

**MINUTES  
COMMITTEE ON PLANNING AND DEVELOPMENT  
May 1, 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  
Kris Kurjiaka  
Alan Willis

**PLANNING COMMISSION MEMBERS PRESENT**

Nick Hollingshad  
Metz Looper  
Dave Stevenson

**COUNTY COUNCIL MEMBERS PRESENT**

Mr. Meadows  
Ms. Norris  
Mr. Payne

**CALL TO ORDER**

Chairman Dill called the meeting to order at 5:00 p.m.

**INVOCATION**

Dr. Cates provided the invocation.

**APPROVAL OF THE MINUTES OF THE APRIL 3, 2017 MEETING**

**MOTION:** By Mr. Fant to approve the minutes of the April 3, 2017 Committee meeting as presented. The motion carried unanimously by voice vote.

Ms. Bauthier presented the following:

**ZONING DOCKETS**

<b>DOCKET NUMBER:</b>	CZ-2017-22
<b>APPLICANT:</b>	Paul J. Harrison, Bluewater Civil Design, LLC for Bettye Riddle Smith
<b>PROPERTY LOCATION:</b>	Antioch Church Road
<b>PIN/TMS#(s):</b>	0593030100400
<b>EXISTING ZONING:</b>	R-S, Residential Suburban
<b>REQUESTED ZONING:</b>	R-12, Single-Family Residential
<b>ACREAGE:</b>	29.6
<b>COUNCIL DISTRICT:</b>	25 – Fant
<b>ZONING HISTORY:</b>	The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.
<b>EXISTING LAND USE:</b>	vacant farm land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	vacant pasture land
East	R-S and R-12	vacant pasture and wooded land
South	R-S	vacant pasture land
West	R-7.5	single-family residential (Idlewild Subdivision)

**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	29.6	50 units
Requested	R-12	3.6 units/acre		106 units

A successful rezoning may add up to 56 dwelling units.

**ROADS:** Antioch Church Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Antioch Church Road	1,800' E	3,300	3,300 0%	3,800 15.2%

**SUMMARY:** The subject parcel zoned R-S, Residential Suburban is 29.6 acres of property located on Antioch Church Road approximately 1.5 miles northwest of the I-185 and Reedy Fork Road Interchange. The parcel has approximately 800 feet of frontage along Antioch Church Road.

The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is located in the southern portion of the county. There is floodplain located along the eastern portion of the property. The subject site is located in an area of the future land use map recommending six

or more units per acre per the Greenville County Comprehensive Plan.

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

**CONCLUSION:**

The subject site is surrounded by vacant pasture and wooded land to the north east and south of the subject site with Idlewild subdivision to the west. The subject site is surrounded with residential zoning to the west, east and south. Staff is of the opinion the requested rezoning to R-12, Single-Family residential is consistent with the existing and emerging residential zoning and development in this area.

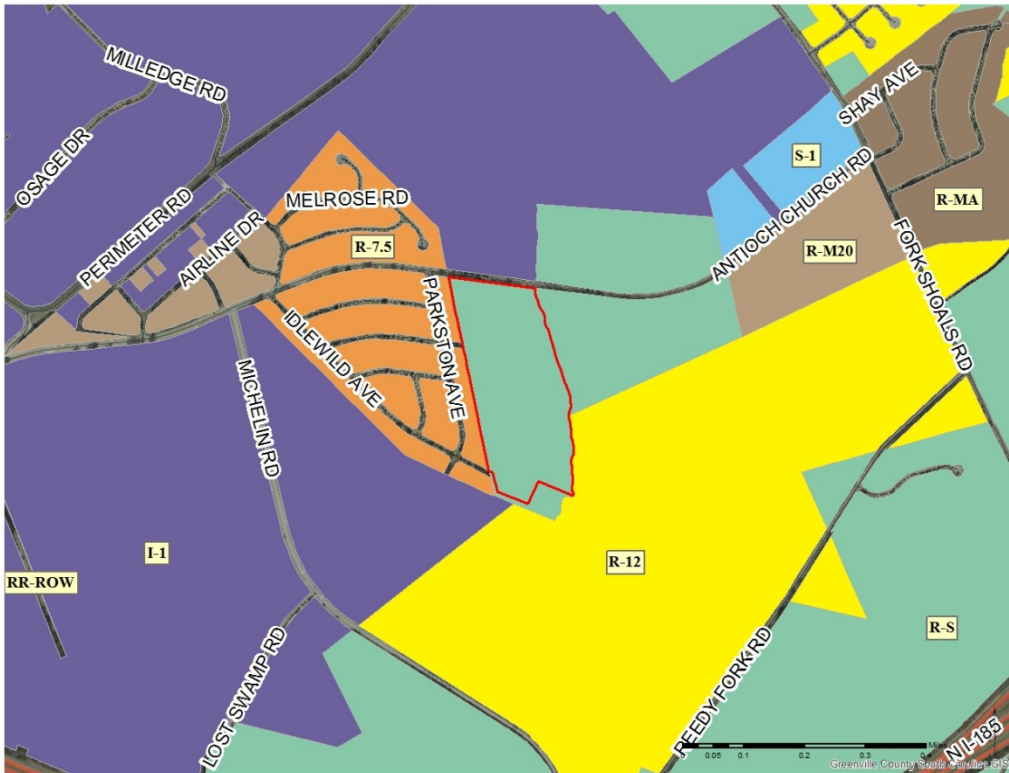
Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential. The Planning Commission recommended approval.

