

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
September 18, 2017
CONFERENCE ROOM D – COUNTY SQUARE
4:00 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
Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Alan Willis

PLANNING COMMISSION MEMBERS PRESENT

Dr. Hollingshad

CALL TO ORDER

Chairman Ballard called the meeting to order at 4:00 p.m.

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE August 28, 2017 MEETING

MOTION:

By Dr. Cates to approve the minutes of the August 28, 2017 Committee meeting. The motion carried unanimously by voice vote.

BOARDS AND COMMISSIONS INTERVIEWS AND NOMINATIONS

Historic Preservation Commission 5 vacancies 6 applicants

The following applied for a position on the Historic Preservation Commission:

- Collie Breedlove, Jr. (D. 17) incumbent
- Penelope Forrester (D. 17) incumbent
- Anne Peden (D. 26) incumbent
- Georgiann Phipps (D. 22)
- Dan Roberts (D. 21)
- Jason Smit (D. 23) incumbent

By ballot vote the following were nominated to fill five vacancies on the Historic Preservation Commission. Collie Breedlove, Jr. (D. 17), Penelope Forrester (D. 17), Anne Peden (D. 26), Dan Roberts (D.21) and Jason Smit (D. 23).

Board of Zoning Appeals 3 vacancies 3 applicants

The following applied for a position on the Board of Zoning Appeals.

- Lindsay Jacobs (D. 23)
- William Powers (D. 23) incumbent
- Arthur Smith (D. 27) incumbent

MOTION:

By Dr. Cates to nominate Lindsay Jacobs (D. 23), William Powers (D. 23) and Arthur Smith (D. 27) by acclamation. The motion carried unanimously by voice vote.

ZONING DOCKETS

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	Acres	Total Units
<i>Current</i>	<i>R-20</i>	<i>2.2 units/acre</i>	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.

The Planning and Development Committee held the item at their August 28, 2017 meeting in order to allow the applicant to meet with the neighbors in the proposed area.

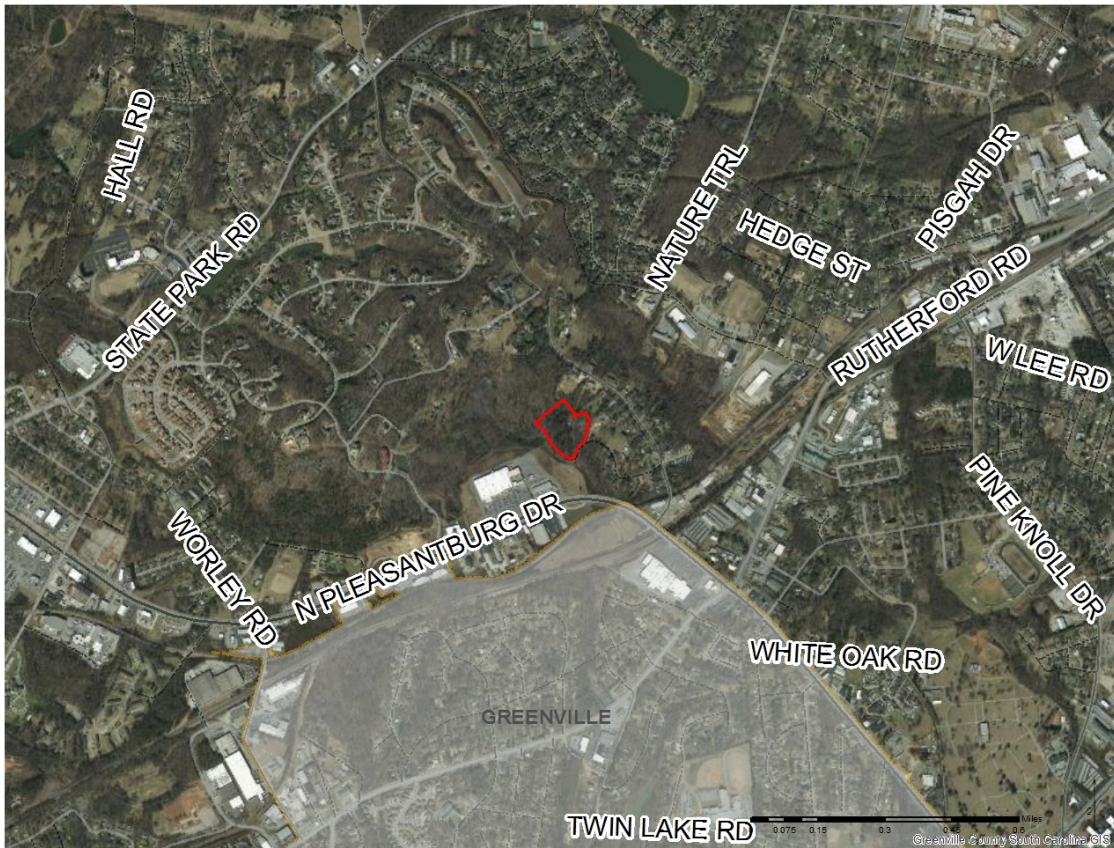
The applicant notified staff he would be unable to attend the Committee meeting, but would send a representative.

