

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
March 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
Sid Cates, Vice Chairman
Mike Barnes
Ennis Fant
Rick Roberts

COMMITTEE MEMBERS ABSENT:

STAFF PRESENT:

Phoenikx Buathier
Hesha Gamble
Paula Gucker
Helen Hahn
Sarah Holt
Regina McCaskill
Tyler Stone
Mark Tollison
Alan Willis

OTHER COUNCIL MEMBERS PRESENT

Xanthe Norris
Fred Payne

PLANNING COMMISSION MEMBERS PRESENT

Nick Hollingshad
Metz Looper
Dave Stevenson

CALL TO ORDER

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

INVOCATION

Dr. Cates provided the invocation

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-09

APPLICANT: NAI Earle Furman, c/o Hunter Garrett for Southchase Wilson Bridge, LLC

PROPERTY LOCATION: 218 Wilson Bridge Road

PIN/TMS#(s): 0335000100601

EXISTING ZONING: S-1, Services

REQUESTED ZONING: I-1, Industrial

ACREAGE: 21.27

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December 1994, as part of Area 10. There was a successful S-1, Services rezoning request in 2006, CZ-2006-29.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	warehouse and parking lot
East	I-1	warehouse
South	R-S	vacant wooded land
West	R-S	vacant land

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: Wilson Bridge Road: two-lane County-maintained

TRAFFIC: No traffic counts in proximity of Wilson Bridge Road.

SUMMARY: The subject parcel zoned S-1, Services, is 21.27 acres of property located on Wilson Bridge Road approximately 0.85 miles west of Fairview Street and I-385 interchange. The parcel has approximately 2,025 feet of frontage along Wilson Bridge Road. The applicant is requesting to rezone the property to I-1, Industrial.

The applicant states the proposed land use is for industrial.

CONCLUSION: The subject site abuts South Chase Industrial Park. There are warehouses to the north and east of the site with vacant land to the south and west. Rezoning this parcel to I-1, Industrial would be an appropriate zoning for this area due to the existing I-1, Industrial zoning along Wilson Bridge Road. Staff believes rezoning this parcel to I-1, Industrial would have minimal impact to the surrounding properties. It is also consistent with the Imagine Greenville Comprehensive Plan.

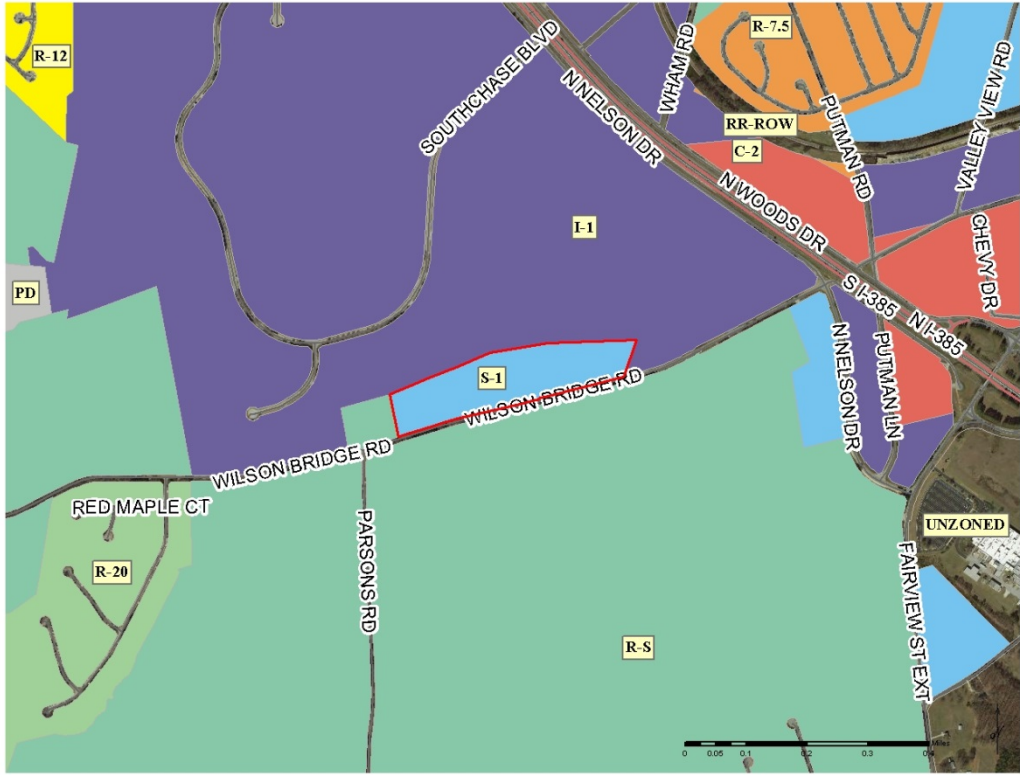
Based on these reasons staff recommends approval of the requested rezoning to I-1, Industrial. The Planning Commission recommended approval.

MOTION: By Mr. Roberts to approve CZ-2018-09. The motion carried unanimously by voice vote.

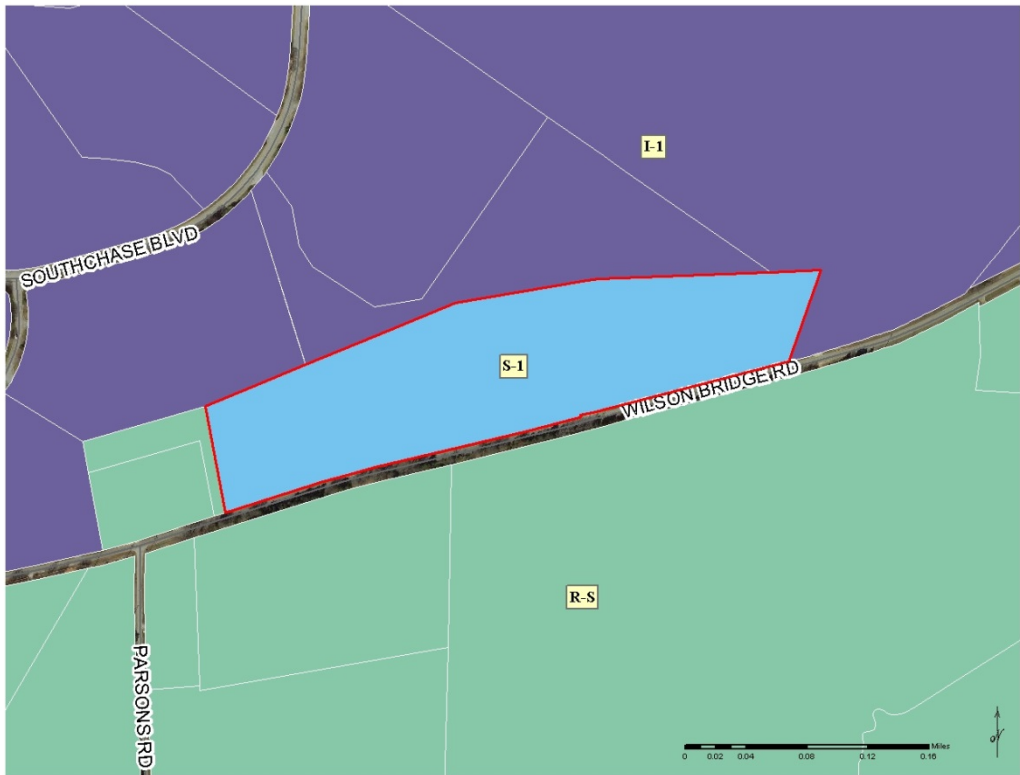


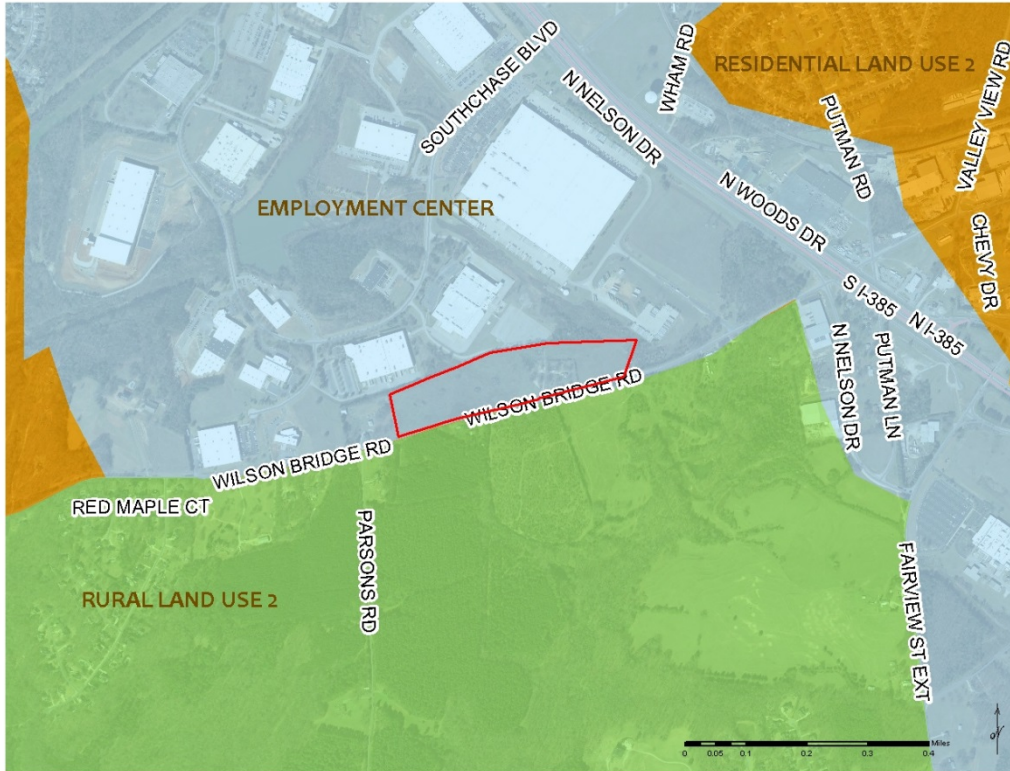
Aerial Photography, 2017





Zoning Map





Future Land Use Map

APPROVAL OF THE MINUTES OF THE JANUARY 5, 2018 COMMITTEE MEETING

Chairman Ballard stated he omitted the approval of the minutes and at this time would entertain a motion.

MOTION: By Mr. Barnes to approve the minutes of the January 5, 2018 Committee meeting as presented. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

- DOCKET NUMBER:** CZ-2018-10
- APPLICANT:** Pamela Butler Boehme for Votto Otto Boehme and Pamela Gayle Butler
- PROPERTY LOCATION:** 290 Rockcrest Drive

PIN/TMS#(s): T026000100201

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 2

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	vacant wooded land
East	R-20	vacant land
South	R-20	vacant wooded land
West	R-20	vacant wooded land

WATER AVAILABILITY: Well

SEWER AVAILABILITY: Septic

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-20	2.2 units/acre	2	4 units
Requested	R-S	1.2 units/acre		2 units

A successful rezoning will subtract 2 dwelling units.

