

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
August 22, 2018
4:30 p.m.

MEMBERS PRESENT: J. Rogers, Chairman, S. Bichel, C. Harrison, K. Howard, D. Stevenson.
F. Moore and N. Hollingshad

MEMBERS ABSENT: M. Looper and M. Shockley

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

COUNCIL MEMBERS PRESENT

CALL TO ORDER

Chairman Rogers called the meeting to order at 4:32 p.m. and Mr. Moore provided the invocation.

APPROVAL OF THE JULY 25, 2018 MINUTES

MOTION: By Dr. Howard, seconded by Dr. Hollingshad to approve the minutes of the July 25, 2018 Commission meeting as presented. The motion carried unanimously by voice vote with two absent (Looper and Shockley).

PRELIMINARY SUBDIVISION APPLICATIONS

Rashida Jeffers-Campbell presented the following:

2018-109, 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 72 lot subdivision accessed by Pinefield Drive/Holmes Drive. The developer is proposing 0.4 miles of public road. The developer has chosen to do a Cluster Development with Option 1, requiring 1.88 acres of Open Space and providing 4.09 acres of Open Space.

VA-2018-112, 20 foot buffer

Staff recommends a variable landscape space buffer with 6 foot privacy fence along southern border of the property to provide privacy screening for existing residents and new residents abutting Fairfield Business Park with warehouses and office facilities. Staff supports a landscape space buffer with variable widths as shown on the plan with the condition that the buffer is protected by an easement. A variable landscape buffer and privacy fence will meet the intent of the LDR and prevent the loss of lots.

MOTION: By Mr. Bichel, seconded by Dr. Howard to approve VZ-2018-112. The motion carried unanimously by voice vote with two absent (Looper and Shockley)

VA-2018-118, Emergency access

Staff recommends approval with the condition that Harvest Hill Lane and Holmes Drive be widened to 26 feet wide. Specifically, Holmes Drive shall be widened 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 (affordable housing).

MOTION: By Dr. Howard to accept staff's recommendation for VZ-2018-118. The motion carried unanimously by voice vote with two absent (Looper and Shockley).

VA-2018-119, Internal access only

Road and Bridges support internal road access only. Staff recommends approval as the layout is consistent with the character and fabric of the existing subdivision and supports affordable housing.

VA-2018-121, 5 foot sidewalks

This item was not advertised on the posted agenda and will be taken up at the next meeting.

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

- Harvest Hill Lane and Holmes Drive shall be widened to 26 feet wide to accommodate emergency vehicles. Specifically Holmes drive shall be widened from Pinefield Drive to the cul-de-sac.
- A six foot privacy fence with bushes shall be provided along the southern border of the property. The open space buffer shown on the plan shall be protected by an easement.
- A minimum of 25 feet of right-of-way shall be provided on the subdivision side.
- Remove note from the plan stating "20 foot buffer not required for these adjacent lots".

- 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.

Mr. Hill, owner of the property and the engineer for the project discussed with the Commission various concerns. The applicant withdrew his request in order to review the application and address some of the staff's concerns.

2018-117, Echo Valley

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 58.15 acres in an unzoned area. The developer is proposing a 56 lot subdivision accessed by Pine Log Ford Road (county) . The developer is proposing 3635 linear feet of Private Road. Water will be provided by Blue Ridge Water and Sewer will be provided by septic system.

Staff recommends denial of the preliminary plan in accordance with the LDR 3.1 since the project is not compatible with surrounding land use density and adequate transportation systems are not available to support the project. Locust Hill Road is congested with Level of Service D.

The following appeared in opposition to the proposed:

- Heather Nix, 550 Gum Springs Road, Taylors, SC
- Julie Turner, 2850 Tigerville, Road, Greenville, SC

Paul Harrison, 718 Lowndes Hill Road, Gville, SC engineer /applicant for the project spoke to the concerns and was available for any questions.

MOTION: By Dr. Howard, seconded by Mr. Bichel to deny 2018-117 based on Article 3.1 of the Land Development Regulations.

Mr. Chris Harrison stated he thought Mr. Harrison had some good points.

Mr. Moore complimented the speakers and also Mr. Harrison on the points they made. He stated unfortunately he would be voting against the request. He stated 3.1 was the guidance the Commission needed to use.

The motion to deny 2018-117 carried with one in opposition (Harrison) and two absent (Looper and Shockley).

VARIANCE REQUEST

VA-2018-128, request to change access requirements

Rashida Jeffers-Campbell addressed the Commission members with a request for a variance from the minimum 50 feet access and frontage required on a state road to 20 feet for the purpose of subdividing one lot out of 67.12 acre parcel located on Dunklin Bridge Road.

Staff recommends denial of the request in support of the reasons put forth by the SCDOT. Approval of the request would also set a poor precedence for similar requests that might follow.

Mr. Olin Bush, 80 Dunklin Road, Gville, SC, owner addressed the Commission members explaining his request.

Mr. Harrison asked if there was a way to do this with an easement, shared access easement, shared drive.

Ms. Jeffers-Campbell stated the frontage requirements are set. It would still require a variance.

After further discussion with the applicant and Commission members, it was determined the applicant would need to meet with SCDOT concerning some issue and SCDOT was willing to meet with the applicant. Therefore, the following motion was made:

MOTION: By Mr. Harrison, seconded by Dr. Howard to hold 2018-128. The motion carried unanimously by voice vote with two absent (Looper and Shockley).

Final Development Plans

Howell Ridge (Dentist Office), PD Planned Development

Alan Willis addressed the Commission members with a request from Norman Hamilton of Site Design, Inc. for HRO Developers, LLC. to build a Dentist Office on 0.68 acres on Old Howell Road.

Mr. Willis stated after reviewing the Howell Ridge Final Development Plan, staff finds the submitted plans are consistent with the Preliminary Development Plan and the approved Statement of Intent for Howell Ridge. Staff recommends approval.

MOTION: By Mr. Bichel, seconded by Mr. Harrison to approve the Howell Ridge Final Development Plan.

Huff Creek, FRD Flexible Review District

Alan Willis addressed the Commission members with a request from Paul Harrison with Bluewater Civil Design to build 134 Single-Family homes on 32.2 acres on Antioch Church Road.

Mr. Willis stated in review of the Huff Creek Final Development Plan, staff finds the submitted plans are consistent with the Preliminary Development Plan and the approved Statement of Intent. Staff recommends approval.

Dr. Howard asked if the secondary access was necessary, could a larger entrance be made.

Sarah Holt, Planning Director stated the preliminary plan for this project has already been approved and this is the Final Development Plan which speaks to the details of the project. Also, the LDR requires connection whenever possible.

Mr. Bichel asked about traffic calming.

Mr. Harrison stated there was a raised crosswalk.

Mr. Bichel asked about having three parking spots at the mailboxes.

Mr. Harrison stated he would do that.

Mr. Bichel asked for Mr. Harrison to pave a golf cart path.

Mr. Harrison stated he could also do that.

MOTION: By Mr. Bichel, seconded by Dr. Howard to approve Huff Creek Subdivision with two elevated crosswalks, room for a third car at the mailbox kiosk and pave the crosswalks to golf cart standards. The motion carried unanimously by voice vote with two absent (Looper and Shockley).

Rezoning Requests

Ms. Buathier presented the following:

Mr. Moore recused himself and left the meeting.

DOCKET NUMBER: CZ-2018-46

APPLICANT: David Gerald Hewitt for Upstate Custom Builders

PROPERTY LOCATION: 3 Owens Road

PIN/TMS#(s): P016010200100

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 0.83

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May of 1970, as part of Area 1. There was an unsuccessful C-1, Commercial rezoning request in 1991, CZ-1991-54.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	C-1	townhome development
South	R-20	single-family residential
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors 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 and also as a Neighborhood Corridor which is predominantly residential in form and function.

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	0.86	1 units
Requested	R-7.5	5.8 units/acre		4 units

A successful rezoning may add up to 3 dwelling units.

