

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
March 27, 2019
4:30 p.m.

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

MEMBERS ABSENT: none

STAFF: P. Gucker, S. Holt, T. Stone, P. Buathier, A. Willis, R. Jeffers-Campbell, G. Gordos, S. Terry, M. Staton, J. Wortkoetter, K. Walters and H. Hahn

COUNCIL MEMBERS PRESENT: Dan Tripp

CALL TO ORDER

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

APPROVAL OF THE FEBRUARY 27, 2019 MINUTES

MOTION: By Dr. Hollingshad, seconded by Mr. Looper to approve the minutes of the February 27, 2019 Commission meeting as presented. The motion carried unanimously by voice vote.

Chairman Roger noted for the members of the public, if they have signed up to speak, please provide your name and address for the record. Additionally, there would be ten (10) minutes allowed for each side for comments on Subdivisions.

Preliminary Subdivision Applications

PP-2018-211 Woodside Creek

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application consisting of 72.40 acres and zoned R-S, Residential Suburban. The developer is proposing an 87 lot subdivision accessed by Woodside Road (County). The developer is proposing 6443 Linear Feet of Public Road. Water will be provided by Greenville Water and sewer will be by septic system. Canebrake Fire serves this area.

Ms. Jeffers-Campbell stated staff recommends conditional approval of the preliminary plan with the Specific Requirements and Conditions as follows:

- Install a left turn lane on SC Hwy 418 for Woodside Road. Left turn lane must be installed once 40 lots have been recorded. Final Plat phases after the first 40 lots shall not be recorded until the left turn lane is installed.
- Show 30 foot front setback on the plan
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting specific requirements and conditions approved by the Planning Commission prior to issuance of a land disturbance permit.

Mr. Bichel noted the drawing was showing 335 foot line of sight and it is 390 foot. I still think it is 3% grade.

Ms. Jeffers-Campbell stated the 390 feet is required by the Land Development Regulations and they should be able to do that. They may need to cut back some of the vegetation. It is not an issue, it is something they would have to do at sight plan. It is a specific requirement and they know they need to meet that in order to forward with the project.

Mr. Bichel asked why the engineer showed only 335 on the plan. He asked if she thought the 10 per cent is needed, it that a 3 per cent grade out there.

Ms. Jeffers-Campbell referred the question to the Traffic Engineer.

Mr. Kurt Walters stated he did not believe it was 3 per cent.

Mr. Bichel stated it looked more than three per cent, he was sorry, he did not measure it. He asked staff if they were happy with the 390, he was surprised they showed only the 335 on the plan. Maybe the Engineer could enlighten him.

Chris Sawhill, 508 Rhet Street, Seamon Whiteside was available for questions.
Clint Rigsby , 222 W. Coleman Road, Ste. 218

(The discussion at this point was inaudible)

Mr. Harrison commented on the specifications the staff required, the turn lane and how it was broken up with the lots. He stated he would make a motion to approve, and he thinks it is compatible with the area with the zoning. Going forward he would like to look at this area more and be cognizant of what we rezone it to.

MOTION: By Mr. Harrison, seconded by Mr. Shockley to approve PP-2018-211 with staff's recommendations.

Dr. Howard stated she agreed with Mr. Harrison, she felt it was a good use of the property. It was a beautiful piece of property, it is a challenge, she presumed due to all the hills and valleys. Her concern, as she lived in the area and knew 418 could be a raceway, her concern was having 174 cars leaving the area in the morning, and she knows everyone will come to 418 to work. She was waiting to see if SCDOT said anything about the entry from Woodside on to 418, and she understood the left turn lane coming from 385 into the development. She stated getting out in the mornings was going to be horrible.

Dr. Hollingshad asked a question about the sight line distance, from the LDR his understanding was the 3% increase if it applies, is if the minor road entering the intersection has a grade of greater than 3%, then the distances you measure on the major road are increased by 10%.

Mr. Walters stated he was interpreting that correctly.

Chairman Rogers asked if the turn lane would be installed only after forty (40) lots were developed.

Ms. Jeffers-Campbell stated that was correct, they would be able to do their first phase of forty lots without doing the improvement. She stated at the time they wanted to do their 41st lot, they would be required to put the turn lane in before the final plat would be recorded.

Mr. Shockley asked for a clarification, as he read it to be when the lots were platted you had to put the turn lane in. From a development stand point, if you do the first phase and plat 40 lots, you may not have sold the first lot yet. You could end up paying for the turn lanes before you even built. He stated he would be in favor if there was a number and then if they exceed that.

Ms. Jeffers-Campbell stated there was currently a policy that says either you have forty (40) lots or no more than 60 homes built. She stated the difficulty would be, there could still be a hold on the building permits, but subdivision doesn't really have a lot of oversight on it at that point. Knowing when to demand the improvements gets a little grey. It is really at the point when final plats are submitted that they can insure the improvements are installed.

Mr. Shockley asked didn't SCDOT have a say in that.

Ms. Jeffers-Campbell stated currently their access is off of a county road, and that would be a county decision.

John Lisi, Developer for the proposed answered questions and discussed Mr. Shockley's concern.

Dr. Howard stated detention ponds were a concern to her when there were children in the area. She asked how the areas are being protected from children.

Mr. Rigsby stated the stormwater plan was not completed and fencing versus no fencing is based on the pond banks. They were dry detention basins. There was one wet pond.

Judy Wortkoetter, County Engineer stated the dry ponds do not have fencing unless there is a certain slope. The wet ponds do not require fencing because they have a protective shelving.

Mr. Bichel stated he did not think this project fit into the area, but thought it was a good plan.

The motion to approve PP-2018-211 carried unanimously by voice vote.

Rezoning Requests

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-20 Was withdrawn by the applicant

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-21
APPLICANT: Amil M. Rafkah for Crazy Auto Sales GSP, LLC
PROPERTY LOCATION: 504 Jones Avenue
PIN/TMS#(s): G006000101600
EXISTING ZONING: R-12, Single-Family Residential
REQUESTED ZONING: S-1, Services
ACREAGE: 0.34
COUNCIL DISTRICT: 18 – Barnes
ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M2	Apartments (City of Greer)
East	C-3	automobile sales (City of Greer)
South	C-3 and R-12	single-family residential and vacant land (City of Greer)
West	C-2	automobile sales

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Septic

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

ROADS: Jones Avenue: two-lane State-maintained local road.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Jones Avenue	1,860' NE	3,200	2,600 -18.8%	3,500 34.6%

ANALYSIS: The subject parcel is located on Jones Avenue, but is also located approximately 150 feet northeast of South Buncombe Road. There have been previous code violations on this site ranging from the selling of cars, the storage of wrecked vehicles and most recently for trash, rubbish and debris along with living in a camper. This property is also surrounded on approximately three sides by parcels in the City of Greer. Public transit is not available in this area.

SUMMARY: The subject parcel zoned R-12, Single-family Residential is 0.34 acres of property located on Jones Avenue approximately 0.3 miles northeast of the intersection of Brushy Creek Road and South Buncombe Road. The parcel has approximately 107 feet of frontage along Jones Avenue. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for an automobile/vehicle damage and repair service with wrecker service.

CONCLUSION:

The subject site is located near the intersection South Buncombe Road and Hood Road. This intersection is mainly made up of commercial uses such as the automobile sales lot, convenience store and gas station and vacant land across the street that are all zoned Commercial. As you continue down Jones Avenue you see a transition to apartments such as the R-M2, Multifamily Residential (City of Greer) apartments that are to the north and the single-family residence (Greenville County) zoned R-12 to the south. A request to S-1, Services would allow for a more intense use on the subject site than the surrounding properties. Staff believes a commercial zoning would be more appropriate for this parcel since it is surrounded by commercial on three sides. Staff is of the opinion the request to rezone to S-1, Services is not appropriate based on the surrounding commercial zoning and land uses.

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

Chairman Rogers asked staff for clarification regarding the S-1 allowing more intense us.

Ms. Buathier explained the differences in S-1, Services classification verses C-2, Commercial and C-3, Commercial classifications.

Mr. Harrison stated he agreed with the staff's analysis, his only hiccup to that was the size of the parcel would eliminate a number of the detrimental uses.

Mr. Looper stated he agreed with staff and asked since there was already a car lot in the area, what would be the correct zoning to go along with the car lot already there.

Ms. Buathier stated the request was to be able to repair damaged and also a wrecker service. She stated storage of automobiles requires either an S-1 or I-1 zoning classification. Major repairs such as transmissions, engines and overnight and not like an oil change, requires either S-1 or I-1. She stated that is why the applicant is requesting S-1 and not a Commercial use.

