

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

October 23, 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, A. Willis, P. Buathier, T. Stone, K. Kurjiaka, S. Holt, G. Gordos, K. Waters, J. Wortkoetter, E. McNair 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 SEPTEMBER 27, 2017 MINUTES

MOTION: By Mr. Looper, seconded by Dr. Howard to approve the minutes of the September 27, 2017 Commission meeting as presented. The motion carried unanimously by voice vote with one absent (Rogers).

PRELIMINARY SUBDIVISION APPLICATIONS

- 2017-099**, Buckhorn Road Subdivision
- 2017-112**, Village Market East
- 2017-116**, SC Greenville Garlington **WITHDRAWN**
- 2017-119**, Proximity **WITHDRAWN**
- 2017-120**, The Grove at Travelers Rest

2017-099, Buckhorn Road Subdivision

Sarah Holt, Subdivision Administrator presented a preliminary Subdivision application consisting of 8.86 acres and unzoned. The developer is proposing a 6 lot subdivision accessed by Buckhorn Road. The developer is proposing 841.5 Linear Feet of unpaved private drive. Public water will be provided by Blue Ridge Water and sewer will be provided by Septic System. Lake Cunningham Fire serves this area.

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

MOTION: By Mr. Looper, seconded by Dr. Howard to approve 2017-099 including the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2017-112, Village Market East

Ms. Holt presented a preliminary Subdivision application consisting of 15.832 acres and zoned PD. The developer is proposing a 6 lot subdivision accessed by Woodruff Road and Sunnydale Drive. The developer is proposing 650 Linear Feet of Public Road. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Pelham Batesville Fire serves this area.

Staff recommends approval of this Preliminary Plan, including the Specific and Standard Requirements.

MOTION: By Dr. Howard, seconded by Mr. Harrison to approve 2017-112 including the Specific and Standard Requirements. The motion carried unanimously by voice vote with one absent (Rogers).

2017-116, SC Greenville Garlington WITHDRAWN

2017-119, Proximity WITHDRAWN

2017-120, The Grove at Travelers Rest

Ms. Holt presented a preliminary Subdivision application consisting of 25.23 acres and zoned R-12. The developer is proposing a 28 lot Subdivision accessed by Pine Forest Road. The developer is proposing 1,230 Linear Feet of Public Road. Public water will be provided by Greenville Water and Sewer will be by Septic System. Duncan Chapel Fire serves this area.

Staff recommends holding the application. If the items from the Subdivision Advisory Committee are addressed, it would change the layout of the project significantly.

The following appeared in opposition to the proposed:

- Raymond Cotton, 290 Pine Forest Rd., Travelers Rest, SC
- Barbara Allen, 1 Altamont Terr. Travelers Rest, SC
- Jerry Broere, 396 Pine Forest Rd, Travelers Rest, SC
- Jessica Zavasnik, 280 Pine Forest Road, Travelers Rest, SC

A total of 14 residents were in attendance and opposed to the proposed.

MOTION: By Mr. Looper, seconded by Mr. Stevenson to hold 2017-120. The motion carried unanimously by voice vote with one absent (Rogers).

VARIANCE REQUESTS

VA-2017-115, John Vernon – Tugaloo Road WITHDRAWN

VA-2017-100, Jose L. Gutierrez WITHDRAWN

FINAL DEVELOPMENT PLAN

Boiling Springs Storage FRD

Alan Willis addressed the Commission members with a Final Development Plan for Boiling Springs Storage. In reviewing the plan, staff finds the submitted plans are consistent with the approved Preliminary Development Plan and Statement of Intent with the following exception:

- The proposed landscape plan has one symbol for two different plant types.
- One of the proposed planted trees, in the northeast corner, is shown as being planted on the adjacent property.
- Provide a new landscape plan that shows the plants at a minimum of 3 feet from the proposed fence on the north side of the project.

Mr. Willis stated staff recommended approval with the following conditions:

- Have the applicant fix the legend showing the correct landscape plant types with the appropriate symbol.
- Remove the proposed tree that is being shown planted on the adjacent property to the north.
- Show landscaping to be a minimum of 3 feet from proposed required fence on the north side of the property for adequate spacing.

Mr. Bichel asked about the amount of parking.

Mr. Willis stated the applicant applied for a 25% reduction, which can be requested through the Zoning Administrator.

Mr. Looper asked what they would do for extra parking.

The Engineer for the project stated there was not a clear answer regarding parking for this type of facility. He stated looking at various locations with similar facilities, the Developer stated there had never been more than two or three vehicles at the location at the same time.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to approve the Final Development Plan for Boiling Springs Storage, Flexible Review District. The motion carried unanimously by voice vote with one absent (Rogers).

REZONING REQUESTS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017- 58

APPLICANT: Michael Evette for Caissa III, LLC

PROPERTY LOCATION: White Horse Road

PIN/TMS#(s): B014000101800

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.19

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12 and C-3	single-family residential and car lot
East	C-2	convenience store and gas station
South	R-10	single-family residential
West	C-2	convenience store

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

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

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-10</i>	<i>4.4 units/acre</i>	<i>0.19</i>	<i>1 units</i>
Requested	C-2	16 units/acre		3 units

A successful rezoning may add up to 2 dwelling units.

ROADS:

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
White Horse Road	1,760' N	28,400	22,400	29,900
			-	33.5%
			21.1%	

SUMMARY:

The subject parcel zoned R-10, Single-Family Residential, is 0.19 acres of property located on White Horse Road approximately 0.1 miles west of the intersection of White Horse Road and Saluda Dam Road. The parcel has approximately 85 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant states the proposed land use is for parking for adjacent commercial property.

