

GREENVILLE COUNTY PLANNING COMMISSION
MINUTES
June 24, 2020
4:30 p.m.

MEMBERS PRESENT: S. Bichel, Chair, M. Jones, Vice-Chair, M. Shockley, E. Forest, J. Bailey, J. Rogers, C.Clark, F. Hammond and M. Looper

MEMBERS ABSENT:

STAFF: P. Gucker, T. Stone, H. Hahn, J. Henderson, M. Staton, B. Denny, R. Jeffers-Campbell, H. Gamble, K. Walters, J. Wortkoetter and IS staff

CALL TO ORDER

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

APPROVAL OF THE MINUTES OF THE MAY 27, 2020 COMMISSION MEETING

MOTION: By Mr. Jones, seconded by Mr. Rogers to approve the minutes of the May 27, 2020 Commission meeting as presented. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

PP-2020-021, Fern Hollow (Cluster)

PP-2020-063, Fairview Terrance (Cluster)

Rashida Jeffers-Campbell addressed the Commission with a request from the applicant regarding PP-2020-021 and PP-2020-063. The applicant was requesting the items be held until a later date.

Without objection the Commission members unanimously voted to hold both PP-2020-021 and PP-2020-063.

PP-2020-058, Abelia Meadows

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision Application consisting of 30.30 acres and zoned R-7.5, Single Family Residential. The developer is proposing a 94 lot subdivision accessed by Old Grove Road (State). The developer is proposing

3,550 linear feet of public road. Water will be provided by Greenville Water and sewer will be by Gantt. Gantt Fire serves this area.

VA-2020-066, (Emergency Access Variance)

Rashida Jeffers-Campbell addressed the Commission members with a variance request from LDR 8.8.1A, which requires a secondary access point for emergency access. With limited road frontage along Old Grove Road, the only location for a secondary access point would have to be located south of main entrance along Old Grove Road. The problem with this is there is a high point on Old Grove Road just to the south of the site that would create a dangerous blind spot for anyone entering or exiting at this point. As such, the applicant has widened the entrance 26 feet wide in lieu of a second access point. No SAC comments were submitted in opposition to the variance as requested.

Staff recommends conditional approval of the preliminary plan and variance with the specific requirements. Approval conditions are as follows:

- Traffic improvements warranted as a result of the required TIS shall be installed once 40 lots have been recorded.
- A revised preliminary plan shall be submitted to Subdivision Administration reflecting the traffic improvements required by SCDOT prior to issuance of a land disturbance permit.
- If substantial revisions are required as a result of required traffic improvements, a revised preliminary plan application is required for review and approval by Planning Commission.

Ms. Clark asked staff from a safety perspective, there were more lots than would trigger an emergency egress. With there being 94 lots with only one mode of egress, and without a time line of the other development might happen to open up another access, she would consider that a safety concern.

Ms. Jeffers-Campbell stated a traffic impact study was required, but was not submitted with the application. A cover letter was provided from the applicant explaining getting a traffic study at this time was not feasible because of schools being out and the study would not be able to reflect everything normally reflected in a study. When the results of the study do come in, safety issues and improvements that may be required would be addressed.

MOTION: By Mr. Bailey, seconded by Mr. Forest to approve VA-2020-066 (Emergency Access Variance). The motion carried by voice vote with one in opposition (Clark).

Mr. Jones asked staff, once the traffic impact study comes in, if there are any issues, will this come back before the Commission.

Ms. Jeffers-Campbell stated if there were major improvements that needed to be done, she may recommend that it come back before the Commission. If the

improvements are minor and do not change the plan much, staff would require whatever the improvements were, that would be a condition they would need to meet.

MOTION: By Mr. Forest, seconded by Mr. Bailey to approve PP-2020-058 with staff's conditions. The motion carried by voice vote with one in opposition (Clark).

PP-2020-061, Fews Crossing Subdivision

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision Application consisting of 18.92 acres in an un-zoned area. The developer is proposing a 24 lot subdivision accessed by Fews Chapel Road (State). The developer is proposing 0.24 linear miles of public road. Water will be provided by Blue Ridge Water and sewer will be by septic service. Lake Cunningham Fire serves this area.

Staff recommends approval of the preliminary plan with the standard and specific requirements.

The following appeared in opposition to the proposed:

- Michael Corely, Upstate Direct, SC Environmental Law Project
- Lisa Haol, Upstate Forever

The following appeared in favor of the proposed:

- Waverly Wilkes, Project Engineer with Gray Engineering

Ms. Gucker reminded the Commissioners that they were sent the written comments on this item from the SC Environmental Law Project, Upstate Forever. Also written comments were received from Judith L. Stella in opposition. She did not wish to speak, but wanted her comments known.

Mr. Bailey asked if the Commission wanted to defer this vote until information regarding flood plain is obtained.

Judy Wortkoetter stated the process was the preliminary plan had to be approved prior to going to the Land Development Department to run an analysis.

Ms. Gucker stated flooding issues are always a concern. She noted since February there had been a number of flooding events. The county has a number of roads and culverts closed in that area due to the unusual flooding.

Mr. Forest stated as spoken to many times, in order to keep the area in a rural character, the best would be for citizens in the area to get together and have the area zoned rural. He stated from the comments regarding 3.1, stating it was not compatible with the surrounding density. He noted density was defined under different zoning classifications. It was not part of the Commission's

review in this, as it was an unzoned area. There are vested rights, when you purchase property it is governed under those rights. Mr. Forest stated the Commission could turn this down, but for an unzoned area, someone could come out there and put a warehouse there or start selling cars out on the property. It definitely would not be in the character of the area, but it is something that would be allowed. Mr. Forest appreciated the citizens wanting to keep the area rural, and the way would be to apply for a rural designation for the area. He stated he would vote to approve.

Ms. Clark respectfully disagreed with Mr. Forest, she stated 80 per cent of the surrounding land area within a half mile radius is agricultural. She did not see a residential more dense than the surrounding area even though there are neighborhoods within two miles. Immediately surrounding this property is agricultural use. She felt the Commission needed to be careful about setting a precedence by approving Suburban style applications in rural character areas.

MOTION:

By Mr. Shockley, seconded by Mr. Forest to approve PP-2020-061 with staff's recommendation.

Chairman Bichel asked for a roll call vote.

Mr. Rogers asked if the flooding issue could be considered an environmental issue in determining an approval or disapproval.

Ms. Jeffers-Campbell stated that it could.

Mr. Shockley noted there had been a number of unusual rain events in the entire county and continues to do so. He felt on any track of land, vacant or developed, an engineer would need to design to meet or exceed the environmental concerns for that specific track. That it would not be a contributory problem to the area and if anything helps mitigate some of the flooding concerns that may come from that track.

Ms. Clark noted it would be remiss to ignore the current road closures as a result of flooding. Building more subdivisions in the areas that are prone to flooding would only exasperate the problems. The road closure alone causes a fairly lengthy detour and Few Chapel Road is a main thoroughfare between Highways 101 and 14. She stated it was highly inconvenient for folks.

Mr. Hammond asked if he understood correctly, Ms. Wortkoetter saying a flood study could not be done until the subdivision was approved.

Chairman Bichel stated that was correct.