**MOTION:**

By Mr. Fant to hold CZ-2017-22 while further information was gathered from the Developer and residents. The motion carried unanimously by voice vote.

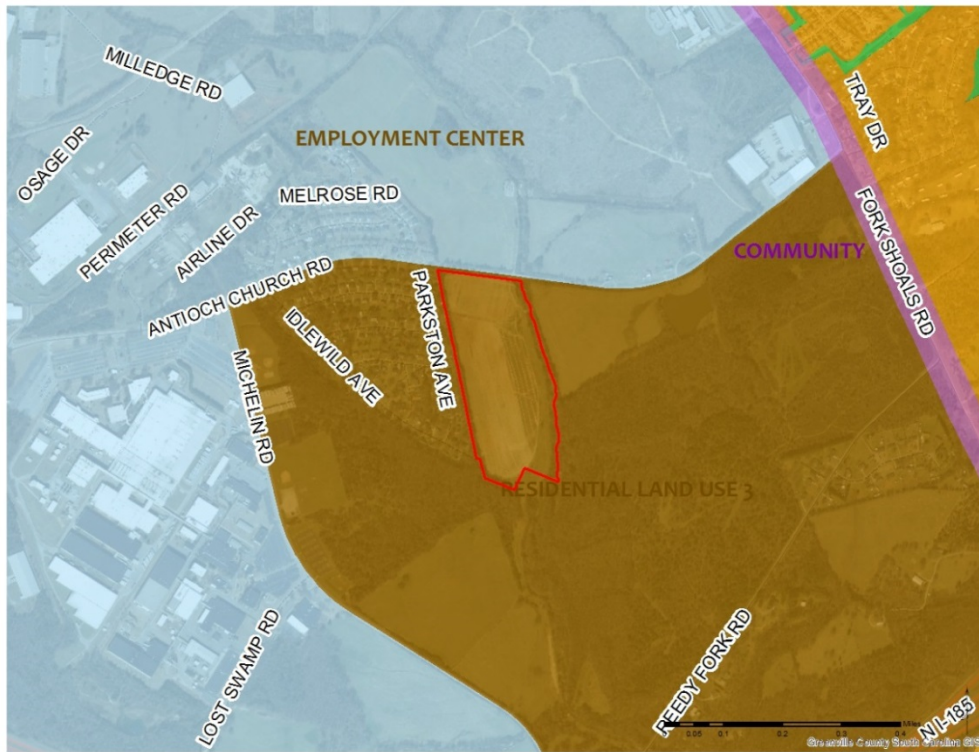
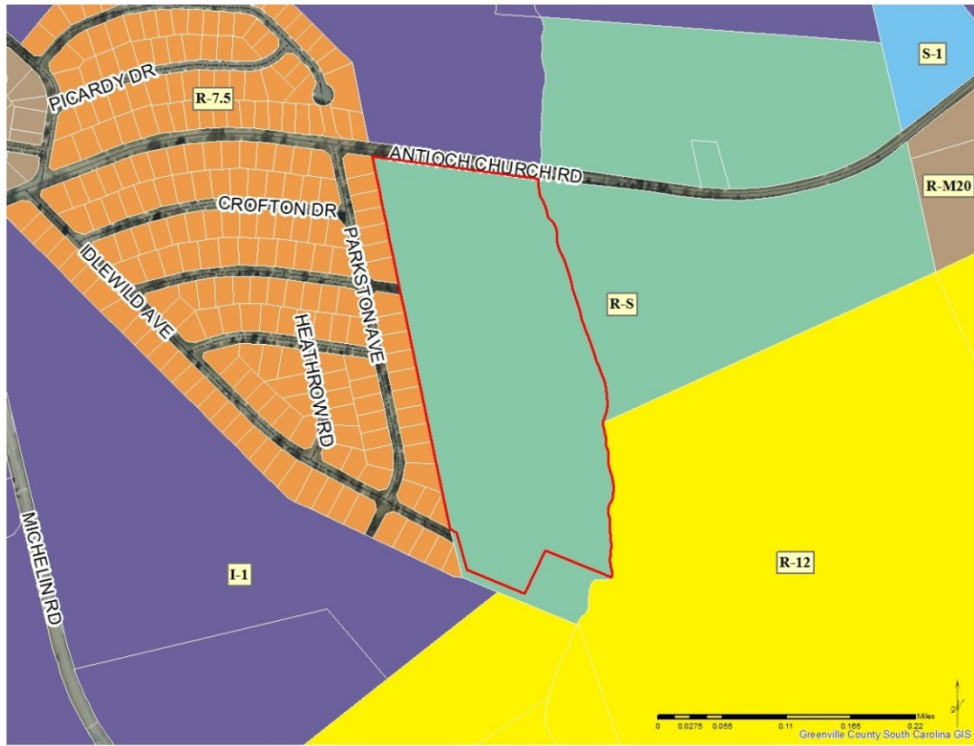


Aerial Photography, 2016





Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2017-23

**APPLICANT:** Laurin Patton and Greg Googer, Patton Development, SC LLC for Lindsey R. Estela and Ruth Hernandez Estela, LLC

**PROPERTY LOCATION:** Stallings Road and New Tilth Road

**PIN/TMS#(s):** 0525030101506 and 0525030101507

**EXISTING ZONING:** R-M20, Multifamily Residential

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 2.93

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned R-M20, Multifamily Residential in April 1972, as part of Area 3.

