

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
March 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
Mike Barnes
Ennis Fant
Rick Roberts

COMMITTEE MEMBERS ABSENT:

Sid Cates, Vice Chairman

STAFF PRESENT:

Teresa Barber
Dean Campbell
Paula Gucker
Helen Hahn
Kristien King
Kris Kurjiaka

PLANNING COMMISSION MEMBERS PRESENT

Nick Hollingshad
Metz Looper
Dave Stevenson

COUNTY COUNCIL MEMBERS PRESENT

Xanthe Norris

CALL TO ORDER

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

INVOCATION

Chairman Dill provided the invocation.

APPROVAL OF THE MINUTES OF THE FEBRUARY 6, 2017 MEETING

MOTION: By Mr. Fant to approve the minutes of the February 6, 2017 Committee meeting as presented. The motion carried unanimously by voice vote with one absent (Cates).

BOARDS AND COMMISSSTION INTERVIEWS AND NOMINATIONS

Board of Zoning Appeals – 2 vacancies and one applicant
Jon Bright (D.18) new

MOTION: By Mr. Barnes to forward Mr. Bright (D. 18) to Council to fill one of two vacancies on the Board of Zoning Appeals. The motion carried unanimously by voice vote with one absent (Cates).

Construction Board of Adjustment and Appeals – 3 vacancies and one applicant
William Graves (D. 22) incumbent

MOTION: By Mr. Roberts to forward Mr. Graves (D.22) to Council to fill one of three vacancies on the Construction Board of Adjustment and Appeals.

ZONING DOCKETS

Mr. Kurjiaka presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-13
APPLICANT: John Earl Shaw
PROPERTY LOCATION: 3306 New Easley Highway
PIN/TMS#(s): 0239010100400 (portion)

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.55

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-15, Single-Family Residential in June 1973, as part of Area 4A. There was a successful S-1, Services rezoning request in 1995, CZ-1995-25. There was a successful C-2, Commercial rezoning request in 1996, CZ-1996-63.

EXISTING LAND USE: service garage

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	single-family residential and vacant wooded
East	S-1	church (Cross Point)
South	R-15	single-family residential and vacant wooded
West	S-1	restaurant

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: New Easley Highway: four-lane State-maintained major arterial
South Valley Lane: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
New Easley Highway	6,500' E	20,700	16,700	20,300
			-	21.6%
			19.3%	

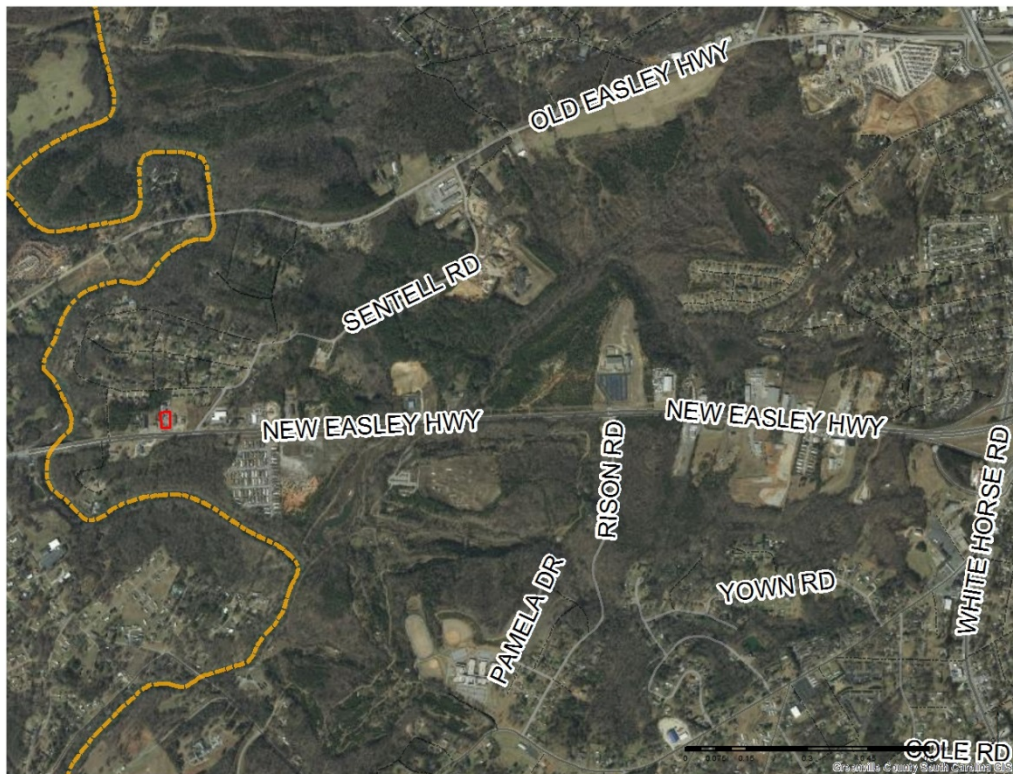
SUMMARY: The subject parcel zoned C-2, Commercial is 0.55 acres of property located on New Easley Highway approximately 2 miles west of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 120 feet of frontage along New Easley Highway.

The applicant is requesting to rezone the property to S-1, Services. The subject site was previously zoned S-1 in 1995 before being rezoned C-2. It is also located along a major arterial road. The properties to the west and east of the subject site are zoned S-1, Services.

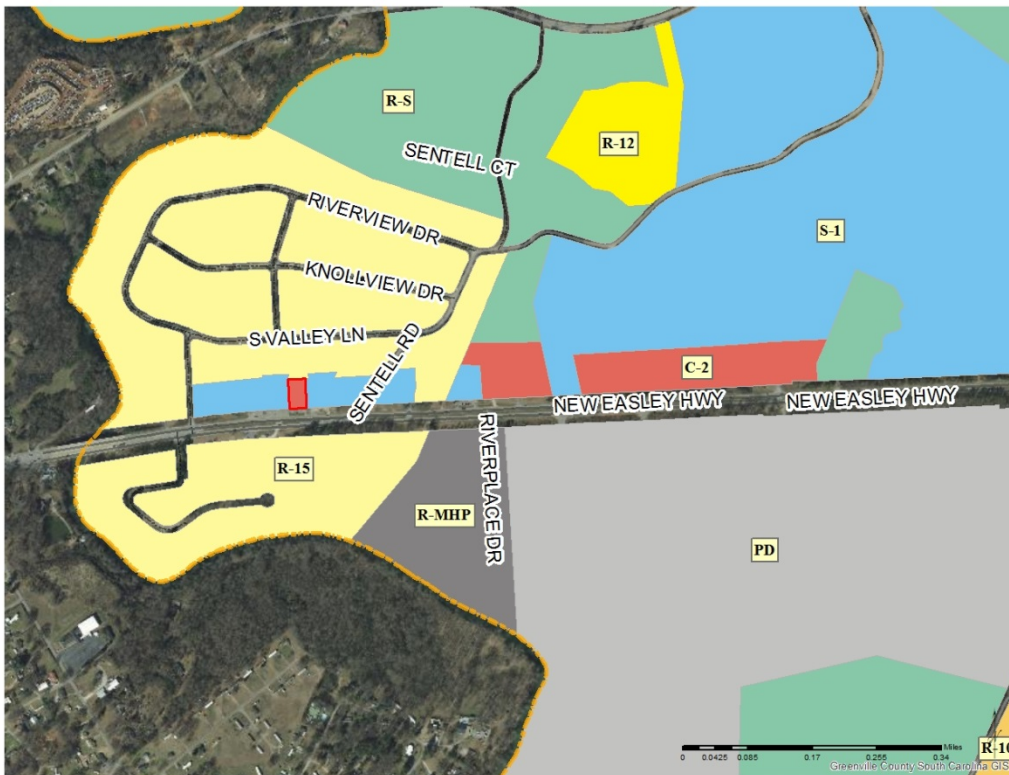
The applicant states the proposed land use is for a car lot body shop.

STAFF RECOMMENDATION: The subject site is currently surrounded by a restaurant, church and single-family residences. Staff is of the opinion rezoning this property to S-1, Services would be inconsistent with existing land uses in this area. It is staff's opinion rezoning to S-1, to all an auto body repair facility would be obtrusive land use to the community and surrounding residential area. Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission recommended denial.

