

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
December 5, 2011
CONFERENCE ROOM D
5:03 PM**

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

COMMITTEE MEMBERS PRESENT:

Fred Payne
Liz Seman
Jim Burns
Joseph Baldwin
Dan Rawls

COMMITTEE MEMBERS ABSENT:

none

STAFF PRESENT:

Dean Campbell
Helen Hahn
Skip Limbaker
Mellone Long

CALL TO ORDER:

Chairman Payne called the meeting to order at 5:03 p.m.

INVOCATION:

Councilor Baldwin gave the invocation.

Approval of Minutes of Regular Meeting of October 31, 2011

MOTION: By Councilor Rawls to approve the minutes of the regular meeting of October 31, 2011, as submitted. The motion carried unanimously.

Zoning Dockets

Skip Limbaker gave a detailed report on the following applications:

DOCKET NUMBER: CZ-2011-33

APPLICANT: George Armfield for Taylors Plant, LLC

PROPERTY LOCATION: Mill Street (Taylors Mill)

PIN/TMS#(s): T007000100104

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: PD, Planned Development – Major Change

ACREAGE: 2.6

COUNCIL DISTRICT: 18 - Baldwin

ZONING HISTORY: The subject parcel was zoned I-1, Industrial, as part of Area 1 in May 1970. The Taylors Mills was rezoned from I-1, Industrial, to PD, Planned Development, in October 2011 as Docket CZ-2011-17. Staff, Planning Commission, and P&D Committee recommended approval.

EXISTING LAND USE: Industrial/warehouse structure; currently vacant.

AREA CHARACTERISTICS: Downtown Taylors with residential uses surrounding the mill

North: R-20, Single-Family Residential, and R-MA, Multifamily Residential, Single-family residences
East: I-1, Industrial, Various industrial uses across the Enoree River
South: R-10, Single-Family Residential, and R-MA, Multifamily Residential, Single and Multifamily residences across the RR-ROW
West: R-20, Single-Family Residential, Single-family residences

WATER AVAILABILITY: Greenville

SEWER AVAILABILITY: Taylors

IMAGINE GREENVILLE PLAN: Residential Land Use 2

TAYLORS AREA PLAN (JUNE 2002): Service/Industrial and Suburban Residential

ROADS: Mill Street: 2-lane, undivided County maintained road, with no sidewalks

TRAFFIC IMPACT

Traffic generated from the site could potentially increase under the requested uses in the PD, Planned Development, district. The closest traffic count station is located on W. Main Street in Taylors in front of the Taylors branch of the Greenville County Library. The 2009 traffic count was 5,900 average daily trips. Traffic volumes have decreased by 4.84 percent over the past five years at this location. It should be noted, transportation improvements were stipulated in the Statement of Intent and Concept Plan for CZ-2011-17.

SUMMARY

The property is zoned I-1, Industrial, which allows for manufacturing plants, assembly plants, and warehouses. Currently, an approximately 24,000 square foot structure is on site and occupied by various uses. The Statement of Intent and Concept Plan for the approved PD, Planned Development, allows the Taylors Mill to be redeveloped into a mixed use center including the following:

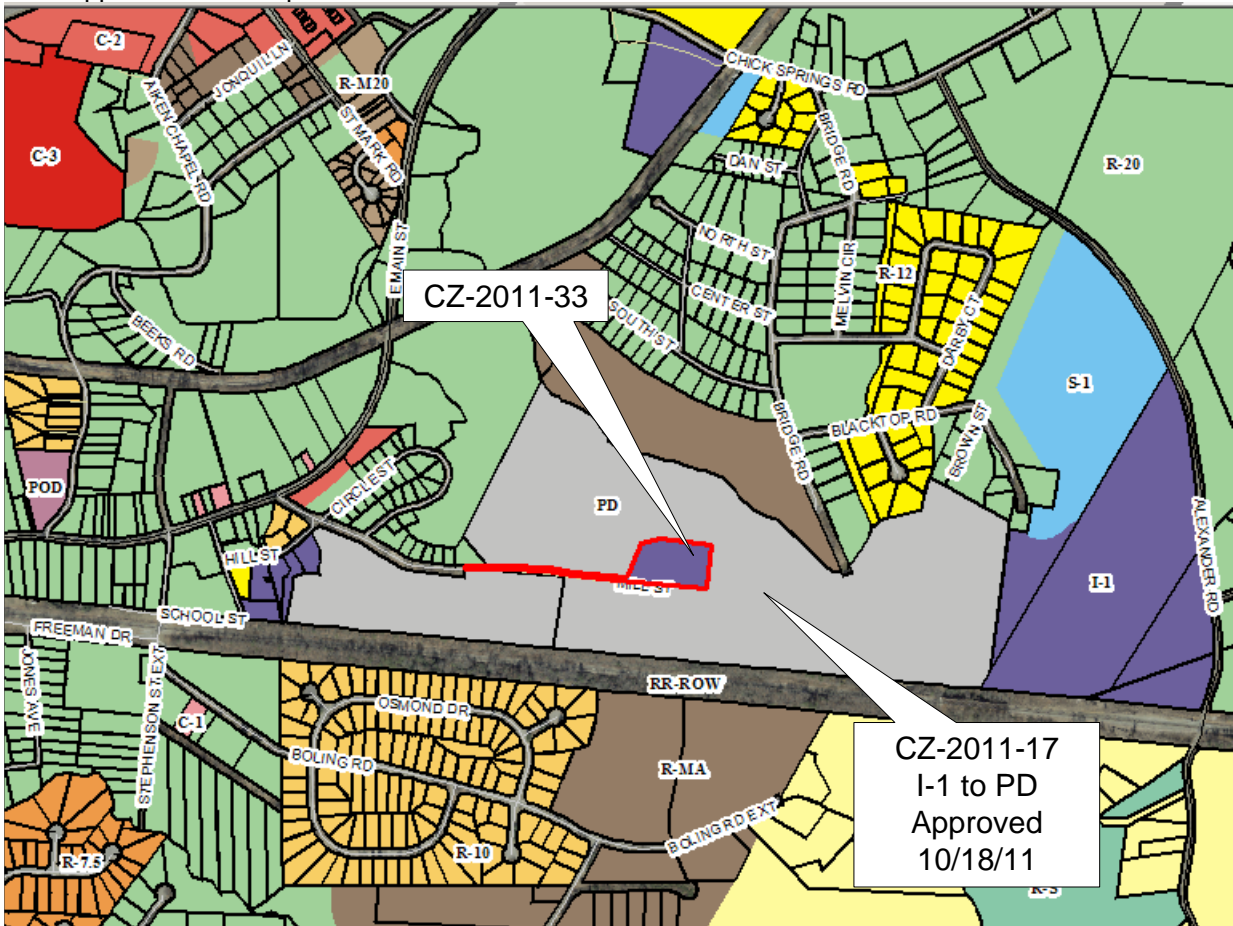
Commercial (12%)	97,680 sq. ft.
Assembly/Restaurant (5%)	40,700 sq. ft.
Light Industrial/Warehouse (64%)	520,960 sq. ft.
Residential (includes live/work) (14%)	113,960 sq. ft. (approximately 100 units)
Office (5%)	<u>40,700 sq. ft.</u>
	814,000 sq. ft.