**EXISTING LAND USE:** single-family residential and vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential and church (Pebble Creek Baptist Church)
East	R-M20	single-family residential
South	R-M20	vacant wooded
West	R-S and R-M20	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-M20	20 units/acre	2.93	58 units
Requested	C-1	12 units/acre		35 units

A successful rezoning may reduce up to 23 dwelling units.

**ROADS:**

Stallings Road: two-lane State-maintained minor arterial  
New Tilth Road: two-lane County-maintained local

Reid School Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Reid School Road	2,200' S	8,100	8,300	7,600
			2.5%	-
Stallings Road	3,200' E	0	5,200	5,100
			N/A	-
				1.9%

**SUMMARY:**

The subject parcel zoned R-M20, Multifamily Residential is 2.93 acres of property located on Stallings Road at the intersection of Reid School Road and Stallings Road. The parcel has approximately 670 feet of frontage along Stallings Road, 530 feet of frontage along New Tilth Road and 150 feet of frontage along Reid School Road.

The applicant is requesting to rezone the property to C-1, Commercial. The subject site is located in the northern area of the county. There is no commercial zoning located in the surrounding area and the closest commercially zoned parcel is located at Tanner Road and Reid School Road approximately 0.3 miles southeast of the subject site.

The applicant states the proposed land use is for a Dollar General Store.

**CONCLUSION:**

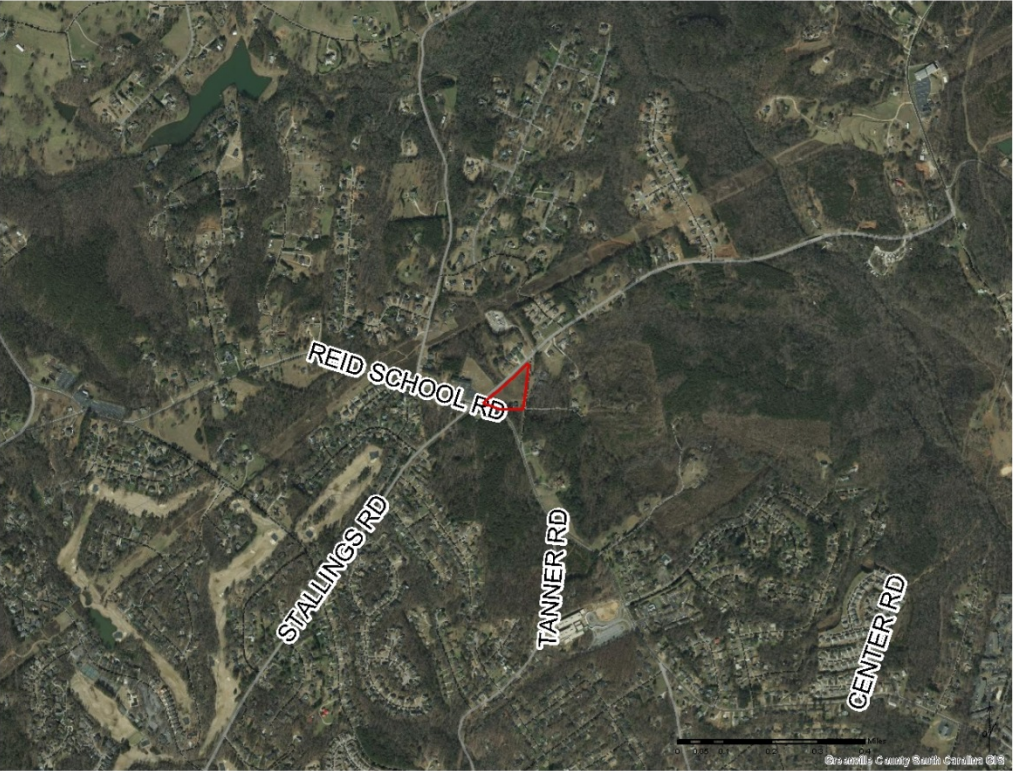
The area surrounding the subject site is made up of single-family residences and Pebble Creek Baptist Church. The surrounding zoning consists of single-family residential and multifamily residential. Staff is of the opinion introducing commercial zoning into this area would not be consistent with the existing residential character of this area and would introduce incompatible zoning.



