

GREENVILLE COUNTY PLANNING COMMISSION

MINUTES

April 25, 2018

4:30 p.m.

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

MEMBERS ABSENT: M. Shockley and D. Stevenson

STAFF: P. Gucker, S. Holt, P. Buathier, A. Willis, H. Gamble, J. Wortkoetter, R. Jeffers-Campbell, C. Burgess, G. Gordos and H. Hahn

CALL TO ORDER

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

APPROVAL OF THE MARCH 28, 2018 MINUTES

MOTION: By Dr. Howard, seconded by Mr. Harrison to approve the minutes of the March 28, 2018 meeting as presented. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

PRELIMINARY SUBDIVISION APPLICATIONS

Rashida Jeffers-Campbell presented the following:

2018-034 Havenhill Subdivision (Cluster)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 12.49 acres and zoned R-7.5. The developer is proposing a 76 lot subdivision accessed by Pinefield Drive /Holmes Drive. The developer is proposing 0.4 miles of Public Road and has chosen Cluster Development Option 1 requiring 1.94 acres of open space and providing 4.09 acres of open space. Water will be provided by Greenville Water and sewer will be provided by Greater Greenville. Gantt Fire serves this area.

Ms. Jeffers-Campbell stated with the exception of LDR Article 8.8.1, the application, along with the recommended conditions, satisfies approval standards of LDR Article 3.1. Therefore staff recommends conditional approval of the Preliminary Plan with the Standard and Specific Requirements applying, specifically;

- Holmes Drive shall be widened to 30 feet from Pinefield Drive to the cul de sac in order to accommodate emergency vehicles since only one access is provided for entering and exiting subdivision.
- A 25 foot sewer easement shall be provided on the preliminary plan and final plat.
- A minimum of 25 feet of right-of-way shall be provided on the subdivision side.
- Five foot sidewalks shall be installed due to the dense character of the proposed subdivision and surrounding area and location of Quest Leadership Academy Charter School within 1 mile.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approved by the Planning Commission prior to issuance of a land disturbance.

Dr. Hollingshad asked how the lots that are not connected going to be getting their mail, lots 1, 2, and three.

Ms. Jeffers-Campbell stated she thought they would be getting their mail at the cluster boxes.

Dr. Hollingshad asked why not a second entrance off of Pinefield Drive.

Ms. Jeffers-Campbell stated the area off of Pinefield Drive was open space.

MOTION: By Mr. Moore, seconded by Mr. Harrison to approve 2018-034 with staff's recommendations and with the condition to widen Harvest Hill to 30 feet. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

After further discussions the following motion was made:

MOTION: By Dr. Howard, seconded by Mr. Bichel to reconsider 2018-034. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

MOTION: By Dr. Howard, seconded by Mr. Bickel to approve 2018-034 with staff's recommendations and without the condition to widen Harvest Hill to 30 feet. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

2018-036-VA, Havenhill Variance #1

Ms. Jeffers-Campbell addressed the Commission members with a variance request from Article 3.5.5 of the LDR, which requires subdivision plans to provide internal road access for lots. The proposed preliminary plan for the Havenhill Subdivision shows 12 lots that front existing County Roads namely Pinefield and Holmes Drive.

Ms. Jeffers-Campbell stated staff recommends approval of the variance request since it is consistent with the design and layout of the existing surrounding residential subdivision.

MOTION: By Mr. Bichel, seconded by Dr. Hollingshad to deny lots 1, 2 and 3 and approve lots 4,5,6,7,8,9 and 10 for 2018-036-VA. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

2018-038-VA, Havenhill Variance #2

Ms. Jeffers-Campbell addressed the Commission members with a variance request from Article 8.8.1A of the LDR requires subdivision of more than 30 lots to provide at least two access point for the subdivision, the second may consist of an emergency access. The proposed plan does not include a secondary access point for emergency access to this property. The existing pavement on Holmes Drive is 18 foot wide. The variance request is to provide a 30 foot wide drive entrance to accommodate emergency access into the site.

Ms. Jeffers-Campbell stated staff recommends approval of the variance request since the LDR permits an exception for providing a secondary access if the paved surface of the main road is at least 26 feet wide to the first intersection.

MOTION: By Mr. Harrison, seconded by Dr. Howard to approve 2018-38-VA. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

2018-035, Renwood Subdivision (Cluster)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 55.90 acres and zoned R-S. The developer is proposing a 42 lot subdivision accessed by East Georgia Road/Woodruff Road. The developer is proposing 0.32 miles of Public Road and has chosen Cluster Development Option 2, requiring 22.15 acres of open space and providing 42.1 acres of open space. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Clear Springs Fire serves this area.

Ms. Jeffers-Campbell stated the application, along with the recommended conditions, satisfies the approval standards of LDR Article 3.1. Therefore, staff recommends conditional approval of the Preliminary Plan with the Standard and Specific Requirements applying, specifically:

- Prior to issuance of a land disturbance, the new road connection shall be located outside of the right-turn lane taper currently under construction on East Georgia at Woodruff Road as required by SCDOT.
- The proposed development shall comply with any mitigation required as a result of the traffic impact study required by SCDOT.
- A revised preliminary plan shall be submitted to Subdivision Administration reflection specific requirements and conditions approved and the results thereby of the Planning Commission prior to issuance of a land disturbance permit.

Mr. Bichel asked staff why a traffic study was required.

Ms. Jeffers-Campbell stated it was a DOT requirement.

Dr. Howard asked if she were correct in seeing 13 acres for 42 lots and being zoned R-S would be 1.7 houses per acre.

Ms. Jeffers-Campbell stated for conventional zoning it would be 1.7 houses per acre, but this being a Cluster Development it allows one to be creative and the lots sizes be more variable.

Mr. Harrison asked was an R-15 three lots per acre.

Ms. Jefers-Campbell stated that was correct.

MOTION: By Mr. Bichel, seconded by Mr. Moore to accept staff's recommendation of approval with condition for 2018-035. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

2018-041, Wood Ridge Subdivision

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 24.8 acres and unzoned. The developer is proposing a 22 lot subdivision accessed by Ridge Road. Water will be provided by Blue Ridge Water and sewer will be provided by septic system. Lake Cunningham Fire serves this area.

Ms. Jeffers-Campbell stated with the exception of LDR Section 8.18 (sidewalks), the application, along with the recommended conditions, satisfies the approval standards of LDR Article 3.1. therefore, staff recommends conditional approval of the Preliminary Plan with the Standard and Specific Requirements applying, specifically:

- The plan shall provide an alley for access instead of direct access off of Ridge Road.
- The plan shall provide 25 foot of right-of-way on subdivision side.
- If not approved as recommended an ingress/egress access easement shall be shown on the plan and final plat and the location of mailboxes.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approved by the Planning Commission prior to issuance of a land disturbance permit.

2018-066-VA, Wood Ridge Variance #1

Rashida Jeffers-Campbell addressed the Commission members with a variance request in reference to Article 8.18 of the LDR which requires subdivision that are located within 1.5 miles of a public school to provide five foot wide sidewalks. The proposed preliminary plan for the Wood Ridge Subdivision does not provide sidewalks. The subdivision consists of 22 residential lots.

Staff recommends approval of the variance request since the surrounding area has no nearby sidewalks to connect to.

2018-067-VA, Wood Ridge Variance #2

Rashida Jeffers-Campbell addressed the Commission members with a variance request referencing Article 3.5.5 of the LDR requires subdivision plans to provide internal road access for lots. The proposed preliminary plan provides direct access off of Ridge road for 22 lots with 5 shared drives.

Staff recommends denial of the variance request since an alley would prevent the subdivision entrance from being dominated by pavement, reduce curb cuts off Ridge Road and preserve a more pedestrian friendly environment.

The following appeared in opposition to the proposed:

- Jason Wright, 4159 Ridge Road, Gville, SC
- Martha Wright, 4171 Ridge Road, Gville, SC
- Danny Gambrell, 4031 Pennington Road, Gville, SC

Mr. Harrison stated he noticed the lot sizes were under a half acre, has DHEC looked at the lots yet.

Staff responded DHEC has not seen the lots as they have changed their policies.

Mr. Bichel stated he felt this was out of character for the surrounding area. Looking at the aerial photo there is nothing else like it around.

Dr. Howard agreed with Mr. Bichel, she felt it was not compatible with the surrounding land density. The road safety of the citizens was her concern and she would be voting against the request.

Mr. Rogers asked the engineer about the one access and having one access would allow everyone access as opposed to the five little

The engineer stated the idea was not for it to look like a subdivision, but like single family homes like the surrounding.

Mr. Harrison asked if DHEC looked at the entire subdivision or individual lots.

Ms. Wortkoetter stated they looked at each lot.

Mr. Rogers asked the engineer if the Commission approves the subdivision, and denies the variance where does that leave the development.

The engineer stated it would turn into the big subdivision that was referenced earlier.

Bryan Baily, Lake Cunningham Fire and a resident addressed the Commission stating the Fire Department would prefer 11 common driveways and recommend residential sprinklers

MOTION: By Dr. Howard, seconded by Mr. Bichel to deny 2018-041, citing LDR 3.1, the project is not compatible with the surrounding land use density. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

2018-042, Woodland Pointe (Cluster)

Rashida Jeffers- Campbell addressed the Commission members with a preliminary subdivision application consisting of 66.76 acres and zoned R-12. The developer is proposing a 222 lot subdivision accessed by Standing Springs Road. The developer is proposing 7,963 feet of public road. The Developer has chosen Cluster Option 1 requiring 10.01 acres of open space and has provided 14.59 acres. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Staff recommends the application, along with the recommended conditions, satisfies the approval standards of LDR Article 3.1. Therefore, staff recommends conditional approval of the Preliminary Plan with the Standard and Specific Requirements applying, specifically:

- Prior to issuance of a land disturbance permit, sight lines and site distance due to horizontal curve of Standing Springs Road between the proposed entrances shall be addressed per SCDOT.
- The proposed development shall comply with any mitigation required as a result of the traffic impact study required by SCDOT.
- Water main line shall be extended to both entrances.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approve and the results thereby of the Planning Commission prior to issuance of a land disturbance permit.

Mr. Bichel asked the engineer, Mr. Harrison to show him the developable area on the plat.

Mr. Harrison pointed out the area of developable land and noted there was a section that would remain undeveloped.

Mr. Bichel stated for the record the LDR, section 11.3.2 stated the Planning Commission shall determine the appropriateness of the dimensions of the required open space. He did not think this met it.

After a brief discussion the following motion was made.

MOTION: By Mr. Harrison, seconded by Mr. Moore to accept staff's recommendations for approval of 2018-042. The motion carried by a show of hands with three in opposition (Bichel, Howard and Rogers) and two absent (Shockley and Stevenson).

VARIANCE REQUESTS

2018-064-VA, Hale & McDougald Variance

Rashida Jeffers-Campbell addressed the Commission members with a variance request for lot 60 of Windsor Creek Subdivision. The applicant seeks a variance from the labeling of Lot 60 as an "Amenity Area" since it qualifies as a buildable lot.

Staff recommends approval of the variance request since the County issued a building permit, certificate of occupancy and the new lots were created.

Dr. Hollingshad asked why this was coming to the Planning Commission rather than the Board of Zoning Appeals.

Ms. Jeffers-Campbell stated it was a change to the Preliminary Plan.

MOTION: By Mr. Bichel, seconded by Mr. Harrison to approve 2018-064. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

Rezoning Requests

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-23
APPLICANT: Philip B. Plumbley for Lisa K. Plumbley
PROPERTY LOCATION: 3424 Brushy Creek Road
PIN/TMS#(s): G005000200204

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.25

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	DRD	apartments (City of Greer)
East	R-12	single-family residential
South	C-2	vacant land (City of Greer)
West	C-2	single-family residential (City of Greer)

WATER AVAILABILITY: CPW of Greer

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Community 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
Current	R-12	3.6 units/acre	0.25	1 units
Requested	C-2	16 units/acre		4 units

A successful rezoning may add up to 3 dwelling units.

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

TRAFFIC: No traffic counts in proximity of Brushy Creek Road.

SUMMARY: The subject parcel zoned R-12, Single-Family Residential, is 0.25 acres of property located on Brushy Creek Road approximately

0.15 miles east of the intersection of South Buncombe Road and Brushy Creek Road. The parcel has approximately 90 feet of frontage along Brushy Creek Road. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant did not state the proposed land use.

CONCLUSION:

The subject site is located next to the City of Greer with C-2 zoning to the south and west of the subject site. The surrounding land uses and zoning in this area, especially near the intersection of Brushy Creek Road and Old Buncombe Road are made up of mostly office and commercial zoning with multifamily residential throughout this area. Staff is of the opinion rezoning this parcel to C-2, Commercial would have minimal impact on the surrounding community and would be consistent with the surrounding zoning. It would also be in accordance with the Greenville County Comprehensive Plan.

