

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
August 28, 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:

Lynn Ballard, Chairman
Sid Cates, Vice Chairman
Mike Barnes
Ennis Fant
Rick Roberts

COMMITTEE MEMBERS ABSENT:

None

STAFF PRESENT:

Teresa Barber
Phoenix Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Kris Kurjiaka
Tyler Stone
Alan Willis

PLANNING COMMISSION MEMBERS PRESENT

Dr. Hollingshad
Mr. Looper

COUNTY COUNCIL MEMBERS PRESENT

Butch Kirven
Willis Meadows
Xanthene Norris

CALL TO ORDER

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

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE July 17, 2017 MEETING

MOTION: By Mr. Fant to approve the minutes of the July 17, 2017 Committee meeting.
The motion carried unanimously by voice vote.

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2017-43
APPLICANT:	Gregory Lee Ayers
PROPERTY LOCATION:	201 Old Boiling Springs Road
PIN/TMS#(s):	0533040100906
EXISTING ZONING:	O-D, Office District
REQUESTED ZONING:	C-1, Commercial
ACREAGE:	0.5
COUNCIL DISTRICT:	21 – Roberts
ZONING HISTORY:	The parcel was originally zoned R-S, Residential Suburban in May 1970, as part of Area 1. There was a successful O-D, Office District rezoning request in 1990, CZ-1990-32.
EXISTING LAND USE:	dental office

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-MA	apartments (Bent Oak Apartments)
East	C-2	retail (Neighborhood Walmart)
South	C-1	restaurant
West	C-2	extended stay hotel

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.

ROADS: Old Boiling Springs Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
The Parkway	4,200' NE	18,700	15,500 - 17.1%	16,500 6.5%

SUMMARY: The subject parcel zoned O-D, Office District is 0.5 acres of property located on Old Boiling Springs Road approximately 0.5 miles west of Pelham Road and I-85 interchange. The parcel has approximately 300 feet of frontage along Old Boiling Springs Road.

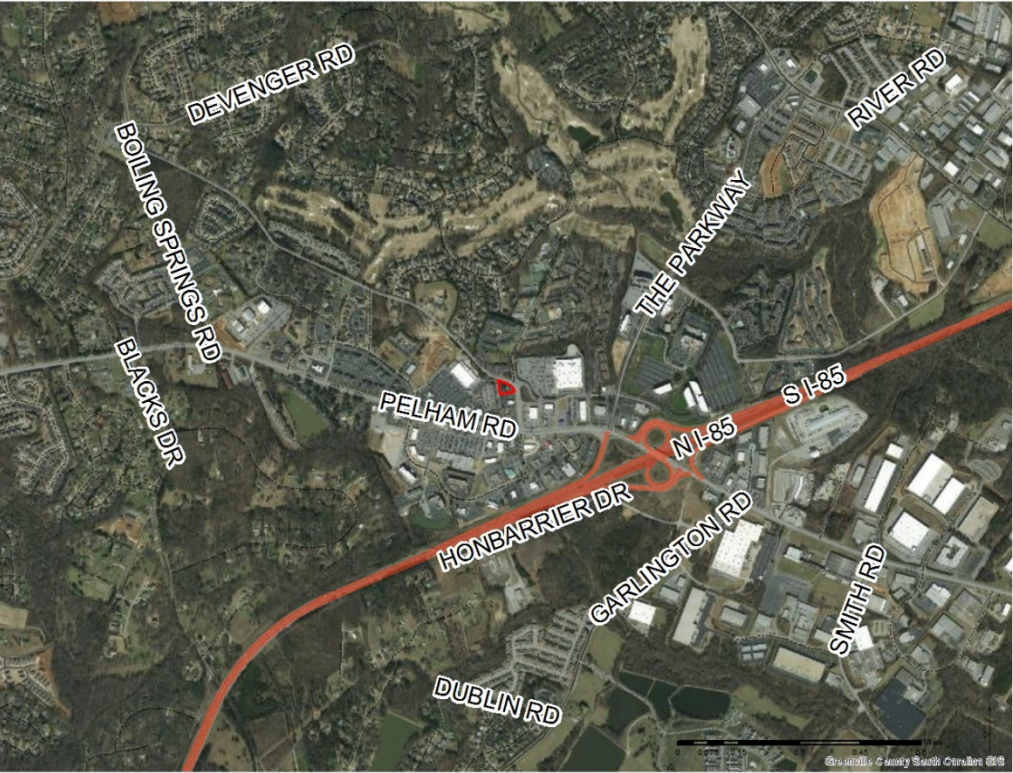
The applicant is requesting to rezone the property to C-1, Commercial. An existing building is already on the property and is currently being used as a dental office.

The applicant states the proposed land use is for a beauty spa.

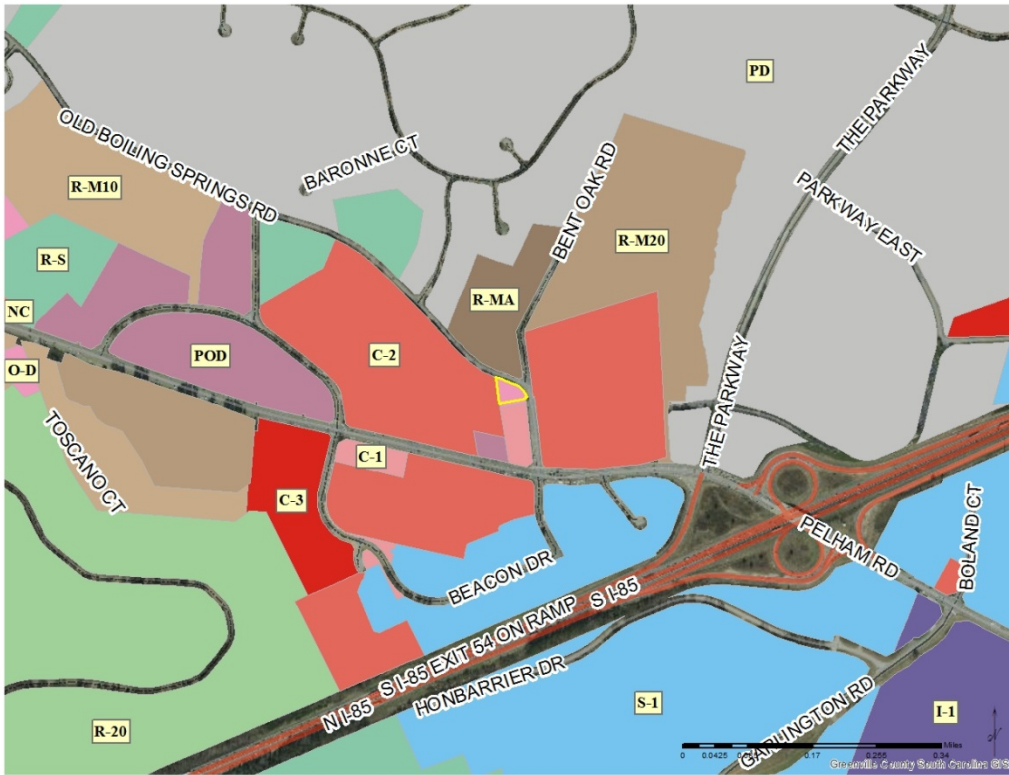
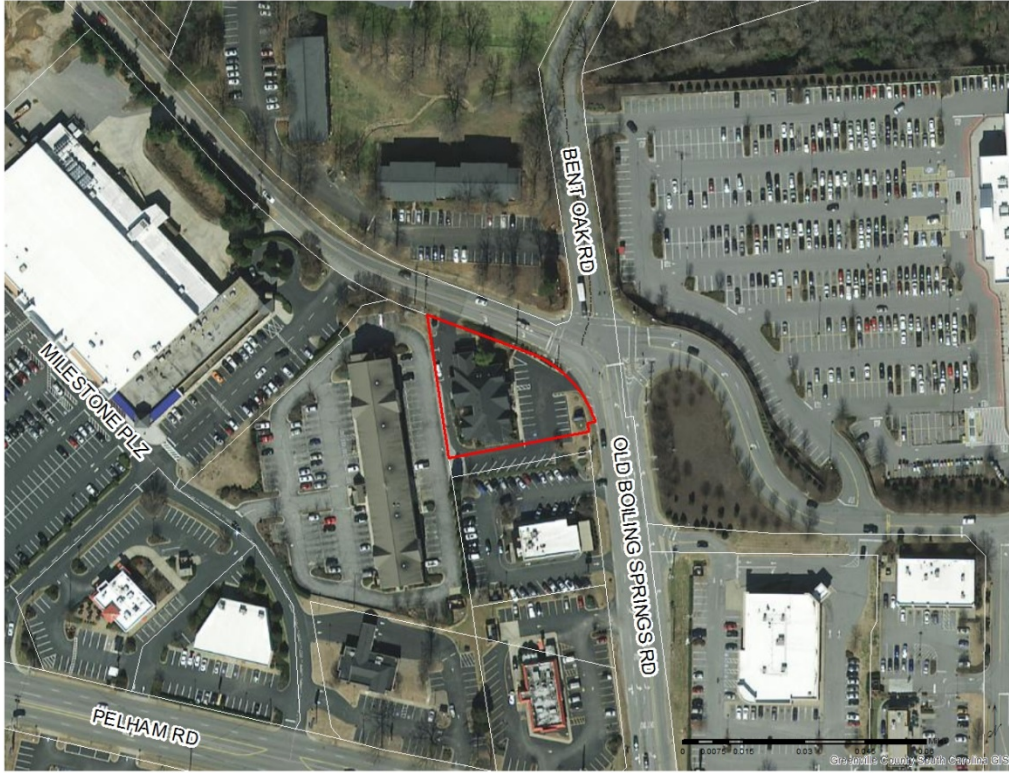
CONCLUSION: Staff is of the opinion the subject parcel is located within a highly commercialized area. Commercial land uses and zoning are present to the west, south and east of the subject site. Staff believes due to its close proximity to a Super-Regional Corridor and the current commercial around the parcel, this area is part of an already existing transition area, and rezoning to C-1, Commercial would be appropriate.

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

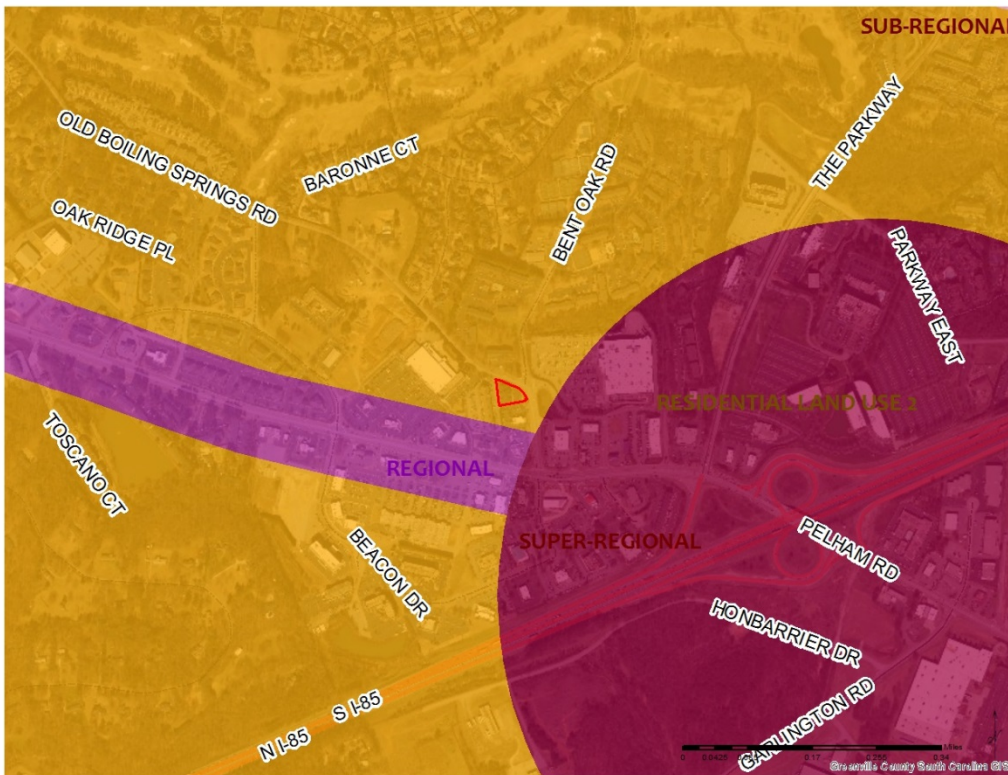
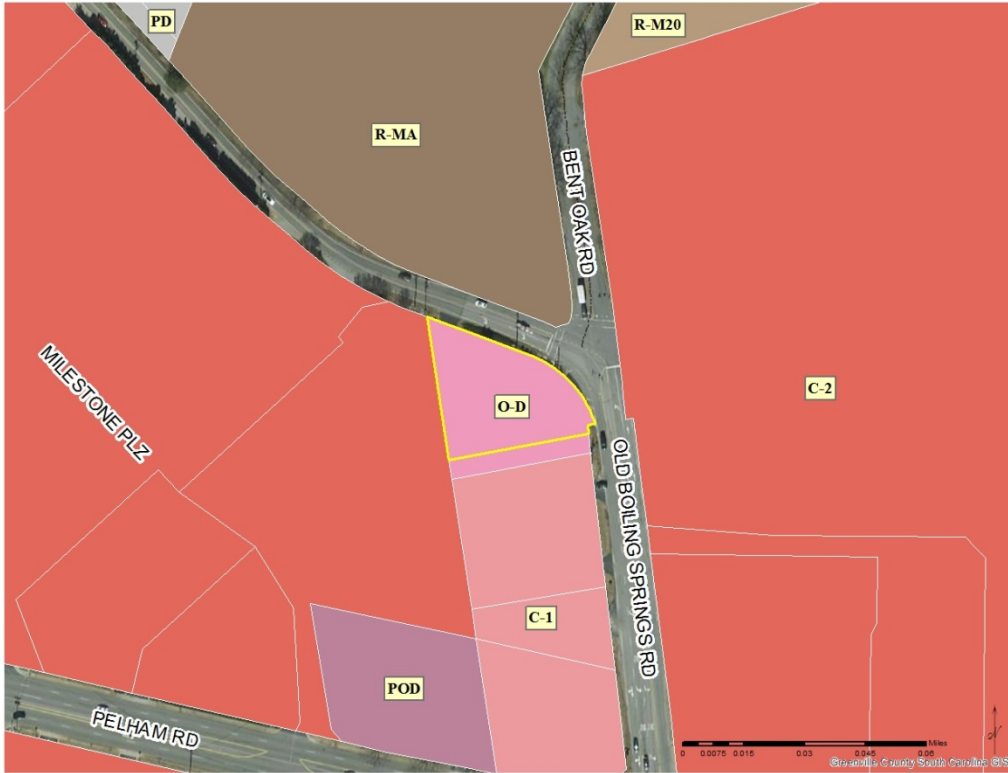
MOTION: By Mr. Roberts to approve CZ-2017-43. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-44

APPLICANT: Vicky A. and Randall A. Robertson for John Michael Harris and Michael Elliott Harris

PROPERTY LOCATION: 2004 Perimeter Road

PIN/TMS#(s): 0400010104700

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 1.55

COUNCIL DISTRICT: 25 – Fant

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

EXISTING LAND USE: vacant commercial building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouse
East	I-1	warehouse
South	I-1	warehouse (Michelin)
West	I-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as an *Employment Center*.

ROADS: Perimeter Road: two-lane State-maintained minor collector
Echelon Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Augusta Arbor Way	4,600' SW	1,750	1,750 0%	1,750 0%

SUMMARY:

The subject parcel zoned I-1, Industrial, is 1.55 acres of property located on Perimeter Road approximately 1.7 miles northeast of the intersection of Augusta Road and Antioch Church Road. The parcel has approximately 240 feet of frontage along Perimeter Road and 350 feet of frontage along Echelon Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for a deli/restaurant to serve deliver and cater great food to the businesses on SCTAC.

