

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

November 15, 2017

4:30 p.m.

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

MEMBERS ABSENT:

STAFF: P. Gucker, T. Barber, H. Gamble, T. Belge, A. Willis, P. Buathier, T. Stone, K. Kurjiaka, S. Holt, G. Gordos, K. Waters, J. Wortkoetter and H. Hahn

CALL TO ORDER

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

APPROVAL OF THE OCTOBER 23 , 2017 MINUTES

MOTION: By Mr. Harrison, seconded by Mr. Looper to approve the minutes of the October 23, 2017 Commission meeting as presented. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

- 2017-120, Wild Grove at Travelers Rest (fka The Grove at Travelers Rest)
- 2017-132, N. Parker Road (Cluster)
- 2017-135-VA, one lot to have separate access to N. Parker Road.
- 2017-138, Forrester View
- 2017-141, Parkers Walk (Cluster)
- 2017-142, Proximity Subdivision
- 2017-145, Harvest Glen (Cluster)

2017-120, Wild Grove at Travelers Rest (fka The Gorge at Travelers Rest)

Sarah Holt, Subdivision Administrator presented a preliminary Subdivision application consisting of 25.23 acres and zoned R-12. The developer is proposing a 27 lot subdivision accessed by Pine Forest Road. The developer is proposing 0.23 miles of Public Road. Public water will be provided by Greenville Water and sewer will be provided by Septic System. Duncan Chapel Fire serves this area.

Ms. Holt stated this request was held at the October Planning Commission meeting. Since then, one lot has been removed, additional buffer area at the south end along the blue line stream was created and requested easements have been provided.

Staff recommends approval with the Specific and Standard Requirements applying.

The engineer and developer were in attendance for any questions.
Ben Bosworth, Developer, 318 Tubbs Mtn. Road, Travelers Rest spoke

Dr. Howard stated she applauded the development with the density.

The following appeared in opposition to the proposed:

- Jerry Brewer, 396 Pine Forest Road, Travelers Rest, SC
- Barbara Allen, Pine Forest Road, Travelers Rest, SC

The engineer and developer were in attendance for any questions.
Ben Bosworth, Developer, 318 Tubbs Mtn. Road, Travelers Rest spoke.

Mr. Bichel asked staff if traffic calming were required.

Hesha Gamble, County Engineer stated traffic calming was not required.

Mr. Harrison stated he appreciated the public comments and pointed out many of the concerns would be addressed down the road.

MOTION: By Mr. Harrison, seconded by Dr. Howard to approve 2017-138 including the Specific and Standard Requirements. The motion carried unanimously by voice vote.

2017-132, N. Parker Road (Cluster)

Ms. Holt presented a preliminary Subdivision application consisting of 8.76 acres and zoned R-10. The developer is proposing a 25 lot subdivision accessed by N. Parker Road. The developer is proposing 593 Linear Feet of Public Road. The developer has chosen to do a Cluster development with Option 1. The Open Space Required is 1.32 acres and the Open Space Provided is 1.36 acres. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Duncan Chapel Fire serves this area.

2017-135-VA This variance request has been withdrawn.

Staff recommends approval including the Specific and Standard Requirements, including the following:

- A 25th lot, should it be requested in the future, will require internal access.

MOTION: By Mr. Bichel, seconded by Mr. Harrison to approve 2017-132 with the Specific and Standard Requirements and including staff's condition. The motion carried unanimously by voice vote.

2017-135-VA This variance request has been withdrawn.

2017-138, Forrester View

Ms. Holt presented a preliminary Subdivision application consisting of 2.83 acres and zoned R-12. The developer is proposing a 7 lot subdivision accessed by Forrester Drive. The developer is proposing 147 Linear Feet of Public Road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Mauldin Fire serves this area.

Staff recommends approval with the Specific and Standard Requirements.

Stephanie Gates, Engineer for project was available for any questions.

Dr. Hollingshad asked the engineer about the large trees and would they be preserved.

Ms. Gates stated they would preserve as many as possible.

Mr. Bichel asked if the developer had permission from the Post Office to use individual mail boxes.

Ms. Gates stated they would either use a cluster box or obtain permission from the Post Office.

Mr. Bichel stated the LDR required the mailboxes be shown.

Ms. Holt stated she believed there was a minimum requirement on the number of homes, if not they would need to show the location prior to the plat being stamped "approved".

MOTION: By Mr. Looper, seconded by Mr. Stevenson to approve 2017-138 with the Specific and Standard requirements. The motion carried unanimously by voice vote.

2017-141, Parkers Walk (Cluster)

Ms. Holt presented a preliminary Subdivision application consisting of 28.44 acres and zoned R-S. The developer is proposing a 48 lot subdivision accessed by Batesville Road and Roper Mountain Road. The developer is proposing 2,220 Linear Feet of Public Road. The developer has chosen a Cluster Development with Option 1. Open Space Required is 8.53 acres and Open Space Provided is 14.11 acres. Public Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Pelham Batesville Fire serves this area.

Staff recommends approval with the Specific and Standard Requirements, including:

- A requirement to widen Edwards Circle, consisting of: dedication of ROW, construction, acceptance, etc.
- The easement on the adjacent Hudson property needs to be identified and accommodated on a revised prior to signing the Preliminary Plan.

The following appeared in opposition to the proposed.

James Lovett, 400 Land Grant Drive, Greenville, SC

Jeremy Ritchie with Bluewater Civil Design

Mr. Harrison asked Mr. Ritchie if Edwards Circle was around the exterior.

Mr. Ritchie stated that was correct. He also stated he believed the SCDOT had plans for road improvements in the area. Mr. Ritchie noted they would be going through Greenville County and the permitting process which would include addressing any water concerns.

Mr. Rogers asked if the 1.2 units per acres were correct for the zoning.

Mr. Ritchie stated it was 1.6 units per acre.

Mr. Ritchie noted a comment from the Subdivision Advisory Committee to improve the access to Edwards Circle. He stated from the plan that would probably not be the primary access, it would be secondary access and he did not feel too many people would be using.

Mr. Moore asked if SCDOT had asked for Edwards Circle to be widened before the TIS was done.

Ms. Holt stated the comment was made from the County, it was a request.

Chairman Shockley stated staff had made it a requirement and he asked why.

Ms. Holt stated any time there was an opportunity to make a traffic issue better, she felt the opportunity should be taken if possible.

Dr. Howard stated the density of the proposed was a concern to her.

Mr. Stevenson asked to be shown where the heavy traffic flow was.

The heavy traffic flow was pointed out for Mr. Stevenson.

Mr. Ritchie stated they would be coordinating with the SCDOT regarding the improvements they were going to make.

Mr. Bichel asked if a traffic study was required as it was noted "may be required"

Ms. Holt stated it was her understanding it would depend on where the entrance would be located and where that meshes with DOT's median, tapers and turn lanes. She stated they all needed to work comprehensively.

Mr. Rogers asked what the average lot size would be.

Mr. Ritchie stated each lot would be about a quarter of an acre.

Dr. Hollingshad asked if he was correct there were plans from the SCDOT to improve Edwards Circle.

Ms. Holt stated that was not correct, the staff's recommendation was to require the Edwards Circle improvements be part of the development.

Dr. Hollingshad asked if the SCDOT improvements were only to Batesville Road.

Ms. Holt stated that was correct.

Chairman Shockley stated Ruth Garner had signed up on the wrong sheet and he would allow her to speak at this time.

Ruth Garner, Kilgore Plantations, Greenville, SC spoke for her community regarding the concerns they had.

Mr. Harrison stated he appreciated all the citizens who come out and speak. He did want everyone to know this was not the last step in the process; there were many steps developers had to go through before they start construction, such as Stormwater and other things. He wanted everyone to be on the same page.

Mr. Bichel asked staff if the Commission could hold the request and ask for a Traffic Study.

Chairman Shockley stated if SCDOT was not asking for a traffic study, he did not think the Commission could hold it for one. He stated traffic was out of the Commission's purview.

Ms. Holt noted the Land Development Regulations require a traffic study for 90 lots or more.

Dr. Hollingshad asked about the recommendation from staff regarding the easement on the adjacent property.

Ms. Holt pointed out an area which staff was contacted about regarding a 100 by 100 foot easement that needed to be accommodated. She stated staff just recently heard from the property owner's family. The easement was not on the plan submitted and will have to be fully addressed.

Dr. Hollingshad asked what the easement was for.

Ms. Holt stated she did not know. She stated the family representative was in the audience.

Chairman Shockley invited the representative to speak to the easement.

Kat Mooreland, 21 Edwards Circle, Greenville, SC is the granddaughter of the current owner of the property. She stated the easement was built into the original land agreement in 1980 and for the benefit of the land owner. She stated she was in discussion with the developer at this time.

Chairman Shockley stated that was a deed restrictive covenant and not in the Commission's pervue but would have to be addressed by the developer.

MOTION: By Mr. Stevenson, seconded by Mr. Moore to approve 2017-141 with the Specific and Standard Requirements and staff's recommendation.

Mr. Harrison stated he lived in the area and was aware of the traffic and was against the motion as stated. He did not feel the improvements to Edwards Circle would be of help.

The motion to approve 2017-141 with staff's recommendations failed by a vote of three in favor (Bichel, Moore and Stevenson) and five opposed (Rogers, Harrison, Looper, Howard and Hollingshad).

Mr. Bichel stated he felt the majority of the people would be exiting through Edwards Circle.

Mr. Stevenson stated the largest number of homes will be in the area of Edwards Circle. He felt Edwards Circle could help relieve some of the traffic.

Dr. Howard stated her reason against the proposed was the density.

MOTION: By Mr. Rogers, seconded by Dr. Howard to deny 2017-141.

Dr. Howard withdrew her second.

Mr. Rogers stated his reason for denial would be for traffic and stormwater.

Chairman Shockley stated stormwater runoff was part of the county's regulations and the department would see to it that would not happen. It has to be mitigated or the plan is not approved. He stated the traffic was out of the Commission's pervue, it is an SCDOT issue. You can add the back road because it is a county road.

There being no second to the motion, it fails.

