

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
June 26, 2019
4:30 p.m.

MEMBERS PRESENT: S. Bichel, N. Hollingshad, M. Looper, C. Harrison, J. Bailey, M. Shockley, M. Jones and E. Forest

MEMBERS ABSENT: J. Rogers

STAFF: S. Holt, T. Stone, P. Buathier, M. Staton, E. Greene, T. Belge and H. Hahn

COUNCIL MEMBERS PRESENT: none

CALL TO ORDER

Vice-Chairman Bichel called the meeting to order at 4:30 p.m. and Mr. Jones provided the invocation.

Vice-Chairman Bichel welcomed the new Planning Commissioners, Mr. Bailey, Mr. Jones and Mr. Forest.

APPROVAL OF THE MAY 22, 2019 MINUTES

MOTION: By Mr. Shockley, seconded by Mr. Looper to approve the minutes of the May 22, 2019 Commission meeting as presented. The motion carried by voice vote with one absent (Rogers).

Preliminary Subdivision Applications

There were no preliminary Subdivision applications this month

Rezoning Requests

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-28

APPLICANT: Dale K. Gentile for Saad Holdings LLC and Carmic, LLC

PROPERTY LOCATION: Donaldson Road and Cedar Avenue

PIN/TMS#(s): 0399000104900 and 0399000104901 (portion)

EXISTING ZONING: R-MA, Multifamily Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 0.9

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-MA, Residential Multifamily in May 1971, as part of Area 2. There was a successful S-1, Services, zoning request in 1981, CZ-1981-24. Another zoning request in 2018 from S-1 and R-MA to FRD, CZ-2018-068 was withdrawn.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 and R-MA	service garage and mobile home park
East	R-MA	mobile home park
South	S-1	vacant wooded land
West	R-MA	single-family residential and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and a portion of it is designated as *Service/Industrial* and as *High Density Residential* which prescribes 4 units per acre as defined by the South Greenville Area Plan.

ROADS: Donaldson Road: two-lane State-maintained major collector
Cedar Avenue: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Donaldson Road	1,020' NE	4,400	4,300	6,900
			-	+60.5%
			2.3%	

ANALYSIS: The subject site is located in the South Greenville Area Plan with a portion of it designated as *Service/Industrial*, which allows for heavier commercial uses which may require storage in warehouse, wholesale and warehousing, light industrial uses, as well as manufacturing and assembly plants. The additional portion of the subject site is designated as *High Density Residential* in the South Greenville Area Plan, which allows for multiple-family dwellings, such as duplexes or apartments that can range in density from two to twenty dwelling units per acre. Floodplain is not present on this parcel.

Additionally, while this parcel is not along a bus route, Route 10 is 0.7 miles away at the intersection of White Horse Road & Augusta Road. These conditions are expected to remain the same, per Greenlink’s Comprehensive Operations Analysis. There are also no sidewalks in this area.

SUMMARY: The subject parcel zoned R-MA, Multifamily Residential, is 0.9 acres of property located on Donaldson Road approximately 0.7 miles southeast of the intersection of Augusta Road and White Horse Road. The parcel has approximately 195 feet of frontage along Donaldson Road and 440 feet of frontage along Cedar Avenue. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for a pest control business.

CONCLUSION: The subject site is located in an area where there is mainly service and industrial land uses and zoning. It is also located along Donaldson Road, a major collector. The South Greenville Area Plan recommends *Industrial/Service*, along with *High Density Residential*. A portion of one parcel is already zoned S-1 Services. Staff is of the opinion the requested zoning to S-1,

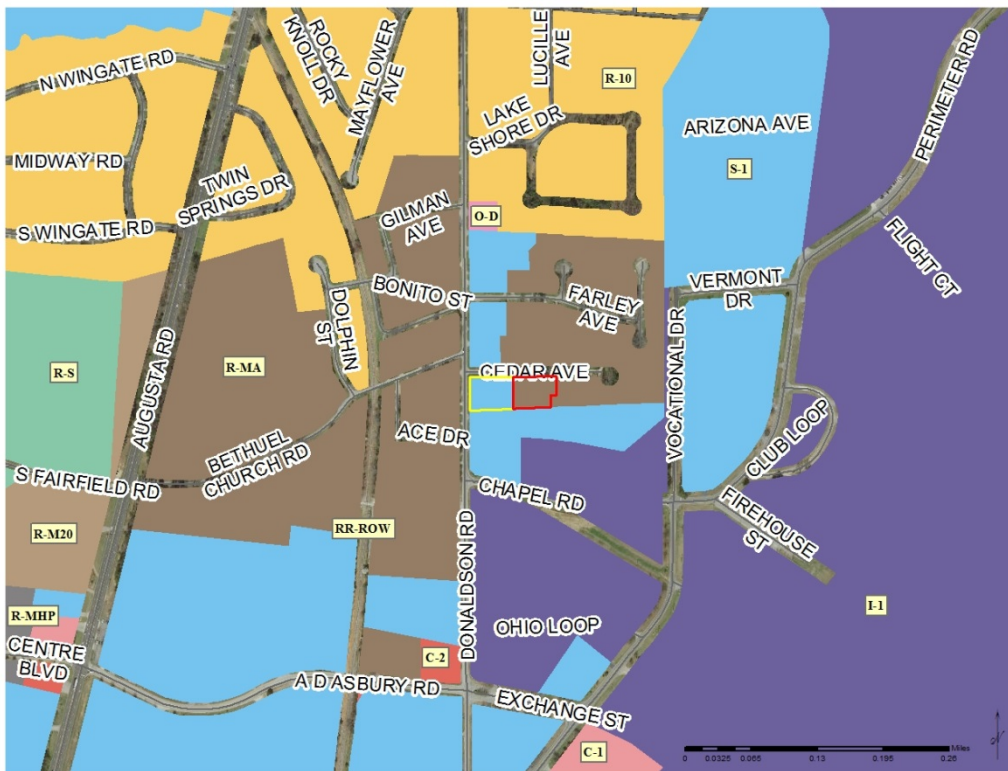
Services is appropriate based on the existing zoning along with the S-1, Services zoning to the north and south of the subject site and the surrounding zoning in the area.

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

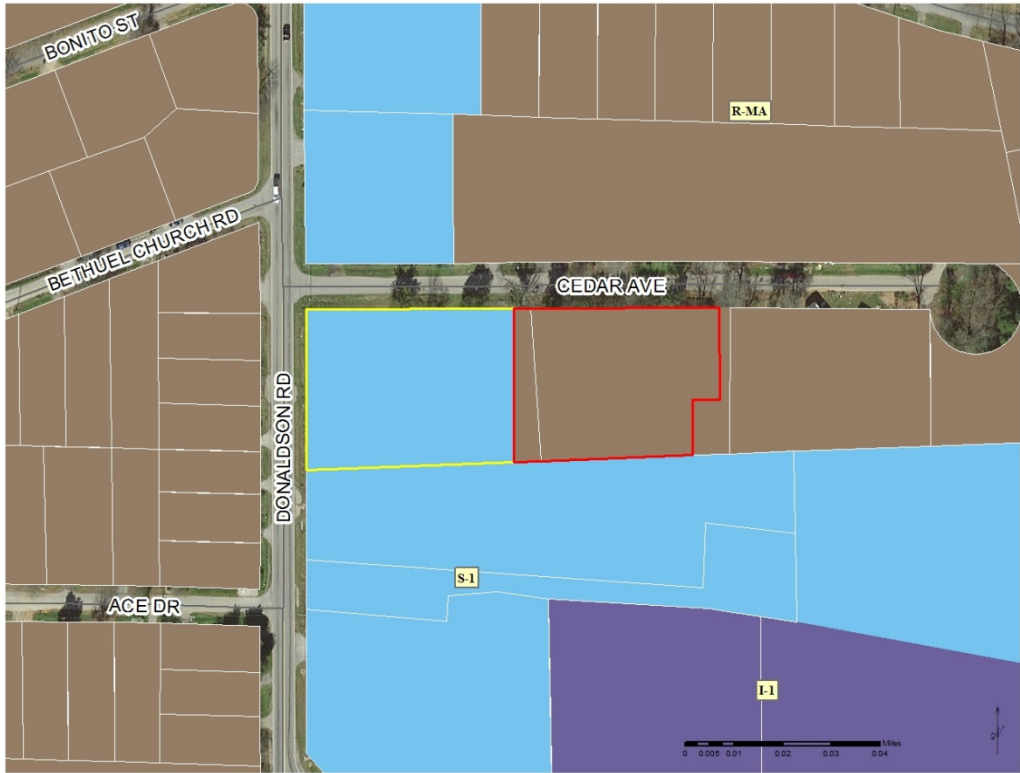
MOTION: By Mr. Harrison, seconded by Mr. Looper to approve CZ-2019-28. The motion carried by voice vote with one absent (rogers).

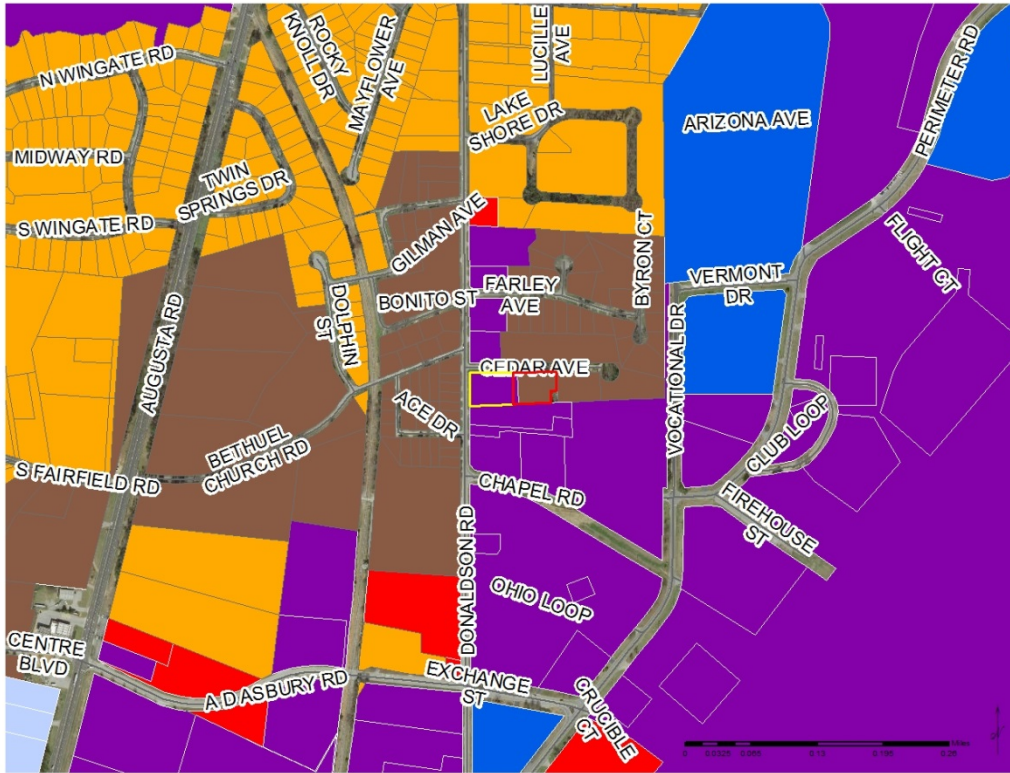


Aerial Photography, 2018

















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-2019-39

APPLICANT: Taunya Y. Mann for Gordon E. Mann

PROPERTY LOCATION: West Blue Ridge Drive, Colonial Avenue, and Eli Street

PIN/TMS#(s): 0146001201100, 0146001201102, and 0146001202000

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential and two duplexes

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	automobile sales and single-family residential
East	C-2	retail
South	C-2	automobile service facility
West	R-MA	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 and is along a *Community Corridor*.