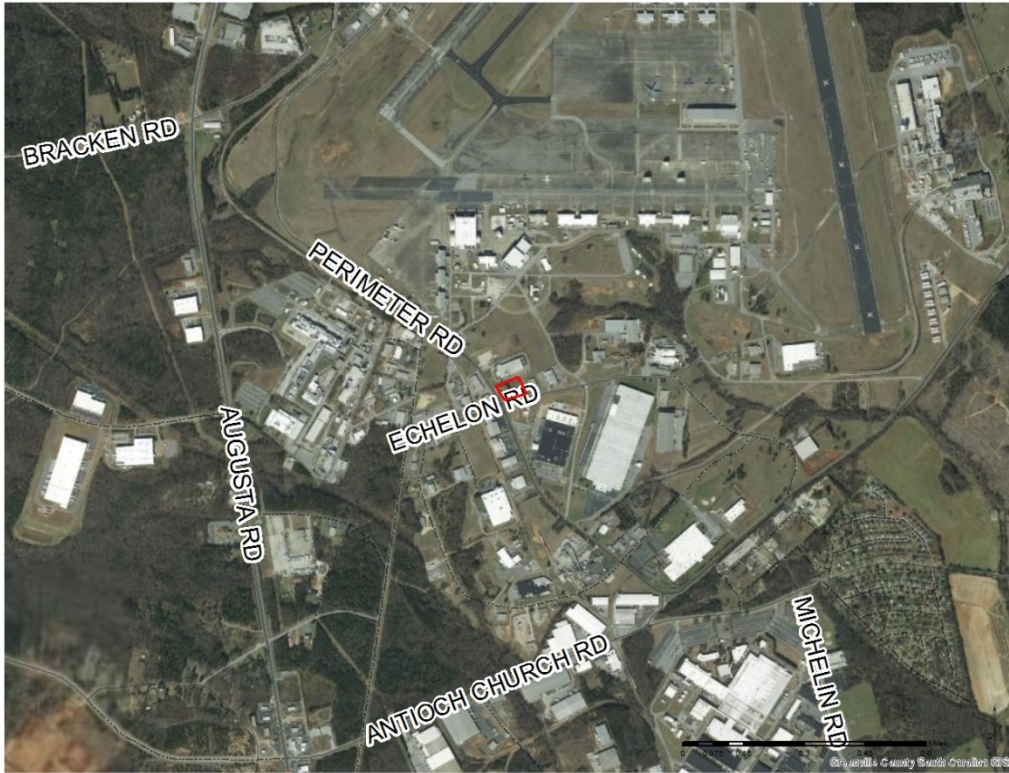
CONCLUSION:

The subject site is surrounded by industrial zoning and is recommended as an employment center by the Greenville County Comprehensive Plan. Staff is of the opinion that for this parcel, industrial uses will be limited because of its size and location. Staff believes rezoning this parcel to S-1, Services would allow for some additional uses while still maintaining industrial/service type uses.

Based on these reasons staff recommends approval of the requested rezoning to S-1, Services. The Planning Commission recommended approval.

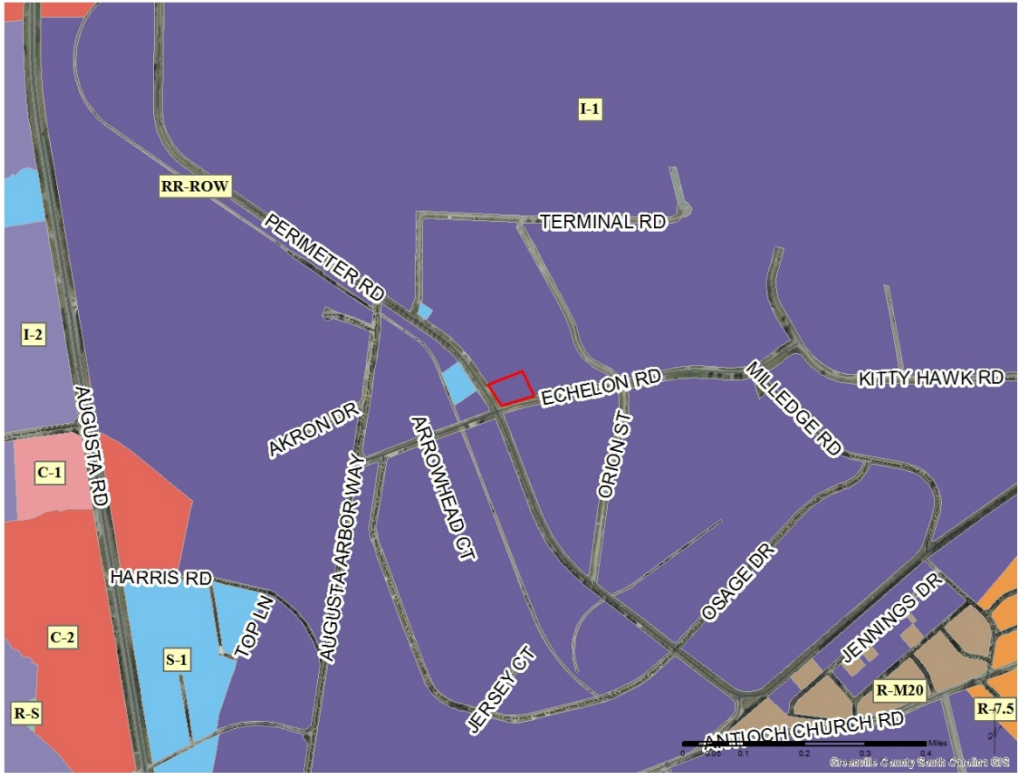
MOTION:

By Mr. Fant to approve CZ-2017-44. The motion carried unanimously by voice vote.



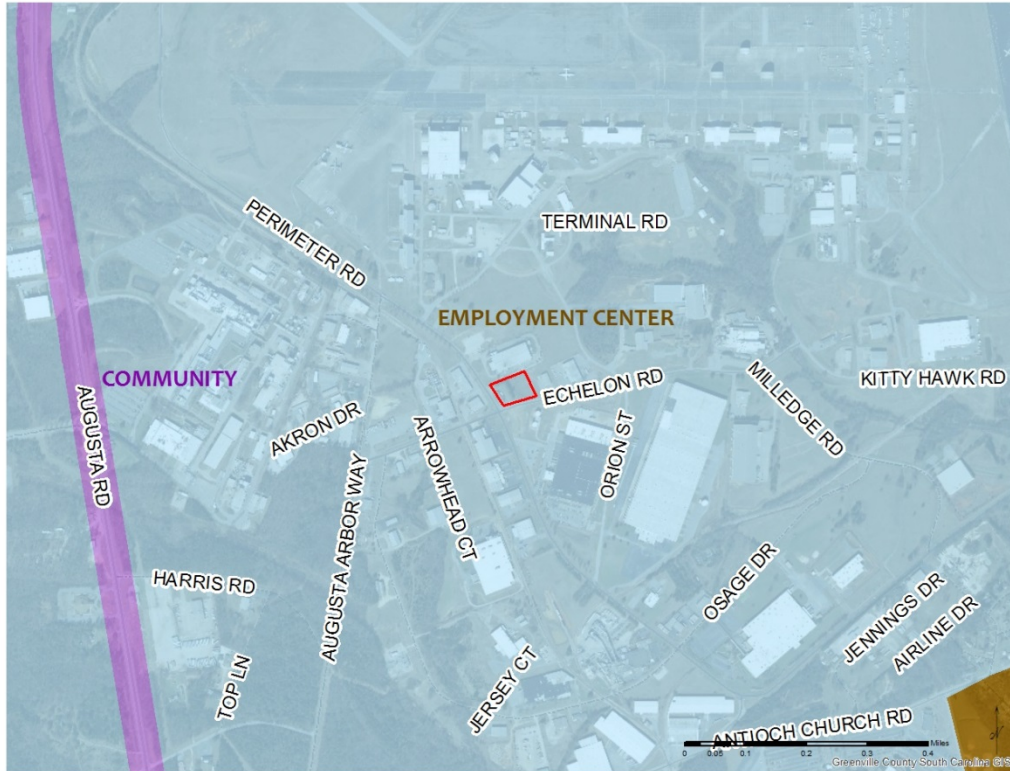
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-45

APPLICANT: Dwight Wesley King

PROPERTY LOCATION: 233-D Saint Mark Road

PIN/TMS#(s): T008000100118 and T008000100100

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 1.59

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: single-family residential and multifamily residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-20 and R-10	single-family residential
South	R-20	single-family residential
West	R-7.5	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 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-20	2.2 units/acre	1.59	3 units
Requested	R-M10	10 units/acre		15 units

A successful rezoning may add up to 12 dwelling units.

ROADS: Saint Mark Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Wade Hampton Boulevard	2,000' SW	32,300	26,600 - 17.6%	32,300 21.4%
Saint Mark Road	3,800' N	4,700	4,600 -2.1%	5,400 17.4%

SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 1.59 acres of property located on Saint Mark Road approximately 0.25 miles north of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 185 feet of frontage along Saint Mark Road.

The applicant is requesting to rezone the property to R-M10, Multifamily Residential.

The applicant states the proposed land use is for a duplex/triplex construction.

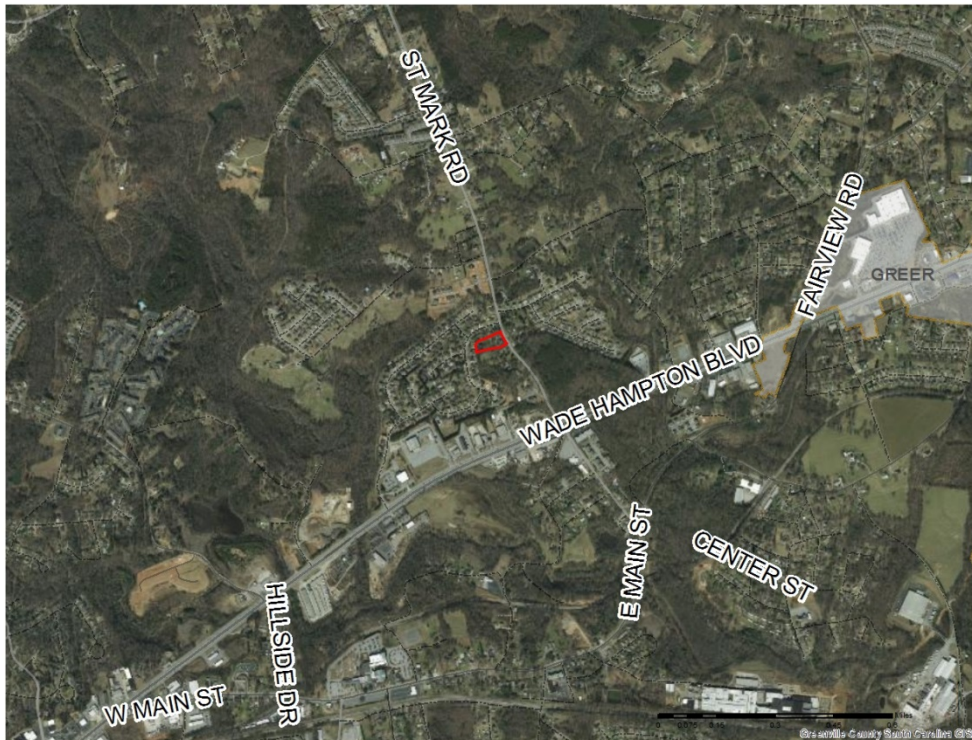
CONCLUSION:

The subject site is surrounded by single-family residential land uses and zoning. There are surrounding neighborhoods zoned R-7.5 and R-10, Single-Family Residential to the north, west and east of this site. Staff is of the opinion the requested R-M10, Multifamily Residential would not be consistent with the surrounding community and could have a negative impact on it.

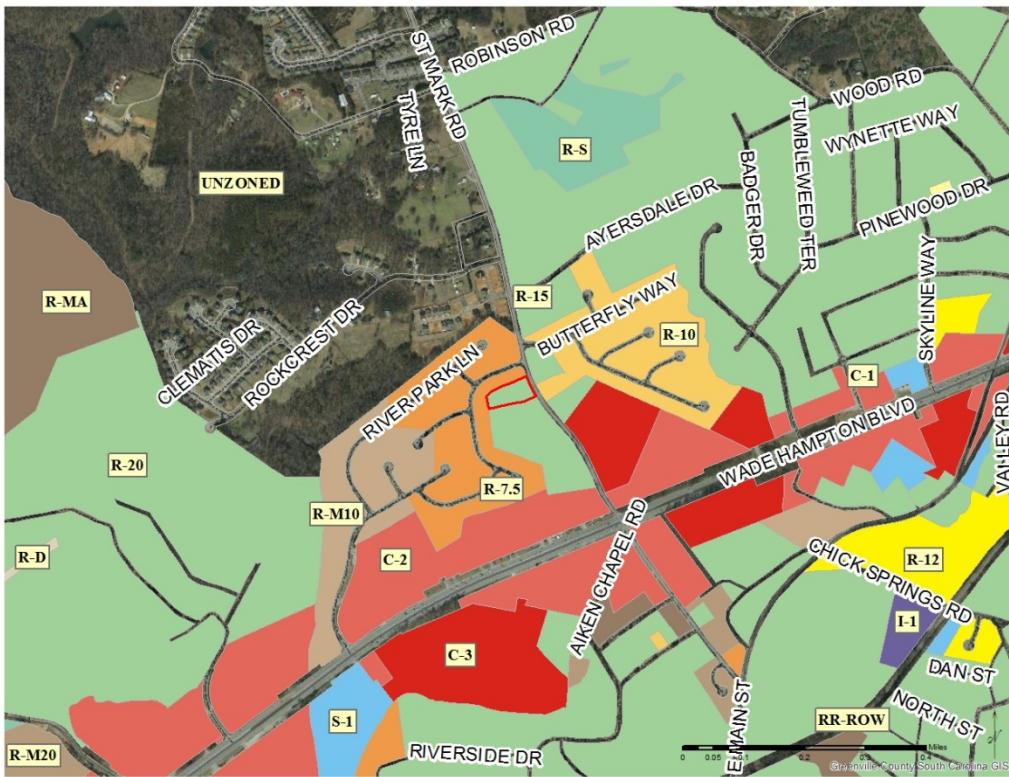
Based on these reasons staff recommends denial of the requested rezoning to R-M10, Multifamily Residential. The Planning Commission recommended denial.

MOTION:

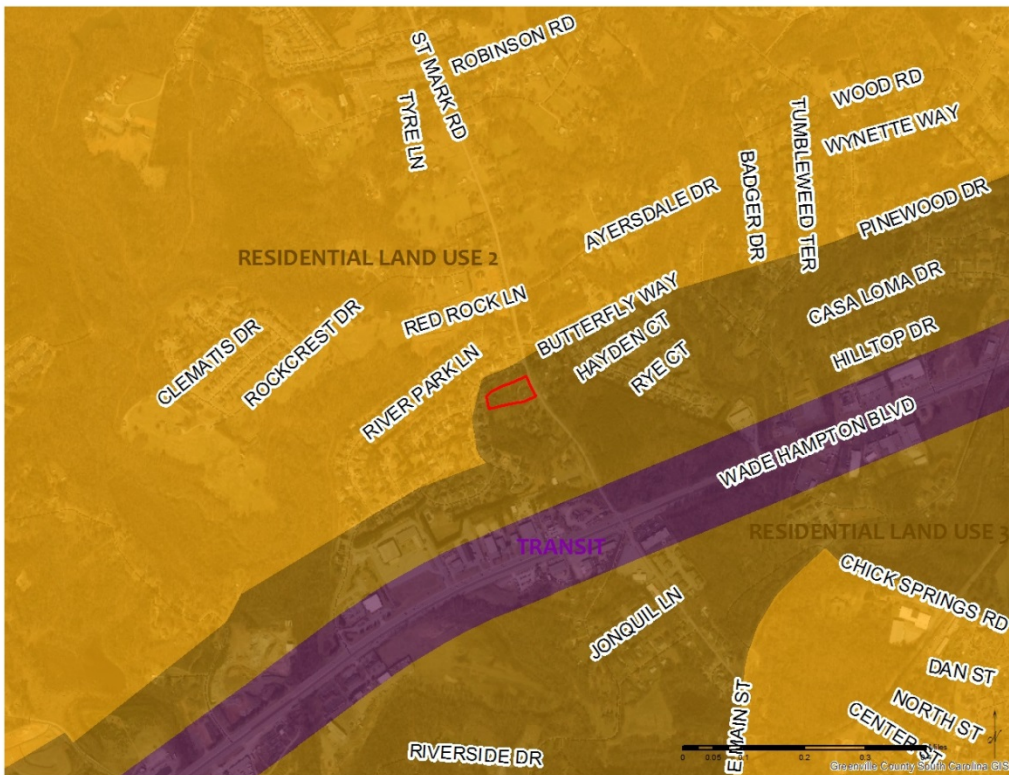
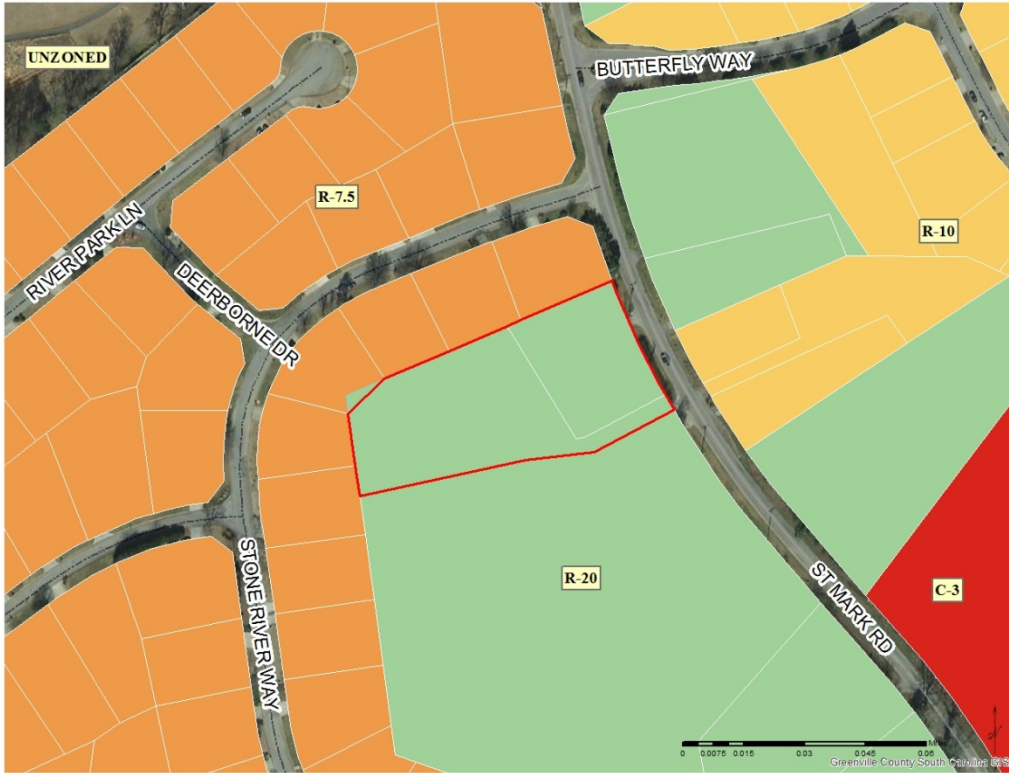
By Mr. Barnes to approve CZ-2017-45. He stated there was no opposition to the request. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-46
APPLICANT: Thomas L. Mills, Jr.
PROPERTY LOCATION: 29 E. Main Street
PIN/TMS#(s): T006000500100
EXISTING ZONING: POD, Planned Office Development
REQUESTED ZONING: R-20, Single-Family Residential
ACREAGE: 2.37
COUNCIL DISTRICT: 18 – Barnes
ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was a successful POD, Planned Office Development rezoning request in 2003, CZ-2003-56. There was a successful POD, Planned Office District Major Change rezoning request in 2009, CZ-2009-08.
EXISTING LAND USE: office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	vacant wooded
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 Taylors Community Plan and is designated as *Residential Land Use 2* which prescribes 4 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	POD	0 units/acre	2.37	0 units
Requested	R-20	2.2 units/acre		5 units