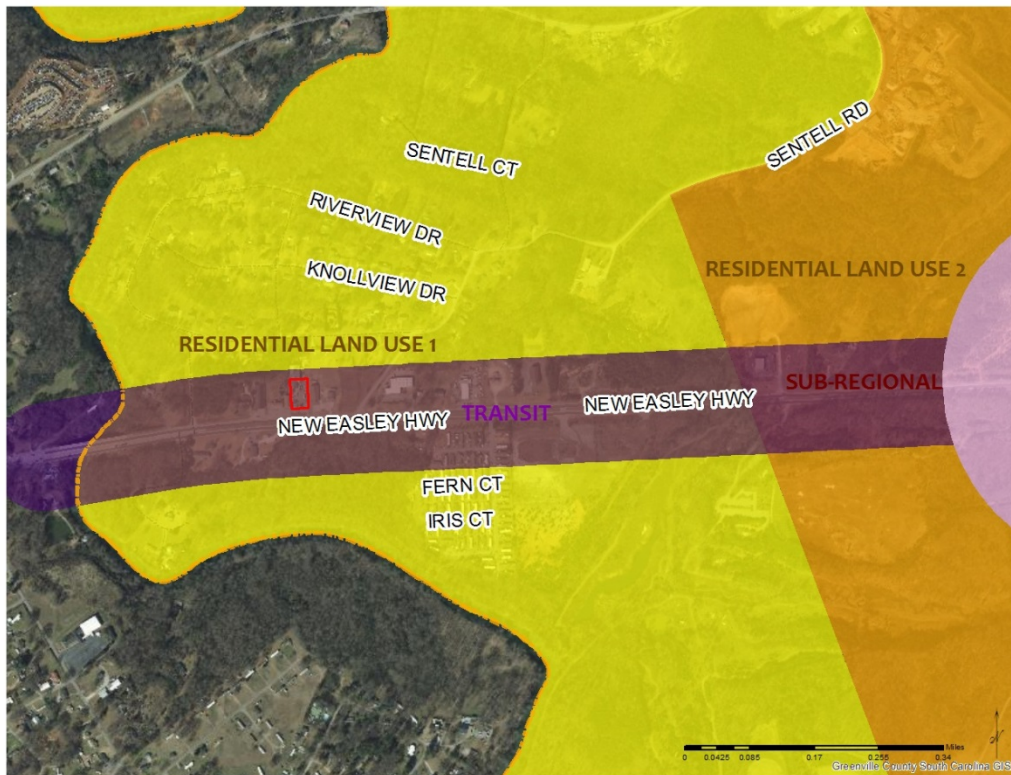
MOTION: By Mr. Fant to deny CZ-2017-13. The motion carried unanimously by voice vote with one absent (Cates).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Mr. Kurjiaka presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-14

APPLICANT: Patrick Neal Fogleman for RMS2 Enterprises, LLC

PROPERTY LOCATION: 2328 Roper Mountain Road

PIN/TMS#(s): 0539030102800 and 0539030102801

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 5.16

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was an unsuccessful R-12, Single-Family Residential rezoning request in 2005, CZ-2005-106.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-15 and R-S	single-family residential
South	R-15	single-family residential
West	R-S	single-family residential

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 *Suburban Residential* which prescribes 2 to 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	Acres	Total Units
Current	R-S	1.7 units/acre	5.16	8 units
Requested	R-15	2.9 units/acre		14 units

A successful rezoning may add up to 6 dwelling units.

ROADS:

Roper Mountain Road: two-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road	1,770' SE	N/A	N/A	7,400
Roper Mountain Road	3,300' W	10,600	9,800	11,900
			-	21.4%

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 5.16 acres of property located

The applicant is requesting to rezone the property to R-15, Single-Family Residential. This subject site is surrounded by single-family residences. R-15 zoning is present to the south and east of the subject site.

The applicant states the proposed land use is for Single-Family Residential.

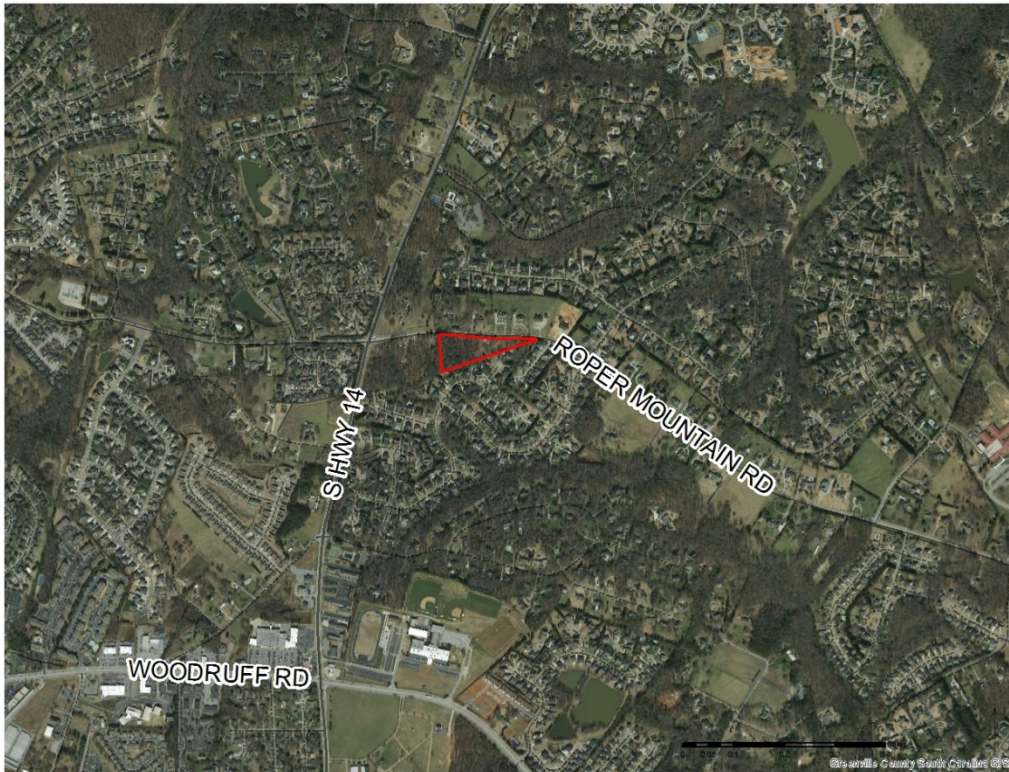
STAFF RECOMMENDATION:

The subject site is surrounded by single-family residences with R-15 zoning to the south and east of the subject site. The future land use map recommends 2 to 4 units per acre. The requested 2.9 units per acre is consistent with the East Woodruff Road Area Plan. Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential. The Planning Commission recommended denial.

Mr. Kurjiaka stated staff received a request from the applicant requesting the item be held in order to receive further input from the residents.

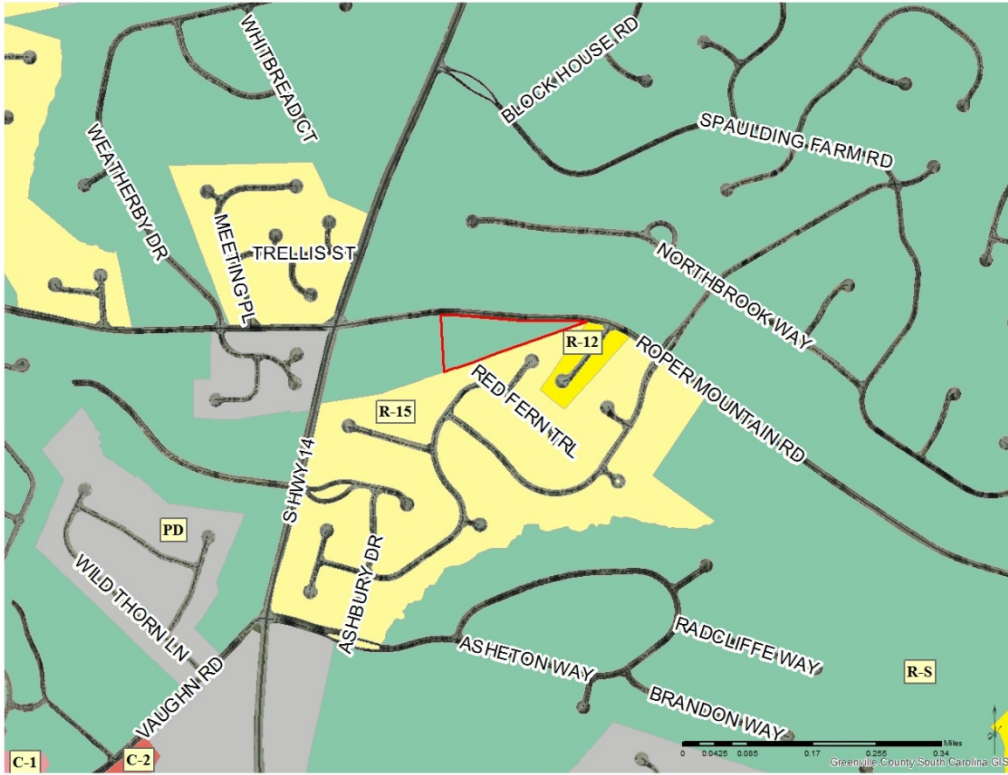
MOTION:

By Mr. Roberts to hold CZ-2017-14. The motion carried unanimously by voice vote with one absent (Cates).

