

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**February 5, 2018**  
**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  
Mike Barnes  
Ennis Fant  
Rick Roberts

**COMMITTEE MEMBERS ABSENT:**

Sid Cates, Vice Chairman

**STAFF PRESENT:**

Phoenikx Buathier  
Dean Campbell  
Paula Gucker  
Helen Hahn  
Sarah Holt  
Kris Kurjiaka  
Alan Willis

**OTHER COUNCIL MEMBERS PRESENT**

Butch Kirven, Council Chair  
Fred Payne

**PLANNING COMMISSION MEMBERS PRESENT**

Metz Looper  
Dave Stevenson

**CALL TO ORDER**

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

**INVOCATION**

Dr. Fant provided the invocation.

**APPROVAL OF THE MINUTES OF THE NOVEMBER 20, 2017 COMMITTEE MEETING**

**MOTION:**

**ZONING DOCKETS**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-01

**APPLICANT:** Joe Bryant for Melissa Halliburton, Swamp Rabbit Investments, LLC

**PROPERTY LOCATION:** Fairbanks Street

**PIN/TMS#(s):** 0158000105303 and 0158000105305

**EXISTING ZONING:** R-7.5, Single-Family Residential

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

**ACREAGE:** 0.55

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-7.5, Single-Family Residential in April 1972, as part of Area 3. There was an unsuccessful S-1, Services rezoning request in 1991, CZ-1991-100.

**EXISTING LAND USE:** driveway

**AREA CHARACTERISTICS:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	C-2	warehouse
East	R-7.5 & C-3	single-family residential and automobile service
South	R-7.5	single-family residential and mobile home park (Hilltop)
West	R-7.5	single-family residential

**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.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-7.5</i>	<i>5.8 units/acre</i>	<i>0.55</i>	<i>3 units</i>
Requested	C-1	12 units/acre		6 units

A successful rezoning may add up to 3 dwelling units.

**ROADS:** Fairbanks Street: two-lane County-maintained local

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2016</b>
West Blue Ridge Drive	3,200' NE	12,700	11,700 -7.9%	12,800 9.4%

**SUMMARY:** The subject parcel zoned R-7.5, Single-Family Residential, is 0.55 acres of property located on Fairbanks Street approximately 0.5 miles Southwest of the intersection of Old Buncombe Road and West Blue Ridge Drive. The parcel has approximately 145 feet of frontage along Fairbanks Street. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for employee parking and as a buffer for proposed office improvements on adjacent parcel.

**CONCLUSION:** The subject site is surrounded by Single-Family Residential zoning to the east, west and south of the subject site. There are also Single-Family Residences located to the east, west and south of the subject site. Staff is of the opinion rezoning these parcels to C-1, Commercial would not be consistent with the existing residential zoning and land use along Fairbanks Street. The requested rezoning is also not consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial. Planning Commission recommended approval based on surrounding commercial and service zoning.

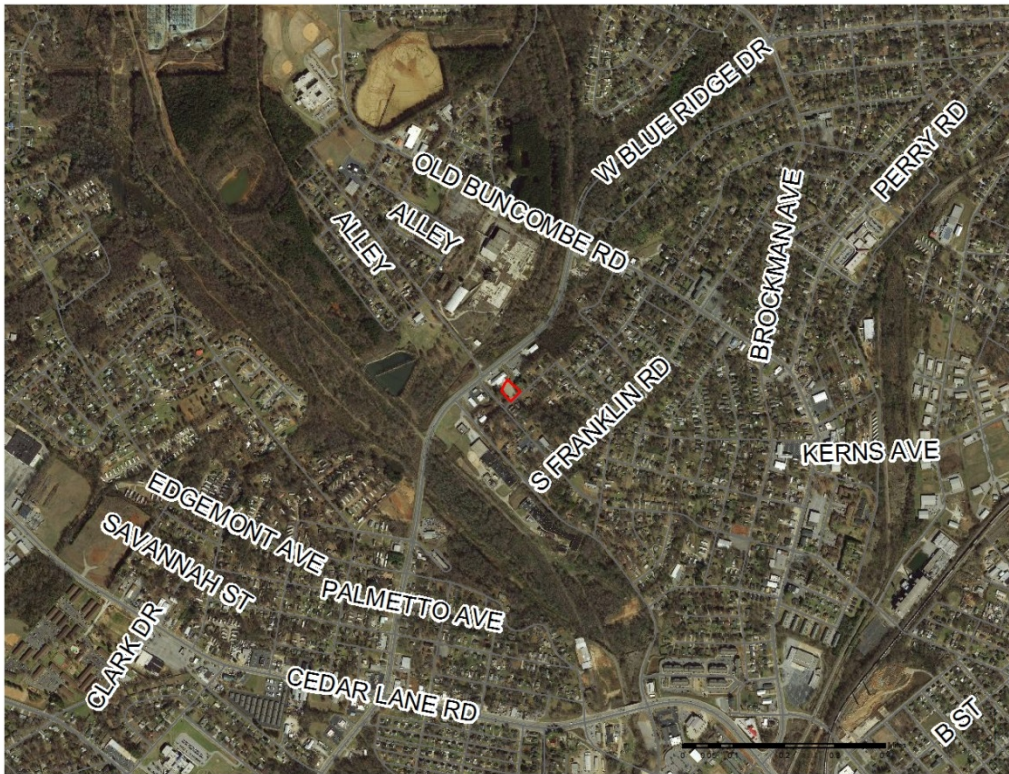
Chairman Ballard stated looking at the parcel; he did not believe a residential home would be built facing the factory across the street. He asked staff what the parcel was being used for currently.

Ms. Buathier stated it was being used as a driveway. The parcel was recently sold and the applicant was trying to come into compliance.

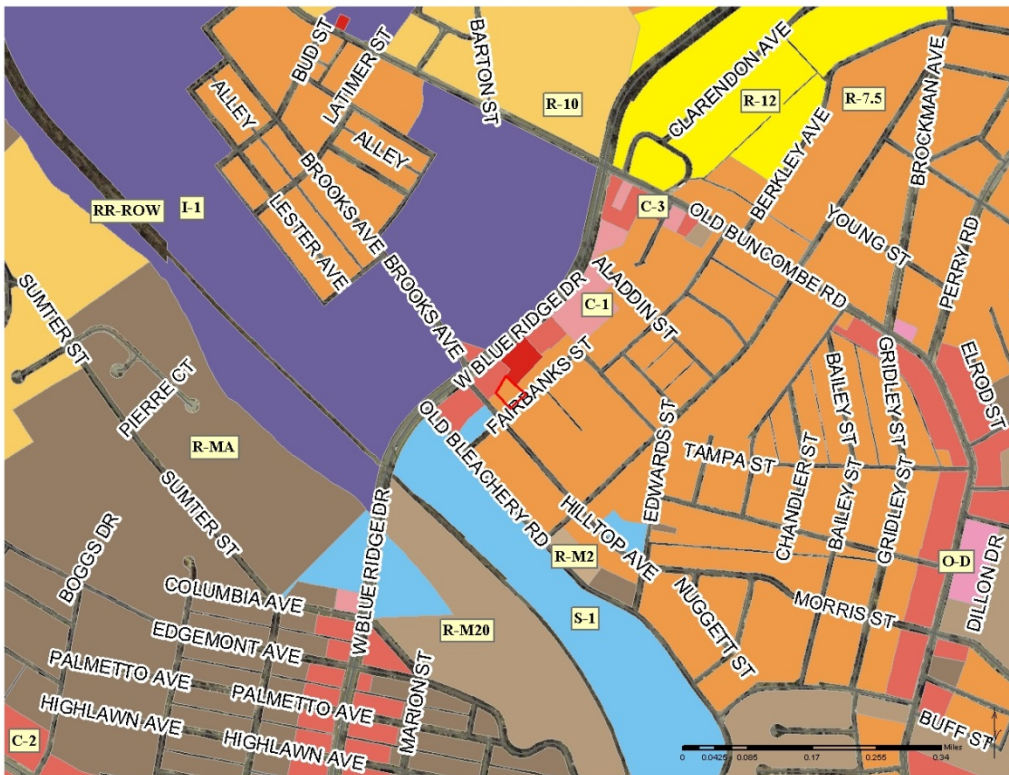
Mr. Roberts asked if the request was just to come into compliance.

Ms. Buathier stated currently the zoning was R-7.5, which does not allow a parking lot. Rezoning the parcel to C-1, would allow the parking lot.

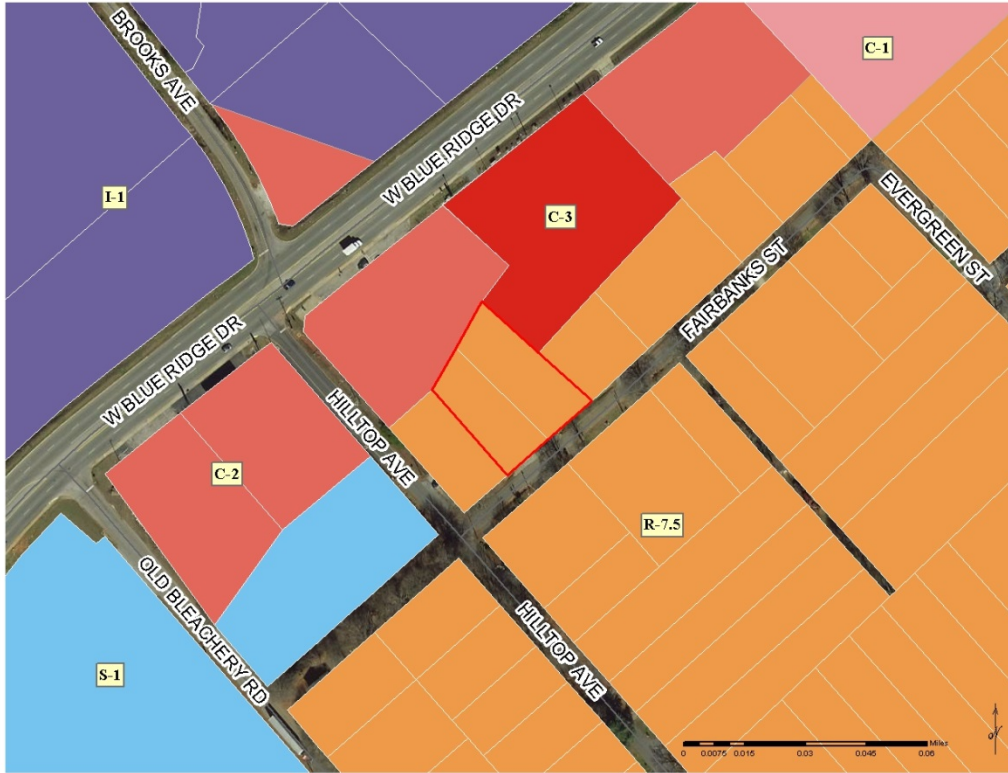
**MOTION:** By Dr. Fant to approve CZ-2018-01. The motion carried unanimously by voice vote with one absent (Cates).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

At this time Dr. Fant left the room.