Dr. Hollingshad asked staff if the request for road improvement, at this length been done before.

Hesha Gamble, County Engineer stated typically when dealing with a road, the party only owns a small portion, but in this case they own all the property.

Mr. Stevenson asked what the rationale was in the widening.

Ms. Gamble stated for all the reasons being discussed. She stated staff felt the access would be used a good bit to get around traffic.

Mr. Moore asked had someone agreed to widen the road at the SAC meeting, or was it a comment turned into a recommendation.

Ms. Holt stated it was a comment made at the SAC meeting and then turned into a recommendation for all the reasons the commission has been discussing. She stated Batesville Road is going to back up; there are two required access points to this subdivision. One is substandard in construction to date.

A motion to reconsider would be needed.

MOTION: By Dr. Hollingshad, seconded by Dr. Howard to reconsider 2017-141. The motion carried unanimously by voice vote.

MOTION: By Mr. Stevenson, seconded by Mr. Bichel to approve 2017-141 with the Specific and Standard Requirements and staff's conditions. The motion carried unanimously by voice vote.

2017-142, Proximity Subdivision

Ms. Holt presented a preliminary Subdivision application consisting of 7.13 acres and zoned R-S. the developer is proposing a 21 lot subdivision accessed by Vaughn Road. The developer is proposing 1,165 Linear Feet of Public Road. Public Water will be provided Greenville Water and sewer will be provided by Septic System. Mauldin Fire serves this area.

Staff recommends approval with the Specific and Standard Requirements applying, including the following:

- A soft trail shall be located in the flag to Maxwell Circle and between Lots 5 and 6, connecting Woodspur Way and Maxwell. Maintenance responsibility of the trail and area shall be noted on the Final Plat, and the area shall be identified as "Undeveloped Area".

Mr. Moore asked why there would be septic.

Mr. Ritchie stated sewer was not actually at the site and the cost associated was a concern. He estimated an additional \$100,000 would be needed to provide sewer service.

Mr. Bichel asked about traffic calming.

Ms. Holt stated staff had received the traffic calming and was not included in the packets.

Dr. Howard asked how wide a soft trail was.

Staff stated from 5 feet to 10 feet.

MOTION: By Dr. Howard, seconded by Mr. Looper to approve 2017-142 with the Specific and Standard requirements along with staff's condition. The motion carried by voice vote with one in opposition (Moore).

2017-145, Harvest Glen (Cluster)

Ms. Holt presented a preliminary Subdivision application consisting of 55.6 acres and zoned R-15. The developer is proposing a 161 lot subdivision accessed by Blakely Avenue at Carr Road. The developer is proposing 1.39 miles of Public Road. The developer has chosen a Cluster Development with Option 1. Open Space Requires is 8.34 acres and Open Space Provided is 10.01 acres. Public Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Staff recommends holding the request until the issues raised in the Subdivision Advisory Committee are addressed.

Jay Martin, Arbor Engineer for the project, 10 Williams Street, Greenville, SC addressed the Commission members.

MOTION: By Dr. Howard, seconded by Mr. Bichel to hold 2017-145. The motion carried unanimously by voice vote.

VARIANCE REQUESTS

2017-118-VA, Jose Guitterez requesting setback variance.

Ms. Holt stated the request is to reduce the front setback to 10 feet. This would show the placement of an office trailer. Without a reduction in the front setback, the owner cannot place any building on the property. The result, of an application of this setback, is a taking and or a loss of utility without due compensation. This is an undue hardship on the property.

Staff recommends approval with the following condition:

- The applicant shall present drawings within 30 days of this meeting that show handicap van parking, appropriate access aisle and backing/turning area, and ramp can be located according to ADA requirements, while remaining on the property and not in the highway ROW, Should the applicant not be able to provide that information, the variance shall be denied.

- Should the variance be denied due to lack of appropriate above information, the owner shall remove the trailer, gravel, concrete, fencing and any other items, from this and adjacent property within 90 days.

MOTION: By Mr. Harrison, seconded by Mr. Looper to approve 2017-118-VA with staff's conditions. The motion carried unanimously by voice vote.

2017-134-VA, Jay Estola

Ms. Holt stated the request was to remove the requirement of a common sidewalk along Locust Hill Road across the front of the property. She stated the site is zoned OD, Office District and there are no nearby sidewalks in the area.

MOTION: By Dr. Howard, seconded by Mr. Looper to approve 2017-134-VA. The motion carried unanimously by voice vote.

DRAINAGE ABANDONMENT

2017-133-DA, James and Galina Hufstetler

Ms. Holt stated the request was for Walnut Ridge, Lot 36 to allow house encroachment (already built) into 5 foot drainage easement. She stated the rear of the house is at the required 5 foot setback, whereas the front of the house sits at 3.9 feet, meaning it encroaches 1.1 foot into the drainage easement.

Staff recommends reducing the easement to 3.5 feet, rather than abandoning it completely.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve 2017-133-DA with staff's recommendation. The motion carried unanimously by voice vote.

FINAL DEVELOPMENT PLAN

Rolling Green Village Core Facility

Alan Willis addressed the Commission members with a Final Development Plan for Rolling Green Village Core Facility. The Final Development Plan proposes construction of 131,430 square feet of floor area for independent living apartments and amenities on 11.7 acres at Hoke Smith Blvd within the Rolling Green Village Senior Living Community. The Amenity Area will be one story in height and 38,279 square feet of floor area and includes a lobby and reception area, dining and central kitchen, resident lounge and activity areas. The Independent Living Apartments will be in a three (3) story building consisting of 93, 151 square feet of floor area (60 dwelling units total). Pedestrian access is shown connecting internal sidewalks with the existing sidewalks along Hoke Smith Blvd.

Staff recommends approval with the following conditions:

- Show on the Landscape Plan the appropriate amount of shrubs to equal one (1) shrub for every five (5) parking spaces provided.
- Location of the Stormwater Pond consistent with applicable Land Development Regulations, Stormwater Ordinance regulations, and Tree Ordinance buffer

requirements. If the stormwater pond is required to be moved or adjusted to meet aforementioned requirements and such changes to the Final Development Plan (FDP) constitute a significant change to the FDP approved by the Planning Commission, a new FDP will be required for submittal to the Planning Commission for review.

All conditions required as part of any Planning Commission approval will necessitate the submittal of a conforming plan prior to any staff approval for Building or Grading/Land Disturbance Permits.

Mr. Bichel asked had a traffic study been done.

Mr. Willis stated the applicant is working on a traffic study to his understanding.

Mr. Bichel asked was a traffic study required.

Mr. Willis stated in the LDR you are required a traffic study once 150 apartments are reached.

MOTION: By Mr. Bichel, seconded by Dr. Hollingshad to accept staff's recommendation. The motion carried unanimously by voice vote.

GROUP DEVELOPMENT

SC Greenville Garlington

Alan Willis addressed the Commission members with a Group Development Plan for a four (4) lot Commercial Subdivision with private roads off Garlington Road near the Garlington Road/Pelham Road Intersection.

Mr. Willis stated in review of the SC Greenville Garlington Group Development Plan, staff finds the submitted plans are satisfactory and address all required submittal items and meet required Design Standards for Commercial Group Developments and the S-1, Services District. The land uses, and overall access and circulation are appropriate for the site and necessary accommodations for such uses have been provided on the plan.

Staff recommends approval of the SC Greenville Garlington Group Development Plan based on the facts outlined within this staff report, specifically the satisfaction of all Commercial Group Development Standards and appropriate location and development of common facilities on site.

An approved Group Development Plan does not constitute an approved final site plan for the site in whole or any individual property within.

The following appeared in opposition to the proposed:

Al Canaday, 134 Shannon Lake Circle, Greenville, SC
Willie Durham, 202 Duchan Dr, Greenville, SC

Cecelia Hardee, 101 Wyndberm Ct., Greenville, SC

The following appeared in favor of the proposed:

Colby Price, Developer
Gaye Sprague, Traffic Engineer

Mr. Moore asked had the confusion over the comment the item was not seen at the SAC meeting been clarified.

Kris Kurjiaka, Zoning Administrator stated the item was heard at the SAC meeting. The first agenda sent out did not have the item, however a second amended agenda had been sent out including the item.

Dr. Howard asked if the Commission would see the final site plan.

Mr. Willis stated the Commission would not see the final site plan, the plan will be per parcel.

Dr. Howard stated she had a concern over the lighting.

Mr. Willis stated that would be looked at during the permit process.

Mr. Harrison stated he appreciated all the emails. He had grown up in the area and understands the growth and concern. He felt there was some confusion as to what was being looked at and want to clarify some things. All the uses here could be put on the property today as it is currently. Mr. Harrison stated the reason the Commission is looking at the development is to review the layout all together.

Mr. Bichel asked if this complied with Section 12.2.3 of the LDR, where it has to meet the requirements of a preliminary subdivision plan.

Mr. Willis stated it was meeting that for Commercial Group Development.

Dr. Hollingshad asked for confirmation that this was reviewed at the Subdivision Advisory Committee.

Mr. Kurjiaka stated it was reviewed at the Subdivision Advisory Committee.

Mr. Rogers asked for clarification on the Commissions role with this.

Mr. Willis stated the Commission's role was to review the pieces to insure the uses gel .

Mr. Rogers asked what happens if the Commission turns down the project.

Chairman Shockley stated if it is not approved, they could submit another plan and the Commisison would need to explain why it was not approved.

MOTION: By Mr. Harrison, seconded by Mr. Hollingshad to approve SC Greenville Garlington. The motion carried with one in opposition (Rogers).

REZONING REQUESTS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-63

APPLICANT: Tamekia N. El

PROPERTY LOCATION: 4924 Old Augusta Road

PIN/TMS#(s): 0380000200601

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: R-10, Single-Family Residential

ACREAGE: 0.6

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971, as part of Area 2.

EXISTING LAND USE: single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt 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.

Direction	Zoning	Land Use
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AREA CHARACTERISTICS

North	C-2	staging site
East	C-2 and R-M20	single-family residential
South	C-2 and R-D	single-family residential and duplex
West	R-10	single-family residential

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	0.6	9 units
Requested	R-10	4.4 units/acre		2 units

A successful rezoning will subtract 7 dwelling units.