A successful rezoning may add up to 5 dwelling units.

ROADS:

East Main Street: two-lane State-maintained minor collector
Aiken Chapel Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Main Street	3,450' W	6,200	5,300	6,200
			-	17%
			14.5%	

SUMMARY:

The subject parcel zoned POD, Planned Office District, is 2.37 acres of property located on E. Main Street approximately 1 mile west of the intersection of W. Main Street and Wade Hampton Boulevard. The parcel has approximately 50 feet of frontage along E. Main Street and 500 feet of frontage along Aiken Chapel Road.

The subject parcel is currently zoned POD, Planned Office District. The subject site was rezoned from its original zoning of R-20, Single-Family Residential to POD, and Planned Office District in 2003 to allow for office type uses. In 2009 a major change to the POD was requested by the applicant to allow the construction of an additional 2,100 square feet of storage space. The applicant is requesting to rezone the property to R-20, Single-Family Residential.

The applicant states the proposed land use is for a residence.

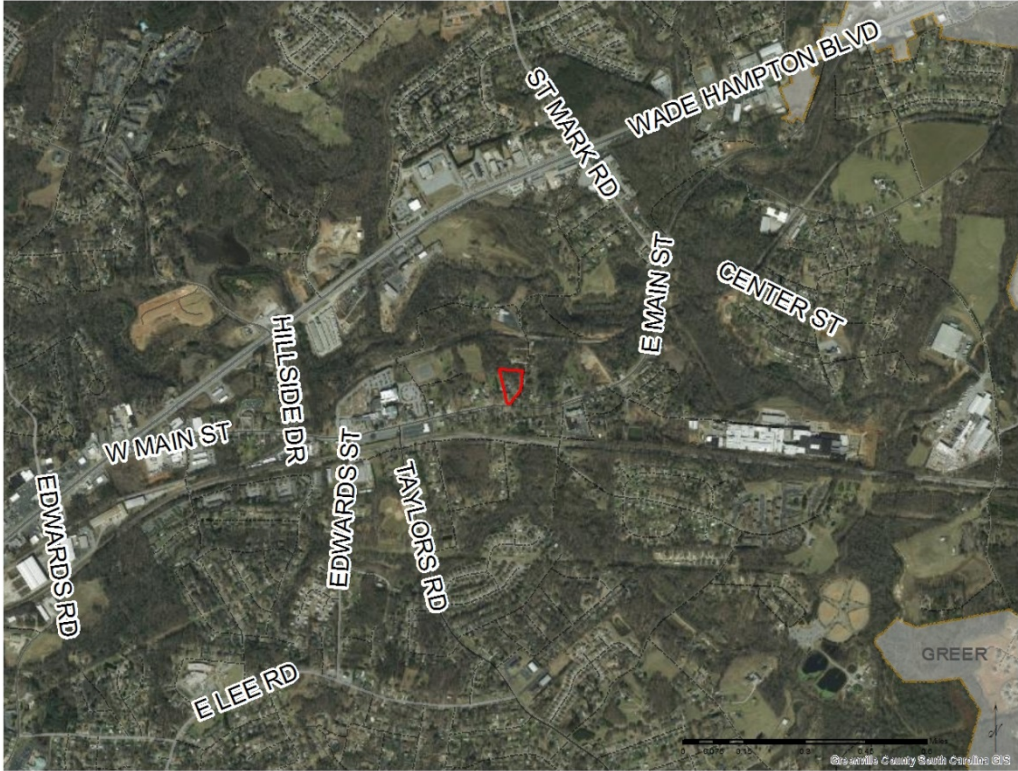
CONCLUSION:

The subject site is surrounded by Single-Family Residential land uses and zoning. Staff is of the opinion rezoning this parcel back to the original zoning of R-20, Single-Family Residential would be consistent with the surrounding community. Staff also believes the requested zoning would be appropriate with the recommended land use of residential in the Taylors Community Plan.

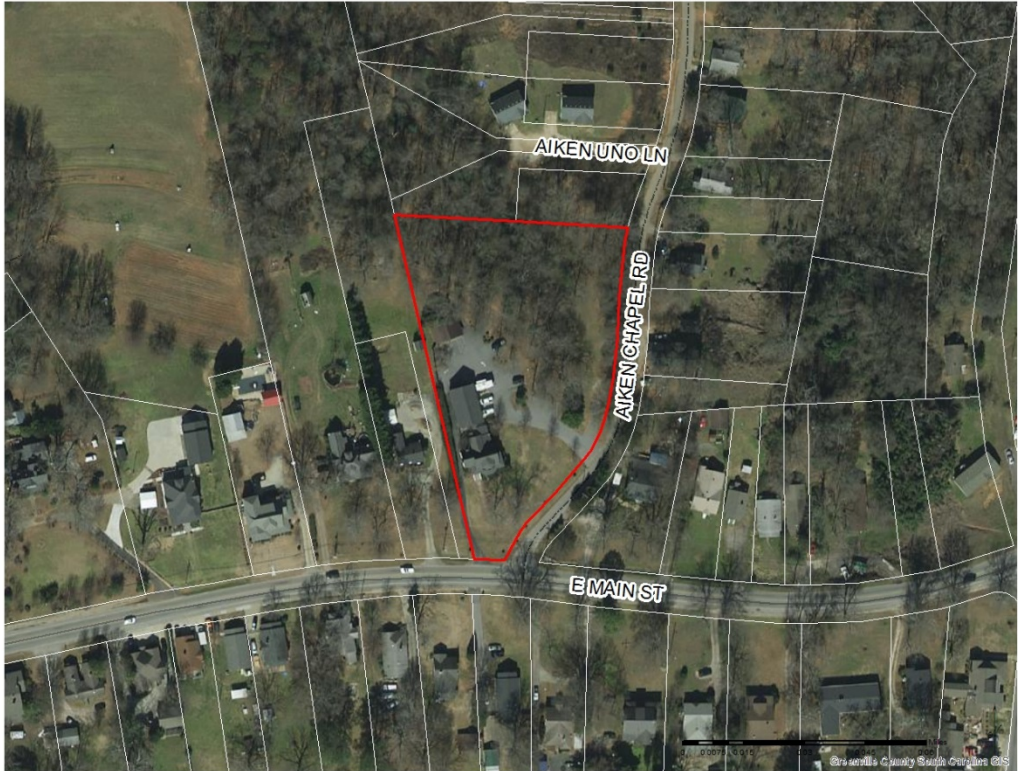
Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential. The Planning Commission recommended approval.

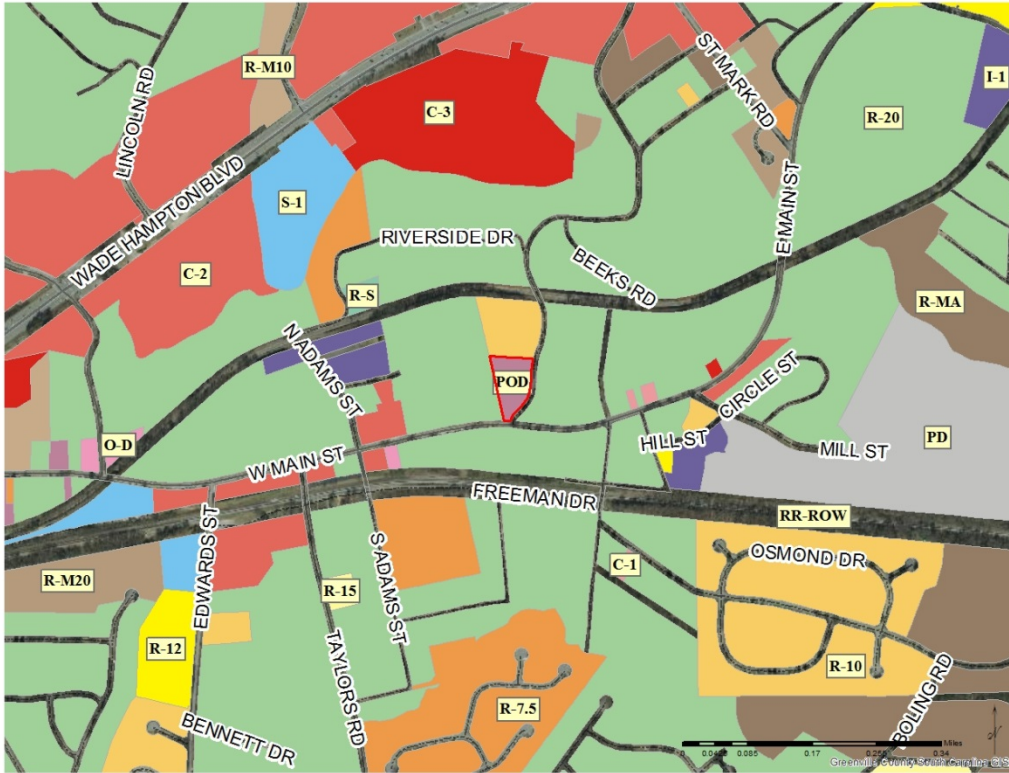
MOTION:

By Mr. Barnes to approve CZ-2017-46. The motion carried unanimously by voice vote.



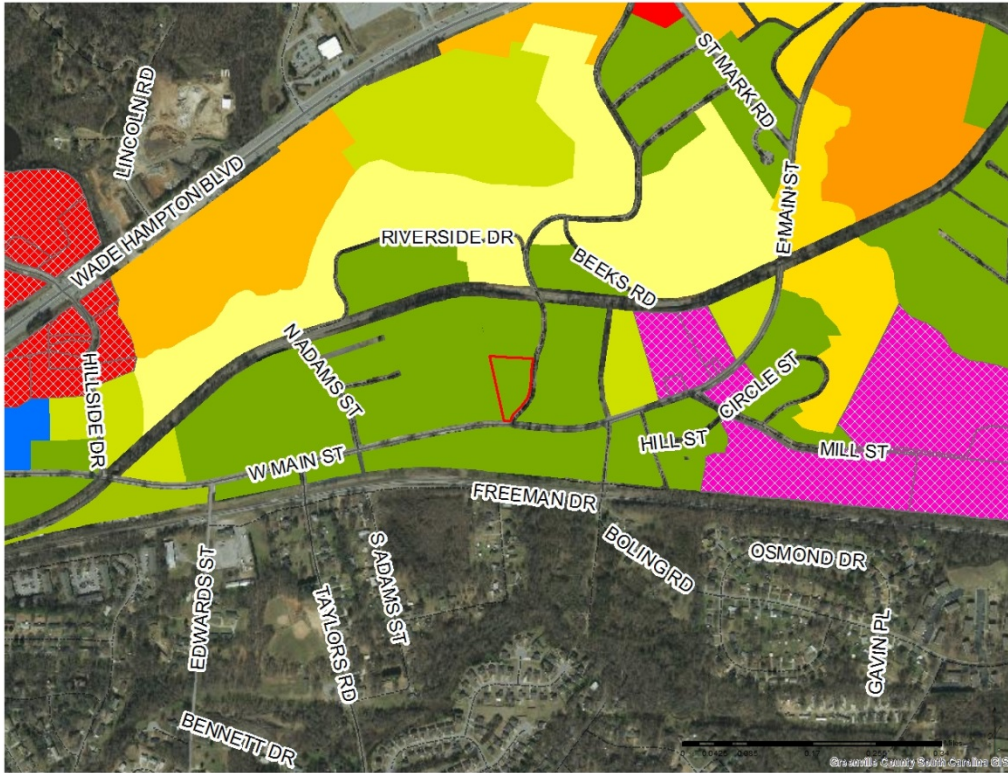
Aerial Photography, 2016





Zoning Map





Taylors Community Plan, Future Land Use

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-47

APPLICANT: David Sarkela, DSR Builders, Inc. for Alex and Patricia S. Dukes

PROPERTY LOCATION: 40 Vaughn Road

PIN/TMS#(s): 0539030101106

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 7.13

COUNCIL DISTRICT: 21 – Roberts

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	PD	single-family residential
South	PD	medical office and vacant wooded
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 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	7.13	12 units
Requested	R-15	2.9 units/acre		20 units

A successful rezoning may add up to 8 dwelling units.

ROADS: Vaughn Road: two-lane County-maintained local
Maxwell Circle: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road	5,300' W	10,600	9,800 - 7.5%	11,900 21.4%
Roper Mountain Road	6,000' E	0	0	7,400 N/A

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 7.13 acres of property located on Vaughn Road approximately 0.4 miles west of the intersection of Highway 14 and Woodruff Road. The parcel has approximately 210 feet of frontage along Vaughn Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.

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

CONCLUSION:

The subject site is located in an area where single-family residential zoning and land uses are present. Staff is of the opinion the requested rezoning to R-15, Single-Family Residential is similar with emerging and existing zonings in this area. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential. The Planning Commission recommended denial.

Mr. Roberts asked staff how many units could be on the property as it is currently zoned.

Ms. Buathier stated currently they could put 12 and if rezoned they could put 20 units, a difference of 8 units.

Mr. Roberts stated the concerns he had expressed to him were about another exit road being made on to Maxwell Circle.

MOTION:

By Mr. Roberts to approve CZ-2017-47.

Dr. Cates asked the Attorney if the Committee could make a caveat that it cannot be a road leading onto Maxwell Circle.

