

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
November 2, 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:

STAFF PRESENT:

Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Kris Kurjiaka
Scott Park
Eric Vinson
Alan Willis

COUNCIL MEMBERS PRESENT

Xanthe Norris

PLANNING COMMISSION MEMBERS PRESENT

Metz Looper

CALL TO ORDER

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

INVOCATION

Mr. Payne provided the invocation.

APPROVAL OF THE MINUTES OF THE OCTOBER 19, 2015 MEETING

MOTION: By Ms. Gibson to approve the minutes of the October 19, 2015 Committee meeting as presented. The motion carried by voice vote with one absent (Meadows).

ZONING DOCKETS

Alan Willis presented the following Docket

DOCKET NUMBER: CZ-2015-61

APPLICANT: Daniel W. Patterson, Jr. for Daniel W. Patterson, Sierra TPG, LLC

PROPERTY LOCATION: Highway 14, South of East Suber Road

PIN/TMS#(s): 0528030101714

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 2.99

COUNCIL DISTRICT: 21 - Burns

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

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	R-MA, S-1	manufactured home park, distribution center
South	I-1	warehouse
West	I-1	warehouse

WATER AVAILABILITY: Greer Commission of Public Works

SEWER AVAILABILITY: Sewer not available

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.

The subject property is also located along a *Regional Corridor*, which are predominately 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:

State Highway 14: seven-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Pelham Rd	1,940' S	26,100	26,300 0.76%	27,900 6.1%

SUMMARY:

The subject parcel is about 2.99 acres of vacant property located on the west side of Highway 14 approximately 0.1 miles south of East Suber Road. The parcel has approximately 230 feet of frontage along Highway 14.

The subject parcel is 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.

This application is requesting to rezone the properties to 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. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

The applicant did not identify their proposed use for the parcel.

CONCLUSION:

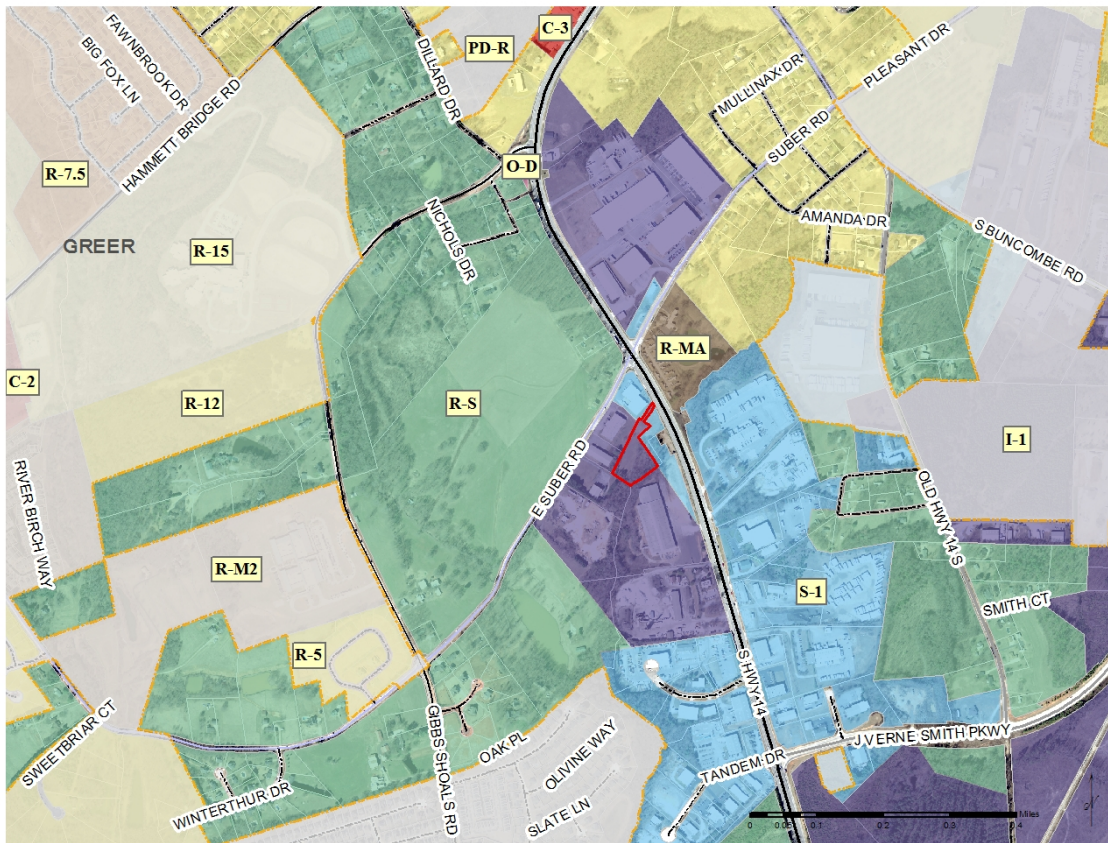
It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The proposal is consistent with the comprehensive plan, specifically the characteristics of *Regional Corridors*, allowing for commercial uses in areas with adequate access to major thoroughfares.

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 also recommended approval.**

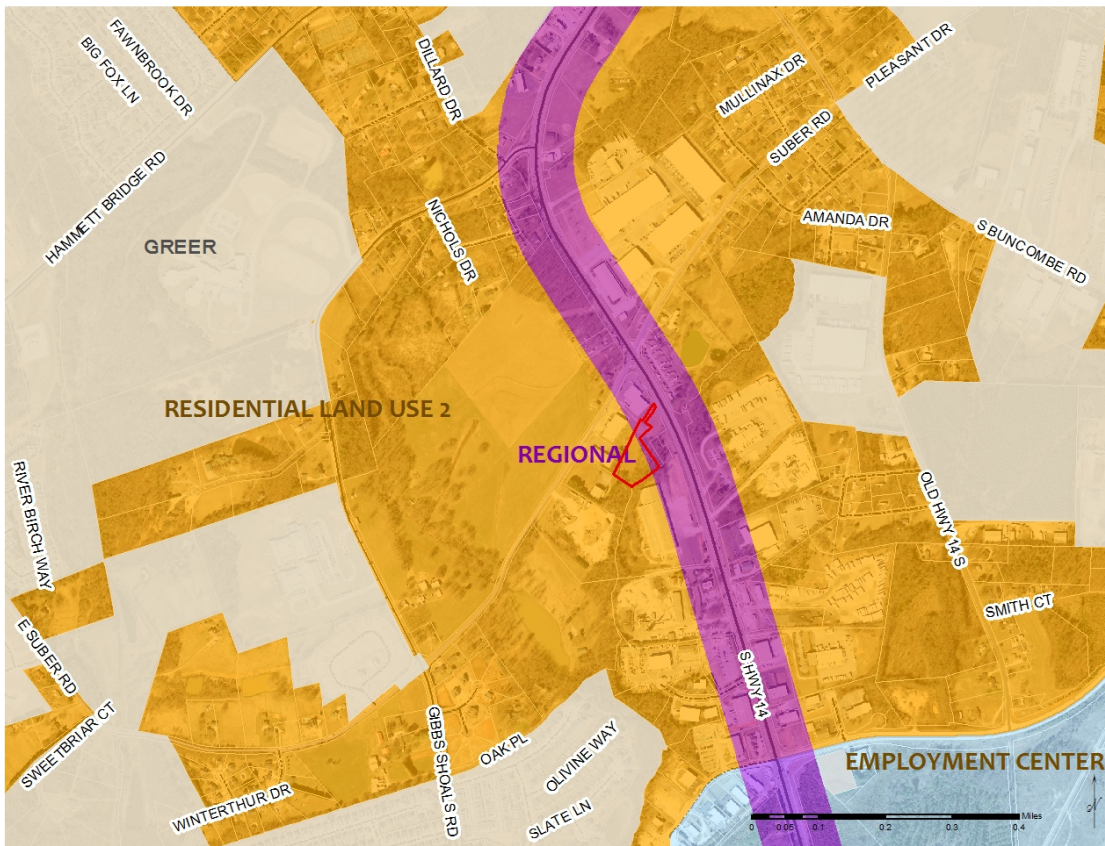
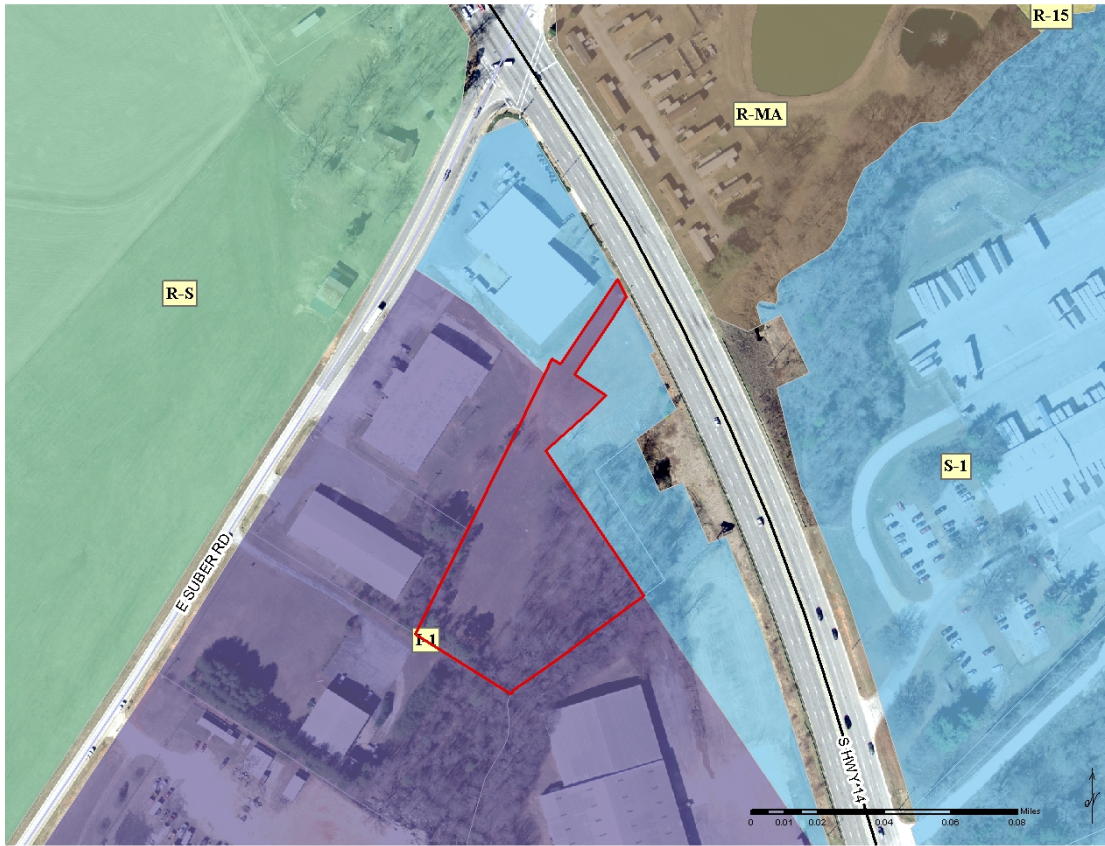
MOTION:

By Dr. Cates to approve CZ-2015-61. The motion carried by voice vote with one absent (Meadows).

