

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
March 10, 2014
CONFERENCE ROOM D – COUNTY SQUARE
4:15 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:

Joe Dill, Chairman
Fred Payne
Sid Cates
Bob Taylor

COMMITTEE MEMBERS ABSENT:

Lottie Gibson

STAFF PRESENT:

Teresa Barber
Dean Campbell
Michael Forman
Paula Gucker
Helen Hahn
Tom Meeks

CALL TO ORDER:

Chairman Dill called the meeting to order at 4:21 p.m. and welcomed Dr. Bob Taylor as the new member on the Committee replacing Dan Rawls.

INVOCATION:

Councilor Payne gave the invocation

Approval of the minutes of the February 17, 2014 meeting

MOTION: By Councilor Payne to approve the minutes of the February 17, 2014, 2013 meeting. The motion carried unanimously by voice vote.

Zoning Dockets

Mr. Forman presented the following:

DOCKET NUMBER: CZ-2014-7

APPLICANT: Brent Edgerton and Jenny Hawkins

PROPERTY LOCATION: 319 East Warehouse Court

PIN/TMS#(s): P015040100405

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.965

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned I-1 in May of 1970 (Area 1)

EXISTING LAND USE: Industrial

AREA CHARACTERISTICS:

	Zoning	Land Use
North	I-1	Railroad right-of-way (owned by The Atlanta and Charlotte Air Line Railway Company), then farther north is right-of-way for Rutherford Road
South	I-1	Railroad spur (absent of railroad tracks -owned by The Atlanta and Charlotte Air Line Railway Company), then farther south is developed industrial land; still farther south is right-of-way for East Warehouse Ct; still farther south is partially developed property zoned S-1, Services
East	Unzoned	Undeveloped land owned by Greenville County
West	I-1	Railroad right-of-way (owned by The Atlanta and Charlotte Air Line Railway Company); then farther west is right-of-way for Rutherford Road

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District - No sanitary sewer available

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: East Warehouse Ct: 2-lane State-maintained minor arterial

TRAFFIC IMPACT: Traffic generated from the site is expected to remain the same. No traffic count station was found in the immediate area. The closest traffic count station was conducted on Rutherford Road in 2012, approximately 2,100 feet northeast of the subject site. The station counted 13,300 average daily traffic trips, representing a 6.4% change (increase) from the previous year, but an overall decrease of 2.2% over the last five (5) years. A different traffic count was conducted on West Warehouse Court in 2012, approximately a mile southwest of the subject site. The station counted 1,250 average daily traffic trips, representing a 13.63% change (increase) from the previous year and a 4.16% increase over the last five (5) years.

SUMMARY

The property is zoned I-1, a district established for manufacturing plants, assembly plants, and warehouses. This request is to rezone to S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing commercial uses that are service related or involve light industry having minimal effect on adjoining properties.

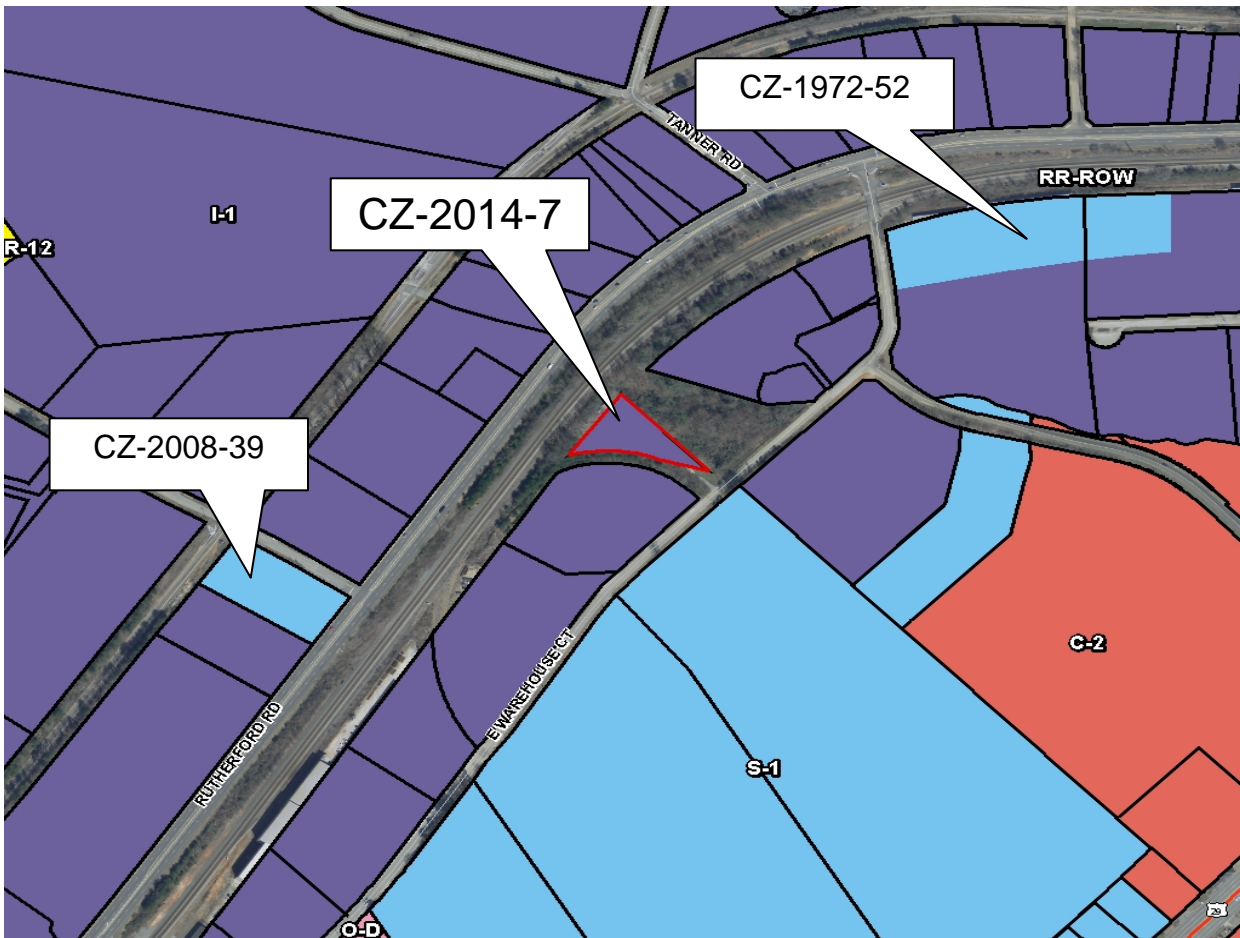
The subject property is a nonconforming parcel located on the west side of East Warehouse Court. The parcel does not have frontage on any right-of-way; however, access to the property has been granted pursuant to a nonexclusive private roadway easement for ingress and egress to East Warehouse Court dated March 21, 1979 (recorded on July 31, 1979).

CONCLUSION

The subject property is located on the west side of East Warehouse Court within a predominately industrial area of the county. The Official Zoning Map shows that an overwhelming majority of the parcels located on the west side of East Warehouse Court are zoned I-1; rezoning from I-1 to S-1 on that side of the roadway would represent a significant deviation.