ROADS: Owens Road: two-lane County-maintained local
 Brushy Creek Road: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Stockton Road	2,005' S	600	600 0%	1,000 67%

ANALYSIS:

There had been a single-family home on this property until 2017 when the home was demolished. There are no new road improvements planned for Owens Road or Brushy Creek Road. The subject site has a Neighborhood Corridor, located along Brushy Creek Road. Neighborhood Corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

SUMMARY:

The subject parcel zoned R-20, is 0.83 acres of property located on Owens Road approximately 0.40 miles southeast of the intersection of Edwards Road and Brushy Creek Road. The parcel has approximately 400 feet of frontage along Owens Road and approximately 380 feet of frontage along Brushy Creek Road. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential.

The applicant states the proposed land use is for two duplexes or four townhome units.

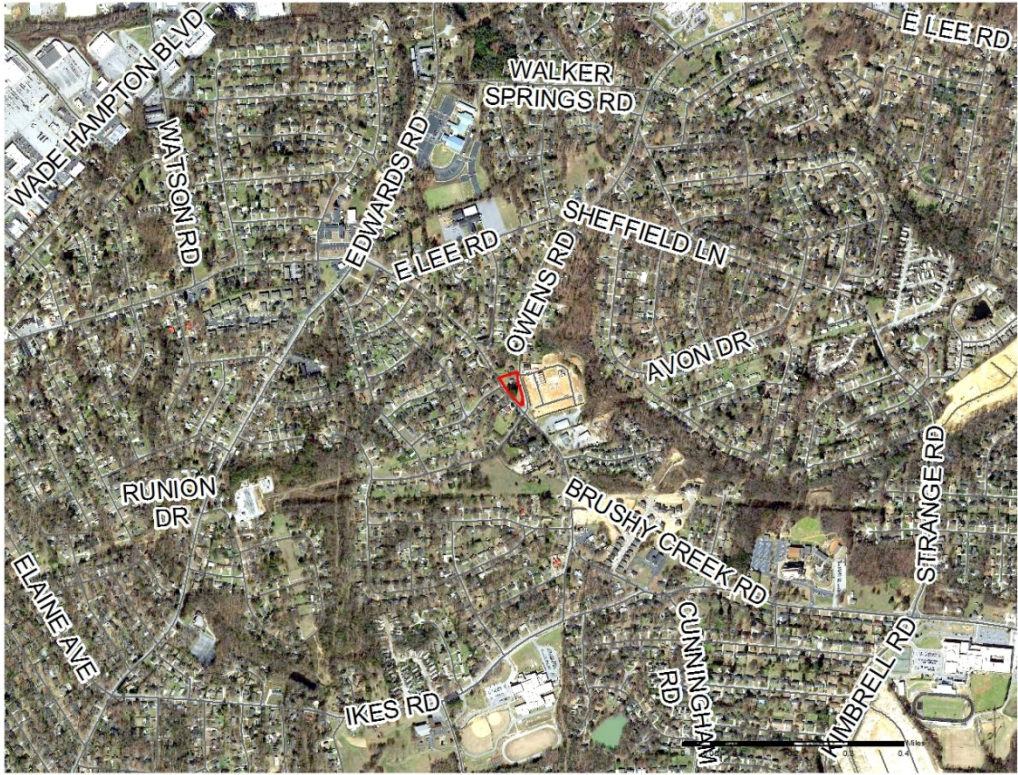
CONCLUSION:

The subject parcel is located between Brushy Creek Road and Owens Road, locating two of the three sides of this parcel along a road. The surrounding residential lot sizes range from 7,500 square feet to 15,000 square feet per lot in R-20, Single-Family Residential zoning. The surrounding densities range from 2.9 to 6 units per acre, with the townhome development to the east having the highest density. The Imagine Greenville County Comprehensive Plan recommends 3 to 6 units per acre. Staff is of the opinion the requested R-7.5, Single-Family Residential zoning with a density of 5.8 units per acre would be consistent with both the surrounding density and the recommended density for this area.

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

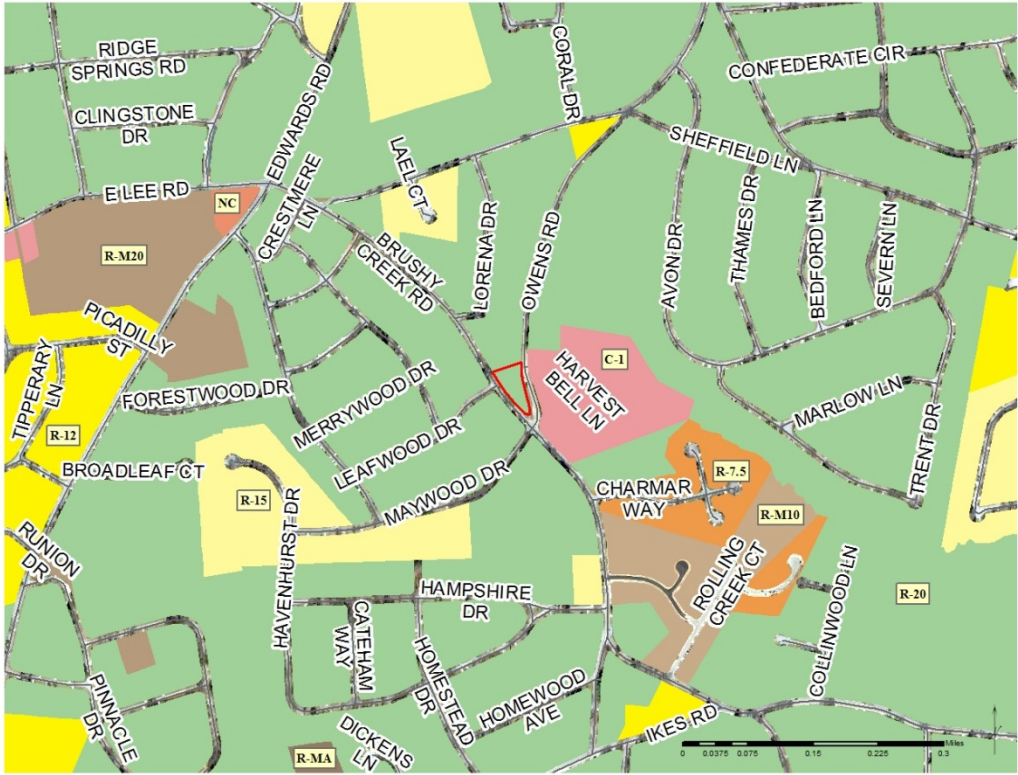
MOTION:

By Mr. Bichel, seconded by Dr. Howard to approve CZ-2018-46. The motion carried by voice vote with one recusal (Moore) and two absent (Looper and Shockley).