ROADS:

Old Augusta Road: two-lane State-maintained minor collector
 Woodmont Circle: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Old Augusta Road	475' S	2,200	1,600	1,800
			-	12.5%
			27.2%	

SUMMARY:

The subject parcel zoned C-2, Commercial, is 0.6 acres of property located on Old Augusta Road. The applicant is requesting to rezone the property to R-10, Single-Family Residential.

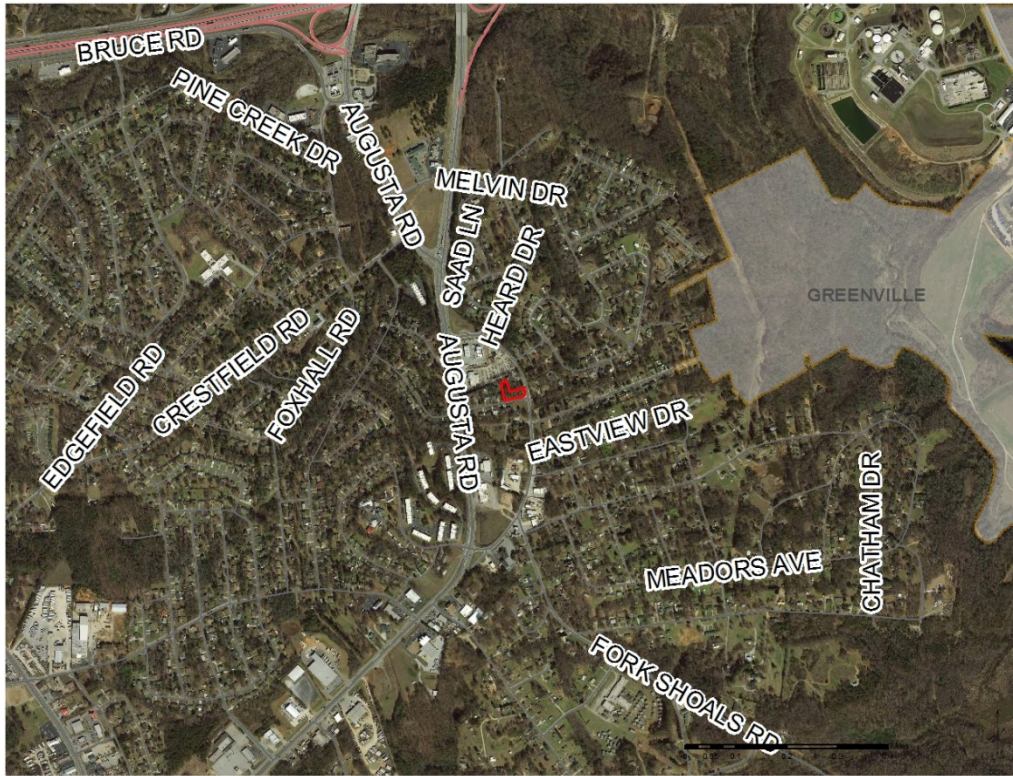
The applicant states the proposed land use is for a double section mobile home.

CONCLUSION:

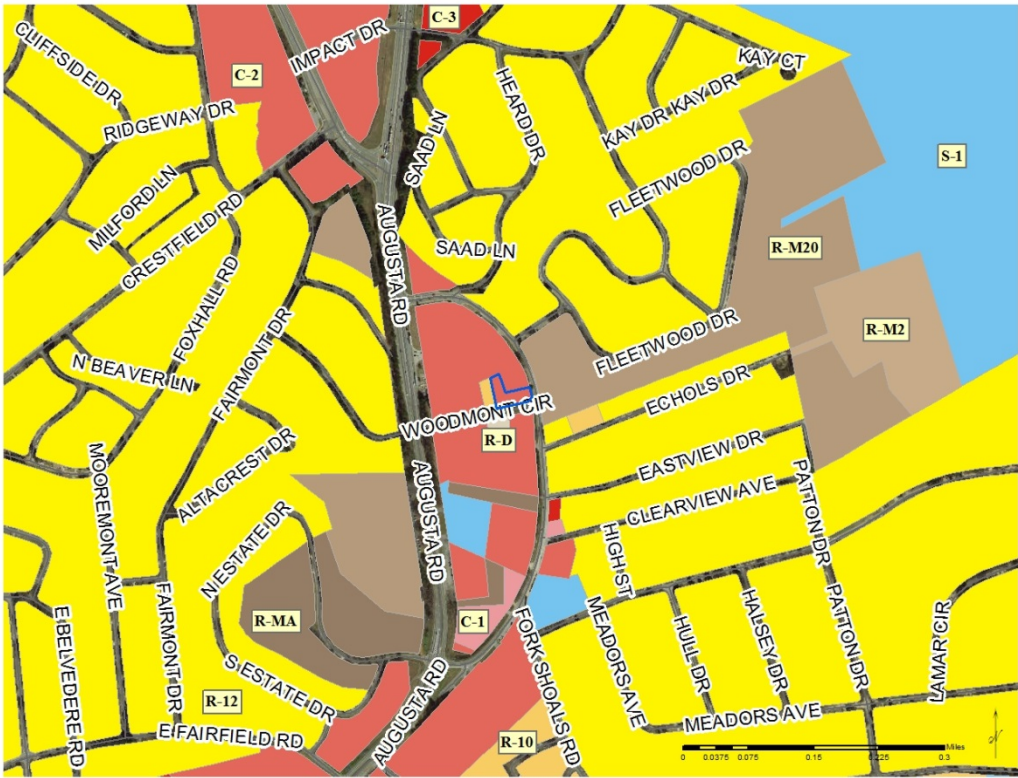
The subject site and surrounding area was originally zoned in May of 1971 as C-2, Commercial. Since then, there have been rezoning in this area to rezone parcels with single-family residences back to a residential zoning. Staff is of the opinion that due to the existing surrounding residential land uses to the west, east and south, that rezoning this parcel to R-10, Single-Family Residential would be appropriate.

Based on these reasons staff recommends approval of the requested rezoning to R-10, Single-Family Residential.

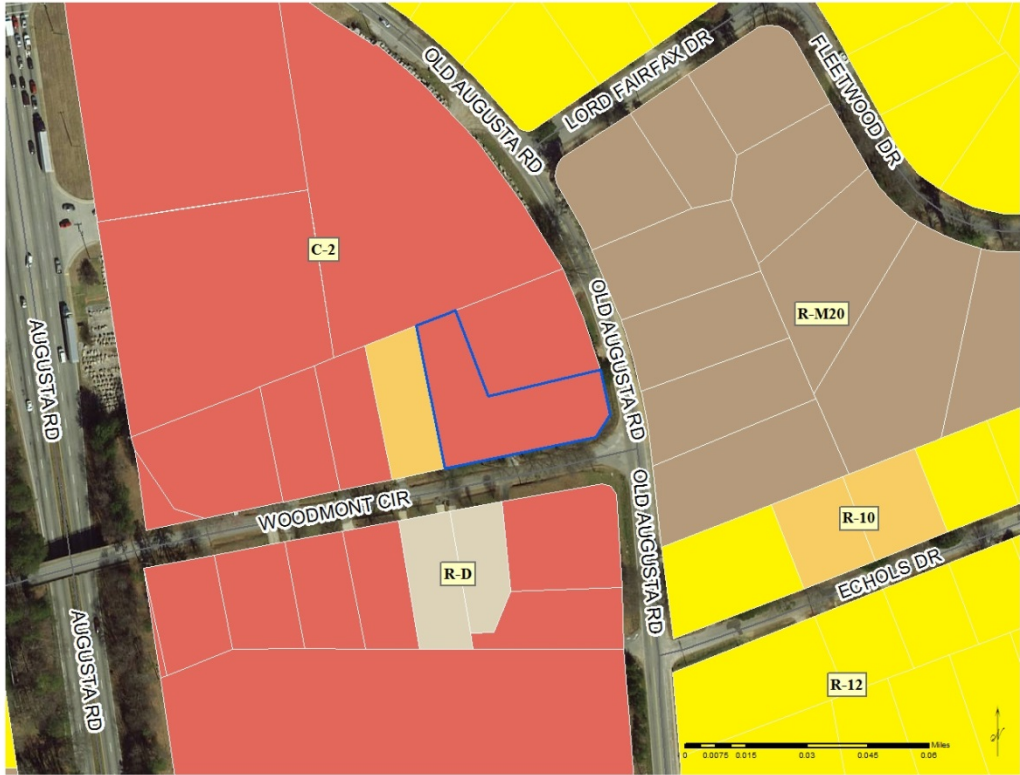
MOTION: By Dr. Howard, seconded by Mr. Looper to approve CZ-2017-63. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-64

APPLICANT: Robert Gray Taylor

PROPERTY LOCATION: 3006 E. North Street

PIN/TMS#(s): 0279000100503

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.92

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-M, Residential Multifamily in May 1970, as part of Area 1. There was a successful C-1, Commercial rezoning request in 1988, CZ-1988-15.

EXISTING LAND USE: vacant auto service facility

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	C-1	retail
South	R-M20	apartment complex (North Slope)
West	C-1	retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	C-1	12 units/acre	0.92	11 units
Requested	C-3	16 units/acre		14 units

A successful rezoning may add up to 3 dwelling units.

ROADS: East North Street: five-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
East North Street	900' E	17,200	14,900	18,100
			-	21.5%
			13.4%	

SUMMARY:

The subject parcel zoned C-1, Commercial, is 0.92 acres of property located on East North Street approximately 0.9 miles east of the intersection of North Pleasantburg Drive and East North Street. The parcel has approximately 200 feet of frontage along East North Street. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for auto service facility.

