

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

January 24, 2018

4:30 p.m.

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

MEMBERS ABSENT: none

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

CALL TO ORDER

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

APPROVAL OF THE December 20, 2017 MINUTES

MOTION: By Mr. Looper, seconded by Dr. Howard to approve the minutes of the December 20, 2017 meeting as presented. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

2017-136, Harrison Valley (Cluster)

Sarah Holt addressed the Commission members with a preliminary subdivision application consisting of 86.96 acres and zoned R-15. The developer is proposing a 191 lot subdivision accessed by New Harrison Bridge Road. The developer is proposing 1.50 Linear Mile of Public Road and has chosen Cluster Development Option 1, Requiring 13.052 acres of open space and providing 31.2 acres of open space. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

2017-160-VA, Variance requesting interconnectivity.

Ms. Holt addressed the Commission members with a variance request to interconnectivity between lots 1-166 located on the west side of the creek and lots 167-191 located on the eastern side of the creek. Ms. Holt explained due to the winding nature of the creek, a wetland crossing of 50' or less (which is required by the Army Corps of Engineers) would not be feasible and a bridge would have to be constructed to make any crossing possible. To design a public road and bridge to navigate this area

would not be practical. The subdivision layout was designed so the wetland areas would not be impacted during this project.

Staff recommends approval of both the Preliminary Plan and the Variance requests with the Specific and Standard Requirements applying. Additionally road names would be added and approved prior to final signature.

Dr. Howard asked if she was correct in that the three entrances would all be on New Harrison Bridge Road.

Ms. Holt stated that was correct.

Dr. Howard asked if she was correct in that there appeared to be some green space between the cemetery and where the homes would be built.

Ms. Holt stated that was correct.

Mr. Bichel stated he knew a traffic study was required, but was that not to be submitted prior to coming before the Commission.

Chairman Shockley stated he thought it did not need to be submitted to the Commission since it was an SCDOT decision.

Mr. Bichel read from the Land Development Regulations.

Ms. Wortkoetter, County Engineer stated a traffic study would need to be submitted to the Commission if it were on a county road.

MOTION: By Mr. Harrison, seconded by Mr. Looper to accept staff's recommendation on 2017-136, Harrison Valley.

Dr. Hollingshad stated he wanted to stay consistent from what he had said before. He would be voting no on this because the package in its current state does not meet the LDR. Specifically the condition that was addressed. He stated he made a statement at the last meeting that he would not vote for conditional approvals, unless it was something very minor. Dr. Hollingshad stated he did not have any issues with the subdivision, it was a nice design. He did not have an issue with the variance, it was one of the few cases it was justified.

Mr. Harrison stated he agreed with Dr. Hollingshad, he was at the last meeting when he made the statement. He stated he was against it as well until staff's explanation. He asked if he was correct that a traffic study was to be submitted before if it was a county road and if it was a state road before the final.

Staff answered that was correct.

Dr. Hollingshad noted the road names were not listed.

The motion to approve 2017-136 with staff's recommendation carried by voice vote with one in opposition (Hollingshad).

At this time Mr. Moore recused himself from the discussion and left the room.

FINAL DEVELOPMENT PLAN

Acadia Phase III, Planned Development (PD)

Alan Willis addressed the Commission members with a Final Development Plan proposing 105 detached and attached homes on 114.83 acres. The plan proposes amenities on the property including a pool with a Cabana, Green House and Garden and a Chapel. The plan shows all of the proposed roads as public. The architectural design is a continuation of Phase I and II of the Acadia Subdivision.

Staff recommends approval with the following conditions:

- Label the following roads as private and not public; Jordan Pond Drive, Sargent Drive, Somes Gate Way, Hunters Creek Way, Quiet Side Drive, Manset Alley, Teaset Alley, Picnic Alley, Pretty Marsh Way, Wimbleton Alley.
- Show access, parking, sidewalks and landscaping for Pool and Cabana parcel.

Mr. Bichel asked staff what the square footage was on the Chapel.

Mr. Willis stated 2800, it was hard to see.

Mr. Bichel asked what the square footage was on the greenhouse and why was the scale so off.

Mr. Willis stated 1500, they did not do it to scale.

Mr. Harrison asked about the change being the traffic circle and was it for aesthetic purposes or traffic calming.

Mr. Willis stated it was in their design, preliminary plat.

Mr. Rogers asked about the parking staff stated was incorrect, which is what made the parking incorrect.

Mr. Willis stated there was parallel parking on the public road and perpendicular. The County Ordinance does not allow that, it needs to be a private road.

MOTION: By Mr. Looper, seconded by Dr. Howard to approve the Final Development Plan for Acadia Phase III with staff's recommendation.

Dr. Hollingshad stated this again does not comply with the Land Development Regulations. He stated he had been working with staff the last few days and

appreciated the responses he received; Alan in particular sent a long email that answered some of his questions. Dr. Hollingshad referenced Section 20.3 of the Land Development Regulations. Item A requires a site plan to be signed off by a Registered Engineer or Land Surveyor in South Carolina. There was no indication on the drawing, electronically or in the packets. Alan stated the seal did not show up electronically. Dr. Hollingshad stated that was fine, it was a detail he felt sure was covered, but the Commissions job was to determine compliance with the LDR. There was no way from the information provided by staff for a determination to be made.

Mr. Willis stated the seal was on the large copy.

Dr. Hollingshad stated Item C; initially he could not see any easements. Alan referred him back to the electronic version provided and keep blowing them up. He stated eventually he was able to get there. He was satisfied the requirement has been met, but what probably the other Commissioners did not know, you will not going to be able to see if the requirements are being met without going to the electronic copies. He stated the issue of a pool and lack of information there; he thought was substantial enough that the Commission should not approve this. The lighting plan, the height was missing and since had been provided, but it wasn't in the package given to review. Item J; the general exterior dimensions and gross square footage of the buildings were shown on the site provided at our seats today. His question was why the packet came to the Commissioners from staff with the recommendation of approval with that not already being in the packet. There is an Item N; which calls for architectural elevations to the proposed buildings. He stated there was no indication that he saw that the photos were from part of the existing earlier phases of the subdivision. Conceptually it meets that requirement, but photos are not architectural elevations. That is an example where he would cut some slack this time, on a routine basis it says architectural elevations in the LDR and that has a specific meaning.

Dr. Hollingshad stated he liked the subdivision, it is beautiful, but the issue surrounding the pool and the Commissions obligation to determine compliance with the Land Development Regulations will require that he will vote against this.

The motion to approve Final Development Plan Acadia Phase III failed by voice vote.

Dr. Hollingshad stated he liked the subdivision and asked if this would be an opportunity to vote to hold the item and allow staff to gather the rest of the information from the applicant and submit a complete packaged the next meeting.

Chairman Shockley stated there would need to be a motion to reconsider. He would entertain a motion.

MOTION: By Mr. Stevenson, seconded by Mr. Looper to reconsider the Final Development Plan Acadia Phase III. The motion carried unanimously by voice vote.

MOTION: By Mr. Bichel, seconded by Mr. Looper to hold the Final Development Plan Acadia Phase III until all the information necessary is provided. The motion carried unanimously by voice vote.

Mr. Rogers stated the question/comment about who makes a motion and how they vote, he thought under Roberts Rule a motion is made and then a discussion. He stated it would be appropriate for someone to make a motion to begin a discussion and listen to the argument and decide to vote opposite to where they originally moved.

Chairman Shockley stated staff would check to be sure things are done right.

Mr. Moore returned to the meeting.

REZONING REQUESTS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-01

APPLICANT: Joe Bryant for Melissa Halliburton, Swamp Rabbit Investments, LLC

PROPERTY LOCATION: Fairbanks Street

PIN/TMS#(s): 0158000105303 and 0158000105305

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.55

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in April 1972, as part of Area 3. There was an unsuccessful S-1, Services rezoning request in 1991, CZ-1991-100.

EXISTING LAND USE: driveway

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	warehouse
East	R-7.5 & C-3	single-family residential and automobile service
South	R-7.5	single-family residential and mobile home park (Hilltop)
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.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-7.5	5.8 units/acre	0.55	3 units
Requested	C-1	12 units/acre		6 units

A successful rezoning may add up to 3 dwelling units.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
West Blue Ridge Drive	3,200' NE	12,700	11,700 -7.9%	12,800 9.4%

SUMMARY: The subject parcel zoned R-7.5, Single-Family Residential, is 0.55 acres of property located on Fairbanks Street approximately 0.5 miles Southwest of the intersection of Old Buncombe Road and West Blue Ridge Drive. The parcel has approximately 145 feet of frontage along Fairbanks Street. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for employee parking and as a buffer for proposed office improvements on adjacent parcel.

CONCLUSION:

The subject site is surrounded by Single-Family Residential zoning to the east, west and south of the subject site. There are also Single-Family Residences located to the east, west and south of the subject site. Staff is of the opinion rezoning these parcels to C-1, Commercial would not be consistent with the existing residential zoning and land use along Fairbanks Street. The requested rezoning is also not consistent with the Imagine Greenville Comprehensive Plan.

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

Mr. Harrison stated from a land use stand point he understood why staff made the recommendation. He felt a part of the Commissions role is to use land use applications but also kind of look at some other on the ground applications. Mr. Harrison stated in his opinion he did not see this to potentially be developed as residential. He felt C-1 was a way to have a transition into a fairly dense R-7.5 area.

Mr. Bichel stated he still felt with a C-1, it would be spot zoning and would always be a C-1. He stated he would certainly accept and FRD. He stated if it were C-1, anything in C-1 could go there.

Mr. Rogers stated his initial reaction was as Mr. Harrisons. Making it a parking lot seems appropriate, but making it C-1 is not what is necessarily going to go in there ten years from now.

Mr. Stevenson agreed with both of his colleagues. If it were an FRD would it need to start over or could this be placed on hold.

Joe Bryant, 508 Rhett Street Gville, SC answered the Commissioners questions.

Ms. Buathier stated the applicant would need to start the process from the beginning if they were to request an FRD. Additionally, Ms. Buathier stated the site currently as it was being used was illegal. She stated it was currently zoned R-7.5 which does not allow what it was being used for, it was in violation.