Aerial Photography, 2014



Zoning Map



Future Land Use Map

Mr. Willis presented the following:

DOCKET NUMBER: CZ-2015-62

APPLICANT: Joyner Commercial c/o Caleb Boyd for StoneMor South Carolina LLC

PROPERTY LOCATION: Woodruff Road, East of Highway 14

PIN/TMS#(s): 0539030101700

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 29.82

COUNCIL DISTRICT: 28 - Payne

ZONING HISTORY: This parcel was zoned R-S, Residential Suburban in May 1971 as part of Area 2.

EXISTING LAND USE: vacant, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	single-family residential (Asheton Lake SD)
East	R-12	church (Eastminster Presbyterian Church)
South	R-15	single-family residential (Heritage Glen SD)
West	R-S	cemetery (Graceland East Memorial Park)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Sewer available, possible capacity issues

FUTURE LAND USE: The subject property is a part of the East Woodruff Road area plan and is designated as *Suburban Residential* which prescribes 2-4 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
Current	R-S	1.7 units/acre	29.81	50 units
Requested	R-12	3.6 units/acre		107 units

A successful rezoning may add up to 57 units.

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

TRAFFIC: No traffic counts exist within the vicinity of the subject parcel.

SUMMARY:

The subject parcel consists of approximately 29.82 acres of vacant wooded land located on the south side of roughly 0.3 miles east of Highway 14. The subject parcel has approximately 1,430 feet of frontage along Woodruff Road.

The subject parcel 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 property to R-12, Single-Family Residential. This district is established as an area 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 is 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 states the proposed land use is for single-family residential development. A subsequent request from the applicant has focused on rezoning to R-15, Single-Family Residential, instead; however, the official request remains at R-12 district since the public hearing was already advertised.

CONCLUSION:

It is staff’s opinion that this requested rezoning is consistent with the East Woodruff Road Area Plan; however, staff recognizes the need for additional access opportunities due to significant, existing vehicular traffic in the area.

Regardless if R-12 or R-15 zoning is successful, a full access to Highway 14 would provide improved opportunities for future residents for this and future parcel development.

Based on these reasons, and in support to the applicant’s updated request to reduce the proposed density request, staff recommends approval to rezone the site, with a strong consideration for an additional full access to Highway 14, from R-S, Residential Suburban, to R-15, Single-Family Residential. The Planning Commission also recommended approval.

MOTION:

By Dr. Cates to amend CZ-2015-62 requested rezoning to R-15, Single-Family Residential. The motion carried unanimously by voice vote.

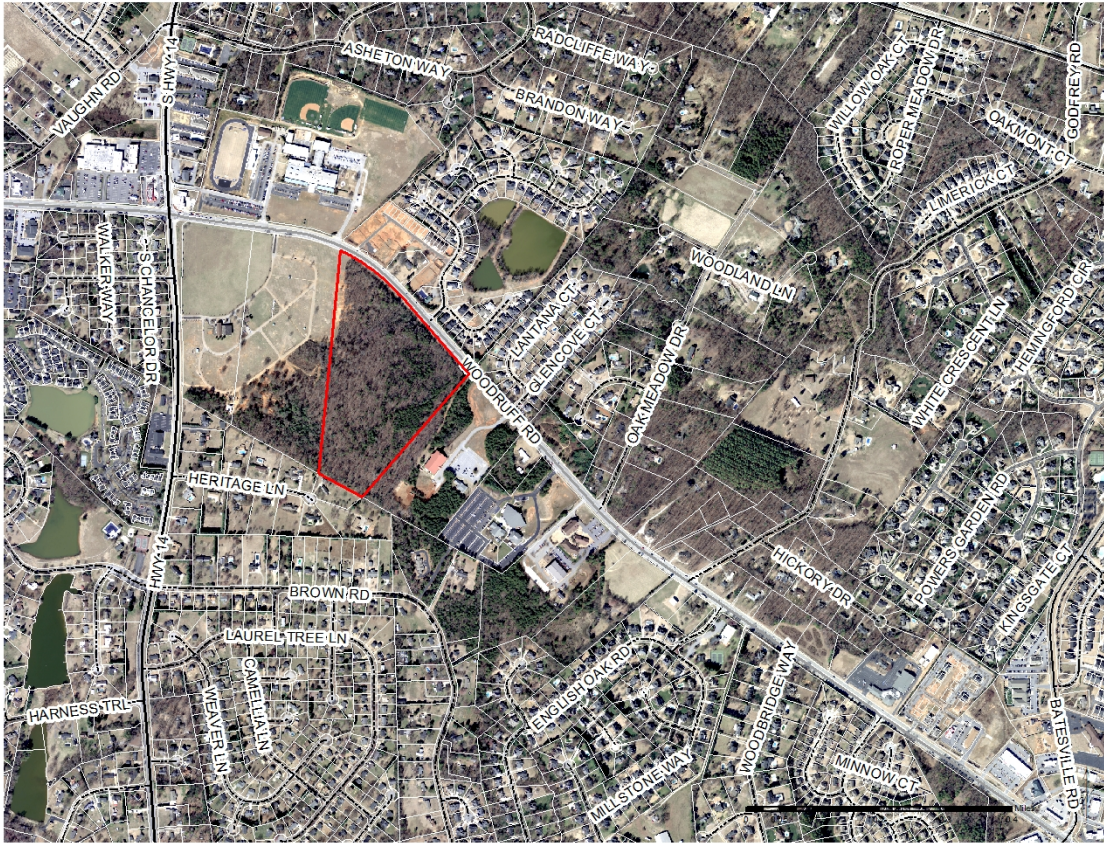
MOTION:

By Dr. Cates to approve CZ-2015-62 as amended. The motion carried unanimously by voice vote.

Mr. Payne requested the Planning Commission vote on each request individually rather than in blocks.

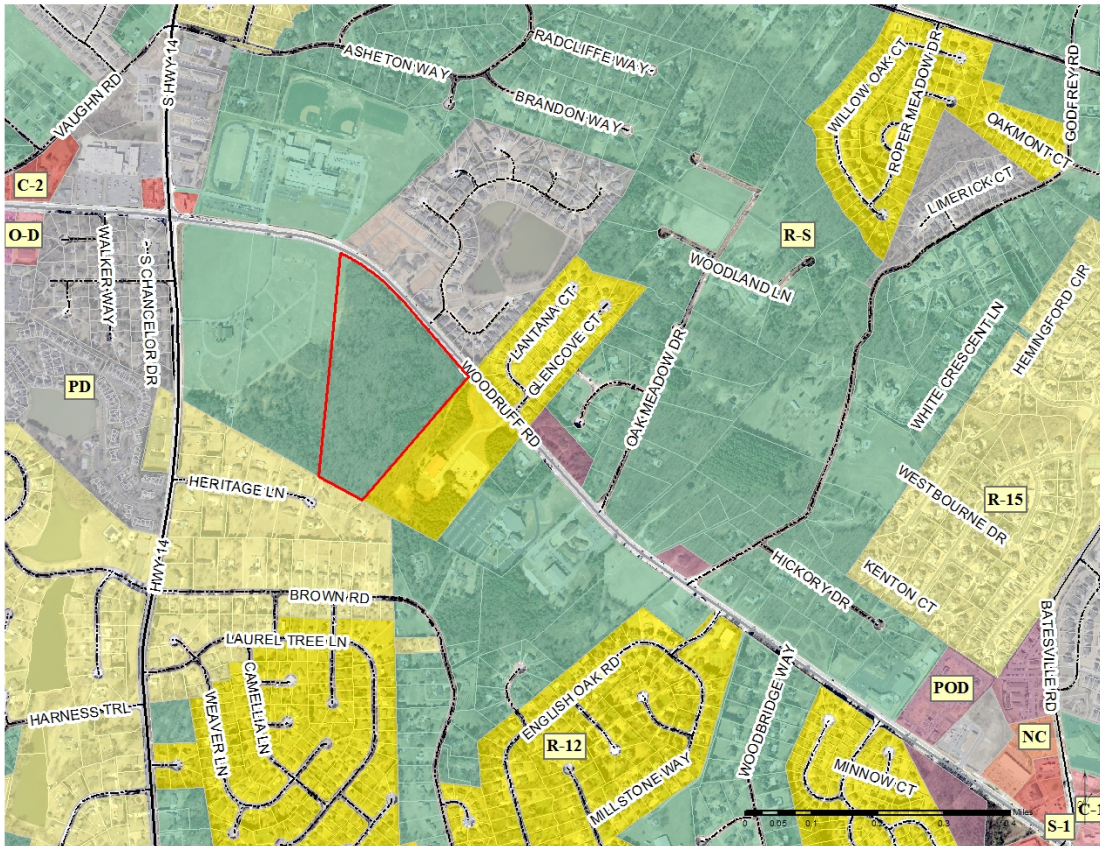
Ms. Gucker stated she would discuss the request with the Chairman.

Mr. Willis presented the following:

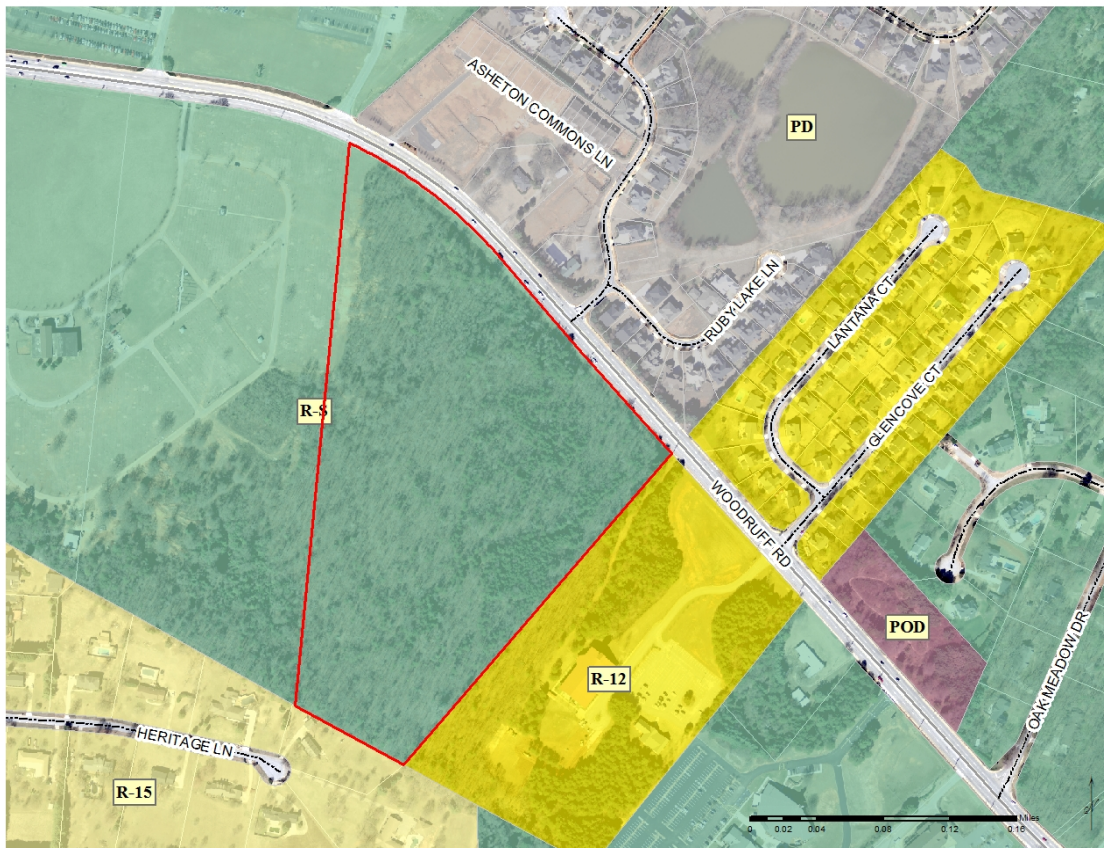


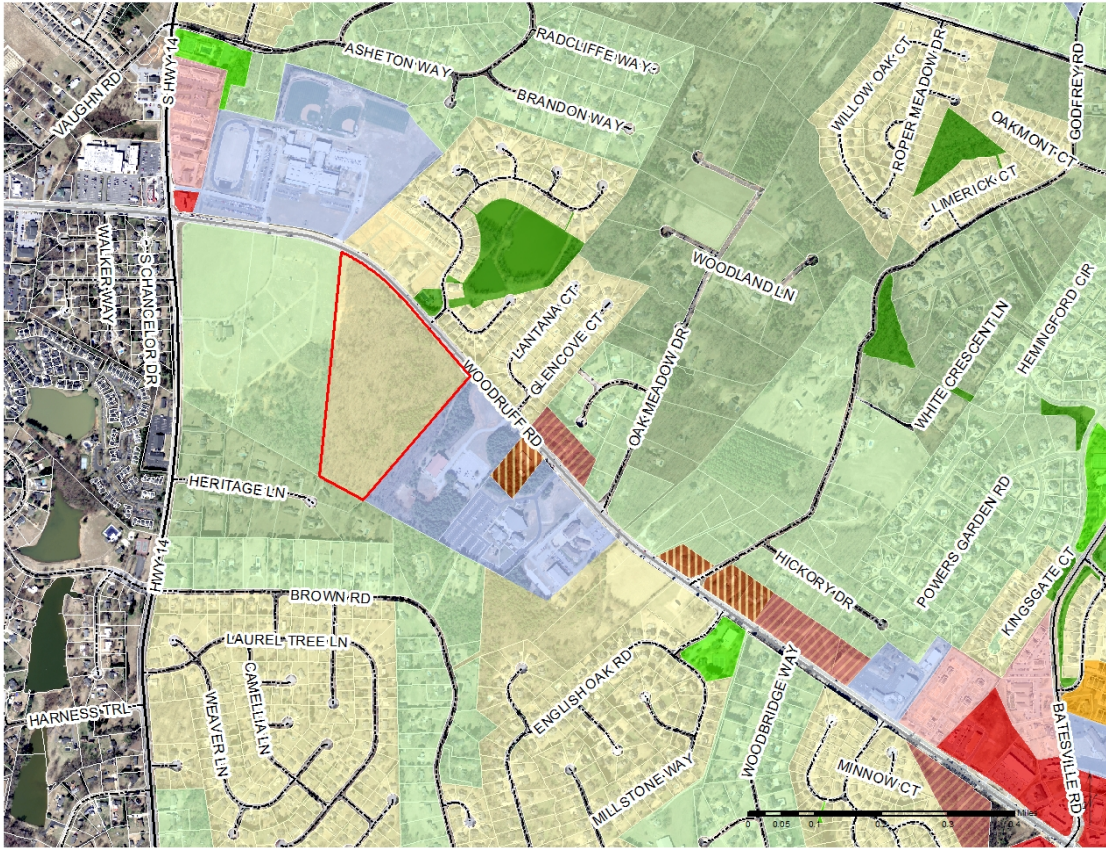
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Mr. Willis presented the following:

DOCKET NUMBER: CZ-2015-63

APPLICANT: Philip Alan Evatt, Evatt Enterprises for Suelda, LLC

PROPERTY LOCATION: 1625 S. Highway 14

PIN/TMS#(s): 0528030100712

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 2.4

COUNCIL DISTRICT: 18 - Baldwin

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

EXISTING LAND USE: warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	manufacturing
East	I-1	warehouse, manufacturing
South	S-1	vacant, manufactured home park
West	R-S	agriculture

WATER AVAILABILITY: Greer Commission of Public Works, possibly

SEWER AVAILABILITY: Sewer not available

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.

The subject property is also located along a *Regional Corridor*, which are predominately nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry).

ROADS: Highway 14: seven-land State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Pelham Road	2,670' S	26,100	26,300 0.76%	27,900 6.1%
Pleasant Drive	3,100' E	600	500 -16%	600 20%

SUMMARY:

The subject parcel is about 2.4 acres containing a warehouse located on the east side of Highway 14 approximately 90 feet north of Suber Road. The parcel has approximately 620 feet of frontage along Highway 14.

The subject parcel is 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 application is requesting to rezone the properties to 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. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

The applicant states the proposed land use is for Indoor Sales and Training for Individuals and Sports Teams – Sales Office.

CONCLUSION:

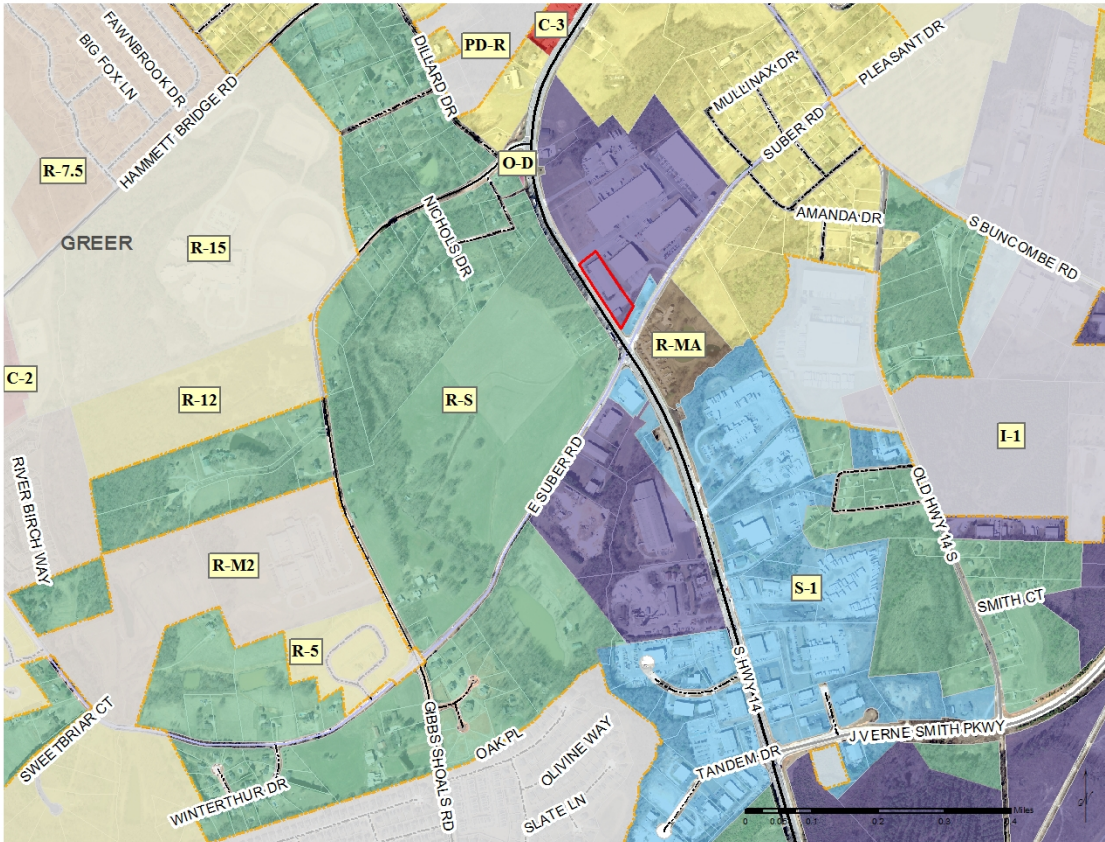
It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The proposal is consistent with the comprehensive plan, specifically the characteristics of *Regional Corridors* allowing for commercial uses in areas with adequate access to major thoroughfares.

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 recommended approval.

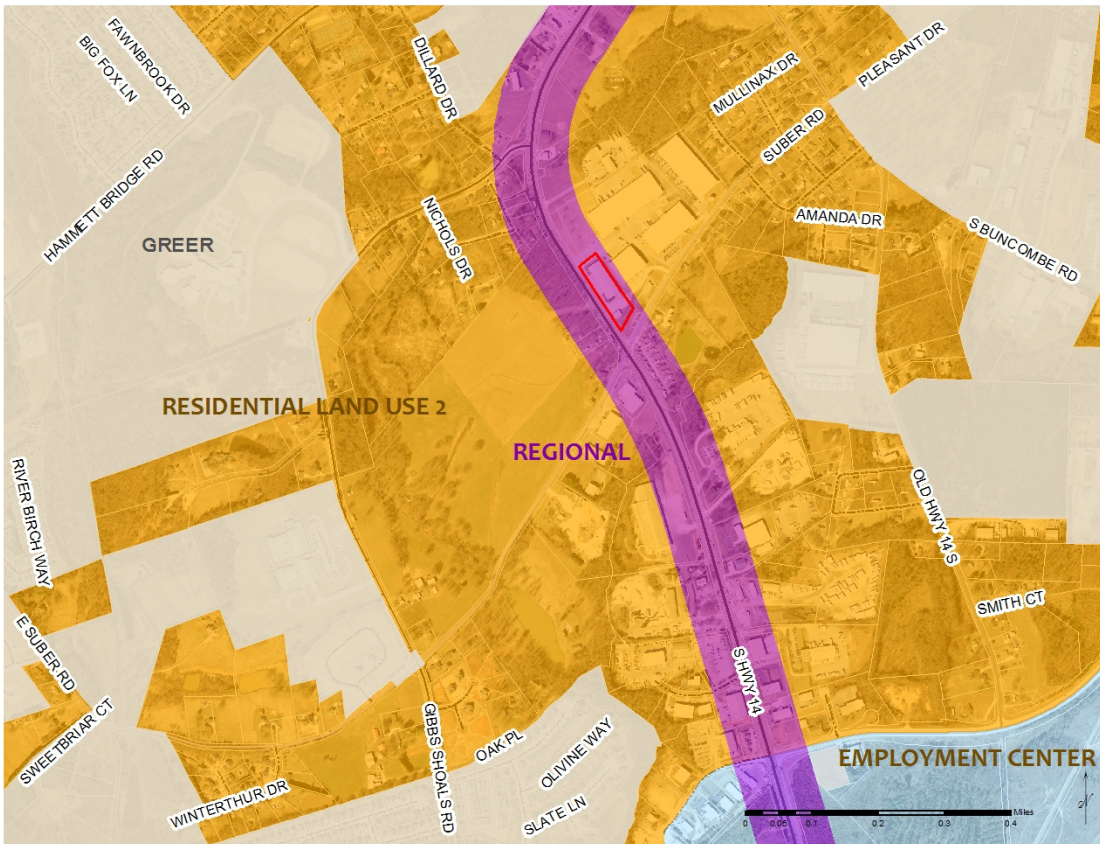
MOTION: By Dr. Cates to approve CZ-2015-63. The motion carried unanimously by voice vote.