Mr. Moore stated he believed the lot was in an area that flooded, as he has seen cars parked in

the water.

Ms. Buathier stated she was not sure about the flooding, but it has been cited for trash an RV being placed there and also having cars parked there that were being sold on the lot next to it. She stated they have come into compliance since having those violations.

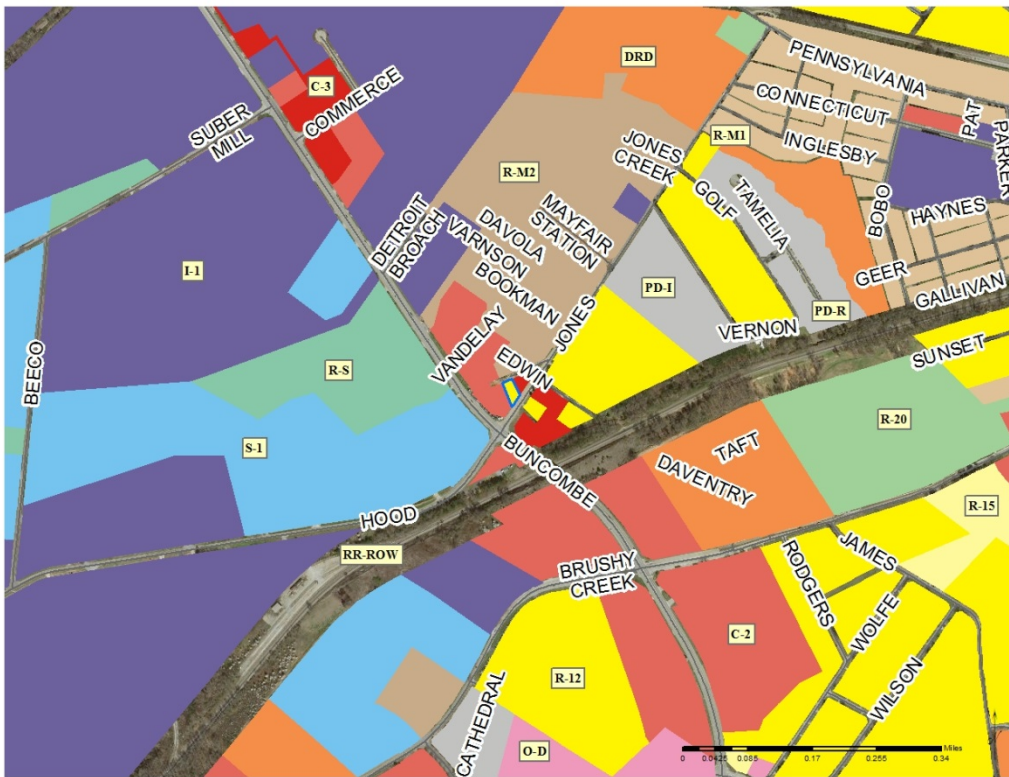
Mr. Shockley stated it was a unique piece of property, it is sort of isolated. If the Commission set a precedence with allowing an S-1, then the surrounding properties may request the change.

Mr. Bichel stated if the Commission allows this, it will set precedence.

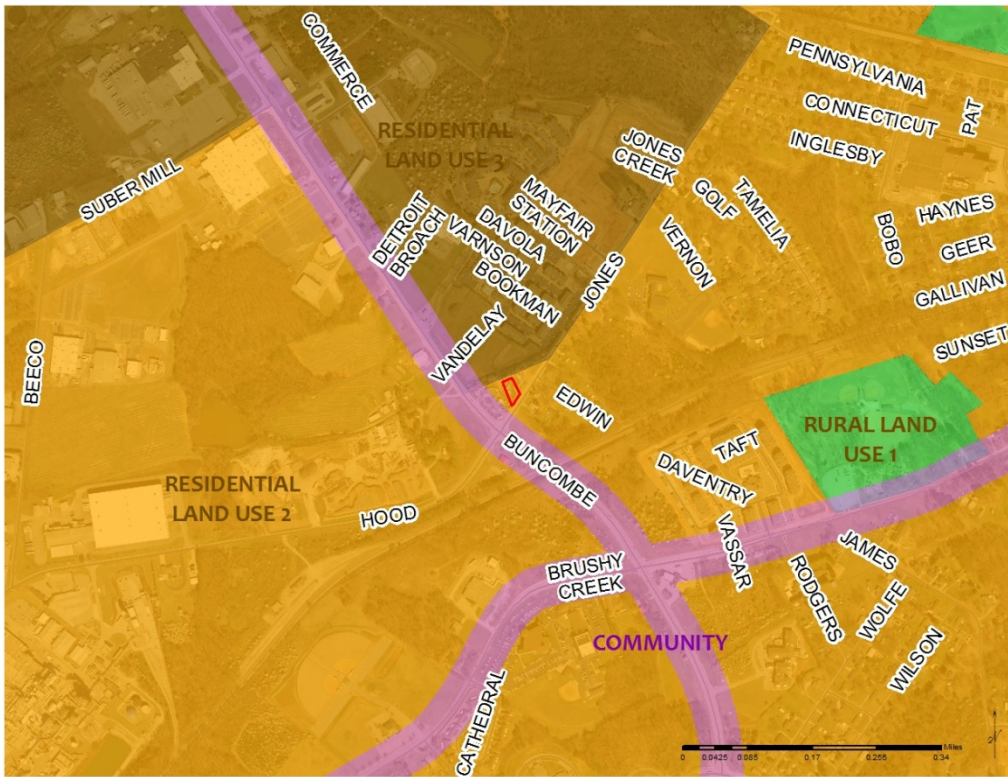
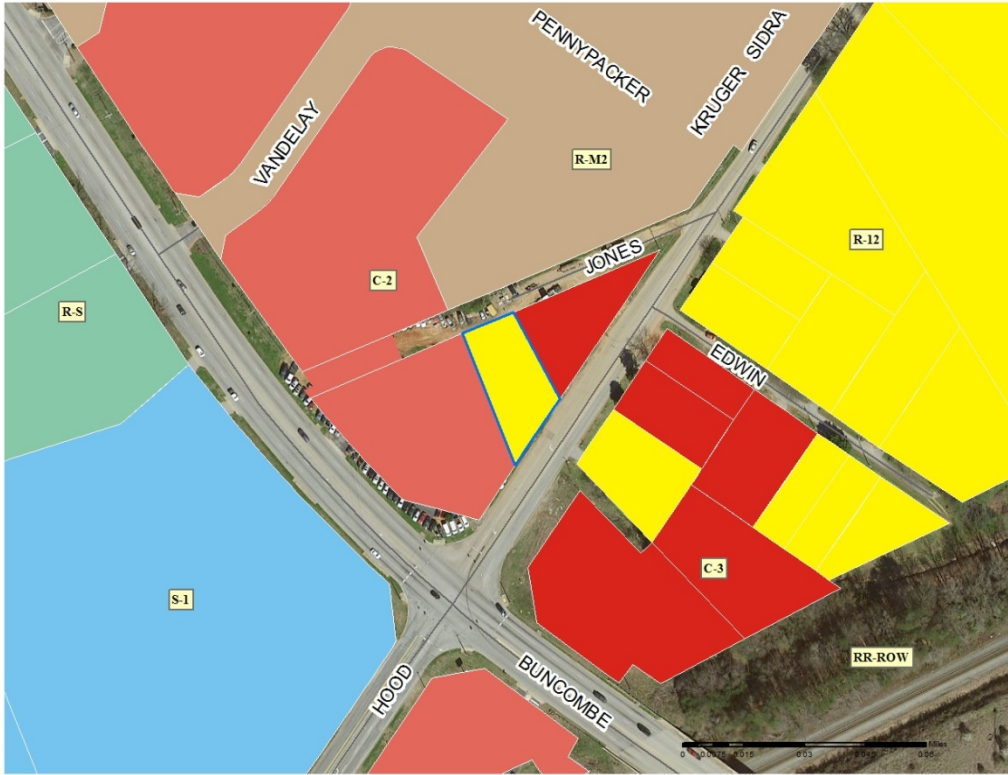
MOTION: By Mr. Bichel, seconded by Dr. Hollingshad to deny CZ-2019-21. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-22

APPLICANT: Roy L. Fogleman for Jaliabapa and Radha LLC

PROPERTY LOCATION: 3807 White Horse Road

PIN/TMS#(s): 0242010203400

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.72

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A. (Map 39) There was an unsuccessful C-3, Commercial zoning request in 2016, CZ-2016-53. There was an unsuccessful FRD, Flexible Review District zoning request in 2017, CZ-2017-19.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	beautician
East	C-2 and R-10	automobile sales and single-family residential
South	C-1	retail
West	R-12	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, designated as a *Regional Corridor*.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-12	3.6 units/acre	0.72	2 units
Requested	C-1	12 units/acre		8 units

A successful rezoning may add up to 6 dwelling units.