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-02

**APPLICANT:** Timothy L. (Chip) Buchanan, Jr. for Rob Safrit, Future FDH Projects, LLC,

**PROPERTY LOCATION:** 3116 Highway 14

**PIN/TMS#(s):** 0530010100101

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 0.97

**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	C-2	retail and vacant wooded land
East	C-2	retail
South	C-2	single-family residential
West	C-2	single-family residential and restaurant

**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 *Sub-Regional Center*.

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>0.97</i>	<i>1 unit</i>
Requested	C-2	16 units/acre		15 units

A successful rezoning may add up to 14 dwelling units.

**ROADS:**

Highway 14: two-lane State-maintained major arterial

**TRAFFIC:**

No traffic counts in proximity of Highway 14.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban, is 0.97 acres of property located on Highway 14 approximately 0.1 miles southwest of the intersection of Pelham Road and Highway 14. The parcel does not have frontage, but has an easement to access Highway 14. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant states the proposed land use is for a car wash.

**CONCLUSION:**

The subject site is surrounded by C-2, Commercial zoning with retail and a restaurant to the north, east and west of the subject site. This parcel is also located in a Sub-Regional Center which recommends community-scale stores and retail. Staff believes rezoning this parcel to C-2, Commercial would be consistent with existing zoning and the transition to commercial type uses in this area.

Based on these reasons staff recommends approval of the requested rezoning to C-2 Commercial. The Planning Commission recommended approval.

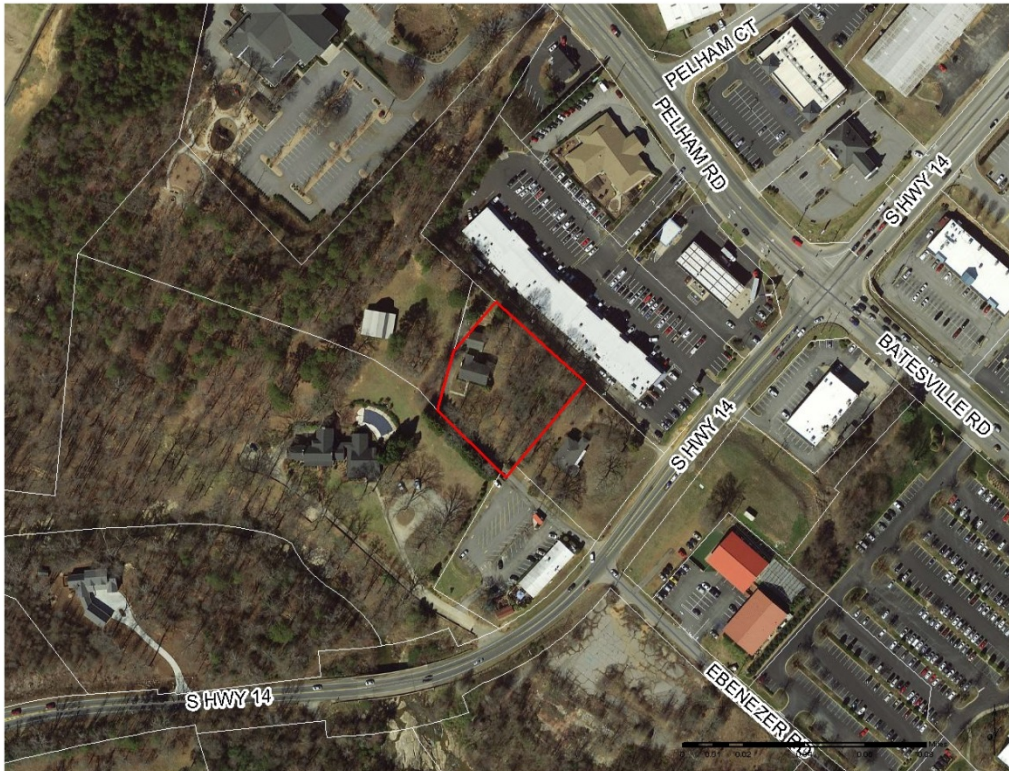
**MOTION:**

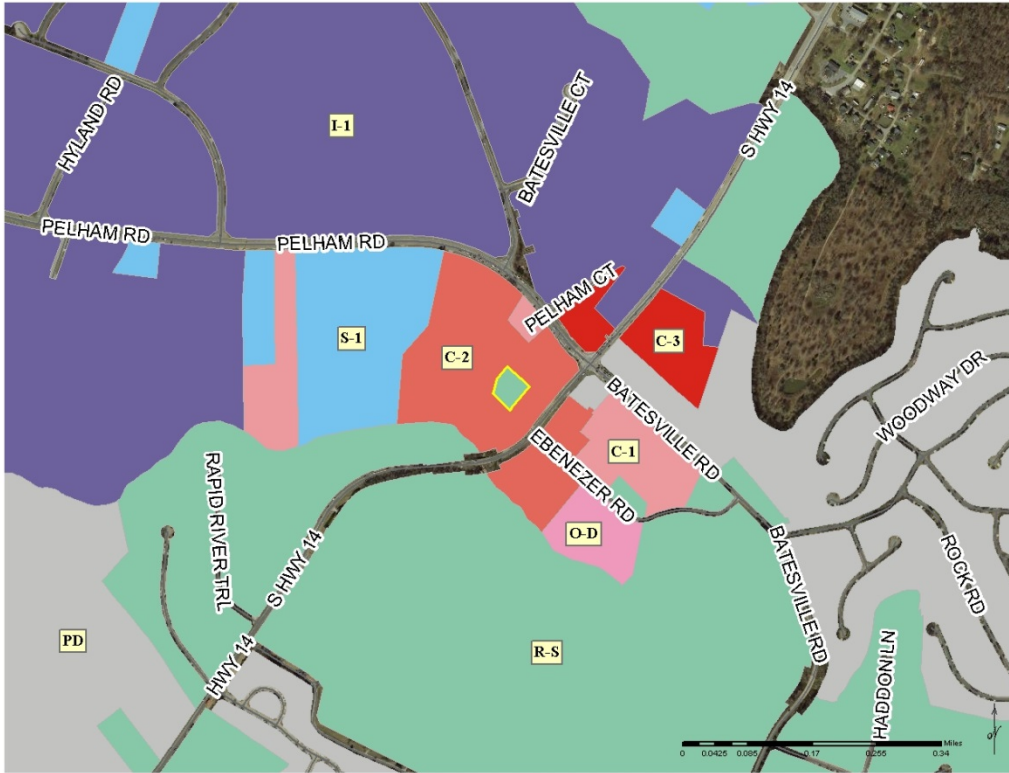
By Mr. Roberts to approve CZ-2018-02. The motion carried unanimously by voice with one absent (Cates) and one left the room.