The subject parcel is nestled between an unfinished railroad spur and existing railroad tracks, both of which are owned by The Atlanta and Charlotte Air Line Railway Company. The undeveloped land directly to the east of the subject site is owned by Greenville County. Staff acknowledges the importance of retaining industrial land uses, particularly in areas along railroad tracks where much planning and investment was made in order for businesses to benefit from the costly infrastructure. In these instances, it is staff's opinion the highest and best use of the property is more accomplished with the industrial zoning classification, more so, than converting to a less intense classification. Therefore, based on these reasons, staff recommends denial of the application to rezone from the I-1 district to the S-1 district. The Planning Commission recommended denial.





MOTION: By Councilor Payne to hold CZ-2014-7. The motion carried unanimously by voice vote with two absent (Cates and Gibson).

Mr. Forman presented the following:

DOCKET NUMBER:	CZ-2014-8
APPLICANT:	Max and Barbara Greer
PROPERTY LOCATION:	614 Pendleton Road
PIN/TMS#(s):	0237010501000
EXISTING ZONING:	C-2, Commercial
REQUESTED ZONING:	R-M20, Multifamily Residential
ACREAGE:	0.630
COUNCIL DISTRICT:	23 – Norris

ZONING HISTORY: The parcel was originally zoned R-M in June 1973 (Area 4A) but later rezoned to C-2 in 1977 (CZ-1977-049)

EXISTING LAND USE: Single-family home

AREA CHARACTERISTICS:

	Zoning	Land Use
North	C-2 R-M20	To the north is developed commercial property; to the northeast is undeveloped land
East	R-M20	Undeveloped land; farther east are properties with single-family homes
South	C-2	Right-of-way for Pendleton Rd; farther south is undeveloped land
West	C-2	Undeveloped land

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer and Fire Sub District

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: Pendleton Road: 2-lane State-maintained minor collector

TRAFFIC IMPACT: Traffic generated from the site is expected to remain the same. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Pendleton Road in 2012, approximately 2,700 feet east of the subject site. The station counted 1,950 average daily traffic trips, which represented a 7.14% change (decrease) from the previous year and an overall decrease of 7.14% over the last five (5) years.

SUMMARY

The property is zoned C-2, Commercial, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. The request is for the R-M20, Multifamily Residential zoning district, which was established to provide for varying population densities. The minimum lot size for a single-family detached home is 7,500 square feet, and the subject parcel would comply with this requirement.

To this day, the area within the immediate vicinity remains predominately residential. All properties directly to the east of the subject site (north of Pendleton Road) are zoned R-M20, and single-family homes have been developed on most of the C-2 zoned parcels on the south side of Pendleton Road.

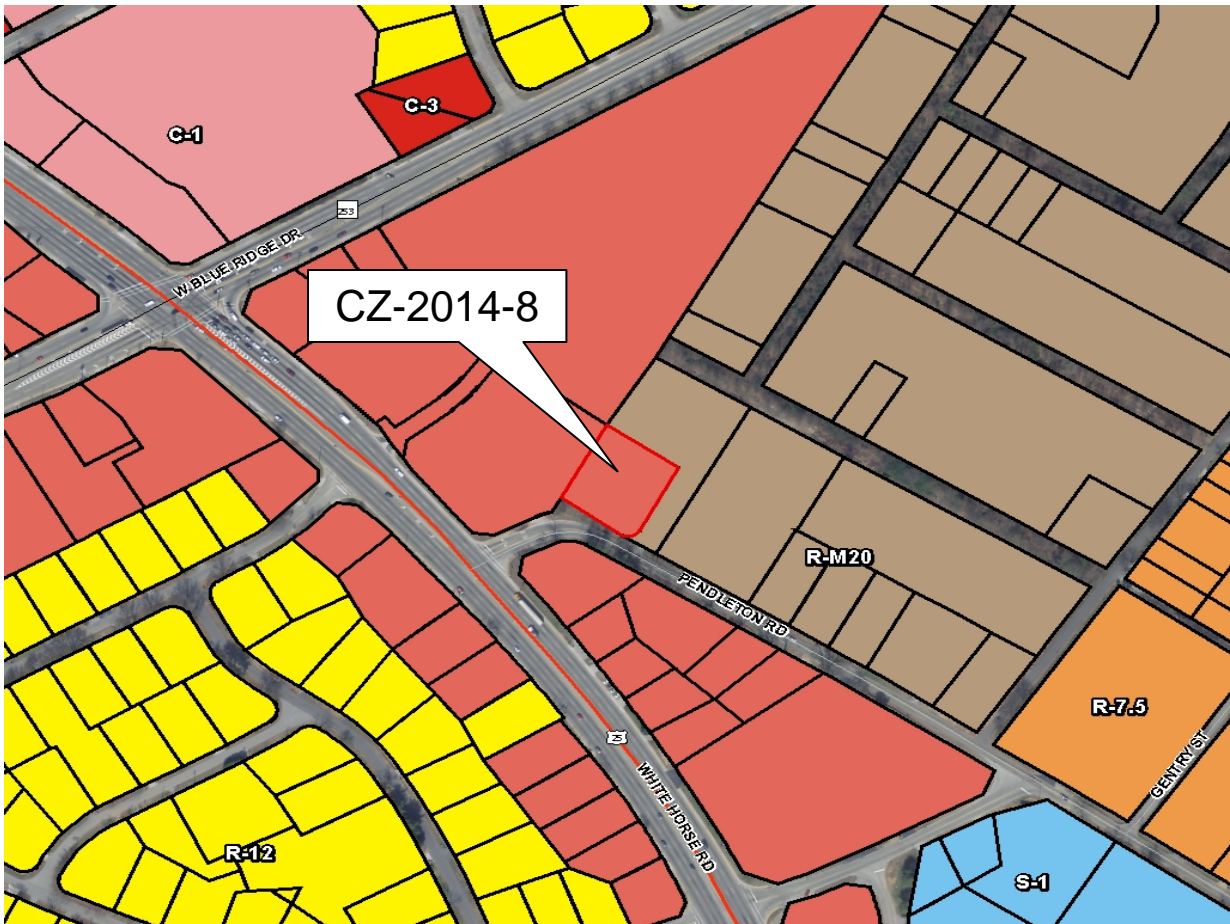
CONCLUSION

The subject property contains an existing single-family detached home, believed to have been built in the 1960's (prior to zoning). The site was zoned R-M before an application was made (and approved) to rezone to the C-2 district. The Official Zoning Map and aerial photography shows that many of the abutting and neighboring properties are already zoned R-M20 or have been developed with single-family detached homes. A site inspection revealed that a "for-sale" sign was posted on the site. A single-family (detached) home is a permitted use in the R-M20 district, whereas it is allowed conditionally in the C-2 district.

As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. It is staff's opinion the R-M20 zoning for this parcel would not have any harmful

impacts to the abutting properties. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-2 district to the R-M20 district. The Planning Commission recommended approval.





MOTION: By Councilor Payne to approve CZ-2014-8. The motion carried unanimously by voice vote with two absent (Cates and Gibson).

Dr. Cates arrived at the meeting.

MOTION: By Councilor Cates to recall CZ-2014-7. The motion carried unanimously by voice vote with one absent (Gibson).