ROADS: West Blue Ridge Drive: five-lane State-maintained minor arterial

Colonial Avenue: two-lane County-maintained local
 Eli Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
West Blue Ridge Drive (south of site)	5,450' SW	21,200	21,200 0%	26,400 +24.5%
West Blue Ridge Drive (north of site)	5,735' NE	12,200	12,600 +3.2%	13,800 +9.5%

ANALYSIS:

The subject site is designated in the Imagine Greenville Comprehensive Plan as partially *Residential Land Use 3*, which prescribes 6 or more units per acre, and partially as a *Community Corridor*. Community Corridors are typically a near-balance of residential and nonresidential uses. Colonial Avenue is a one-way street that comes out onto West Blue Ridge Drive. Colonial Street can only be accessed off of Sumter Street and Eli Street can only be accessed off of Colonial Street.

This parcel is not located along a bus route, but is located 0.06 miles south of Route 9, which is located at the intersection of W. Blue Ridge Drive and Cedar Lane Road. Per Greenlink's Comprehensive Operations Analysis, the bus route is expected to remain 0.06 miles away from this parcel. Additionally, there are sidewalks located in this area.

SUMMARY:

The subject parcel zoned C-2, Commercial, is 1 acre of property located on West Blue Ridge Drive approximately 0.07 miles north of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 145 feet of frontage along West Blue Ridge Drive, 275 feet of frontage along Colonial Avenue and 100 feet of frontage along Eli Street. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for the storage of work vans, trucks and trailers.

CONCLUSION:

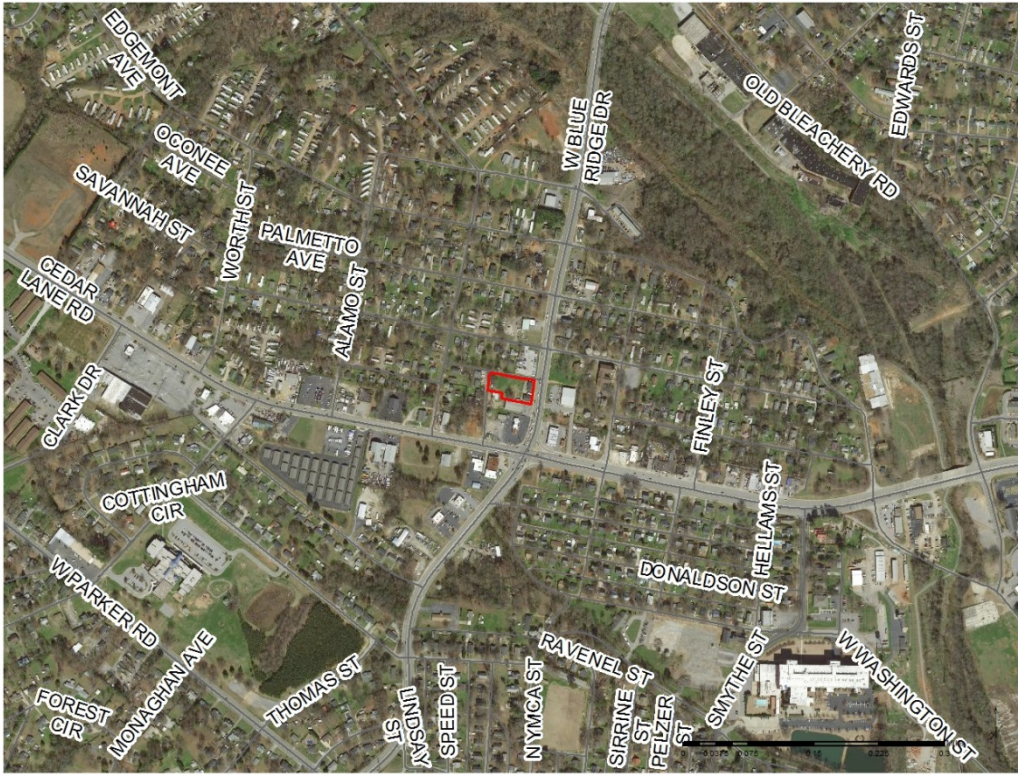
Parcels 0146001201100 and 0146001201102 are located along West Blue Ridge Drive, a minor arterial road. Parcel 0146001202000 is located along Eli Street and Colonial Avenue. Colonial Avenue can only be accessed off of Sumter Street because it is one way, and Eli Street can only be accessed off of Colonial Avenue. There is Commercial zoning to the north, east and west of the site, with multifamily residential zoning to the west. The surrounding land uses consist of automobile and single-family residential to the north, retail to the east, an

automobile service facility to the south and single-family residential to the west.

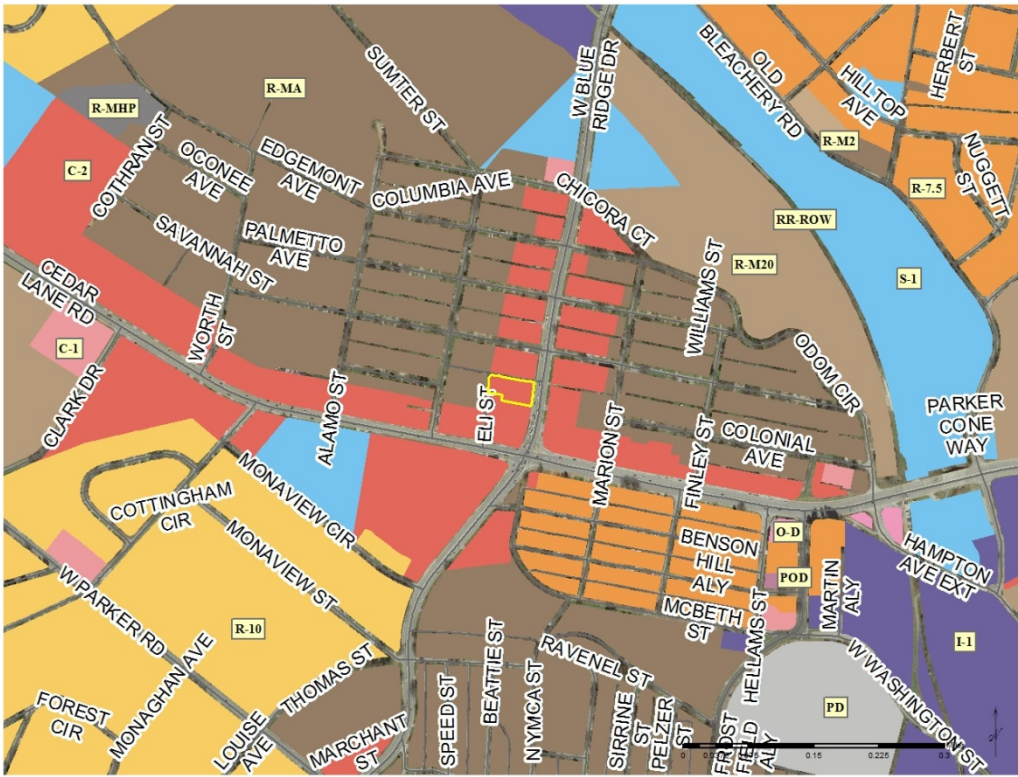
Staff is of the opinion the current zoning is appropriate. The proposed use of storage of work vans, trucks and trailer could negatively impact the residential community along Highlawn Avenue, Sumter Street, Colonial Avenue and Eli Street due to the limited access to this site. Staff believes the requested zoning is not consistent with the surrounding zoning and is not consistent with the Imagine Greenville Comprehensive Plan.

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

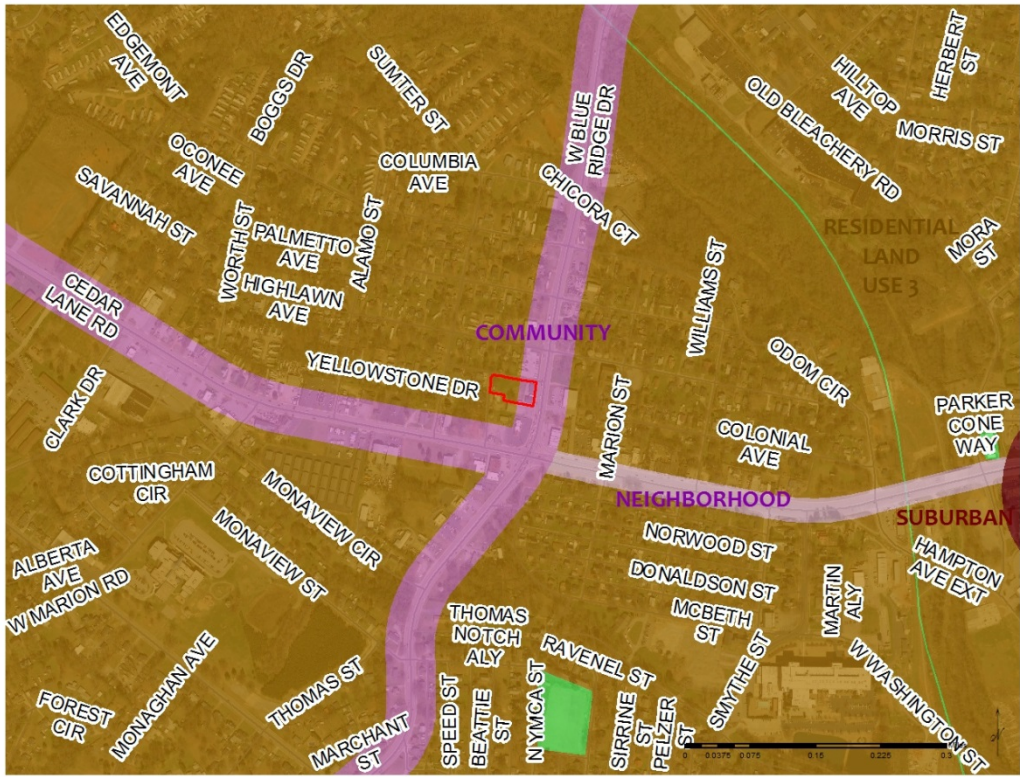
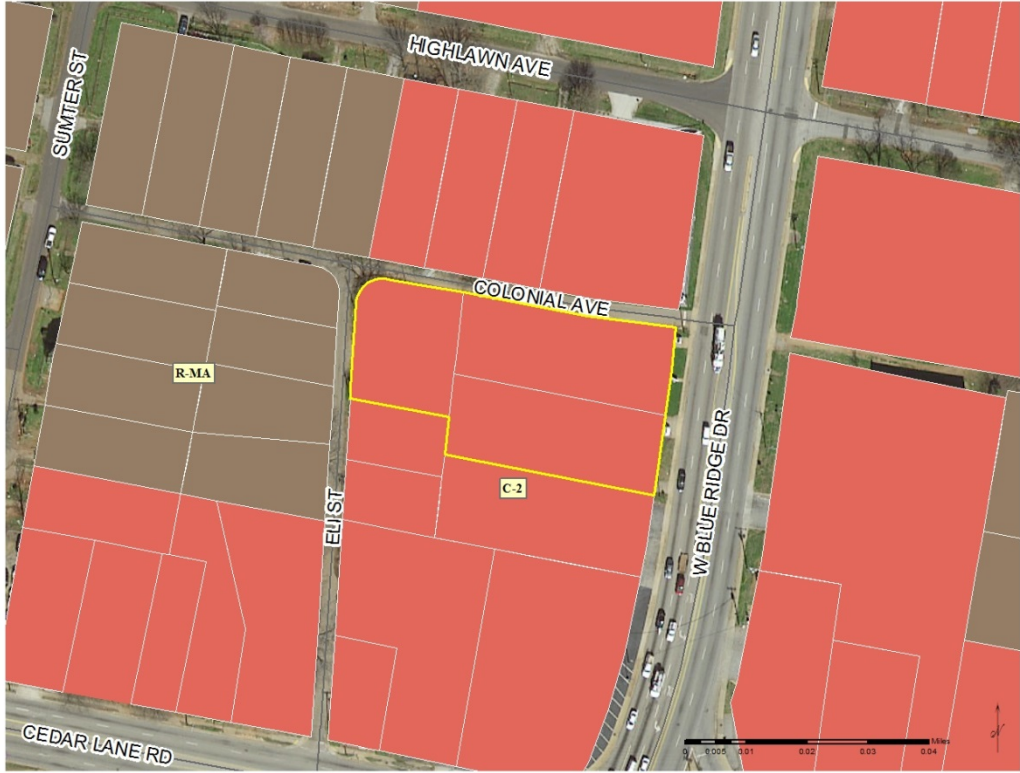
MOTION: By Mr. Looper, seconded by Mr. Jones to deny CZ-2019-39. The motion carried by voice vote with one absent (Rogers).



