twenty-one gun salute on the military side. He stated the scale was too big.

Chairman Shockley asked about the traffic count and was it still a way down the road at the I-85, I-385 corridor.

Mr. Willis stated at one point in 2015 the count was 34,100 which was 17,000 feet from the actual intersection.

Chairman Shockley stated what made this a super plus was the quality of the store and the school. He stated this was a tough one.

Dr. Howard asked if this would be a school, that parcel B would be a school and no other option.

Ms. Buathier stated there was an option for either a school or office.

Mr. Bichel stated it was reported in the news they had an option to sell.

Mr. Harrison asked if a final development would be just showing what was here now or could the Commission ask for changes at that point.

Mr. Willis stated he would have to meet the Statement of Intent and Concept.

Mr. Harrison asked if there were changes the Commission would like, would now be the time to ask for them.

Mr. Willis stated at the Final Development the Commission would have a say.

Mr. Harrison asked if for example the Commission wanted a different buffer, would they request that at the time of Final Development.

Mr. Willis stated you would ask for it at this point.

Mr. Looper stated he understood there would not ever be residential housing at the site but agreed with some of the residents regarding the driveway coming out in front of Walkers Crossing. They are worried about the traffic and people taking a short cut.

Mr. Bichel stated he thought the Commission could have more input at the Final Development Review.

Mr. Willis stated you can.

Mr. Harrison stated if the Final Development Plan is exactly what the preliminary was there can be no changes.

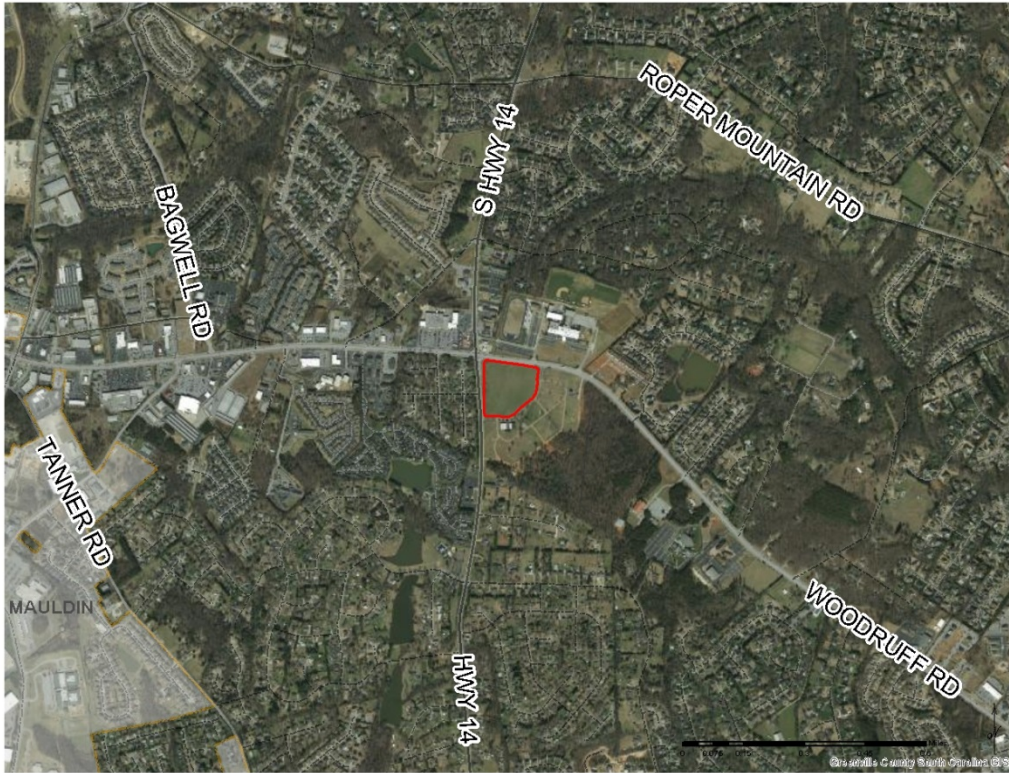
Chairman Shockley stated this was a conceptual plan and the Commission had the authority to change it now or at the Final Development Plan.

MOTION: By Mr. Bichel, seconded by Mr. Harrison to approve staff's recommendation on CZ-2017-31.

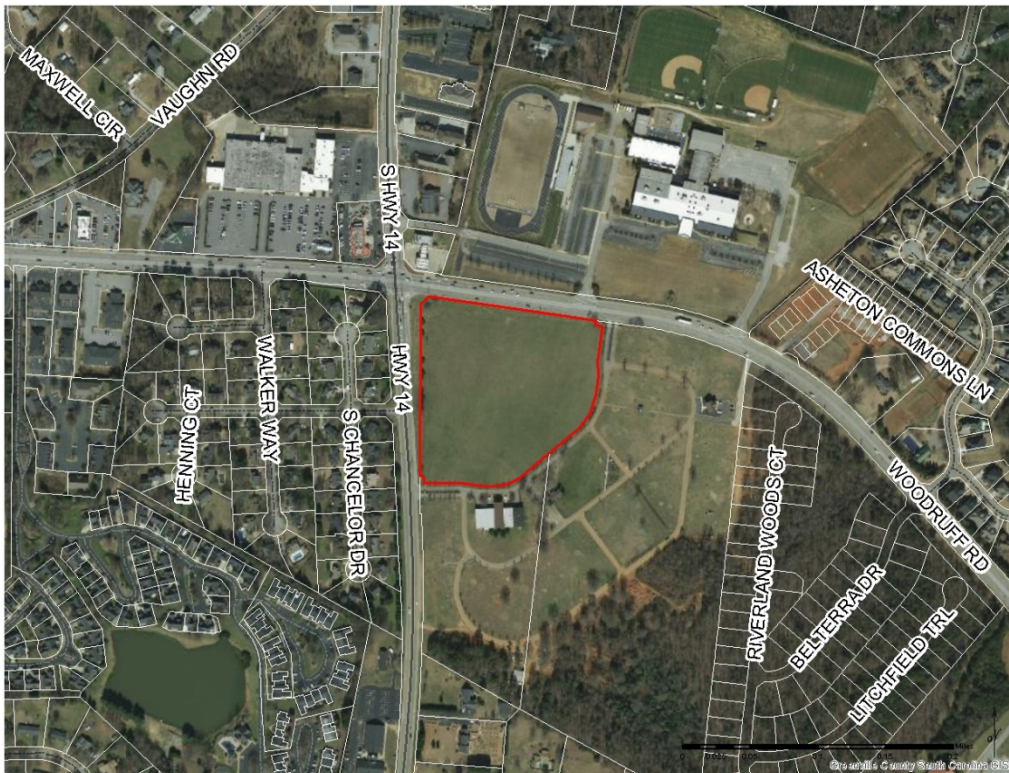
Dr. Howard stated she would have to know that would be a school or she would have to vote no.

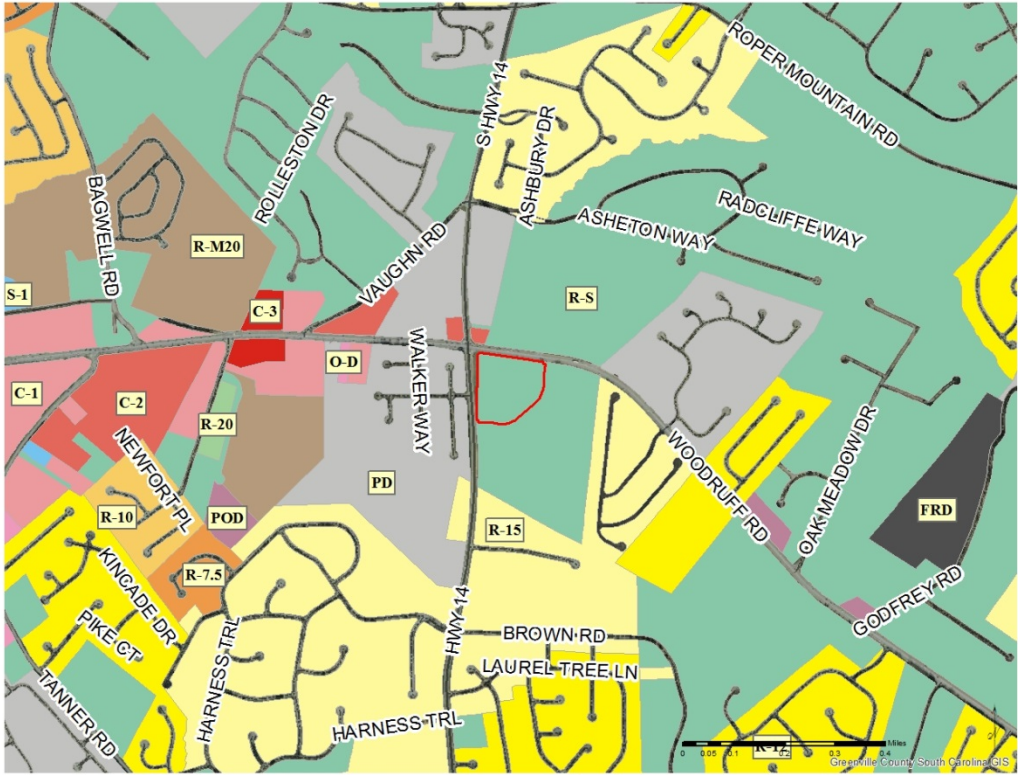
MOTION: By Dr. Howard, seconded by Mr. Moore to amend the motion to include a requirement for Parcel B to be designated as a school. The motion carried unanimously with one absent (Rogers).

The motion as amended carried by voice vote with one in opposition (Hollingsha) and one absent (Rogers).