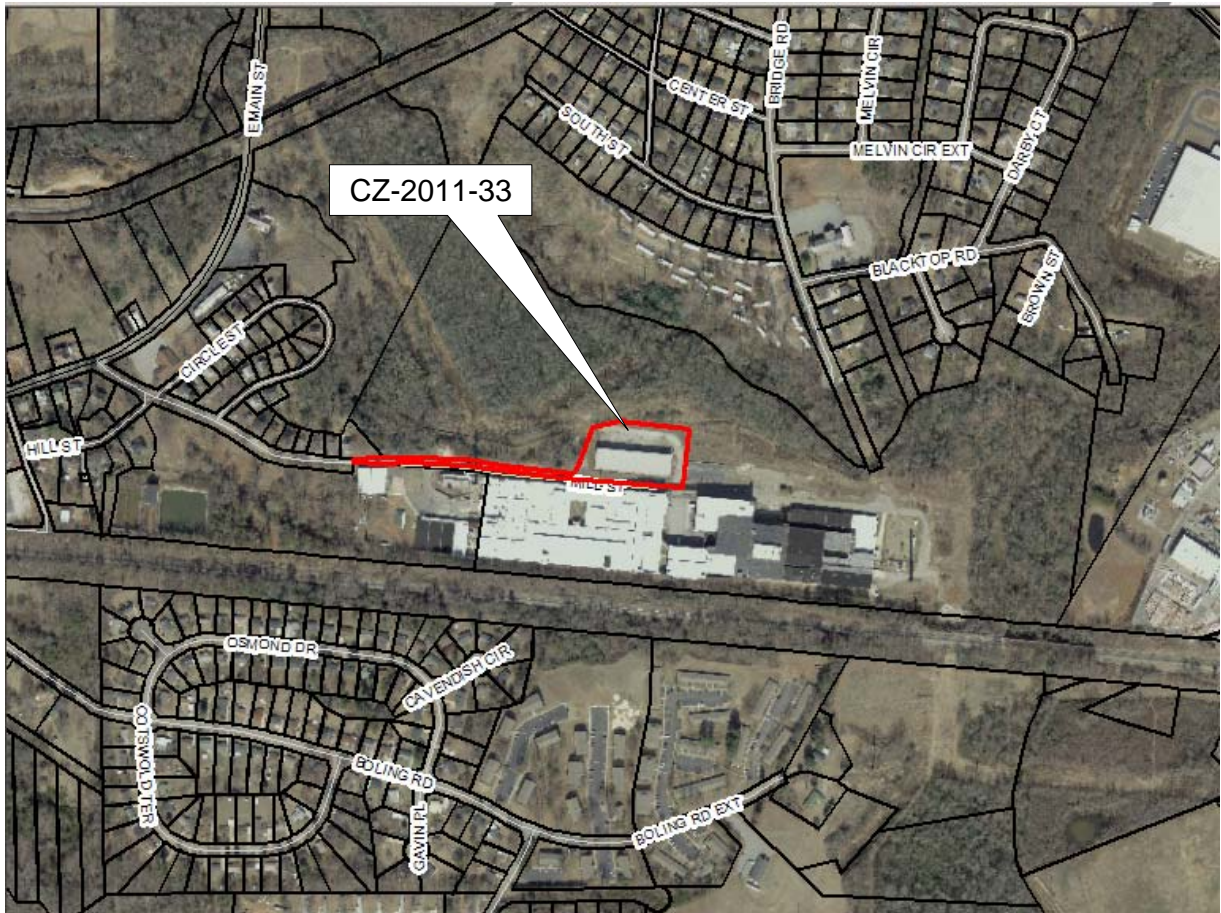
The proposed major change is a request to bring the 24,000 square foot structure into the approved PD, Planned Development, using the same design guidelines found in the Statement of Intent for CZ-2011-17. The only addition to the list of permitted uses in the PD, Planned Development, Statement of Intent is for indoor recreation.

CONCLUSION

The subject site was brought into question by Staff, Planning Commission, and County Council during the rezoning of the Taylors Mill as Docket CZ-2011-17. The issue was the subject site would remain an island of I-1, Industrial, amongst the PD, Planned Development. At the time, the applicant/owner of the Taylors Mill and the owner of the subject site had not discussed the opportunity to bring the subject site into the proposed PD, Planned Development. During the rezoning process various proposed uses were mentioned for the subject site and the existing I-1, Industrial, zoning classification would not permit these uses. In order to allow for more flexibility for development, the owners and Staff discussed the option of PD, Planned Development for the site.

Upon approval of the Taylors Mill rezoning, there will be ample opportunities for redevelopment of this site within the guidelines of the approved PD, Planned Development. Staff is of the opinion the PD, Planned Development, request is appropriate at this location and recommends approval of the request. The Planning Commission also recommends approval of the request.





MOTION: By Councilor Seman to approve the applicants request. The motion carried unanimously.