Aerial Photography, 2014



Zoning Map



Future Land Use Map

Mr. Willis presented the following:

Planning Report

DOCKET NUMBER: CZ-2015-64

APPLICANT: Troy A. LaColla for L & L Enterprises of Simpsonville, LLC

PROPERTY LOCATION: 404 Scuffletown Road

PIN/TMS#(s): 0548020103100

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 1.69

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: This parcel was zoned R-12, Single-Family Residential in June 1991 as part of Area 7. A 2005 request to rezone from R-12 to OD was denied (CZ-2005-84). The application to rezone from R-12 to POD was denied in 2006 (CZ-2006-33).

EXISTING LAND USE: vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential (Sparrows Point & Adams Run SD)
East	R-12	single-family residential (Sparrows Point SD)
South	R-12	single-family residential (Adams Run SD)
West	R-12	single-family residential (Adams Run SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Sewer along Scuffletown Road but unsure if it can be accessed.

FUTURE LAND USE: The subject property is a part of the East Woodruff Road area plan and is designated as *Suburban Residential* which prescribes 2-4 units per acre.

ROADS: Scuffletown Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	3,300' NE	16,200	16,700 3.1%	18,500 10.7%

SUMMARY:

The subject parcel is about 1.69 acres of vacant property located on the west side of Scuffletown Road approximately 0.4 miles south of Woodruff Road. The parcel has approximately 240 feet of frontage along Scuffletown Road.

The subject parcel is zoned R-12, Single-Family Residential. This district is established as an area 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 is 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.

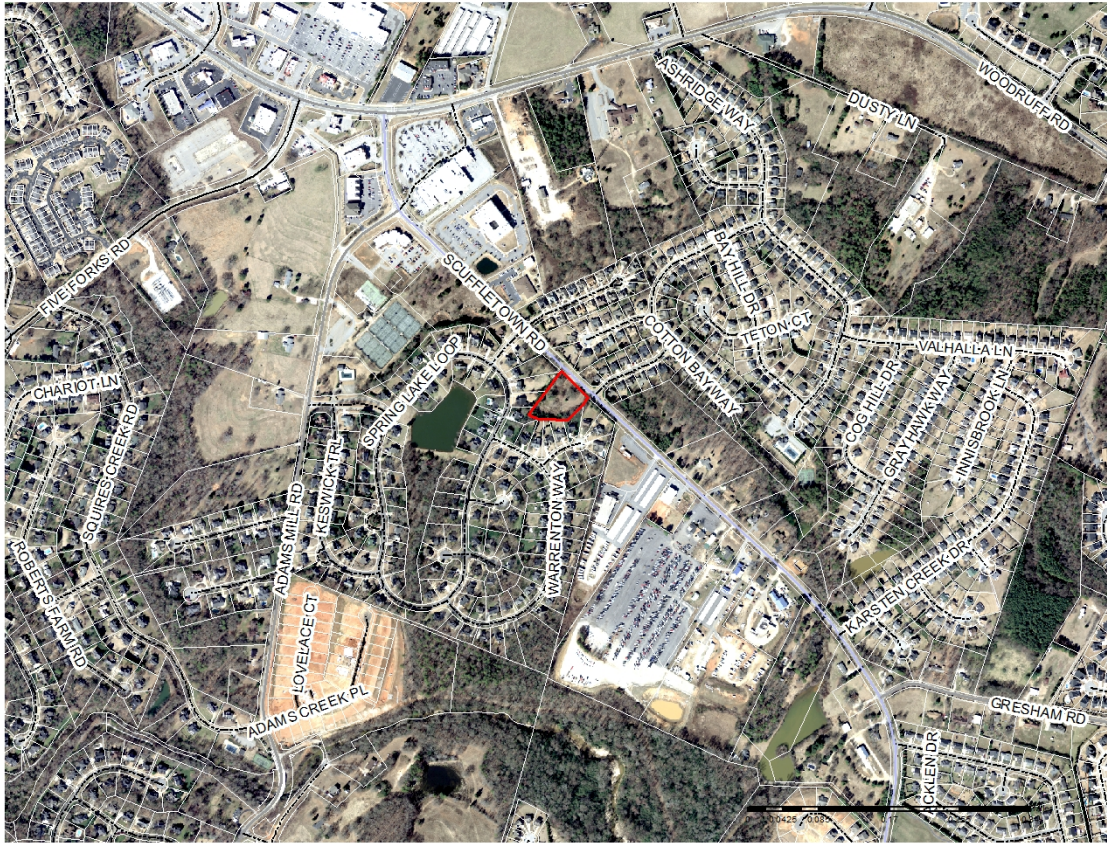
The application is requesting to rezone the property to OD, Office District. This district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

Storm water discharge will impact downstream properties, appropriate peak rate, volume attenuation and drainage easements will be required as determined by the County's Land Development Division (LDD). This property has been identified in this category and must meet the permit criteria. It is highly recommended the applicant contact LDD to discuss these criteria.

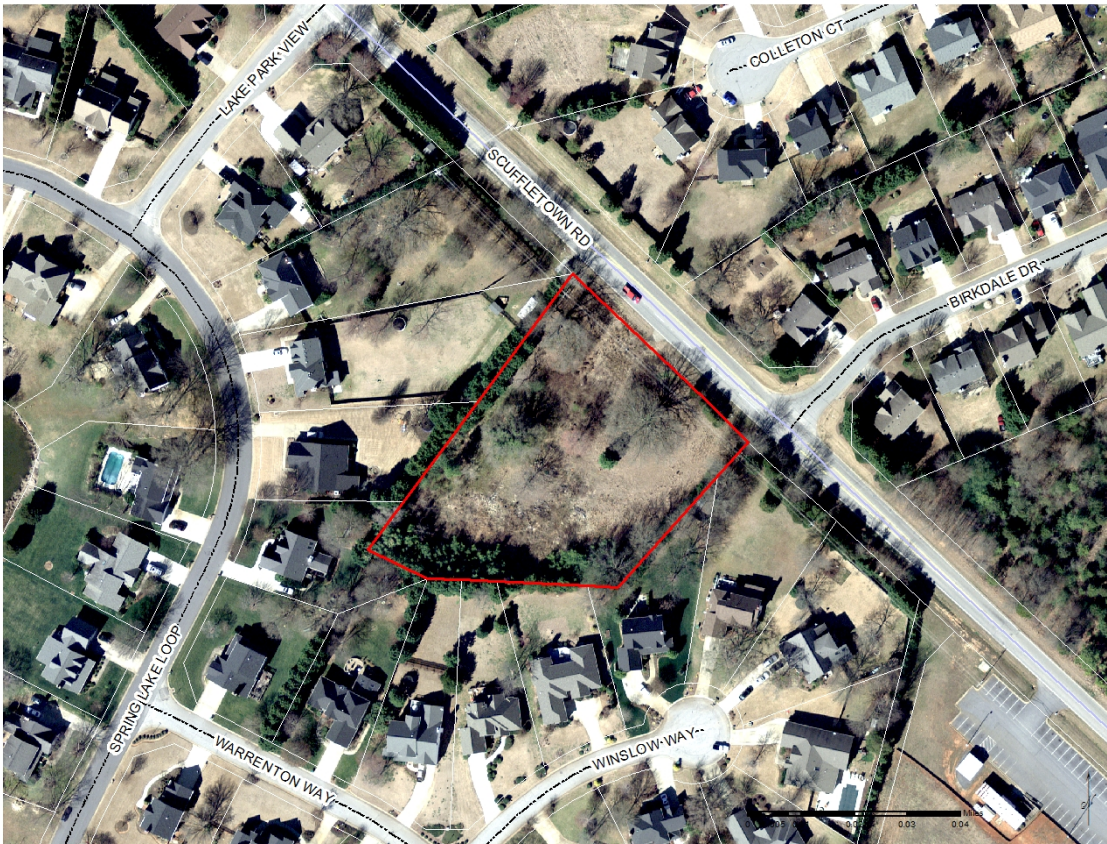
CONCLUSION:

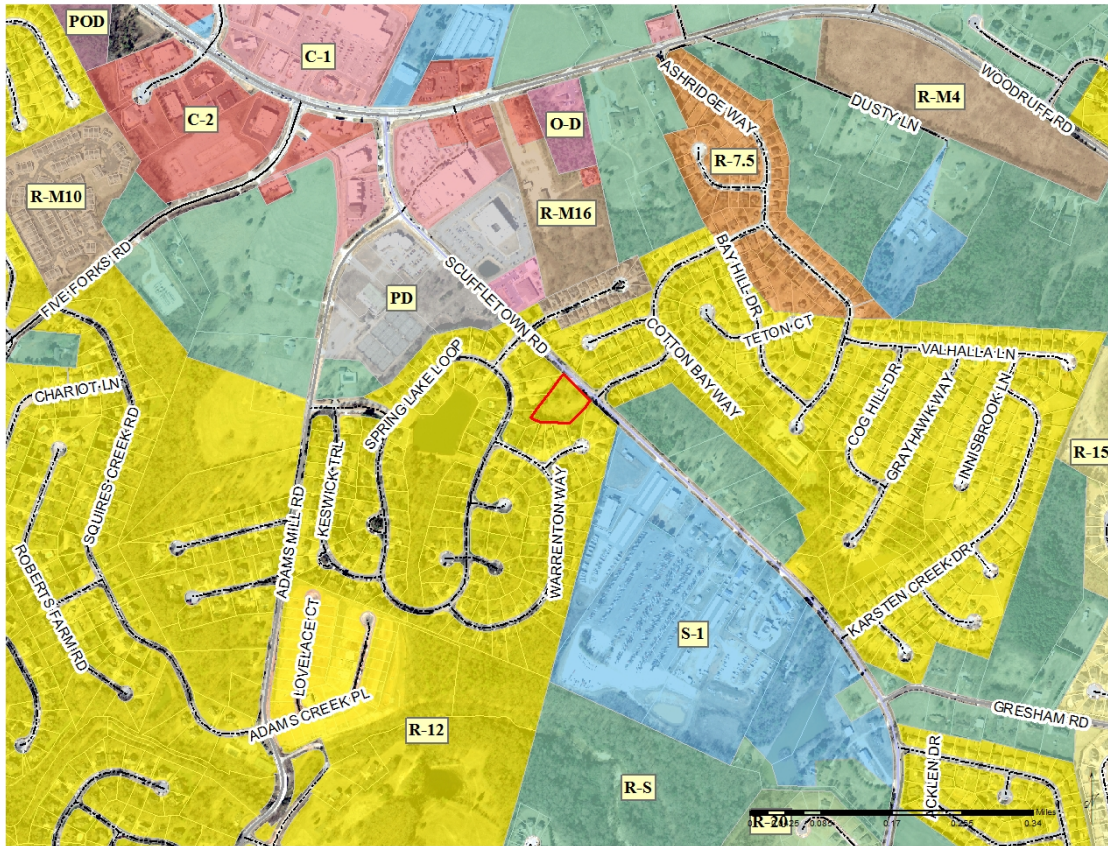
The applicant states the proposed land use is for professional offices. It is staff's opinion that this requested rezoning would have significant impact on surrounding uses, but understand the challenges to developing this infill site. The negative impacts from development may be best addressed through codifying lighting, storm water runoff features, architecture, building size and scale, appearance and accessibility. Although significant work towards these ends may have already been initiated by the applicant, organizing these proposals as requirements, which is possible through a POD, Planned Office District, may ultimately save time and gain better public support for the project. This approach would ensure any future development would be done in a manner that will minimize potential negative impacts and harmonize with the existing residential developments.

