

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
February 6, 2017
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
Sid Cates, Vice Chairman
Mike Barnes
Ennis Fant
Rick Roberts

COMMITTEE MEMBERS ABSENT:

none

STAFF PRESENT:

Teresa Barber
Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Eric Vinson
Alan Willis

PLANNING COMMISSION MEMBERS PRESENT

Metz Looper
Dave Stevenson

COUNTY COUNCIL MEMBERS PRESENT

Xanthene Norris

CALL TO ORDER

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

INVOCATION

Dr. Cates provided the invocation

APPROVAL OF THE MINUTES OF THE NOVEMBER 28, 2016 MEETING

MOTION: By Dr. Cates to approve the minutes of the November 28, 2016 Committee meeting as presented. The motion carried unanimously by voice vote.

ZONING DOCKETS

Ms. Buathier presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-01

APPLICANT: Oscar Quiroga for Byron Ramirez Aristizabal

PROPERTY LOCATION: 1703 Rutherford Road

PIN/TMS#(s): P005000300600, P005000401300 and P005000401900

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.91

COUNCIL DISTRICT: 20 – Cates

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

EXISTING LAND USE: auto repair facility

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	industrial
East	C-2	vacant commercial
South	I-1	warehouse/office wholesale
West	S-1	service garage

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Regional Corridor*.

ROADS: Rutherford Road: four-lane State-maintained minor arterial
Mooney Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Rutherford Road	740' E	15,400	14,300 -7.14	14,900 4.2

SUMMARY:

The subject parcel zoned I-1, Industrial is 0.91 acres of property located on Rutherford Road approximately 1 mile northeast of the intersection of North Pleasantburg Drive and Rutherford Road. The parcel has approximately 180 feet of frontage along Mooney Road and 250 feet of frontage along Rutherford Road.

The applicant is requesting to rezone the property to S-1, Services. The properties to the north and south are zoned I-1, Industrial and the property to the west is zoned S-1, Service. The subject property is located along a Regional Corridor.

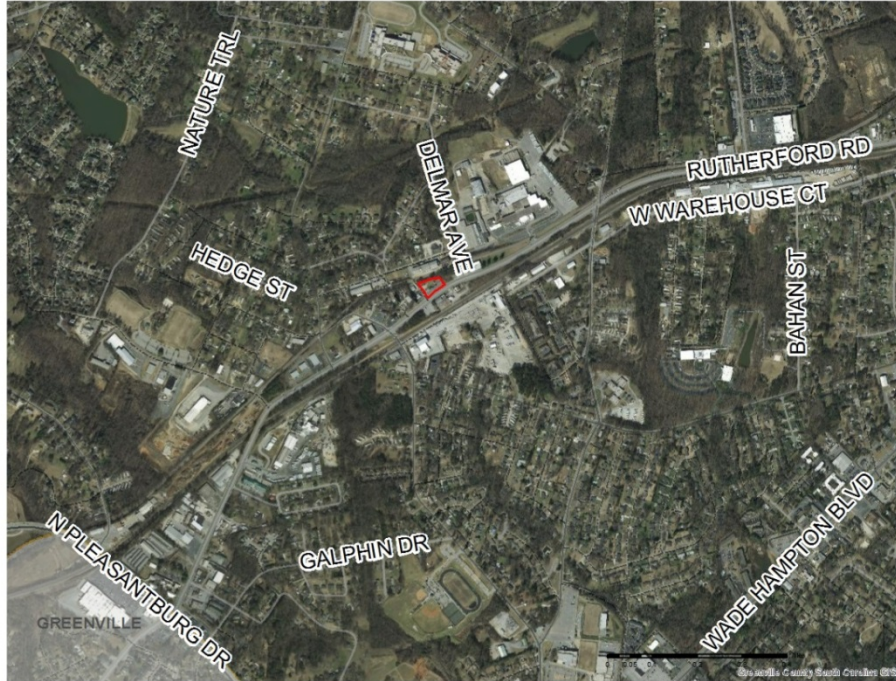
The applicant states the proposed land use is for automobile sales and service.

The subject parcel is located in a section of Rutherford Road characterized by industrial and service oriented uses and zoning. Staff is of the opinion the requested S-1 zoning is consistent with the existing land use of the subject site and zoning in this section of Rutherford Road. The rezoning request is also consistent with the Greenville County Comprehensive Plan. Based on these reasons staff recommends approval of the requested rezoning to S-1, Services. The Planning Commission recommends approval.

Dr. Cates requested the applicant to come forward to answer a question.

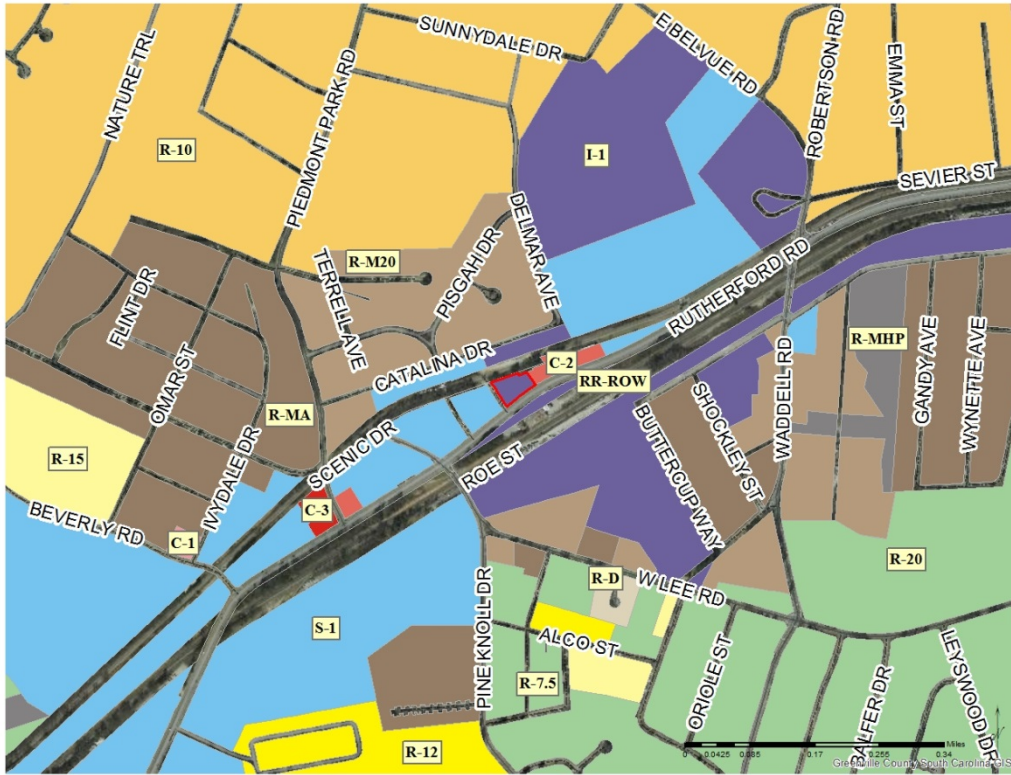
Oscar Quiroga, 12 Reedy River Way, Greenville, SC answered Dr. Cates concerns regarding the property being kept clean.

MOTION: By Dr. Cates to approve CZ-2017-01. The motion carried unanimously by voice vote.



Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-02

APPLICANT: Jack Reel, Thomas & Hutton Engineering for Jay Beeson, Mark III Properties

PROPERTY LOCATION: Reedy Fork Road

PIN/TMS#(s): 0593030103800

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 19.31

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally 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	R-S	vacant pasture
East	R-12	vacant wooded
South	R-S	single-family residential and vacant wooded
West	R-12	vacant pasture

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	19.31	32 units
Requested	R-12	3.6 units/acre		69 units

A successful rezoning may add up to 37 dwelling units.

ROADS: Reedy Fork Road: two-lane State-maintained major collector

TRAFFIC: No traffic counts in proximity of Reedy Fork Road.

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 19.31 acres of property located on Reedy Fork Road approximately 1.25 miles Northwest of the I-185 and Fork Shoals interchange. The parcel has approximately 1,080 feet of frontage along Reedy Fork Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. Properties to the east and west of the subject site are zoned R-12, Single-Family Residential. The subject site is surrounded by vacant wooded and pasture land

with Single-Family Residence to the south. A large portion of the subject site contains floodplain on it.

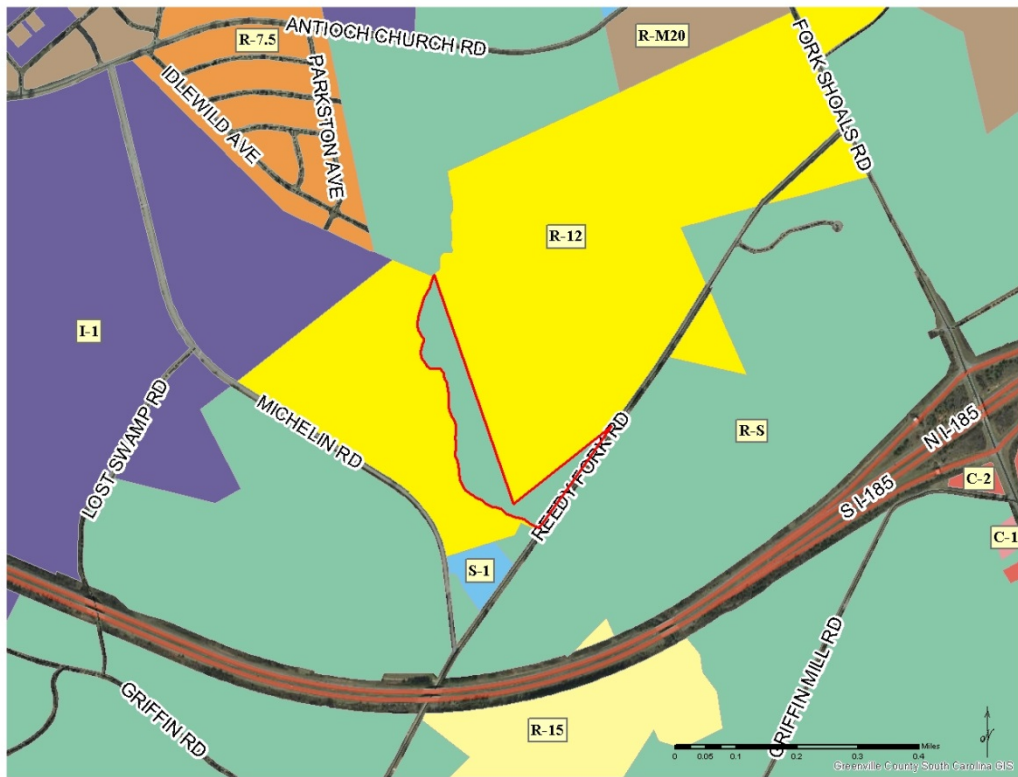
The applicant states the proposed land use is for single-family residential.

It is staff's opinion this rezoning request is consistent with existing land uses in the area. Both parcels to the east and west were rezoned to R-12, Single-Family Residential in 2016. Staff is of the opinion this rezoning request would be consistent with emerging zoning trends and would allow for more consistent zoning in this area. Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential. The Planning Commission also recommended approval.

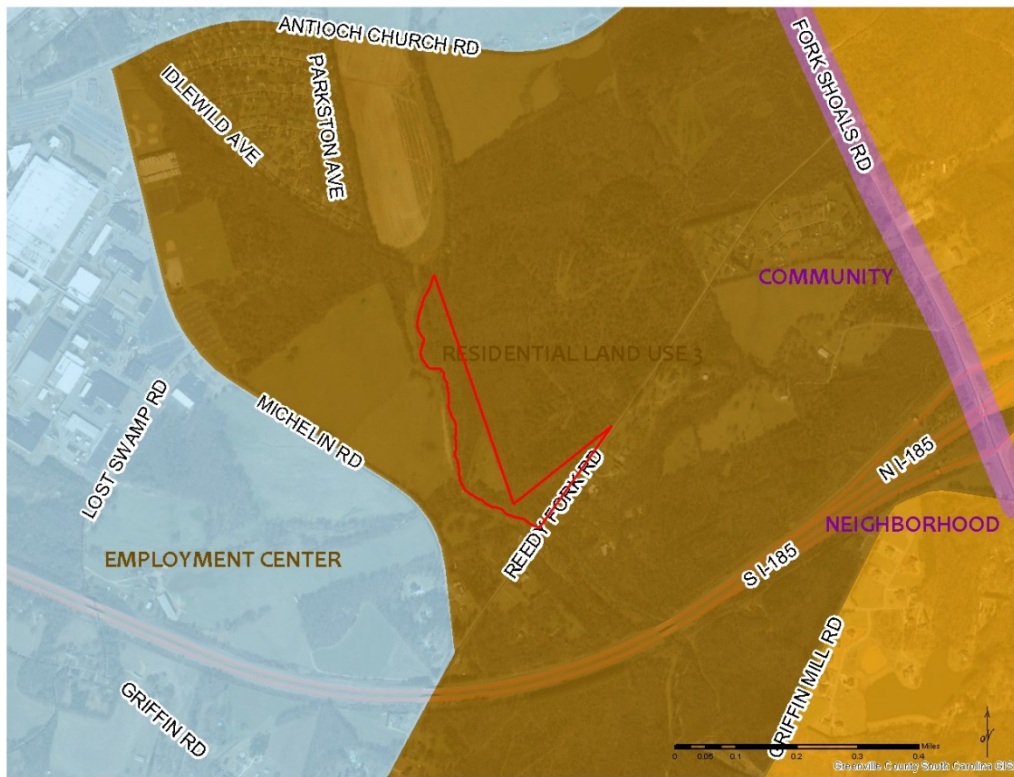
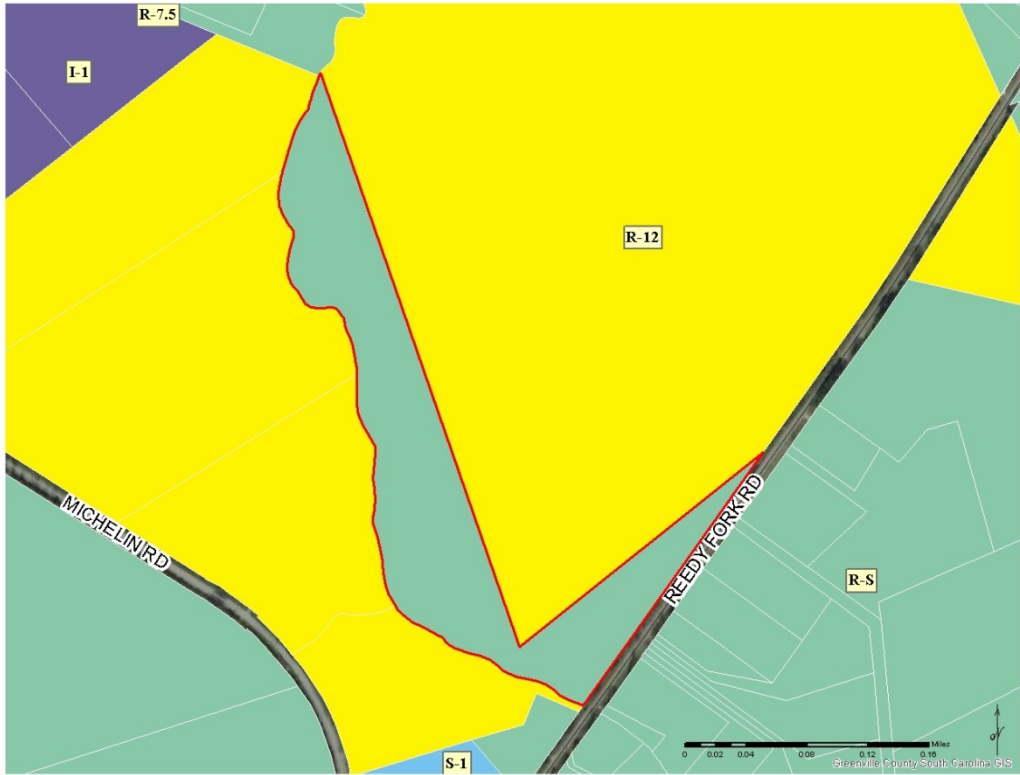
MOTION: By Dr. Cates to approve CZ-2017-02. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-03

APPLICANT: Roy Cox for Niki P. Kythas

PROPERTY LOCATION: 1303 Geer Highway

PIN/TMS#(s): 0505050201900

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.41

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1973, as part of Area 4B. There was a successful C-1, Commercial rezoning request in 1997, CZ-1997-58.