DOCKET NUMBER: CZ-2011-34

APPLICANT: Andrew Hardin for Plantation Federal Bank

PROPERTY LOCATION: East North Street

PIN/TMS#(s): 0279000101502

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.26

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The subject parcel was zoned R-M20, Multifamily Residential, as part of Area 1 in May 1970. There have been no rezoning requests on the subject parcel. A rezoning request for the

adjacent parcel to the east known as Docket CZ-1988-122 was approved in 1984 to rezone from RM, Multifamily Residential, to O-D, Office District. Subsequently, in 1985 a request known as Docket CZ-1985-69 was approved to rezone the tract from O-D, Office District, to C-1, Commercial.

- EXISTING LAND USE:** Vacant Dry Cleaning Business
- AREA CHARACTERISTICS:** Various office/commercial uses
- North: R-20, Single-Family Residential, single-family residential
East: C-1, Commercial, office (Resume Service Business)
South: C-3, Commercial, vacant single-family residence
West: R-M20, Multifamily Residential, and C-1, Commercial, Publix Shopping Center
- WATER AVAILABILITY:** Greenville Water System
- SEWER AVAILABILITY:** Wade Hampton Sewer
- IMAGINE GREENVILLE PLAN:** Residential Land Use 3 (rear portion) on a Neighborhood Corridor (front portion)
- ROADS:** East North Street: five-lane, undivided SCDOT maintained road, with sidewalks on both sides of East North Street

TRAFFIC IMPACT

Traffic should not change significantly because the site has always been occupied by a commercial use. The closest traffic count station is located on East North Street approximately one-half mile to the east in front of The Cove at Butler Springs Subdivision. The 2009 traffic count was 16,000 average daily trips. Traffic volumes have decreased by approximately nine percent over the past five years at this location.