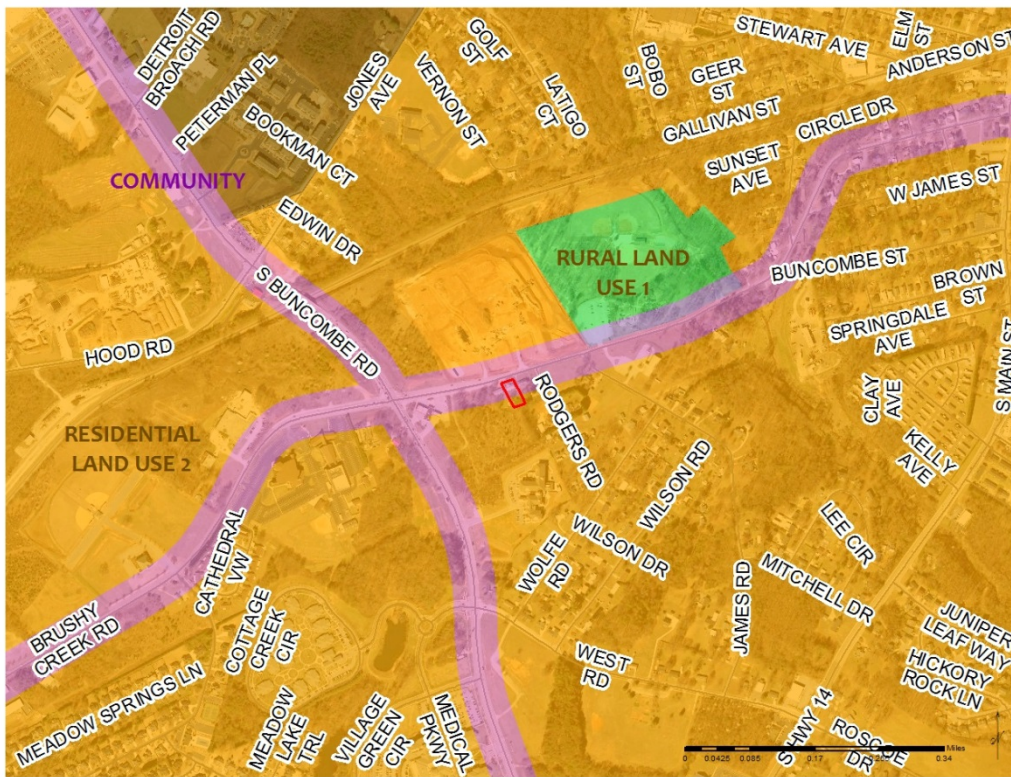
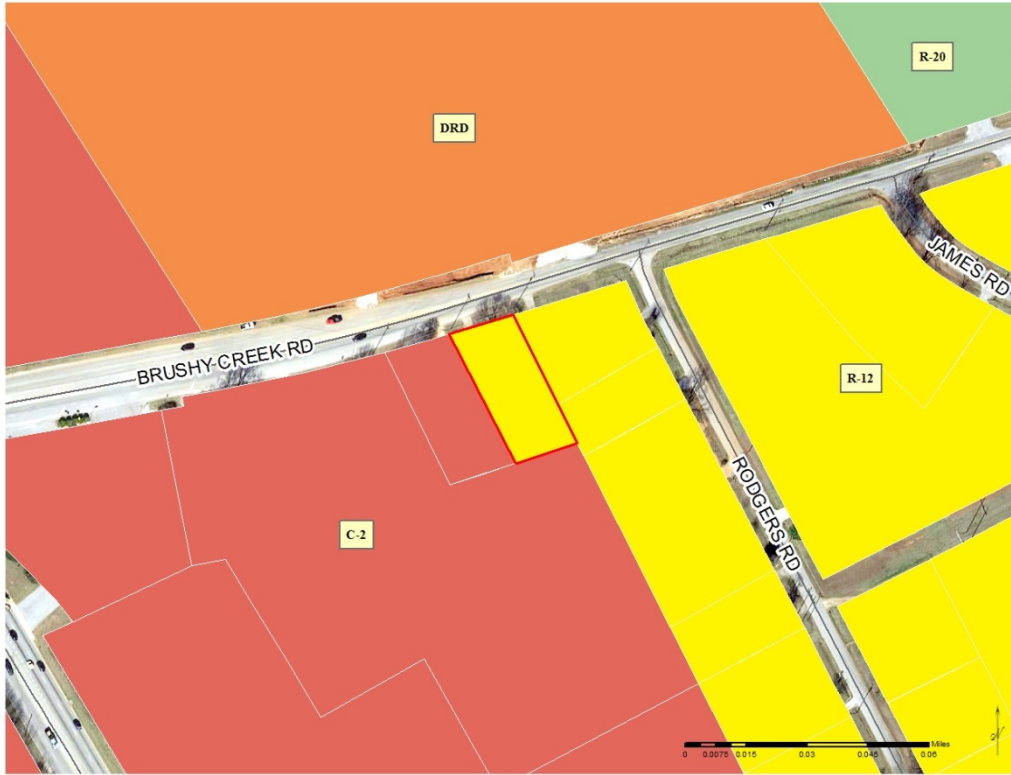
Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.

MOTION:

By Mr. Bichel, seconded by Dr. Howard to approve CZ-2018-23. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).



Aerial Photography, 2017



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-24

APPLICANT: Gabriel Ricardo Tovar

PROPERTY LOCATION: 2815 Poinsett Highway

PIN/TMS#(s): 0435000100200

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.71

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: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	vacant wooded land
East	C-1	vacant wooded land
South	R-10	single-family residential
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan, designated as a *MDR, Medium Density 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	R-10	4.4 units/acre	0.71	4 units
Requested	C-3	16 units/acre		11 units

A successful rezoning may add up to 7 dwelling units.

ROADS: Poinsett Highway: five-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Poinsett Highway	2,4800'W	21,400	16,900 -21%	21,300 26%

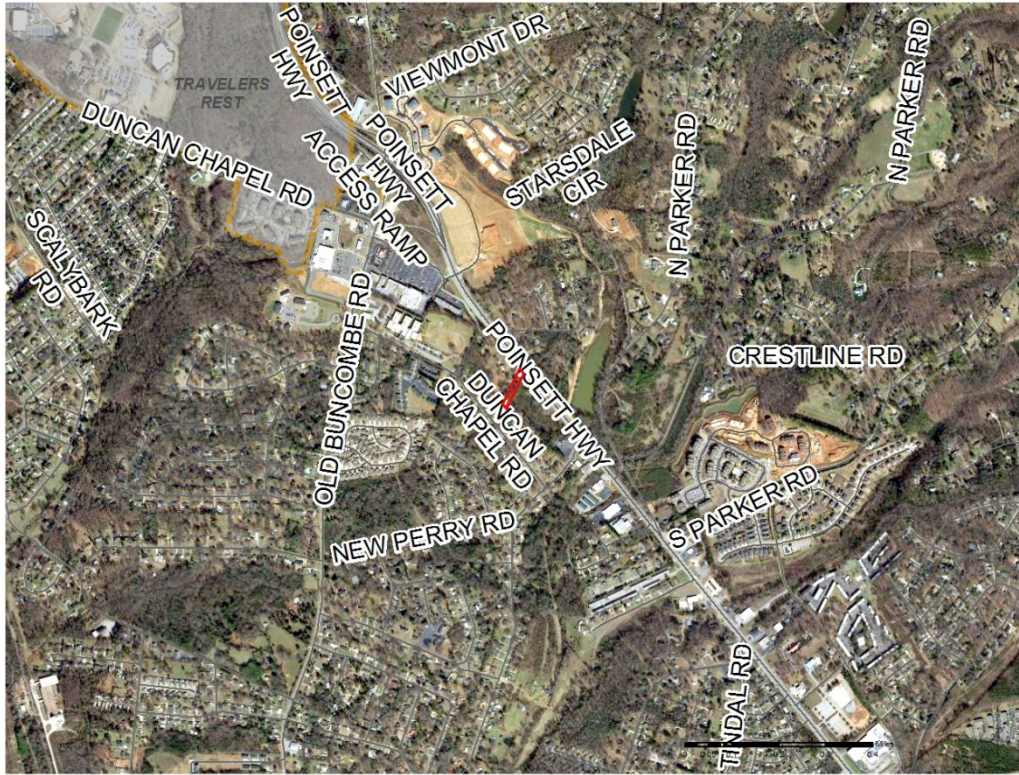
SUMMARY: The subject parcel zoned R-10, Single-Family Residential, is 0.71 acres of property located on Poinsett Highway approximately 0.55 miles south of the Old Buncombe Road and Poinsett Highway interchange. The parcel has approximately 75 feet of frontage along Poinsett Highway. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for office use and retail.

CONCLUSION: The subject site is located along Poinsett Highway, a major arterial road. The surrounding zoning is PD, Planned Development to the north, C-1, Commercial to the east and R-10, Single-Family Residential to the south and west. The surrounding land uses are vacant wooded land and single-family residential. Staff is concerned that rezoning this parcel to C-3, Commercial would have negative impacts on the surrounding residential to the south and west of the subject site. Staff also has concerns that rezoning to C-3, Commercial would allow for a more intense use than the adjacent C-1, Commercial use. The subject site is also not consistent with Cherrydale Area Plan, recommending Medium Density Residential.

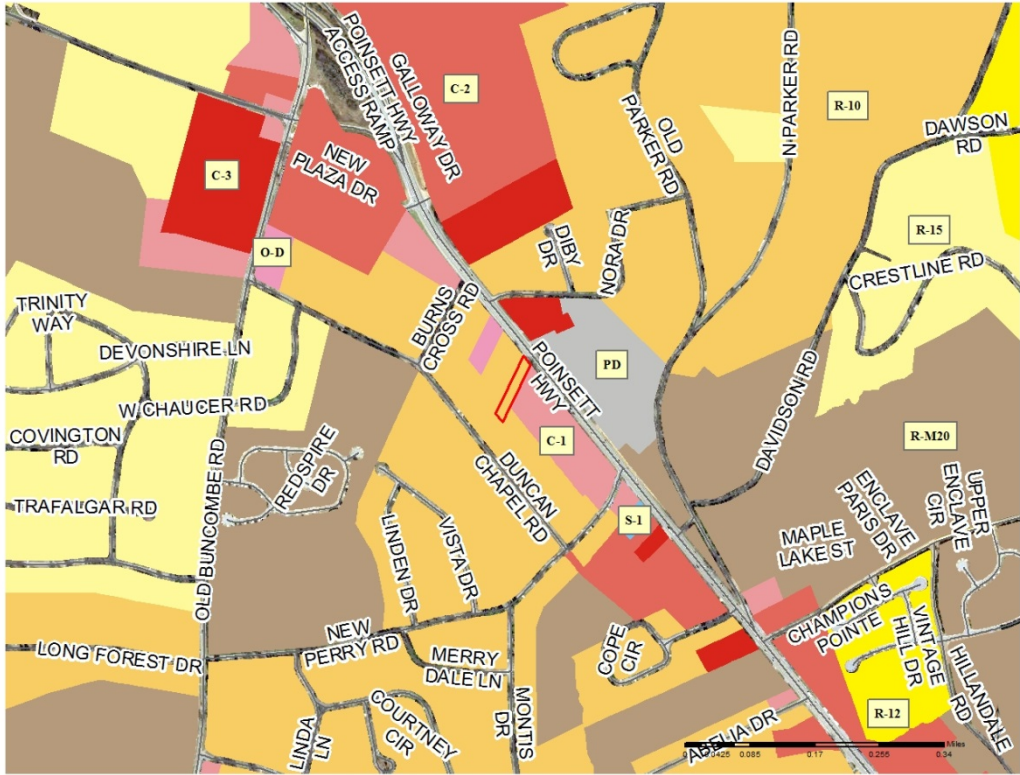
Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.

MOTION: By Dr. Howard, seconded by Mr. Bichel to deny CZ-2018-24. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

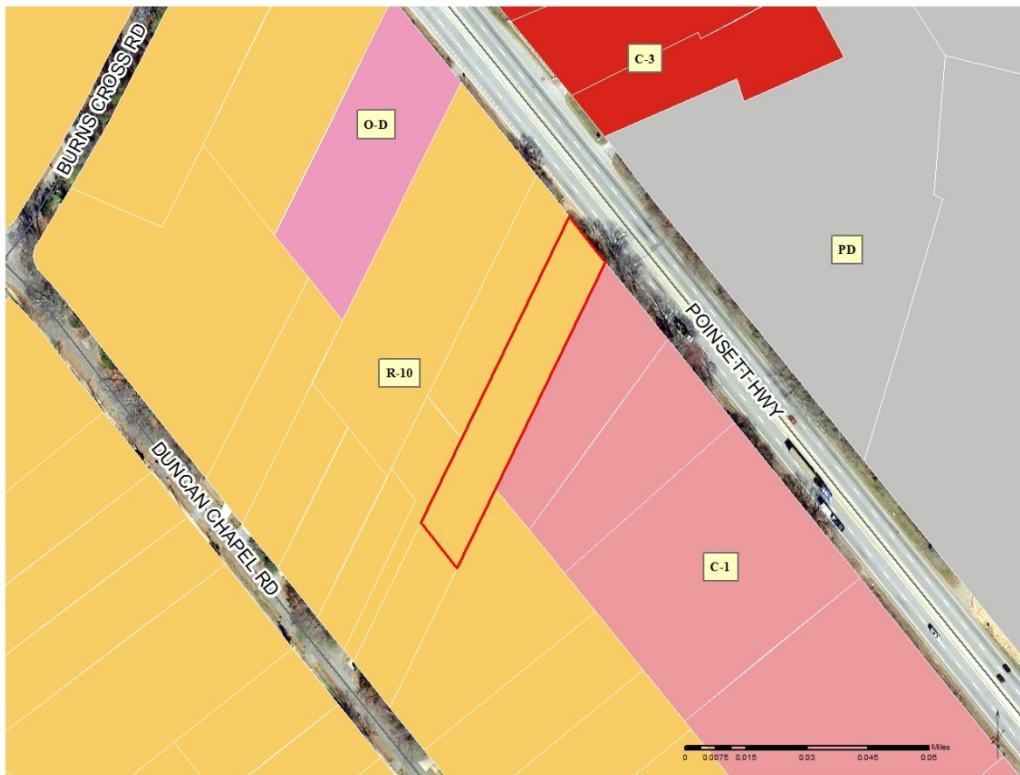


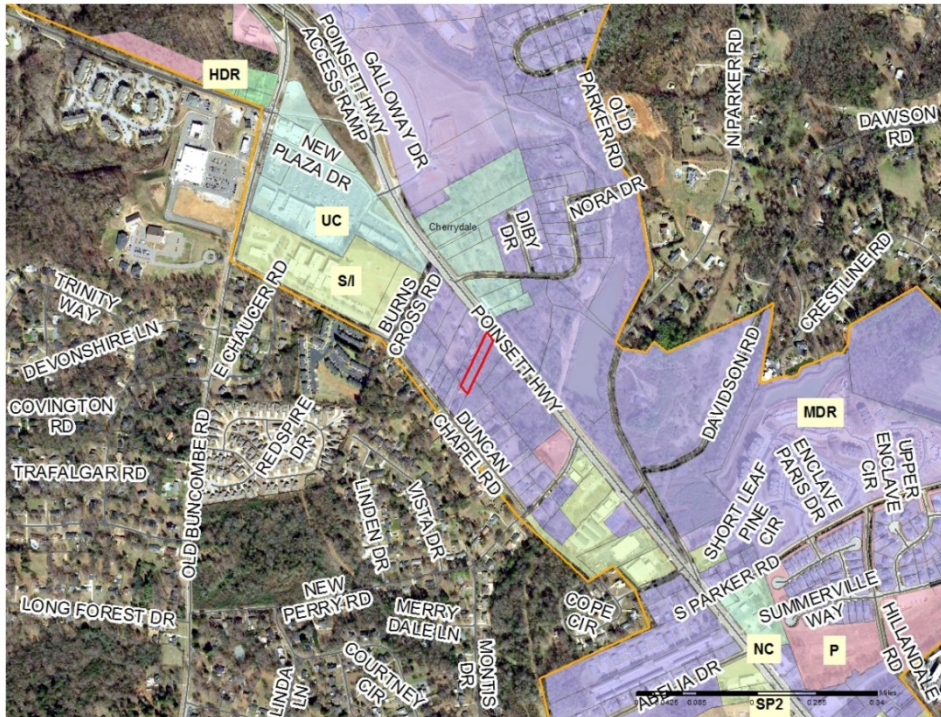
Aerial Photography, 2017





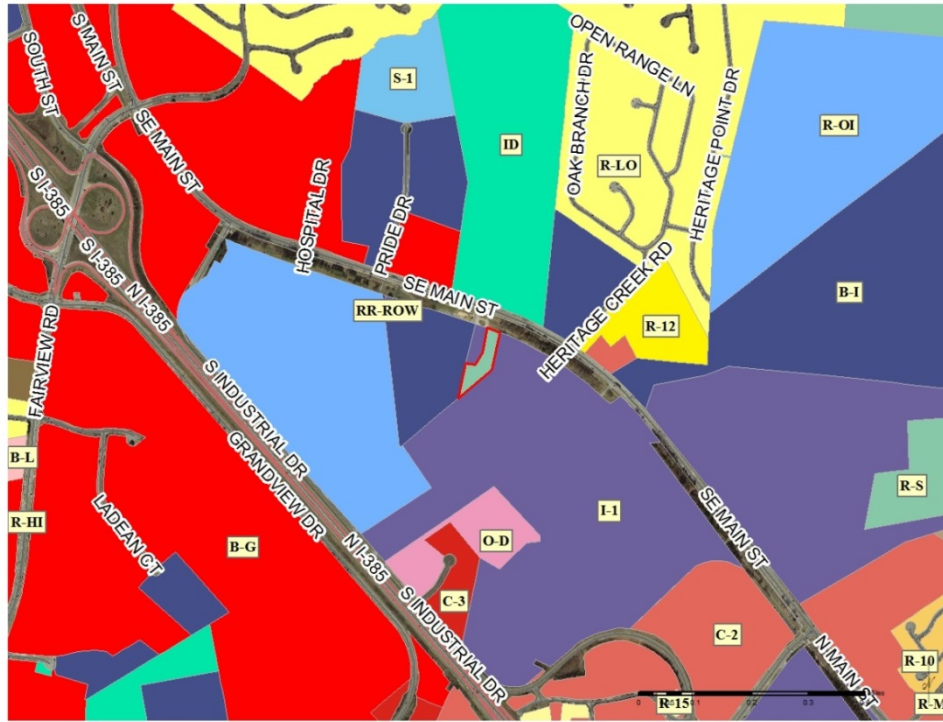
Zoning Map





Future Land Use Map





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-25
- APPLICANT:** Gabriel Fernandez-Rubio for Gabriel Builders, Inc.
- PROPERTY LOCATION:** White Horse Road
- PIN/TMS#(s):** B005010100400
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** C-3, Commercial
- ACREAGE:** 5.9
- COUNCIL DISTRICT:** 19 – Meadows
- ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in April 1972, as part of Area 3.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and C-1	single-family residential and vacant wooded land
East	R-15	single-family residential
South	R-S and C-1	single-family residential, church and office
West	R-S	single-family residential and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Community Corridor*.