ROADS:

Rockcrest Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Saint Mark Road	5,740' NE	4,700	4,600	5,400
			-	17.4%
			2.1%	

SUMMARY:

The subject parcel zoned R-20, Single-Family Residential, is 2 acres of property located on Rockcrest Drive approximately 1 mile northwest of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 35 feet of frontage along Rockcrest Drive.

The applicant states the proposed land use is for farm animals. The current zoning of R-20 allows for a limited number of horses and chickens, but does not allow for farm animals such as goats and cows. Staff has spoken with the applicant about other possible rezoning such as R-20A and R-S. R-20A has a building limitation of a 100 foot setback from any residential property. R-S, Residential Suburban does not have building setback limitations such as the 100 foot setback in R-20A and it also permits farm animals which has led the applicant to request R-S, Residential Suburban zoning.

CONCLUSION:

The subject site is surrounded by vacant land and R-20, Single-Family Residential zoning. The Imagine Greenville Comprehensive Plan recommends three to six units per parcel. The requested rezoning would not be consistent with the surrounding zoning or the future land use map. Staff also has concerns about the creation of spot zoning in an area surrounded by R-20, Single-Family Residential zoning.

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

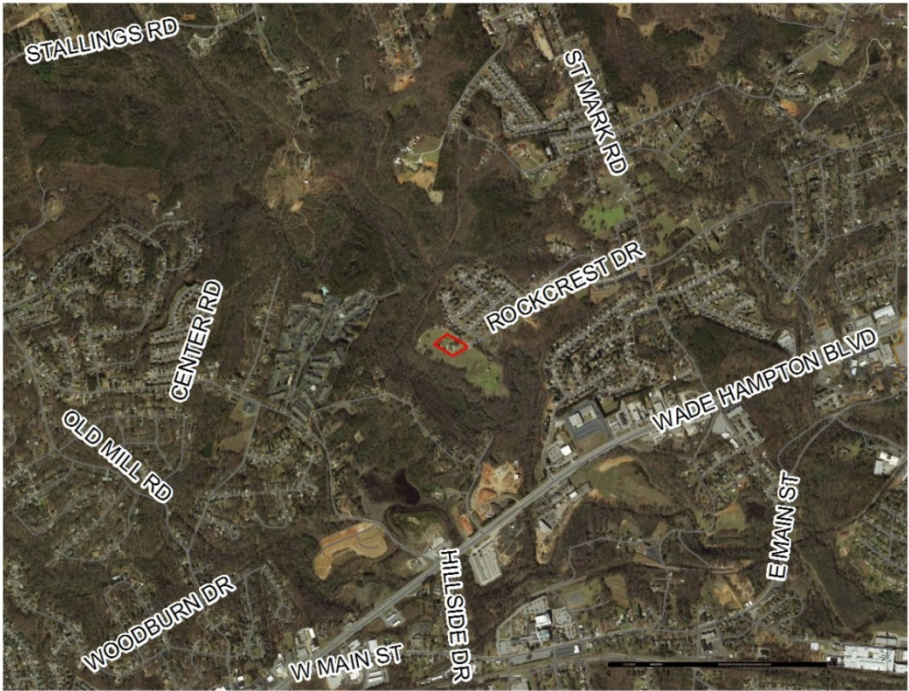
MOTION:

By Mr. Barnes stated he would like to send CZ-2018-10 back to the Planning Commission and to have the applicant consider an R-20A zoning classification.

Chairman Ballard asked staff why an R-20A classification was not requested to begin with.

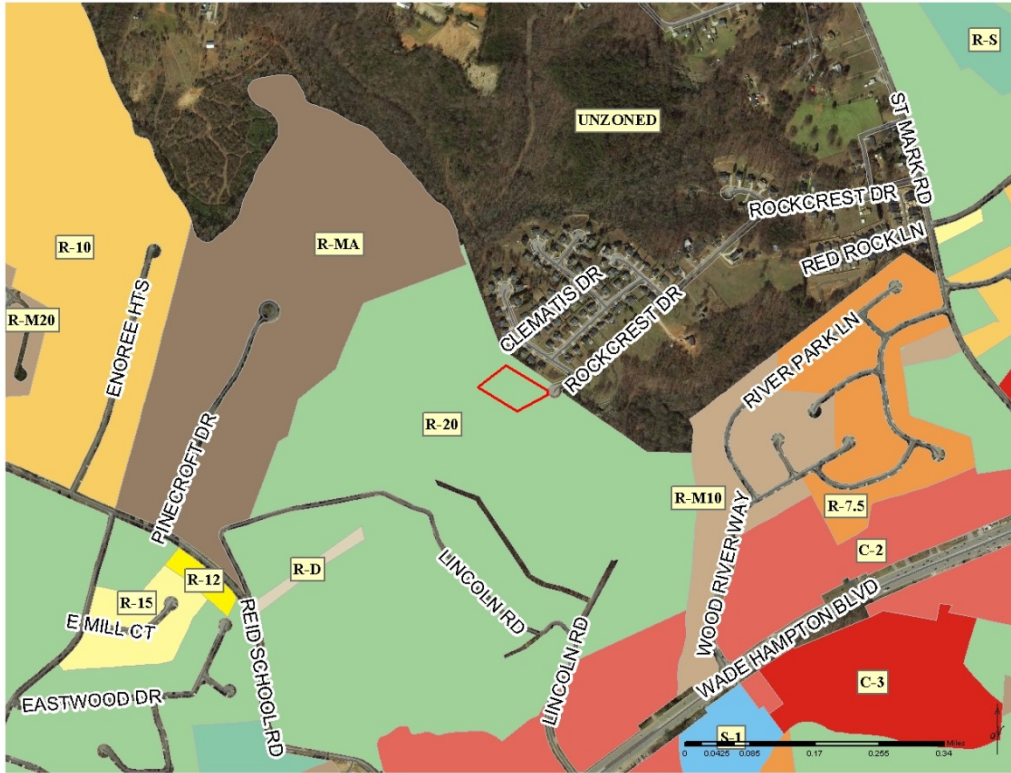
Ms. Buathier stated when the applicant came in spoke with staff; she indicated she wanted to build a barn for horses and other animals. Since that time, the applicant stated she did not want to build. The reason R-S was suggested was R-20A comes with a 100 foot side setback from any residential property. Since it was surrounded by R-S she would have 100 feet in from each single property line, leaving a tiny space to build.

The motion to return CZ-2018-10 to the Planning Commission for the applicant to consider an R-20A zoning classification carried unanimously by voice vote.



Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2018-11
APPLICANT:	Lynn A. Solesbee for 4100 Pelham, LLC
PROPERTY LOCATION:	4100 Pelham Road
PIN/TMS#(s):	0533040100709
EXISTING ZONING:	S-1, Services
REQUESTED ZONING:	C-3, Commercial
ACREAGE:	1.10
COUNCIL DISTRICT:	21 – Roberts
ZONING HISTORY:	The parcel was originally zoned S-1, Services in May 1970, as part of Area 1.

EXISTING LAND USE: restaurant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	auto service and retail
East	S-1	motel
South	S-1	motel
West	S-1	restaurant and office

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 *Super Regional Center*.

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	S-1	0 units/acre	1.10	0 units
Requested	C-3	16 units/acre		17 units

A successful rezoning may add up to 17 dwelling units.

ROADS: Pelham Road: five-lane State-maintained minor arterial
Interstate Court: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Pelham Road	6,000' E	20,800	18,000	21,600
			-	20%
			13.5%	

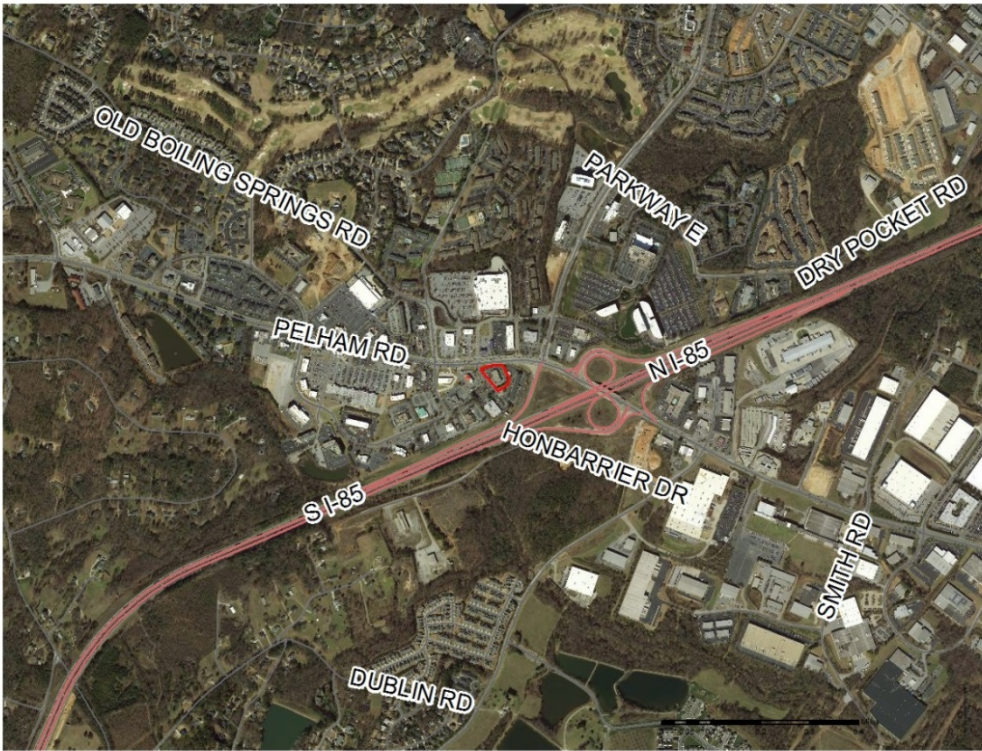
SUMMARY: The subject parcel zoned S-1, Services, is 1.10 acres of property located on Pelham Road approximately 0.25 miles west of the Pelham Road and I-85 interchange. The parcel has approximately 310 feet of frontage along Interstate Court and 250 feet of frontage along Pelham Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant stated at the public hearing that the proposed land use is for retail.