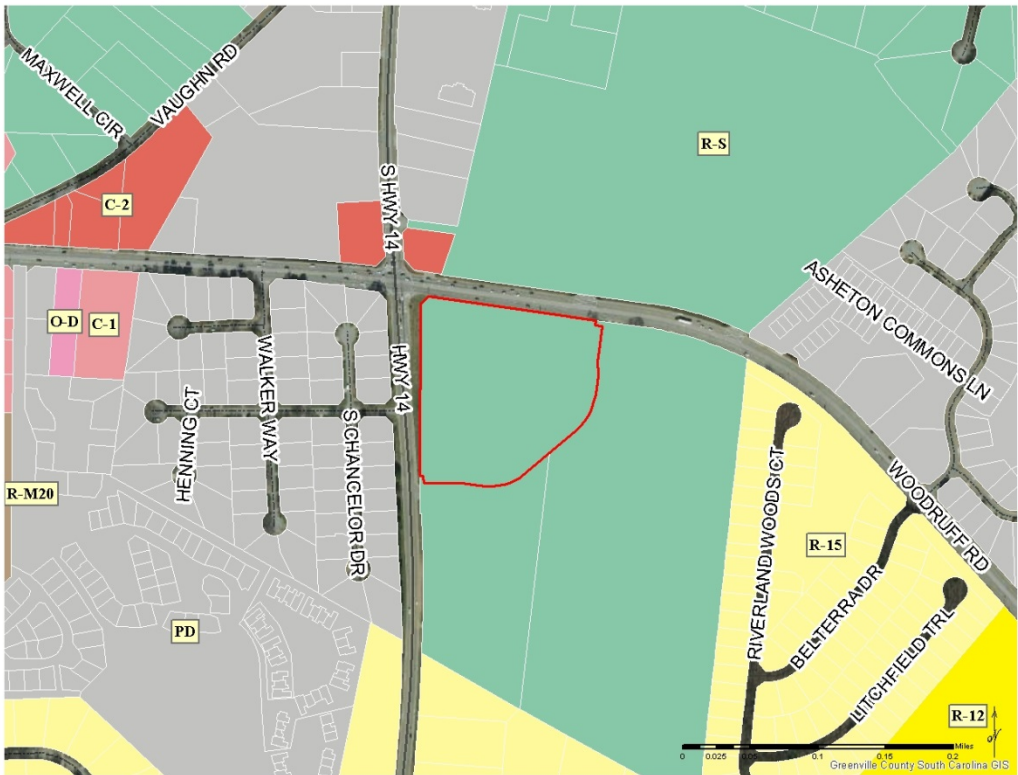


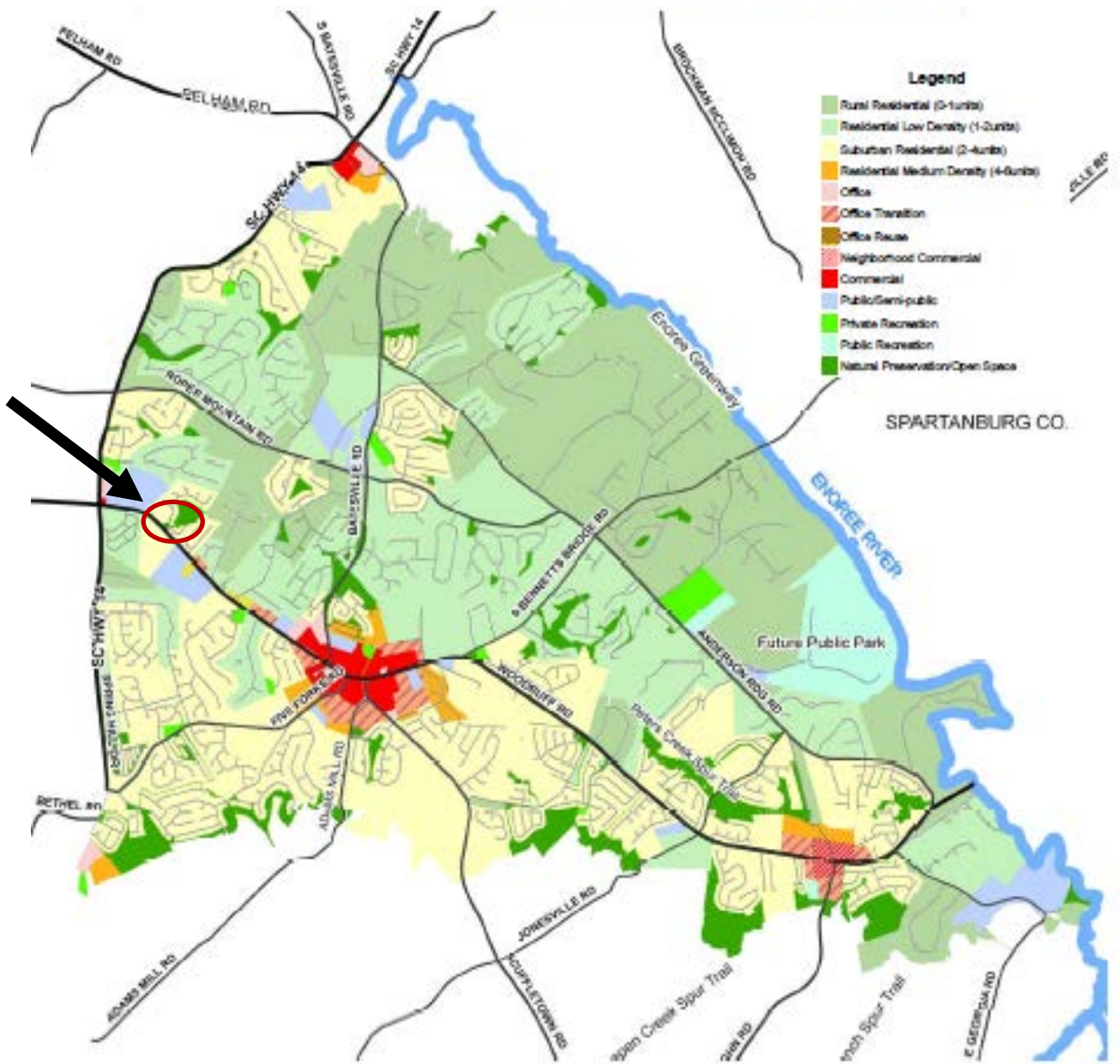
Aerial Photography, 2016





Zoning Map





Future Land Use Map

PRELIMINARY SUBDIVISION APPLICATIONS HELD FROM APRIL COMMISSION MEETING

2017-031, Foothills Estates
2017-045, Carilion – Phase 7 (Revision)
2017-049, Francella Estates

Preliminary Applications

2017-054, Woodmont Subdivision
2017-056, Reedy Crest (Cluster)
2017-058, Ansel Woods Subdivision

2017-031, Foothills Estates

Ron Hancock addressed the Committee members with a preliminary subdivision application consisting of 17.37 acres and in an unzoned area. The developer is proposing a 13 lot subdivision accessed by Tubbs Mountain Road and Up Country Lane. The developer is proposing an unpaved private drive. Public water will be provided by Greenville Water and sewer will be by septic system. North Greenville Fire serves this area.

The item was held at the last Planning Commission meeting in order to determine exactly where the Indian burial grounds were located, concerns with access and the existing road and possible improvements.

Mr. Hancock stated staff recommends conditional approval of the preliminary plan contingent upon internal access and circulation being provided for the five parcels south of Up Country Lane, improvement of Up Country Lane to twenty feet wide and compliance with all other Specific and Standard Requirements.

Mr. Jamie McCutchen, CCad Engineering, 803 Roper Creek Drive, Greenville, SC addressed the Commission regarding staff's recommendations.

Mr. Bobby Miller, Listing Agent, 5 Providence Ct. Greenville, SC answered questions from the Commissioners.

MOTION: By Mr. Bichel, seconded by Mr. Harrison to approve 2017-031 without the internal access, and with widening and repaving the road to the last driveway. The motion carried unanimously by voice vote with one absent (Rogers).

2017-045, Carilion Phase 7 (Cluster)

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 8.29 acres and zoned R-15. The developer is proposing an 8 lot subdivision accessed by Kensington Road. The developer is proposing 830 Linear Feet of private road. The developer has chosen to do a Cluster Development with Option 1, requiring 16.16 acres of Open

Space and providing 21.28 acres of Open Space. Public Water will be provided by Greenville Water and sewer will be provided by septic system. Duncan Chapel Fire serves this area.

The item was held at the last Planning Commission meeting for wetlands delineation and flag lots. The issues addressed have been met by the applicant.

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.

Chip Fogleman, Fant, Right Fogleman Engineering, 25 Woods Lake Road, Ste 705, Greenville, SC made himself available for any questions.

MOTION: By Dr. Howard, seconded by Mr. Looper to approve 2017-045 including the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2017-049, Francella Estates

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 10.99 acres in an unzoned area. The developer is proposing a 17 lot subdivision accessed by Highway 414. The developer is proposing 0.13 Linear Miles of Public Road. Public Water will be provided by Slater Water and sewer will be provided by septic system. Slater-Marietta Fire serves this area.

The item was held at the last Planning Commission meeting due to not having included a common area or stormwater management area.

Mr. Hancock stated 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. Hollingshad asked about it not showing on the County GIS and compared the plat from last month and saw not difference.

Mr. Hancock stated last time the GIS was not updated to show the parcel lines, it had not been updated. The subdivision layout was the same.

MOTION: By Mr. Looper, seconded by Mr. Harrison to approve 2017-049 including the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2017-054, Woodmont Subdivision

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 26.20 acres in an unzoned area. The developer is proposing a 90 lot subdivision accessed by Bessie Road and McCullough Road. The developer is proposing 3,390 Linear Feet of Public Road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Mr. Hancock stated staff believes 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 about a cemetery mentioned at the SAC meeting and had one been located.

Mr. Hancock stated there was extensive research and there was not a cemetery located.

Dr. Howard asked staff could the traffic impact study reduce the number of homes proposed.

Mr. Hancock stated he thought the Commission could make the density a condition.

Dr. Howard asked if the entire subdivision would have sidewalks due to the school location.

Mr. Hancock stated the sidewalks would be the internal roads on one side.

Mr. Bichel asked if the mailboxes were not to be on the plat.

Mr. Hancock pointed out where the mailboxes would be.

MOTION: By Mr. Bichel, seconded by Dr. Howard contingent on traffic calming on the long road. The motion carried unanimously by voice vote with one absent (Rogers).

2017-056, Reedy Crest (Cluster)

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 39.5 acres and zoned R-R1. The developer is proposing a 35 lot subdivision accessed by Reedy Fork Road. The developer is proposing 0.43 Linear Miles of Public Road. The developer has chosen to do a Cluster Development requiring 15.8 acres of open space and providing 16.05 acres of open space. Public water will be provided by Greenville Water and sewer will be by septic system. South 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. Hancock stated Dr. Hollingshad pointed out the need for a second entrance. He stated due to the layout and arrangement, the developer will provide a 26 foot wide roadway up to the second intersection.

MOTION: By Mr. Harrison, seconded by Mr. Loper to approve 2017-056 including the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2017-058, Ansel Woods Subdivision

Ron Hancock addressed the Commission members with a preliminary subdivision application consisting of 33.63 acres in an unzoned area. The developer is proposing a 108 lot subdivision accessed by Ansel School Road. The developer is proposing 3,587 Linear Feet of Public Road. Public water will be provided by Greer CPW and sewer will be provided by Greer CPW. Lake Cunningham 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 Specific and Standard Requirements.

Dr. Hollingshad asked why there were not two points of ingress and egress.

Mr. Hancock stated there was an emergency access and also a stub out for connectivity in the future. He stated because of the arrangement and location to the intersection, there is no location for a second access. For this application they are proposing to do 26 feet wide all the way down on the primary road.

Dr. Howard asked about traffic calming.

Mr. Hancock stated it was not mentioned in the SAC meeting but there could be.

MOTION: By Dr. Howard, seconded by Mr. Bichel to approve 2017-058 including the Specific and Standard Requirements and with traffic calming. The motion carried unanimoously by voice vote with one absent (Rogers).

REZONING REQUESTS

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2017-25
APPLICANT:	John E. Shaw
PROPERTY LOCATION:	Bent Bridge Road
PIN/TMS#(s):	0230000901300
EXISTING ZONING:	R-10, Single-Family Residential
REQUESTED ZONING:	S-1, Services
ACREAGE:	0.8

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful R-MA, Multifamily Residential rezoning request in 1995, CZ-1995-52.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS

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

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: White Horse Road: six-lane State –maintained major arterial
Bent Bridge Road: two-lane county-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
New Easley Highway	4,130' W	20,700	16,700	20,300
			-	21.6%
			19.3%	

SUMMARY: The subject parcel zoned R-10, Single-Family Residential is 0.8 acres of property located on White Horse Road approximately 0.1 miles north of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 120 feet of frontage along White Horse Road and 260 along Bent Bridge Road.

The applicant is requesting to rezone the property to S-1, Services. The subject site is located along White Horse Road which is a major arterial road. The future land use map

designates the parcel being located along a Community Corridor.

The applicant did not state the proposed land use.

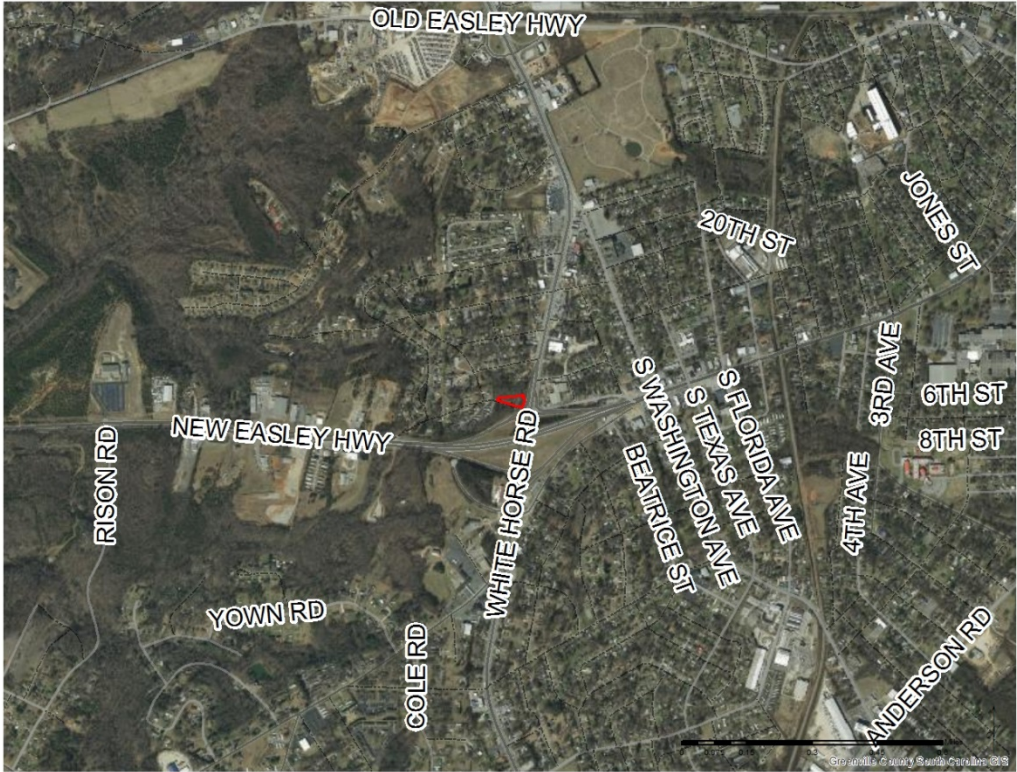
CONCLUSION:

Service and Commercial zoning is present to the north, east and west of the subject site. The subject site is also located at the interchange of two major roads, White Horse Road and New Easley Highway. Staff is of the opinion rezoning this parcel to S-1, Services would be consistent with the surrounding zoning and land uses. The requested rezoning would also be consistent with the Greenville County Comprehensive Plan.