Mr. Hammond stated if that was correct, how do you know if you have a flood potential issue. Once the study is performed and indicates an issue, there will

be mitigating ways to prohibit a flood issue. He stated any developable property has a potential flood issue.

The motion to approve PP-2020-061 carried by a vote of five in favor (Forest, Hammond, Shockley, Looper and Bailey) and four in opposition (Jones, Clark, Rogers and Bichel).

PP-2020-064, Travelers Trace

Rashida Jeffers-Campbell addressed the Commission members with a Preliminary Subdivision Application consisting of 10.99 acres in an unzoned area. The developer is proposing a 15 lot subdivision accessed by Bates Crossing Road (SC 414). The developer is proposing 670.00 linear feet of public road. Water will be provided by Greenville Water or Blue Ridge Water and sewer will be by septic service. Slater-Marietta Fire serves this area.

Staff recommends conditional approval of the preliminary plan with the standard and specific requirements:

- Before submitting a land disturbance application, a revised plan must be submitted to Subdivision administration for approval that addresses all of the outstanding specific requirements. The outstanding SAC comments are highlighted in bold capital letters.

Ms. Clark asked why there was a resubmittal of the plat.

Ms. Jeffers-Campbell stated the applicant had received the comments from the SAC and the applicant did not address any of the comments.

MOTION:

By Mr. Jones to deny PP-2020-06 due to the lack of preparation and not addressing the issues with the LDR, seconded by Ms. Clark. The motion carried unanimously by roll call vote.

REZONING REQUESTS

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-41

APPLICANT: Kathy Renee Connolly for Mildred Syphronia Harris

PROPERTY LOCATION: Buncombe Road and Old Buncombe Road

PIN/TMS#(s): 0149000700300

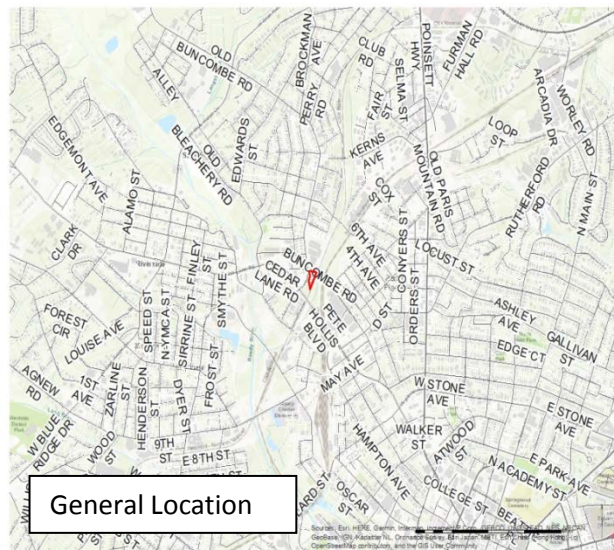
EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-2, Commercial

PROPOSED LAND USE: Landscape Retail Business

ACREAGE: 1.098

COUNCIL DISTRICT: 23 – Norris



ZONING HISTORY: The parcel was originally zoned I-1, Industrial in April of 1972 as part of Area 3. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: vacant land and floodplain

AREA CHARACTERISTICS:

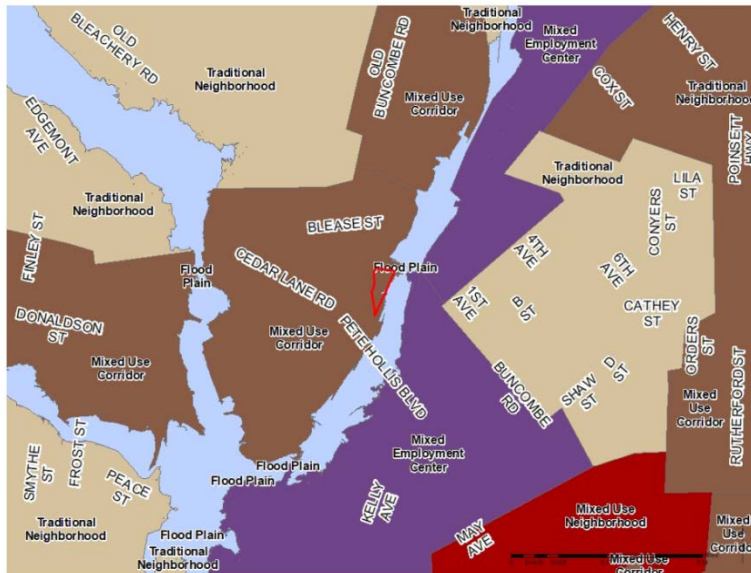
Direction	Zoning	Land Use
North	C-2	mini-warehouse storage facility
East	FRD	vacant land, floodplain, trail
South	R-MA	vacant land
West	R-MA and C-2	vacant land and service garage

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Use Corridor*.





MUC MIXED-USE CORRIDOR

Place Type Characteristics

Mixed-Use Corridors blend residential, commercial, or civic uses in one space, where those functions are, to some degree, physically and functionally integrated. An essential feature of this place type is the integration of multi-modal connections.

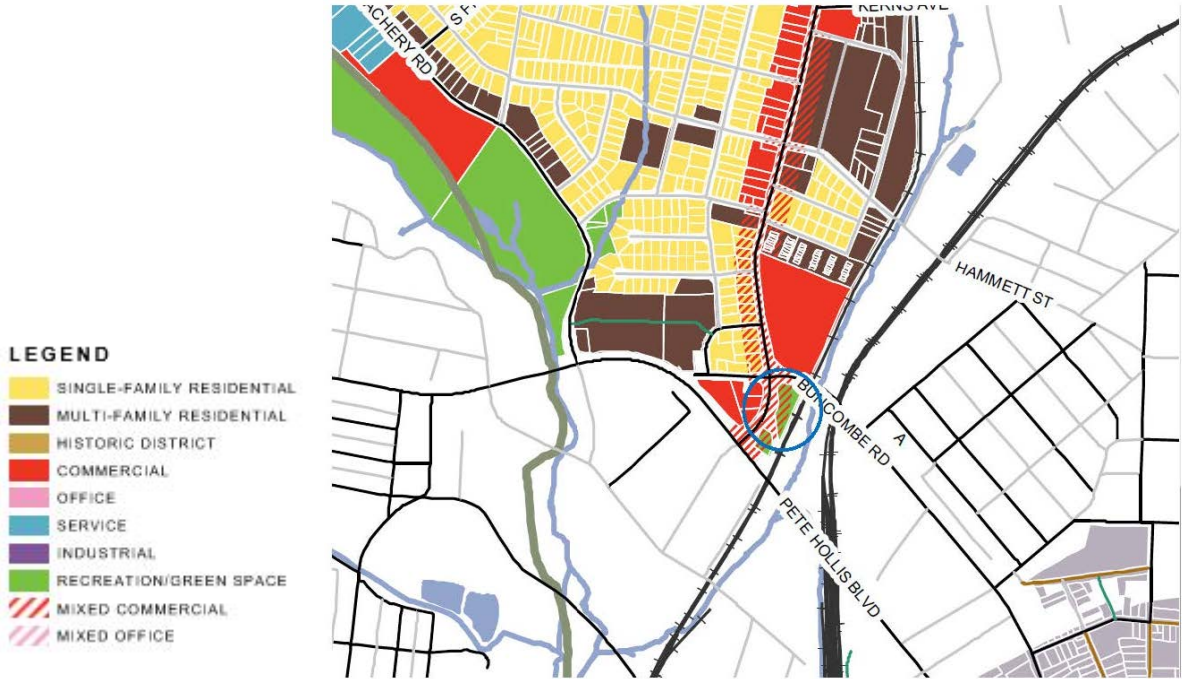
Primary Uses	Mixed-use residential and commercial, multi-family residential
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
Gross Density	12 to 40 dwellings per acre
Transportation	Wide right-of-way to allow multiple modes of transportation, interconnected street grid
Parking	On-street parking, off-street surface parking in rear of buildings
Open Space	Neighborhood parks, plazas

Plan Greenville County, Future Land Use Map

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY PLANS:

This parcel is a part of the Sans Souci Community Plan, where it is designated as *Mixed Commercial and Recreation/Green Space*.