EXISTING LAND USE: vacant office building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	I-1	staging site and convenience store
South	C-1	vacant commercial building
West	R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Neighborhood Corridor*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	0.41	4 units
Requested	C-3	16 units/acre		6 units

A successful rezoning may add up to 2 dwelling units.

ROADS:

Geer Highway: four-lane State-maintained major arterial freeway/expressway

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Geer Highway	5,400' SE	13,400	13,800 3%	14,100 2.2%

SUMMARY:

The subject parcel zoned C-1, Commercial is 0.41 acres of property located on Geer Highway approximately 0.95 miles southeast of the intersection of Geer Highway and Old White Horse Road. The parcel has approximately 100 feet of frontage along Geer Highway.

The applicant is requesting to rezone the property to C-3, Commercial. The existing land uses to the east and south of the subject site are a convenience store and vacant commercial building. The subject site is located along a major arterial road. Traffic trends show a steady increase in traffic along Greer Highway.

The applicant states the proposed land use is for a car lot, Travelers Rest Auto Sales.

This property is currently zoned C-1, Commercial and is located along an arterial road. Due to its location and proximity to existing commercial, service and industrial zoning, staff is of the opinion rezoning this parcel to C-3, Commercial would be an appropriate zoning. Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission recommends approval.

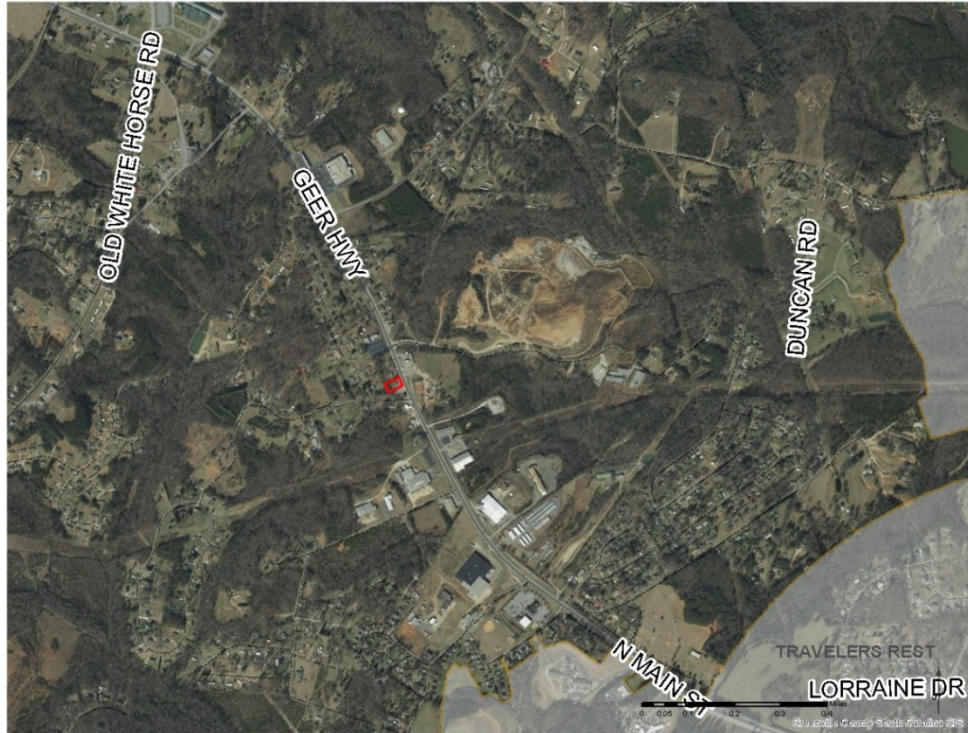
Chairman Dill passed the gavel to Vice Chairman Cates.

Mr. Dill spoke in favor of the proposed and felt it was a good improvement for the lot.

MOTION:

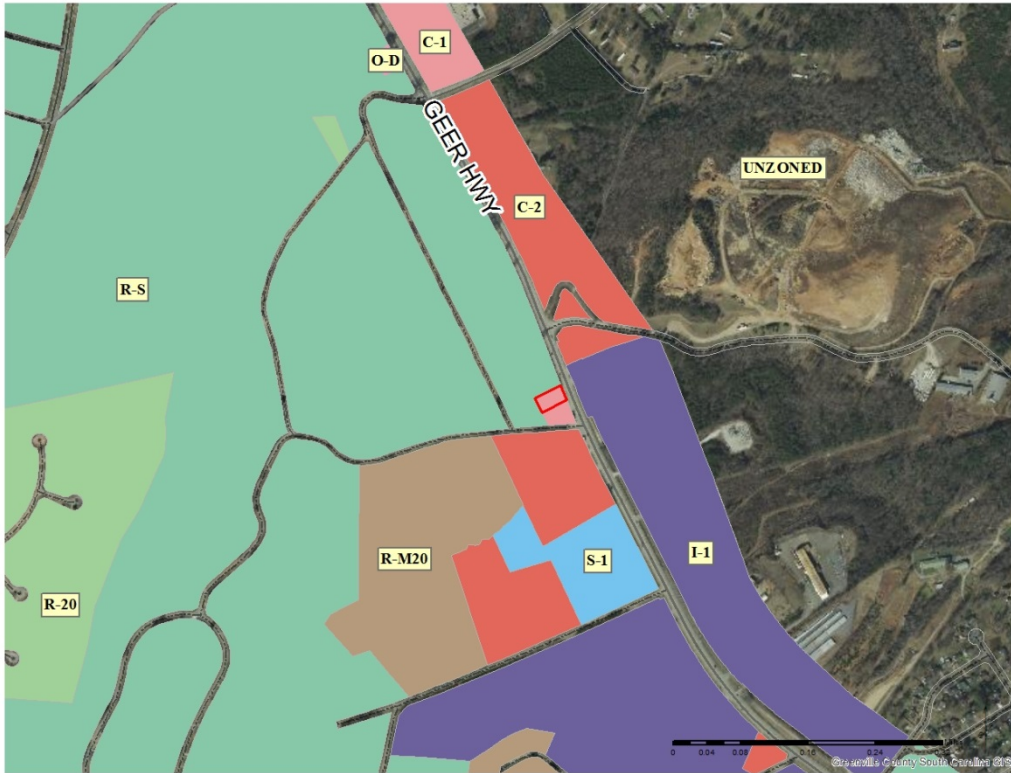
By Mr. Dill to approve CZ-2017-03. The motion carried unanimously by voice vote.

Vice Chairman Cates passed the gavel back to Chairman Dill.

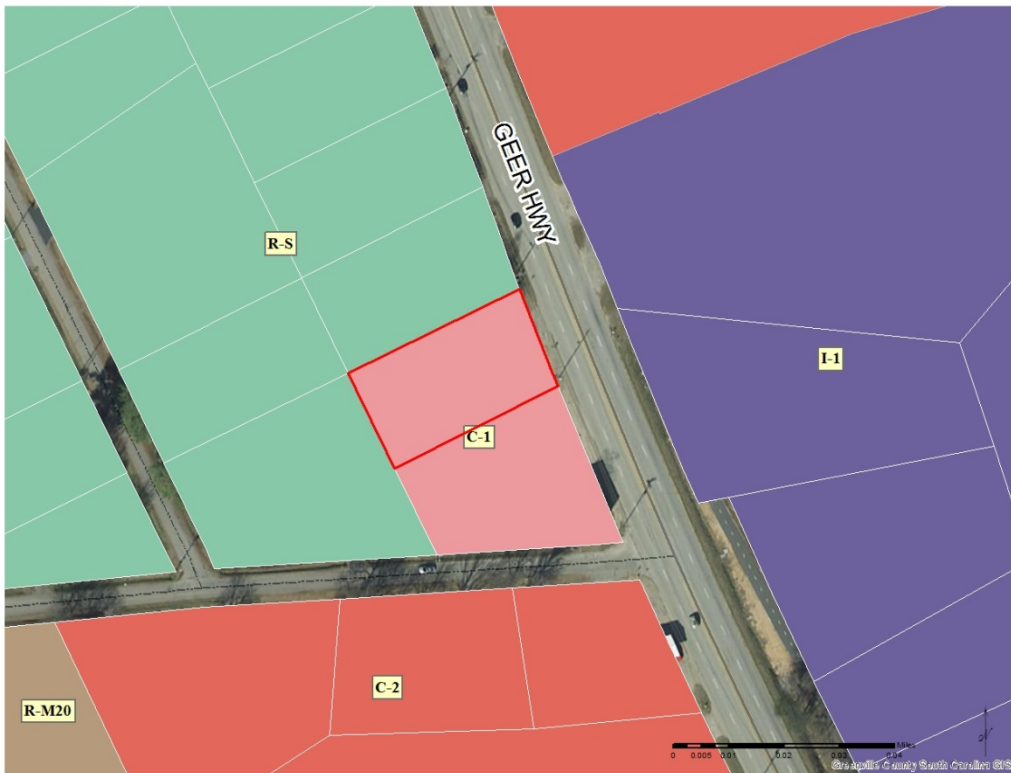


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2017-04
APPLICANT:	John A. Messer for Two Messers, LLC c/o Wanda T. Messer
PROPERTY LOCATION:	Turrentine Circle
PIN/TMS#(s):	T009050104700 (portion)
EXISTING ZONING:	R-20, Single-Family Residential
REQUESTED ZONING:	R-10, Single-Family Residential
ACREAGE:	0.56
COUNCIL DISTRICT:	18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in November 2001, as part of Area 16.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	R-20	single-family residential
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is 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	Acres	Total Units
Current	R-20	2.2 units/acre	0.56	1 units
Requested	R-10	4.4 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

ROADS: Turrentine Circle: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Turrentine Circle.

SUMMARY: The subject parcel zoned R-20, Single-Family Residential is 0.56 acres of property located on Turrentine Circle approximately 0.6 miles north of the intersection of Fairview Road and Wade Hampton Boulevard. The parcel has approximately 200 feet of frontage along Turrentine Circle.

The applicant is requesting to rezone a portion of the parcel to R-10, Single-Family Residential. The subject site is surrounded by R-20, Single-Family Residential zoning. Lot sizes surrounding the subject site range from 7,500 square feet to 25,000 square feet.

The applicant states the proposed land use is for residential.

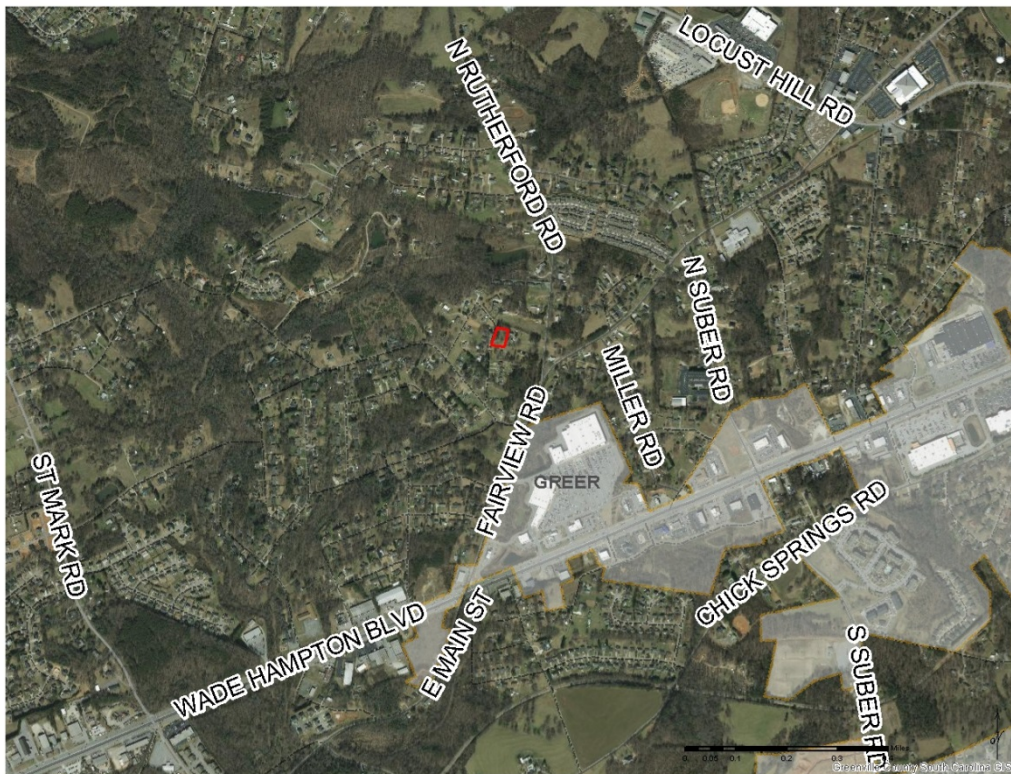
The property and neighborhoods in this area of Turrentine Circle are zoned R-20, Single-Family Residential. Staff believes rezoning to R-10, Single-Family Residential would be inconsistent with the existing zoning. Staff is also of the opinion the requested zoning would have a negative impact upon the neighborhood and would set precedence for future R-10 zoning in the area. Based on these reasons, staff recommends denial of the requested rezoning to R-10, Single-Family Residential. The Planning Commission recommends denial.

MOTION: Mr. Barnes to approve CZ-2014-04.

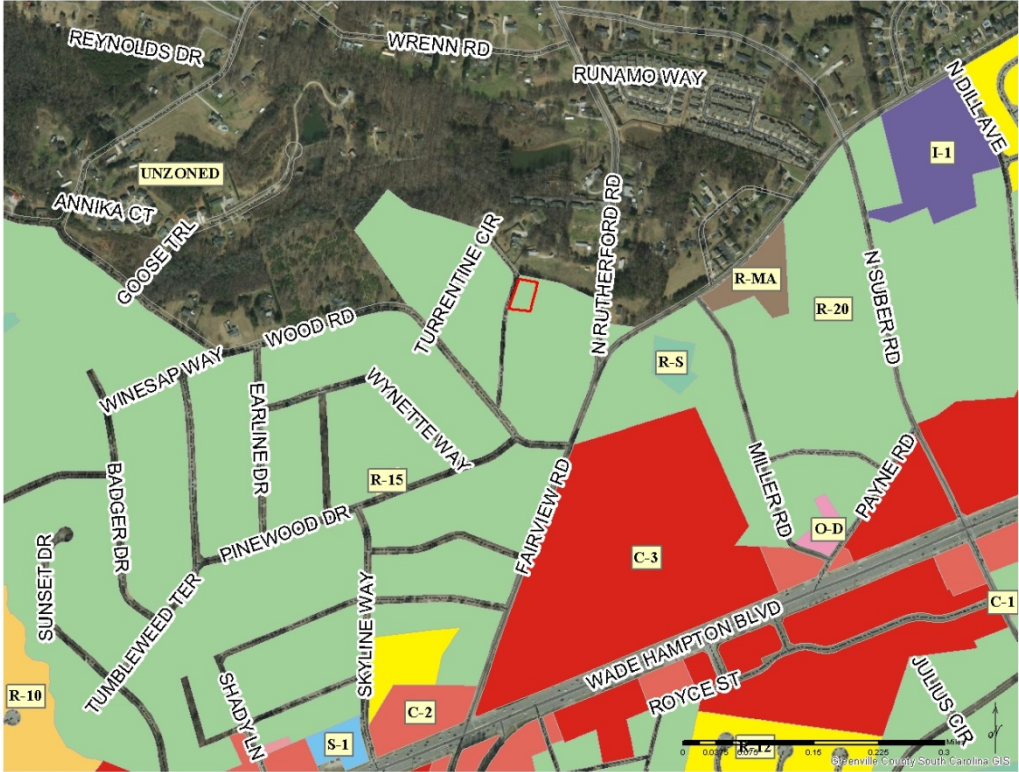
Dr. Cates voiced his concern over what he felt was spot zoning. He asked staff what the zoning would allow.