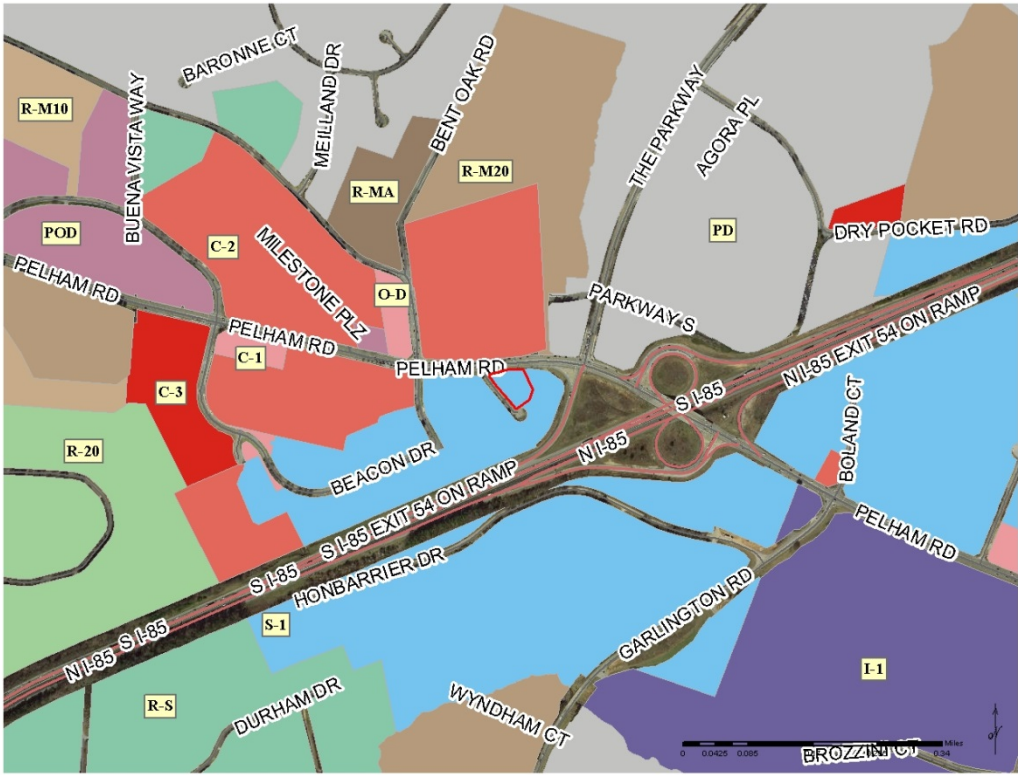
CONCLUSION: The subject site is located along Pelham Road near the I-85, Pelham Road Interchange. There are commercial land uses to the north, west and south of the subject site. This parcel is located in a highly commercialized area of the county. Staff is of

the opinion rezoning this parcel to C-3, Commercial is an appropriate zoning based on the surrounding zoning and current land uses in the 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 C-3, Commercial. The Planning Commission recommended approval.

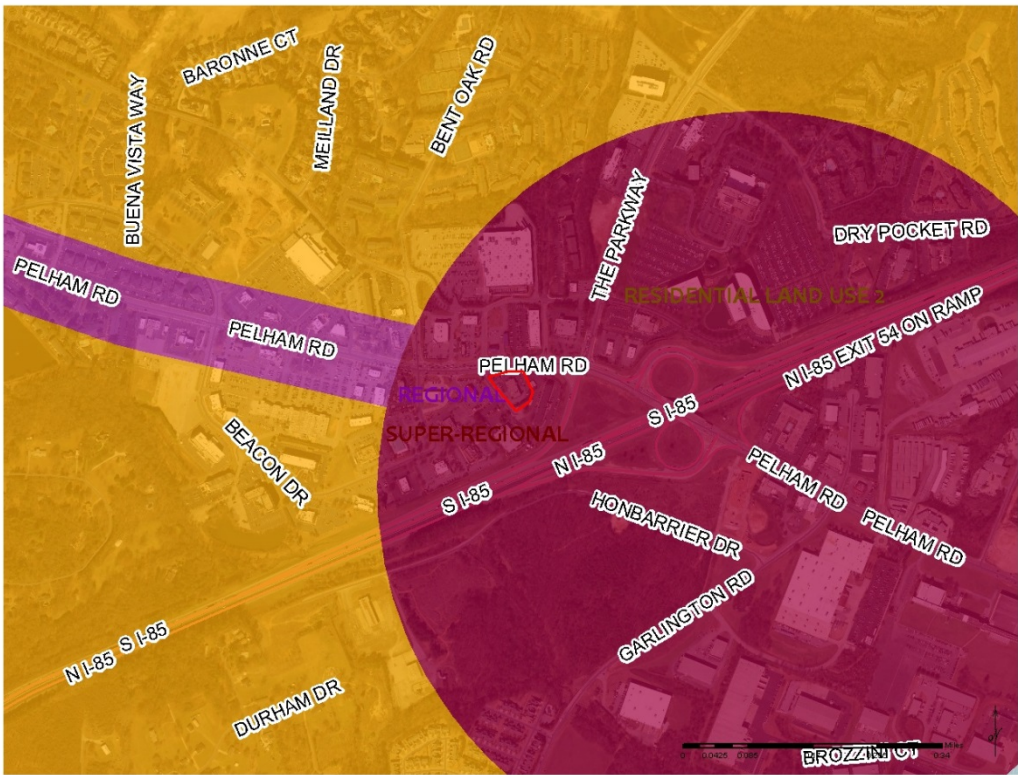
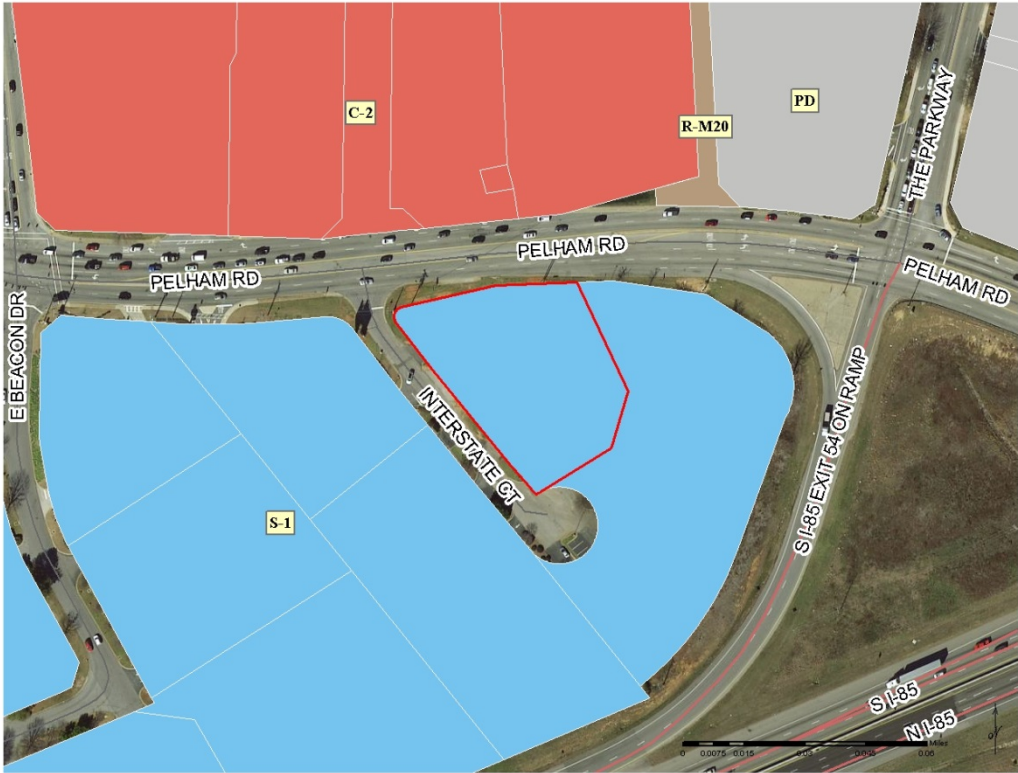
MOTION: By Mr. Roberts to approve CZ-2018-11. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-12

APPLICANT: Ryan Rosenfeld for Robert and Janet Kim

PROPERTY LOCATION: 2913 Old Buncombe Road

PIN/TMS#(s): 0155000300100 (portion)

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 0.46

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3. There was a successful R-7.5, Single-Family Residential rezoning request in 2010, CZ-2010-17.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	C-2	barber/beautician shop
South	R-7.5	single-family residential
West	R-7.5	apartments

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
Current	C-2	12 units/acre	0.46	5 units
Requested	R-7.5	5.8 units/acre		2 units

A successful rezoning will subtract up to 3 dwelling units.

ROADS:

Old Buncombe Road: four-lane State-maintained minor arterial
Cornelia Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
West Blue Ridge Drive	2,760' NW	12,700	11,700 -7.9%	12,800 9.4%

SUMMARY:

The subject parcel zoned C-2, Commercial, is 0.46 acres of property located on Old Buncombe Road approximately 0.4 miles east of the intersection of Old Buncombe Road and West Blue Ridge Drive. The parcel has approximately 160 feet of frontage along Cornelia Street and 130 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential

The applicant did not state the proposed land use.

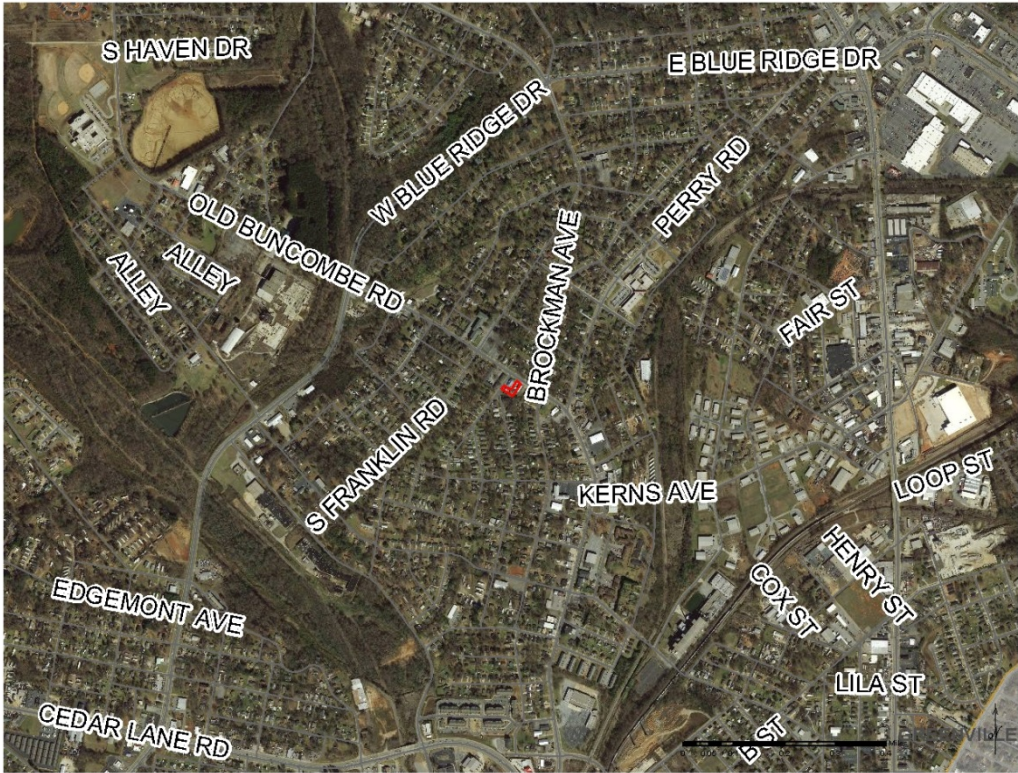
CONCLUSION:

A portion of this parcel was rezoned to R-7.5, Single-Family Residential in 2010. There is R-7.5 zoning to the north, south and west of the site, with single-family residences abutting the property. Rezoning the remainder of this parcel to R-7.5, Single-Family Residential would be an appropriate zoning and would have minimal impact on the surrounding community. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons staff recommends approval of R-7.5, Single-Family Residential. The Planning Commission recommended approval.