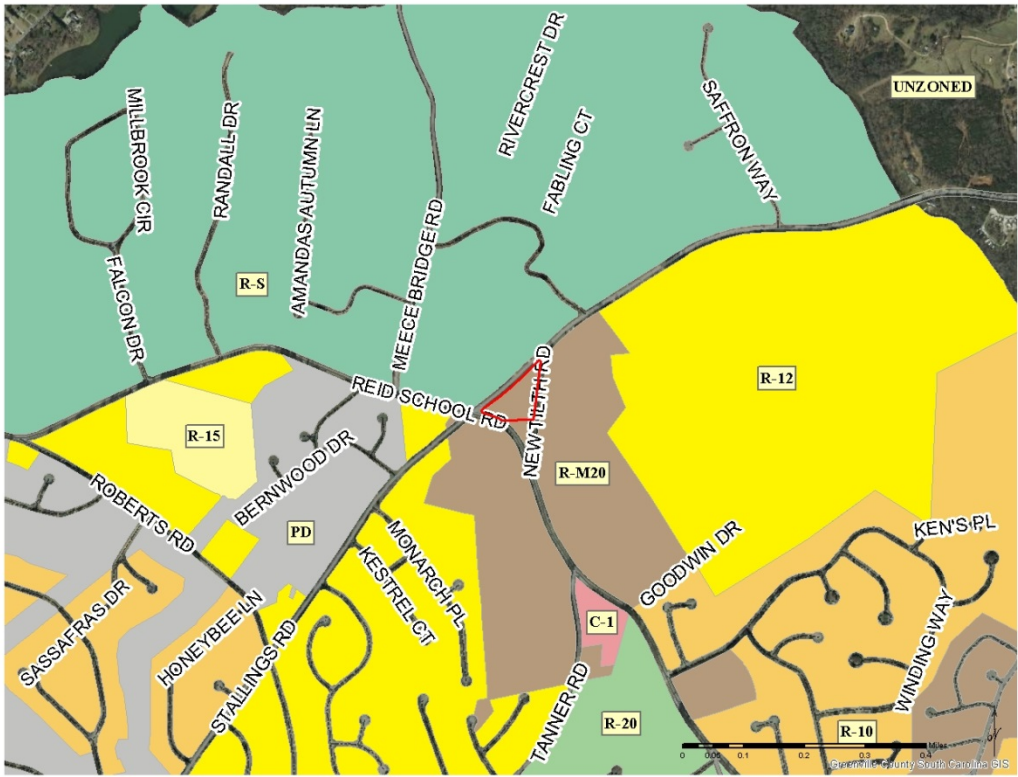
Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial. The Planning Commission recommended denial.

Dr. Cates spoke of the concerns of the residents within the area. He pointed out there were three (3) other Dollar Stores within a short distance. He felt this would be spot zoning and made the following motion.