Ms. Buathier stated a zoning of R-20, would allow 2.2 units per acre and R-10, would allow for 4.4 units per acre.

The motion to approve CZ-2017-04 carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-05

APPLICANT: Tony Cirelli for Easlan Capital c/o Jimmy Francis

PROPERTY LOCATION: State Park Road and Worley Road

PIN/TMS#(s): P030000101003 and P030000101004

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development (Major Change)

ACREAGE: 6.82

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcels was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. The application to rezone from R-20 to PD was approved in 1997, CZ-1997-23. An amendment to the Statement of Intent (SOI) was requested on June 22, 2000 to change these two parcels from Commercial Health and Educational to Commercial/Office space. That amendment was approved in January of 2002 under CZ-2001-73.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse (Pepsi)
East	PD	single-family residential (Montebello SD)
South	PD	vacant land (Montebello SD)
West	PD and S-1	fire station (Parker Fire Station), retail and body shop

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

Roads: State Park Road: two-lane State-maintained minor arterial
 Worley Road: two-lane State-maintained minor collector
 Arezzo Drive: two-lane private road

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
State Park Road	0' N	10,200	10,100 -1%	9,500 -5.9%
Worley Road	900' SE	2,100	2,000 -4.8%	1,950 -2.5%

SUMMARY:

The subject parcel is 6.82 acres of property located on State Park Road approximately 0.4 miles east of the intersection of State Park Road and North Pleasantburg Drive. The parcel has approximately 430 feet of frontage along State Park Road.

The subject parcel is zoned PD, Planned Development.

The applicant is requesting a major change to the current PD, Planned Development zoning. In 2001, this section of the PD was amended to allow for plus or minus 120 single-family units and 55,000 sq. ft. of local commercial/office space.

The following characteristics are proposed for this portion of the Planned Development:

Land Use – single family residential, 23 dwelling units (3.37 un/ac)

Dwelling Size – units will be between 1,800 to 4,000 sq ft in size

Architecture – brick, stone, hardy board, tile roofs. No mobile homes, trailers, campers or tents.

Setbacks – 30 feet from State Park Road, 25 feet from project boundary, zero setbacks within single-family lots except for 10 feet on corner lots

Traffic Circulation – a single, full ingress/egress access including a sidewalk proposed at Arezzo Drive, while an emergency only access at State Park Road. The original PD limited access from Worley Road.

Parking – each dwelling unit will have space for at least two (2) cars

CONCLUSION:

It is staff's opinion that this requested major change would have minimal impact to the character of the surrounding area. The proposed 23 single-family residences and lot sizes are consistent with the surrounding subdivisions and phases of the approved PD.

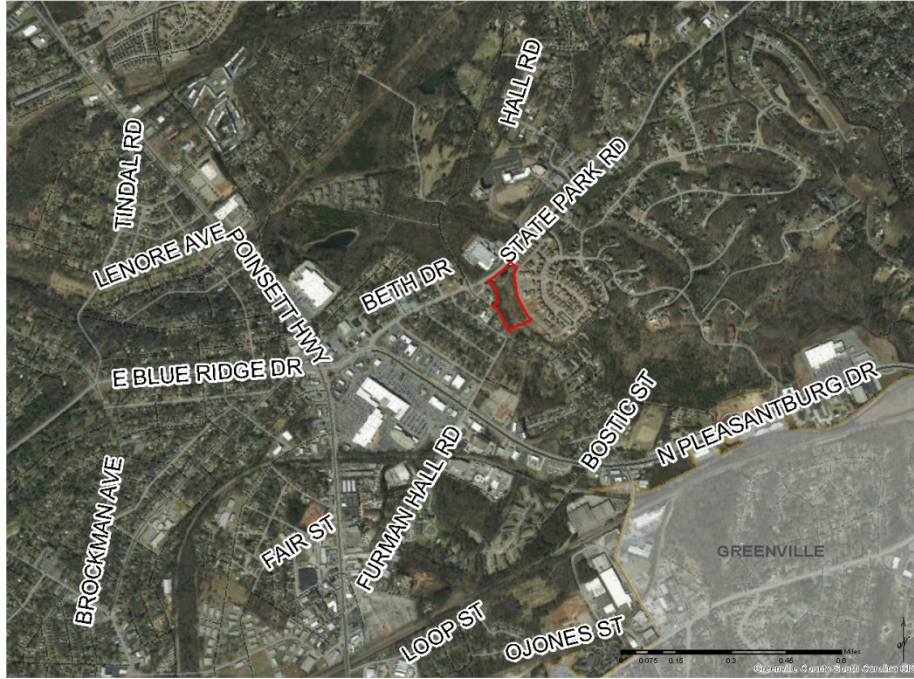
Based on these reasons, staff recommends approval of the requested Major Change to the Montebello Planned Development with the following condition:

- Architectural design characteristics are to be maintained throughout the entire Montebello Planned Development according to the Statement of Intent.

The Planning Commission approved the request with staff's conditions and an additional condition of which the Final Development Plan is brought back to the Planning Commission for review.

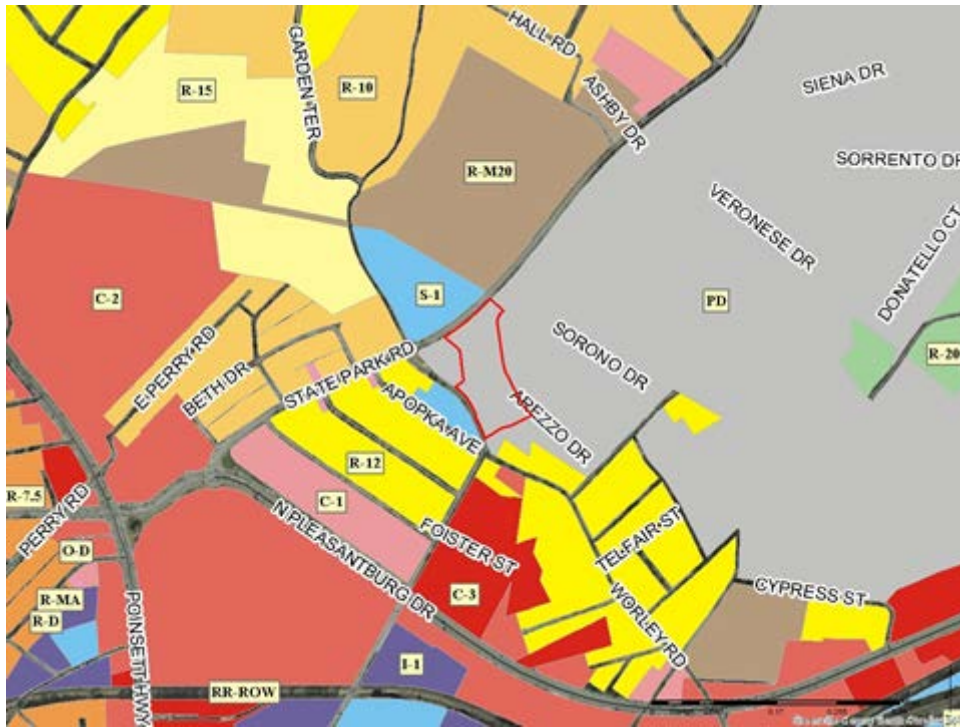
MOTION:

By Dr. Cates to approve CZ-2017-05 with conditions. The motion carried unanimously by voice vote.



Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-06

APPLICANT: Mark Warner Kerhulas for Thomas Ernest Kerhulas Trust

PROPERTY LOCATION: 351 E. Lake Shore Drive

PIN/TMS#(s): 0624010300813

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.17

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in May 1994, as part of Area 9. There was an unsuccessful C-1, Commercial rezoning request in 2011, CZ-2011-19.

EXISTING LAND USE: boat garage and dock

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	boathouse
East	C-1	restaurant (Teahouse)
South	R-7.5	boat dock
West	R-7.5	Lake Lanier

WATER AVAILABILITY: City of Tryon

SEWER AVAILABILITY: No Sewer Available

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 1* which prescribes 0.3 to 3 units per acre.

ROADS: East Lakeshore Drive: two-lane State-maintained minor collector

TRAFFIC: No traffic counts in proximity of East Lakeshore Drive.

SUMMARY: The subject parcel zoned R-7.5, Single-Family Residential is 0.17 acres of property located on East Lakeshore Drive approximately 0.8 miles west of the intersection of Asheville Highway and Ridge Road. The parcel has approximately 250 feet of frontage along East Lakeshore Drive.

The applicant is requesting to rezone the property to C-1, Commercial. The subject parcel is located on and along Lake Lanier. There is a boathouse located to the north of the subject site and a boat dock to the south. There is a restaurant zoned C-1, Commercial to the east of the subject site.

The applicant states the proposed land use is for commercial use in association with the restaurant zoned C-1 across the street.

Staff is of the opinion that the existing boat garage and dock is an accessory structure to the existing restaurant to the east of the subject site zoned C-1, Commercial. Staff believes rezoning the subject site to C-1, Commercial would not be precedent setting for other properties along the lake, since this restaurant

has been a long standing business. Additional safeguards put into place such as the City of Tryon's restrictions on the lake will limit the future commercialization of Lake Lanier. Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial. The Planning Commission recommended approval

Chairman Dill passed the gavel to Vice Chairman Cates.

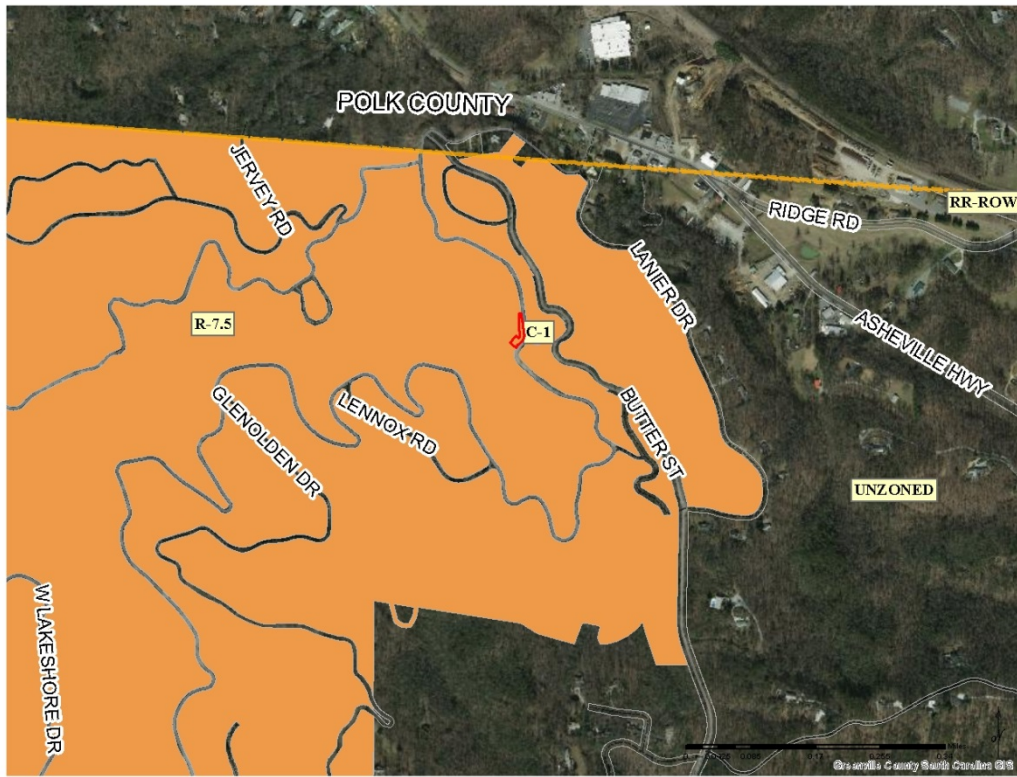
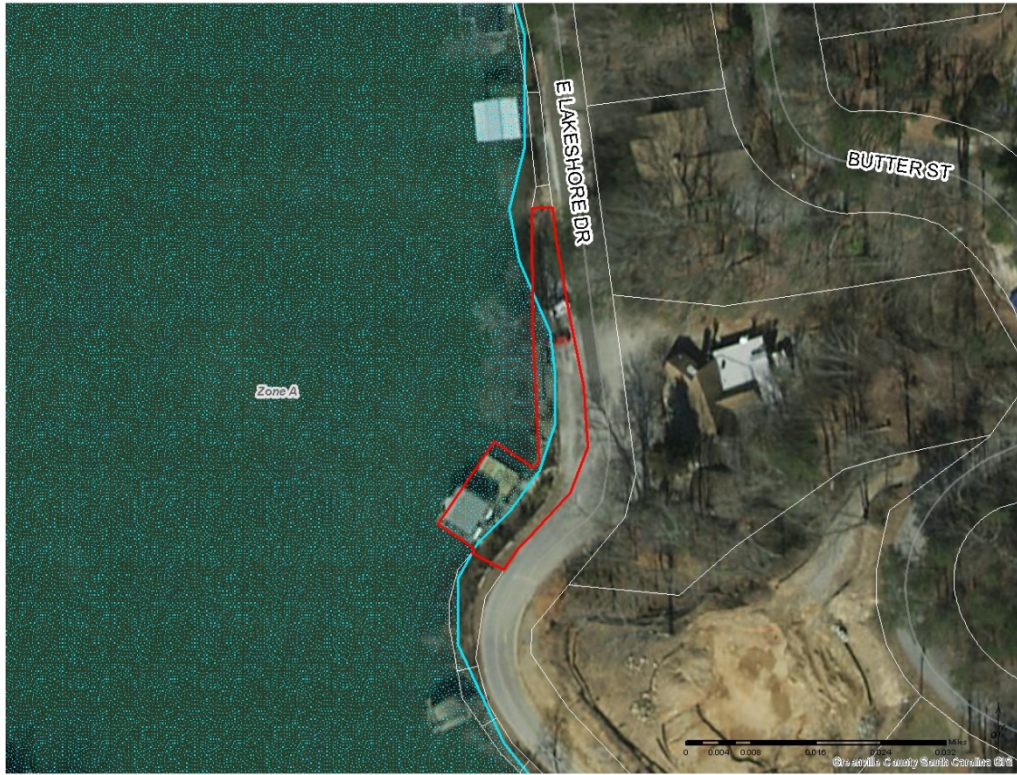
Mr. Dill stated the only way he would vote for approval of the request is to have assurance that the noise will be just as Tryon has said. He stated he had attempted to reach the administration in Tryon and have been unable to do so. Mr. Dill stated until he speaks with the administration and receives assurance they are going to patrol the situation and make sure the noise does not exceed the limits that are livable in the community, he would ask to hold the item until the next meeting.

MOTION: By Mr. Dill to hold CZ-2017-06 until the next Committee meeting. The motion carried unanimously by voice vote.