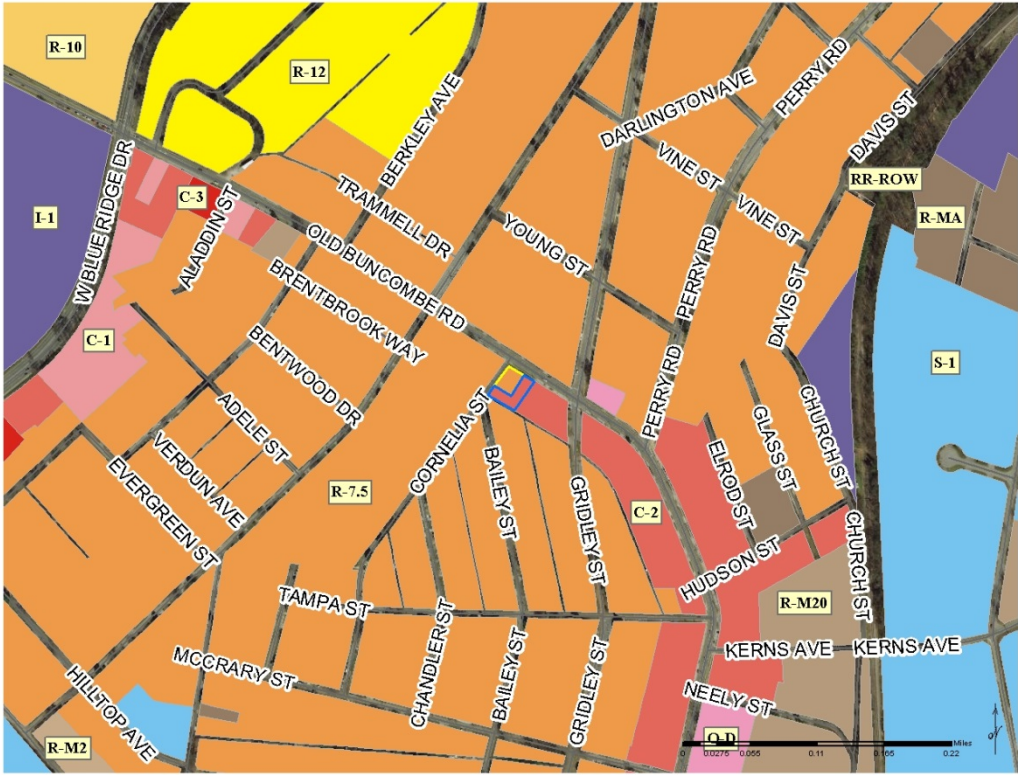
MOTION:

By Dr. Fant to approve CZ-2018-12. The motion carried unanimously by voice vote.

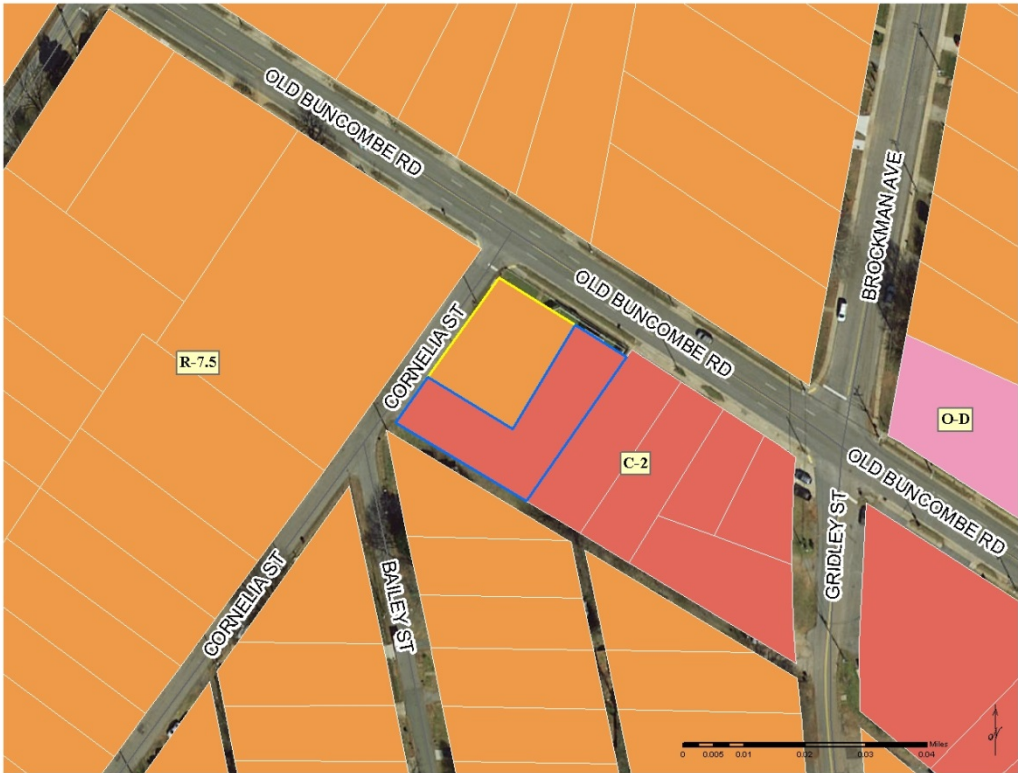


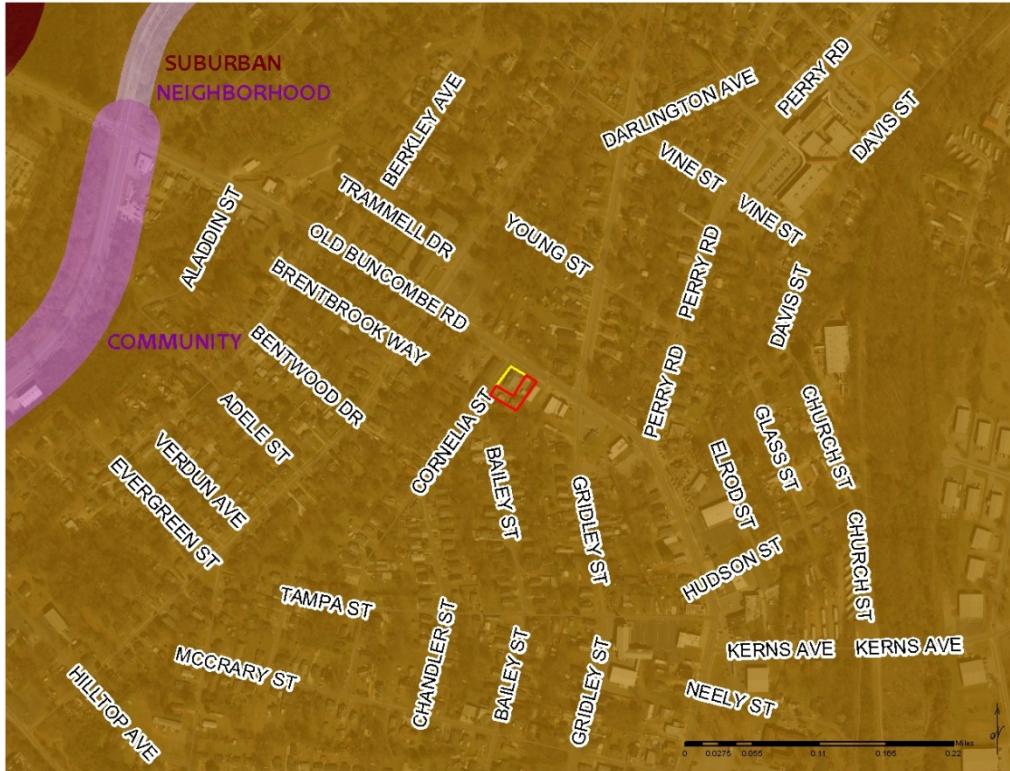
Aerial Photography, 2017





Zoning Map





Future Land Use Map

DOCKET NUMBER: CZ-2018-13

Ms. Buathier stated staff had received a request from the applicant to hold CZ-2018-13.

Chairman Ballard stated he also had spoken with the applicant whom was requesting the item be held.

MOTION: By Dr. Cates to hold CZ-2018-13. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-14

APPLICANT: David Reid Rosenberg for Bad Company III, LLC

PROPERTY LOCATION: 90 Allen Street

PIN/TMS#(s): 0103002200103 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1.16

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was a successful C-1, Commercial rezoning request in 1989, CZ-1989-60. There was a successful S-1, Services rezoning request in 2000, CZ-2000-81.

EXISTING LAND USE: vacant office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1 and R-10	fire station, duplexes and single-family residential
East	S-1	warehouse
South	C-1 and R-10	single-family residential, convince store and gas station
West	R-M16	apartments

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Dunean Community Plan designated as a *Residential/Gateway*.

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	S-1	0 units/acre	1.16	0 units
Requested	C-1	12 units/acre		13 units

A successful rezoning may add up to 13 dwelling units.

ROADS: Allen Street: two-lane State-maintained minor collector
 West Simpson Street: two-lane County-maintained local
 West Faris Road: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Marue Drive	1,120' E	3,900	3,500 -	3,900 10.3%

SUMMARY:

The subject parcel zoned C-1, Commercial, is 1.16 acres of property located on Allen Street approximately 0.5 miles southeast of the intersection of Anderson Road and South Washington Avenue. The parcel has approximately 230 feet of frontage along Allen Street, 250 feet of frontage along West Simpson Street and 280 feet of frontage along West Faris Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for retail.

