

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
March 16, 2015
CONFERENCE ROOM D – COUNTY SQUARE
5:00 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
Lottie Gibson, Vice Chair
Sid Cates
Fred Payne
Willis Meadows

COMMITTEE MEMBERS ABSENT:

None

STAFF PRESENT:

Terry Abrams
Teresa Barber
Dean Campbell
Sonya Dawson
Paula Gucker
Helen Hahn
Teresa Kinney
Kristopher Kurjiaka
Scott Park
Eric Vinson

CALL TO ORDER

Chairman Dill called the meeting to order at 4:33 p.m.

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE FEBRUARY 2, 2015 MEETING

MOTION: By Mr. Meadows to approve the minutes of the February 2, 2015 meeting as presented. The motion carried unanimously by voice vote with one absent (Payne).

ZONING DOCKETS

Mr. Park presented the following Zoning Docket:

DOCKET NUMBER: CZ-2015-09

APPLICANT: Thomas Ryan

PROPERTY LOCATION: 2304 Standing Springs Road

PIN/TMS#(s): 0583010101804

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.50

COUNCIL DISTRICT: 28 - Payne

ZONING HISTORY: The parcel was initially zoned R-S, Residential Suburban in May 1971 as part of Area 2. The parcel was rezoned to C-1R, Rural Commercial via CZ-1993-026 by County Council on June 15, 1993 as amended from the original request to rezone to C-2, Commercial. A request to rezone the property to C-3, Commercial via CZ-2001-006 was denied by County Council at 2nd Reading on February 20, 2001.

EXISTING LAND USE: Vacant commercial building, vacant metal garage

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family detached residence
East	R-S	Right-of-way for Standing Springs Road Single-family detached residences
South	C-1	Convenience store
West	C-1	Undeveloped

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District – No sewer available

FUTURE LAND USE: The Imagine Greenville Future Land Use map shows the site within *Residential Land Use 2* with an ideal density ranges from 3 units per acre to 6 units per acre.

ROADS: Standing Springs Road: Two lane State-maintained minor collector

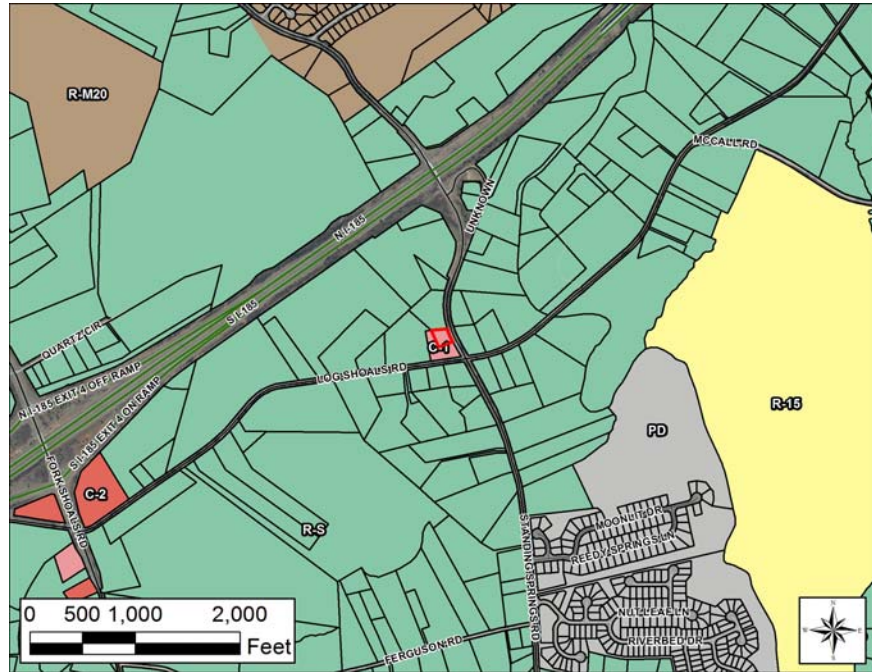
TRAFFIC COUNTS: There no available data for traffic counts for Standing Springs Road or Log Shoals Road.

SUMMARY: The subject parcel is a 0.5 acre property with a 1,200 square foot commercial building and a one bay metal garage located on Standing Springs Road near its intersection with Log Shoals Road. The property has approximately 135 feet of frontage on Standing Springs Road. The parcel is currently zoned C-1 (Commercial); this application is requesting to rezone the parcel to C-3 (Commercial). The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares.

The applicant did not list a proposed use on application.

On December 4, 2014, the owner of the property was cited for a zoning violation for operating an auto service business in the C-1 district and was ordered to cease and desist operations.

CONCLUSION: It is staff's opinion the requested zoning for this parcel would have significant impact on nearby properties. This site is subject to a codes enforcement case, which was originated from a complaint of the property being used as an automotive repair facility. The subject parcel is adjoined by approximately acre of C-1 Commercial District on the west and south and R-S to the north and east. Further, Standing Springs Road is two lane road dominated by residential uses. The intensity of the request fits poorly with the surrounding uses, and also reinforced in the codes complaint. The zoning ordinance states this use is "oriented to customers traveling by automobile located in non-residentially zoned areas along major thoroughfares." Therefore, based on these reasons, staff recommends denial of the application to rezone from the C-1 district to the C-3 district.



MOTION: By Councilor Gibson to Deny CZ-2015-09. The motion carried unanimously by voice vote with one absent (Payne).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-10

APPLICANT: Christopher R. Hill for Tony J. Hill

PROPERTY LOCATION: Old White Horse Road

PIN/TMS#(s): 0505010102003

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 1.17

COUNCIL DISTRICT: 17 - Dill

ZONING HISTORY: The parcel was zoned R-S, Residential Suburban in June 1973 as part of Area 4B. The parcel was rezoned to C-1R, Rural Commercial via CZ-1976-002 by County Council on February 3, 1976 as amended from the original request to rezone to C-2, Commercial.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	Single-section manufactured home
East	R-S	Right-of-way for Old White Horse Road Single-family residence and manufactured homes
South	R-S	Single-family detached residence
West	R-S	Single-family residence and manufactured homes

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District – No sewer available

FUTURE LAND USE: The Imagine Greenville Future Land Use map shows the site within *Rural Land Use 2* with an ideal density of up to 1 unit per 3 acres.