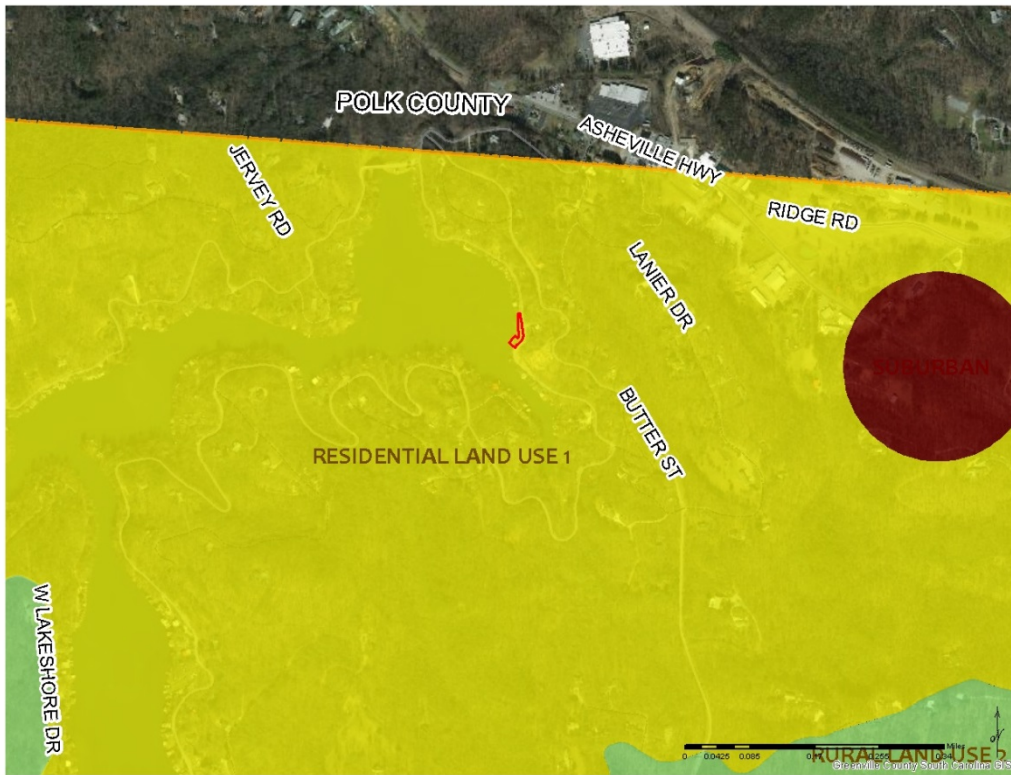
Vice Chairman Cates passed the gavel back to Chairman Dill.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-07
APPLICANT: Lisa Marie Stamey-Looper
PROPERTY LOCATION: 250 Sulphur Springs Road
PIN/TMS#(s): B008030100406
EXISTING ZONING: O-D, Office District
REQUESTED ZONING: R-M2, Multifamily Residential
ACREAGE: 0.26
COUNCIL DISTRICT: 19 – Meadows
ZONING HISTORY: The parcel was originally zoned R-M2, Multifamily Residential in April 1972, as part of Area 3. There was a successful O-D, Office District rezoning request in 2004, CZ-2004-98.
EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M10	vacant wooded
East	R-M10	vacant wooded
South	R-10	single-family residential
West	R-M20	apartment complex (Hunting Ridge)

WATER AVAILABILITY: Greenville Water
SEWER AVAILABILITY: Berea Sewer
FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is 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	Acres	Total Units
Current	O-D	0 units/acre	0.26	0 units
Requested	R-M2	2 units/acre		1 unit

A successful rezoning may add up to 1 dwelling unit.

ROADS: Sulphur Springs Road: four-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Sulphur Springs Road	530' E	12,100	10,500 - 13.2%	10,800 2.9%

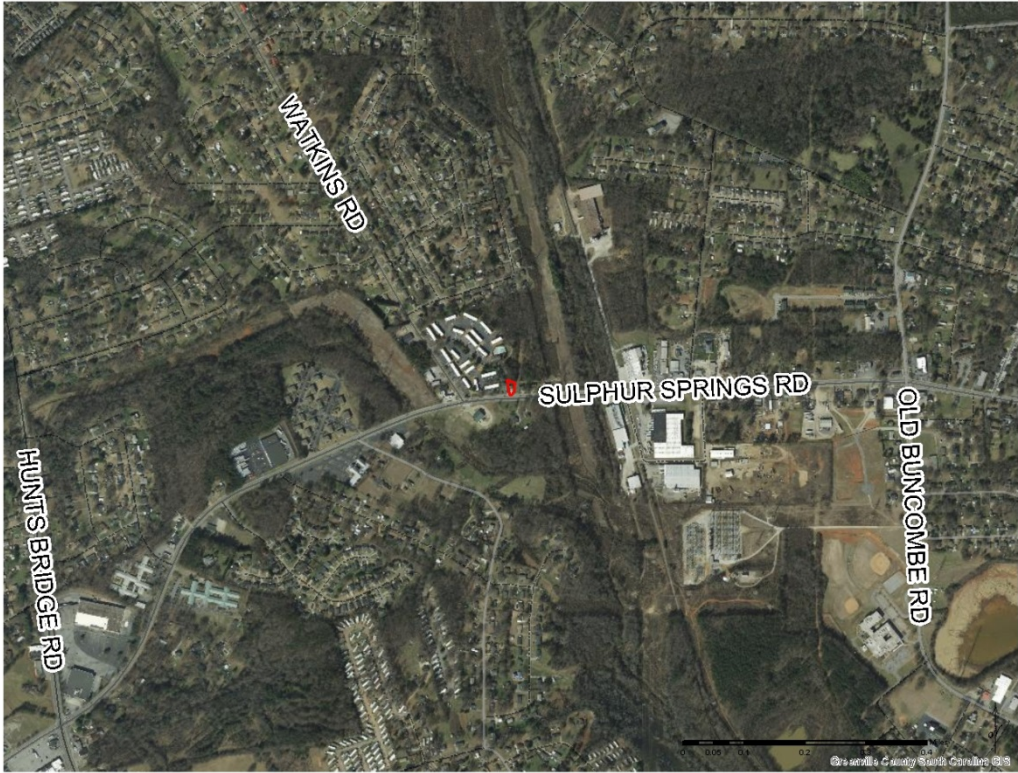
SUMMARY: The subject parcel zoned O-D, Office District is 0.26 acres of property located on Sulphur Springs Road approximately 0.65 miles west of the intersection of Old Buncombe Road and Sulphur Springs Road. The parcel has approximately 20 feet of frontage along Sulphur Springs Road.

The applicant is requesting to rezone the property to R-M2, Multifamily Residential. The properties to the north, west and east of the subject site are zoned Multifamily Residential. To the south of the subject site is a Single-Family Residence. There is an existing structure on the property.

The applicant did not state the proposed land use.

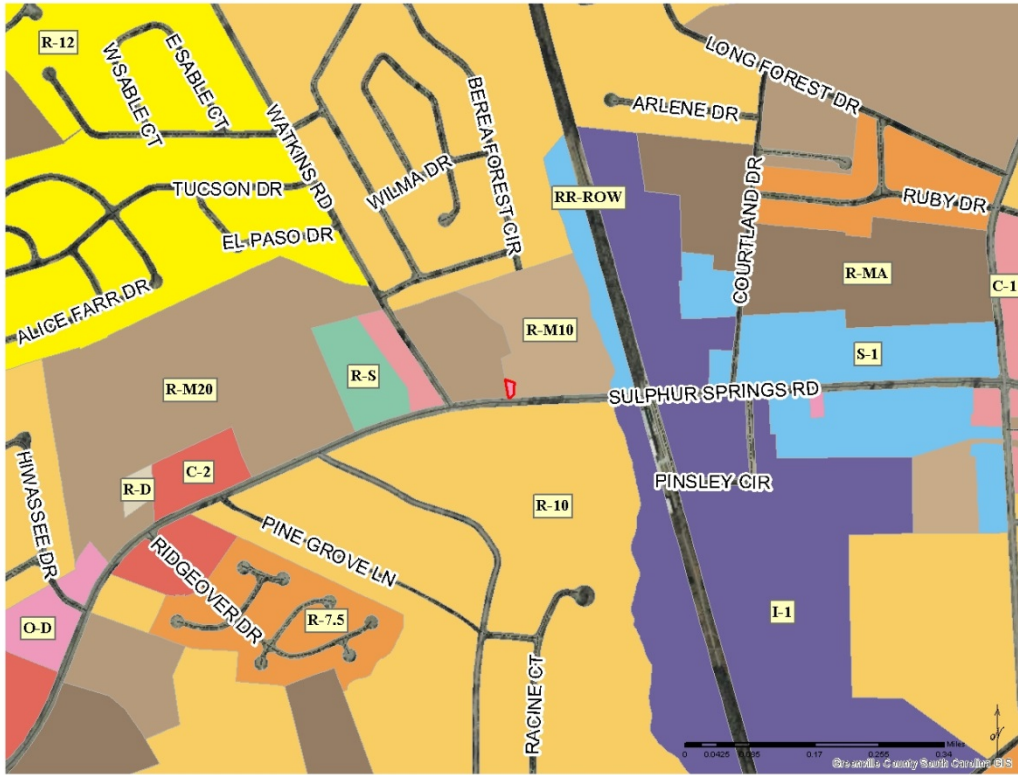
The subject parcel is surrounded by single-family residential and vacant wooded land. Staff is of the opinion rezoning this parcel to R-M2, Multifamily Residential would be consistent with the surrounding zoning. Staff believes this rezoning would have minimal impact to the surrounding area. Based on these reasons, staff recommends approval of the requested rezoning to R-M2, Multifamily Residential. The Planning Commission recommended approval.

MOTION: By Dr. Cates to approve CZ-2017-07. The motion carried unanimously by voice vote.



Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2017-08
- APPLICANT:** Paul J. Harrison, Bluewater Civil Design, LLC for Charles P. Willimon
- PROPERTY LOCATION:** West side of Standing Springs Road
- PIN/TMS#(s):** 0413000100400 (portion) and 0413000100401
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** R-12, Single-Family Residential
- ACREAGE:** 66.94
- COUNCIL DISTRICT:** 28 – Payne

ZONING HISTORY: The parcel was originally 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	R-S	golf course (Bonnie Brae)
East	R-S	vacant wooded
South	R-12	single-family residential (Crescent Creek SD)
West	R-S and R-12	golf course (Bonnie Brae) single-family residential (Shoals Crossing and Lynndale SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is 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	Acres	Total Units
Current	R-S	1.7 units/acre	66.94	113 units
Requested	R-12	3.6 units/acre		240 units

A successful rezoning may add up to 127 dwelling units.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Ashmore Bridge Road	2,530' NW	3,700	6,700 81%	7,100 6%
Ashmore Bridge Road	5,250' NE	7,600	7,000 -	8,000 14.3%
			7.9%	

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 66.94 acres of property located on Standing Springs Road approximately 1 mile east of the intersection of Fork Shoals

Road and Ashmore Bridge Road. The parcel has approximately 1,650 feet of frontage along Standing Springs Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is adjacent to three subdivisions with existing R-12, Single-Family Residential zoning. The Imagine Greenville Comprehensive Plan recommends 3 to 6 units per acre.

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

Staff is of the opinion the requested zoning would be consistent with existing zoning to the west and south of the of the subject site. The requested rezoning to R-12, Single-Family Residential is also consistent with the Greenville County Comprehensive Plan. Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential. The Planning Commission recommended approval.

Dr. Cates asked staff how many houses the rezoning would allow.

Ms. Buathier stated 240 at 3.6 units per acre, which would be an additional 120 units if rezoned.

Dr. Cates asked if a traffic study were to be brought to Council since this is over 90 units as the LDR requires.

Ms. Gucker stated a traffic study would be determined during the Subdivision Advisory Committee meeting.

Dr. Cates stated he was concerned over the number of cars on Standing Springs. He asked if the Planning Commission or Subdivision Advisory Committee would require a widening of a turning lane.

Ms. Gucker stated the SCDOT would determine if any road improvements were needed in the area.

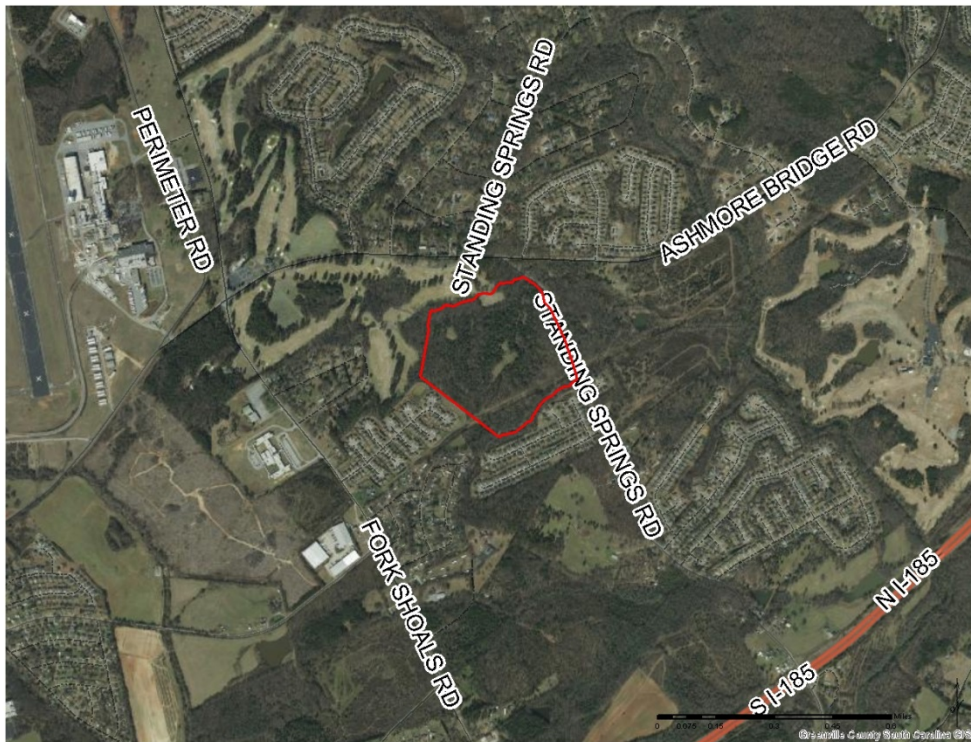
Dr. Cates asked if he was correct in that the Subdivision Committee does not look at this unless the rezoning is approved.

Ms. Gucker stated the rezoning came before the subdivision application.

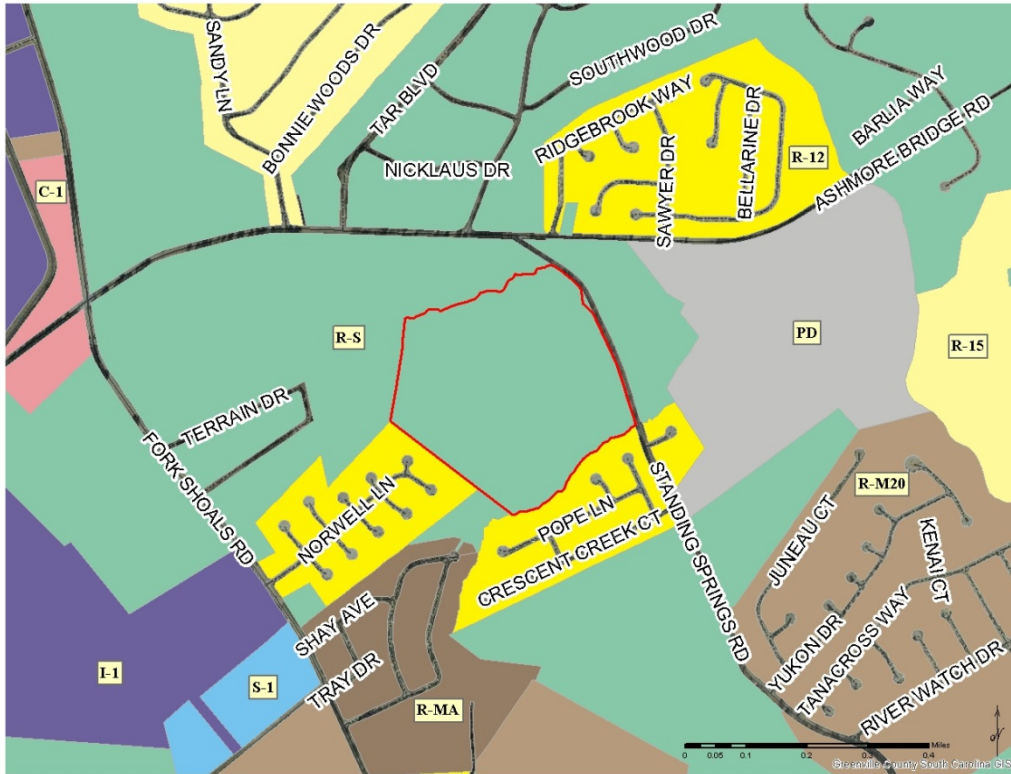
Dr. Cates asked Mr. Campbell, Assistant County Attorney, if it was in the Committee's prevue to say before the committee approves this, it would need to look at the traffic study.