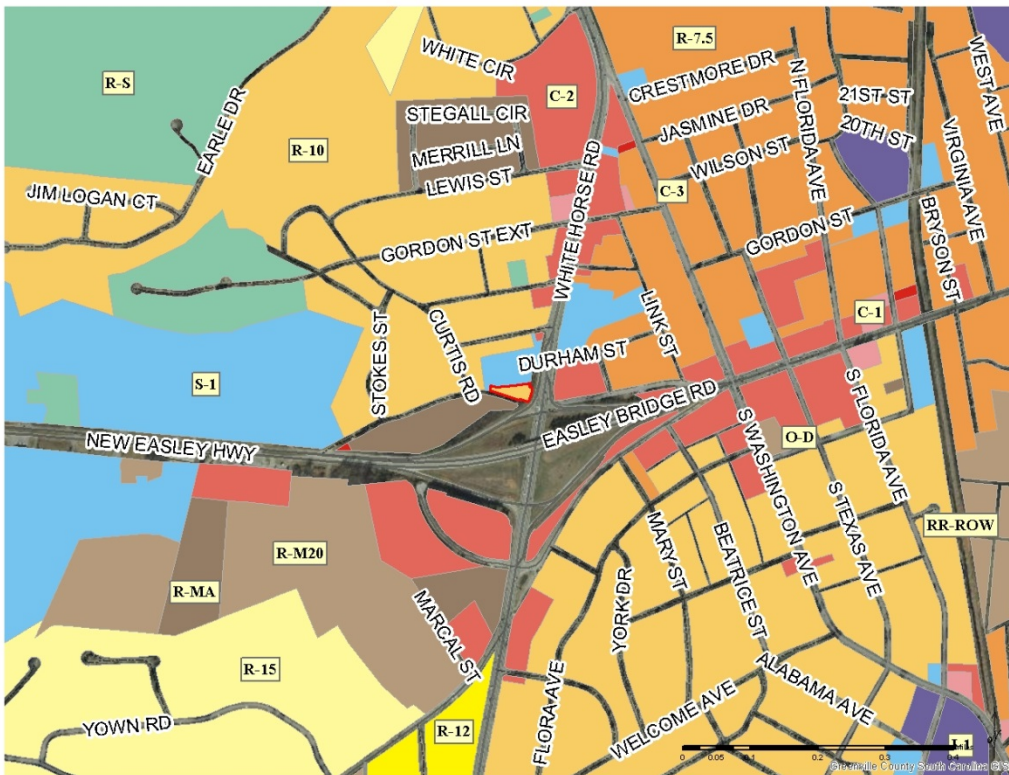
Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.

MOTION:

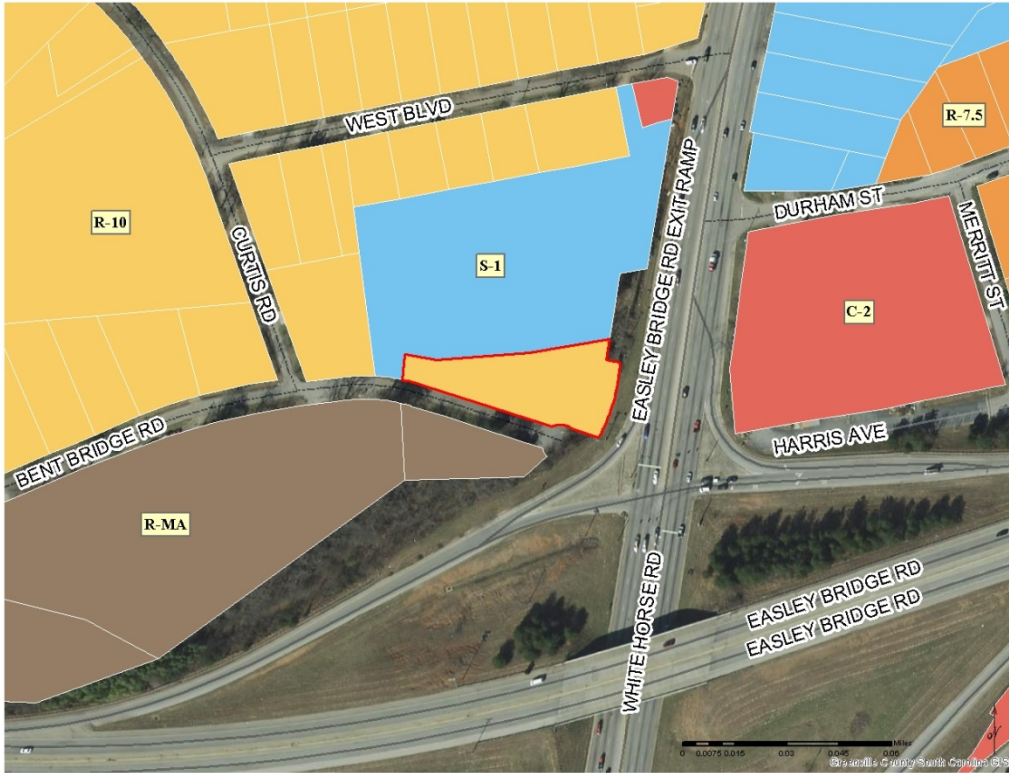
By Mr. Harrison, seconded by Dr. Howard to approve CZ-2017-25. The motion carried by voice vote with one in opposition (Looper) and one absent (Rogers).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

CZ-2017-27 WITHDRAWN BY APPLICANT

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-28

APPLICANT: Mary Allison Stengel c/o River-James, LLC

PROPERTY LOCATION: Hudson Road and Brushy Creek Road

PIN/TMS#(s): 0538040102801 and 0538050102805

EXISTING ZONING: PD, Planned Development and O-D, Office District

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1.27

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcels were originally zoned R-15, Single-Family Residential in May 1970, as part of Area 1. Parcel 0538050102805 had a successful O-D, Office District rezoning request in 1988, CZ-1988-106. There was an unsuccessful NC, Neighborhood Commercial rezoning request in 2014, CZ-2014-37. Parcel 0538040102801 had a successful PD, Planned Development rezoning request in 1993, CZ-1993-99. There was a successful major change to PD, Planned Development rezoning request in 1994, CZ-1994-114. There was a successful major change to PD, Planned Development rezoning request in 2004, CZ-2004-34.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential (Criswood SD)
East	C-1	retail shopping center (Brushy Creek Crossing)
South	C-1	single-family residential and vacant wooded
West	R-7.5 and PD	single-family residential (Criswood SD) and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

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

ROADS: Brushy Creek Road: two-lane State-maintained minor arterial
Hudson Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Brushy Creek Road	2,660' W	9,800	10,700 9.2%	9,700 -9.3%
Brushy Creek Road	5,800' NE	N/A	18,400	19,600 6.5%

SUMMARY: The subject parcel zoned PD, Planned Development and O-D, Office District is 1.27 acres of property located on Brushy Creek Road approximately 0.25 miles northeast of the intersection of Brushy Creek Road and Old Spartanburg Road. The parcel has approximately 260 feet of frontage along Brushy Creek Road and 340 feet of frontage along Hudson Road.

The applicant is requesting to rezone the property to C-1, Commercial. The subject site was previously affected by the Brushy Creek Road and Hudson Road realignment. The subject site does not connect with any surrounding parcels but is surrounded by roads and abandoned roadway. The subject site is also located within a sub-regional center on the future land use map.

The applicant states the proposed land use is for retail.

CONCLUSION: Parcel 0538040102801 is currently zoned PD, Planned Development and is approved for commercial uses on the property along with office uses being allowed on

0538050102805. Staff is of the opinion due to its unique location and the surrounding zoning and land uses, rezoning this parcel to C-1 Commercial would be appropriate. With approved commercial to the west and south and commercial uses to the east, staff is of the opinion C-1, Commercial would be consistent with the existing and surrounding zoning. 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-1, Commercial.

Dr. Howard stated she had visited the site and she saw no reason to change. She stated this was a residential area and not a commercial corner.

Mr. Harrison asked if the PD was cut off when the road was changed.

Ms. Buathier stated that was correct.

Mr. Harrison asked if there was a possibility to make the OD an extension of the PD.

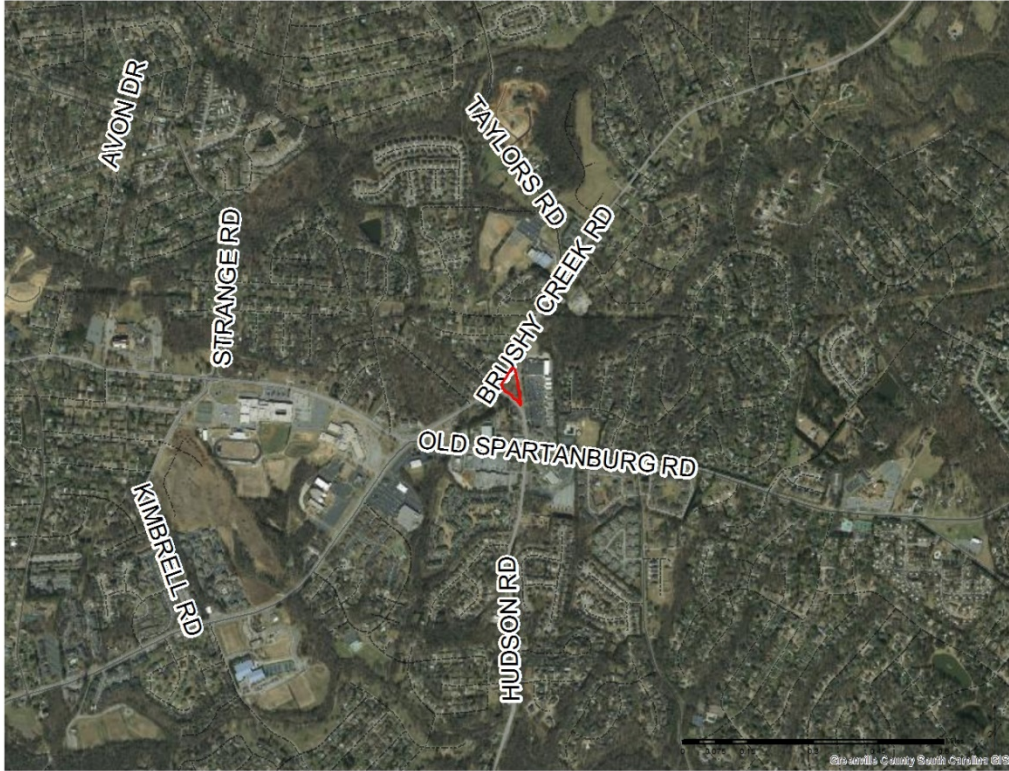
Mr. Willis stated it was a possibility; it would be a major change.

Mr. Stevenson stated he would be voting against this. The character of the rest of the community, as busy as Brushy Creek is, does not need a simple Commercial establishment there.

Dr. Hollingshad agreed with Mr. Stevenson and also had the idea of a standalone PD that would address the concerns of the neighbors. He stated he would be voting no.

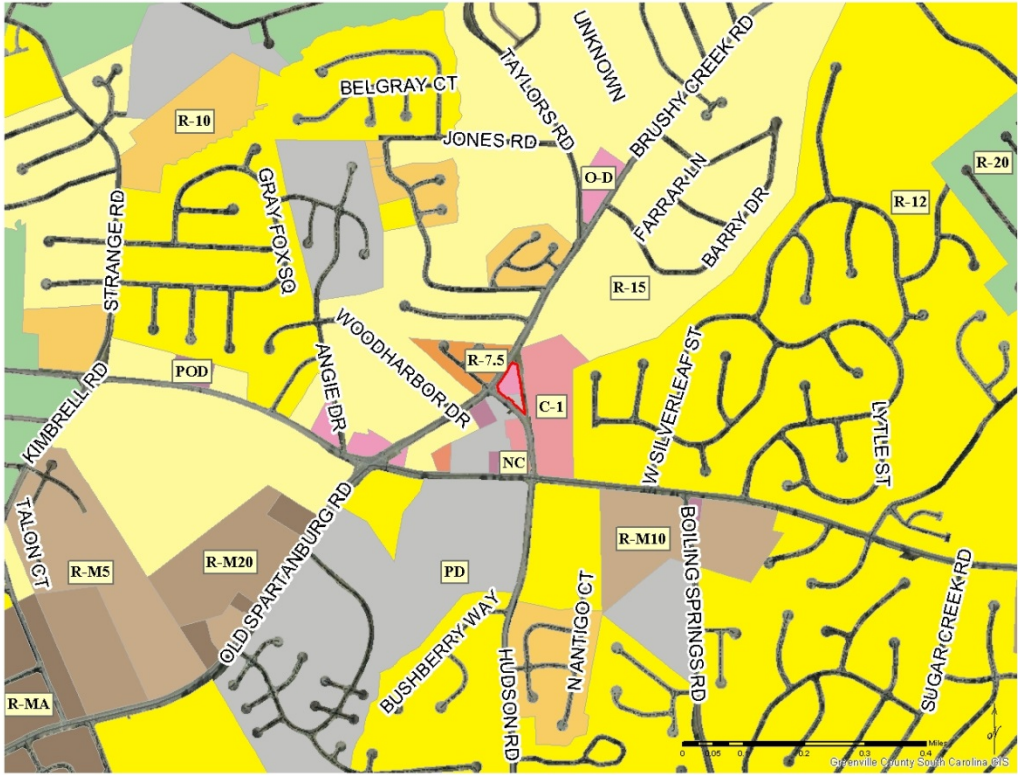
Mr. Looper stated he would also be voting no.