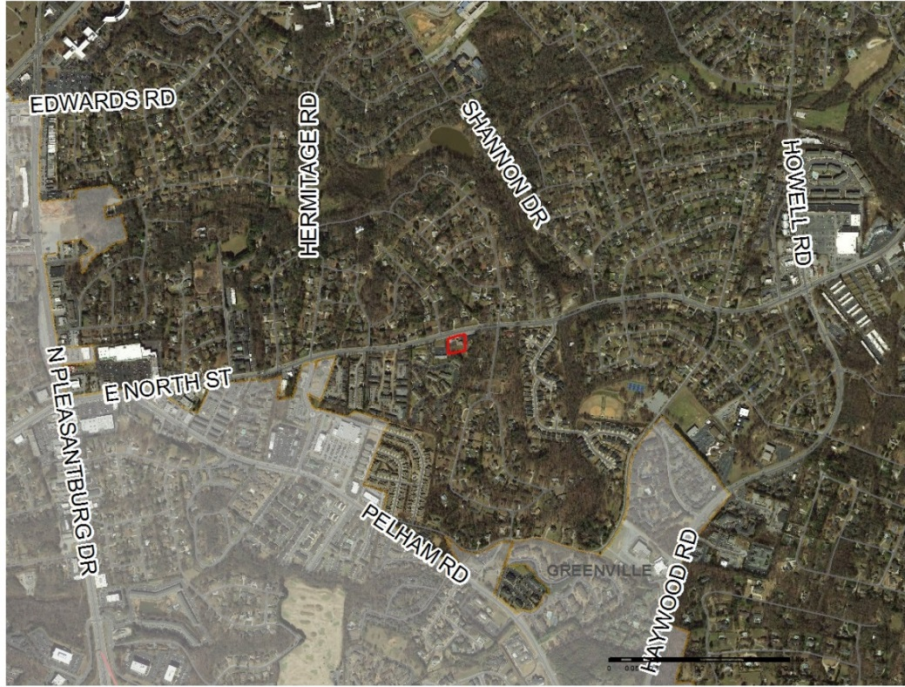
CONCLUSION:

The subject site has been used as an auto service facility since the 1980's. The southern section of East North Street, where the subject parcel is located, has commercial and multifamily zoning surrounding it. Existing retail can be found to the east and west of the subject site, along with an apartment complex to the south. Staff is of the opinion rezoning this parcel to C-3, Commercial would be an appropriate rezoning due to its location and existing land uses.

Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.

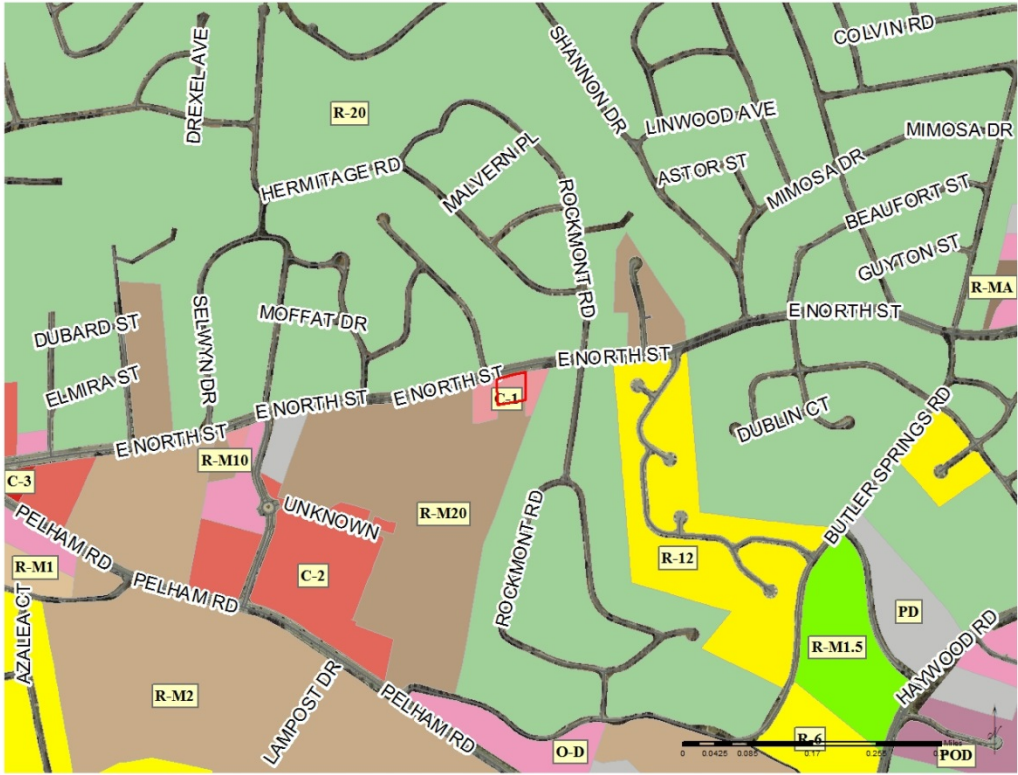
MOTION:

By Dr. Howard, seconded by Mr. Looper to approve CZ-2017-64. The motion carried unanimously by voice vote.

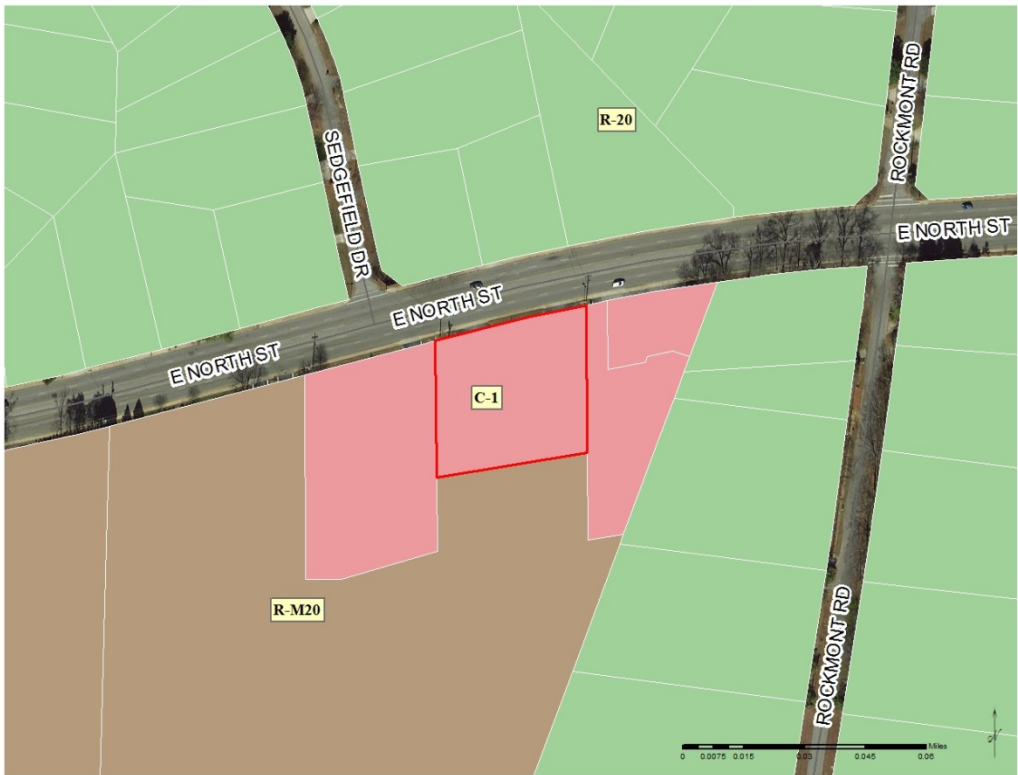


Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following;

DOCKET NUMBER: CZ-2017-65

APPLICANT: Thomas W. Brashier, III for Charles H. Wyatt

PROPERTY LOCATION: Old Buncombe Road

PIN/TMS#(s): 0160000100200 (portion)

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 3.5

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The portion of the parcel was originally zoned I-1, Industrial in April 1972, as part of Area 3. There was an unsuccessful R-M, Residential Multifamily rezoning request in 2004, CZ-2004-30.

EXISTING LAND USE: storage containers and the storage of vehicles

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential and vacant wooded land
East	I-1	industrial site
South	R-7.5 & I-1	single-family residential and industrial site
West	R-7.5	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	I-1	0 units/acre	3.5	0 units
Requested	R-7.5	5.8 units/acre		20 units

A successful rezoning may add up to 20 dwelling units.

ROADS: Old Buncombe Road: two-lane State-maintained minor arterial
Arrington Avenue: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Old Buncombe Road	1,880' NW	6,500	6,500	6,900
			0	6.2%

SUMMARY: The subject parcel zoned I-1, Industrial, is 3.5 acres of property located on Old Buncombe Road approximately 0.2 miles west of the intersection of Old Buncombe Road and West Blue Ridge Drive. The parcel has approximately 440 feet of frontage along Old Buncombe Road and 350 feet of frontage along Arrington Avenue. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential.

The applicant states the proposed land use is for residential.