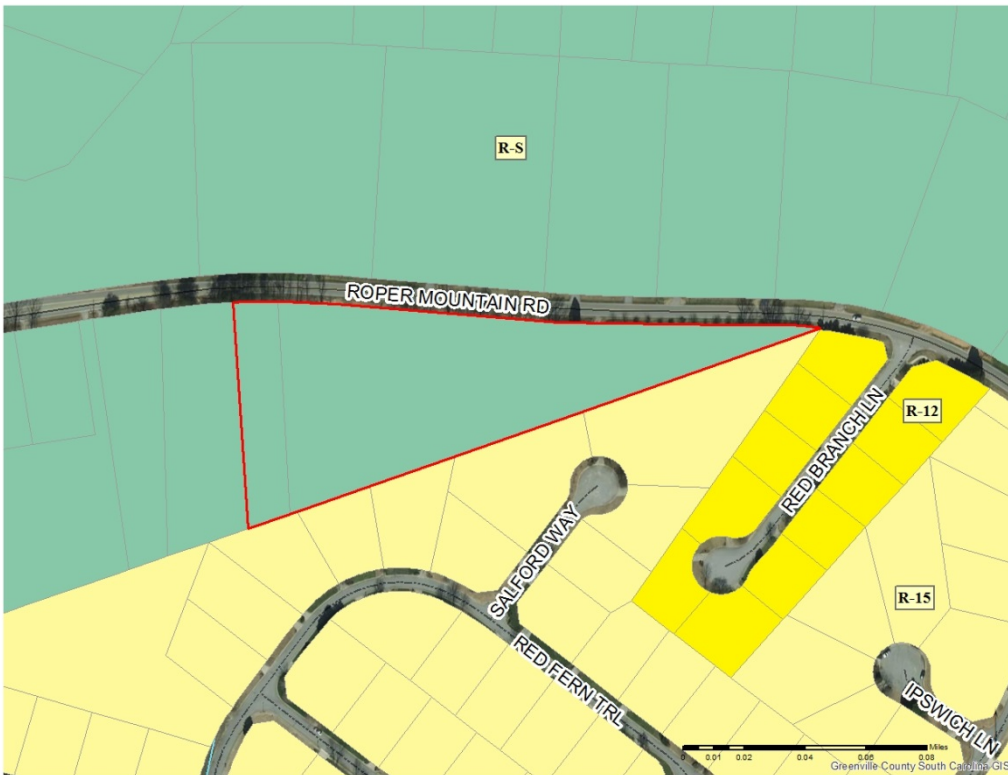


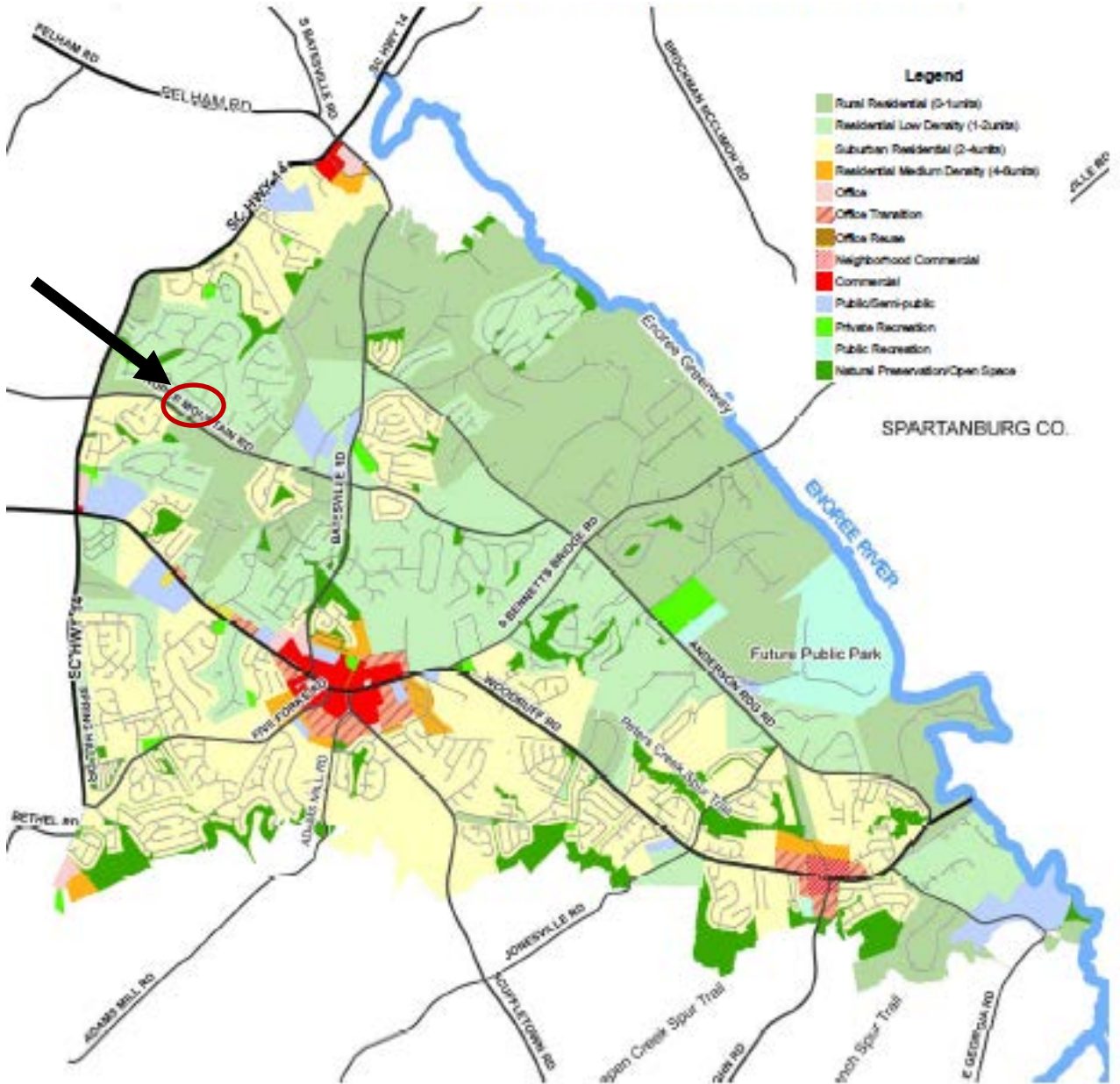
Aerial Photography, 2016





Zoning Map





East Woodruff Road Area Plan, Adopted 2008

Mr. Kurjiaka presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-15

APPLICANT: Ronald C. Ayers, Jr. for Ayers Family Trust

PROPERTY LOCATION: 1008 and 1010 Highway 14

PIN/TMS#(s): 0542020101300 and 0542020101400

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 3.4

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-15, Single-Family Residential in June 1983, as part of Area 5. There was an unsuccessful S-1, Services rezoning request in 1988, CZ-1988-07.

EXISTING LAND USE: mini-warehouse, auto repair facility, retail and repair

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	outdoor recreation
East	R-S	single-family residential
South	R-15	single-family residential
West	R-15	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Scuffletown Rural Conservation District and is designated as *Transitional Residential* which prescribes 2 to 4 units per acre.

ROADS: Highway 14: two-lane State-maintained major arterial
Ayers Drive: two-lane private drive

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Highway 14	2,700' N	12,700	11,800 -7.1%	14,100 19.5%

SUMMARY:

The subject parcel zoned R-15, Single-Family Residential is 3.4 acres of property located on Highway 14 approximately 0.35 miles north of the intersection of Adams Mill Road and Highway 14. The parcel has approximately 280 feet of frontage along Highway 14 and 200 feet of frontage along Ayers Drive.

The applicant is requesting to rezone the property to S-1, Services. The subject site currently has a legal non-conforming use on the property. There are single-family residences to the west, east and south of the site with outdoor recreation to the north.

The applicant states the proposed land use is for mini-warehouse, change to appropriate zoning.

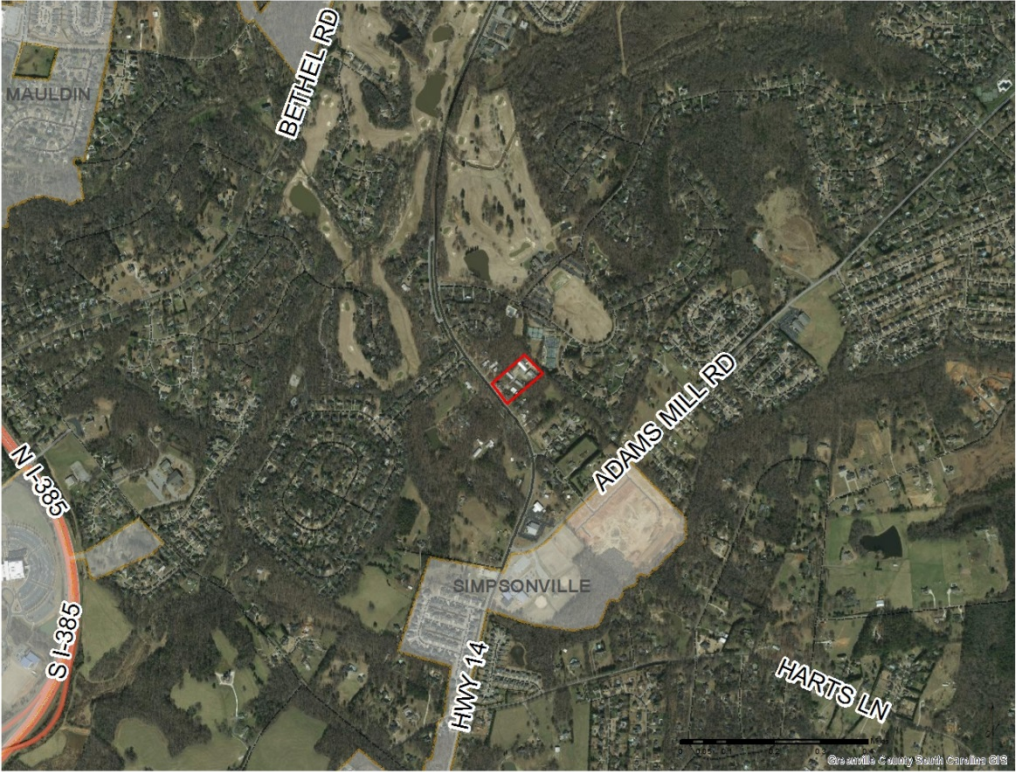
STAFF RECOMMENDATION:

The subject site and its current use of mini-warehouse, auto repair facility and retail repairs have been long standing uses since before the zoning of this area in 1983. This area of Highway 14 between Bethel Road and Adams Mill Road is made up of predominately single-family residences. There are single-family residences located to the north, west and south of the subject site. Introducing further S-1, Service type uses would not be consistent with the surrounding neighborhoods or the residential character of this area. Staff is of the opinion allowing additional S-1, Service type uses on this subject site would not be consistent with the existing land uses and zoning in this area. Staff is also of the opinion introducing S-1 zoning could set a future precedent for S-1 and other service type land uses along Highway 14. The requested zoning is also not consistent with the Scuffletown Rural Conservation District. Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission recommended denial.

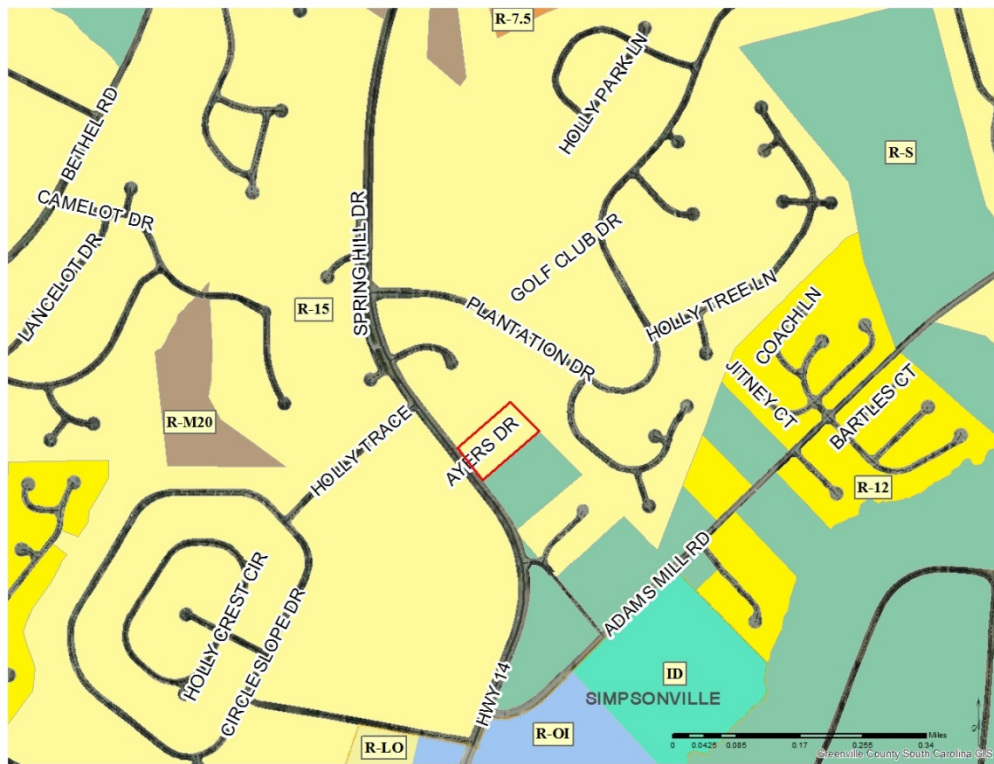
Mr. Kurjiaka stated during the Planning Commission meeting the applicant stated he would be willing to rezone just the back portion of the property and the Commission requested if this application were amended, it be sent back to the Planning Commission . He stated on February 23, 2017, Mr. Ayers submitted a letter requesting to amend his rezoning request, to

rezone only a portion of the parcels in this request and provided a survey that showed the extent of the property.

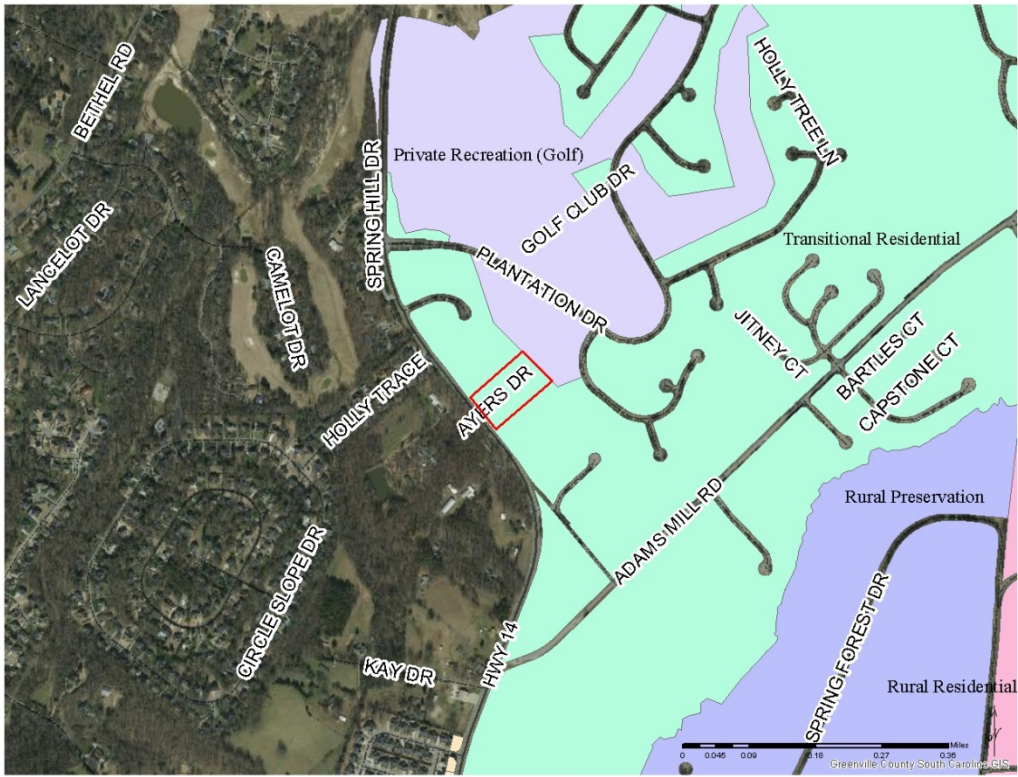
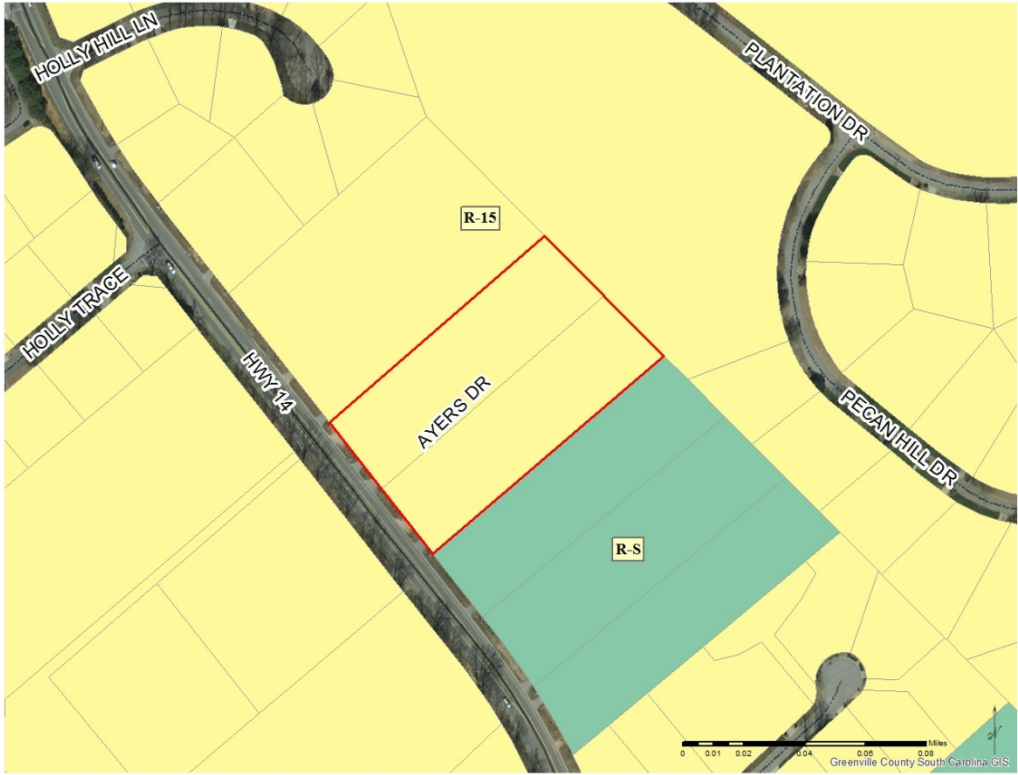
MOTION: By Mr. Barnes to return CZ-2017-15 to the Planning Commission with the amended request. The motion carried unanimously by voice vote with one absent (Cates).



