

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
August 31, 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
Willis Meadows
Fred Payne

COMMITTEE MEMBERS ABSENT:

none

STAFF PRESENT:

Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Kristopher Kurjiaka
Scott Park
Eric Vinson
Alan Willis
Judy Wortkoetter

COUNCIL MEMBERS PRESENT:

Joe Baldwin
Lynn Ballard
Butch Kirven

PLANNING COMMISSION MEMBERS PRESENT

Metz Looper
Steve Selby
Milton Shockley

REPRESENTATIVES PRESENT

Mike Burns
Dwight Loftis

CALL TO ORDER

Chairman Dill called the meeting to order at 5:02 p.m.

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE JUNE 1, 2015 MEETING

MOTION: By Ms. Gibson to approve the minutes of the June 1, 2015 Committee meeting as presented. The motion carried unanimously by voice vote.

ZONING DOCKETS

Scott Park presented the following:

CZ-2015-46 **Administratively Withdrawn**

DOCKET NUMBER: CZ-2015-47

APPLICANT: Joel Silos and Jessika Ramos

PROPERTY LOCATION: 1118 Gordon Street Ext.

PIN/TMS#(s): 0240030103700 (portion) and 0240030103800 (portion)

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 0.4

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was zoned R-10, Single-Family Residential in June 1973 as part of Area 4A.

EXISTING LAND USE: 0240030103700 wooded, vacant; 0240030103800 Single-Section Manufactured Home (located in the R-S section of the property).

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Single-family residence (Saluda Bluffs)
East	R-10	Single and Double Section Manufactured Homes (Martin Meadows)
South	R-S	Single and Double Section Manufactured Homes (Martin Meadows)
West	R-10	Single and Double Section Manufactured Homes (Martin Meadows)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

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

ROADS: Gordon Street Ext.: two-lane, County-maintained local

TRAFFIC: No traffic counts in proximity of Gordon Street.

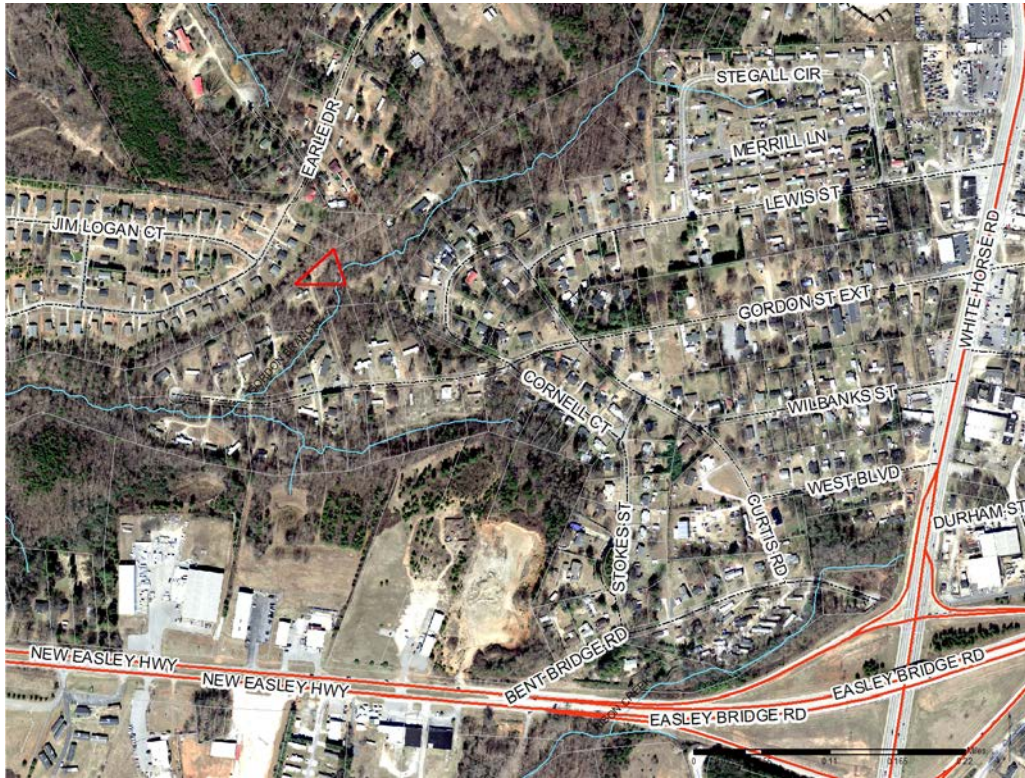
SUMMARY: The subject properties are approximately 0.4 acres of vacant property over two parcels with split zoning. One parcel (02400300103800) with a single-section manufactured home and a second parcel (0240030103700) that is undeveloped. Each parcel has approximately 30 feet of road frontage to the south on Gordon Street Ext.

The northern portion of each property is currently zoned R-10, Single-Family Residential; and this application is requesting to rezone to R-S, Residential Suburban. The southern portion of each lot is zoned 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.

CONCLUSION: It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The application would allow a residential density less than prescribed in the comprehensive plan; however, the intention is to normalize two split zoned parcels, making the zoning consistent throughout the parcels and adjacent neighborhood.

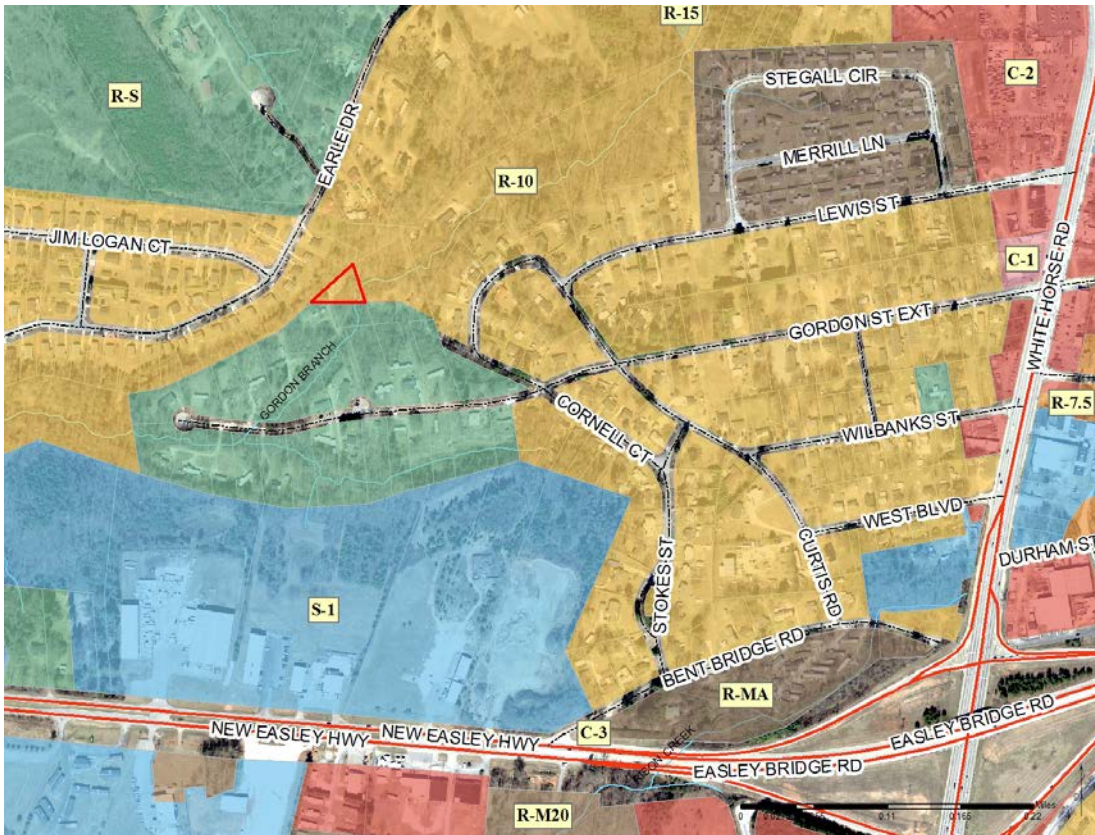
Based on these reasons, staff recommends approval of the application to rezone the subject site from R-10, Single-Family Residential to R-S, Residential Suburban. The Planning Commission recommends approval.

MOTION: By Mr. Payne to approve CZ-2015-47. The motion carried unanimously by voice vote.



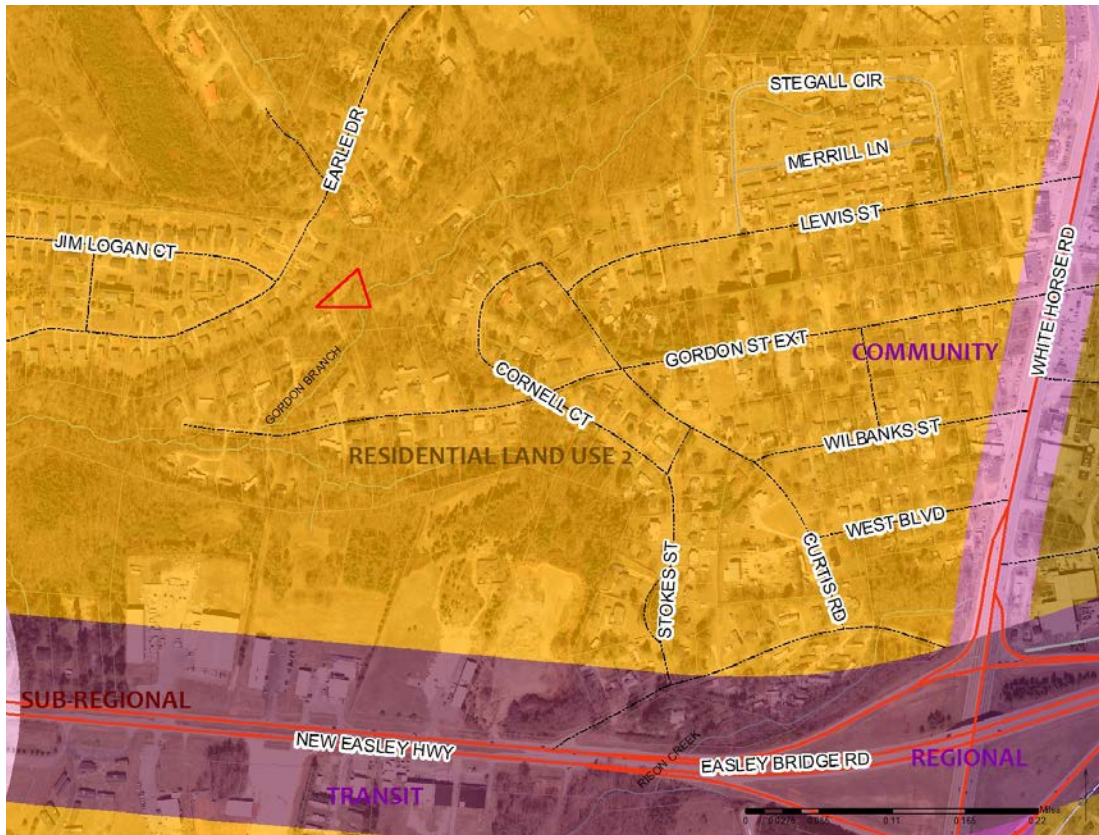
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Scott Park presented the following

DOCKET NUMBER: CZ-2015-48

APPLICANT: James D. Martin, III for 401 Brushy Creek, LLC, Mark Cothran

PROPERTY LOCATION: 401 Brushy Creek Road

PIN/TMS#(s): P016010200300 (portion)

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 2

COUNCIL DISTRICT: 20-Cates

ZONING HISTORY: The parcel was originally zoned in 1970 as part of Area 1. The portion of the parcel that is currently zoned R-20, has been zoned R-20 since 1970.

EXISTING LAND USE: vacant, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North, East	R-20	single-family residences (Avon Park)
South	C-1, R-7.5	commercial retail (Dollar General), single-family residences
West	R-20	single-family residences

WATER AVAILABILITY:

Greenville Water System

SEWER AVAILABILITY:

Taylor's Sewer District

FUTURE LAND USE:

The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS:

Brushy Creek Road: two-lane State-maintained minor arterial
Owens Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Brushy Creek Road	1,800' South	600	600 (0%)	650 (+8.0%)

SUMMARY:

The subject property is the eastern portion of a larger 9.78 acre parcel of developed property located on Brushy Creek Road.

The subject portion of the parcel is zoned R-20, Single-Family Residential. This residential district is 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 this district 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 district.

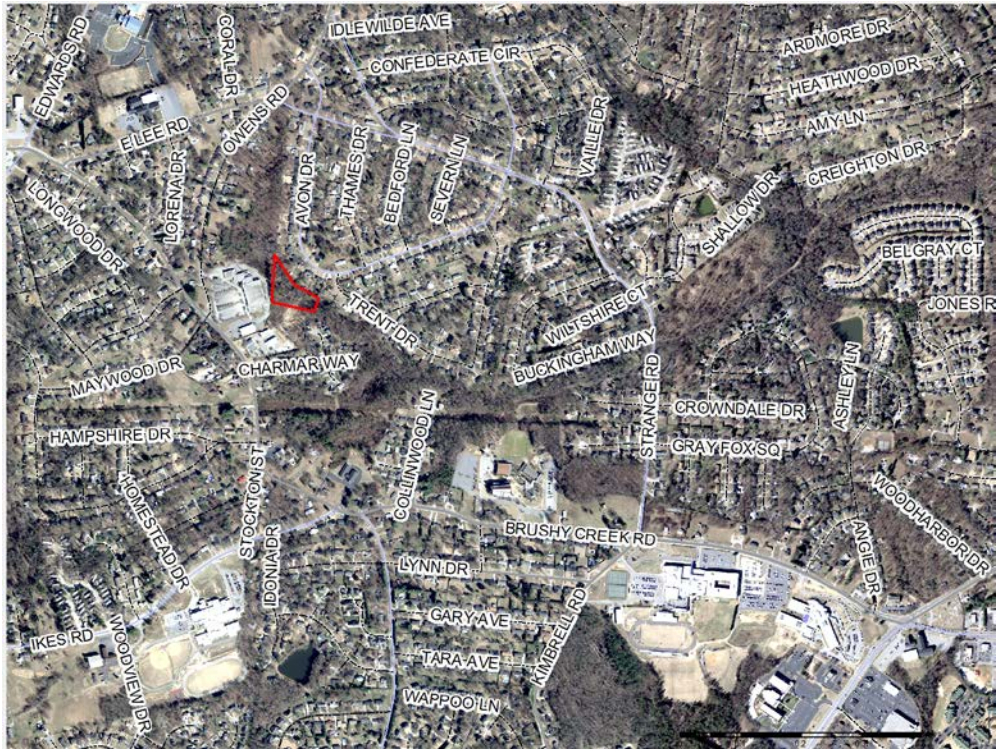
This application is requesting to rezone to C-1, Commercial. This district is established to provide commercial establishments for the convenience of local residents. The remainder of the parcel is currently zoned this classification.

The applicant states the proposed land use is for single-family attached residential.

CONCLUSION:

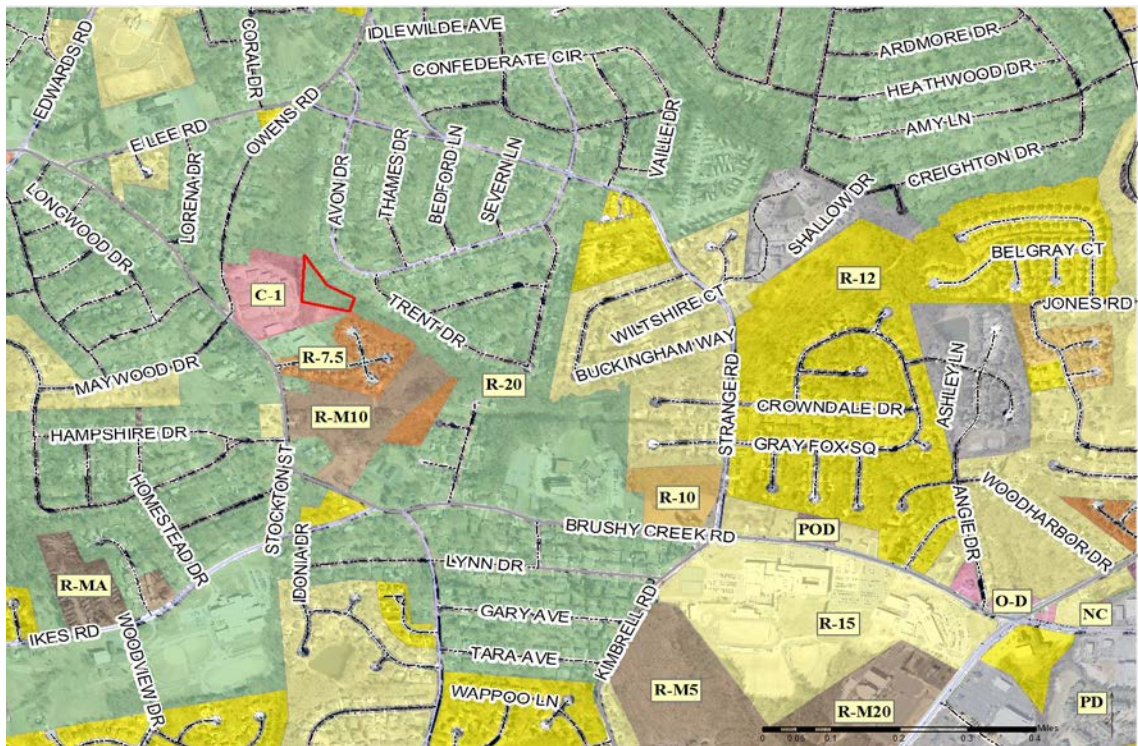
It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The application proposes a more intensive use, shared by the remainder of the parcel. A successful application would allow increased density of the total parcel to an R-6 intensity of single-family residential use, which is consistent with the comprehensive plan. Direct vehicular and pedestrian connectivity with the commercial use to the south should be maintained.

Based on these reasons, staff recommends approval of the application to rezone the subject site from R-20, Single-Family Residential to C-1, Commercial. The Planning Commission recommends approval.