Based on these reasons, staff recommends denial of the O-D, Office Development, request and encourages the applicant to consider requesting a POD, Planned Office Development. The Planning Commission recommends denial also.

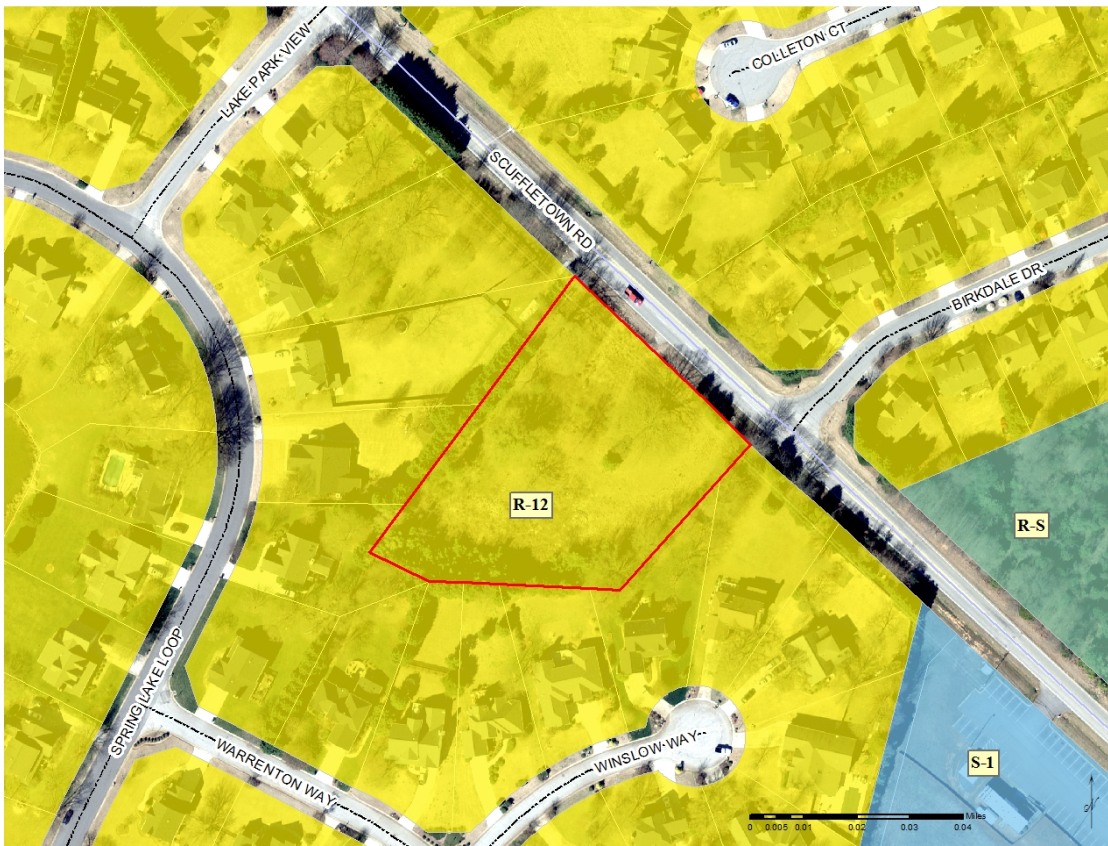


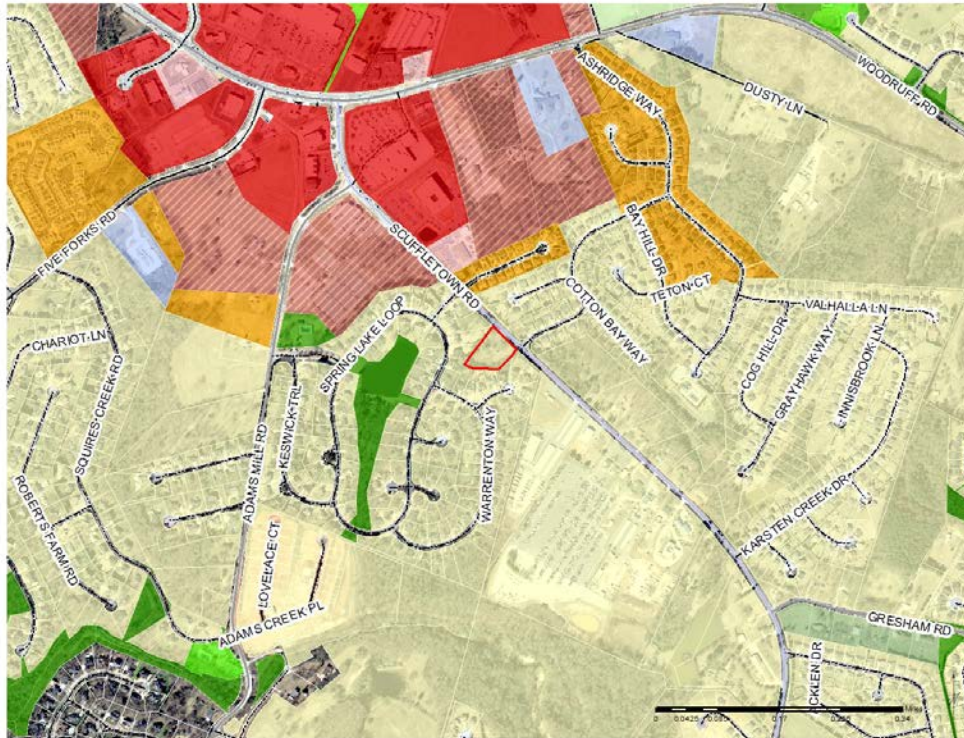
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Dr. Cates asked staff if a POD, Planned Office District was in line with the East Woodruff Road Area Plan.

Mr. Willis stated a POD was not in line with the EWRAP, but if a POD was approved, the applicant would need to provide specifics regarding the development.

Mr. Payne again, stated the Commission did not discuss this request, but denied the request based on staff's recommendation.

Mr. Payne asked if this request was denied and the applicant came back with a request for a Planned Office District, what would the staff recommend at that time.

Mr. Vinson stated staff would base the recommendation on a specific proposal that was presented to staff.

MOTION: By Ms. Gibson to deny CZ-2015-64. The motion carried unanimously by voice vote.

Mr. Willis presented the following:

DOCKET NUMBER: CZ-2015-65
APPLICANT: Chris Prziembel c/o Gray Engineering Consultants for Roy Lee McKee
PROPERTY LOCATION: Fairview Road, South of Ashington Drive
PIN/TMS#(s): 0566010100800

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 7.85

COUNCIL DISTRICT: 26 - Ballard

ZONING HISTORY: This parcel was zoned R-S, Residential Suburban in December 1994 as part of Area 10.

EXISTING LAND USE: single-family residence, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	single-family residential (Fairview Meadows SD)
East	R-S, PD	agriculture, single-family residential (Fairview Chase SD)
South	R-S	single-family residential
West	R-15	single-family residential (Fairview Meadows SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Sewer is available. The pump station may require an upgrade in order to accommodate the development.

FUTURE LAND USE: The subject property is part of the Fairview Road Corridor Area Plan designated as *Transitional Residential* which prescribes up to 3 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>	R-S	<i>1.7 units/acre</i>	7.852	<i>13 units</i>
Requested	R-M10	10 units/acre		78 units

A successful rezoning may add up to 65 units.

ROADS: Fairview Road: two-lane State-maintained minor collector

TRAFFIC: This area lacks traffic counts.

SUMMARY: The subject parcel is about 7.85 acres of wooded, single-family residential property located on the west side of Fairview Road approximately 0.9 miles south of Harrison Bridge Road. The parcel has approximately 930 feet of frontage along Fairview Road.

The subject parcel 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 property to R-M10, Multifamily Residential. This district is established to provide for varying population densities. The principle use

of land is for one-family, two-family, and multiple family dwellings and recreational, religious, and educational facilities normally associated with residential development.

Stormwater discharge will impact downstream properties, appropriate peak rate, volume attenuation and drainage easements as determined by Land Development Division (LDD) will be required. This property has been identified in this category and must meet the permit criteria. It is highly recommended the applicant contact LDD to further discuss these criteria.

The applicant states the proposed land use is for residential.

CONCLUSION:

It is staff's opinion that this requested rezoning would have adverse impact to the surrounding area and infrastructure. The proposal is more than three times the proposed density prescribed within the Fairview Road Area Corridor Plan.