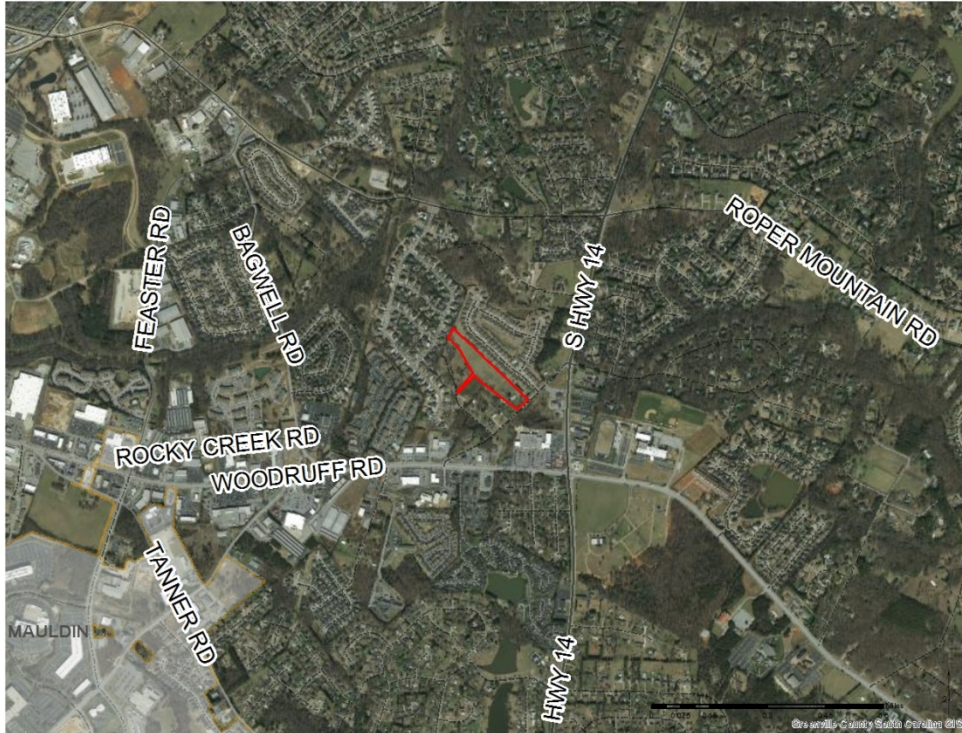
Dean Campbell, Assistant County Attorney stated it would not be appropriate in this context.

Mr. Fant noted the road was not wide enough.

Dr. Cates asked if a private road could be put there.

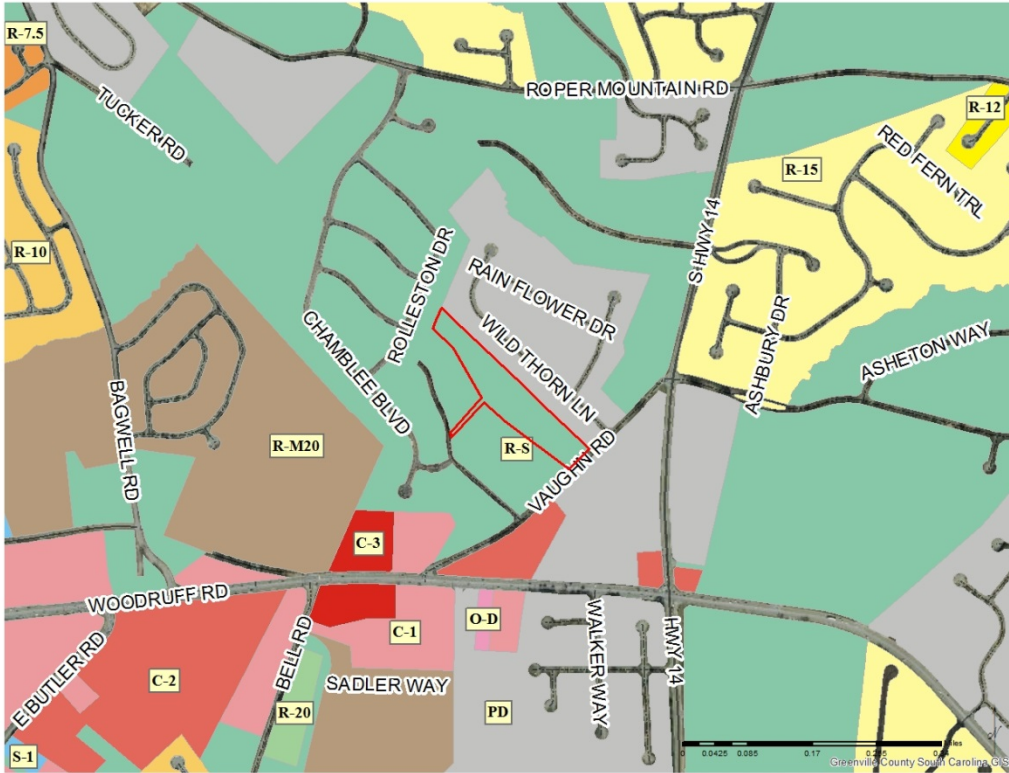
Ms. Gucker stated a private road had to meet certain county standards.

The motion to approve CZ-2017-47 carried unanimously by voice vote.

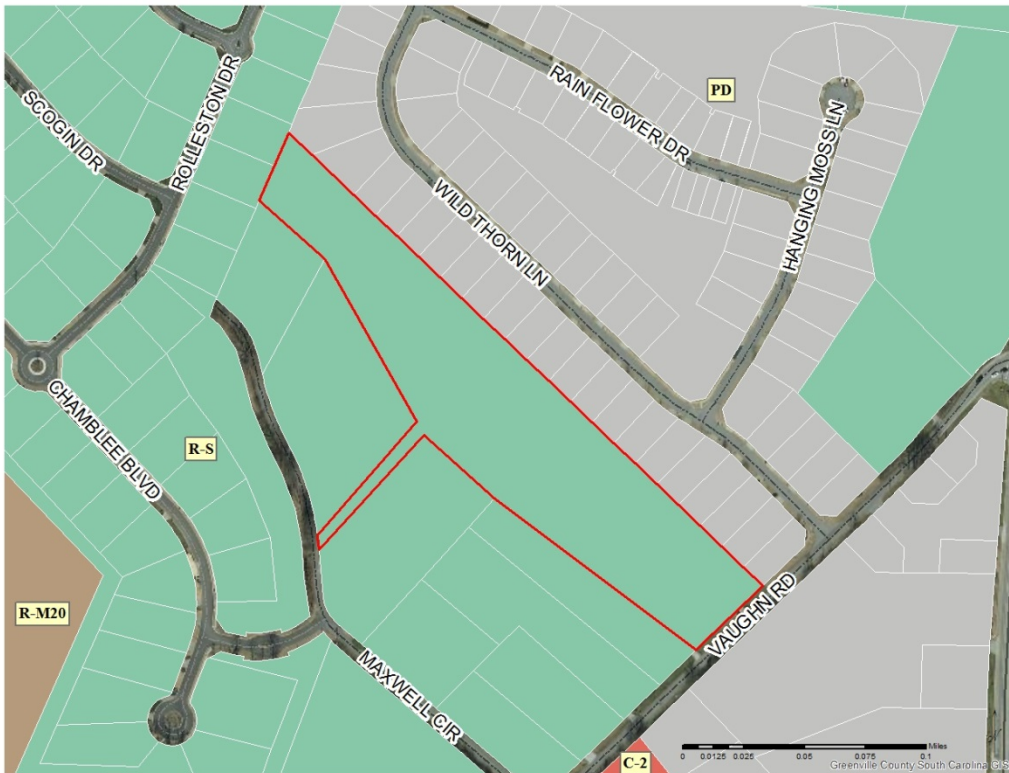


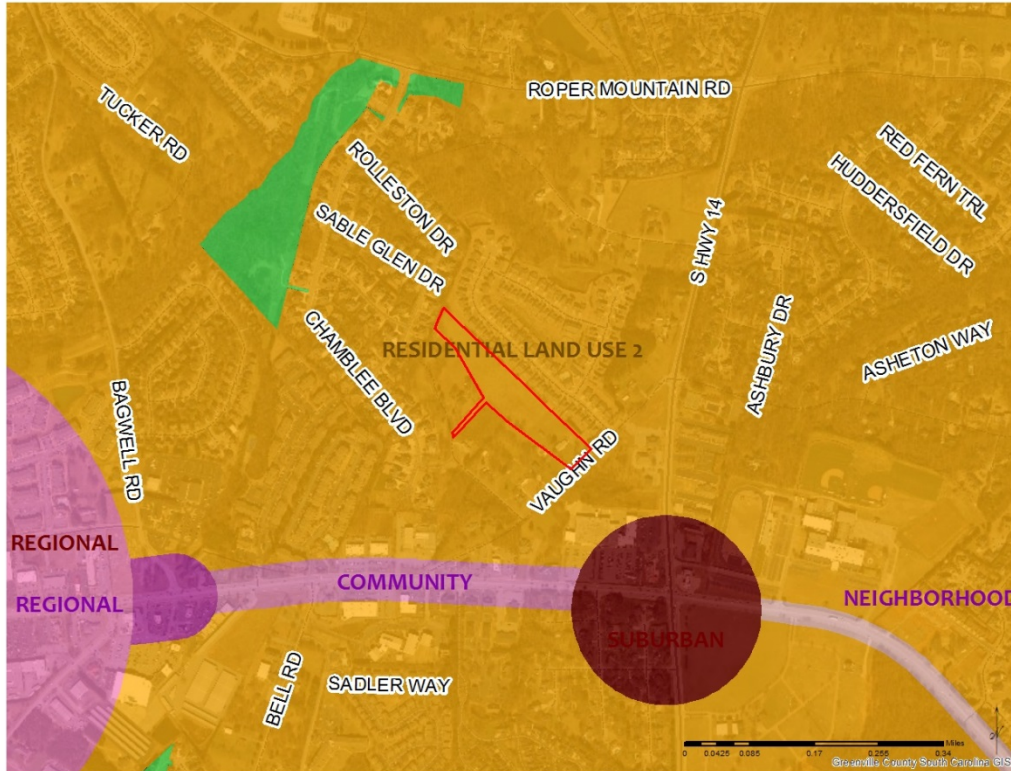
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-48

APPLICANT: Joseph W. Bryant, Seamon Whiteside for Judy Mullinax, Helen Rumler, Joyce Marchbanks and heirs

PROPERTY LOCATION: Old Buncombe Road

PIN/TMS#(s): 0479000101700 and 0484000100803 (portion)

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 5.3

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned C-2, in April 1972, as part of Area 3.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	single-family residential
East	C-2 and S-1	single-family residential, recreation and vacant wooded
South	R-12	single-family residential and vacant wooded
West	R-S and S-1	single-family residential, recreation 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
Current	C-2	16 units/acre	5.3	84 units
Requested	FRD	10 units/acre		53 units

A successful rezoning will subtract 31 dwelling units.

ROADS: Old Buncombe Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Old Buncombe Road	3,750' N	2,100	2,000	1,950
			-	-
			4.7%	2.5%

SUMMARY:

The subject parcels zoned C-2, Commercial consists of one parcel and a portion of another parcel totaling 5.3 acres of property located on Old Buncombe Road approximately 0.5 miles northwest of the intersection of Old Buncombe Road and Poinsett Highway. The parcel has approximately 900 feet of frontage along Old Buncombe Road.

The applicant is proposing an FRD, Flexible Review District with multiple tiny homes that range in size from approximately 250

to 450 square feet. The concept plan shows a total of 53 spaces for the development. The property will not be subdivided, but stay under a single ownership where residents lease the individual spaces.

The proposed concept plan has one vehicle ingress/egress onto Old Buncombe Road and one pedestrian access to the Swamp Rabbit Trail. There is a 25 foot building setback and buffer proposed along Old Buncombe Road with a 15 foot rear yard setback and buffer proposed along the Swamp Rabbit Trail.

The proposed tiny homes will have a style similar to a modern cabin with front porches. Different types of siding will be used, but vinyl siding will not be permitted. Muted earth tones and rustic colors will be used along with pitched metal roofs. All homes will have their own private driveway and be skirted. Building height will be a maximum of 15 feet.

The applicant proposes to save and use existing trees and landscape where possible and to add decorative evergreens, ornamentals, and flowering plants where needed for screening and buffer areas. Screening of the storm water basin and dumpsters will meet the Greenville County regulations. All maintenance will be handled by the Property Owners Association.

The applicant proposed that all mail will be located at a central mail kiosk on the site with a pull off provided. The applicant is proposing the dumpster be enclosed with a fence and be screened with landscaping. Signage will consist of a stand-alone entry sign with columns on Old Buncombe Road and a pedestrian entrance sign along the Swamp Rabbit Trail. The proposed lighting is residential in style with full cut offs fixtures. Landscape lighting will be limited to prevent lighting from trespassing onto adjacent properties.

CONCLUSION:

The intent of the FRD district is to provide a way for inventive design to accomplish and permit development that cannot be achieved through conventional zoning districts. It is staff's opinion rezoning these parcels to FRD, Flexible Review District, for residential development is a more appropriate zoning classification than the existing C-2 zoning use for this area. Staff is also of the opinion that the requested FRD, Flexible Review District is compatible with the surrounding residential land uses.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District. The Planning Commission recommended approval.

Dr. Cates asked if he was correct that the tiny homes would still have their wheels on when parked.

Ms. Buathier stated the applicant was present, but she believed Dr. Cates was correct.

Dr. Cates asked the applicant if the wheels were left on the tiny homes and if so why they were left on.

The applicant stated typically the wheels were left on, they are not meant for a month to month or like a camp ground where people come and go. People do like the option of being able to move them. He stated they were doing long term leasing. He gave an example of someone in college and graduating and moving.

Chairman Ballard asked what their definition of long term was.

The applicant stated a year minimum. He stated they did not want month to month people, like a campground. Although they are called lots, they will remain under one ownership. When the homes arrive they will be wrapped and have decks so it would not be advantageous to move them out.

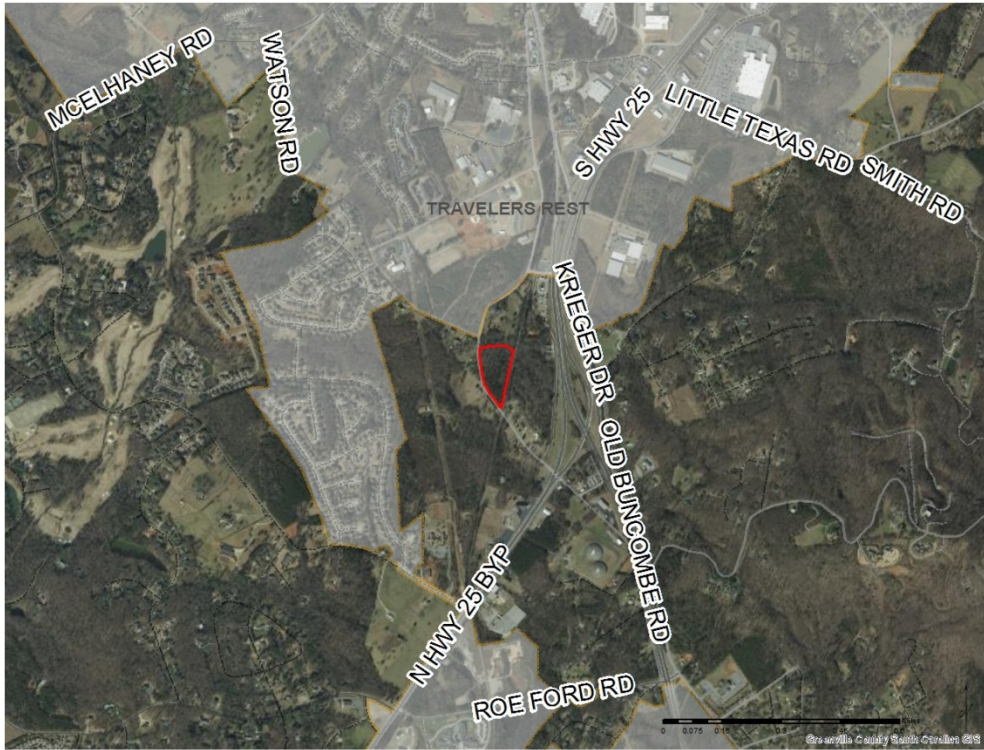
Chairman Ballard asked if they were the Homeowners Association.

Yes, one owner who will be the HOA.

Dr. Cates stated he did not see this any different than a trailer. He will be voting against the request.