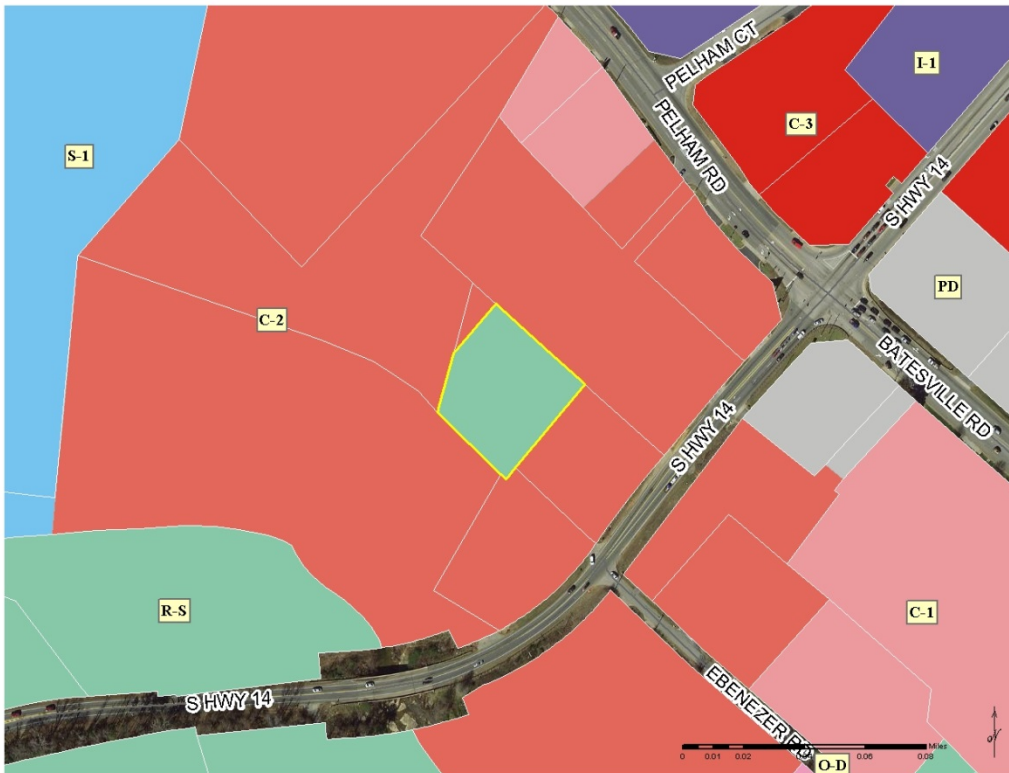


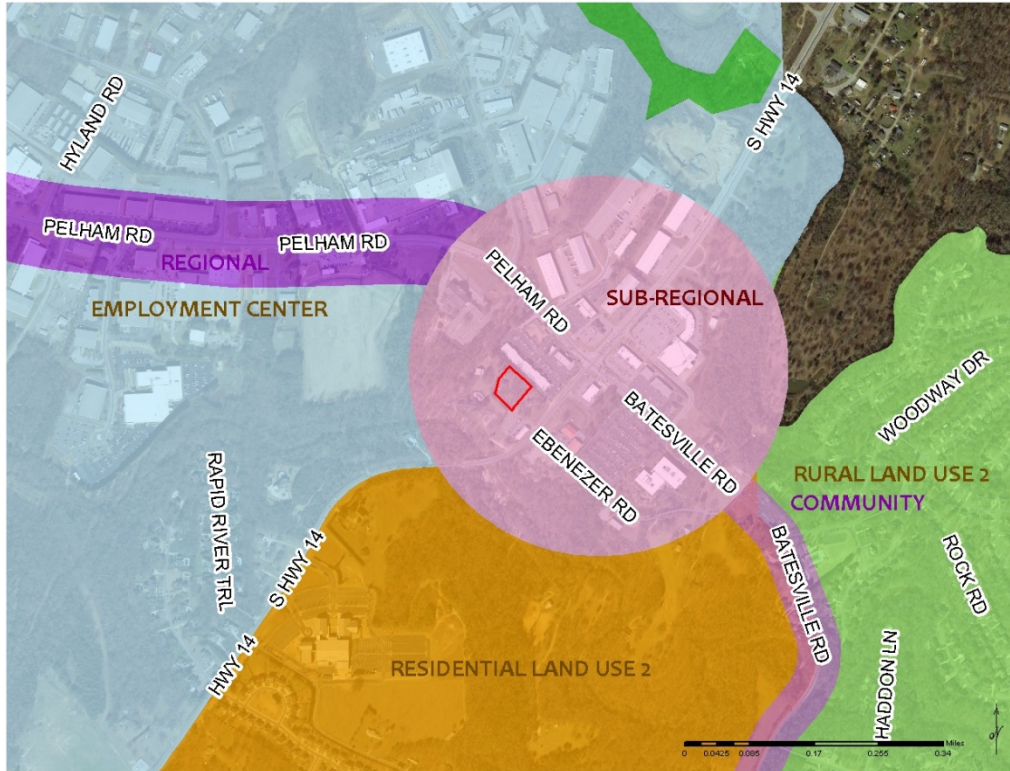
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Dr. Fant returned to the room.

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-03

**APPLICANT:** James P. O’Connell for Diya and Veer, LLC

**PROPERTY LOCATION:** 6522 White Horse Road

**PIN/TMS#(s):** B013020100404

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

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 0.78

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned C-1, Commercial in April 1972, as part of Area 3.

**EXISTING LAND USE:** convenience store and gas station

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1	retail
East	R-M20	duplex and apartments
South	C-1 and R-M20	restaurant and apartments
West	C-1	retail

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea Sewer

**FUTURE LAND USE:** The subject property is part of the Berea Community Plan and is designated as *Commercial/Office Use*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	0.78	9 units
Requested	C-2	16 units/acre		12 units

A successful rezoning may add up to 3 dwelling units.

**ROADS:** White Horse Road: six-lane State-maintained major arterial  
Lily Street: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2016
White Horse Road	2,425' S	28,400	22,400 - 21.1%	29,900 33.5%
Lily Street	2,580' E	4,300	3,400 - 20.9%	3,700 8.8%

**SUMMARY:** The subject parcel zoned C-1, Commercial, is 0.78 acres of property located on White Horse Road approximately 0.85 miles north of the intersection of White Horse Road and Saluda Dam Road. The parcel has approximately 150 feet of frontage along White Horse Road and 180 feet of frontage along Lily

Street. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant states the proposed land use is for a liquor store.

**CONCLUSION:**

The subject site is currently being used for a convenience store and gas station. There is C-1, Commercial zoning to the north, south and west of the subject site. Being that the subject site is located in an area zoned C-1, Commercial, staff believes the current zoning is appropriate. Staff has concerns about the proposed land use, and that may have a negative impact on the adjacent residential properties and the surrounding area.

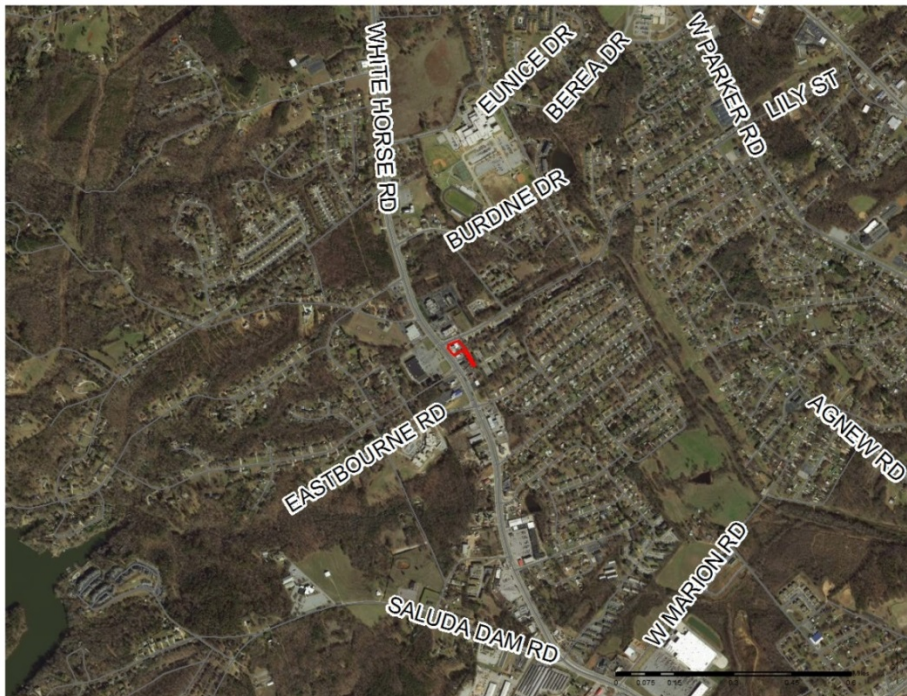
Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial. The Planning Commission recommends denial.

Chairman Ballard stated there was a lot of opposition at the Public Hearing.

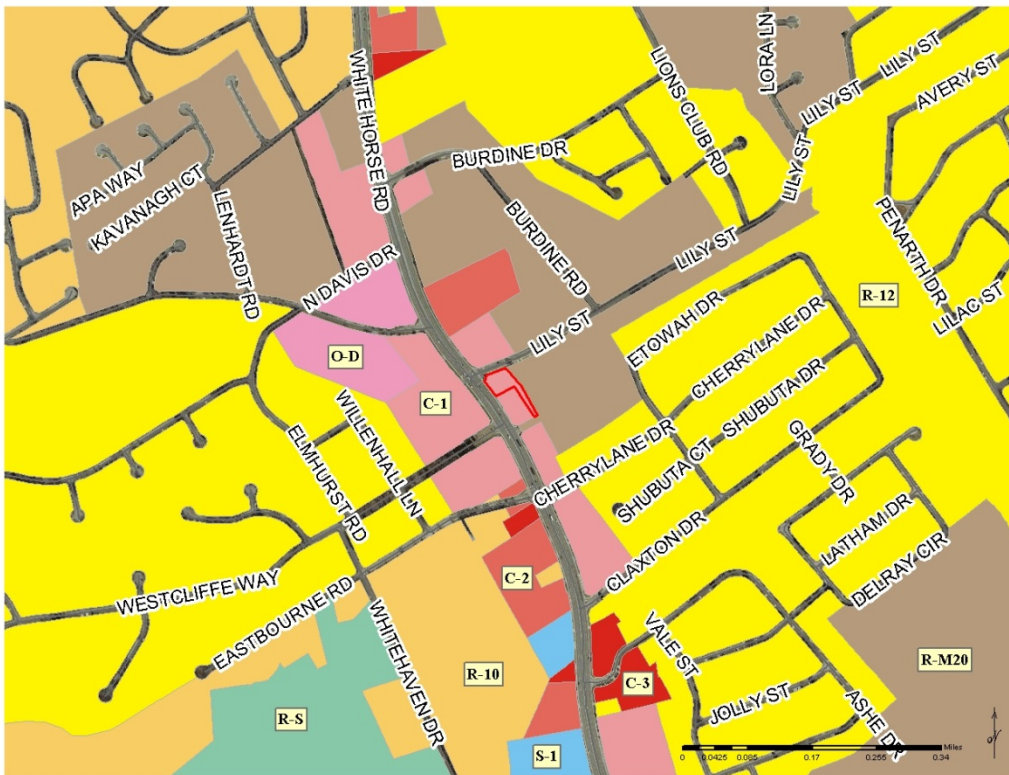
Dr. Fant asked if this was a request for a liquor store.