Aerial Photography, 2016



Zoning Map



Scuffletown Area Plan Review, 2016

Mr. Kurjiaka presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-16

APPLICANT: Paul J. Harrison, Bluewater Civil Design, LLC for Debbie A. Tucker

PROPERTY LOCATION: 2228 Standing Springs Road

PIN/TMS#(s): 0583010100609 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 0.98

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 land

AREA CHARACTERISTICS:

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

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>0.98</i>	<i>1 units</i>
Requested	R-12	3.6 units/acre		3 units

A successful rezoning may add up to 2 dwelling units.

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

TRAFFIC: No traffic counts in proximity of Standing Springs Road.

SUMMARY: The subject parcel zoned R-S, Residential Suburban is 0.98 acres of property located on Standing Springs Road approximately 0.5 miles north of the intersection of Log Shoals Road and Standing Springs Road. The parcel has approximately 120 feet of frontage along Standing Springs Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. There are single-family residences located to the north, east and south of the site. The parcels to the north and west of the site are currently in the review process for a requested rezoning of R-12, Single-Family Residential. The subject sites future land use designation is Residential Land Use 2 which prescribes 3 to 6 units per acre.

The applicant states the proposed land use is for Single-Family Residential Development.

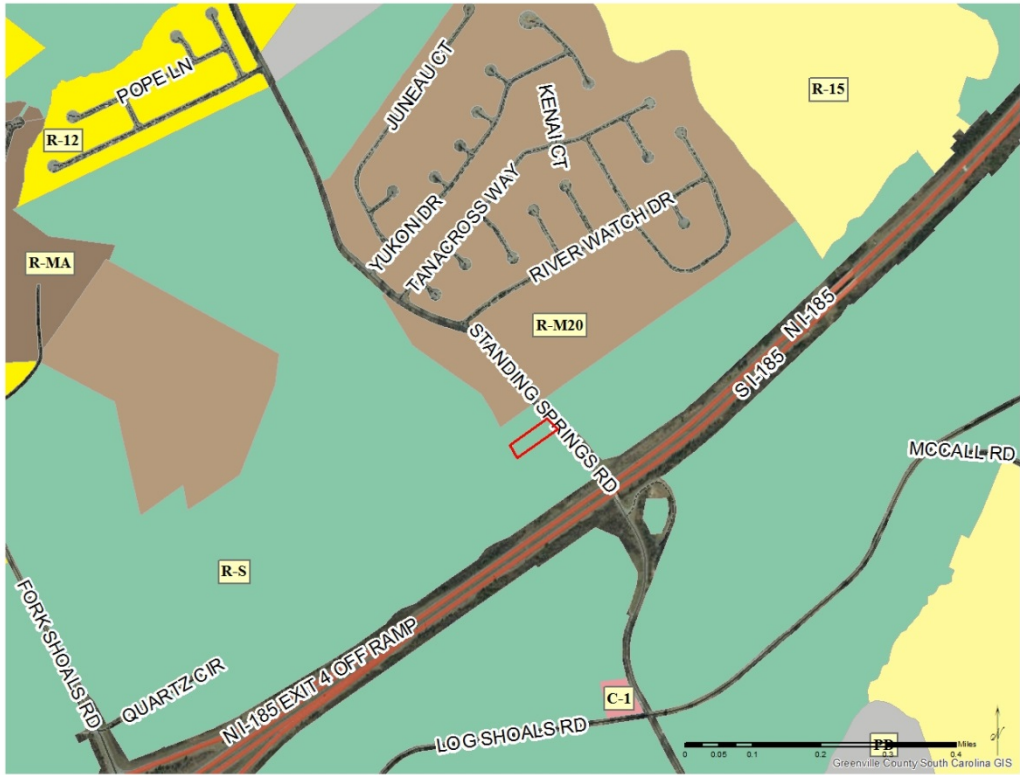
STAFF RECOMMENDATION: It is staff’s opinion R-12, Single-Family Residential is consistent with the surrounding land uses and zoning in the area. The rezoning request is also consistent with the Greenville County Comprehensive Plan. Based on these reasons staff recommends approval of the requested rezoning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

MOTION: By Mr. Fant to approve CZ-2017-16. The motion carried unanimously by voice vote with one absent (Cates)



Aerial Photography, 2016





Zoning Map





Future Land Use Map

Mr. Kurjiaka presented the following:

Planning Report

DOCKET NUMBER: CZ-2017-17

APPLICANT: Joe Bryant, Seamon Whiteside and Associates for Linda Gysin

PROPERTY LOCATION: 2401 and 2601 Pelham Road

PIN/TMS#(s): 0533040101700 and 0533040102000

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD, Flexible Review District, Major Change

ACREAGE: 2.1

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:

vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD and FRD	single-family residential and vacant wooded (Waterford Park SD)
East	NC	gas station (QuikTrip)
South	FRD	grocery store and retail
West	PD	vacant wooded

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:

Pelham Road: four-lane State-maintained minor arterial
Boiling Springs Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Boiling Springs Road	5,400' N	8,400	7,300 -13%	9,300 27.4%
Pelham Road	8,000' W	21,200	18,800 -	19,500 3.7%

SUMMARY:

The subject parcel zoned FRD, Flexible Review District is 2.1 acres of property located on Pelham Road approximately 1.1 miles west of Pelham Road and I-85 interchange. The parcel has approximately 560 feet of frontage along Pelham Road and 230 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 stand-alone car wash with an approximately 3,600 sq. ft. building footprint. Ingress and egress will be from Pelham Road aligned with the proposed development, Shoppes at Pelham, FRD, across Pelham Road. Internal drive connection are proposed to the north. Proposed architectural materials are brick veneer, synthetic stucco, and aluminum store front with gray tinted glass.

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 landscaping, a 12.5 foot minimum landscape buffer will be provided along Pelham Road and the west side of the property. A continuous screening of fence or decorative evergreens and hardwoods will be provided to screen the adjacent property and along Pelham Road. The Landscape buffer is to include both planted and natural material.

Pedestrian access is proposed via an existing 5 foot sidewalk within the SCDOT right-of-way along Pelham Road. A new 5 foot wide sidewalk is proposed along Boiling Springs Road which will terminate into the existing sidewalk along Pelham Road.

Signage proposed for the site is a 15 foot stand-alone monument sign with a combination of masonry and metal materials with color and texture similar to the proposed building. In addition, two building mounted signs are also proposed. The proposed wall signage proposed signs are aluminum channel letters with backlighting.

The applicant states the proposed land use is for a stand-alone car wash to be added as an acceptable use to the already permitted uses allowed.

Staff Recommendation:

Staff is of the opinion the FRD, Flexible Review District, Major Change request to include a stand-alone car wash as an allowable use is appropriate for this site. The proposed use serves local residents within the surrounding area and typically does not generate heavy traffic volumes during peak hours. Although the use is appropriate for this location, staff is of the opinion the site, scale and architectural elements are out of

character with the surrounding buildings. Additionally, screening should be enhanced to buffer light, noise and views of the building. For these reasons staff recommends approval with the following conditions:

- Reduce overall building scale and form through the use of architectural design elements proportional to surrounding buildings in the area.
- Reduce the monument sign to eight (8) feet in height.

The Planning Commission recommended approval with the following amended condition:

- To reduce the monument sign to ten (10) feet in height.

Mr. Roberts asked if anyone was here representing this property.

Mr. Roberts stated had he been on Council at the time of zoning this property he would not have been in favor of this zoning. He stated it was a concern in his district because of the transitioning from an area where you have high commercial use to a residential area.

He asked staff if he was correct that as it was currently there could be a convenience store there with a car wash.

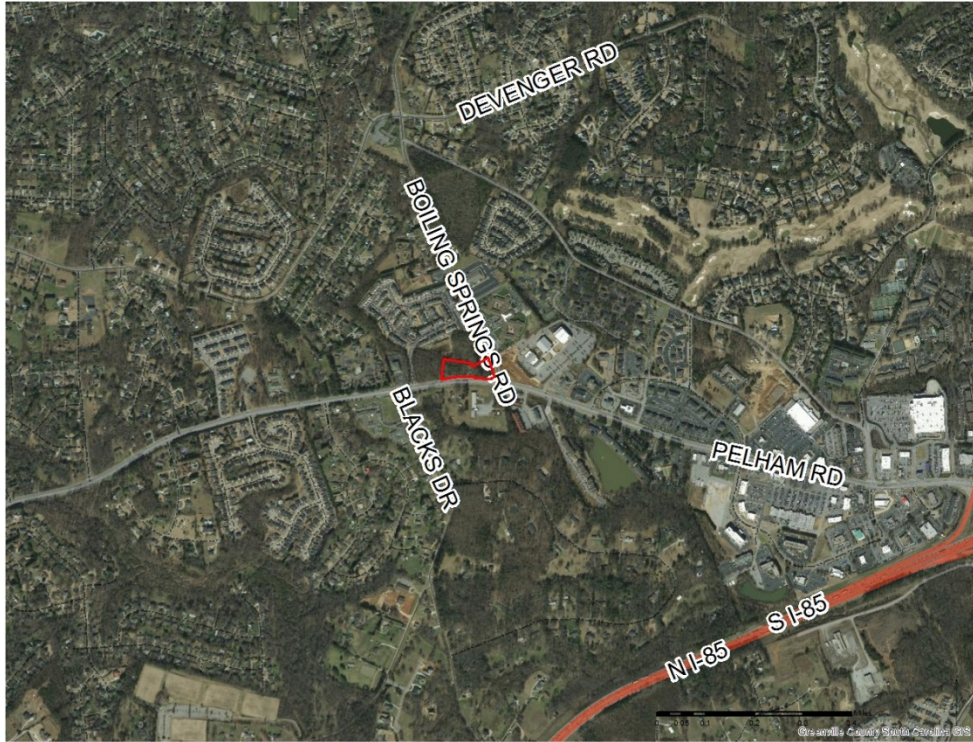
Mr. Kirjiaka stated that was correct.