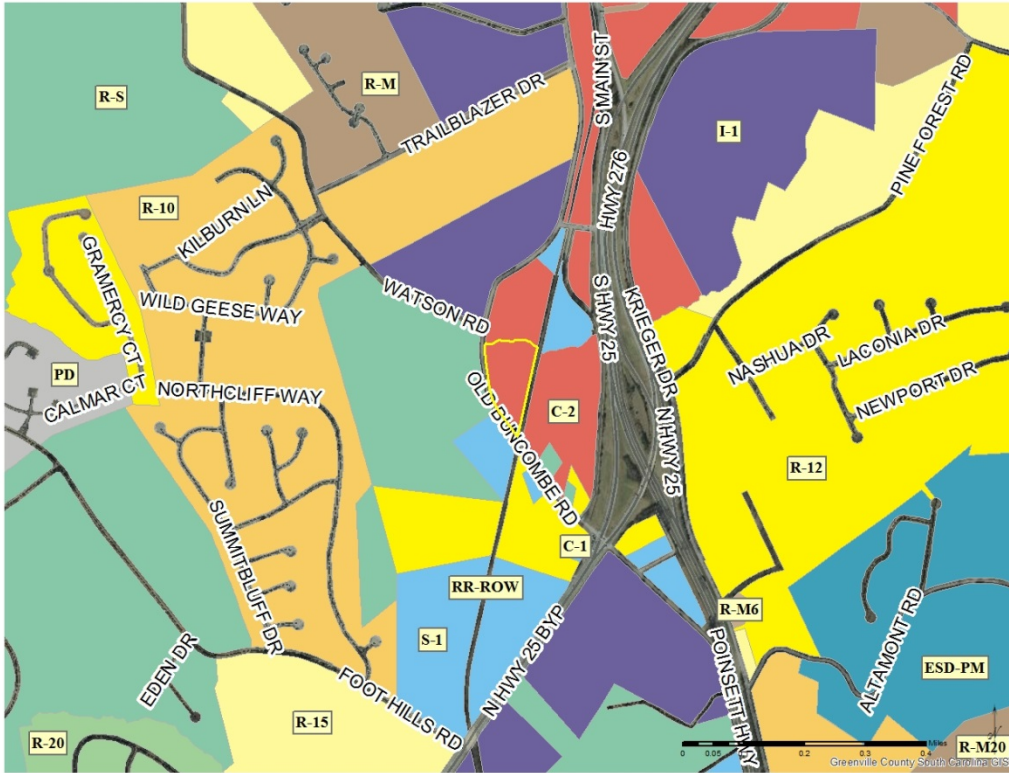
Mr. Meadows, who represents the area, addressed the Committee in opposition of the proposed. He passed out illustrations of various neighboring homes. He noted the similarities between the tiny home and single wide mobile home. He asked the Committee to deny the rezoning request.

MOTION: By Dr. Cates to deny CZ-2017-48. The motion carried unanimously by a show of hands.

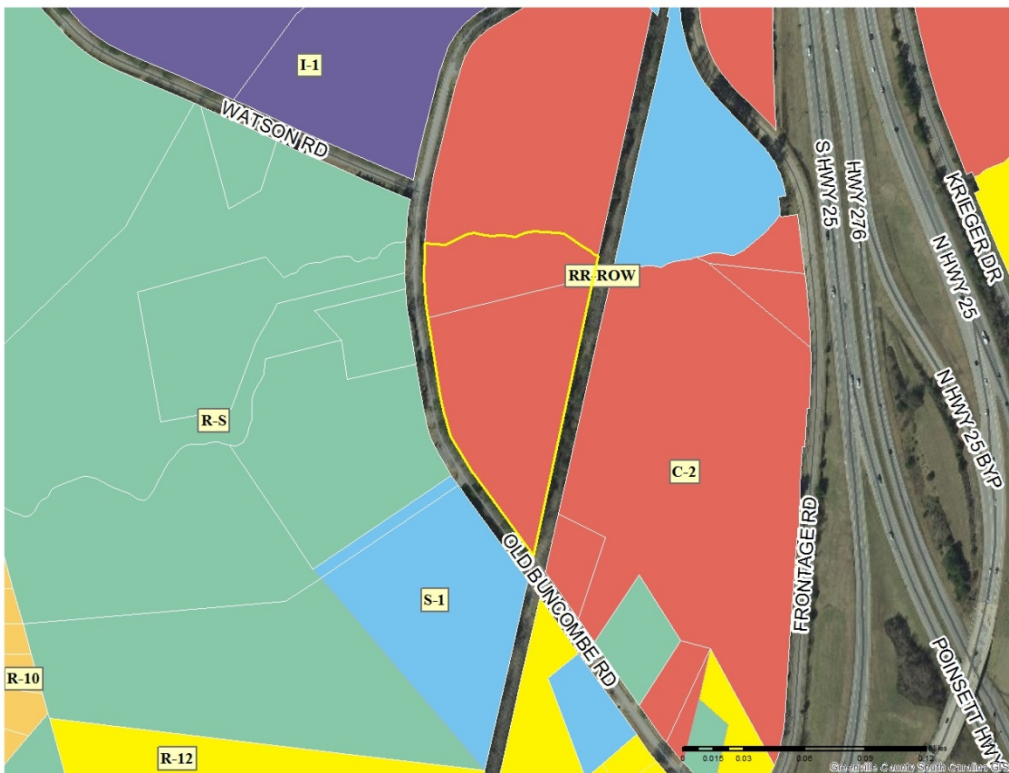


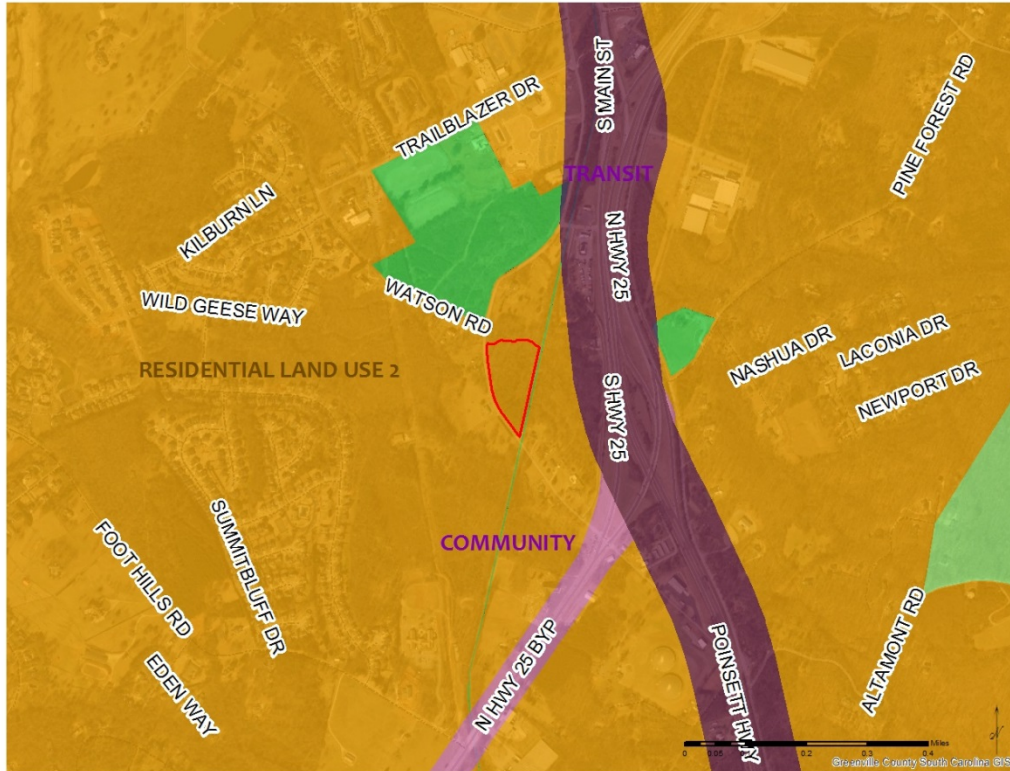
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2017-49
- APPLICANT:** Charles McDonald Timmons, III for Central Realty Holdings, LLC
- PROPERTY LOCATION:** Claremont Drive
- PIN/TMS#(s):** P009020201300
- EXISTING ZONING:** R-20, Single-Family Residential
- REQUESTED ZONING:** R-M8, Multifamily Residential
- ACREAGE:** 5.1
- COUNCIL DISTRICT:** 20 – Cates
- ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.
- EXISTING LAND USE:** vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential and vacant wooded land
East	R-20	single-family residential
South	R-20 and C-2	vacant wooded land
West	R-20 and C-2	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker 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	Acre	Total Units
Current	R-20	2.2 units/acre	5.1	11 units
Requested	R-M8	8 units/acre		40 units

A successful rezoning may add up to 29 dwelling units.

ROADS: Claremont Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Piney Mountain Road	3,500' N	4,100	3,200 -22%	2,400 -25%
North Pleasantburg Drive	5,000' S	29,400	26,400 -	23,000 -
			10.2%	12.9%

SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 5.1 acres of property located on Claremont Drive approximately 0.65 miles northwest of the intersection of North Pleasantburg Drive and Rutherford Road. The parcel has approximately 375 feet of frontage along Claremont Drive. The applicant is requesting to rezone the property to R-M8, Multifamily Residential.

The applicant states the proposed land use is for a neighborhood.

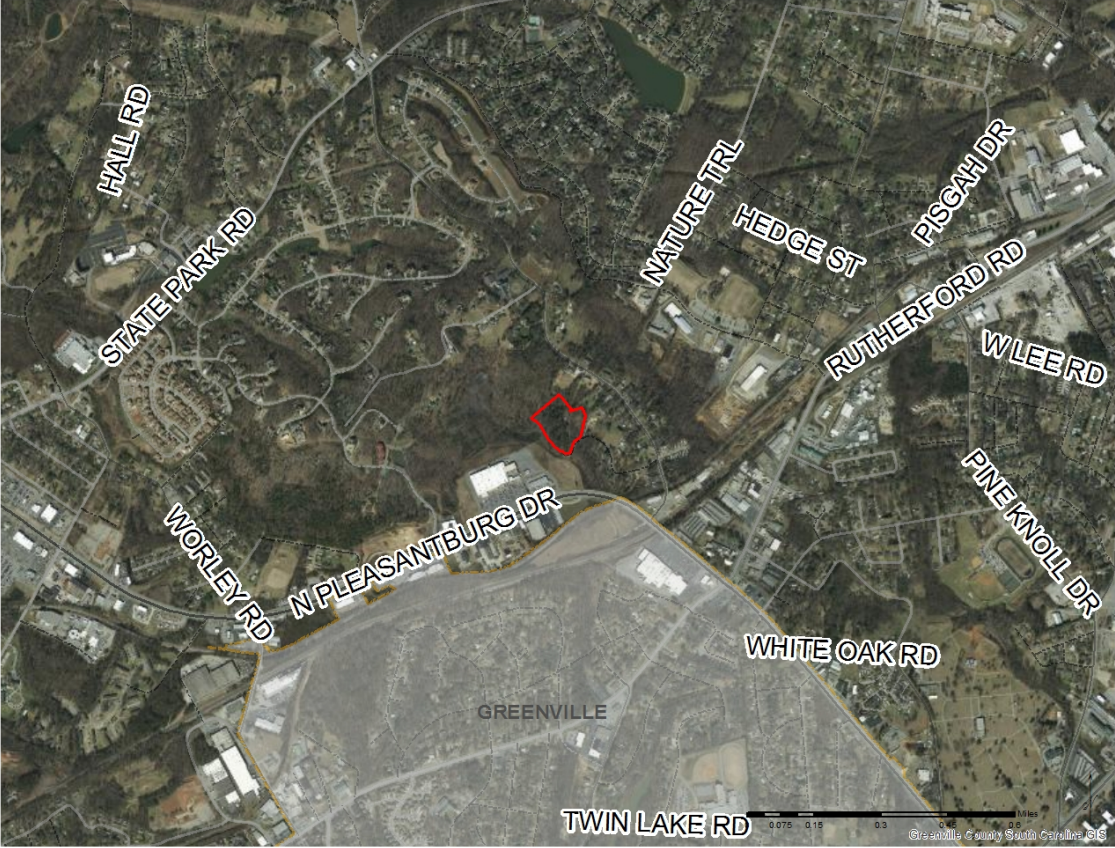
CONCLUSION: The subject site abuts both single-family residential and commercial zoning. Staff is of the opinion rezoning this parcel to R-M8, Multifamily Residential would allow for a transition

area from commercial to single-family residential zoning and land uses. The requested rezoning is also consistent with the Greenville County Imagine Greenville Comprehensive Plan which recommends six or more units per acre.

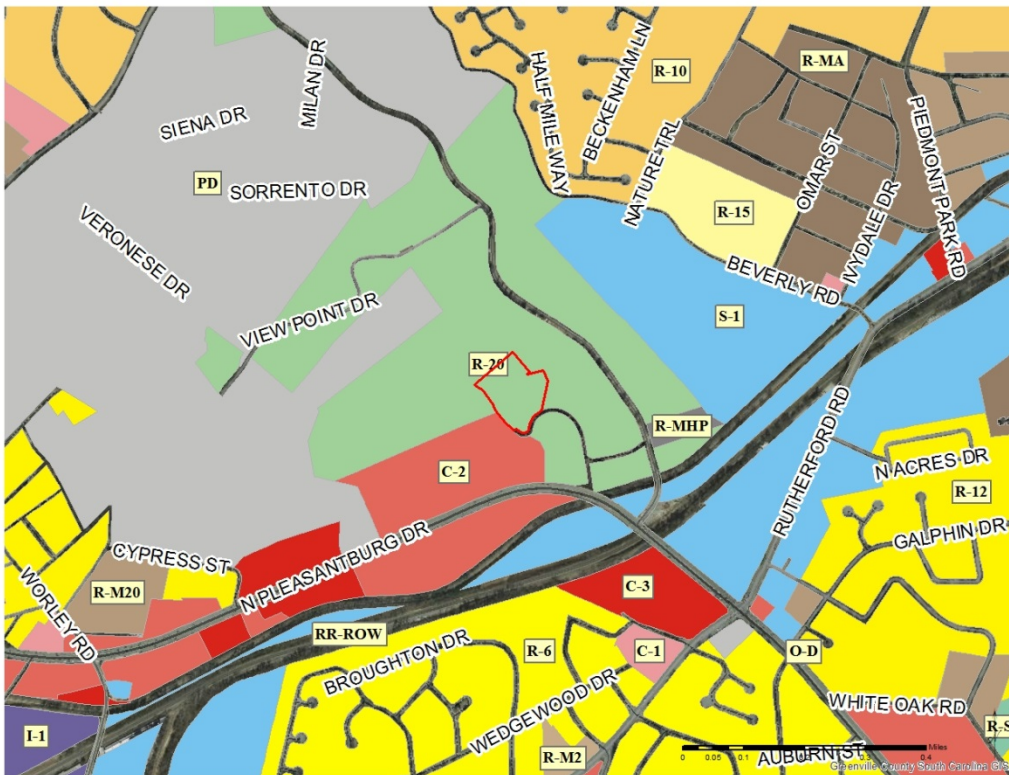
Based on these reasons staff recommends approval of the requested rezoning to R-M8, Multifamily Residential. The Planning Commission recommended denial.

Dr. Cates stated the builder had communicated with him and requested the item be placed on hold so the builder could meet with the citizens in the area.

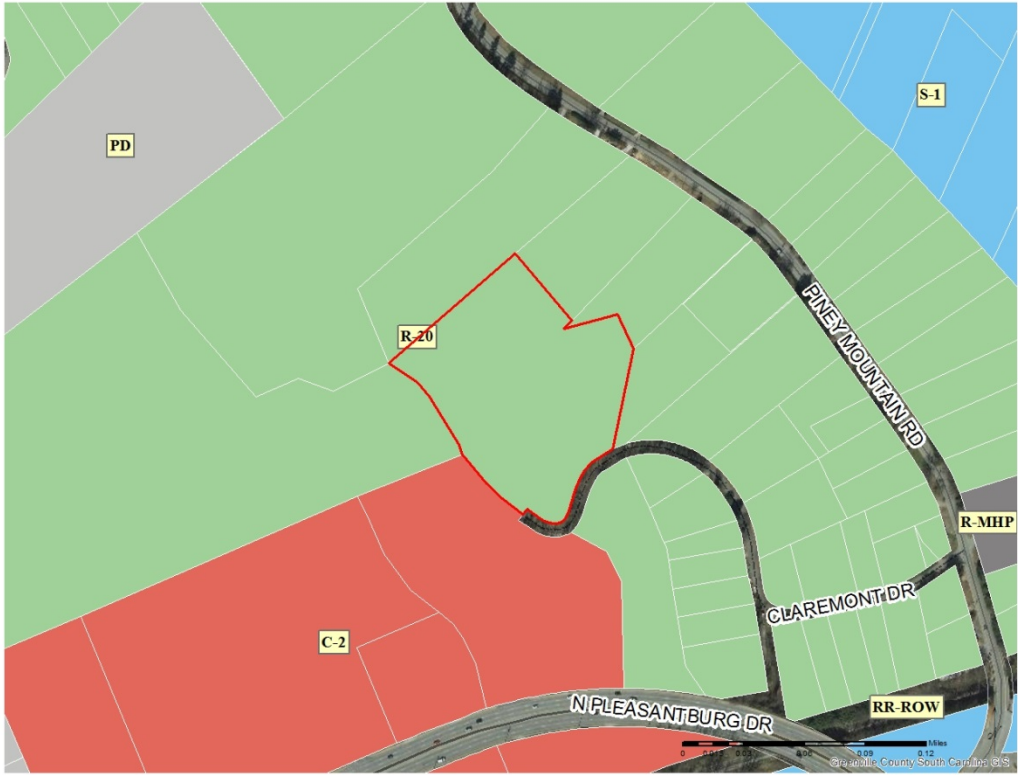
MOTION: By Dr. Cates to hold CZ-2017-49. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-50

APPLICANT: Dave Jones for Davdon Group, LLC

PROPERTY LOCATION: Woodland Drive

PIN/TMS#(s): 0438000101001

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 6.42

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-10	single-family residential
South	R-10 and R-M20	single-family residential and planned residential development
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan and is designated as *Medium Residential Density* which prescribes 4 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-10	4.4 units/acre	6.42	28 units
Requested	R-M20	20 units/acre		128 units

A successful rezoning may add up to 100 dwelling units.