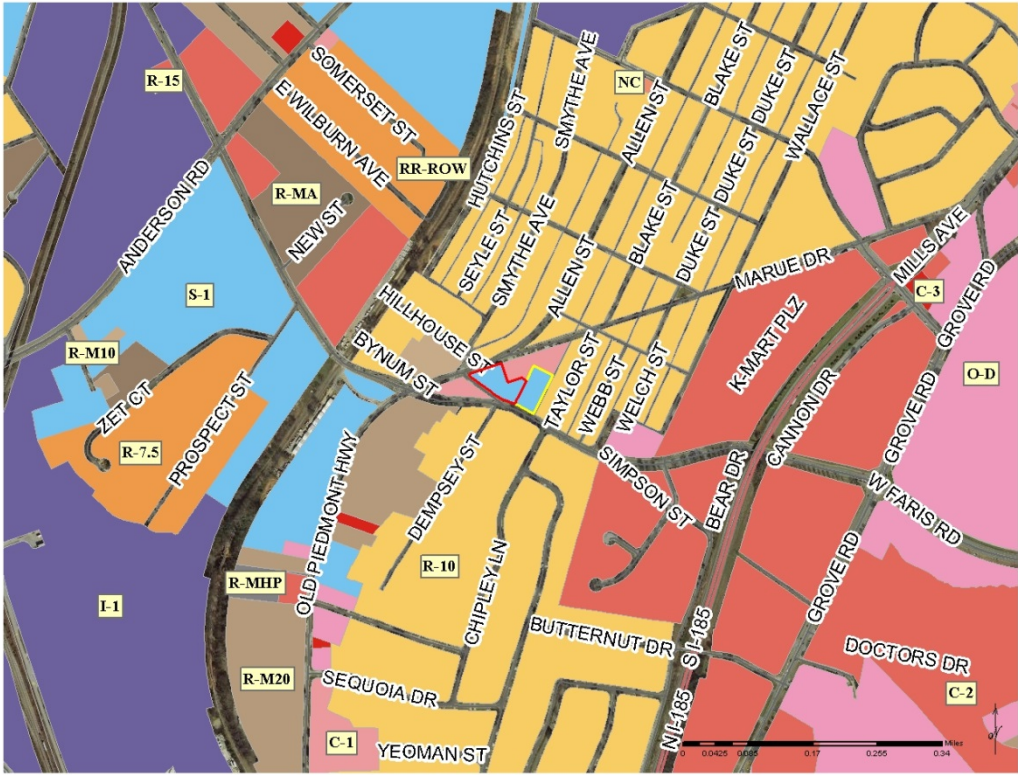
CONCLUSION:

Located on the edge of the Dunean Community, the subject site originally zoned for residential in 1973 has been zoned and used for commercial or service type land uses since 1989. There is currently vacant office on the property with a warehouse to the east, a fire station to the north and a convenience store and gas station to the south. The entire block is zoned C-1, Commercial or S-1, Services. Due to its close proximity to residential, C-1, Commercial zoning would be a more appropriate zoning for this area than the parcel's current zoning. Staff believes rezoning this parcel will have minimal impact on the surrounding community and will be more consistent with surrounding zoning.

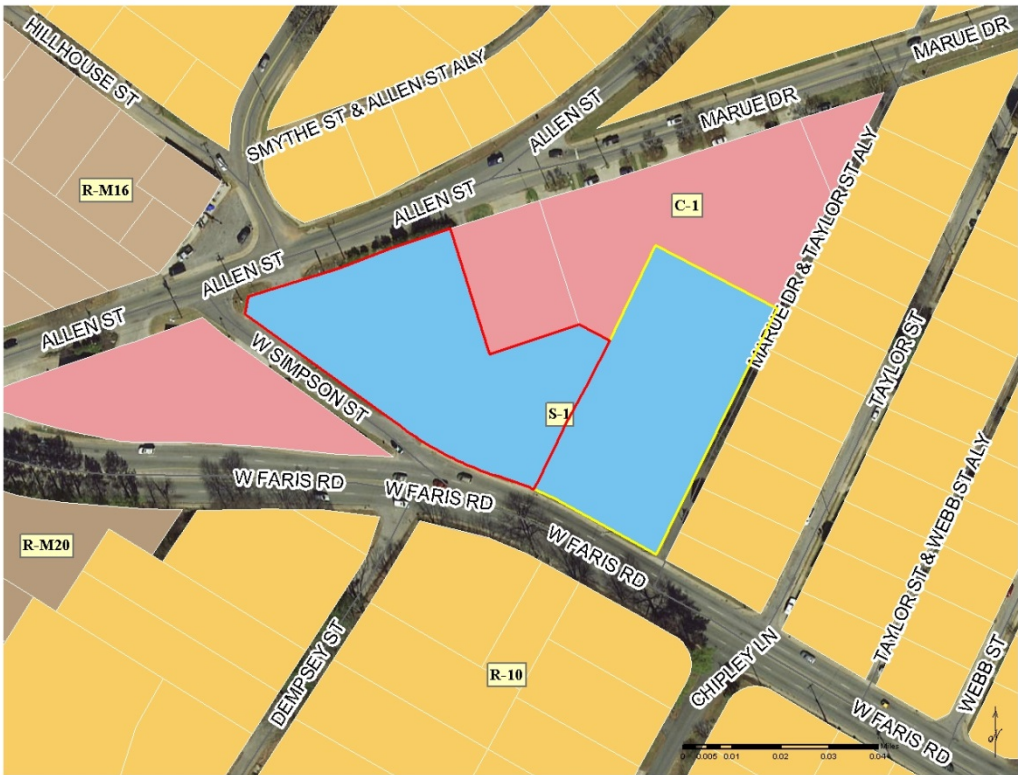
Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial. The Planning Commission recommended approval.

MOTION:

By Dr. Cates to approve CZ-2018-14. The motion carried unanimously by voice vote.



Zoning Map





Dunean Community Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-15

APPLICANT: Michael Evette for Caissa III, LLC

PROPERTY LOCATION: White Horse Road

PIN/TMS#(s): B014000101800

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.19

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3. There was an unsuccessful C-2, Commercial rezoning request in 2017, CZ-2017-58.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12 and C-3	single-family residential and car lot
East	C-2	convenience store and gas station
South	R-10	single-family residential
West	C-2	convenience store

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

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

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	0.19	1 units
Requested	C-1	12 units/acre		2 units

A successful rezoning may add up to 1 dwelling units.

ROADS: White Horse Road: six-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
White Horse Road	1,760' N	28,400	22,400	29,900
			-	33.5%
			21.1%	

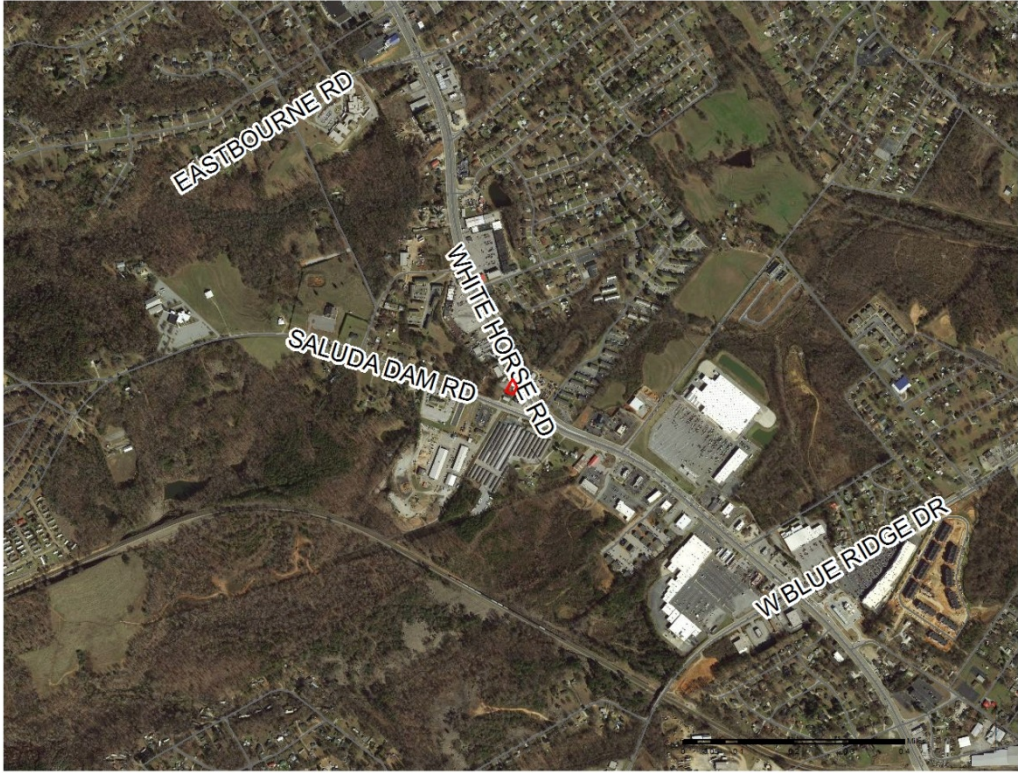
SUMMARY: The subject parcel zoned R-10, Single-Family Residential, is 0.19 acres of property located on White Horse Road approximately 0.1 miles north of the intersection of White Horse Road and Saluda Dam Road. The parcel has approximately 85 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for parking/signage/misc. for adjacent commercial property.

CONCLUSION: The subject site is located near the corner of White Horse Road and Saluda Dam Road. There is also commercial zoning to north, east and west of the subject site. This intersection, located along White Horse Road, is a highly commercialized area and rezoning to C-1, Commercial would be appropriate. The requested rezoning would also be consistent with the Berea Community Plan.

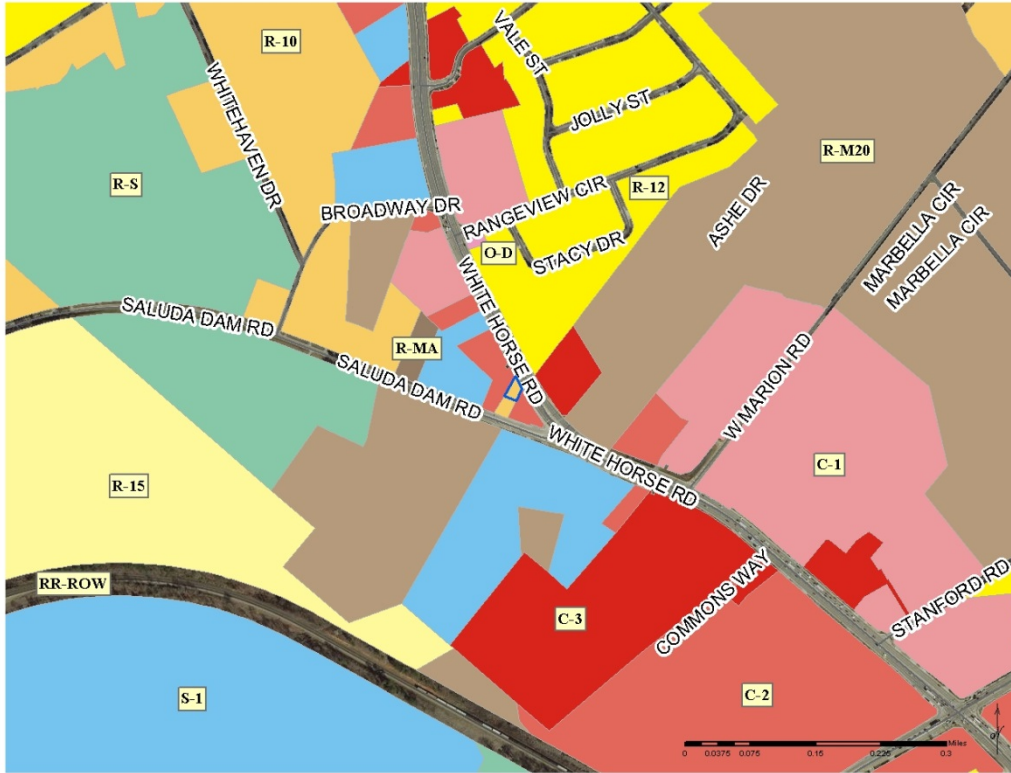
Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial. The Planning Commission recommends approval.