**MOTION:** By Dr. Cates to deny CZ-2017-23. He requested a ballot vote. The motion carried unanimously by ballot vote.

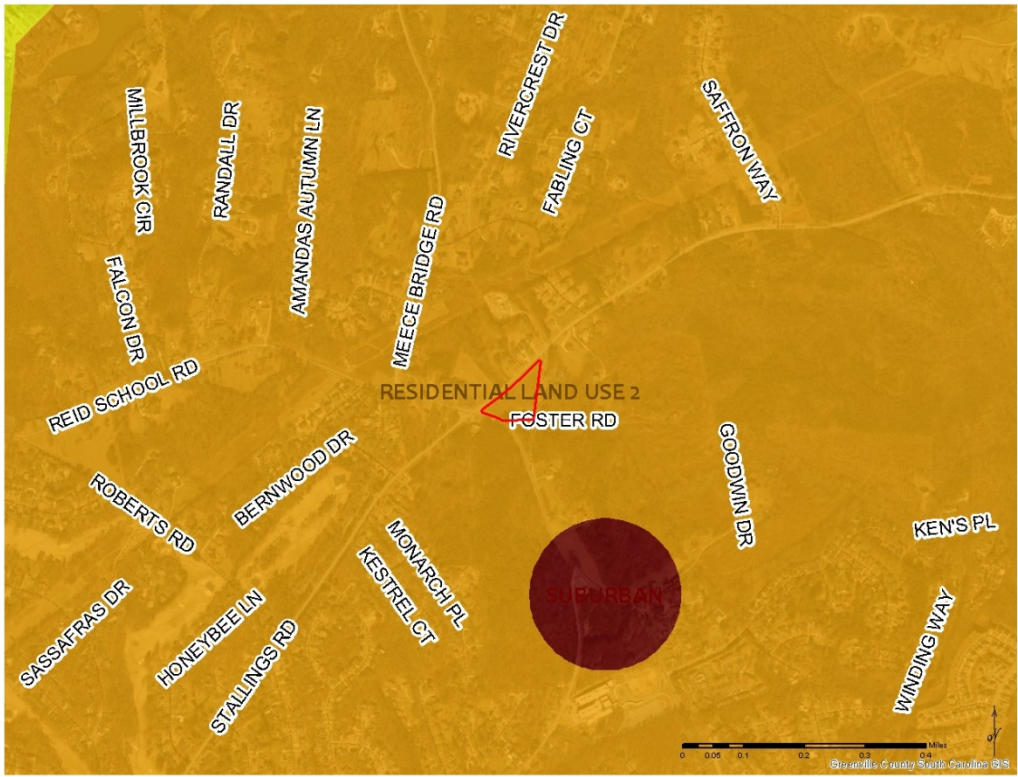
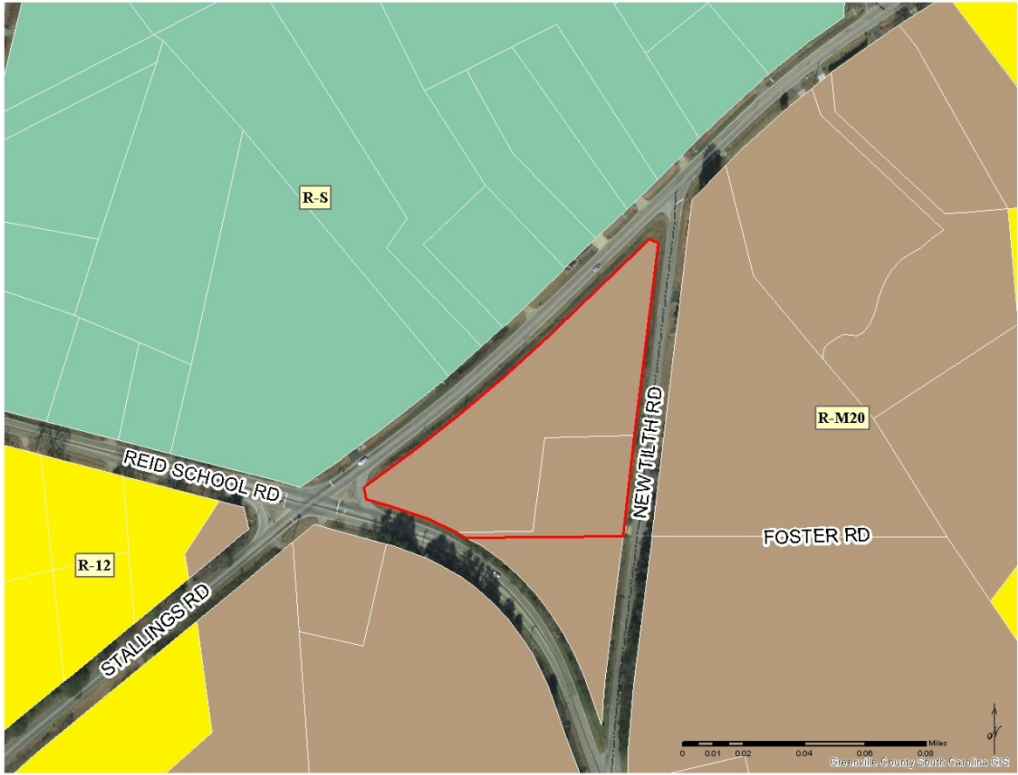


Aerial Photography, 2016



Zoning Map





Future Land Use Map

Ms. Buathier 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:** O-D, Office District  
**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 and car lot sales

**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 O-D, Office District. Single-Family Residences are present to the east, west and south of the subject site. Commercial land uses are present to the west. The subject site is also located along a designated neighborhood corridor in the Greenville County Comprehensive Plan.

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

**CONCLUSION:**

The surrounding area along Locust Hill Road is an area containing commercial, office and residential land uses. Staff is of the opinion that the requested OD, Office District would be consistent with existing land uses in the area.

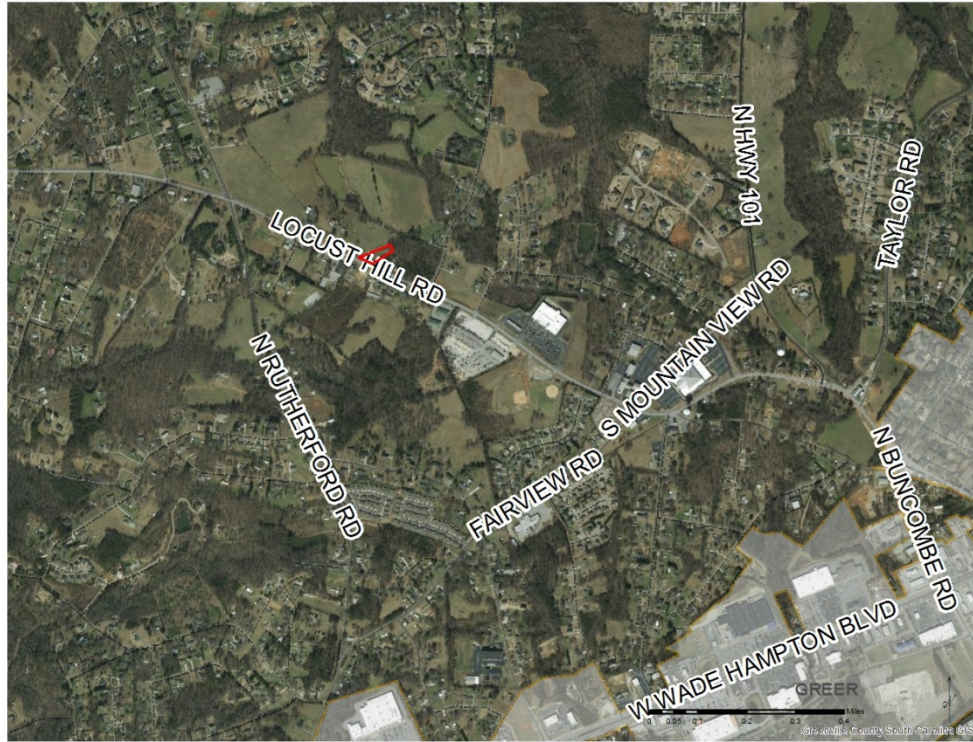
Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District. The Planning Commission recommended approval.