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

	Zoning	Zoning Density	Acre	Total Units
Current	R-S	1.7 units/acre	5.9	10 units
Requested	C-3	16 units/acre		94 units

A successful rezoning may add up to 84 dwelling units.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	1,770'S	19,000	16,700	20,000
			-	19.8%
			12.1%	

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 5.9 acres of property located on White Horse Road approximately 0.45 miles south of the intersection of Old White Horse Road and US Highway 25 Bypass. The parcel has approximately 225 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.

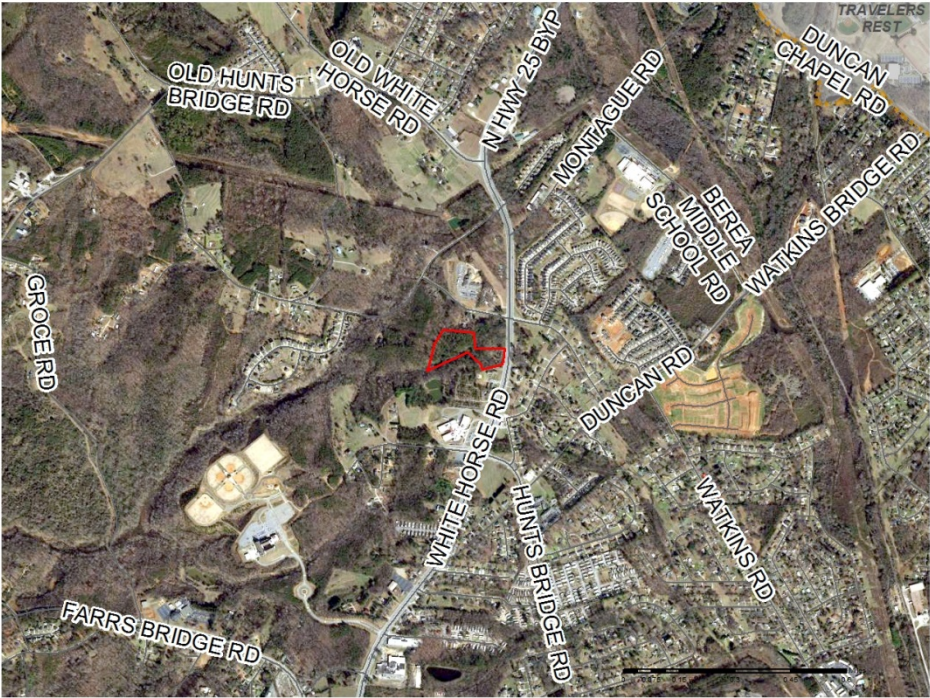
The applicant states the proposed land use is for cabinet shop.

CONCLUSION: The subject site is located along White Horse Road, an arterial road, which is surrounded primarily by single-family residential and vacant wooded land. Staff believes this area of White Horse Road is a highly residential area with single-family residential zoning and land uses. Rezoning this parcel to C-3, Commercial,

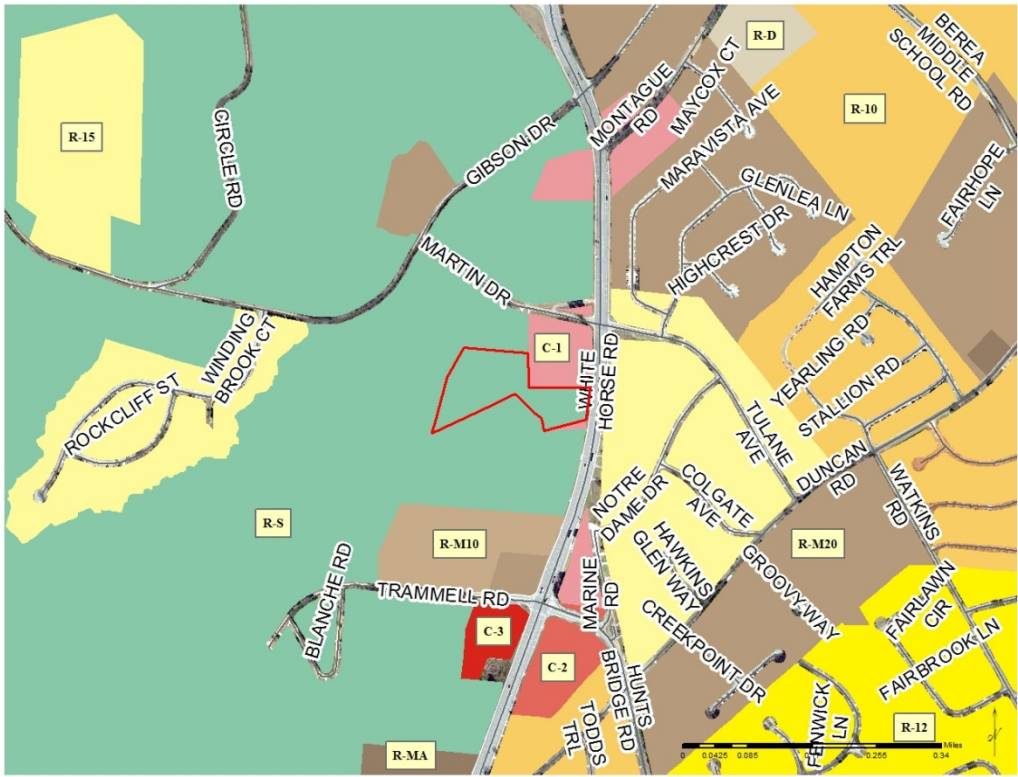
would have a negative impact on the surrounding residential areas, especially the western section of the parcel.

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

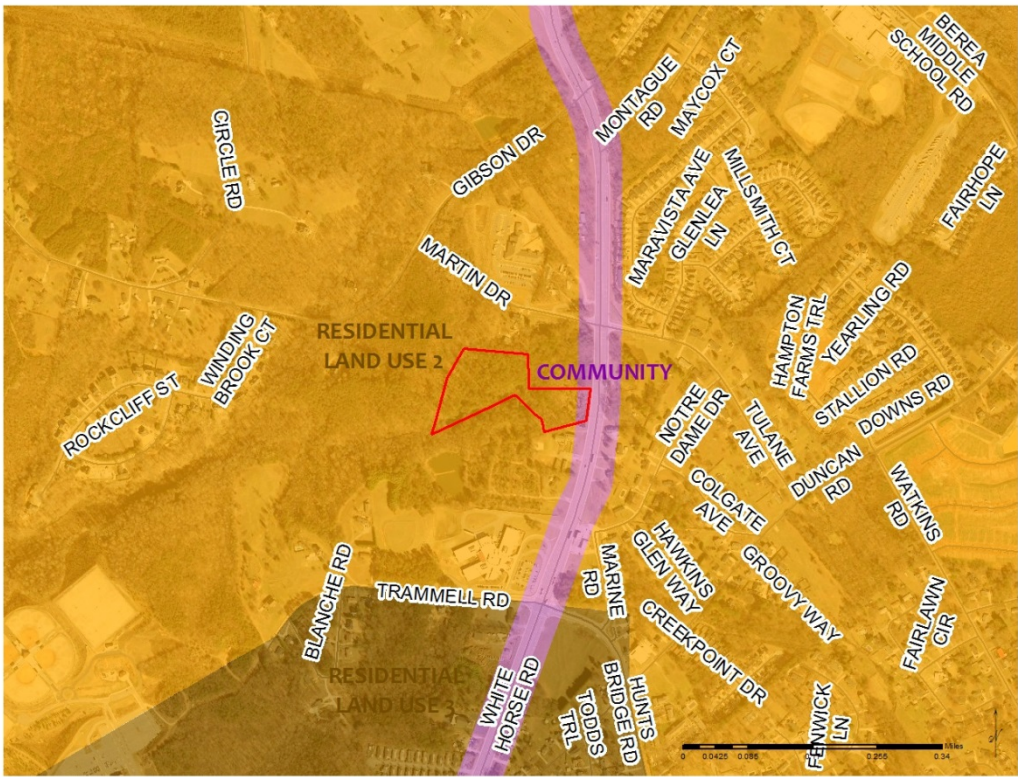
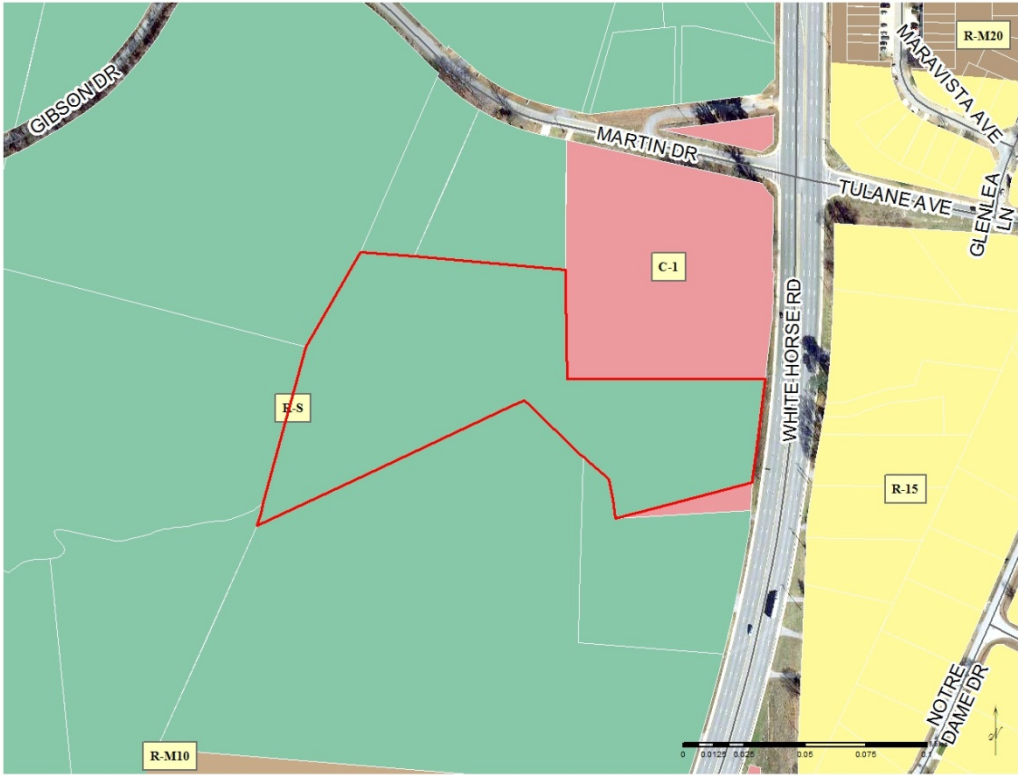
MOTION: By Mr. Bichel, seconded by Mr. Moore to deny CZ-2018-25. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-26

APPLICANT: Veronica Vahin Tabares for Luis A. Tabares

PROPERTY LOCATION: Highway 418 and Woodside Road

PIN/TMS#(s): 0576030100500

EXISTING ZONING: Unzoned

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 72.23

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel is unzoned and has had no previous rezoning requests.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as *Rural Land Use 2*, which prescribes 1 unit per 3 acres.

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>Unzoned</i>	<i>7.3 units/acre</i>	72.23	<i>527 units</i>
Requested	R-S	1.7 units/acre		122 units

A successful rezoning would subtract up to 405 dwelling units.

ROADS:

Highway 418: two-lane State-maintained major arterial
Woodside Road: two-lane County-maintained local

TRAFFIC:

No traffic counts in proximity of Highway 418 and Woodside Road.

SUMMARY:

The subject parcel is unzoned with 72.23 acres of property located on Highway 418 approximately 1.3 miles east of the intersection of Fork Shoals Road and Highway 418. The parcel has approximately 1,280 feet of frontage along Highway 418 and 620 feet of frontage along Woodside Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant did not state the proposed land use.

CONCLUSION:

The subject site is currently unzoned. There is R-S, Residential Suburban zoning to the north of the subject site with single-family residential land uses surrounding the subject site. Currently under the Land Development Regulations, 527 units could be built on this subject site using the allowed minimum lot size of 6,000 sqft per lot. Zoning to R-S, Residential Suburban would allow for a max of 122 units. Staff is of the opinion, zoning this parcel to R-S, Residential Suburban would be more consistent with both the zoning to the north, and surrounding unzoned residential land uses.

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

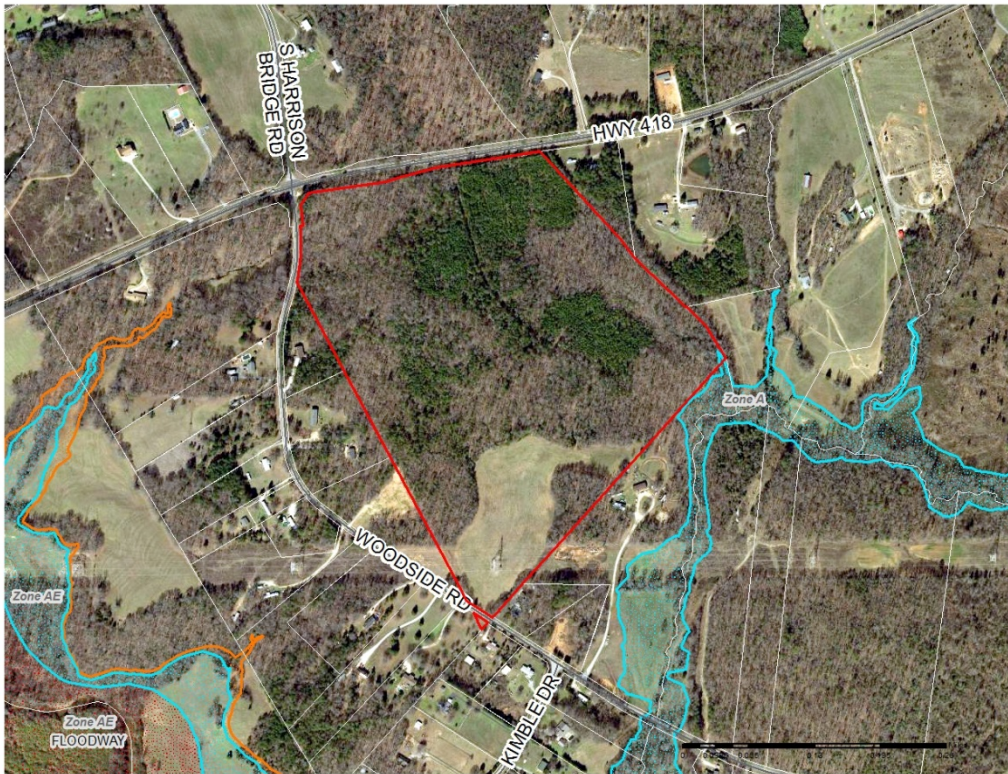
Dr. Hollingshad stated at the Public Hearing most citizens seemed concerned with increase of traffic. He stated there would be increases in traffic in any development of the site, but this zoning change will actually be more restrictive on the future development. Therefore mitigate traffic impacts compared to the development that could go out there now.