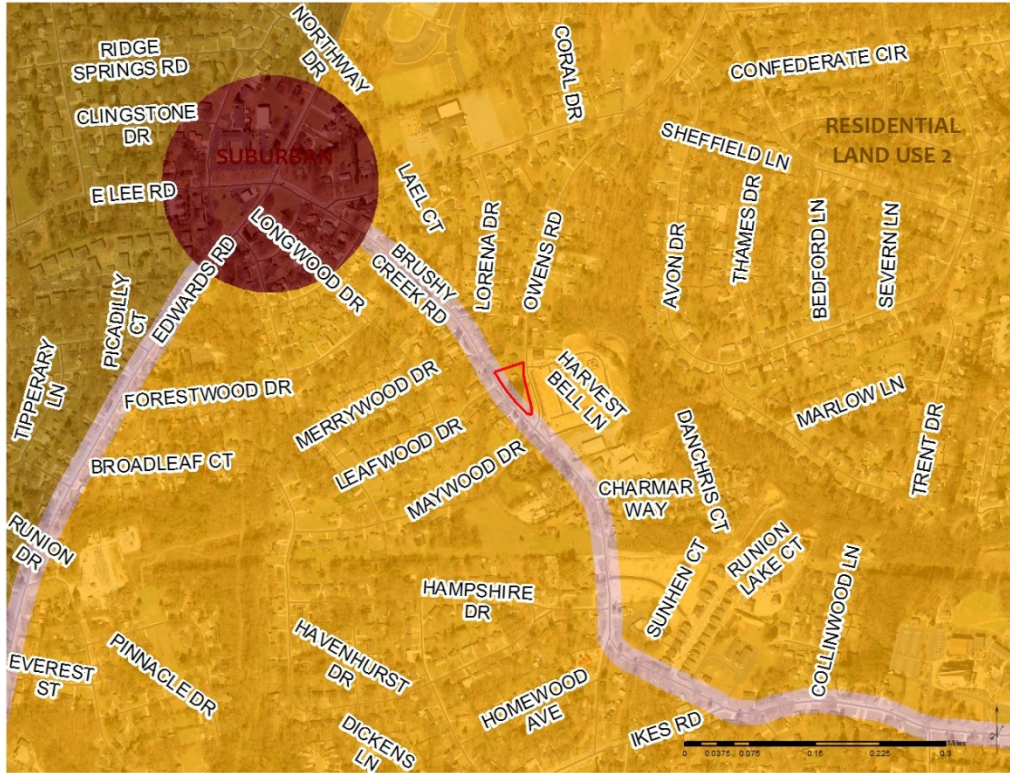
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

Mr. Moore returned to the meeting.

DOCKET NUMBER: CZ-2018-50

APPLICANT: Donna Williamson

PROPERTY LOCATION: 908 Old Buncombe Road

PIN/TMS#(s): 0479000101908

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned S-1, Services in April 1972, as part of Area 3.

EXISTING LAND USE: single-family home

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	vacant wooded
East	R-S and C-2	single-family residential
South	R-12	single-family residential and vacant wooded land
West	R-12	vacant wooded 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.

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	1.0	0 units
Requested	R-12	3.6 units/acre		3 units

A successful rezoning may add up to 3 dwelling units.

ROADS: Old Buncombe Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Old Buncombe Road	4,600' N	2,000	1,850 - 7.5%	2,200 19%

ANALYSIS: There has been a single-family home on this property since the mid 90's. The Swamp

SUMMARY: The subject parcel zoned S-1, is 1.0 acres of property located on Old Buncombe Road approximately 0.15 miles northwest of the intersection of Old Buncombe Road and Highway 25. The parcel has approximately 250 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential, which would bring the existing residence into conformance.

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

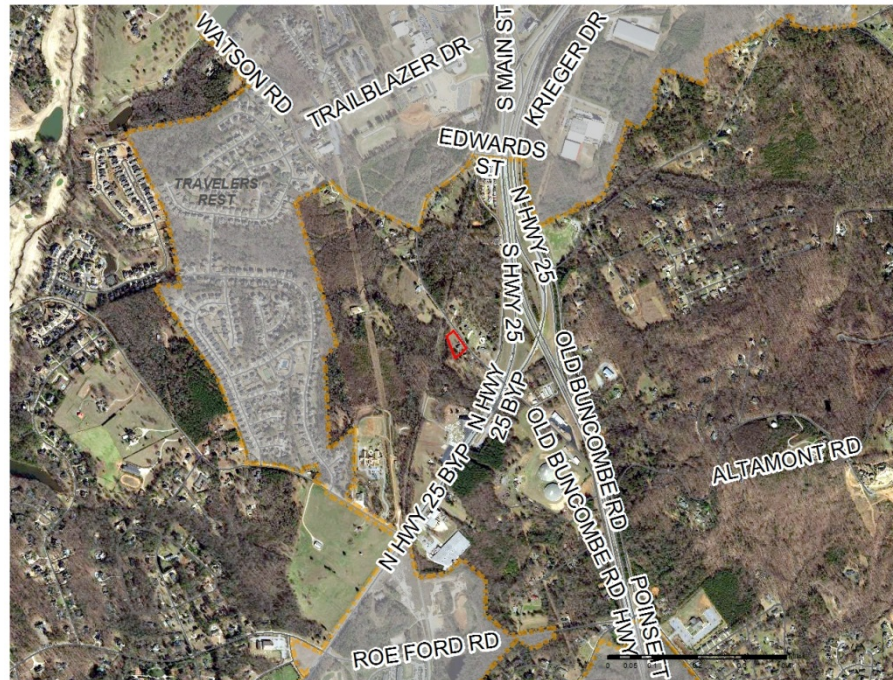
CONCLUSION:

The subject site is located in an area surrounded by single-family residential homes and vacant wooded land. The subject site is also surrounded by residential zoning. Staff is of the opinion rezoning to R-12, Single-Family Residential is consistent with the existing land uses and zoning in this area. The requested rezoning is also consistent with the Imagine Greenville County Comprehensive Plan.

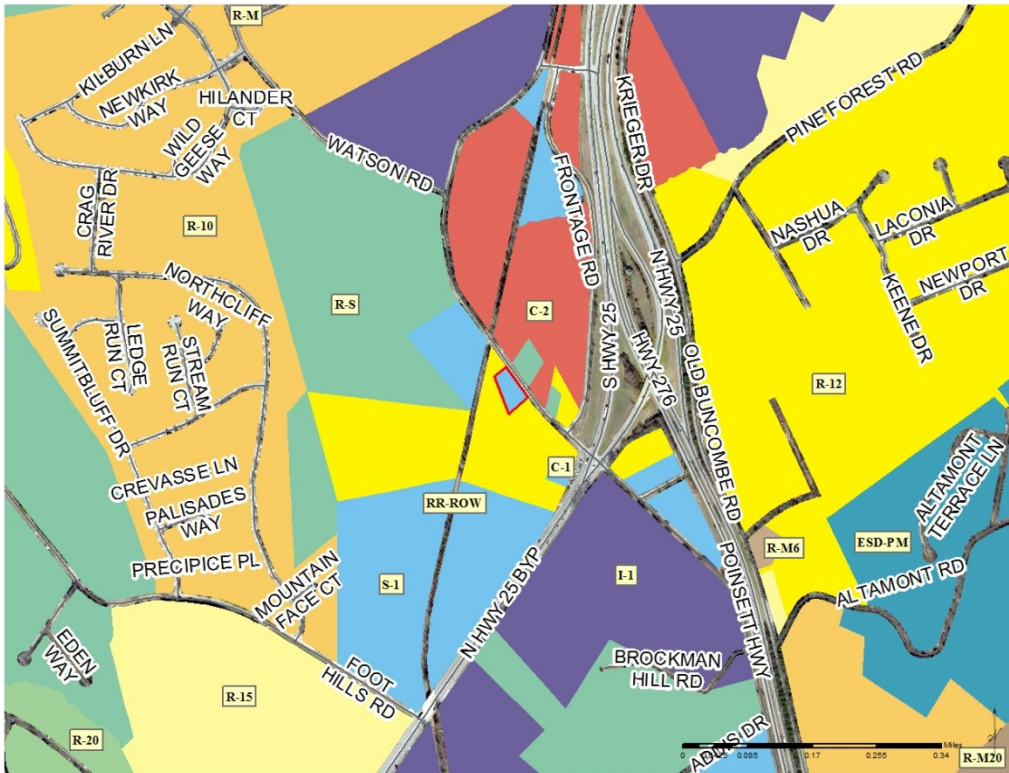
Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

MOTION:

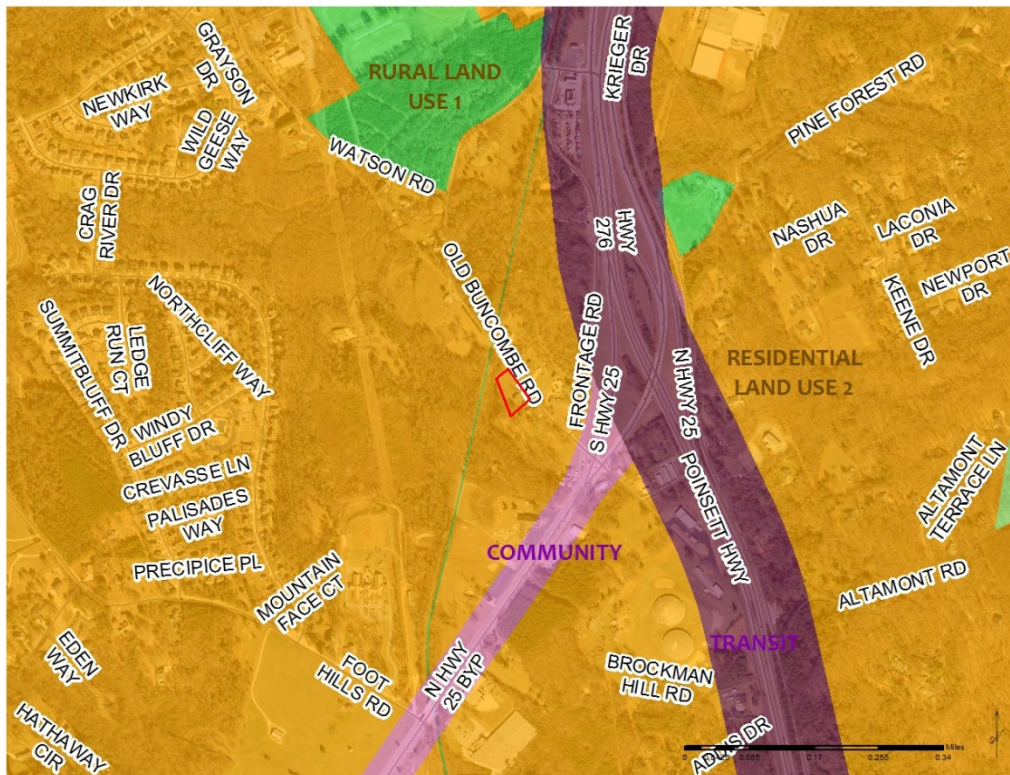
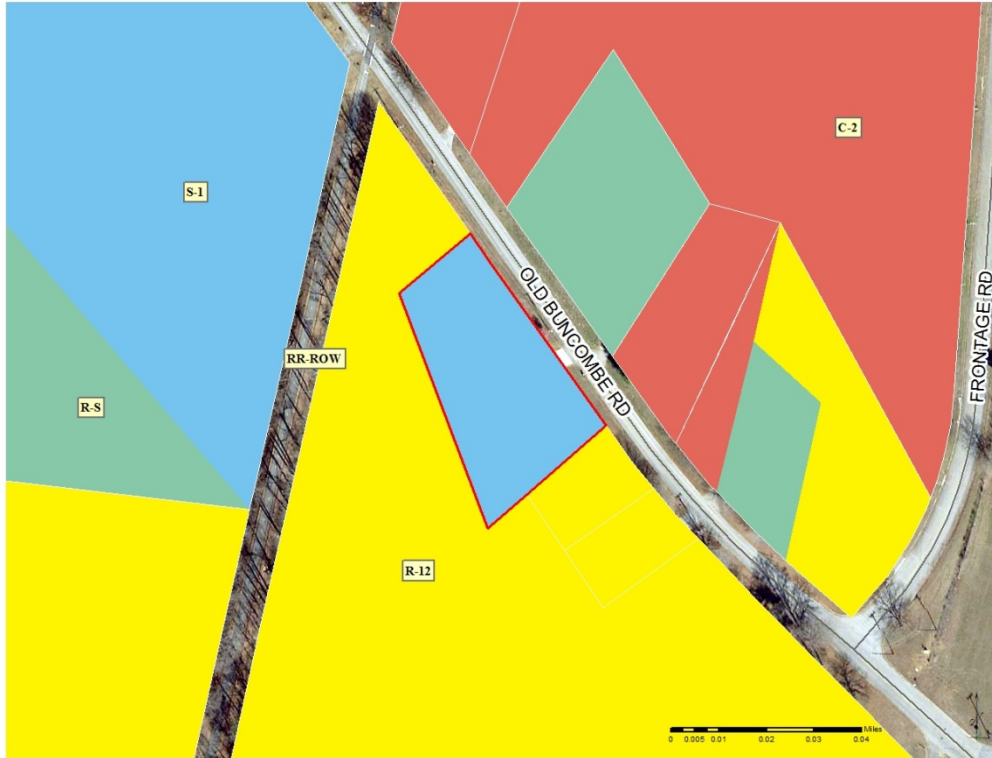
By Mr. Bichel, seconded by Mr. Harrison to approve CZ-2018-50. The motion carried by voice vote with two absent (Looper and Shockley).



Aerial Photography, 2018



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

Mr. Bichel recused himself and left the meeting.

DOCKET NUMBER: CZ-2018-51

APPLICANT: Wendell L. Hawkins, PA and Gray Engineering Consultants Inc.
for Shannon Dobbins Woodward and Kelly Dobbins Morris, etal.

PROPERTY LOCATION: Furr Road

PIN/TMS#(s): 0609040100500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 54.50

COUNCIL DISTRICT: 26 – Ballard

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

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and R-12	single-family residential
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded and pasture land
West	R-15 and I-1	single-family residential and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, a portion is designated as *Transitional Residential*, and a portion is designated as *Rural 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-S	1.7 units/acre	54.50	92 units
Requested	R-12	3.6 units/acre		196 units

A successful rezoning may add up to 104 dwelling units.

ROADS: Furr Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Piedmont Golf Course Road	6,330' NW	2,200	2,300 4.5%	3,100 35%

ANALYSIS: The subject site is located on both sides of Furr Road, which is a two-lane County maintained road with no planned improvements. The requested rezoning is also located in the newly adopted South Greenville Area Plan. The northern portion is designated as Rural Residential recommending 1 to 2 units per acre. The southern portion is designated as Transitional Residential recommending 2 to 3 units per acre. Floodplain is present along the western portion of the property.

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 54.50 acres of property located on Furr Road approximately 0.6 miles northwest of the intersection of Furr Road and Emily Lane. The parcel has approximately 2,420 feet of frontage along Furr Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

The applicant states the proposed land use is for a subdivision.

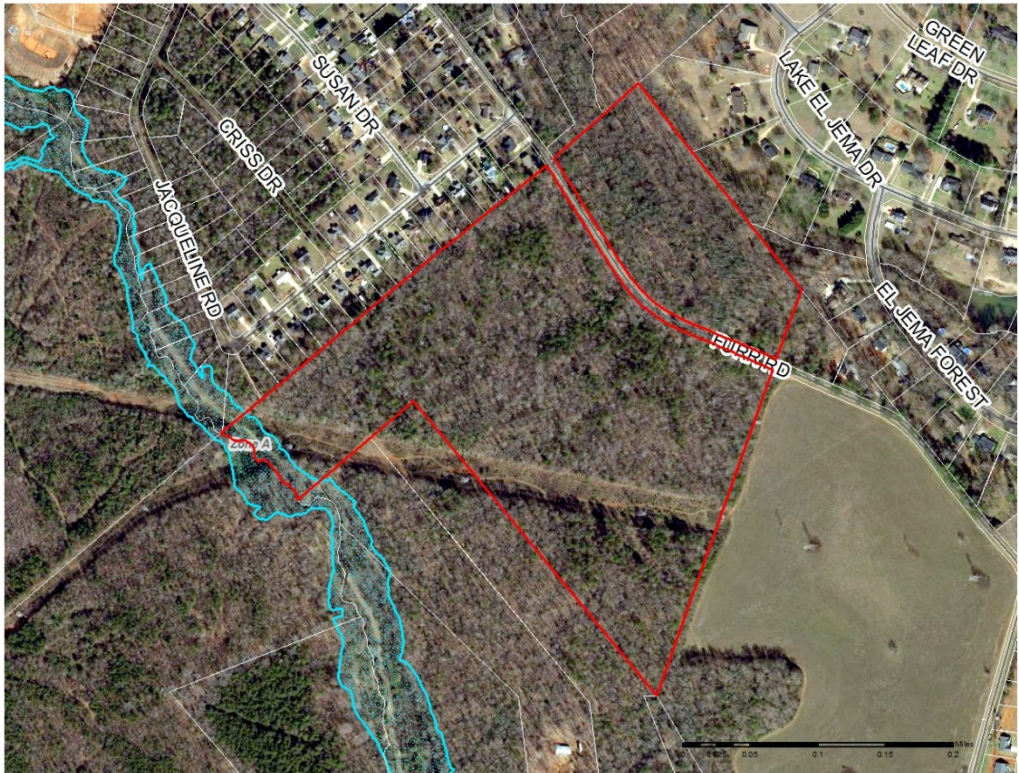
CONCLUSION: The subject site is located in an area where single-family residential land uses are mainly present, with the majority of the surrounding zoning being R-S, Residential Suburban. The South Greenville Area Plan recommends 1 to 2 units per acre (Rural Residential) for the northern portion of the parcel; the southern portion of the parcel recommends 2 to 3 units per acre (Transitional Residential). Staff is of the opinion the requested rezoning of 3.6 units per acre is not consistent with the South Greenville Area Plan and the surrounding zoning.

