

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
August 28, 2019
4:30 p.m.

MEMBERS PRESENT: J. Rogers, S. Bichel, N. Hollingshad, M. Looper, C. Harrison, M. Shockley, M. Jones, J. Bailey and E. Forest (Mr. Bailey and Mr. Forest arrived late).

MEMBERS ABSENT:

STAFF: P. Gucker, S. Holt, P. Buathier, M. Staton, J. Henderson, H. Hahn, H. Gamble, K. Waters, B. Cotton and A. Stone

COUNCIL MEMBERS PRESENT:

CALL TO ORDER

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

APPROVAL OF THE JULY 24, 2019 MINUTES

MOTION: By Dr. Hollingshad seconded by Mr. Looper to approve the minutes of the July 24, 2019 Committee meeting with the provision staff indicates on each case for the time period where the technical difficulties were that prevented the recording. The motion carried by voice vote with two absent (Bailey and Forest).

Preliminary Subdivision Applications

There were no Preliminary Subdivision Applications for the month of August.

Rezoning Requests

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-52

APPLICANT: Karen P. Gibbs

PROPERTY LOCATION: Rosemond Drive

PIN/TMS#(s): WG02040200412 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 1.05

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1971, as part of Area 2. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 and R-S	single-family residential and vacant land
East	S-1 & R-10	single-family residential and government facility
South	S-1 and R-M20	single-family residential and vacant land
West	R-S and R-M20	single-family residential and vacant land

WATER AVAILABILITY: None

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Service/Industrial*.

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	1.05	0 units
Requested	R-S	1.2 units/acre		1 unit

A successful rezoning may add up to 2 dwelling units, one per each parcel.

ROADS: Rosemond Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	2,275' NW	18,200	16,700 -8.2%	20,600 +23.4%

ANALYSIS: The subject property is part of the South Greenville Area Plan, designated as *Service Industrial*. This category allows for heavier commercial uses which may require storage in warehouses, wholesale and warehousing, light industrial uses, as well as manufacturing and assembly plants. Floodplain is not present on the site. The property is not along a bus route, however Route 507 is located approximately 0.50 miles away at the intersection of White Horse Road and Crestfield Road. There are also no sidewalks present in this area.

SUMMARY: The subject parcel zoned S-1, Services is 1.05 acres of property located on Rosemond Drive approximately 1.45 miles northwest of the intersection of White Horse Road and Augusta Road. The parcel has approximately 158 feet of frontage along Rosemond Drive. The applicant is requesting to rezone the property to R-S, Residential Suburban.

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

CONCLUSION: The subject site is located off of a dead end drive, Rosemond Drive, which is made up of single-family residential and vacant land uses. The parcel also abuts single-family residential and vacant land. While there is S-1, Services zoning in the area, there are no S-1, Services uses being utilized and no central water available. Staff is of the opinion rezoning the parcel to R-S, Residential Suburban would be consistent with the surrounding land uses and zoning.

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

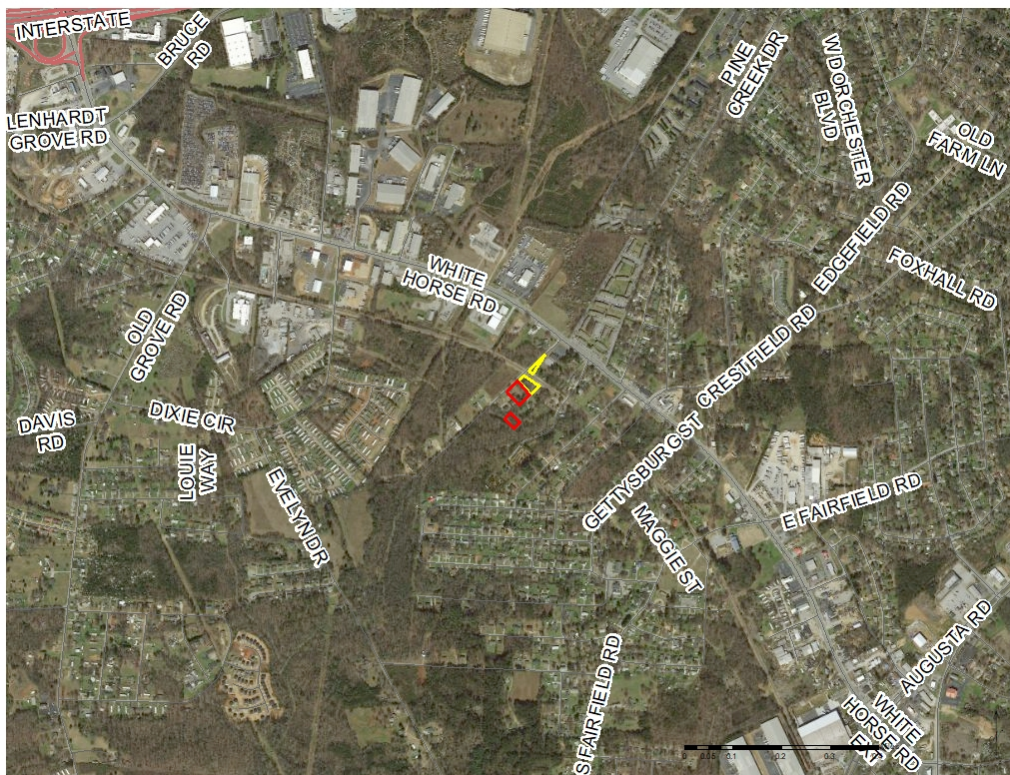
Dr. Hollingshad asked staff if the fact there was not central water did that mean a residence would have a well.

Ms. Buathier stated that was correct, or they could extend the waterline.

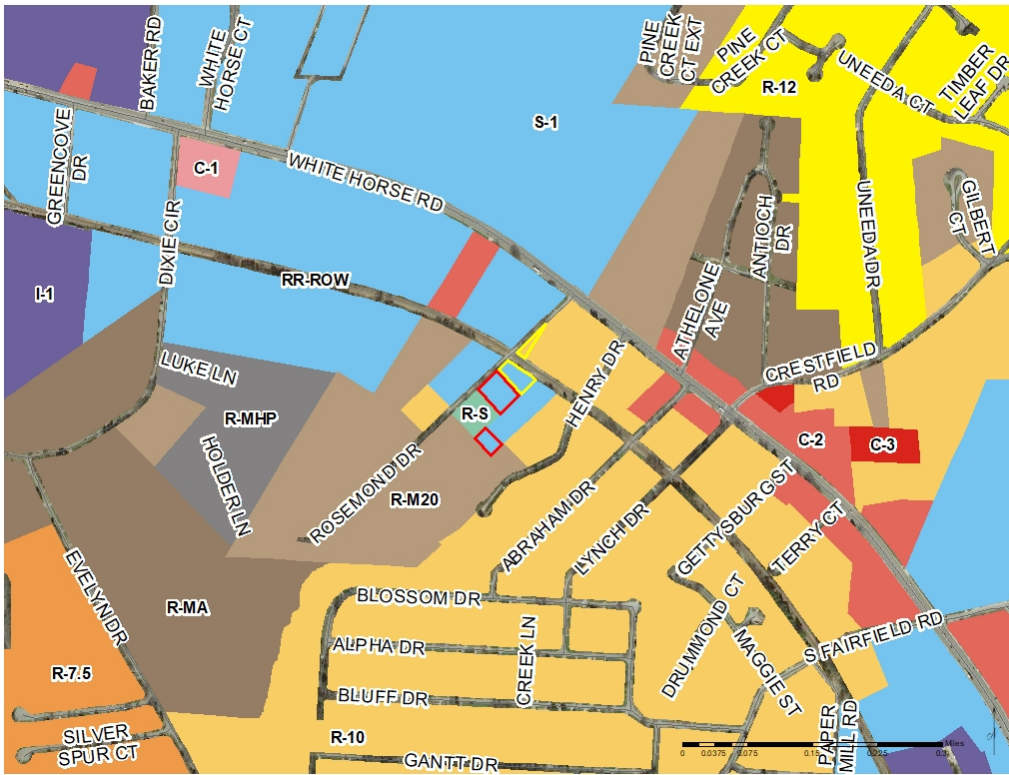
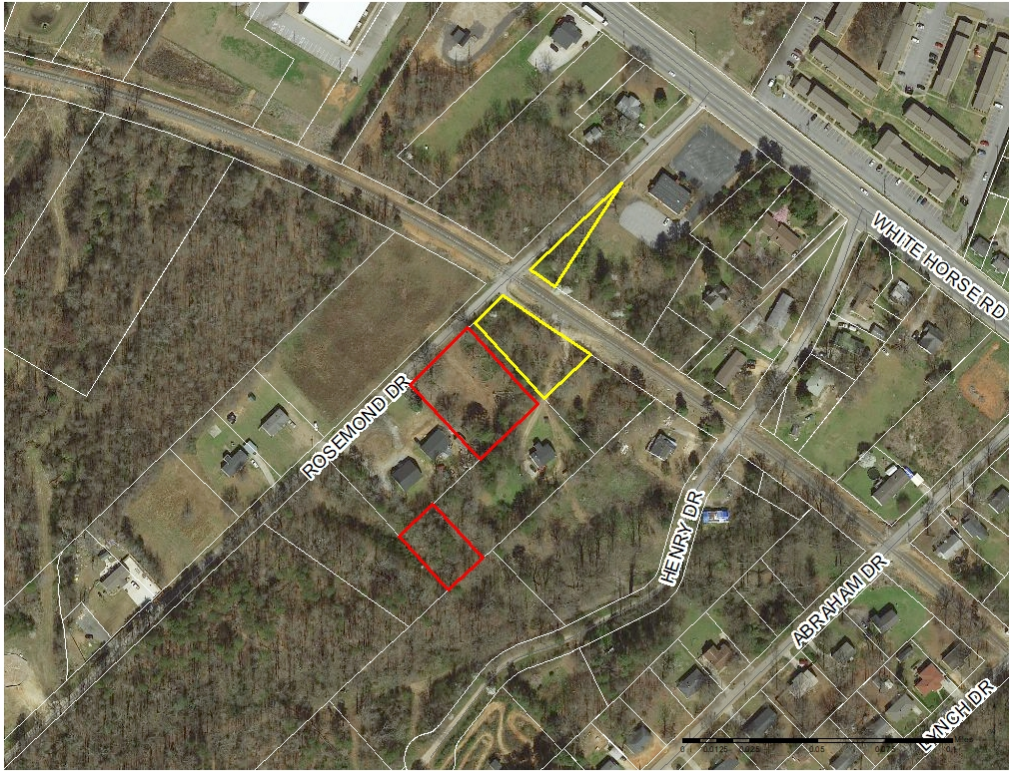
MOTION: By Mr. Shockley, seconded by Dr. Hollingshad to approve CZ-2019-52. The motion carried unanimously by voice vote.

Mr. Looper asked staff if a well has to be put in, does DHEC check all the grounds prior to putting the well in.

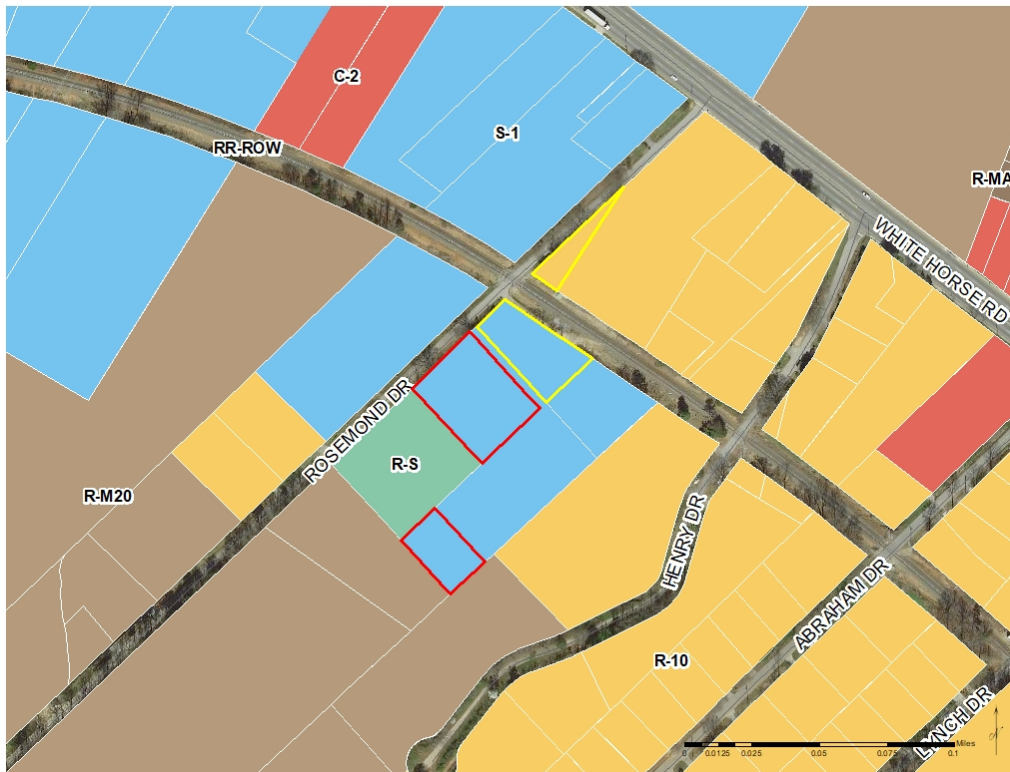
Ms. Gucker stated a perk test was done prior to the issuance of a permit for a well.

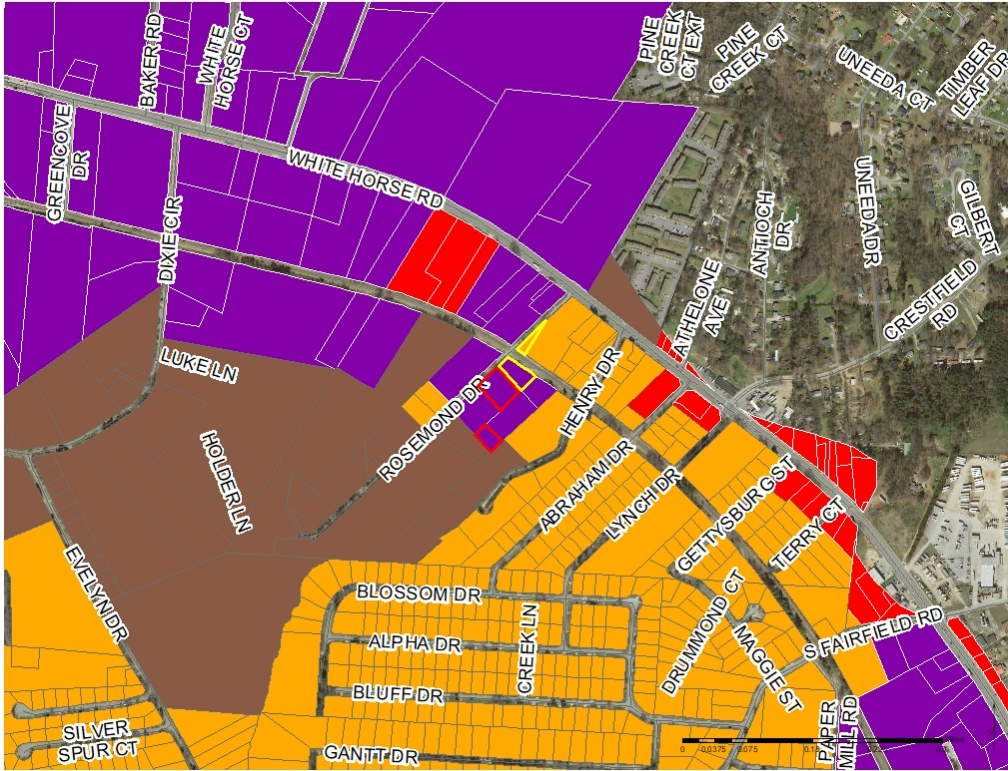


Aerial Photography, 2019

















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:

DOCKET NUMBER: CZ-2019-53

APPLICANT: Kwi Y. Hwang for Boom Boom Property, LLC

PROPERTY LOCATION: White Horse Road and S. Old Piedmont Highway

PIN/TMS#(s): WG11000200206

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 3.2

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	automobile sales and restaurant
East	C-2 and C-3	restaurant, service garage, mini warehouse, convenience store and gas station
South	S-1	warehouse
West	S-1 and I-1	warehouse and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated partially as *Service/Industrial*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	I-1	0 units/acre	3.2	0 units
Requested	C-3	16 units/acre		51 units

A successful rezoning may add up to 51 dwelling units.