ROADS: Old White Horse Road: Two lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Old White Horse Road	1600' S	3,400	3,400 0%	3,000 -12%

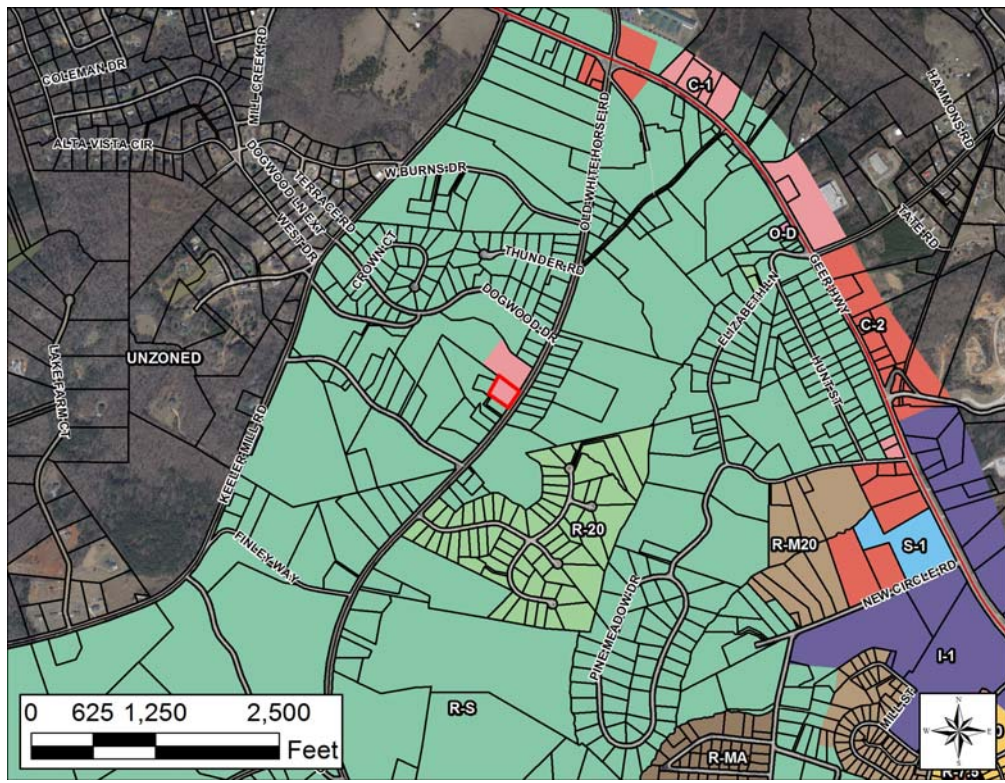
SUMMARY: The subject property is a 1.17 acre parcel of undeveloped property located on Old White Horse Road approximately 0.7 miles south of Geer Highway. The parcel has approximately 200 feet of frontage along Old White Horse Road.

The subject parcel is zoned C-1 (Commercial); this application is requesting to the property to R-S (Residential Suburban). The purpose of the R-S district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

The applicant did not list a proposed use for this property.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on nearby properties. This parcel is one of two examples of C-1 zoning located within a predominantly R-S zoned area. The current use of this and adjacent parcels appear to be better reflected by the proposed zoning. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-1 district to the R-S district.



MOTION: By Councilor Meadows to approve CZ-2015-10. The motion carried unanimously by voice vote with one absent (Payne).

Mr. Park presented the following:

Planning Report

DOCKET NUMBER: CZ-2015-11

APPLICANT: Joyce Brinck

PROPERTY LOCATION: 130 Columbia Avenue

PIN/TMS#(s): 0146000300600

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: R-MA, Multifamily Residential

ACREAGE: 0.10

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The parcel was zoned C-2, Commercial in April 1972 as part of Area 3. A request to rezone the subject property to R-MA, Multifamily Residential via CZ-1981-057 as part of a larger request was denied by County Council in July 1981.

EXISTING LAND USE: Vacant with three accessory buildings used by the adjacent manufactured home

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	Single-section mobile/manufactured homes
East	C-2	Single-family detached residence
South	R-MA	Mobile/manufactured home park
West	R-MA	Single-section mobile/manufactured home

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The Imagine Greenville Future Land Use map shows the site within *Residential Land Use* 3 with ideal density ranges from 3 units per acre to 6 units per acre.

ROADS: Columbia Avenue: Two lane State-maintained residential

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
W. Blue Ridge Drive	4500' N	12,700	12,100 -5%	12,500 -2%
W. Blue Ridge Drive	6700' S	20,200	21,600 +7%	21,000 +4%

SUMMARY:

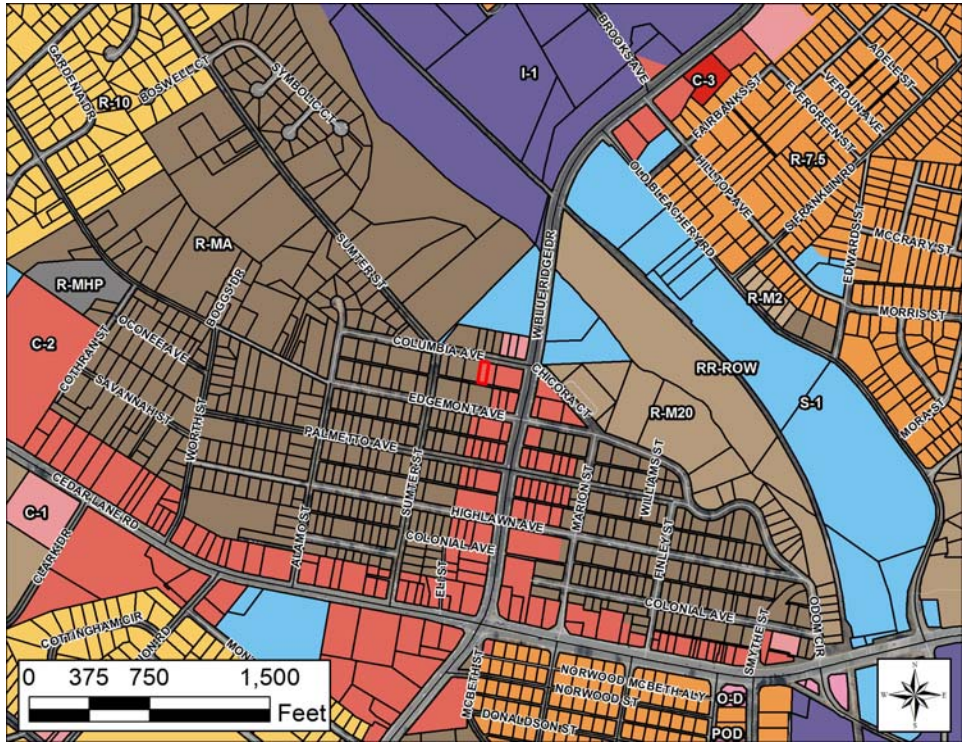
The subject property is a 0.10 acre parcel of undeveloped property located on Columbia Avenue about 250 feet from the intersection with W. Blue Ridge Drive. The parcel has approximately 50 feet of frontage along Columbia Avenue.

The subject parcel is zoned C-2 (Commercial); this application is requesting to rezone the property to R-MA (Multifamily Residential). This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions, and the recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on nearby properties. The parcel location is within a transition from commercial (C-2) and residential (R-MA) in the Riverside Community. The conversion of the zoning to R-MA better reflects the current use as well as all of the adjacent current uses. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-1 district to the C-3 district.





Councilor Meadows stated the citizens in the area have stated they felt there was an overabundance of multi-family districts in the area and he made the following motion.

MOTION: By Councilor Meadows to deny CZ-2015-11. The motion carried unanimously by voice vote with one absent (Payne).

Mr. Park stated item CZ-2015-12 was withdrawn administratively.

Mr. Park presented the following:

- DOCKET NUMBER:** CZ-2015-13
- APPLICANT:** Tim Keagy for Abner Christian Cleborn Irrevocable Trust c/o Wynell Long, Eyvonne Sherwood and Scott Hughes Long
- PROPERTY LOCATION:** Woodruff Road
- PIN/TMS#(s):** 0550020102100, 0550020102101, and 0550020102102
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** R-15, Single-Family Residential

ACREAGE: 38.9

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The subject parcels were zoned R-S, Residential Suburban in June 1991 as part of Area 7.

EXISTING LAND USE: 3203 Woodruff Road (0550020102100) – Single-family residence
3165 Woodruff Road (0550020102101) – Single-family residence
Off Woodruff Road (0550020102102) - Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Vacant
East	R-S	Single family residential subdivision (Woodruff Road Heights)
South	R-12	Right of way for Woodruff Road Single family residential subdivision (Gresham Woods)
West	R-12	Single family residential subdivision (Five Forks Plantation)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: A 3,500 foot trunkline extension is necessary to access sewer.

FUTURE LAND USE: East Woodruff Road Area Plan: Suburban Residential – This land use allows for single family detached units and represents the typical suburban housing, allowing for a maximum density of 4 dwelling units per acre consistent with the R-15 and R-12 zoning districts.

DENSITY:

Zoning	R-S (Current)	R-15 (Requested)
Allowable Units	67	112
Density	1.74/acre	2.90/acre

ROADS: Woodruff Road: Two lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	5000' W	16,200	16,700 +3%	18,500 +14%

SUMMARY:

The subject properties are a combined 38.9 acres consisting of three parcels. The parcels are mostly undeveloped with two residential structures locate on each of two parcels. There is approximately 1,400 feet of frontage along Woodruff Road.

The subject parcels are currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcels to R-15 (Single-Family Residential). The R-15 residential districts are established as areas in which the principal use of land is for single-family

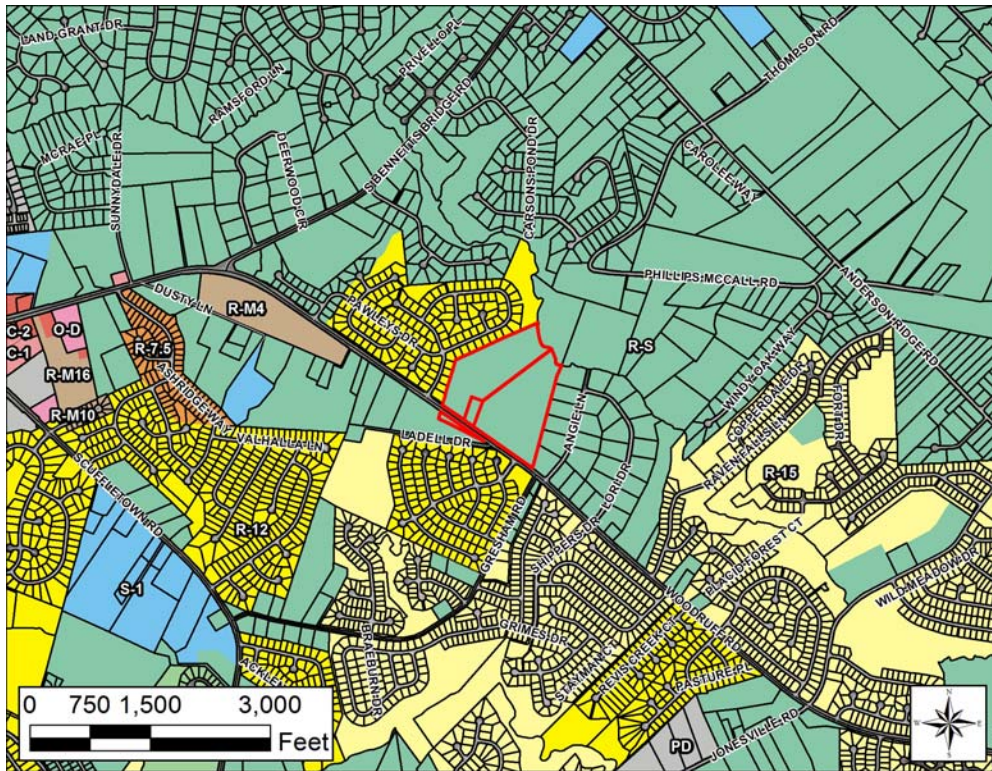
dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The applicant did not list a proposed use on their application.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on nearby properties. The application is in line with the residential density prescribed in the East Woodruff Road Area Plan and serves as a border to the less dense residential prescribed to the east. Altogether, this rezoning would create a reasonable transition between the adjacent current residential densities (R-12 to the west, R-S to the east). Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the R-15 district.