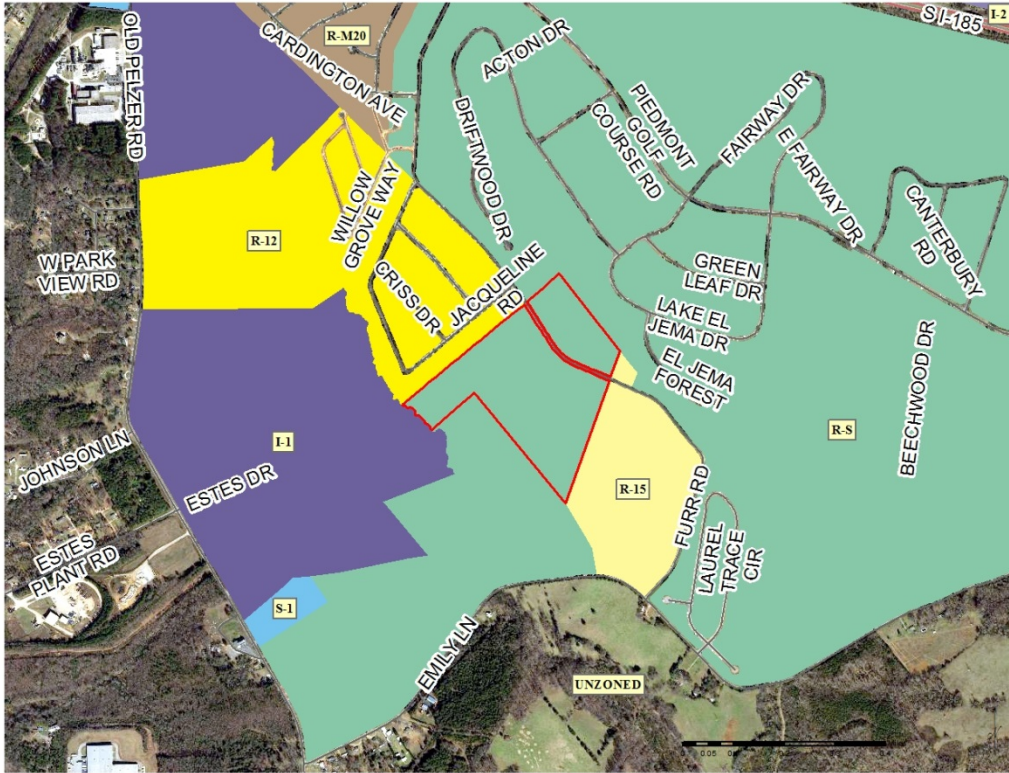
Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential.

MOTION: By Dr. Howard, seconded by Dr. Hollingshad to deny CZ-2018-51. The motion carried by voice vote with abstention (Bichel) and two absent (Looper and Shockley).