ROADS: White Horse Road: seven-lane State-maintained arterial
S. Old Piedmont Highway: three-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	1,800' NW	32,500	32,100 -1.2%	37,900 +18.1%

ANALYSIS: The subject property is part of the South Greenville Area Plan, designated as *Service/Industrial*. The *Service/Industrial* designation allows for heavier commercial uses which may require storage in warehouses, wholesale and warehousing, light industrial uses, as well as manufacturing and assembly plants. These types of uses are usually associated with the S-1, Services, and I-1, Industrial zoning districts. The subject property is also along a bus route, Route 504. Additionally, while there are no sidewalks along S. Old Piedmont Highway, there are sidewalks present along White Horse Road.

SUMMARY: The subject parcel zoned I-1, Industrial is 3.2 acres of property located on White Horse Road and S. Old Piedmont Highway approximately 0.03 miles west of the intersection of White Horse Road and Piedmont Highway. The parcel has approximately 240 feet of frontage along White Horse Road and approximately 865 feet of frontage along S. Old Piedmont Highway. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for Boom Boom Beauty Supply retail.

CONCLUSION: The subject site is situated between two major roads and a railroad. The subject site abuts Service and Industrial zoning along the southern portion of White Horse Road. Staff is of the opinion the current zoning is appropriate based on the surrounding land uses such as warehousing, service garage and storage. The existing zoning is also consistent with the South

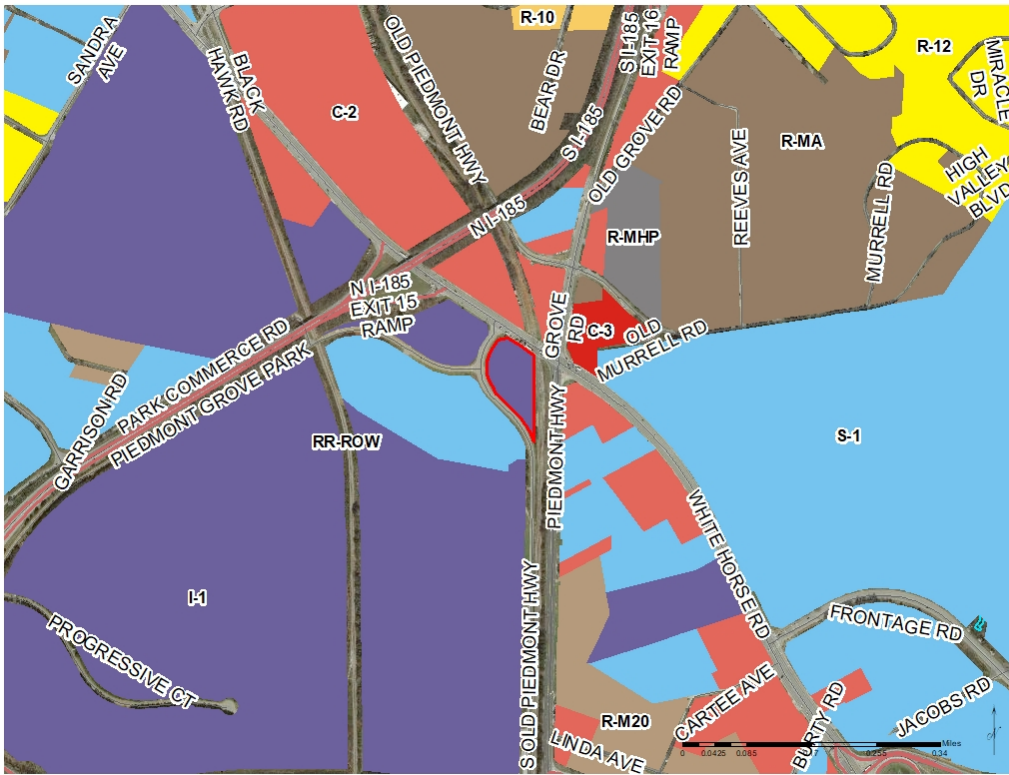
Greenville Area Plan recommending Service and Industrial uses for this area.

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

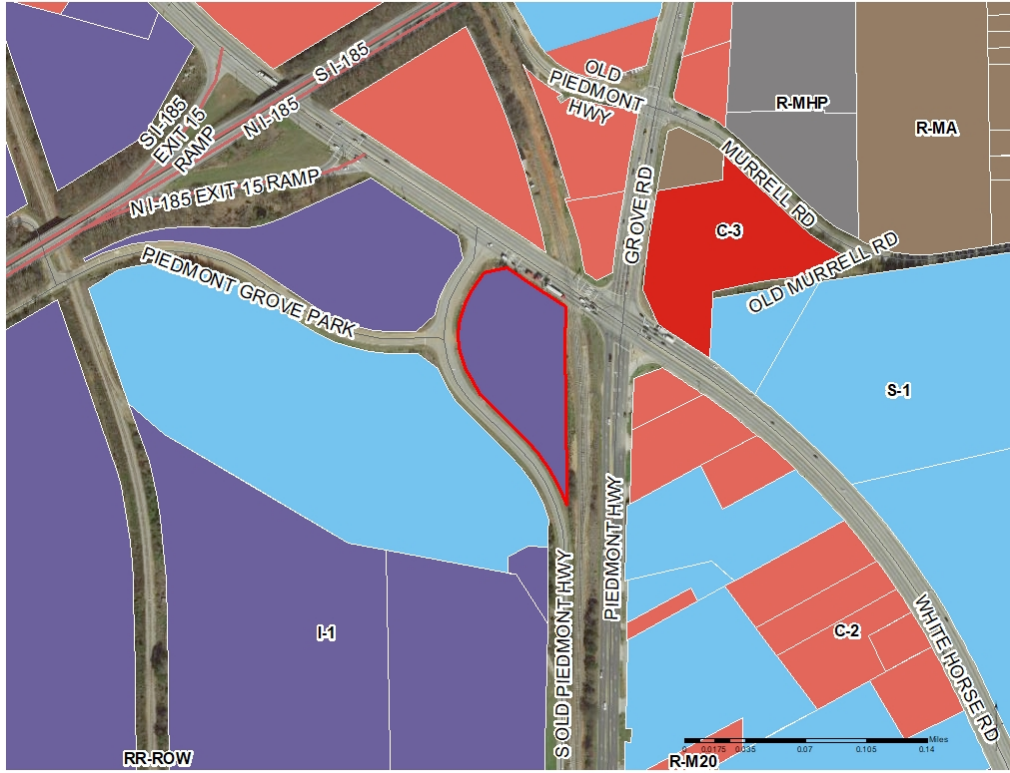
MOTION: By Mr. Harrison, seconded by Mr. Jones to deny CZ-2019-53. The motion carried unanimously by voice vote.

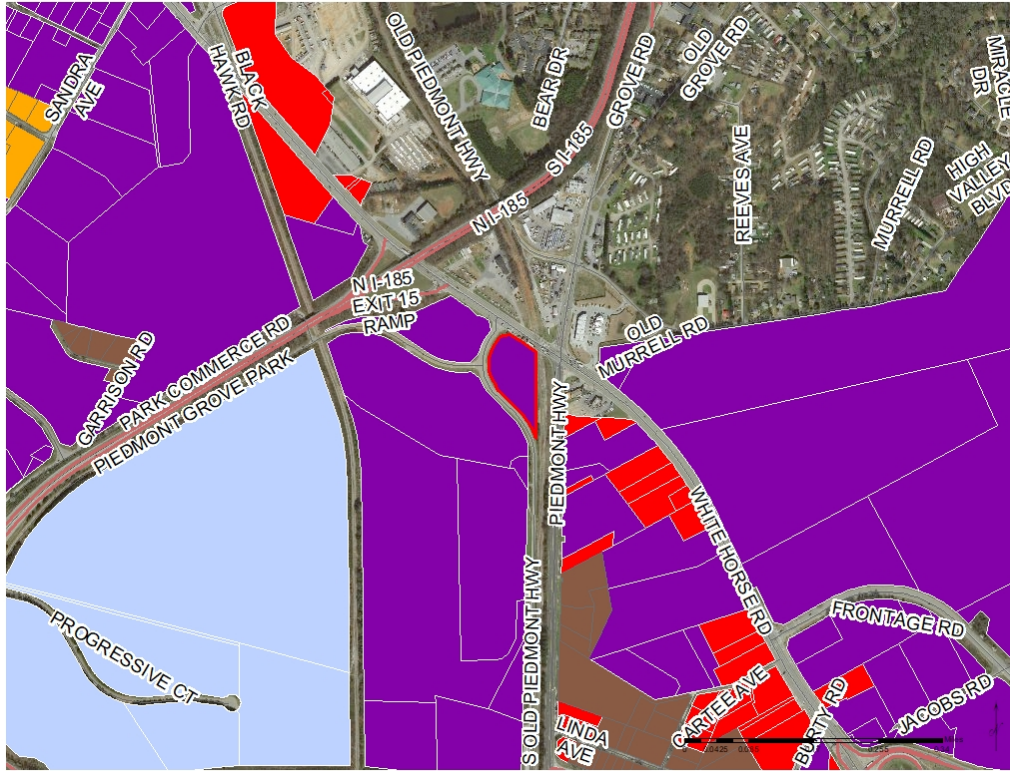


Aerial Photography, 2019












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:

DOCKET NUMBER: CZ-2019-54

APPLICANT: Richard B. Dreskin for Equinox, LLC

PROPERTY LOCATION: 201 Abney Street

PIN/TMS#(s): 0121002000200

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 0.41

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in June 1973, as part of Area 4A. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	PD	multifamily residential, art studios, art galleries, and co-working space
South	PD	multifamily residential, art studios, art galleries, and co-working space
West	I-1	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.

The property is also part of the Brandon Community Plan, noted as a place to *live*.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	I-1	0 units/acre	0.41	0 units
Requested	R-7.5	5.8 units/acre		2 units

A successful rezoning may add up to 2 dwelling units.

ROADS:

Abney Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Old Easley Highway	540' N	7,000	6,900 -1.4%	8,000 +15.9 %

ANALYSIS:

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. The subject site is also included in the Brandon Community Plan, noted as a place to “live”, as on the Land Use Plan. While the subject parcel is not along a bus route, Route 506 is located approximately 0.33 miles away at the intersection of Pendleton Street (SC-124) and Lois Avenue. Additionally, there are partial sidewalks in this area.

SUMMARY:

The subject parcel zoned I-1, Industrial is 0.41 acres of property located on Abney Street approximately 0.8 miles southeast of the intersection of White Horse Road and Old Easley Highway. The parcel has approximately 182 feet of frontage along Abney Street. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential.

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

CONCLUSION:

The subject site is located in the Brandon Community which is mainly made up of single-family residential zoning and land uses. The subject site was originally zoned I-1, Industrial in 1973, but has remained residential. Staff is of the opinion the requested rezoning to R-7.5, Single-Family Residential is appropriate based on the surrounding zoning and land uses. The requested rezoning is also consistent with the Brandon Community Plan recommending this area as “live”.

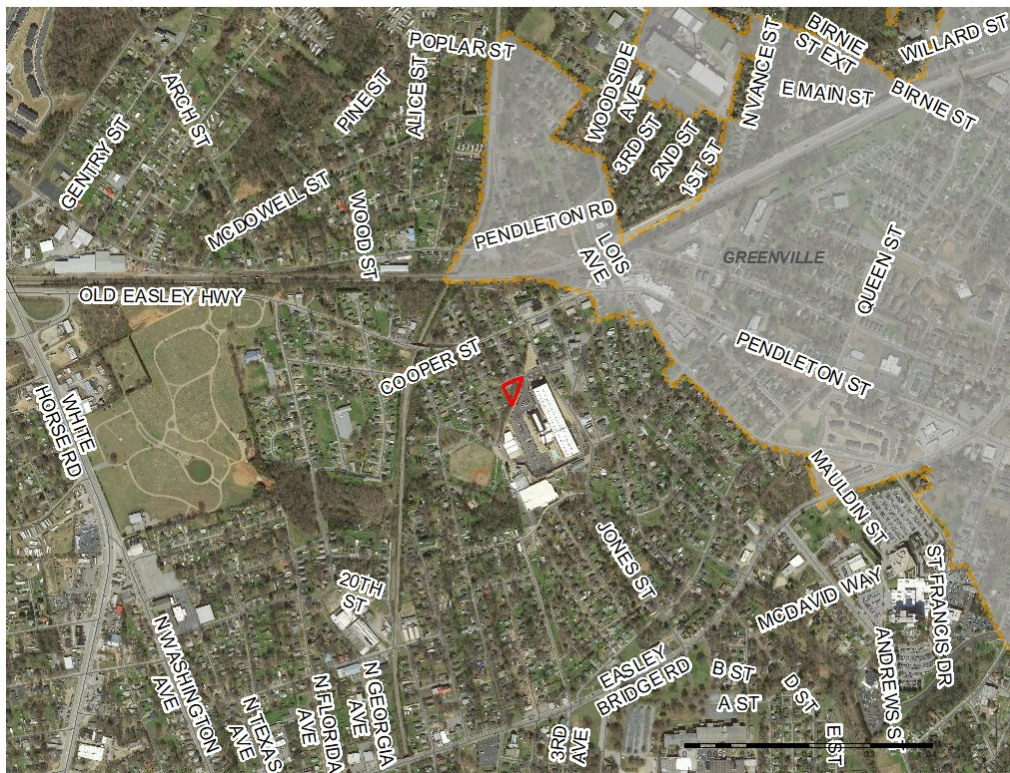
Based on these reasons staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.

MOTION: By Mr. Bichel, seconded by Mr. Loper to approve CZ-2019-54.

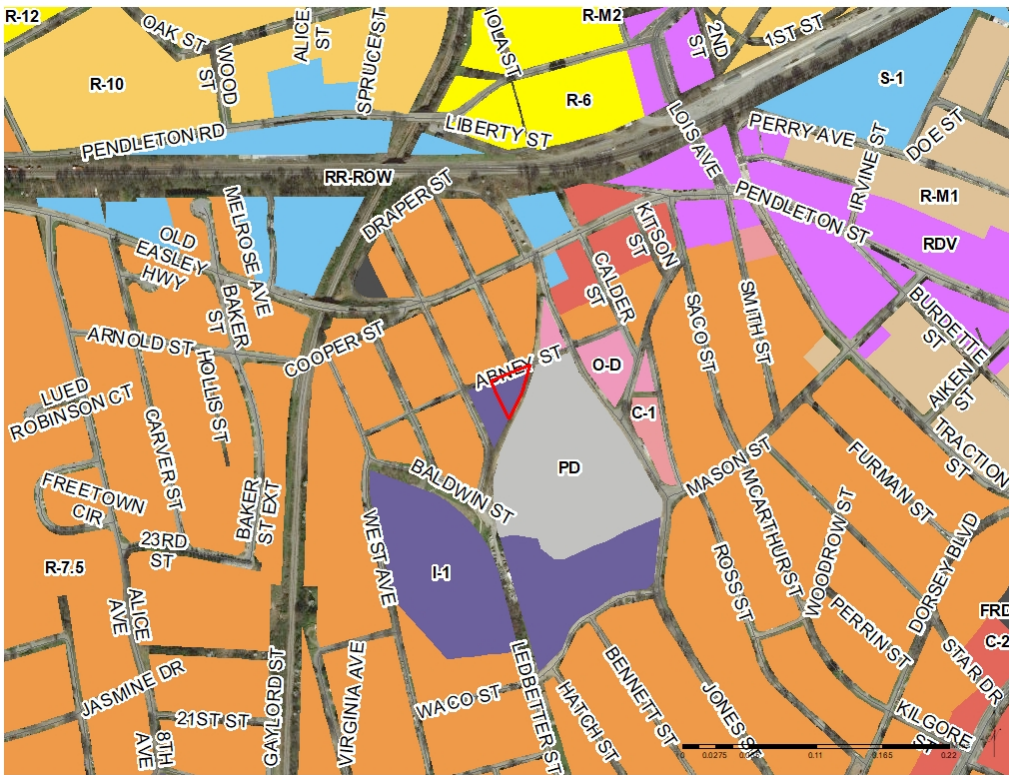
Chairman Rogers asked staff about the use the applicant had stated at the Public Hearing and if this was a Commercial use.

Ms. Buathier stated at the Public Hearing the applicant stated they would not be selling any art Work there, they would only be creating things. She stated something like that would normally fall under a home occupation, which is allowed in residential district.