Chairman Ballard stated that was correct.

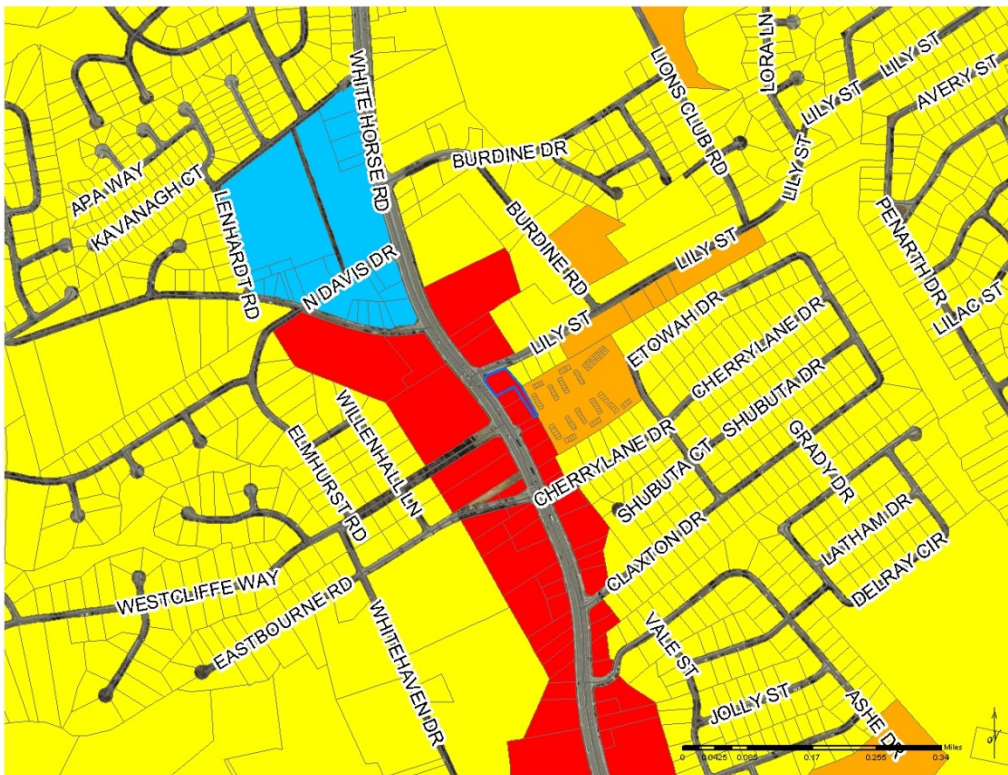
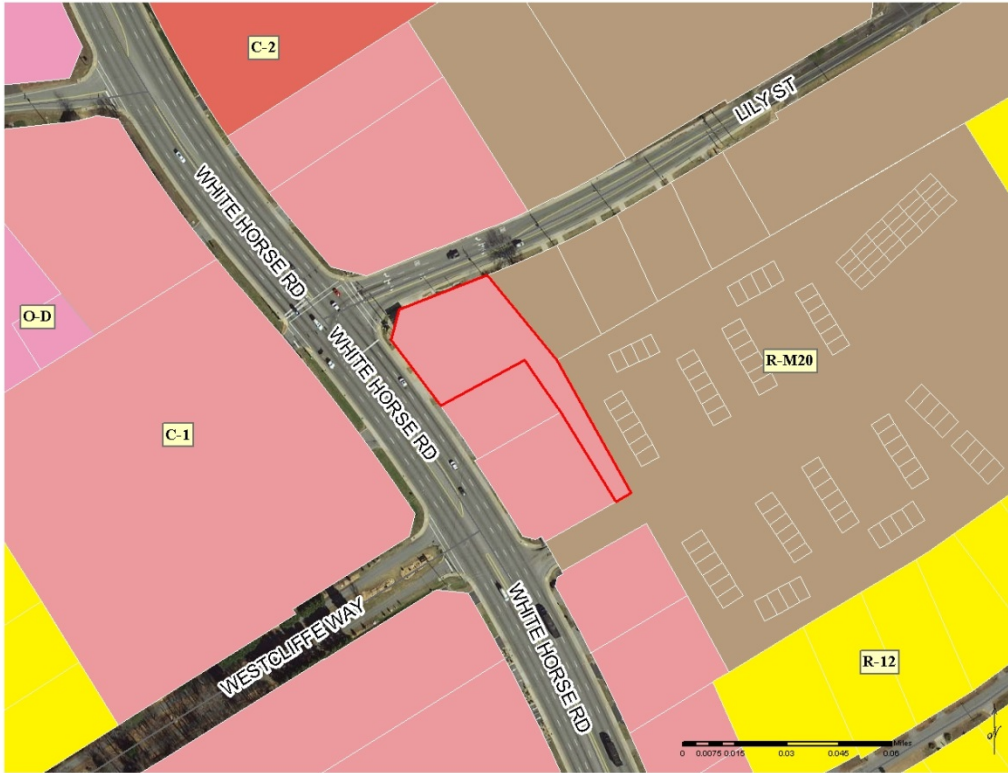
**MOTION:** By Mr. Roberts to deny CZ-2018-03. Motion carried unanimously by voice vote with one absent (Cates).



Aerial Photography, 2017



Zoning Map



Berea Community Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-04

**APPLICANT:** Ernest Crosby for Herbert Earle Riddle

**PROPERTY LOCATION:** 2728 Poinsett Highway

**PIN/TMS#(s):** 0446000100300

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

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

**ACREAGE:** 0.94

**COUNCIL DISTRICT:** 19 – Meadows

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

**EXISTING LAND USE:** vacant office

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	apartment
East	R-M20	apartment
South	C-2	single-family residential
West	C-2 and R-10	retail and vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Cherrydale Area Plan is designated as *S/I, Service and Industry Land Uses*.

**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	0.94	18 units
Requested	C-1	12 units/acre		11 units



A successful rezoning may add up to 7 dwelling units.

**ROADS:**

Poinsett Highway: four-lane State-maintained major arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Poinsett Highway	4,850' N	21,400	16,900 -21%	21,300 26%
Poinsett Highway	5,600' S	32,900	30,900 -6%	33,500 8.4%

**SUMMARY:**

The subject parcel zoned R-M20, Multifamily Residential, is 0.94 acres of property located on Poinsett Highway approximately 1 mile south of the intersection of Poinsett Highway and Old Buncombe Road. The parcel has approximately 170 feet of frontage along Poinsett Highway and North Parker Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant did not state the proposed land use.

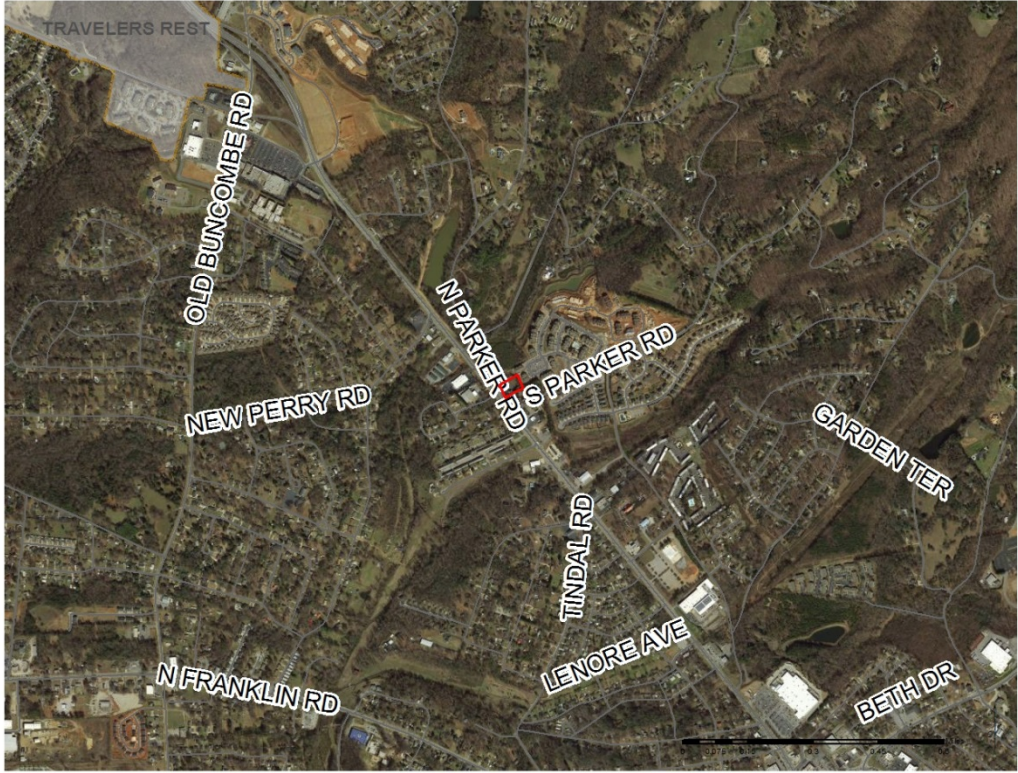
**CONCLUSION:**

The subject site is located along a major arterial road, Poinsett Highway. Commercial zoning is present to west and south of the subject site. Staff is of the opinion due to its location and the existing commercial zoning along Poinsett Highway, rezoning this parcel from R-M20 Multi-Family Residential, to C-1, Commercial would be an appropriate rezoning.