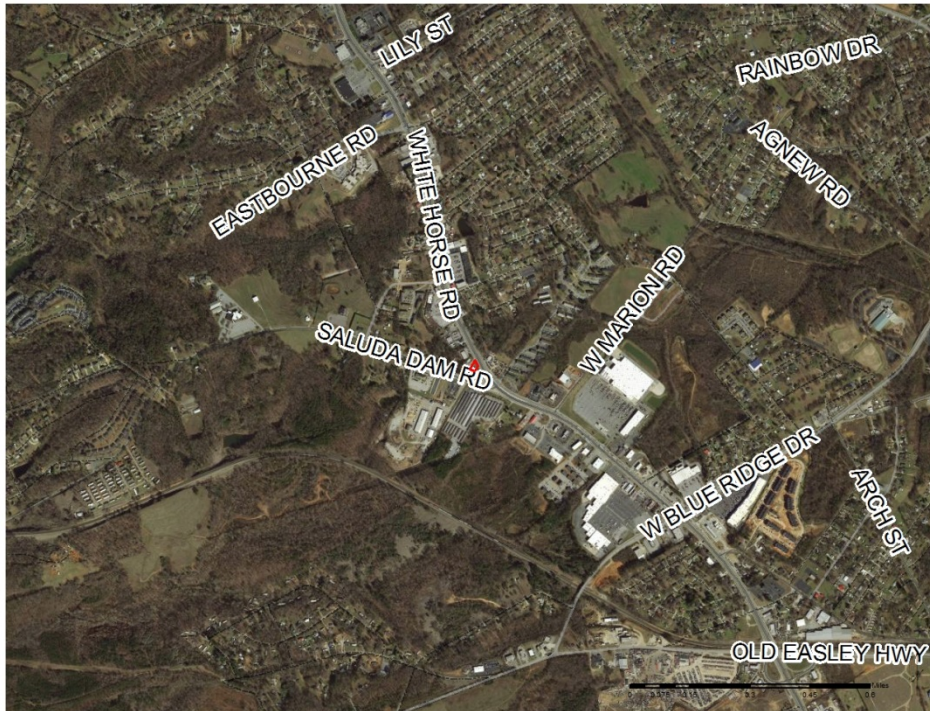
CONCLUSION:

The subject site is located near the corner of White Horse Road and Saluda Dam Road. There is also commercial zoning to north, east and west of the subject site. Staff is of the opinion this intersection located along White Horse Road is a highly commercialized area and rezoning to C-2, Commercial would be appropriate. The requested rezoning would also be consistent with the Berea Community Plan.

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

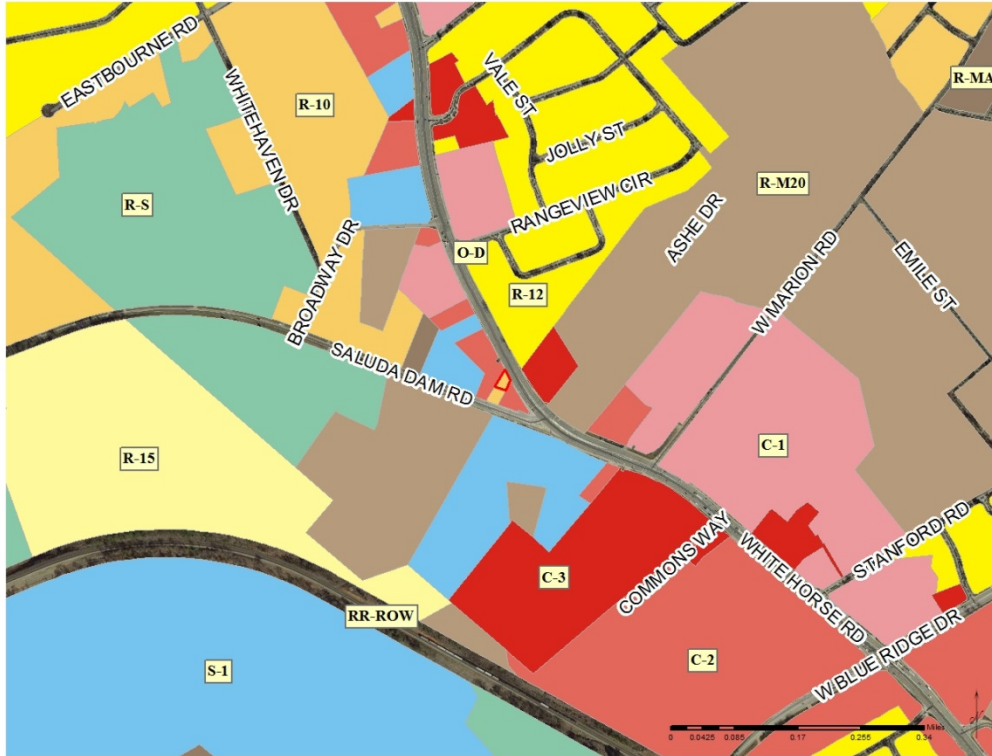
MOTION:

By Mr. Bichel, seconded by Dr. Howard to approve CZ-2017-58. The motion carried by voice vote with one in opposition (Looper) and one absent (Rogers).