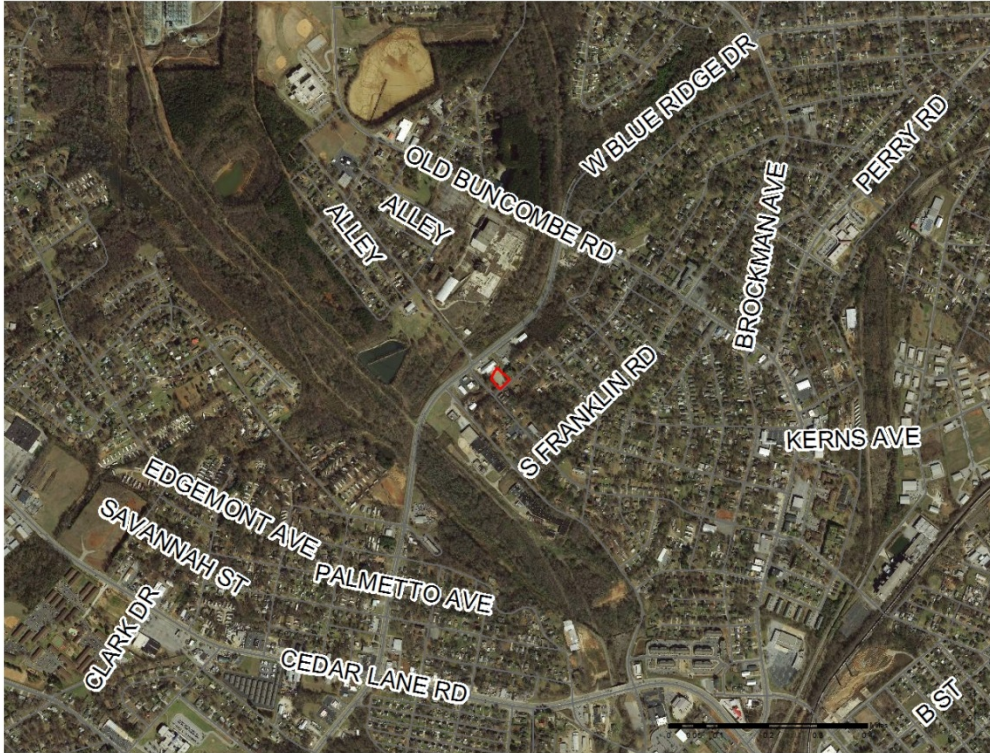
Mr. Harrison had staff show the map of the area with the surrounding zoning and felt it would be a good transition.

Mr. Stevenson agreed with Mr. Harrison.

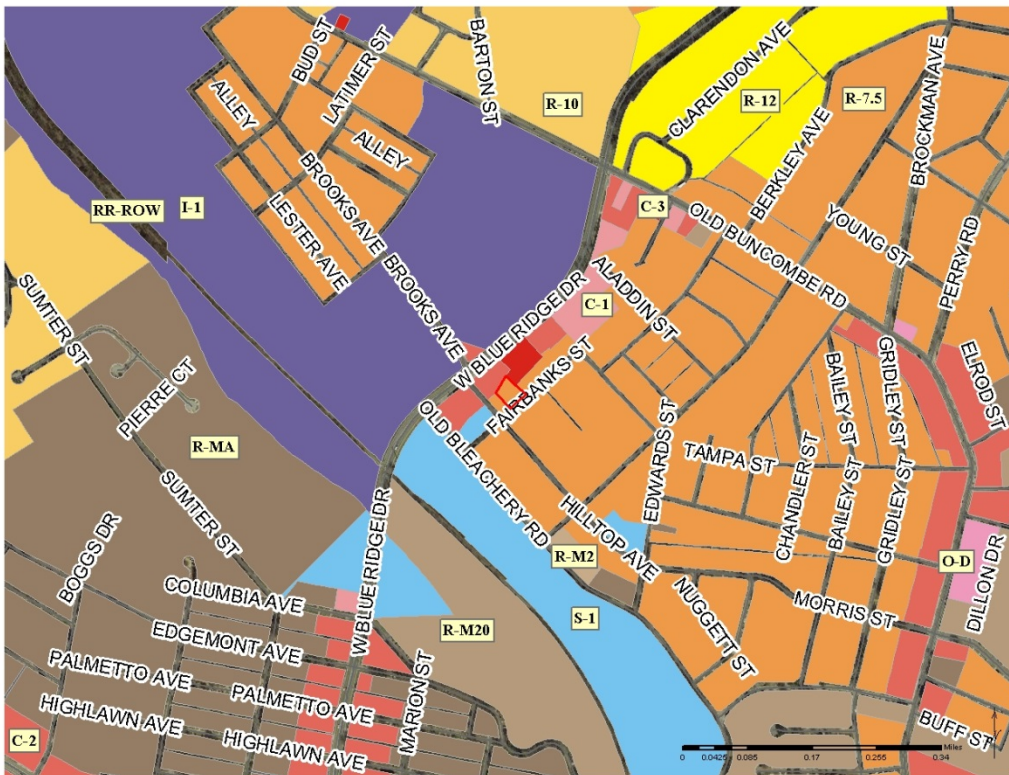
Dr. Howard asked the applicant if the adjacent property was rental property.

Jason Haliburton, 604 Rhett Street, Gville, SC answered Dr. Howard that it was rental property.

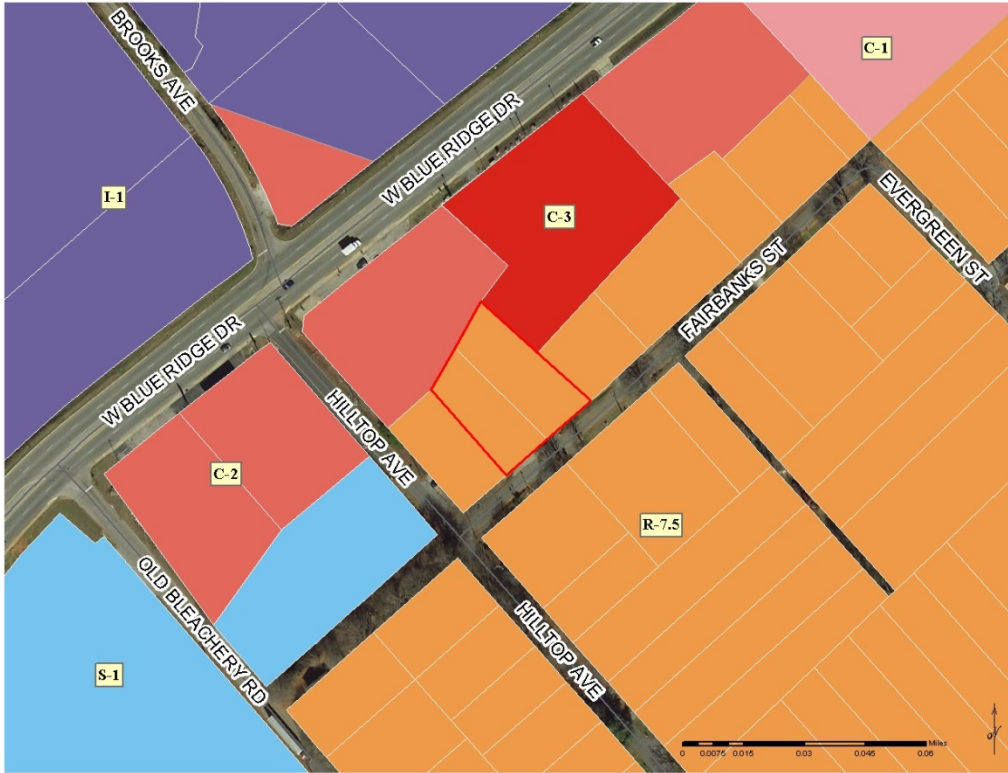
MOTION: By Mr. Harrison, seconded by Mr. Stevenson to approve the applicants request for CZ-2018-01. The motion carried by voice vote with one in opposition (Bichel)



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-02

APPLICANT: Timothy L. (Chip) Buchanan, Jr. for Rob Safrit, Future FDH Projects, LLC,

PROPERTY LOCATION: 3116 Highway 14

PIN/TMS#(s): 0530010100101

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.97

COUNCIL DISTRICT: 21 – Roberts

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

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	retail and vacant wooded land
East	C-2	retail
South	C-2	single-family residential
West	C-2	single-family residential and restaurant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Sub-Regional 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
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>0.97</i>	<i>1 unit</i>
Requested	C-2	16 units/acre		15 units

A successful rezoning may add up to 14 dwelling units.

ROADS:

Highway 14: two-lane State-maintained major arterial

TRAFFIC:

No traffic counts in proximity of Highway 14.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 0.97 acres of property located on Highway 14 approximately 0.1 miles southwest of the intersection of Pelham Road and Highway 14. The parcel does not have frontage, but has an easement to access Highway 14. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant states the proposed land use is for a car wash.

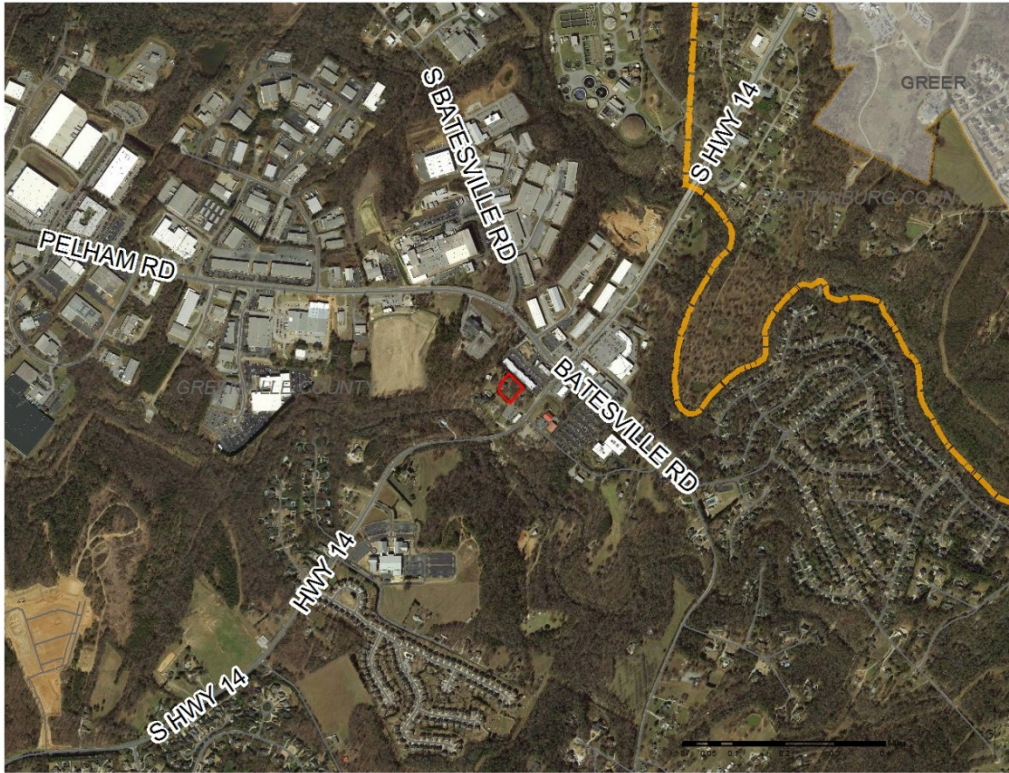
CONCLUSION:

The subject site is surrounded by C-2, Commercial zoning with retail and a restaurant to the north, east and west of the subject site. This parcel is also located in a Sub-Regional Center which recommends community-scale stores and retail. Staff believes rezoning this parcel to C-2, Commercial would be consistent with existing zoning and the transition to commercial type uses in this area.