Aerial Photography, 2018



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-40

APPLICANT: Randall H. Faulk

PROPERTY LOCATION: 1009 N. Parker Road

PIN/TMS#(s): 0460000100400

EXISTING ZONING: R-10, Single-family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 2.9

COUNCIL DISTRICT: 19 – Meadows

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

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-10	single-family residential
South	R-10	vacant wooded land
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

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

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-10	4.4 units/acre	2.9	12 units
Requested	R-S	1.7 units/acre		4 units

A successful rezoning will reduce 8 permitted units.

ROADS:

North Parker Road: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
South Parker Road	1,520' E	125	100 - 20%	175 +75%

ANALYSIS:

The subject site is designated in the Imagine Greenville Comprehensive Plan as *Rural Land Use 2*, which prescribes 1 unit per 3 acres. Floodplain is not present on this parcel. This parcel is also not located along a bus route, and is not expected to become located along a bus route, per Greenlink’s Comprehensive Operations Analysis. Additionally, this parcel does not have sidewalks along it.

SUMMARY:

The subject parcel, zoned R-10, Single-Family Residential, is 2.9 acres of property located on North Parker Road approximately 1.4 miles north of the intersection of North Parker Road and Poinsett Highway. The parcel has approximately 275 feet of frontage along North Parker Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is for a few goats and a couple of horses.

CONCLUSION:

The subject site is located in an area with single-family residential zoning and land uses. The subject site abuts R-10 and R-12, Single-Family Residential zoning. Rezoning the subject site to R-S, Residential Suburban could allow for uses that otherwise would not be allowed in R-10 zoning such as livestock, barns, stables, horses, commercial plant nurseries and greenhouses, riding academies, outdoor shooting ranges, and veterinary hospitals and clinics.

Staff believes the existing zoning of R-10, Single-Family Residential is consistent with the surrounding zoning and land uses, and that rezoning to R-S could have a negative impact on the community.

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

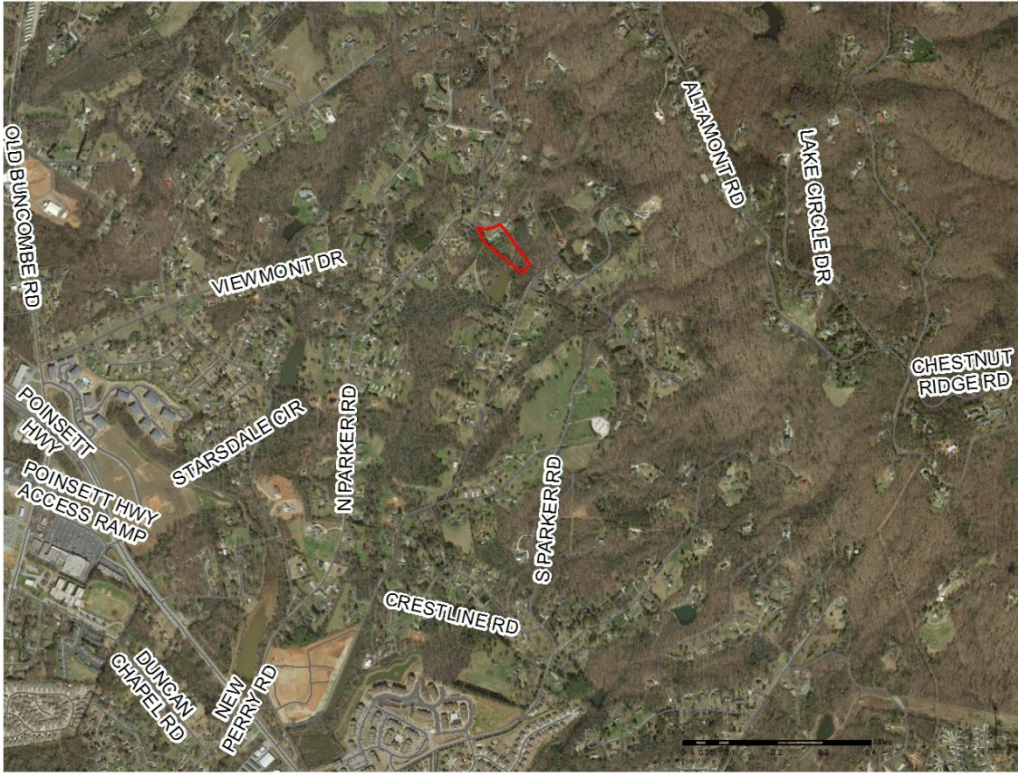
The Commission members discussed the request as they felt it was not an unreasonable request, but understood staff's position. Staff also noted there was not a restriction on the number of animals allowed.

Mr. Harrison asked if this would be something that could go the BZA route.

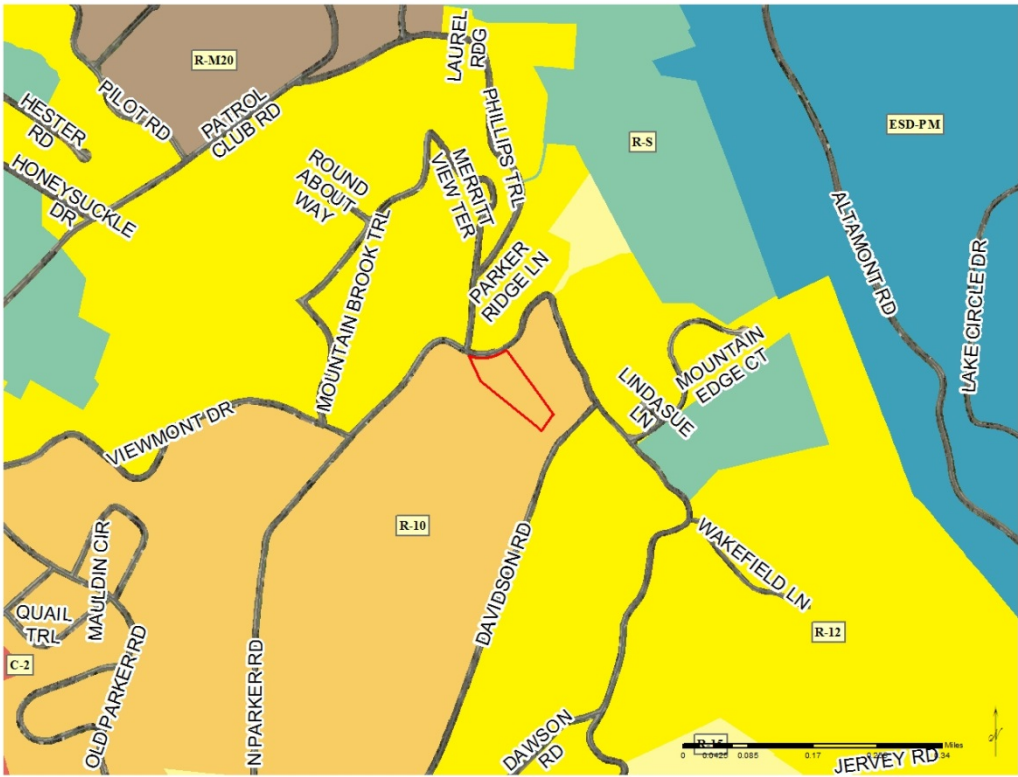
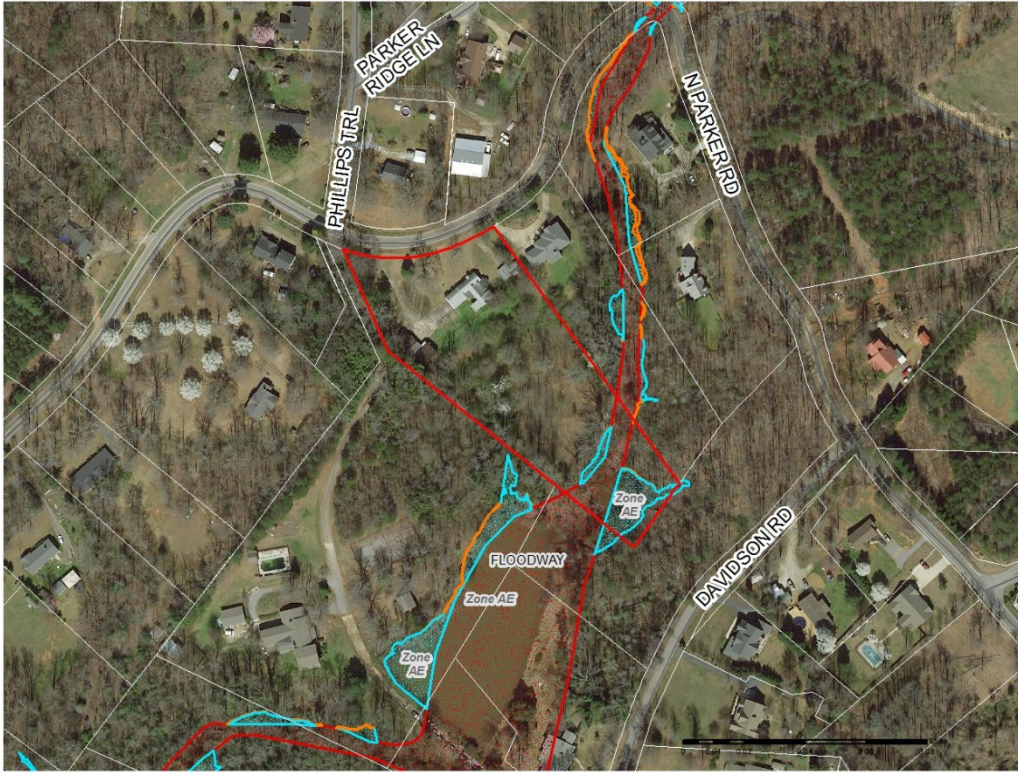
Ms. Buather stated in this case, it would need to be zoned R-20A, R-S or R-R1 or R-R3.