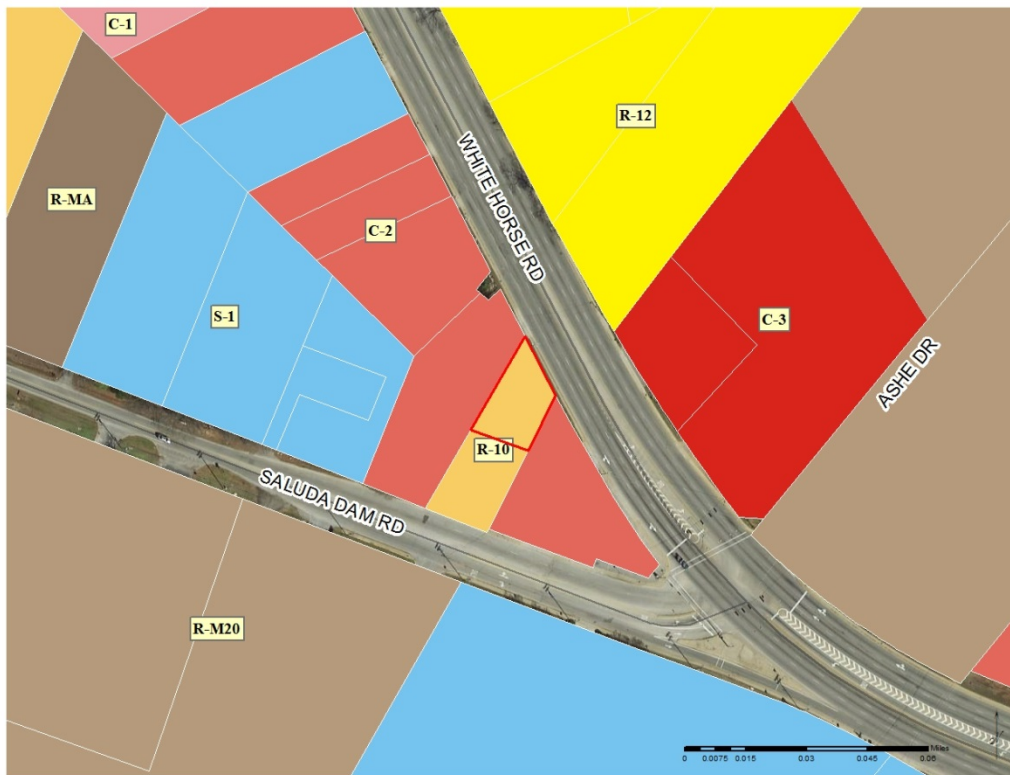


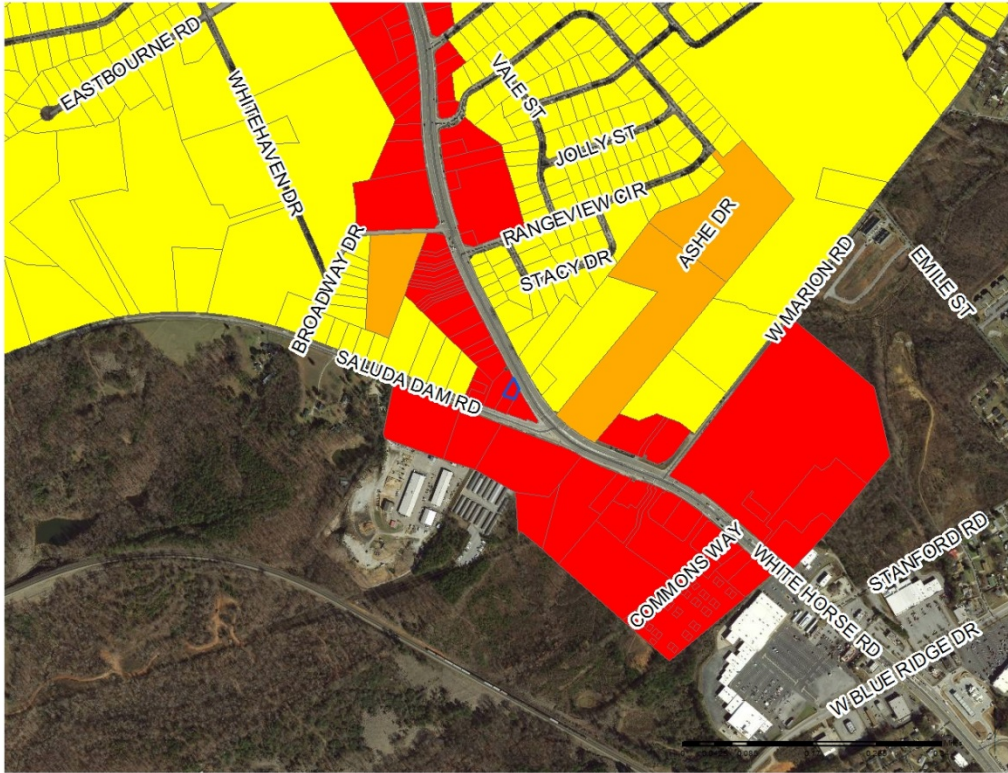
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017- 59

APPLICANT: Anthony Vallozzi for Donald Marvin Bragg

PROPERTY LOCATION: 810 West Bramlett Road

PIN/TMS#(s): 0126000501300 and 0126000501400

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.25

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family in June 1973, as part of Area 4A.

EXISTING LAND USE: vacant building and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	body shop
East	R-7.5	single-family residential
South	R-7.5	single-family residential and parking lot
West	S-1	parking lot

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	0.25	1 units
Requested	C-1	12 units/acre		3 units

A successful rezoning may add up to 2 dwelling units.

ROADS: West Bramlett Road: two-lane State-maintained minor collector
Belk Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Bramlett Road	1,435' W	3,000	2,500	3,000
			-	20%
			16.6%	

SUMMARY: The subject parcel zoned R-7.5 Single-Family Residential, is 0.25 acres of property located on West Bramlett Road approximately 0.6 miles southeast of the intersection of West Parker Road and West Blue Ridge Drive. The parcel has approximately 90 feet of frontage along West Bramlett Road and 160 feet of frontage along Belk Street. The applicant is requesting to rezone the property to C-1, Commercial.

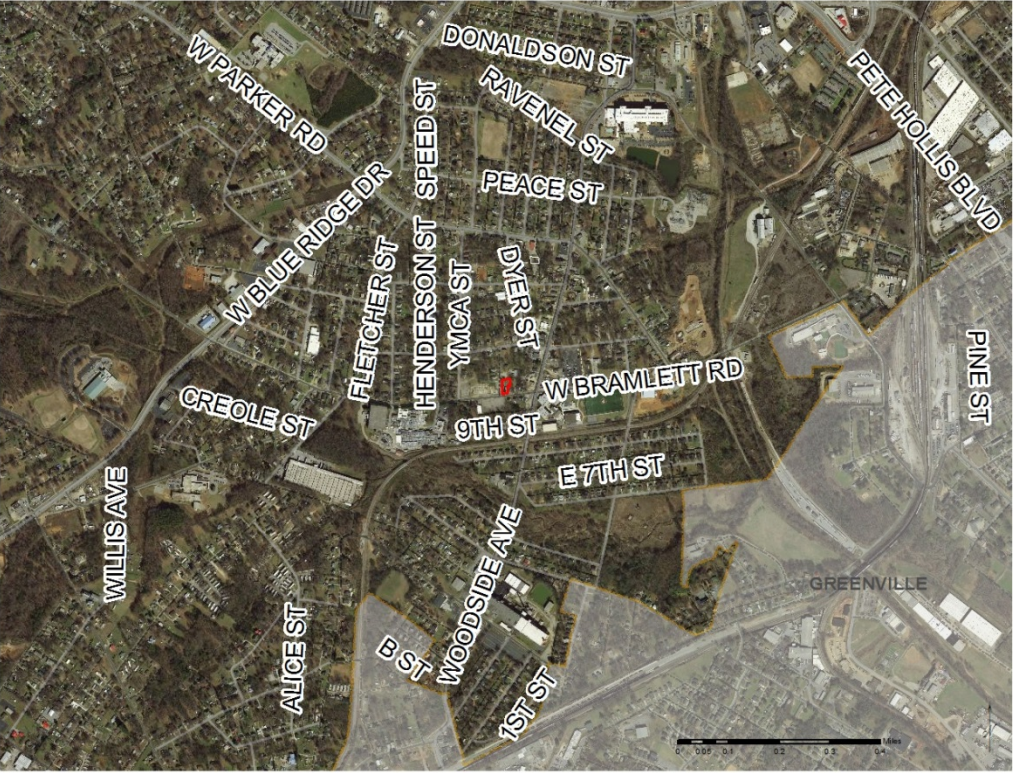
The applicant states the proposed land use is for a restaurant/coffee shop.