MOTION: By Councilor Meadows to approve CZ-2015-13. The motion carried unanimously by voice vote with one absent (Payne).

Mr. Park presented the following:

- DOCKET NUMBER:** CZ-2015-14
- APPLICANT:** John Beeson for Alice H. And Robert Lee Jones
- PROPERTY LOCATION:** King Road and East Georgia Road
- PIN/TMS#(s):** 0555020100205
- EXISTING ZONING:** R-R1, Rural Residential
- REQUESTED ZONING:** R-S, Residential Suburban
- ACREAGE:** 18.62
- COUNCIL DISTRICT:** 27 - Kirven
- ZONING HISTORY:** The parcel was zoned R-R1, Rural Residential in March 1996 as part of Area 11.

EXISTING LAND USE: Single-family detached residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Right-of-way for E. Georgia Road Single-family detached residences
East	R-R1	Agriculture (w/ single-family residence)
South	R-S R-R1	Single-family residential (Rollingwood Subdivision) Undeveloped
West	R-S	Single-family detached residence Agriculture/undeveloped Single-family residential (King's Crossing Subdivision in development)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District – ReWa trunk line located on the property

FUTURE LAND USE: Scuffletown Area Plan: Rural Preservation – This land use classification represents areas intended for agricultural, open space, and large-lot (1-acre minimum) residential uses. Development densities range from 0 to 1 unit per acre with representative zoning districts being R-R1 and R-R3.

DENSITY:

Zoning	R-R1 (Current)	R-S (Requested)
Allowable Units (18.62 acres)	18 units	31 units
Density	units/acre	units/acre

ROADS:

E. Georgia Road – Two lane County-maintained minor arterial
King Road – Two lane County-maintained residential

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
E. Georgia Road	10,000' W	10,700	11,000 +3%	12,600 +18%

SUMMARY:

The subject property is 18.62 acres containing only a single-family residential structure and its accessory structures. There is approximately 200 feet of frontage along King Road and 350 feet of frontage along E. Georgia Road.

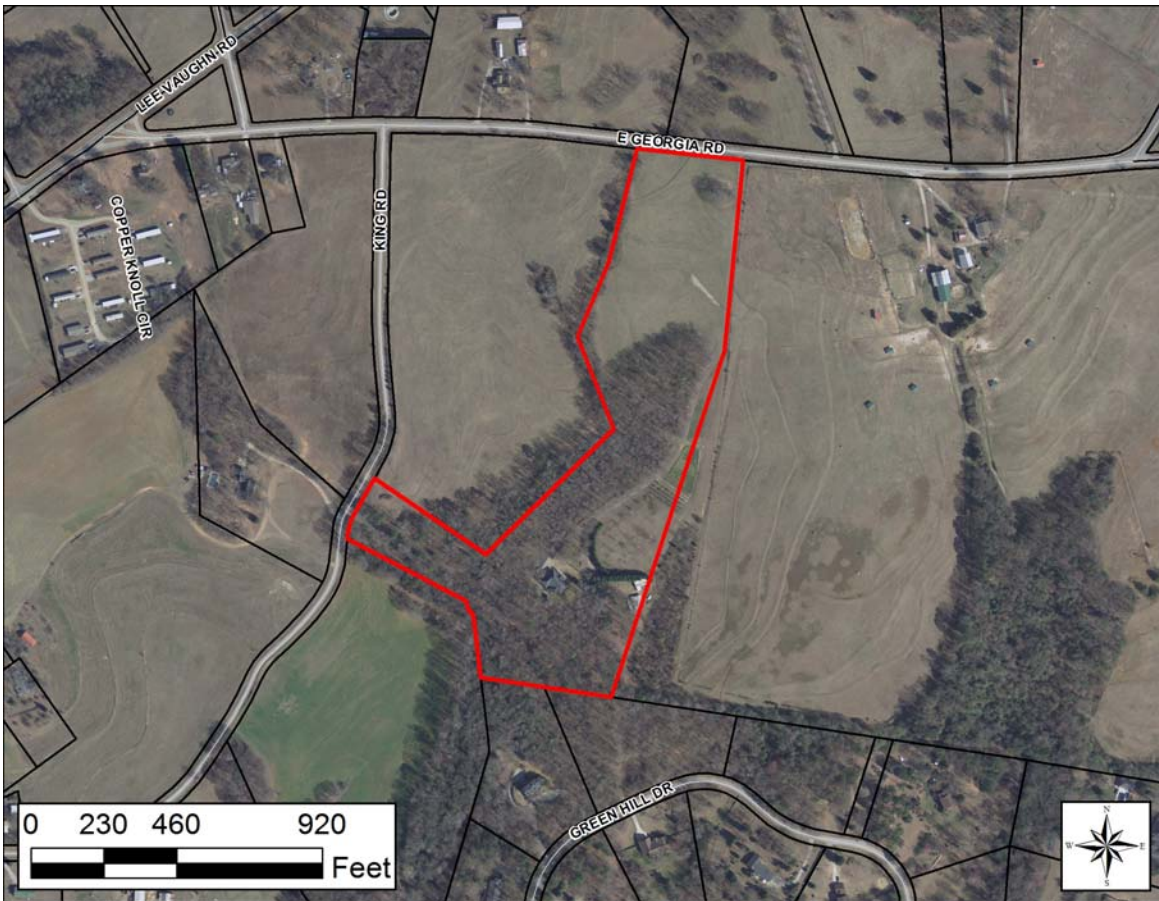
The subject parcel is currently zoned R-R1 (Rural Residential); this application is requesting to rezone the parcels to R-S (Residential Suburban). The R-S district is established to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