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

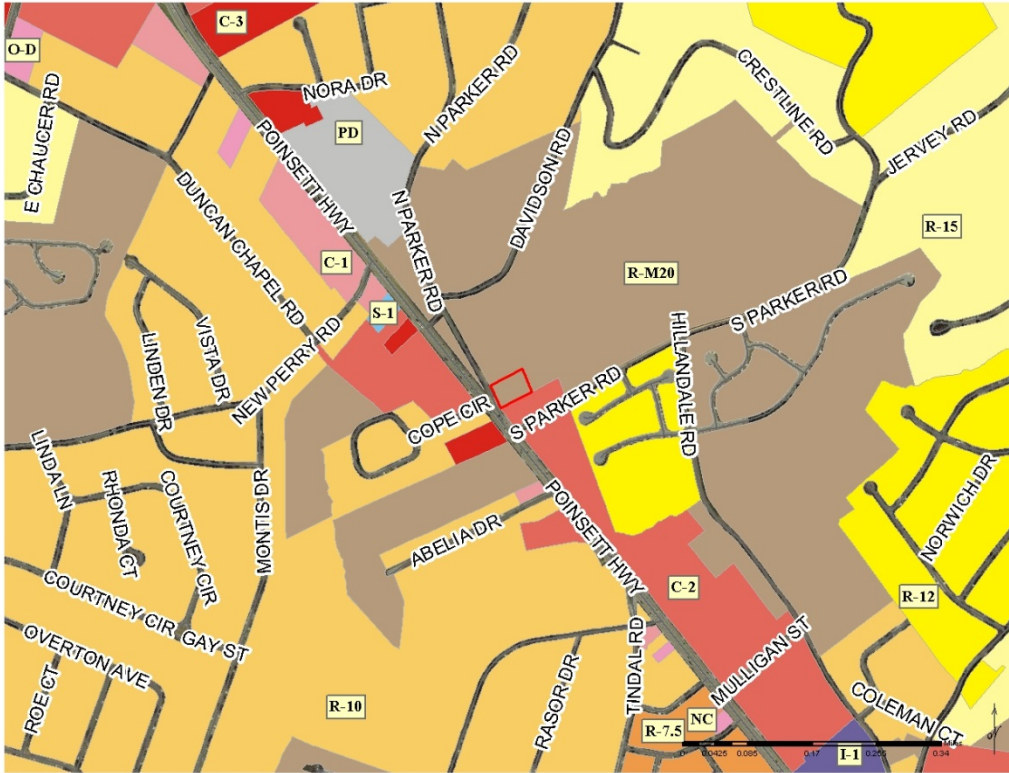
**MOTION:**

By Dr. Fant to approve CZ-2018-04. The motion carried unanimously by voice vote with one absent (Cates).

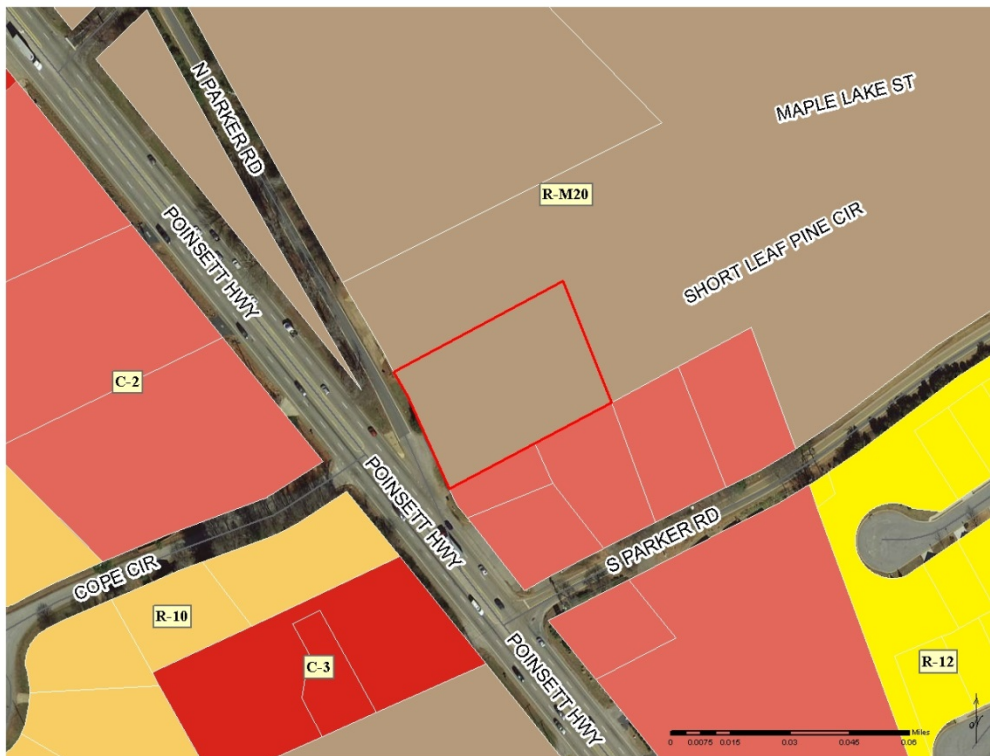


Aerial Photography, 2017





Zoning Map





Cherrydale Area Plan, Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-05

**APPLICANT:** Johnathan Gunter for Clear Springs Fire-Rescue

**PROPERTY LOCATION:** Scuffletown Road

**PIN/TMS#(s):** 0548020103205

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 3.99

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. There was an unsuccessful S-1,

Services rezoning request in 2017, CZ-2017-10 that was withdrawn.

**EXISTING LAND USE:** vacant wooded

**AREA CHARACTERISTICS:**

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

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

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

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

**TRAFFIC:**

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

**SUMMARY:**

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

The applicant is requesting to rezone the property to FRD, Flexible Review District. The proposal consists of two buildings of 12,000 sq. ft. each on separate parcels. Parcel A proposal is a neighborhood gym. Parcel B is proposing retail and service space to fall within the S-1 and C-2 classifications. The applicant has provided a list of uses that will not be allowed into the development within the Statement of Intent (SOI). Both buildings will have a maximum height of 35 feet.

The architectural design is utilizing gray tone color schemes. The building materials will consist of ribbed metal panels, split face block, and aluminum with glass store front. All service areas, loading areas, and dumpsters will be screened from Scuffletown Road and adjacent residential uses.

The applicant is proposing a 25 foot landscape buffer along the north, east, and south sides of the property. Existing vegetation will be utilized where possible and additional landscaping will be added where there is not enough existing vegetation for the buffer. All common areas and landscaping within the development will be maintained by the owner. The existing cemetery is located within the landscape buffer and is to remain undisturbed. Additional landscaping screening will be provided around the existing cemetery to cover any bare spots not supplied by existing vegetation.

There is a single entrance proposed from Scuffletown Road that aligns with an entrance for the business directly across Scuffletown Road. A sidewalk is shown along the road frontage and connects to a walking trail in the 25 foot landscape buffer along the perimeter of the property.

One monument sign is proposed at the entrance from Scuffletown Road with the building materials that include brick, stone, and metal materials. Monument signage will be double faced with a maximum of 8 feet tall. Building signage will meet all current restrictions of the Greenville County sign ordinance. No neon, flashing, or electronic signs will be allowed in the development.

Site lighting will be provided by wall packs and light poles. The light poles will be a maximum of 20 feet in height. Full cutoff light fixtures will be used for the site lighting. The Statement of Intent states that all site lighting is to be dark sky compliant.

**CONCLUSION:**

The intent of the FRD, Flexible Review 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 that the permitted uses outlined in the Statement of Intent are appropriate for the area provided that adequate provisions are incorporated to enhance compatibility with the surrounding properties. Staff has a concern about the boxy warehouse architectural style of the gym. Features that are residential in character and style should be utilized to make this development better reflect the adjacent residences and

surrounding neighborhoods. This would enhance the entry into the Scuffletown Rural Conservation District.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following condition:

- Have the applicant resubmit a different architectural style to soften the warehouse look of the gym for a more residential look of the surrounding community.

The Planning Commission approved the request with an amended condition.

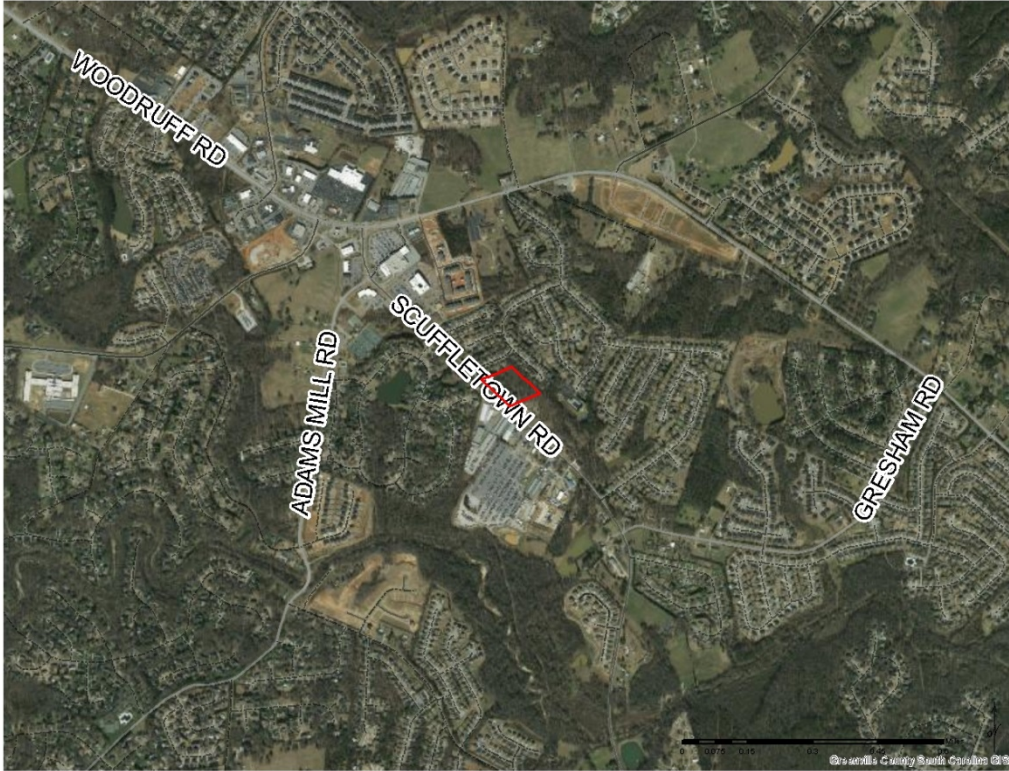
- The front of the building (Façade along Scuffletwon Road) be softened and styled an appropriate residential look at staff's discretion.