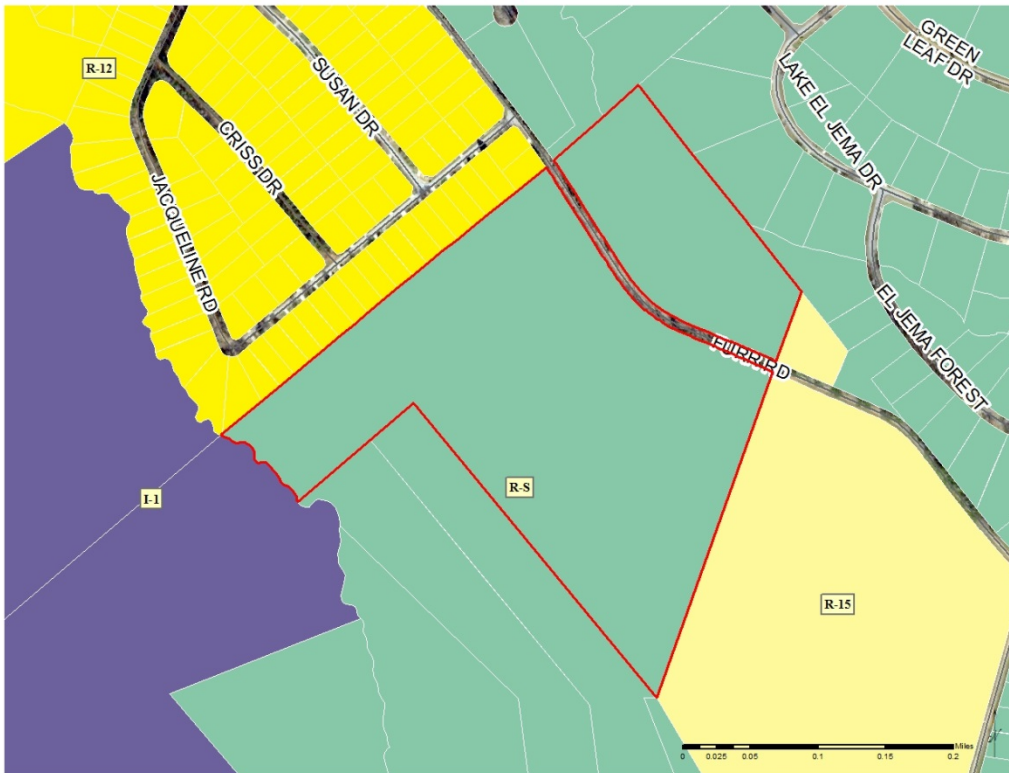


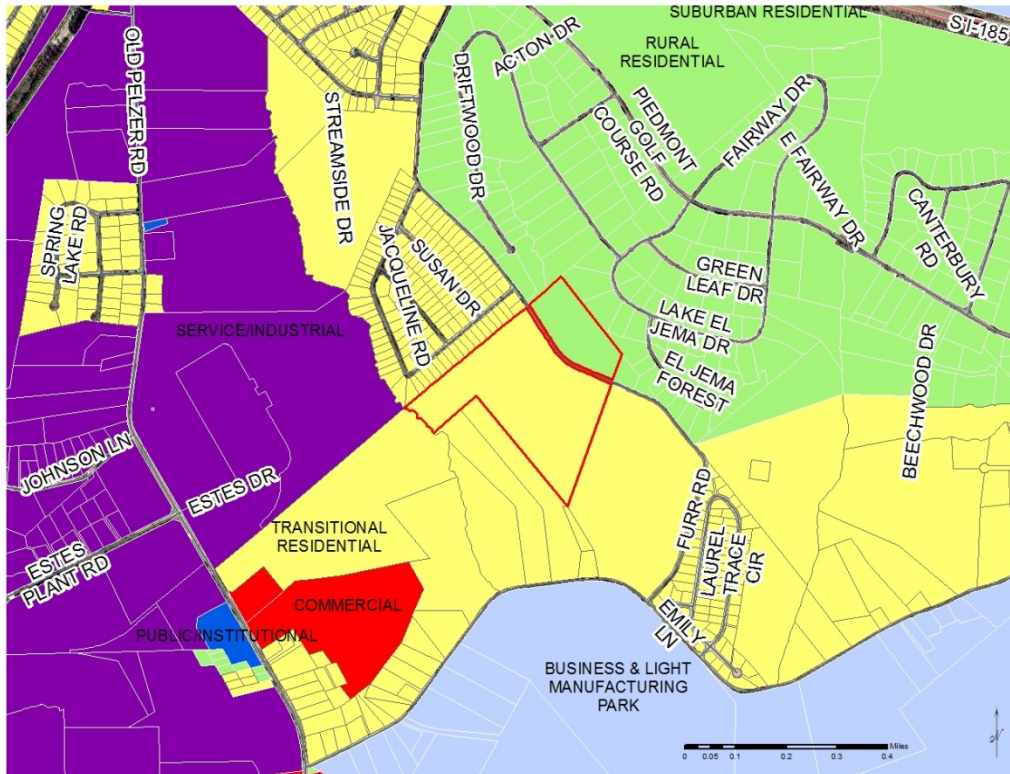
Aerial Photography, 2018


















Zoning Map





South Greenville Area Plan, Future Land Use Map

Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)

Ms. Buathier presented the following:

Mr. Bichel returned to the meeting.

DOCKET NUMBER: CZ-2018-52

APPLICANT: Timothy Buchanan Jr., CCAD Engineering, LLC and Vision Development LLC for W. Lemuel Dillard and Ann D. Withrow (Trustee)

PROPERTY LOCATION: Beeco Road

PIN/TMS#(s): G006000301300 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 24.69

COUNCIL DISTRICT: 18 – Barnes

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

EXISTING LAND USE: agricultural land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1 and R-S	warehouse, agricultural and vacant wooded land
East	R-S	single-family residential
South	I-1 and S-1	warehouse and landscape site
West	S-1 and R-S	warehouse and church (New Life Baptist Church)

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: Beeco Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
South Buncombe Road	3,560' NE	22,300	21,300 -4.5%	27,500 29%

ANALYSIS: The subject site is located along a two lane county maintained road with no planned improvements. There have been no previous rezoning requests for this parcel. However, recent rezonings and development in this area have indicated that Services and Industrial are appropriate.

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 24.69 acres of property located on Beeco Road approximately 1.10 miles southwest of the intersection of South Buncombe Road and Wade Hampton Boulevard. The parcel has approximately 820 feet of frontage along Beeco Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for contractor offices.

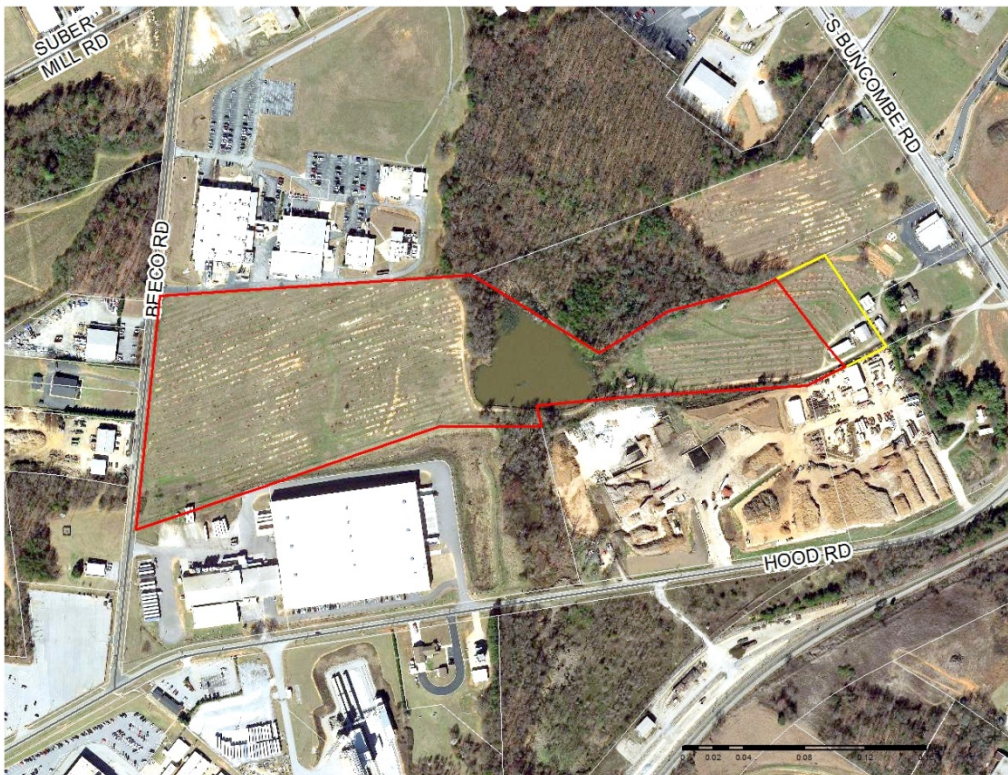
CONCLUSION: The subject site is surrounded by I-1 and S-1 zoning to the north, south and west of the subject site. Staff is of the opinion the subject site is located in an area that has been in transition to a highly industrial and service type area. Staff believes the proposed land use for contractor offices on the parcel would be consistent with the abutting warehouses and landscape business.

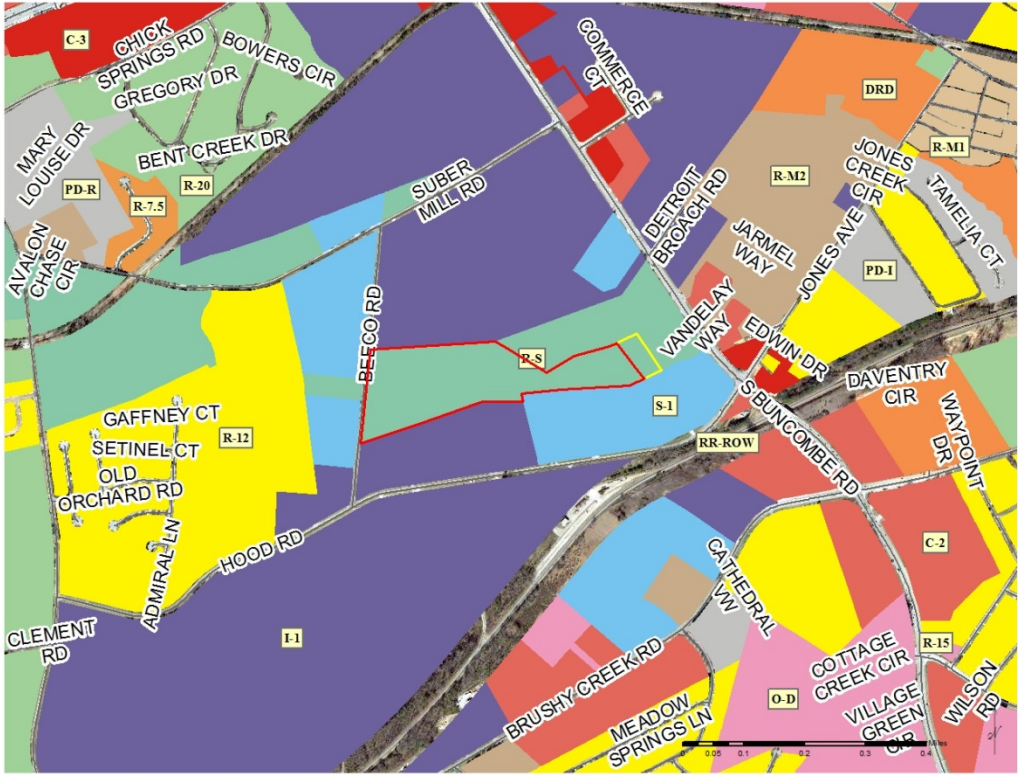
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.