CONCLUSION:

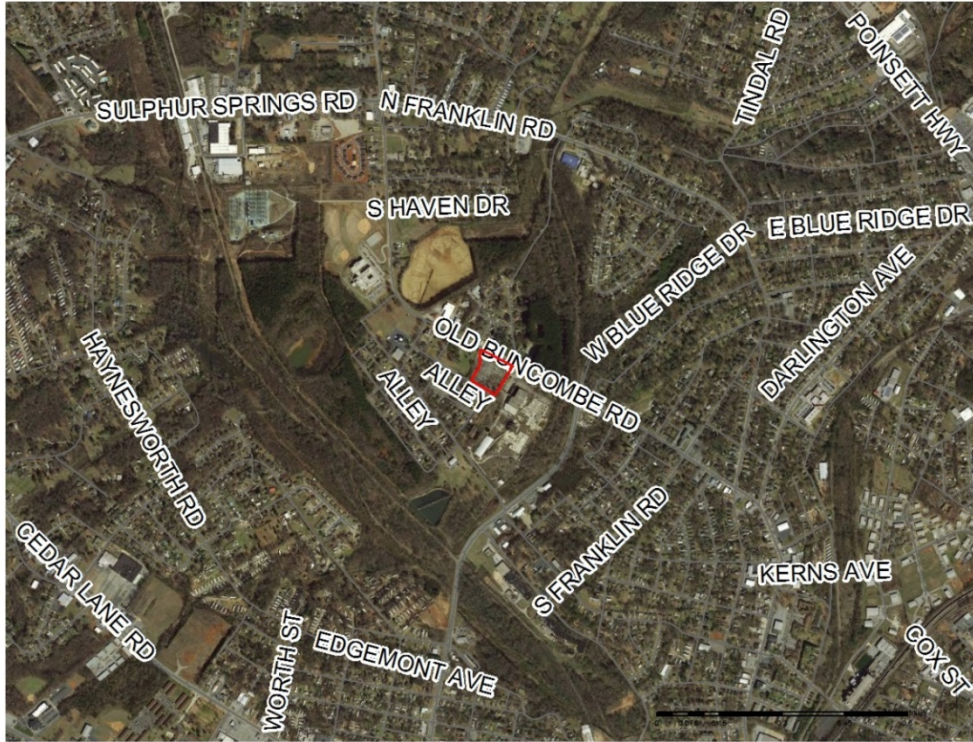
The subject site is currently zoned I-1, Industrial and is being used as a vacant parking lot. The subject site is surrounded by single-family residences to north, south and west of the subject site. Staff is of the opinion rezoning this parcels to R-7.5, Single-Family Residential with a density of 5.8 units per acre, would be an appropriate rezoning for this area. The requested rezoning is also consistent with the Imagine Greenville County Comprehensive Plan which recommends three to six units per acre.

Based on these reasons staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve CZ-2017-65.

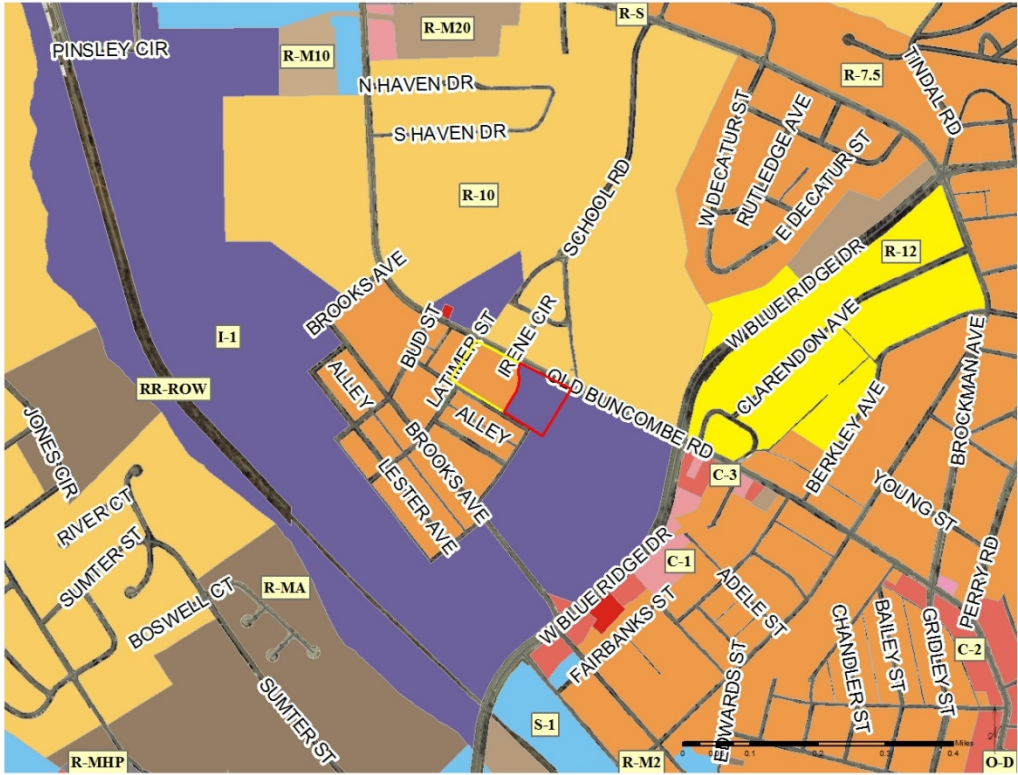
Mr. Bichel stated residential was a great use, but many, many, years ago Union Bleachery had all of their storage tanks for their dyes and chemicals in that location. They claimed the other night there is no soil contamination that might be wrong.

The motion to approve CZ-2017-65 carried unanimously by voice vote.

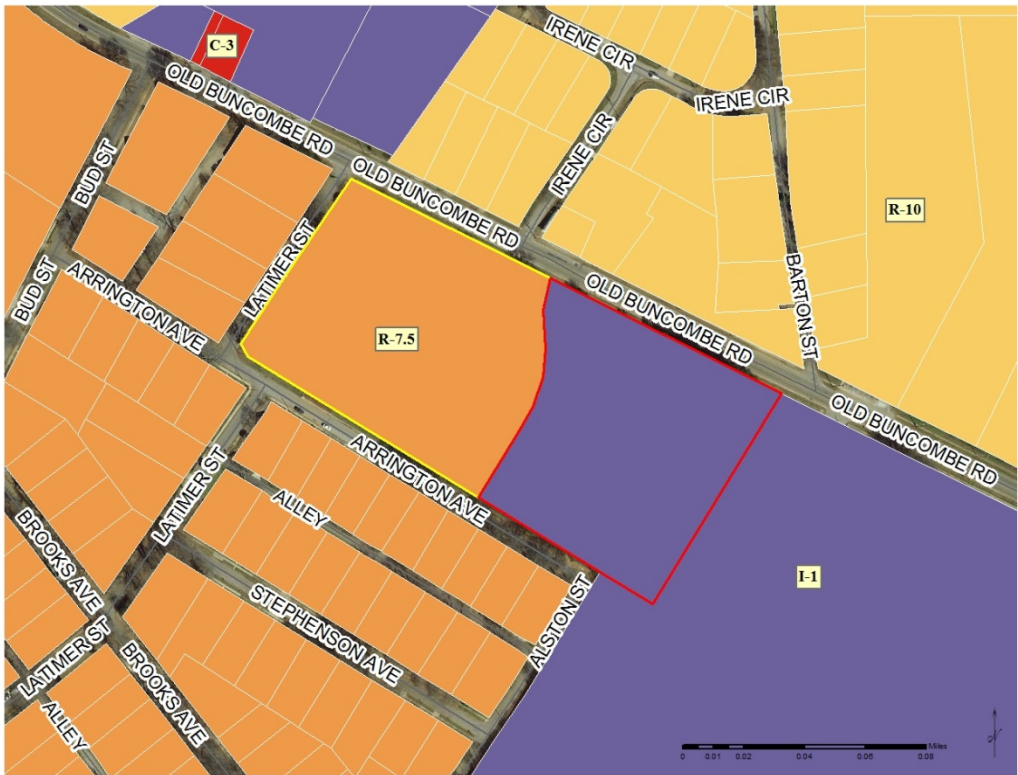


Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-66

APPLICANT: James T. Miller, IV for Jack Cochran

PROPERTY LOCATION: Anderson Road

PIN/TMS#(s): 0242040105200 and 0242040105700

EXISTING ZONING: R-M20, Multifamily Residential and R-12, Single-Family Residential

REQUESTED ZONING: R-MHP, Residential Manufactured Home Park District

ACREAGE: 42.8

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: Parcel 0242040105200 was originally zoned R-M20, Multifamily Residential and R-12, Single-Family Residential in June 1973, as

part of Area 4A. Parcel 0242040105700 was originally zoned R-M20, Multifamily Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12 & R-M20	single-family residential
East	R-12 & R-M20	mobile home park
South	R-MA, C-1 & C-2	church, car wash and retail
West	R-12 & S-1	single-family residential, church and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

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

	Zoning	Zoning Density	Acres	Units	Total
Current	R-M20	20 units/acre	40.33	806 units	814 units
	R-12	3.6 units/acre	2.47	8 units	
Requested	R-MHP	9 units/acre	42.8	385 units	385 units

A successful rezoning will subtract up to 429 dwelling units.

ROADS: Anderson Road: five-lane State-maintained minor arterial
Maxie Avenue: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Anderson Road	2,960' W	10,800	9,100	11,000
			-	20.8%
Anderson Road	4,900' E	15,100	13,800	14,000
			-8.6%	1.4%
White Horse Road	5,000' NE	32,400	27,300	34,600
			-	26.7%
			15.7%	

SUMMARY:

The subject parcel zoned R-12, Single-Family Residential and R-M20, Multifamily Residential, is 42.8 acres of property located on Anderson Road approximately 0.5 miles west of the intersection of Anderson Road and White Horse Road. The parcel has approximately 360 feet of frontage along Anderson Road and 495 feet of frontage along Maxie Avenue. The applicant is requesting to rezone the property to R-MHP, Residential Manufactured Home Park District.

The applicant states the proposed land use is for a mobile home park.

CONCLUSION:

The subject site is surrounded by different zonings and land uses with single-family residential and a church being predominate abutting land uses. Rezoning the subject site to R-MHP, Residential Manufactured Home Park District would allow up to nine dwelling units per acre. The Imagine Greenville County Comprehensive Plan recommends three to six units per acre. Staff is of the opinion that R-MHP, Residential Manufactured Home Park District is not an appropriate zoning based on density and that it is not consistent with the future land use map.

Based on these reasons staff recommends denial of the requested rezoning to R-MHP, Residential Manufacture Home Park District.

MOTION:

By Mr. Looper, seconded by Dr. Howard to deny CZ-2017-66.