MOTION:

By Dr. Hollingshad, seconded by Mr. Harrison to approve CZ-2018-26. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).



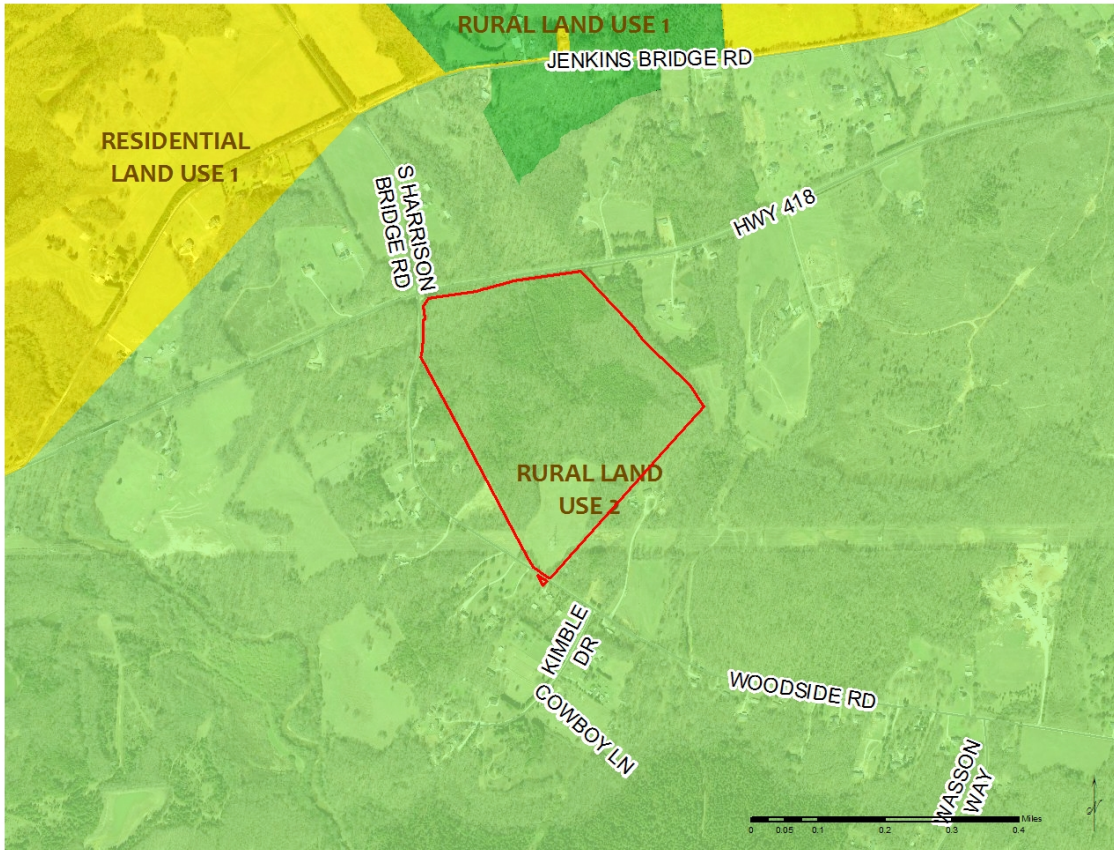
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-27

APPLICANT: William James Alexander for The Alexander Family Partnership

PROPERTY LOCATION: Neely Ferry Road and S. Baldwin Road

PIN/TMS#(s): 0574020101010

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-M8, Multifamily Residential

ACREAGE: 8.5

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December 1994, as part of Area 10. There was a successful S-1, Services rezoning request in 1998, CZ-1998-91.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	B-G	vacant wooded land (City of Simpsonville)
South	ID	vacant land
West	R-S	single-family residential and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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	S-1	0 units/acre	8.5	0 units
Requested	R-M8	8 units/acre		68 units

A successful rezoning may add up to 68 dwelling units.

ROADS: Neely Ferry Road: two-lane State-maintained minor collector
South Baldwin Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Neely Ferry Road	3,020' N	2,500	1,700	1,700
			-32%	0%

SUMMARY: The subject parcel zoned S-1, Services, is 8.5 acres of property located on Neely Ferry Road approximately 0.25 miles north of the intersection of West Georgia Road and Neely Ferry Road. The parcel has approximately 625 feet of frontage along Neely Ferry Road and 1,215 feet of frontage along South Baldwin Road. The applicant is requesting to rezone the property to R-M8, Multifamily Residential.

The applicant states the proposed land use is for a townhome development. Staff reached out to the City of Simpsonville regarding the parcels zoned B-G, Business General and ID, Innovative Design in this area. The City of Simpsonville stated on the parcel to the east (0305000100403) a Townhome Development was approved and on the parcel to the south (0574020101009) a Class A Apartment Complex was approved.

CONCLUSION:

The subject site is located within an Employment Center, areas strategically located throughout the County in order to take advantage of existing infrastructure. While it is highly characterized by large and small scale industrial and services, some retail, medium and high density residential is also seen as an appropriate use in this area per the Imagine Greenville County Comprehensive Plan. Staff believes this area would be appropriate for the requested zoning of R-M8, Multifamily Residential, based on the surrounding zoning and future land uses. The rezoning would allow for a transitional buffer between service and industrial type uses and zoning, to single-family residential zoning and land uses.

Based on these reasons staff recommends approval of the requested rezoning to R-M8, Multifamily Residential.

Mr. Harrison asked about people cutting through on Baldwin Road, how the citizens would go about finding a solution.

Ms. Gucker stated at the time this comes in for the actual development staff will deal with the issue and work with the residents.

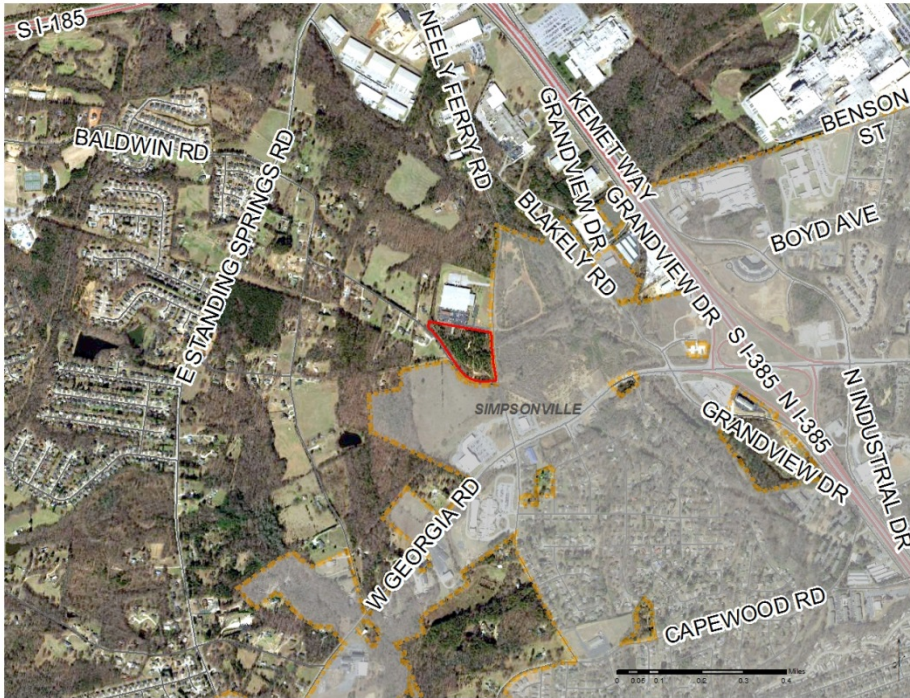
Dr. Howard asked if this were approved, would the Commission see the project again.

Ms. Gucker stated the Commission would see the request again.

Mr. Moore asked the difference between R-MA and R-M8.

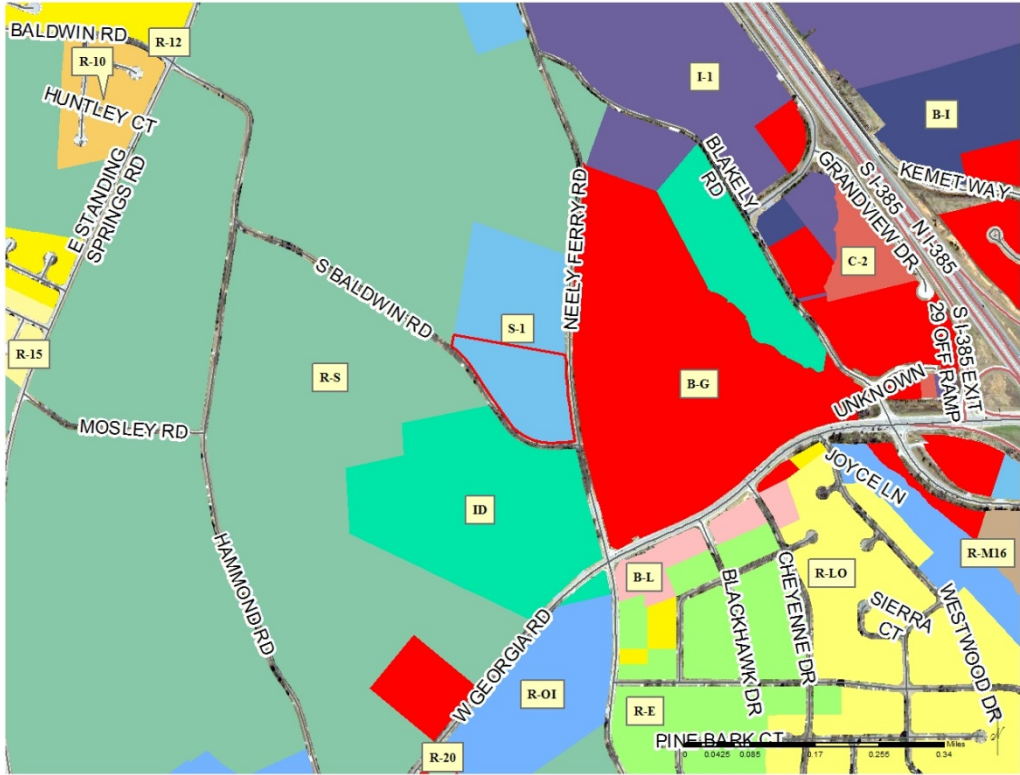
Ms. Buathier stated R-MA allows 20 units per acre and R-M8 allows 8 units per acre.

MOTION: By Mr. Harrison, seconded by Mr. Bichel to approve CZ-2018-27. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

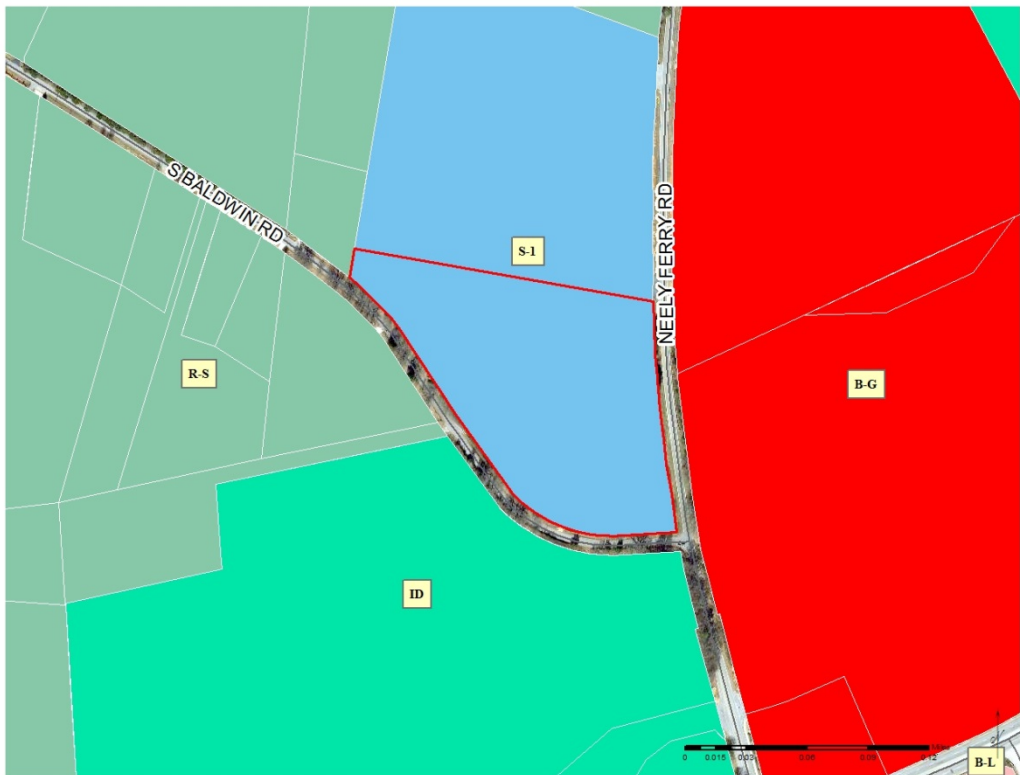


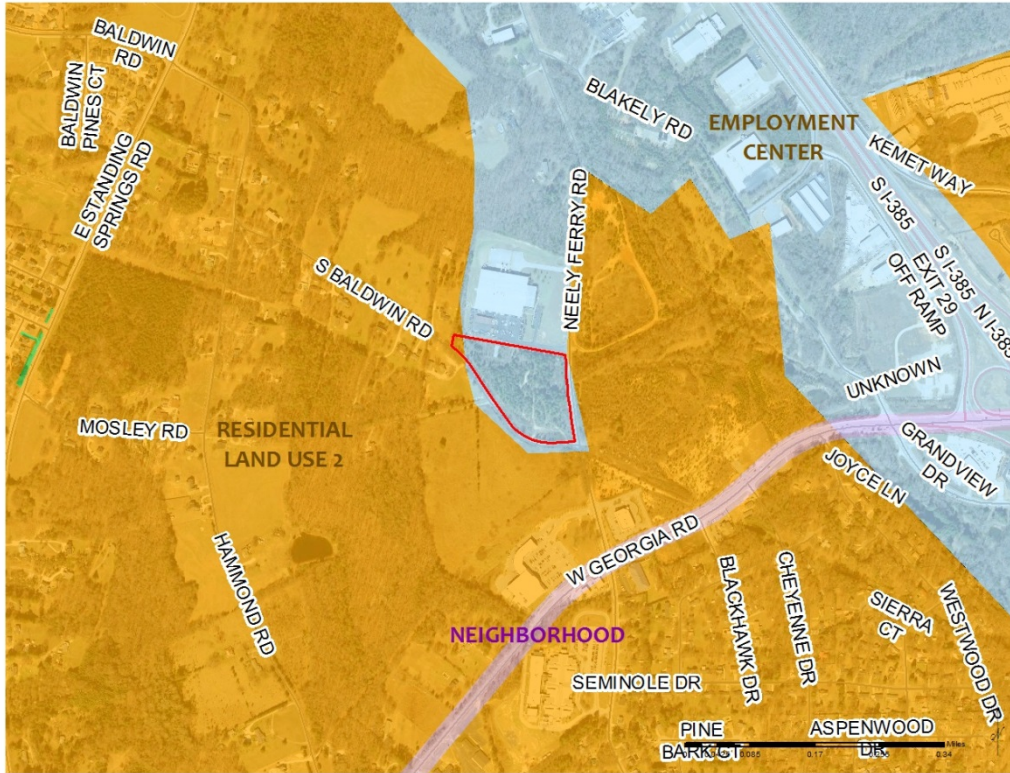
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-28
- APPLICANT:** Eric Hedrick for Mark III Properties Inc., Mart K. Tucker, Marvin and Renee Anderson, Jimmy M. Bridges and FFP Upstate Manor, LLC
- PROPERTY LOCATION:** Phillips McCall Road and Anderson Ridge Road
- PIN/TMS#(s):** 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** FRD, Flexible Review District
- ACREAGE:** 69.29

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. There was an R-12, Single-Family Residential District rezoning request withdrawn on September 8, 2017, CZ-2017-052.