MOTION: By Dr. Fant to approve CZ-2018-15. The motion carried unanimously by voice vote.

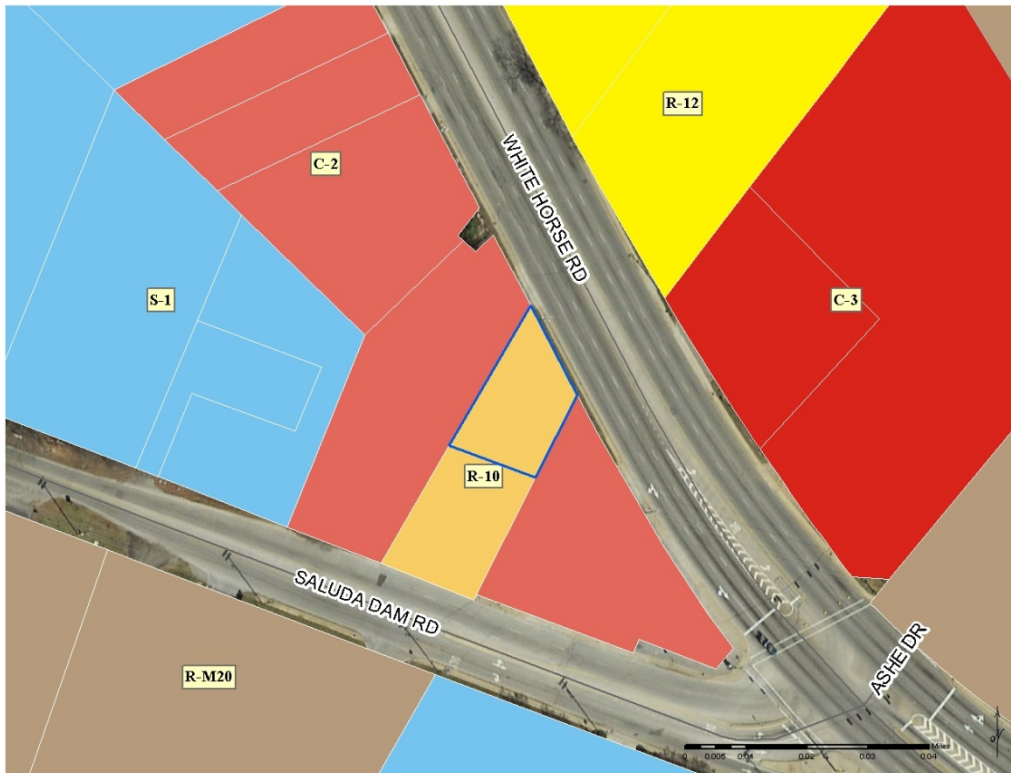


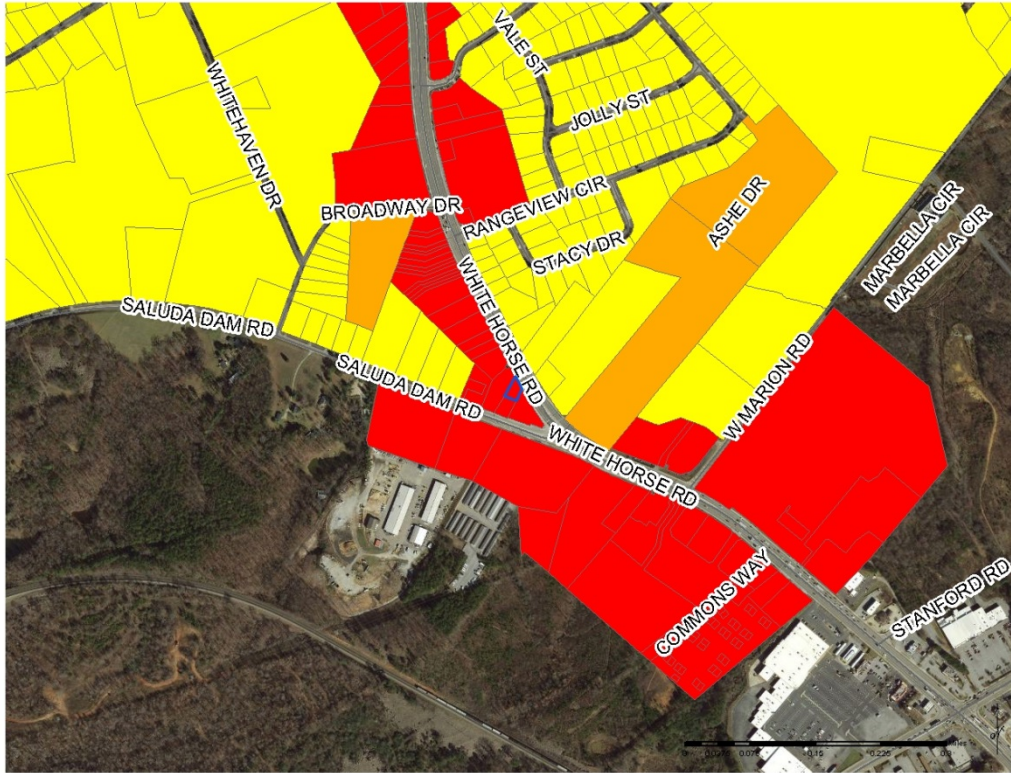
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-16

APPLICANT: Jonathan C. Nett for Central Realty Holdings LLC

PROPERTY LOCATION: N. Pleasantburg Drive and Claremont Drive

PIN/TMS#(s): P009020201300, P009030100103 (portion) and P009030100104 (portion)

EXISTING ZONING: R-20, Single-Family Residential and C-2, Commercial

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 8

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned R-20 Single-Family Residential in May 1970, as part of Area 1. Parcel P009030100103 was a successful C-2, Commercial rezoning request in 1996, CZ-1996-51. Parcel P009020201300 was an unsuccessful R-M8, Multifamily Residential rezoning request in 2017, CZ-2017-49.

EXISTING LAND USE: vacant wooded land

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 wooded land and retail

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. The property is also located adjacent to a Sub-Regional Center at the intersection of N. Pleasantburg Drive and Rutherford Road. Sub-Regional Centers allow for commercial and high density multi-family developments at the core of the node. It then leads into a transitional area made up of a variety of medium to high density residential uses such as apartments and townhomes. Finally there is the Residential support area, which is comprised of a variety of both multi-family and single family housing types at densities less than those found in the core and transitional areas.

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

	Zoning	Zoning Density	Acres	Units	Total Units
Current	R-20	2.2 units/acre	5.5	12 units	52
Current	C-2	16 units/acre	2.5	40 units	
Requested	FRD _A	7.5 units/acre	8	60 units	60

A successful rezoning may add up to 8 dwelling units.

ROADS:

Claremont Drive: two-lane County-maintained local
North Pleasantburg Drive: five-lane State-maintained major arterial

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 parcels are zoned R-20, Single-Family Residential and C-2, Commercial. The requests on two of the parcels are only portions of those properties. The total acreage for the requested zoning amendment is 8 acres. The property is located on Claremont Drive approximately 0.6 miles north of the intersection of North Pleasantburg Drive and Rutherford Road. The proposed project has approximately 619 feet of frontage along Claremont Drive.

The applicant is proposing an FRD, Flexible Review District with 60 townhome units with anywhere from 3-8 units being attached per building. The townhomes will be 1.5 to 2 stories ranging from 1,800 to 2,000 square feet. A one car front entry garage is being proposed on each townhome. Hardi board, brick, or stone are to be the exterior materials used for the homes.

The access to the portion of the current C-2, Commercial zoning comes from a private shared drive that serves the Home Depot Shopping Center. This shared private drive is proposed for the access to the project. Claremont Drive is being proposed to be emergency access only that will be equipped with a gate and Knox box. The proposed internal roads for the project are to be private drives.

The Townhome Development is proposing to meet all of the Greenville County landscape requirements. A required 25 foot building setback is being shown around the entire property. A 10 foot undisturbed buffer along the eastern property line where the development abuts existing Single-Family homes is also being proposed. The Stormwater pond is to be screened with evergreen plantings and a fence. A 4 foot sidewalk through the development and a mulch walking trail are also being shown on the concept plan. All maintenance is to be handled by the Home Owners Association (HOA).

The applicant is proposing typical street lighting located throughout the development as shown on the Concept Plan along with one standalone monument entry sign.

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. The subject site abuts both single-family residential and commercial zoning. The property is also located adjacent to a Sub-Regional Center at the intersection of N. Pleasantburg Drive and Rutherford Road on the Future Land Use map in the Comprehensive Plan. Sub-Regional Centers have commercial and high density residential at their core with a transitional area made up of medium and high density residential such as townhomes and apartments. Beyond that comes a residential area that has less density than the core and transitional areas. With this subject area of mixed use that goes from commercial to residential, the Flexible Review District zoning with townhomes would be a good transition from the commercial zoning (Home Depot) to the single-family residential located along Piney Mountain Road. Staff does feel that opportunities remain to improve the Preliminary Development Plan to best meet the goals of a transitional area. See recommended conditions below.

Based on these reasons, staff recommends approval of the application to rezone the subject site from R-20, Single-Family Residential and C-2, Commercial to FRD, Flexible Review District together with the following conditions:

- The proposed 10 foot undisturbed buffer be increased to a 25 foot undisturbed buffer; and
- Increase the proposed 4 foot sidewalks to 5 foot to meet Land Development Requirements for residential subdivisions; and
- Place mailbox kiosks on the sidewalk side of the development and provide a pull off for vehicles; and
- Provide additional parking areas for visitor parking, all to be shown on the plans prior to final signature/approval.

The Planning Commission amended the conditions as follows:

- A 10 foot berm to have plantings (evergreen), a 35 foot setback
- Minimum parking spaces will be 25
- The density will be 56 units

- Increase the proposed 4 foot sidewalks to foot to meet Land Development Requirements for residential subdivisions
- Place mailbox kiosks on the sidewalk side of the development and provide a pull off for vehicles

Chairman Ballard asked what the initial density was.