Dr. Cates reviewed the applicants request and the area in which the subject property was located. He pointed out on a map provided by staff various establishments within the area that are zoned S-1, Services or Commercial.

MOTION: By Councilor Cates to send CZ-2014-7 back to the Planning Commission for reconsideration. The motion carried unanimously by voice vote with one absent (Gibson).

Mr. Forman presented the following:

DOCKET NUMBER: CZ-2014-9

APPLICANT: Chuck Reichert

PROPERTY LOCATION: Southwest corner of Boiling Springs Road and Phillips Road

PIN/TMS#(s): 0540030101704, 0540030101705 and 0540030101703

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 12.7

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The parcel was originally zoned R-12 in May of 1970 (Area 1)

EXISTING LAND USE: Residential (partially developed)

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-12	Right-of-way for Phillips Road; then farther north are single-family homes
East	R-S	Right-of-way for Boiling Springs Road; then farther east are single-family homes and undeveloped residential
South	R-12	Single-family homes
West	R-12	Single-family homes

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District (services would be provided via an existing ReWa trunk line on the property)

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Boiling Springs Road: 2-lane State-maintained major collector/minor arterial
Phillips Road: 2-lane County-maintained minor collector

TRAFFIC IMPACT: Traffic generated from the site is expected to increase. The closest and most relevant traffic count was conducted on Boiling Springs Road in 2012, approximately 365 feet north of the intersection of Boiling Springs Road and Phillips Road. The station counted 8,600 average daily traffic

trips, which represented no change from the preceding year, but an overall decrease of 2.38% over the last five (5) years. Another traffic count was conducted on Phillips Road, nearly 2,000 feet west of the same intersection. This station counted 2,100 average daily trips, which represented an 8.6% change (decrease) from the previous year and a 4.54% decrease from over the last five (5) years.

SUMMARY

The property is zoned R-12, Single-family Residential, which provides for single-family residences of 3.6 units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, designates 54 home sites. Anyone purchasing a home in this development would own the house and the land directly below the respective building footprint. Everything else, including but not limited to the yards, street, off-street parking areas, recreation/storm water areas, and sidewalks would be owned by the home owner's association.

The purpose and intent of the FRD zoning is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

CONCLUSION

The 12.7-acre site is comprised of three (3) parcels, located at the southwest corner of Boiling Springs Road and Phillips Road. All abutting and neighboring properties are zoned for single-family homes, and many of these homes, including those located within the immediate vicinity have lot sizes that are at least 10,000 square feet. As previously mentioned, the subject parcels are zoned R-12, and when combined, can yield a maximum of 45 dwelling units (3.6 du/acre). The conceptual plan for this FRD project proposes 54 single family (detached) dwellings, which is nine (9) more units than what the property is entitled under the R-12 zoning district.

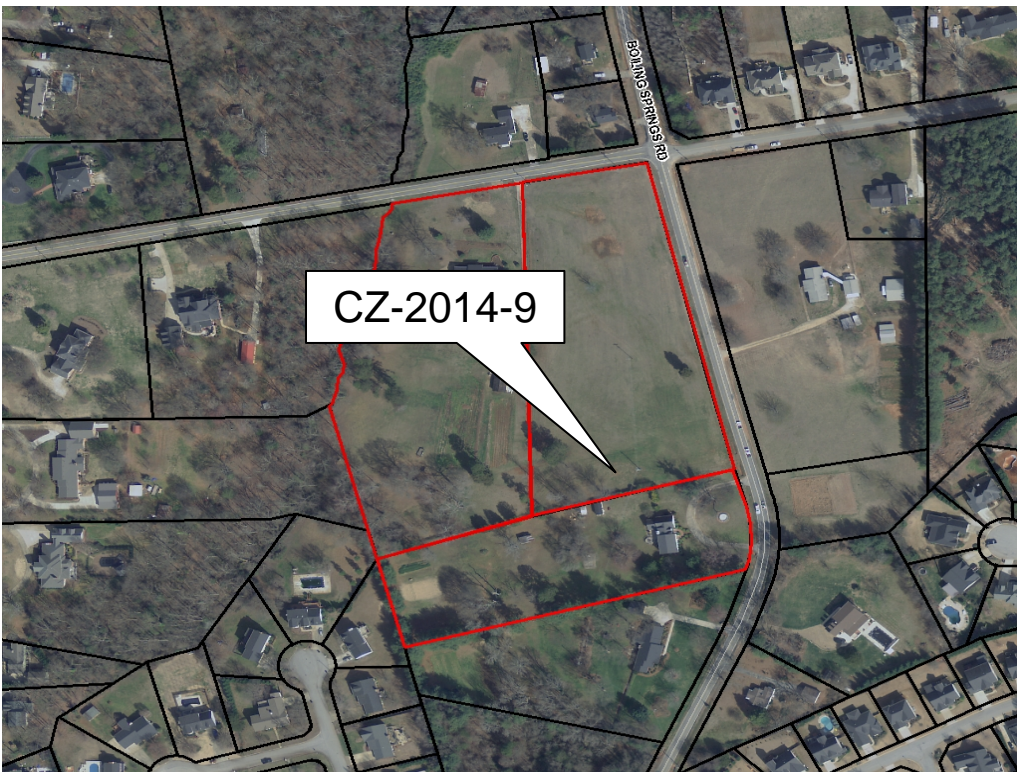
With respect to the house sizes in the FRD, it is staff's opinion that the number of bedrooms and square footage of each home proposed in the FRD project would be compatible to the houses located on abutting properties and within the immediate vicinity. However, the FRD project would deviate from the surrounding community in terms of lot size. In this case, the FRD project is proposing smaller lot sizes than its neighboring counterparts, but the development as a whole contains desirable attributes and provisions, such as opportunities for on-site recreation and guest parking, as well as anticipating for storm water management solutions.