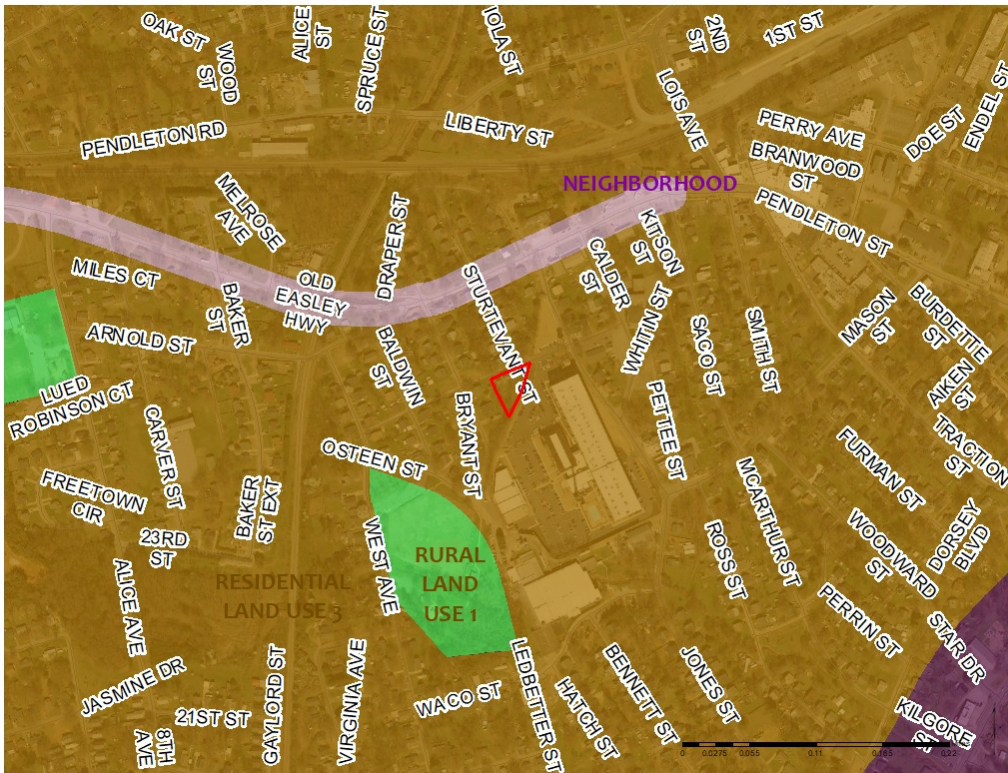
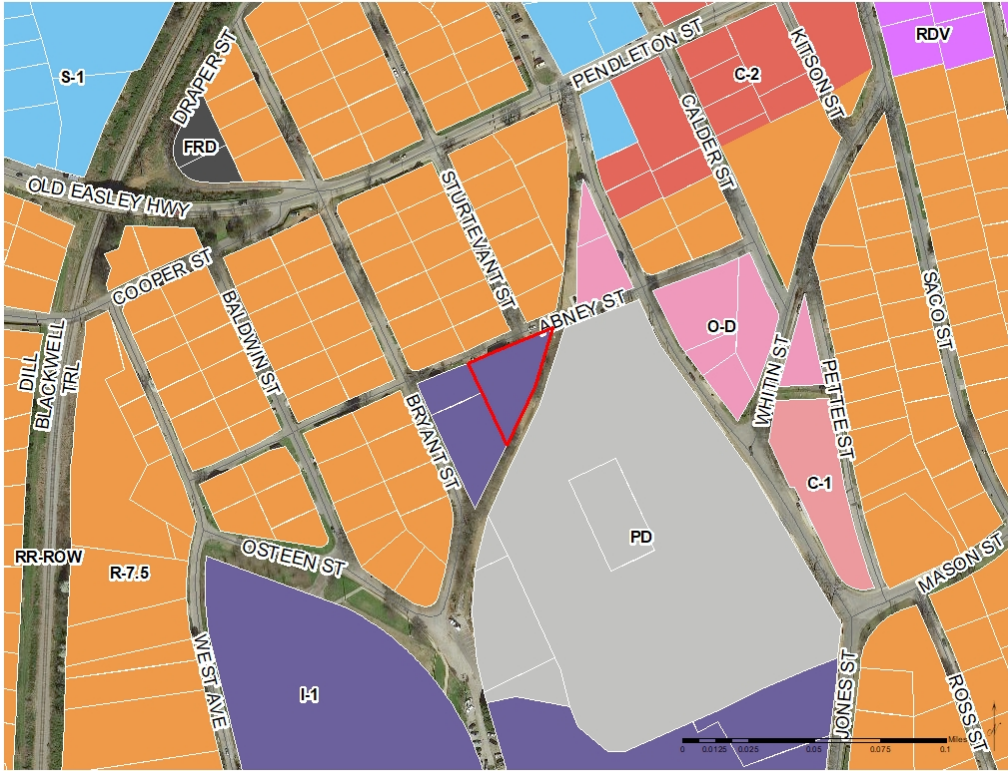
The motion to approve CZ-2019-54 carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Future Land Use Map

LIVE: Land Use



Land Use Plan

Brandon Community Plan, Land Use Plan

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-55

APPLICANT: Scott A. Lambert for David Dedvukaj for Contour Spinning Mill LLC and Victory Capital, LLC

PROPERTY LOCATION: 300 Hammett Street

PIN/TMS#(s): 0153000100100, 0153000100101 and 0153001000100

EXISTING ZONING: R-MA, Multifamily Residential and I-1, Industrial

REQUESTED ZONING: PD, Planned Development

ACREAGE: 19.57

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcels were originally zoned I-1, Industrial in May 1972 as part of Area 3. Parcel 0153000100100 had a successful R-MA, Multifamily Residential rezoning request in 2016, CZ-2016-021.

EXISTING LAND USE: vacant mill and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouses
East	R-7.5 and I-1	single-family residential, vacant industrial, warehouse, office, and vacant land
South	I-1	vacant wooded land
West	R-M20 and C-2	single-family residential, self-storage facility, and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 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	Units	Total Units
Current	R-MA	20 units/acre	12.77	255 units	255
Current	I-1	0 units/acre	6.8	0 units	
Requested	PD	16.1 units/acre	19.57	315 units	315

A successful rezoning may add up to 60 dwelling units.

ROADS: Buncombe Road: two-lane State-maintained local
 Hammett Street: two-lane County-maintained local
 Victor Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Cedar Lane Road	50' N	18,100	17,600 -2.8%	15,700 -10.8%

ANALYSIS: 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. Additionally, while this property is not located along a bus route, Route 506 is located approximately 0.25 miles away at the intersection of Hammett Street and Old Buncombe Road (SC-23-13). Sidewalks are also present in this area.

SUMMARY: The subject parcels zoned I-1, Industrial and R-MA, Multi-family Residential are 19.57 acres of property located on Hammett Street approximately 0.17 miles northeast of the intersection of Old Buncombe Road and Cedar Lane Road. The parcels have approximately 155 feet of frontage along Buncombe Road, approximately 350 feet of frontage along Hammett Street, and approximately 1,040 feet of frontage along Victor Street. The applicant is requesting to rezone the property to PD, Planned Development.

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

Project Information:

The applicant is requesting to rezone three parcels to PD, Planned Development for a mixed use development on 19.6 acres. Parcel 0153000100100 is made up of the historic American Spinning Mill site which consists of approximately 348,800 square feet of existing building. As part of the

proposal, approximately 28,000 square feet will permit C-3 Commercial zoning uses, along with the allowed uses associated with breweries and distilleries in the C-2, Commercial and S-1, Services district. It will also consist of a maximum of 260 residential apartments that will range from 1 to 4 bedrooms.

Parcel 0153000100101 will consist of parking and approximately 100,000 square foot of new building with 20,000 square feet towards similar commercial uses as Building A. Building B will have a maximum of 55 apartments totaling 80,000 square feet above the retail and mixed use space.

Parcel 0153001000100 will be used for additional parking.

The applicant is proposing a total of 315 apartments totaling 400,000 square feet and 48,000 square feet of mixed use commercial space for a total of 448,000 square feet. The requested density is 16.1 units per acre. The applicant is also providing the required 25 foot setback around the perimeter of the site. All amenity areas, common areas, parking, sidewalks and storm water will be maintained by a POA.

Access:

The applicant is proposing two points of ingress and egress into the development, one along Buncombe Road and the other along Victor Street. The applicant has been working with County Staff on the proposed closure of the section of Hammett Street that bisects the property between the railroad trestles, as well as the portion of Victor Street within the redevelopment site. Victor Street, if abandoned, would remain as a private drive, and would be extended to Buncombe Road, allowing for a new connection into, and through, the project.

In addition to the proposed vehicular traffic design, the applicant is proposing a connection that would extend the Swamp Rabbit Trail through their site. There will be sidewalks along the buildings and public areas throughout the site. The proposed development will connect to the existing sidewalk along Buncombe Road and along Hammett Street.

Parking:

The applicant is providing 303 spaces for 202 two-bedroom units (1.5 spaces per unit), 78 spaces for 78 one-bedroom units (1 space per unit), 70 spaces for 35 three-four bedroom units (2 spaces per unit), and 32 parking spaces for visitor parking (10% of total number of units). There will also be 100 spaces for 300

seats in a potential brewery/food court (1 space per 300 seats) and 44 spaces for the 11,000 sq. ft. of potential fitness center (1 space per 250 sq. ft.).

A 20% reduction in the retail/mixed use parking space requirements is being requested reducing the 144 spaces to 115 spaces. The applicant is requesting a reduction in parking due to the anticipation that majority of patrons to these businesses will likely be residents of the development. The total number of required spaces with the proposed reduction is 598 parking spaces.

Architectural Design:

In keeping with the requirements set forth by the National Park Service, particularly by the Secretary of the Interior’s Standards, the architectural style of the historic mill buildings within Tract 1 will be retained with the historic brick and wood trim. There will be new aluminum windows added meeting the aforementioned Standards. The future mixed-use building in Tract 2 will be constructed to be compatible with the historic characteristics of the mill structures. The building will consist of brick, glass, wood, and steel.

Landscaping and Buffering:

This site is situated between two existing, active rail lines that are raised above street level providing natural screening of some of the existing structures. There is also existing vegetation and fencing that will either be retained, replaced, or added to that will help provide screening of the proposed use.

Signage and Lighting:

The applicant is proposing new signage at the north and south ends of the property, as well as at the main mill building and future mixed-use building. The applicant intends to also request an off-site sign along Pete Hollis Boulevard. The applicant states all signage will adhere to the Greenville County Sign Ordinance.

The applicant states lighting will consist of shielded dark sky-approved lighting with a maximum height of 25 feet. Lighting will be placed along the new pathways and throughout the parking areas.

CONCLUSION:

The applicant is requesting to rezone to PD, Planned Development to allow multifamily and retail type uses. Currently the site allows for Multifamily on Parcel 0153000100100 and Industrial uses on parcels 0153000100101

and 0153001000100. A mixed use development with the proposed uses of C-3, along with C-2 and S-1 uses, for a distillery or brewery would not be possible with conventional zoning.

The site is located between two rail roads, one to the east and one to the west, with floodplain found throughout the site. All of these factors limit the developable area and ideal land uses of this site. The applicant is proposing a mixed use development that would allow for the existing historic mill to be restored. The additional parcels not containing the historic mill would allow for some additional new development in the area, and would also foster additional connectivity for this challenging site. The applicant is also proposing to extend the Swamp Rabbit Trail through their site, providing additional bicycle and pedestrian connections to the adjacent communities.

Staff is of the opinion the requested PD, Planned Development is appropriate for this area. Staff believes the additional road connectivity, along with the access to the bus line and the extension of the Swamp Rabbit Trail, will be an asset to the community and bring synergy, thus making the requested parking reduction appropriate. The Imagine Greenville Comprehensive Plan recommends Residential Land Use 3 with 6 or more units per acre. While it does not recommend retail or commercial uses, staff believes a mixed use development on this site would be appropriate and would have a positive impact on the surrounding community.

Based on the following reasons staff recommends approval of the requested PD, Planned Development with the following condition:

- Meet all remaining comments from the letter dated August 8, 2019 between Lambert Architecture and staff.

MOTION:

By Mr. Shockley, seconded by Mr. Jones to approve CZ-2019-55 with staff's conditions.

Dr. Hollingshad asked staff to explain the conditions relating to the letter noted in the condition. He asked if the Statement of Intent and Concept plan in the packets reflect all the issues that were in the letter.

Ms. Buathier explained the applicant turns in their plan and statement of intent and staff goes through all and staff provides

comments, which are in black type in the letter referenced in the condition. She stated in turn, the applicant responds if they agree with the staff's suggestions or they make a change and that is in red type in the letter. Staff will make comments after as to the changes.

Ms. Buathier explained the conditions are what would be expected to be in the Final Development Plan.

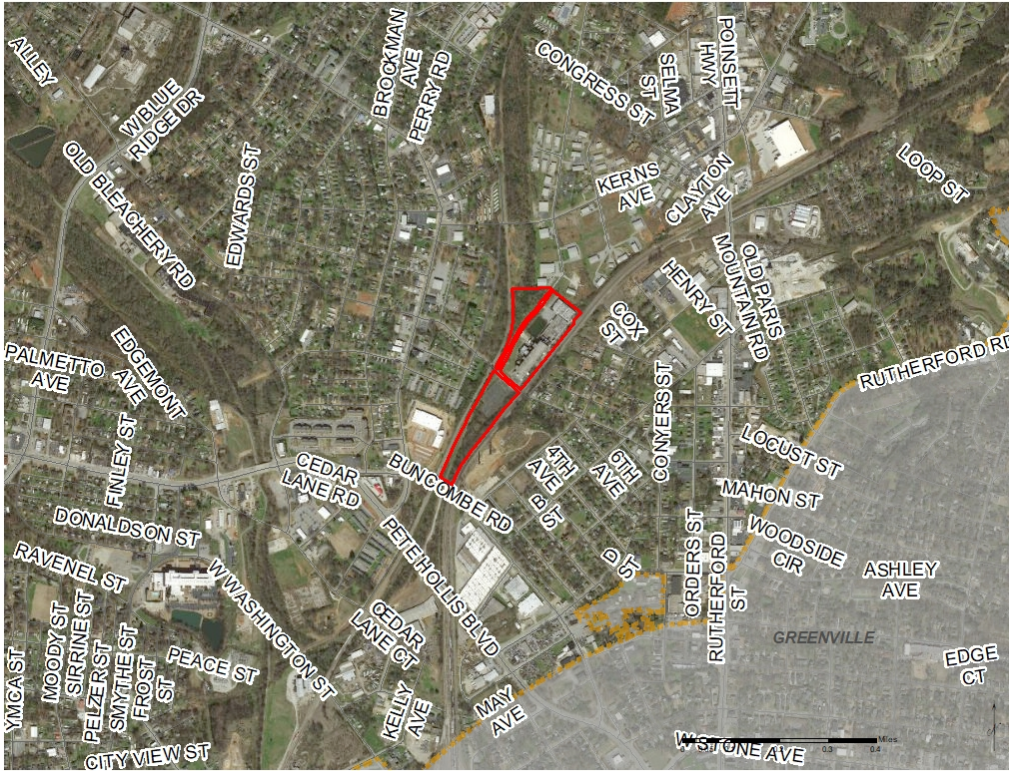
Mr. Shockley stated it would be nice if the requests were noted and this way there would not be confusion with the requirements are. He stated it could be noted as a request but not required.

Mr. Harrison stated he agreed with his colleagues, but did not want to deter staff from providing information. He thought it was important for staff to show the applicants are communicating with staff. He stated he loved seeing the actual emails in the process and appreciates them being included in the packets.