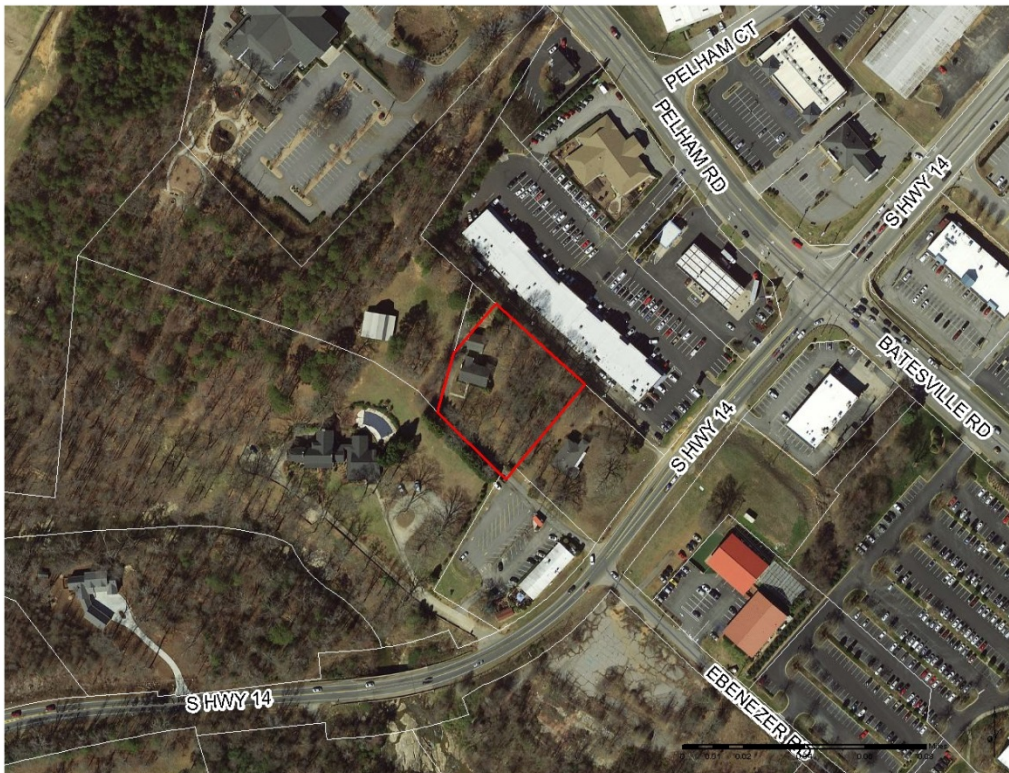
Based on these reasons staff recommends approval of the requested rezoning to C-2 Commercial.

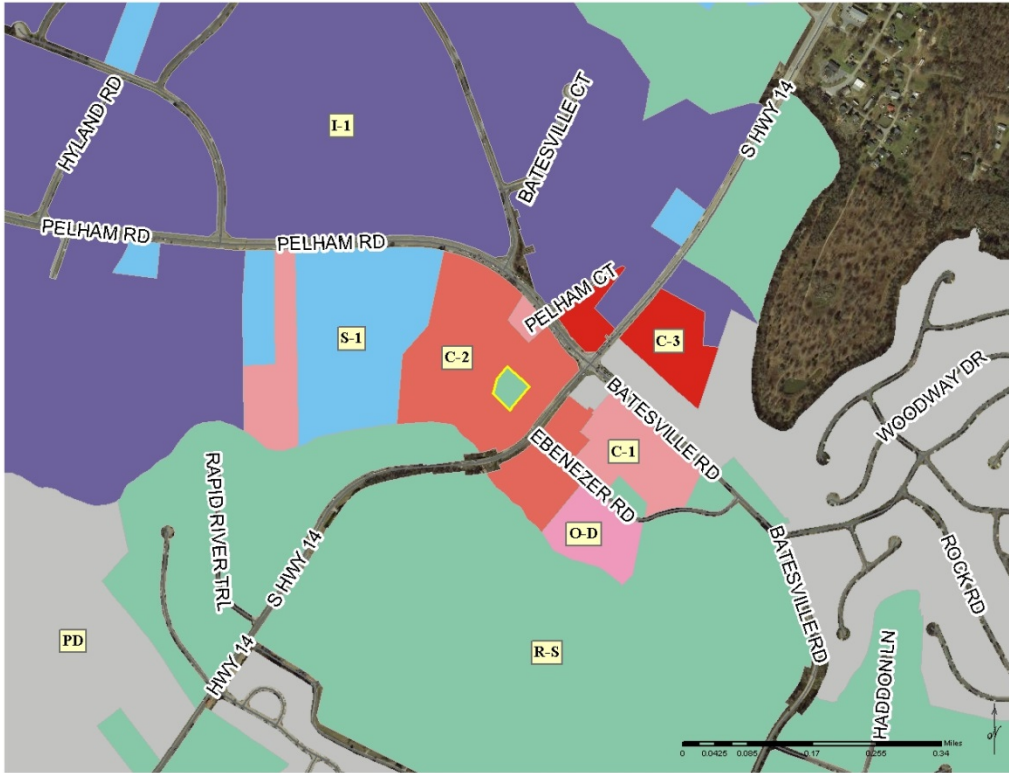
MOTION:

By Mr. Rogers, seconded by Dr. Howard to accept staff’s recommendation to approve CZ-2018-02. The motion carried unanimously by voice vote.

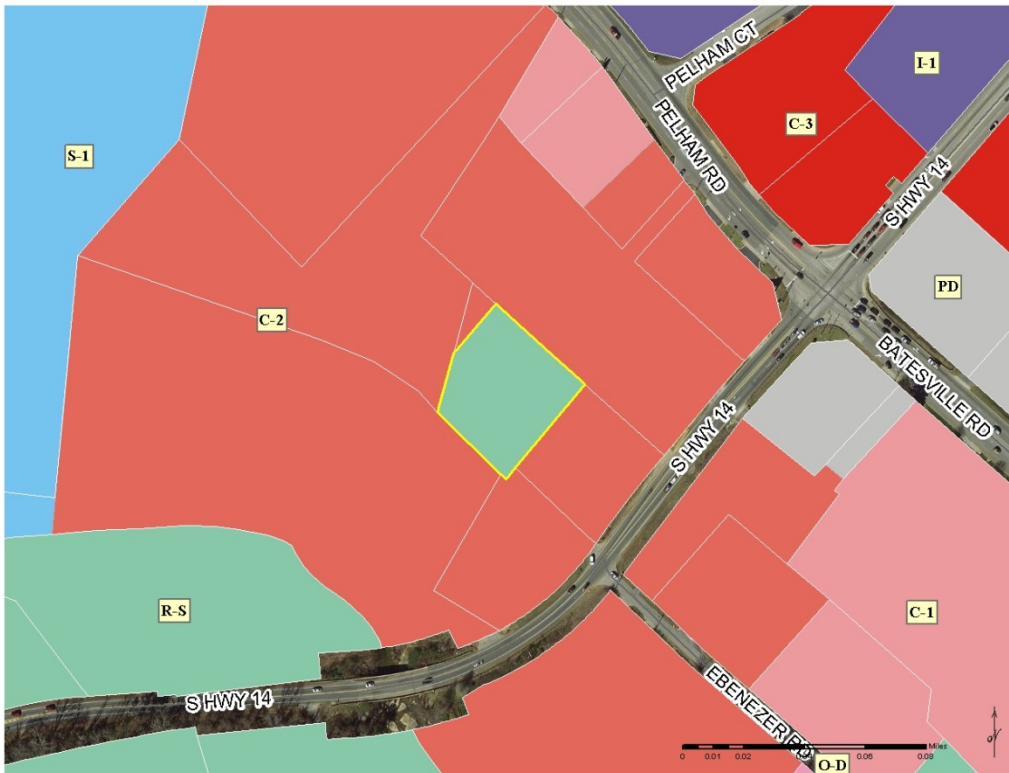


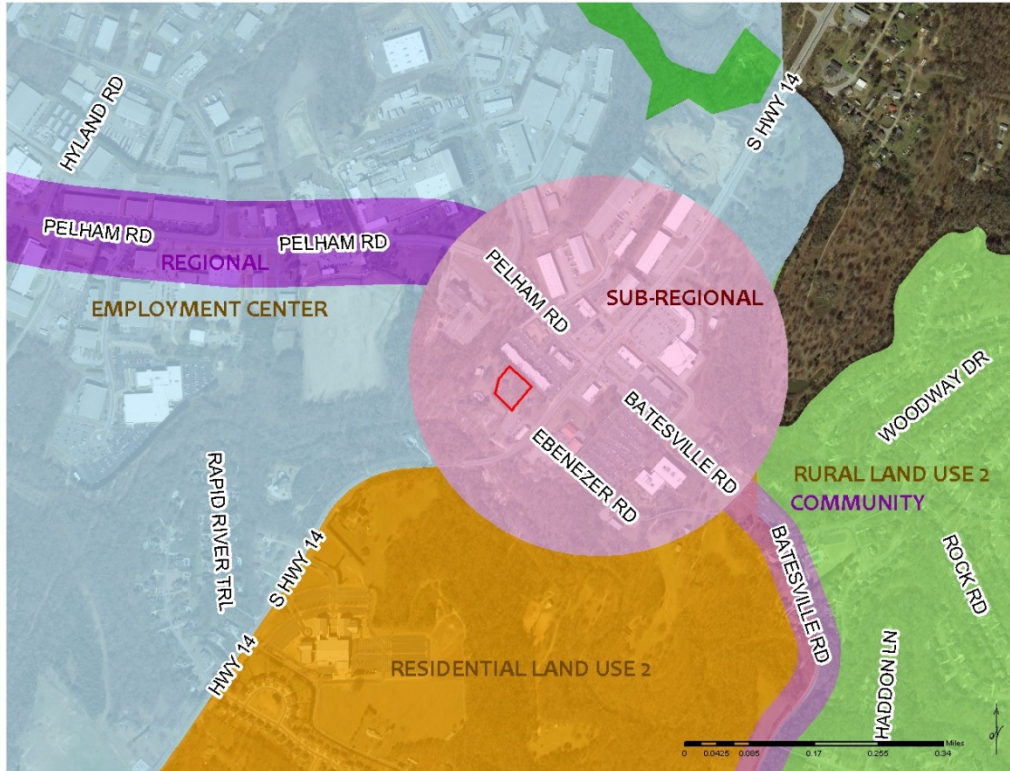
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-03
- APPLICANT:** James P. O’Connell for Diya and Veer, LLC
- PROPERTY LOCATION:** 6522 White Horse Road
- PIN/TMS#(s):** B013020100404
- EXISTING ZONING:** C-1, Commercial
- REQUESTED ZONING:** C-2, Commercial
- ACREAGE:** 0.78
- COUNCIL DISTRICT:** 19 – Meadows
- ZONING HISTORY:** The parcel was originally zoned C-1, Commercial in April 1972, as part of Area 3.