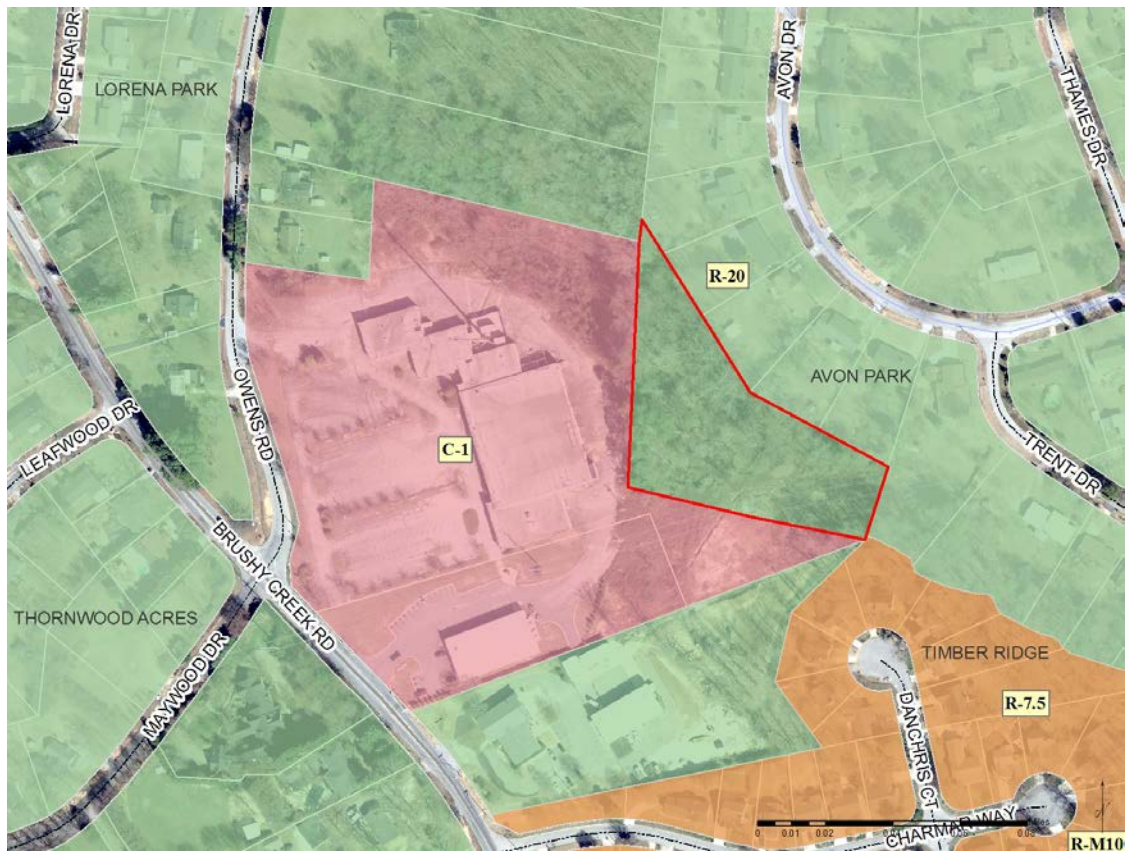


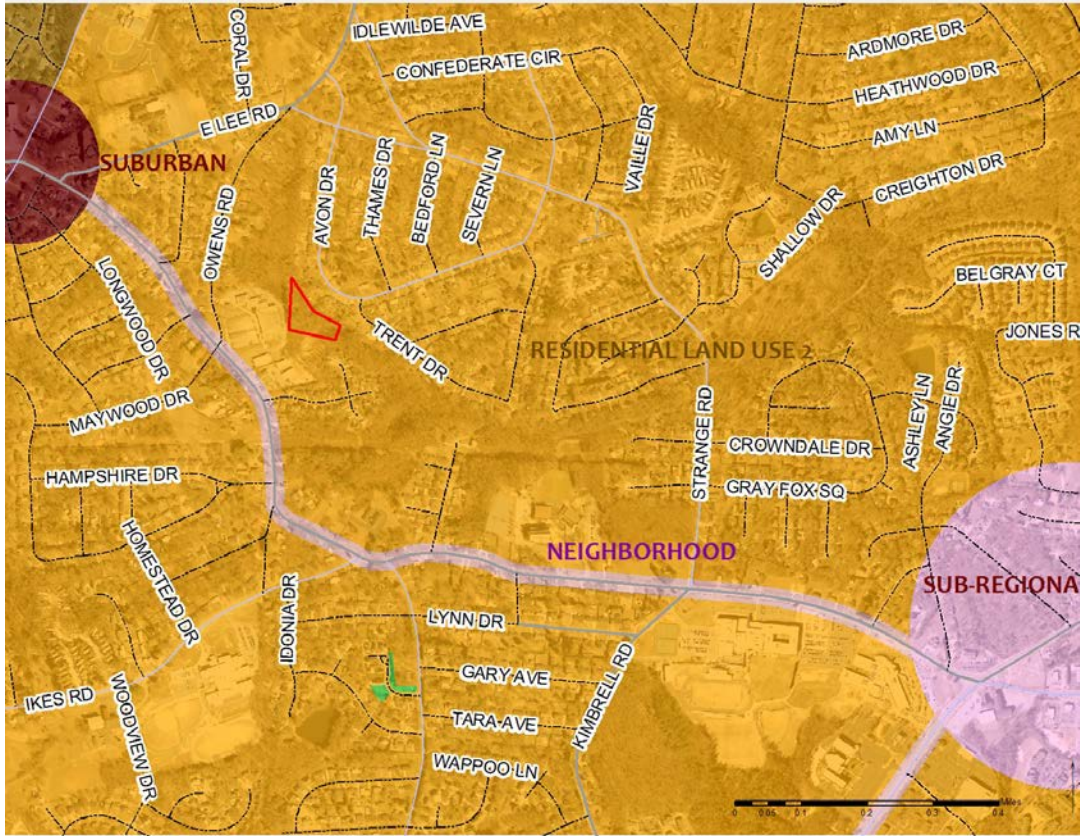
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Dr. Cates spoke in favor of the request and felt this would be good for his district.

MOTION: By Dr. Cates to approve CZ-2015-48. The motion carried unanimously by voice vote.

Scott Park presented the following:

- DOCKET NUMBER:** CZ-2015-49
- APPLICANT:** James D. Martin, III for Triangle Real Estate of Gaston and Tony Edward Abercrombie
- PROPERTY LOCATION:** 762 and 756 Fairview Road
- PIN/TMS#(s):** 0566010100900 and 0566010101000
- EXISTING ZONING:** C-1, Commercial and R-S, Residential Suburban
- REQUESTED ZONING:** R-M14, Multifamily Residential
- ACREAGE:** 21.6
- COUNCIL DISTRICT:** 26 - Ballard

ZONING HISTORY: This parcel was zoned R-S, Residential Suburban in December 1994 as part of Area 10. The application to rezone parcel 0566010100900 from R-S to R-15 was approved in 1995 (CZ-1995-57). The application to rezone parcel 0566010100900 from R-15 to C-1 was approved in 2010 (CZ-2010-16).

EXISTING LAND USE: Apartment complex under development, single-family residence, pasture and wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residence, vacant
East	R-S	single-family residence, vacant
South	R-15 and R-S	single-family residences (Fairview Pointe)
West	R-S	single-family residence, vacant

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro District Sewer is available through a Metro lift station. Metro has limited capacity within the system and upgrades may be required with future development.

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

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

	Zoning	Zoning Density	GIS Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 unit/acre</i>	<i>7.39</i>	<i>13 units</i>
	<i>C-1</i>	<i>12 unit/acre</i>	<i>16.31</i>	<i>196 units</i>
Requested	R-M14	14 units/acre	23.70	332 units

A successful rezoning may add up to 123 units.

ROADS: Fairview Road: two-lane State-maintained minor collector
Ashington Drive: two-lane County-maintained local road

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Fairview Road	6,500' S	24,100	24,000 0%	22,500 -7%

SUMMARY: The subject parcels are about 21.6 acres of property located on two parcels on Fairview Road approximately 0.6 miles south of Harrison Bridge Road. The parcels have approximately 880 feet of frontage along Fairview Road and 570 feet on Ashington Drive.

The subject parcel to the south is zoned C-1, Commercial. This district is established to provide commercial establishments for the convenience of local residents.

The subject parcel to the north is zoned R-S, Residential Suburban. The purpose of this 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

This application is requesting to rezone the properties to R-M14, Multifamily Residential. This district is established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

The applicant states the proposed land use is for multifamily.

CONCLUSION:

This application is proposing additional multifamily units to an already incompatible use that is currently under construction. With exception of the current apartment project (at 12 units per acre) this area is characterized by single-family residential neighborhoods at an average density below 3 units per acre.

As with the previous application for this site (CZ-2015-42), it is staff's opinion that this requested rezoning would exacerbate an already significant impact to surrounding uses and infrastructure. The application is inconsistent with the highest prescribed density in the County comprehensive plan by over 200 percent with the proposed R-M14 zoning.

This increased density would establish an adverse precedent for additional high-density growth resulting in an unknown volume of traffic congestion on the existing two-lane road. Fairview Road expansion is currently identified on the GPATS Long Range Transportation Plan, which means the project is at least six years before potential funding.

Challenges in sewerage service also exist. The sewer provider states there is currently limited capacity within the system and upgrades will be needed with additional development. In order to offset these potential upfront costs, greater pressure may exist to develop at higher density.

Based on these reasons, staff recommends denial of the application to rezone the subject site from R-S, Residential Suburban and C-1, Commercial to R-M14, Multi-Family Residential. The Planning Commission recommends denial.

Mr. Ballard stated he had spoken with Mr. Martin and he did not agree with staff's reasons for denial. He stated an increase in traffic would occur always, he did not feel approving this one request would set a precedence. Mr. Ballard felt this would be a good use for the property.

Mr. Payne agreed with Mr. Ballard and made the following motion:

MOTION:

By Mr. Payne to approve CZ-2015-49.

Dr. Cates asked staff for clarification on their recommendation of denial.

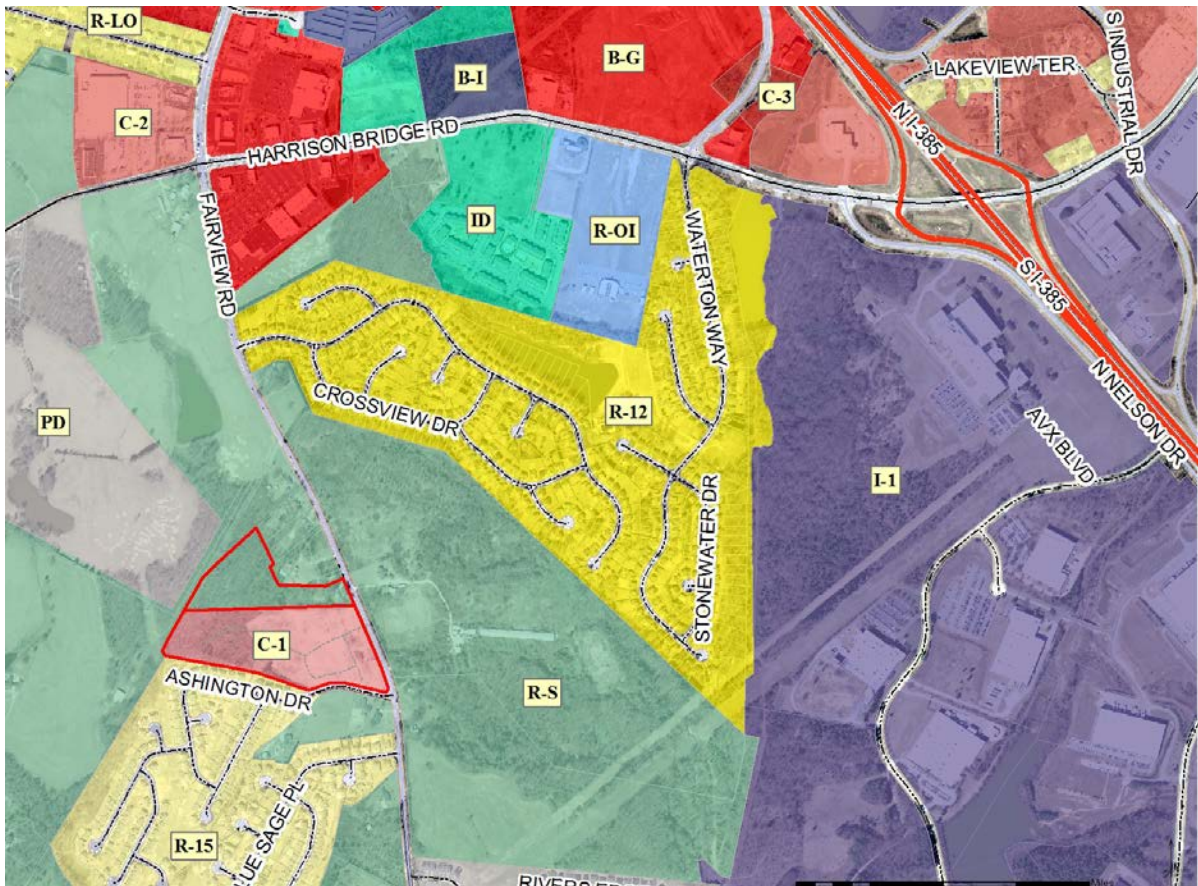
Scott Park stated the increase in traffic, setting precedence and also the concern over sewer. He stated it was his understanding the issue was a pump station.

James Martin III, Developer, 10 Williams Street, Greenville, SC addressed the Committee members with clarification regarding sewer capabilities in the area, stating there was capacity for the next development that comes on line. Once that is over capacity, the next development and subsequent developments would need to make improvements to the lift station.

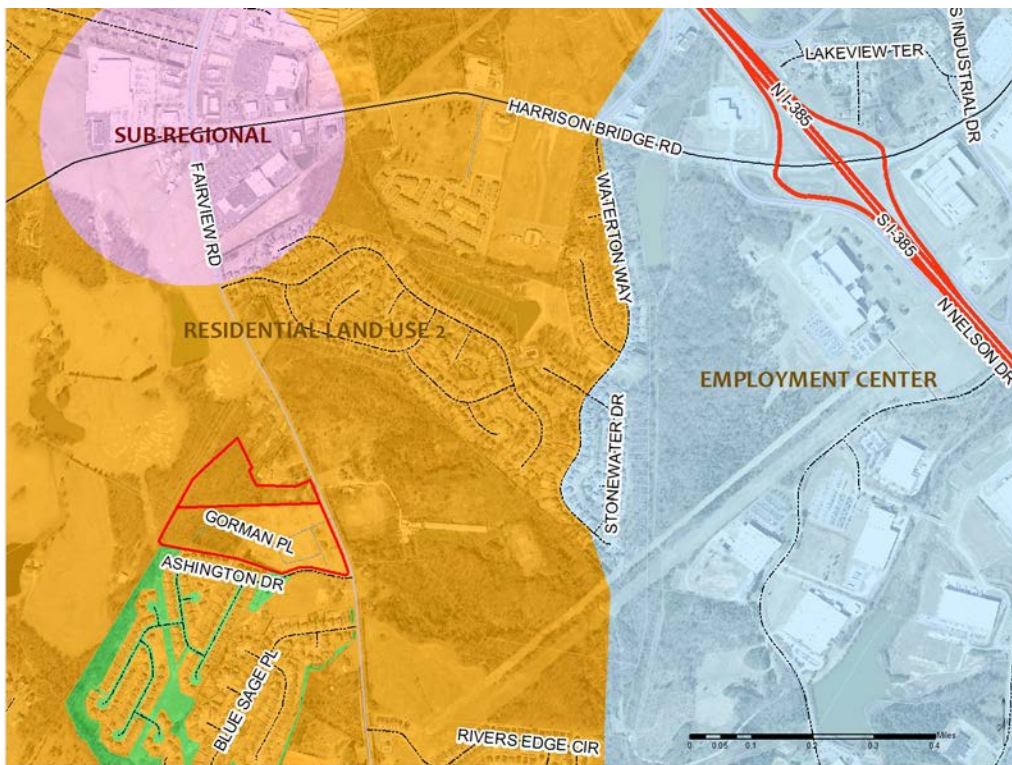
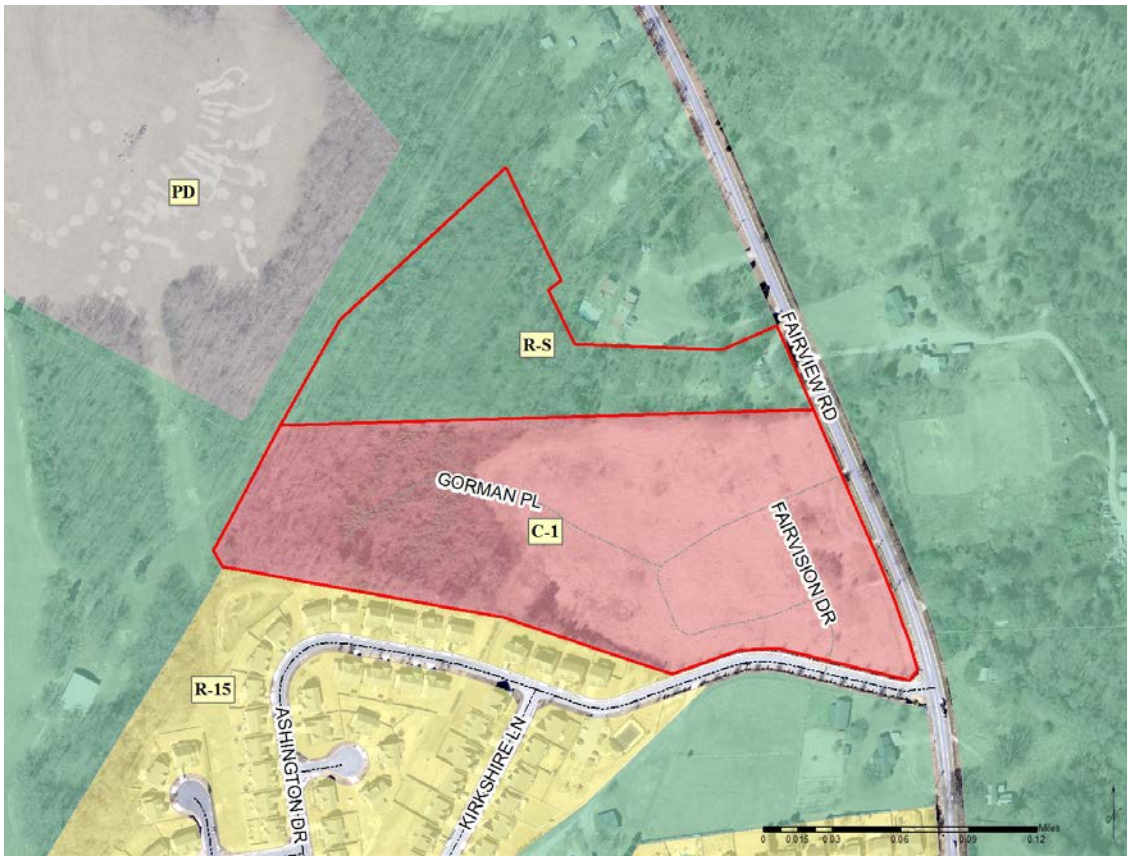
The motion on the floor to approve CZ-2015-49 carried unanimously by voice vote.