Dr. Hollingshad stated perhaps this type of situation could be something looked at when re-doing the Zoning Ordinance, where there could be a little more flexibility.

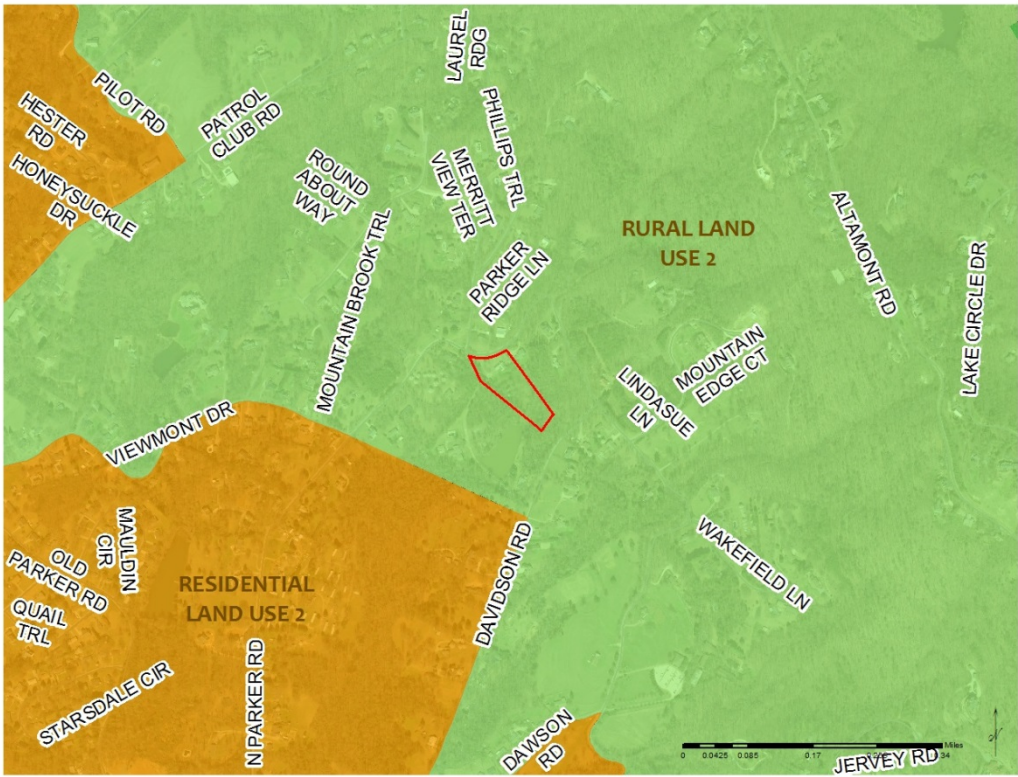
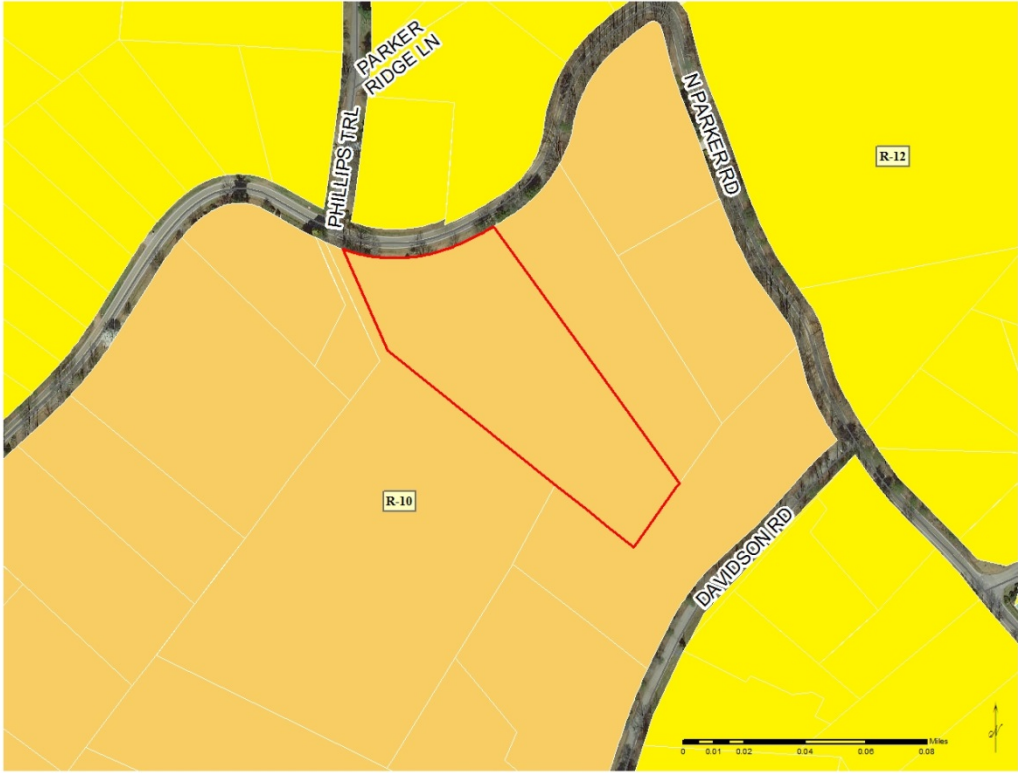
MOTION: By Mr. Shockley, seconded by Mr. Looper to deny CZ-2019-40. The motion carried by voice vote with one absent (Rogers).



Aerial Photography, 2018



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-41

APPLICANT: John Montgomery for Harry R. Phillips and Martin Phillips, POA

PROPERTY LOCATION: Augusta Road and Ray Road

PIN/TMS#(s): 0602010102200

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: BTD, Business Technology District

ACREAGE: 26.8

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August 2000, as part of Area 14.

EXISTING LAND USE: vacant wooded and pasture land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	BTD	vacant wooded land
East	R-MA	single-family residential
South	BTD	vacant wooded land
West	Unzoned	flea market, park and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer is currently discussing with the developers the possibilities of sewer serving these properties once annexed into Metro Sewer District

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

ROADS: Augusta Road: five-lane State-maintained principal arterial
Ray Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	2,600' S	15,300	13,500 - 11.8%	16,800 +24.4%

ANALYSIS:

The subject parcel is a part of the South Greenville Area Plan, designated as *Commercial*. A commercial designation is to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. There is no transit and no future plans of transit for this area.

There were recently-approved rezonings of 252 acres to Business Technology District, BTB to the north and south of the subject site (CZ-2019-19), along with an additional 485 acres on the west side of Augusta Road rezoned to BTB (CZ-2019-29).

SUMMARY:

The subject parcel is zoned R-R1, Rural Residential and consists of 26.8 acres of property located along Augusta Road approximately 0.4 miles north of the intersection of Augusta Road and Sandy Springs Road. The parcel has approximately 1,091 feet of frontage along Augusta Road and 870 feet along Ray Road.

The proposed BTB zoning classification is to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, research and development operations, data centers, business and professional offices, warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. This district also provides for flex space where different combinations of uses on a site may occur over time as the market changes and adjusts to new or different conditions.

Buffers and Landscaping:

A landscape buffer area of a minimum of 100 feet shall be provided along boundaries of the park that abut residential land use and/or zoning district properties. Service, loading, and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building. Minimum landscaping requirements are to be installed on common areas or individual properties within the park.

Setback/Height:

No building or structure shall be erected nearer than 100 feet from all street right-of-way lines or 50 feet from any interior side or rear property line. No building or accessory structure shall be located closer than 150 feet from a residential land use and/or zoning district property. No building or appurtenance shall exceed a height of 90 feet above the finished building grade.

Outside Storage:

No outside storage of material shall be allowed within the park. Products that are the end result of manufacturing processes occurring on-site may be stored in an area that is either screened from all adjacent properties and street right-of-ways or buffered by a forested area no less than fifty (50) feet in total depth.

Noise, Odor, Vibrations, Emissions:

All noises, odors, vibrations, emissions of smoke, dust or gases, if they occur, shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park.

Signage:

Signs within the BTM district will be regulated in accordance with Section 9.2 (Business Park) of the Greenville County Sign Ordinance.

Traffic Impact Study (TIS):

A traffic impact study is required with the BTM zoning classification and one was supplied with this submittal. Greenville County Traffic Engineers have gone over the submitted traffic study and agree with its findings. A summary of the Traffic Impact Study is attached to this staff report.

The applicant states the proposed land use is for a business park.

CONCLUSION:

The BTM zoning requirements for landscape buffering, building setbacks, height requirements, noise and odor, outside storage, and other requirements are in place to protect the environment and other zonings in the surrounding areas. The subject site is located along Augusta Road, a five lane major arterial road. Water is available on site; however sewer is currently being worked out with the developers and Metro Sewer District.

Staff believes that its close proximity to major roads such as Augusta Road and Interstate 185 would make this rezoning appropriate. Staff is also of the opinion that the requested rezoning is appropriate based on the surrounding zoning of the Business Technology District to the north and south, as well as along the western side of Augusta Road.

Based on these reasons staff recommends approval of the requested rezoning to Business Technology District with the following condition:

- Prior to submittal of any permit, sewer service and capacity will need to be verified by the servicing sewer district.

Dr. Hollingshad asked what exactly does it mean to have sewer verified.

Ms. Buathier stated the sewer service would have to accept that property and when they went to go get a permit, they would have to have the necessary capacity to service the size of the building. The sewer provider would furnish them a letter stating not only would they have service, but also have the necessary capacity.

Dr. Hollingshad asked hypothetically, what if Metro Sewer provided a letter and placed it on their project list, but would not get to it for five years.