MOTION: By Dr. Howard, seconded by Mr. Looper to deny CZ-2017-28. The motion carried unanimously by voice vote with one absent (Rogers).

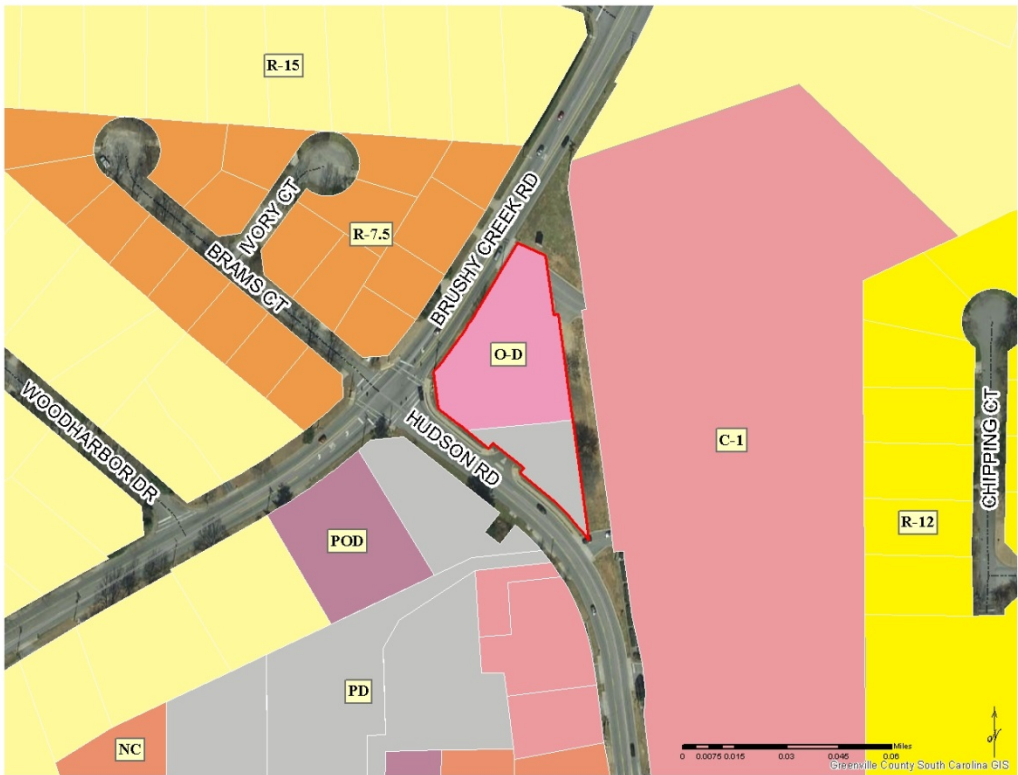


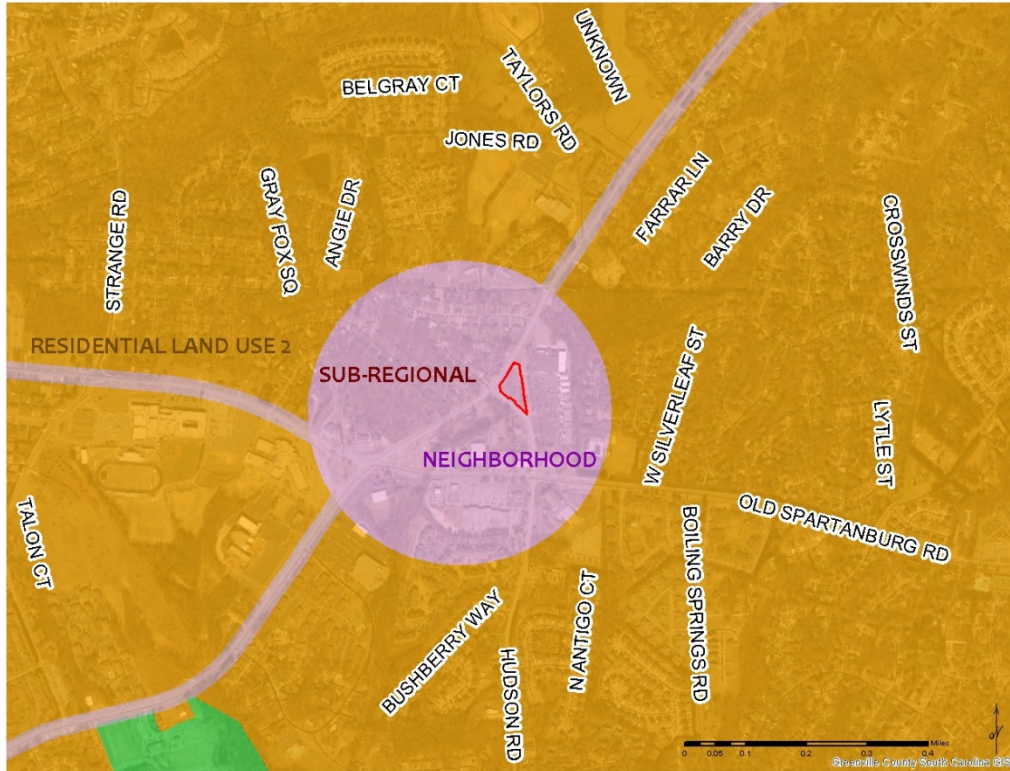
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-29

APPLICANT: Ronald P. Cabana for Scuffletown Woodruff LLC

PROPERTY LOCATION: 202 Scuffletown Road

PIN/TMS#(s): 0548020103400

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-2, Commercial

ACREAGE: 1.41

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as a part of Area 7. There was a successful C-1, Commercial rezoning request in 1997, CZ-1997-69.

EXISTING LAND USE: vacant retail

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	convenience store and gas station
East	C-1	retail (Publix)
South	C-1	retail shopping center and offices
West	C-1	vacant land

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 *Commercial*.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	1,500' E	16,200	18,000 11.1%	20,700 15%

SUMMARY: The subject parcel zoned C-1, Commercial is 1.41 acres of property located on Scuffletown Road approximately 0.05 miles south of the intersection of Scuffletown Road and Woodruff Road. The parcel has approximately 270 feet of frontage along Scuffletown Road.

The applicant is requesting to rezone the property to C-2, Commercial. Retail, a shopping center and a convenience store with a gas station surround the property. The subject site is located directly in the five forks area.

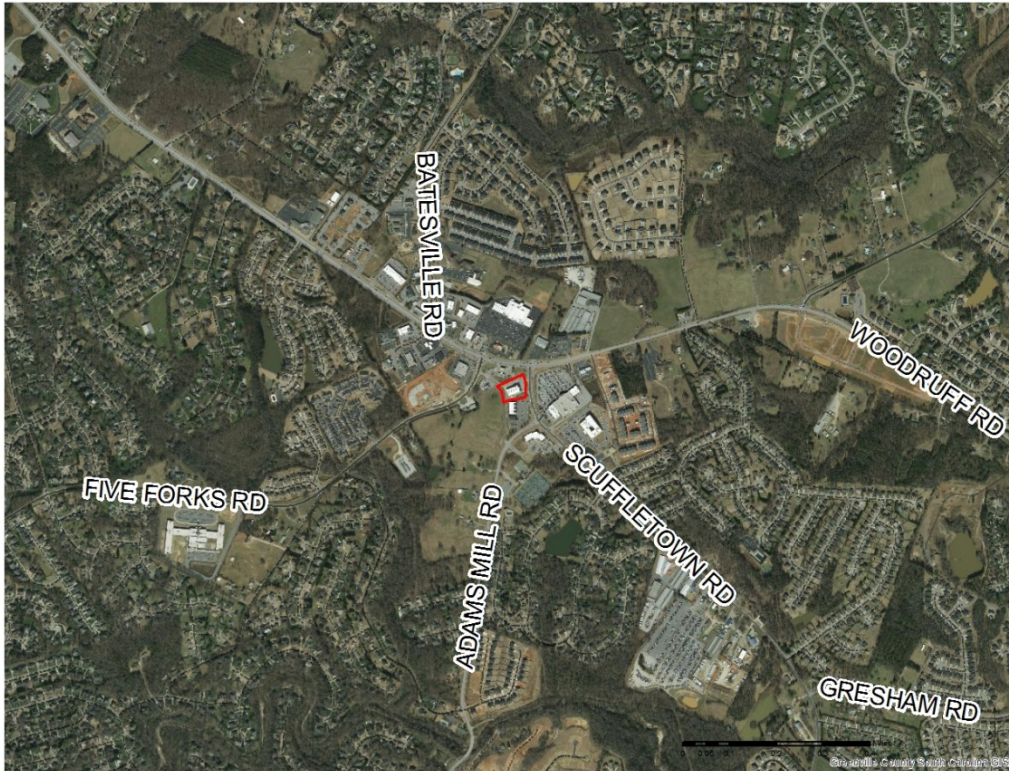
The applicant states the proposed land use is for relocating the existing liquor store approximately 0.2 miles from 2607 Woodruff Road to 202 Scuffletown Road.

CONCLUSION: The subject site is surrounded by Commercial zoning and commercial land uses. Staff is of the opinion rezoning from C-1

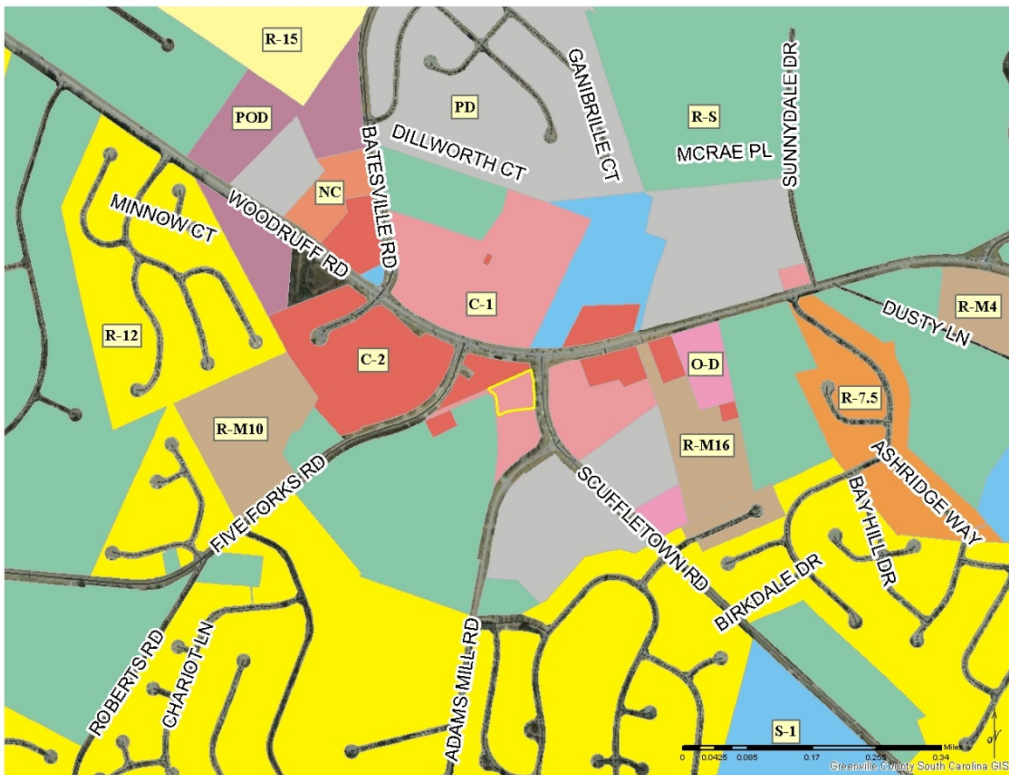
to C-2 would have minimal impact to the surrounding area. The requested rezone is also consistent with East Woodruff Road Area Plan which designates this area as Commercial.