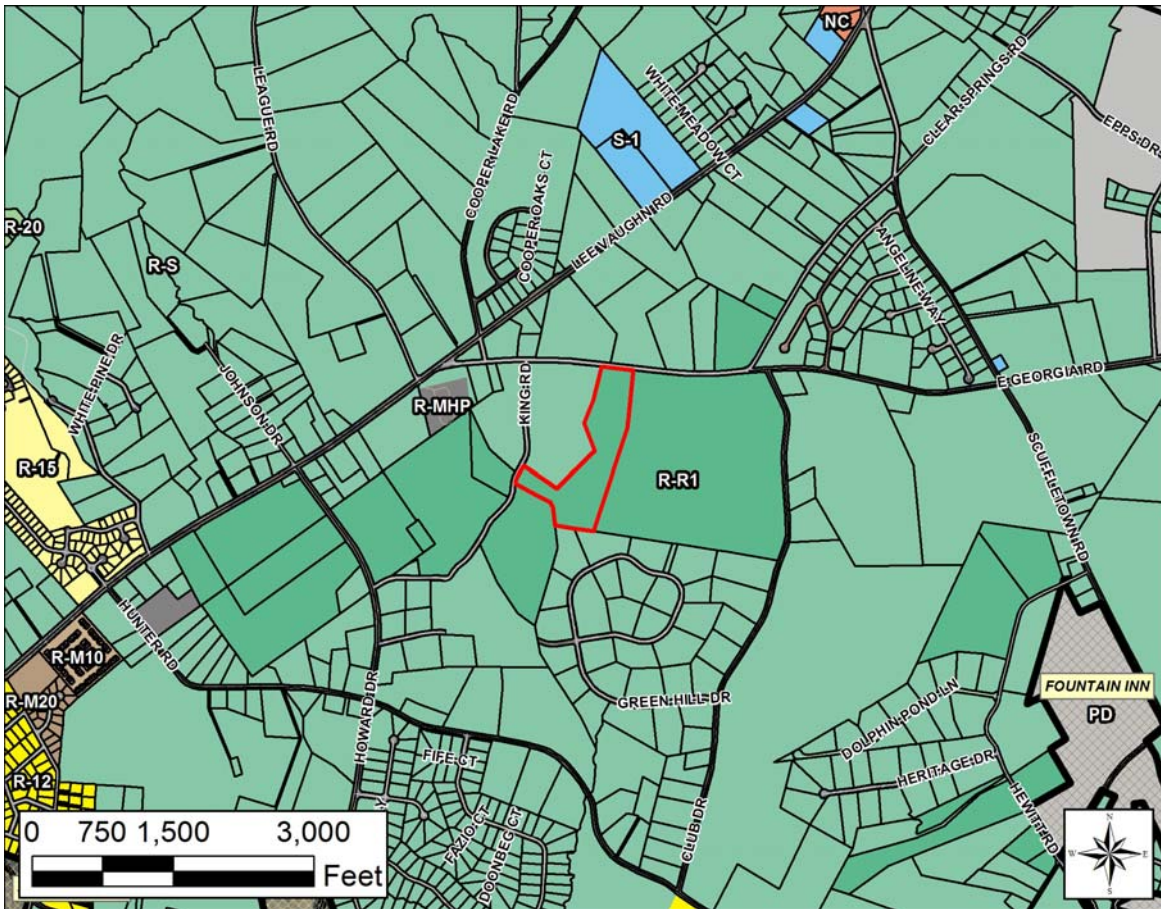
The applicant did not list a proposed use on their application.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have significant impact on nearby properties. This area is characterized by small farms and large tracts (greater than 10 acres) with single farm houses and their accessory structures. The Scuffletown Area Plan recommends Rural Preservation for this area with the objective of maintaining the rural character and preserving area farmland while accommodating farmsteads and estate size residential lots consistent with the current R-R1 and RR-3 zoning.

The applicant is requesting nearly twice the density which is inconsistent with the future plans of this area. Therefore, based on these reasons, staff maintains the current zoning is appropriate for this parcel and recommends denial of the application to rezone from the R-R1 district to the R-S district.





MOTION: By Councilor Gibson, seconded by Mr. Payne to deny CZ-2015-14. The motion failed by a voice vote of two in favor and three in opposition.

MOTION: By Dr. Cates to approve CZ-2015-14. The motion carried by voice vote with one in opposition (Gibson).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-15

APPLICANT: Jeff Randolph for Grace Community Church of SC

PROPERTY LOCATION: Northeastern corner of Pelham Road and Boiling Springs Road

PIN/TMS#(s): 0533040101701 and 0533040101317 (portion)

EXISTING ZONING: NC, Neighborhood Commercial and R-S, Residential Suburban

REQUESTED ZONING: NC, Neighborhood Commercial

ACREAGE: 2.08

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: Parcel 0533040101701 was zoned R-20, Single-family Residential in May 1970 as part of Area 1. The parcel was rezoned to O-D, Office District by County Council on November 20, 2001. The parcel was rezoned to NC, Neighborhood Commercial by County Council on August 21, 2012.

Parcel 0533040101317 was zoned R-S, Residential Suburban in May 1970 as part of Area 1.