ROADS: Woodland Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Tindale Road	2,400' NW	1,200	1,000	950
			-	-5%
			16.6%	

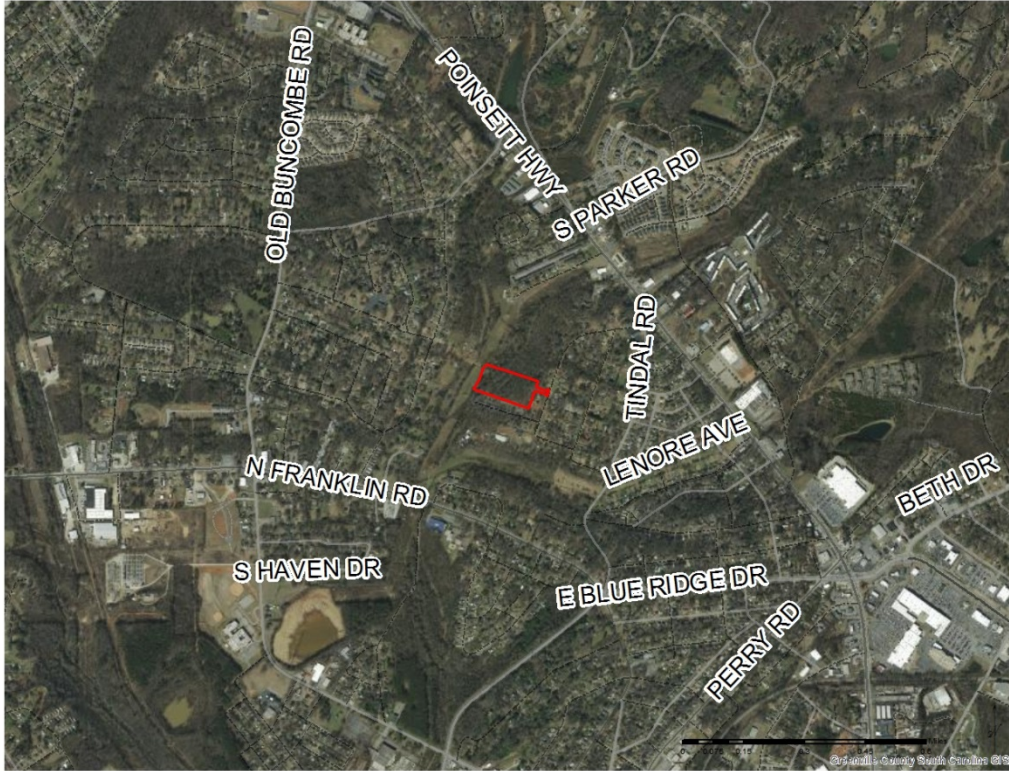
SUMMARY: The subject parcel zoned R-10, Single-Family Residential, is 6.42 acres of property located on Woodland Drive approximately 1.15 miles northwest of the intersection of State Park Road and Poinsett Highway. The parcel has approximately 90 feet of frontage along Woodland Drive. Floodplain is present in the rear of the subject site. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.

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

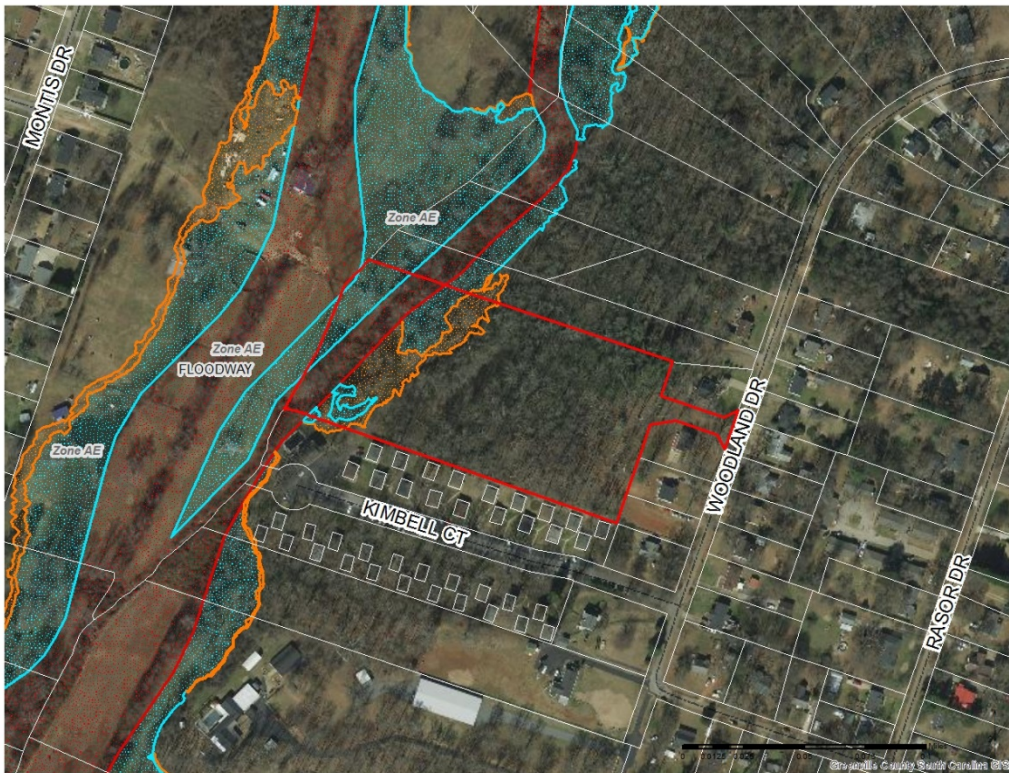
CONCLUSION: The subject site is surrounded by single-family residences. Staff is of the opinion the subject site is located in a predominantly single-family residential area. The Cherrydale Area Plan recommends medium density with a recommendation of 4 to 6 units per acre. Staff believes the current zoning of R-10, Single-Family Residential with a density of 4.4 units per acre is an appropriate zoning for this area and it is consistent with the Cherrydale Area Plan.

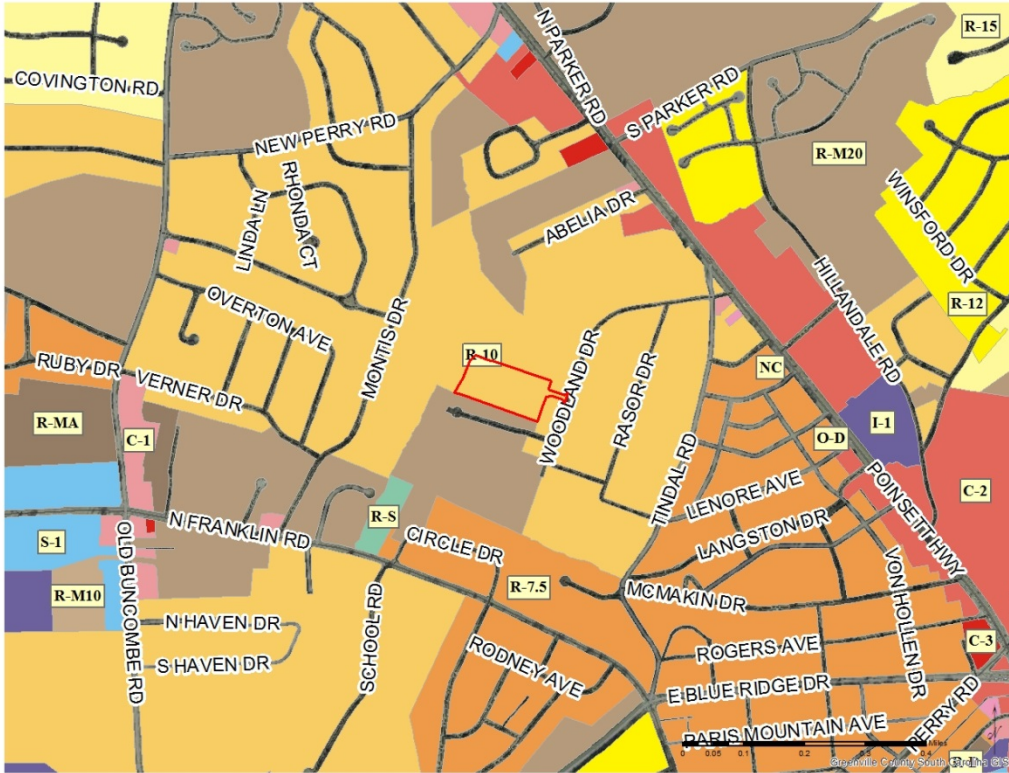
Based on these reasons staff recommends denial of the requested rezoning to R-M20, Multifamily Residential. The Planning Commission recommended denial.

MOTION: By Mr. Fant to deny CZ-2017-50. The motion carried unanimously by voice vote.

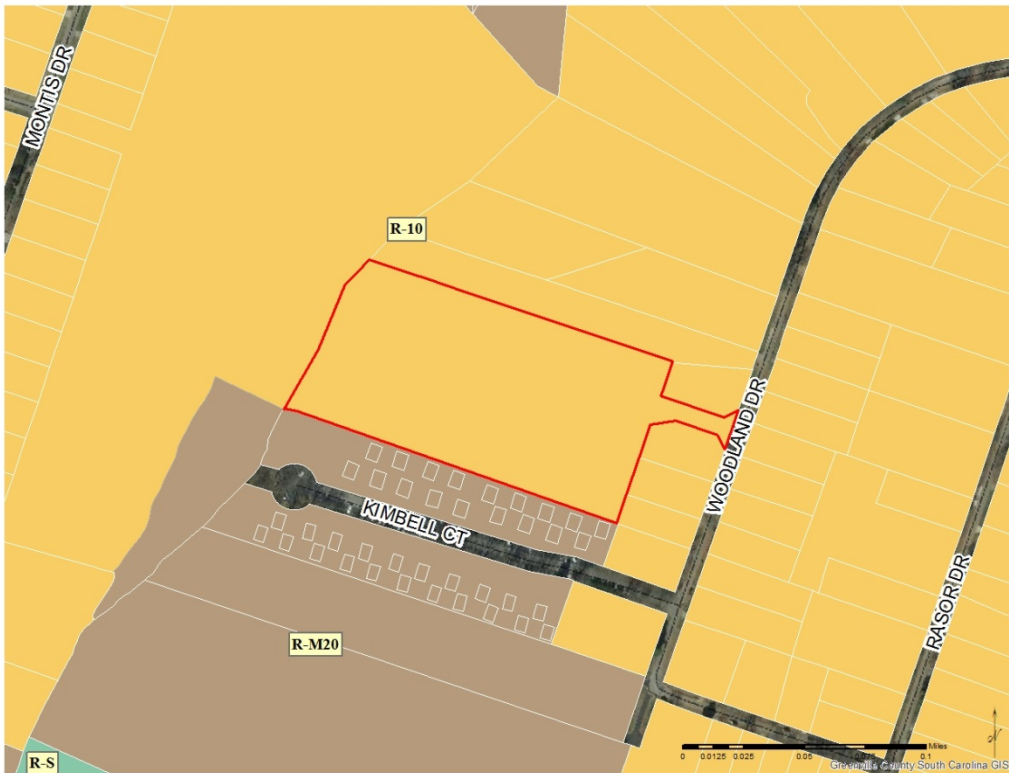


Aerial Photography, 2016





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-51

APPLICANT: Susanne Lueck for Cora C. Cuthbertson

PROPERTY LOCATION: Roper Mountain Road Extension

PIN/TMS#(s): 0543010100700

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 1.20

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	O-D	assisted living facility (City of Greenville)
West	R-20	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 and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS: Roper Mountain Road Extension: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road Extension	950' SE	11,300	9,400 - 16.8%	10,900 16%

SUMMARY: The subject parcel zoned R-20, Single-Family Residential, is 1.2 acres of property located on Roper Mountain Road Extension approximately 0.2 miles Southeast of the intersection of Roper Mountain Road Extension and Pelham Road. The parcel has approximately 190 feet of frontage along Roper Mountain Road Extension. The applicant is requesting to rezone the property to O-D, Office District.

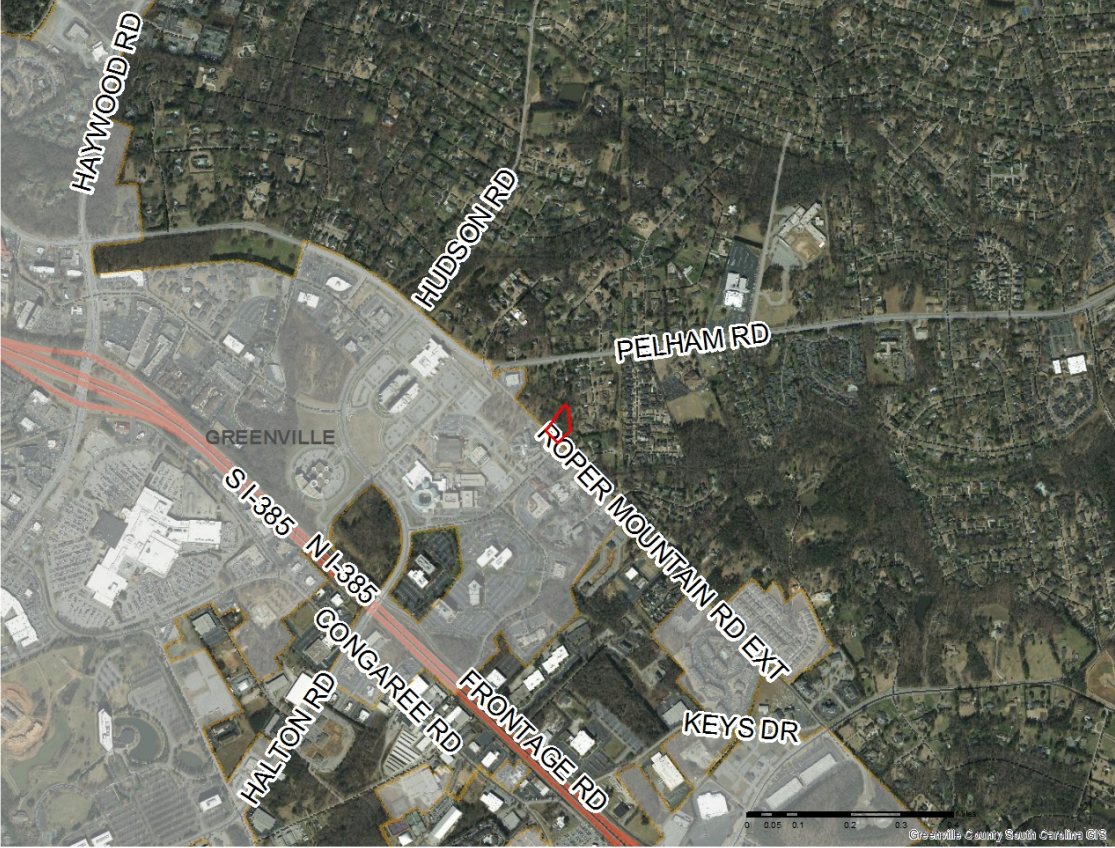
The applicant states the proposed land use is for residential assisted living.

CONCLUSION: The applicant is requesting to rezone the property to O-D, Office District. The subject site abuts single-family residences with R-20, Single-Family Residential zoning to the north, east and west. Staff is of the opinion that the requested rezoning would not be consistent with the surrounding land uses. The requested rezoning is also not consistent with Imagine Greenville Comprehensive Plan which recommends Residential Land Use 2.