Aerial Photography, 2014



Zoning Map



Future Land Use Map

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-50

APPLICANT: R. L. Fogleman Jr. for Wellington Homes, Robert Julian

PROPERTY LOCATION: Mary Street

PIN/TMS#(s): 0228000101000; 0228000100100

EXISTING ZONING: R-10, Single-Family Residential; C-2, Commercial

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 0.8

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: These parcels were zoned R-10, Single-Family Residential and C-2, Commercial in June 1973 as part of Area 4A.

EXISTING LAND USE: single-family residence; vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	vacant
East	R-10, C-2	single-family residences (Camilla Park)
South	R-10	single-family residences (Camilla Park)
West	R-10	single-family residences (Higgins Walk)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan as *Residential Land Use 3* which prescribes an ideal residential density at 6 or more units per acre.

Transit Corridor (Easley Bridge Road): These are the primary corridors linking Greenville County's urban areas, major employment centers, municipalities, and other regional and community centers. The land uses along these corridors should support a future mass transit system and incorporate an even balance of both residential and commercial development.

ROADS: Old Easley Bridge Road: two-lane State-maintained minor collector
Mary Street: two-lane County-maintained local road
Flora Avenue: two-lane County-maintained local road

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
S. Washington Ave	2,060' SE	15,700	14,800 -5.7%	14,100 -4.7%
Easley Bridge Road	4,260' E	19,000	19,500 2.6%	18,800 -3.6%

SUMMARY:

The subject properties are 0.8 acres with parcel 0228000101000 undeveloped and parcel 0228000100100 with a single-family residence. Both properties are part of the Camilla Park Subdivision.

The subject property consists of 0.8 acres of total land. Road frontage includes approximately 90 feet along Old Easley Bridge Road, 410 feet along Mary Street, and 90 feet along Flora Avenue.

One of the subject parcels (0228000101000) is zoned R-10, Single-Family Residential. This residential district is 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 remaining parcel (0228000100100) is zoned C-1, Commercial. This district is established to provide commercial establishments for the convenience of local residents.

This application requests to rezone the property to R-7.5, Single-Family Residential. This residential district is 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 this district 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 district.

The applicant listed single-family residential as the purposed use.

CONCLUSION:

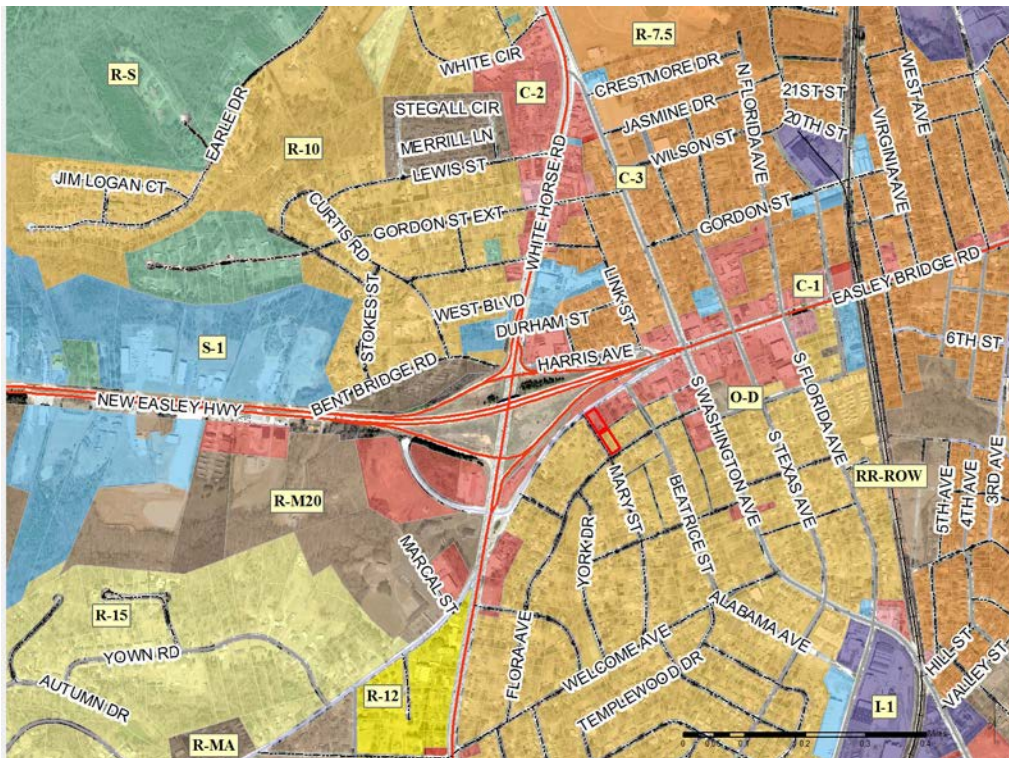
It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses and traffic. The proposed density is in line with that of the single-family residential use already existing on Mary Street. The proposed density is below to what is prescribed in the comprehensive plan, but reflects the density, albeit not the zoning, of portions of the neighborhood.

Based on these reasons, staff recommends approval of the application to rezone the subject site from R-10, Single-Family Residential and C-2, Commercial to R-7.5, Single-Family Residential. The Planning Commission recommends approval.

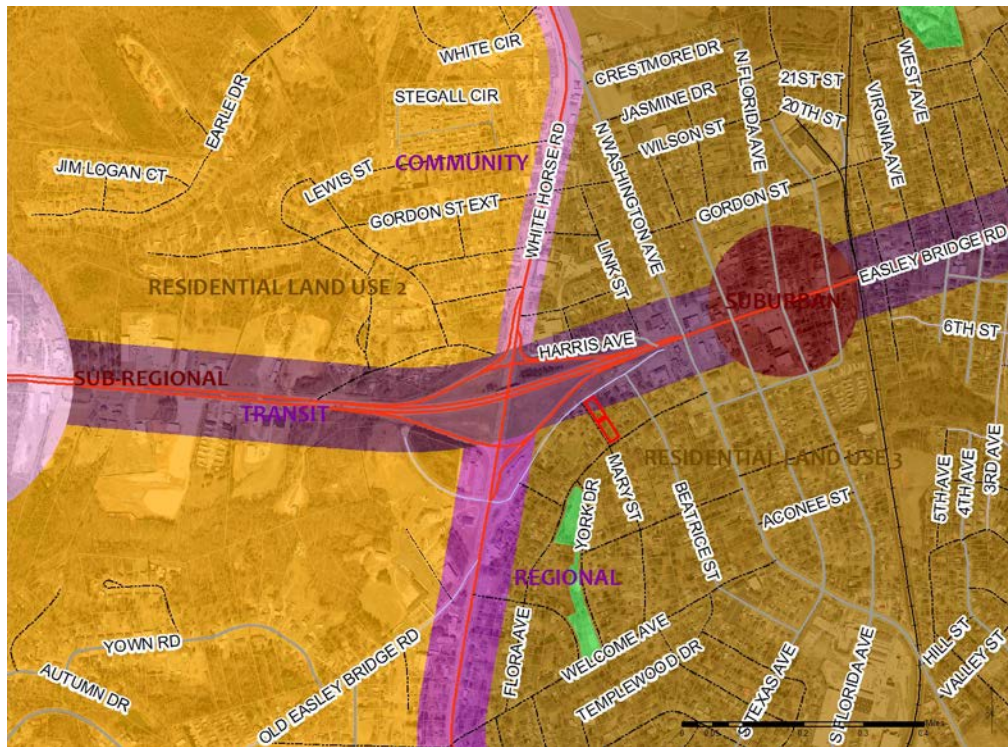
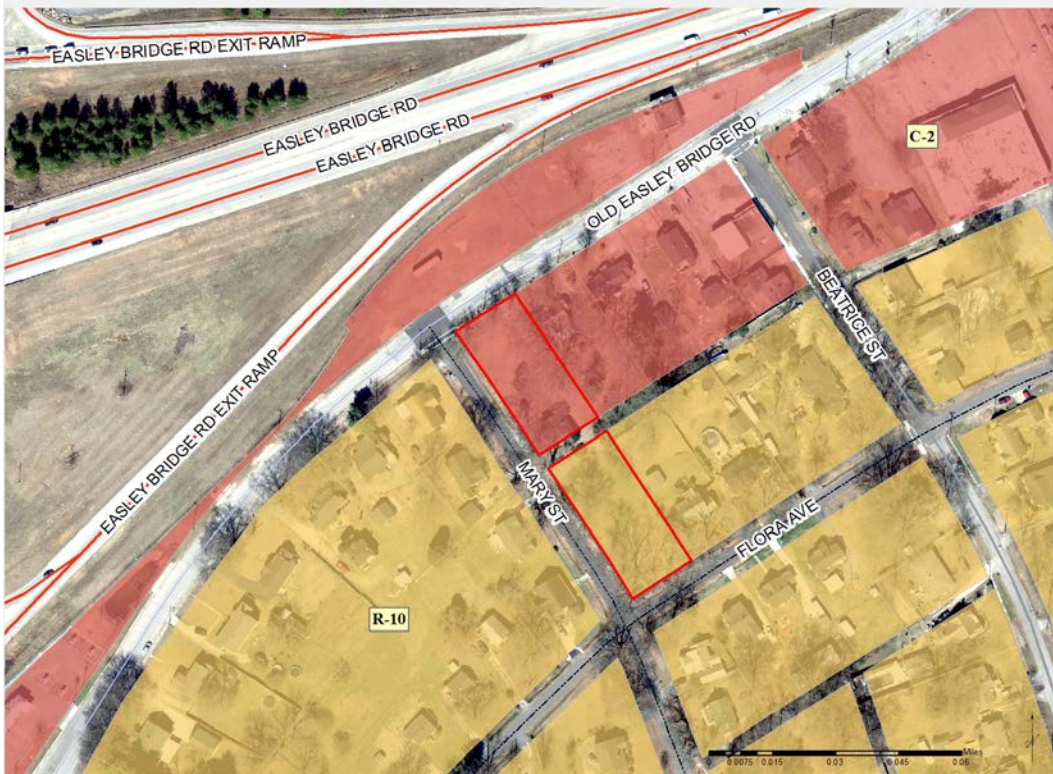
MOTION:

By Ms. Gibson to approve CZ-2015-50. The motion carried unanimously by voice vote.

Aerial Photography, 2014



Zoning Map



Future Land Use Map

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-51

APPLICANT: James McCutchen (on behalf of Dr. Jeff Summers), Jack E. Shaw

PROPERTY LOCATION: 25021 East North Street

PIN/TMS#(s): 0541050110700

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: POD, Planned Office District

ACREAGE: 1.3

COUNCIL DISTRICT: 22-Taylor

ZONING HISTORY: The parcel was originally zoned in 1970 as part of Area 1. This site is currently being considered for O-D zoning, CZ-2015-37.

EXISTING LAND USE: vacant, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residences (Kingsgate)
East	R-20	fire station (Wade Hampton)
South	POD	doctors' offices
West	R-20	single-family residences (Kingsgate)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton Sewer District

FUTURE LAND USE: The subject property is part of the Imagine Greenville Future Land Use map designated as *Residential Land Use 2* with ideal residential density of 3 to 6 units per acre. The subject property is also located along a *Neighborhood Corridor*, which are predominantly residential in form and function but do allow for some limited nonresidential use.

ROADS: E. North Street – five-lane State-maintained minor arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
E North Street	2,685' NE	19,000	18,200 (-4.2%)	17,900 (-1.6%)
Mitchell Road	3,600 S	5,200	4,600 (-11.5%)	4,700 (-2.1%)

SUMMARY:

The subject property is 1.3 acres of mostly wooded property to the northeast of the intersection of E. North Street and Mitchell Road. Approximately 364 feet of frontage exists along E. North Street. The subject site has significant topography with slope dropping to the northwest. Mitchell Road Elementary School is located to the SW and the subject site is within the school zone designated on E. North Street.

The subject property is currently zoned R-20, Single-Family Residential. 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 requested rezoning is POD, Planned Office District. This district is established to accommodate office development that is found to be compatible with surrounding physical development. Uses permitted in this district are limited to office and research facilities, and shall not include any use engaged in retail sales or the stocking and storage of merchandise.

The proposed building is a 1-1/2 story structure with 6,204 SF of space on the first floor and 2,800 SF on the upper floor. The overall style of the building is a traditional structure indicative of Greenville's historic mills and turn of the century buildings. The veneer is masonry with details, such as corbelled water table, soldier courses, jack arches and cornices. The masonry is a blended brick with variation in color and texture. The roofing is an architectural composition of fiberglass shingle. The windows and doors are of a residential scale with divide lites and muttons.

The proposed development will have a landscape buffer on the west, north, and east of the property (all sides that adjoin existing residential areas). The landscape buffer will consist of evergreen plant material. A privacy fence (6 foot tall minimum) will also be placed along the north and west property lines. Street trees will be provided in accordance with Greenville County standards. The site will contain a dry detention pond on the northwest corner. Signage proposed will be front elevation and a monument sign along the road. Building signage will be pin mounted stainless steel cut letters. The monument sign will be masonry with similar details to the building. Pin mounted stainless steel cut letters will be used on the monument sign and illumination will come from the ground-mounted lighting. Site lighting will be full cut off (shoe box) fixtures at a maximum height of 16 foot above finished grade. Pedestrian access will be provided by connecting a sidewalk path from the public sidewalk along E. North Street to the front door of the proposed facility.

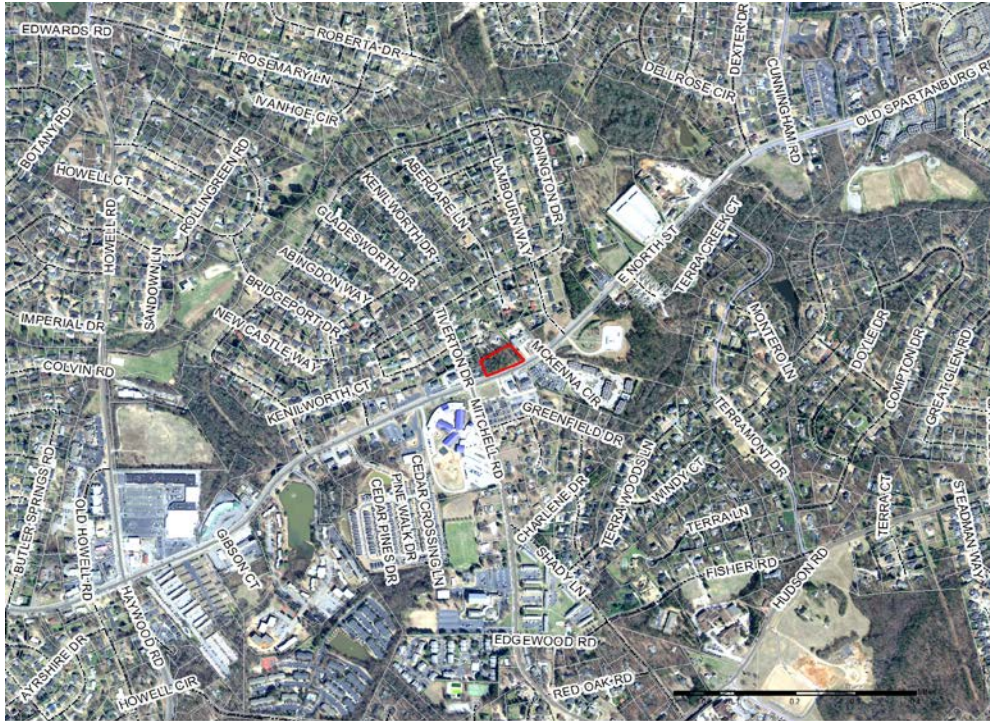
The applicant identifies the proposed use as doctor's office.

CONCLUSION:

It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. This application guarantees to maintain the best potential condition of traffic, architecture, building size and scale, appearance and accessibility for this site. This application is consistent with the surrounding office development and ensures any future development would likewise harmonize with the surrounding uses.

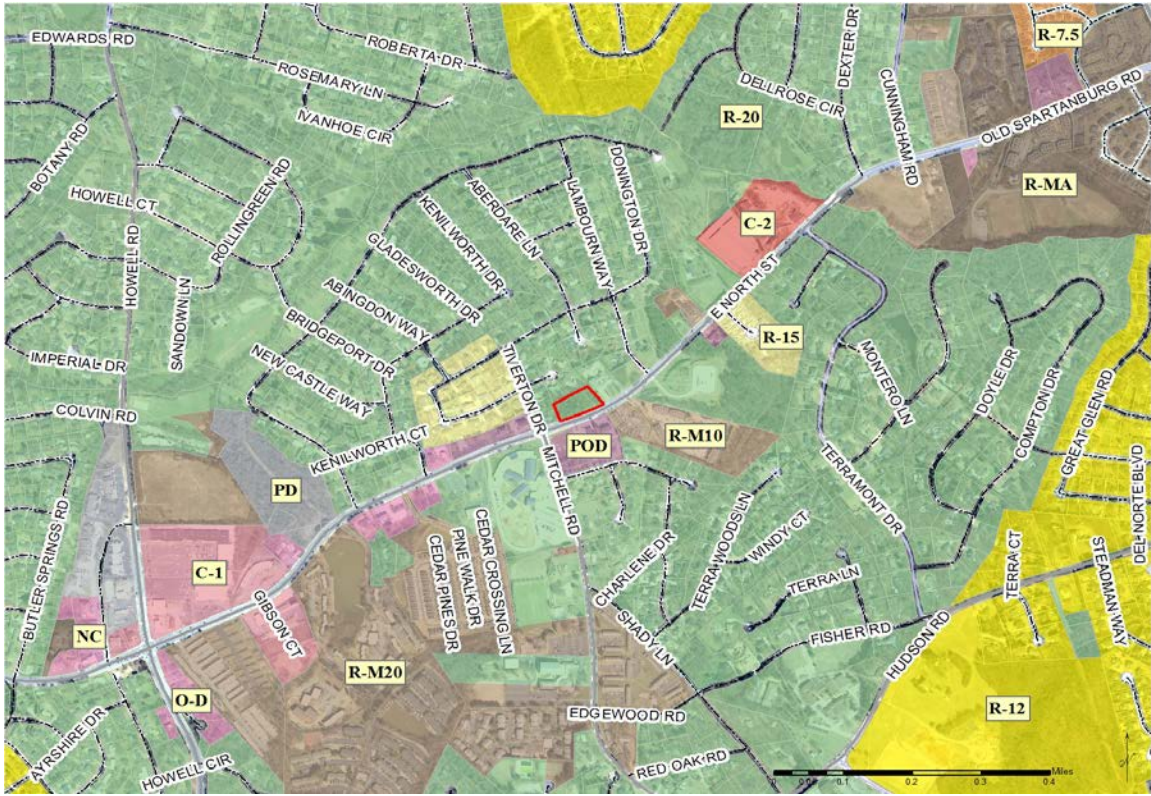
Based on these reasons, staff recommends approval of the application to rezone the subject site from R-20, Single-Family Residential to POD, Planned Office District. The Planning Commission recommends approval.