Space.

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	1.098	0 units
Requested	C-2	16 units/acre		17 units

A successful rezoning would add 17 dwelling units.

ROADS AND TRAFFIC:

Old Buncombe Road: four-lane State-maintained Minor Collector.
 Buncombe Road: two lane State-maintained Minor Collector.
 The parcel has approximately 208 feet of frontage along Old Buncombe Road, and approximately 200 feet of frontage along Buncombe Road. Additionally, the parcel is approximately 0.06 miles northeast of the intersection of Old Buncombe Road and Cedar Lane Road. The property is along bus route 506. Sidewalks are also present in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Buncombe Road	9,650' NW	6,300	6,400 +1.6%	7,100 +10.9%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on this site. There are two schools located nearby: Cherrydale Elementary School and Legacy Charter School are both located with a mile of the site.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as a *Mixed-Use Corridor*. *Mixed-Use Corridors* blend residential, commercial, or civic uses in open space, where those functions are, to some degree, physically and functionally integrated. An essential feature of this place type is the integration of multi-modal connections. This parcel is also within the Sans Souci Community Plan, where it is designated as *Mixed Commercial and Recreation/Green Space*.

Staff is of the opinion that the requested use of a landscape retail business does adhere to the designated future land uses for this parcel, and that the requested zoning district is compatible with the surrounding area.

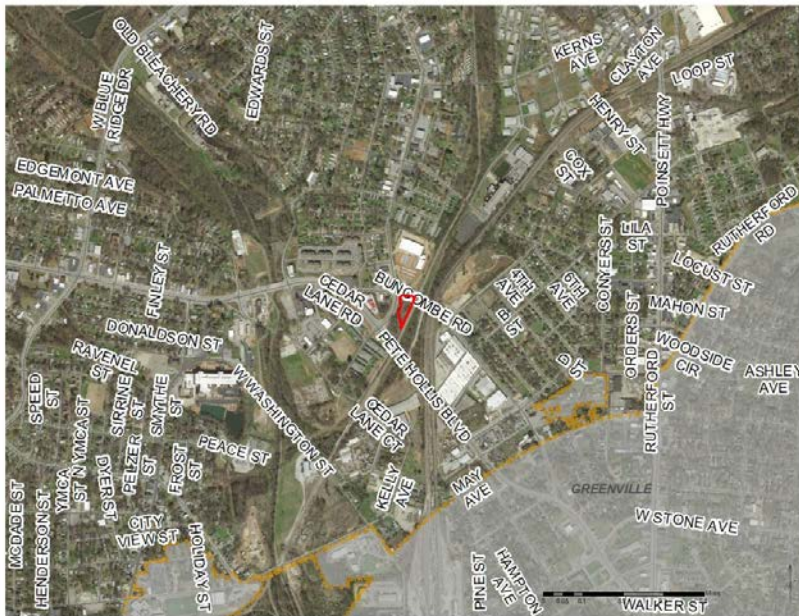
STAFF RECOMMENDATION:

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

Ms. Clark asked, the applicant stated they wanted to expand the business. What guidelines were in place for any proposed expansion of the business would not interfere with the floodplain.

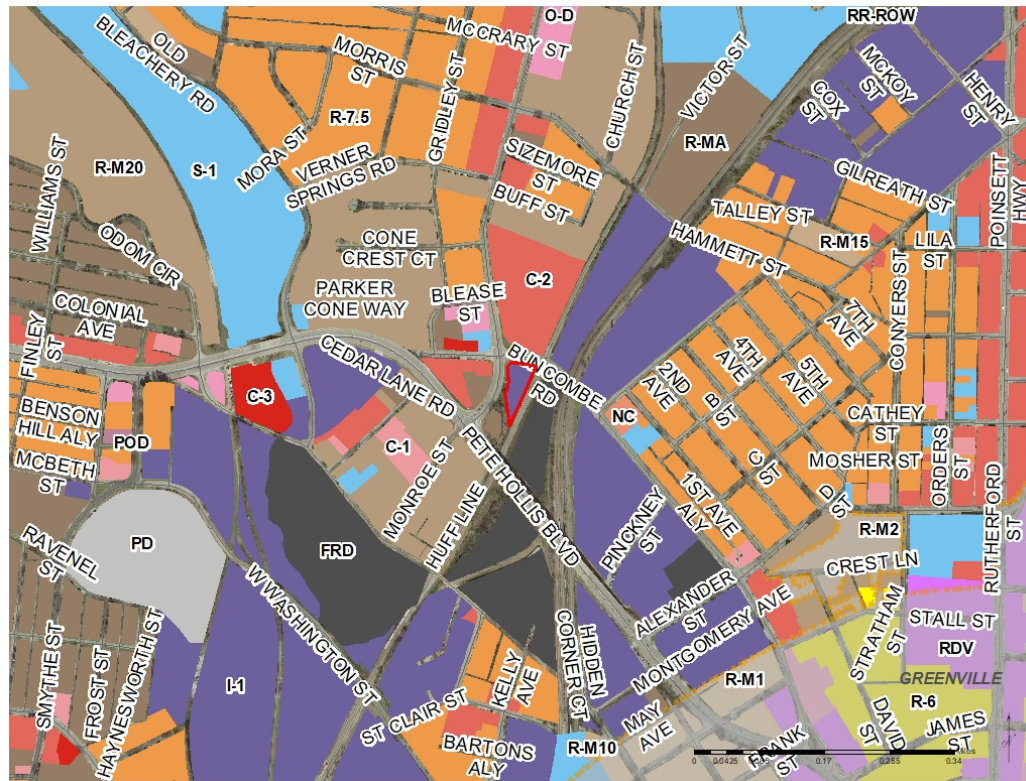
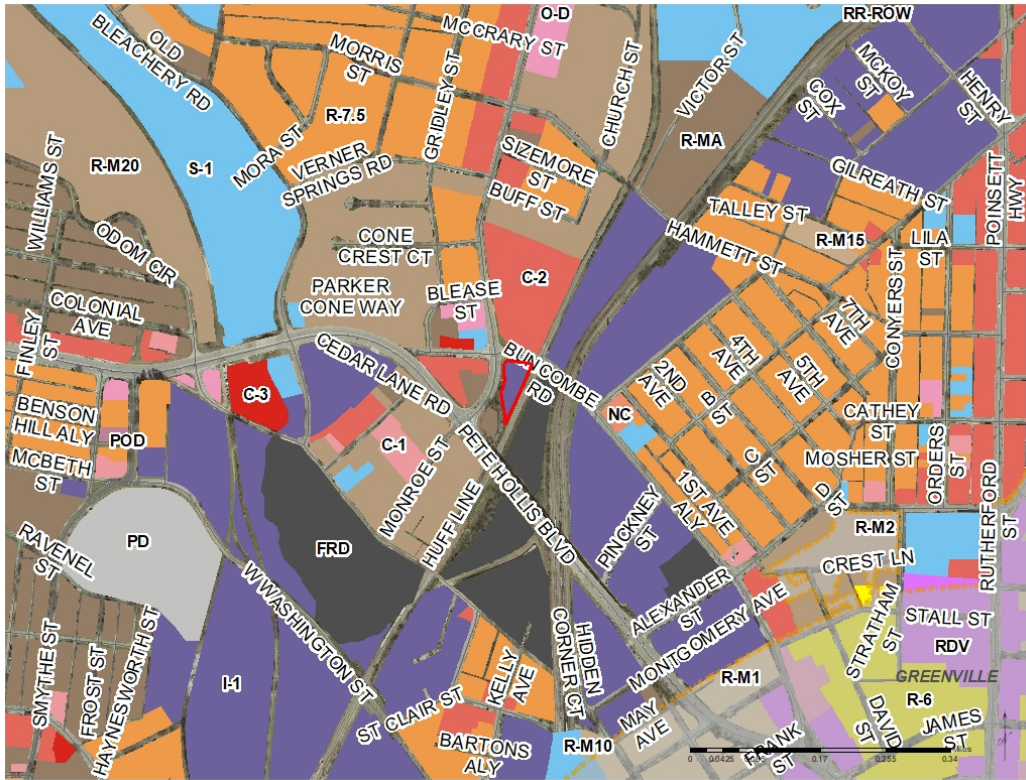
Ms. Staton stated they would need to adhere to the Floodplain Ordinance once going through the Land Development process.