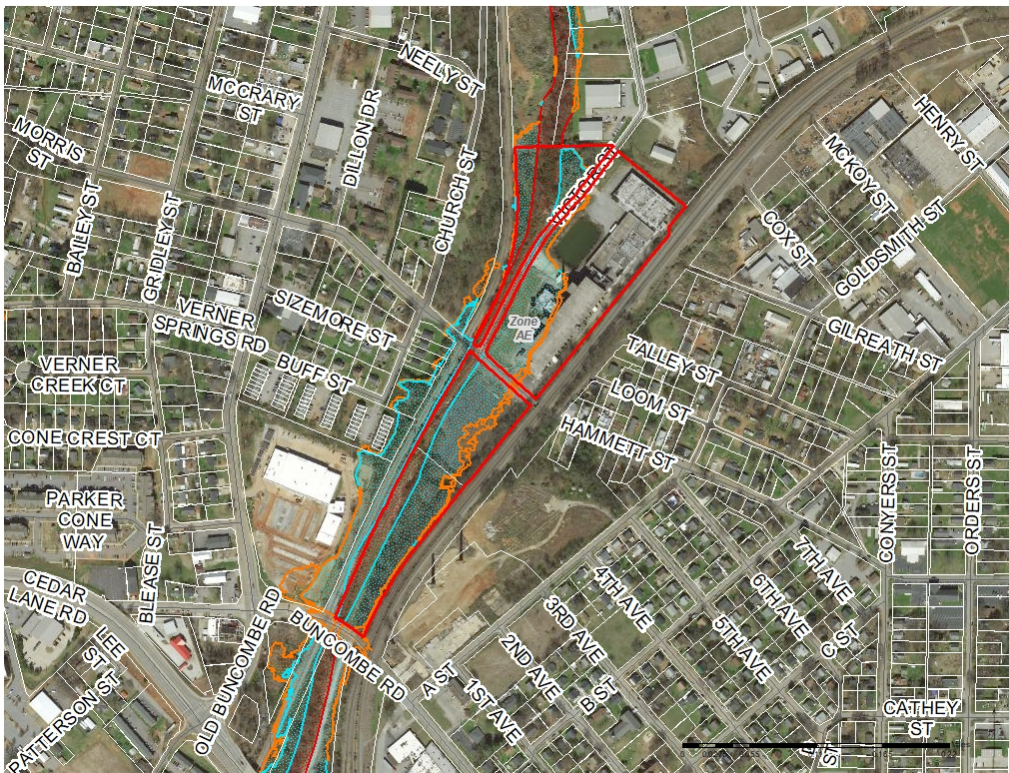
Dr. Hollingshad agreed and stated he liked seeing the time sequence how staff was working through the issues. He stated he thought Mr. Shockley's suggestion was a good one.

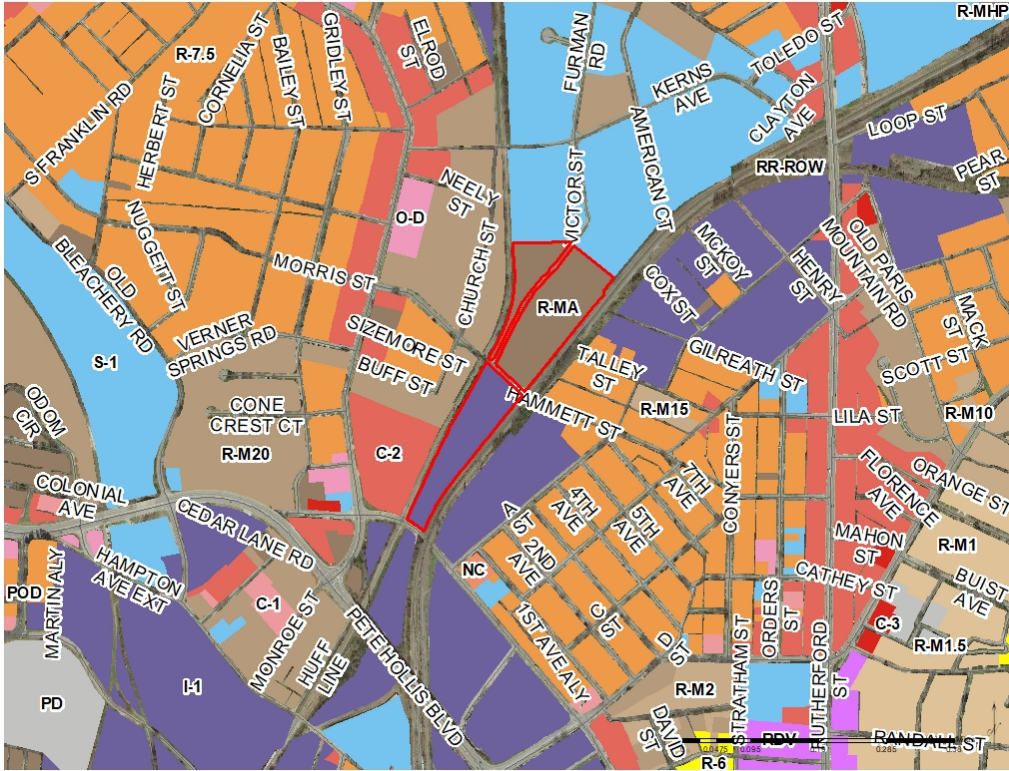
Ms. Holt stated as staff was developing this process, it was noted at both P and D and Council it became very onerous to read all the conditions. Therefore having one letter summarizes what needs to happen. She stated since everyone had a copy of the same letter, including the applicant, staff and Commission, it seems much easier to refer to the letter. Ms. Holt stated changes can be made as the process moves along, but this becomes a great way to track and be able to check off what has been done. It is meant to be a type of tracking tool for everyone. County Council appreciates the letters and do like the process.

The motion to approve with staff's recommendation carried unanimously by voice vote.

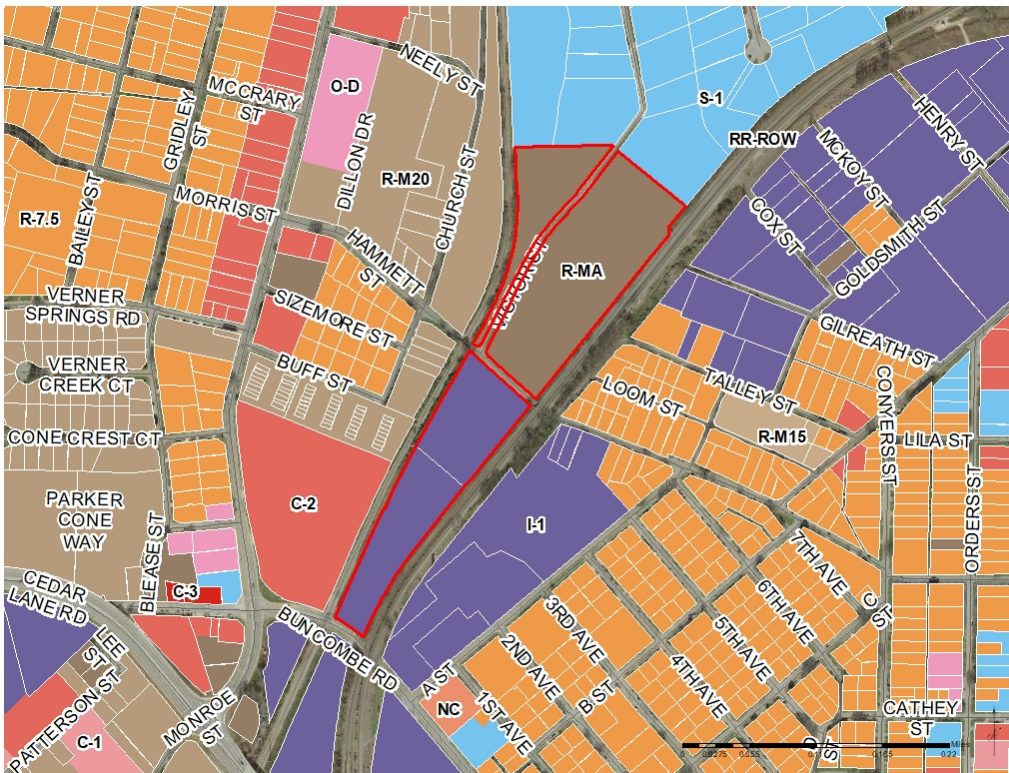


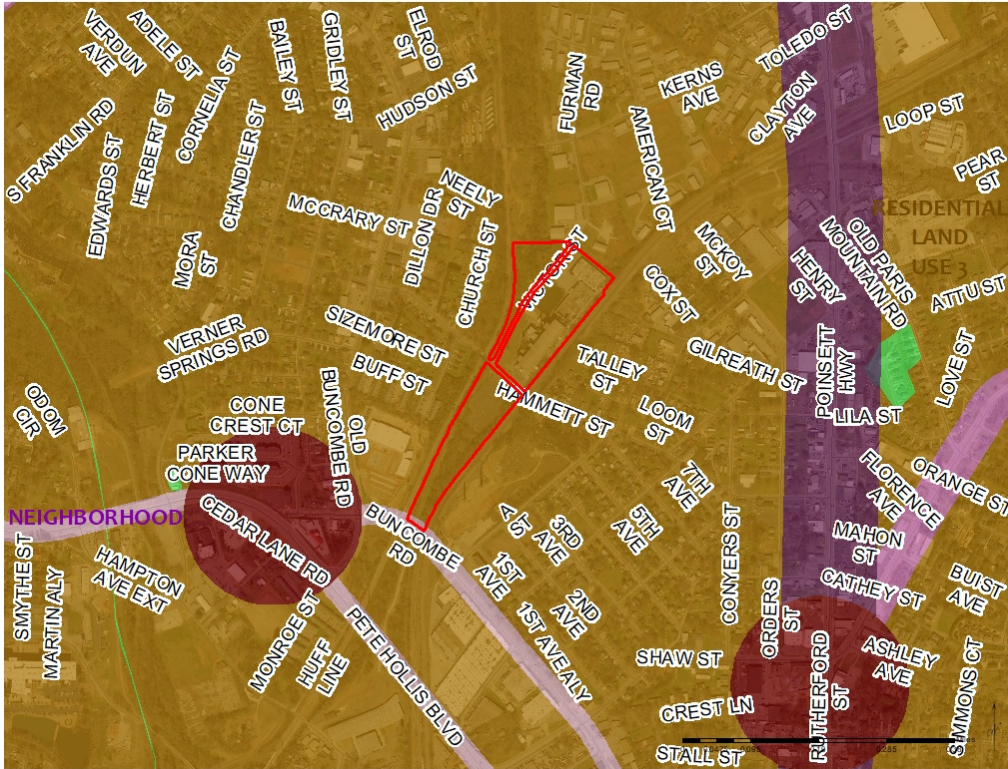
Aerial Photography, 2019





Zoning Map





Future Land Use Map

Mr. Jones recused himself and left the meeting.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-56

APPLICANT: Mark Nyblom for Raymond Mark Cox, Ronald B. & Andrea C. Styles, and Timothy Ray Cox

PROPERTY LOCATION: Dusty Lane

PIN/TMS#(s): 0548020100704 (portion), 0548020100705 (portion), 0548020100707, and 0548020100711

EXISTING ZONING: R-S, Residential Suburban and C-3, Commercial

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 18.37

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The subject parcels were originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. A portion of parcel 0548020100704 had a successful C-3, Commercial zoning request in 2018, CZ-2018-06.

EXISTING LAND USE: single-family residential and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and R-M4	single-family residential and fire station
East	R-S and S-1	single-family residential and warehouse
South	R-7.5	single-family residential
West	R-S, R-7.5 and C-3	single-family residential, library and office

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	Units	Total Units
Current	R-S	1.7 units/acre	18.3	31 units	32
Current	C-3	16 units/acre	0.07	1 unit	
Requested	FRD	2.4 units/acre	18.37	41 units	41

A successful rezoning may add up to 9 dwelling units.

ROADS: Dusty Lane: two-lane County-maintained local.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Woodruff Road	1,060' W	17,400	18,500 +6.3%	23,200 +25.4%

ANALYSIS: 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. Additionally, no public transportation or sidewalks are located in this area.

SUMMARY:

The subject parcels zoned R-S, Residential Suburban, are 18.37 acres of property located on Dusty Lane approximately 0.75 miles east of the intersection of Woodruff Road and Batesville Road. The parcels have approximately 1,100 feet of frontage along Dusty Lane. The applicant is requesting to rezone the property to FRD, Flexible Review District.

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

Project Information:

The applicant is requesting to rezone the property to FRD, Flexible Review District for a maximum of 41 single family residential lots. The maximum density will be 2.4 lots per acre. The applicant is also providing the required 25 foot setback around the perimeter of the site and 5 acres of common area.

Access:

The applicant is proposing two points of ingress and egress off of Dusty Lane. They proposing to construct four new roads all at 20' in width with a 42' right-of-way and a 5' sidewalk along one side which will all be turned over to Greenville County for maintenance, once constructed. The applicant is also proposing to continue the 22' widened section of Dusty Lane. by SCDOT down to the first subdivision entrance. On one side of Dusty Lane, a 5' wide sidewalk will be provided beginning at the first subdivision entrance and extending to the existing sidewalk running along Woodruff Road.

Parking:

The applicant will construct an attached two car garage for each residential structure with an additional two driveway parking spaces outside of the garage.

Architectural Design:

The applicant is proposing the homes to range from 2,100 sq. ft. to 2,700 sq. ft. with a minimum of 1,500 sq. ft. in size. All the homes within the subdivision will front on proposed internal streets. The exterior building materials may consist of Hardie board and stone and the roofs will have asphalt shingles. The exterior colors will be a range of light grays or light blues. The maximum height of all buildings will be 30'.

Landscaping and Buffering:

The applicant is proposing vegetative buffer areas of approximately 1.62 acres, storm water management area(s)

consisting of approximately 1 acre, and 3.38 acres reserved for residents to gather and use, possibly with walking trails and/or a gazebo. A minimum 20' wide vegetated buffer will be established along all property lines not adjacent to Dusty Lane. This will be done with either the preservation of existing vegetation and/or additional plantings. Additional features may be added along Dusty Lane as needed and may consist of landscaped berms, landscaping only, a decorative fence, or a combination of some or all of these features.

Signage and Lighting:

The applicant is proposing either a single or double entrance monument sign at the western entrance closest to Woodruff Road. This sign will be approximately 2' x 3' meeting all requirements in the Greenville County Sign Ordinance and will be surrounded by landscaping of canopy trees, evergreen shrubs, and/or evergreen bushes.

The applicant states that all street lights within the community will be designed and installed by Laurens Electric Cooperative under a lease agreement. The poles will be 12' in height and fixtures will be a LED fixture and will meet all requirements from the Greenville County Zoning Ordinance.

Homeowner's Association:

The applicant will be creating a Homeowner's Association that will administer the Declaration of Covenants, Conditions, and Restrictions (CCRs) which will be filed and recorded in the County Register of Deeds. It will be the responsibility of the HOA to own and maintain the common area(s) landscaping, signage, cluster mailboxes, walking paths and sidewalks outside of the rights-of-way, gazebo, lighting, storm water management ponds, 6' wooden perimeter fence, and any other common facilities within the community.

CONCLUSION:

The subject site is located along Dusty Lane, a two lane county-maintained dead end street. The applicant is requesting to rezone to FRD, Flexible Review District, which would allow the developer to state exactly what type of development would be permitted on site.

The applicant is proposing 41 one story, single-family detached dwelling units on 17.07 acres of land. The applicant is dedicating 25 feet of right-of-way to the county along with widening Dusty Lane from 18 feet to 22 feet to their first entrance. The applicant stated at Public Hearing that they would be willing to widen Dusty Lane to the second entrance if

the right-of-way not within their development could be easily obtained. Staff supports the widening of Dusty Lane to the second entrance.

Additionally SCDOT is working on the re-alignment of Dusty Lane and Woodruff Road to create a ninety degree intersection. As part of that project, SCDOT will widen Dusty Lane along the new alignment. The developer has committed to widening Dusty Lane where SCDOT stops. The applicant has also stated they would provide sidewalks that will connect with Woodruff Road, along with providing sidewalks within the development.

The Imagine Greenville Comprehensive Plan recommends Residential Land Use 2 which prescribes 3 to 6 units per acre. The requested density is 2.4 units per acre. Staff is of the opinion the requested density is consistent with the surrounding zonings in the area which ranges from 1.7 units per acre to 4 units per acre. Staff also believes the requested land use of single-family residential is appropriate and consistent with the abutting land uses.

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

- Widen Dusty Lane to the second entrance if the required right-of-way can be obtained by the developer in accordance with Article 9.3 of the Greenville County Land Disturbance Regulations (see attached).

Dr. Hollingshad stated this one did not reference the letter, he was assuming everything in the letter was totally signed off on.

Ms. Buathier stated that was.

Mr. Shockley had a question regarding the responsibility of litigation, if the right of way is unobtainable, there are some options that act like you still need to pay for it in some capacity, was that correct.

Ms. Buathier stated that was correct.

Mr. Shockley stated if he understood when the money was received, it would have to be agreed on by staff or somebody that it is a legitimate number. He asked what happened if staff did not agree or felt it was more or less or whatever.

Hesha Gamble, County Engineer stated they had not encountered that situation as of yet.

Mr. Shockley stated he had concerns about process and how that was going to work, who is making those decisions and where you spend the money.