The Committee members discussed the proposed and the following motion was made:

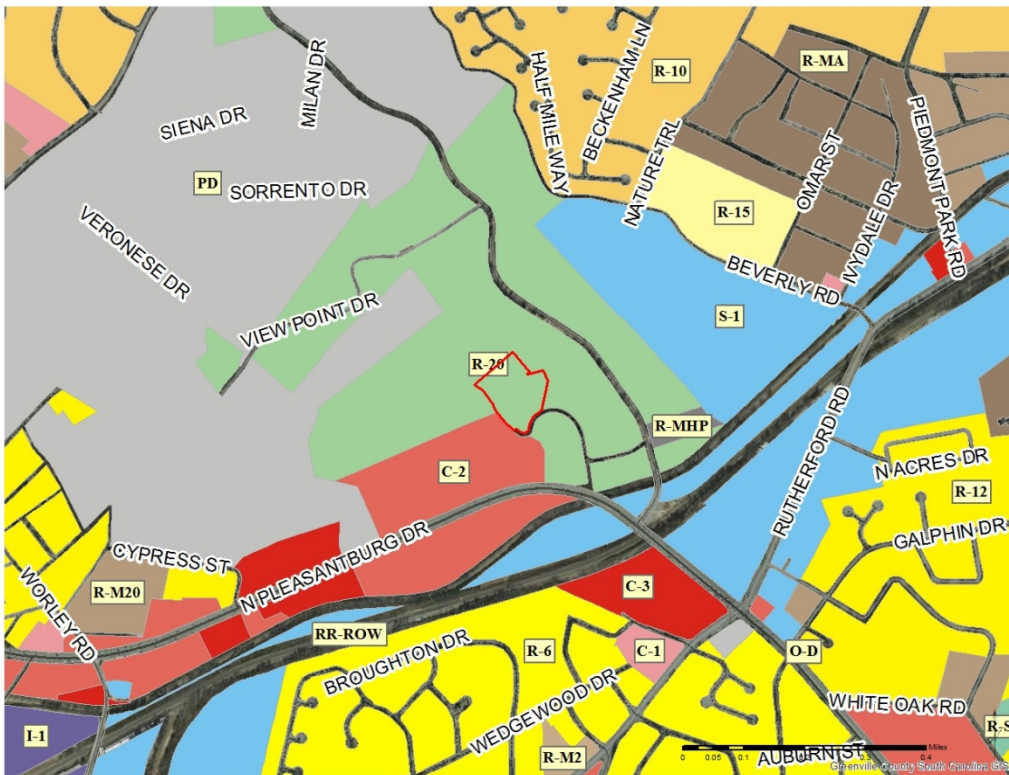
MOTION: By Dr. Cates to deny CZ-2017-49.

After further discussion, Dr. Cates withdrew his motion and the following was made:

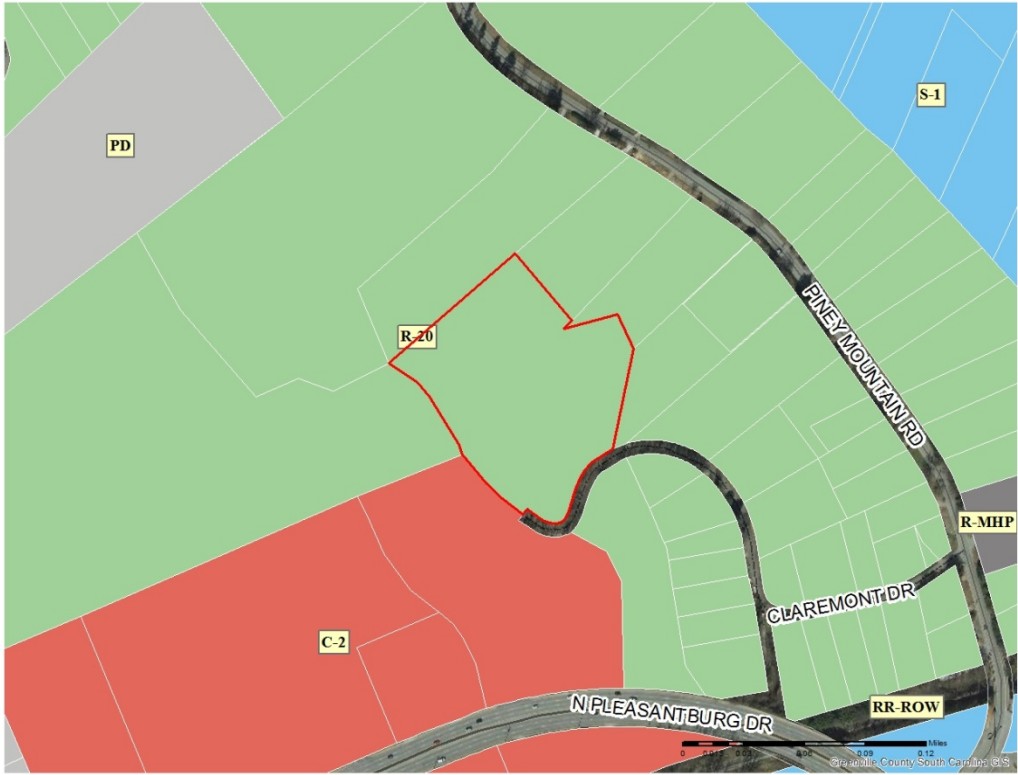
MOTION: By Mr. Roberts to hold CZ-2017-49 until the next Committee meeting. The motion carried unanimously.



Aerial Photography, 2016



Zoning Map



Future Land Use Map

ADJOURNMENT

MOTION: By Mr. Fant to adjourn. Without objection the meeting adjourned at 4:48 p.m.

Respectfully Submitted,

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