MOTION: By Ms. Gibson to approve CZ-2015-51. The motion carried unanimously by voice vote.



Aerial photography, 2014





Zoning Map





Future Land Use Map

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-52

APPLICANT: Randall P. Bentley for Christopher T. Corley, Corpro Properties, LLC

PROPERTY LOCATION: 300 Ben Hamby Drive

PIN/TMS#(s): 0530050102901

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 2

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The parcel was zoned I-1, Industrial, in May 1971 as part of Area 2.

EXISTING LAND USE: commercial warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	single-family residence, commercial retail
South	I-1	industrial warehousing
East	I-1	vacant, wooded
West	I-1, S-1	single family residence, industrial warehousing

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District. Sewer service is not available to property.

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Employment Center*. These centers are located strategically throughout the region in order to take advantage of existing infrastructure such as nearby high-capacity transportation networks. Employment Centers draw people from nearby communities and neighborhoods by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores.

ROADS: Ben Hamby Drive: two-lane County-maintained local road
Ben Hamby Lane: two-lane County-maintained local road

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Pelham Road	3,200' S	20,800	19,900 -4.3%	20,500 3%

SUMMARY:

The subject property consists of 2 acres, with 300 feet of frontage along Ben Hamby Drive and 250 feet along Ben Hamby Lane. The property is located in the GSP Airport Environmental Special Land Use Area.

The subject parcel is currently zoned I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

The requested rezoning is S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties.

Staff does note that the site may lack stormwater features to attenuate on site quantity and quality.

The applicant listed a mortuary as the purposed use.

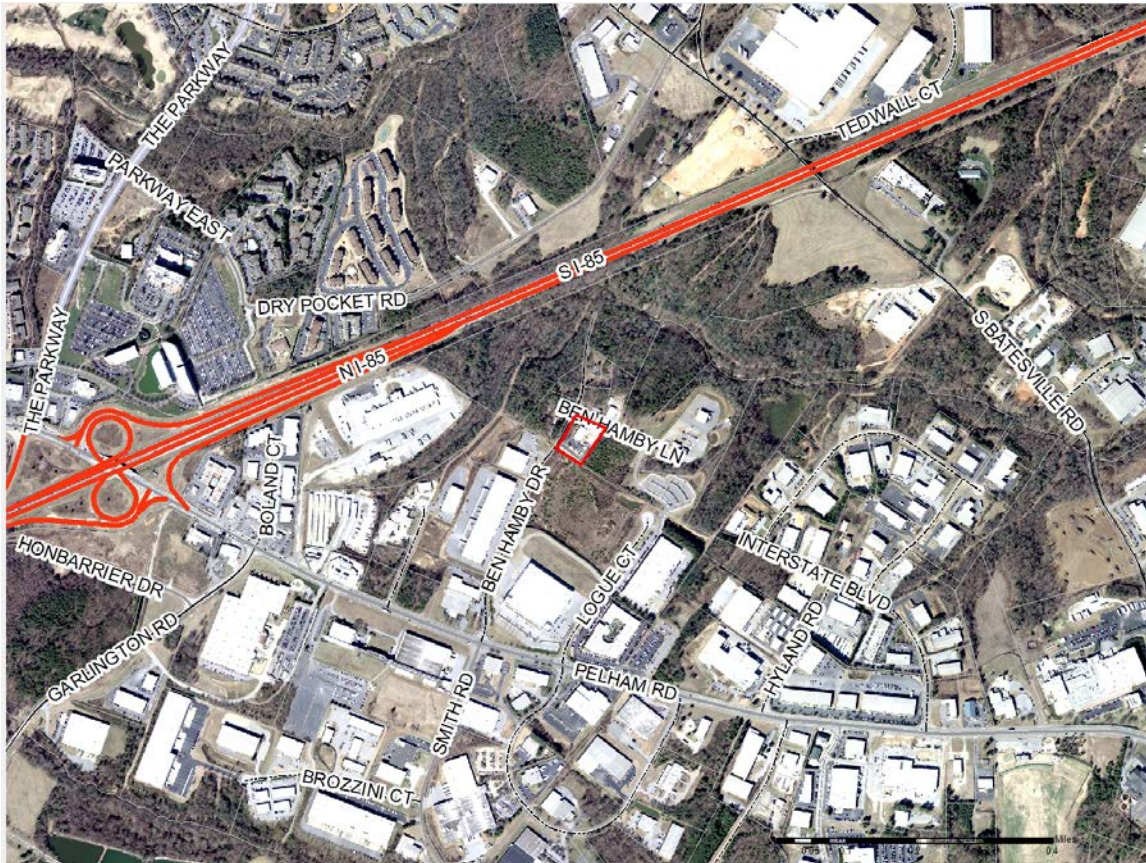
CONCLUSION:

It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The proposal is consistent with the future land use designation in the county comprehensive plan.

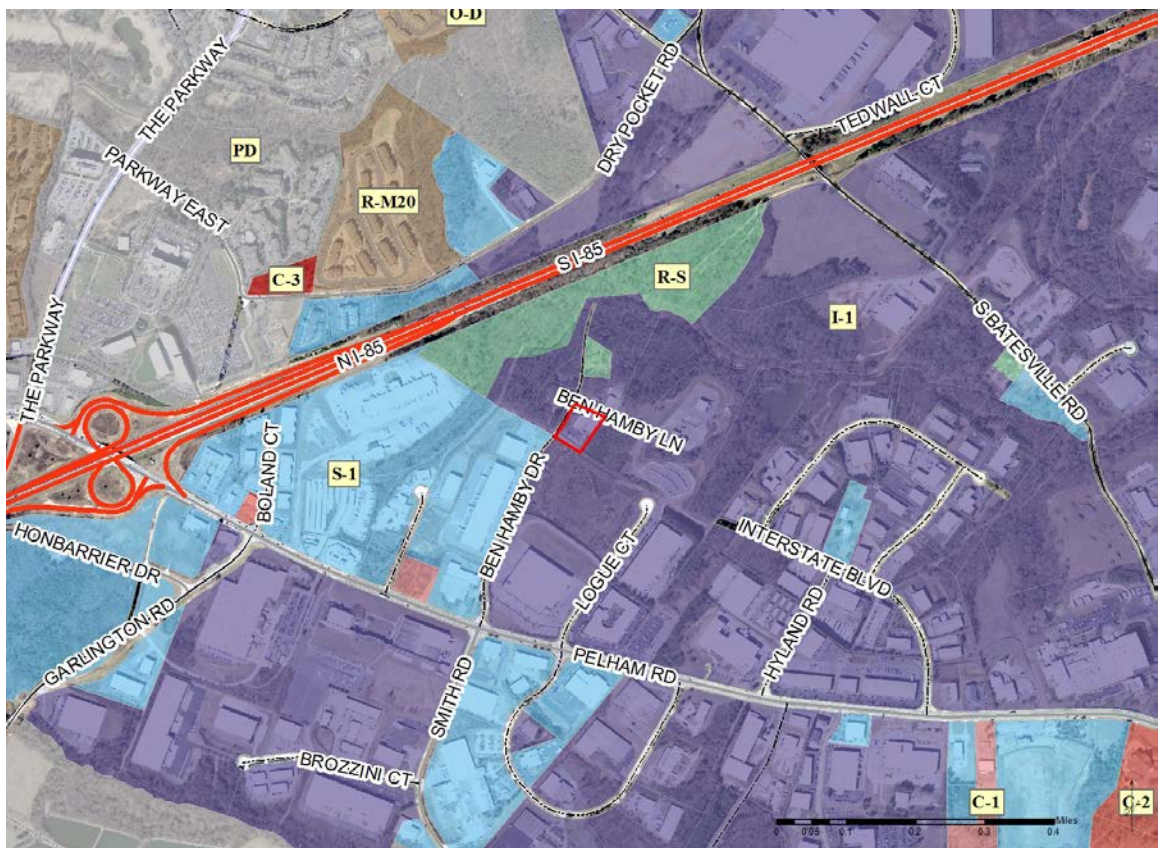
Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial to S-1, Services. The Planning Commission recommends approval.

MOTION:

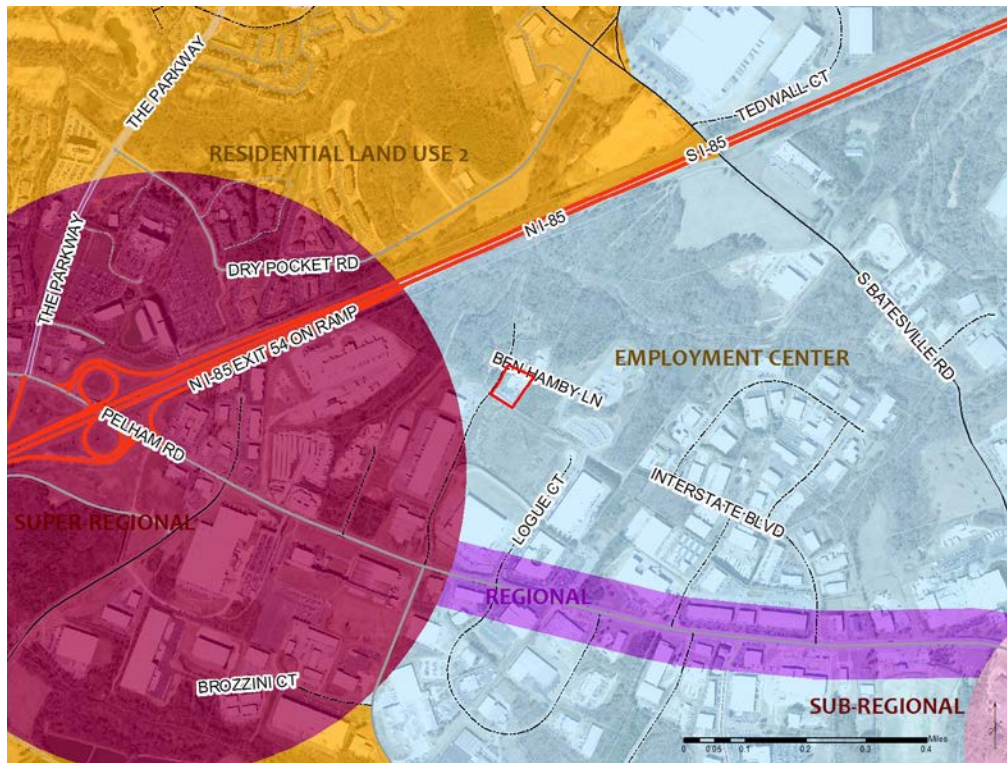
By Ms. Gibson to approve CZ-2015-52. The motion carried unanimously by voice vote.



Aerial photography, 2014



Zoning Map



Future Land Use Map

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-53

APPLICANT: John Andrew Connelly for City and County of Greenville, SC

PROPERTY LOCATION: Perimeter Road (Donaldson Center)

PIN/TMS#(s): 0400010100100 (portion)

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: I-1, Industrial

ACREAGE: 3

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was initially zoned C-2 in May 1971 as part of Area 2.

EXISTING LAND USE: vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	vacant
East	I-1	runway
South	I-1	vacant
West	I-1, C-2	vacant, warehouse

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer Sub District.

FUTURE LAND USE: This site is designated as *Employment Center* in the Imagine Greenville Future Land Use map. These centers are located strategically throughout the region in order to take advantage of existing infrastructure such as nearby high-capacity transportation networks. Employment Centers draw people from nearby communities and neighborhoods by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores.

ROADS: Perimeter Road: Two lane State- and County-maintained minor collector

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
Old Augusta Rd.	8,575' S	1,750	1,900 (8.5%)	1,750 (-8.5%)
Ashmore Bridge Rd.	11,200' SE	3,700	6,600 (78.3%)	7,100 (7.6%)

SUMMARY:

The subject property is a vacant field on the outside of Perimeter Road, within the South Carolina Technology and Aviation Center, SCTAC. More specifically, the property is located in the southwest quadrant of the airfield, also known as the Donaldson Center. The subject property has approximately 340 feet of total road frontage on Perimeter Road.

The subject property is currently zoned C-2, Commercial. This district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The requested rezoning is I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, or other objectionable effects.

Flooring Distribution is the proposed use.

CONCLUSION:

It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The proposal is consistent with the comprehensive plan. Further consideration should be afforded to preemptively rezone other portions of SCTAC property to S-1 or I-1 uses according to their master plan in order to facilitate the siting of new and expanding businesses.

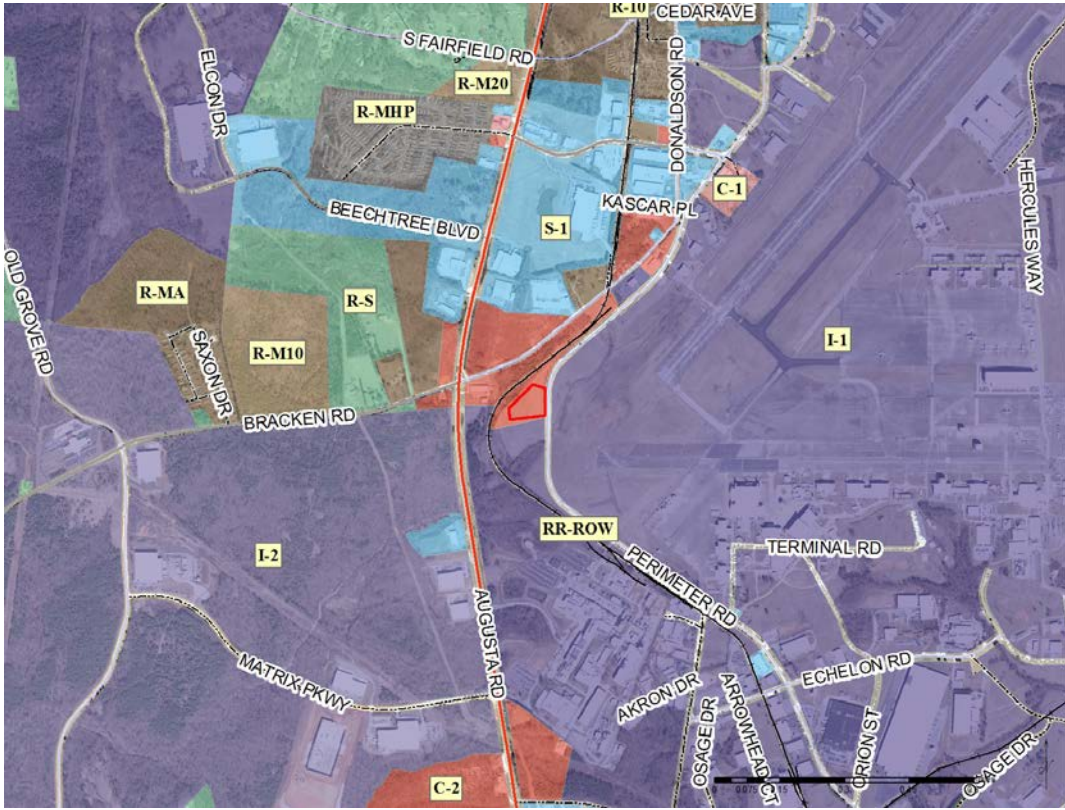
Based on these reasons, staff recommends approval of the application to rezone the subject site from C-2, Commercial to I-1, Industrial. The Planning Commission recommends approval.

MOTION: By Ms. Gibson to approve CZ-2015-53. The motion carried unanimously by voice vote.