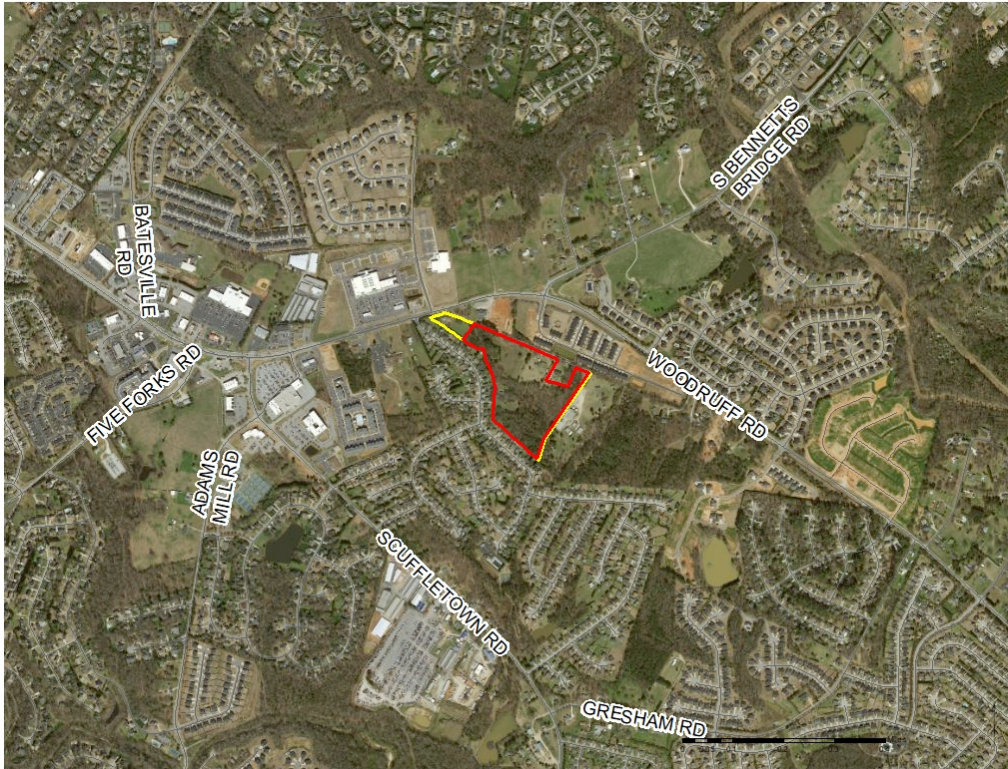
Ms. Gucker stated she believed it would work the same way is does if a developer has to put in a turn lane on a DOT road, they have to either provide the funding or they go ahead and put the turn lane in. She stated they were not requiring the developer to give the county money to do it, we are expecting the developer to actually do the work on the road. The County is working with them to obtain the right-of-way. It would work like any other road improvement.

Ms. Holt stated it was her understanding the part that staff was really focused on here was the rezoning. If additional right of way is needed as a result of the study, the developer shall make a reasonable effort to obtain the necessary right of way to perform the recommended improvements. She stated right now they were talking about this part of the process and the rest would come between preliminary and final.

Mr. Bichel stated they were seeing more FRD's and his question was the statement "houses may look like" were we not supposed to see, he thought the whole purpose of a Review District was to see the design and to approve the design and not it may look like.

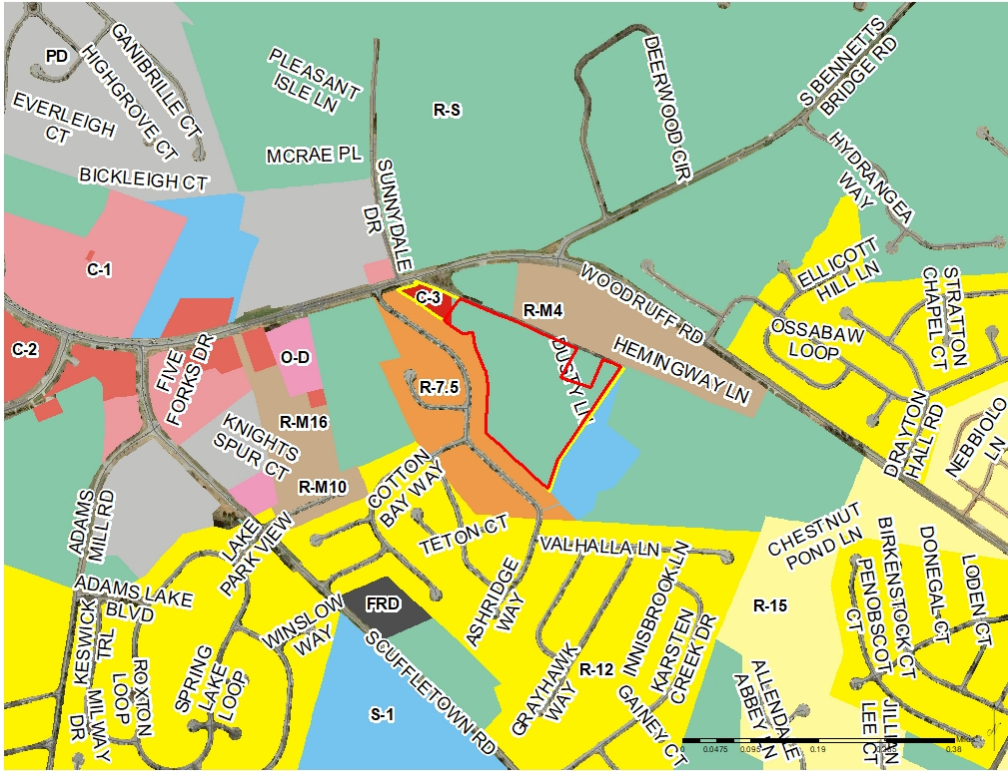
Ms. Buathier stated this was the Statement of Intent, Concept Plan, which is the general idea of the rezoning. With the Final Development Plan staff will get exactly what the building will look like, exactly what the signage would look like and exactly where each tree will be planted. She stated this is the general idea of what they see out there. Ms. Buathier stated they would have to go through the subdivision process and they will have to do their Final Development Plan as well.

MOTION: By Mr. Bichel, seconded by Mr. Forest to approve CZ-2019-56 with staff's conditions. The motion carried unanimously by voice vote.

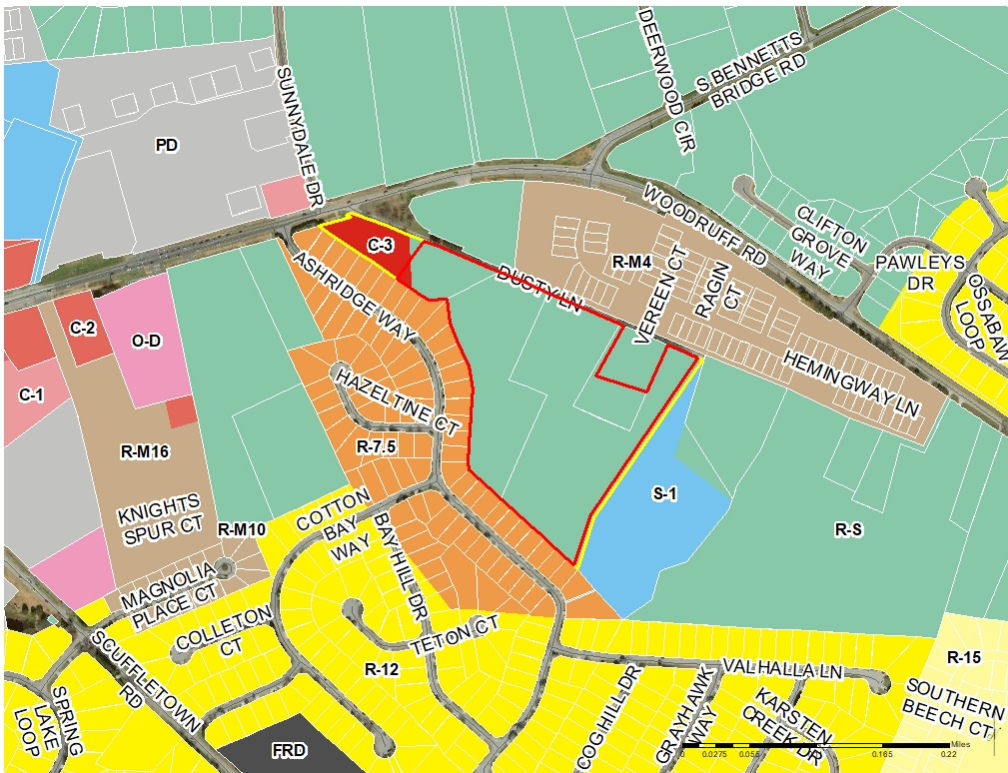


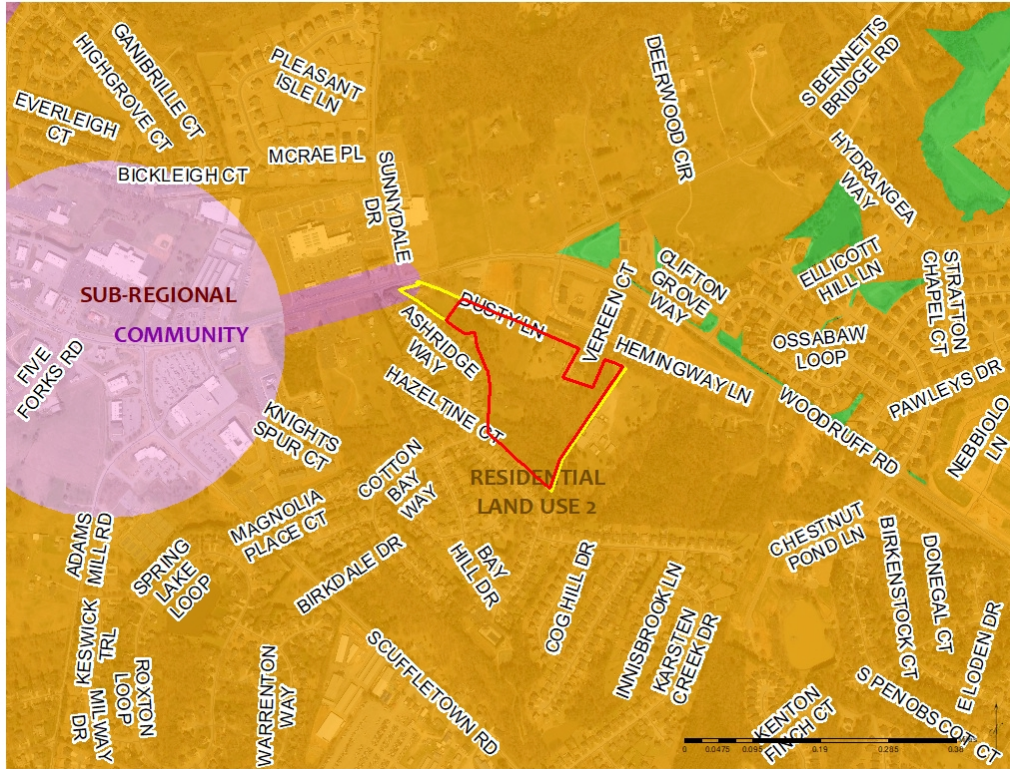
Aerial Photography, 2019





Zoning Map





Future Land Use Map

Mr. Jones returned to the meeting room.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-57

APPLICANT: Stanley E. McJunkin and Benjamin E. Wigington

PROPERTY LOCATION: 509 John Ross Court

PIN/TMS#(s): 0603020103014

EXISTING ZONING: C-3, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 1.45

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August of 2000, as part of Area 14. There was a successful rezoning request for this parcel in 2001, CZ-2001-54.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3	storage facility
East	S-1	vacant land
South	S-1	warehouse and vacant land
West	C-3	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Traditional Residential*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-3	16 units/acre	1.45	23 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would potentially remove 23 dwelling units.

ROADS: John Ross Court: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	9,000' N	15,300	13,500	16,800
			-	+24.45%
			11.77%	

ANALYSIS: The property is included in the South Greenville Area Plan, where it is designated as *Transitional Residential*, which prescribes 2 to 3 units per acres. Additionally, public transportation is not available in this area, and no sidewalks are present near this parcel.

SUMMARY:

The subject parcel zoned C-3, Commercial is 1.45 acres of property located on John Ross Court approximately 1.14 miles south of the intersection of Augusta Road and West Georgia Road. The parcel has approximately 160 feet of frontage along John Ross Court. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for a warehouse or storage with service or light industrial usage.

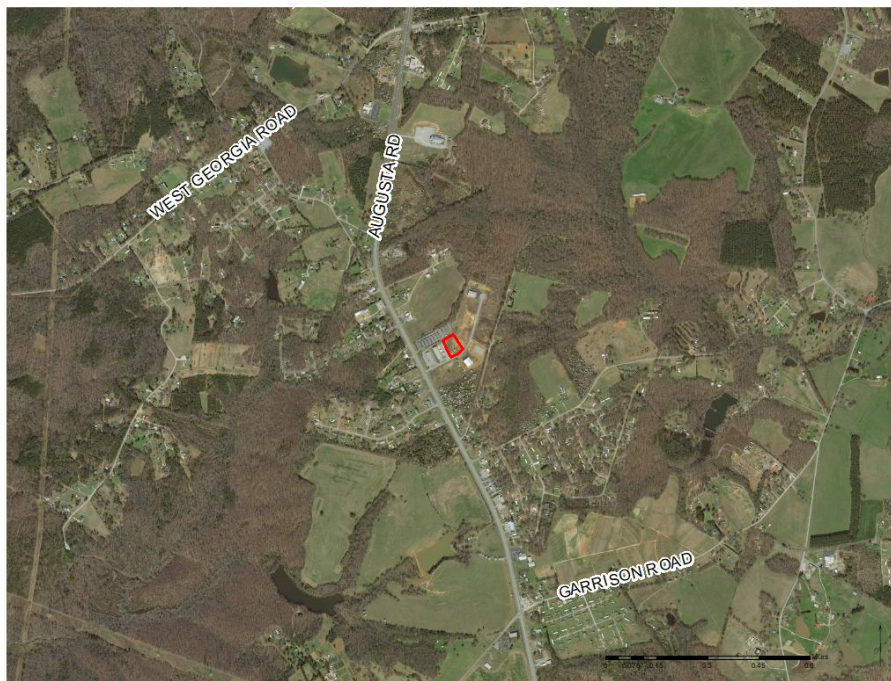
CONCLUSION:

The subject site is surrounded by C-3, Commercial and S-1, Services zoning with warehousing, storage and vacant land as the surrounding land uses. The South Greenville Area Plan recommends Transitional Residential, however staff is of the opinion John Ross Court is being utilized for service and commercial uses, and that residential zoning would not be appropriate. Staff is of the opinion the requested zoning of S-1, Services is appropriate and would not have minimal impact on the surrounding area.

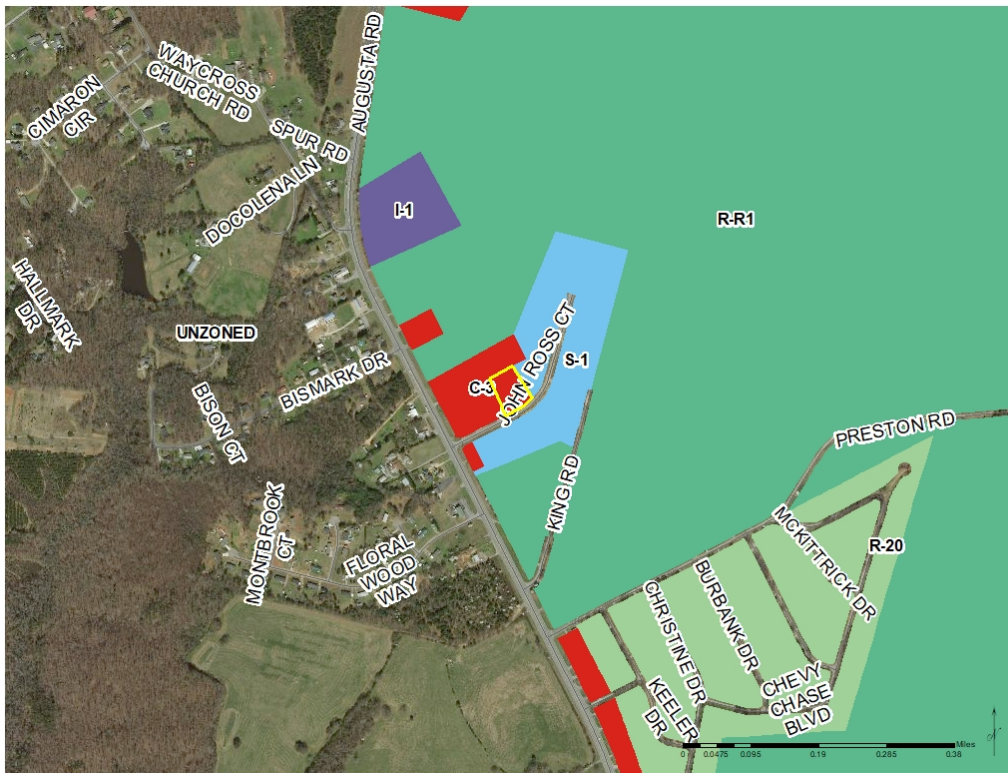
Based on the following reasons staff recommends approval of the requested rezoning to S-1, Services.