EXISTING LAND USE: convenience store and gas station

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	retail
East	R-M20	duplex and apartments
South	C-1 and R-M20	restaurant and apartments
West	C-1	retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	0.78	9 units
Requested	C-2	16 units/acre		12 units

A successful rezoning may add up to 3 dwelling units.

ROADS: White Horse Road: six-lane State-maintained major arterial
Lily Street: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
White Horse Road	2,425' S	28,400	22,400	29,900
			-	33.5%
Lily Street	2,580' E	4,300	3,400	3,700
			-	8.8%
			20.9%	

SUMMARY: The subject parcel zoned C-1, Commercial, is 0.78 acres of property located on White Horse Road approximately 0.85 miles north of the intersection of White Horse Road and Saluda Dam Road. The parcel has approximately 150 feet of frontage along White Horse Road and 180 feet of frontage along Lily Street. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant states the proposed land use is for a liquor store.

CONCLUSION:

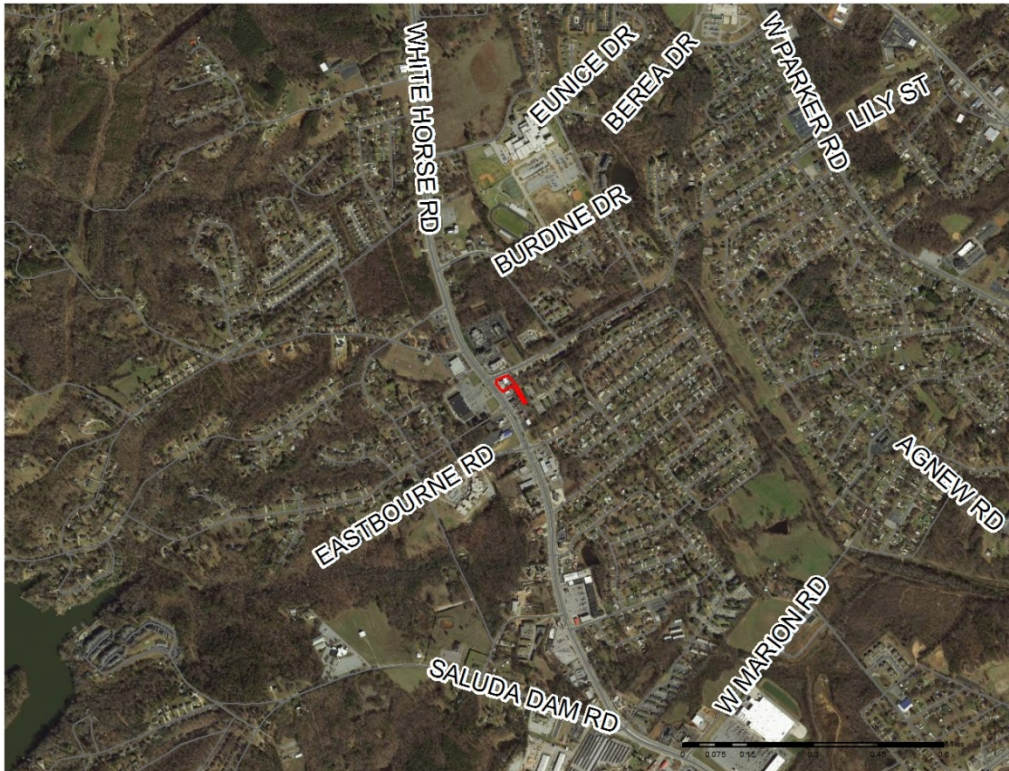
The subject site is currently being used for a convenience store and gas station. There is C-1, Commercial zoning to the north, south and west of the subject site. Being that the subject site is located in an area zoned C-1, Commercial, staff believes the current zoning is appropriate. Staff has concerns about the proposed land use, and that may have a negative impact on the adjacent residential properties and the surrounding area.

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

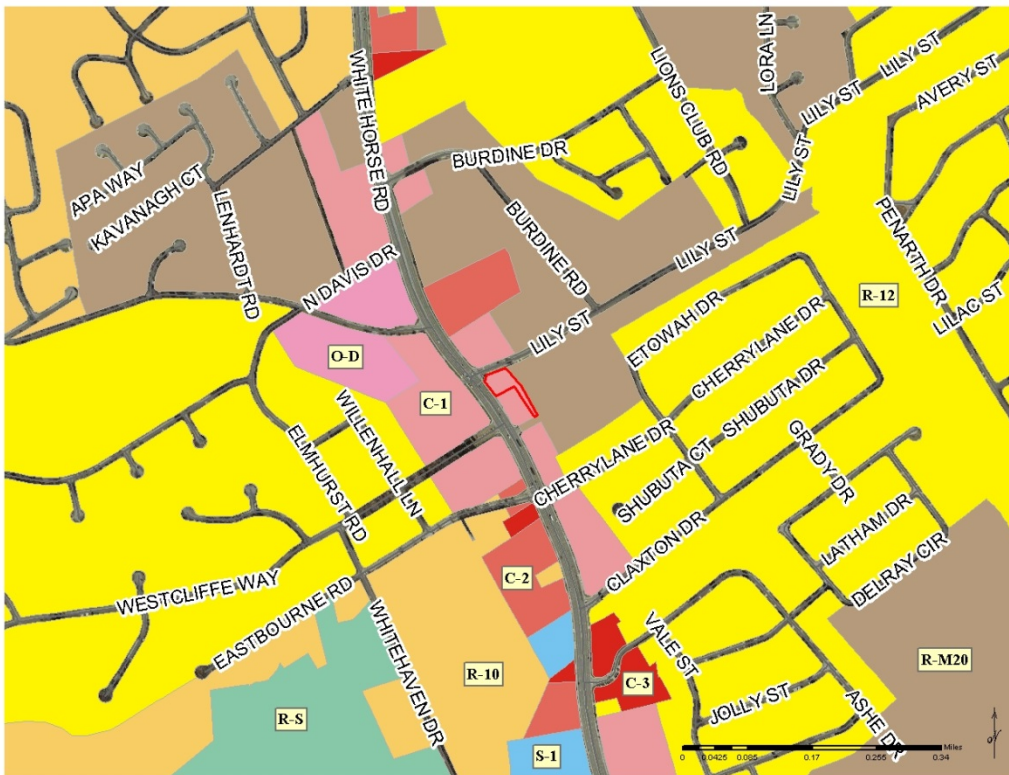
Mr. Stevenson noted this did not meet the Berea Plan and there were numerous speakers that felt the intended use would not fit. He stated White Horse Road had a sufficient amount of C-2's.

MOTION:

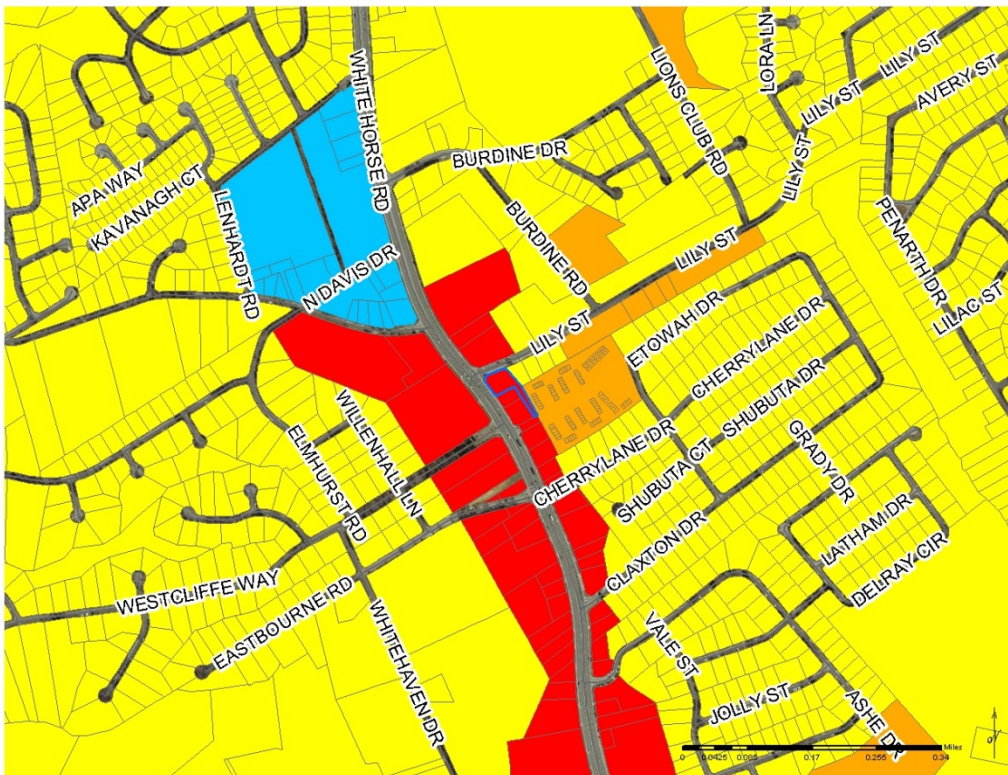
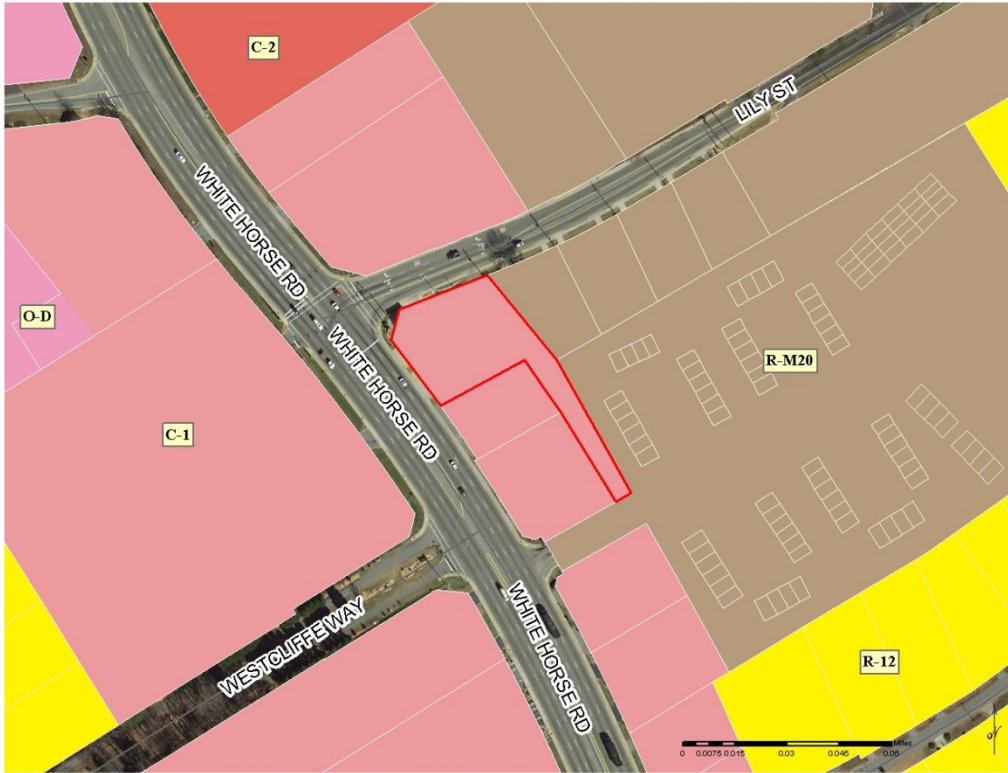
By Mr. Stevenson, seconded by Mr. Looper to deny CZ-2018-03. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Bera Community Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-04

APPLICANT: Ernest Crosby for Herbert Earle Riddle

PROPERTY LOCATION: 2728 Poinsett Highway

PIN/TMS#(s): 0446000100300

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.94

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-M20, Multifamily Residential in April 1972, as part of Area 3.