MOTION: By Mr. Bailey, seconded by Mr. Jones to approve CZ-2020-41. The motion carried unanimously by voice vote.

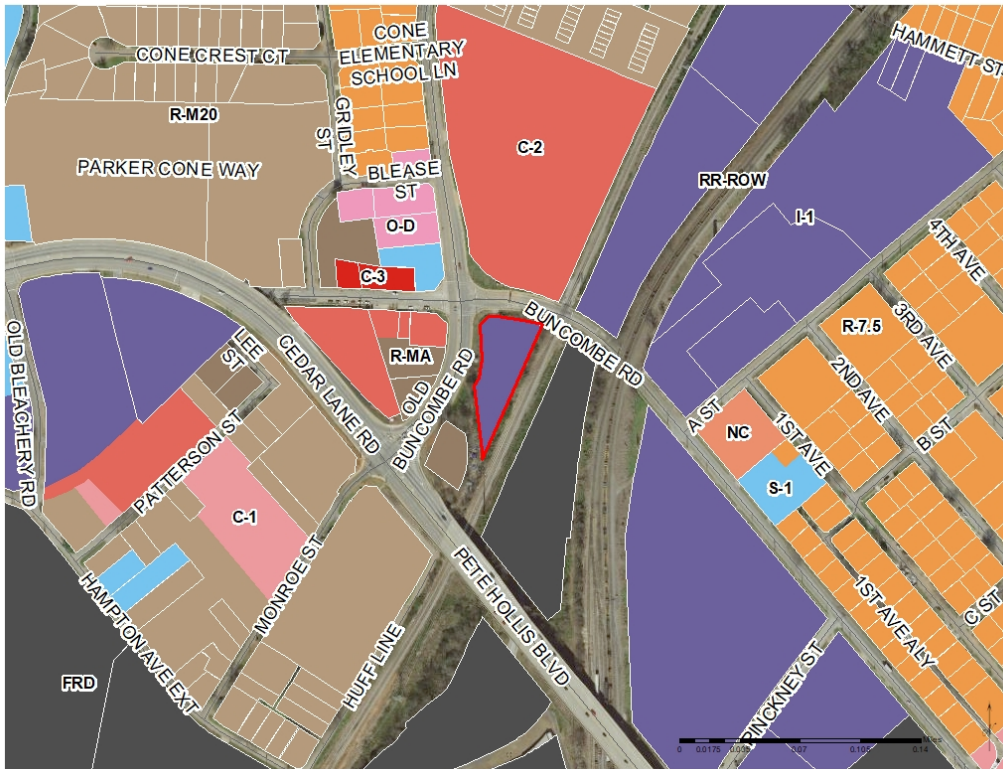


Aerial Photography, 2019





Zoning Map



Ms. Saton presented the following;

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-43

APPLICANT: William R. Williams IV of Saluda Construction, LLC for Lake Rutledge, LLC

PROPERTY LOCATION: 125 Rutledge Lake Road

PIN/TMS#(s): 0510030100500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

PROPOSED LAND USE: Business Office

ACREAGE: 0.79

COUNCIL DISTRICT: 19 – Meadows



ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June of 1973 as part of Area 4B. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Business Office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	I-1	construction business
South	R-S	vacant land and outdoor storage
West	R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*.



Plan Greenville County, Future Land Use Map



SE

SUBURBAN EDGE

Place Type Characteristics

Suburban Edges are low-density residential areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected as part of the county's larger open space system.

Primary Uses Single-family attached and detached residential

Secondary Uses Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial

Gross Density 0 to 1 dwellings per acre

Transportation Automobile oriented, regional trail connections, curvilinear streets adapted to natural features

Parking Private driveways and garages

Open Space Large lots create private open space; conservation development to conserve open spaces; trail connections

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS: This parcel is not included in any adopted community or area plans.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-5</i>	<i>1.7 units/acre</i>	<i>0.79</i>	<i>1 unit</i>
Requested	C-3	16 units/acre		12 units

A successful rezoning would add 11 dwelling units.

ROADS AND TRAFFIC:

Rutledge Lake Road: two-lane State-maintained Residential Collector. The parcel has approximately 330 feet of frontage along Rutledge Lake Road, and the parcel is approximately 1.92 miles northwest of the intersection of Old White Horse Road and White Horse Road (Highway 25). The property is not along a bus route and there are no sidewalks in the area.

No Traffic Counts in the area of Rutledge Lake Road.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are no schools within a mile of the site.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*. Properties with this future land use designation are typically low-density residential areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected as part of the county's larger open space system. Primary uses include single-family attached and detached residential, while small-scale apartment buildings, civic and institutional facilities, neighborhood parks, and small-scale commercial are noted as secondary uses for this future land use designation.

Staff is of the opinion that requested rezoning to C-3, Commercial does not align with the residential nature of Rutledge Lake Road, combined with the intent of the Future Land Use designation of *Suburban Edge*.

STAFF RECOMMENDATION:

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

Ms. Clark stated it was her understanding the current business owner has been operating at this location for some time under the current zoning. She asked what did it mean to the business owner if this request gets denied, is he still able to operate or what.