EXISTING LAND USE: single-family residential and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential, soccer complex and vacant wooded land
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S and R-12	single-family residential and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	69.29	117 units
Requested	FRD	2.6 units/acre		180 units

A successful rezoning may add up to 63 dwelling units.

ROADS: Anderson Ridge Road: two-lane County-maintained minor-arterial
Phillip McCall Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Anderson Ridge Road	400' W	2,700	2,900 7.4%	5,100 75.8%

A traffic study is not required at the time of the Rezoning application, but is required at the submittal for a Preliminary Plan. Although the traffic study is not required at this time, the

applicant should be aware that mitigation is likely to be required for Subdivision approval. A traffic study is being conducted by the applicant, but has not been received as of the report deadline. County Traffic Engineers have looked over the proposed plans, although not the traffic study, and have suggested these requirements.

1. The entire length of Phillips McCall Rd needs to be improved to at least 24 feet wide. (Subdivision Issue)
2. The sharp curve needs to be improved to meet current horizontal curve requirements in the Land Development Regulations (LDR). (Subdivision Issue)
3. A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the lower portion to the amenities area. Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions. (Zoning Issue)
4. Traffic Impact Study is required and shall include the intersections with the Mesa soccer complex, Thompson Rd/Anderson Ridge Rd intersection, S. Bennetts Bridge Rd/Anderson Ridge Rd intersection, and the Jonesville Rd/Anderson Ridge Rd intersection. (Subdivision Issue)

Again, most of these items are not required at the time of the Rezoning Application, but will be reviewed at the time of the Subdivision process. Item 3 is appropriate to include as a condition of approval at the time of rezoning.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site, and electrical lines run through the southern portion of the subject site.

The applicant is proposing an FRD, Flexible Review District with 180 units on approximately 69 acres, which is comprised of seven tracts of land. Of the 69 total acres, approximately 39 acres are on the north side of Phillips McCall Road and 30 acres are on the south side.

The applicant is proposing three points of ingress and egress for the development. Two access points, one along Anderson Road

and one along Phillips McCall Road, are proposed for the northern portion. One access point, along with an emergency access point along Phillips McCall, is proposed for the southern portion of the development. All streets within the development are to be public roads and designed to County standards. The applicant is proposing sidewalks along one side of all roads, along with tying into Anderson Ridge Road giving the proposed subdivision pedestrian access to the soccer complex.

Amenity areas are being proposed on the northern portion of the subdivision. These areas include pocket parks and a pool area. A recommended condition of approval requires a pedestrian connection from the southern portion of the project.

There is a minimum 25 foot setback and buffer proposed along all sides of the proposed subdivision. Trees are to be preserved in these areas and supplemented with addition plantings as determined at Final Development Plan. All buffer and common space areas will be maintained by the HOA.

The applicant is proposing street lighting located throughout the development. Entrance monuments and decorative landscaping is being proposed at all entrances to the subdivision; all signage will comply with the Greenville County Sign Ordinance. House building materials will consist of a combination of stone, brick, concrete fiber board, and vinyl exteriors.

CONCLUSION:

The applicant is proposing 180 homes on approximately 69.29 acres with a maximum density of 2.6 units per acre. The development also includes approximately 10 acres of undisturbed passive open space and mulch walking trails. The proposal is to preserve existing vegetation throughout areas of the development and to add plantings in areas where there is no existing vegetation in the proposed 25 foot undisturbed buffer along all sides of the property.

The amenities for the project are only on the northern portion of the proposed subdivision. The pool and pocket parks are for the use of both sections of the proposed subdivision. A pedestrian connection is needed between the northern and southern areas since amenity areas are to serve both portions of the proposed development.

The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion

that the requested rezoning to FRD, Flexible Review District with a single family subdivision is similar to density suggested in the Greenville County Image Greenville Comprehensive Plan.

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

:

- A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the southern portion to the amenities area.
- Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions.
- Additional plantings shall be shown on the Final Development Plan in the 25 foot undisturbed buffer, pocket parks, and tree save areas where there is little or no existing vegetation.

Mr. Rogers stated the applicant included a statement of intent, is the statement of intent binding and part of the FRD.

Ms. Bauthier stated that was correct.

Mr. Rogers stated the packet included references for traffic numbers for Anderson Ridge Road, but there has not been a formal traffic study.

Mr. Willis stated staff has received a formal traffic study, but it was not received at the time the agenda packets were sent out. A copy has been provided to the county transportation staff and SCDOT. It will be reviewed at the time of the subdivision.

Mr. Rogers stated this was already zoned for 120 lots and this would be taking it to 180 lots. He stated even at 120 lots, you figure each house adds ten trips a day, which is according to the Traffic Engineers Manual is the standard, then you have 5100 trips a day down Anderson Ridge Road. Even at 1200 new trips a day you are talking about a big jump in traffic on that road. He stated he was guessing the other two roads are smaller and less able to handle additional traffic. Mr. Rogers stated he generally respects staff's opinion on these things, but in this case he thought the existing infrastructure is not adequate to handle this kind of rezoning. He stated two of the areas around the site are zoned R-S and there should be a strong reason to change that.

MOTION: By Mr. Rogers, seconded by Dr. Howard to deny CZ-2018-28.

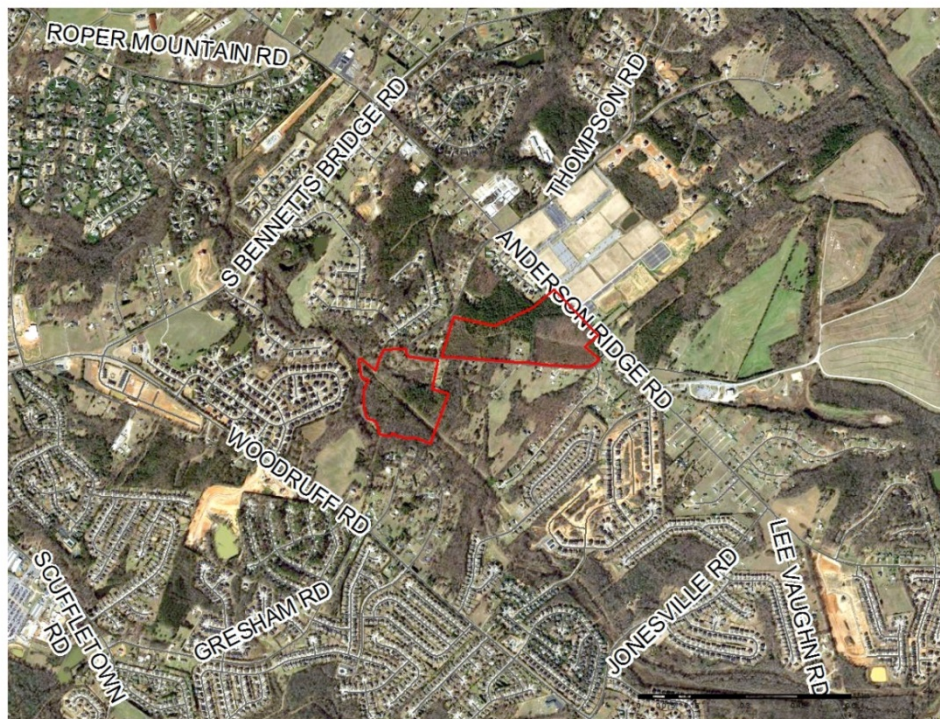
Mr. Harrison stated he agreed with Commissioner Rogers so some extent, but his thought was traffic is already bad there and we know that. He understands there are plans but not for a while addressing the traffic. Mr. Harrison stated from his view fixing the problem that is already there, the only way to do that is to, within reason bring in thoughtful development and have the ability to fix things on that end. He stated he was in favor of the request because that would be the quickest way to alleviate the problems with development coming in. He felt there was a lot of thought put to this and with the FRD we do have lee-way to require some things from the developer to help with the problem that is already there.

Dr. Howard stated she echoed Mr. Rogers feelings. She stated she had done her own unofficial traffic study and traveled various times of the day and traffic was bad at all times. She stated she would be voting to deny the request.

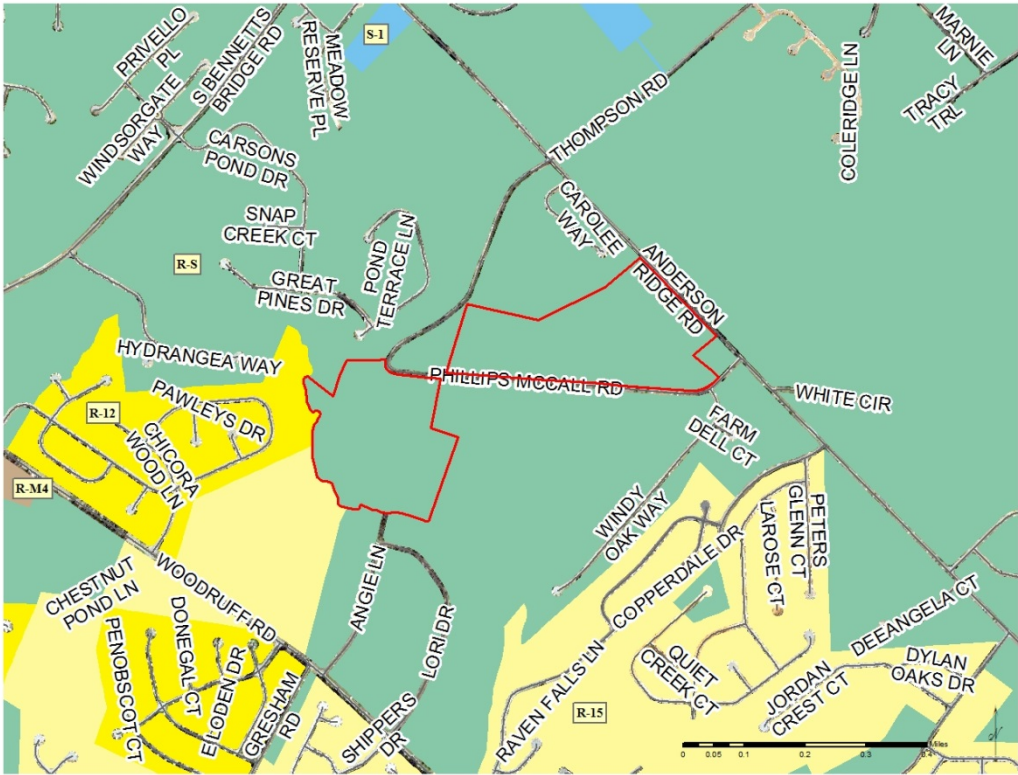
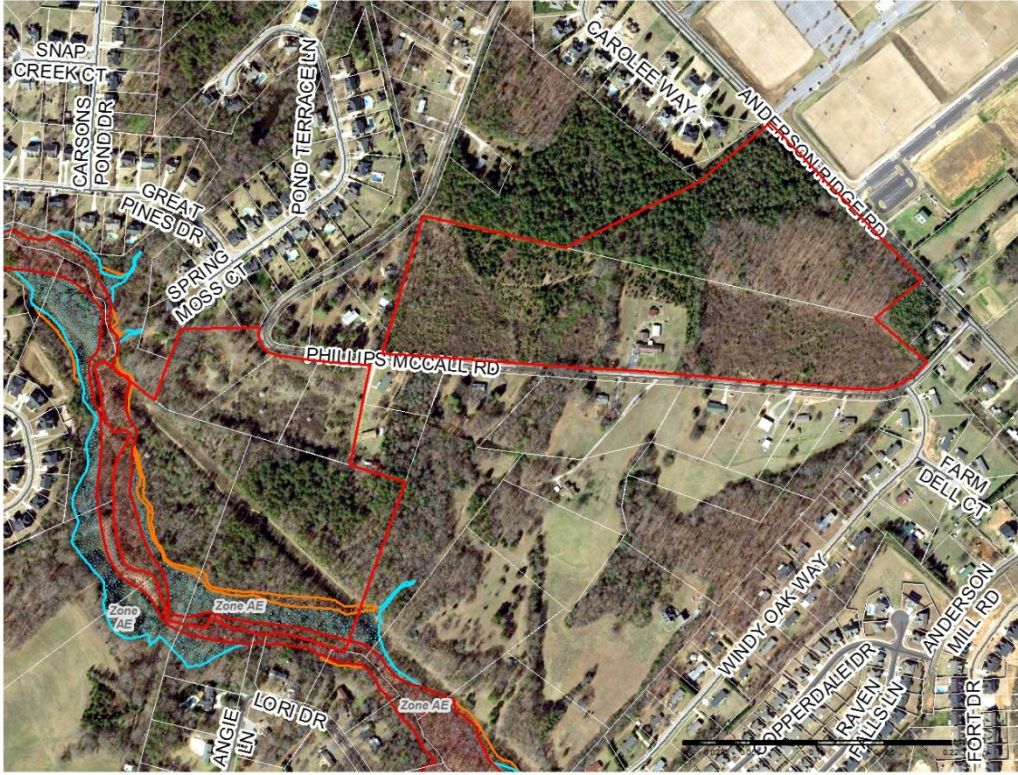
Mr. Bichel asked if it complied with the Comprehensive Plan.

Mr. Willis stated is does.