Mr. Campbell stated the traffic study would be determined in the Subdivision Advisory Committee.

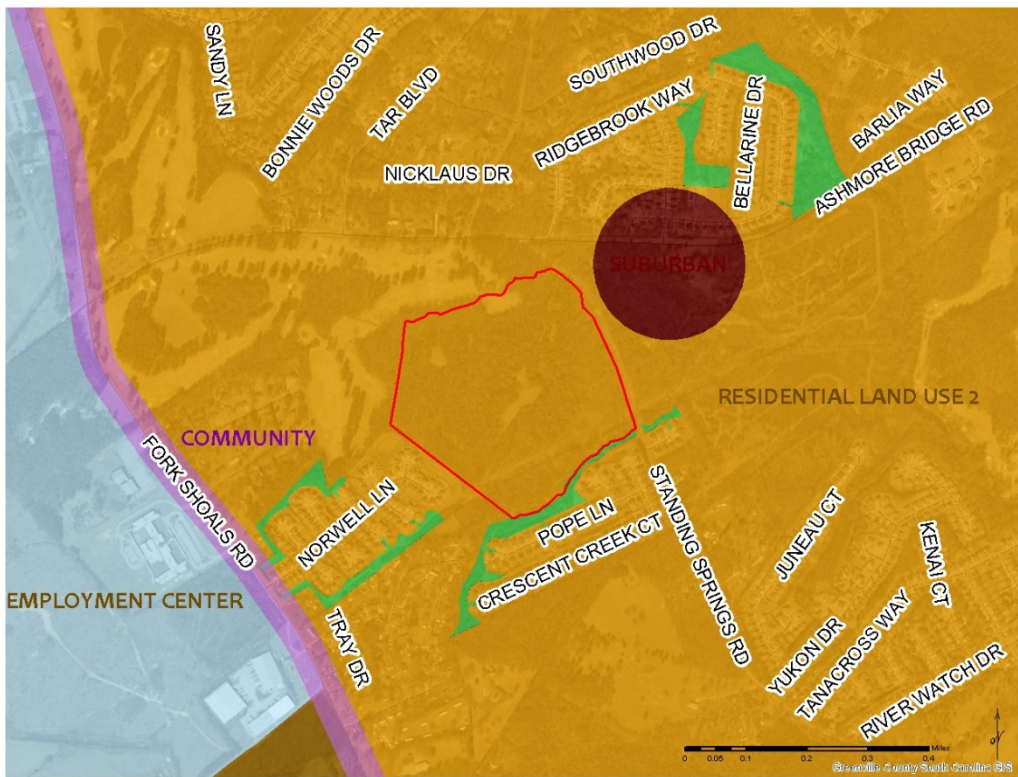
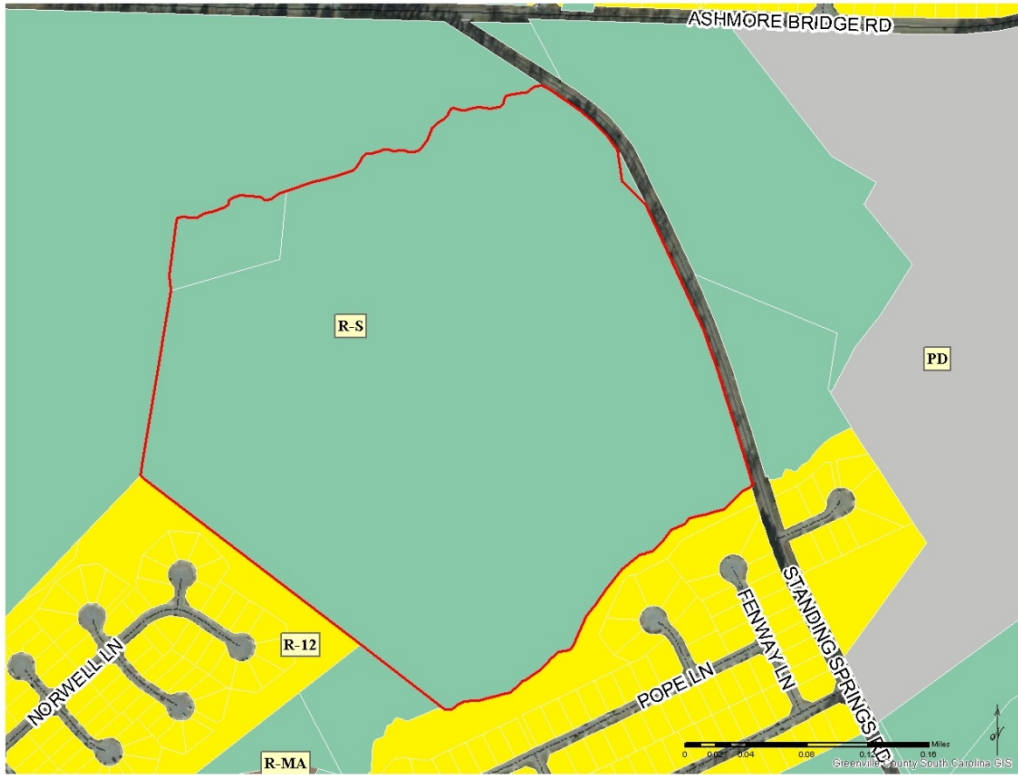
MOTION: By Mr. Roberts to approve CZ-2017-08. The motion carried with two in opposition (Cates and Fant).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-09

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Regenia T. Brashier, Richard Snipes, Rita S. Manning and Riddle Family Number 9, LLC

PROPERTY LOCATION: 2220 Standing Springs Road, Fork Shoals Road and Quartz Circle

PIN/TMS#(s): 0583010100607, 0583020101105, 0583020101900 and 0583020101003

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 110.9

COUNCIL DISTRICT: 28 – Payne

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

EXISTING LAND USE: single-family residential, vacant wooded and vacant pasture

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and R-M20	single-family residential, Church (Southern Methodist) and vacant wooded
East	R-S and R-M20	single-family residential
South	R-S	single-family residential and vacant wooded
West	R-S	single-family residential and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is 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	Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>110.9</i>	<i>188 units</i>
Requested	R-12	3.6 units/acre		399 units

A successful rezoning may add up to 211 dwelling units.

ROADS:

Fork Shoals Road: two-lane State-maintained major collector
 Standing Springs Road: two-lane State-maintained minor collector
 Quartz Circle: two-lane County-maintained local

TRAFFIC:

No traffic counts in proximity of Fork Shoals Road, Standing Springs Road and Quartz Circle.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 110.9 acres of property located on Fork Shoals Road approximately 0.2 miles north of the intersection of Fork Shoals Road and I-185. The parcel has approximately 460 feet of frontage along Fork Shoals Road, 160 feet of frontage along Standing Springs Road and 1020 feet of frontage along Quartz Circle.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is surrounded by Single-Family Residential land uses. The Imagine Greenville Comprehensive Plan recommends 3 to 6 units per acre.

The applicant states the proposed land use is for single-family residential. Following the advertising of the rezoning request the applicant requested one parcel ending in 1900 be removed from the rezoning request due to a dispute of ownership. The parcel to be removed is 7.8 acres, leaving 103.1 acres in the rezoning request.

It is staff's opinion R-12, Single-Family Residential is consistent with the surrounding uses and zoning in the area. The rezoning request is also consistent with the Greenville County Comprehensive Plan. Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential. The Planning Commission recommended denial.

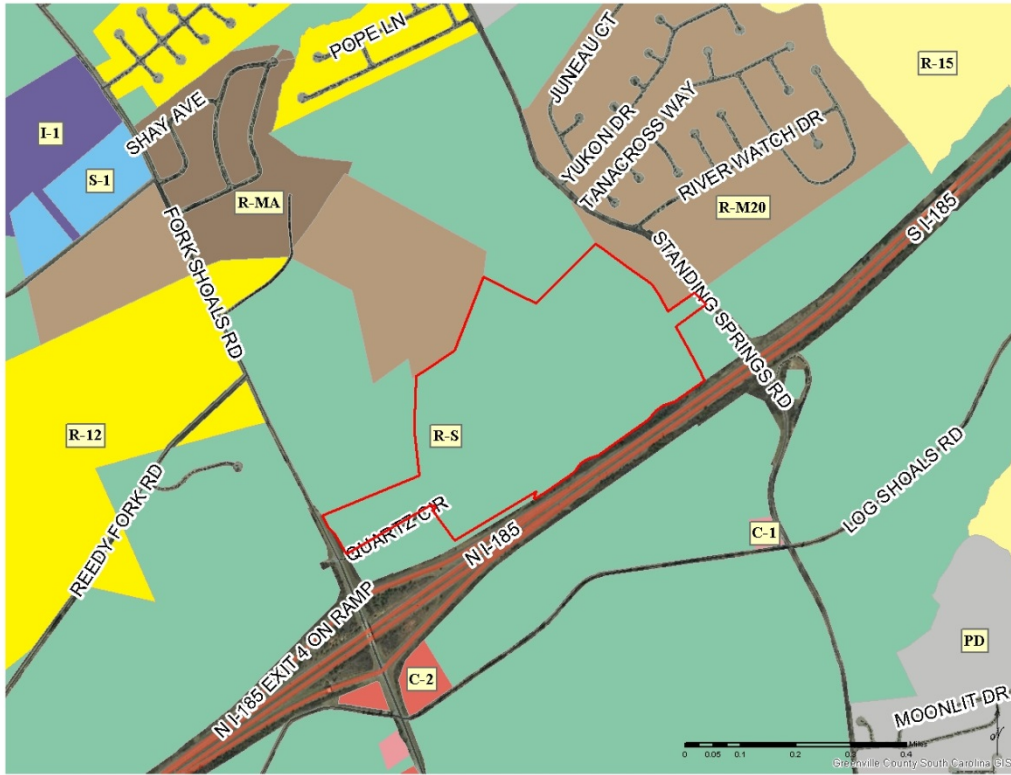
Ms. Buathier stated since the Planning Commission meeting, the applicant has requested the Committee hold the request until the applicant can look further into traffic concerns.

MOTION: By Dr. Cates to hold CZ-2017-09. The motion carried unanimously by voice vote.

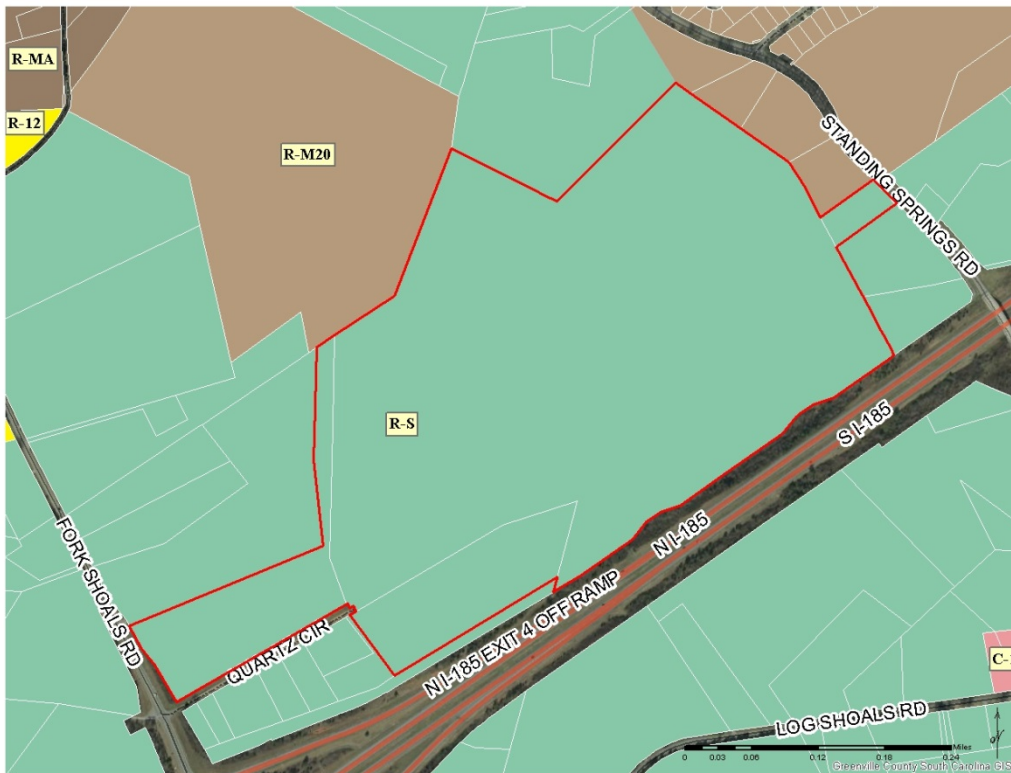


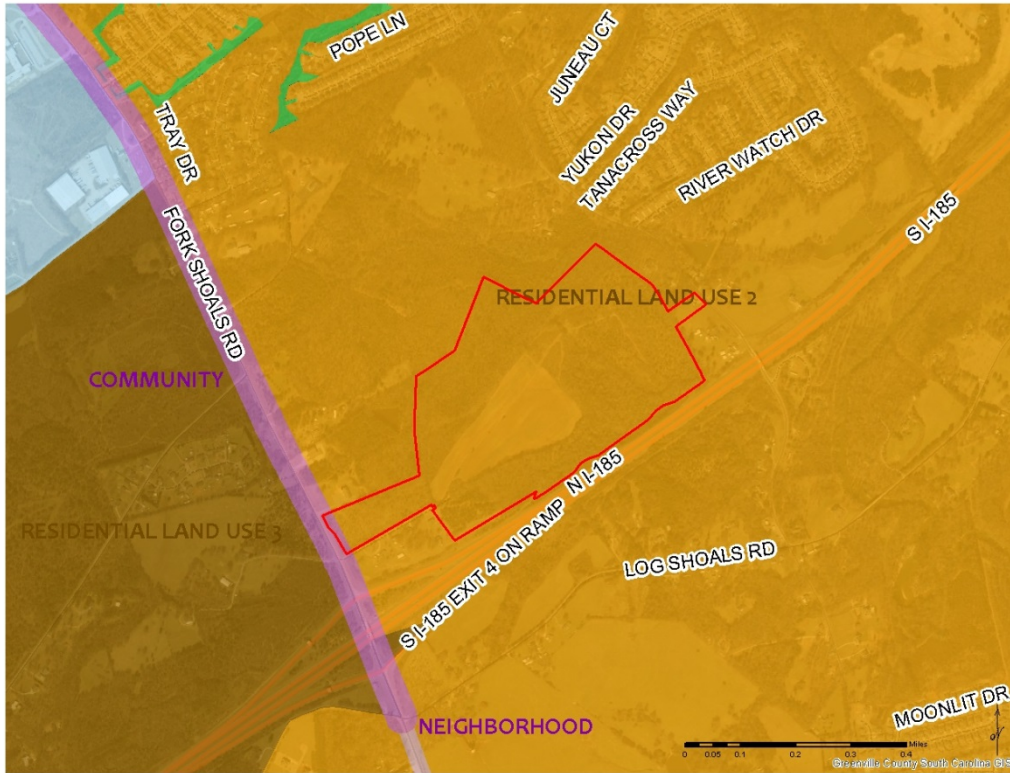
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-10

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Clear Springs Fire-Rescue

PROPERTY LOCATION: Scuffletown Road

PIN/TMS#(s): 0548020103205

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 3.99

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential (Sparrows Point SD)
East	R-12	single-family residential (Sparrows Point SD)
South	R-S	single-family residential
West	S-1 and R-12	mini-warehouses and single-family residential (Adams Run SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	3,900' N	16,200	18,000 11.1%	20,700 15%
Scuffletown Road	4,850' S	8,200	8,900 8.5%	8,700 -2.2%

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 3.99 acres of property located on Scuffletown Road approximately 0.5 miles south of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 480 feet of frontage along Scuffletown Road.