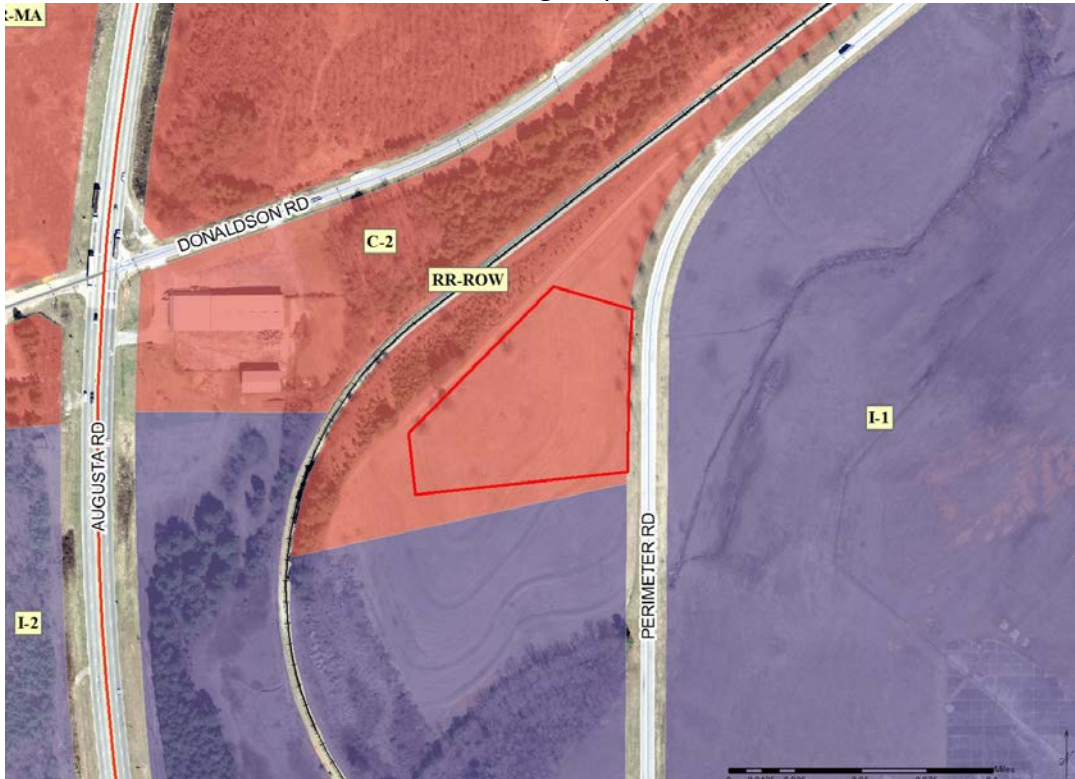


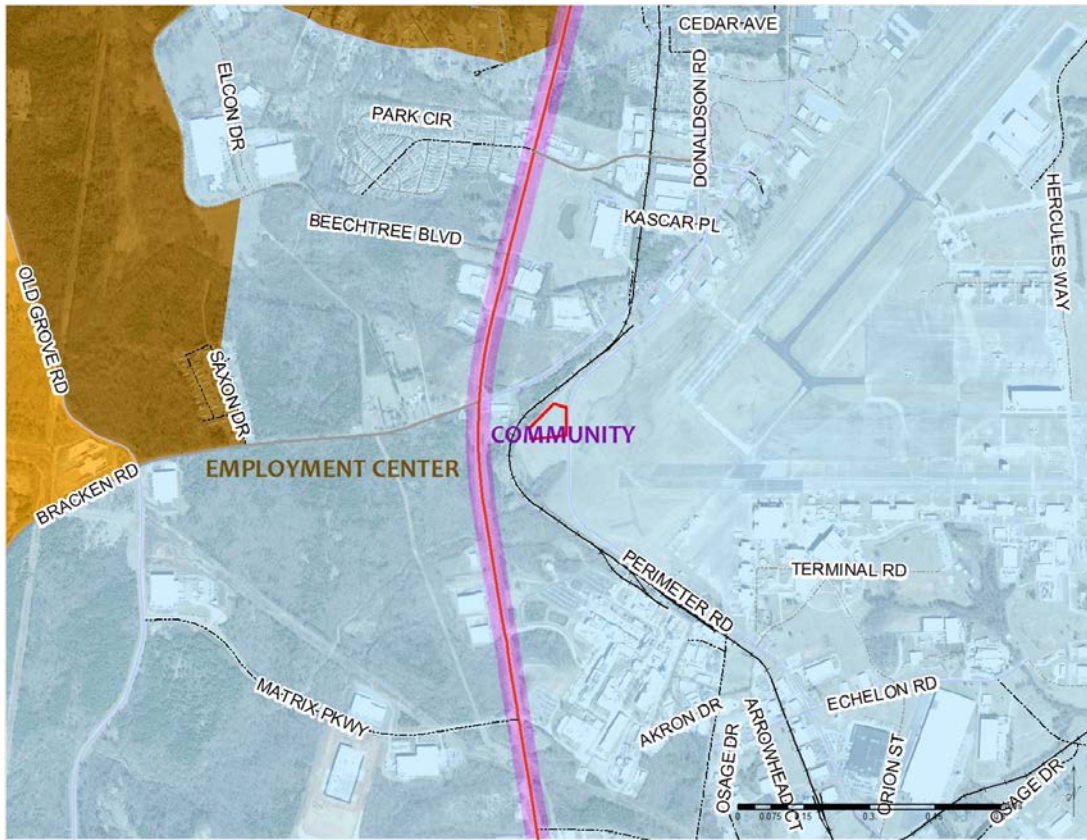
Aerial photography, 2014





Zoning Map





Future Land Use Map

Scott Park presented the following:

- DOCKET NUMBER:** CZ-2015-54
- APPLICANT:** Mike D. McNicholas for Thomas L. Henderson, James C. Henderson, Charlotte H. Roberts, James C. and Dolly Henderson, Sr.
- PROPERTY LOCATION:** Woodruff Road and Sunnydale Drive
- PIN/TMS#(s):** 0548020104100, 0548020104101 (portion) and 0548020104102
- EXISTING ZONING:** R-S, Residential Suburban; S-1, Services
- REQUESTED ZONING:** PD, Planned Development
- ACREAGE:** 18.9
- COUNCIL DISTRICT:** 21 – Burns
- ZONING HISTORY:** The parcel was originally zoned in June 1991 as part of Area 7. The subject properties were zoned R-S as part of Area 7 in 1991. Two requests to rezone a parcel to C-2, Commercial were denied in 1997 and 2002. A request to rezone a parcel to S-1,

Services was approved in 2004. A request to rezone the entire property to PD, Planned Development was denied in 2006.

EXISTING LAND USE: single-family residences, wooded, pasture

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	RS, and PD	single-family residences
East	RS	single-family residences, pasture, wooded
South	R-S and O-D	church, dentist office
West	S-1 and C-1	Storage facility and office building

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District sewer is available; however, upgrades will be required.

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan as the eastern extent of the Five Forks Core Commercial Area. The plan designated the property as *Commercial and Residential/ Office Transitional*. These core commercial uses include two major grocery stores anchoring two shopping centers with smaller shops, restaurants, fast food, and movie rentals.

The intent of the *Residential/ Office Transitional* category is to allow for a mixture of transitional residential uses such as attached single family townhouses and/or small scale professional office uses. This use is appropriate for transitional areas located between higher intensity commercial centers and lower density single-family residential areas.

ROADS: Woodruff Road – Two lane State-maintained minor arterial
Sunnydale Road – county-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	0'	16,200	16,700 (+3%)	18,500 (+14%)

SUMMARY:

The subject property is 18.9 acres of mostly wooded and pastured property with several residential structures. The property is located to the north side of Woodruff Road just west of the intersection with Sunnydale Drive. Approximately 1,050 feet of frontage exists along Woodruff Road and approximately 660 feet of frontage along Sunnydale Drive.

The subject property is currently zoned R-S, Residential Suburban; and S-1, Services. The purpose of the Residential Suburban 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The Services district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service

performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties.

The requested rezoning is PD, Planned Development. The PD district is established to encourage innovative and creative design of residential and/or commercial developments, and permit a greater amount of flexibility by removing some of the restrictions of conventional zoning.

The applicant proposes a project that will feature a mixture of commercial, professional office, and medical office uses following the East Woodruff Road Area Plan. The project may contain a combination of Commercial Use up to 115,000 SF and Transitional Use (Professional Office and/or Medical Office) up to 50,000 SF. The proposed architectural style will incorporate four-sided masonry architecture. Exterior buildings materials will include, but not limited to brick masonry, stone masonry, split-face block masonry, EIFS, wood or cement board siding. Metal roofs may possibly be used with reflectance similar to that of the siding material. Dumpsters will be screened using similar materials used in constructing the buildings.

A minimum twenty-five foot (25') buffer yard shall be implemented in the rear of the proposed development between transitional use (professional office /medical office) and the neighboring residential development. The buffer yard will contain fencing and evergreens for a continuous visual barrier. No building will be allowed within the buffer yard on the back of the proposed development.

Light from the proposed buildings, parking, and landscape lighting will be contained within the bounds of the subject property. Signage will be comprised of two internally illuminated monument signs. Both signs will be a maximum of sixteen feet (16') in height and constructed to match the architectural theme of the commercial buildings. There will also be way finding and interior monument signage to further enhance internal navigability and maintain traffic flow. All signs will match architectural theme of the development.

Parking for the proposed site will be provided with a minimum of 3 spaces per 1,000 SF of buildable area to office users and 4 spaces per 1,000 SF of buildable area for commercial and medical office users.

A new and signalized entrance from Woodruff Road is proposed to serve as the main point of access to the development. Two proposed points of access will be located on Sunnydale Drive. Sunnydale Drive will be improved to meet Greenville County roadway requirements including the widening of Sunnydale Drive to thirty feet (30') and install curb, gutter, and a sidewalk to connect the proposed development to the neighborhood development (McCrae Park). The installation of sidewalks along Woodruff Road and internal to the site will be required as part of the Final Development Plan. Staff will coordinate with the developer and SCDOT on the installation of sidewalks along Woodruff Road during the proposed road widening project.

As a reiteration of Section 8:1.7 of the Zoning Ordinance, approval of a Preliminary Development Plan shall constitute authority for the applicant to prepare a Final Development Plan. All final development plans in the Planned Development District will

require a site plan review and approval by the Greenville County Planning Commission in accordance with Section 3:9.1.

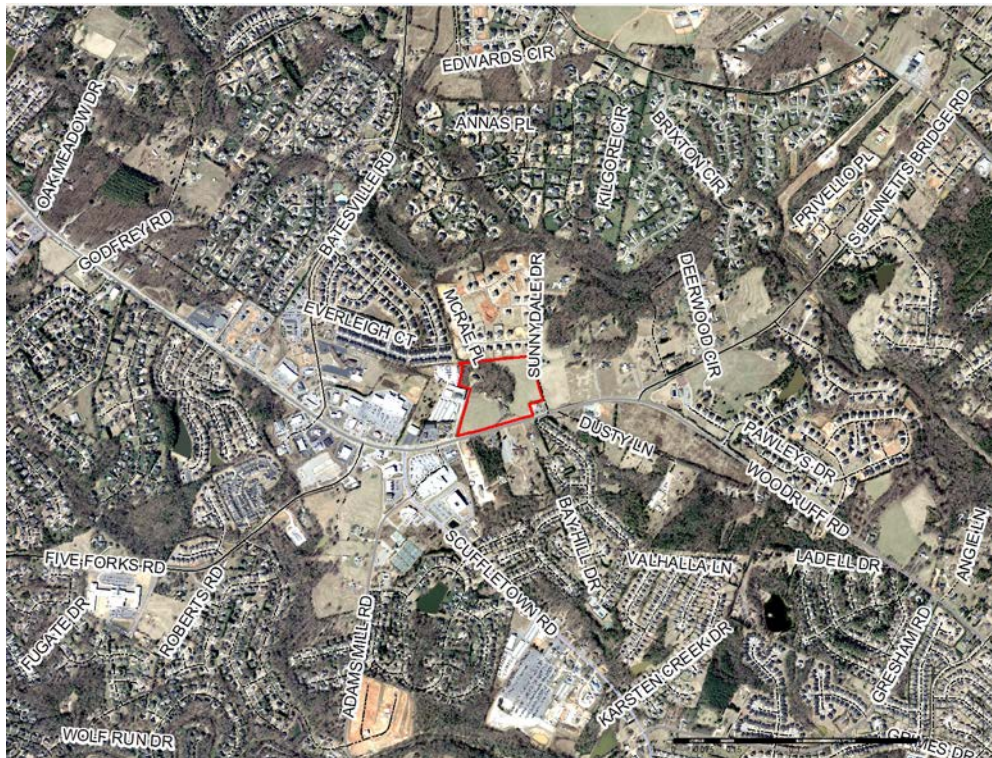
CONCLUSION:

It is staff's opinion that this requested rezoning would have significant impact on surrounding uses, although much of the development effects can be mitigated by better connectivity to adjacent roadways and parcels as highlighted in the following recommendation. Although the applicant and staff dedicated substantial time reviewing and refining the proposed project, objectives remain to improve the Preliminary Development Plan to best meet the goals of the East Woodruff Road Area Plan.

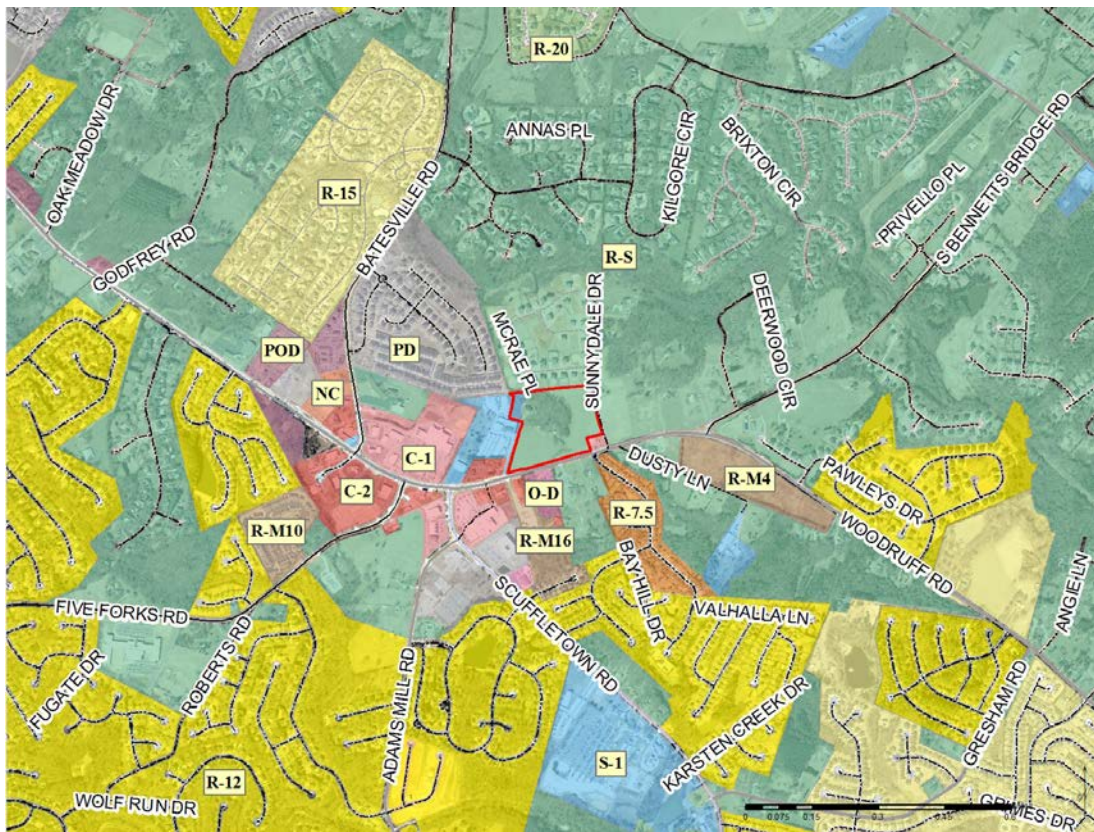
Based on these reasons, staff recommends approval of the application to rezone the subject site from R-S, Residential Suburban and S-1, Services to PD, Planned Development together with the following conditions:

- Pertaining to the future connection to the west, include within the statement of intent, "The proposed future vehicular connection to the west will be installed by the developer at such time in the future when the adjacent property is redeveloped."
- At least one access to the east will align with an access to the proposed library and include appropriate pedestrian amenities;
- Align the signalized intersection at Woodruff Road with the driveway to the south;
- Maintain proposed landscape buffer with Woodruff Road considering planned SCDOT widening;

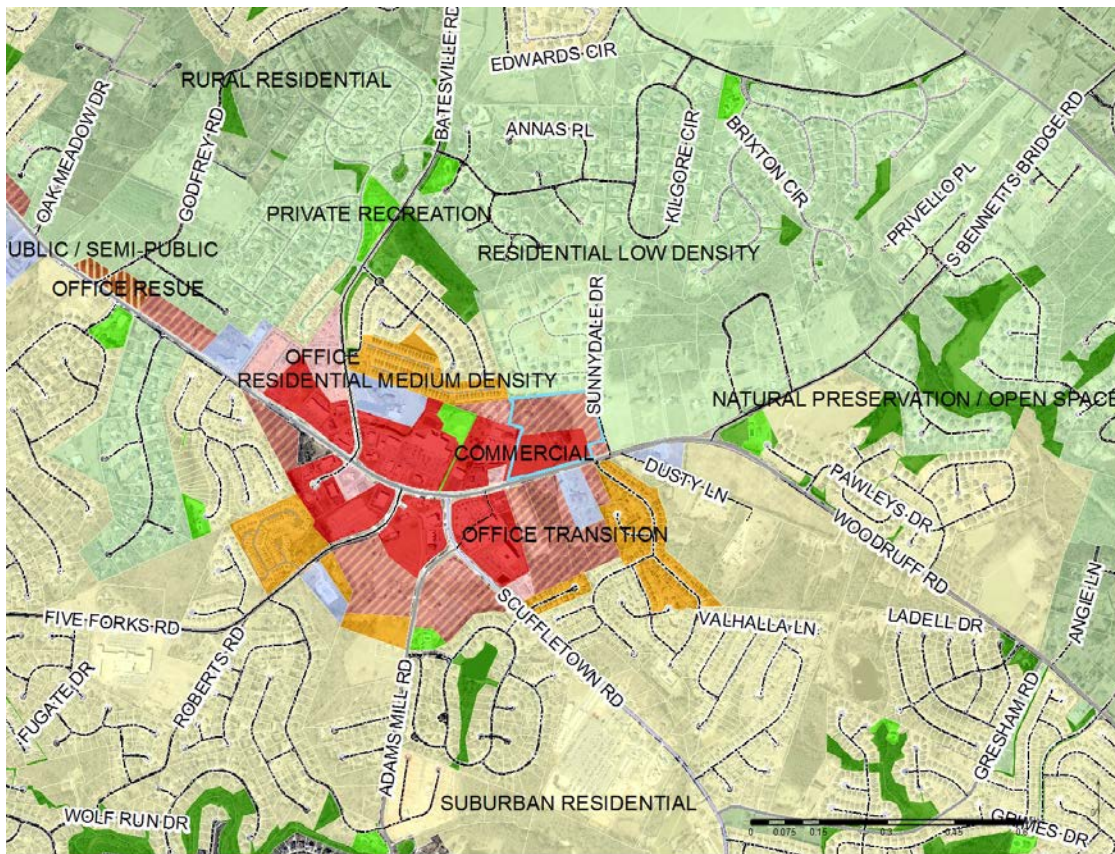
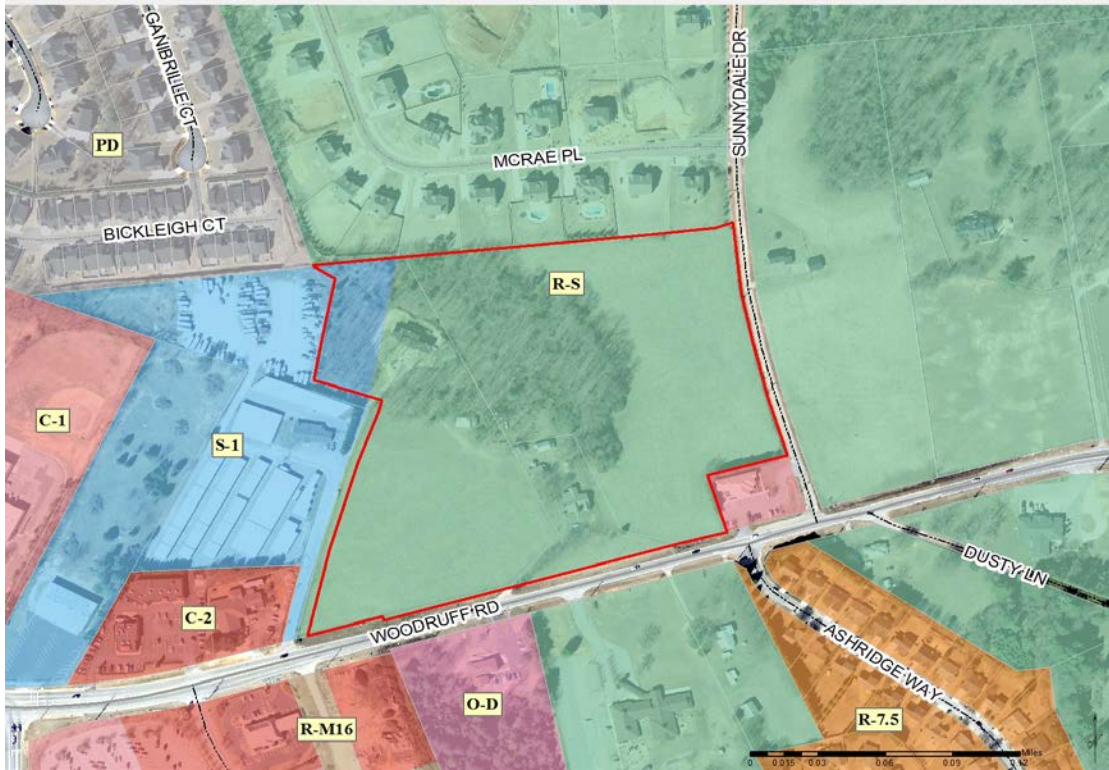
The Planning Commission recommends approval with conditions.