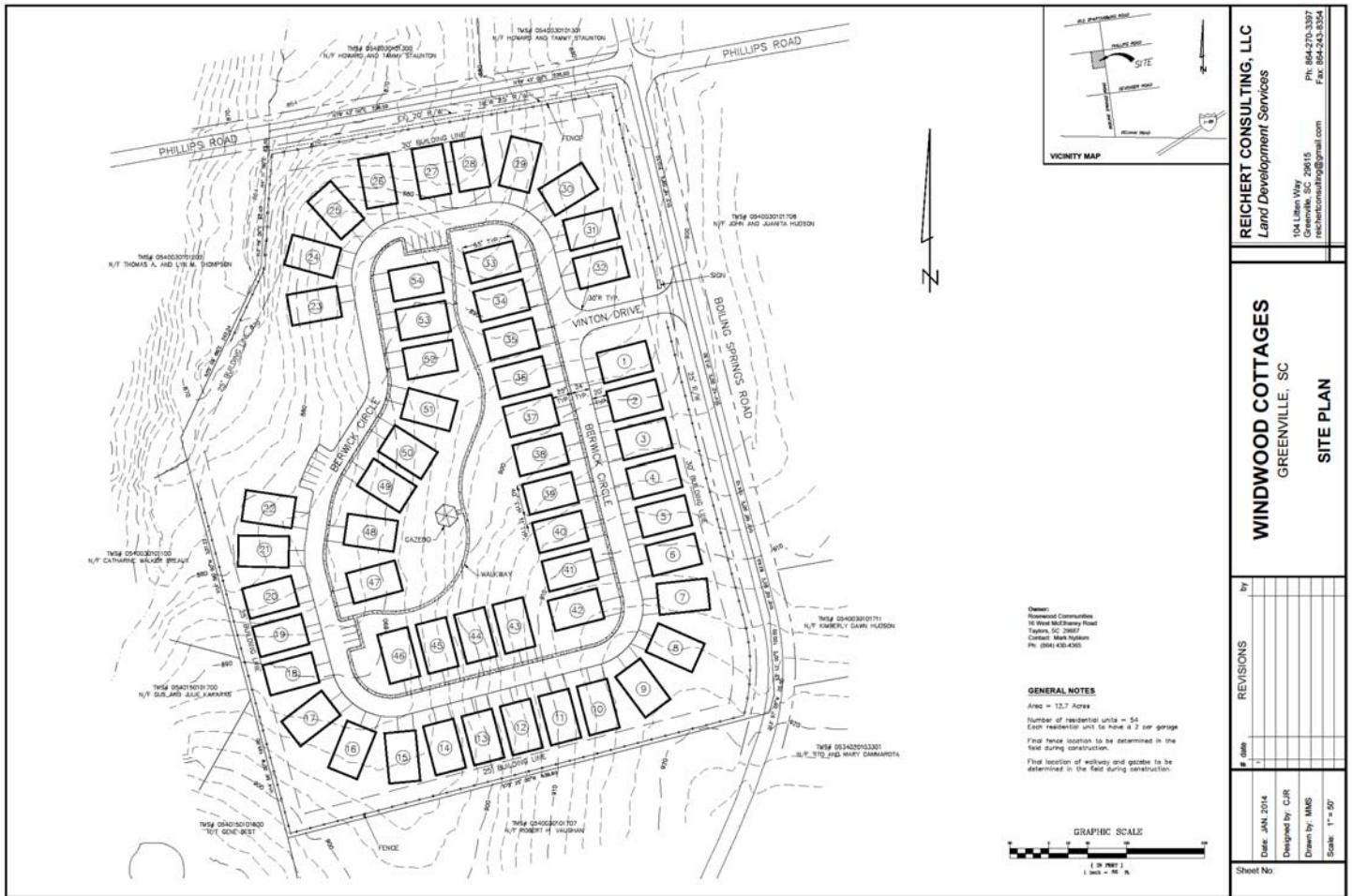
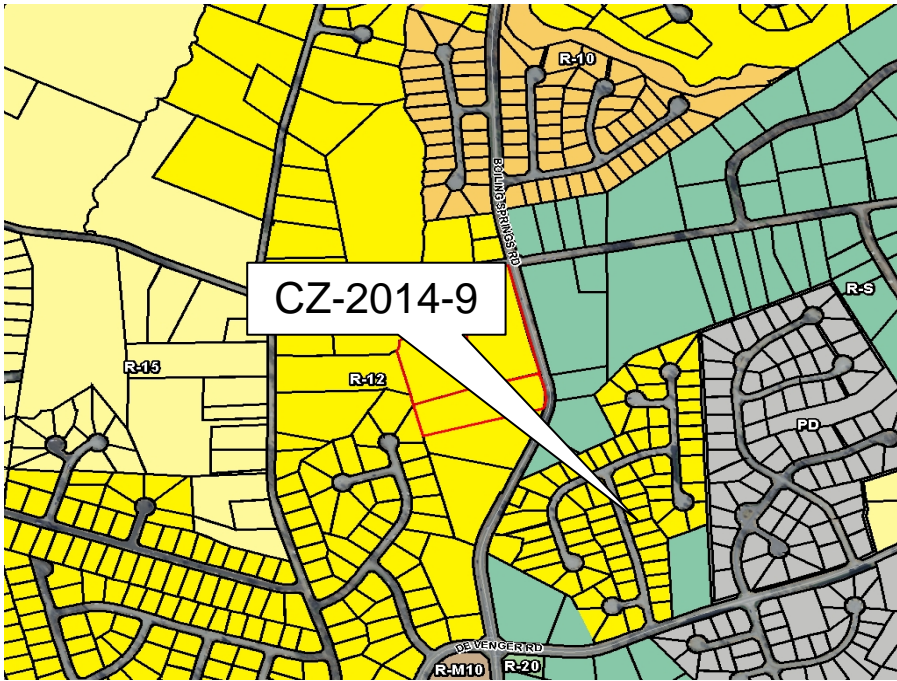
As with any project, it is incumbent upon staff to ensure that adequate public infrastructure exists (or is at least planned) when a new development is complete. An eight inch (8") water main, owned by Greenville Water, is located within the Phillips Road right-of-way. No water main is located within the Boiling Springs Road right-of-way, but a water main could be extended by the developer, if necessary. Regardless, Greenville Water currently has enough capacity to serve the proposed number of homes. According to the conceptual plan for the FRD project, the pavement of the interior drive aisle would be 24 feet in width, which meets minimum standards. The size and design of off-street parking areas would also meet minimum standards. While not a major concern, it is staff's opinion the project would be better served if it contained a second point of ingress/egress along the north property line. A second point of ingress/egress on Phillips Road would help alleviate traffic congestion on Boiling Springs Road and provide for a second point of emergency ingress/egress (and for service vehicles). It should be noted that a second access point along Phillips Road would likely result in the elimination of two (2) or more dwelling units. Since Boiling Springs Road accommodates significantly more vehicular traffic than Phillips Road and because the point of ingress/egress along Boiling Springs Road is close to the intersection of Boiling Springs and Phillips Roads, it is staff's opinion it would be prudent for the developer to include a left turn lane from Boiling Springs Road into the proposed development to help alleviate any anticipated traffic congestion, particularly during peak hour times.

One of the objectives of the Plan is to encourage infill development in areas with existing infrastructure and future improvement plans. In addition, the conceptual plan for the project complies with the standards for FRD, Flexible Review District. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-12 district to the FRD district, but contingent upon the following conditions:

1. Include an access point along Phillips Road, the size and location of which meeting all applicable codes and standards. Staff will only support this condition if topography will allow;
2. Include a dedicated left turn lane into the FRD from Boiling Springs Road; and
3. Include a sidewalk within the right-of-way of Phillips Road and Boiling Springs Road.

The Planning Commission approved the applicant's request with the following amended condition:
To provide three lanes at the entrance on Vinton.





The Committee discussed the proposed FRD, looking at the site plan and the traffic already in the area.

Dr. Cates spoke to the amount of traffic and the amount of homes proposed in the development, noting the majority of the neighboring homes are on large lots. He felt the development would take away for the character of the area.

Mr. Payne noted under the current zoning the number of homes allowed would be 45 dwelling units. With the requested FRD zoning the number would be 54 single family units, representing an increase of 9 units. He stated with the increase of 9 units traffic would not be affected.

The Committee discussed the conditions placed on the request by the staff initially and then the condition placed on the request by the Planning Commission. After some discussion the following motion was offered.