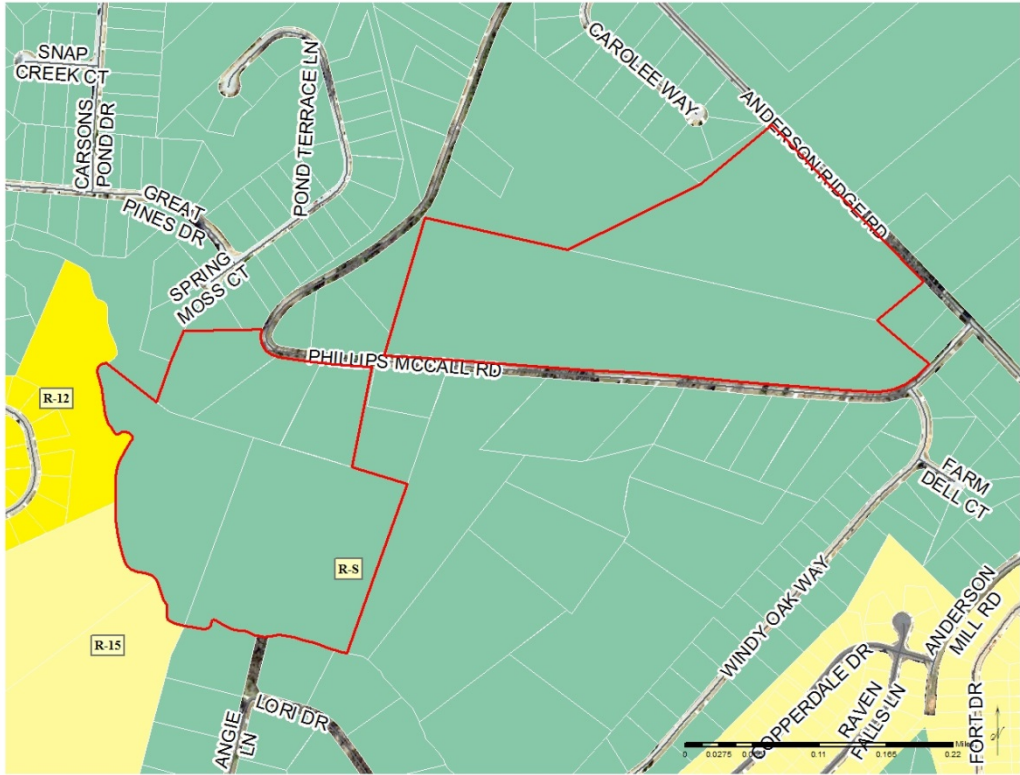
Mr. Bichel commended the applicant on the use of common area. The motion to deny carried by hand vote with three in opposition (Bichel, Harrison and Moore) and two absent (Shockley and Stevenson).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-29

APPLICANT: Paul J. Harrison, Bluewater Civil Design for Huff Creek Venture, LLC

PROPERTY LOCATION: Antioch Church Road

PIN/TMS#(s): 0593030100400

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 32.2

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was an unsuccessful R-12, Single-Family Residential rezoning request in 2017, CZ-2017-22.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	vacant land
East	R-S and R-12	vacant land and single-family residential
South	R-S	vacant land
West	R-7.5	single-family residential (Idlewild Subdivision)

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 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-S</i>	<i>1.7 units/acre</i>	32.2	<i>54 units</i>
Requested	FRD	4.2 units/acre		134 units

A successful rezoning may add up to 80 dwelling units.

ROADS: Antioch Church Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Antioch Church Road	1,800' E	3,300	3,300 0%	3,800 15.2%

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 32.2 acres of property located on Antioch Church Road approximately 1.5 miles northwest of the I-185 and Reedy Fork Road Interchange and approximately 0.5 miles east of the Michelin Plant. The parcel has approximately 760 feet of frontage along Antioch Church Road. There is floodplain located along the eastern portion of the property. The applicant is requesting to rezone the property to FRD, Flexible Review District.

The applicant is proposing an FRD, Flexible Review District with 134 single-family detached homes. The proposed homes will be a mixture of 1 to 2 stories ranging from 900 to 1,400 square feet. Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone.

The applicant is proposing one ingress/egress onto Antioch Church Road along with a full connection previously required at Planning Commission and required by the Land Development Regulations into the Idlewild Subdivision. Each lot will contain a minimum of two parking spaces, with one garage space and one space in front of the garage. Any additional parking will be required to be outside of the public right-of-way and built to Greenville County Standards. A five foot wide sidewalk is proposed on one side of the development. Mulched walking trails are also proposed throughout the development.

A twenty foot undisturbed buffer is being shown along the east, west, and south property lines. Only selective clearing will be allowed in these areas for walking trails, utility easements, roadways, and removal of invasive species. The applicant is also

proposing a 30 foot buffer to the north, along Antioch Church Road that may be cleared and/or disturbed.

The applicant is proposing typical street lighting located throughout the development to be designed and installed by Duke Energy. Poles will be twelve feet in height with LED fixtures. All proposed open space, landscaping, monuments, stormwater management pond, and all common grounds are to be maintained by the HOA.

CONCLUSION:

The applicant is proposing 134 homes on approximately 32.2 acres with max density of 4.66 units per acre. The development also includes approximately 10 acres of undisturbed passive open space, mulch walking trails, and the preservation of existing vegetation throughout areas of the development. These amenities add to the value of the neighborhood. Staff is of the opinion the requested rezoning to FRD, Flexible Review District, for a Single-Family Subdivision is consistent with the existing and emerging residential zoning and development in this area.

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

Dr. Howard stated she appreciated this concept; the question is was of the engineer what guarantee was there that there will be a mixture of homes.

Mr. Paul Harrison stated he was not sure how that could be accomplished. He stated the design was to have different building elevations and staggering of buildings.

Dr. Howard asked what was the guarantee the HOA would work appropriately with the owners.

Mr. Harrison stated they work with the community on all developments to create a strong HOA. But he does not know of a mechanism to guarantee that.

Mr. Bichel asked if the Commission would see this again.

Mr. Willis stated the Commission would see this at the subdivision level and the final development plan.

Mr. Bichel stated the road did not comply with the LDR nor does the parking for the CBU's.

Ms. Buathier stated the applicant stated in the Statement of Intent that they would meet all county road regulations.

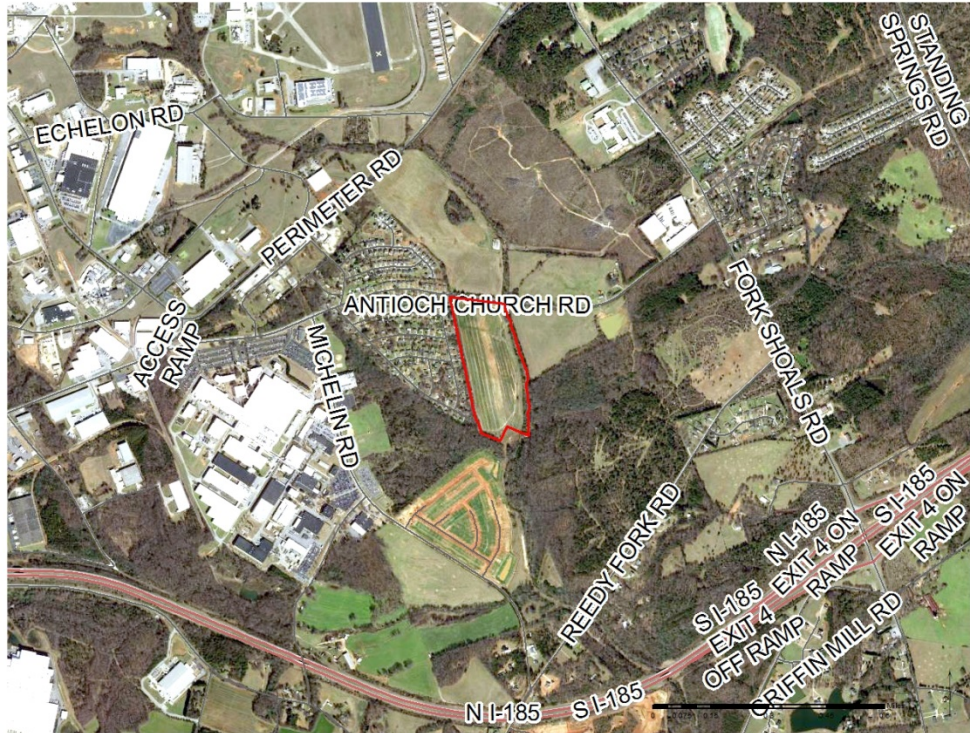
Mr. Bichel stated the road was over 1,000 feet and needed some traffic calming. The cluster box units need three parking spots.

Ms. Holt stated this was a conceptual plan and the details, traffic related will come back to the Commission in the subdivision process. Ms. Holt also noted there could be a condition of approval made and it can be in the statement of intent at this time.

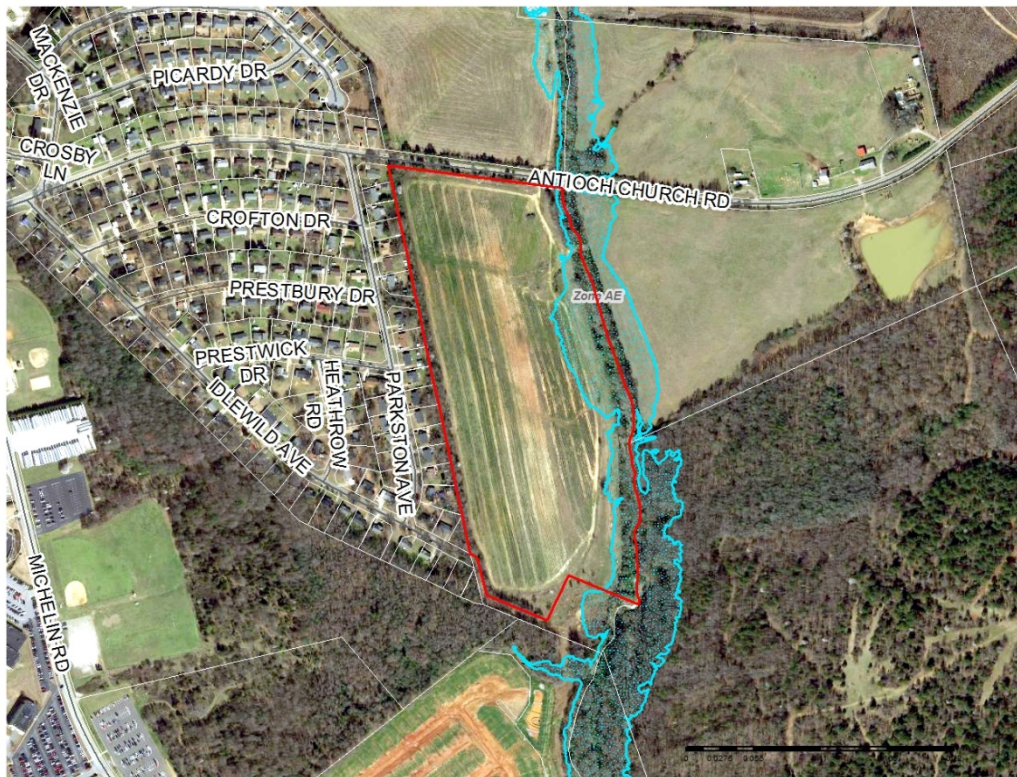
Dr. Hollingshad stated he had taken some measurements and some of the residents would be walking more than a quarter of a mile to get to the mailboxes. His thoughts were parking around there or could there be two mailbox kiosks in the neighborhood. Dr. Hollingshad also noted there was a provision in the Land Development Regulations that talk about a certain road distance you would have to have a pedestrian cut through between roads. To make the neighborhood more walkable for the residents if a cut through was made at the mailboxes.

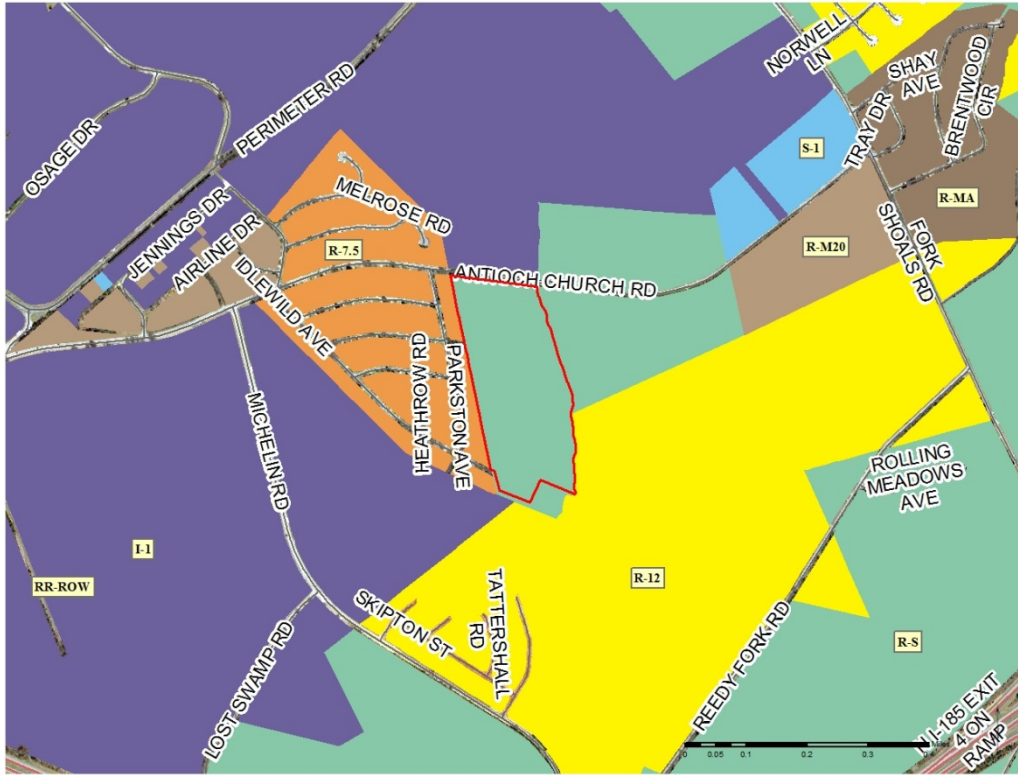
Mr. Harrison stated there were options they were willing to look at to address walkability.

MOTION: By Dr. Howard, seconded by Mr. Bichel to approve CZ-2018-29 with the condition of variety of sizes and facades and a 10 foot walkway between the road and traffic calming. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).