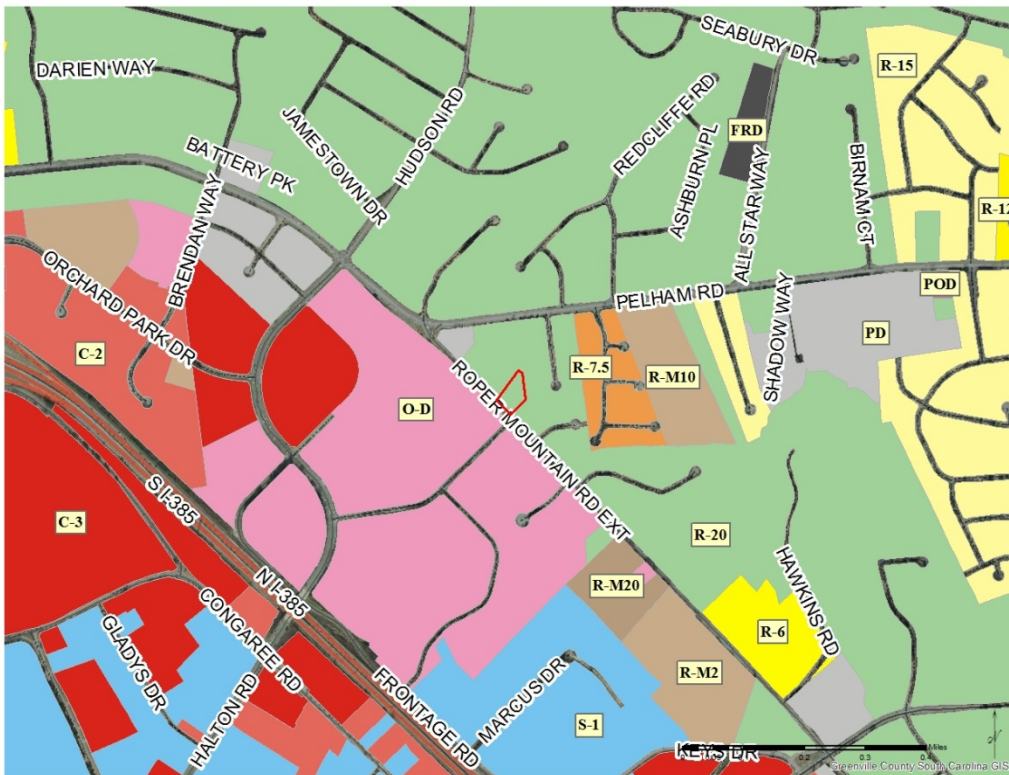
Based on these reasons staff recommends denial of the requested rezoning to O-D, Office District. The Planning Commission recommended denial.

Dr. Cates stated this was a good idea, but not at this location.

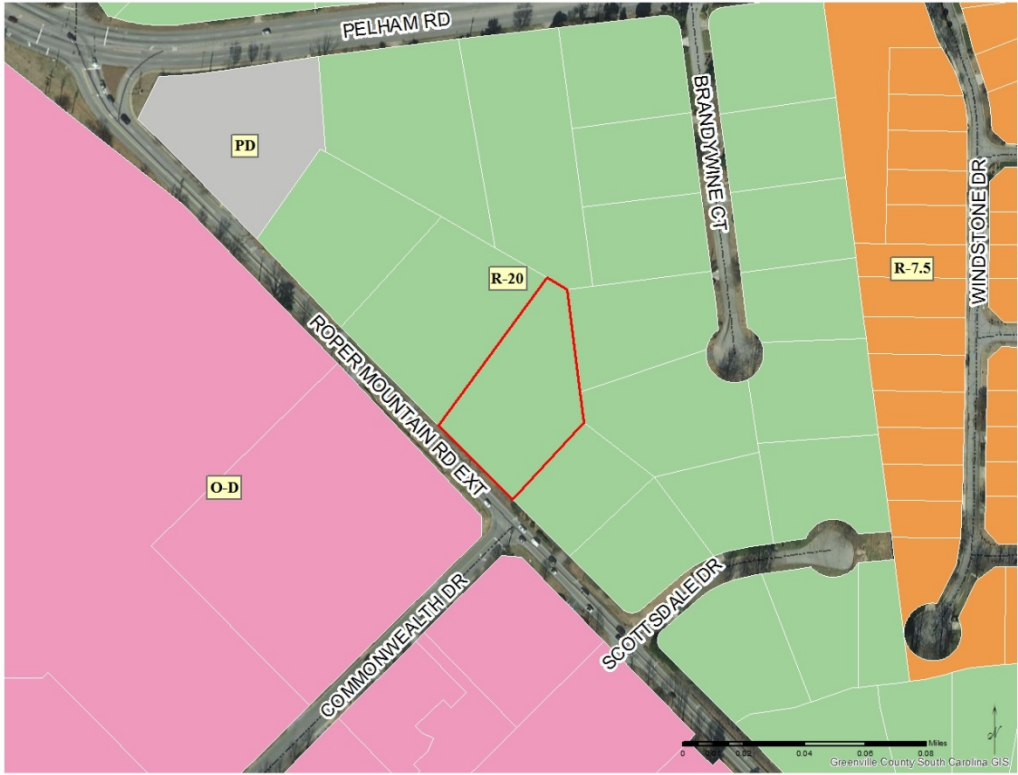
MOTION: By Dr. Cates to deny CZ-2017-51. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-52

APPLICANT: Eric Hedrick for Jimmy M. Bridges, Marvin L. Anderson, Renee G. Anderson, Mark K. Tucker, FFP Upstate Manor, LLC. and Mark III Properties, Inc.

PROPERTY LOCATION: Phillips McCall Road and Anderson Ridge Road

PIN/TMS#(s): 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 69.29

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: single-family residential and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential and soccer complex
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S and R-12	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
Current	R-S	1.7 units/acre	69.29	117 units
Requested	R-12	3.6 units/acre		249 units

A successful rezoning may add up to 132 dwelling units.

ROADS:

Anderson Ridge Road: two-lane County-maintained minor-arterial

Phillip McCall Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Anderson Ridge Road	400' W	2,700	2,900 7.4%	5,100 75.8%

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site and electrical lines run through the southern portion of the subject site. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

The applicant states the proposed land use is for a residential subdivision.

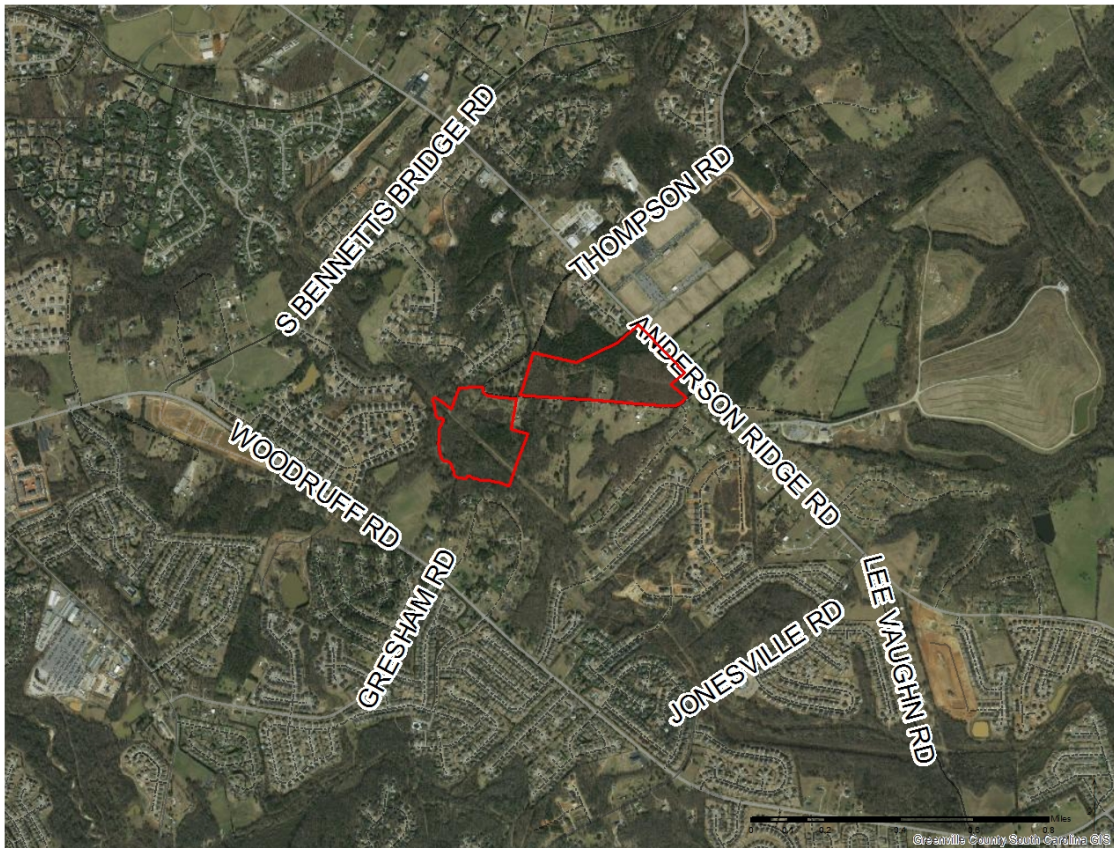
CONCLUSION:

The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to R-12, Single-Family Residential is similar to surrounding developments in this area. The requested rezoning is also consistent with the Greenville County Image Greenville Comprehensive Plan.

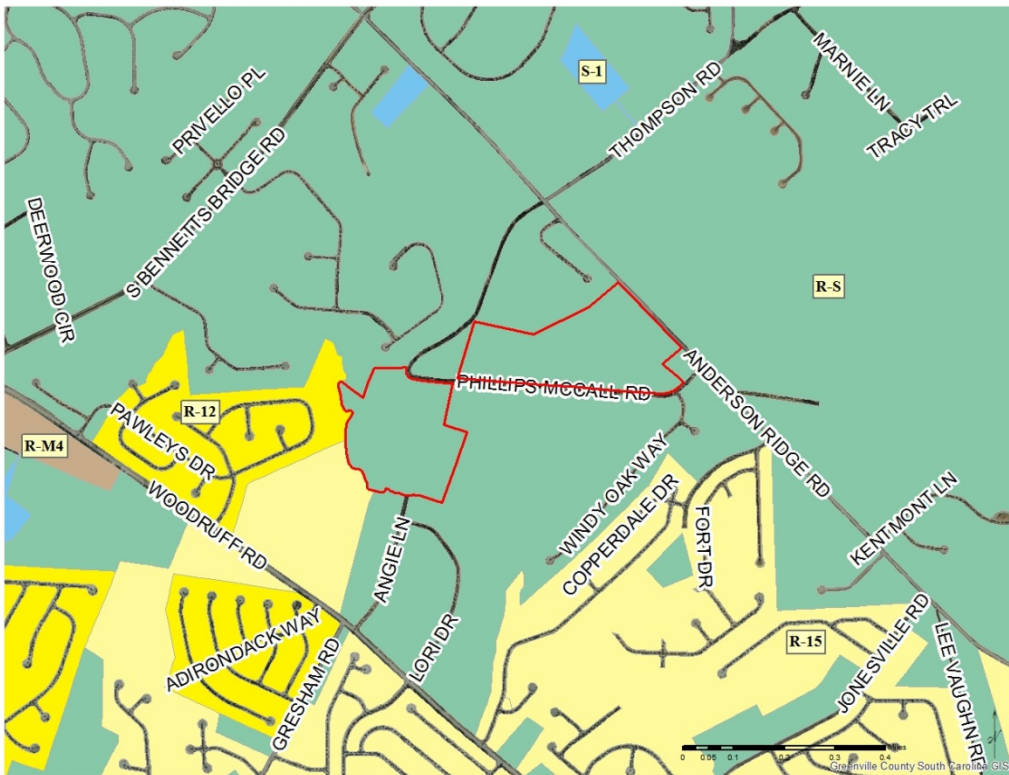
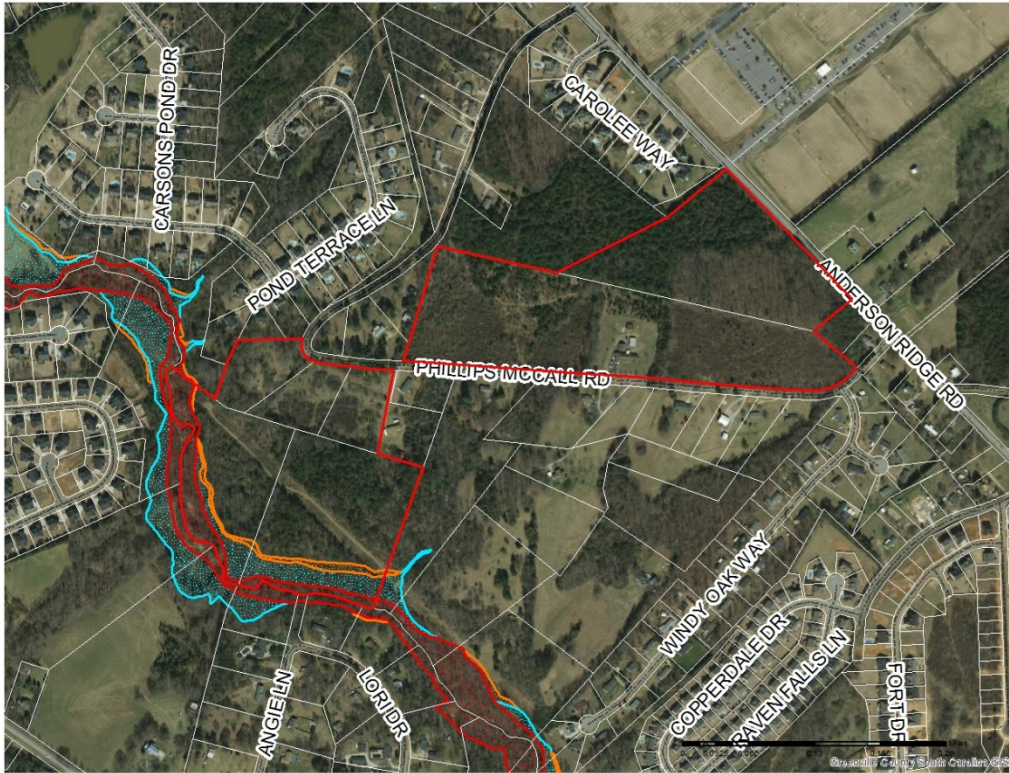
Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential. On August 22, 2017 the applicant requested an amendment from R-12 to R-15 be considered. The Planning Commission recommended denial of the requested R-12 and did not recommend the amendment to R-15. Ms. Buathier stated today the applicant is requesting the request be held.

Mr. Fant stated at some point the Council would have to give staff some better direction, guidance and flexibility to our staff. He stated they could not keep building these three or four hundred home subdivisions just because the rules allow it. Their hands are tied. Mr. Fant stated everyone could not live in Greenville County and then drive to Laurens, Spartanburg and Anderson. The county needs to continue to look for property that can do manufacturing/industrial development. He stated we could not keep over burdening our outdated and aging infrastructure.