EXISTING LAND USE: vacant office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	apartment
East	R-M20	apartment
South	C-2	single-family residential
West	C-2 and R-10	retail and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan is designated as *S/I, Service and Industry Land Uses*.

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-M20	20 units/acre	0.94	18 units
Requested	C-1	12 units/acre		11 units

A successful rezoning may add up to 7 dwelling units.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Poinsett Highway	4,850' N	21,400	16,900 -21%	21,300 26%
Poinsett Highway	5,600' S	32,900	30,900 -6%	33,500 8.4%

SUMMARY:

The subject parcel zoned R-M20, Multifamily Residential, is 0.94 acres of property located on Poinsett Highway approximately 1 mile south of the intersection of Poinsett Highway and Old Buncombe Road. The parcel has approximately 170 feet of frontage along Poinsett Highway and North Parker Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant did not state the proposed land use.

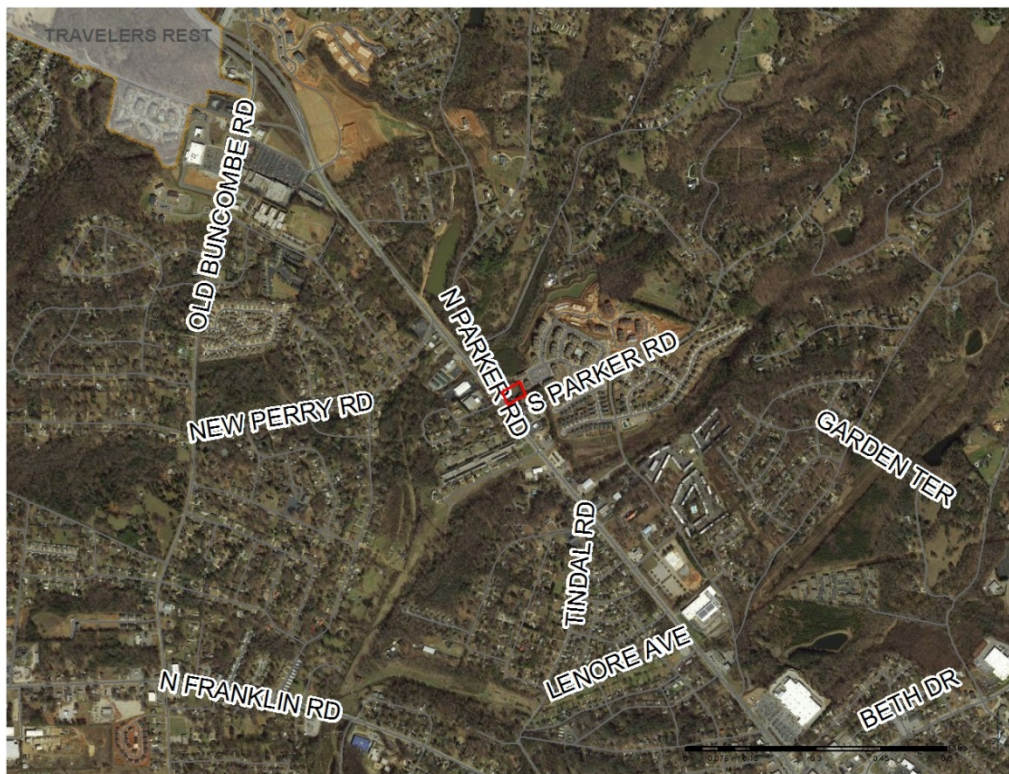
CONCLUSION:

The subject site is located along a major arterial road, Poinsett Highway. Commercial zoning is present to west and south of the subject site. Staff is of the opinion due to its location and the existing commercial zoning along Poinsett Highway, rezoning this parcel from R-M20 Multi-Family Residential, to C-1, Commercial would be an appropriate rezoning.

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

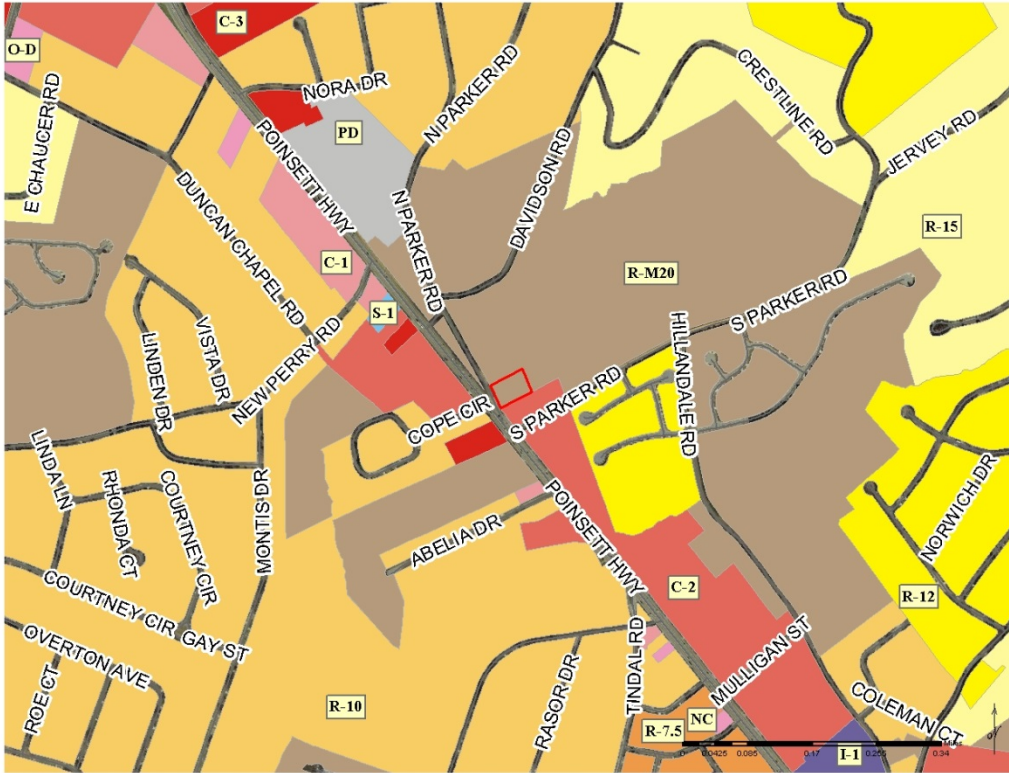
MOTION:

By Dr. Howard, seconded by Mr. Looper to approve CZ-2018-04. The motion carried unanimously by voice vote.

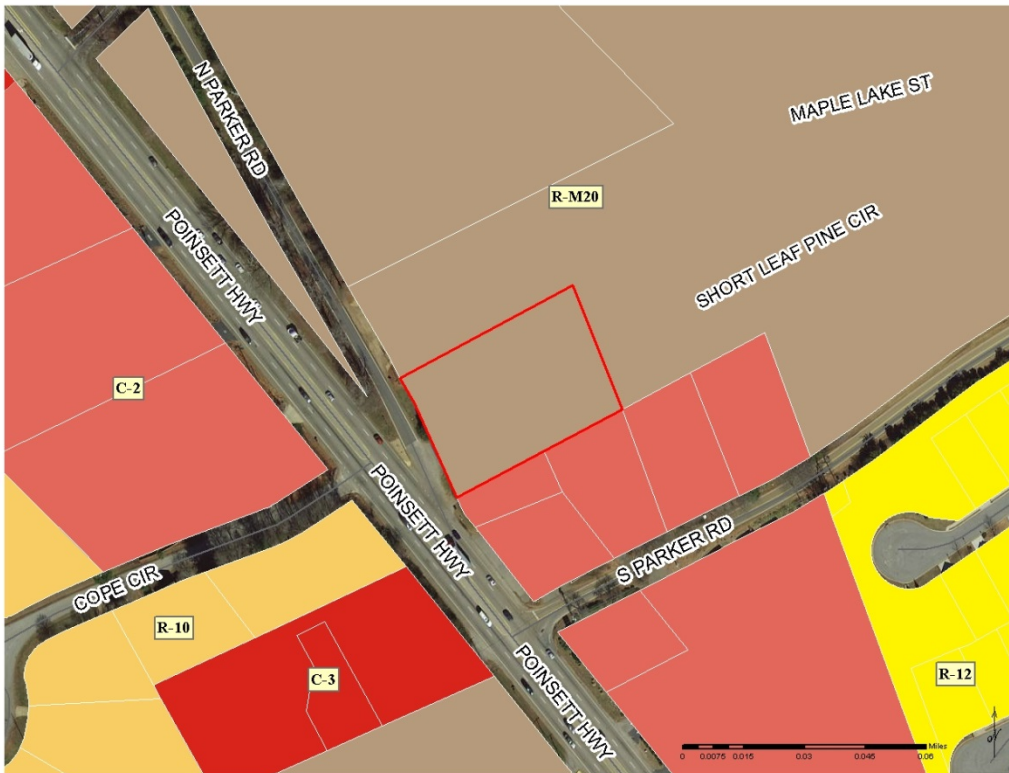


Aerial Photography, 2017





Zoning Map





Cherrydale Area Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-05

APPLICANT: Johnathan Gunter for Clear Springs Fire-Rescue

PROPERTY LOCATION: Scuffletown Road

PIN/TMS#(s): 0548020103205

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 3.99

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 unsuccessful S-1,

Services rezoning request in 2017, CZ-2017-10 that was withdrawn.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential (Sparrows Point SD)
East	R-12	single-family residential (Sparrows Point SD)
South	R-S	single-family residential
West	S-1 and R-12	mini-warehouses and single-family residential (Adams Run SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan and is designated as *Suburban Residential* which prescribes 2 to 4 units per acre.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	3,900' N	16,200	18,000 11.1%	20,700 15%
Scuffletown Road	4,850' S	8,200	8,900 8.5%	8,700 -2.2%

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 3.99 acres of property located on Scuffletown Road approximately 0.5 miles south of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 480 feet of frontage along Scuffletown Road.