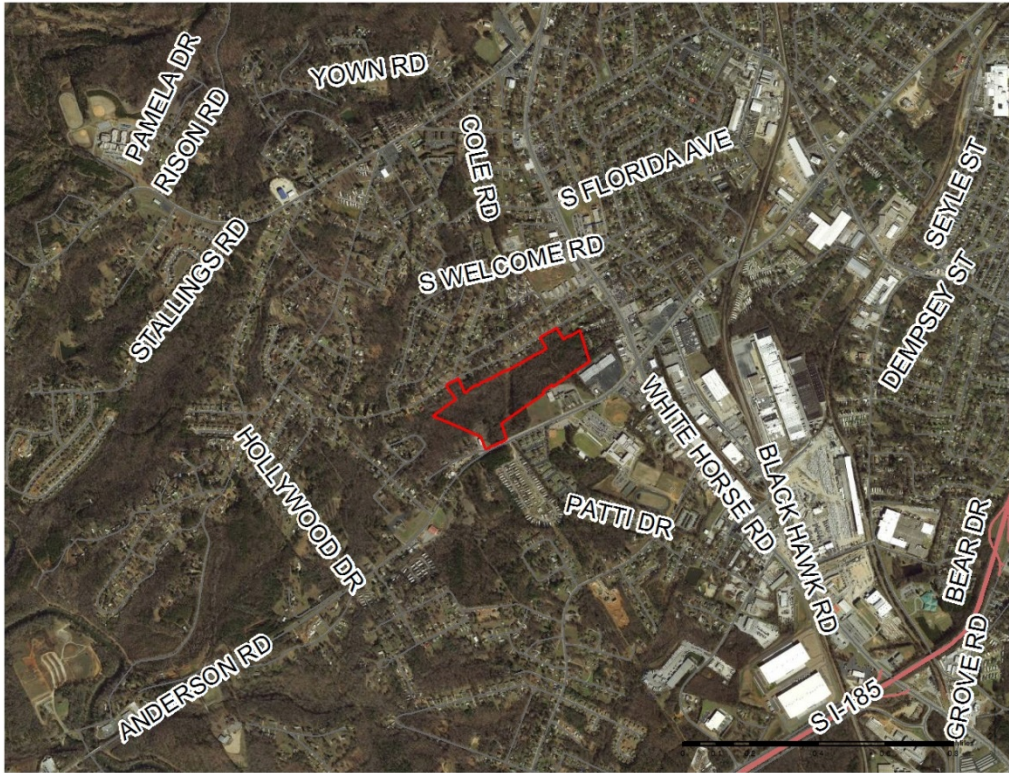
Mr. Rogers asked if currently they are allowed up to 20 units.

Ms. Buathier stated that was correct.

Mr. Rogers asked how many units would be allowed under the requested rezoning.

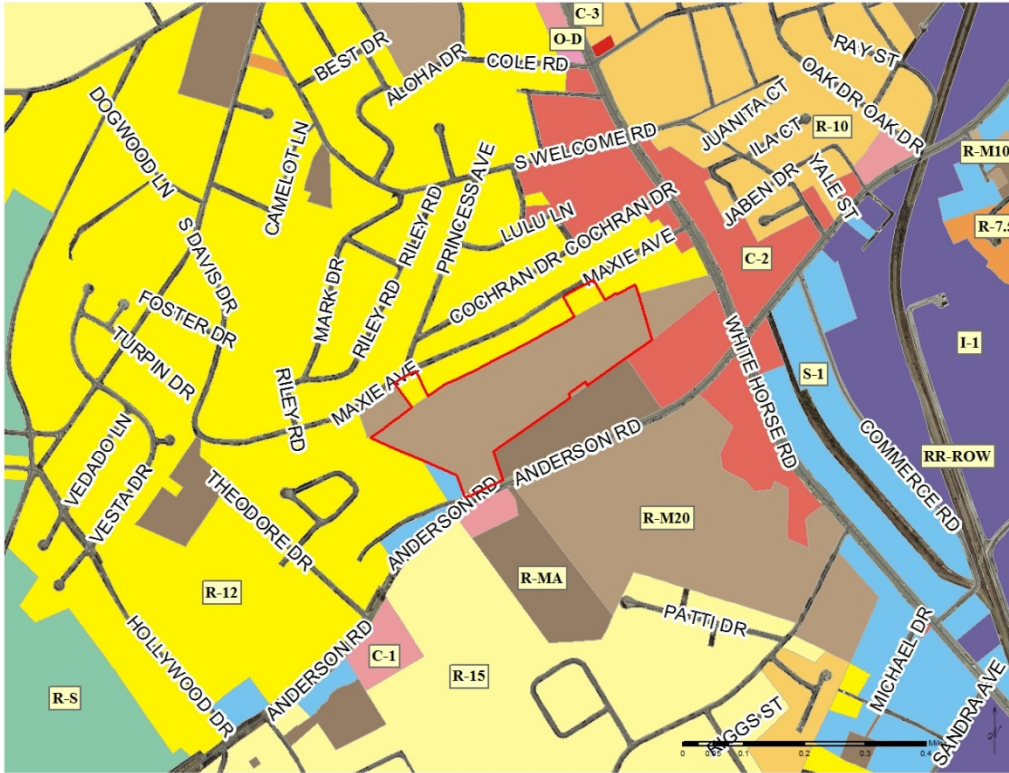
Ms. Buathier stated up to 9 units per acre. She stated the Future Land Use Map recommends 3 to 6 units per acres. A manufactured home park would allow for 9 units per acre.

Motion to deny CZ-2017-66 carried with two in opposition (Rogers and Bichel)

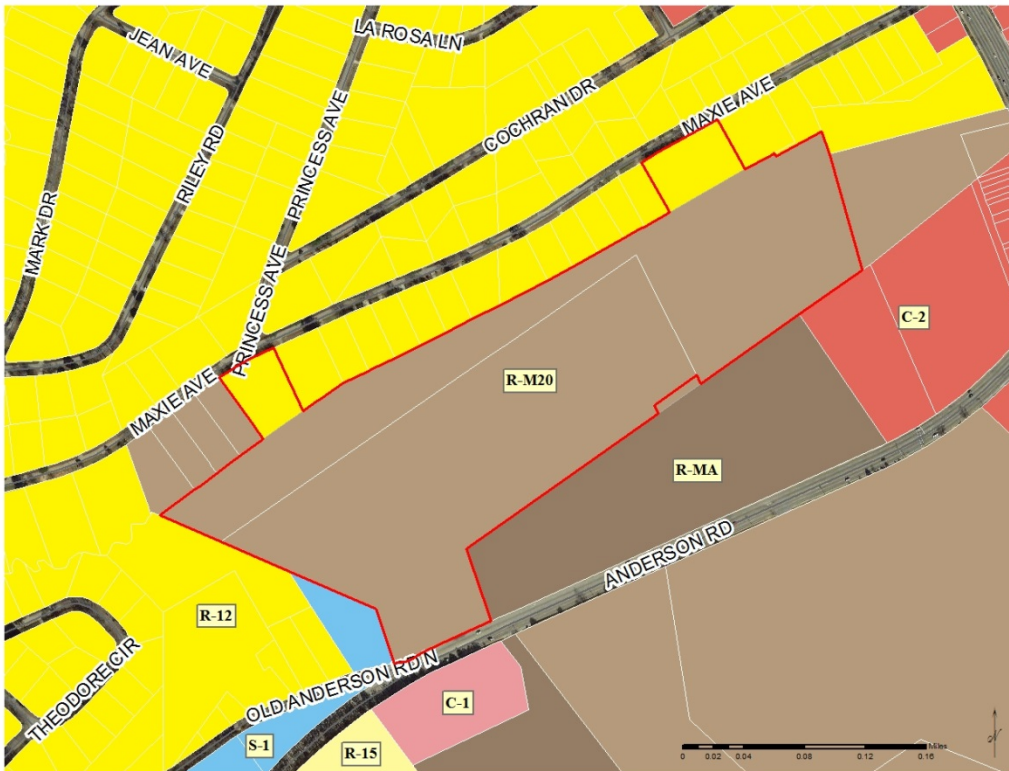


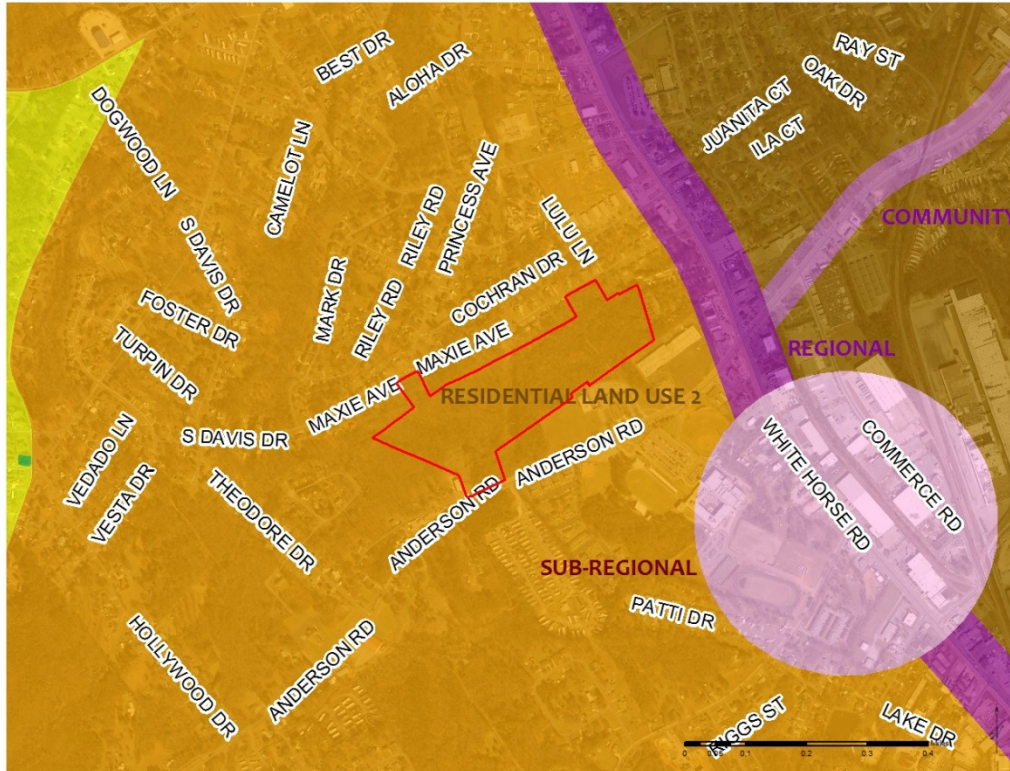
Aerial Photography, 2017





Zoning Map





Future Land Use

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2017-67
- APPLICANT:** Amanda Morris Felton for Dorothy L. Butler-Austin
- PROPERTY LOCATION:** Draper Street
- PIN/TMS#(s):** 0121000300600 and 0121000300700
- EXISTING ZONING:** R-7.5, Single-Family Residential
- REQUESTED ZONING:** FRD, Flexible Review District
- ACREAGE:** 0.33
- COUNCIL DISTRICT:** 23 – Norris
- ZONING HISTORY:** The parcel was originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	vacant wooded land
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	S-1	auto body shop

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-7.5	5.8 units/acre	0.33	2 units
Requested	FRD	7 units/acre		7 units

A successful rezoning may add up to 5 dwelling units.