MOTION:

By Mr. Harrison, seconded by Mr. Jones to approve CZ-2019-57. The motion carried unanimously by voice vote.

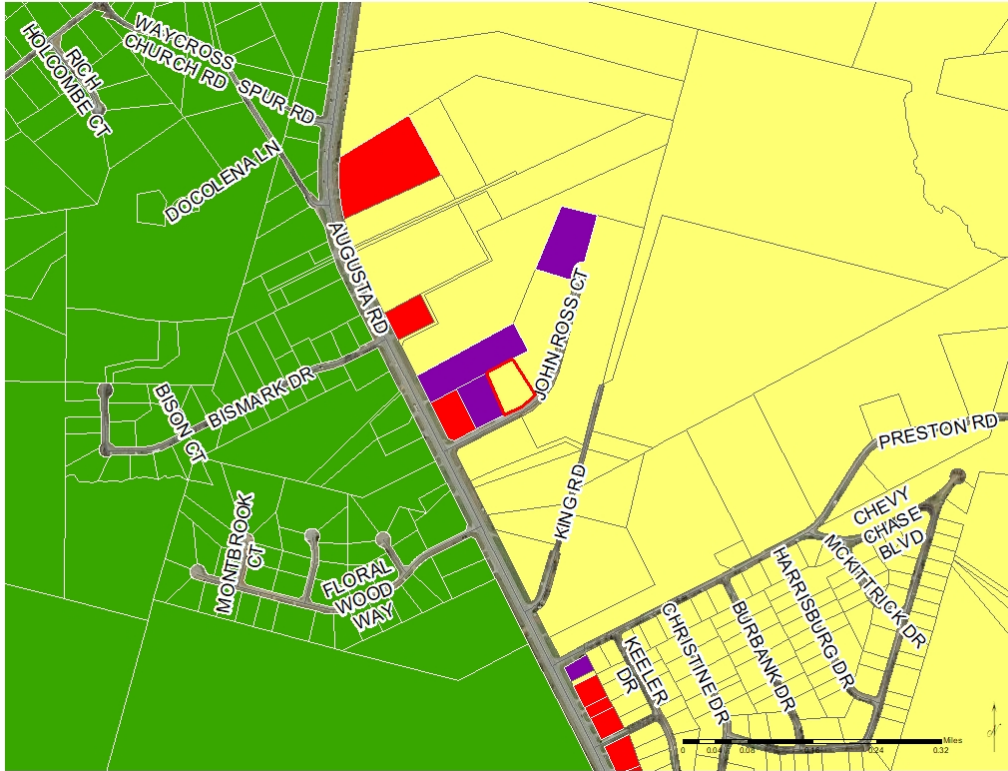


Aerial Photography, 2018

















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:

DOCKET NUMBER: CZ-2019-58

APPLICANT: Eric Hedrick for Maib Investment Properties, LLC/Agsc LLC

PROPERTY LOCATION: Fork Shoals Road and W. Georgia Road

PIN/TMS#(s): 0585010100307(portion) and 0585010100500 (portion)

EXISTING ZONING: C-3, Commercial and R-12, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 47.6

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The parcels were originally zoned R-12, Single-family Residential in 1994, as part of Area 10. Parcel 0585010100307 has had one successful C-3, Commercial rezoning request in 2004, CZ-2004-099.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5, C-1, C-2 and S-1	single-family residential, retail, convenience store and gas station, and vacant land
East	R-12 and R-S	single-family residential and vacant land
South	R-12 and R-S	single-family residential and vacant land
West	R-R1 and S-1	single-family residential, service garage and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated partially as *Commercial* and partially as *Suburban Residential*.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Units	Total Units
Current	R-12	3.6 units/acre	31.4	113 units	372
Current	C-3	16 units/acre	16.2	259 units	
Requested	FRD	4.7 units/acre	47.6	224 units	224

A successful rezoning would reduce the number of allowed units by 148 dwelling units.

ROADS:

W. Georgia Road: two-lane State-maintained major collector
Fork Shoals Road: three-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Fork Shoals Road	3,350' N	5,400	4,300	5,900
			-	+37.2%
			20.4%	

ANALYSIS:

The subject property is part of the South Greenville Area Plan and is designated partially as *Commercial*. The Commercial land use category is to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. These types of land uses are usually associated with the C-2, Commercial District. The subject property is also partially designated as *Suburban Residential* in this plan. The Suburban Residential land use category represents the typical single-family subdivisions that one regularly finds in suburban areas. These developments typically have both public water and sewer. Additionally, there is no public transportation available in this area, and sidewalks are not present.

SUMMARY:

The subject parcels zoned C-3, Commercial and R-12, Single-family Residential, are 47.6 acres of property located on Fork Shoals Road and W. Georgia Road approximately 0.1 miles southeast of the intersection of Fork Shoals Road and W. Georgia Road. The parcels have approximately 840 feet of frontage along Fork Shoals Road and approximately 980 feet of frontage along West Georgia Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.

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

Project Information:

The applicant is proposing to develop a mixed-use residential subdivision consisting of 153 single family residential dwelling units and 71 townhome residential units. The single family units will range in size from 1,700 sq. ft. to 4,000 sq. ft. and the townhome units will range in size from 1,200 sq. ft. to 1,600 sq. ft. The maximum density provided is 4.4 units per acre for the single family residential and 6.0 units per acre for the townhome residential. The maximum height for all units will be 35 feet.

Parking:

Both the single family and townhome units will all have garages capable of storing at least one vehicle, as well as driveway space to accommodate additional vehicles without overhanging onto the sidewalks or roads. There will be 10 guest parking spaces at the Mail Cluster Box Units in the single family residential area and 6 guest parking spaces at the Mail Cluster Box Units in the townhome residential area.

Neighborhood Access and Interconnectivity:

There will be two access points into the community, one from West Georgia Road and one from Fork Shoal Road. All proposed interior roads will be built to Greenville County standards and will be dedicated to the County for future maintenance. There will be sidewalks located on one side of all the streets. The neighborhood will also provide interconnectivity with the Hartridge Manor single family residential subdivision to the south and the Griffin Park single family residential subdivision to the northeast, both by sidewalks and roads. There will also be walking paths to the adjacent parcels. A Traffic Impact Study has been completed and provided to Staff.

Architectural Design:

Both the single family units and the townhome units are being proposed to be constructed with a combination of stone, brick, concrete fiber board, and vinyl siding.

Landscaping and Buffering:

The applicant is providing a 25 foot strip of natural buffer along the road frontage and surrounding the development where adjacent to other parcels. This area (and all other designated common areas) will be owned and maintained by the Homeowner's Association. They will be retaining as many existing hardwood trees as possible depending on the grading

and development of the site. There will be buffers provided along all blue line streams.

Signage and Lighting:

There will be one entrance monument sign along Fork Shoals Rd. meeting the County's Sign Ordinance. The streets throughout both the single family residential and the townhome residential areas will be lined with decorative street lighting and spaced per the local electrical authority. They will all be mounted not to exceed 16' in height and will meet full cut-off IESNA standards.

Homeowner's Association:

The applicant will be creating a Homeowner's Association that will administer the Declaration of Covenants, Conditions, and Restrictions (CCRs) which will be filed and recorded in the County Register of Deeds.

CONCLUSION:

The applicant is requesting to rezone the property to FRD, Flexible Review District to allow 153 single-family detached homes and 71 single-family attached townhomes. The applicant is requesting an overall density of 4.7 units per acre. The surrounding area ranges from 5.8 units per acre to 1 unit per acre. The requested zoning would reduce the number of allowed units from 372 to 224 for a reduction of 148 units because currently 16.2 acres is zoned C-3, Commercial allowing up to 16 units per acre. The remaining 31.4 acres is zoned R-12 and allows a density of 3.6 units per acre.

The applicant is proposing 4 points of ingress and egress, with two of those points allowing interconnectivity between two subdivisions, Griffin Park and Hartridge Manor. The applicant is also providing a walking trail to the adjacent C-3, Commercial property to allow a safer means of access.

The applicant is also providing 15.34 acres of common area which makes up 32.2 percent of the overall development. The applicant will be providing a 25 foot natural buffer around the perimeter of the site where it abuts adjacent parcels. The applicant is also working to preserve as many existing trees as possible throughout the development.

Staff is of the opinion the requested development is appropriate for this area due to the range of zoning in the area and similar surrounding land uses. Staff believes the applicant has worked to provide good connectivity throughout the site and with the surrounding community. The applicant will

maintain the existing natural buffer around the subject site as well as preserve existing trees. Staff is of the opinion the requested zoning would have minimal impact on the community.

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

- Meet all remaining comments from the letter dated August 8, 2019 between Eric Hedrick and staff.

Dr. Hollingshad asked for clarification on the map of the difference between the yellow outline and red outline.

Ms. Buathier stated the red outlined area was what the applicant was requesting to be rezoned.

Dr. Hollingshad asked if parcels are not generally contiguous.

Ms. Buathier stated not necessarily.

Dr. Hollingshad commented on the traffic impact study, where and when the traffic count was done was not clear. The analysis seemed to be alright but they did not include any recently approved developments that would be contributing to traffic as some others had done. He stated the conclusions they had were understating what the actual eventual traffic impact was going to be. This will be coming up again, and Dr. Hollingshad wanted it on the record that this would be something he wanted to look at. He felt there needed to be a lot more information in the traffic impact study.

Mr. Jones also had concerns over the traffic study and would have questions during the subdivision process.

Chairman Rogers stated he thought the Commission could look at traffic during rezoning, as this was why they had the traffic study.

Ms. Buathier stated the application was taken in July and she felt the date on the traffic study was referring to this July.

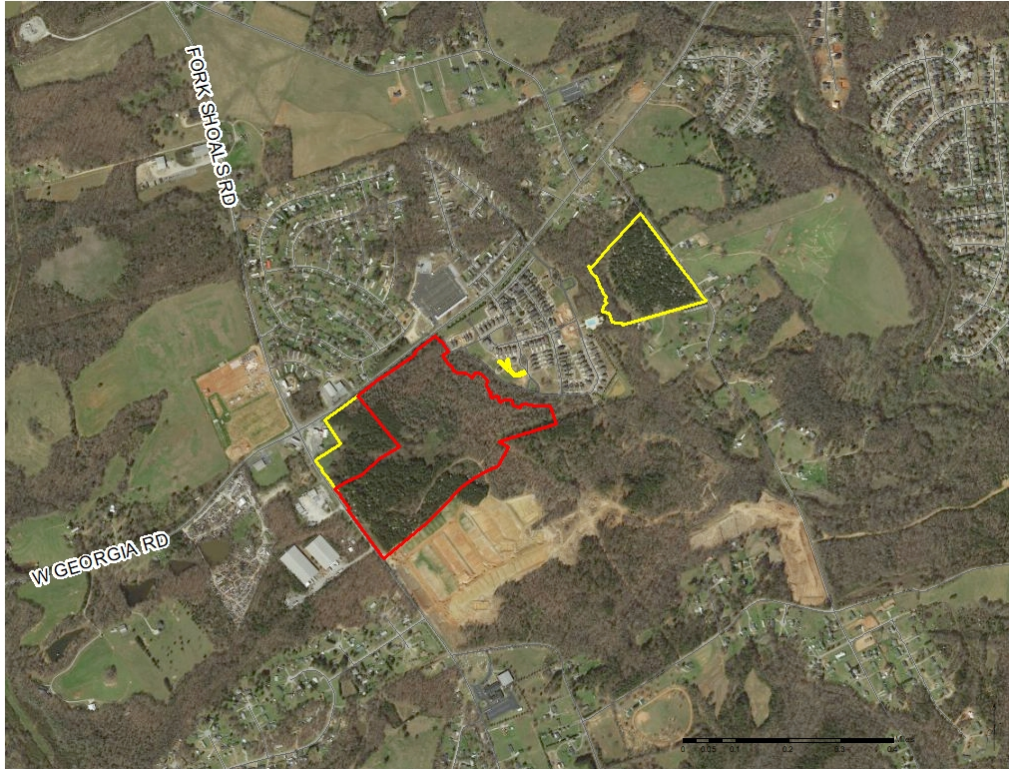
Chairman Rogers stated he had a question about the C-3 zoning allowing 16 residential units per acre.

Ms. Buathier stated technically it was multifamily, but a max of 16 units per acre.

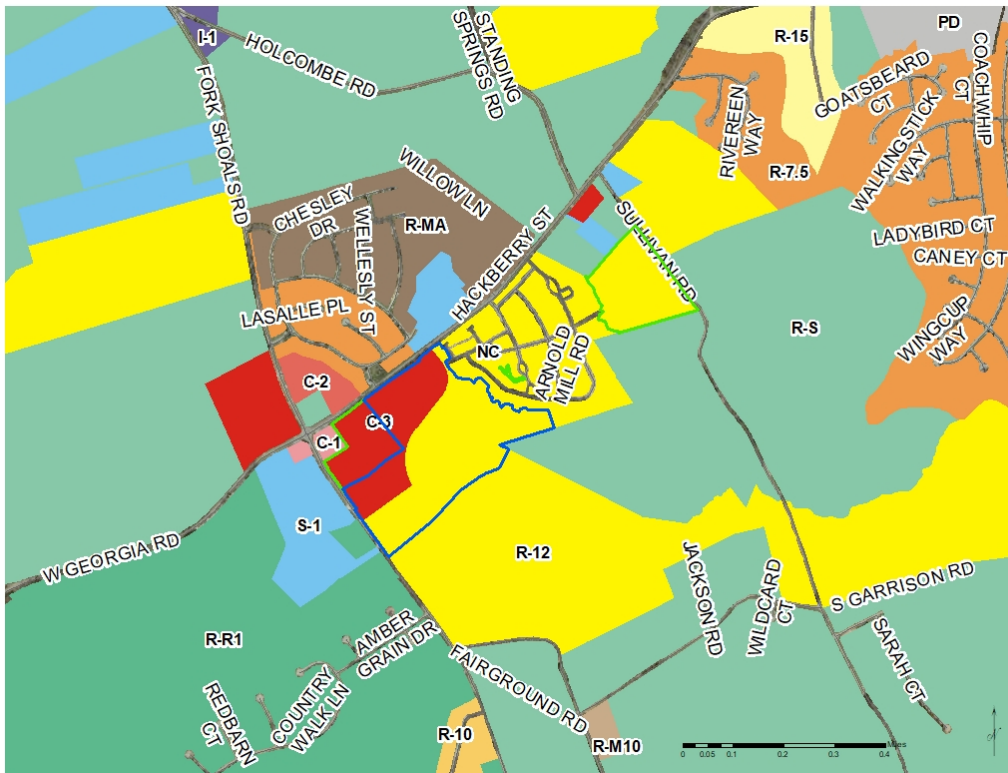
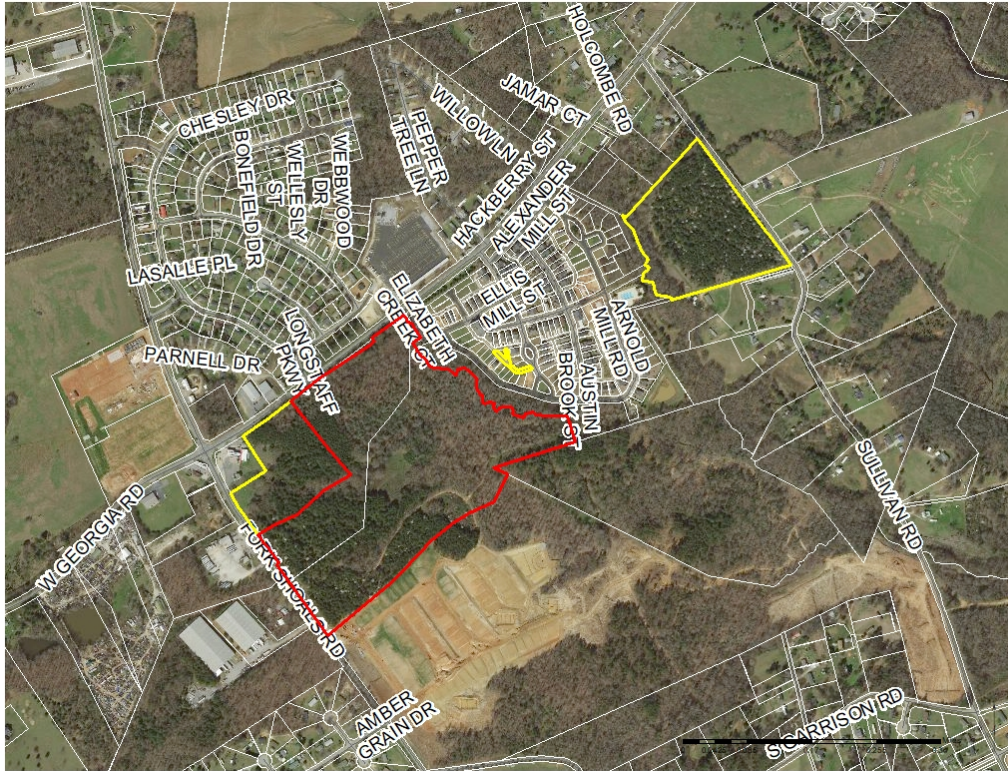
Chairman Rogers asked how that was a part of C-3 zoning.