CONCLUSION: The subject site is the location of an old City View office building. The property over decades has been used as a legal non-conforming commercial use. There is S-1, Service zoning to

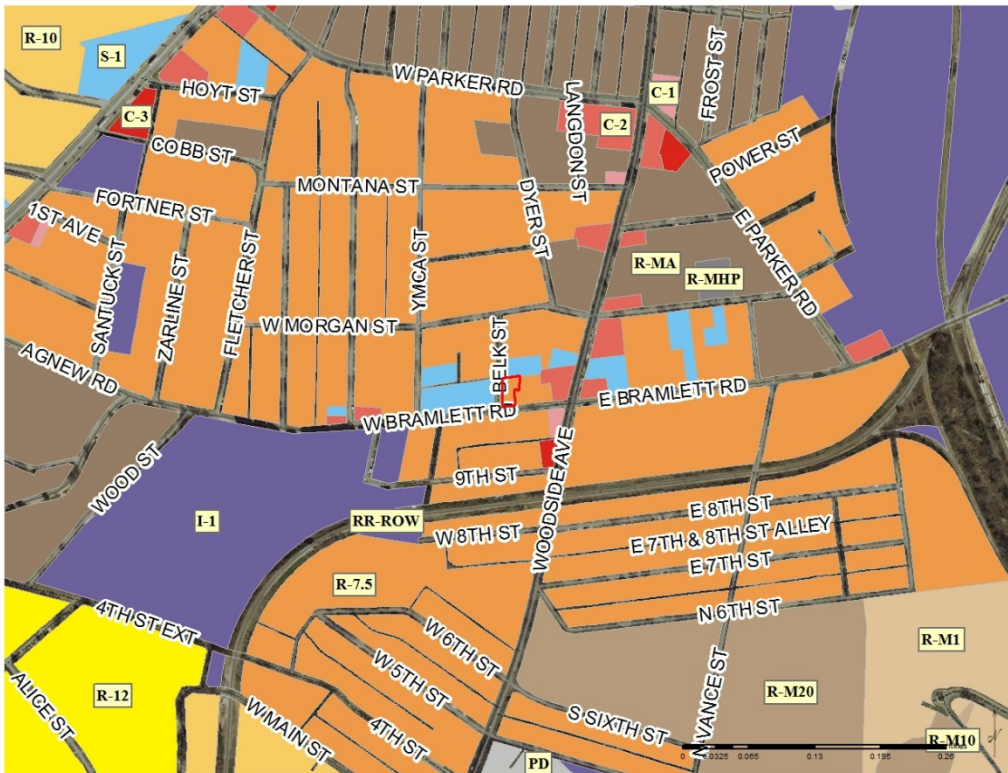
the north and west of the property, along with other commercial and service zoning along that side of West Bramlett Road. Staff believes rezoning this parcel to C-1, Commercial would be an appropriate rezoning due to the surrounding zoning and the existing zoning along West Bramlett Road.

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

MOTION: By Dr. Howard, seconded by Mr. Stevenson to approve CZ-2017-59. The motion carried unanimously by voice vote with one absent (Rogers).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

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.

Mr. Harrison stated he felt it would be difficult to have low density residential on the back portion of the site. He felt the proposal was a less intense use for the back half.

Mr. Stevenson agreed with Mr. Harrison. It was his understanding the gas station was going to stay and the renderings presented at the Public Hearing would indicate it would look better than it does currently.

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

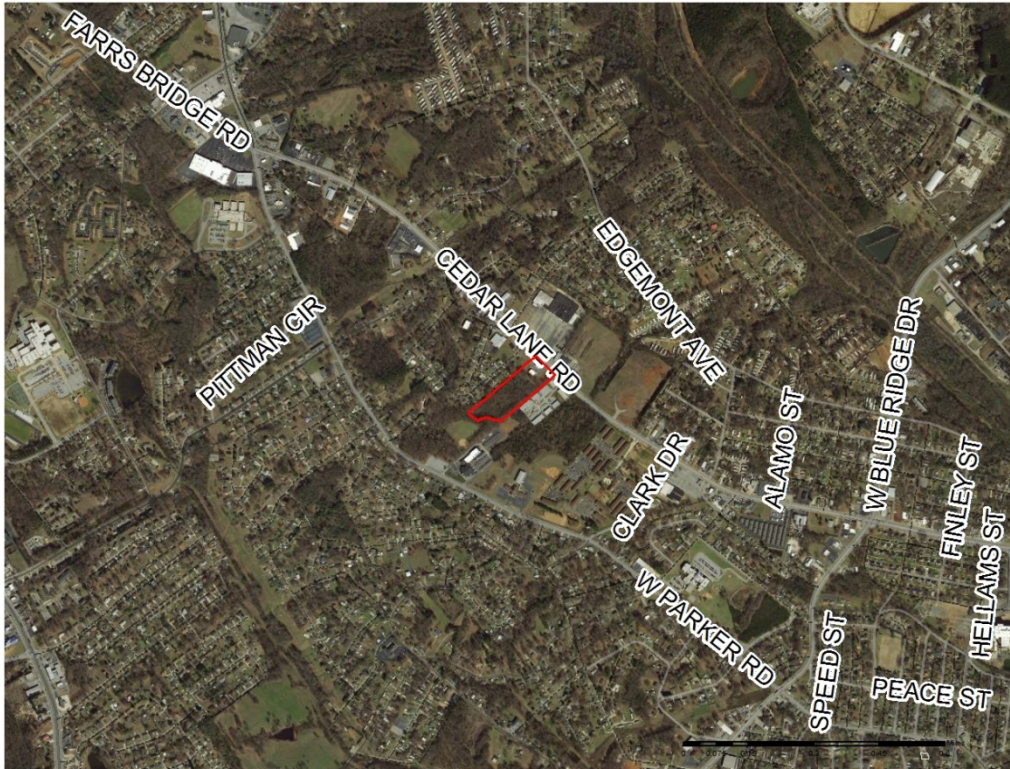
Dr. Howard stated as she looked at the aerial map, seeing homes on one side and open space on another. She stated Berea had so much Commercial and she felt property should be protected for residential use. She would agree with staff's recommendation.

Mr. Bichel stated he felt a high-density residential would be a much better fit and would agree with staff.