ROADS:

White Horse Road: seven-lane State-maintained principal arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
White Horse Road	1, 205' S	30,000	29,000 -3.3%	34,100 17.6%

ANALYSIS:

The subject parcel is designated as a *Regional Corridor*. According to the Imagine Greenville Comprehensive Plan, these corridors are predominately nonresidential, allowing for tall buildings, tight placement, and any nonresidential use. Additionally, intensity of traffic, speed, and use will likely be the highest in the County along these corridors. Floodplain is not present on the property. Public transit is available to this site.

SUMMARY:

The subject parcel zoned R-12, Single-Family Residential, is 0.72 acres of property located on White Horse Road approximately 0.65 miles north of the intersection of White Horse Road and Anderson Road. The parcel has approximately 155 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-1, Commercial.

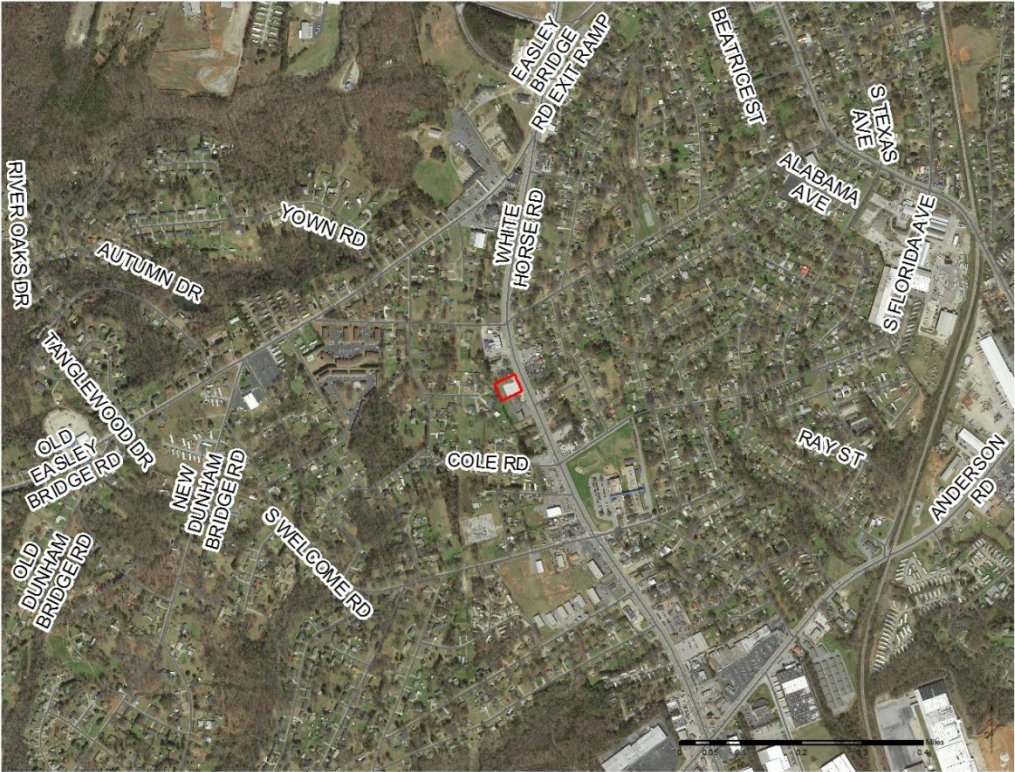
The applicant states the proposed land use is for general retail, not liquor sales or a car lot.

CONCLUSION:

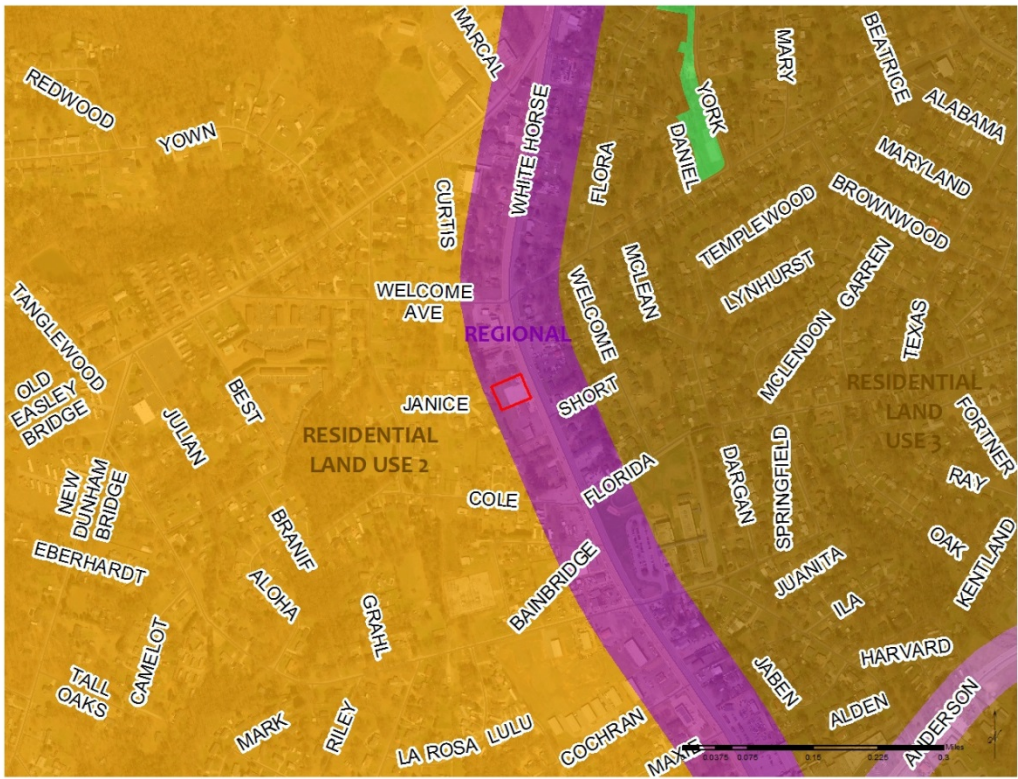
The subject site is located along White Horse Road, a seven lane arterial road. The subject site has a beautician zoned S-1 to the north, retail zoned C-1 to the south and an auto sales lot zoned C-2 to the east. The subject site is also located along a Regional Corridor which consists of mainly non-residential uses. Staff is of the opinion rezoning the parcels to C-1, Commercial would be appropriate based on the existing zoning and land use along White Horse Road. The requested zoning is also consistent with the Imagine Greenville Comprehensive Plan.

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

MOTION: By Mr. Shockley, seconded by Mr. Bichel to approve CZ-2019-22. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-23

APPLICANT: Darrell J. Kellett, Manager for Kellett 4 LLC

PROPERTY LOCATION: 3010 Fork Shoals Road

PIN/TMS#(s): 0585010100301

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 3.23

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-1, Commercial in August 2000, as part of Area 14.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	C-1 and C-3	convenience store and gas station and vacant wooded land
South	S-1	service garage
West	R-R1	junkyard

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

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

ROADS: Fork Shoals Road: two-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Fork Shoals Road	2,745.6' N	5,400	4,300 - 20.3%	5,500 27.9%

ANALYSIS:

The subject site is located in the South Greenville Area Plan, with a designation of Commercial, which recommends commercial/retail land uses to the customers traveling by automobile along major thoroughfares. Public Transit is not available in this area. Floodplain is not present on this parcel.

SUMMARY:

The subject parcel zoned C-1, Commercial, is 3.23 acres of property located on Fork Shoals Road approximately 0.05 miles south of the intersection of Fork Shoals Road and West Georgia Road. The parcel has approximately 294 feet of frontage along Fork Shoals Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for R.V. and boat storage lot.

CONCLUSION:

The subject site is located near the intersection of West Georgia Road and Fork Shoals Road, with commercial and service zoning surrounding this area. The surrounding land uses consist of vacant wooded land, warehouse, service garage, convenience store and gas stations and a junkyard. Staff is of the opinion the requested zoning to S-1, Services is appropriate based on the surrounding zoning and land uses.