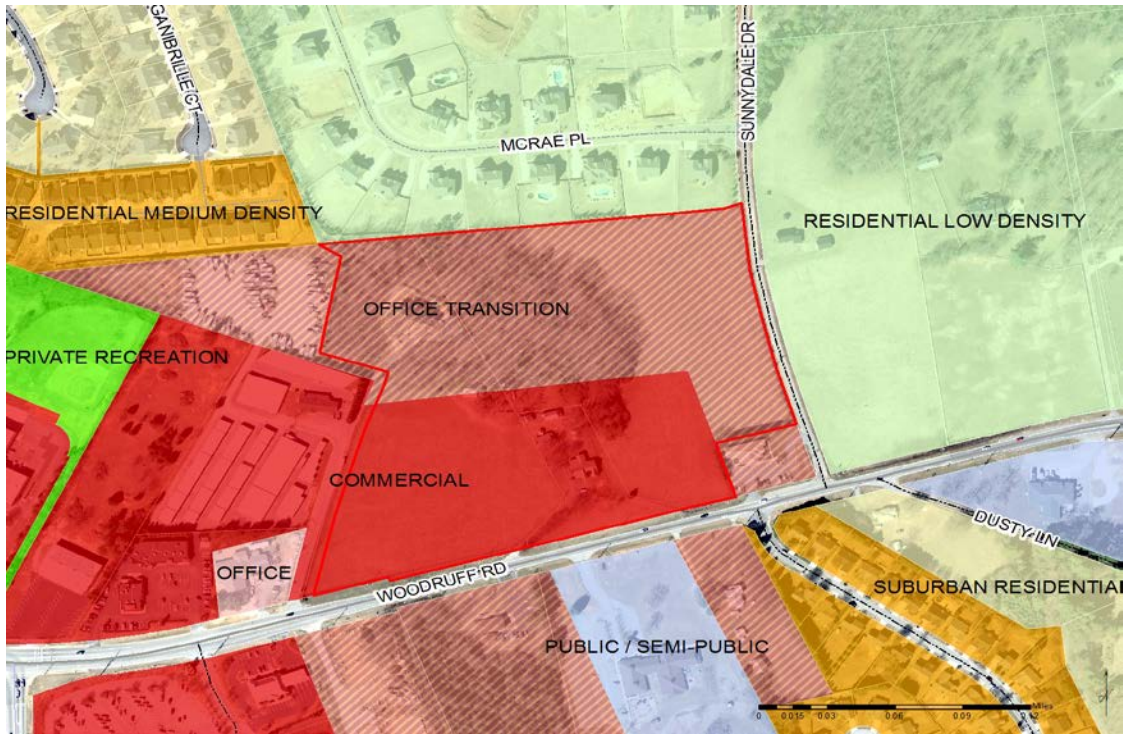
Aerial photography, 2014



Zoning Map



East Woodruff Road Area Plan (subject in blue outline above, red outline below)



Dr. Cates asked if the condition regarding aligning the intersection was going to be a major change.

Scott Park stated the alignment would be made on the development side of the road.

Mr. Payne stated he had spoken with Mr. McNicholas regarding the required 25 foot buffer and he would like to allow Mr. McNicholas to address the Committee.

Mr. Mike McNicholas, 22 Werner Street, Gville, SC stated to the Committee he had met with the other developments in the area and from the conversations there were several comments from the other developments that they would like a little more buffer than the twenty-five (25) feet as indicated as a minimum. He stated it was determined there could be a minimum of fifty (50) feet of buffer at the rear of the property.

Mr. Kirven gave some insight from GPATS on the SCDOT plans for the area. He stated the reason SCDOT could not align with the other street, being Ashridge Drive, was because of a piece of property was not part of the development. Additionally, Mr. Kirven stated it needed a crossway and Sunnydale Drive was too close to Ashridge Drive to connect the two streets.

Mr. Kirven stated SCDOT would begin work on this stretch of Woodruff Road in early 2017 to widen and add additional turning lanes with new traffic signals which will be timed with other traffic signals to allow ingress and egress from Sparrows Point that will make it easier to get in and out of the subdivision.

MOTION: By Mr. Meadows to approve CZ-2015-54 with conditions. The motion carried unanimously by voice vote.

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-55
APPLICANT: Greg Saad for P.E.S., LLC
PROPERTY LOCATION: 1801 Rutherford Road
PIN/TMS#(s): P004000100200
EXISTING ZONING: I-1, Industrial
REQUESTED ZONING: S-1, Services
ACREAGE: 25
COUNCIL DISTRICT: 20-Cates

ZONING HISTORY: The parcel was zoned I-1, Industrial, in May, 1970 as part of Area 1.

EXISTING LAND USE: manufacturing, warehousing

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Industrial
South	I-1, C-2	Industrial, warehouse
East	I-1, R-10	church, single-family residential
West	I-1, R-M20	Industrial, single-family residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District: Metro has no details of this project, so cannot comment on sewer availability.

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan as *Residential Land Use 3* which prescribes an ideal residential density at 6 or more units per acre. The subject is adjacent to a *Regional Corridor* (Rutherford Road) which are generally characterized as predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County.

ROADS: Rutherford Road: four-lane, State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Rutherford Road	650' SW	15,400	14,900 (-3.2%)	14,600 (-2%)

SUMMARY:

The subject parcel is currently zoned I-1, Industrial; this application is requesting to rezone the parcel to S-1, Services.

The existing zoning is I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, or other objectionable effects.

In general, the intent of the requested S-1, Services district is to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties.

The applicant listed mixed use of storage and business including auctions and possible micro-brewery with tasting room.

CONCLUSION:

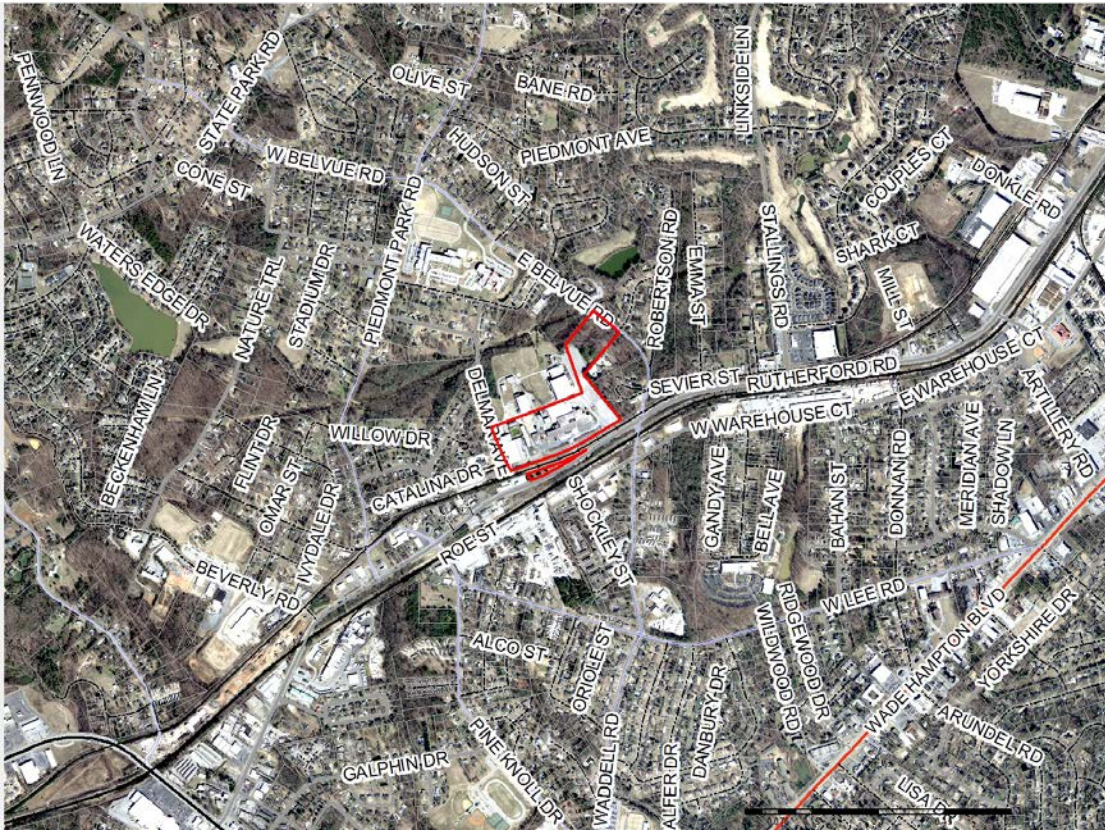
It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The proposal is consistent with the comprehensive plan, specifically the characteristics of *Regional Corridors*. The site contains and should maintain the accesses to Rutherford Rd, Delmar Ave, and E. Belvue Road to facilitate ingress and egress traffic.

Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial to S-1, Services. The Planning Commission recommends approval.

Dr. Cates stated this was in his district and he was in opposition to the rezoning because this area was predominately industrial with a high speed railroad; sight to sight type railroad track and across Rutherford Road with the local railroad track constantly running from one business to another. He stated he would hate to see losing another piece of industrial property particularly on a railroad track.

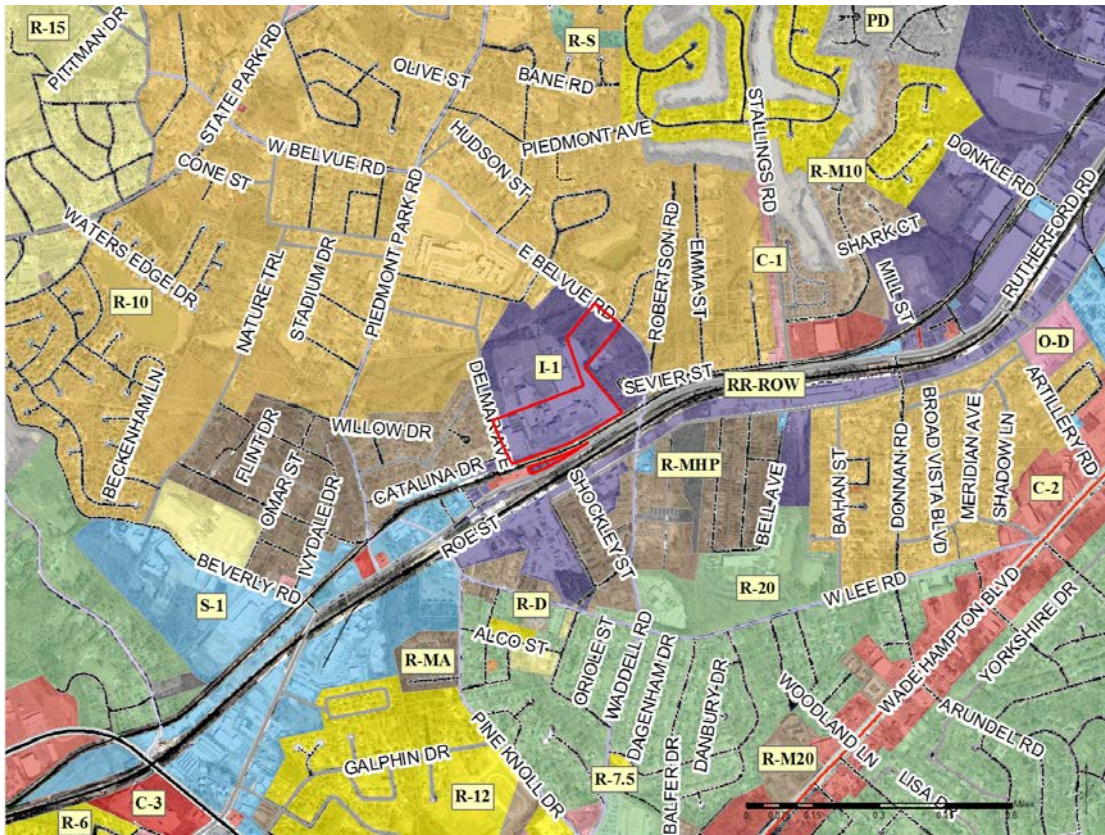
MOTION:

By Dr. Cates to deny CZ-2015-55. The motion carried unanimously by voice vote.

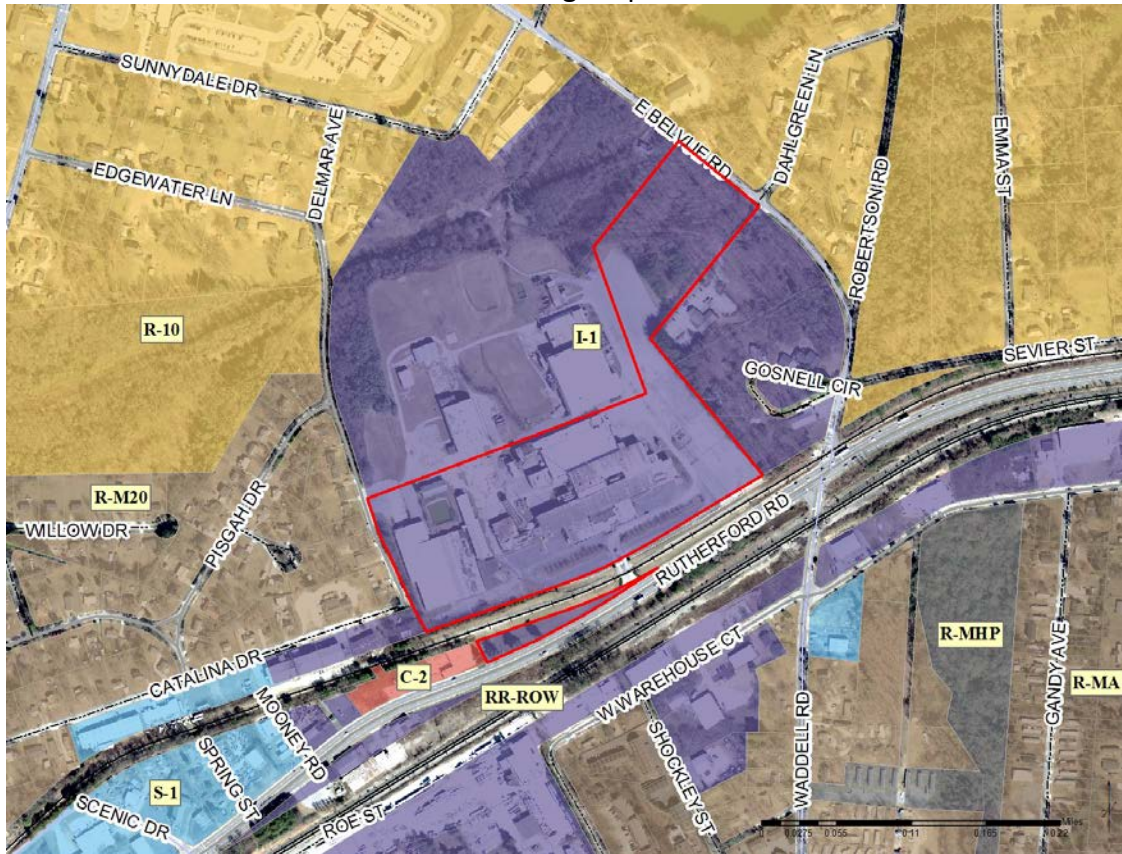


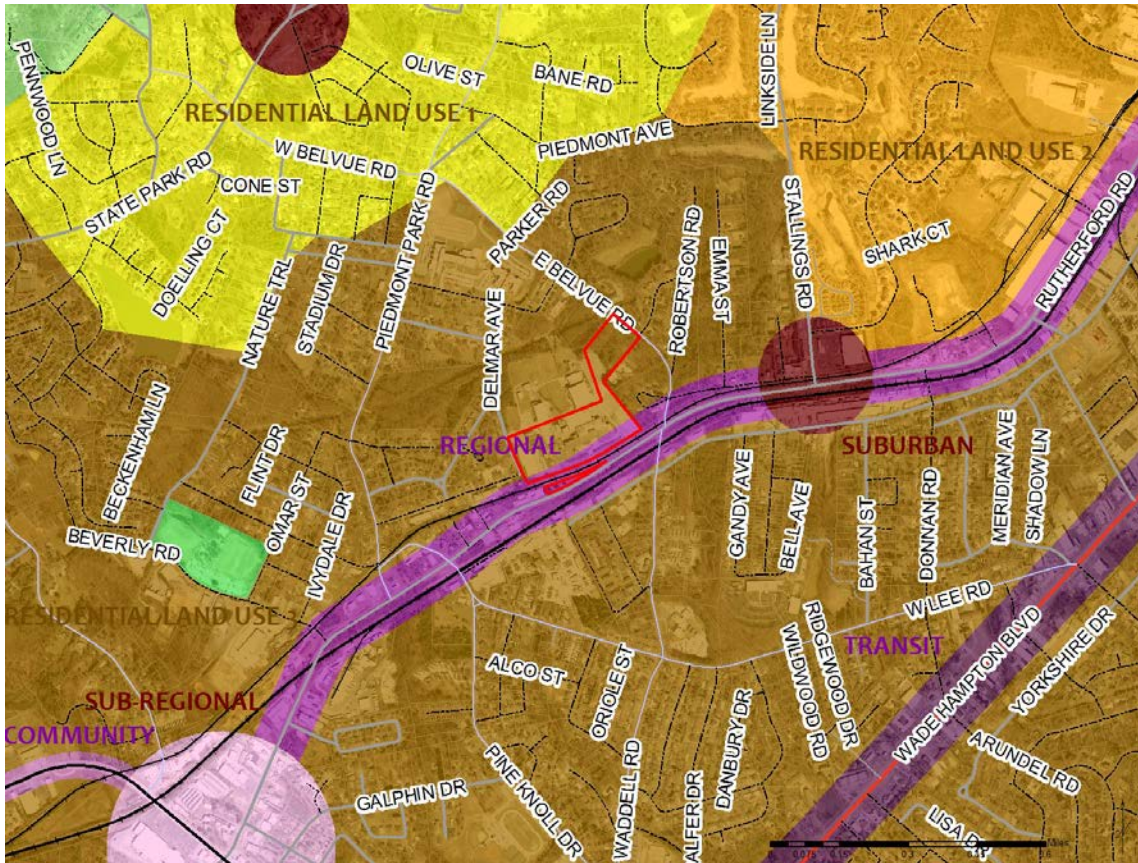
Aerial photography, 2014





Zoning Map





Future Land Use Map

The following items were presented to the Committee on July 20, 2015 and held for additional consideration.