Ms. Buathier stated they would need to have it available and before they could actually build anything, just like when you go to build a home you have to show you have paid for your connection, it would be something along those lines.

Ms. Holt stated she has been speaking with Metro and they were confirming to her that the plans, which she thought was a lift station going in. Metro was well aware of the project and property and it was coming very soon.

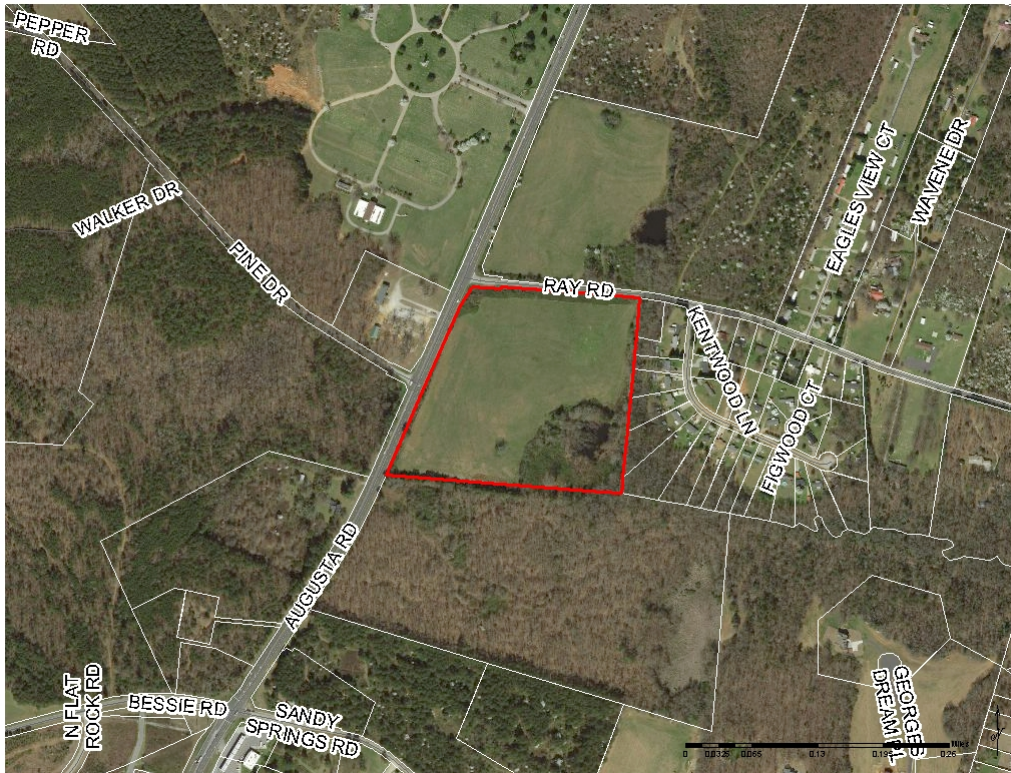
Dr. Hollingshad stated the key point that he sees is that they won't get the land disturbance permit until the sewer pipes are in the ground and ready to be hooked up to.

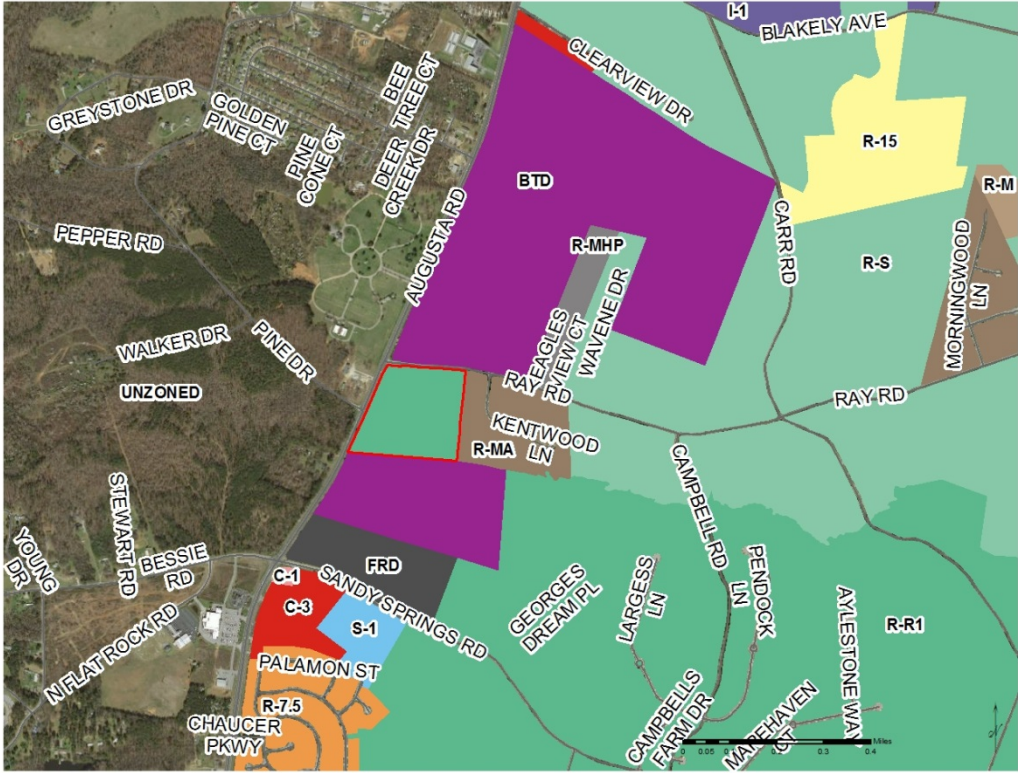
Ms. Holt stated that was correct.

MOTION: By Mr. Forest, seconded by Mr. Bailey to approve CZ-2019-41 with staff's conditions. The motion carried by voice vote with one absent (Rogers).

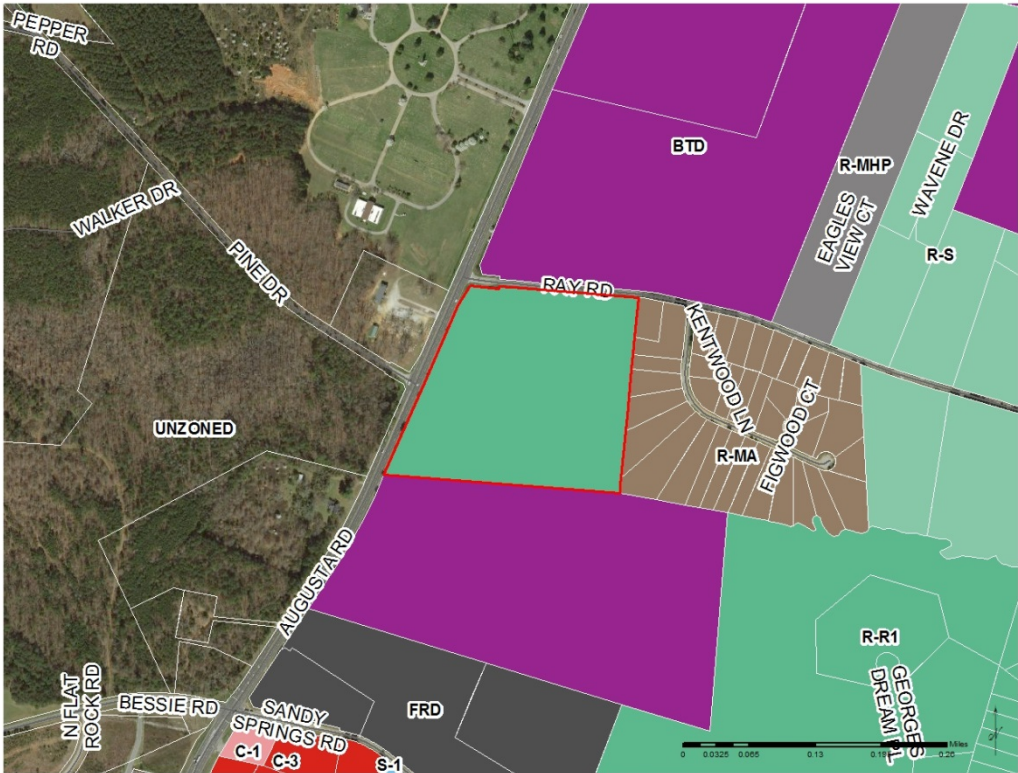


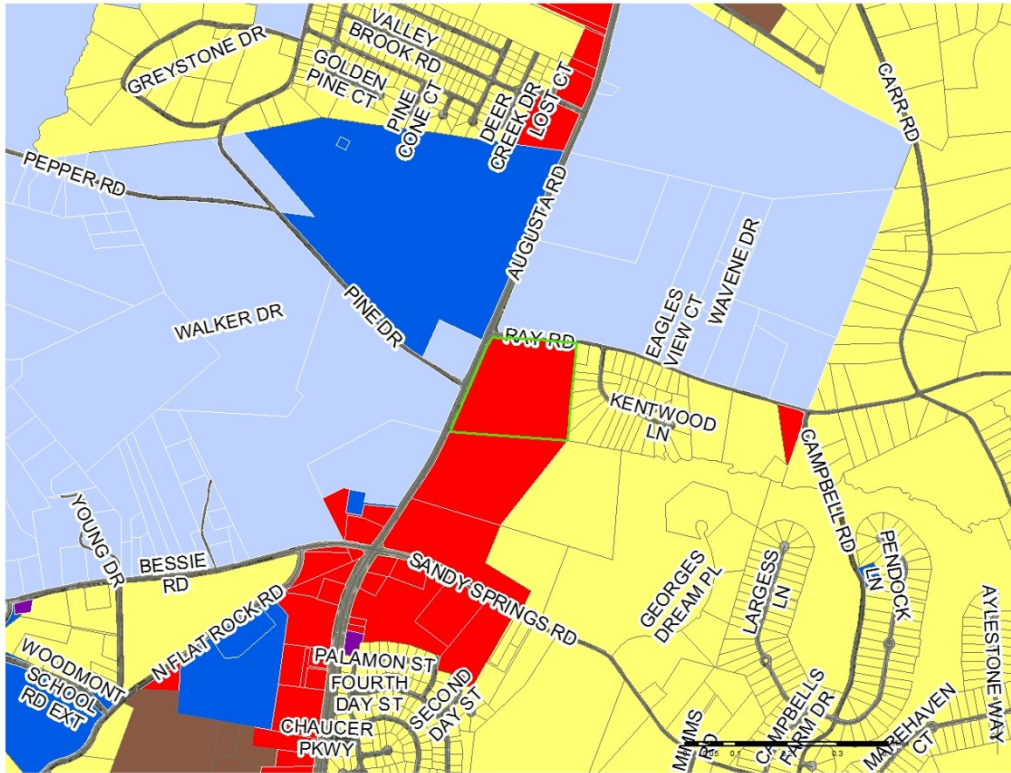
Aerial Photography, 2018



















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 noted CZ-2019-42 was administratively held. Also CZ-2019-43 was held per the applicant’s request. She noted both would be seen next month.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-44

APPLICANT: Robert Babcock for 1893 LLC

PROPERTY LOCATION: 2728 Poinsett Highway

PIN/TMS#(s): 0446000100300

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 1.06

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-M20, Residential Multifamily in April 1972, as part of Area 3. This parcel has had one previous successful rezoning (CZ-2018-04), from R-M20 to C-1 in 2018.