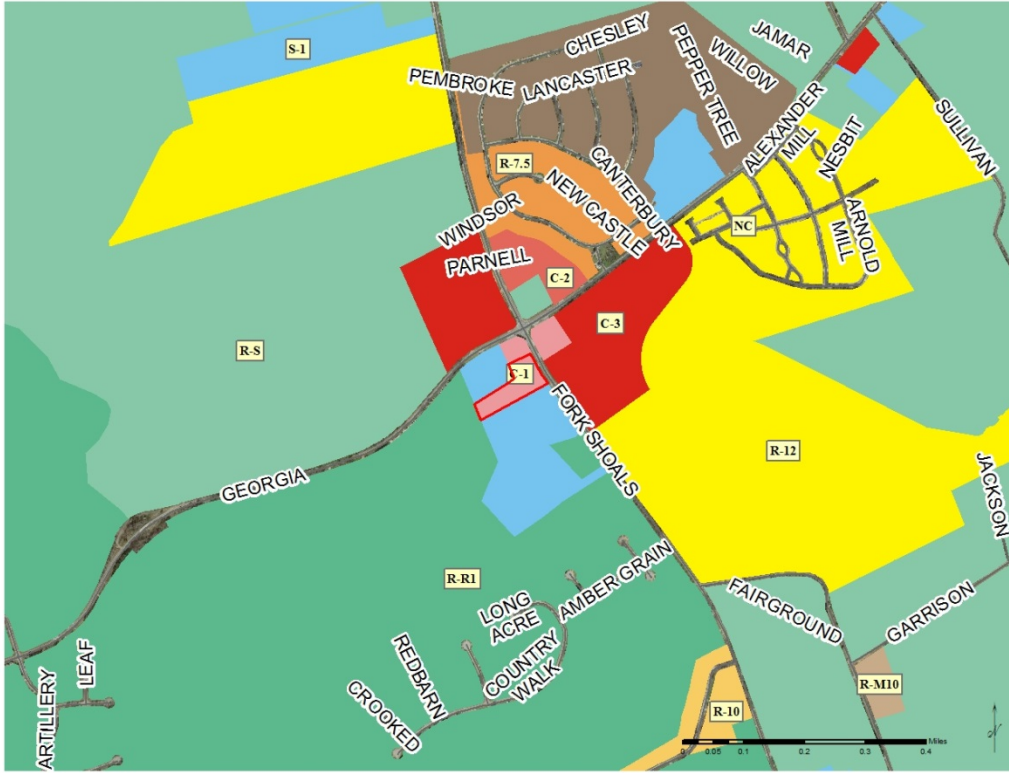
Based on these reason staff recommends approval of the requested rezoning to S-1, Services.

MOTION: By Mr. Looper, seconded by Mr. Stevenson to approve CZ-2019-23. The motion carried unanimously by voice vote.

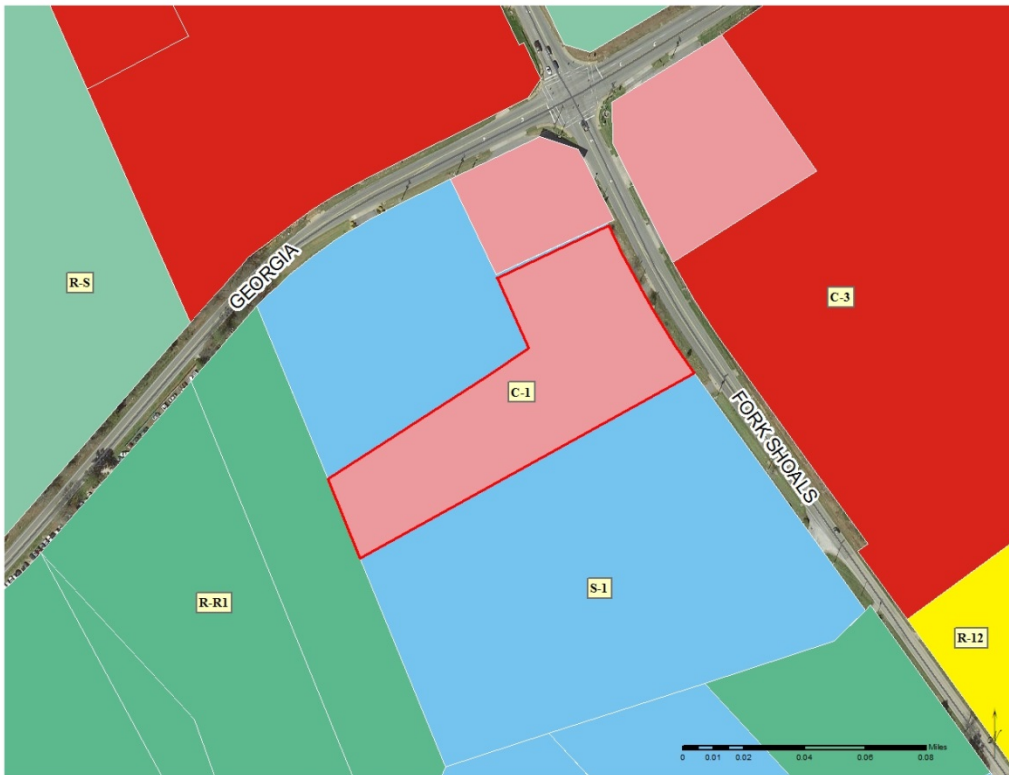


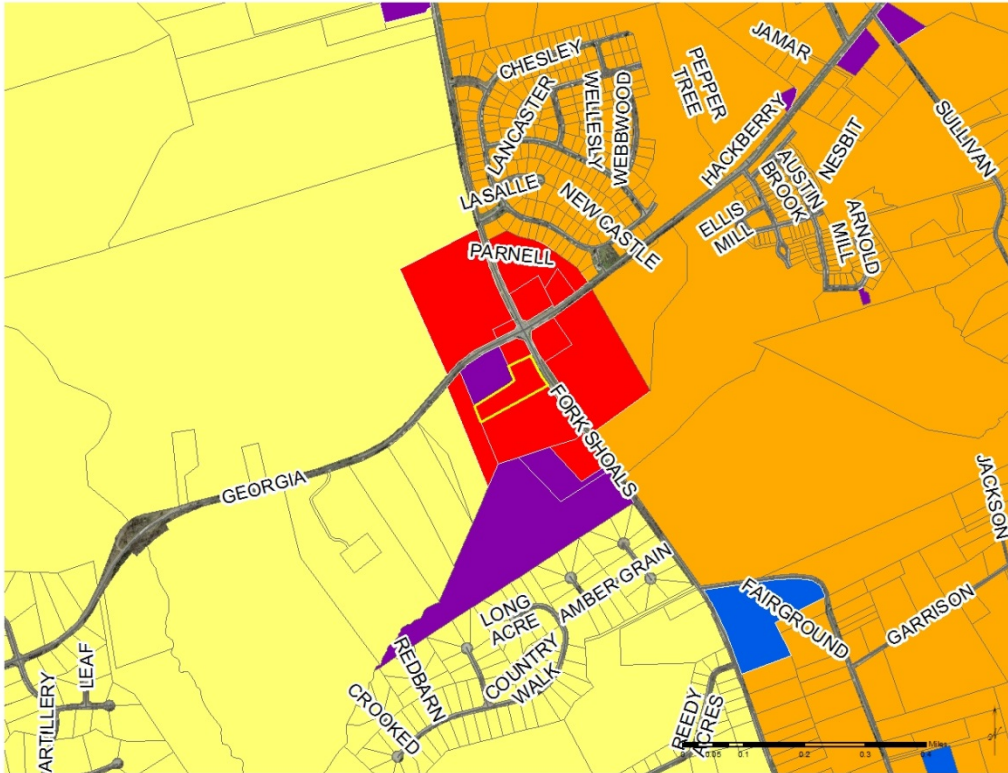
Aerial Photography, 2018





Zoning Map





South Greenville Area Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-24

APPLICANT: John Daniel Lattimore for Monroe Free, Habitat for Humanity of Greenville

PROPERTY LOCATION: 3033 Wade Hampton Boulevard

PIN/TMS#(s): T030000500601

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 5.79

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970, as part of Area 1. There was a successful C-2, Commercial District rezoning request in 1990, CZ-1990-129.