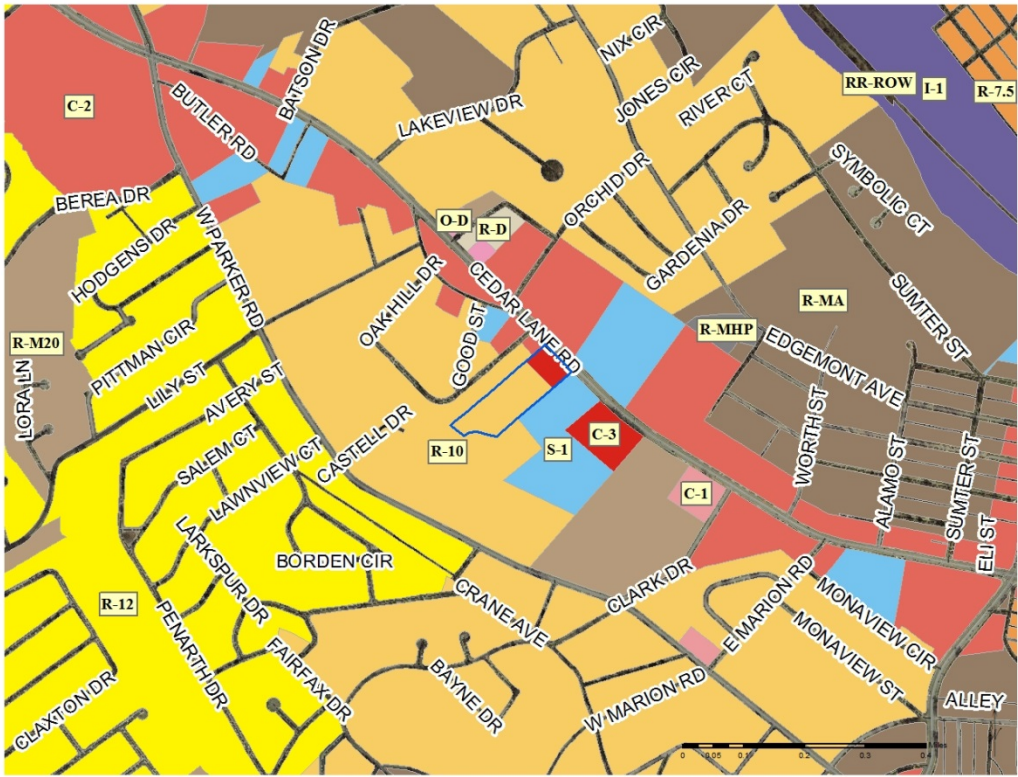
The motion to approve CZ-2017-60 failed by a vote of four in favor (Stevenson, Looper, Harrison and Shockley) and four opposed (Bichel, Howard, Hollingshad and Moore) and one absent (Rogers).

MOTION: By Mr. Bichel, seconded by Dr. Howard to deny CZ-2017-60 failed by a vote of four in favor (Bichel, Howard, Hollingshad and Moore) and four opposed (Stevenson, Looper, Harrison and Shockley) and one absent (Rogers).

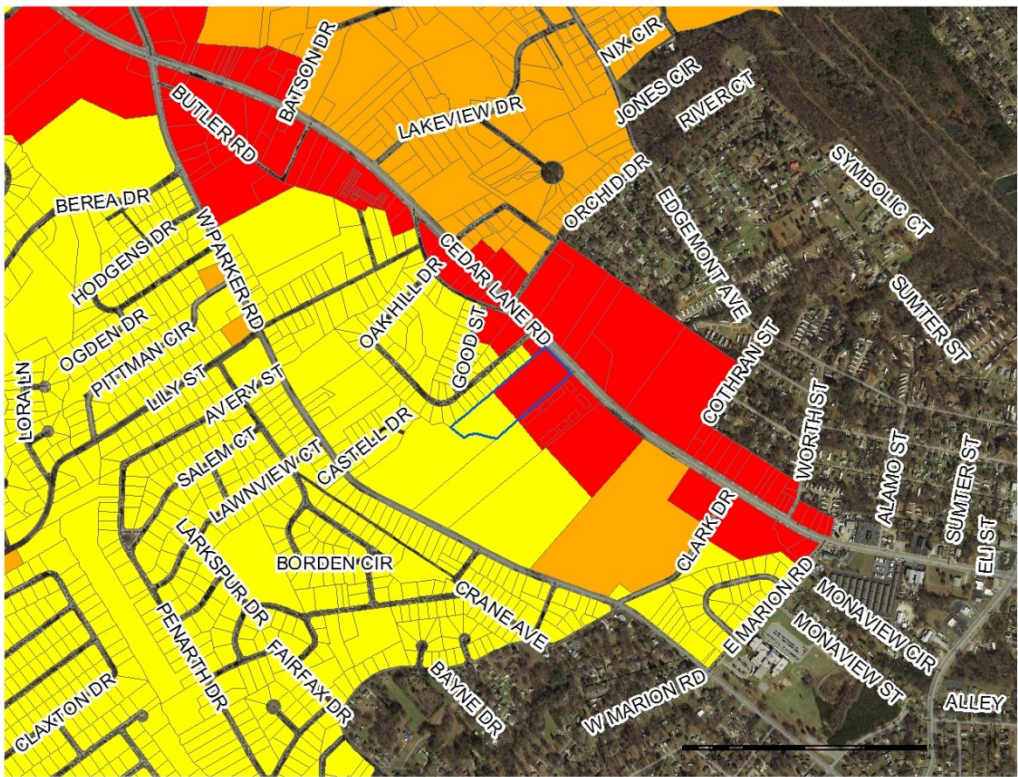
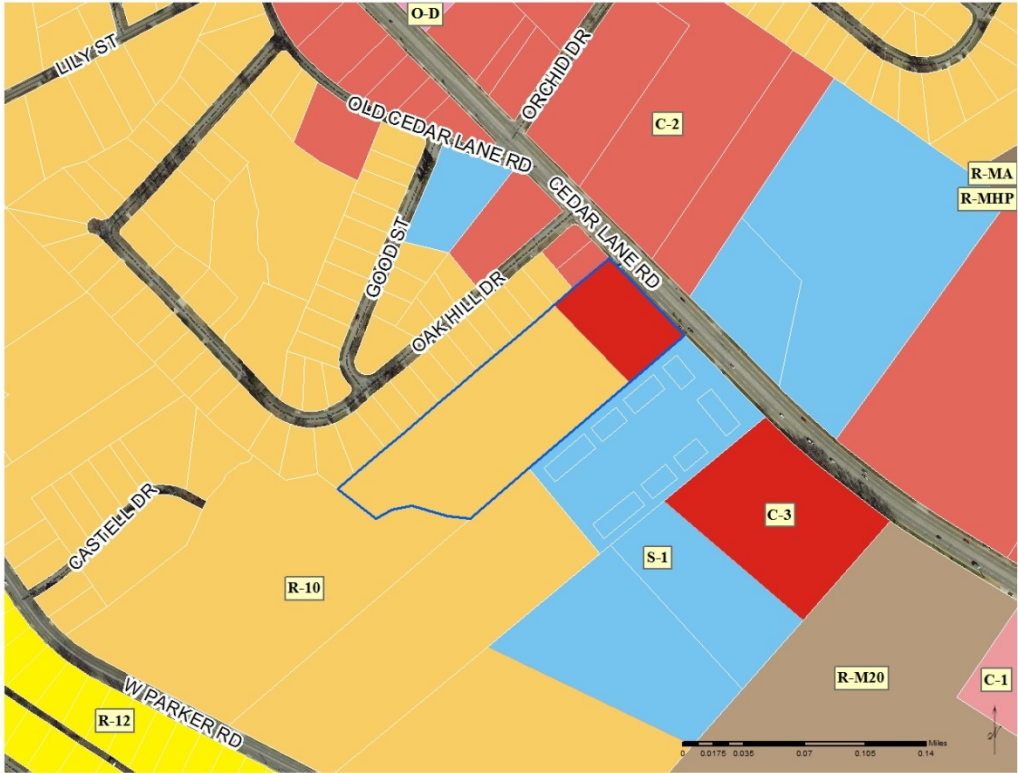
Chairman Shockley proceeded with the next docket until staff could give him clarification regarding sending the item forward without a recommendation.