EXISTING LAND USE: office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	apartment complex
East	R-M20	apartment complex
South	C-2	single-family residential
West	R-10 and C-2	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 and is designated as *Service and 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
<i>Current</i>	C-1	12 units/acre	1.06	12 units
Requested	C-3	16 units/acre		16 units

A successful rezoning may add up to 4 dwelling units.

ROADS: North Parker Road: two-lane State-maintained local
 Poinsett Highway: five-lane State-maintained principal arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Poinsett Highway (North)	4,880' NW	18,400	17,400 -5.4%	23,800 36.8%
Poinsett Highway (South)	5,560' SE	30,500	28,600 -6.2%	36,500 +27.6%

ANALYSIS: The subject site is designated in the Cherrydale Area Plan as *Service and Industrial*, which accounts for development involving industry, manufacturing, production and/or service-oriented uses. Floodplain is not present on the parcel.

Additionally, this parcel is located along Bus Route 3 and will continue to be along this route when the route changes, per Greenlink’s Comprehensive Operations Analysis. There are no sidewalks in this area.

SUMMARY: The subject parcel zoned C-1, Commercial, is 1.06 acres of property located on North Parker Road approximately 0.2 miles east of the intersection of North Parker Road and Poinsett Highway. The parcel has approximately 170 feet of frontage along North Parker Road. The applicant is requesting to rezone the property to C-3, Commercial.

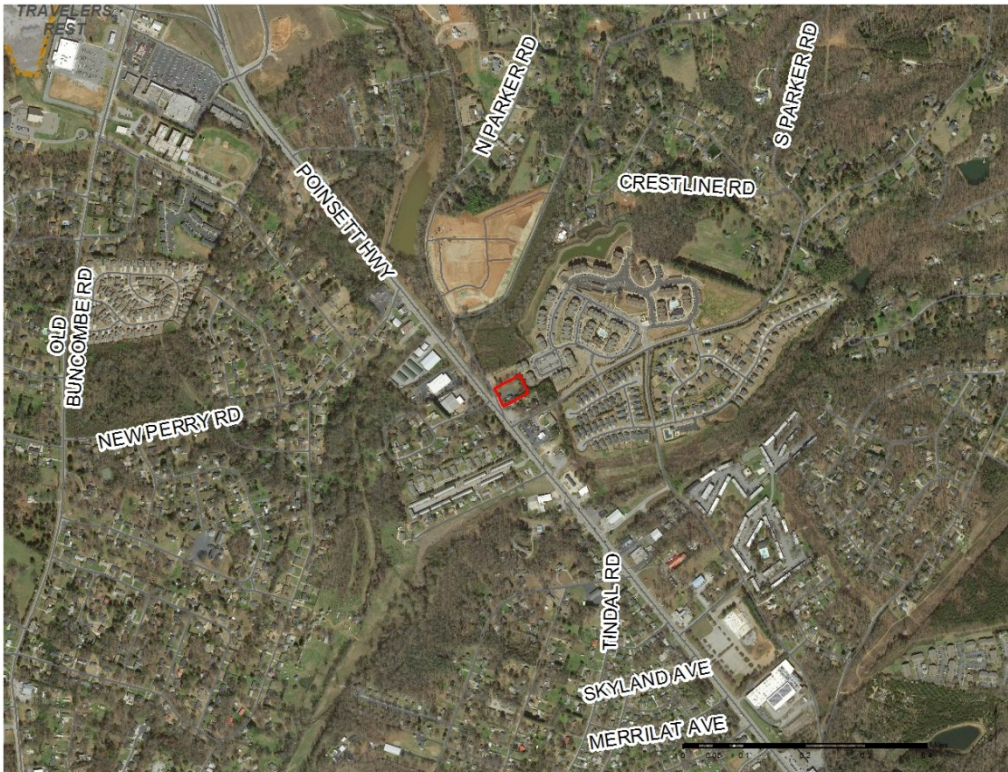
The applicant states the proposed land use is for a storage building to prevent theft and weather damage.

CONCLUSION: The subject site is located along North Parker Road and can only be accessed via Poinsett Highway. The abutting zoning consists of a mixture of commercial and multifamily with R-M20 apartments to the north and east and C-2 single-family residential to the south.

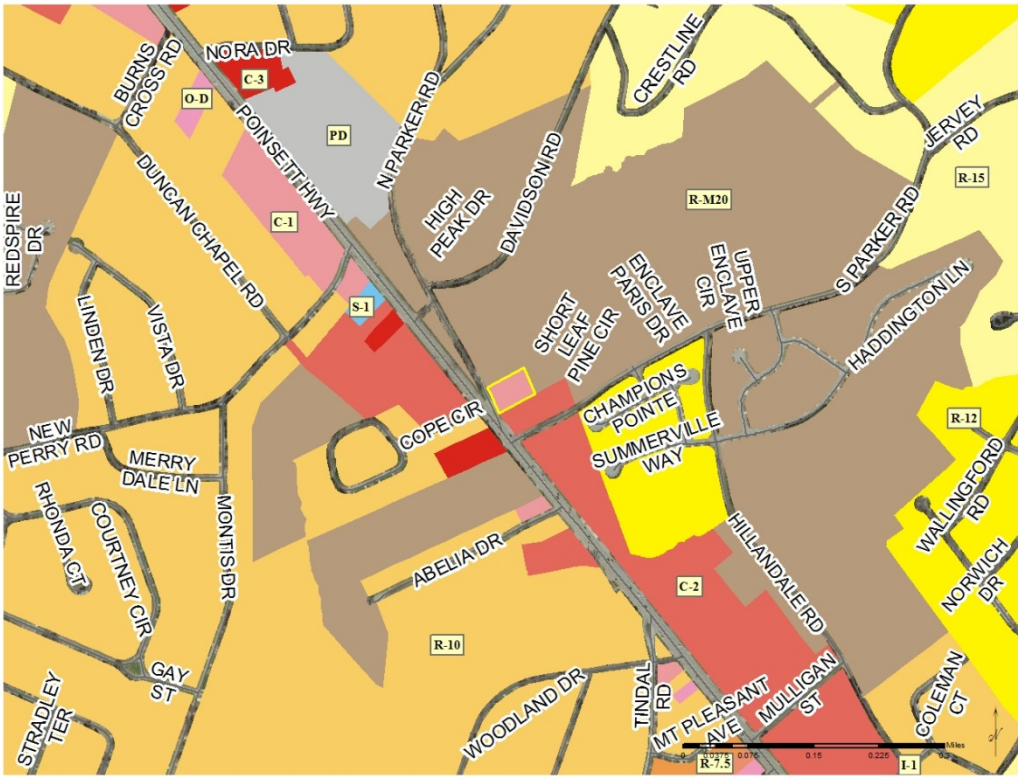
Staff is of the opinion the requested zoning would be consistent with the surrounding zoning along Poinsett Highway, and would have minimal impact on the surrounding community.

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

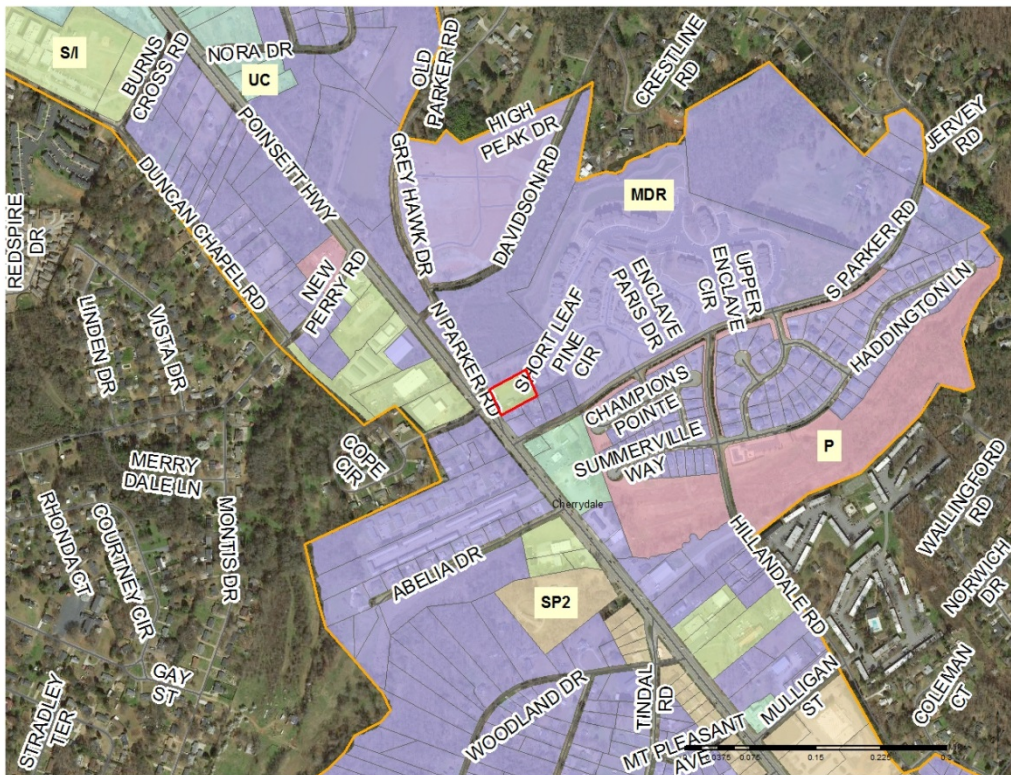
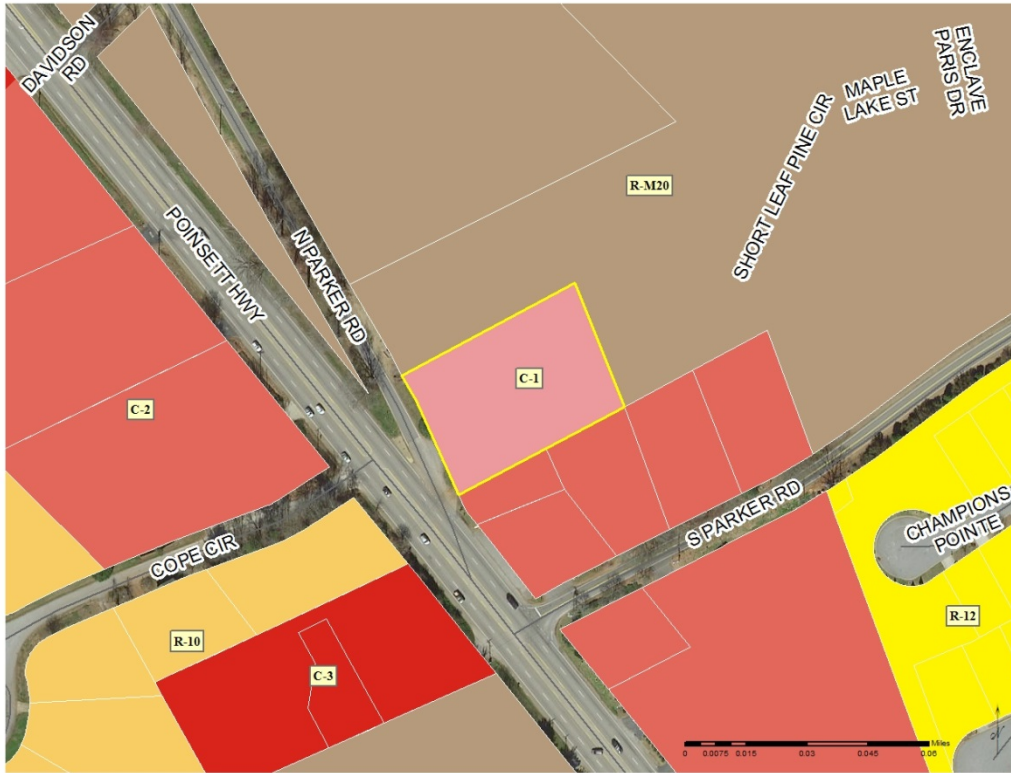
MOTION: By Mr. Bailey, seconded by Mr. Jones to approve CZ-2019-44. The motion carried by voice vote with one absent (Rogers).