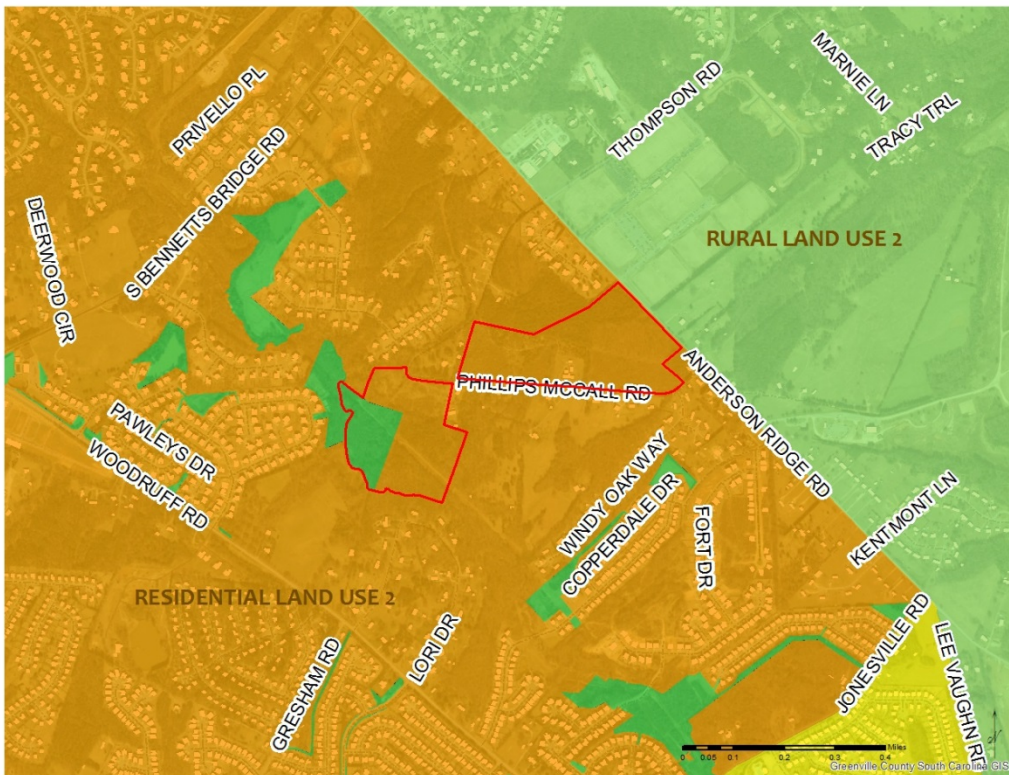
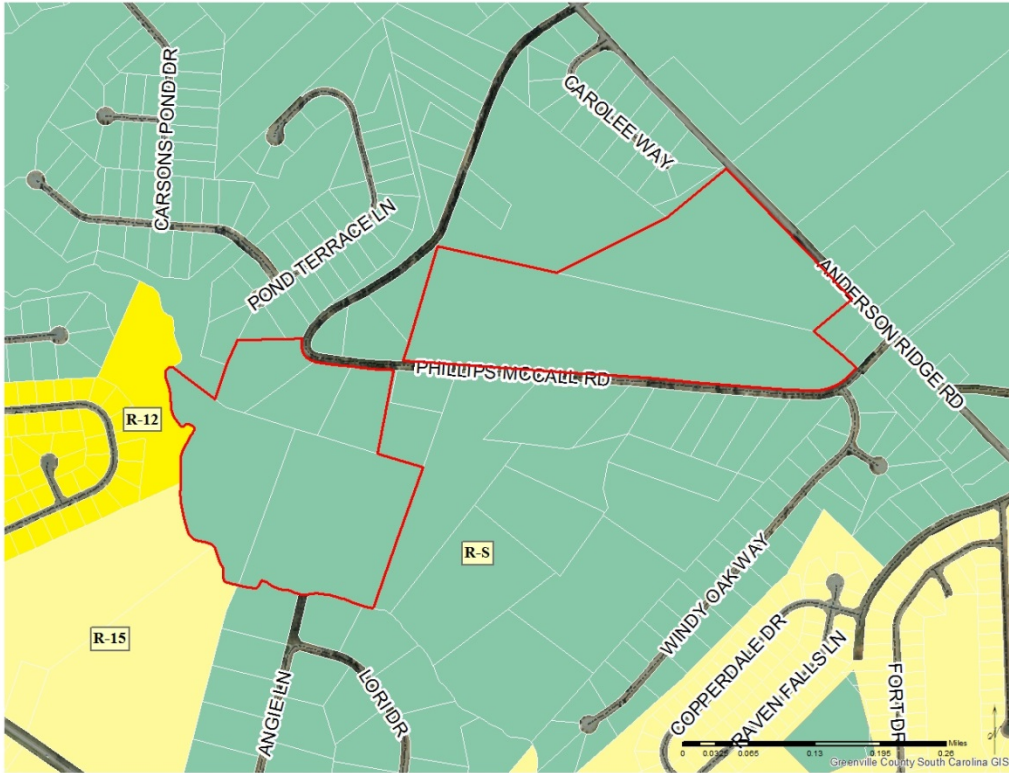
MOTION: By Mr. Fant to deny CZ-2017-52. The motion carried unanimously by voice vote.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-53

APPLICANT: Zachary Dan Johnson for Rolling Green Village

PROPERTY LOCATION: 1 Hoke Smith Boulevard

PIN/TMS#(s): 0533020100907 and 0533030100818

EXISTING ZONING: PD, Planned Development and R-S, Residential Suburban

REQUESTED ZONING: PD, Planned Development Major Change

ACREAGE: 171.46

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 a successful PD, Planned Development rezoning request in 1983, CZ-1983-11. There was a successful PD, Planned Development Major Change rezoning request in 1984, CZ-1984-65. There was a successful PD, Planned Development Major Change rezoning request in 1990, CZ-1990-123.

EXISTING LAND USE: assisted living facility with single-family residences, duplexes, apartments, vacant pasture land and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and PD	single-family residential, warehouse and vacant wooded land
East	PD and R-15	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S	single-family residential, church 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>PD</i>	<i>5.15 units/acre</i>	<i>165.0</i>	<i>849 units</i>
Requested	PD	5.15 units/acre	171.46	883 units

A successful rezoning may add up to 37 dwelling units.

ROADS:

Garlington Road: two-lane State-maintained major collector

Snipes Road: two-lane County Maintained local

Hoke Smith Boulevard: two-lane County-maintained private

Trail Oak Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Garlington Road	260' E	5,900	6,300 6.7%	7,400 17.4%

SUMMARY:

The subject parcels zoned PD, Planned Development, consist of 171.46 acres of property located on Hoke Smith Boulevard approximately 1.1 miles northeast of the intersection of Garlington Road and Roper Mountain Road. The parcel has approximately 200 feet of frontage along Garlington Road, 800 feet of frontage along Snipes Road, and 1,700 feet of frontage along Trail Oak Drive.

The applicant is requesting a major change to the PD. The current PD is approved for 855 dwelling units on 166 acres, which is a density of 5.15 units per acre. The dwelling units consist of a combination of detached single-family, duplexes, independent and assisted living apartments and nursing care rooms. The "Core Facilities", which includes all buildings within the looped road, Hoke Smith Blvd., was approved for 240,524 square feet of building area. The requested major change is to expand the existing PD by adding units, shifting density, adding non-residential square footage, reducing open space, and adding acreage to the PD.

Rolling Green Village (RGV) is requesting to add an additional 5.46 acres to the existing PD property, increase the "Core Facilities" square footage by almost 400,000, and a reduce the open space area from 38.8% to 30.0% in the overall PD.

The Future Expansion Phase One on Snipes Road, totaling 5.46 acres, is proposed to be single-family and/or duplex units. Along with Phase One, they are proposing to increase the "Core Facilities" from the existing total of 240,524 square feet to

640,000 square feet. The existing “Core Facilities” consists of: Offices, kitchens, maintenance and security, housekeeping, independent living apartments, assisted living apartments, and health care facilities.

The Future Expansion Phase Two, south of the existing Hoke Smith Blvd., totaling 36.55 acres is proposing detached single-family homes and/or duplex units and independent living apartments. RVG is requesting a maximum of 160,000 square feet of independent senior living apartments within the Future Expansion Phase Two. If approved with the added acreage, the allowable number of units would increase to 883 units. With these additional units and land, the overall density will remain 5.15 units per acre.

The approved Open Space requirement for the current PD is 64.5 acres which is 38.8% of the overall existing PD. The applicant is requesting a reduction in the Open Space requirement to 30.0% of the overall development which would reduce it to 51.44 acres, approximately a 13 acre reduction in open space.

Letters from all utility providers state that they have the necessary capacity to serve the proposed development. All tree, landscaping, parking, and storm water management will meet Greenville County Development Standards and Land Development code.

CONCLUSION:

Staff is of the opinion the PD, Planned Development; Major Change request to Rolling Green Village is an appropriate expansion for this site. The proposed use provides an important service for aging residents in the region and typically does not generate heavy traffic volumes during peak travel times. The development is also consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons, staff recommends approval of the major changes to the Rolling Green Village PD, Planned Development. The Planning Commission recommended approval.

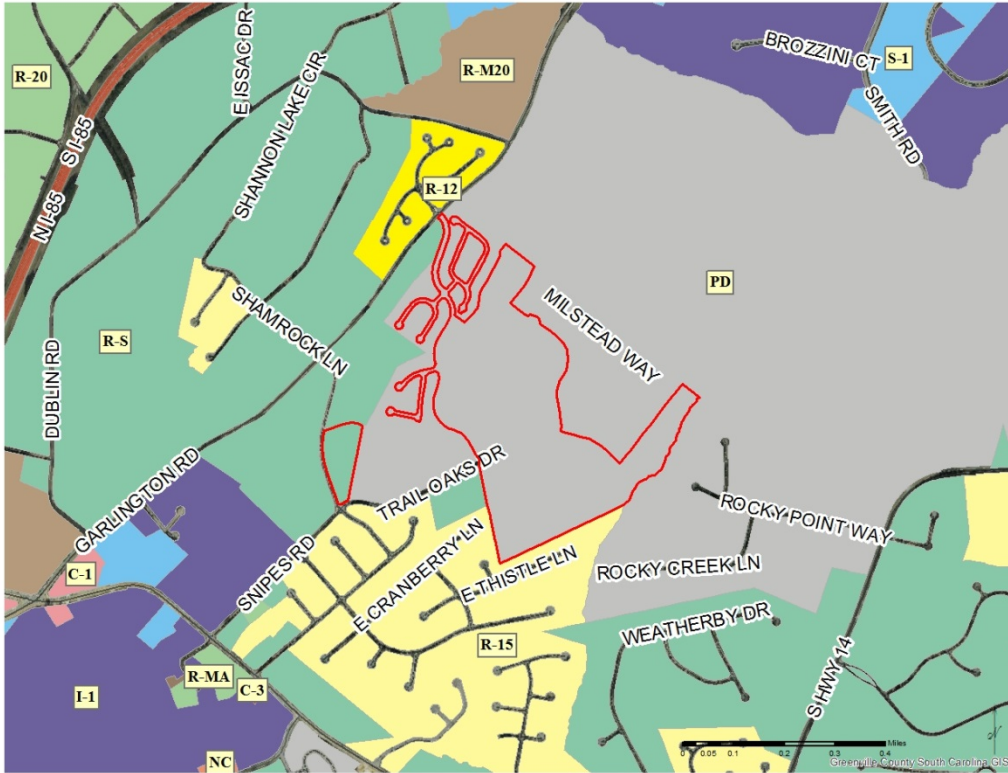
Mr. Roberts stated this was Rolling Greens 30th year and they do a great job. The drive time would not be affected as the residents are retired.

MOTION: By Mr. Roberts to approve CZ-2017-53. The motion carried unanimously by voice vote.

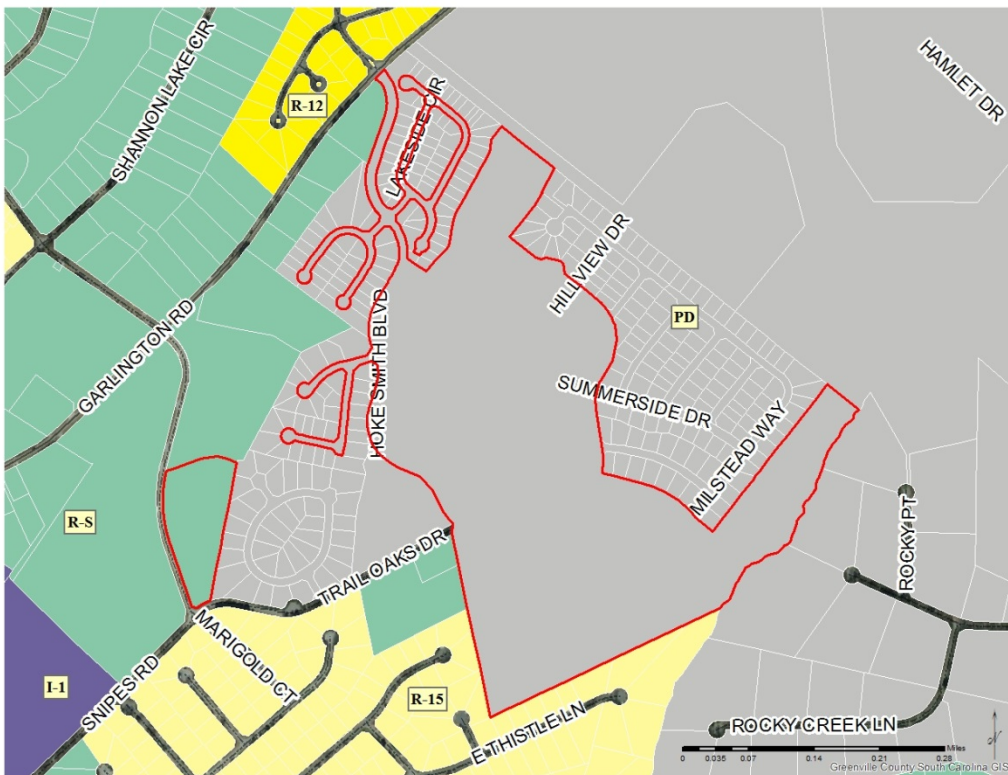


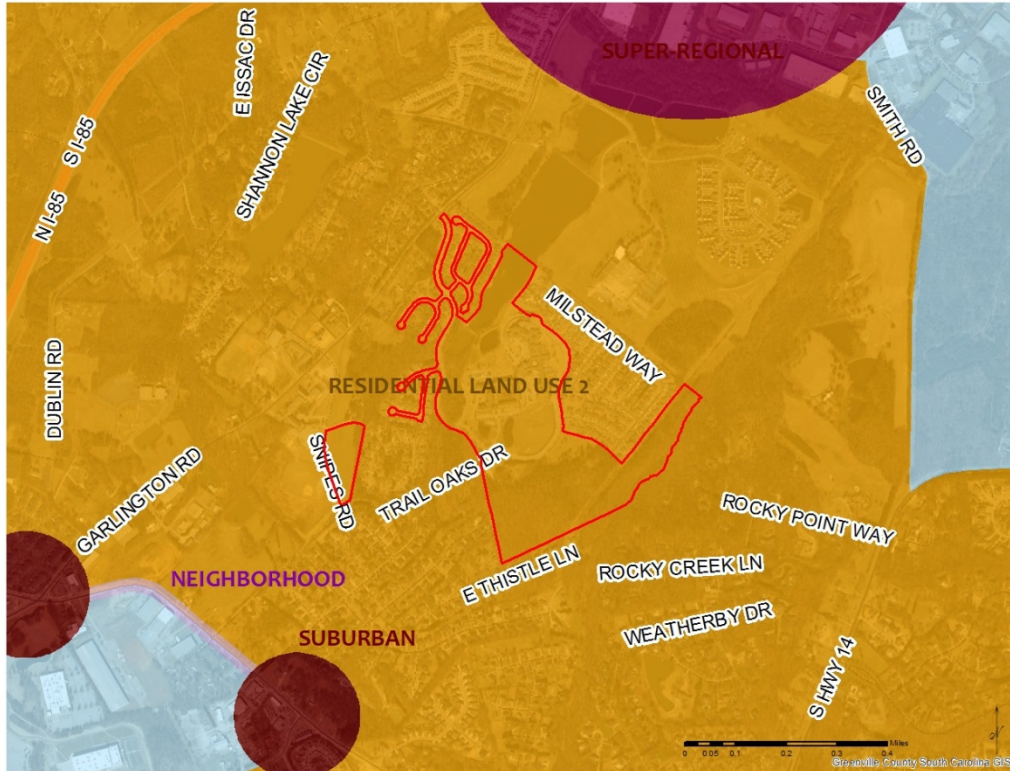
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Mr. Kurjiaka presented the following:

- DOCKET NUMBER:** CZ-2017-54
- APPLICANT:** Greenville County Council
- STAFF REPORT:** Staff has been made aware that the Zoning Ordinance has a gap in the zoning district classifications and does not properly accommodate some of the newer and more preferred business environments. One of the growing trends and desires is a district that allows for cleaner manufacturing uses in more of an office park atmosphere.

The proposed text amendment to the Greenville County Zoning Ordinance is to establish a new zoning district classification with the purpose of providing high quality design, site amenities, and open space and minimize the potential for use types that produce excessive noise, odor, vibrations, or emissions. This district, BTB – Business and Technology District, would incorporate uses commonly found in office parks like corporate headquarters and allow them alongside

clean manufacturing, research and development, warehousing, and distribution uses. Requirements for larger setbacks and buffer areas, limiting outdoor storage to finished products, and provisions for architectural form will help to promote positive impacts of individual sites within the district and limit impacts of development on neighboring properties.

CONCLUSION: The incorporation of the BTB – Business and Technology District into the Zoning Ordinance provides an option for a higher quality manufacturing district in Greenville County. Further, the addition of this district addresses needs presented by a growing trend in development of manufacturing parks and maintains Greenville County as a competitive environment for economic development.

Mr. Fant stated this was a good first step and commended the staff for a job well done.

MOTION: By Mr. Fant moved to forward CZ-2017-54 to Council to initiate the text amendment. The motion carried unanimously by voice vote.

Tyler Stone presented the following:

DOCKET NUMBER: CP-2017-01

APPLICANT: Greenville County Planning Commission

STAFF REPORT: Over the past year and a half, community residents, stakeholders, planners, and public officials participated in a series of meetings to create the South Greenville Area Plan.

The South Greenville Area Plan is a statement of the community’s vision and seeks to address both the immediate concerns and long-term goals of the community. The plan provides direction for community leaders, stakeholders, and the development community, and serves as a guide for where and how future development should occur.

Therefore, staff is requesting that the South Greenville Area Plan be forwarded to County Council for consideration and initiation as an amendment to the County’s Comprehensive Plan.

MOTION: By Dr. Cates to approve and forward to full Council CP-2017-01 as a text amendment to the Imagine Greenville County Comprehensive Plan. The motion carried unanimously by voice vote.

ADJOURNMENT

MOTION: By Mr. Fant to adjourn. Without objection the meeting adjourned at 5:59 p.m.

Respectfully Submitted,

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