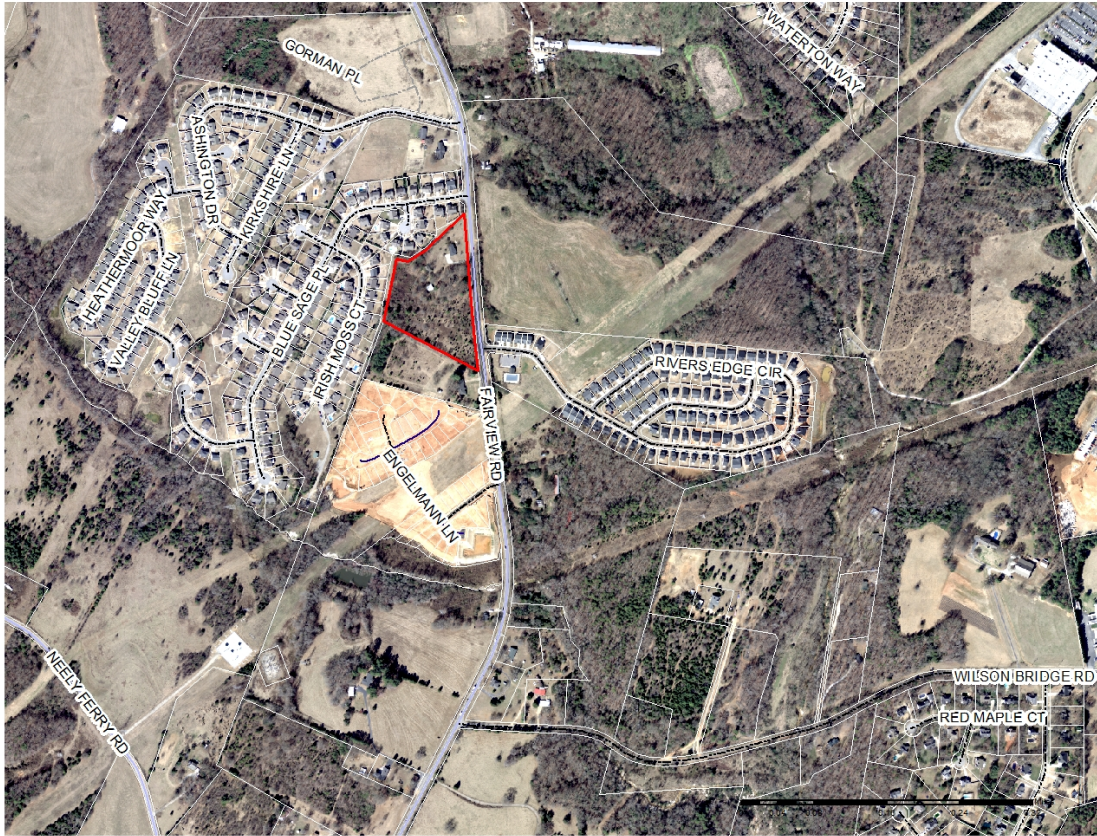
Inadequate information exists to determine the effect of increased traffic on roadway volumes. Increased traffic that will be dedicated to Fairview Road is significant. Within a mile radius, this application represents the seventh application, among 340 acres, for increased residential density over 630 units since 2000 (CZ-2000-72, CZ-2001-10, CZ-2001-56, CZ-2003-86, CZ-2004-35, CZ-2007-29), without including the proposed request to add 123 units to an apartment complex to the north (CZ-2015-49) and the successful rezoning with capacity to build approximately 174 units on Neely Ferry Road (CZ-2015-57).

This increased density, which would be dedicated to using Fairview Road, would continue this 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. Future scope and timing to upgrade Fairview Road capacity has yet to be identified in the GPATS Transportation Improvement Plan.

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.

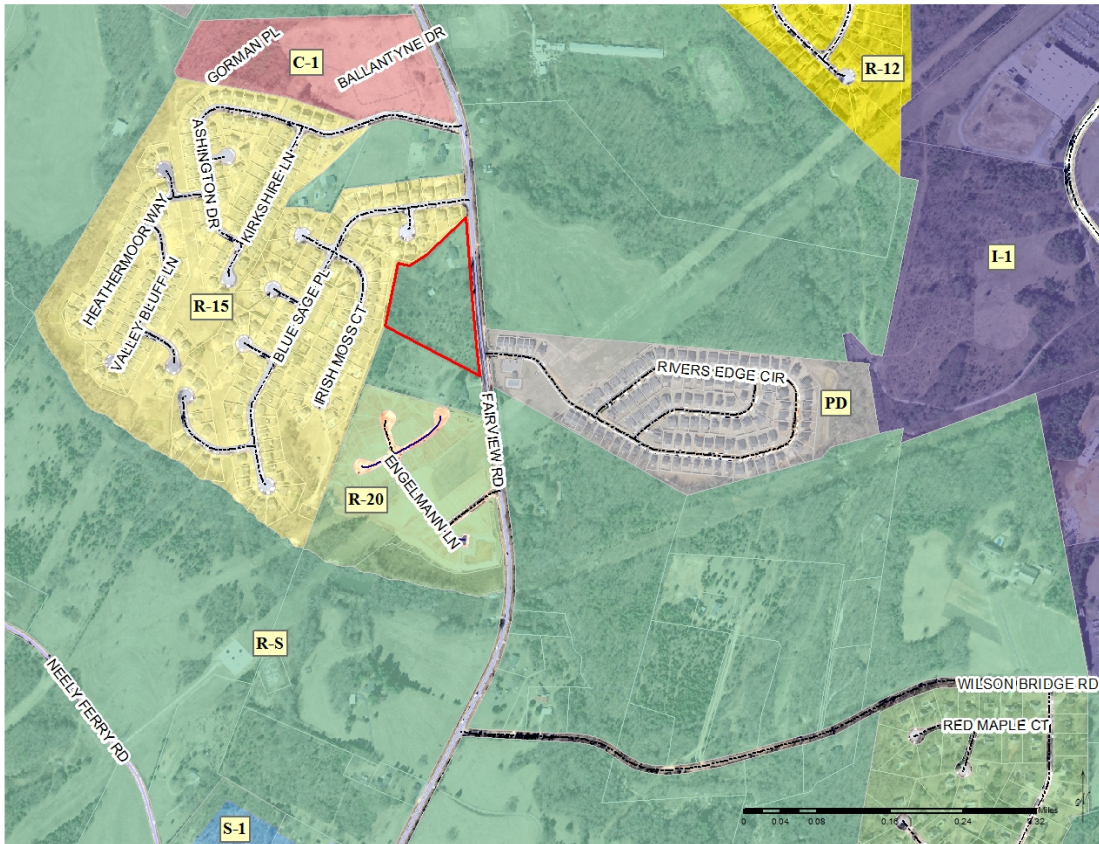
Based on these reasons, staff recommends denial of the application to rezone the subject site from R-S, Residential Suburban to R-M10, Multi-Family Residential. The Planning Commission recommended denial.

MOTION: By Ms. Gibson to deny CZ-2015-65. The motion carried unanimously by voice vote.

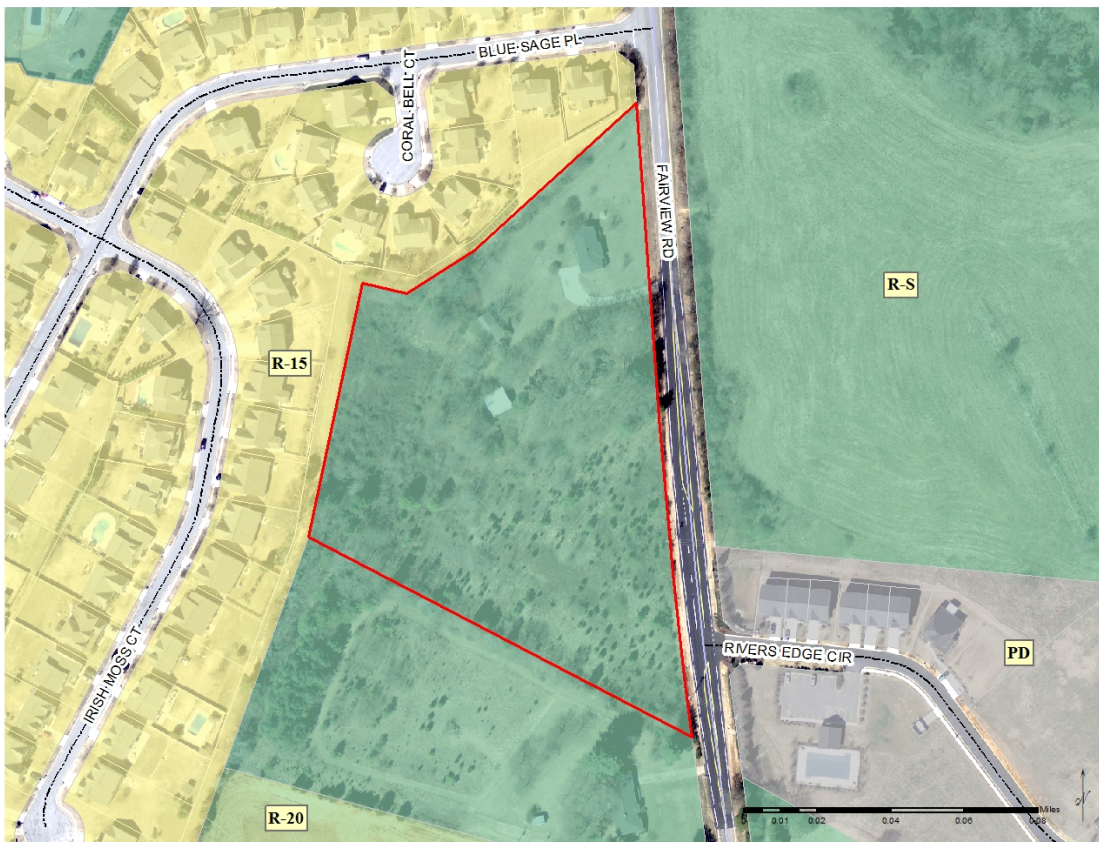


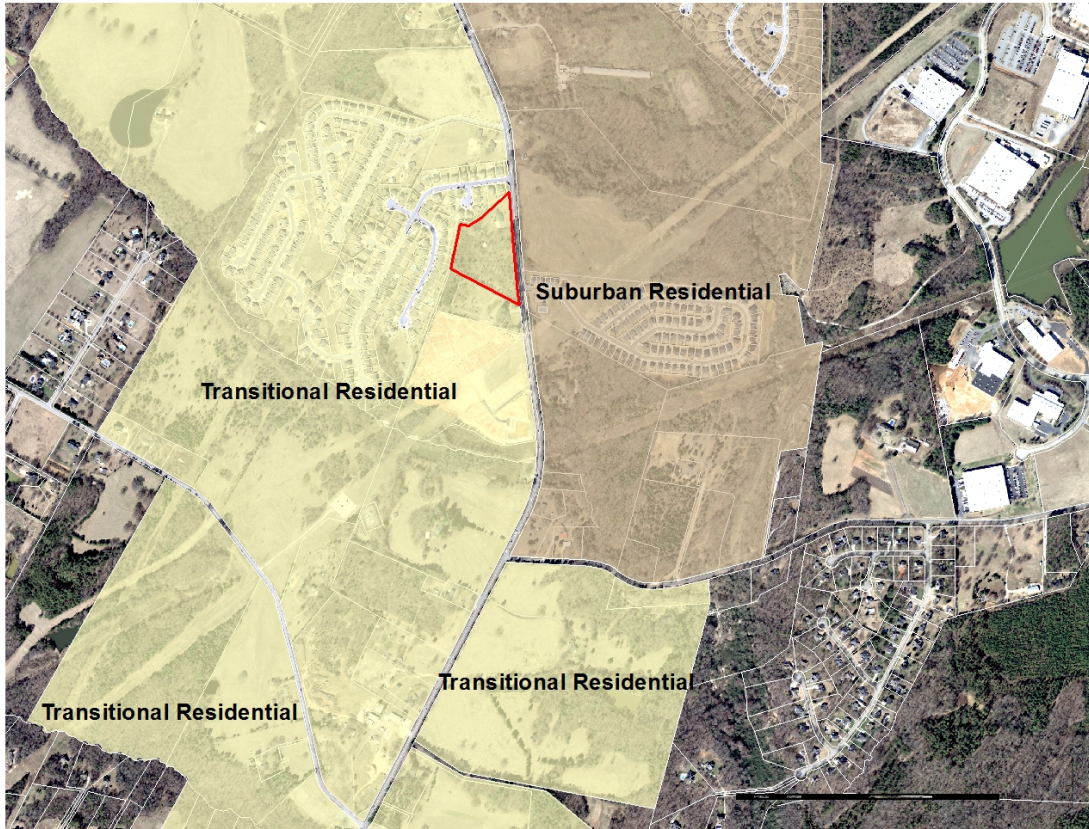
Aerial Photography, 2014





Zoning Map





Future Land Use Map

Mr. Willis presented the following;

Mr. Willis stated the item had been returned to the Planning Commission in order to review a traffic study. The traffic study was received and at the October 28, 2015 Planning Commission meeting, the Commission recommended approval in light of the traffic study as well as staff's decision to approve.