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

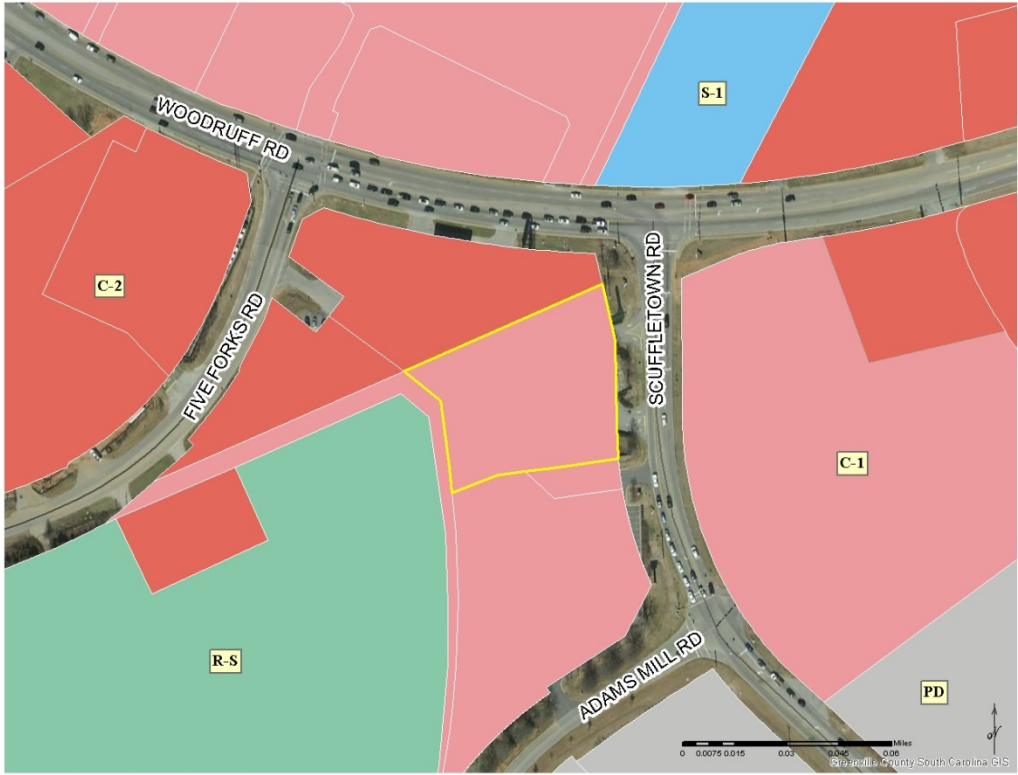
MOTION: By Mr. Bichel, seconded by Dr. Howard to approve CZ-2017-29. The motion carried unanimously by voice vote with one absent (Rogers).

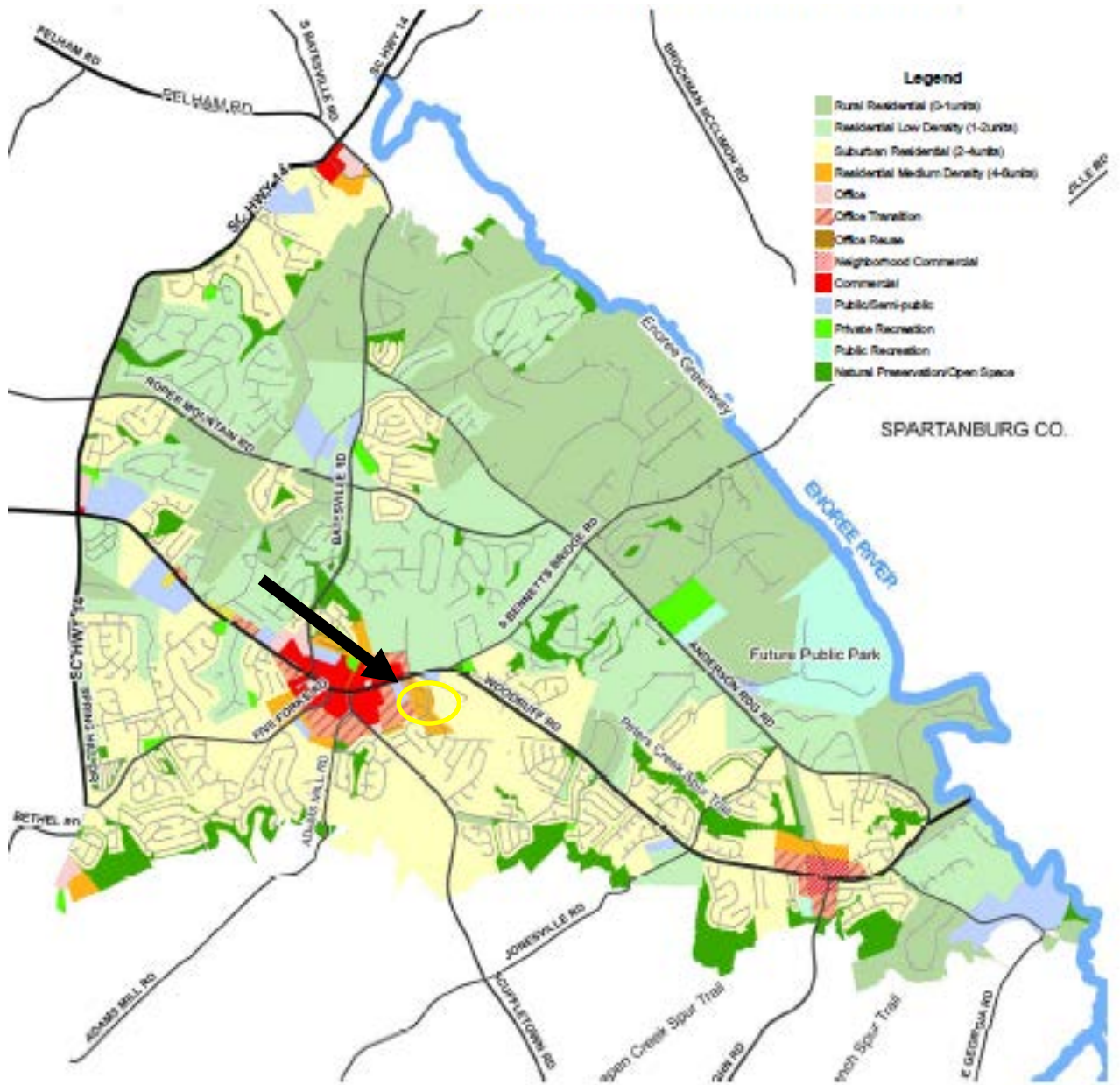


Aerial Photography, 2016



Zoning Map





CZ-2017-30 WITHDRAWN BY APPLICANT

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-32

APPLICANT: Raymond Levy

PROPERTY LOCATION: Allen Street, Bynum Street and Hillhouse Street

PIN/TMS#(s): 0103002400600, 0103002400700, 0103002400800, 0103002400900, 0103002401000, 0103002401100, 0103002401200, 0103002401300, 0103002401400, 0103002401500, 0103002401600 and 0103002401700

EXISTING ZONING: C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential

REQUESTED ZONING: R-M16, Multifamily Residential

ACREAGE: 2.28

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcels were originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. Parcels, 0103002401200, 0103002401300, 0103002401400 and 0103002401500 had a successful C-2, Commercial rezoning request in 1995, CZ-1995-71. Parcels 0103002400700, 0103002400800, 0103002400900, 0103002401600 and 0103002401700 had a successful C-3, Commercial rezoning request in 2002, CZ-2002-35.

EXISTING LAND USE: retail, storage, single-family residential and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential (Dunean Heights SD), retail and vacant retail
East	S-1 and C-1	convenient store and gas station and vacant retail
South	R-10	automobile service
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Dunean Community Plan designated as a Gateway Area.

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

	Zoning	Zoning Density	Acres	Units	Total Units
<i>Current</i>	<i>C-3</i>	<i>16 units/acre</i>	<i>0.98</i>	<i>15 units</i>	<i>31</i>
<i>Current</i>	<i>C-2</i>	<i>16 units/acre</i>	<i>0.96</i>	<i>15 units</i>	
<i>Current</i>	<i>R-10</i>	<i>4.4 units/acre</i>	<i>0.34</i>	<i>1 units</i>	
Requested	R-M16	16 units/acre	2.28	36 units	36

A successful rezoning may add up to 5 dwelling units.

ROADS: Allen Street: two-lane State-maintained minor collector
Bynum Street: two-lane County-maintained local
Hillhouse Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Marue Drive	1,200' NE	3,900	3,500	3,900
			-	11.4
			10.3%	

SUMMARY: The subject parcels zoned C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential is 2.28 acres of property located on Allen Street approximately 0.6 miles west of the intersection of Henrydale Avenue and I-185. The parcel has approximately 360 feet of frontage along Allan Street, 230 feet of frontage along Bynum Street and 340 feet of frontage along Hillhouse Street.

The applicant is requesting to rezone the property to R-M16, Multifamily Residential. The subject site is located within the Dunean Area and is part of the Dunean Community Plan.

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

CONCLUSION: Currently the subject site is being used for retail, single-family residential, vacant land and the storage of used tires. Staff believes the requested rezoning would allow land that has been considered vacant or undeveloped for years the opportunity to

improve the surrounding community. Staff is of the opinion the requested rezoning to R-M16, Multifamily Residential would have a positive impact on the surrounding neighborhood.

Based on these reasons staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.

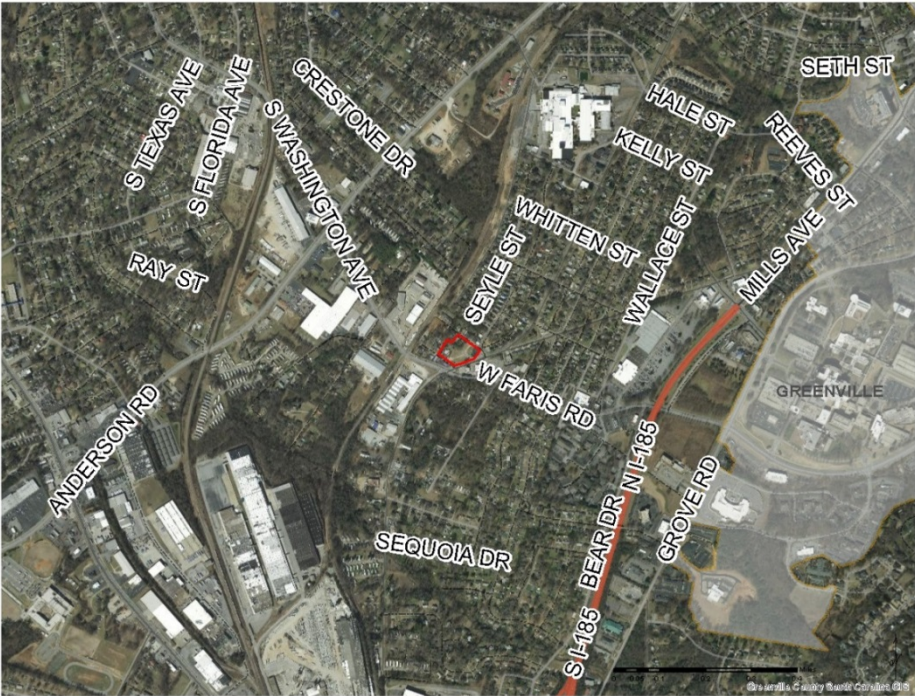
MOTION: By Mr. Harrison, seconded by Mr. Stevenson to approve CZ-2017-32.

Mr. Stevenson stated this would be the best thing to happen in that area in quite some time.