The applicant is requesting to rezone the property to S-1, Services. Single-Family Residences surround the subject site. Mini-warehouses exist to the west of the subject site, which was rezoned in 2005 (CZ-2005-99) from R-S to S-1. The subject site is recommended as Residential Suburban land use in the East Woodruff Road Area Plan, prescribing 2 to 4 units per acres.

The applicant states the proposed land use is for an indoor/covered boat and RV storage facility.

Upon further review of the new information presented at the Public Hearing regarding the proposed use of a cross fit facility and the identification of a potential historic cemetery on the property, staff believes a review district would be a more appropriate zoning for this property and provide more safeguards for surrounding residential properties. Staff is of the opinion the S-1 zoned parcels across the street should not be considered as precedent for further S-1 zoning expansion in the area as a majority of these parcels were originally zoned S-1 in 1994. Staff is of the opinion rezoning to S-1 would set precedence for future S-1 zoning along this side of Scuffletown Road. Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.

Ms. Buathier stated staff received notification from the applicant today stating the applicant intends to apply for an FRD, Flexible Review District. Being a review district, the applicant will be required to resubmit for an FRD and a public hearing is required.

The Planning Commission recommended denial.

The applicant is asking the Committee to hold the rezoning application until the new application for an FRD, Flexible Review District can catch up.

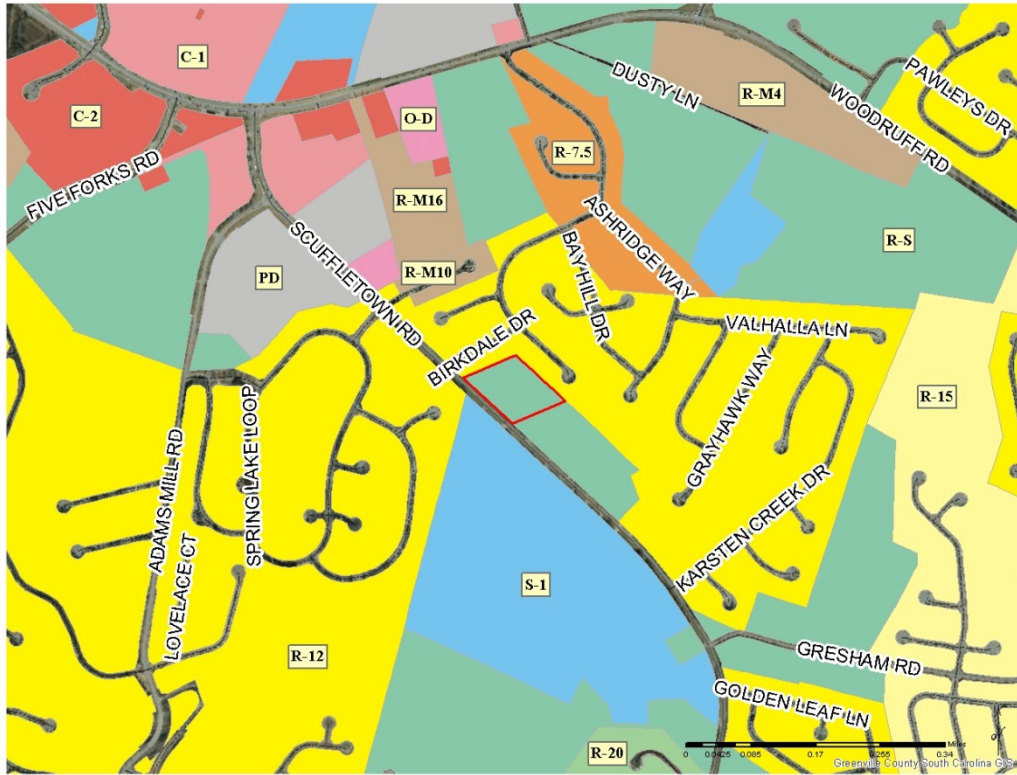
Chairman Dill stated Mr. Kirven had contacted him and was in favor of holding the application.

MOTION: By Mr. Fant to hold CZ-2017-10. The motion carried unanimously by voice vote.



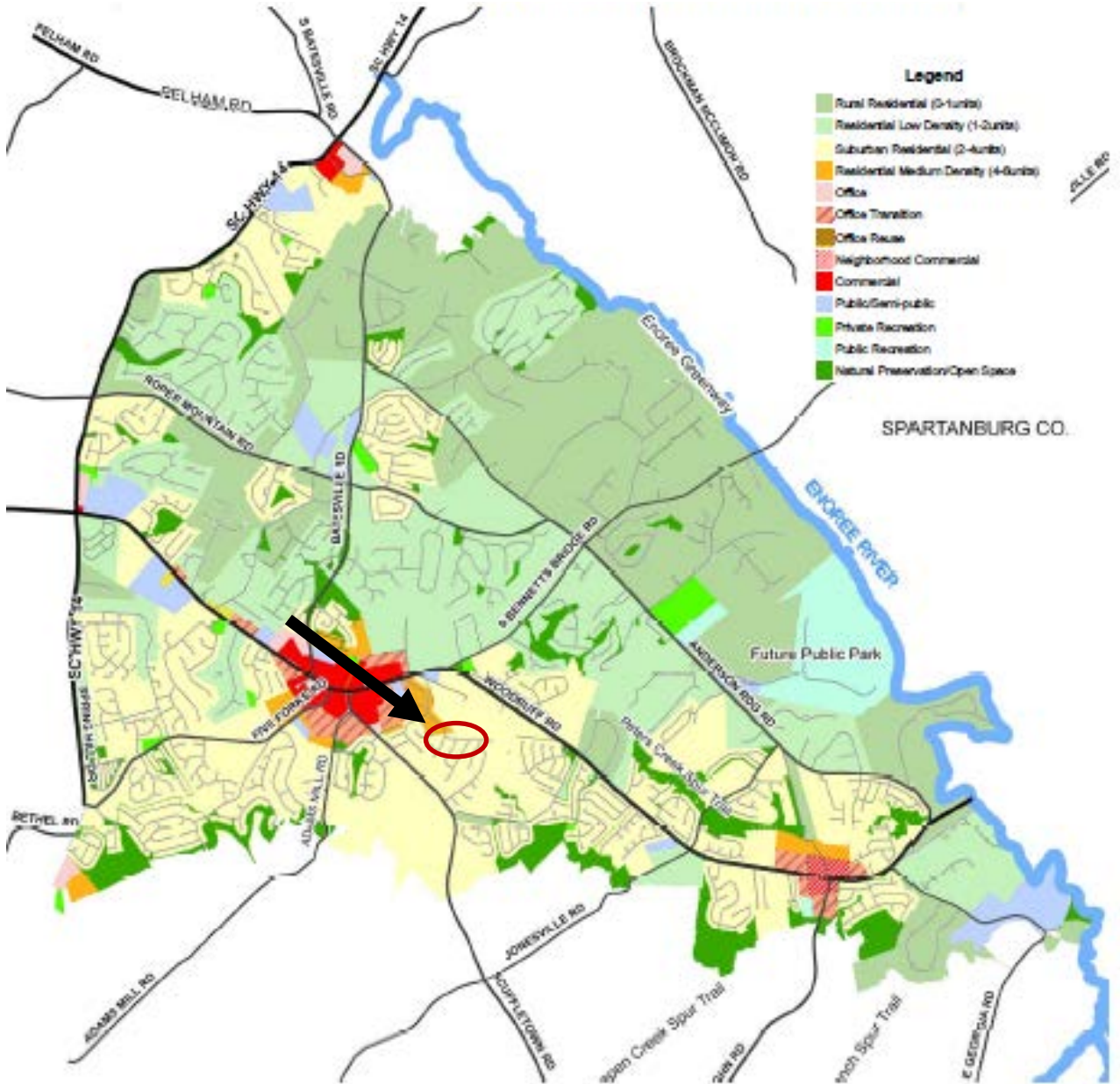
Aerial Photography, 2016





Zoning Map





East Woodruff Road Area Plan, Adopted

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-11

APPLICANT: Brad Doyle, KDS Commercial Properties, LLC for Kevin Buckner
c/o MHL, Inc.

PROPERTY LOCATION: Easley Bridge Road

PIN/TMS#(s): 0113000100101

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 2.89

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in June 1973, as part of Area 4A. There was a successful R-M20, Multifamily Residential rezoning request in 2007, CZ-2007-26. There was an unsuccessful O-D, Office District rezoning request in 2013, CZ-2013-18. A rezoning request was made in 2016, CZ-2016-64, to rezone the property from R-M20, Multifamily Residential District to OD, Office District in November of 2016. This request was placed on hold by the Planning and Development Committee per the applicant’s request.

EXISTING LAND USE: vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	C-3	industrial
South	C-2	community garden and hospital (St. Francis)
West	C-2	day care (Head Start Center)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Transit Corridor*.

ROADS:

Easley Bridge Road: four-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Easley Bridge Road	2,300' W	19,000	17,400 -8.4%	20,000 14.9%

SUMMARY:

The subject parcel zoned R-M20, Multifamily Residential is 2.89 acres of property located on Easley Bridge Road approximately 0.3 miles west of the intersection of Pendleton Street and Easley Bridge Road. The subject parcel is in close proximity to the City of Greenville. The parcel has approximately 400 feet of frontage along Easley Bridge Road. The property is currently vacant.

The applicant is requesting to rezone the property to FRD, Flexible Review District. The subject parcel is surrounded by commercial zoning to the south, west and east. The Imagine Greenville Comprehensive Plan identifies this section of Easley Bridge Road as a Transit Corridor, recommending a balance of land uses designed in such a way as to facilitate future transit services.

The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

The applicant states that the proposed land use is for medical offices. The building is intended to follow the architectural style of mill buildings found in the Greenville area with a total of 30,000 sq. ft. of professional medical office space. Sidewalks and cross walks are proposed throughout the development and will connect to existing sidewalk systems to provide access from the street and parking lot to the main building entrance. The proposed Preliminary Development Plan shows the building footprint on the front part of the property with parking and the main entrance to the rear of the building. The proposed access is for a right in, right out from Easley Bridge Road. The proposed building materials are to be red clay brick with large window openings in patterns across the façade.

Proposed lighting is LED full cut-off pole mounted lighting. Additional lighting to illuminate building or ground surfaces to be directed to desired areas to cut-off light spillage. Parking lot lighting is proposed not to exceed 24 feet in height. Parking is

proposed on the side and rear of the building with approximately 100 to 125 parking spaces.

The proposed landscaping will utilize some of the existing vegetation in the rear of the property along with plantings as shown of the Preliminary Development Plan.

There is no proposed storm water pond shown of the Preliminary Development Plan. The Statement of Intent proposes underground drainage system for the storm water management.

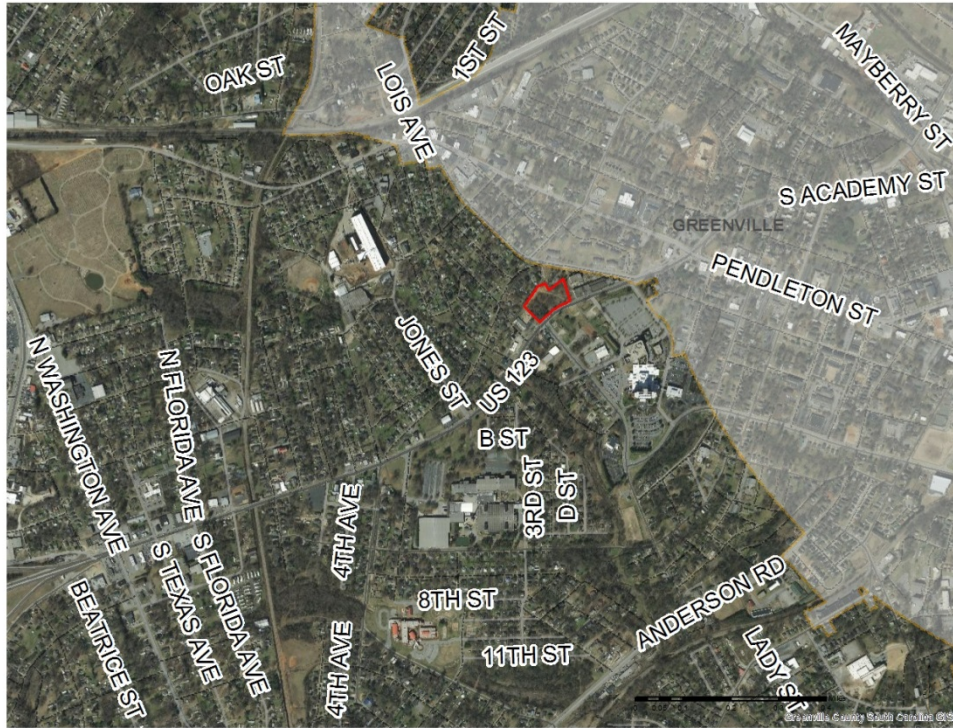
One monument sign is shown near the entrance to the property in the Preliminary Development Plan and is to be approximately 4 feet high and 8 feet long, which is approximately 32 sq. ft. in size. They propose no wall signage other than addresses and entrance sign information.

Staff is of the opinion rezoning to FRD, flexible Review District would be an appropriate rezoning. The subject parcel is located along a major arterial road and is located along a highly commercialized area of Easley Bridge Road. Staff is of the opinion the development would be consistent wit the existing Commercial (C-2) and Office District (O-D) zoning in the surrounding area. Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following conditions:

- Landscape area called out on the conceptual site plan to contain planted landscape material to buffer the residential propertiens to the north.
- Fuiture access identified on the plan is conditionally approved subject to approval by SCDOT. A driveway connection to the parcel to the west may be required during ghe Final Development Plan to provide a shared access drive at the signalized intersect

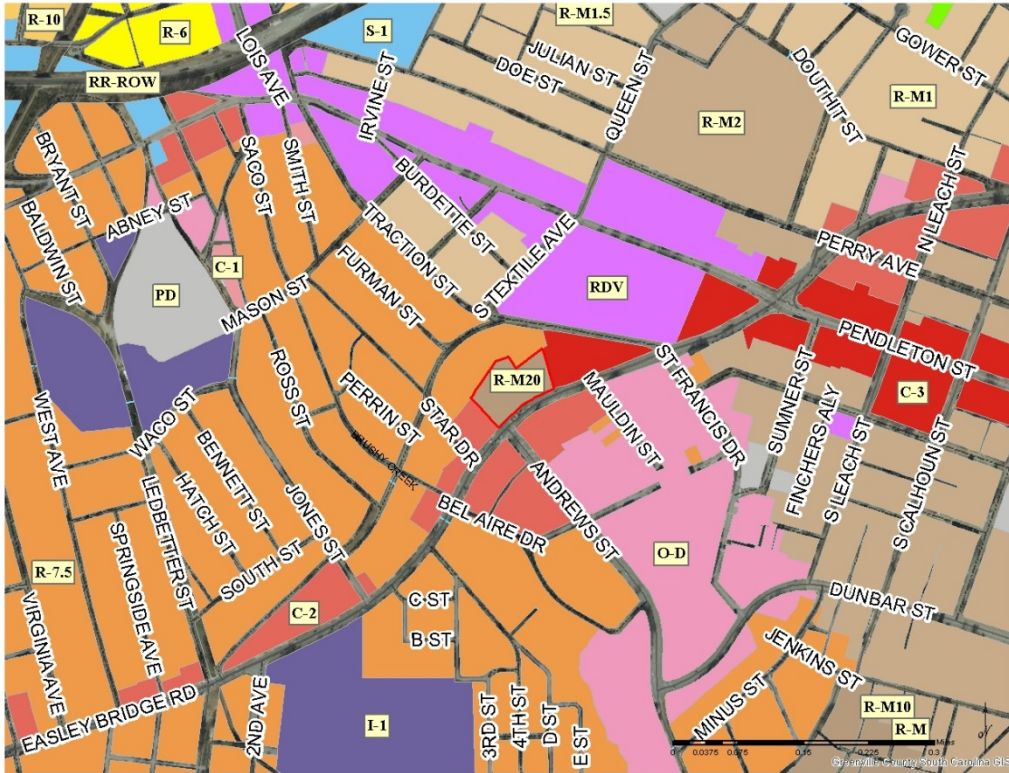
The Planning Commission recommended approval with conditions.