DOCKET NUMBER: CZ-2015-58

APPLICANT: Central Realty Holdings, LLC for Archie L. Honbarrier Trust and Cenco Inc. (c/o Bank of America, Tony Joiner)

PROPERTY LOCATION: 5320 Honbarrier Drive

PIN/TMS#(s): 0533040100707; 0533040100529; 0533040100528; 0533040100519; 0533040100520; 0533040100700 (portion)

EXISTING ZONING: S-1, Services District and R-S, Residential Suburban

REQUESTED ZONING: R-M11, Multifamily Residential

ACREAGE: 35.98

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The parcels were originally zoned in May 1971 as part of Area 2. The application to rezone 0533040100519 and 0533040100520 from R-S to S-1 was approved in 1977, CZ-1977-24. There was an unsuccessful PD, Planned Development rezoning request in 2006, CZ-2006-86.

EXISTING LAND USE: truck terminal, storage, wooded, vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Restaurants
East	S-1	Commercial and Boiling Springs Fire Station
South	S-1, I-1 & R-M20	Businesses, manufacturing business and multifamily residential (Ivybrooke SD)
West	R-S	single-family residential

WATER AVAILABILITY: Parcels 0533040100700 and 0533040100529 have access to water through Greenville Water. Parcels 0533040100707; 0533040100528; 0533040100519 and 0533040100520 are in Greenville Water’s service district but supply may have to be extended.

SEWER AVAILABILITY: Metro District: No lines in the area. The area could possibly be served through a connection to a ReWa Line adjacent to the property.

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

Parcel 0533040100700 and a small portion of 0533040100707 are designated as part of a Super Regional Center. These centers serve the overall County and the region for shopping, recreation, and employment needs. This type of center contains the largest scale retail and service offerings such as large hotels, movie theaters, shopping malls, specialty big box stores, large-scale office parks along with factory and warehousing services.

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
Current	R-S	1.7 unit/acre	2.0	3 units
	S-1	0 unit/acre	33.98	0 units
Requested	R-M11	11 units/acre	35.98	395 units

ROADS: Honbarrier Drive: two lane, State-maintained minor arterial
Garlington Road: two lane, State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Garlington Road	2,800' S	5,900	6,400 (8.4%)	6,800 (6.2%)
Pelham Road	4,100' SE	20,800	19,900 (-4.3%)	20,500 (3%)

SUMMARY:

The subject property is 35.98 acres of storage, truck terminals, and vacant, wooded land. The property is located southeast of Interstate 85 and Pelham Road intersection. The property is also located east of Garlington Road and Pelham Road intersection. Approximately 1,200 feet of frontage exists along Honbarrier Drive. Approximately 40 feet of frontage exists along Garlington Road. Significant topography and designated flood zones exist on the site.

The access road (Honbarrier Dr.) to this property is located within the 100-year floodplain. Specifically the elevation of the bridge that crosses Rocky Creek is at an elevation of 846.9 feet. The base flood elevation is at 850 feet. Therefore the access drive would be under approximately 3 feet of water during the 100 year storm event. This would make evacuations and/or rescues extremely difficult without specialized equipment.

A traffic impact study, provided by the applicant, provides information regarding a full secondary access from Honbarrier Drive to Durham Drive. Approximately 15% or 150 ingress and egress trips through Durham Drive will be added to the total number of daily trips with the proposed subject property use.

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.

The requested rezoning is R-M11, 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.

A traffic study of select portions of the project, which includes the subject site, shows significant off-site improvements to assuage the potential increase of traffic to the area. One of the improvements is a secondary access to Durham Drive. The report proposes that 15% of the residential traffic (1,950 trips) would opt to utilize the secondary entrance. Subsequently, and according to the traffic engineer, "if the "back" access is gated and serves apartment traffic only, traffic utilizing the Durham/Dublin intersection would be reduced by 35 to 40% from a scenario in which full unrestricted access is provided."

A statement on October 13, 2015 by the applicant (Rece Morgan, President and Chief Executive Officer, Central Realty Holdings) is the agreement to provide the secondary access:

Pursuant to our discussion, this email will serve as Central Realty Holdings' agreement to structure the secondary access in a way that

limits access to our proposed development. We are open to discussion and direction with County Planning and Engineering as to how structure this. Along the lines of your suggestions today, we are agreeable to limiting access to the multifamily residents only, not providing access to the commercial components of the project, and to providing access to the Durham Drive residents if you think appropriate.

The applicant identified their proposed use as a multi-family complex.

CONCLUSION:

It is staff's opinion that this requested rezoning could have negative impacts to the surrounding road network and future resident safety. Significant challenges exist to provide adequate site accessibility resulting in concerns focused on public safety and traffic volume; however, on- and off-site improvements may address many of these issues on the project scale, and do address those issues directly tied to this rezoning application.

The concerns for this site are basic: public safety is endangered for future residents because no secondary access currently exists as an alternative to crossing the floodplain. The applicant proposes a secondary access to Durham Drive which would allow traffic an alternative access to a proven flood hazard area. Safety concerns are relieved by providing this full secondary access that avoids all floodplains.

Staff has concerns over the additional traffic volumes generated by the proposed use through the Durham Drive neighborhood and supports the applicant's proposal to limit the secondary access to only those residents within the rezoned area.

Utilizing the traffic study provided by the applicant, staff recommends approval based on the successful implementation of the proposed improvements: namely a full secondary access available only to the residents within the focus area of this rezoning application.

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 R-M11, Multifamily Residential. The Planning Commission recommended approval.

Ms. Gibson mentioned a trail in the area belonging to the Durham family. She stated one member of the family who does not live near site requesting rezoning and would leave the rest of the family there to suffer. Additionally, she stated she had received a number of citizen concerns over this request.

MOTION: By Ms. Gibson to deny CZ-2015-58.

Mr. Payne asked staff if they and the Commission recommended approval because the traffic study complied with certain specifications were made.

Mr. Willis stated staff had reservations because there was not a full secondary access and the traffic study showed there was that access.

Mr. Payne asked what the other things were that were going to be done regarding traffic control.

Mr. Park stated staff looked at the secondary access which was proving alternative access over the floodplain, with the limitation that only the residents of the rezoning area would have use of the access.

Mr. Meadows asked if staff had received any information regarding changes the applicant has proposed to do to Garlington Road.

Staff did receive the information regarding the offsite improvements and had factored in those improvements, however, staff focused on the area requested for rezoning.

Dr. Cates asked how we can be sure the offsite improvements. Will they be requirements from the SCDOT.

Mr. Vinson stated staff could review and require the additional access point, but the improvements on Garlington and Pelham Roads would be beyond the prevue of the plan review.

Dr. Cates asked under the current zoning classification S-1, could someone build something that would perhaps generate more traffic than what is being proposed.

Mr. Vinson stated there were a lot of uses that could go into the S-1 zoning classification. Yes there could be something that would generate more traffic.

Ms. Gibson asked if the land from the Durham's had been purchased.

Mr. Park stated staff had received a copy of an easement.

Mr. Reese Morgan, 300 Hwy 101in North Greenville County answered the Committee's questions regarding the rezoning request.

MOTION: By Ms. Gibson to call the question. The motion failed by voice vote.

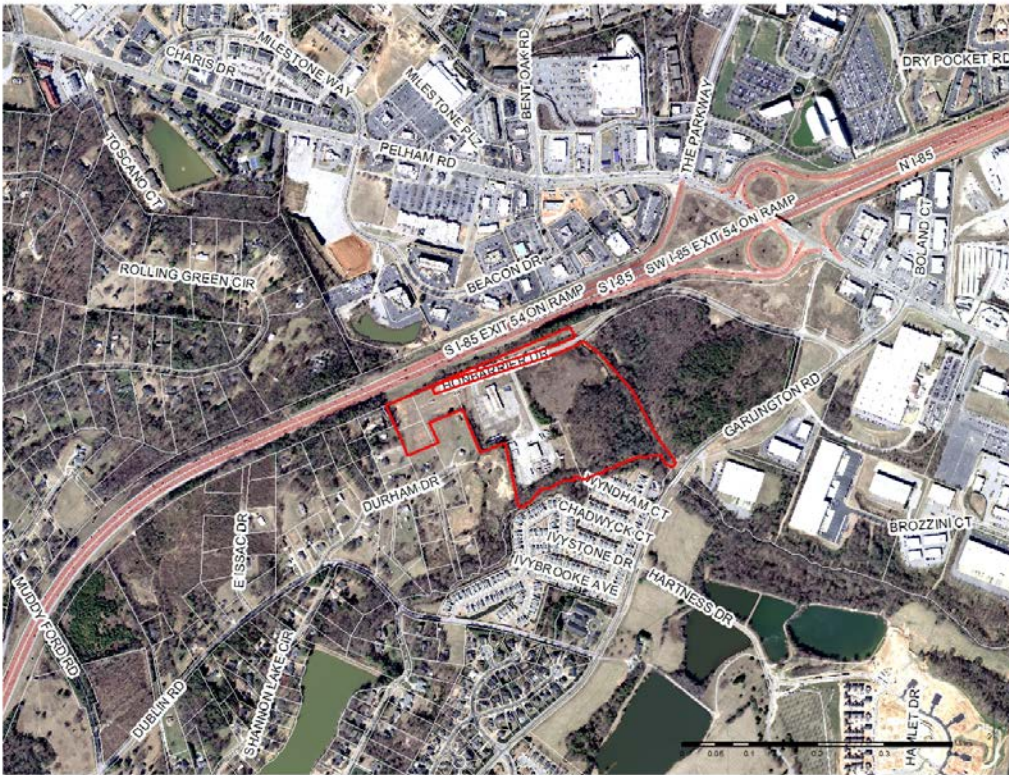
Dr. Cates stated he recalls what was called Dogs on Pelham; the applicant stated it would be used for one thing and then once rezoned the property was sold.