Ms. Buathier stated it was condition 28, looking at Table 6.1, and go to multifamily, condition 28, reading condition 28 it was number 2, stating C-1 allows up to 12 units per acre and C-2 and C-3 allow up to 16 units per acre.

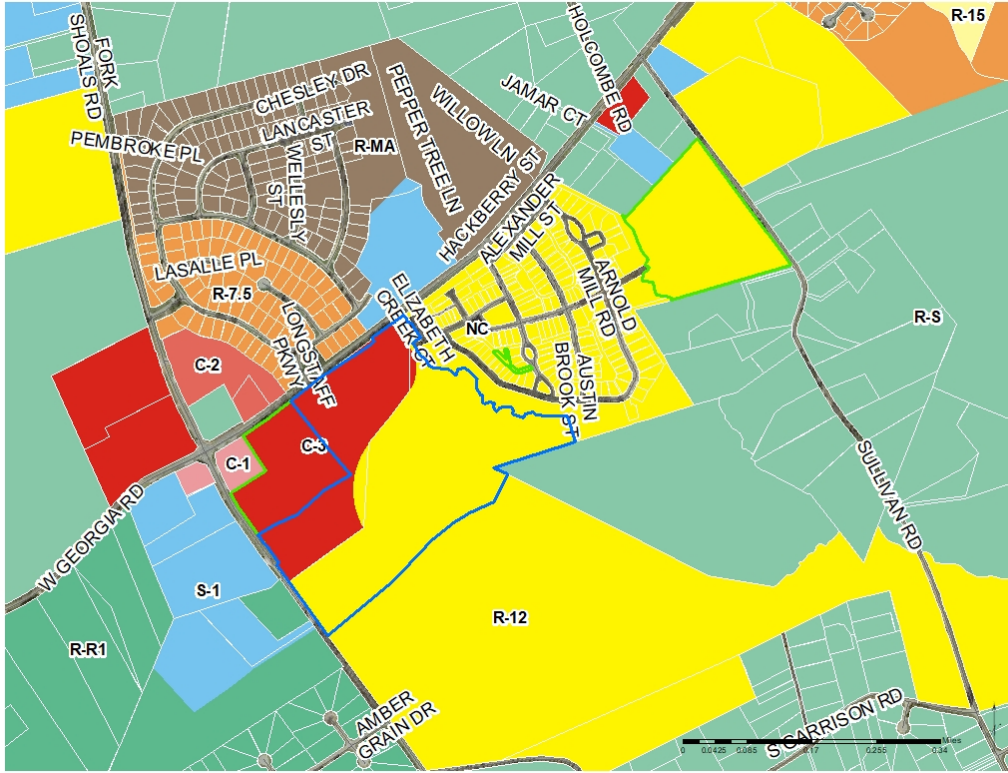
MOTION: By Mr. Bailey, seconded by Mr. Harrison to approve CZ-2019-58 with staff's condition. The motion carried unanimously by voice vote.

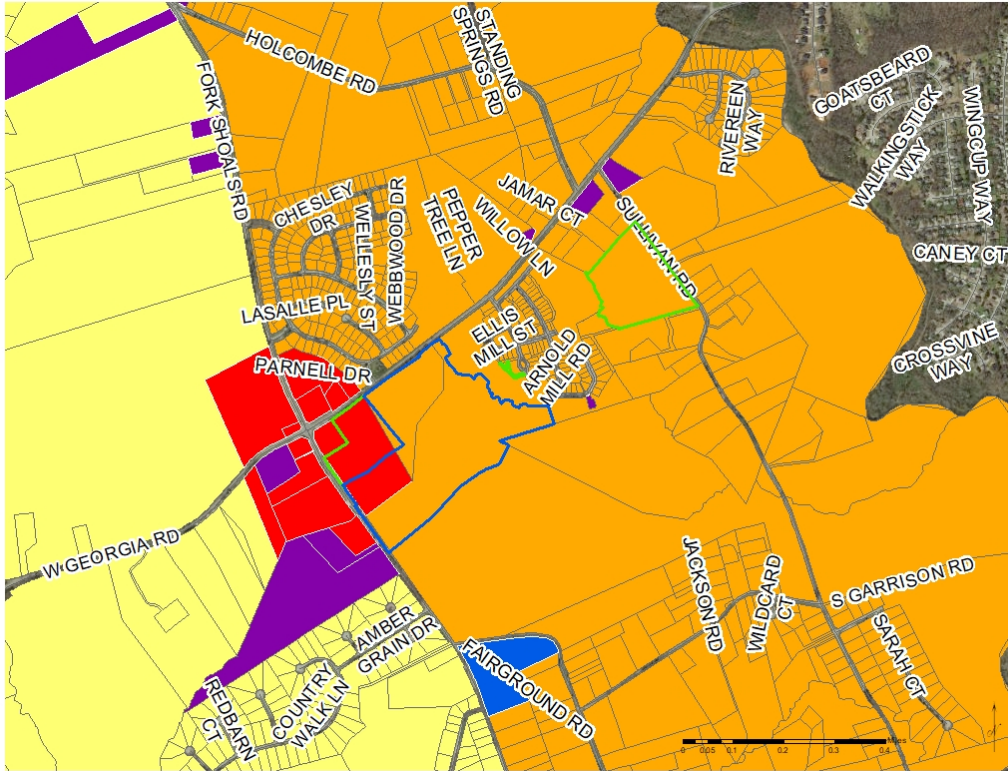


Aerial Photography, 2018

















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:

DOCKET NUMBER: CZ-2019-59

APPLICANT: Michael M. Adamson for Swamp Rabbit Food Plaza LLC

PROPERTY LOCATION: 205 Cedar Lane Road

PIN/TMS#(s): 0148001100100

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-3, Commercial

ACREAGE: 2.6

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned O-D, Office District in May of 1972, as part of Area 3. This parcel has had one successful rezoning case in 1985, CZ-1985-128, from O-D to S-1.

EXISTING LAND USE: restaurant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	vacant land
East	S-1 and I-1	vacant land and parking lot
South	I-1	vacant land
West	O-D	office

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. Additionally, the property is also partially designated as a *Neighborhood Corridor*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	2.6	0 units
Requested	C-3	16 units/acre		41 units

A successful rezoning may add up to 41 dwelling units.

ROADS: Cedar Lane Road: seven-lane State-maintained arterial
Hampton Avenue Extension: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Cedar Lane Road	50' N	18,100	17,600 -2.8%	15,700 -10.8%

ANALYSIS: 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. Additionally, the property is also partially designated as a *Neighborhood Corridor*. Neighborhood Corridors are predominately 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. The subject property is also located along a bus route, Route 506. Sidewalks are also present in this area, as is the Swamp Rabbit Trail, which runs through this property.

SUMMARY: The subject parcel zoned S-1, Services is 2.6 acres of property located on Cedar Lane Road approximately 0.45 miles east of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 280 feet of frontage along Cedar Lane Road and approximately 330 feet of frontage along Hampton Avenue Extension. The applicant is requesting to rezone the property to C-3, Commercial.

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

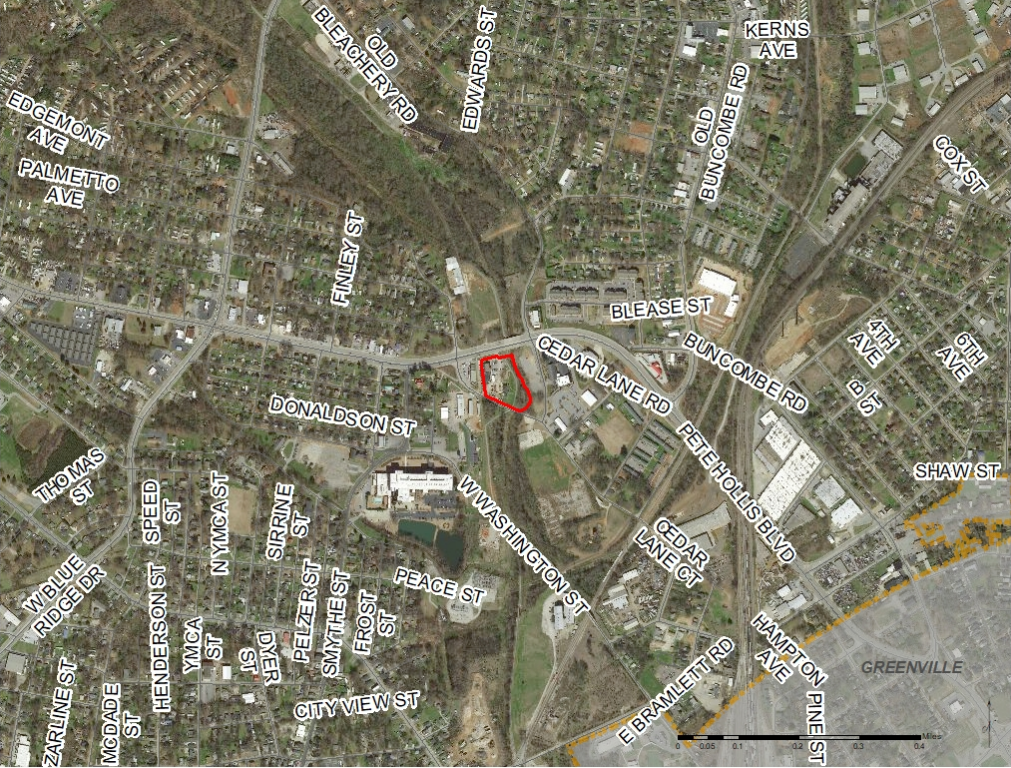
CONCLUSION: The subject site is located along Cedar Lane Road, a seven lane arterial road, which is designated as a Neighborhood Corridor. Neighborhood Corridors allow for some nonresidential uses. The primary land use for the site as it exists is a restaurant, and the existing retail is an accessory use to the restaurant. S-1, Services zoning does not allow for retail as a primary use; however, the applicant would like to be able to do retail as a primary use on site. Rezoning to C-3, Commercial would allow

for retail as a primary use, as well as reduce setback requirements, thus bringing existing buildings into greater conformance.

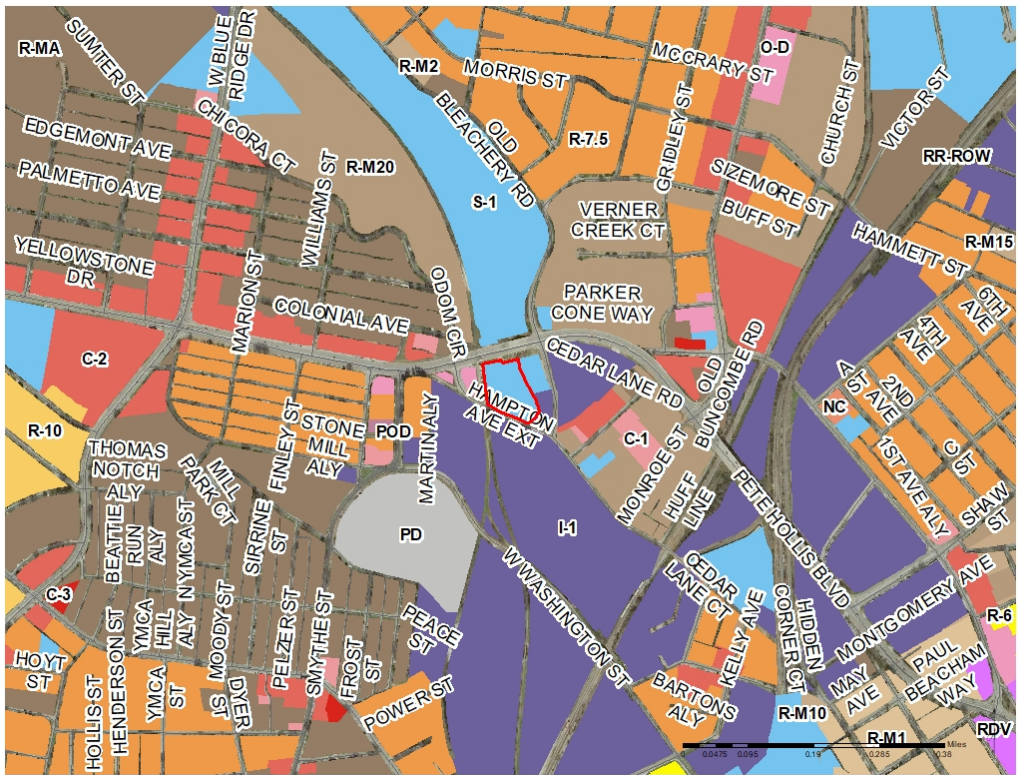
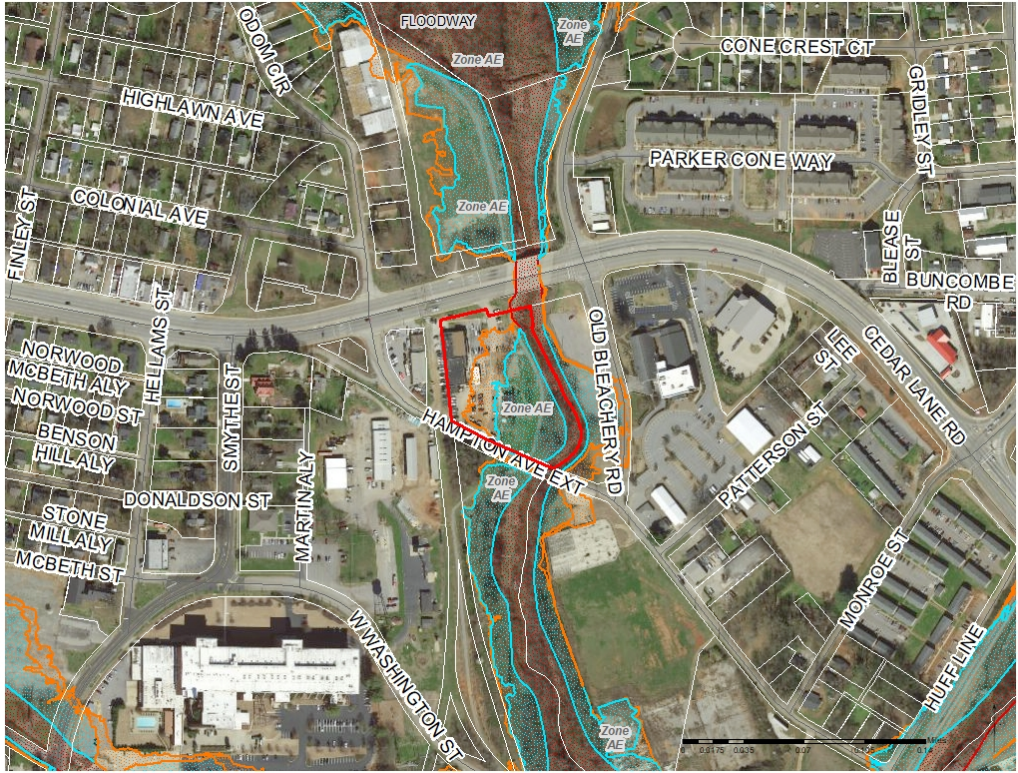
Staff is of the opinion rezoning the parcel to C-3, Commercial would be appropriate for the area, and be consistent with the existing Commercial zoning along Cedar Lane Road. The requested zoning would also be consistent with the Imagine Greenville Comprehensive Plan.