MOTION: By Mr. Payne to approved CZ-2014-9 with the conditions from both the staff and Planning Commission as follows:

1. Include an access point along Phillips Road, the size and location of which meeting all applicable codes and standards. Staff will only support this condition if topography will allow;
2. Include a dedicated left turn lane into the FRD from Boiling Springs Road; and
3. Include a sidewalk within the right-of-way of Phillips Road and Boiling Springs Road.
4. To provide three lanes at the entrance on Vinton.

The motion carried with three in favor (Cates, Payne and Dill) one opposed (Taylor) and one absent (Gibson).

Mr. Forman presented the following:

DOCKET NUMBER:	CZ-2014-10
APPLICANT:	Ryan Sands and Jamie McCutchen
PROPERTY LOCATION:	108 Cedar Lane Road
PIN/TMS#(s):	0149000600200
EXISTING ZONING:	C-2, Commercial and R-MA, Multifamily Residential
REQUESTED ZONING:	C-2, Commercial (for that portion zoned R-MA, Multifamily Residential)
ACREAGE:	1.13
COUNCIL DISTRICT:	23 – Norris
ZONING HISTORY:	The parcel was originally zoned R-MA and C-2 in April of 1972 (Area 3)
EXISTING LAND USE:	Developed commercial – currently unoccupied by any businesses

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-M20 R-MA C-3	Right-of-way for Buncombe Road; then farther north is a mixture of undeveloped and developed residential land uses
East	C-2 R-MA	Partially developed commercial property
South	R-M20	Right-of-way for Cedar Lane Road and Old Buncombe Road; then farther south is right-of-way for Lee Street; still farther south is multi-family residential
West	R-M20 R-MA I-1	Right-of-way for Cedar Lane Road; then farther west are a mix of multi-family and single-family homes; still farther west is government/institutional

WATER AVAILABILITY:

Greenville Water System

SEWER AVAILABILITY:

Parker Sewer and Fire Sub District

IMAGINE GREENVILLE PLAN:

Residential Land Use 3

ROADS:

Cedar Lane Road: 6-lane (with turn lane) State-maintained minor arterial (considered to be a major road);
Buncombe Road: 2-lane State-maintained minor arterial (not considered to be a major road); and
Old Buncombe Road: a 2-lane State-maintained minor arterial

TRAFFIC IMPACT:

Traffic generated from the site is expected to increase by virtue of a business occupying a vacant building. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Cedar Lane Road/Buncombe Road in 2012, approximately 1,450 feet southeast of the subject site. The station counted 18,400 average daily traffic trips, which represented a 1.65% change (increase) from the previous year and an overall 5.14% increase over the last five (5) years.

SUMMARY

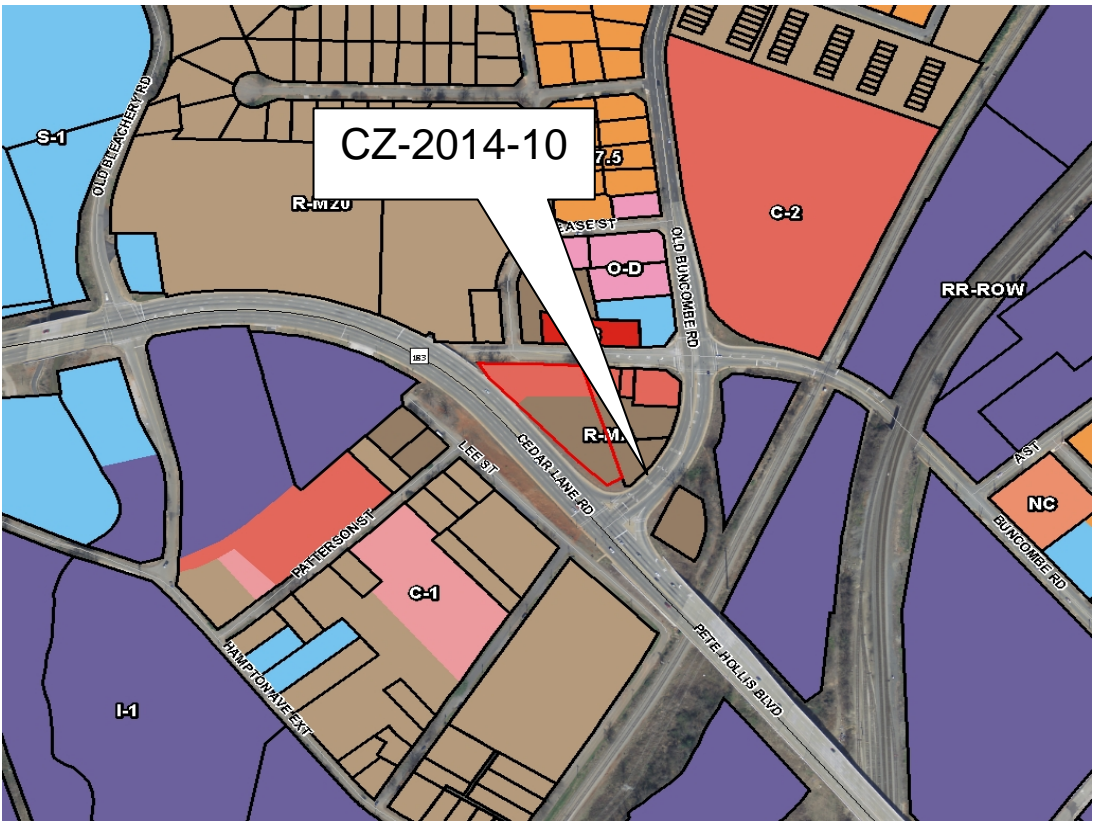
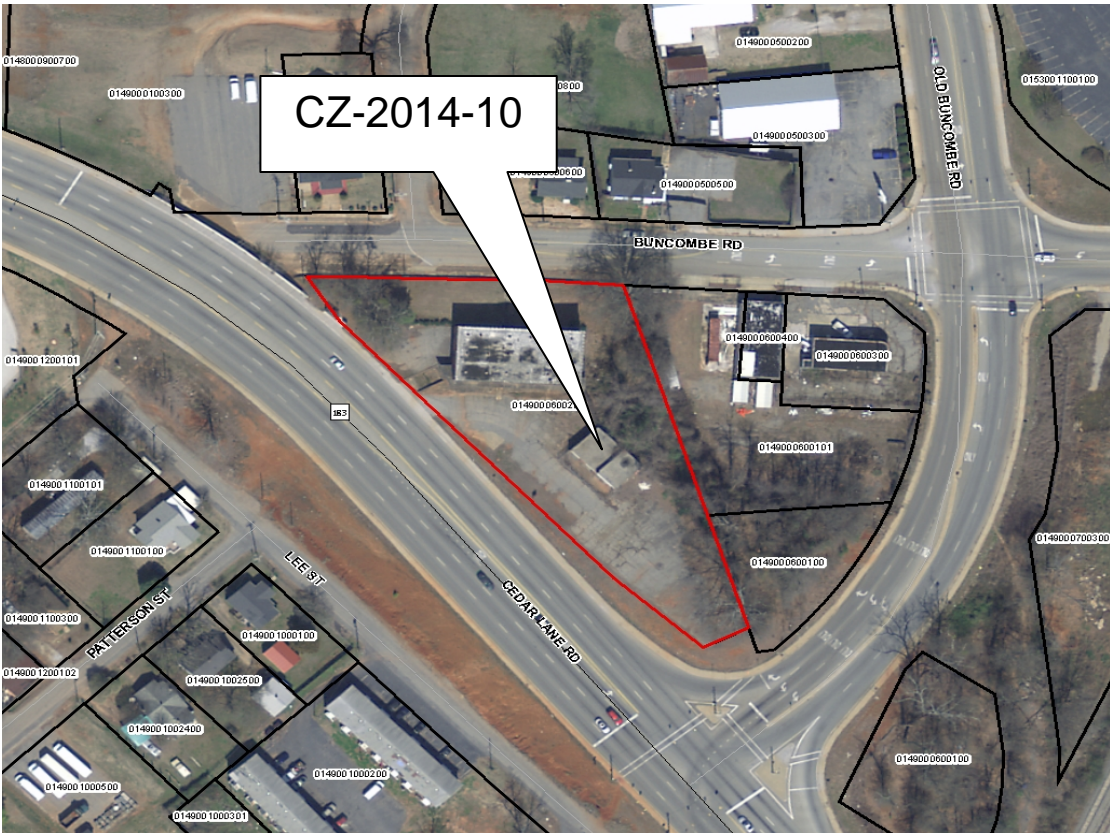
The property is currently zoned C-2, Commercial and R-MA, Multi-family Residential. The applicant is requesting the R-MA portion of the property to be rezoned to C-2, thus creating a uniform zoning designation for the property. The C-2 zoning district was established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobiles and for the convenience of local residents.