Ms. Buathier stated at the April 18, 2017 County Council meeting the item was amended from C-1, Commercial to O-D, Office District and returned to the Planning Commission. Staff is in approval of the O-D, Office District request.

**MOTION:**

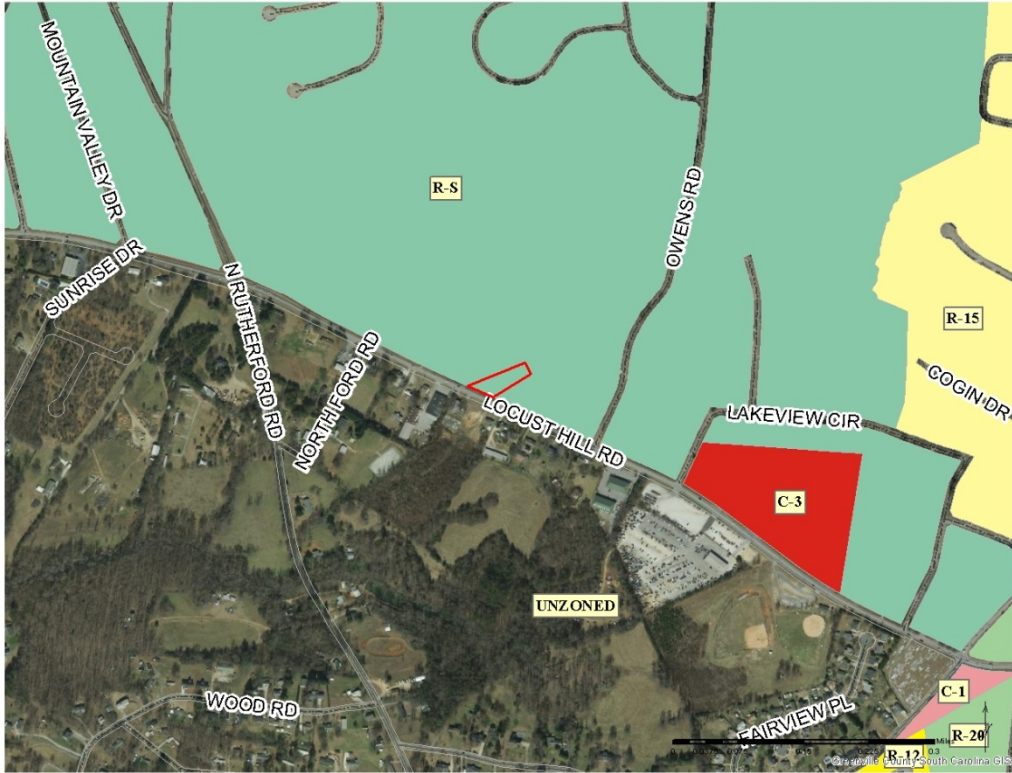
By Mr. Barnes to approve CZ-2016-66. The motion carried unanimously by voice vote.





Aerial Photography, 2016





Zoning Map







Future Land Use Map

Ms. Buathier 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.

**CONCLUSION:**

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 predominantly 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.

**ADDITIONAL INFORMATION:**

At the Planning and Development Committee meeting on March 6, 2017, the Committee returned CZ-2017-15 to the Planning Commission for further consideration of the applicant's amended application of a portion of the parcels being rezoned to S-1, Services. Staff maintained its previous