Chairman Ballard requested the applicant to address the Committee.

Jonathan Gunther, 169 Hunter Road, Fountain Inn, SC and his engineer answered questions from the Committee. The applicant noted they were a small business and working with a limited budget for changes.

County Council Chairman Butch Kirven addressed the Committee stating this was in his district and he was familiar with the request. He noted the applicant had to move from his location due to the building being sold. Chairman Kirven noted the business was an asset to the community and was in favor of the applicant's request of approval without any conditions.

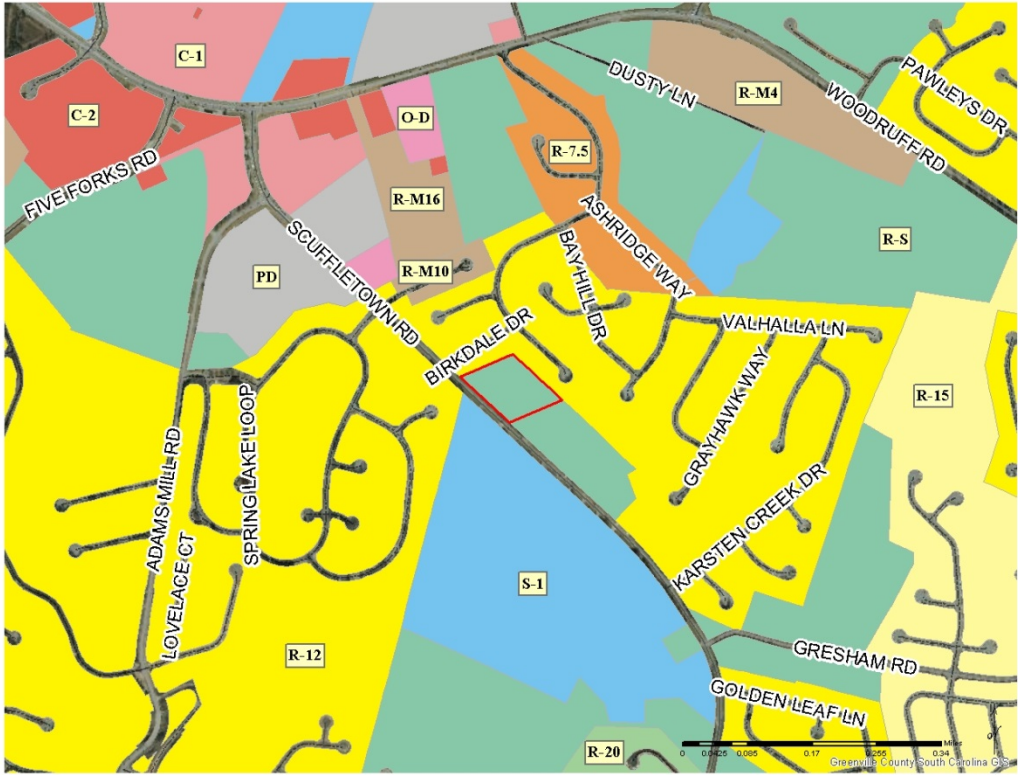
**MOTION:** By Mr. Roberts to approve CZ-2017-05 without any conditions. The motion carried unanimously by voice vote with one absent (Cates).



Aerial Photography, 2016







Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

<b>DOCKET NUMBER:</b>	CZ-2018-06
<b>APPLICANT:</b>	Stanley E. McLeod for Raymond Mark Cox
<b>PROPERTY LOCATION:</b>	114 Dusty Lane
<b>PIN/TMS#(s):</b>	0548020100704 (portion)
<b>EXISTING ZONING:</b>	R-S, Residential Suburban
<b>REQUESTED ZONING:</b>	C-3, Commercial
<b>ACREAGE:</b>	1.58
<b>COUNCIL DISTRICT:</b>	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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1 and R-S	dental office and library
East	R-S	fire station
South	R-S	single-family residential
West	R-7.5	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	1.58	<i>2 units</i>
Requested	C-3	16 units/acre		25 units

A successful rezoning may add up to 23 dwelling units.

**ROADS:** Woodruff Road: two-lane State-maintained minor arterial  
Dusty Lane: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Woodruff Road	650' W	16,200	18,000 11.1%	20,700 15%

**SUMMARY:** The subject parcel zoned R-S, Residential-Suburban, is 1.58 acres of property located on Dusty Lane approximately 0.4 miles east of the intersection of Woodruff Road and Scuffletown Road. The parcel has approximately 180 feet of frontage along Woodruff Road and 700 feet of frontage along Dusty Lane. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant did not state the proposed use.

**CONCLUSION:**

The subject site is located along Woodruff Road, an area that is under construction to be widened to four lanes. There currently is a dental office, library and fire station surrounding this property. Staff is of the opinion rezoning this parcel from R-S, Residential Suburban to C-3, Commercial would have minimal impact to the area and would be an appropriate rezoning. The requested rezoning is also consistent with the Imagine Greenville County Comprehensive Plan.

Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission denied the request based on surrounding zoning.

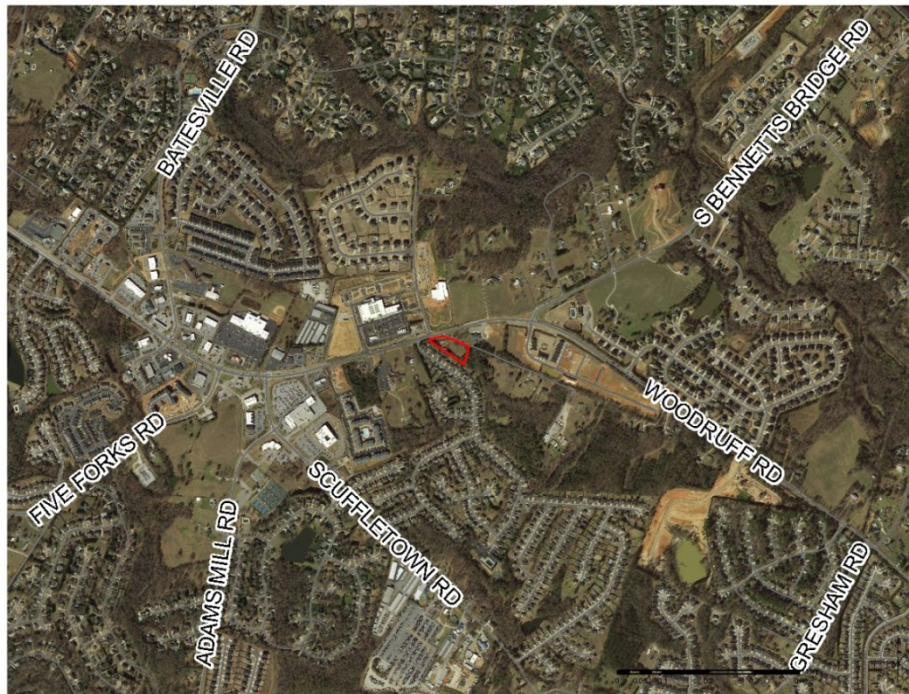
Chairman Ballard stated he had spoken with the applicant and invited the applicant to address the members of the Committee with what the use would be.

Stanley McLeod, 106 Williams Street, Greenville, SC, representing the owner and applicant addressed the Committee stating the use on the property would be a car wash.

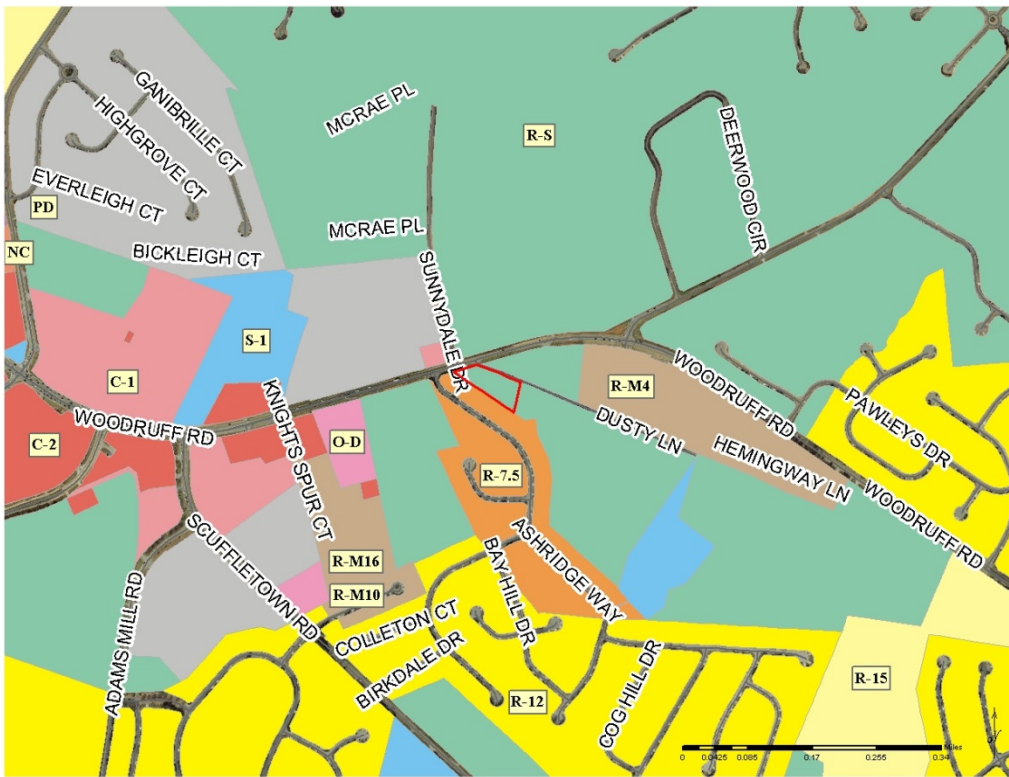
County Council Chairman Kirven addressed the Committee stating he was in favor of the proposed. He felt it would be a good fit for the community and currently there was not a car wash available.