Aerial Photography, 2018



Zoning Map



Cherrydale Area Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-45

APPLICANT: Matthew Clayton Driggers for Smith Road Investments and Hartness Development, Inc.

PROPERTY LOCATION: 3500 S. Highway 14

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

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 7.86

COUNCIL DISTRICT: 21 - Roberts

ZONING HISTORY: The subject property was originally zoned R-S in May 1971. A portion of parcel 0533020100600 was successfully rezoned R-15, Single-Family Residential in 1996, CZ-1996-016. There was a successful PD, Planned Development zoning request in 2001, CZ-2001-080. There was also a successful Major Change to the PD, Planned Development zoning in 2018, CZ-2018-030.

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

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Halston Avenue: two-lane County-maintained local
 Traverse Drive: two-lane County-maintained local
 Baron Drive: two-lane private drive
 Society Street: two-lane County-maintained local
 Odell Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
South Highway 14	4,000' SE	12,100	10,800	17,400
			-	+61.1%
			10.7%	

ANALYSIS:

The creation of the MU-3 classification within the Hartness Development happened in 2018. The MU-3 classification was taken from the original existing residential SF-2 and SF-3 areas. MU-3 allows for the use of the existing historic Hartness home to be used and added onto for a boutique inn. The approved rezoning allowed for the inn to be a maximum of 70,000 square feet on approximately 7.44 acres. The inn's permitted uses consist of guest rooms, suites, cottages, a restaurant, a day spa, a ballroom and corporate meeting rooms.

The applicant is requesting a major change to the PD, Planned Development Hartness Inn. The proposed major change is an additional increase in the total acreage, square footage and location of the spa and suites. The increase in acreage is 0.42 acres, which would take the MU-3 classification from 7.44 acres to 7.86 acres which came from the realigning of roads within the development. The increase in 3,700 square feet would allow for the permitted uses in the MU-3 classification to be expanded from 70,000 square feet to 73,700 square feet. The requested change would also allow for a free-standing building for the proposed spa and 4 suites, which was originally proposed within the Inn.

Recently Hartness Inn Phase 1 received an approved Final Development Plan (FDP) for the Hartness Inn for 7.44 acres and 69,469 sq. ft. of mixed use was approved on May 29th, 2019. Hartness Inn also received an approved Preliminary Plan (PP-2019-052) from Planning Commission on May 22nd, 2019 with Baron Drive changed to a private drive.

SUMMARY:

The subject parcels zoned PD, Planned Development, are 7.86 acres of property that will be located on Halston Ave.

approximately 1.75 miles southwest of the intersection of Pelham Road and Highway 14.

Project Information:

The applicant is proposing to add 0.42 acres to the Mixed-Use District MU-3 of the Planned Development. The applicant is also requesting an increase from the maximum square footage of the allowable uses from 70,000 square feet to a maximum of 73,700 square feet. This would allow the accommodation of a free standing building for a proposed spa and 4 suites.

The proposal shows an increase of square footage from 69,469 square feet to 73,669 square feet for a free standing building for the spa and 4 suites within the approved Hartness Inn Development. The spa portion of the Hartness Inn was originally designed within the main structure of the Inn, but has been taken out and has been made as a stand-alone building on the property. The spa and suite structure is shown as Phase 2 on the Concept Plan.

Access:

All roads to access the proposed Hartness Inn (Halton Avenue, Traverse Drive, Odell Street and Society Street) are to be public roads. The exception to that is Baron Drive which was approved as a private drive per the approved preliminary plat (PP-2019-052).

Architectural Design:

The proposed architectural features for the spa and suite building will be similar to the proposed Hartness Inn. The allowable exterior finishes can include, but are not limited, to stucco, stone, brick, cedar shake, real wood and fiber cement board siding.

Buffers and Landscaping:

Natural buffers will be kept and/or supplemented where possible. The subject site will meet all landscape design guidelines established by Hartness and will be similar to the existing development.

Setback/Height:

The Hartness PD has a twenty-five foot buffer around the perimeter of the property. The MU-3 is not located within the setback area.

The spa, along with the inn will have a maximum of three stories. There is no maximum height for this project.

Parking:

The applicant is providing 20 parking spaces in Lot C for the spa and 4 suites and has provided adequate parking for the inn. The applicant states parking will be met per the Greenville County Development Standards.

Signage and Lighting:

Wayfinding signage will be used throughout the development. The applicant has already been approved for 4 monument signs and 2 building signs. The applicant is proposing one additional sign.

The applicant states all lighting throughout Harness will be similar in style to the current lighting on site which is in conformance with the PD and Greenville County requirements.

CONCLUSION:

The proposed additional 0.42 acres along with an additional 3,700 square feet to allow a standalone spa and suites would expand the MU-3 area of the Hartness PD. The proposed building, signage, lighting, and architectural features will be consistent with the Hartness Inn and the Hartness Development.

Staff is of the opinion the requested increase in acreage and square feet are consistent with the current MU-3 classification and the overall purpose of the Hartness Planned Development. Staff believes the major change will have minimal impact on the surrounding zoning and land uses, that the expansion of the allowable uses is complimentary to the live, work and play community concept of the Hartness PD.

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

- Change Baron Drive on the concept plans to show as a private drive to match the approved subdivision preliminary plan PP-2019-052.

Dr. Hollingshad stated he was a bit confused about the change in the Phase numbering. He asked was that part of what the major change is about, that they are reordering the way the work is going to be done.

Ms. Buathier stated the major change came about due to the increase in acreage after realigning the road. She stated the other was on their statement

of intent it stated it would not exceed 70,000 square feet, this would now put them up to about 73,000 square feet. Ms. Buathier stated both were considered major changes.

Dr. Hollingshad asked if Phase One was complete.

Ms. Buathier stated it was not complete, they recently turned in a Final Development Plan for Phase One, but they will have to turn in a Final Development Plan for Phase Two.

Dr. Hollingshad asked if the Final Development Plan for Phase One included the road improvements they committed to in Phase One.

Ms. Buathier stated it would have to include what was included in the subdivision approval process.

Dr. Hollingshad stated their Traffic Impact Analysis states in Phase One to do some striping on Garlington Road and a northbound lane at the intersection of Highway 14 and Pelham Road. He asked was that shown on the Final Development Plan.

Ms. Buathier stated they were not on the plan, when they go through the land disturbance and building that will be caught during land disturbance when the engineering department will review it and the changes will have to be made per the analysis.

Dr. Hollingshad stated there were a total of four commitments they made in the Traffic Impact Analysis and they are done at the land disturbance stage.

Ms. Holt stated that was correct, Roads and Bridges reviews them and they track the required improvements so that when something comes in for construction, they know to follow through on those requirements.

Dr. Hollingshad stated, they would never see a drawing showing those improvements having been made.

Ms. Holt stated no, you would not.

Mr. Bichel asked have they been made.

Ms. Holt stated she was not sure.

Mr. Bichel stated he lived out there and they have not.

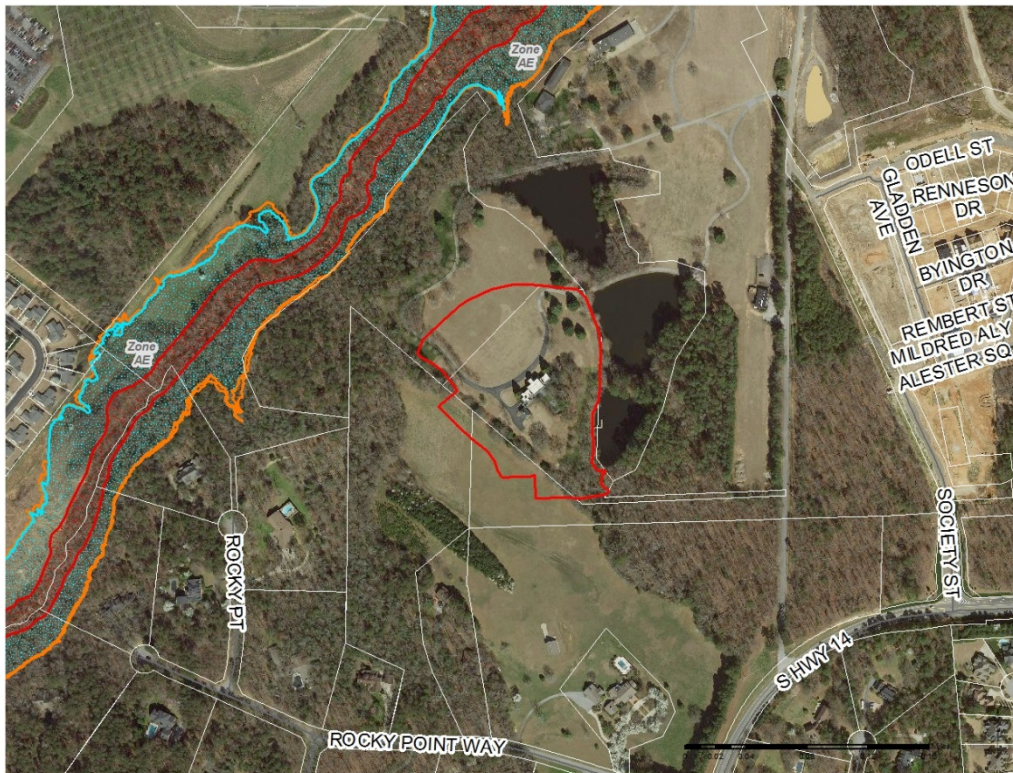
Ms. Buathier stated they have been approved for their Final Development Plan and that just means they can now apply for their land disturbance permit.