Mr. Henderson stated from what staff could tell, there had been a business in operation on that property. The property is zoned R-S and a denial would be out of compliance for that zoning, they would not be able to operate the business.

Mr. Shockley asked if staff knew how long the business has been operating.

Mr. Henderson stated staff could not tell from the aerials, they could tell the expansion. The aerial shows there is a structure on the property. Staff does not have permits showing a change from a house to a Commercial Office. He stated, had there been any permitting done for that, a permit would not have been issued due to the zoning of the property.

Mr. Shockley stated if the business has been operating it would be a tough call for the Commission to make.

Chairman Bichel stated he recalled the applicant stating at the Public Hearing that he had purchased the property and had not checked the zoning.

Mr. Jones stated he was of the same understanding this was in operation as an office for over forty years as a woodworking business. This gentleman bought it and started an office for his construction business. He stated he would have imagined it was grandfathered before with the old business. Once sold does that not change he asked.

Mr. Shockley stated in the grandfathering situation, it was his understanding; it would have to go dark and not operate for some period of time. Usually it was six months or something like that.

Mr. Henderson stated Mr. Shockley was correct. He discussed the two dockets, this one and the next the Commissioners would hear. He stated a citation was issued for the use. He stated there had been substantial changes made to the property. From viewing the aerials, it was apparent there had been additional development on this property, with additional concrete being added, with the site being changed. Mr. Henderson stated there was an existing violation on the parcel from the Codes Enforcement Office.

Mr. Henderson noted the other parcel, operating as Industrial is accessed by going through the residential parcel. Commercial Developments cannot take access through residential property.

Mr. Forest stated he would be interested to know how long the property sat unused before the family sold the property to a member of their church.

Mr. Hammond asked if there were a lesser intense zoning classification that would allow the office to continue in its use.

Mr. Henderson stated the existing structures do not meet the setback requirements for a lesser intense zoning classification.

Mr. Hammond asked if the application was denied would they have to wait six months before coming back.

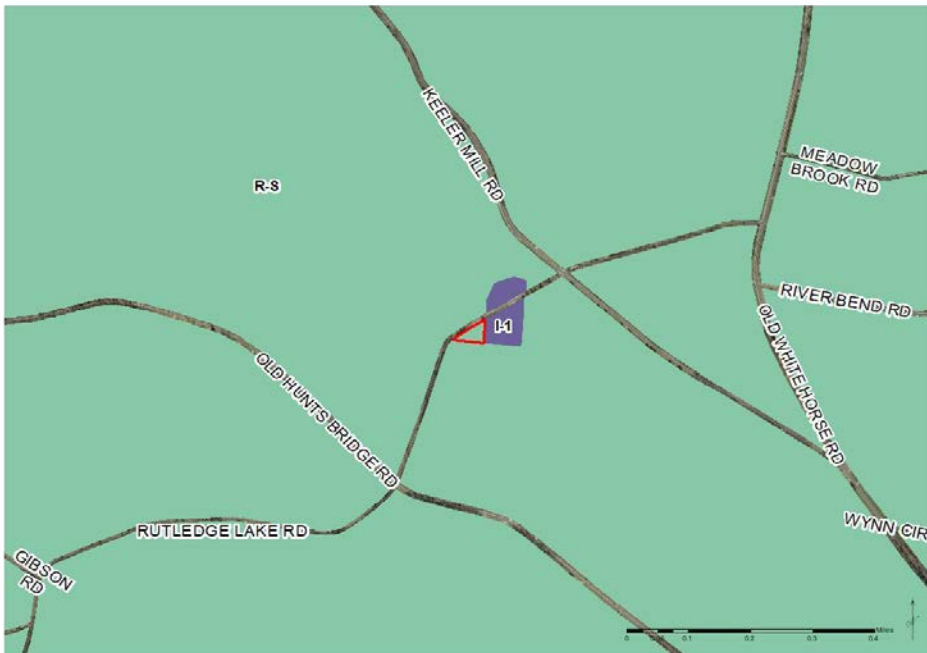
Mr. Henderson stated if the applicant were to go to a more restrictive zoning classification, they could come back immediately. To come back with the same request they would have to wait one year.

After further discussion, the following motion was made:

MOTION: By Mr. Forest, seconded by Mr. Loper to deny CZ-2020-43. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-44

APPLICANT: William R. Williams IV of Saluda Construction, LLC for Lake Rutledge, LLC

PROPERTY LOCATION: Rutledge Lake Road

PIN/TMS#(s): 0509020100101 and 0509020100701

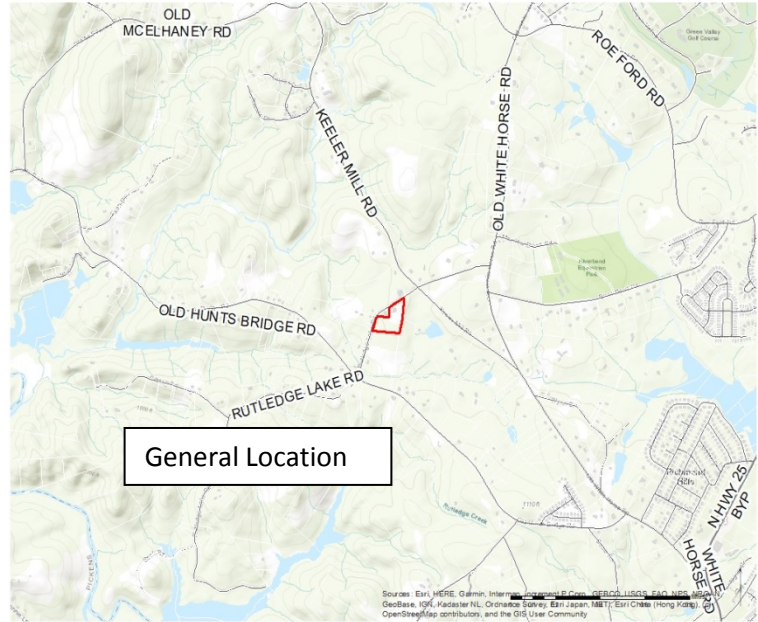
EXISTING ZONING: R-S, Residential Suburban and I-1, Industrial

REQUESTED ZONING: S-1, Services

PROPOSED LAND USE: Construction Business and Outdoor Storage

ACREAGE: 7.92

COUNCIL DISTRICT: 19 – Meadows



ZONING HISTORY: Parcel 0509020100701 was originally zoned R-S, Single-family Residential in June of 1973 as part of Area 4B, and parcel 0509020100101 was originally zoned I-1, Industrial in June of 1973 as part of Area 4B. There is one previous rezoning case for parcel 0509020100701 that was denied, CZ-1991-04, from R-S, Residential Suburban to I-1, Industrial.