**MOTION:**

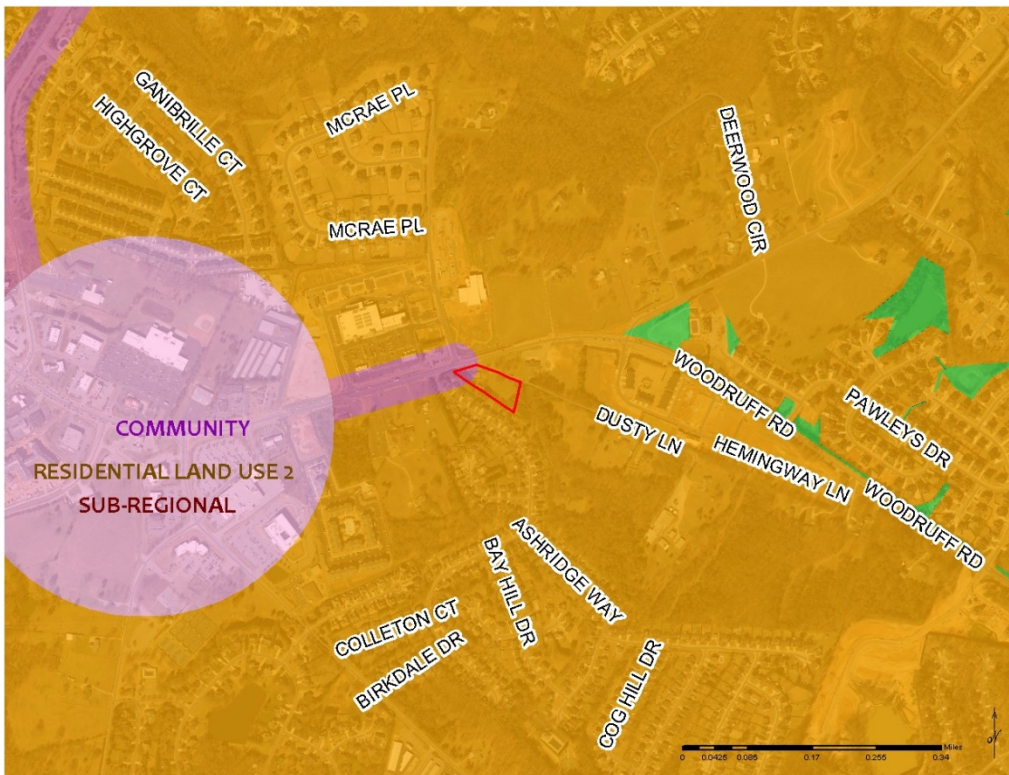
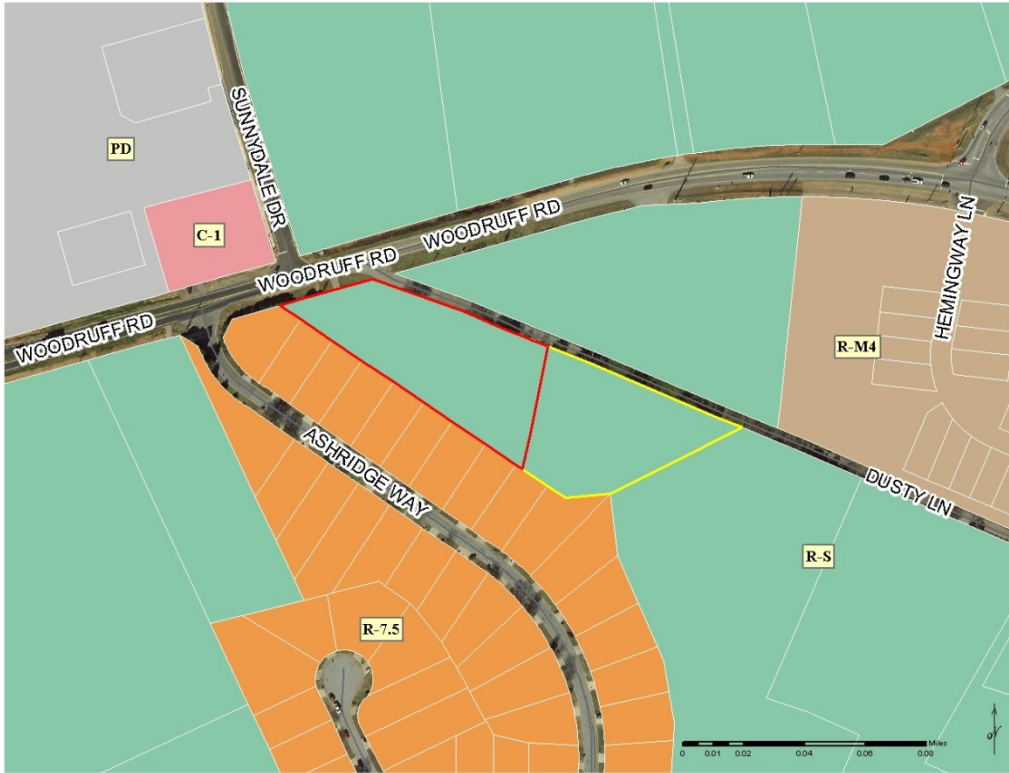
By Mr. Barnes to approve CZ-2018-06. The motion carried unanimously by voice vote with one absent (Cates).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2018-07

**APPLICANT:** Paul J. Harrison for David Sarkela, DSR Builders

**PROPERTY LOCATION:** Vaughn Road

**PIN/TMS#(s):** 0539030101106

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** R-20, 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. There was an unsuccessful R-15, Single-Family Residential rezoning request in 2017, CZ-2017-47. A preliminary plan based on existing zoning was approved in 2017 (PP 2017-142).

**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-20	2.2 units/acre		15 units

A successful rezoning may add up to 3 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	2016
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-20, Single-Family Residential.

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

**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-20, 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.

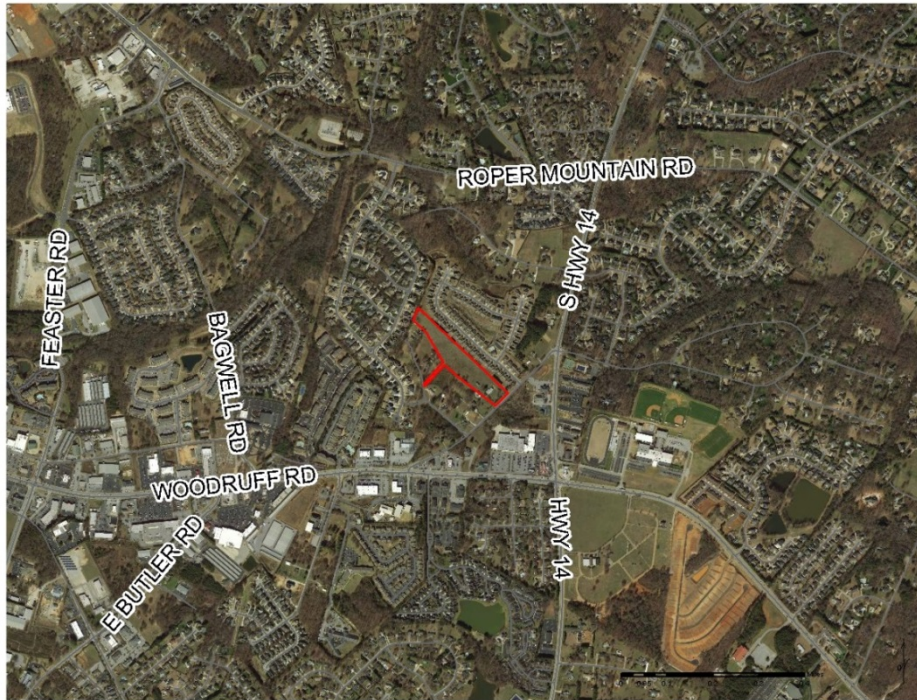
Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential. The Planning Commission recommended approval.

Mr. Roberts stated he had received citizen concerns over traffic on Vaugh Road, which was in his district. He stated currently staff was working on a traffic study, which may come up with a solution for the road. Mr. Roberts was hesitant at this time to approve anything that would place more traffic on the road. He asked the applicant if he would like to have the Committee hold the item until the next Committee meeting in order to receive the results of the traffic study and if some improvements could be made.

Mr. Paul Harrison addressed the Committee and agreed to allow the Committee to hold the item until the next Committee meeting.