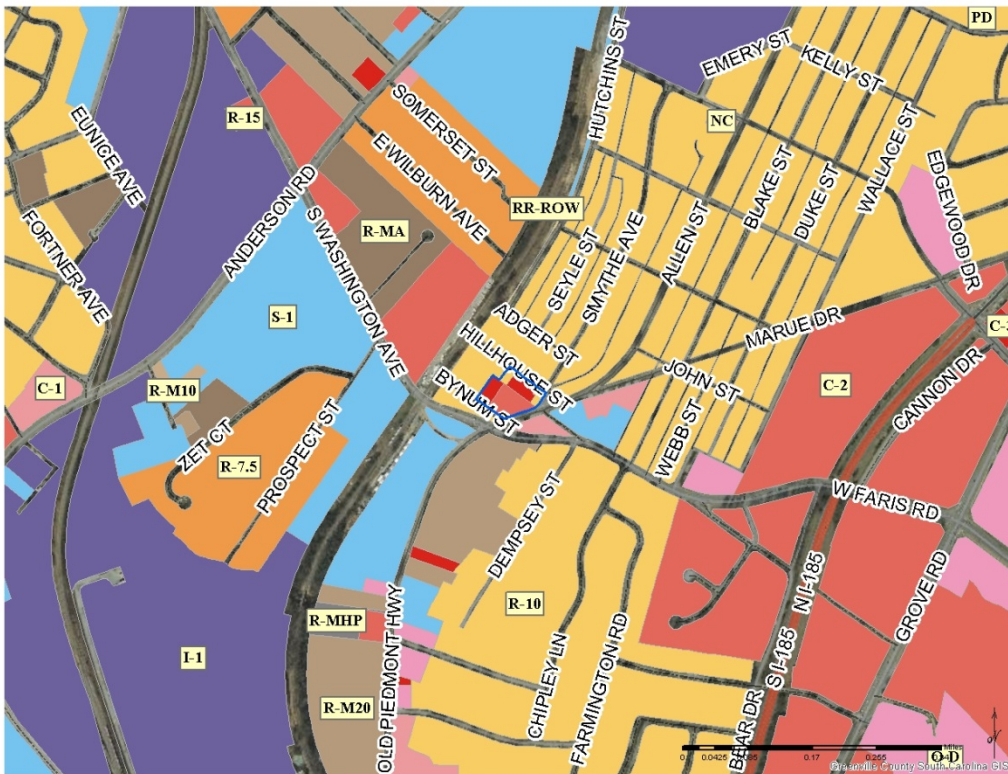
Dr. Hollingshad asked, the area had been designated a gateway to the community, does this mean the developer would have to install the entry features.

Ms. Buathier stated the community had decided on four areas they would like to call the gateway and this was one area. They would like the opportunity for a sign letting people know they are entering a historic community.

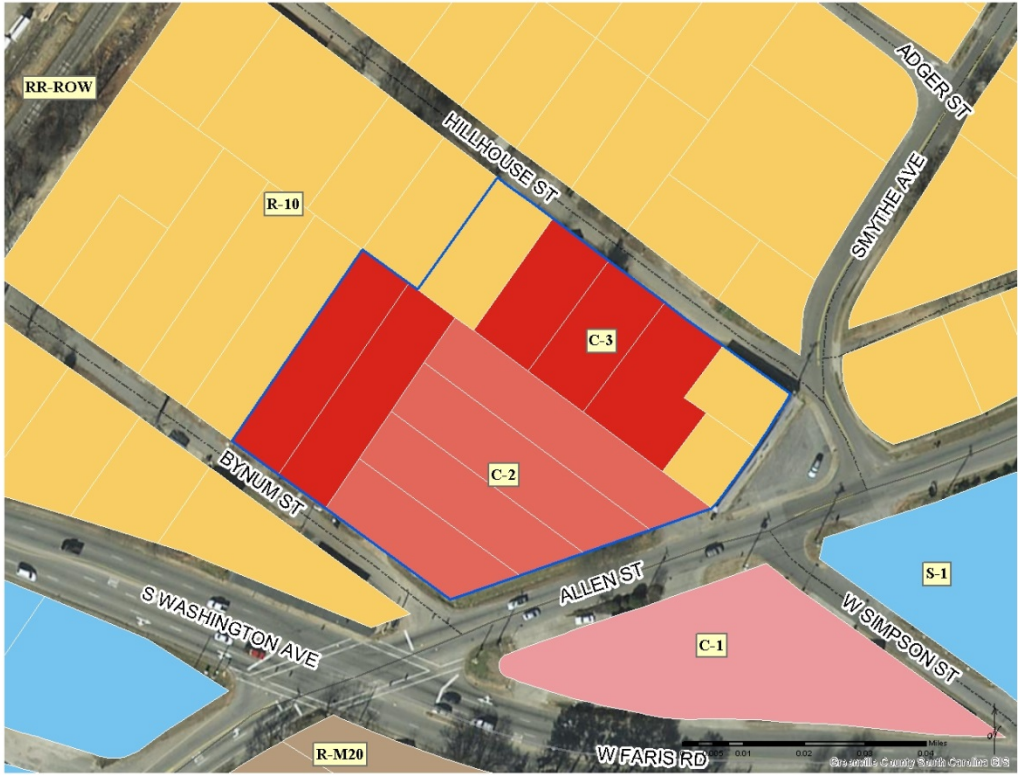
The motion as presented to approve CZ-2017-32 carried unanimously by voice vote with one absent (Rogers).



Aerial Photography, 2016



Zoning Map



The Dunean Community Conceptual Plan

*Re-Connect, Re-Invest, Re-Use,
Re-Imagine, Re-Discover, Re-Invigorate*



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-33

APPLICANT: Timothy (Chip) Lewis Buchanan, Jr., for John Kennedy, JK Squared, LLC

PROPERTY LOCATION: 2311 Woodruff Road

PIN/TMS#(s): 0531030100100

EXISTING ZONING: POD, Planned Office District

REQUESTED ZONING: POD, Planned Office District, Major Change

ACREAGE: 1.38

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful POD, Planned Office District rezoning request in 2010, CZ-2010-30.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan designated as *Office Reuse*.

ROADS: Woodruff Road: four-lane State-maintained minor arterial
Godfrey Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	6,300' SE	16,200	18,000 11.1%	20,700 15%

SUMMARY:

The subject parcel zoned POD, Planned Office District is 1.38 acres located on Woodruff Road approximately 1 mile southeast of the intersection of Woodruff Road and Highway 14. The parcel has approximately 310 feet of frontage along Woodruff Road and 200 feet of frontage along Godfrey Road.

The proposed building is a 1-1/2 story structure with approximate 4,113 square feet on the first floor and 887 square feet on the upper floor. The applicant proposes that the style of the building will be similar to the surrounding residential architecture. The proposed building material consists of brick masonry and stone, and the proposed material for roofing is fiberglass shingles.

The applicant is proposing a 10 foot landscape buffer on the north and west sides of the property, which abuts existing residential dwellings. The proposed buffer will consist of 6 foot evergreen plant material and/or 6 foot tall privacy fence. The applicant is also proposing an 8 foot roadside landscape buffer along Woodruff Road and Godfrey Road.

The applicant is proposing a full access onto Godfrey Road and a right-in right-out onto Woodruff Road. Pedestrian access is proposed by connecting internal sidewalks with the existing sidewalk along Woodruff Road.

The signage for the proposed project will consist of 8 foot monument sign along Woodruff Road. The building materials will be masonry and stone with similar details to the building. Wall signage will be mounted to the building veneer.

The proposed lightning consists of building mounted and/or full cut off fixtures with a maximum height of 16 feet. Parking lot lighting will not be needed after 9 pm, but lighting around the building used but limited for security purposes after this time.

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

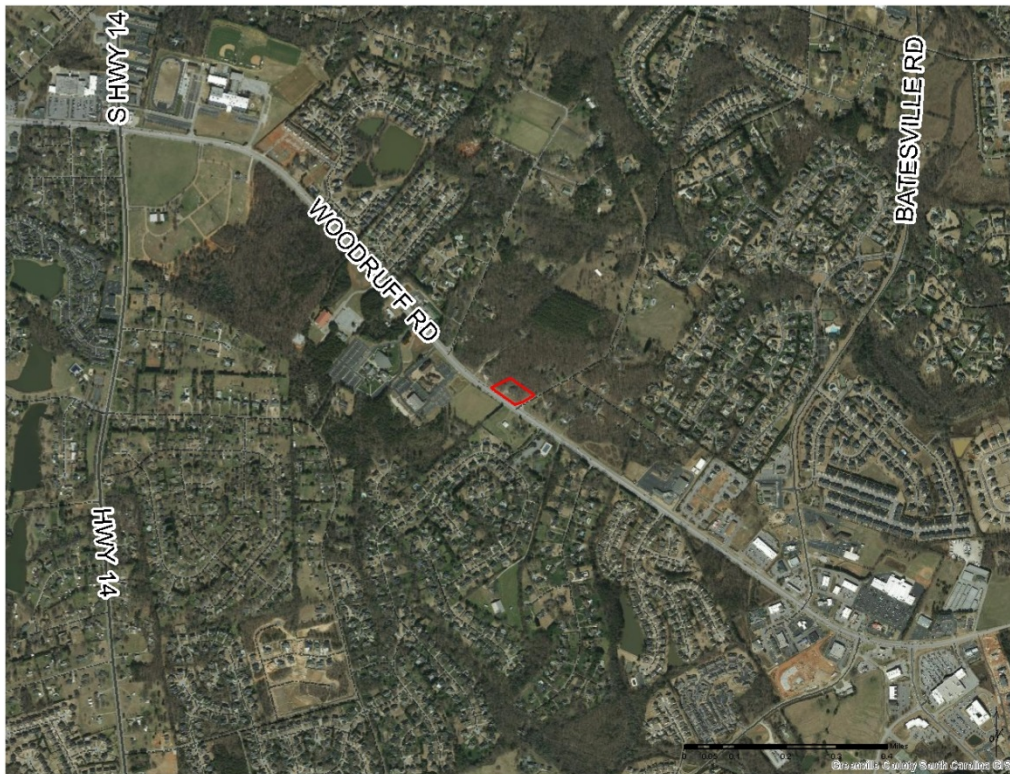
CONCLUSION:

The original POD, Planned Office Development was previously approved for 3,500 sq. ft. of office space. Staff believes the additional 1,500 sq. ft. of office space will have minimal impact to the surrounding community. Staff is of the opinion the

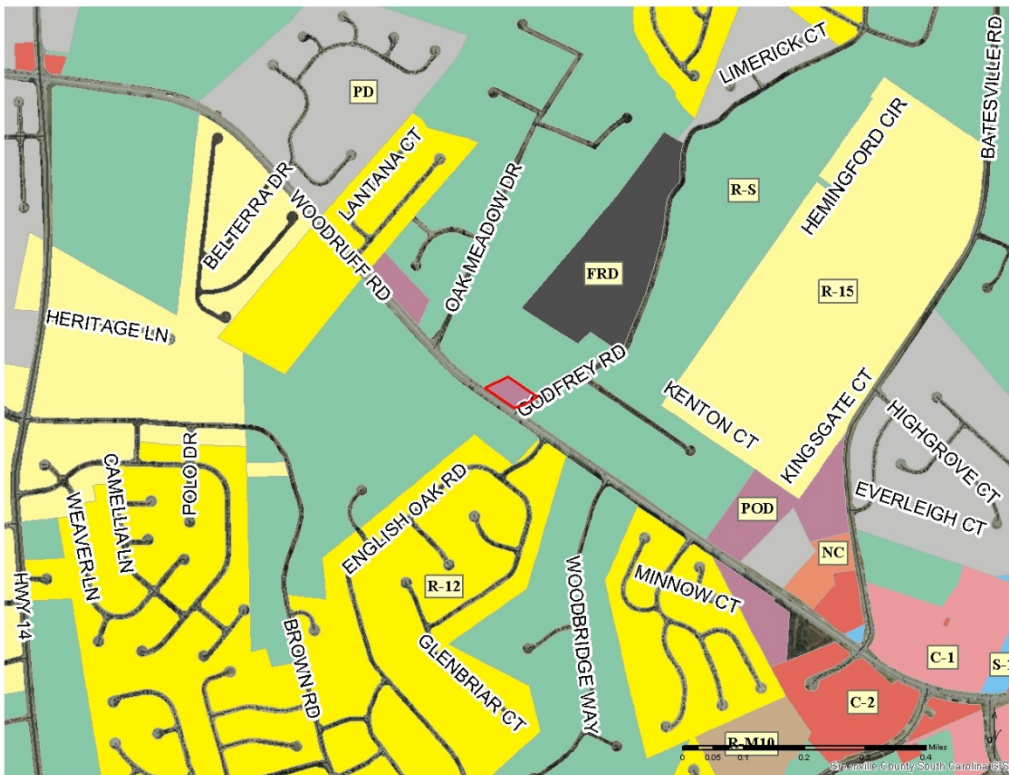
proposed use serves local residents within the surrounding area and typically does not generate heavy traffic volumes during peak traffic hours. The proposed Residential Architecture will blend with the surrounding residential subdivisions. The requested rezoning is also consistent with the East Woodruff Road Area Plan.

Based on these reasons, staff recommends approval of the requested rezoning to POD, Planned Office Development.

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to approve CZ-2017-33. The motion carried unanimously by voice vote with one absent (Rogers).