EXISTING LAND USE: Construction Business and Outdoor Storage

AREA CHARACTERISTICS:

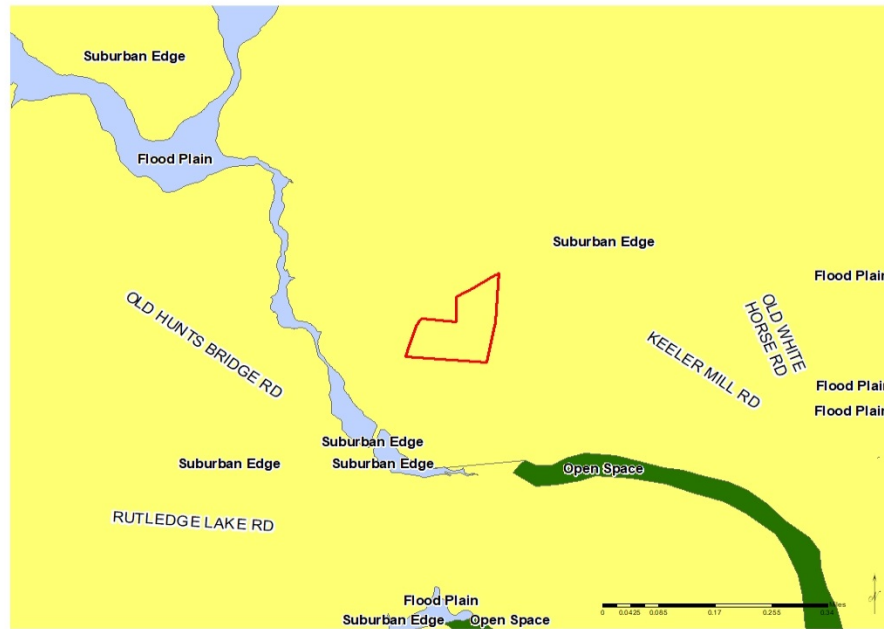
Direction	Zoning	Land Use
North	I-1	vacant industrial
East	R-S	vacant land and barn
South	R-S	vacant land
West	R-S	business office and single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: 0509020100101 - Septic
0509020100701 - Berea Sewer district

PLAN GREENVILLE
COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*.



Plan Greenville County, Future Land Use Map



SE

SUBURBAN EDGE

Place Type Characteristics

Suburban Edges are low-density residential areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected as part of the county's larger open space system.

Primary Uses	Single-family attached and detached residential
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial
Gross Density	0 to 1 dwellings per acre
Transportation	Automobile oriented, regional trail connections, curvilinear streets adapted to natural features
Parking	Private driveways and garages
Open Space	Large lots create private open space; conservation development to conserve open spaces; trail connections

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS:

This parcel is not included in any adopted community or area plans.

ROADS AND TRAFFIC:

Rutledge Lake Road: two-lane State-maintained Residential Collector. The parcel has approximately 750 feet of frontage along Rutledge Lake Road, and the parcel is approximately 1.91 miles south of the intersection of Old White Horse Road and White Horse Road (Highway 25). The property is not along a bus route and there are no sidewalks in the area.

There are no Traffic Counts in the area of Rutledge Lake Road.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are no schools within a mile of the site.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*. Properties with this future land use designation are typically low-density residential areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected as part of the county's larger open space system. Primary uses include single-family attached and detached residential, while small-scale apartment buildings, civic and institutional facilities, neighborhood parks, and small-scale commercial are noted as secondary uses for this future land use designation.

While one of the subject parcels is currently zoned I-1, Industrial, the requested rezoning to S-1, Services for both parcels allows for a number of uses that the I-1, Industrial zoning district does not, such as lumber yards, kennels with outside runs, and automobile service type businesses, and further expands the footprint of non-residential type uses. Staff is of the opinion that this expansion of uses does not fit with the context of the area and does not align with the designated future land use for this parcel.

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

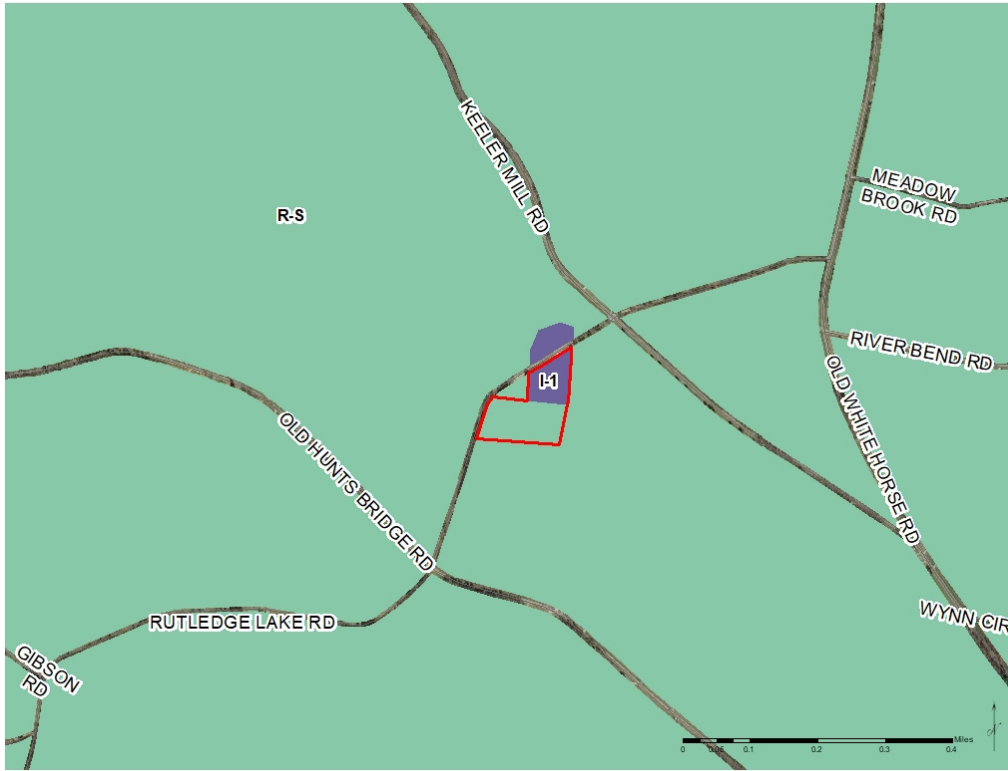
Mr. Bailey left the meeting at 6:00 p.m.

MOTION: By Mr. Forest, seconded by Mr. Looper (Jones) to deny CZ-2020-44. The motion carried unanimously by voice vote with one absent (Bailey).