Ms. Gibson asked all that were present in favor of the proposed to stand and then she asked all in opposition to the proposed to stand. The majority were in opposition to the proposed.

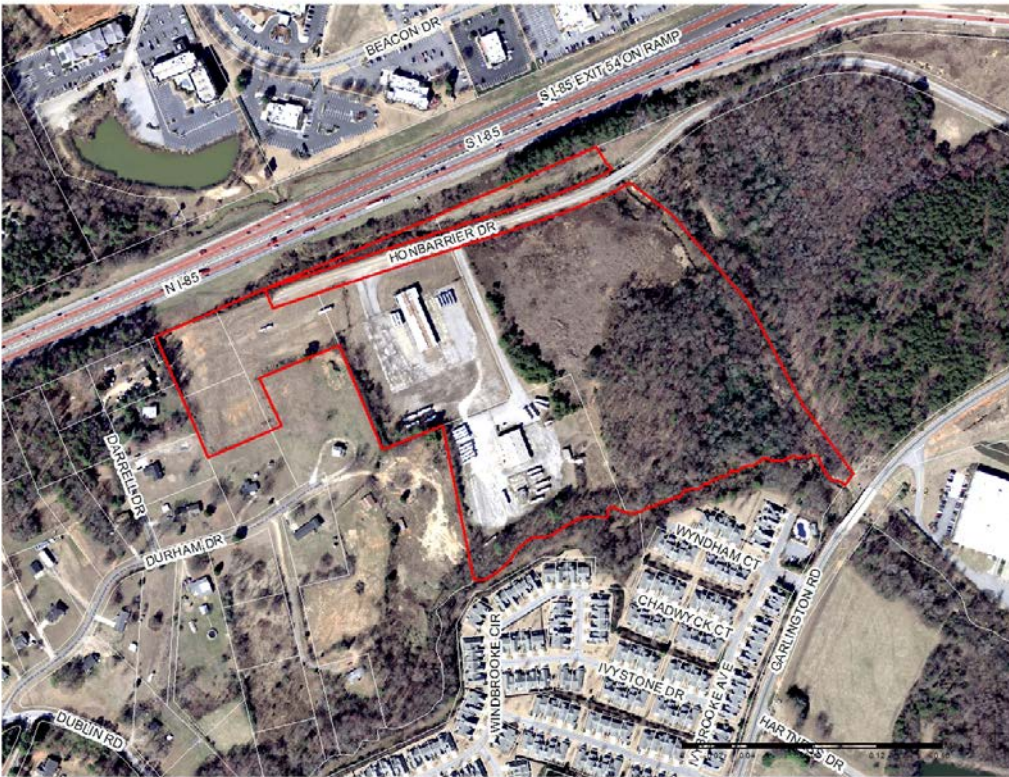
Councilor Norris addressed the Committee stating she had gone to the proposed site and had spoken with some of the residents and the residents conveyed to her they were in opposition to the proposed.

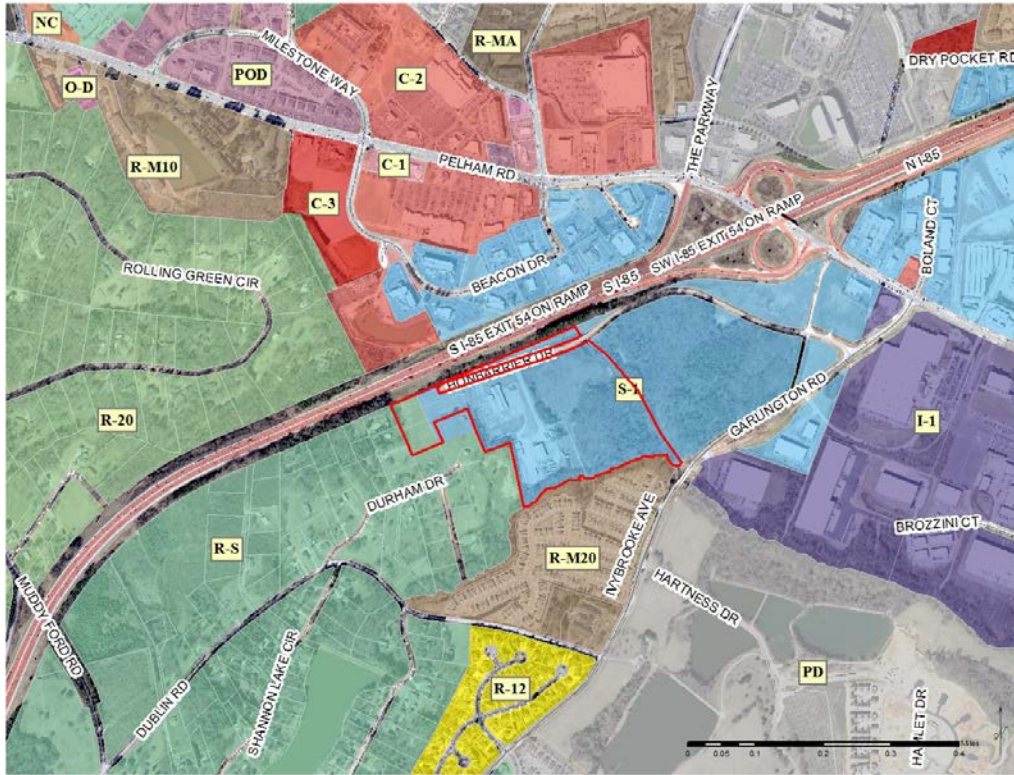
After further discussion the motion to deny CZ-2015-58 failed by voice vote.

MOTION: By Ms. Gibson to send CZ-2015-58 forward to County Council without a recommendation. The motion carried unanimously by voice vote.

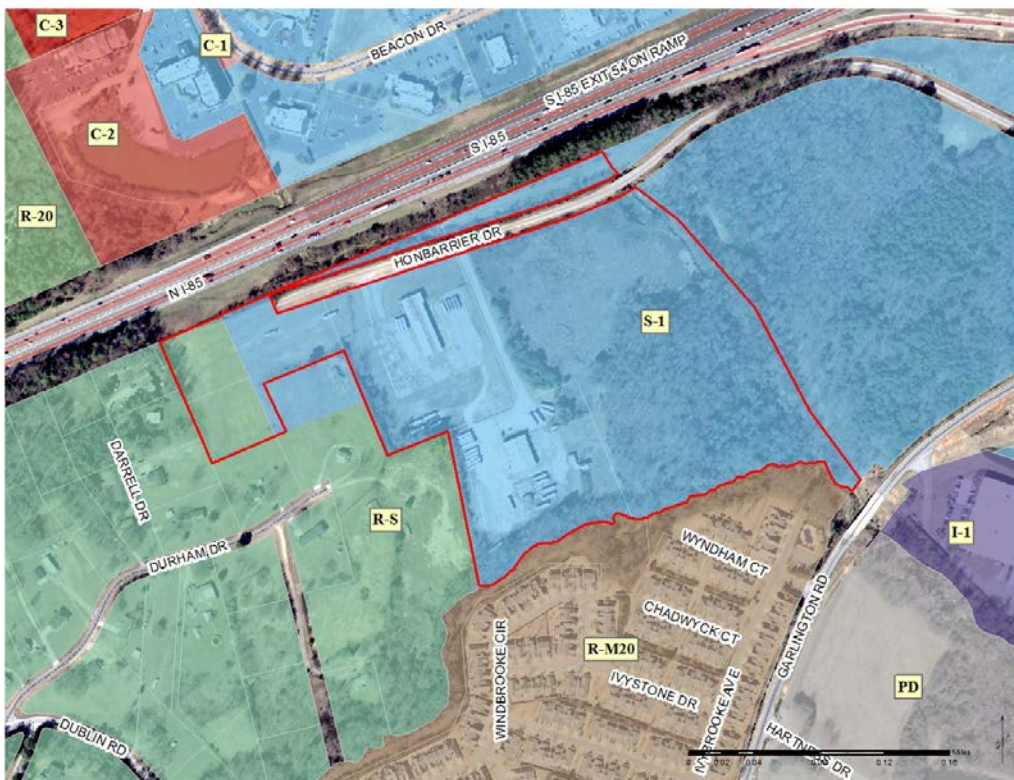


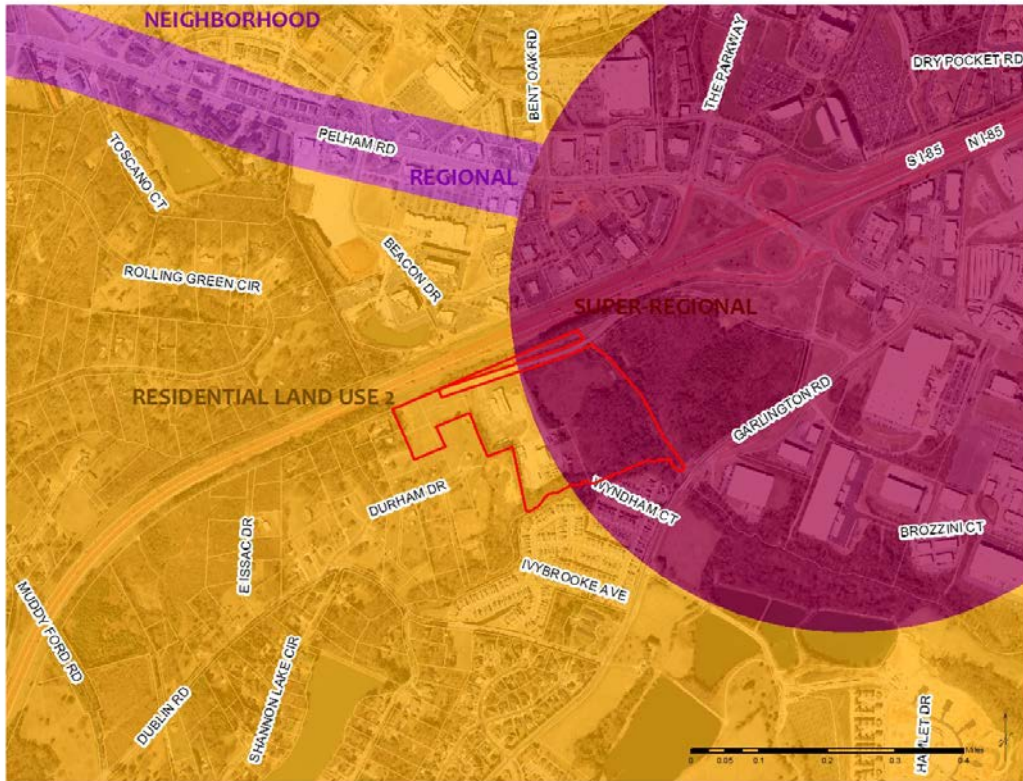
Aerial Photography, 2014





Zoning Map





Future Land Use Map

REQUEST AND MOTIONS

Chairman Dill noted the upcoming meeting schedule.

ADJOURNMENT

MOTION: By Mr. Payne to adjourn. Without objection the meeting adjourned at 6:02 p.m.

Respectfully Submitted,

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