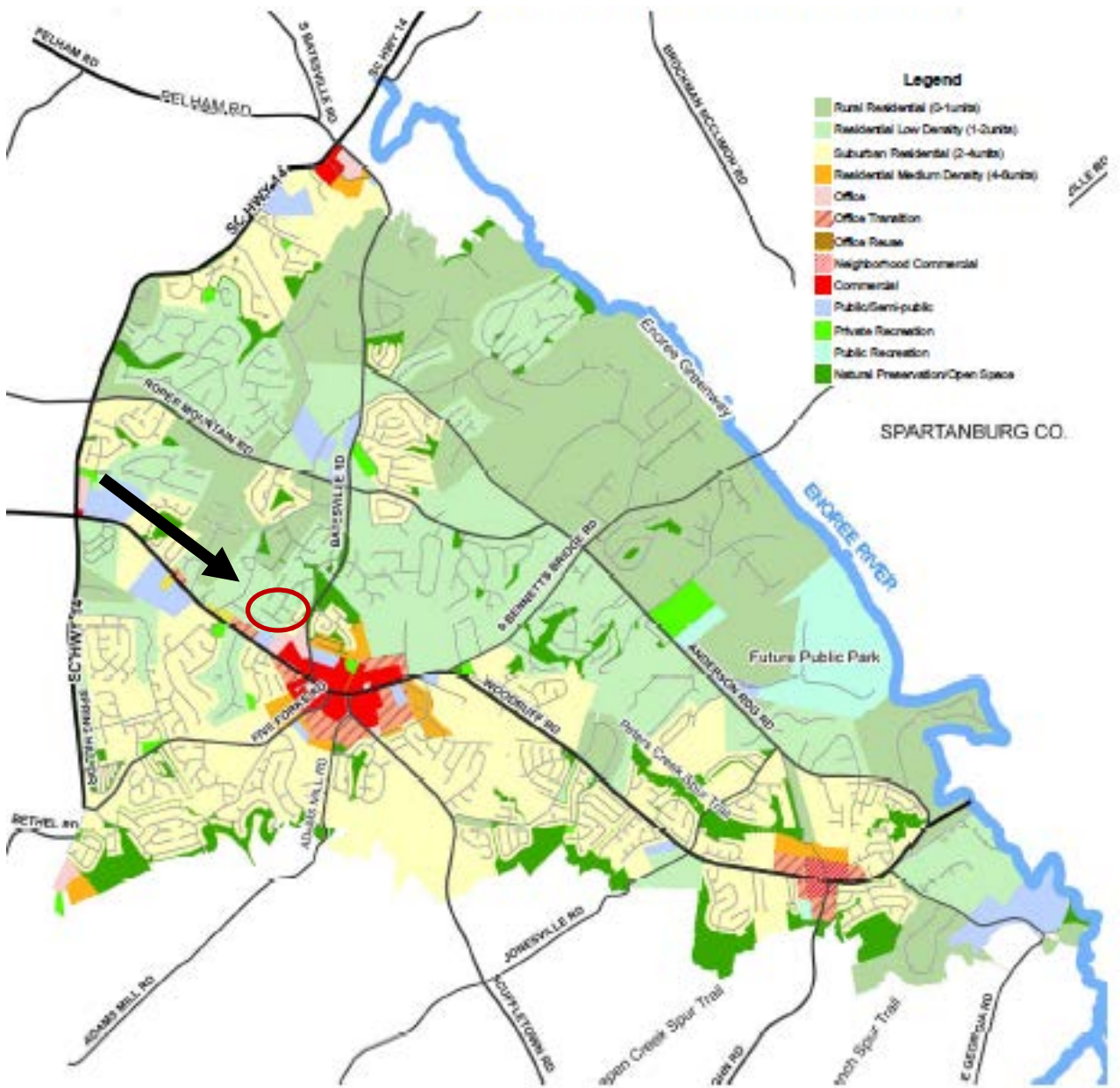


Aerial Photography, 2016



Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-34

APPLICANT: Jason Howard Blasenak for Sammy and Margaret Weaver

PROPERTY LOCATION: Woodruff Road

PIN/TMS#(s): 0531030102800 and 0531030102801

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: POD, Planned Office District

ACREAGE: 3.14

COUNCIL DISTRICT: 21 – Roberts

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

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential (Rockwood SD)
East	R-S	vacant land
South	R-S	single-family residential (Bradley Oaks SD)
West	R-S	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan designated as *Office Transition*.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	5,050' SE	16,200	18,000 11.1%	20,700 15%

SUMMARY:

The subject parcels zoned R-S, Residential Suburban is 3.14 acres of property located on Woodruff Road approximately 0.7 miles northwest of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 530 feet of frontage along Woodruff Road.

The proposed development consists of two buildings with each building being placed onto individual parcels. Each building will have a maximum size of 5,000 square feet with a maximum of 4,000 square foot building footprint. The applicants proposed uses for the buildings are medical offices. The applicant stated that both buildings will have a maximum height of 24,000 feet with no more than two stories. The proposed buildings will have a Cape Cod architectural style with a brick façade, gabled roof, and architectural singles.

The applicant is proposing a landscape buffer along Woodruff Road consisting of 1 shade tree every 30 feet. There is a 75 foot setback restriction on the rear of the property which will be landscaped with the existing natural vegetation. The applicant stated that bare spots are to be filled in with native evergreen shrubbery and trees. A 6 foot privacy fence is proposed to be placed along the rear property line. There is a proposed 25 foot landscape buffer on east and west sides of the subject site.

The applicant is proposing a shared drive with full access onto Woodruff Road.

The applicant states that the signage will consist of 2 monument signs at the entrance of the development. The proposed monument signs will be a maximum height of 6 feet. The proposed materials for the monument sign are masonry materials. The applicant proposes the use of wall signage facing Woodruff Road with illuminated down lighting.

The proposed parking lot lightning consist of shoe box lighting fixtures at a maximum height of 16 feet. The spacing of the lighting fixtures is to be determined by Laurens Electric. Parking lot lighting will be turned off no later the 9 pm each night.

CONCLUSION:

Staff is of the opinion the POD, Planned Office District, request of two 5,000 sq. ft. Medical offices an appropriate use for this site. The proposed use serves local residents within the surrounding community and typically does not generate heavy traffic volumes during peak traffic hours. The Residential Architecture will blend with the surrounding residential homes. Provisions have been made such as the 75 foot rear and 25 foot side setbacks, along with landscaping to protect residential

properties surrounding the area. The requested rezoning is also consistent with the East Woodruff Road Area Plan.

Based on these reasons, staff recommends approval of the requested rezoning to POD, Planned Office Development with the following condition:

- Three more trees are to be added to the front Landscape buffer in the southeast corner of the property.

Dr. Hollingshad asked about the two monument signs, would they be in compliance with the new sign ordinance.

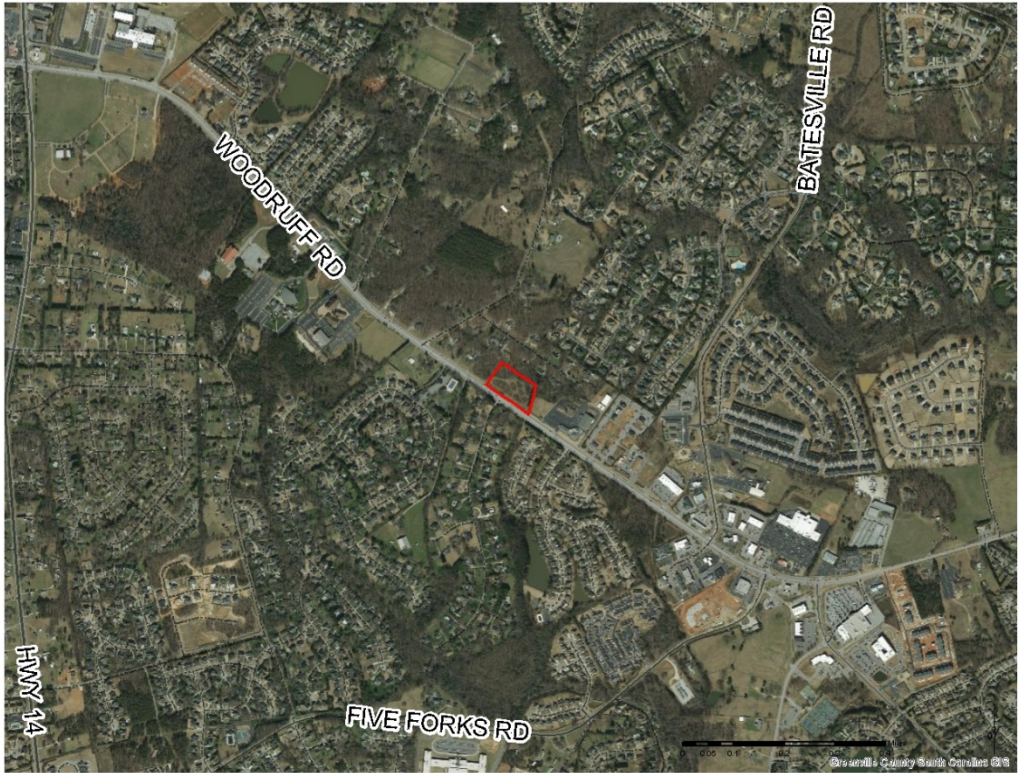
Mr. Willis stated it is not in compliance.

MOTION: By Dr. Hollingshad, seconded by Mr. Bichel to approve CZ-2017-34 with staff's recommendations and with only one monument sign.

The Commissioners discussed the monument signs and realized they were two separate pieces of property.

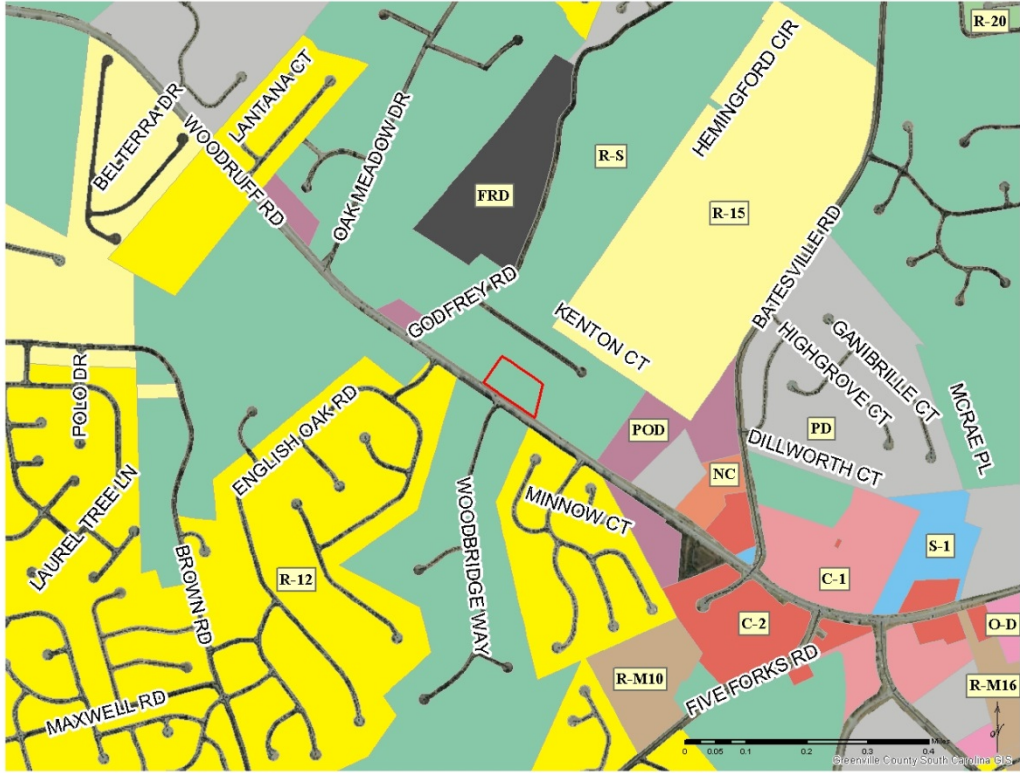
Dr. Hollingshad withdrew the condition of the approval.

The motion to approve with staff's recommendations of the condition. The motion carried unanimously by voice vote with one absent (Rogers).