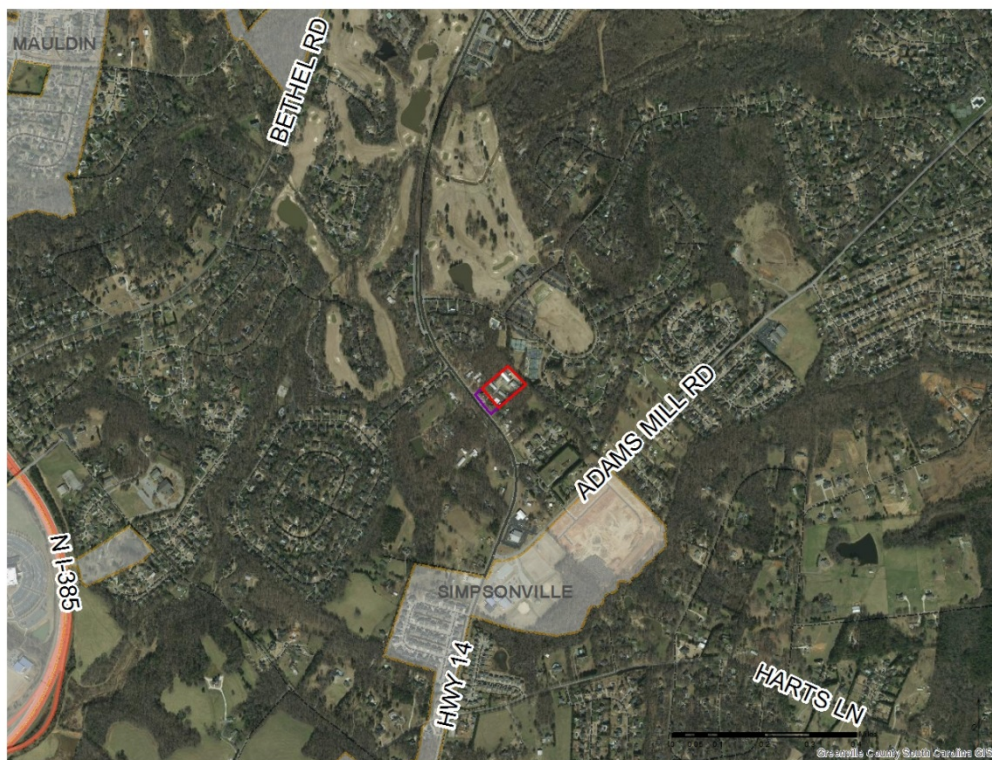


recommendation of denial for reasons listed in the conclusion above.

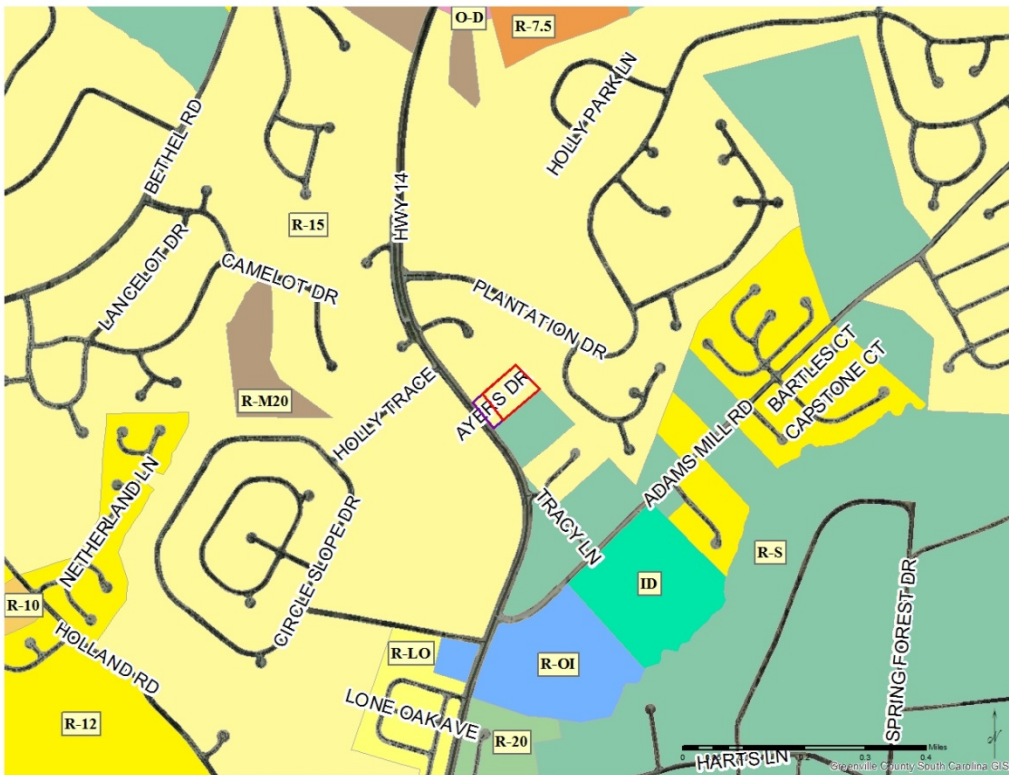
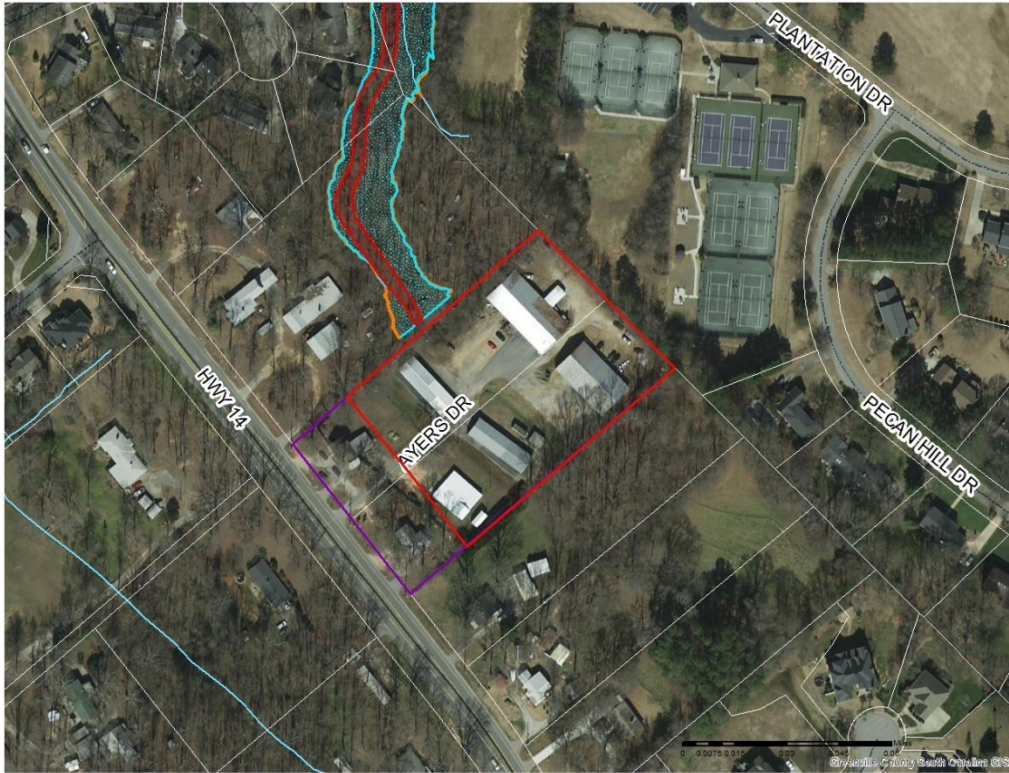
At the April 18, 2017 County Council meeting the item was referred to the Planning and Development Committee.