Scott Park presented the following:

- DOCKET NUMBER:** CZ-2015-38
- APPLICANT:** John Broadbent
- PROPERTY LOCATION:** NE quadrant of Chick Springs Road at East Main Street, Taylors
- PIN/TMS#(s):** T011000201200, T011000201300, T012000104300
- EXISTING ZONING:** R-12, Single-Family Residential
- REQUESTED ZONING:** R-M5, Multifamily Residential
- ACREAGE:** 16.57
- COUNCIL DISTRICT:** 18 – Baldwin
- ZONING HISTORY:** The parcel was originally zoned in 1970 as part of Area 1. A request to rezone the subject property to R-12 from S-1 was approved on June 3, 2003, CZ-2003-24.
- EXISTING LAND USE:** vacant, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residences and vacant
	S-1	vacant, wooded
East	R-20	single-family residences
South	R-20	single-family residences
	I-1	vacant manufacturing plant
West	R-20	vacant, wooded
	R-M10	multifamily residences

WATER AVAILABILITY:

Greenville Water System, Greer Commission of Public Works (for service to T012000104300)

SEWER AVAILABILITY:

Taylor's Sewer District

FUTURE LAND USE:

Most of the subject property is shown within the Imagine Greenville comprehensive plan as a *Residential Land Use 3* designation in the Future Land Use Map. This category prescribes a residential density of 6 or more units per acre.

ROADS:

Chick Springs Road – Minor Collector
Main Street, Taylor's – Minor Collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Main St, Taylor's	900' N	500	700 (+40%)	500 (-29%)

SUMMARY:

The subject property is over 18 acres according to county records and is composed mostly of wooded property with significant topography and potential of wetlands. The site's eastern boundary, over 1,100', is adjacent to the CSX Railroad. Approximately 1,140' of frontage exists along the north side of Chick Springs Road and about 830' along Main Street, albeit inaccessible due to topography. Likewise, two of the three parcels extend to the southeast corner of the Main St/ Chick Springs Rd intersection, but have limited development potential due to topography.

This site is known by some residents to be the historic location of the Chick Springs Resort.

The subject property is currently zoned R-12, Single-Family Residential. Single-Family 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 requested rezoning is R-M5, Multifamily Residential, a classification among multifamily residential districts established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

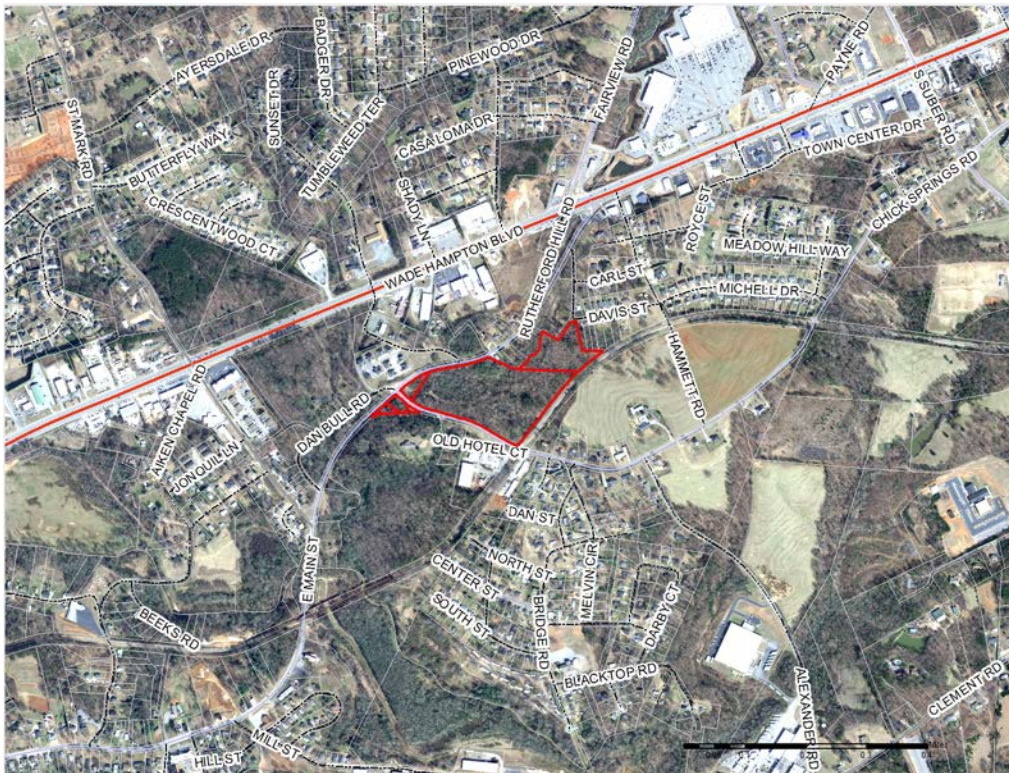
The applicant identifies the proposed use as duplexes.

CONCLUSION:

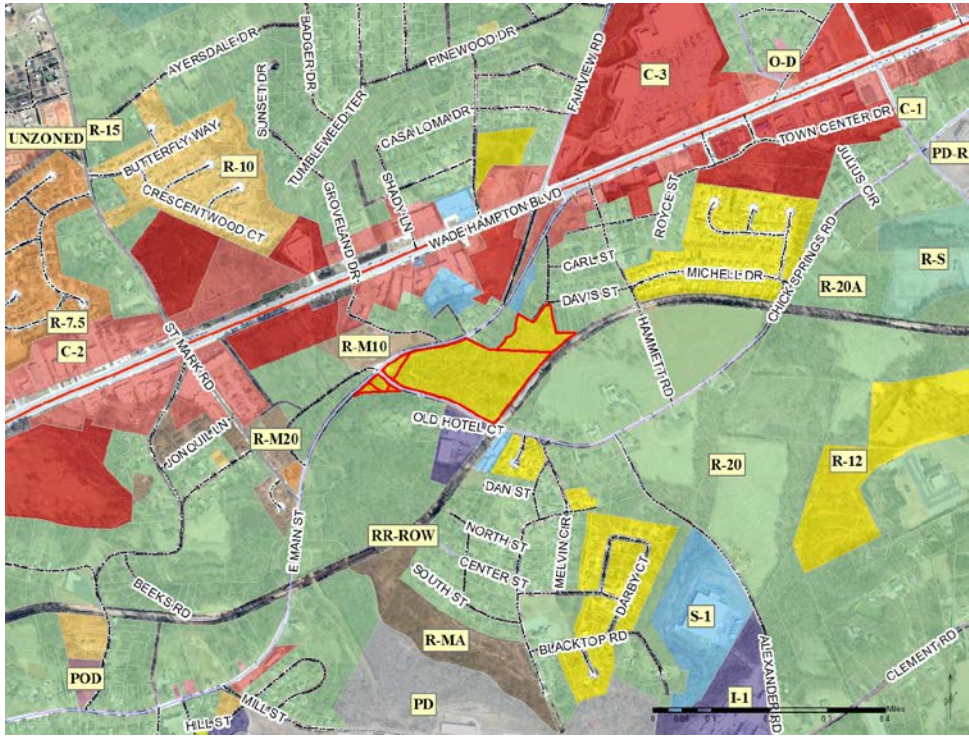
It is staff's opinion that this requested rezoning would have little negative impact on surrounding uses. The buildable area is limited to a portion of the site due to wetlands, topography, and the CSX rail line along the eastern boundary of the site. These site constraints will concentrate the density of units to a portion of the site; however, the potential to improve connectivity exists to connect this development to the neighborhood to the north as well as with Chick Springs Road.

The R-M5 zoning is supported by the County comprehensive plan

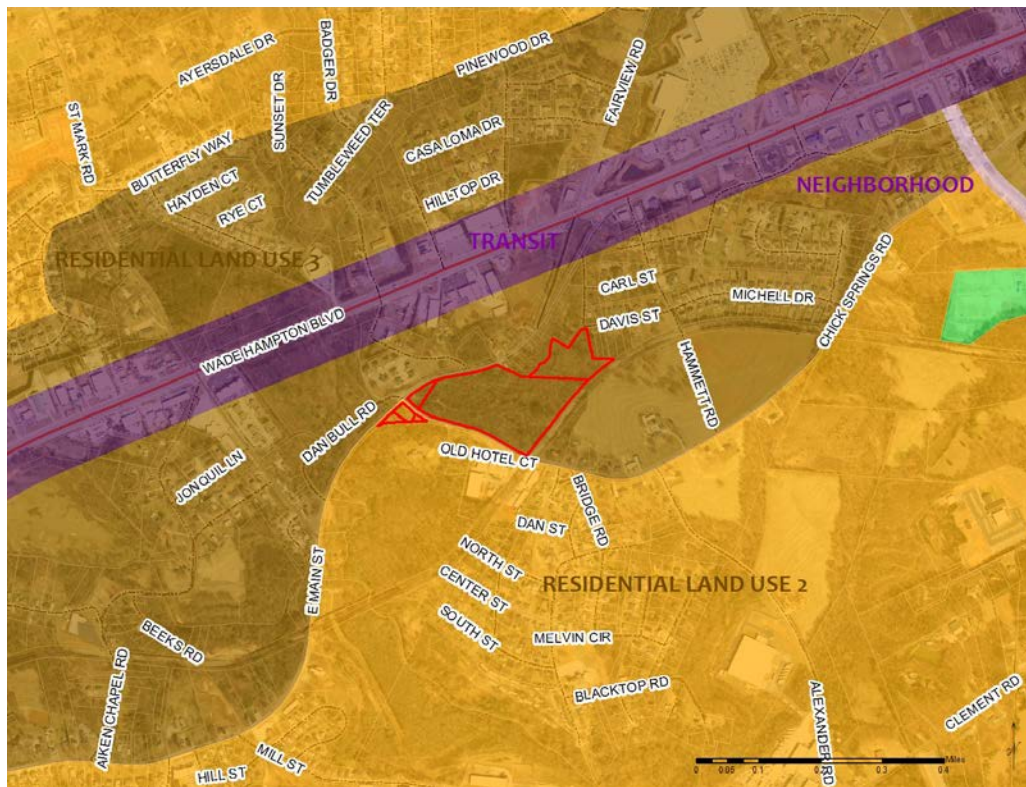
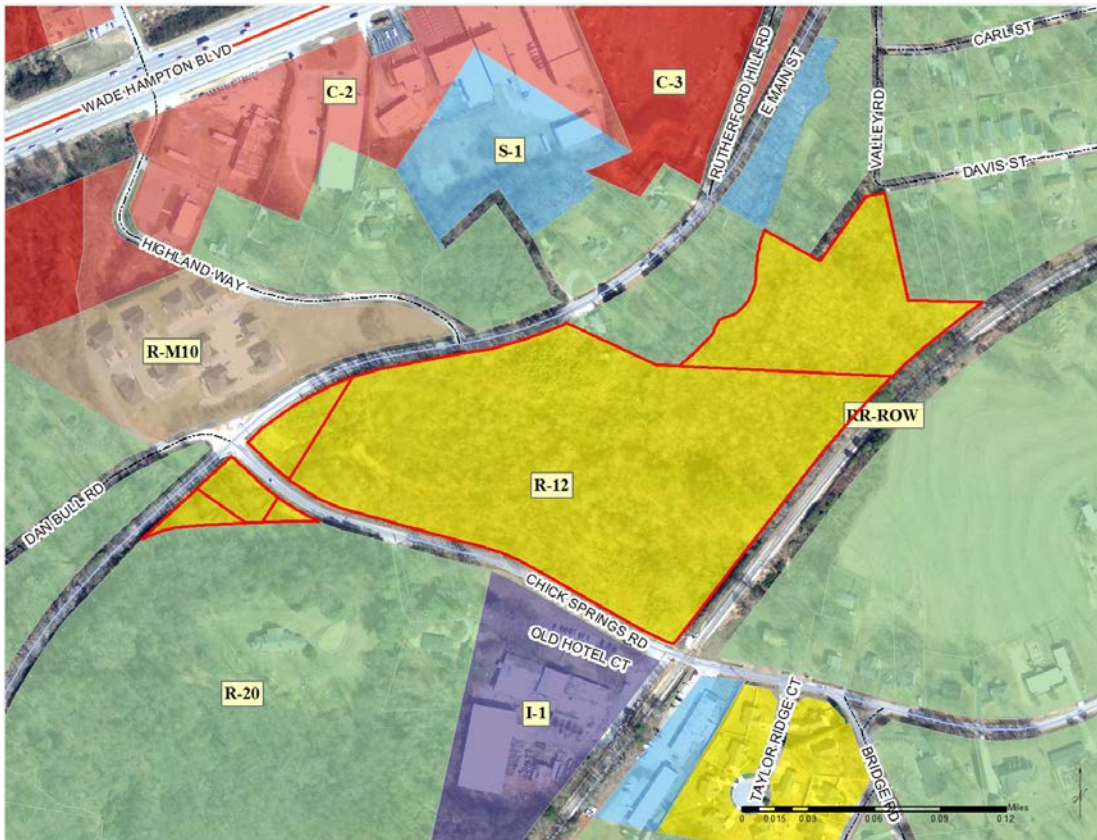
Based on these reasons, staff recommends approval of the application to rezone the subject site from R-12, Single-Family Residential, to R-M5, Multifamily Residential. The Planning Commission recommended approval



Aerial photography, 2014



Zoning Map



Future Land Use Map, Imagine Greenville

Mr. Meadows stated Mr. Baldwin had contacted him with information regarding the developer meeting

with the citizens in the area to discuss a change to the zoning classification which was requested. They had discussed changing the request to a PD, Planned Development if that were permissible.

Mr. Vinson stated a PD, Planned Development would not be suitable for the project, however, the FRD, Flexible Review District would show the community precisely what the developer was intending and would serve the same purpose as a PD.

At the last Committee meeting the item was held in order to allow the developer to meet with staff to discuss a change in the requested zoning classification.

Mr. Baldwin stated he was not sure what the plans were, but it was his understanding most of the proposed would be single-family and only two or three multifamily planned for the area and he thought those were duplexes. He stated before any action was taken he would like to see exactly what the plan was for the proposed. Mr. Baldwin stated he felt the citizens in the area were afraid of a lot of multifamily housing. He stated he would like to see if the developer would consider a Planned Development (PD) so it will be known what the plan would be.

MOTION: By Mr. Meadows to hold CZ-2015-38 until the next Committee meeting. The motion carried unanimously by voice vote.

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-45

APPLICANT: Pat Gibson for Williams Rental Two, LLC

PROPERTY LOCATION: 401, 403 and 405 Cedar Lane Road

PIN/TMS#(s): 0142000400100

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 0.6

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: Due to the geographic proximity of two zoning events, the parcel was originally zoned in 1972 and/or 1973 as part of Areas 3 and/or 4A, respectively.

EXISTING LAND USE: multifamily residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	commercial, retail businesses
East	O-D	office
South	R-7.5	single-family residences
West	R-7.5	single-family residences

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan, designated as *Residential Land Use 3* that prescribes density of 6 or more units per acre. Further, the site is adjacent to a *Neighborhood Corridor (Cedar Lane Road)*. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

ROADS: Cedar Lane Road – Minor Arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Woodside Avenue	1,500' S	3,900	4,400 (+13%)	4,600 (+5%)

SUMMARY:

The subject property is located east of W. Blue Ridge Drive and north of Monaghan Mill on the south side of Cedar Lane Road. This 0.6 acres of developed property with three multifamily residential structures. Approximately 260 feet of frontage exists along Cedar Lane Road and 105 feet along Hellams Road. The site was a nonconforming use with zoning, but renovations are needed following a 6 month vacancy of use. When a nonconforming use of land ceases for a continuous period of six months, subsequent use of the land shall conform to the regulations for the district in which the land is located (Section 9:3.5).

The subject property is currently zoned R-7.5, Single-Family Residential. These 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 requested rezoning is R-M20, Multifamily Residential. These residential districts are established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

The applicant identifies the proposed use as renovation of existing multifamily structures.