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

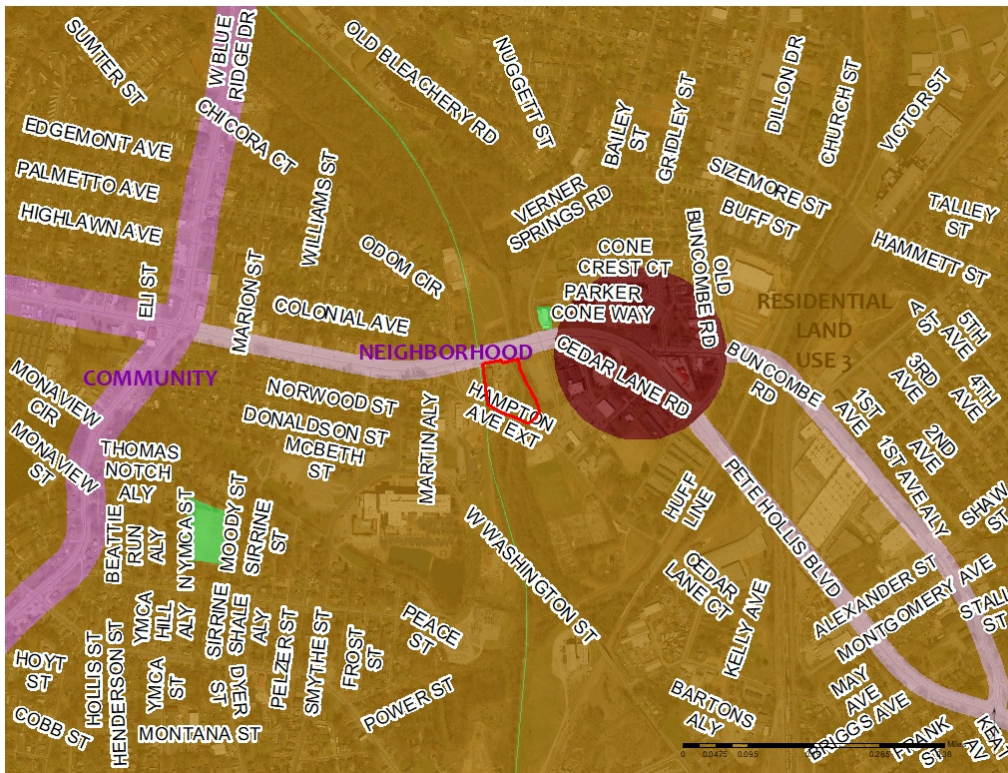
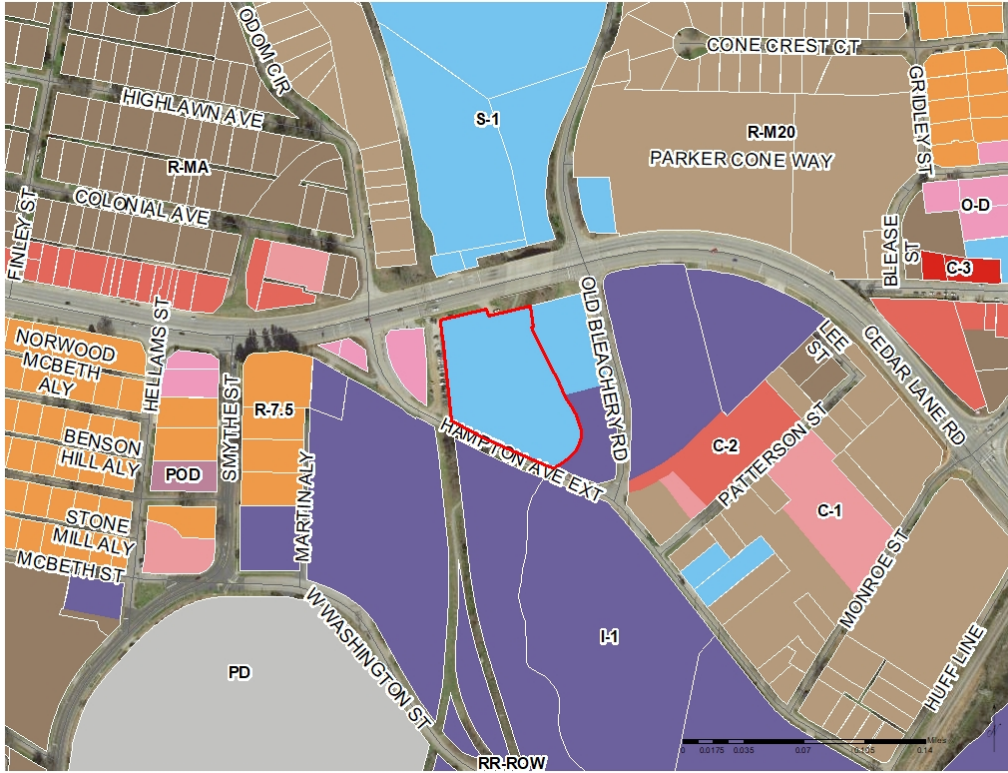
MOTION: By Mr. Looper, seconded by Mr. Harrison to approve CZ-2019-59. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-60

APPLICANT: Barry Agnew for John and Karen Magovern, for Jjm Holdings, LLC and Klm-SC, LLC

PROPERTY LOCATION: Stafford Street and McGarity Street

PIN/TMS#(s): 0106001401500, 0107000802600 and 0107000802800

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 0.29

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The subject parcels were originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A. There are no previous rezoning requests for these parcels.

EXISTING LAND USE: vacant commercial and single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	I-1	warehouse
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.

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	0.29	3 unit
Requested	FRD	14 units/acre		4 units

A successful rezoning may add up to 1 dwelling unit.

ROADS:

Stafford Street: two-lane State-maintained local

McGarity Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Green Avenue	854' NW	1,900	2,200 +15.8%	1,650 -25%
Guess Street	1,650' NE	3,200	3,100 -3.1%	3,300 +6.5%

ANALYSIS:

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. This property is not located along a bus route, however Route 504 is located approximately 0.55 miles away at the intersection of Anderson Road (SC 81) and Nelson Street. Partial sidewalks are also present in this area.

SUMMARY:

The subject parcel zoned R-7.5, Single-family Residential is 0.29 acres of property located on Stafford Street and McGarity Street approximately 0.75 miles west of the intersection of Augusta Street and Mills Avenue. The parcel has approximately 248 feet of frontage along Stafford Street and approximately 98 feet of frontage along McGarity Street. The applicant is requesting to rezone the property to FRD, Flexible Review District.

The applicant states the proposed land use is for duplexes.

Project Information:

The applicant is proposing two new duplexes to be built on three parcels. Building A will be located on Parcel A (Parcel ID # 0106001401500) and will consist of two units, each with two floors with a total square footage of 1,822 sq. ft. per unit (totaling 3,644 sq. ft.). Building B will be located on the Parcel B (Parcel ID #'s 0107000802600 and 0107000802800) and will consist of two units, each with two floors with a total square footage of 1,493 sq. ft. per unit (totaling 2,986 sq. ft.). There currently are existing structures on two of the three parcels that will be demolished during the development process. The

maximum density for this development is 14 dwelling units per acre. The maximum height allowed for the two proposed duplexes is 45' and they are proposing each building to be 32' 6".

Architectural Design:

Materials for both buildings will consist of painted board and batten fiber cement siding and painted horizontal lap siding. They will also consist of architectural asphalt shingles with a prefinished standing seam metal roof at the entry points. The front of each duplex and rear of Building A will feature painted wood columns.

Access and Parking:

There will be direct access to each duplex from their individual parking lots at each building. Each building will provide four parking spaces for their tenants.

Landscaping and Buffering:

The applicant states that since the proposed duplexes are located in an existing residential district that there will not be a need for screening or buffering from the existing residential uses and staff agrees. They will maintain as many existing trees on Parcel B as possible and will be planting two streetscape trees for each building.

Signage and Lighting:

The applicant will install address/building numbers on each building for identification and will provide wall mounted lights for safe passage to and from the units to the parking areas.

CONCLUSION:

The subject site is located near the City of Greenville in an urbanized area. The surrounding neighborhood consists mainly of R-7.5, Single-Family Residential zoning and land uses. The minimum lot size for R-7.5 is 7,500 square feet per lot; however a large portion of this area does not meet the minimum lot sizes because they existed prior to zoning in 1973.

The applicant is requesting to build two duplexes on three lots for a total of 4 units with a density of 14 dwelling units per acre. The current zoning allows for duplexes in R-7.5, Single-Family Residential, however twenty foot side and front setbacks along McGarity and Stafford Street would need to be met, along with five foot side and rear setbacks. Due to the small size of the existing lots and the limited lot width, this product would not be possible. A Flexible Review District would allow the applicant

to have 5 foot setbacks around the perimeter of the site to allow more buildable area. The intent of an FRD is to allow for inventive design to accomplish and permit a development that cannot otherwise be achieved through conventional zoning districts due to the parameters required therein.

Staff is of the opinion the requested FRD is appropriate based on existing limitations such as the lot size, length and setbacks. Rezoning to FRD would allow the subject site to be developed and conform to the existing residences within the community while maintaining compliance with the Zoning Ordinance. Staff believes this rezoning would allow for residential infill in an appropriate area and would be a positive impact on the community. The requested rezoning is consistent with the Imagine Greenville Comprehensive Plan recommending 6 or more units per acre.

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

MOTION: By Mr. Bichel, seconded by Mr. Shockley to approve CZ-2019-60.

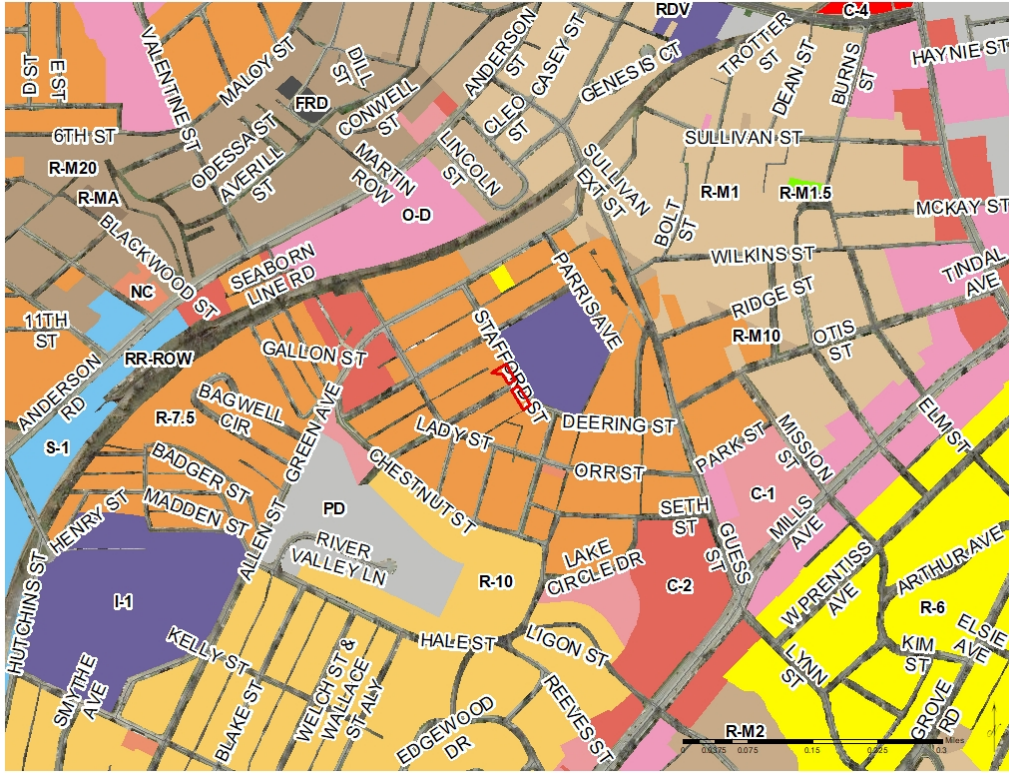
Dr. Hollingshad stated he felt this would be a nice addition to the area.

The motion to approve CZ-2019-60 carried unanimously by voice vote.



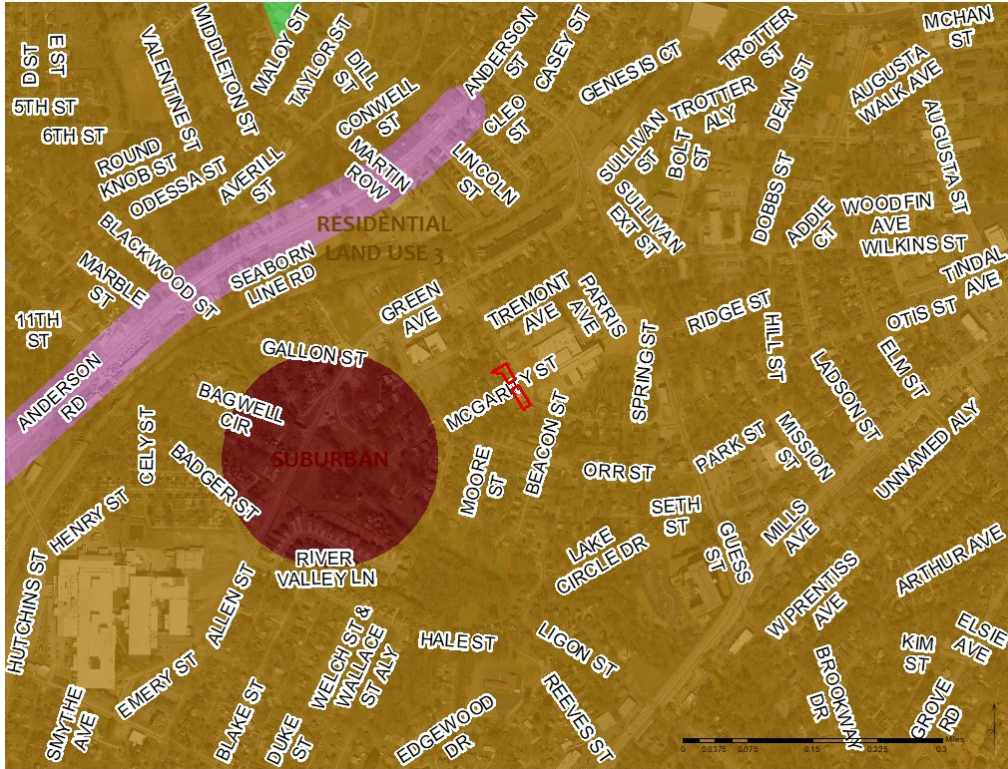
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-63

APPLICANT: Greenville County Council

SUMMARY: The Taylors Main Street Development District (MSDD) is a Zoning Overlay proposed as a text and map amendment to the Greenville County Zoning Ordinance Section 8 “Special Purpose Districts”. The MSDD Overlay, amended as Section 8:11, aims to encourage development that is compatible with the traditional small town center, with a focus on commercial areas and immediately adjacent neighborhoods in the Taylors Main Street corridor.

MOTION: By Mr. Forest, seconded by Mr. Shockley to approve CZ-2019-63. The motion carried unanimously by voice vote.

Mr. Shockly stated he was excited about the area and in favor.

Ms. Buathier introduced Joshua Henderson, who is Principal Planner and has joined the Planning Department from Spartanburg County.

Mr. Harrison stated he had worked in Spartanburg with Mr. Henderson and welcomed him.

PLANNING REPORT

Ms. Holt stated there was a Comp Plan workshop on August 22, 2019 and went very well with great lively conversation. She stated there would be some followup workshops and the Commission would be getting an invitation for the first week in October.

Ms. Holt stated the monthly Commission Workshop would be on September 18th and would be a lunchtime workshop. The topic would be Traffic Impact Studies and Review Districts and Final Development Plans.

She also noted there were no items for the Board of Zoning Appeals and the September meeting would be reading of the minutes.

MONTHLY MEETINGS

A list of monthly meetings were included in each agenda packet.

OLD BUSINESS

There was no old business

NEW BUSINESS

There was no new business.

ADJOURN

MOTION: Without objection Chairman Rogers adjourned the meeting at 5:53 p.m.

Respectfully submitted

Recording Secretary