EXISTING LAND USE: 0533040101701 – Vacant
0533040101317 - Church

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S O-D	Church (Grace Community Church) Medical Offices
East	R-S	Church (Grace Community Church)
South	R-M10	Right-of-way for Pelham Road Offices (High Pointe at Pelham)
West	FRD	Right-of-way for Boiling Springs Road Single-family residence

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District

FUTURE LAND USE: The Imagine Greenville Future Land Use Element shows this site as adjacent to a *Regional Corridor* (Pelham Road). These corridors are predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). In addition the site is designated as *Residential Land Use 2* with an ideal density ranges from 3 units per acre to 6 units per acre.

ROADS: Boiling Springs Road – Two lane State-maintained minor collector
Pelham Road – Five lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Boiling Springs Road	5,500' N	8,400	8,800 +5%	8,600 +2%
Pelham Road	8,600' W	21,200	18,400 -13%	19,800 -7%

SUMMARY: The subject properties are a combined 2.08 acres is size and there are no structures located on these parcels. There is approximately 280 feet of frontage along Boiling Springs Road and 450 feet of frontage along Pelham Road.

Parcel 0533040101701 is currently zoned NC (Neighborhood Commercial) and Parcel 0533040101317 is currently zoned R-S (Residential Suburban); this application is requesting to rezone to NC (Neighborhood Commercial). The intent of the NC district is to provide for

convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhood. The requirements of this district are designed to ensure that the NC commercial development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance. This district typically is located at the intersection of two collector streets or a collector street and arterial street in close proximity to developed residential neighborhoods.

The prior application for rezoning to NC, Neighborhood Commercial for Parcel 0533040101701 was CZ-2012-019 and was approved by County Council on August 21, 2012. The approved Statement of Intent and Concept Plan for this NC District allowed two structures with a maximum of 8,000 square feet of floor area. Uses to be located on the property were to be those stated for NC in the Zoning Ordinance "Permitted Uses" table. Materials to be used would include brick, stone, stucco, or combination thereof for primary façade treatments, Hardi-Plank and vinyl for accents only, and other surfaces would be of typical commercial materials.

The FRD zoned parcel to the west across Boiling Springs currently allows the capacity for a gas station, mimicking the intensity requested in this application.

Proposed Uses: The current application is request two structures with a combined floor area of 16,500 square feet. The structure located at the center of the property is proposed for gas/convenience (5,858 sq. ft.). The structure to the east side of the property is proposed as a two-story office building (10,640 sq. ft.) with the bottom floor entrance toward Pelham Road and the top story entrance towards Grace Community Church. Building placement may need to be readdressed during the final development plan process.

Ingress/Egress: The property currently has two ingress/egress points (one on both Boiling Springs and Pelham Roads) which may be shifted slightly to accommodate development.

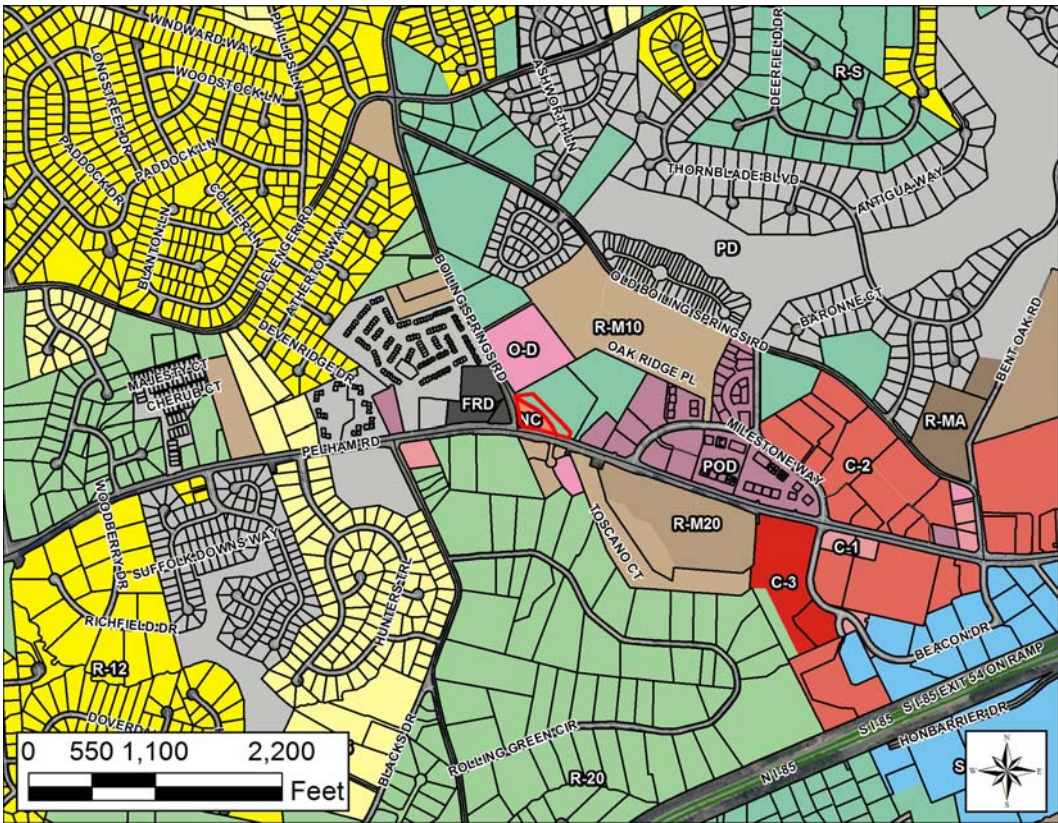
Screening/Buffering: Screening and buffering will be provided in accordance with Section 12:9 of the Greenville County Zoning Ordinance.

Architecture Style: Scale and massing of buildings would be broke down using various projections, heights, and canopies. Exterior materials would include simulated stucco mixed with split-face CMU and tile/stone for the office building and brick, stone, stucco, and masonry for the convenience store building.

Stormwater: Stormwater for the development will be treated in an underground detention pond and will be maintained in accordance with Greenville County requirements.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal additional impact on nearby properties, and maintains consistency with the Imagine Greenville Future Land Use Element. The additional building square footage and acreage will have minimal additional impact compared to the original NC application. The site is located on a corner of two significant roadways, an ideal commercial location. Therefore, based on these reasons, staff recommends approval of the application to rezone from the NC and R-S districts to the NC district.