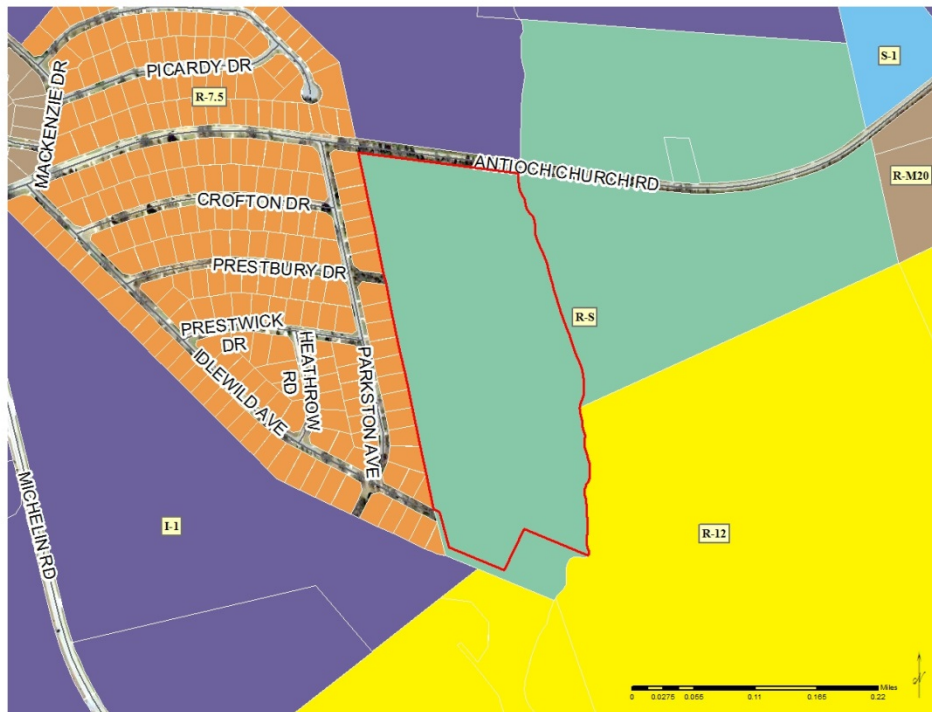


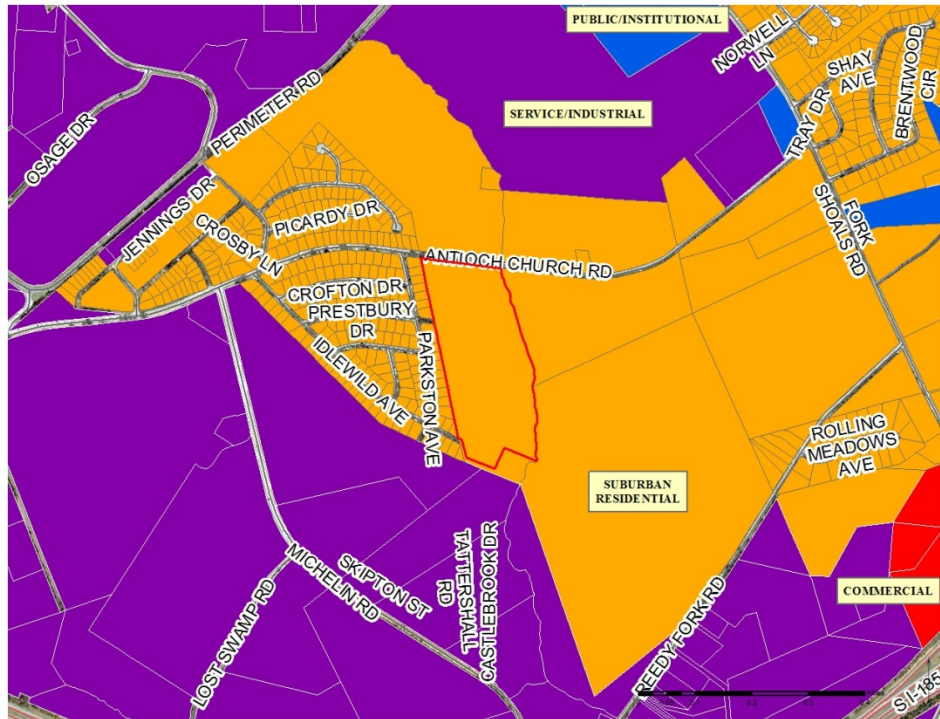
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-30

APPLICANT: Matthew Clayton Driggers for Smith Road Investments and Thomas P. Hartness Revocable Trust

PROPERTY LOCATION: Rocky Point Way, Society Street and Odell Street

PIN/TMS#(s): 0533020100600 (portion), 0533020100701(portion) and 0533020100713 (portion)

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 7

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The subject property was originally zoned R-S in May 1971. This portion of the subject property was rezoned to R-15, Single-Family Residential in 1996. In 2001 the property was rezoned to PD, Planned Development District, as rezoning Docket CZ-2001-080.

EXISTING LAND USE: single-family residential and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	vacant land
East	PD	single-family residential and vacant land
South	PD	vacant land
West	PD	vacant land

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:
 Rocky Point Way: two-lane County-maintained local
 Society Street: two-lane County-maintained local
 Odell Street: two-lane private drive

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
South Highway 14	4,000' SE	12,900	9,700 -	13,000 34%
			24.8%	

SUMMARY: The subject parcel zoned PD, Planned Development, is 7 acres of property that will be located on Odell Street approximately 1.75 miles southwest of the intersection of Pelham Road and Highway 14.

The applicant is requesting a major change to the PD, Planned Development.
 The proposal is an additional mixed use area shown in the Statement of Intent (SOI) and concept plans as Mixed Use Area 3, MU-3.

The applicant is requesting that a portion of the parcels, totaling 7 acres, be changed to allow the newly proposed Mixed Use Area 3, MU-3. This proposed MU-3 would contain a “boutique” inn not to exceed 70,000 square feet. These buildings would contain: guest rooms, suites, cottages, restaurant, day spa, ballroom, and corporate meeting rooms. The inn is to adjoin with the existing Hartness family home, and with similar architectural scale and character. The access to the portion of the proposed MU-3 area will be internally via Odell Street and Alester Square Extension.

All lighting will be in accordance with the Hartness Pattern Book and Architectural Design Guidelines. Commercial building exterior lighting will consist of wall-mounted fixtures (sconces, lanterns, etc.) that are consistent with the architectural design of the building. Monument and way-finding signage will be used in the MU-3 tract.

The proposed inn will be two stories tall on the front elevation and three stories on the rear (facing the ponds) with the top of the parapet wall being 32 feet. The restaurant and detached cottages are all one story buildings.

CONCLUSION:

The proposed MU-3, Mixed Use Area is consistent with the overall purpose of the Hartness PD. The proposed buildings, signage, lighting, and architectural features will be consistent with the Hartness development. The allowable uses are complimentary to the live, work, and play community concept. Appropriate buffering and transition of uses are provided for existing homes within the PD adjacent to this area.

Based on these reasons staff recommends approval of the requested Major Changes to PD, Planned Development.

Mr. Harrison stated he loved the concept. He questioned why Smith Road hasn't been looked at to help with the added traffic.

Mr. Willis stated the road has been abandoned and will not be reopened.

Ms. Gucker gave background information regarding Smith Road, being abandoned approximately 2001 or 2002. At this time it is believed to be a private road, the county has no jurisdiction over it.

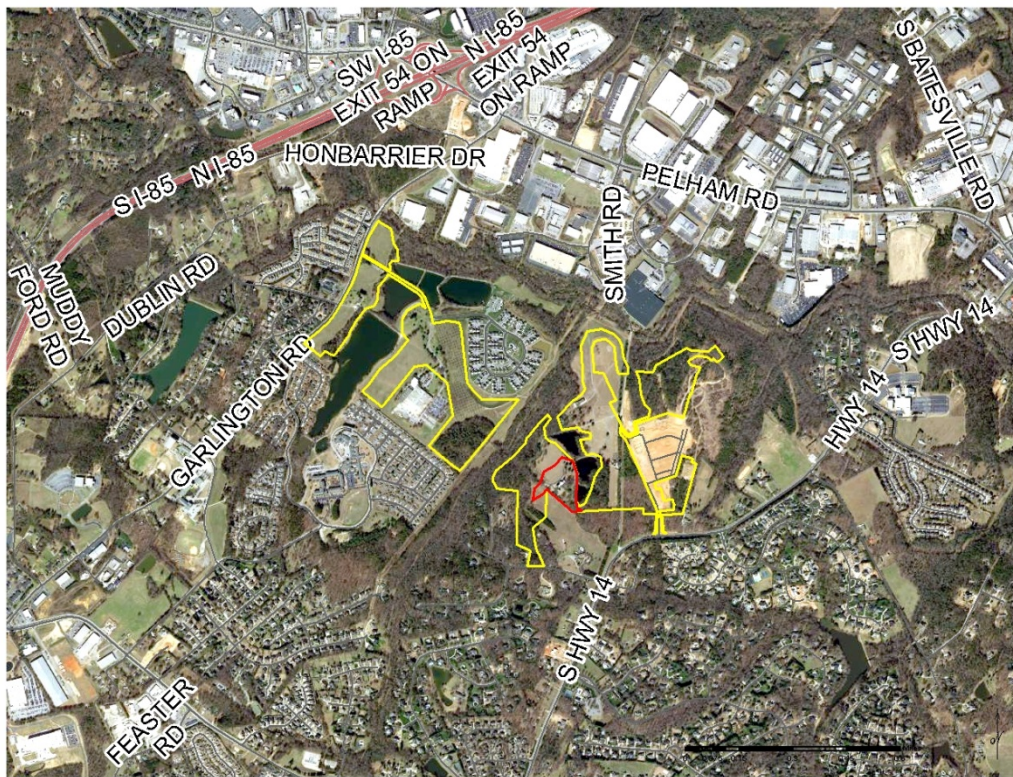
Mr. Bichel asked if they had done anything from the recommendations of their traffic study. He voiced his concern over traffic in the area.

Ms. Holt stated these issues would be addressed during the subdivision process.

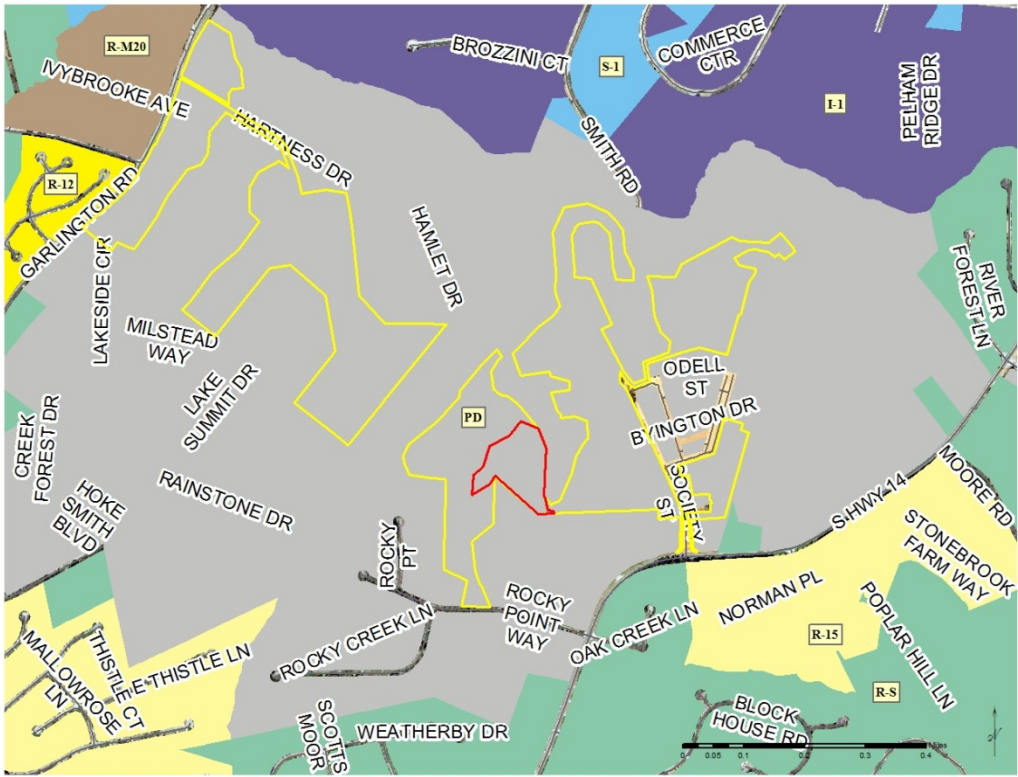
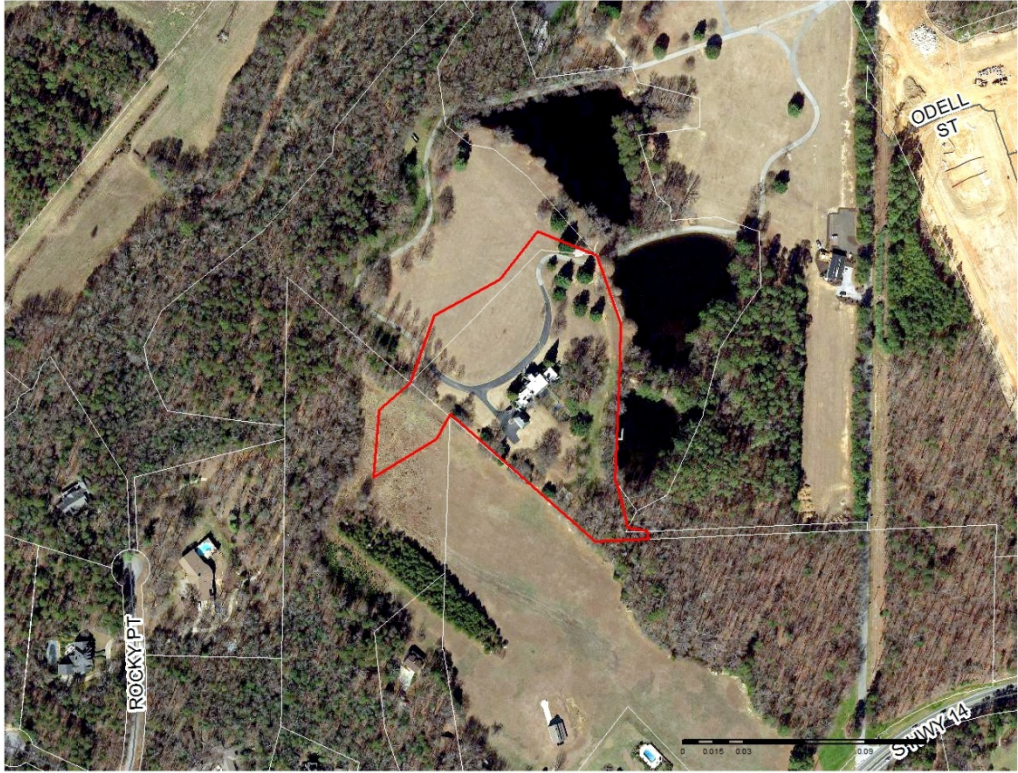
Ms. Buathier stated increasing or decreasing the number of ingress/egress points in a PD would be a major change in itself. They would have to come back to address this at a different time.

After further discussion the following motion was made.