The properties north of Buncombe Road have been developed with a mixture of single-family homes, retail, and institutional uses (e.g., church), while the properties to the south of Cedar Lane Road have been developed with a mixture of single-family and multi-family uses. The subject site is located within an urbanized and diverse area of the County. According to the Official Zoning Map, multiple zoning classifications have been assigned to properties within the surrounding area. The following zoning districts have been assigned to properties within a 500-foot radius: R-MA, R-M20, R-7.5, C-2, C-1, OD, S-1, and I-1.

CONCLUSION

The subject property is a developed parcel of land located on the south side of Buncombe Road and the northeast side of Cedar Lane Road. It has only approximately 42 feet of frontage on Old Buncombe Road. The property contains dual zoning classifications (R-MA and C-2), and this application is requesting to rezone the R-MA portion of the property so that the entire parcel would be zoned C-2. Multiple zoning classifications have been assigned to the abutting properties and those within the immediate vicinity of the subject property.

As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. It is staff's opinion the requested zoning for this parcel would not have any harmful impacts to the abutting properties, particularly because a portion of the parcel is already zoned C-2. Furthermore, because the site is located along a major roadway, it is logical to have consistent zoning throughout the entire parcel. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-MA district to the C-2 district. The Planning Commission recommends approval.



MOTION: By Dr. Taylor to approve CZ-2014-10. The motion carried unanimously by voice vote with one absent (Gibson).

Mr. Forman presented the following:

Mr. Forman stated the following two zoning dockets were held at the February 17, 2014 Committee meeting.

DOCKET NUMBER: CZ-2014-4

APPLICANT: Karl B. Allen

PROPERTY LOCATION: Walker Road and Durant Road

PIN/TMS#(s): 0593030102100 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.23-acre

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was originally zoned R-S in May of 1971 (Area 2)

EXISTING LAND USE: Vacant lot/undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-S	Undeveloped land
East	R-S	Right-of-way for Durant Road; then farther east is undeveloped land
South	R-S	Right-of-way for Durant Road; then farther south is a single-family home
West	I-1	Right-of-way for Walker Road; then farther west is undeveloped land

WATER AVAILABILITY: Greenville Water System – No water available on Durant Road

SEWER AVAILABILITY: Metropolitan Sewer Sub District - No sanitary sewer available

IMAGINE GREENVILLE PLAN: Employment Center

ROADS: Walker Road: 2-lane County-maintained minor collector
Durant Road: 2-lane, County-maintained minor collector

TRAFFIC IMPACT: Traffic is expected to increase. No traffic count station was found in the immediate area.

SUMMARY

The subject parcel is undeveloped and comprised of two (2) separate lots. The lots are bisected by Durant Road, resulting in a larger lot (on the west side of Durant Road) and a smaller lot (on the east side). The intent of this application is to rezone a 0.23-acre portion of the larger lot at its southernmost point where it has frontage on both Walker Road and Durant Road. Staff understands the applicant wants the ability to park vehicles on this portion of the property, possibly in connection with an automotive dealership, which would include the construction of a small building from which to conduct business. Pursuant to Article 6, Use Regulations of the Zoning Ordinance, an automotive dealership is classified as “Automobile, boats, motorcycles, and RV sales, service, and rental” and is prohibited in the R-S district; however, it would be a permitted use (by right) in the C-3 district. The subject property is abutted by R-S zoning on all three (3) sides, except for the west where it abuts the I-1 zoning district.

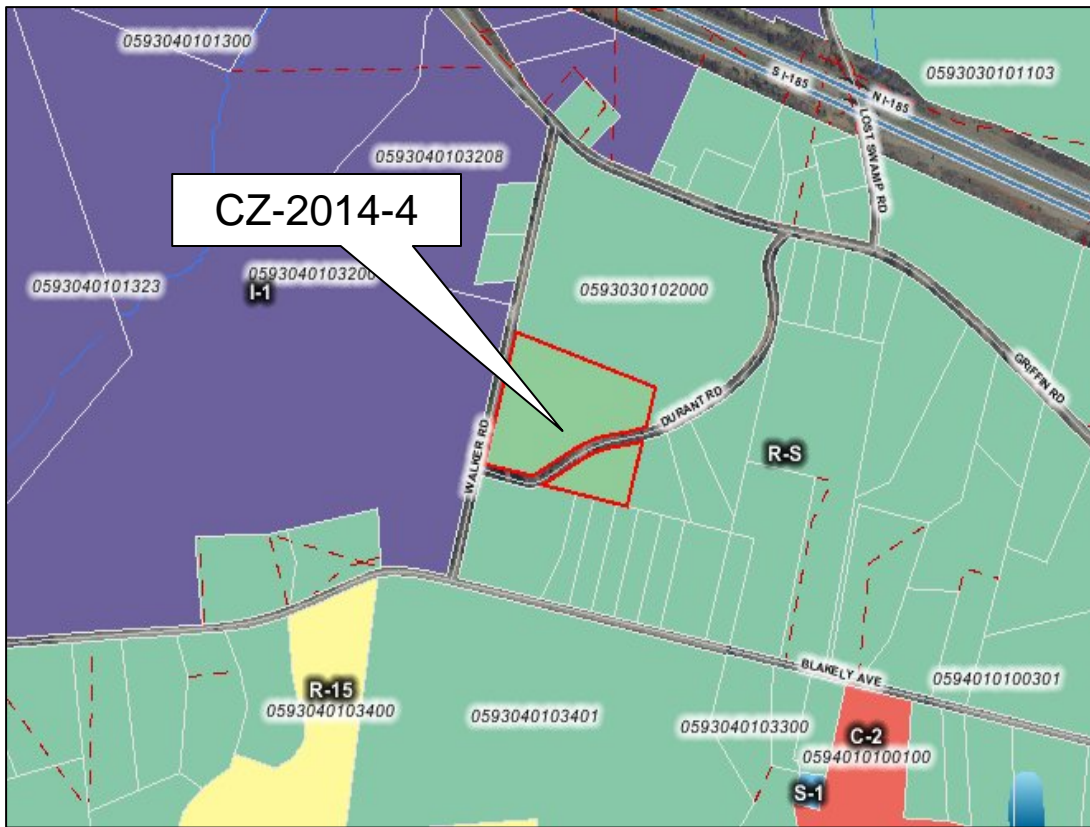
The C-3 district was established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents, including but not limited to the following: commercial amusement, animal shelters, cabinet/carpentry shops, nursing care facilities, firework stand, hospitals, museums, pawn shops, recording studios, and sign manufacturing. The C-3 district also allows for single-family and multi-family residential as conditional uses.