Ms. Buathier stated it was 60 units.

Dr. Cates requested Mr. Nett, the applicant to answer a question.

Dr. Cates stated Mr. Nett, after speaking with the Planning Staff brought a new development design.

Mr. Nett stated that was correct.

Dr. Cates requested staff show the new development. He told Mr. Nett he appreciated him meeting with the citizens and he appreciated Mr. Nett taking into consideration some of the things the citizens wanted, one being parking. He asked how many additional parking spaces have been placed in the development, not on the side or driveway.

Mr. Nett stated 26 parking places.

Dr. Cates stated one concern from the citizens was the emergency entrance and exit. The concern being the emergency entrance is turned into a regular entrance/ exit in the future. That would be a major change and would need to come back to County Council. He asked how wide the entrance was at this time.

Mr. Nett stated currently it was 15 feet wide, but the Fire Marshall requested it be 20 feet.

Dr. Cates asked about the sidewalks, would they be against the curb or would there be a grassy area between.

Mr. Nett stated he believed the LDR called for 2 foot strip between the road and sidewalk.

Dr. Cates stated 2 foot between the road and sidewalk.

Mr. Nett stated that was correct.

Dr. Cates asked if this would be turned over to an HOA.

Mr. Nett stated the HOA would be responsible for the shell of the units and common area.

Dr. Cates asked Mr. Tollison, County Attorney, was it Mr. Nett's responsibility to bring up the covenant before the buyers or after they have bought the homes.

Mr. Tollison stated that would be what the developer or initial subdivider would want to do.

Dr. Cates stated one thing he would like to ask is that no resident parking be allowed on the street.

Dr. Cates stated as he understood, the Planning Commission had not seen this new diagram.

Ms. Gucker stated that was correct.

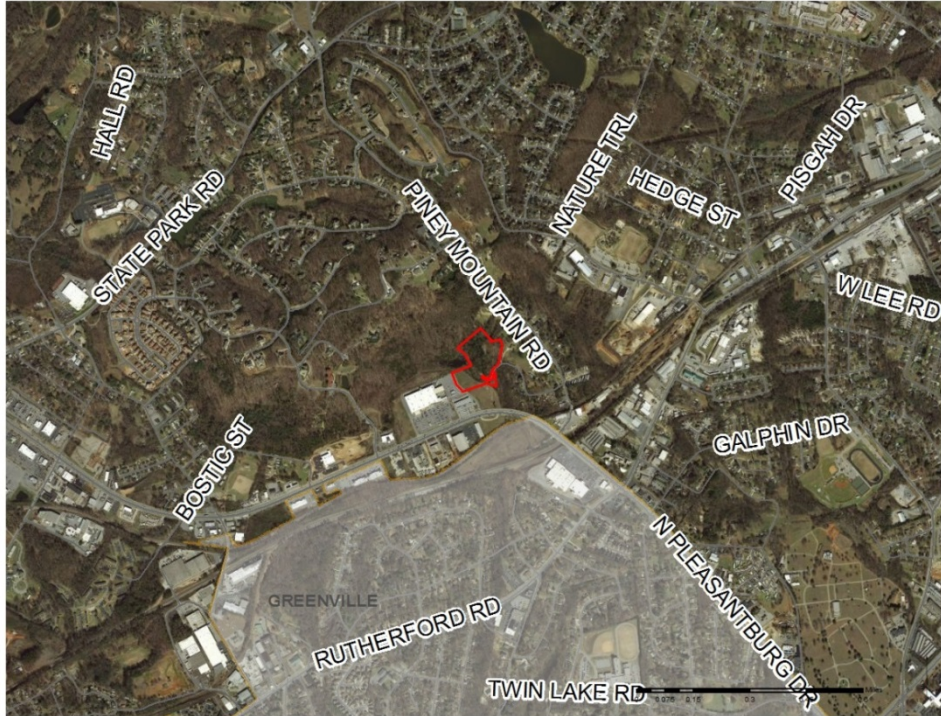
Dr. Cates stated the staff had not seen this until this morning.

Ms. Gucker stated that was correct.

Dr. Cates asked if the Committee could approve this without this going back to staff.

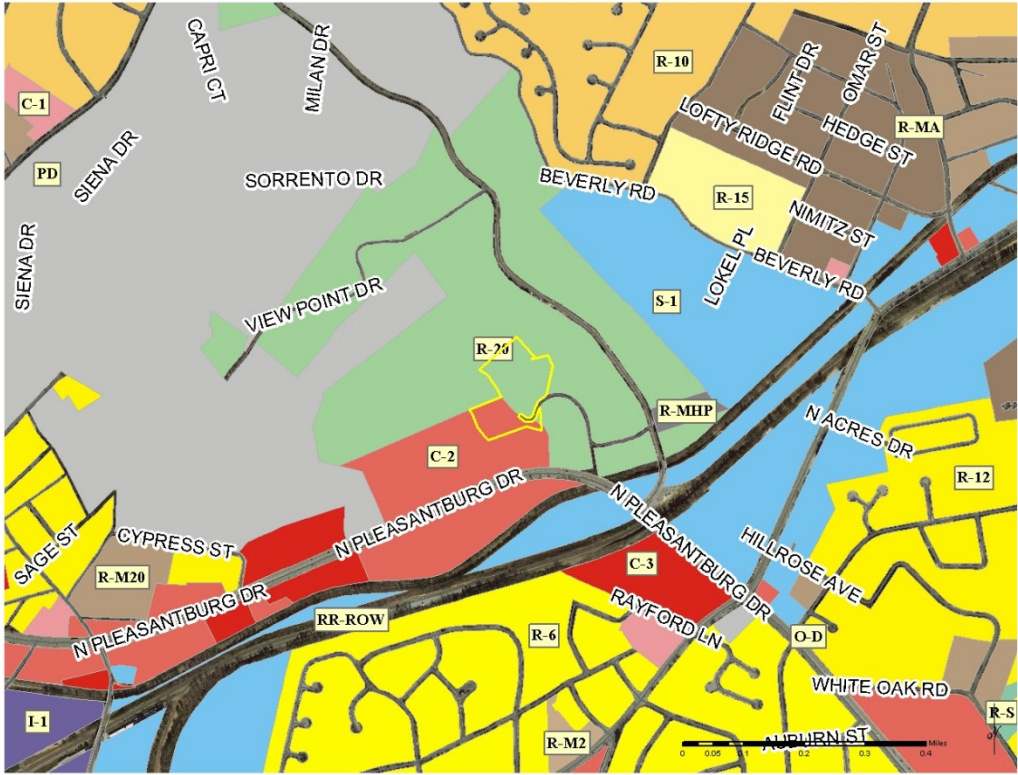
Ms. Gucker stated technically the Committee could approve this; there was no legal reason it could not go forward. She stated but again, staff had not seen this and not all of the Commissioners had seen it.

MOTION: By Dr. Cates to send CZ-2018-16 back to staff and Planning Commission for review. The motion carried unanimously by voice vote.

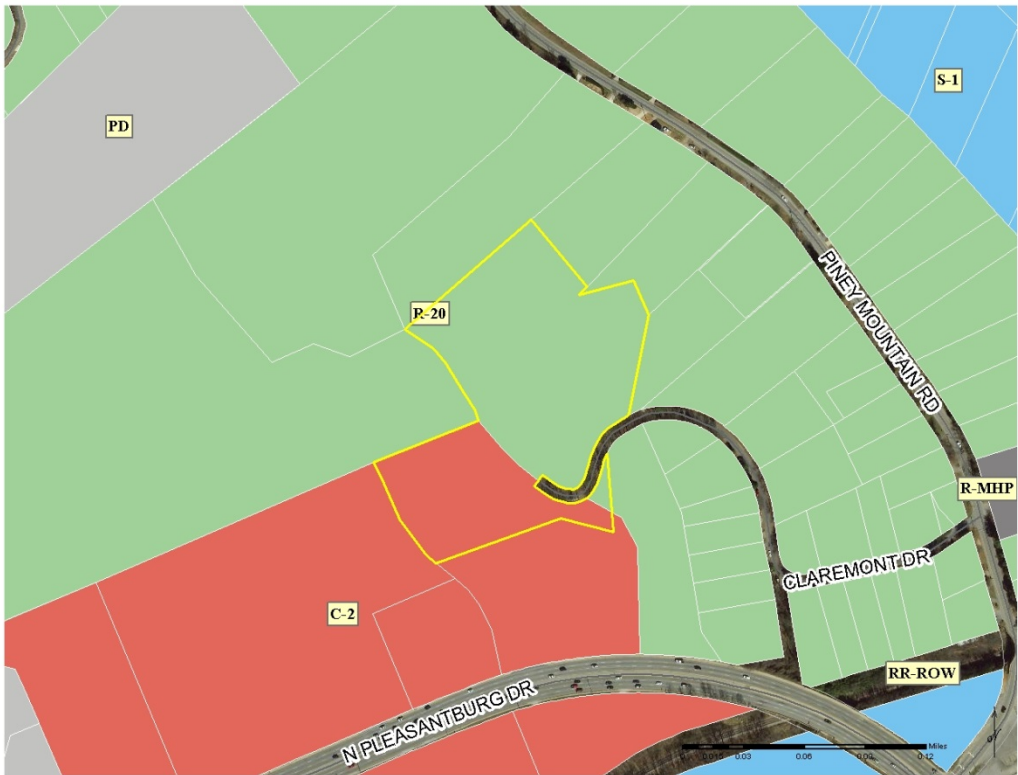


Aerial Photography, 2017





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.

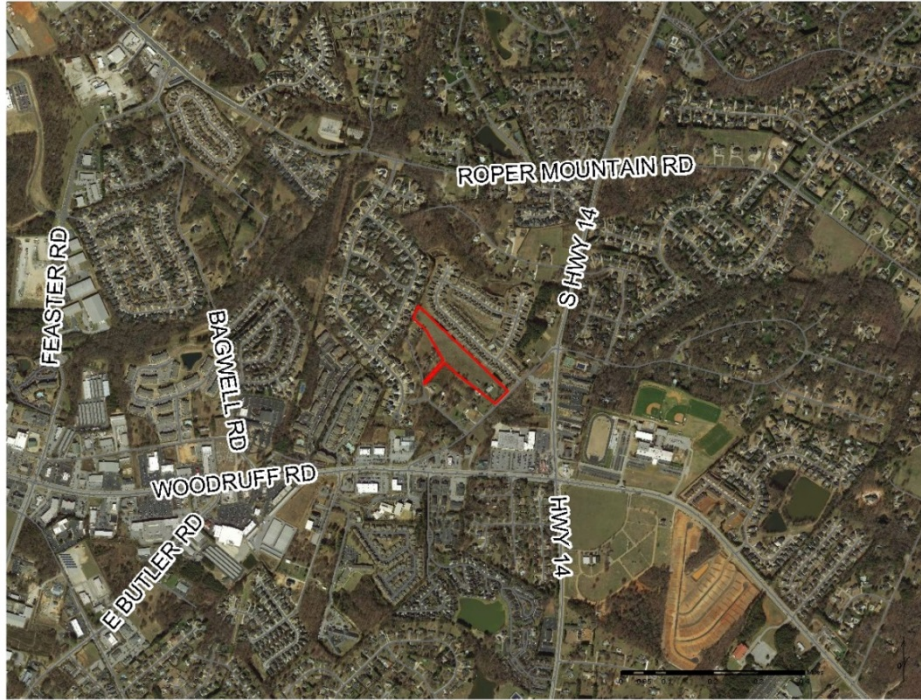
Based on these reasons staff recommends approval of the requested rezoning to R-20, Single-Family Residential. The Planning Commission recommended approval.