Aerial Photography, 2017



Zoning Map



Future Land Use Map, Berea Community Plan

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017- 61

APPLICANT: Robert Wayne Dayton, Jr. for Houses & Then Some, Inc.

PROPERTY LOCATION: 211 Roper Mountain Road Extension

PIN/TMS#(s): 0540010101009

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 0.47

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1971, as part of Area 1.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	vacant land
South	R-M20	school
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Roper Mountain Road Extension: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Roper Mountain Road Extension	730' NW	11,300	9,400 - 16.8%	12,000 27.6%

SUMMARY:

The subject parcel zoned R-20, Single-Family Residential, is 0.47 acres of property located on Roper Mountain Road Extension approximately 0.5 miles southeast of the intersection of Roper Mountain Road Extension and Pelham Road. The parcel has approximately 140 feet of frontage along Roper Mountain Road Extension. The applicant is requesting to rezone the property to O-D, Office District.

The applicant states the proposed land use is for realty office.

CONCLUSION:

The applicant is requesting to rezone the property to O-D, Office District. There are single-family residences to the east and north of the subject site with R-20, Single-Family Residential zoning surrounding it. Staff is of the opinion the requested rezoning would not be consistent with the surrounding zoning or land uses. The requested rezoning is also not consistent with Imagine Greenville Comprehensive Plan which recommends Residential Land Use 2.

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

MOTION:

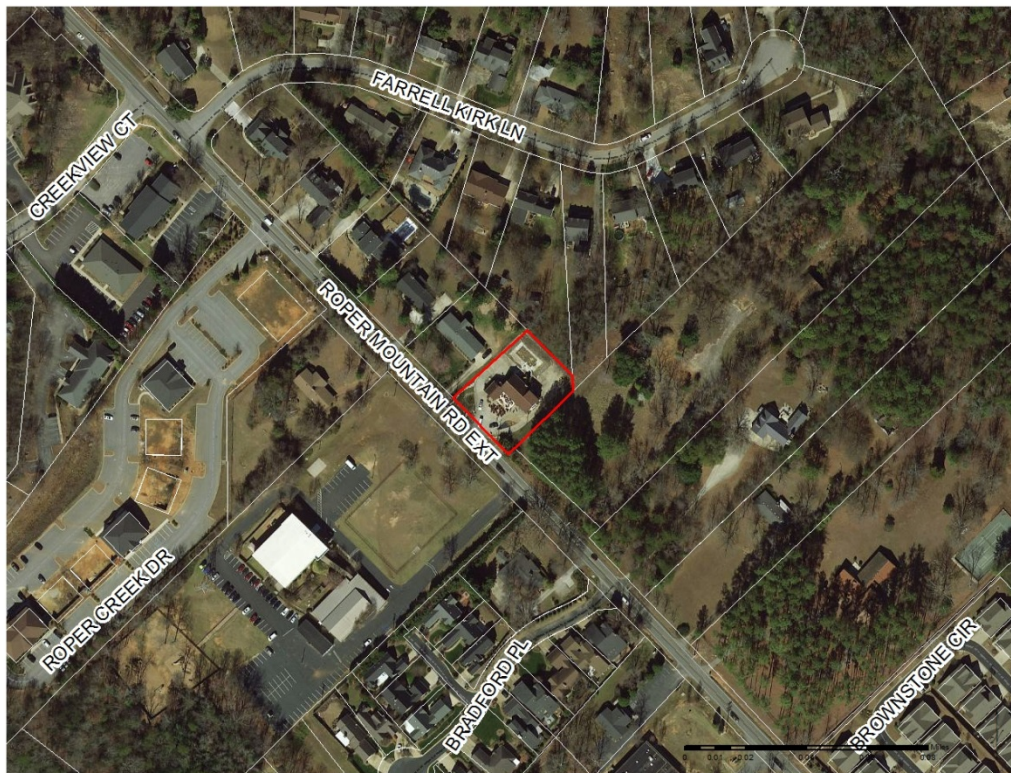
By Dr. Howard, seconded by Mr. Moore to deny CZ-2017-61.

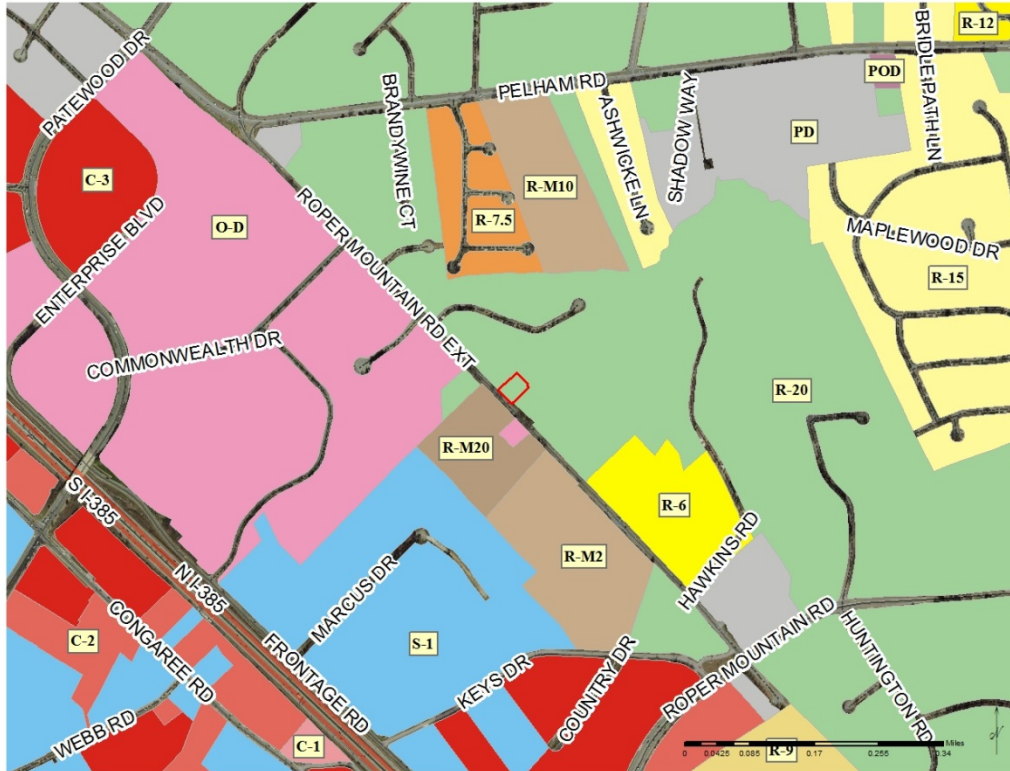
Mr. Harrison stated he felt this was a good use for the site. Although it would be an appropriate use, it would set a bad precedence.