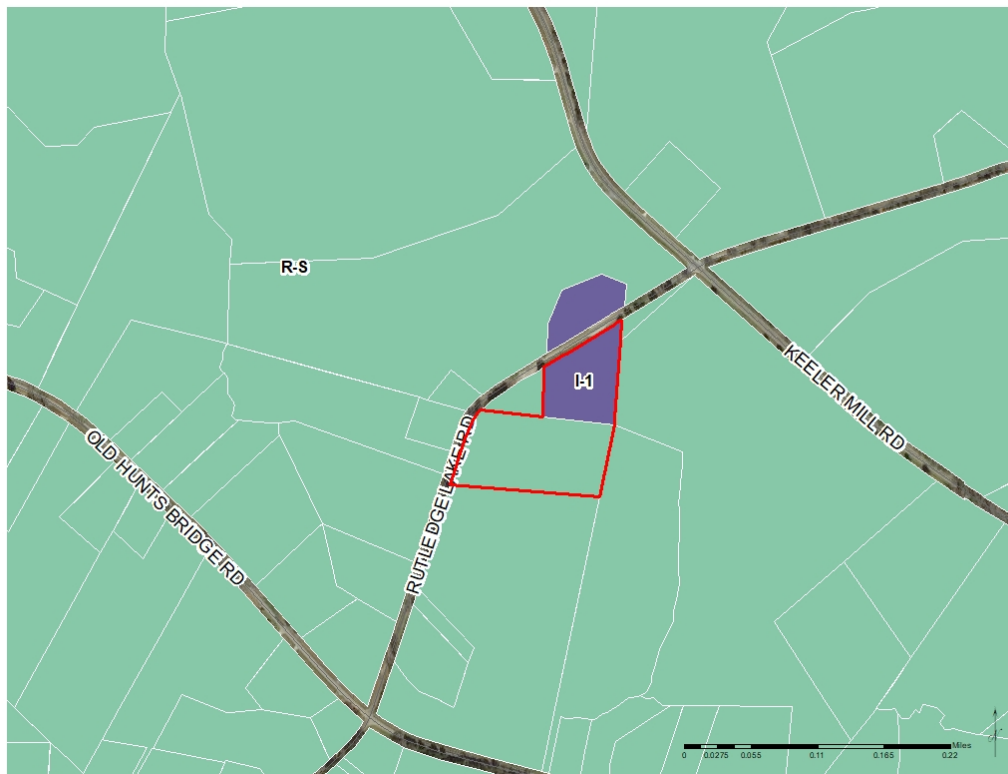


Aerial Photography, 2019





Zoning Map



Mr. Hammond recused himself from the following discussion due to a conflict of interest:

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-34

APPLICANT: Joe W. Bryant, Seamon Whiteside & Associates, Inc. for Greg Minton of Enigma Corporation

PROPERTY LOCATION: 17 Blacks Drive

PIN/TMS#(s): 0533040101902

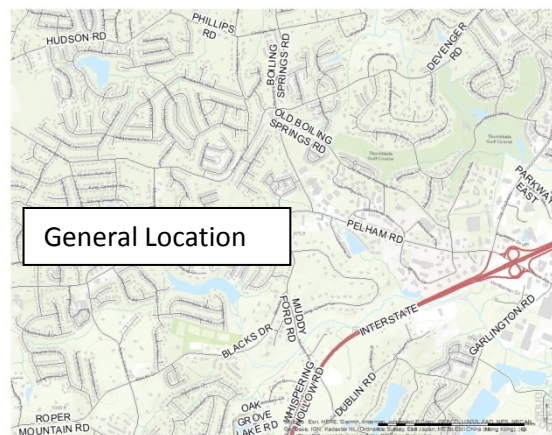
EXISTING ZONING: R-20, Single-family Residential

REQUESTED ZONING: C-1, Commercial

PROPOSED LAND USE: Gas Station, Convenience Store, and Car Wash

ACREAGE: 0.59

COUNCIL DISTRICT: 21 – Roberts



ZONING HISTORY: The parcel was originally zoned R-20, Single-family Residential in May of 1970 as part of Area 1. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: Single-family Residence

AREA CHARACTERISTICS:

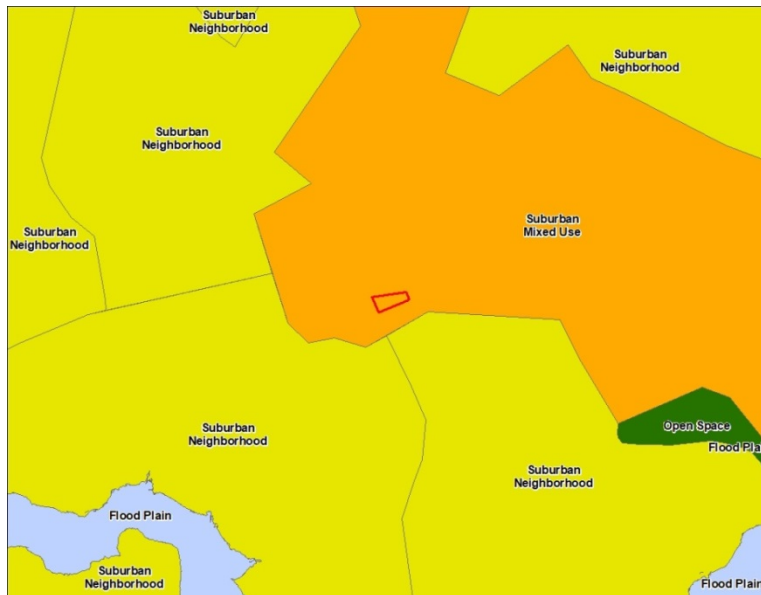
Direction	Zoning	Land Use
North	C-1	vacant land
East	FRD	single-family residential
South	R-20	single-family residential
West	PD	residential care facility

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*.



Plan Greenville County, Future Land Use Map



SMU SUBURBAN MIXED-USE

Place Type Characteristics

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

Primary Uses	Regional or neighborhood commercial, office, institutional, mixed-use residential
Secondary Uses	Townhomes , surface and structured parking, park-and-rides lots, transit stations
Gross Density	6 to 20 dwellings per acre
Transportation	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces

Plan Greenville County, Character Area Type Card

AREA AND COMMUNITY

PLANS:

This parcel is not included in any adopted community or area plans.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	0.59	1 units
Requested	C-1	12 units/acre		7 units

A successful rezoning would add 6 dwelling units.

ROADS AND TRAFFIC:

Blacks Drive: two-lane State-maintained Major Collector. The parcel has approximately 130 feet of frontage along Blacks Drive, and the parcel is approximately 0.06 miles south of the intersection of Blacks Drive and Pelham Road. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Blacks Drive	5,790' S	2,600	2,700 +3.8%	4,500 +66.7%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on this site. There are no schools within a mile of the site.

CONCLUSION:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. This future land use designation includes a variety of single-family and multifamily building types. Regional or neighborhood commercial, office, and institutional uses are also listed as some primary uses for these areas.

Despite this future land use designation, this area is still residential in nature. Staff is of the opinion that rezoning to C-1, Commercial would not be consistent with adjacent residential land uses, and that the proposed use of a gas station with convenience store is more suited to automobile-oriented future land use designations, rather than the *Suburban Mixed Use* land use designation.