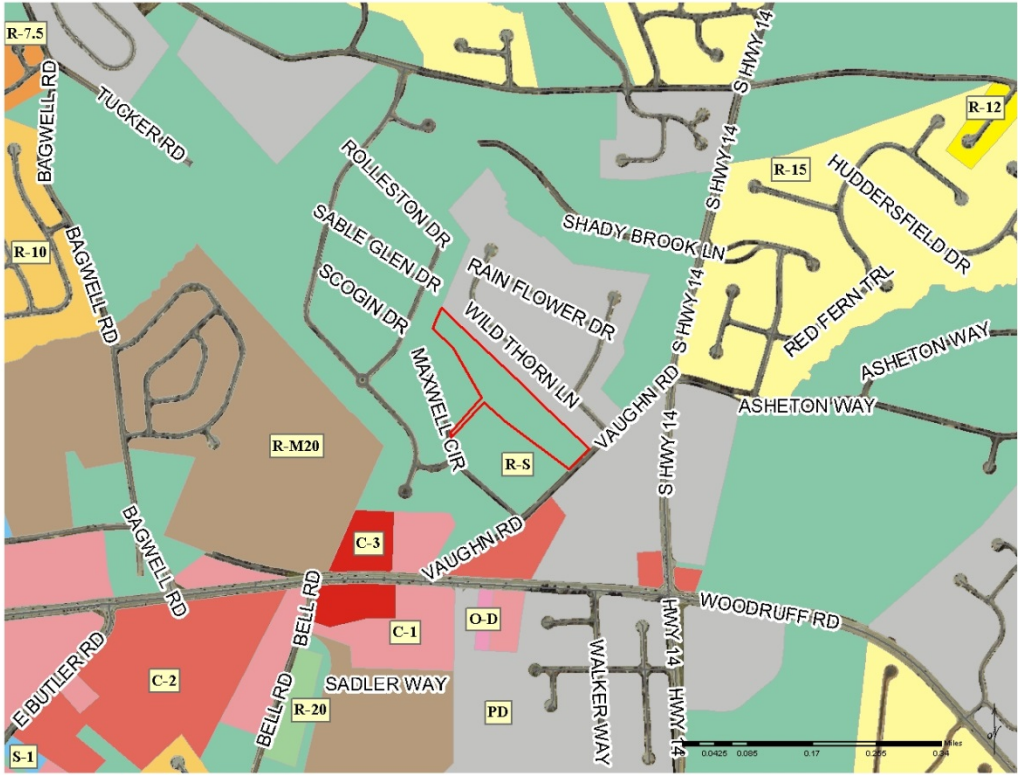


**MOTION:** By Mr. Roberts to hold CZ-2018-07 until the next Committee meeting. The motion carried unanimously by voice vote with one absent (Cates).

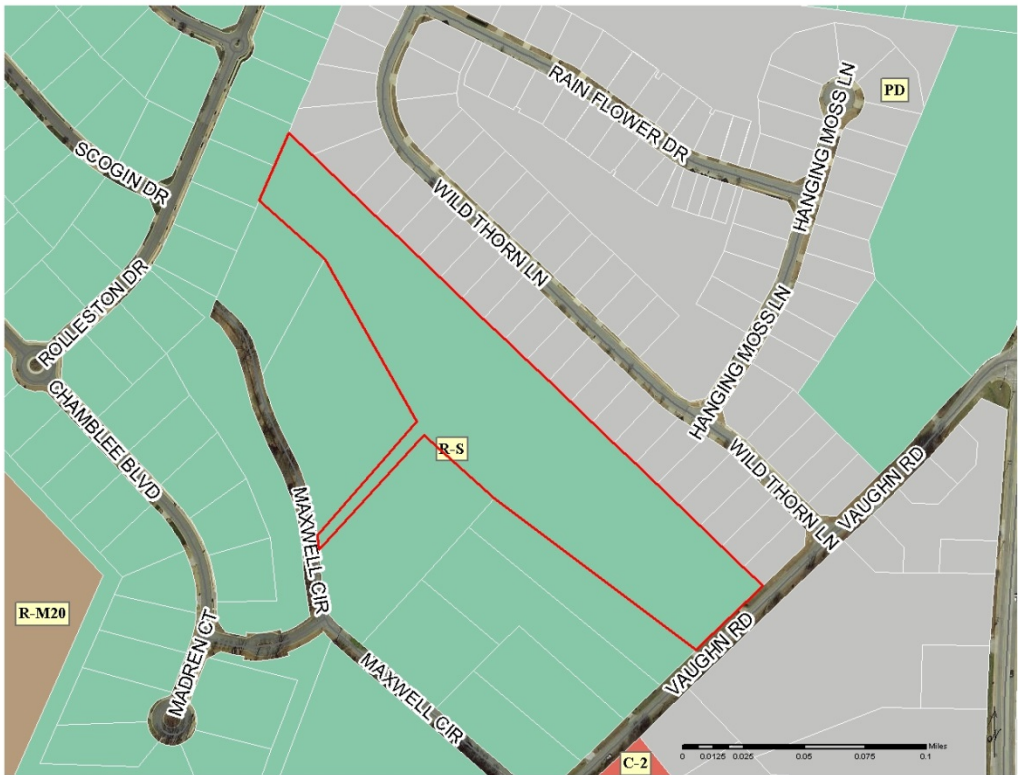


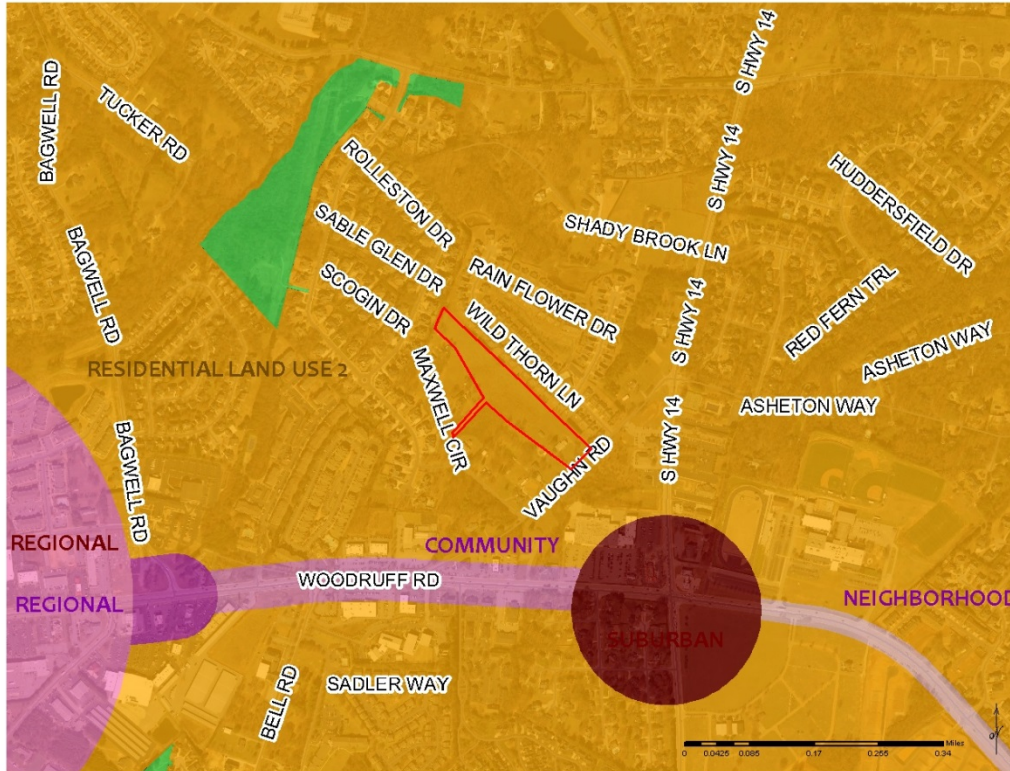
Aerial Photography, 2017





Zoning Map





Future Land Use Map

**DOCKET NUMBER:** CZ-2018-08

**APPLICANT:** Southern Greenville County Citizens for the McKelvey Road/Reedy River Area

**PROPERTY LOCATION:** South of Highway 418, East of McKittrick Road and US 25, North of Daventon Road and West of Fairview Road

**PIN/TMS#(s):** 535 Parcels (See attached list)

**EXISTING ZONING:** Unzoned

**REQUESTED ZONING:** R-R3, Rural Residential and R-R1, Rural Residential

**ACREAGE:** +/- 7700

**COUNCIL DISTRICT:** 26 – Ballard

**REQUEST:** The initiation of Zoning by Greenville County Citizens of the property located south of Highway 418, east of McKittrick Road

and US 25, north of Daventon Road and west of Fairview Road identified by the map titled "Southern Greenville Proposed Zoning Map".

**SUMMARY:**

- Property Owners Provided Written Interest: March 23, 2017
  - 25% of area and land owners required, over 35% received
- Informational Meetings: April 27, 2017 and May 8, 2017
  - Over 100 citizens showed up to each meeting
  - Maps were made available for comments
  - Comment cards given out to all attendees
- Formalization of Boundary: July 14, 2017 to August 14, 2017
  - Input from prior meetings considered in forming map
  - Citizens Group formalized boundary
- Preparation of Zoning Map Presented to Public: August 16, 2017
  - Public meeting held to present map
  - Issued official petitions
- Official Petition: August 16, 2017 to December 14, 2017
  - 60% of acreage and 60% of parcels required a signature
  - Totals:
    - Total acreage: 7699.99    Total parcels: 535
    - Total acres signed for: 5593.06
    - Total parcels signed for: 348
    - Percent: 72.64%                      Percentage: 65.05%

Staff recommends approval. The Planning Commission recommended approval.

Chairman Ballard complimented and expressed how proud he was of the citizens in his district that did this on their initiative. The citizens met and worked out differences and realized zoning doesn't work against people, it actually protects property values in the long run. Mr. Ballard expressed his appreciation for all the hard work, the dedication, the positive attitudes they maintained, which wasn't always easy. Additionally, he thanked staff for all the assistance given to the citizens in the planning process.

**MOTION:** By Mr. Roberts to approve CZ-2018-08. The motion carried unanimously by voice vote with one absent (Cates).

**ADJOURNMENT**

**MOTION:** By Dr. Fant to adjourn. Without objection the meeting adjourned at 5:54 p.m.

Respectfully Submitted,

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