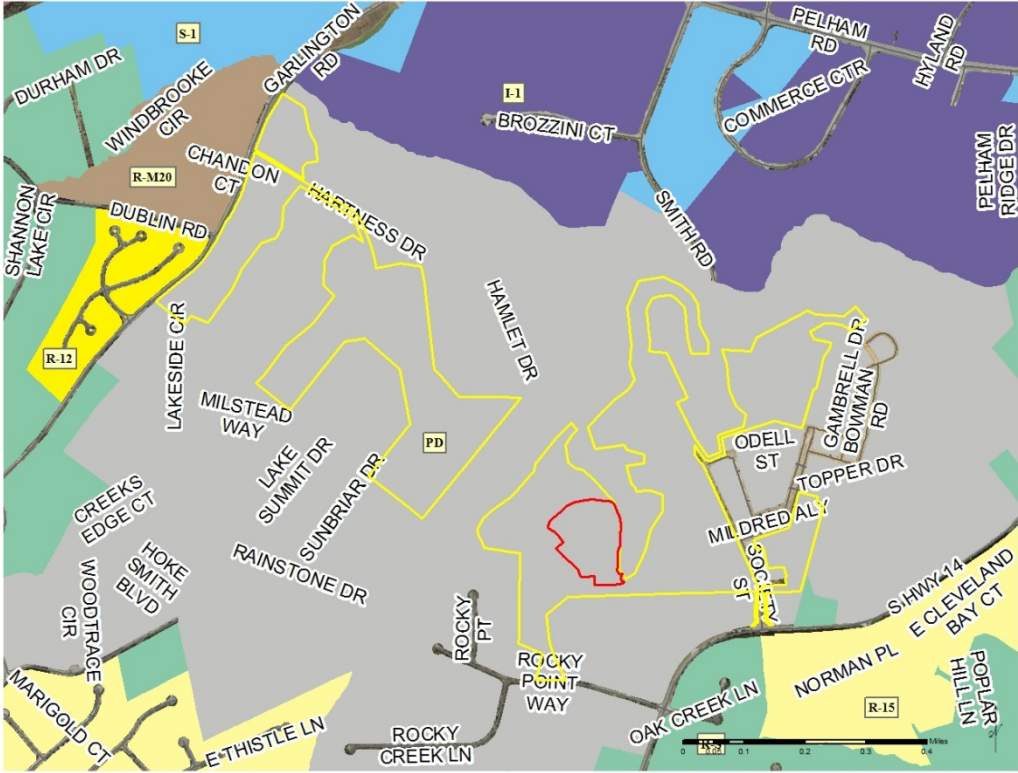
Mr. Shockley stated he thought what Ms. Buathier was trying to say was this was Phase I of the Commercial side of the development.

MOTION: By Mr. Shockley, seconded by Mr. Bailey to approve CZ-2019-45 with staff's recommendation. The motion carried by voice vote with one absent (Rogers).

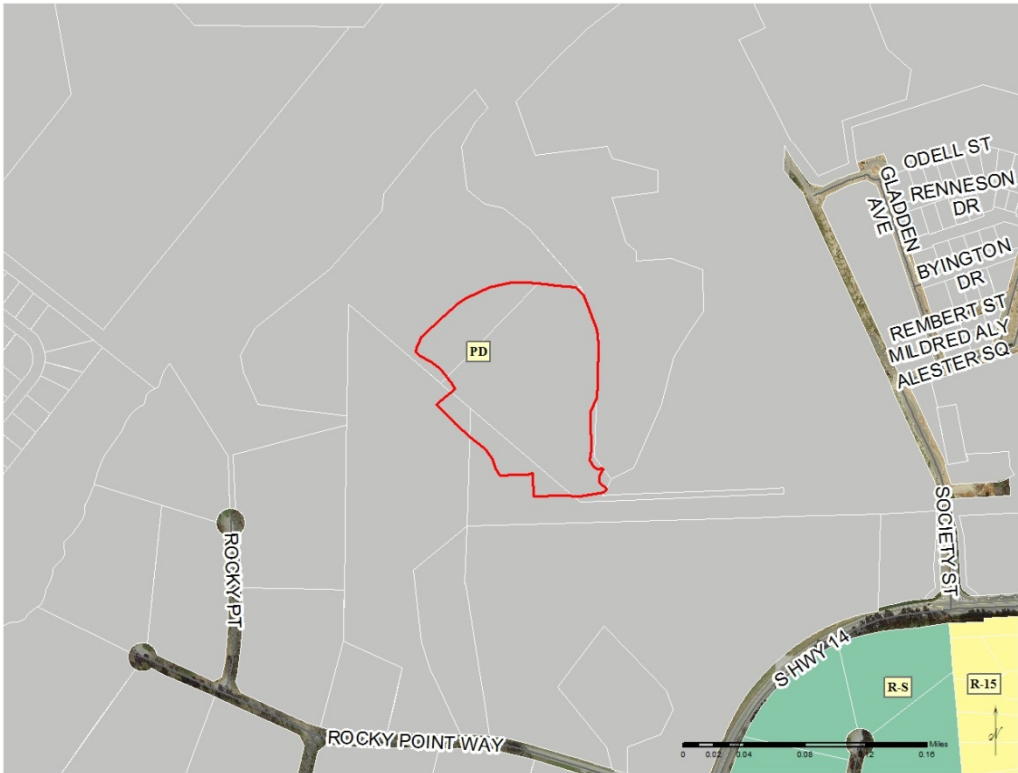


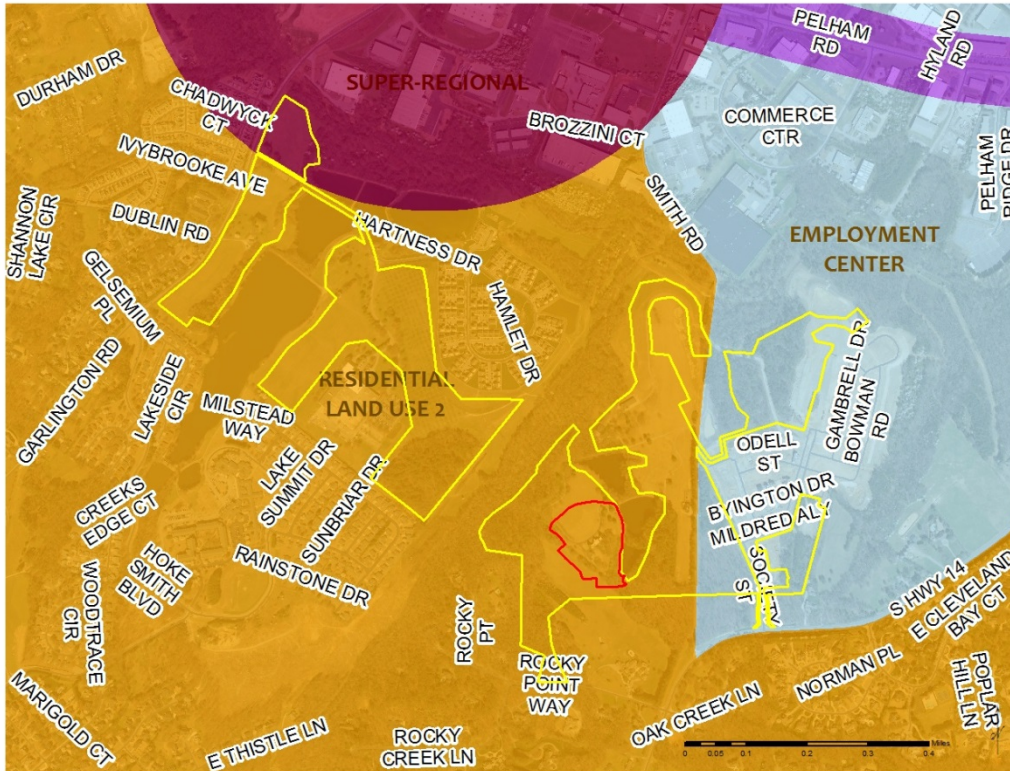
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CP-2019-04

APPLICANT: Greenville County Planning Department

SUMMARY: Over the past year, numerous community residents, stakeholders, public officials, and county staff participated in a series of community meetings, task force meetings, and other public input sessions to develop the **Monaghan Community Plan**.

The **Monaghan Community Plan** reflects the Monaghan Community's vision for its future and identifies goals and objectives in six focus areas. These focus areas are: Land Use, Beautification, Recreation, Communications, Crime and Codes Enforcement, Engagement/Grants and Fundraising. The plan provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment.

CONCLUSION: Therefore, staff is requesting that the **Monaghan Community Plan** be recommended by resolution and forwarded to County Council for consideration as an amendment to the Imagine Greenville County Comprehensive Plan.

MOTION: By Mr. Shockley, seconded by Mr. Loper to approve CP-2019-04. The motion carried by voice vote with one absent (Rogers).

PLANNING REPORT

Sarah Holt updated the Commission members on the Comprehensive Plan, which staff has met with the Citizen's Advisory Committee and Stakeholders Round Table on June 19th to kick off the Phase 2 process. Staff was now doing the Phase 2 meetings, of which two have been completed.

Ms. Holt introduced to the Commissioners a new process having to do with the review of the Review Districts, Flexible Review Districts and Planned Developments. She stated staff would like to tighten up the review process and provide more direction for applicants as well as trackable events and milestones both for staff and for the Commission. Ms. Holt stated staff was going to be providing a review letter to all applicants that would be similar to the standard and specific requirements that you see as part of subdivision requests. You receive a packet with everyone's comments and is included with your staff reports. This process would let the applicant know what is needed ahead of time, it allows staff to present any concerns and suggested remedies to the applicant and they can start working on the remedies or they can decide they are not interested in the remedies and suggest something else. This would be included in the agenda packets and any outstanding issues could be summed up with one condition of approval which would be, address all items in the letter dated whatever included in the packets.

Mr. Harrison asked where the comments would be coming from, staff or would there be something similar to an SAC meeting.

Ms. Holt stated it starts with staff, when they are reviewed and then during the Z-team meeting, with SCDOT, Roads and Bridges, Stormwater and LDD. All various stakeholders and staff would gather all the comments and put them into that letter.

Dr. Hollingshad asked if this would be information in addition to the Statement of Intent.

Ms. Holt stated that was correct, the comments would be a stakeholder review, based on Z-Team and everyone is invited, Water and Sewer providers, Fire Departments and GCRA. She stated the checklist was available on the Planning website.

Ms. Holt stated on July 19th there will be a workshop on the Comprehensive Plan, Phase 2. There will be no regular workshop.

MONTHLY MEETINGS

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

OLD BUSINESS

There was no old business

NEW BUSINESS

Dr. Hollingshad asked staff last month to reference prior case numbers on rezoning. He also asked for any variances that were related to the piece of property that was being discussed. He also stated he appreciated the Greenlink lines that were shown on the Traffic Impact Study.

Mr. Shockley also thanked staff for the Greenlink notations.

ADJOURN

MOTION: Without objection Vice-Chairman Bichel adjourned the meeting at 5:28 p.m.

Respectfully submitted

Recording Secretary