Design Statement:

The new two-story, 10,000-square-foot building is envisioned to be occupied by Doctor's Express on the first floor and by Grace Church on the second floor (accessible on grade at the rear).

The scale and massing of the building would be broken down using various projections, heights, and canopies similar to the existing Grace Church campus and proposed Convenience Store character images.

Exterior materials would also be compatible, utilizing a combination of simulated stucco (colored similar to Grace Church buildings and Pelham Links) mixed with split-face CMU and tile/stone.

The flat-roof building would have a parapet cap/cornice similar in styling to the proposed Convenience Store character image.

All four sides of the building would be developed similarly as the side of the building facing Pelham Road would be the proposed entrance for Doctor's Express, the "rear" of the building would be the proposed entrance for Grace Church, and the other two sides face both the proposed Convenience Store development and the main entrance drive to the Grace Church campus.

Proposed New Office Building for Grace Church / Doctor's Express

Character Images



Grace Church Campus

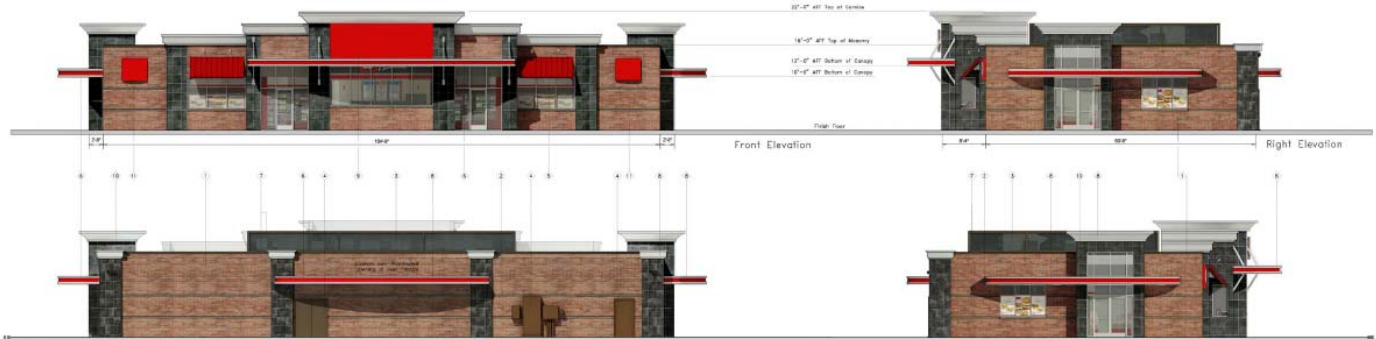


Pelham Links Family Dentistry

Proposed New Office Building for Grace Church / Doctor's Express

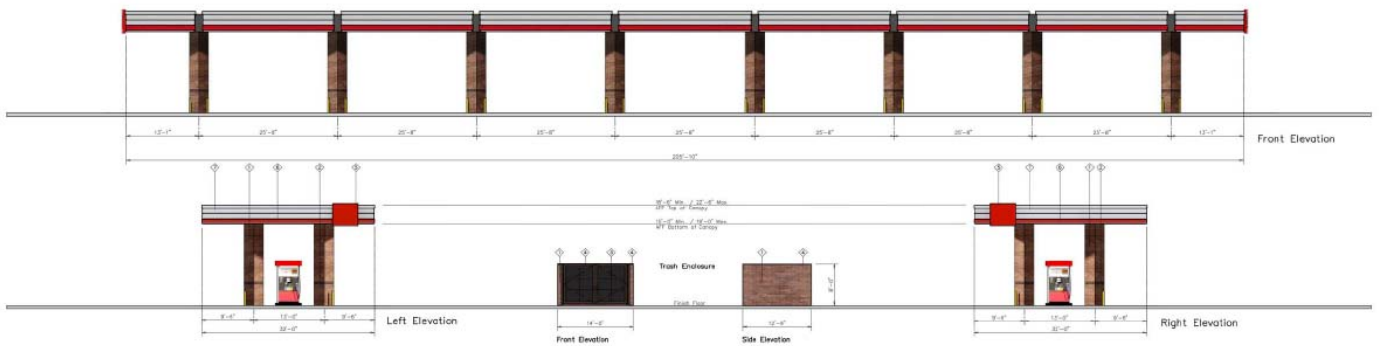
Neighboring Buildings





Proposed New Office Building for Grace Church / Doctor's Express

Convenience Store Character Image



Proposed New Office Building for Grace Church / Doctor's Express

Convenience Store Island Canopy Character



MOTION: By Councilor Gibson to approve CZ-2015-15. The motion carried unanimously by voice vote.

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-16
APPLICANT: James D. Miller for M.L. Garrett
PROPERTY LOCATION: 6514 White Horse Road
PIN/TMS#(s): B01302000402
EXISTING ZONING: R-12, Single Family Residential
REQUESTED ZONING: C-3, Commercial
ACREAGE: 0.481
COUNCIL DISTRICT: 19 – Meadows
ZONING HISTORY: The parcel was zoned R-12, Single-Family Residential in April 1972 as part of Area 3.
EXISTING LAND USE: Commercial building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	Restaurant (Yoshi)
East	R-M20	Multi-family residential (Ridgeview Condos)
South	C-1	Vacant
West	C-1	Right-of-way for White Horse Road Restaurants (Silver Bay and Burger King)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Berea Sewer District

FUTURE LAND USE: The Imagine Greenville Future Land Use map shows the site within a *Community Corridor (White Horse Road)* that prescribes a near-balance of residential and nonresidential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access. The site is also shown as part of the *Residential Land Use 3* designation which has an ideal density of 6 or more units per acre.

AREA PLAN(S): White Horse Road Plan

ROADS: White Horse Road: Seven lane State-maintained major arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
White Horse Road	2,000' S	28,400	26,900 (-5%)	26,100 (-8%)

SUMMARY:

The subject property is a 0.481 acre parcel of land with a commercial structure built on it. The parcel is located on White Horse Road south of Saluda Lake Road and has approximately 135 feet of road frontage on White Horse Road.