The motion to deny CZ-2017-61 carried unanimously by voice vote with one absent (Rogers).



Aerial Photography, 2017





Zoning Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017- 62

APPLICANT: John Bailey for JB RV and Boat Storage

PROPERTY LOCATION: 2764 S. Old Highway 14

PIN/TMS#(s): 0530030100900 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 2.16

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: mini-warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and Unzoned	vacant wooded land
East	Unzoned	body shop and single-family residential
South	R-S and Unzoned	single-family residential
West	R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: No Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as an *Employment Center*.

ROADS: Old Highway 14: two-lane County-maintained local road (In Spartanburg County)

TRAFFIC: No traffic counts in proximity of Old Highway 14.

SUMMARY: The subject site zoned R-S, Residential Suburban, is 2.16 acres of property located on Old Highway 14 approximately 0.75 miles south of Highway 14 and I-85 interchange. The parcel has approximately 500 feet of frontage along Old Highway 14. The applicant is requesting to rezone the property to S-1, Services.

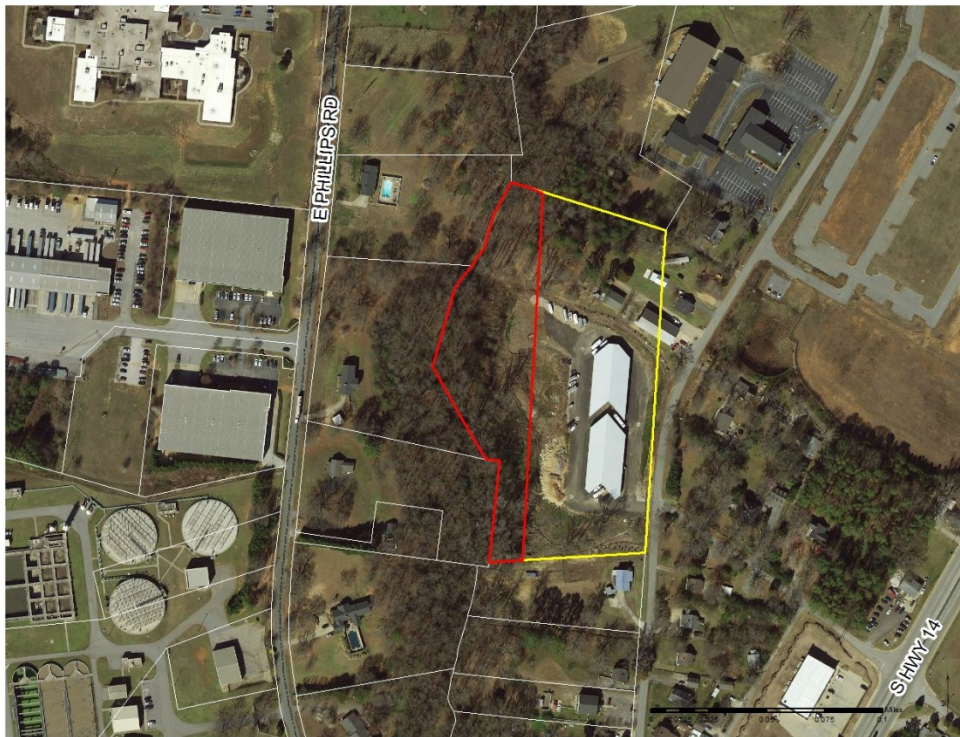
The applicant states the proposed land use is for Boat and RV storage.

CONCLUSION: The subject site is located in both Greenville County and Spartanburg County and with an existing storage building on the site. Staff is of the opinion, due to its unique location in both counties, and the existing land use as a storage building on this parcel, rezoning the parcel to S-1, Services would be an appropriate rezoning. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.