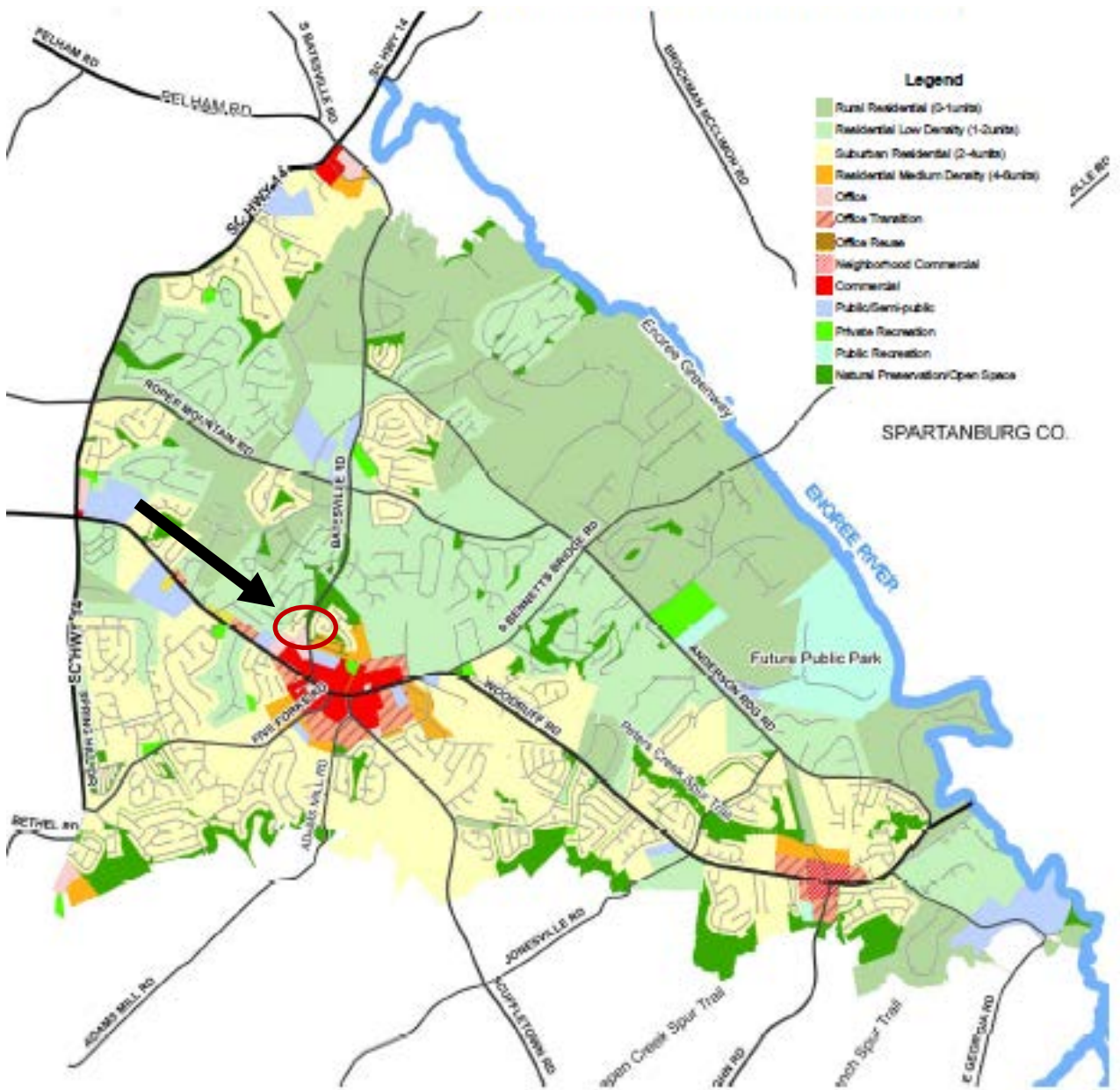
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-35

APPLICANT: Ted White for Double Diamond Ventures, LLC

PROPERTY LOCATION: E. North Street

PIN/TMS#(s): 0278000108500, 0278000108600, 0278000108700 and 0278000108800

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 1.55

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was an unsuccessful R-M1, Multifamily Residential rezoning request in 1996, CZ-1996-103.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential and vacant wooded (McSwain Gardens SD)
East	R-20	single-family residential (Spring Forest SD)
South	R-20	single-family residential (Spring Forest SD)
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: No Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-20</i>	<i>2.2 units/acre</i>	<i>1.55</i>	<i>3 units</i>
Requested	R-M10	10 units/acre		15 units

A successful rezoning may add up to 12 dwelling units.

ROADS:

East North Street: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
East North Street	600' E	17,200	14,900	16,200
			-	8.7%
			13.4%	

SUMMARY:

The subject parcel zoned R-20, Single-Family Residential is 1.55 acres of property located on East North Street approximately 1.2 miles east of the intersection of East North Street and North Pleasantburg Drive. The parcel has approximately 430 feet of frontage along East North Street. The applicant is requesting to rezone the property to R-M10, Multifamily Residential.

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

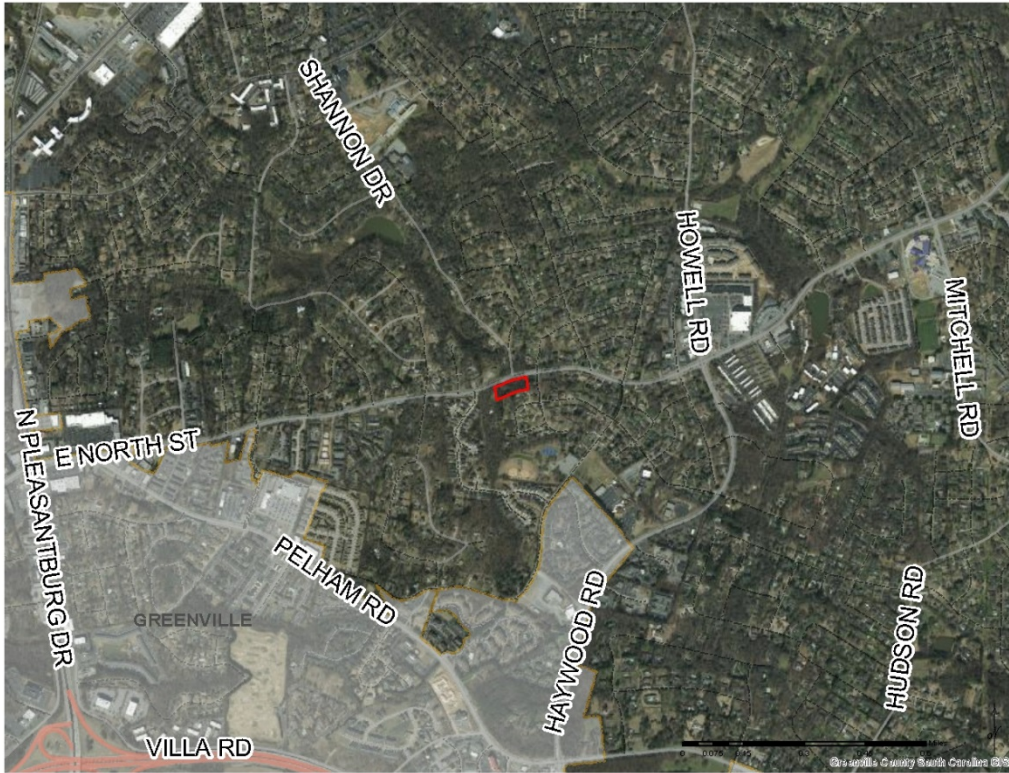
Based on these reasons staff recommends approval of the requested rezoning to R-M10, Multifamily Residential.

Dr. Howard asked if the applicant ever provided staff with anything showing what this might look like.

Ms. Buathier stated they did not and because the request is for R-10, they are not required to provide details.

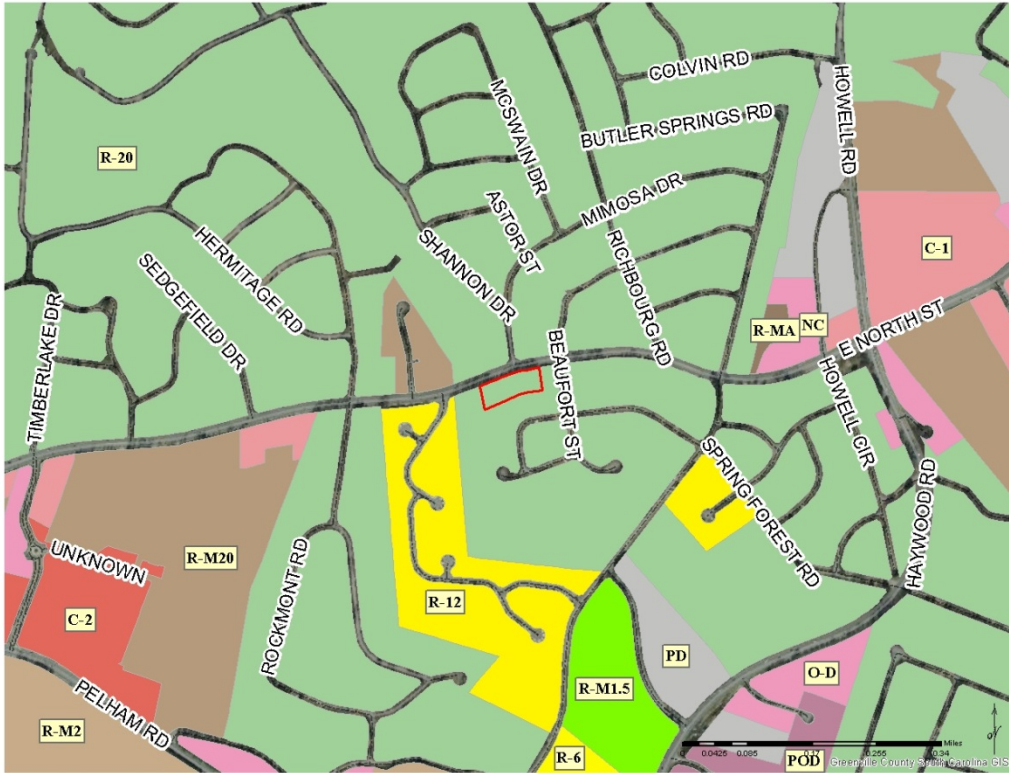
MOTION:

By Dr. Howard, seconded by Mr. Moore to deny CZ-2017-35. The motion carried unanimously by voice vote with one absent (Roger).



Aerial Photography, 2016





Zoning Map



Mr. Kurjiaka presented the following:

DOCKET NUMBER: CZ-2017-36

APPLICANT: Greenville County Council

STAFF REPORT: Over the past few years, proliferations of vehicle sales lots have resulted in the degradation of aesthetics and functionality of properties on some of the most traveled corridors in the County. Discontent has mounted among residents that live and travel throughout these areas, along with negative impressions from visitors to the County. Prompted by members of the Planning Commission, Staff has reviewed the County's zoning regulations in regards to vehicle sales and rental lots.

On April 3, 2017, the Planning and Development Committee approved the initiation of a public hearing on the proposed text amendment. The Public Hearing for the text amendment took place on May 15, 2017.

Staff recommends vehicle sales and rental lots be permitted as a conditional use in the C-2, C-3, and S-1 districts. The conditions imposed on this use would include provisions for minimum lot size, treatment of sales and rental, storage areas, parking, landscaping and buffering. Additionally, new definitions for "Automobile Sales" and "Personal Motorized Vehicle Sales and Rental" along with an amendment to the current "Recreational Vehicle (RV)" definition are proposed.

MOTION: By Mr. Looper, seconded by Mr. Stevenson to approve CZ-2017-36. The motion carried unanimously by voice vote with one absent (Rogers).

PLANNING REPORT

Teresa Barber updated the Commission members on the activities of the Planning and Code Compliance staff as was included in the agenda packets. She briefly spoke to the many various community plans staff has been working on. She noted the Sign Ordinance would be at the Public Works and Infrastructure Committee on June 6, 2017 and then forwarded to County Council. She invited the members to attend one of the Transportations' public meetings on their Long Range Transportation Plan.

Ms. Gucker stated there was a moratorium on the issuance of building permits and certificate of occupancies for any new auto sales facility from Cooley Bridge Road all the way up to Old White Horse Road and White Horse. It will stay in effect until the Auto Sales amendment is passed.

She stated the meeting with the citizens of Berea regarding the Legacy School purchasing the old school went well. There is not a final decision, but the meetings were favoring the Legacy School.

The next Planning Commission Workshop would be on Wednesday June 7, 2017. Ms. Gucker suggested Stormwater Permitting be a topic.

Mr. Harrison also suggested one on GPATS would be good.

Ms. Gucker informed the Committee of the estimates received for the Berea School to bring it into a safe state would be between 6.2 and 6.4 million dollars.

MONTHLY MEETINGS

A schedule of monthly meetings were included in the agenda packets.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mr. Hollingshad stated he appreciated the traffic studies Mr. Hancock provided and would hope he would continue making them available.

ADJOURN

MOTION: By Mr. Looper to adjourn. Without objection the meeting adjourned at 6:53 p.m.

Submitted by recording secretary