The applicant is requesting to rezone the property to FRD, Flexible Review District. The proposal consists of two buildings of 12,000 sq. ft. each on separate parcels. Parcel A proposal is a neighborhood gym. Parcel B is proposing retail and service space to fall within the S-1 and C-2 classifications. The applicant has provided a list of uses that will not be allowed into the development within the Statement of Intent (SOI). Both buildings will have a maximum height of 35 feet.

The architectural design is utilizing gray tone color schemes. The building materials will consist of ribbed metal panels, split face block, and aluminum with glass store front. All service areas, loading areas, and dumpsters will be screened from Scuffletown Road and adjacent residential uses.

The applicant is proposing a 25 foot landscape buffer along the north, east, and south sides of the property. Existing vegetation will be utilized where possible and additional landscaping will be added where there is not enough existing vegetation for the buffer. All common areas and landscaping within the development will be maintained by the owner. The existing cemetery is located within the landscape buffer and is to remain undisturbed. Additional landscaping screening will be provided around the existing cemetery to cover any bare spots not supplied by existing vegetation.

There is a single entrance proposed from Scuffletown Road that aligns with an entrance for the business directly across Scuffletown Road. A sidewalk is shown along the road frontage and connects to a walking trail in the 25 foot landscape buffer along the perimeter of the property.

One monument sign is proposed at the entrance from Scuffletown Road with the building materials that include brick, stone, and metal materials. Monument signage will be double faced with a maximum of 8 feet tall. Building signage will meet all current restrictions of the Greenville County sign ordinance. No neon, flashing, or electronic signs will be allowed in the development.

Site lighting will be provided by wall packs and light poles. The light poles will be a maximum of 20 feet in height. Full cutoff light fixtures will be used for the site lighting. The Statement of Intent states that all site lighting is to be dark sky compliant.

CONCLUSION:

The intent of the FRD, Flexible Review District, is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. It is staff's opinion that the permitted uses outlined in the Statement of Intent are appropriate for the area provided that adequate provisions are incorporated to enhance compatibility with the surrounding properties. Staff has a concern about the boxy warehouse architectural style of the gym. Features that are residential in character and style should be utilized to make this development better reflect the adjacent residences and

neighborhoods and enhance the entry into the Scuffletown Rural Conservation District.

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

- Have the applicant resubmit a different architectural style to soften the warehouse look of the gym for a more residential look of the surrounding community.

MOTION: By Mr. Looper, seconded by Mr. Stevenson to approve CZ-2018-05 with staff's recommendations.

Mr. Harrison addressed the condition staff recommended, and stated he understood the concept, but he noted storage warehouses across the street with a boxy look. He would like to see this approved without the recommendation.

Mr. Bichel asked if the redesign would come before the Commission again.

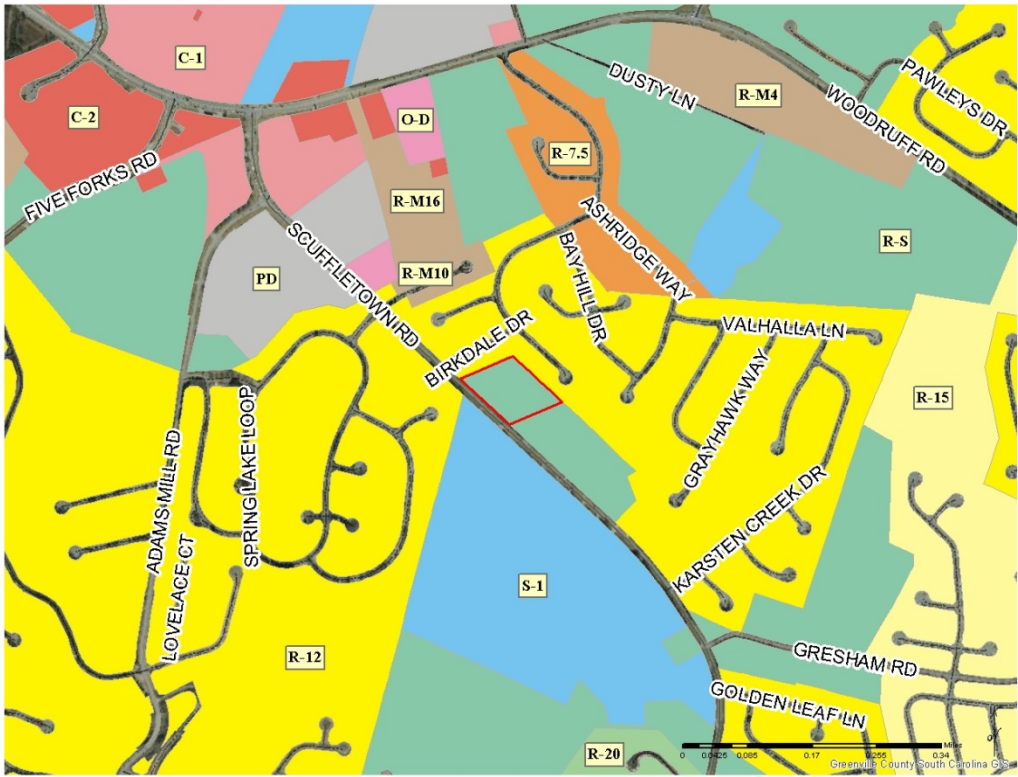
Mr. Willis stated it would be at the Commission's pleasure.

Mr. Moore asked if the applicant was happy with that type of condition.

The applicant addressed the Commission and stated they were looking at various options, but cost would be a factor.



Aerial Photography, 2016



Zoning Map



Dr. Howard stated even if the door, the front of the building could be made softer, appropriate somehow with the community.

Mr. Bichel asked why not do the end facing the road.

The applicant stated that would help.

After further discussion the following motion was made.

MOTION: By Mr. Stevenson, seconded by Mr. Bichel to withdraw the motion to approve CZ-2018-05 with staff's condition. The motion to withdraw carried unanimously by voice vote.

MOTION: By Dr. Howard, seconded by Mr. Bichel to approve with the following amended condition:

The front of the building (Façade along Scuffletown Road) be softened and styled an appropriate residential look at staff's discretion.

The motion carried by voice vote with one in opposition (Harrison).

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-06

APPLICANT: Stanley E. McLeod for Raymond Mark Cox

PROPERTY LOCATION: 114 Dusty Lane

PIN/TMS#(s): 0548020100704 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

ACREAGE: 1.58

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1 and R-S	dental office and library
East	R-S	fire station
South	R-S	single-family residential
West	R-7.5	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan 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-S	1.7 units/acre	1.58	2 units
Requested	C-3	16 units/acre		25 units

A successful rezoning may add up to 23 dwelling units.

ROADS: Woodruff Road: two-lane State-maintained minor arterial
Dusty Lane: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	650' W	16,200	18,000 11.1%	20,700 15%

SUMMARY: The subject parcel zoned R-S, Residential-Suburban, is 1.58 acres of property located on Dusty Lane approximately 0.4 miles east of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 180 feet of frontage along Woodruff Road and 700 feet of frontage along Dusty Lane. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant did not state the proposed use.

CONCLUSION: The subject site is located along Woodruff Road, an area that is under construction to be widened to four lanes. There currently is a dental office, library and fire station surrounding this property. Staff is of the opinion rezoning this parcel from R-S, Residential Suburban to C-3, Commercial would have minimal impact to the area and would be an appropriate rezoning. 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 C-3, Commercial.

Dr. Hollingshad stated the notes from the Public Hearing state this would be a car wash, but staff indicated they were not told the use.

Ms. Buathier stated it was based on what was noted on the application. There is a place to state the proposed use, and it was left blank at the time of the application.

Mr. Bichel stated, here we go again, C-1, he can tell you anything he wants right now and do anything he wants in the C-1 category. He stated it is surrounded by residential and this is just spot zoning.

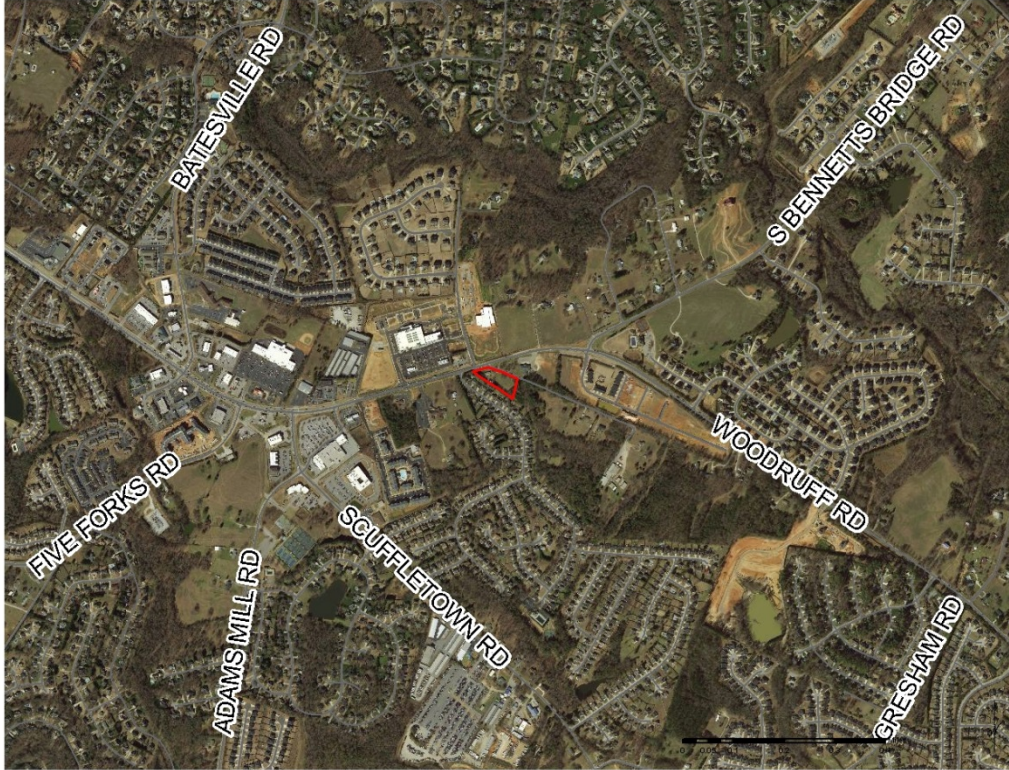
Ms. Buathier noted the request was for C-3.

Mr. Bichel apologized, but stated it would always be a C-3.