MOTION: By Mr. Harrison, seconded by Mr. Bichel to approve CZ-2018-52. The motion carried by voice vote with two absent (Looper and Shockley).



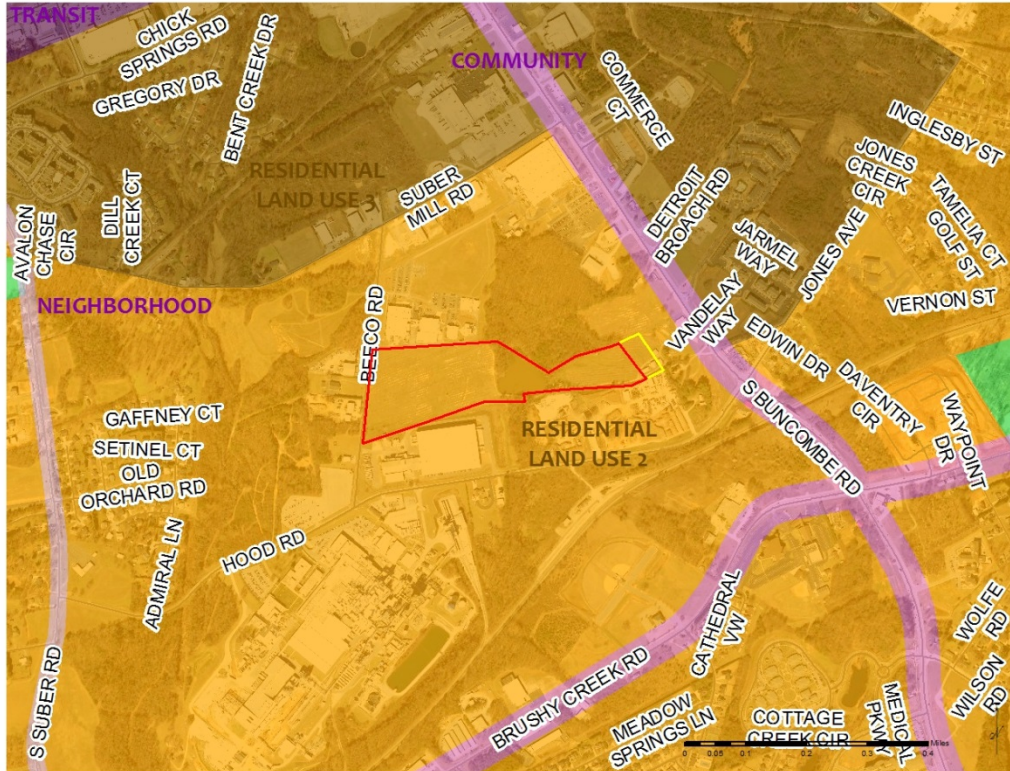
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-53

APPLICANT: Paul D. Gatlin

PROPERTY LOCATION: 206 Gordon Street and N. Florida Avenue

PIN/TMS#(s): 0116001400900, 0116001400800 (portion), and 0116001401100 (portion)

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 0.29

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 warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential and vacant land
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

ROADS: Gordon Street: two-lane County-maintained local
North Florida Avenue: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Easley Bridge Road	3,080' SE	18,500	17,400 -6%	20,200 16%

ANALYSIS: The subject site, prior to zoning was originally an upholstery furniture business. Since then, the grandfathering of that business has ceased. Mr. Gatlin was notified that the grandfathering of the business was no longer permitted, after a thorough investigation into the site was done for a building feasibility request for a certificate of occupancy.

The subject site is zoned R-7.5, Single-Family Residential. Staff has met with Mr. Gatlin multiple times to discuss the requested rezoning and potential issues of the site. Commercial building codes and the fire department were present in a meeting. Mr. Gatlin was made aware that if a rezoning request was approved, the buildings on site would require a variance from the Board of Zoning Appeals for the required setbacks for S-1, Services zoning. The required setbacks for S-1, Services are 45 feet from the front, 25 feet from both sides and 20 feet from

the rear. The applicant was also made aware of the need for adequate access for the fire department throughout the site. Further, onsite parking for 7 or 8 cars (plus ADA) would be required in addition to the owners desire to park his equipment on site. The owner discussed whether or not he would be allowed to park within one of the existing buildings, this would trigger ventilation requirements, according to the building code.

The applicant was also made aware of enrichment permits that would be needed from both the County and SCDOT. The applicant has also been made aware of the possibility of pursuing a review district and the requirements for all review districts.

SUMMARY:

The subject parcel zoned R-7.5, Single-Family Residential, is 0.29 acres of property located on Gordon Street approximately 0.7 miles northeast of the intersection of Easley Bridge Road and White Horse Road. The parcel has approximately 60 feet of frontage along Gordon Street and 20 feet of frontage along North Florida Avenue. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for warehouse and office for local construction.

CONCLUSION:

The subject site is surrounded by single-family residential zoning and land use. The Imagine Greenville County Comprehensive Plan recommends a Residential Land Use. Staff has concerns that the proposed use of a warehouse and office for local construction could have negative impacts on the surrounding residential neighbors, especially due to the inability to provide screening, buffering and the inability to meet the required setbacks for S-1, Services zoning.

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

Chairman Rogers asked if this had a pillow factory across from the site.

Ms. Buathier stated the pillow factory was diagonally across from the site.

Chairman Rogers asked if it was correct the purpose of the warehouse was to up-fit the houses in the neighborhood.

Ms. Buathier stated that was correct, that was what the applicant said.

Chairman Rogers stated he thought it would be beneficial to the neighborhood and not too inconsistent with the neighborhood.

Mr. Harrison stated he agreed with the Chairman and he believed the applicant planned on doing extensive renovation to the property, which he felt would be a help to the area. He stated he knew it could not be required, but after renovations he would suggest access to the property should be only from Gordon Street, if possible.

MOTION:

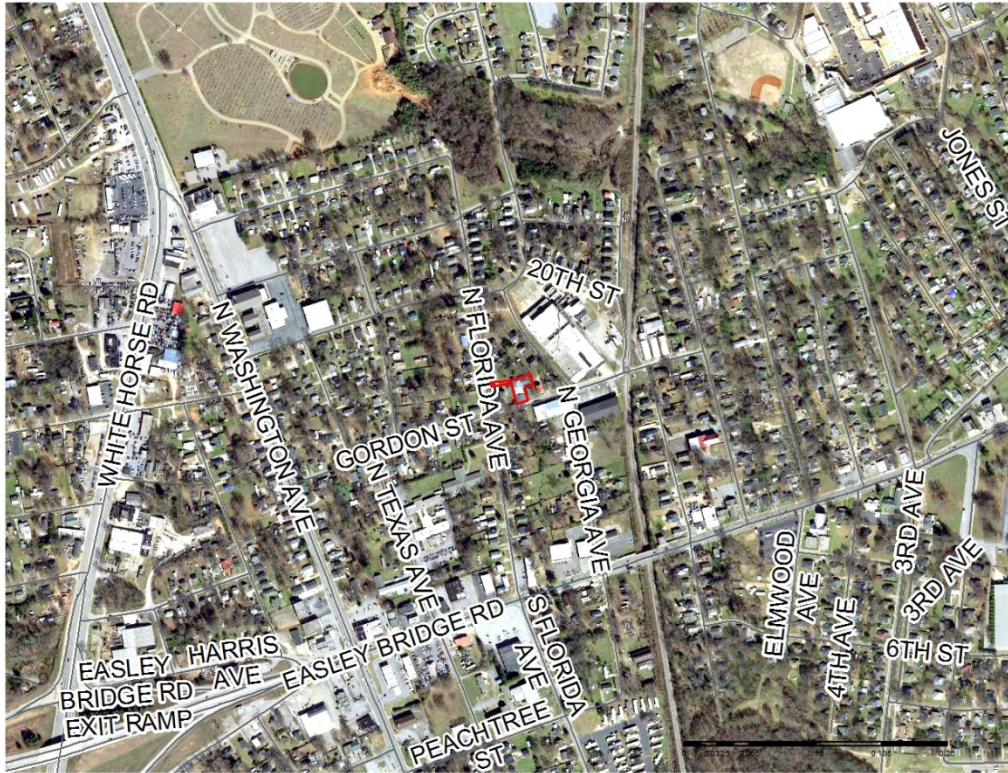
By Mr. Harrison, seconded by Mr. Rogers to approve CZ-2018-53 based on the S-1 and I-1 surroundings.