ROADS: Draper Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Old Easley Highway	520' E	7,200	7,200 0	8,100 12.5%

SUMMARY: The subject parcel zoned R-7.5, Single-Family Residential, is 0.33 acres of property located on Draper Street approximately 0.75 miles east of the intersection of Old Easley Highway and White Horse Road. The parcel has approximately 300 feet of frontage along Draper Street.

The proposed development consists of two buildings with a total of approximately 5,900 square feet. The applicant's proposed uses are flex space for offices, Art Studios and/or one bedroom apartments. The applicant states that both buildings will have a maximum height of 30 feet in the front and 20 feet in the rear. The proposed buildings will have Urban Industrial

Design with a good portion of the front of the building being glass.

The applicant is proposing a landscape buffer and an 8 foot privacy fence along the rear of the property. There are two Oak Specimen trees located on the site that the applicant is going to save on the site. Additional landscaping will be placed on the north, west and south sides of the site. Full cutoff light fixtures will be used for the site lighting.

Draper Street currently in not drivable due to deteriorating pavement. The applicant is working with the County to improve the road and make it a one way circulation for the site. Draper Street only serves the two parcels being used for this project.

CONCLUSION:

The intent of the FRD, Flexible Review District, is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. It is staff's opinion rezoning these parcels to FRD, Flexible Review District, is a compatible use for this area, an area of mixed uses such as residential and services zoning districts. Staff has a concern about the access point of Draper Street and Highway 124. It is staff's opinion the access for this development should be via the north end of Bryant Street to avoid the potential dangerous access point of Bryant Street, Draper Street, and Highway 124 intersection.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following condition:

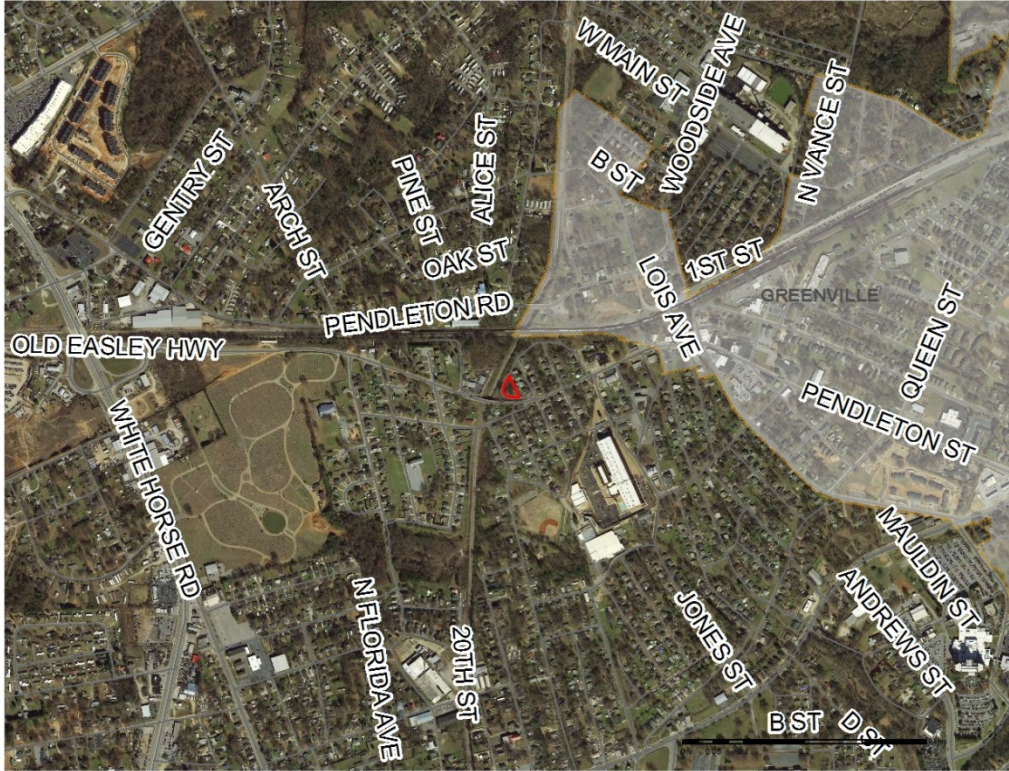
- Change the access point of the development to the north end of Bryant Street and close off the access point at intersection of Bryant, Draper, and Highway 124.

The Commission members and staff discussed the applicant making the road improvements.

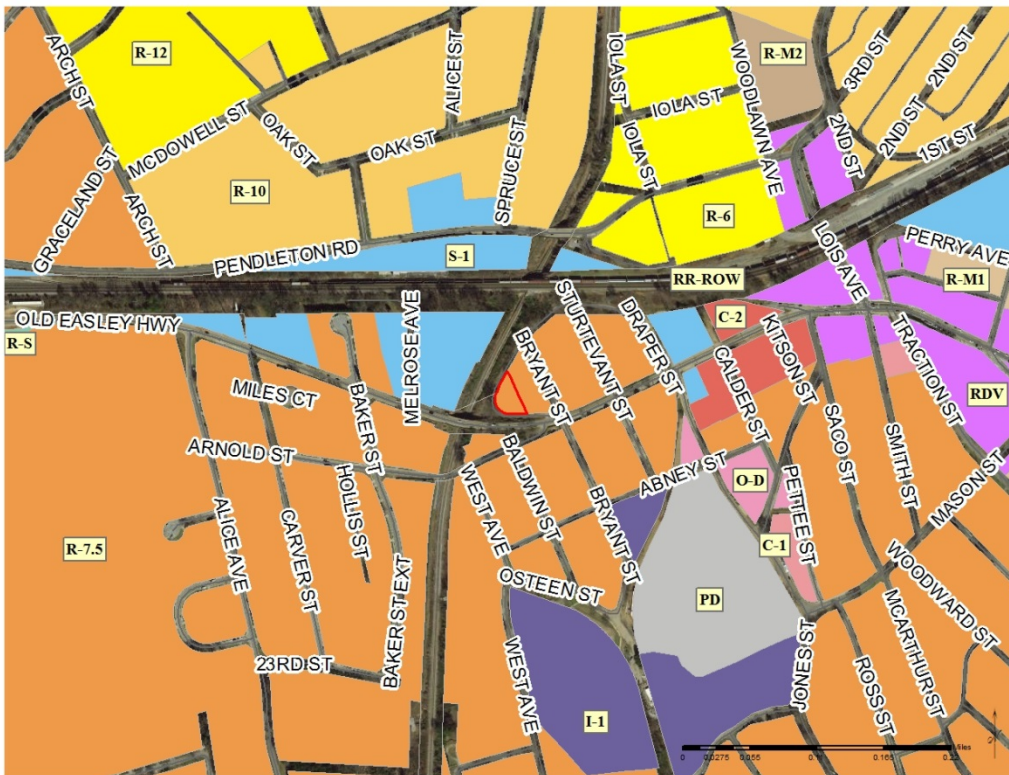
Ms. Gucker explained to the Commission members the SCDOT will not allow access to the road. She stated because of the angle of the two accesses at Draper and Bryant. The discussion became how to get the people in and out of the property. Ms. Gucker stated they had two options, one to file for an abandonment, and they could do pretty much whatever they want. She stated if they do not want to abandon the road and they want to keep it in the county system, they will need to bring it up to county road standards. Ms. Gucker stated the options would be worked out depending on what the Commission decides.

After further discussion the following motion was made:

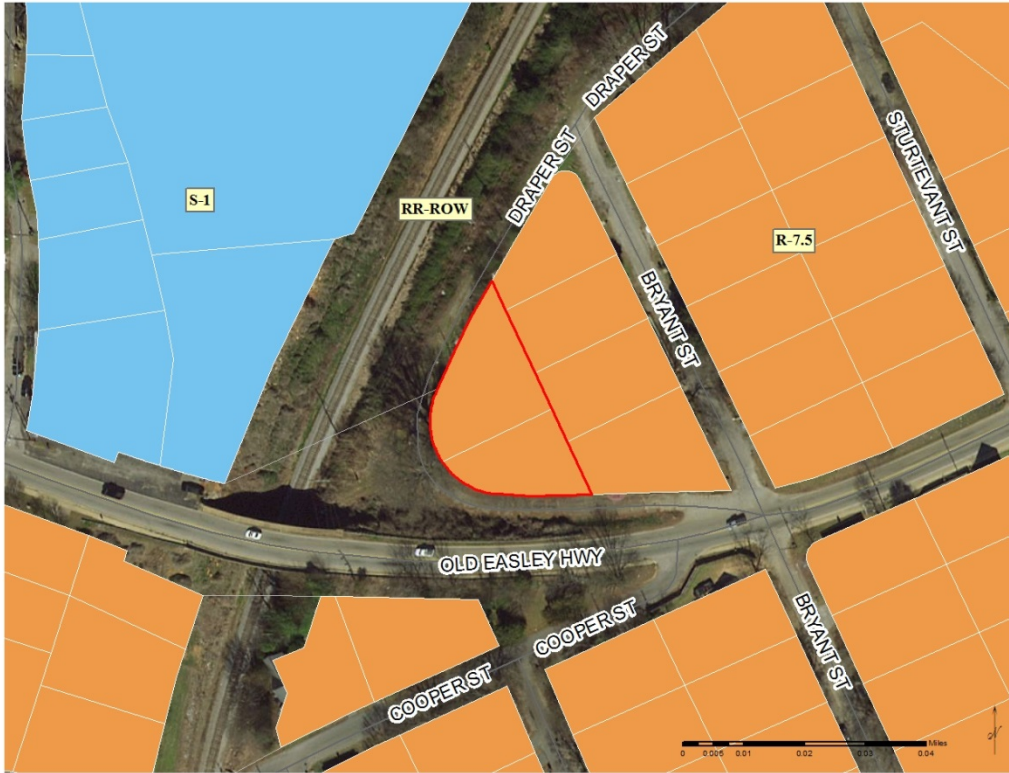
MOTION: By Mr. Stevenson, seconded by Mr. Bichel to approve CZ-2017-67 without conditions. The motion carried with one in opposition (Moore).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

The following item was forwarded to the Planning and Development Committee with no recommendation. The Committee returned the item for a vote as the Commission had an absence the last meeting.