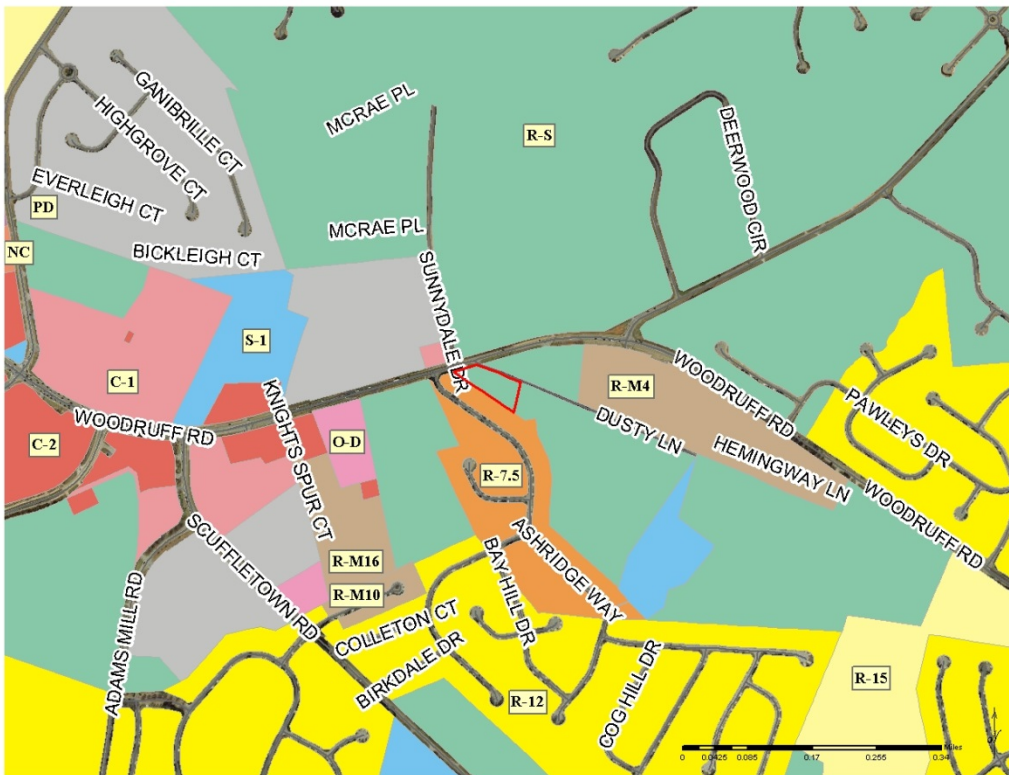
MOTION: By Mr. Bichel, seconded by Dr. Hollingshad to deny CZ-2018-06.

Mr. Harrison stated he agreed with Mr. Bichel, however he felt across the street was a large commercial development across the street.

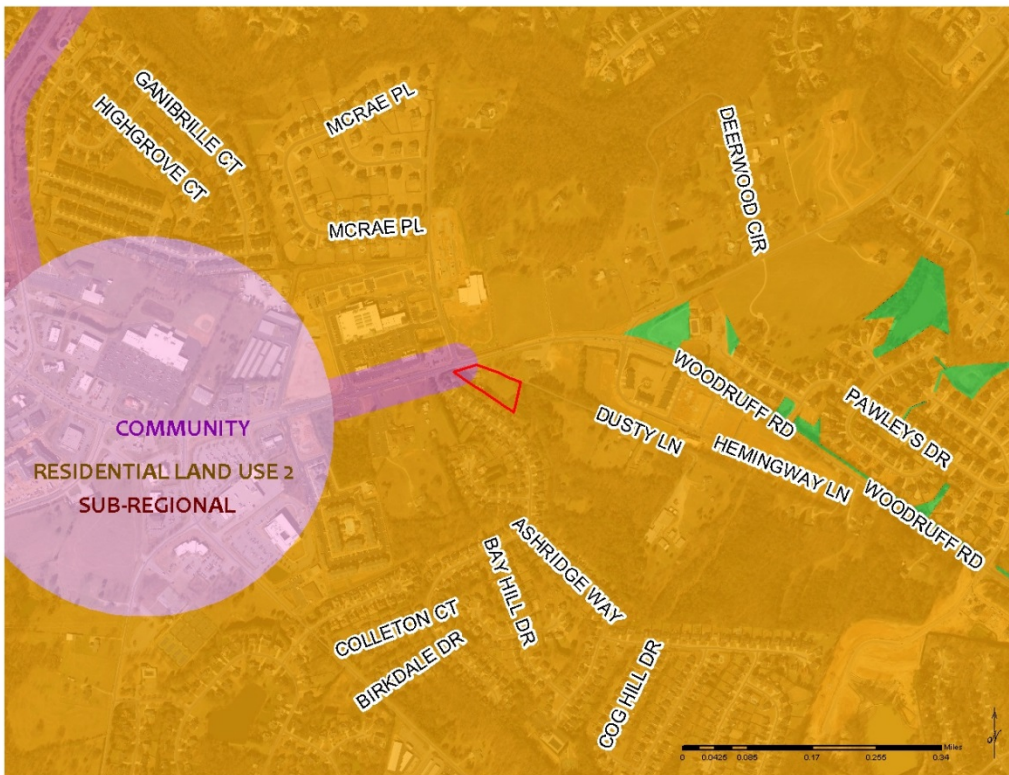
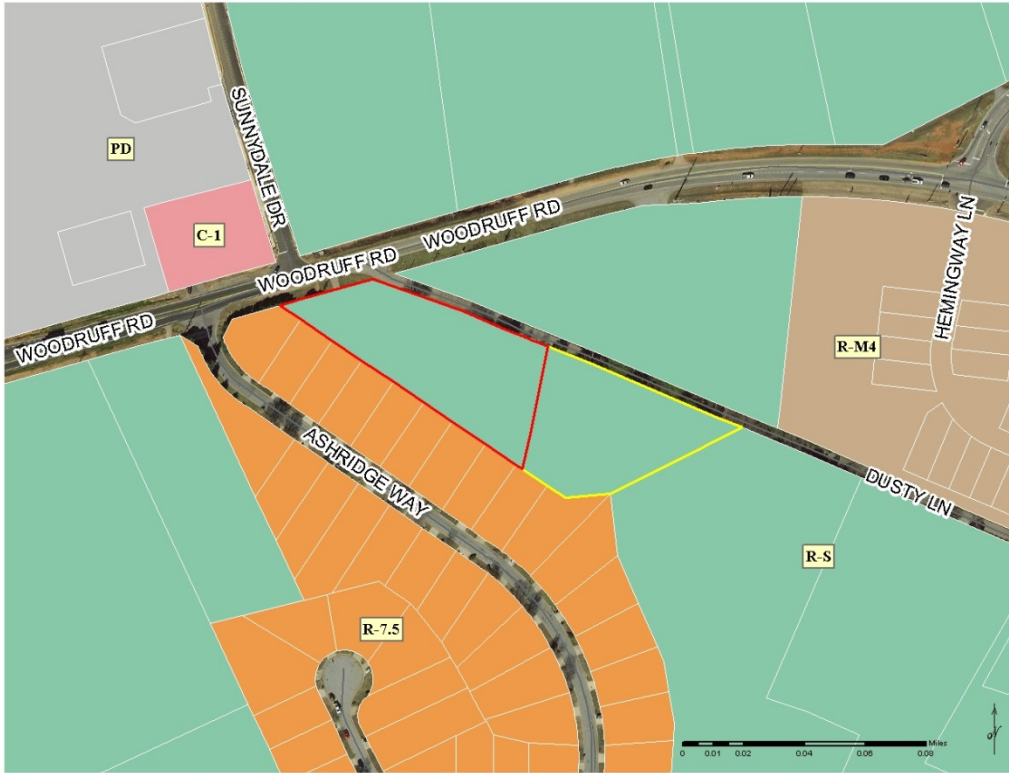
The motion to deny carried by five in favor of the denial (Howard, Bichel, Rogers, Stevenson, Hollingshad) and three in opposition of denial (Harrison, Loper and Moore).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-07

APPLICANT: Paul J. Harrison for David Sarkela, DSR Builders

PROPERTY LOCATION: Vaughn Road

PIN/TMS#(s): 0539030101106

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-20, Single-Family Residential

ACREAGE: 7.13

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was an unsuccessful R-15, Single-Family Residential rezoning request in 2017, CZ-2017-47. A preliminary plan based on existing zoning was approved in 2017 (PP 2017-142).

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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	7.13	12 units
Requested	R-20	2.2 units/acre		15 units

A successful rezoning may add up to 3 dwelling units.

ROADS:

Vaughn Road: two-lane County-maintained local
Maxwell Circle: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Roper Mountain Road	5,300' W	10,600	9,800 - 7.5%	11,900 21.4%
Roper Mountain Road	6,000' E	0	0	7,400 N/A

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 7.13 acres of property located on Vaughn Road approximately 0.4 miles west of the intersection of Highway 14 and Woodruff Road. The parcel has approximately 210 feet of frontage along Vaughn Road. The applicant is requesting to rezone the property to R-20, Single-Family Residential.

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

CONCLUSION:

The subject site is located in an area where single-family residential zoning and land uses are present. Staff is of the opinion the requested rezoning to R-20, Single-Family Residential is similar with emerging and existing zonings in this area. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.

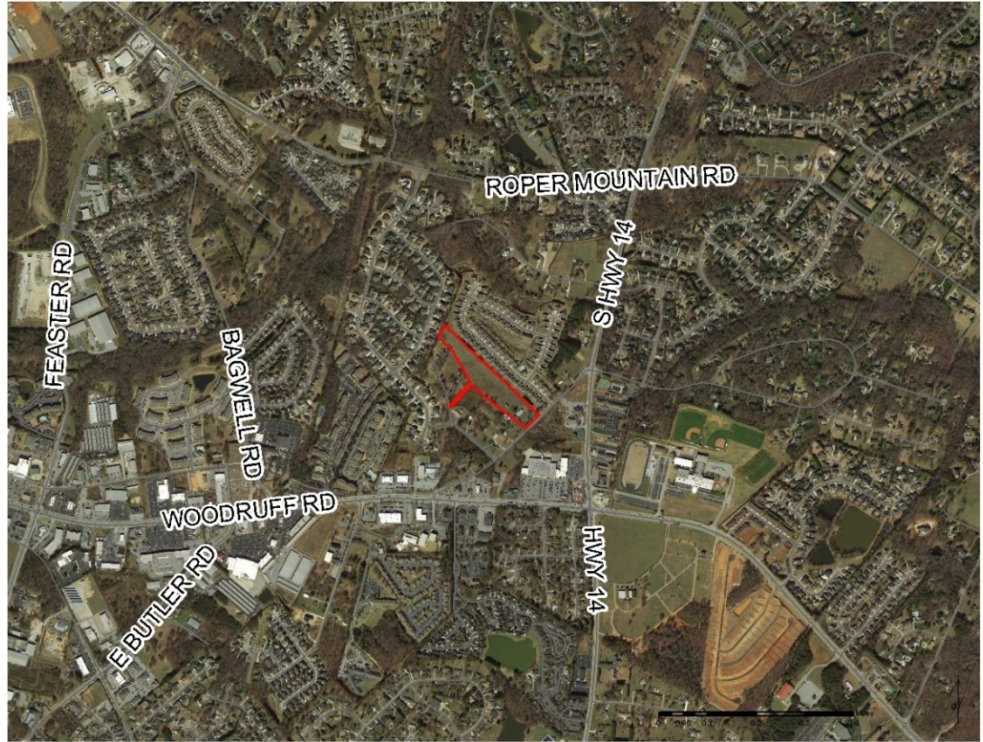
Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential.