CONCLUSION

The subject property is comprised of two (2) lots, both of which are zoned R-S and bisected by Durant Road. The applicant is requesting to rezone a 0.23-acre portion of the larger lot at its southernmost point where it has frontage on both Walker Road and Durant Road. Staff understands the applicant wants the ability to park vehicles at this location, possibly in connection with an automotive dealership, which is prohibited under the current R-S zoning but permitted by right in the C-3 district. If successfully rezoned, any use listed in the C-3 district in accordance with the Use Regulations, in addition to an automotive dealership would also be allowed on the subject property.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the C-3 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. However, the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land.

The purpose and intent of C-3 district is “to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares.” The subject property is located on the western fringe of suburban residential zoning, amongst many undeveloped properties. The aforementioned purpose and intent of the C-3 zoning district is intended for property with this zoning classification, to be located in “non-residentially zoned areas along major thoroughfares.” Walker Road and Durant Road are not major thoroughfares. While it is not staff’s primary objective or technical expertise to conduct/predict the feasibility or viability of C-3-permitted uses on this site – this is the role of the free market; it is incumbent upon staff to enforce the regulations of the Zoning Ordinance to ensure the purpose of intent of each zoning district is being met. Based on the reasons stated herein, staff recommends denial of the applicant’s request to rezone from R-S to C-3. The Planning Commission recommends denial of the request.



**A 0.23 ACRE PORTION
OF THE MAUDIE E. ALLEN PROPERTY
(TAX MAP # 0593030102100)
SITUATED AT THE CORNER OF
WALKER ROAD AND DURANT ROAD
PIEDMONT, SC 29673
GREENVILLE COUNTY**

NOTE:
DIPLOMATIC
ON LOTS 1000
MAUDIE E. ALLEN
MEN AND WIFE
18' FROM THE

CZ-



NOTES

1. THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT, CHAPTER 44, TITLE 44, OF THE CODE OF LAWS OF THE STATE OF SOUTH CAROLINA.

2. THE BOUNDARIES OF THIS TRACT ARE SHOWN BY THIS SURVEY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF TITLE OR AS A GUARANTEE OF THE ACCURACY OF THE SURVEY.

3. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT, CHAPTER 44, TITLE 44, OF THE CODE OF LAWS OF THE STATE OF SOUTH CAROLINA.

REFERENCES

DESCRIPTION	TO	SCALE	DATE

**PROPERTY SURVEY FOR
MAUDIE E. ALLEN**

SCALE

FOOTAGE	INCHES
0	0
20	1/2
40	1
60	1 1/2
80	2
100	2 1/2

I.A. ROMO, PLS
PT. FOR. 5307
GREENVILLE, SC 29643-1317
CITICORP 13641 606 8466

Senator Allen answered several questions from the Committee after which the following motion was made.

MOTION: By Councilor Payne to approve CZ-2014-4. The motion carried with one in opposition (Cates) and one absent (Gibson).

Mr. Forman presented the following, which was held at the last Committee meeting.

DOCKET NUMBER: CZ-2013-47

APPLICANT: Michael F. Barnes

PROPERTY LOCATION: Alexander Road and Picket Road

PIN/TMS#(s): T035000101513 (portion)

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 6.04 acres

COUNCIL DISTRICT: 18 - Baldwin

ZONING HISTORY: The parcel was originally zoned C-1 in June 1970 (Area 1)

EXISTING LAND USE: Vacant lots/undeveloped

AREA CHARACTERISTICS:

Lot "A"		
	Zoning	Land Use
North	R-S	Agricultural/undeveloped land
East	R-15	Single-family dwelling unit and undeveloped land
South	R-15	Undeveloped land
West	R-15	Enoree River, then farther west is Corey Burns Park
Lot "B"		
North	R-S R-15	Agricultural/undeveloped land; and Undeveloped land
East	R-15	Right-of-way for Alexander Road; then farther east is undeveloped land
South	R-15	Single-family dwelling unit and undeveloped land
West	R-S R-15	Agricultural/undeveloped land Undeveloped land
Lot "C"		
North	R-S	Agricultural/undeveloped land
East	R-15	Right-of-way for Alexander Road; then farther east is undeveloped land
South	R-15	Right-of-way for Picket Road; then farther south is undeveloped land
West	R-15	Undeveloped land

WATER AVAILABILITY: Greer Commission of Public Works

SEWER AVAILABILITY: Taylors Sewer District

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Alexander Road: 2-lane State-maintained collector
Picket Road: 2-lane, County-maintained local road

TRAFFIC IMPACT: Traffic generated from the site should remain the same. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Brushy Creek Road in 2012, approximately 3280 feet south of the subject site. The station counted 19,400 average daily traffic trips, which represented a 4.3% change (increase) from the previous year.

SUMMARY

The subject property is an undeveloped parcel of land that is comprised of three (3) separate lots – none of which abut each other (see accompanying location map). Each lot however, surrounds a large (16.8-acre) undeveloped tract of land that is zoned Residential Suburban (R-S) and currently being used for a cow pasture. Staff understands it is the applicant’s intent to combine the three (3) lots with the larger tract of land and expand the boundaries of the cow pasture.

This application is to rezone the three (3) lots from R-15, Single-Family Residential to R-S, which would be consistent with the zoning of the large, undeveloped parcel. If this request for rezoning is approved, the entire unified parcel would be zoned R-S. The R-S district was established to provide reasonable safeguards for areas that are in the process of development with single-family dwellings but are generally still rural in character.