EXISTING LAND USE: retail

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouses and government facility
East	C-2 and S-1	retail, automotive service facility and recreation
South	C-2	retail and restaurant
West	C-2	retail, restaurant and automobile sales

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton Sewer

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

ROADS: Wade Hampton Boulevard: seven-lane State-maintained principal arterial
Tappan Drive: two-lane County-maintained local road

Location of Traffic Count	Distance to Site	2011	2014	2017
Wade Hampton Boulevard	4,600' NE	32,900	31,400 -4.5%	36,300 15.6%

ANALYSIS: The subject parcel is designated a *Transit Corridor* in the Imagine Greenville Comprehensive Plan. Transit Corridors such as this have varying form and function, such as tall buildings oriented to the street to typical suburban shorter buildings with larger setbacks.

This property was also part of a successful rezoning request in 1990, CZ-1990-129, in which the property was rezoned from S-1, Services to C-2, Commercial.

Additionally, the rear of the subject parcel falls within FEMA floodplain zone AE, meaning that this portion of the parcel could be subject to flooding.

Public transit is available in this area with Routes 5 and 11 running along both Wade Hampton Boulevard and Tappan Drive.

SUMMARY:

The subject parcel zoned C-2, Commercial is 5.79 acres of property located on Wade Hampton Boulevard approximately 0.7 miles southwest of the intersection of Wade Hampton Boulevard and Rutherford Road. The parcel has approximately 30 feet of frontage along Wade Hampton Boulevard and 930 feet of frontage along Tappan Drive. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for carpentry to allow pre-fabricated construction of elements used for their homes.

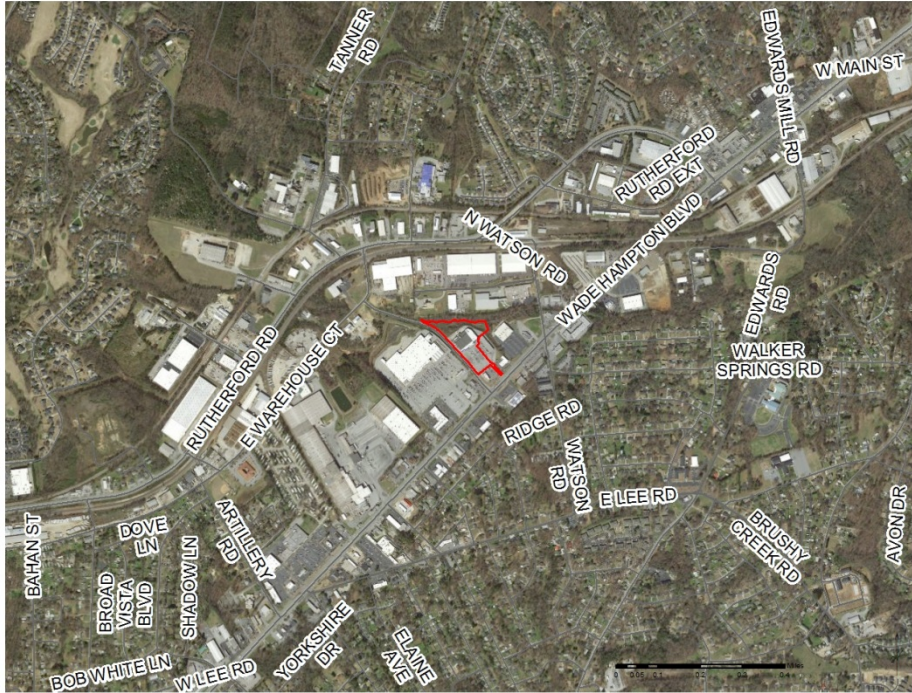
CONCLUSION:

The subject site is currently zoned C-2, Commercial and a rezoning to C-3, Commercial would allow for the use of carpentry. The subject site is surrounded mainly by commercial and is located along a seven-lane arterial road. Staff believes rezoning this parcel to C-3, Commercial is appropriate based on the surrounding zoning and land uses, and its location along a major road. The requested zoning is also consistent with the Imagine Greenville Comprehensive Plan.

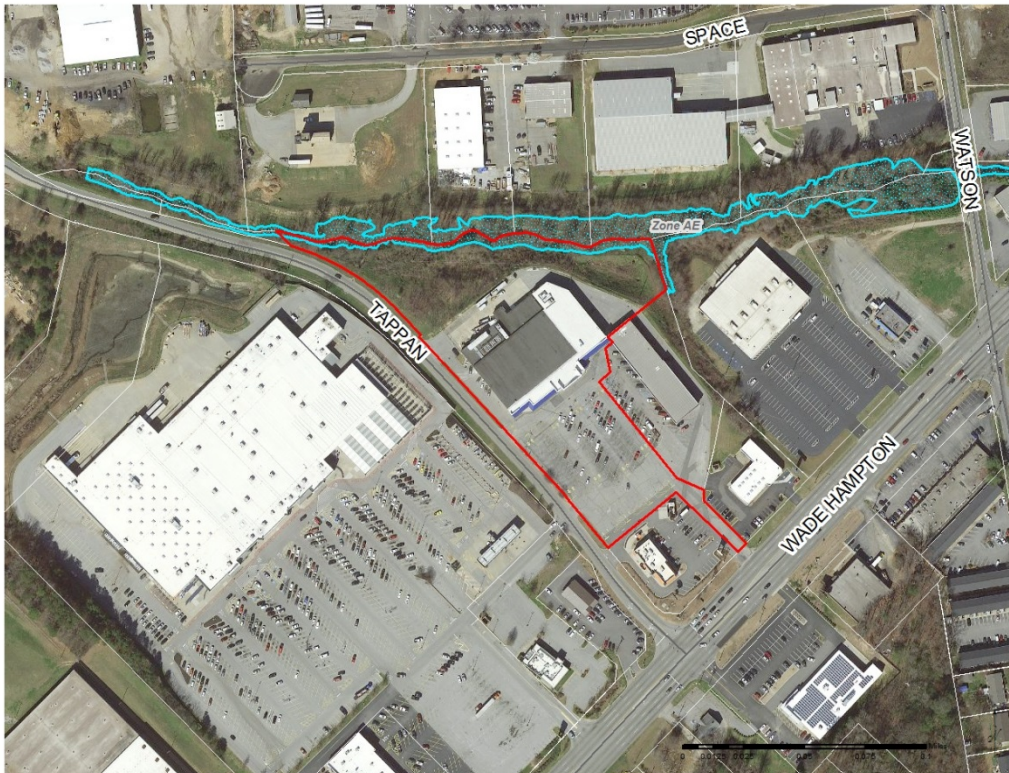
Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.

MOTION:

By Mr. Stevenson, seconded by Dr. Hollingshad to approve CZ-2019-24. The motion carried unanimously by voice vote.



Aerial Photography, 2018



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

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Highway 14: three-lane State-maintained Major Collector
Maxwell Road: two-lane County-maintained local road

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Highway 14	6,040' NE	12,700	12,600 -	14,100 11.9%
			0.78%	

ANALYSIS: The subject parcel is designated as *Residential Land Use 2* in the Imagine Greenville Comprehensive Plan. As such, the parcel is located within a large area that is both currently residential and is expected, in the future, to remain heavily residential. The property is currently a single family residence and is surrounded on three sides by single-family residences, with the fourth side consisting of vacant wooded land.

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 1.04 acres of property located on Highway 14 approximately 0.65 miles north of the intersection of Highway 14 and Bethel Road. The parcel has approximately 157 feet of frontage along Highway 14 and 230 feet of frontage along Maxwell Road. The applicant is requesting to rezone the property to O-D, Office District.

The applicant states the proposed land use is for a medical office use.