Ms. Buathier stated the item was held at the last Committee meeting.

Mr. Roberts asked Ms. Gucker if they were still looking at Vaughn Road.

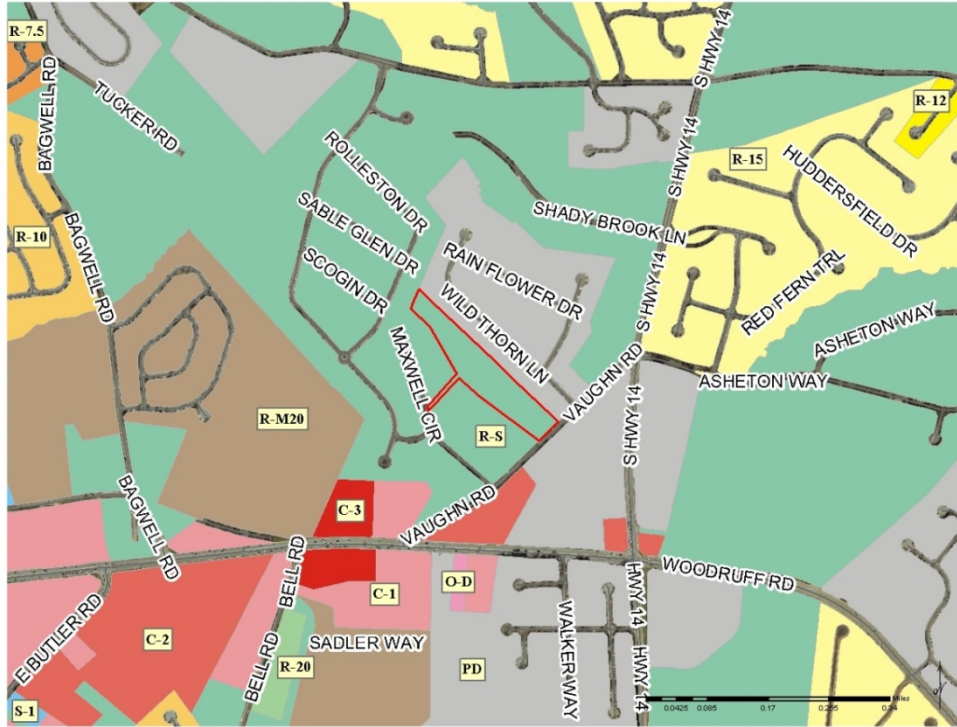
Ms. Gucker stated she had a report for him. She stated the traffic count showed there were 2,750 vehicles per day. The average speed was 38.4 miles per hour. It does not meet the speed requirement but it does meet the vehicle requirement. She stated in talking with staff, speed humps would not reduce the volume significantly. Staff suggested approaching the developer at the time they come in for the subdivision approval and as they are working through their subdivision approval, have them consider a possible traffic circle at that location. Another option would be closing Vaughn Road.

MOTION: By Mr. Roberts to approve CZ-2018-07. The motion carried unanimously by voice vote.

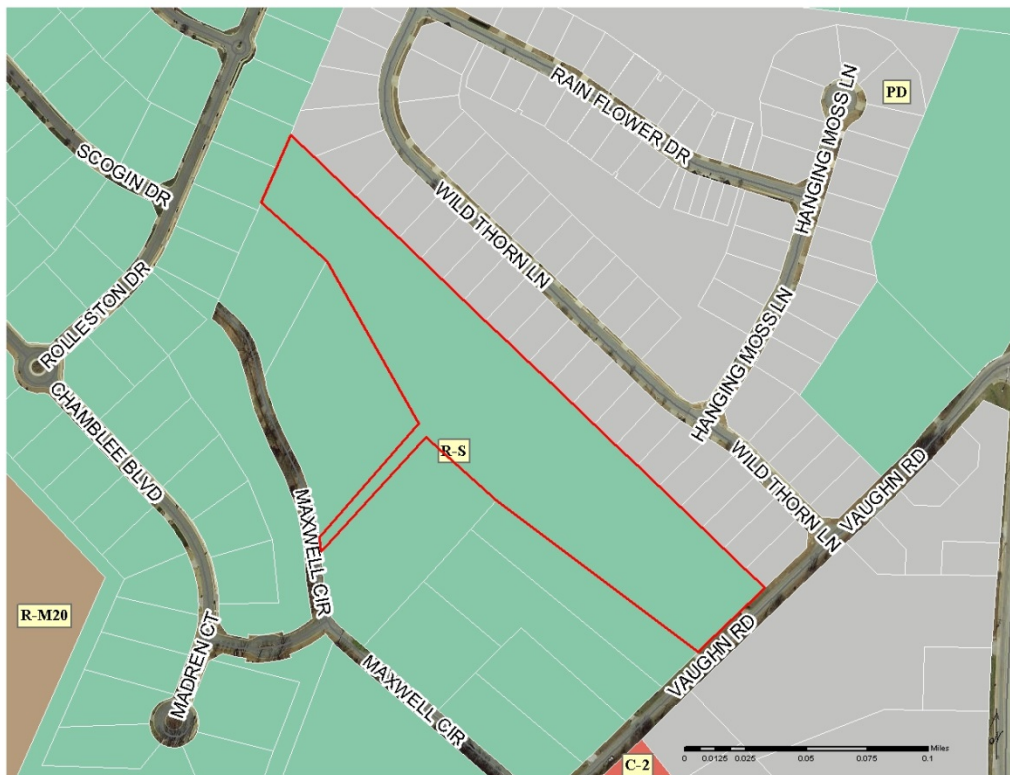


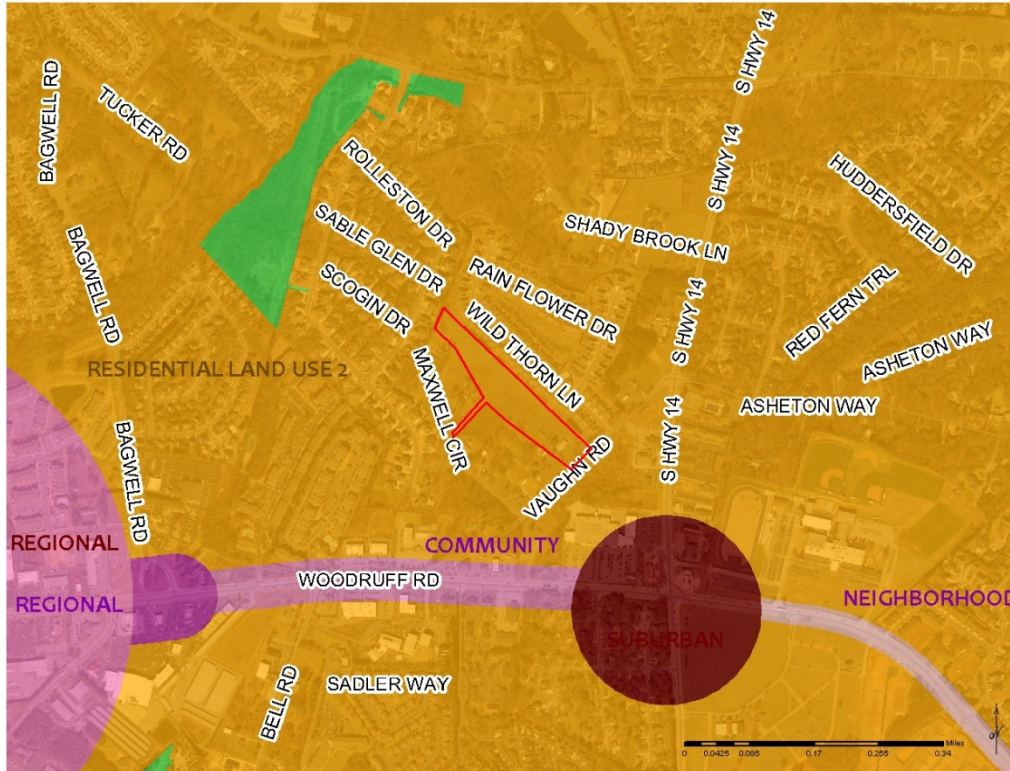
Aerial Photography, 2017





Zoning Map





Future Land Use Map

UPDATE TO THE DUBLIN ROAD AREA PLAN

Tyler Stone gave a PowerPoint presentation on the process of the Dublin Road Area Plan. He noted the process began in 2016 and provided the results. He went over the concerns and visions of the community. He noted on the future land use map there were no land use changes. Mr. Stone stated this was for information only and they would see the plan again for a vote.

Mr. Roberts stated this was a much needed plan. He thanked Mr. Stone for working with the community and thanked the citizens.

UPDATE TO THE LAND DEVELOPMENT REGULATIONS

Ms. Gucker addressed the Committee members with the amount of time, the citizens, the staff and meetings involved in coming to a consensus on the update. She stated no one got everything they wanted and she felt the document was stronger from the work done.

Hesha Gamble, County Engineer addressed the Committee with a summary of the updates to the LDR which the Committee was given access to on line prior to the meeting.

Council member Fred Payne addressed the Committee and thanked staff for their work on the update. He stated he was pleased with the creativity.

Chairman Ballard stated he was appreciative of the red line version which makes it easier to follow the updates.

Chairman Ballard also thanked Ms. Gucker and staff again for the advanced minutes from the Planning Commission meeting.

Mr. Roberts asked if the sidewalks were maintained by the county and about the larger sidewalks.

Ms. Gucker stated the county does maintain the sidewalks and all infrastructures once a subdivision is released. The increase in size was an ADA requirement.

Mr. Roberts voiced his concern over trees growing and causing needed sidewalk repairs.

Ms. Gucker stated the cost of repairs does come from the road monies. She stated Ms. Gamble and staff has done extensive research and now knows what trees to recommend.

MOTION: By Dr. Cates to approve and send forward to a Public Hearing the update to the Land Development Regulations. The motion carried unanimously by voice vote.

ADJOURNMENT

MOTION: Without objection Chairman Ballard adjourned the meeting at 6:04 p.m.

Respectfully Submitted,

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