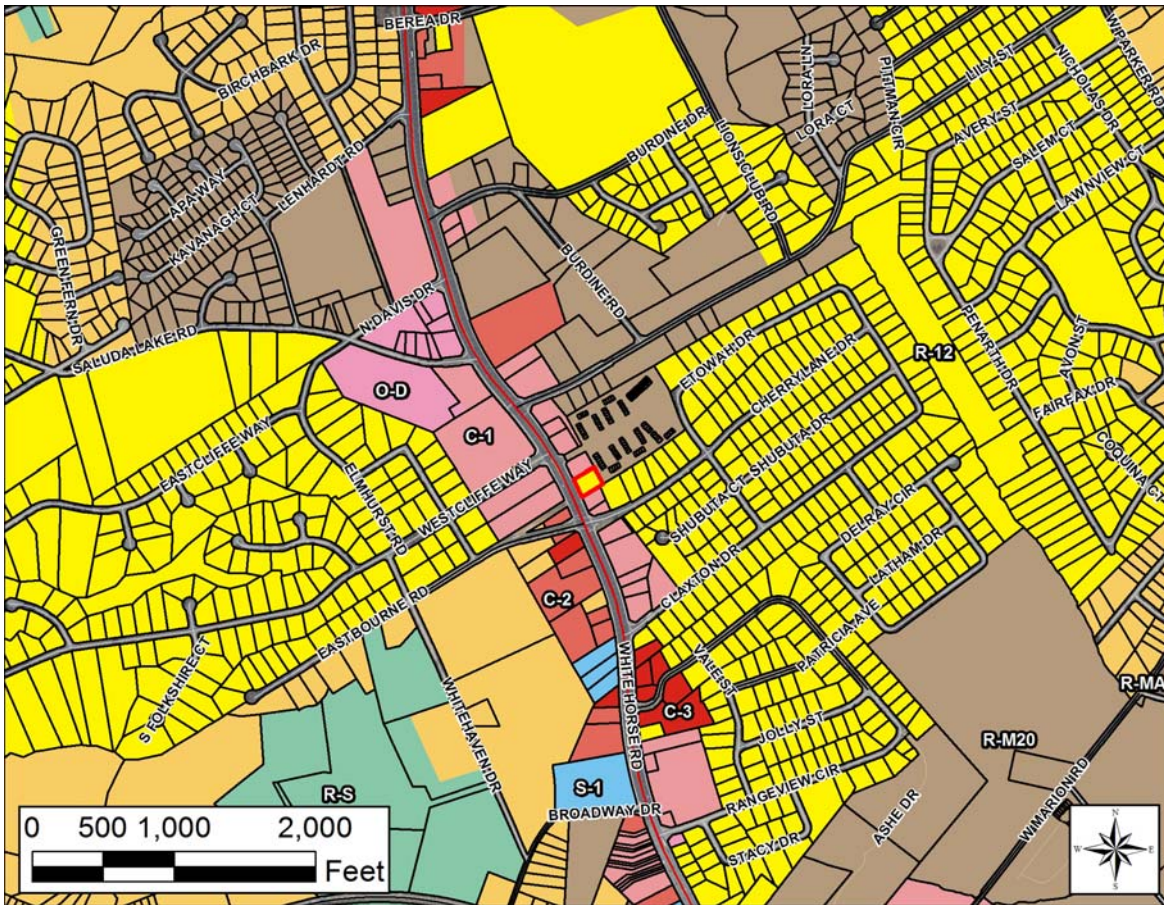
The property is currently zoned R-12 (Single Family Residential); this application is requesting to rezone to C-3 (Commercial). The C-3 district is established to provide commercial establishments for the convenience of local residents.

There is no proposed use on the application.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel may negatively impact nearby properties. This site is already developed as commercial, which existed as a legal non-conforming use from its original zoning. However, the proposed C-3 zoning is inconsistent with the intensity and type of commercial uses in the immediate area and would introduce incompatible and undesirable commercial uses to this section of White Horse Road. Based on these reasons, staff recommends denial of the application to rezone from the R-12 district to the C-3 district.





Councilor Payne noted the Planning Commission recommended denial, but also stated they felt a zoning classification of C-1, would be more appropriate.

Councilor Meadows stated he had spoke with the applicant and the applicant requested amending the request to C-1.

MOTION: By Councilor Meadows to amend CZ-2015-16 to a requested C-1, Commercial zoning. The motion carried unanimously by voice vote.

MOTION: By Councilor Meadows to approve CZ-2015-16 as amended. The motion carried unanimously by voice vote.

BOARDS AND COMMISSIONS INTERVIEWS AND NOMINATIONS

Board of Zoning Appeals

The following individuals applied to fill four (4) vacancies on the Board of Zoning Appeals.

- Michael Adamson (D. 22) incumbent
- Keith Drummond (D. 20) new
- Stephen Harrill, Jr. (D. 21) new
- Karen McManaway (D. 18) new
- Wayne Moore (D. 25) incumbent
- Bernard Newton (D. 21) new

By ballot vote Mr. Adamson (D. 22), Mr. Drummond (D. 20), Ms. McManaway (D. 18) and Mr. Moore (D.21) were nominated and forwarded to the Committee of the Whole to fill four vacancies on the Board of Zoning Appeals.

Construction Board of Adjustment and Appeals

The following individuals applied to fill three (3) vacancies on the Construction Board of Adjustment and Appeals.

Nelson Neal (D. 22) incumbent
Kim Rogers (D. 26) new
Alexander Zuendt (D. 22) new

MOTION: By Councilor Gibson to nominate by acclamation and forward Mr. Neal (D.22), Mr. Rogers (D. 26) and Mr. Zuendt (D. 22) to the Committee of the Whole to fill three vacancies on the Construction Board of Adjustment and Appeals.

REQUEST AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 5:15 p.m.

Respectfully Submitted,

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