Dr. Hollingshad stated he supported what the applicant was doing in there, what he has already done, and it sounds like he has good plans going forward. Dr. Hollingshad's issue was it is a spot of S-1, if approved in the middle of what is closest and that is residential. His concern was once rezoned it is almost permanent and after renovating the neighborhood the applicant may not need this property anymore. He stated anything that is allowed under S-1 zoning could come in there. For that reason he would vote against the approval.

The motion to approve failed by voice vote.

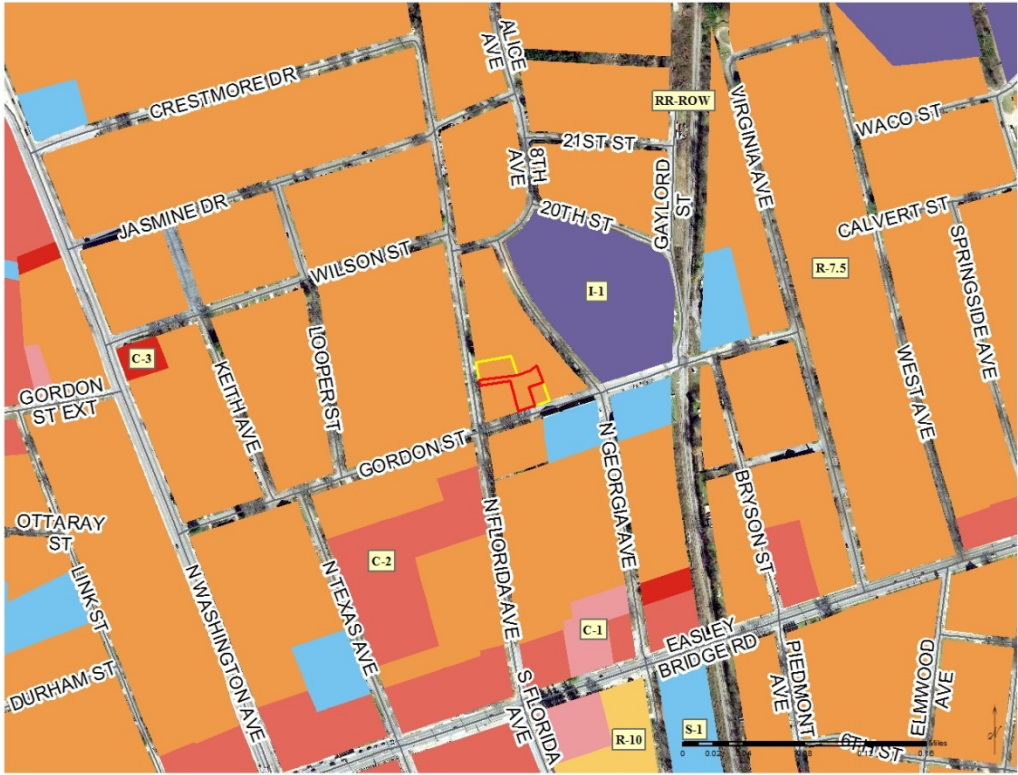
MOTION:

By Mr. Moore, seconded by Dr. Hollingshad to deny CZ-2018-53. The motion carried with two in opposition (Harrison and Rogers) and two absent (Looper and Shockley).



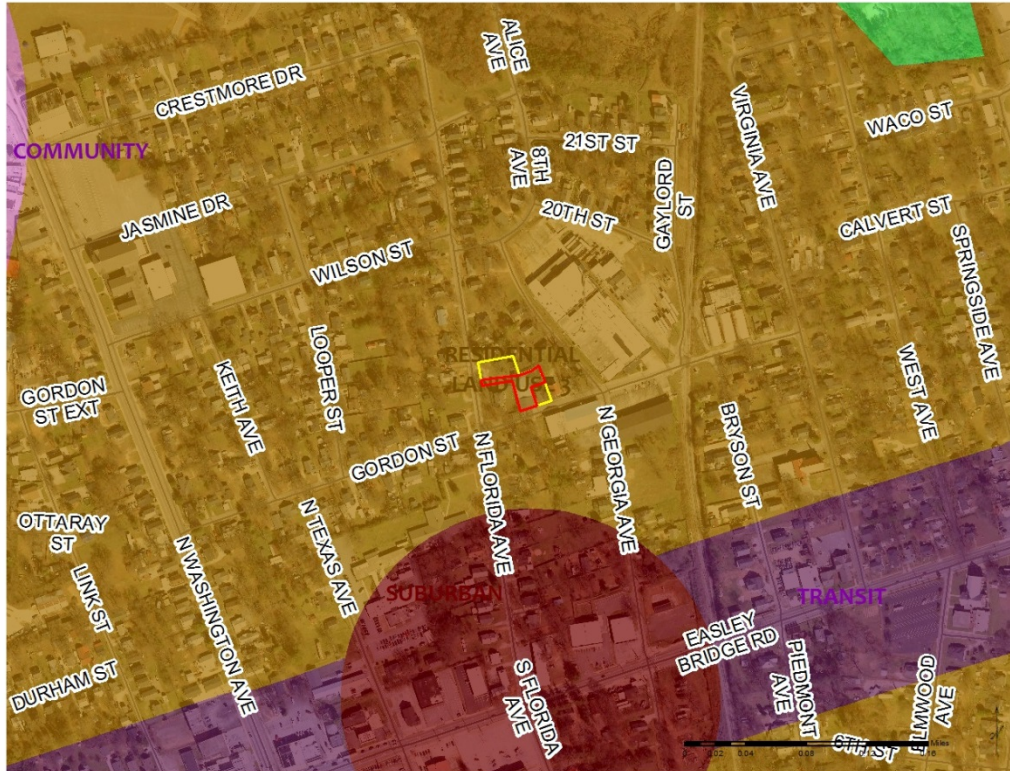
Aerial Photography, 2018





Zoning Map





Future Land Use Map

PLANNING REPORT

Ms. Holt briefly updated the Commissioners on the activities of staff for the month. She noted the RFQ for the Comprehensive Plan was due back on August 27, 2018 at 3:00 p.m. She noted the various community plans staff had been working on. She noted construction activity is ongoing and ahead of last year as well as the zoning. The numbers were included in the report the Commissioners received with their agenda packets.

MONTHLY MEETINGS

Chairman Rogers noted the attachment regarding the upcoming meetings.

OLD BUSINESS There was no old business

NEW BUSINESS

Dr. Hollingshad noted each month upon receiving his packet, he opens it and digs in and never looks at the agenda. He did not notice until tonight that the sidewalk variance was omitted.

Mr. Moore stated he was glad Dr. Hollingshad brought it up. He hoped the Commission did not frustrate the applicant into his decision of withdrawal.

Ms. Gucker stated she did not think the variance issue frustrated the applicant as much as some of the other discussion.

She appreciated Dr. Hollingshad bring that to staff's attention.

Ms. Gucker announced there would be a workshop on September 12, 2018. Mr. Tollison would be going over some issues including 3.1.

Mr. Stevenson mentioned the Bylaw Committee.

Chairman Rogers stated likely next meeting the recommendations would be discussed amongst the entire Commission.

ADJOURNMENT

Without objection, Chairman Rogers adjourned the meeting at 6:21 p.m.

Respectfully submitted

Recording Secretary