MOTION: By Dr. Cates to approve CZ-2017-11 with conditions. The motion carried unanimously by voice vote.

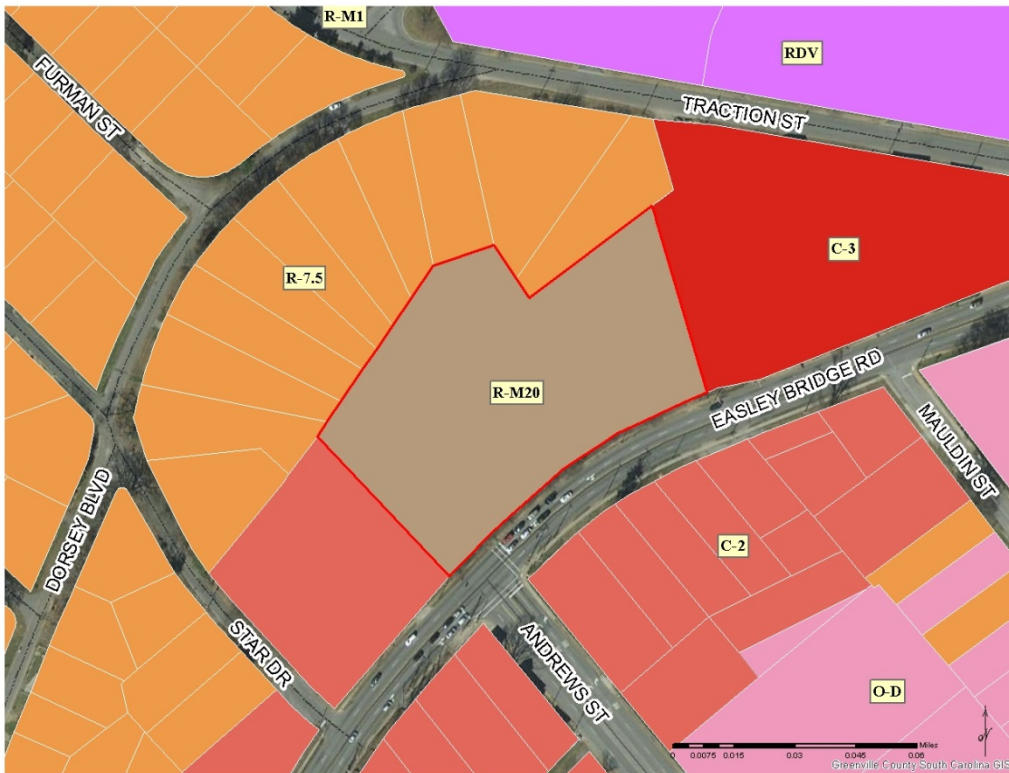


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-12

APPLICANT: Chris M. Watson, Seamon Whiteside for JHM Hotels

PROPERTY LOCATION: 1408 Boiling Springs Road

PIN/TMS#(s): 0533040101600

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD, Flexible Review District (Major Change)

ACREAGE: 2.7

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The subject parcels were zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. In 2013, a request for this property to be rezoned to FRD, Flexible Review District was made and approved. The uses listed in the Statement of Intent included those permitted in the NC, Neighborhood Commercial district as well as a gas station with an automated car wash and a drug store.

EXISTING LAND USE: single-family residence and vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	townhomes (Waterford Park)
East	O-D, R-S, and NC	retirement home, church and gas station
South	FRD	vacant wooded
West	PD	townhomes (Waterford Park)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer Sub District

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

ROADS: Boiling Springs Road: two-lane State-maintained minor collector
Pelham Road: five-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Boiling Springs Road	5172' N	8,400	7,300 -13%	9,500 +27.4%

SUMMARY: The subject parcel is 2.7 acres of property located on Boiling Springs Road approximately 250 feet north of the intersection of Pelham Road and Boiling Springs Road. The parcel has approximately 300 feet of frontage along Boiling Springs Road.

The applicant is requesting a major change to the approved Flexible Review District (FRD). This portion of the current FRD was approved for 25,000 sq. ft. of Neighborhood Commercial (NC).

The applicant proposes a three story, 100,000 sq. ft. climate controlled self-storage building and the proposed building will have approximate 33,000 sq. ft. foot print and maximum height of 45 ft. Ingress and egress will be from Boiling Springs Road aligned with the existing National Healthcare entrance. Internal drive connection is proposed to the south. Proposed architectural materials are brick, stone, architectural metal panels, EIFS, and aluminum. A flat roof along with commercial grade aluminum doors and windows are also proposed.

LED lights with full cut-off fixtures are proposed with a maximum of 16 foot poles. Final locations will be decided at final development plan approval.

In addition to the parking lot and roadside landscaping, a 5 foot minimum buffer will be provided around the perimeter. A continuous screening of fence or decorative evergreens and hardwoods will be provided to screen the adjacent property. The Landscape buffer is to include both planted and natural material.

Pedestrian access is proposed via a 5 foot sidewalk within the SCDOT right-of-way along Boiling Springs terminating into the existing sidewalk along Pelham Road.

Signage proposed for the site is a 10 foot high monument sign with color and texture similar to the proposed building. In addition, two building mounted signs are also proposed. The proposed wall signage is attached to architectural metal panel system that is 20 foot wide and 2 feet 4 inches tall. Signs use channel letters and will be illuminated with up lighting or backlighting.

Staff is of the opinion the FRD, Flexible Review District; major Change request to Climate Controlled Self Building is an appropriate use for this site. The proposed use serves local residents within the surrounding area and typically do not generate heavy traffic volumes. Although the use is appropriate for this location, staff is of the opinion the size, scale and architectural elements are out of character with the surrounding buildings. Additionally, screening from adjacent residential properties should be enhanced to buffer light, noise and views of the building. For these reasons staff recommends approval with the following conditions:

- Reduce the overall height of the building five (5) feet to a maximum of 40 feet at the highest point and 23 feet on lowest elevation.
- Reduce overall building scale and form through the use of architectural design elements proportional too surrounding buildings in the area.
- Include the addition of windows, articulation and fenestration to break up and soften the appearance of large uninterrupted wall sections.
- Lower parapet walls proportionately and style in a more residential character.
- Utilize softer color tones and materials to match residential character of the area.
- Provide minimum six foot fence and evergreen plant material adjacent to residential properties.

Planning Commission recommended denial.

Mr. Roberts asked if there was a representative that could address some of the concerns. He stated he had received many calls concerning this request, on both sides, with the main concern being traffic.

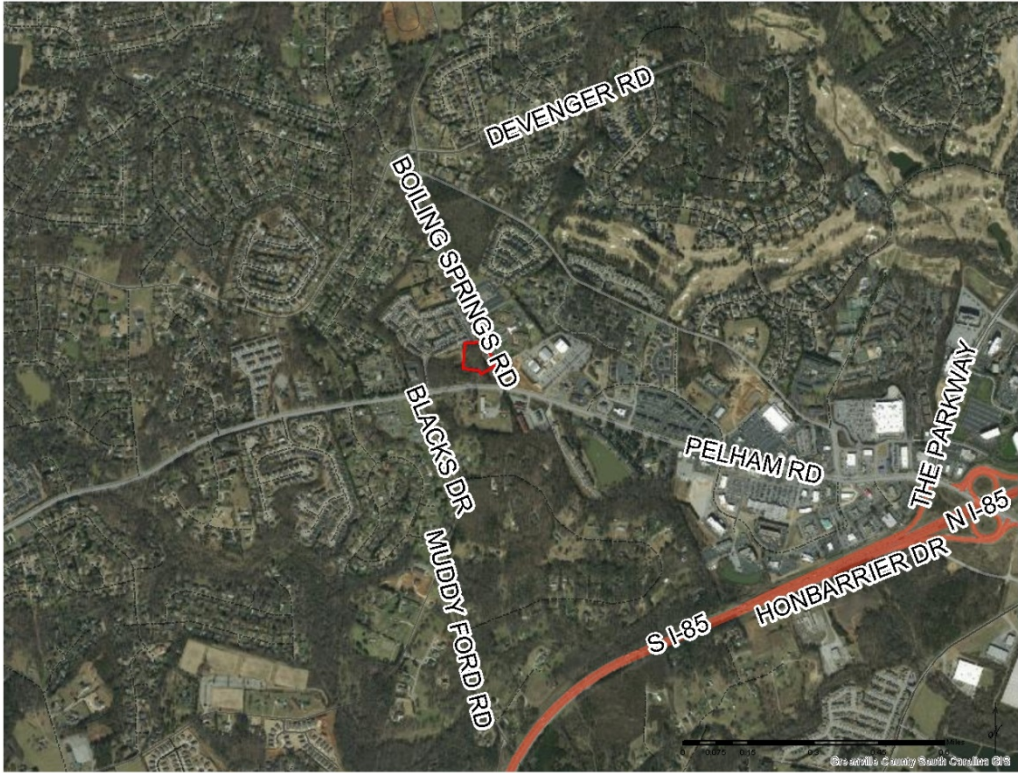
Mr. Jay Burnett, 806 Mills Farm Lane, Greer, South Carolina answered Mr. Roberts with the changes that have been made but not reflected on the current information.

Mr. Roberts asked about the changes that were discussed and if the Committee should request those changes be made prior to approving the request.

Chairman Dill stated Mr. Roberts could make that motion.

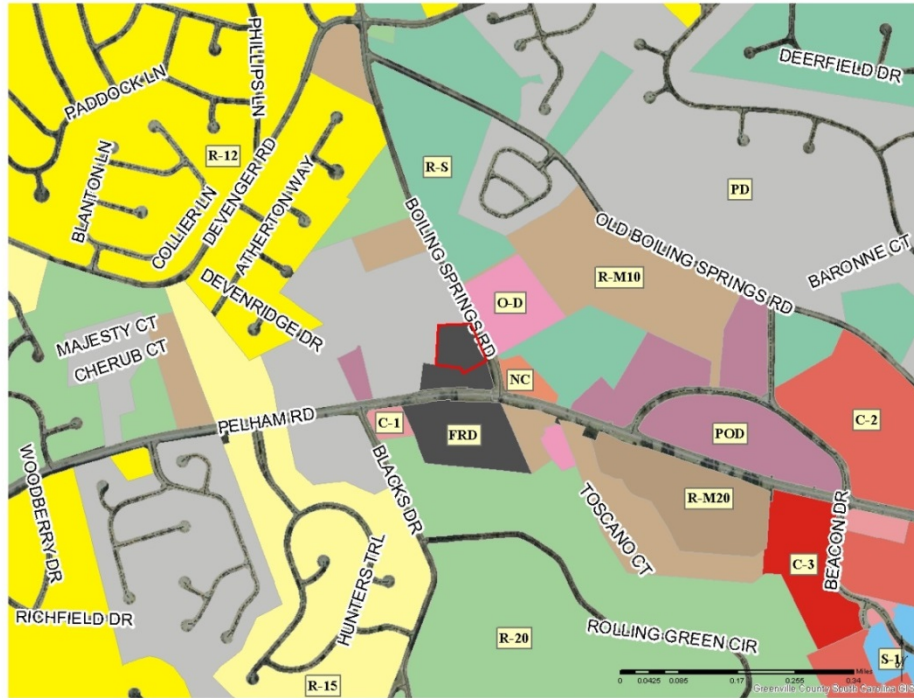
Mr. Vinson stated Chairman Dill was correct, any conditions forwarded from the Committee will move forward. He stated additionally, if it is approved with any conditions, the staff will have a final development review and also required to go to the Planning Commission.

MOTION: By Mr. Roberts to return CZ-2017-12 to the Planning Commission with the recommended changes. The motion carried unanimously by voice vote.

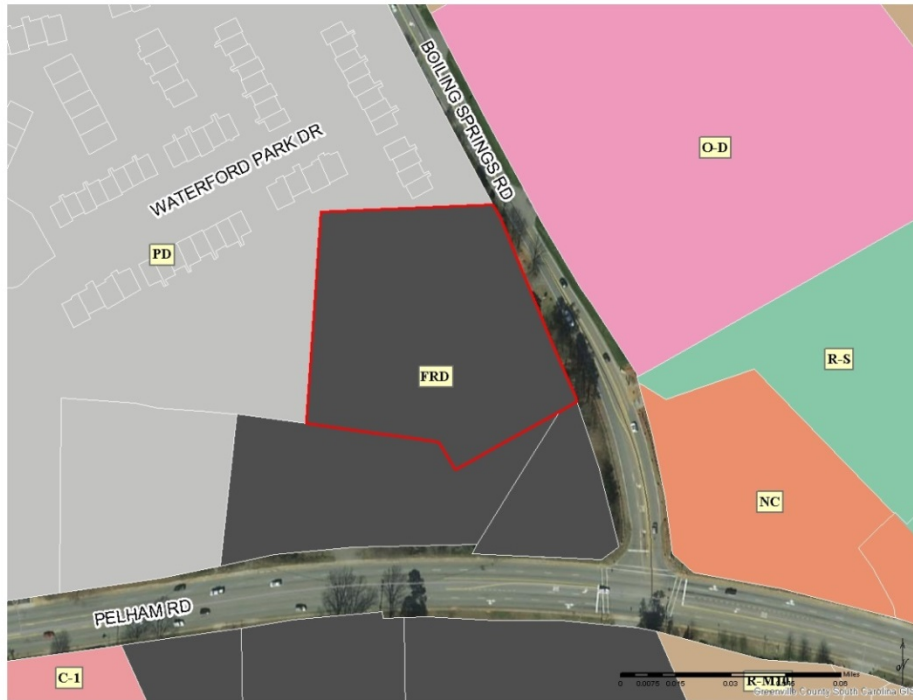


Aerial Photography, 2016





Zoning Map



Future Land Use Map

Ms. Buathier presented the following which is one of two dockets held at the last Committee meeting:

DOCKET NUMBER: CZ-2016-64

APPLICANT: Brad Doyle, KDS Commercial Properties, LLC for Kevin Buckner, MHL, Inc.

PROPERTY LOCATION: Easley Bridge Road

PIN/TMS#(s): 0113000100101

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 2.89

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in June 1973, as part of Area 4A. There was a successful R-M20, Multifamily Residential rezoning request in 2007, CZ-2007-26. There was an unsuccessful O-D, Office District rezoning request in 2013, CZ-2013-18.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	C-3	industrial
South	C-2	community garden and hospital (St. Francis)
West	C-2	day care (Head Start Center)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Transit Corridor*.

ROADS:

Easley Bridge Road: four-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Easley Bridge Road	2,300' W	19,000	17,400 -8.4%	20,000 14.9%

SUMMARY:

The subject parcel zoned R-M20, Multifamily Residential is 2.89 acres of property located on Easley Bridge Road approximately 0.3 miles west of the intersection of Pendleton Street and Easley Bridge Road. The subject parcel is in close proximity to the City of Greenville. The parcel has approximately 400 feet of frontage along Easley Bridge Road.