Dr. Hollingshad asked what “will not mass grade” mean.

Chairman Shockley stated a mass grade is when everything is cleared, flattened.

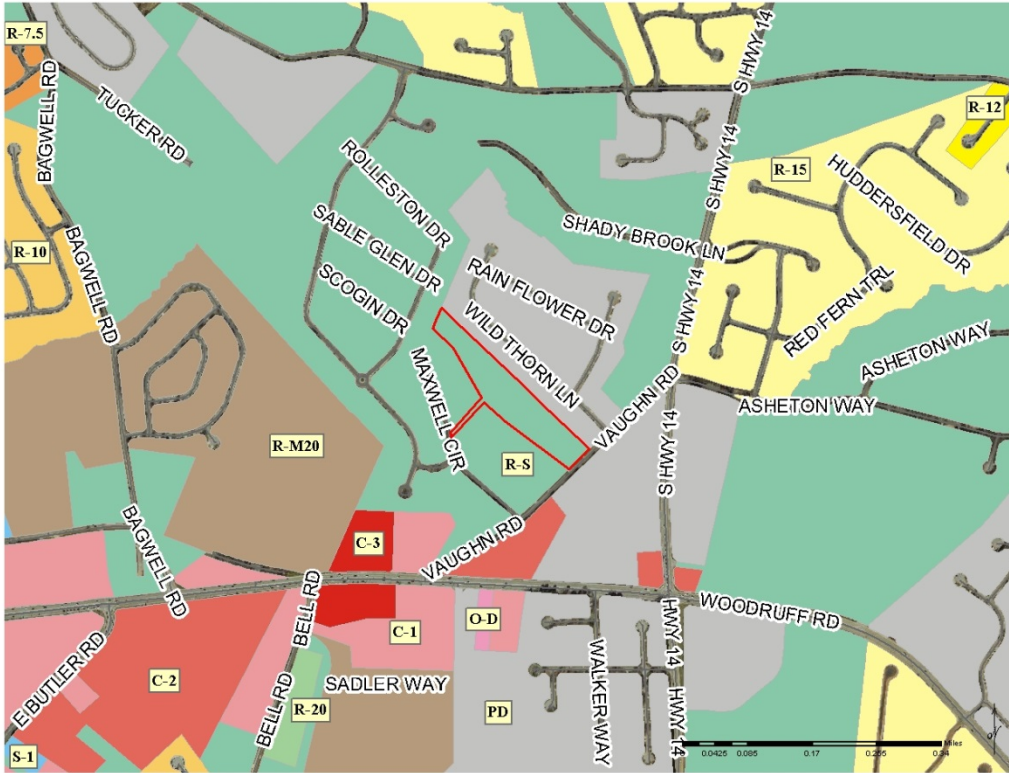
MOTION:

By Mr. Bichel, seconded by Mr. Rogers to approve CZ-2018-07. The motion carried unanimously by voice vote.

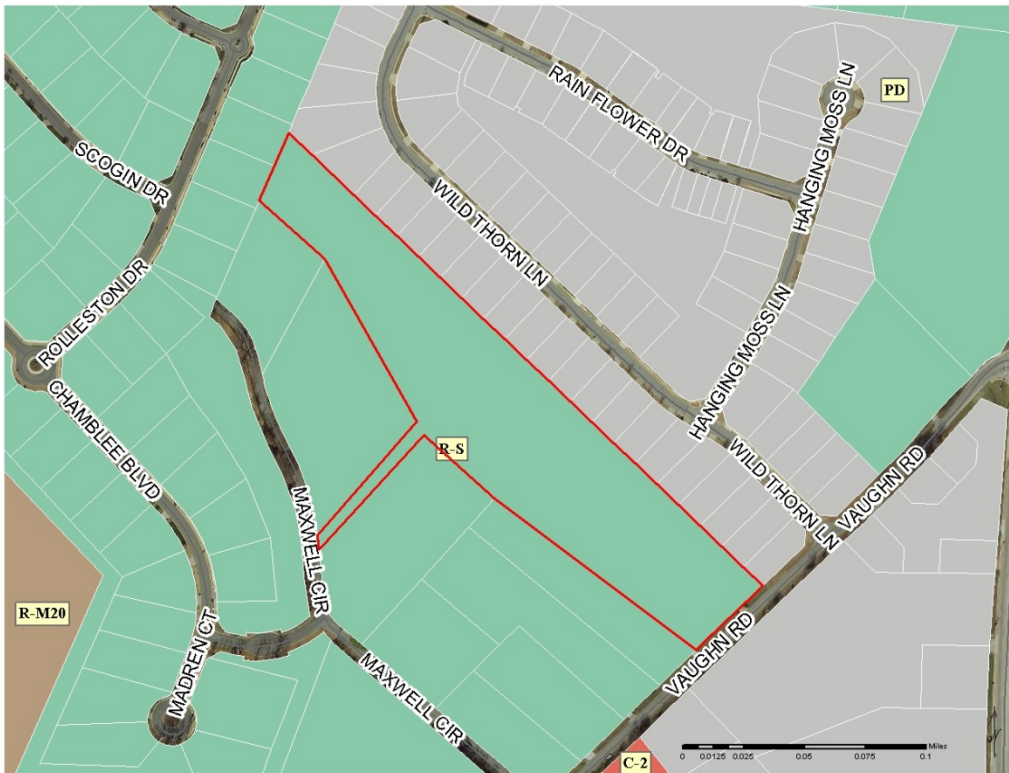


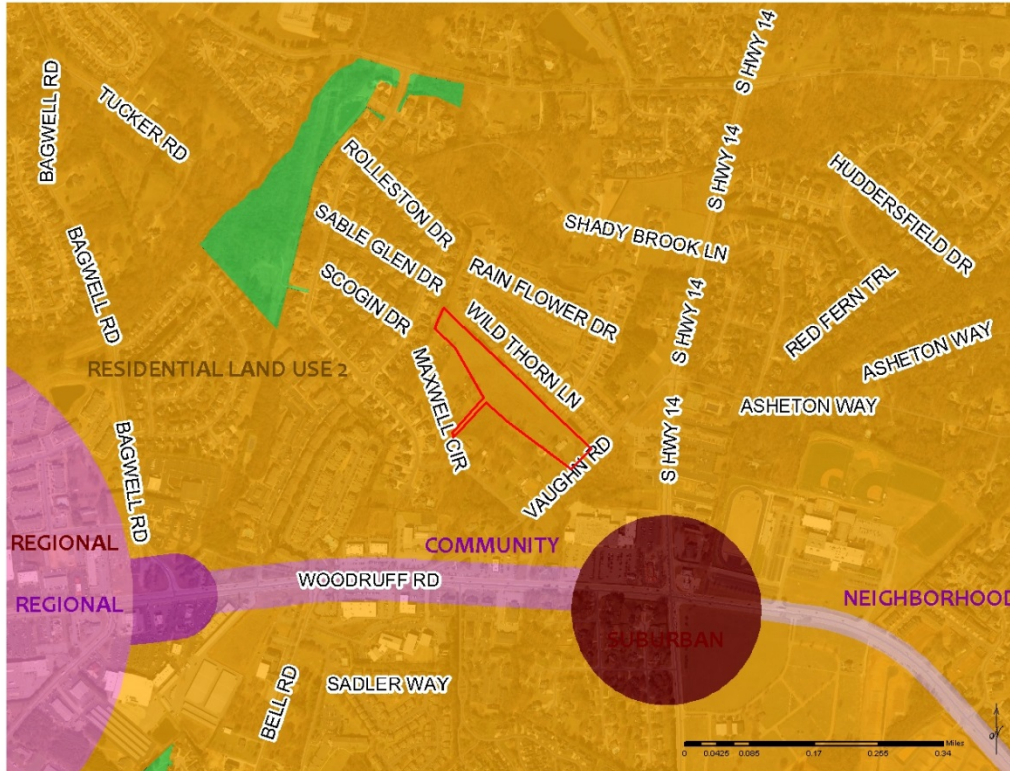
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2018-08
APPLICANT:	Southern Greenville County Citizens for the McKelvey Road/Reedy River Area
PROPERTY LOCATION:	South of Highway 418, East of McKittrick Road and US 25, North of Daventon Road and West of Fairview Road
PIN/TMS#(s):	535 Parcels (See attached list)
EXISTING ZONING:	Unzoned
REQUESTED ZONING:	R-R3, Rural Residential and R-R1, Rural Residential
ACREAGE:	+/- 7700
COUNCIL DISTRICT:	26 – Ballard

REQUEST:

The initiation of Zoning by Greenville County Citizens of the property located south of Highway 418, east of McKittrick Road and US 25, north of Daventon Road and west of Fairview Road identified by the map titled "Southern Greenville Proposed Zoning Map".

SUMMARY:

- Property Owners Provided Written Interest: March 23, 2017
 - 25% of area and land owners required, over 35% received
- Informational Meetings: April 27, 2017 and May 8, 2017
 - Over 100 citizens showed up to each meeting
 - Maps were made available for comments
 - Comment cards given out to all attendees
- Formalization of Boundary: July 14, 2017 to August 14, 2017
 - Input from prior meetings considered in forming map
 - Citizens Group formalized boundary
- Preparation of Zoning Map Presented to Public: August 16, 2017
 - Public meeting held to present map
 - Issued official petitions
- Official Petition: August 16, 2017 to December 14, 2017
 - 60% of acreage and 60% of parcels required a signature
 - Totals:

Total acreage: 7699.99	Total parcels: 535
Total acres signed for: 5593.06	Total parcels signed for: 348
Percent: 72.64%	Percentage: 65.05%

Staff recommends approval.

Dr. Howard would make a motion for approval, but stated she was very proud for the people in the area.

Dr. Hollingshad echoed Dr. Howards comments. He stated he was a huge amount of work, it's a community coming together to make their community better. He also thanked staff for their work.

MOTION:

By Dr. Howard, seconded by Mr. Looper to approve CZ-2018-08. The motion carried unanimously by voice vote.

OLD BUSINESS

There was no old business.

PLANNING REPORT

The Planning Report was included in the packets.

NEW BUSINESS

Ms. Gucker announced Sarah Holt as Planning Director. Teresa Barber will remain as Code Director. She stated staff was in the process of hiring a Subdivision Administrator.

ADJOURN

MOTION: By Mr. Looper, seconded by Mr. Stevenson to adjourn. Without objection the meeting adjourned at 5:53 p.m.

Submitted by recording secretary