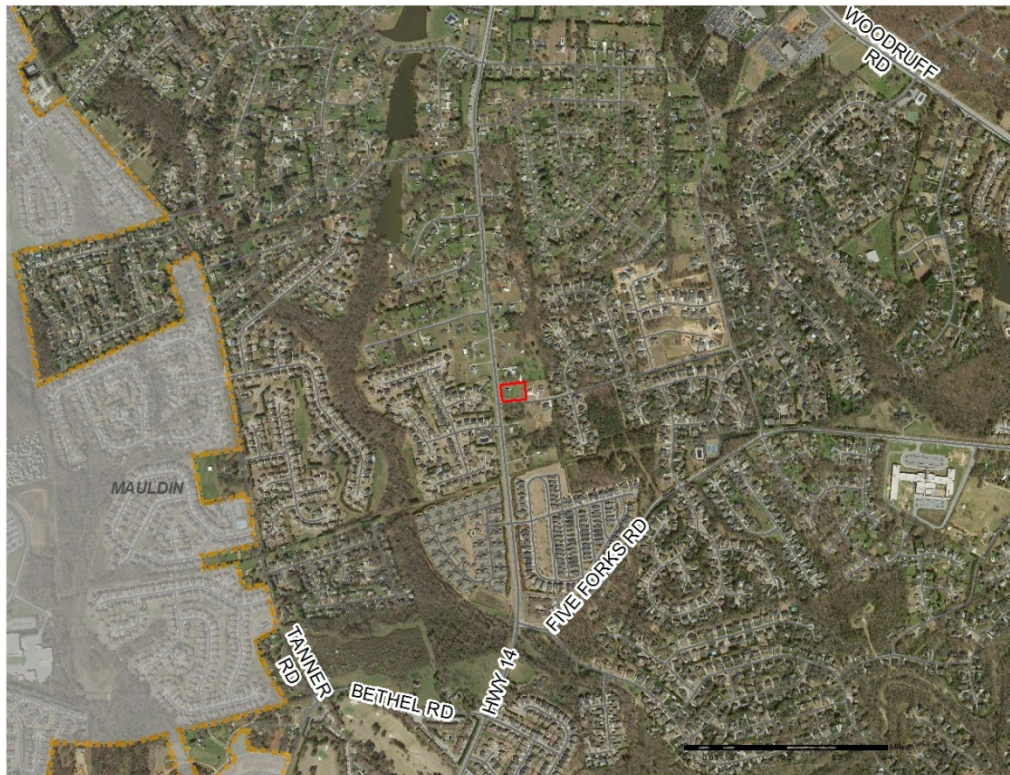
CONCLUSION:

The subject site is surrounded by single-family residential zoning and land uses. The Imagine Greenville Comprehensive Plan recommends Residential Use. Staff is of the opinion the requested zoning is not consistent with the surrounding zoning and land uses and could have a significant impact on the surrounding community. The requested zoning is also not consistent with the Imagine Greenville Comprehensive Plan.

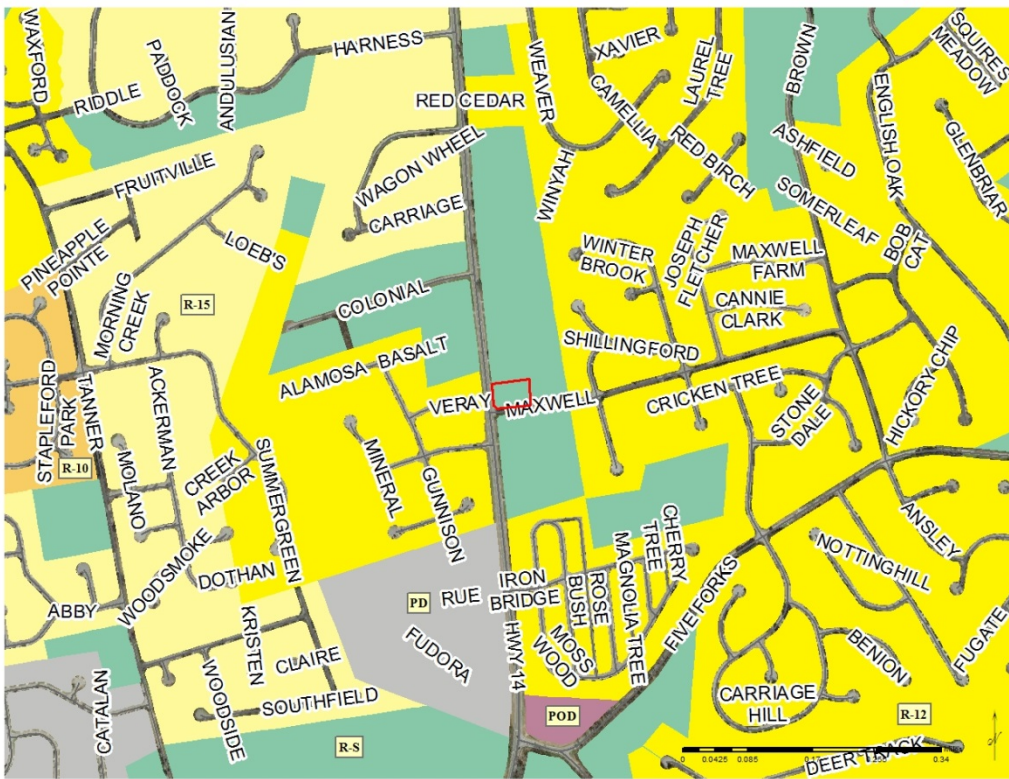
Based on these reasons staff recommends denial of the requested rezoning to O-D, Office District.

MOTION:

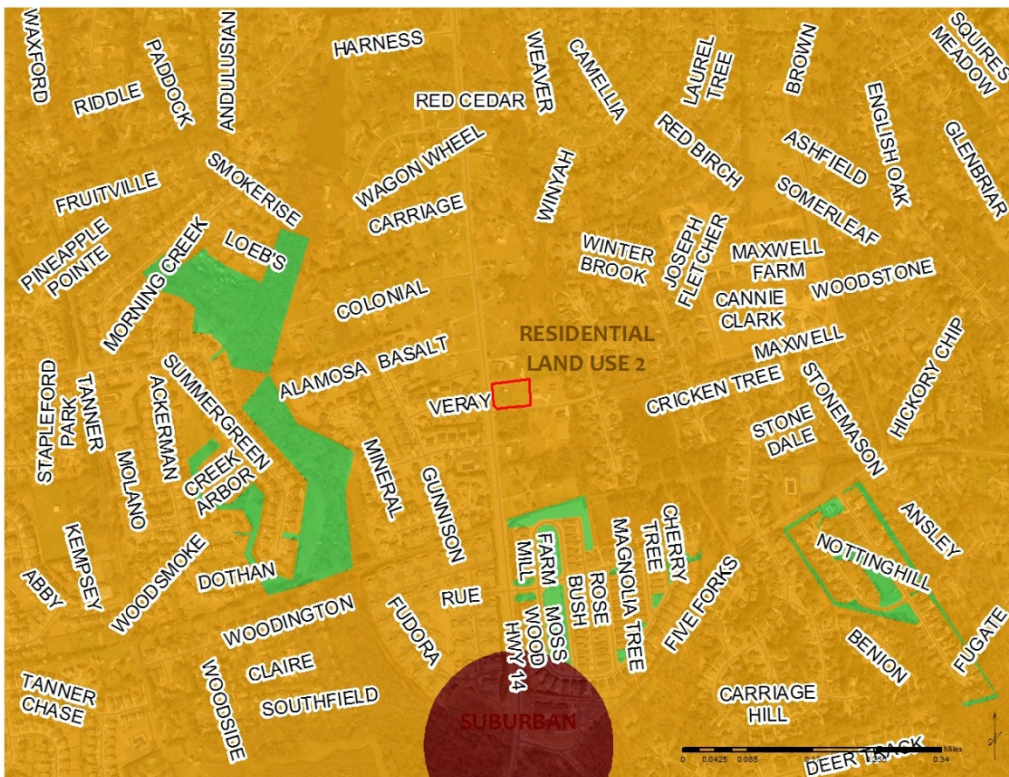
By Dr. Howard, seconded by Mr. Looper to deny CZ-2019-25. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

Mr. Moore recused himself and left the meeting.

DOCKET NUMBER: CZ-2019-26

APPLICANT: James D. Martin, III for TRS Properties

PROPERTY LOCATION: East Main Street at Mill Street

PIN/TMS#(s): T006000300100, T006000300700 and T006000300800

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: PD, Planned Development

ACREAGE: 7.1

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May of 1970, as part of Area 25. There is currently a rezoning request, CZ-2018-058, that is being held by County Council. At the February 5, 2019 County Council meeting Council returned CZ-2018-58 to Planning and Development Committee to review the amended application which is currently on hold. This application, CZ-2019-26, will replace CZ-2018-58 if approved.

EXISTING LAND USE: vacant retail and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	vacant wooded land
East	R-20 & C-3	church, vacant retail and vacant wooded land
South	R-20 and C-2	single-family residential, church, and vacant retail
West	R-20 and C-1	storage and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Taylors Community Plan and has two designations, *Mixed Commercial, Pedestrian Oriented*

and *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-20	2.2 units/acre	7.1	15 units
Requested	PD	10 units/acre		71 units

A successful rezoning may add up to 56 dwelling units.

ROADS: East Main Street: two-lane, State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Rutherford Hill Road	4,200' NE	700	475 -32%	750 37%

ANALYSIS:

East Main Street is a 50 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for East Main Street. In the rear of the proposed properties is a 100 foot CSX Railroad right-of-way. This right-of-way covers the entire length of the northern boundary line of the properties.