STAFF RECOMMENDATION:

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

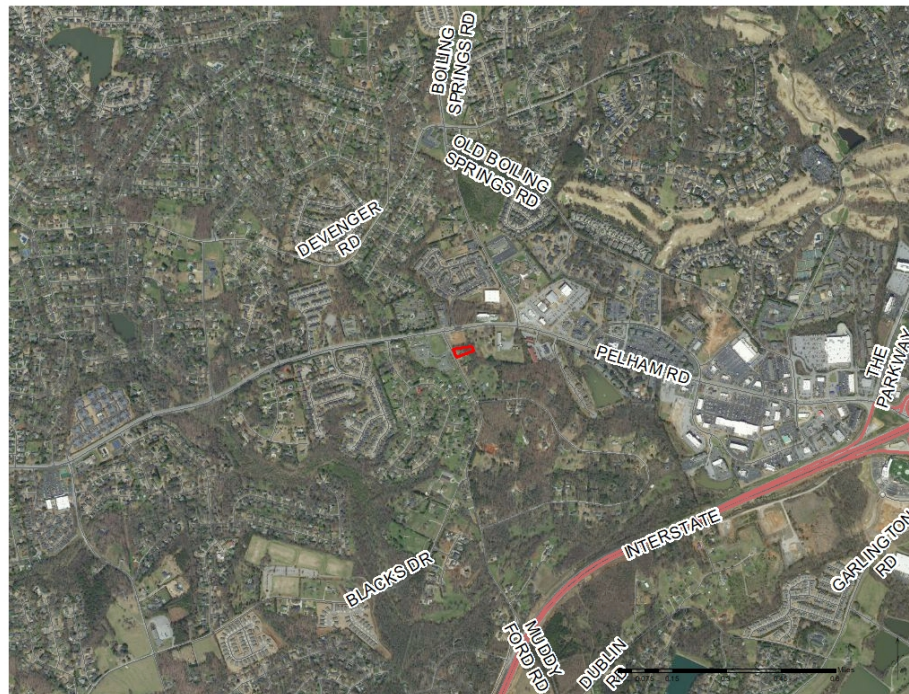
Ms. Staton stated the Commission had held this request at the last meeting per the applicant's request in order to meet with the community regarding a deed restriction for a buffer. She stated the applicant has met with the community and the applicant was here to provide additional information.

Mr. Greg Minton, applicant for the rezoning request addressed the Commission members stating he had met with the citizens in the community and Council Member Roberts. He stated the residential lot next to the site requesting rezoning was deed restricted to stop any future Commercial Development coming further down

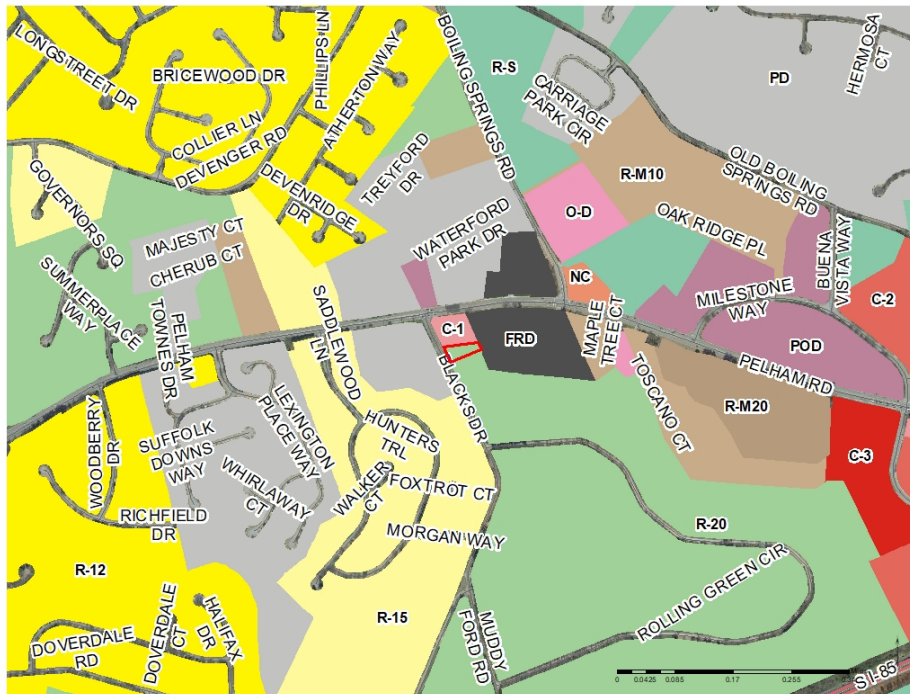
Blacks Road. He stated the meeting went well, and agreed to do an additional fence the community requested on the lot to be rezoned in addition to a 30 foot landscape buffer. He stated he sent today legal documents with the deed restriction to staff for review with the County Attorney. The deed restriction for the property would be put in place for twenty years. His company or any affiliate of his company could not lift the restriction. The enforcement rights of that would be assigned to the neighboring five parcels behind on Blacks Drive.

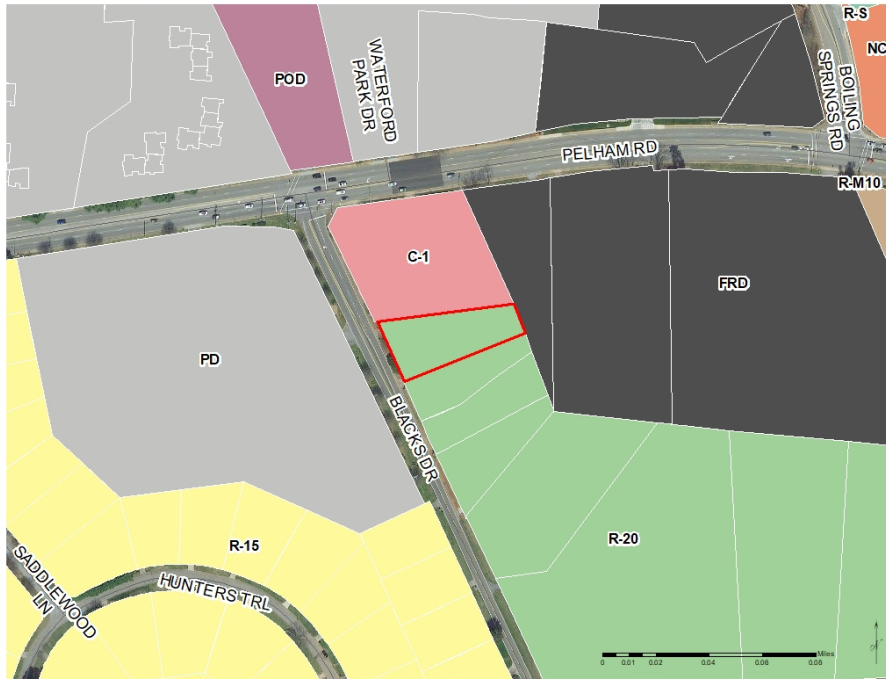
The Commission members and staff discussed the new information and after explanation from staff regarding their recommendation and the Commission not being able to place any conditions on a straight rezoning the following motion was made.

MOTION: By Mr. Shockley, seconded by Mr. Jones to approve CZ-2020-34. The motion carried unanimously by voice vote with one absent (Bailey) and one recusal (Hammond).



Aerial Photography, 2019





Mr. Hammond returned to the meeting.

Planning Report

Ms. Gucker addressed the Commission members with an update to various activities the staff had been working on as was included in each agenda packet. She reminded the members of the joint meeting with County Council tomorrow evening, June 25, 2020. The remote meeting would be with the consultants regarding the UDO (Unified Development Ordinance). She suggested each Commissioner think of their top three issues to discuss. In addition, she noted she would provide the members with an email address for the consultants if they had any further questions or concerns.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

Ms. Gucker suggested having a workshop in the future to discuss all of the different Ordinances and the process of the submittal of subdivisions, what happens after a preliminary plan is approved. She stated she would like to set up a meeting sometime in July or August.

ADJOURN: Without objection, Chairman Bichel adjourned the meeting at 6:26 p.m.

Respectfully submitted

Recording Secretary