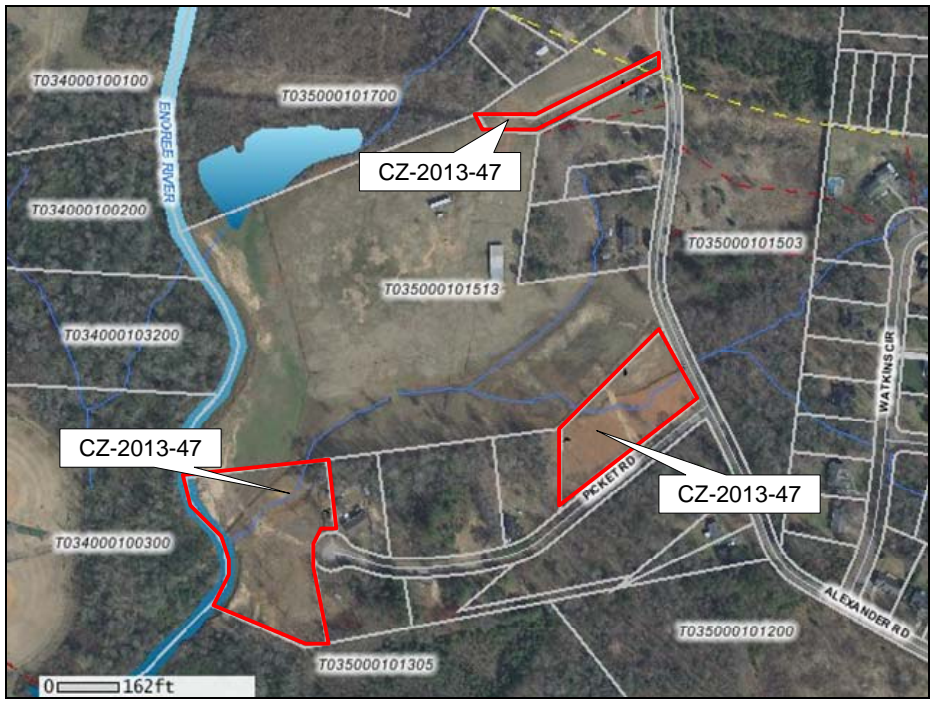
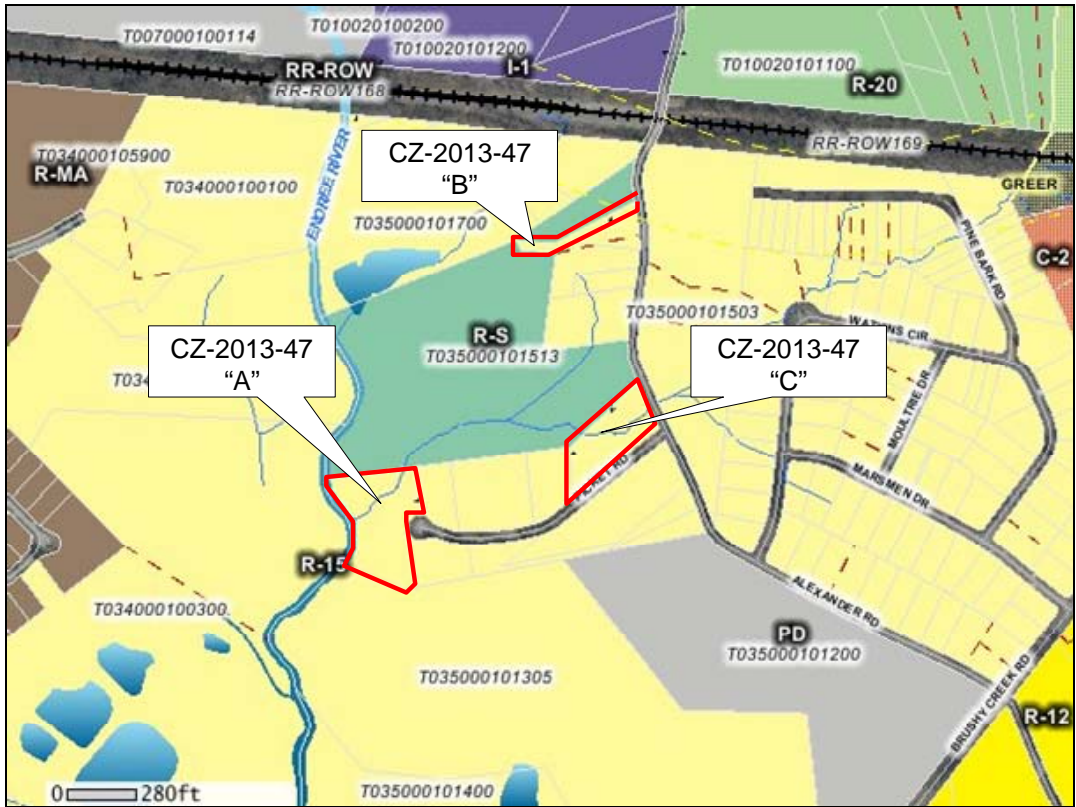
CONCLUSION

The subject parcel is comprised of three (3) individual lots, but none abut each other. However, all three (3) lots surround (and abut) a large (16.8-acre) undeveloped parcel. The large abutting parcel is zoned Residential Suburban District (R-S) and is currently being used as a cow pasture. The applicant’s intent is to combine the three (3) individual lots of the subject parcel with this 16.8-acre undeveloped parcel, to create one (1) unified parcel and expand the physical boundaries of the cow pasture. A cow pasture (Farm Animals, Livestock, Barns, and Stables) is a permitted use in the R-S district. It is not allowed in the R-15 district. At this time, it is unclear if it is the applicant’s intent is to expand the boundaries of the cow pasture in order to increase the number of livestock or to just merely expand the physical boundaries of the pasture.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the R-S zoning district would be inconsistent with the assigned Residential Land Use 2 future land use classification. However, it should be noted that the westernmost lot of the subject parcel, as well as the western property line of the undeveloped 16.8-acre parcel abuts Corey Burns Park, which is classified Rural Land Use 1. As such, the requested R-S zoning for the subject parcel would be consistent with the future land use classification of the abutting property. As previously mentioned, the applicant’s intent is to unify the subject parcel with the 16.8-acre parcel, and to match its zoning. This would be an appropriate and logical application of zoning/land use planning.

As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as with those within the immediate area. As of today, there are no residential subdivisions within close proximity to the subject parcel or existing cow pasture, and except for one parcel, an overwhelming majority of the abutting properties are undeveloped. Therefore, based on the aforementioned reasons, staff recommends

approval of the application to rezone from the R-15 district to the R-S district. The Planning Commission recommended approval of the request.



Dr. Cates stated he had an opportunity to do a site visit to the location and was now prepared to vote.

MOTION: By Councilor Cates to approve CZ-2013-47. The motion carried unanimously by voice vote with one absent (Gibson).

BOARDS AND COMMISSIONS INTERVIEWS AND NOMINATIONS

Board of Zoning Appeals (2 vacancies)

The following applications were received to fill two vacancies on the Board of Zoning Appeals.

Tom Kriese (District 18) incumbent
Bernard Newton (District 21) incumbent
Nathan Earle (District 17)
Kenneth Gibson (District 23)

Tom Kriese (District 18) and Bernard Newton (District 21) were nominated and forwarded to the Committee of the Whole.

Construction Board of Adjustment and Appeals (4 vacancies)

The following applications were received to fill 3 of the 4 vacancies on the Construction Board of Adjustment and Appeals.

Joe Black (District 21) incumbent
Ralph Coleman (District 22) incumbent
Tony Gilreath (District 21) incumbent

MOTION: By Dr. Taylor to close nominations and forward Mr. Black (District 21), Mr. Coleman (District 22) and Mr. Gilreath (District 21) by acclamation to the Committee of the Whole. The motion carried unanimously by voice vote with one absent (Gibson).

REQUEST AND MOTIONS

There were no requests or motions

ADJOURNMENT

MOTION: By Dr. Taylor to adjourn. The motion carried unanimously by voice vote and the meeting adjourned at 5:28p.m.

Respectfully Submitted,

Helen Hahn
Administrative Coordinator
Greenville County Department of
Community Planning and Development