The subject property is located in the Taylor's Community Plan Area. The Future Land Use map of the Taylor's Community Plan shows these parcels as Mixed Use Area and Residential Land Use 3 with commercial and high density residential.

The existing commercial buildings on the property have been on the site since the 1950s and will be preserved and renovated as a part of this proposed project.

SUMMARY:

Project Information:

The subject parcels are zoned R-20, Single-Family Residential. The combined parcels contain 7.1 acres of property located on East Main Street in Taylor's. The proposed development is approximately 0.7 miles southwest of the intersection of Wade Hampton Blvd. and Saint Mark Road. The parcel has approximately 945 feet of frontage along East Main Street.

The applicant is proposing a PD consisting of 43 single-family detached and attached homes, along with 13,000 SF of retail and 9,000 SF of office and residential space. The proposal

consists primarily of single-family homes that incorporate village neighborhood design fronting on green space. The community will provide residents with walkable access to the East Main Street neighborhood commercial area, the Taylors Mill, and Taylors Village with commercial, retail, and office amenities. The commercial area may also have a residential component with residences located on the upper floors of the buildings. The proposed homes will range from 500 to 2,500 square feet with the average home size in the 1,250 to 1,500 square feet range. Single-family attached and detached homes may be served by attached garages, detached garages, covered parking and surface parking. There will be a mixture of bedrooms from 1 to 3 per residence. Exterior building materials may consist of a variety of materials including hardiplank, wood, brick, and/or stone. The intent of the development is to achieve a community with a balance of compatible land uses in which residents can live, work, and play in the community.

Access and Transportation:

The applicant is proposing two points of ingress/egress onto East Main Street. One of the accesses lines up with Mill Street, which is a signalized intersection. The second access is at the northwest corner of the proposed project. There are sidewalks throughout the proposed community with several sidewalk connections all along East Main Street.

Buffers and Landscaping:

Public green spaces will be held as common area and maintained by the Property Owners Association. Plantings are to include shade trees, understory trees, shrubs, grass and other foundational plantings. A 25 foot buffer/building line will be provided on the northern property lines. Landscape berms will be utilized in these areas to provide a landscape buffer.

The project has been granted a variance by the Board of Zoning Appeals in August 2018 to allow a 10 foot building line on the south side in keeping with the existing buildings along East Main Street. This will allow for a 5 foot sidewalk and a 5 foot landscape area all along the frontage on East Main Street, while maintaining the historic street edge. A 5 foot building line set back has been applied for on both the eastern and western side of Zone I and also on the western side of Zone III.

Lighting and Signage:

Lighting for private drives, sidewalks, entrances, and parking areas will be full cut off fixtures with a maximum height of 16 feet. Signage will be located at the entrance of Zone II and Zone

Ill of the proposed project and will be freestanding signs. It will incorporate the materials and appearance of the iconic Taylors lighted columns on the south side of East Main Street at Mill Street. All commercial and office spaces may have flush-mounted wall or wall-mounted hanging signs. The signs will allow for external lighting.

Variances:

The applicant has requested and been approved by the Board of Zoning Appeals to receive five variances for the proposed properties. Here is a list of the five variances: 15 feet from the FRONT of all parcels, 20 feet from the LEFT SIDE setback of T006000300100, 20 feet from the LEFT SIDE setback of T006000300700, 20 feet from the RIGHT SIDE setback of T006000300700 up to the existing building, 25 feet from the RIGHT SIDE setback of the existing building on T006000300700. All listed variances only apply on the condition that the rezoning to PD is approved.

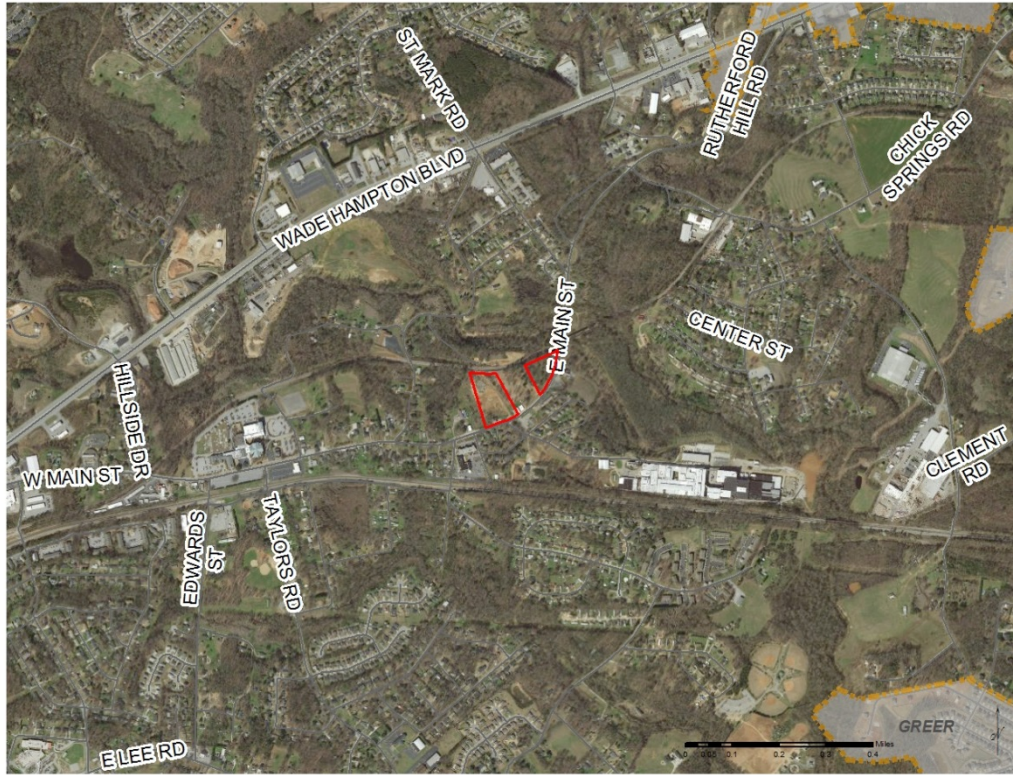
CONCLUSION:

This mixed use development will provide residents with a walkable access to the Main Street neighborhood commercial component of the project and to Taylors Mill and Taylors Village with commercial, retail, and office amenities. This development has a goal to achieve a balanced community where residents can live, work, and play. The project is a continuation of the existing Taylors Main Street character and is a good example of the mixed-use development envisioned for this area. The requested Planned Development is also consistent with the Taylors Community Plan recommending Mixed Commercial, Pedestrian and Residential Land Uses.

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

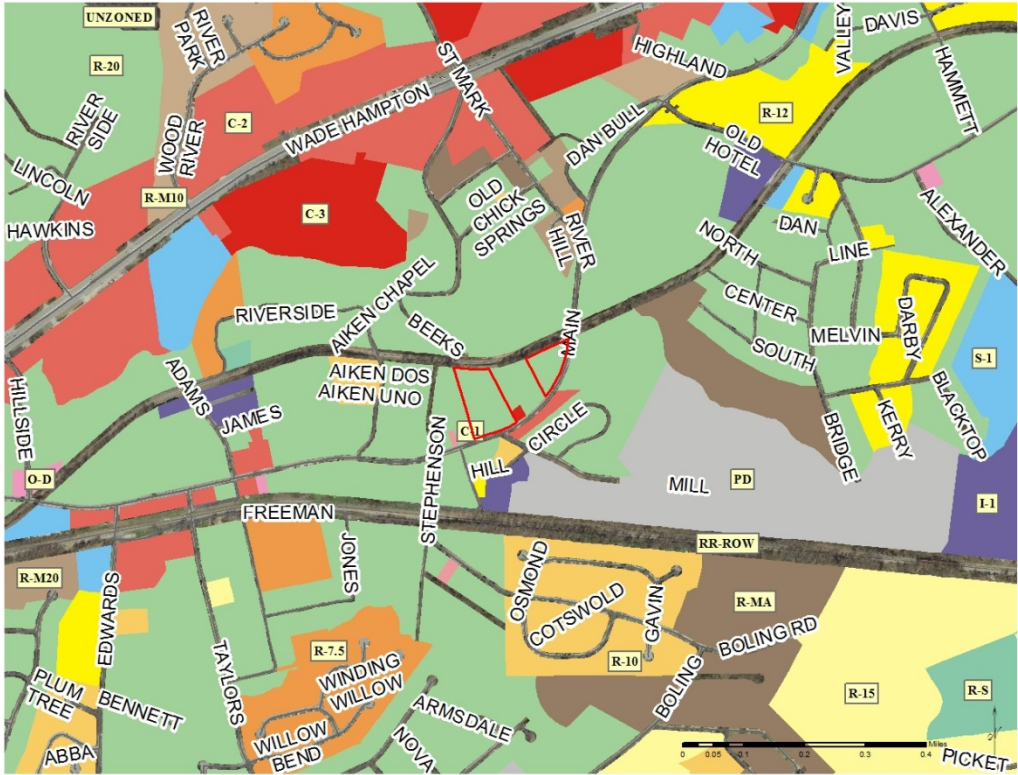
This approval does not constitute approval of a Final Development Plan (FDP) which is required before any of the following permits can be issued:

- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.
- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code

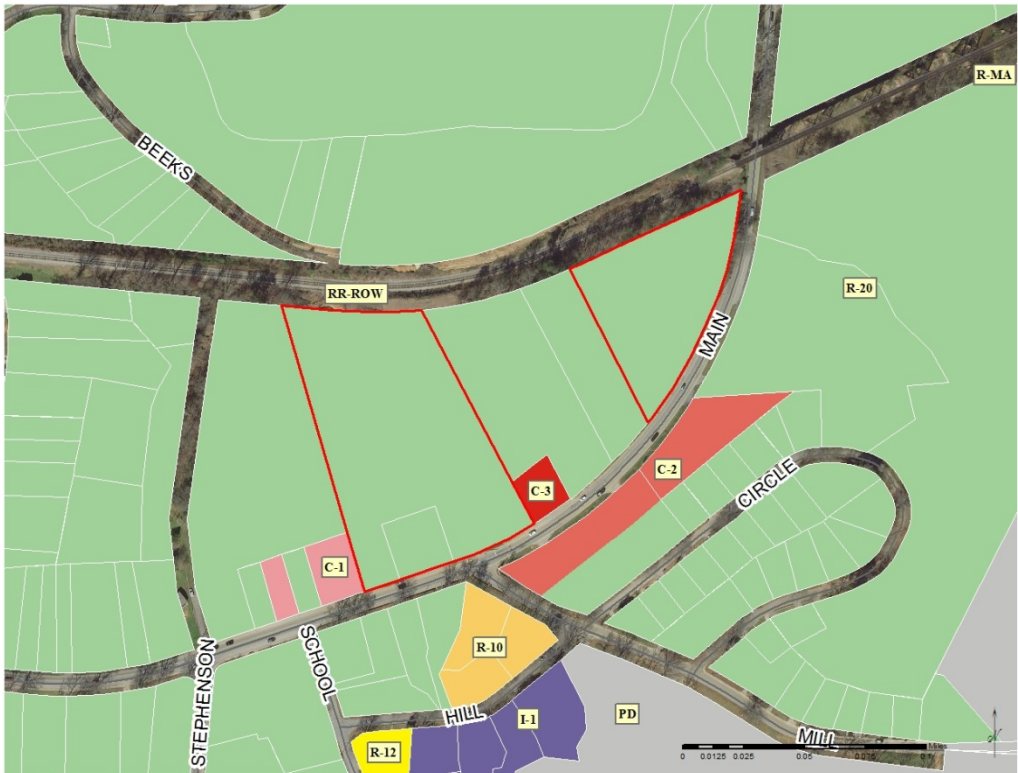


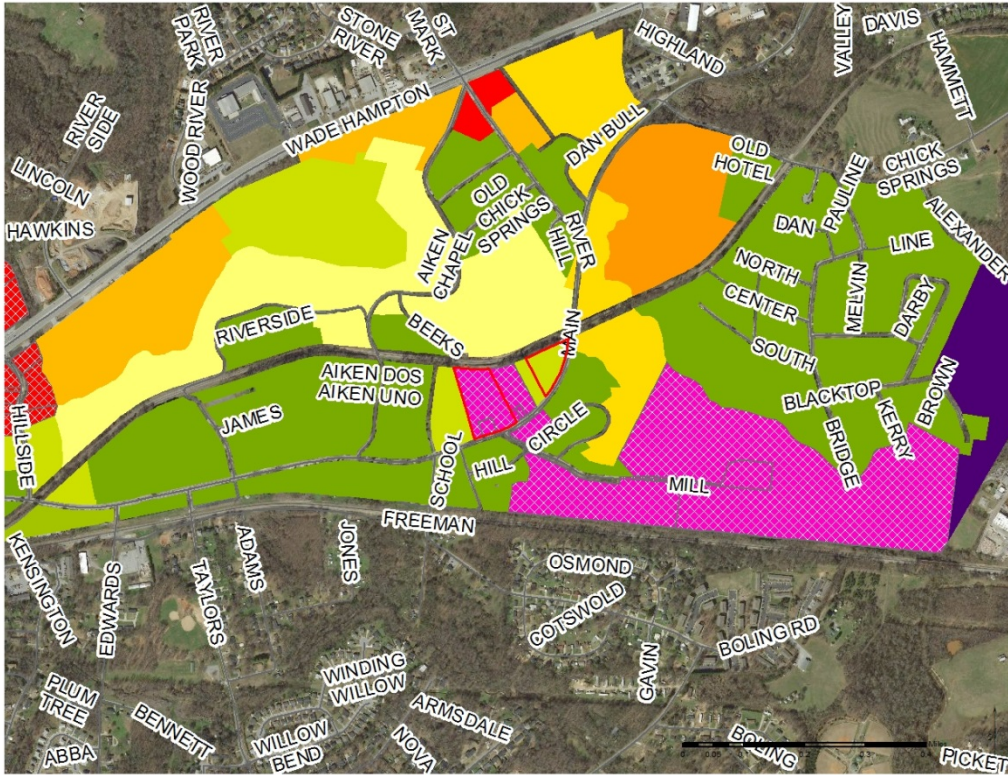
Aerial Photography, 2018





Zoning Map





Taylors Community Plan, Future Land Use Map

MOTION: By Mr. Harrison, seconded by Mr. Looper to approve CZ-2019-26. The motion carried unanimously by voice vote.

Mr. Moore returned to the meeting.

UPDATE TO THE RIVERDALE-TANGLEWOOD COMMUNITY PLAN

Tyler Stone gave a PowerPoint presentation to the Commission updating them on the work staff has done with the Riverdale-Tanglewood Community in creating a community plan. He explained the population and demographics in the area, community’s goals and concerns with development and housing. Mr. Stone provided each member a booklet detailing the plan and informed them this would be coming back to them once Council has initiated the amendment to the Comprehensive Plan to include this plan.

PLANNING REPORT

Sarah Holt addressed the Commission members with an update to the progress being made on the Comprehensive Plan. She explained the members will be receiving the findings of Phase One at their April 3rd Commission workshop. She stated there had been 594 citizens attend nine (9) Community meetings throughout the county, there were over 4,000 comments logged, there were over 7,100 views on the Comprehensive Plan website. The people viewing the website are receiving the same information that is being presented at the Community meetings.

Ms. Holt went over the Long Range work and various building projects as well as rezoning activity.

Ms. Gucker thanked the Commission members for their attendance at the Community meetings and invited the ones unable to attend the first round to attend the next set of Community meetings.

Dr. Howard stated the citizens have commented they were excited to be heard.

Dr. Hollingshad stated when he attended he was very impressed with how knowledgeable and friendly the staff was with the citizens.

Chairman Rogers encouraged all to attend the workshop.

MONTHLY MEETINGS

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

OLD BUSINESS

Planning Commission Bylaws

Dr. Hollingshad noted what and explained the changes which were made to the bylaws.

Mr. Moore asked for clarification about reimbursing Commission members for attending educational meetings. He asked if that included going out of town, state, etc.

Ms. Gucker stated past practice was to reimburse Commission members if they attended a local class or educational workshop. She noted at one time in the past, the county would go ahead and pay for any registration, however, there were many instances where the registration was paid and the member did not attend. Therefore, if one attends a class or workshop and provided a receipt, the county will reimburse them.

MOTION: By Mr. Shockley, seconded by Mr. Stevenson to approve the Planning Commission Bylaws as circulated. The motion carried unanimously by voice vote.

NEW BUSINESS

Mr. Bichel commended Ms. Gucker on the work she has done at Animal Care.

Ms. Gucker explained to the Commission the work being done at Animal Care for those who were not familiar with their program.

ADJOURN

MOTION: Without objection the meeting adjourned at 6:04 p.m.

Respectfully submitted

Recording Secretary