Mr. Greg Minton, 309 Ellington Creek Lane addressed the Committee and explained to the Committee the reasoning for the request.

Mr. Roberts stated moving down Pelham Road there had been an unwritten rule that commercial uses would not move further. He stated he would work to insure development did not move further down Pelham Road, turning into another Woodruff Road. Mr. Roberts stated he felt the applicant was making an effort and since it was already zoned, he would support the request.

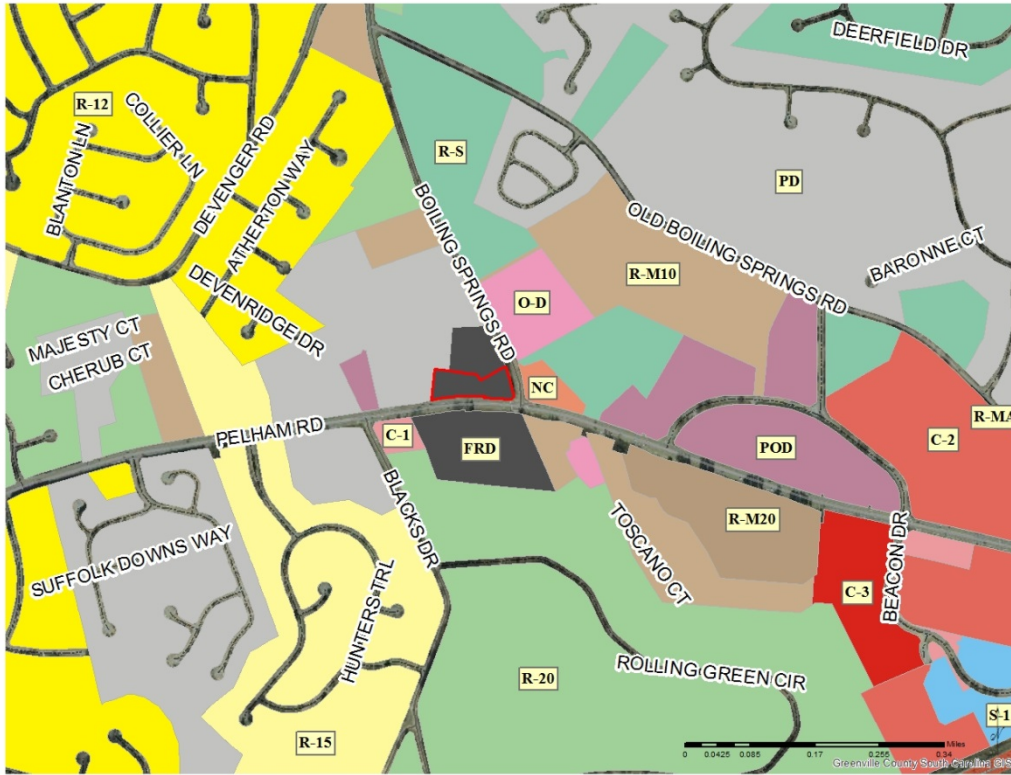
MOTION:

By Mr. Roberts to approve CZ-2017-7 with the amended conditions from the Planning Commission. The motion carried unanimously by voice vote with one absent (Cates).

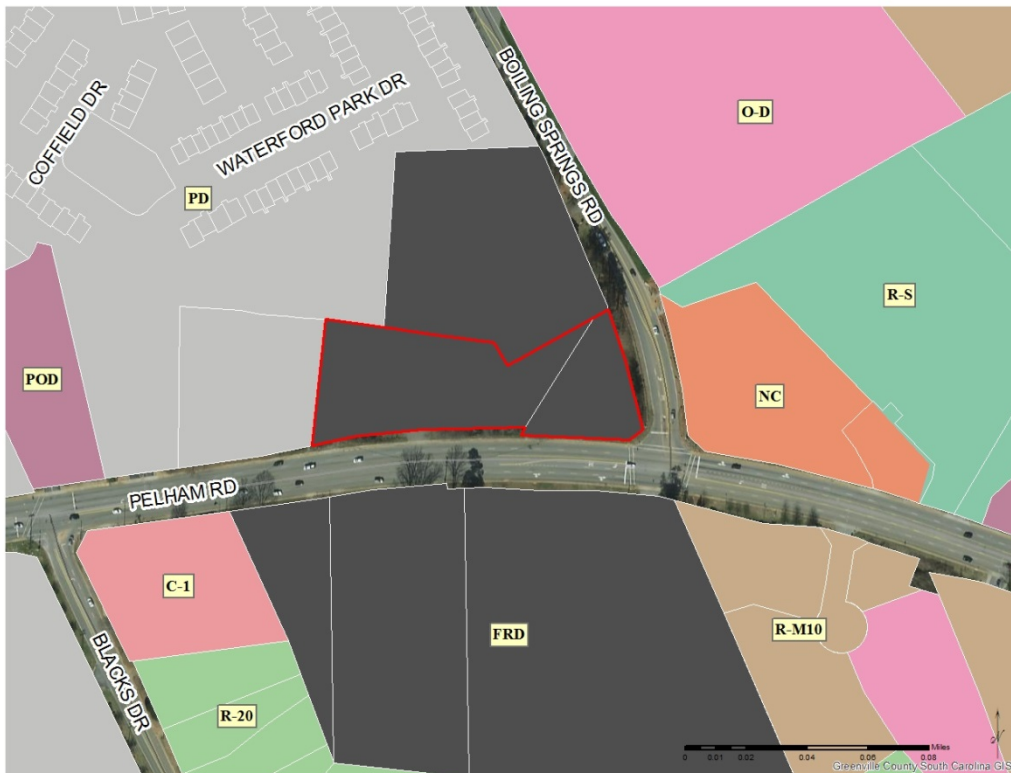


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Mr. Kurjiaka presented the following items which were held at the last Committee meeting.

Planning Report

- 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

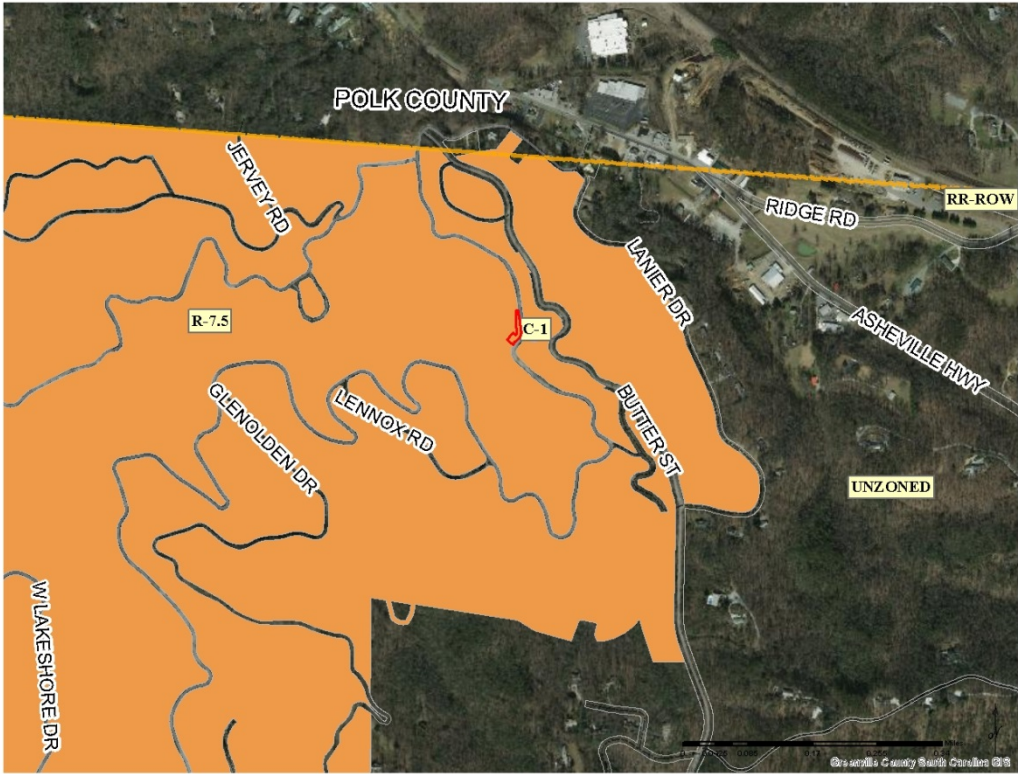
At the February 6, 2017 Committee meeting the item was held until the next Committee meeting in order to obtain further information. Mr. Kurjiaka stated staff had received a petition today with 46 signatures in favor of the rezoning request.