The applicant is requesting to rezone the property to O-D, Office District. The subject parcel is surrounded by commercial zoning to the south, west and east. The Imagine Greenville Comprehensive Plan identifies this section of Easley Bridge Road as a Transit Corridor, recommending a balance of land uses designed in such a way as to facilitate future transit services.

The applicant did not state the proposed land use.

Staff is of the opinion that rezoning to O-D, Office District would be an appropriate rezoning. The subject parcel is located along a major arterial road and is located along a highly commercialized area of Easley Bridge Road. Staff is of the opinion that the rezoning request would have little negative impact and would be consistent with the existing OD, Office District zoning in the surrounding area.

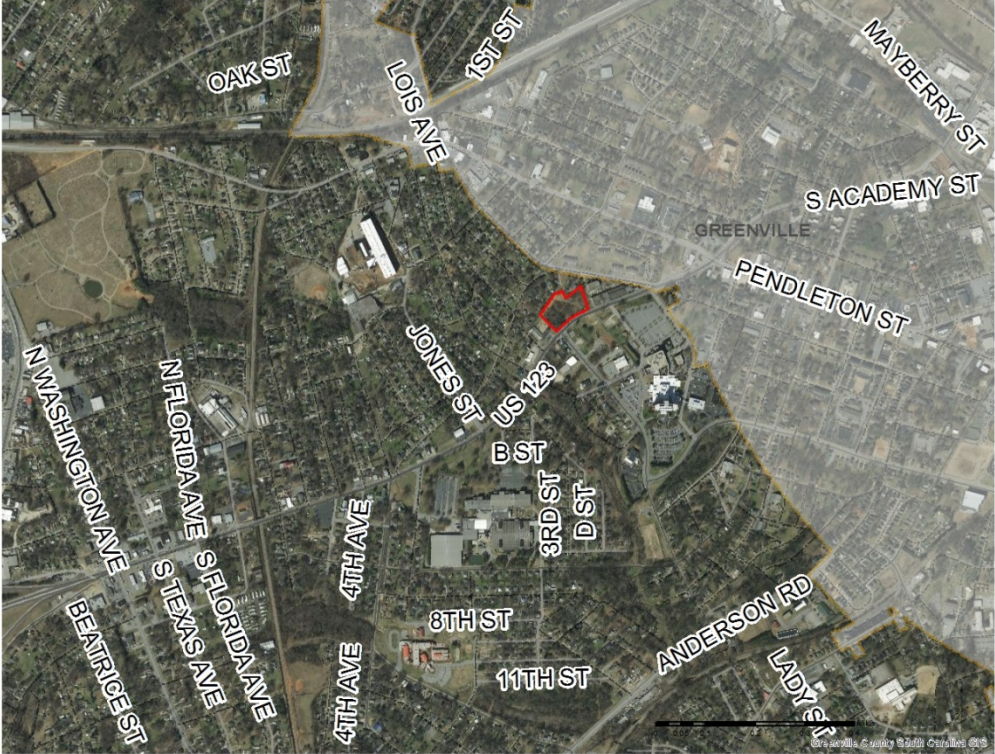
Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District. The Planning Commission also recommended approval.

Ms. Buathier stated staff received a letter from the applicant requesting the Committee hold the item until a new application for a FRD (Flexible Review District) can catch up with the current application. She stated the applicant noted he would submit the application in December for the January Public Hearing.

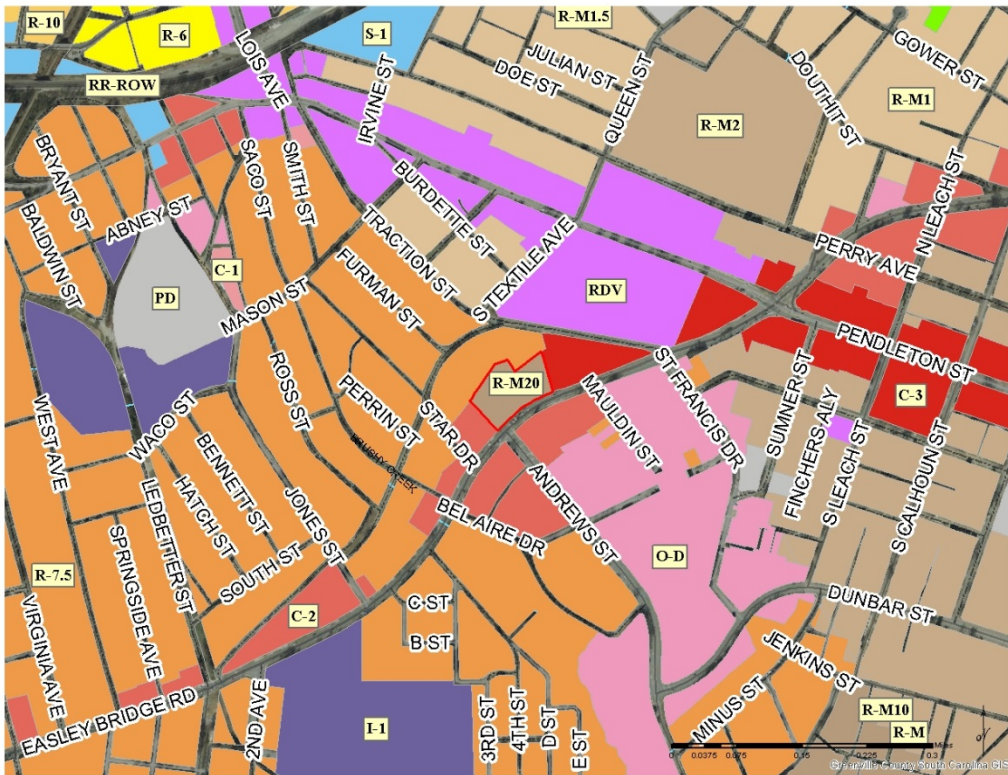
The item was held at the Planning and Development Committee on November 28, 2016 until the next Committee meeting.

Ms. Buathier stated the Committee had received the request for FRD, Flexible Review District which was CZ-2017-11 and staff recommends denial of CZ-2016-64.

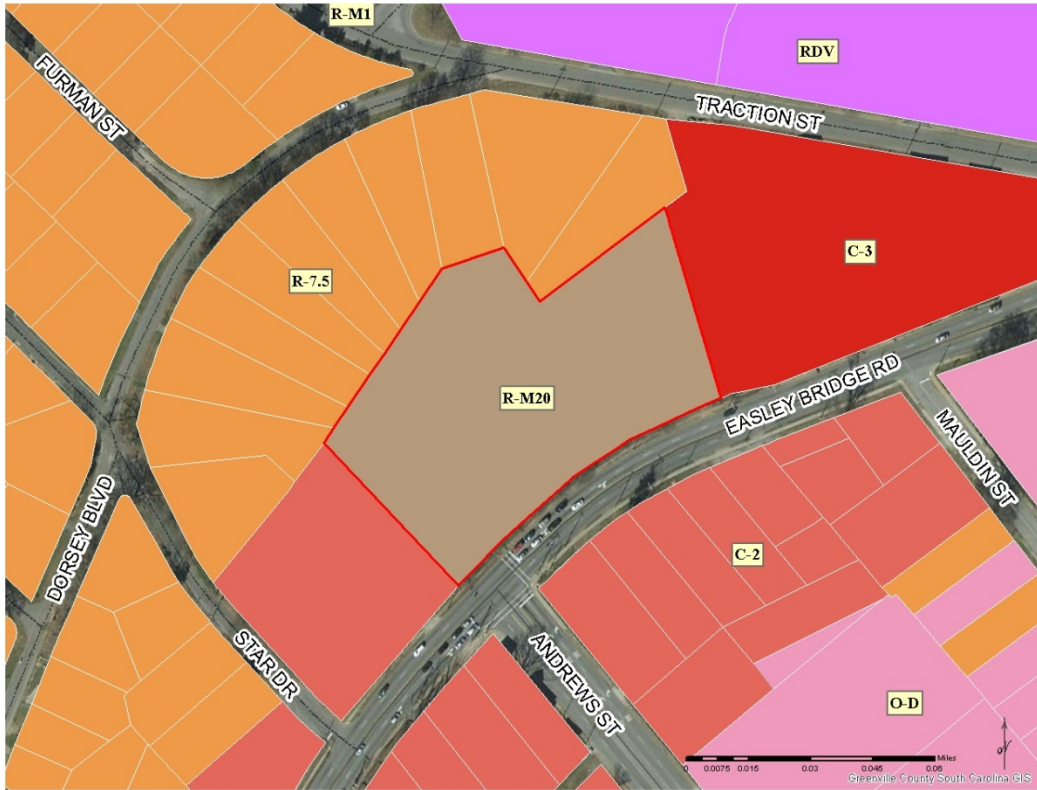
MOTION: By Dr. Cates to deny CZ-2016-64. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following which was held at the last Committee meeting.

DOCKET NUMBER: CZ-2016-66

APPLICANT: Jay Estola for James Wilson

PROPERTY LOCATION: Locust Hill Road

PIN/TMS#(s): T021000100600

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in November 2001, as part of Area 16.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential and agricultural
East	R-S	vacant wooded
South	R-S	single-family residential
West	Unzoned	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: No Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Neighborhood Corridor*.

ROADS: Locust Hill Road: two-lane State-maintained minor arterial

Location of Traffic Count	Distance to Site	2007	2013	2015
Locust Hill Road	960' E	14,700	14,400	14,600

TRAFFIC:

			-2%	1.4%
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SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 1 acre of property located on Locust Hill Road approximately 1.5 miles southeast of the intersection of Wade Hampton Boulevard and North Buncombe Road. The parcel has approximately 190 feet of frontage along Locust Hill Road.

The applicant is requesting to rezone the property to C-1, Commercial. Single-Family Residences are present to the east, west and south of the subject site. It is also surrounded by R-S, Residential Suburban zoning to the north, east and west of the subject site.

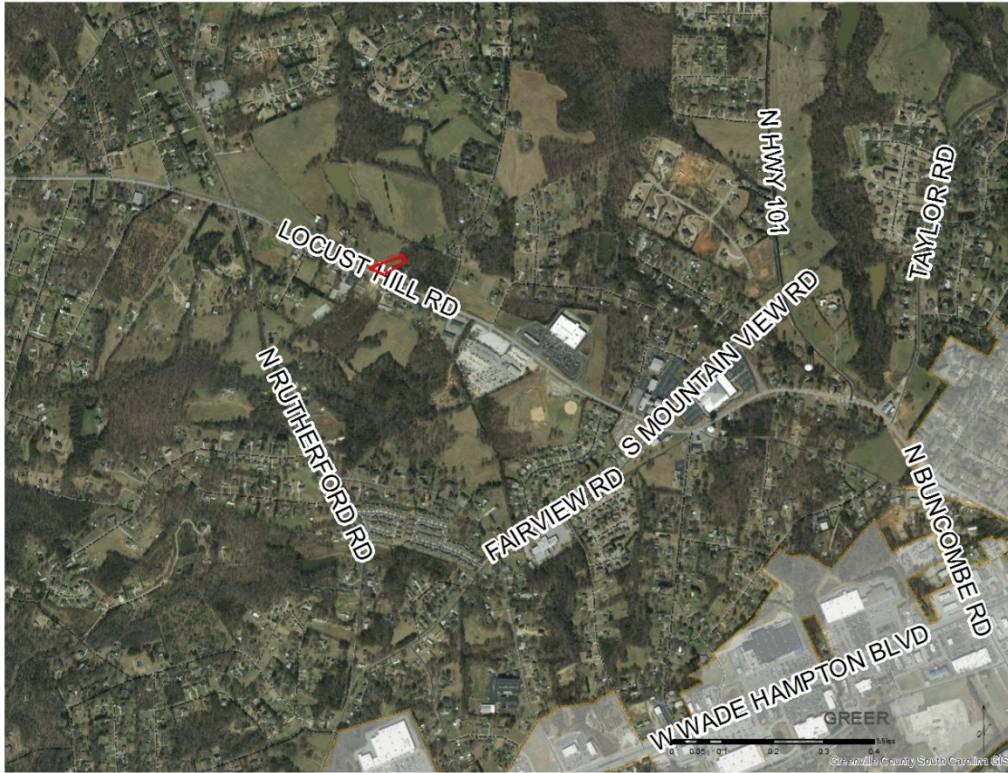
The applicant states the proposed land use is for an office building.

The subject parcel is surrounded by single-family residential and vacant wooded land. Staff is of the opinion that the requested C-1, Commercial would introduce an incompatible use with surrounding zonings. The rezoning request is not consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial. The Planning Commissions also recommends denial. On December 6, 2016 the applicant requested the Committee change the requested rezoning from C-1, Commercial to OD, Office District.

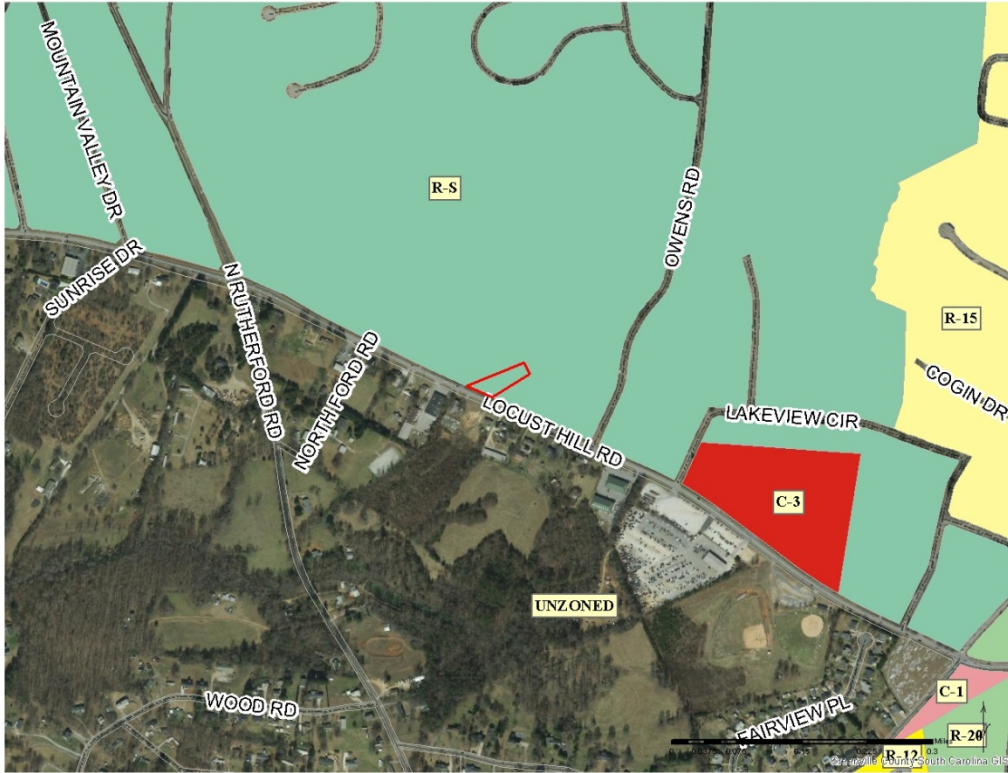
MOTION:

By Mr. Barnes to deny CZ-2016-66. The motion carried unanimously by voice vote.



Aerial Photography, 2016





Zoning Map





Future Land Use Map

Adult Entertainment Amendment

The Committee was given a copy of the suggested amendments to the Adult Entertainment Ordinance in their agenda packets.

MOTION: By Dr. Cates to accept the amendments and forward the item to full Council.
The motion carried unanimously by voice vote.

REQUESTS AND MOTIONS

There were no requests or motions

ADJOURNMENT

MOTION: By Dr. Cates to adjourn. Without objection the meeting adjourned at 6:04 p.m.

Respectfully Submitted,

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