DOCKET NUMBER: CZ-2017- 60

APPLICANT: James D. McCutchen, Jr. or Timothy L. Buchanan, Jr., CCAD Engineering, LLC, for V Go Holdings, LLC

PROPERTY LOCATION: 1335 Cedar Lane Road

PIN/TMS#(s): B012000101900

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

REQUESTED ZONING: S-1, Services

ACREAGE: 7.80

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential and R-M20, Multifamily Residential in April 1972, as part of Area 3. There was a successful C-3, Commercial rezoning request for a portion of the parcel in 2012, CZ-2012-18.

EXISTING LAND USE: convenience store and gas station and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10 and C-2	single-family residential and retail
East	C-2 and S-1	retail and auction site
South	R-10 and S-1	church and mini-warehouses
West	R-10	recreation

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Berea Community Plan designated as a portion of it along Cedar Lane Road as

Commercial/Office and the rear portion of it as Low Density Residential.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Cedar Lane Road	6,750' E	17,500	18,700 6.9%	17,200 -8%

SUMMARY:

The subject parcel zoned C-3, Commercial and R-10, Single-Family Residential, is 7.8 acres of property located on Cedar Lane Road approximately 0.8 miles west of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 315 feet of frontage along Cedar Lane Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for a climate controlled warehouse/self-storage.

CONCLUSION:

Cedar Lane Road is a four lane state-maintained road. Currently there is a gas station with a convenience store on the subject site. The Berea Community Plan recommends commercial and office uses along the front half of the parcel. The back half of the parcel has a recommendation of Low Density Residential. Staff is of the opinion rezoning the subject site to S-1, Services could have negative impacts on the adjacent residential neighborhood. Staff has concerns about the allowable uses in an S-1, Services zoning district while abutting an established single-family residential neighborhood. The requested rezoning is also not consistent with the Berea Community Plan.

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

Ms. Buathier stated on October 23, 2017 the Planning Commission recommended no recommendation. On November 6, 2017 the Planning and Development Committee returned the item to the Planning Commission for a recommendation.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve CZ-2017-60.

Mr. Rogers asked staff what could be in an S-1 zoning district.

Ms. Buathier read off the various businesses that would be acceptable in and S-1, Zoning District.

Mr. Harrison stated no resident has come to voice any opposition.

Mr. Bichel stated he felt this would set a bad precedence.

Dr. Howard agreed the S-1 classification was too open.

Mr. Stevenson asked what it would take for the applicant to do an FRD.

Ms. Buathier stated the process would need to start over.

Motion to approve CZ-2017-60 failed by a vote of three in favor (Stevenson, Looper and Harrison) and five opposed (Hollingshad, Howard, Bichel, Moore and Rogers).

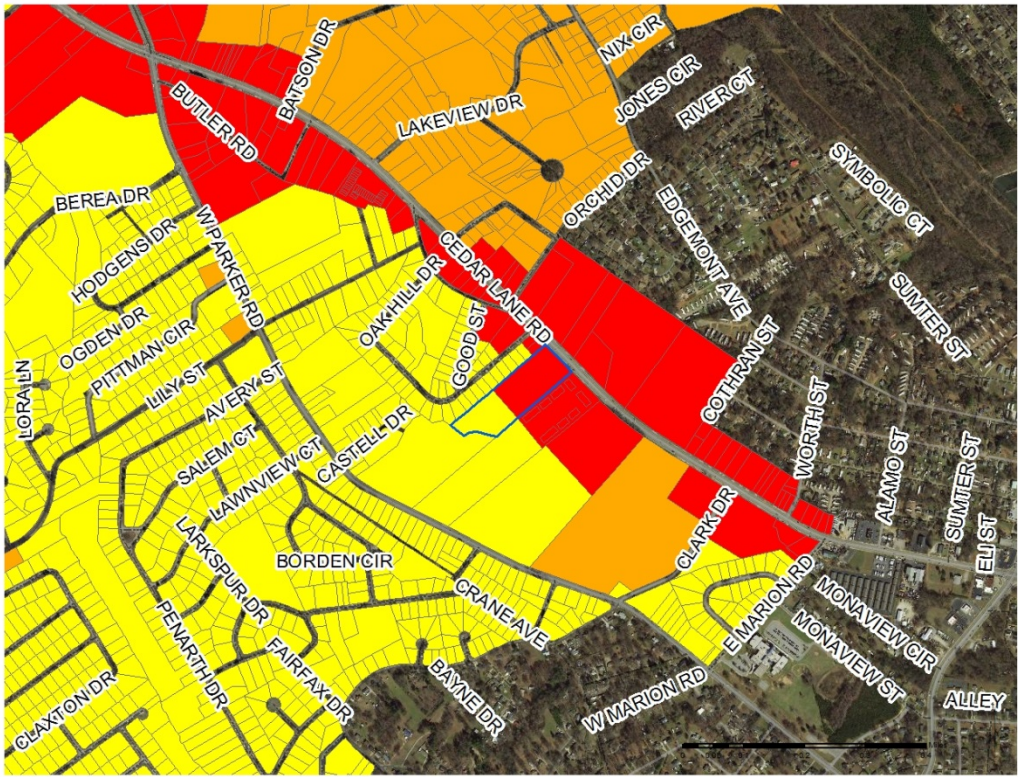
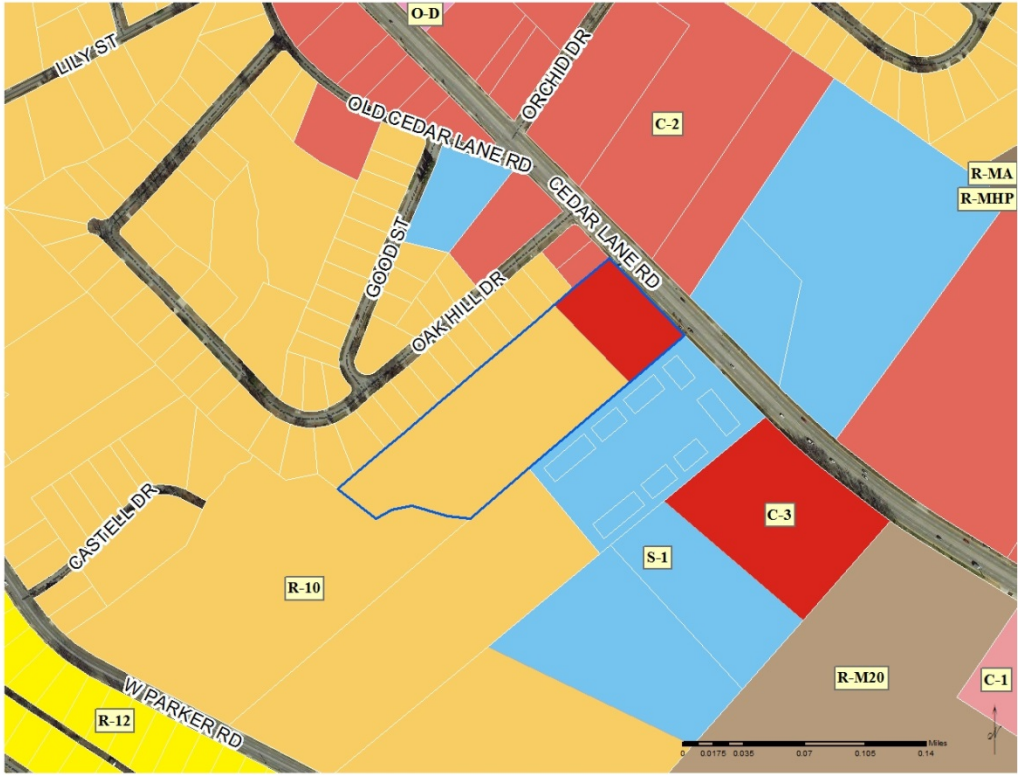
MOTION: By Dr. Howard, seconded by Mr. Bichel to deny CZ-2017-60.

The Commission members allowed Mr. McCutchen to address his request.

The motion to deny CZ-2017-60 carried with three in opposition (Stevenson, Looper and Harrison).



Aerial Photography, 2017



Future Land Use Map, Berea Community Plan

UPDATE TO THE LAND DEVELOPMENT REGULATIONS

Hesha Gamble addressed the Commission members about the update to the Land Development Regulations.

Chairman Shockley stated the Commission discussed the update at the monthly workshop and asked if there were any questions. With no questions the following motion was made.

MOTION: By Mr. Looper, seconded by Mr. Stevenson to accept the updates to the Land Development Regulations. The motion carried unanimously by voice vote.

PLANNING REPORT

Ms. Gucker asked if the Commissioners had any questions of the report that was included in their agenda packets. The Commissioners had no questions.

MONTHLY MEETINGS

A schedule of meetings were included in each packet for December and January. Chairman Shockley thanked staff for the yearly calendar reflecting the various meetings.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There will be no Planning Commission Workshop in December. There will be one in January.

ADJOURN

MOTION: By Mr. Looper to adjourn. Without objection the meeting adjourned at 7:34 p.m.

Submitted by recording secretary