Chairman Dill stated he had received a letter from the Tryon Zoning Administrator stating the town of Tryon intends to monitor and enforce the regulations and restrictions of the boat dock.

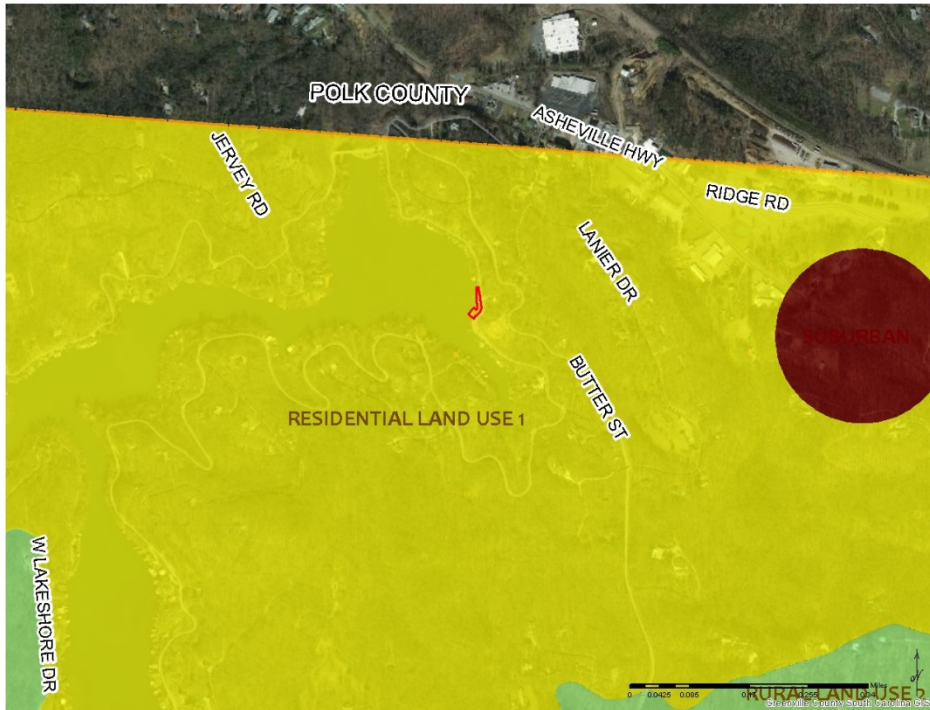
MOTION: By Mr. Roberts to approve CZ-2017-06. The motion carried unanimously by voice vote with one absent (Cates).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Mr. Kurjiaka presented the following:

Planning Report

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): 0583010100607,0583020101105,0583020101900and 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. Mr. Kurjiaka stated following the advertising of the rezoning case the applicant requested one of the parcels be removed from the rezoning request, the parcel ending in 01900 due to dispute in ownership. It is a 7.8 acre site, leaving 103.1 acres for 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. At the February 6, 2017 Committee meeting the item was held, per the applicants request in order to receive additional information regarding traffic. Since that time the applicant has sent an email to staff and also the Committee regarding the traffic.

Mr. Fant stated he was not in favor of the request which would allow another 800 cars on Standing Springs Road and Fork Shoals, of which neither can handle the traffic that is already there, particularly Standing Springs. He stated there was a problem in Greenville County, everyone wanted to build residential property. All the manufacturing and industrial developments tend to be in Spartanburg and Anderson County. Everyone wants to live in Greenville County and drive to Anderson and Spartanburg to work. Mr. Fant stated the county continues to collect 4% tax on residential property, which is barely enough to keep the county supported. Good land for manufacturing and industrial is at a premium in Greenville County. Mr. Fant stated he felt with the location near 185, the property should be reserved for manufacturing and economic growth.

Mr. Roberts asked if the traffic study was done with the current zoning.

Chairman Dill asked the applicant to come and answer questions.

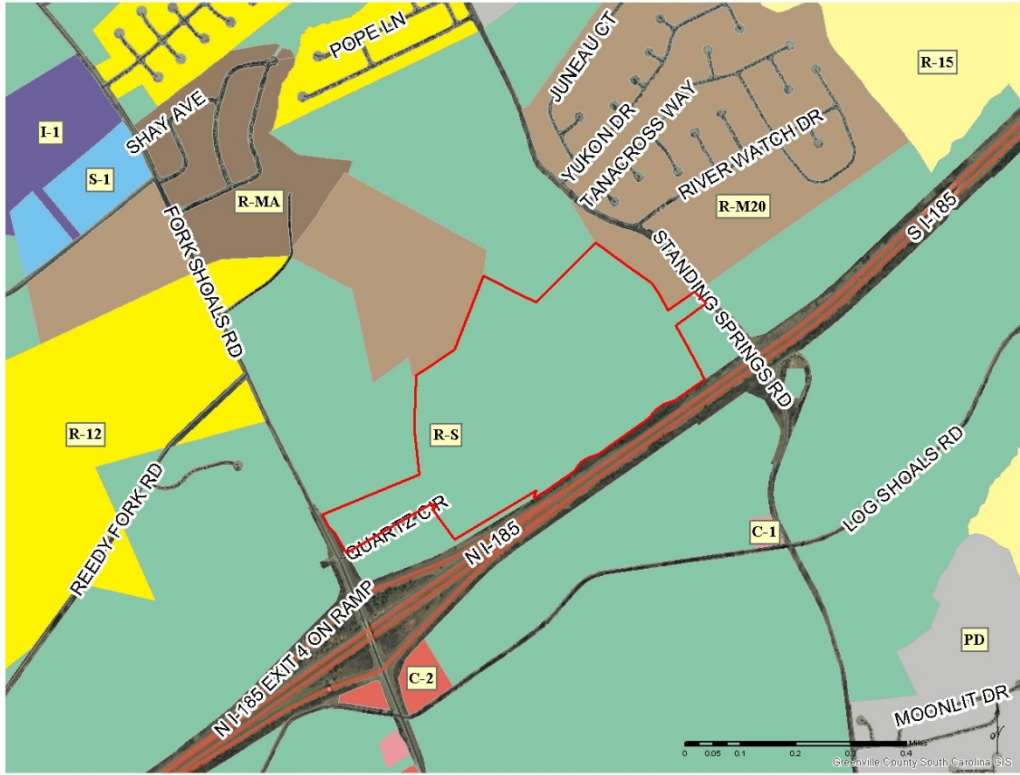
Paul Harrison, Blue Water Civil Design, 19 Washington Park, Greenville, South Carolina addressed the He stated the study was done under the current zoning which would allow 175 dwelling units or with 342 dwelling units as what the proposed zoning would request. He stated per the traffic engineers, there would be minimal impact.

MOTION: By Mr. Fant to deny CZ-2017-09. The motion carried with three in favor, one in opposition and one absent (Cates).