Ms. Buather stated staff had received a request from the applicant to hold CZ-2017-15, while they discuss other zoning options.

**MOTION:** By Dr. Cates to hold CZ-2017-15. The motion carried unanimously by voice vote.

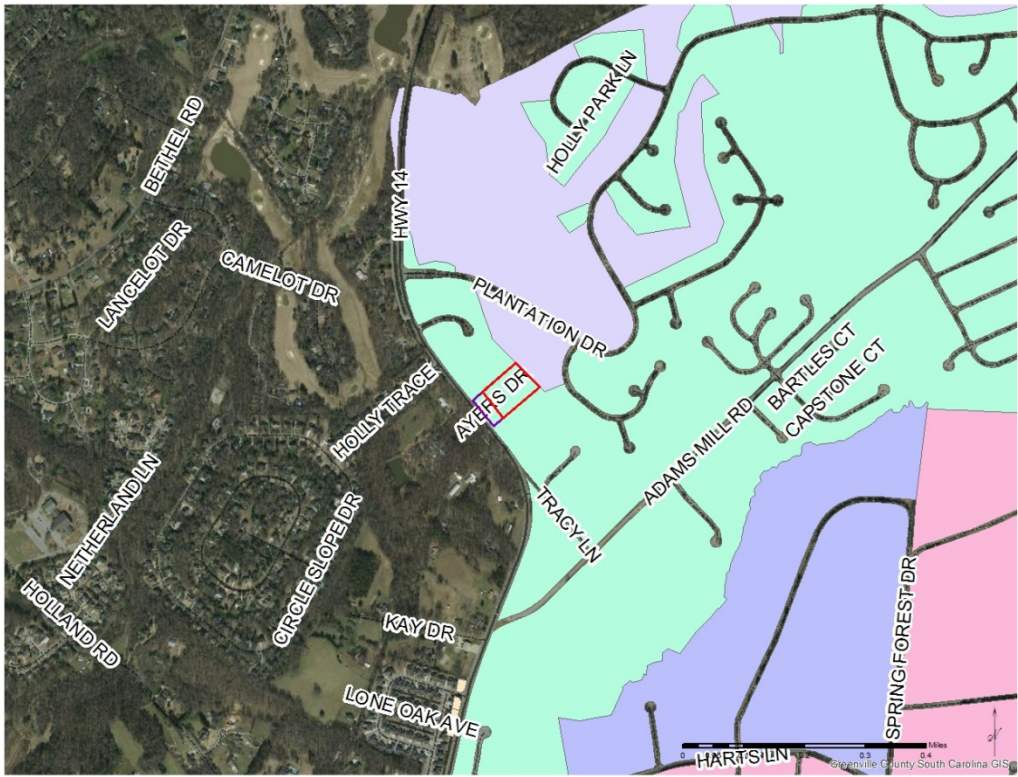


Aerial Photography, 2016



Zoning Map





Scuffletown Area Plan Review, 2016

**AN ORDINANCE DECLARING A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY FOR AUTOMOBILE SALES IN CERTAIN AREAS OF GREENVILLE COUNTY**

Chairman Dill stated he and Mr. Meadows had discussed the issue of automobiles sales for a number of years. He stated currently there was an ordinance on the Council floor which address those concerns throughout the county. He felt the permits and certificates of occupancy needed to be held on this issue until a permanent solution has been made.

**MOTION:** By Dr. Cates to approve an ordinance declaring a moratorium on the issuance of building permits and certificates of occupancy for automobile sales in certain areas of Greenville County. The motion carried unanimously by voice vote.

**REQUESTS AND MOTIONS**

**ADJOURNMENT**

**MOTION:** By Dr. Cates to adjourn. Without objection the meeting adjourned at 5:26 p.m.

Respectfully Submitted,

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