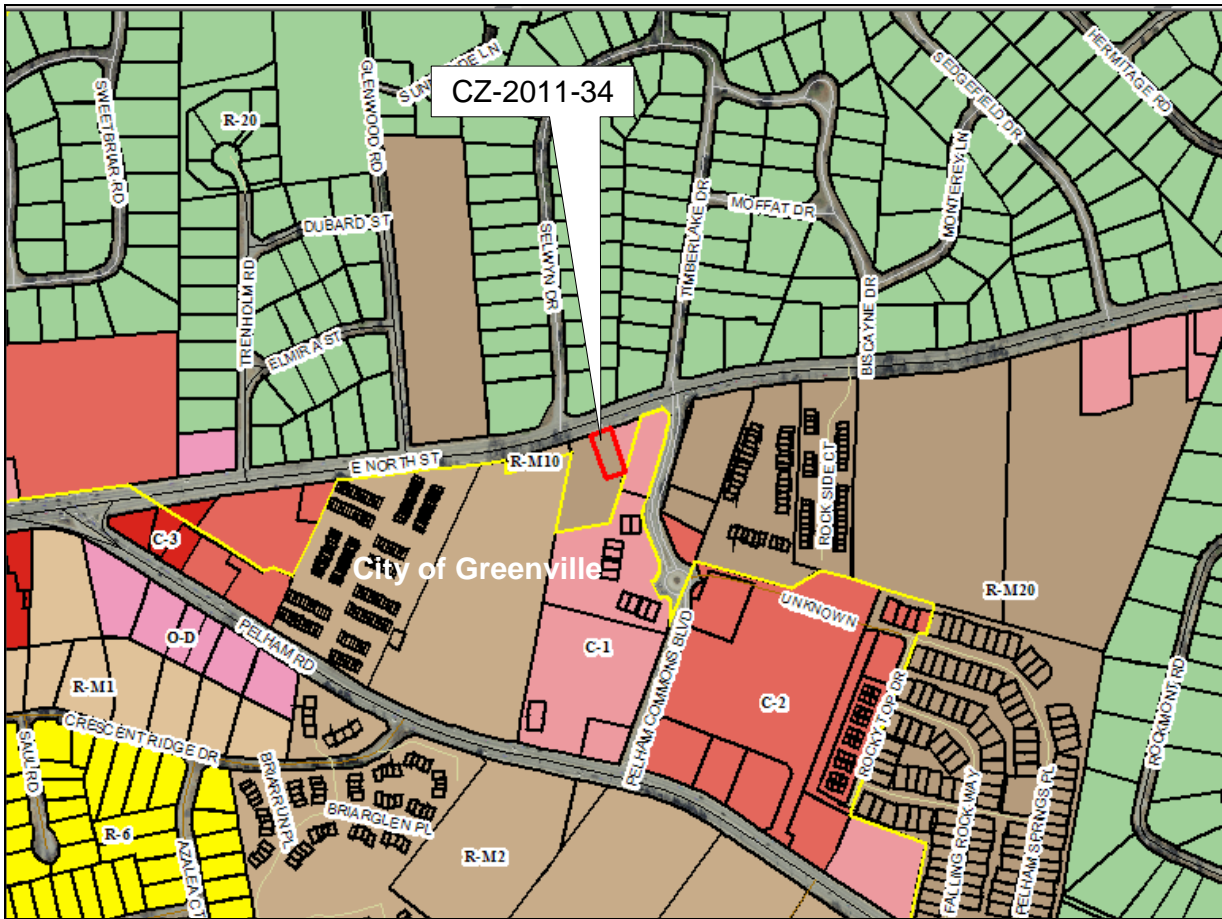
SUMMARY

The property is zoned R-M20, Multifamily Residential, which allows multifamily development at a maximum density of 20 units per acre. The request is for C-1, Commercial, which provides commercial establishments for the convenience of local residents.

CONCLUSION

The subject site is occupied by a former dry cleaning business which was opened and operated on site prior to the area being zoned in 1970. The business operated as a nonconforming use until recently losing its nonconforming status after being vacated for more than one year. Records indicate the business was closed in 2010. In addition, the parcel to the adjacent west is occupied by a daycare center which is a nonconforming use. As mentioned in the zoning history, the parcel to the adjacent east was rezoned to C-1, Commercial in 1985 and is currently occupied by an office use. These three parcels are surrounded by parcels in the City limits of Greenville. The adjacent parcels in the City of Greenville are zoned C-1, Commercial, and are occupied by office uses. These tracts were rezoned from RM, Multifamily Residential, to O-D, Office District, in Greenville County as Docket CZ-1978-26 prior to annexation and rezoning to C-1, Commercial, by the City of Greenville in 2003.

The subject site is located adjacent to various non-residential uses either nonconforming or on commercial zoned property in the County or City of Greenville. Based on the surrounding land uses and zoning, Staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request. The Planning Commission recommends approval of the request.



MOTION: By Councilor Seman to approve the applicants request. The motion carried unanimously.

Discussion Regarding Additional Information on Docket CZ-2011-31

Skip Limbaker addressed the Committee members regarding Docket CZ-2011-31, which had been approved by the Committee on October 31, 2011 with one condition being sidewalks to be installed on Hudson Road. Mr. Limbaker stated he had spoken with the applicants engineer and SCDOT had required the applicant move the sidewalk on Hudson Road which would mean the removal of two large trees. In addition, there are no residential uses in the area and this would only be a sliver of a sidewalk.

Mr. Patrick Rivers, engineer for the applicant addressed the Committee members explaining the requirement the DOT had for sidewalks on Hudson Road. He stated the sidewalk would be disconnected and the applicant had not anticipated the removal of the large trees.

After some discussion, the Committee was in agreement that the elimination of sidewalks would not be detrimental to the overall project and would inform County Council of the situation.

Requests and Motions

The Committee members agreed the schedule Mr. Limbaker emailed for next year's Committee meetings was satisfactory.

Ms. Long informed the Committee members at the February Committee meeting, a representative from Duke Engergy will address the Committee regarding light pollution. In addition, Ms. McCormick would be at that meeting and she has previously gave the Committee two presentations on light pollution.

Adjournment

Councilor Rawls moved to adjourn the meeting at 5:26 PM. Without objection the meeting was adjourned.

Respectfully Submitted,

Helen Hahn
Administrative Coordinator
Greenville County Department of Planning