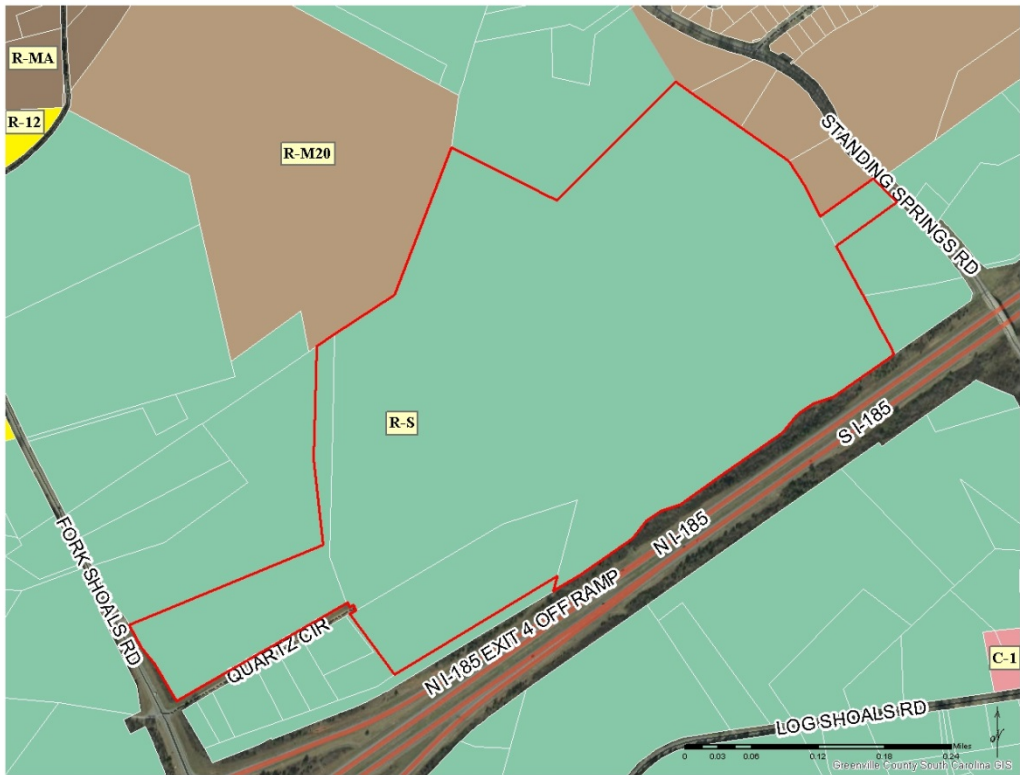


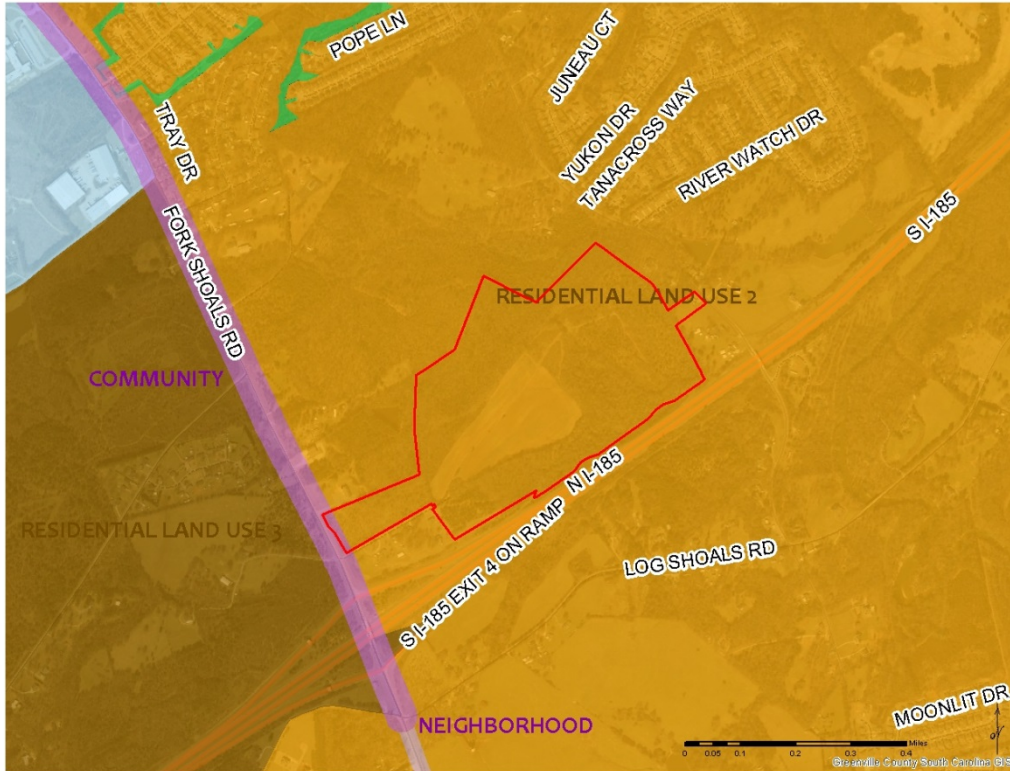
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Mr. Kurjiaka presented the following:

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Locust Hill Road	960' E	14,700	14,400 -2%	14,600 1.4%

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 Commission recommended denial. The item was held at the November 28, 2016 Committee meeting. On December 6, 2016 the applicant requested to amend his request from C-1, Commercial to OD, Office District. On February 6, 2017 the Committee denied the request. At the February 21, 2017 County Council meeting the item was returned to the Planning and Development Committee.

Chairman Dill asked if it was allowed to do activity on a piece of property the county was considering rezoning.

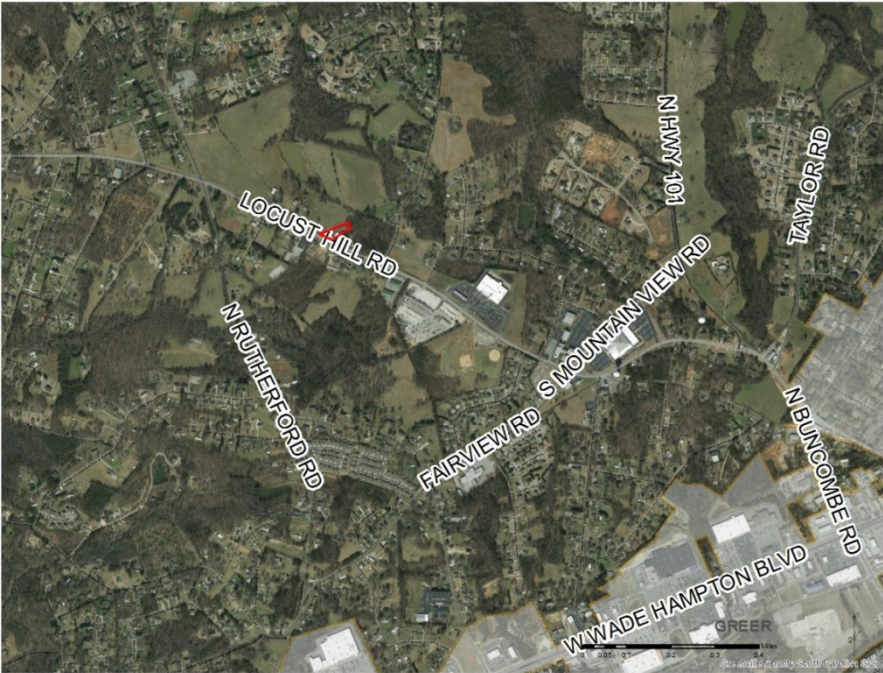
Mr. Kurjiaka stated there shouldn't be any movement of dirt without a grading permit.

Chairman Dill asked how about putting a building on it.

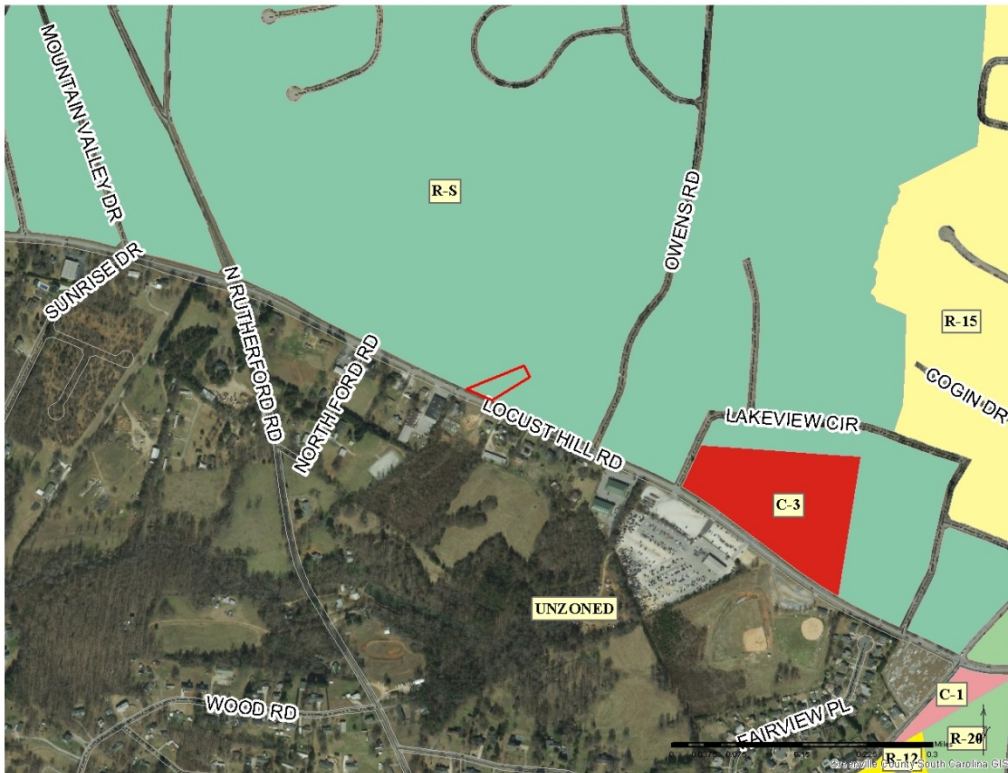
Mr. Kurjiaka stated there should not be any buildings on it without a building permit.

Chairman Dill suggested someone go out to look at the site tomorrow.

MOTION: By Mr. Barnes to hold CZ-2016-66. The motion carried unanimously by voice vote with one absent (Cates).



Aerial Photography, 2016



Zoning Map



Future Land Use Map

REQUESTS AND MOTIONS

Mr. Fant requested contact information for Mr. Paul Harrison. He stated he and Mr. Roberts spoke and may have some ideas to discuss with Mr. Harrison.

Ms. Gucker stated she would provide Mr. Fant with the contact information.

ADJOURNMENT

MOTION: By Mr. Roberts to adjourn. Without objection the meeting adjourned at 5:57 p.m.

Respectfully Submitted,

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