CONCLUSION:

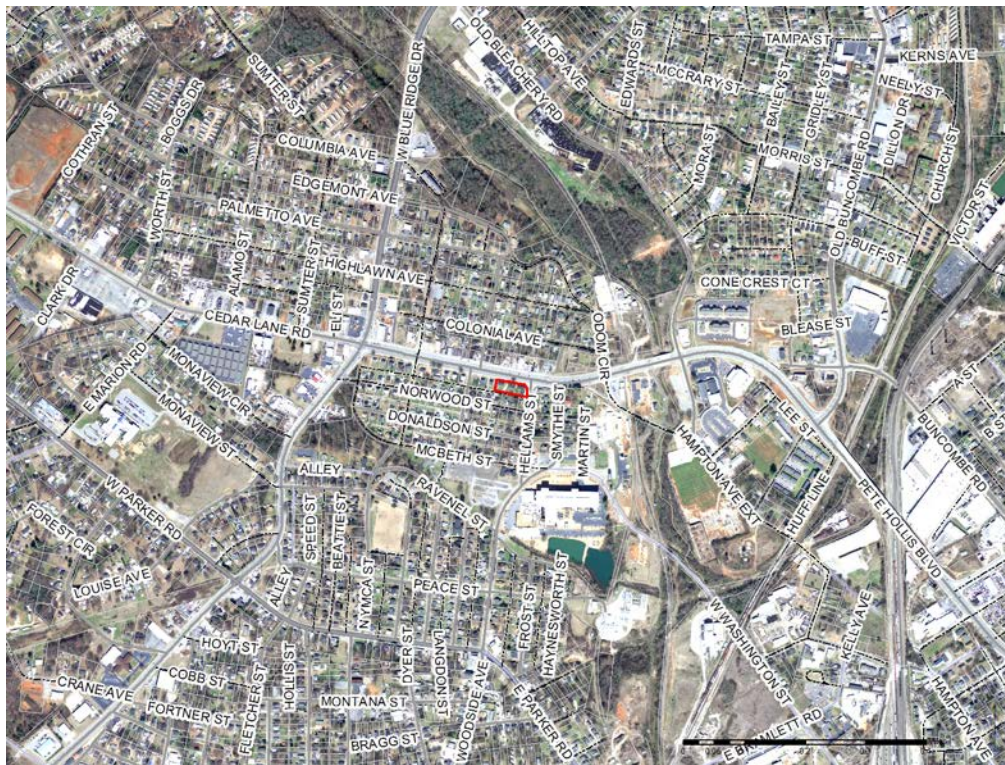
It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. The application is to continue and renovate an existing use, is complementary to the comprehensive plan, and would complement existing commercial businesses to the north. Based on these reasons, staff recommends approval of the application to rezone the subject site from R-7.5, Single-Family Residential, to R-M20, Multifamily Residential. The Planning Commission recommended approval.

The item was held at the July Committee meeting in order to allow the applicant to resubmit a request with a different zoning classification.

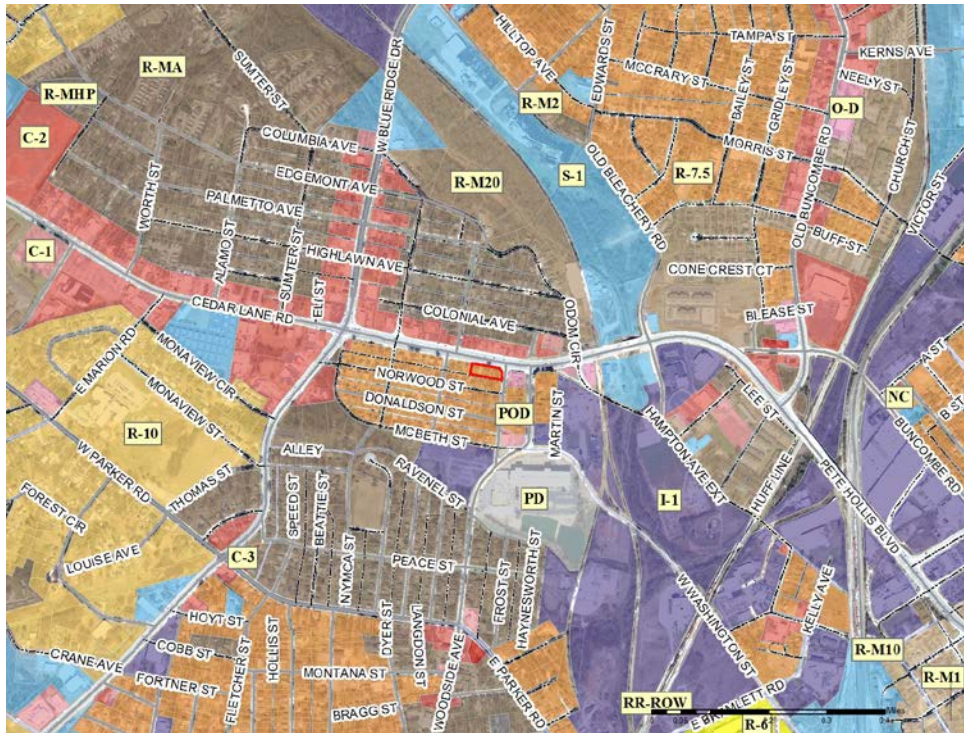
Mr. Meadows stated he had thought after the last Committee meeting the applicant would withdraw his request because he thought he would be able to accomplish what he wanted in the R-7.5 zoning classification.

MOTION:

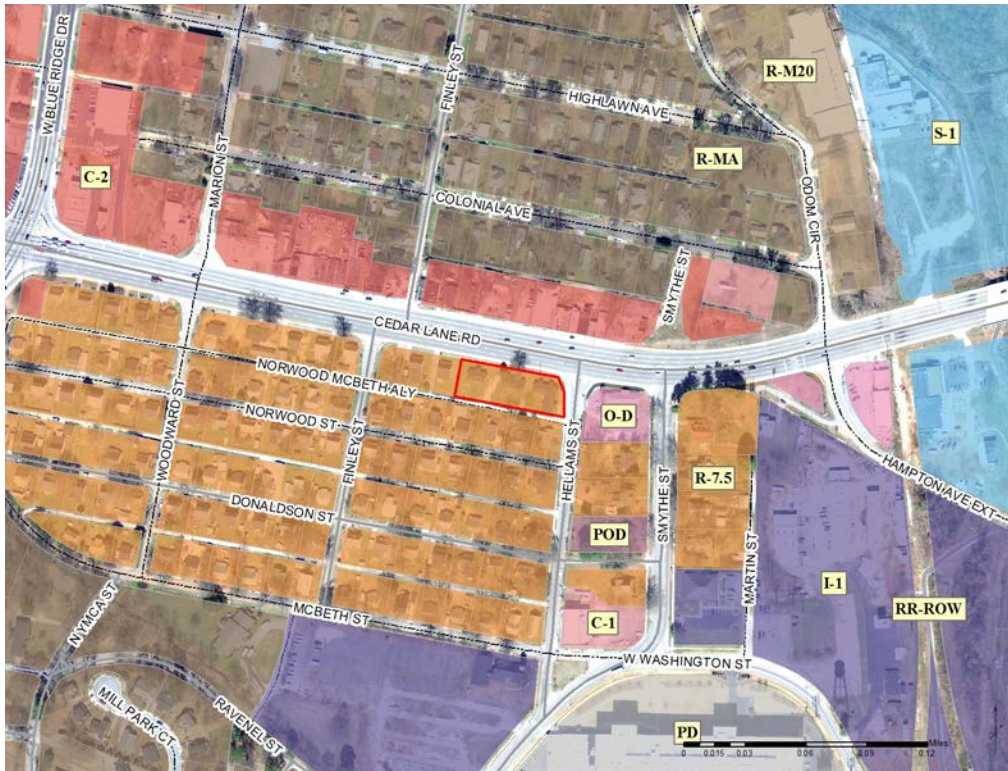
By Mr. Meadows to hold CZ-2015-45 until the next Committee meeting. The motion carried unanimously by voice vote.



Aerial photography, 2014



Zoning Map



Future Land Use Map, Imagine Greenville

The following item was returned to the Committee by County Council on July 21, 2015 for additional consideration:

Scott Park presented the following

DOCKET NUMBER: CZ-2015-33

APPLICANT: Ashanti' C. Petty of Compass Real Estate, LLC for Perry Luthi

PROPERTY LOCATION: Lots 3, 4 & 5 Poinsett Highway and 2201 Poinsett Highway

PIN/TMS#(s): 0439000900200, 0439000900300, 0439000900400

EXISTING ZONING: R-7.5, Single Family Residential and O-D, Office District

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.69

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The three subject parcels were zoned R-7.5, Single-Family Residential in April 1972 as part of Area 3. The parcel currently zoned O-D, Office District, was approved in 1987, CZ-1987-87. A recent attempt to rezone these properties to C-3 was unsuccessful, CZ-2015-04.

EXISTING LAND USE: Lots 4 & 5 Poinsett Highway (TMS# 0439000900200 and 0439000900300) – Vacant
2201 Poinsett Highway (TMS# 0439000900400) – Office (Psychic/Palm Reader)

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-family residence
East	I-1	manufacturing
South	R-7.5	church
West	R-7.5	Single-family residence

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The subject property is a part of the **Cherrydale Area Plan**, designated as *Special Policy Area 2* which relates to the need to create higher density, higher intensity development. Meeting these needs will satisfy the potential of the *Market District* to be a regional activity center (Cherrydale Regional Center).

ROADS: Poinsett Highway: Five-lane Federal-maintained major arterial
Lenore Avenue: Two-lane State-maintained minor arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
Poinsett Highway	2,100' S	32,900	31,400 (-5%)	30,900 (-6%)

SUMMARY:

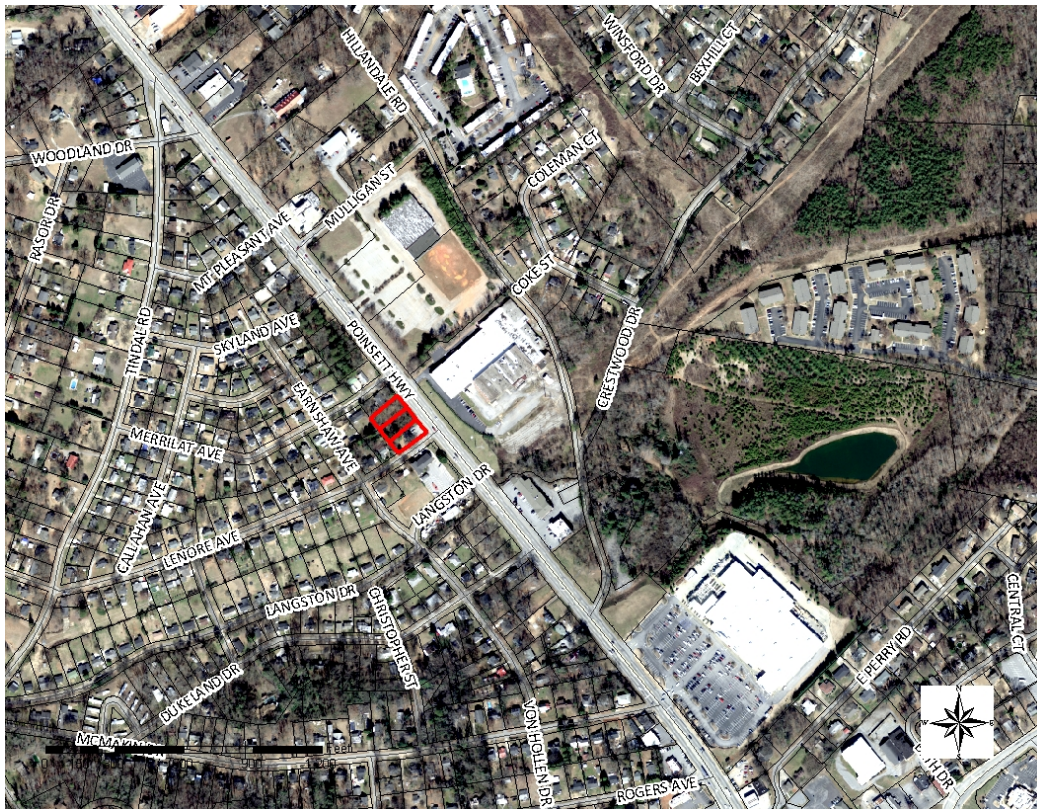
The subject property consists of three parcels along Poinsett Highway, two vacant and a third parcel containing a single-family home converted to a business located at the northwest corner of the intersection of Poinsett Highway and Lenore Avenue. The parcels have approximately 210 feet of road frontage on Poinsett Highway and approximately 155 feet of road frontage on Lenore Avenue.

The subject property is currently zoned R-7.5 (Single Family Residential) and O-D (Office District); this application is requesting to rezone to C-1 (Commercial). The C-1 district is established to provide commercial establishments for the convenience of local residents. Uses within this district may include banks, dry cleaners, beauty salons, restaurants, daycares, laundry mats, and other similar uses.

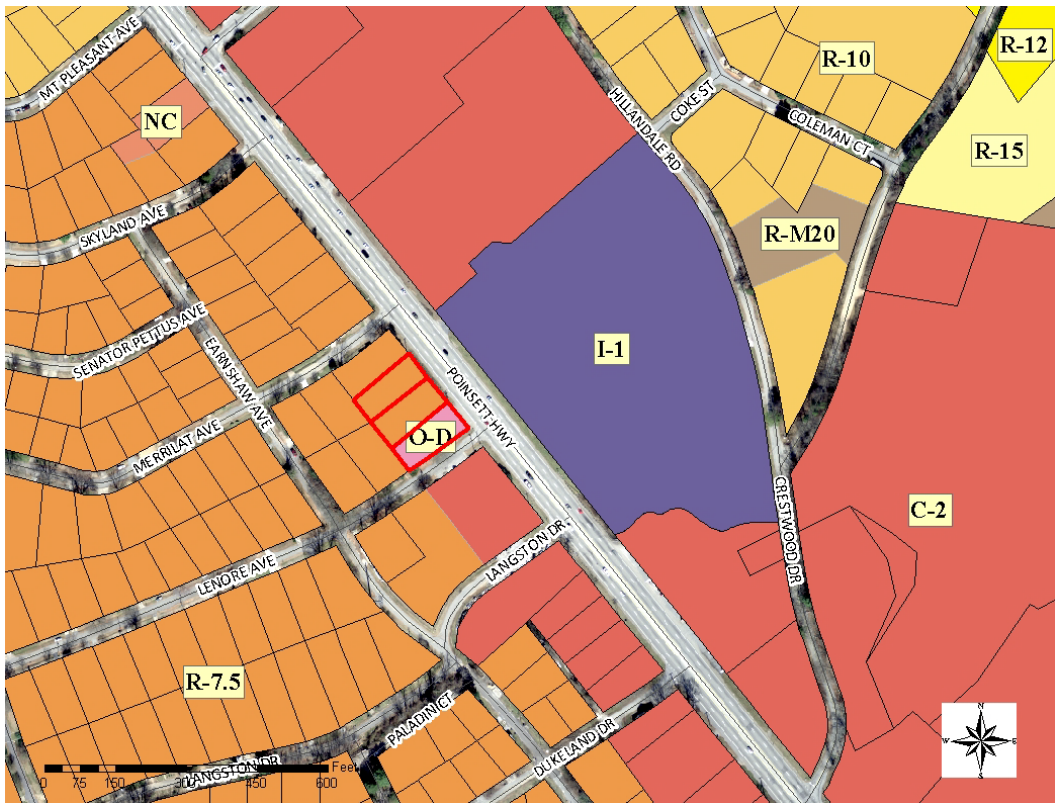
The applicant did not state a proposed use.

CONCLUSION:

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. Although this area may be subject to the upcoming Poinsett Corridor Plan, its requested intensity of use is consistent with the existing Cherrydale Area Plan. Based on these reasons, staff recommends approval of the application to rezone the subject site from O-D, Office District, and R-7.5, Single Family Residential, to C-1, Commercial. The Planning Commission recommended approval.



Aerial photography, 2014



Above: Zoning Map; below: Future Land Use Map, Cherrydale Area Plan (SP2, Special Policy Area 2; MDR, Medium Density Residential designations)



MOTION: By M. Meadows to amend the request to OD, Office District for CZ-2015-33 as per discussion with applicant. The motion carried unanimously by voice vote.

DISCUSSION ON MINOR AND FAMILY SUBDIVISIONS

Paula Gucker, Assistant County Administrator addressed the Committee stating she and staff had been working on the matter of subdivisions and had met with some of the surveyors back last mid-year. She stated staff does have a draft document currently but both staff and members of the surveying group are working toward making changes to address minor, major and family subdivisions, streamline time of processing, work through definition differences while ensuring compliance with EPA, DHEC regulations and determine what notes need to be on plats

. Ms. Gucker stated Ms. Wortkoetter will explain the issues and how we got to where we are currently and where we are going from here.

Ms. Wortkoetter addressed the Committee first by providing the State Legislature's definition of a subdivision and also explained what the county's Land Development Regulations require. She stated as the Committee knows, there has been some changes in staff and structure with where Subdivision Administration has been placed. She stated there had been some problems in the past; with Letter of Credit and other issues so it was determined those items would better be handled by a Registered Engineer and underneath the Land Development Division. Ms. Wortkoetter stated the issue of subdividing had been discussed in 2009 with a Memorandum of Understanding with the surveying community allowing the subdivision of one lot to two lots without going through the summary plat review process although that was not in compliance with the Land Development Regulations. Ms. Wortkoetter stated it was not known that staff at that time decided not to follow the memorandum of understanding. They allowed a six month period of time to go by to subdivide again. She stated that was against State Law and the LDR requirements. We did not find out this had been the internal practice until new staff came in and took over the Division and began finding as these requests were coming in

that they were going against the Regulations. One thing Paula expected of staff was to follow the regulations as there had been occasion previously where regulations were not adhered to. Ms. Wortkoetter stated staff had received comments regarding the difficulty in the division of land for family members, especially if the family members did not have any immediate plans to actually develop the property. She stated after doing some research she explained other areas had definitions for major and minor subdivisions where Greenville County did not, as well as information about family subdivisions.

Representative Mike Burns and Representative Dwight Loftis both voiced their concerns over surveyors contacting them over the difficulty in receiving their plats in a timely basis. Also, they would like to see the County address the matter of transferring land to a family member as well as address the fees when property is subdivided. Both Representatives felt the buyer of property should be the one to incur the fees and not the seller.

REQUEST AND MOTIONS

Mr. Payne stated a couple of weeks ago a plat was approved on West Georgia Road, and the surveyor had misunderstood the person wanted to have a 50 foot buffer from where they developed, but the plat reflects a 50 foot buffer all around the edge. The property has been rezoned and he believed the Planning Department has indicated they could correct that. Mr. Payne requested the new plat be attached to that property of West Georgia Road.

Ms. Gucker stated staff would take care of the request.

ADJOURNMENT

MOTION: By Ms. Gibson to adjourn. Without objection the meeting adjourned at 7:03 p.m.

Respectfully Submitted,

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