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



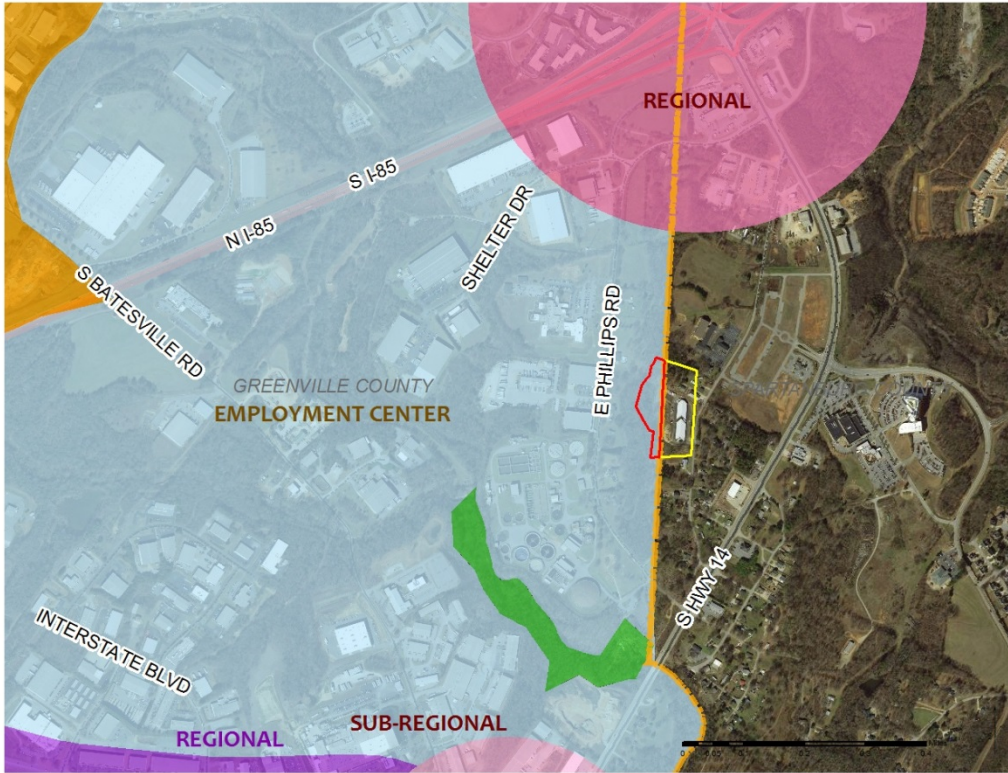
Aerial Photography, 2017



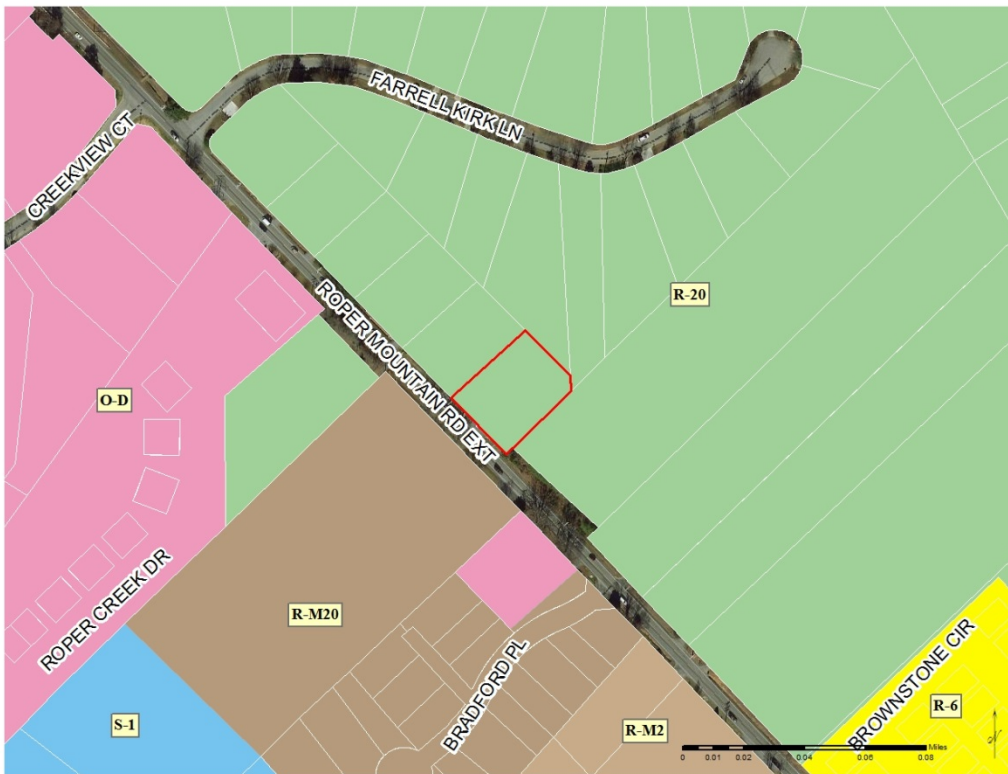


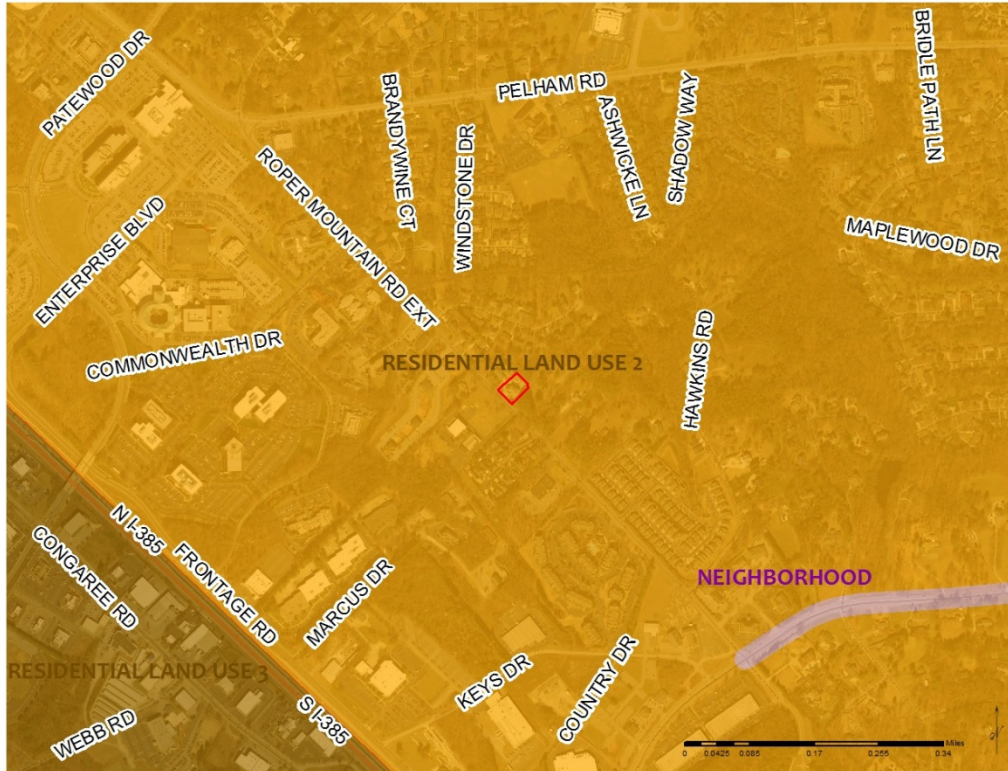
Zoning Map





Future Land Use Map





Future Land Use Map

John Bailey, 2764 Old Highway 14, the applicant addressed the Commission. He answered questions from the Commission.

MOTION: By Mr. Stevenson, seconded by Dr. Howard to approve CZ-2017-62. The motion carried unanimously by voice vote with one absent (Rogers).

Chairman Shockley and the Commission members discussed the Zoning Docket (CZ-2017-60) and the following motion was made.

MOTION: By Mr. Bichel, seconded by Dr. Howard to deny CZ-2017-60. The motion failed by a tie vote. Chairman Shockley noted the item would go forward without a recommendation.

PLANNING REPORT

Paula Gucker addressed the Commission members with a brief update of the activities within the Planning and Code Compliance Department as were included with the agenda packets.

MONTHLY MEETINGS

A schedule of meetings for December and January 2018 were included in the agenda packets.

OLD BUSINESS

There was no old business.

NEW BUSINESS

The Commissioners discussed the next Planning Commission Workshop. The workshop would be on Wednesday November 8, 2017.

ADJOURN

MOTION: By Mr. Stevenson to adjourn. Without objection the meeting adjourned at 5:44 p.m.

Submitted by recording secretary