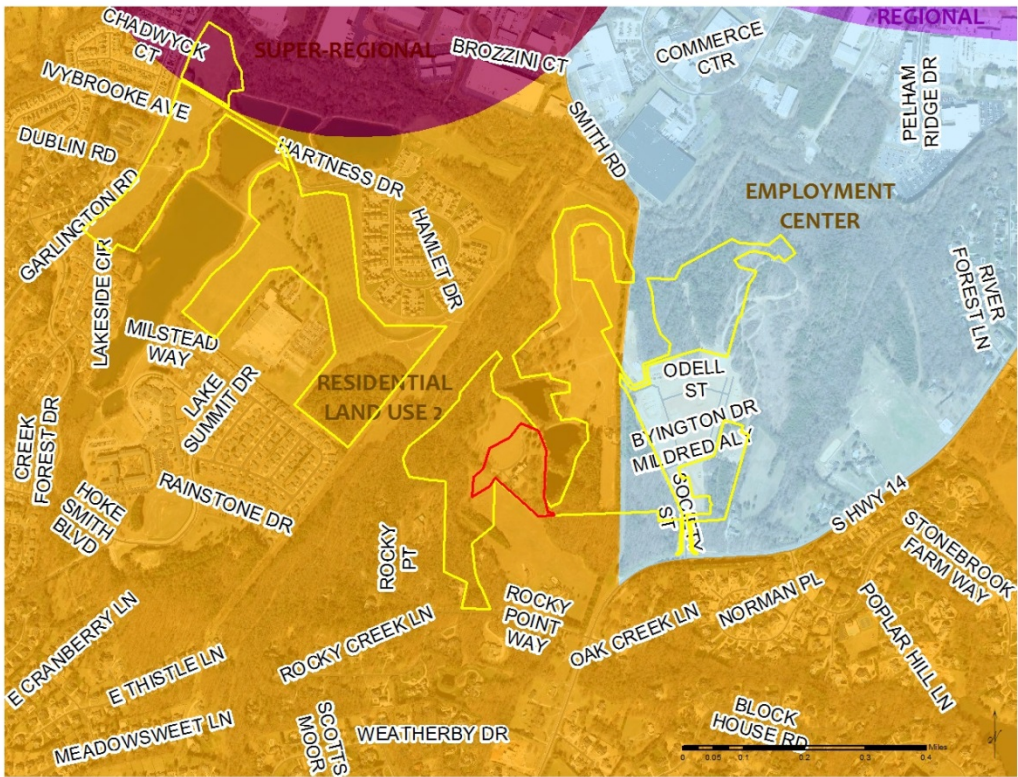
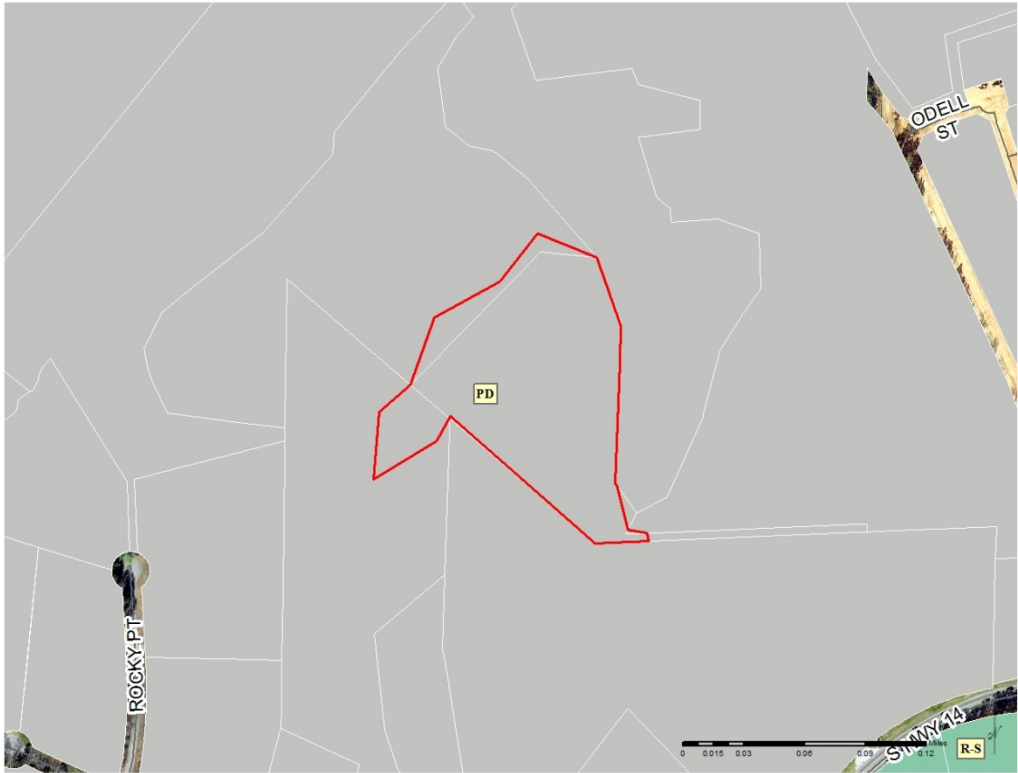
MOTION: By Mr. Moore, seconded by Mr. Harrison to approve CZ-2018-30. The motion carried by voice vote with two in opposition (Bichel and Hollingshad) and two absent (Shockley and Stevenson).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-10

APPLICANT: Pamela Butler Boehme for Votto Otto Boehme and Pamela Gayle Butler

PROPERTY LOCATION: 290 Rockcrest Drive

PIN/TMS#(s): T026000100201

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-20A, Single-Family Residential

ACREAGE: 2

COUNCIL DISTRICT: 18 – Barnes

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

EXISTING LAND USE: single-family residential

AREA CHARACTERISTIC

Direction	Zoning	Land Use
North	R-20	vacant wooded land
East	R-20	vacant land
South	R-20	vacant wooded land
West	R-20	vacant wooded land

WATER AVAILABILITY: Well

SEWER AVAILABILITY: Septic

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	Total Units
Current	R-20	2.2 units/acre	2	4 units
Requested	R-20A	2.2 units/acre		4 units

A successful rezoning will add 0 additional dwelling units.

ROADS:

Rockcrest Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Saint Mark Road	5,740' NE	4,700	4,600	5,400
			-	17.4%
			2.1%	

SUMMARY:

The subject parcel zoned R-20, Single-Family Residential, is 2 acres of property located on Rockcrest Drive approximately 1 mile northwest of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 35 feet of frontage along Rockcrest Drive.

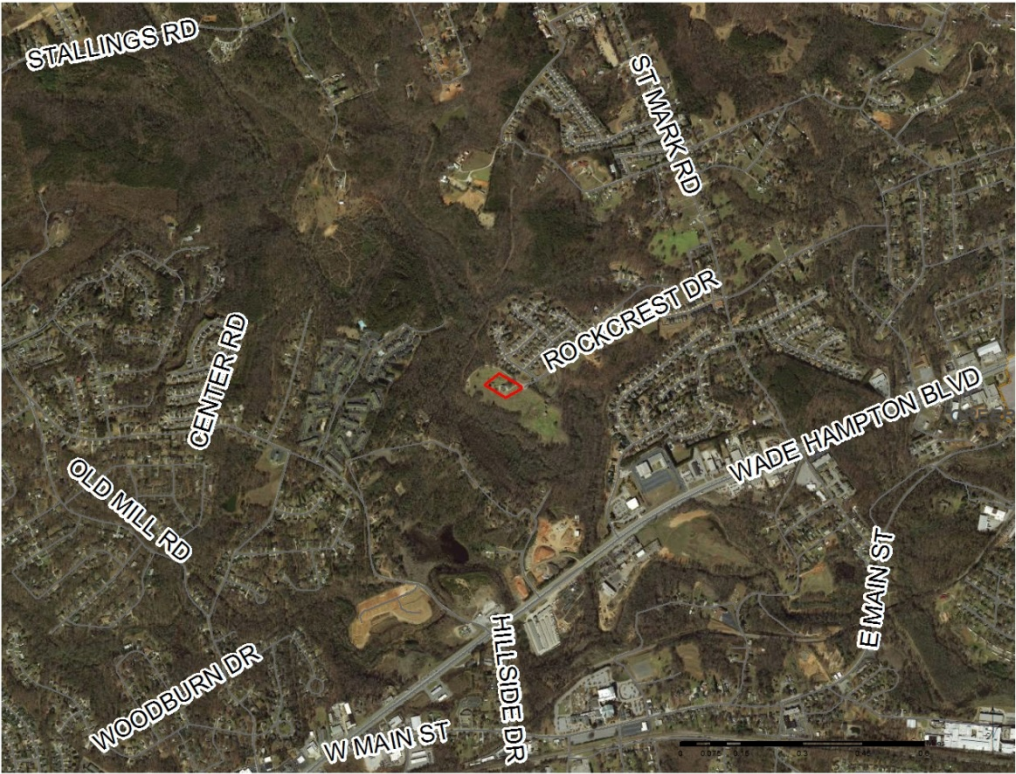
The applicant states the proposed land use is for farm animals. The current zoning of R-20 allows for a limited number of horses and chickens, but does not allow for farm animals such as goats and cows. Staff has spoken with the applicant about other possible rezoning such as R-20A and R-S. R-20A has a building limitation of a 100 foot setback from any residential property. R-S, Residential Suburban does not have building setback limitations such as the 100 foot setback in R-20A and it also permits farm animals which has led the applicant to request R-S, Residential Suburban zoning. Since then, the applicant has requested to amend the rezoning to R-20A, Single-Family Residential. The Planning and Development Committee has also recommended that staff and Planning Commission consider R-20A, Single-Family Residential Zoning.

CONCLUSION:

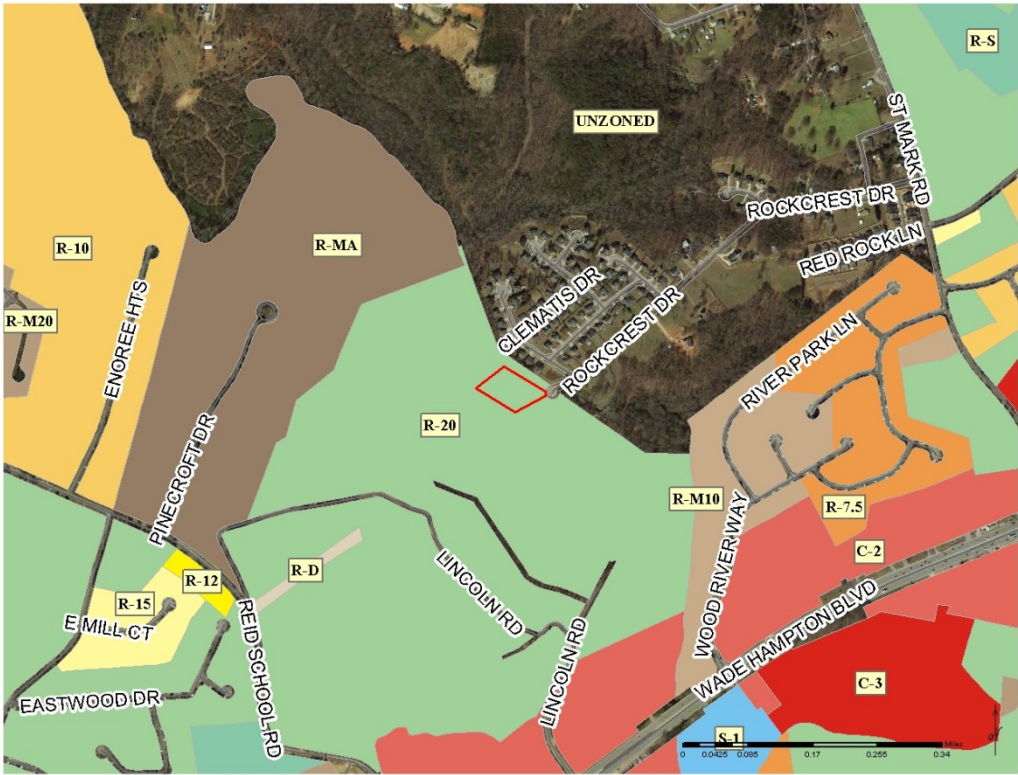
The subject site is surrounded by vacant land and R-20, Single-Family Residential zoning. The requested rezoning of R-20A, Single-Family Residential would continue to have the same density as the current R-20, Single-Family Residential zoning. The rezoning request is also consistent with the surrounding zoning, and would allow the additional uses of a riding academy, non-commercial nursery or greenery and the use of farm animals, livestock, barns and stables on the site.

Based on these reasons staff recommends approval of the requested rezoning to R-20A, Single-Family Residential.

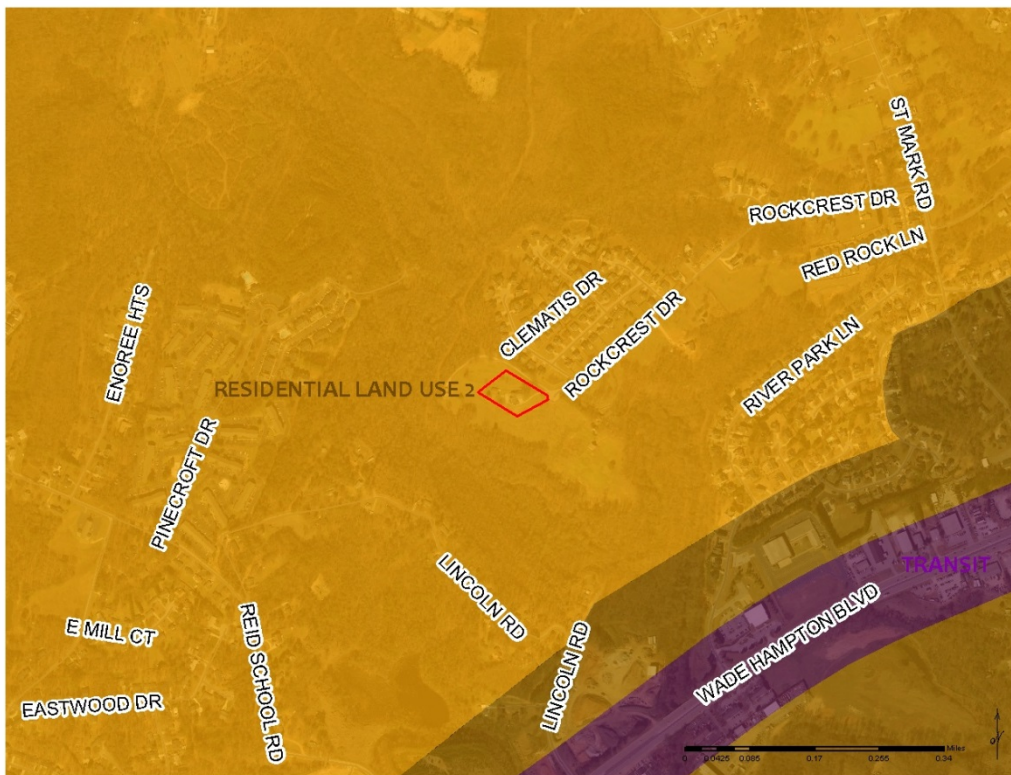
MOTION: By Mr. Bichel, seconded by Mr. Harrison to approve CA-2018-10. The motion carried unanimously by voice vote with two absent (Shockley and Stevenson).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

PLANNING REPORT

Ms. Holt briefly updated the Commissioners on the activities of staff for the month. She made herself available for any questions.

OLD BUSINESS

There was no old business

NEW BUSINESS

Vice Chairman Looper asked staff about a workshop.

Ms. Gucker stated she would speak with Chairman Shockley and notify all members. Topics would be possibly motions, the LDR, Major and Minor change or Cluster Developments. She stated it would most likely be the second Wednesday of May.

ADJOURN

MOTION: By Mr. Harrison to adjourn. Without objection the meeting adjourned at 7:15 p.m.

Respectfully submitted

Recording Secretary