

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
March 19, 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:

Terry Abrahams
Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Sarah Holt
Tyler Stone
Alan Willis

OTHER COUNCIL MEMBERS PRESENT

PLANNING COMMISSION MEMBERS PRESENT

Steve Bichel
Nick Hollingshad

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 MARCH 5, 2018 COMMITTEE MEETING

MOTION: By Dr. Cates to approve the minutes of the March 5, 2018 Committee meeting as presented. The motion carried unanimously by voice vote.

BOARDS AND COMMISSION INTERVIEWS AND NOMINATIONS

Board of Zoning Appeals 4 vacancies and 4 applicants

Keith Drummond (D. 20) incumbent
Mark Hattendorf (D. 20)
Wayne Moore (D. 25) incumbent
Jeffery Redmond (D. 27)

MOTION: By Dr. Fant to nominate and forward to the Committee of the Whole the following to fill four vacancies on the Board of Zoning Appeals. Keith Drummond (D. 20), Mark Hattendorf (D. 20), Wayne Moore (D. 25) and Jeffery Redmond (D. 27). The motion carried unanimously by voice vote.

Construction Board of Appeals 5 vacancies and 3 applicants

R. Michael Coleman (D.22) incumbent
Tony Gilreath (D. 21) incumbent
Thomas Goss (D. 19)

MOTION: By Dr. Cates to nominated and forward to the Committee of the Whole the following to fill three of the five vacancies on the Construction Board of Appeals. R. Michael Coleman (D. 22), Tony Gilreath (D. 21) and Thomas Goss (D. 19). The motion carried unanimously by voice vote.

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2017-57

APPLICANT: Jamie McCutchen, CCAD Engineering for Steve McNair

PROPERTY LOCATION: Old Spartanburg Road

PIN/TMS#(s): 0538030102000

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 1.21

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTIC

Direction	Zoning	Land Use
North	R-M5	single-family residential
East	PD	single-family residential
South	R-12	recreation
West	R-12	recreation (Pavilion)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units

<i>Current</i>	<i>R-12</i>	<i>3.6 units/acre</i>	<i>1.21</i>	<i>4 units</i>
Requested	R-M10	10 units/acre		12 units

A successful rezoning may add up to 8 dwelling units.

ROADS: Old Spartanburg Road: four-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Old Spartanburg Road	3,850' W	19,000	17,200 -9.5%	18,200 5.8%

SUMMARY: The subject parcel zoned R-12, Single-Family Residential, is 1.21 acres of property located on Old Spartanburg Road approximately 0.45 miles southwest of the intersection of Old Spartanburg Road and Brushy Creek Road. The parcel has approximately 260 feet of frontage along Old Spartanburg Road. The applicant is requesting to rezone the property to R-M10, Multifamily Residential.

The applicant states the proposed land use is for townhomes.

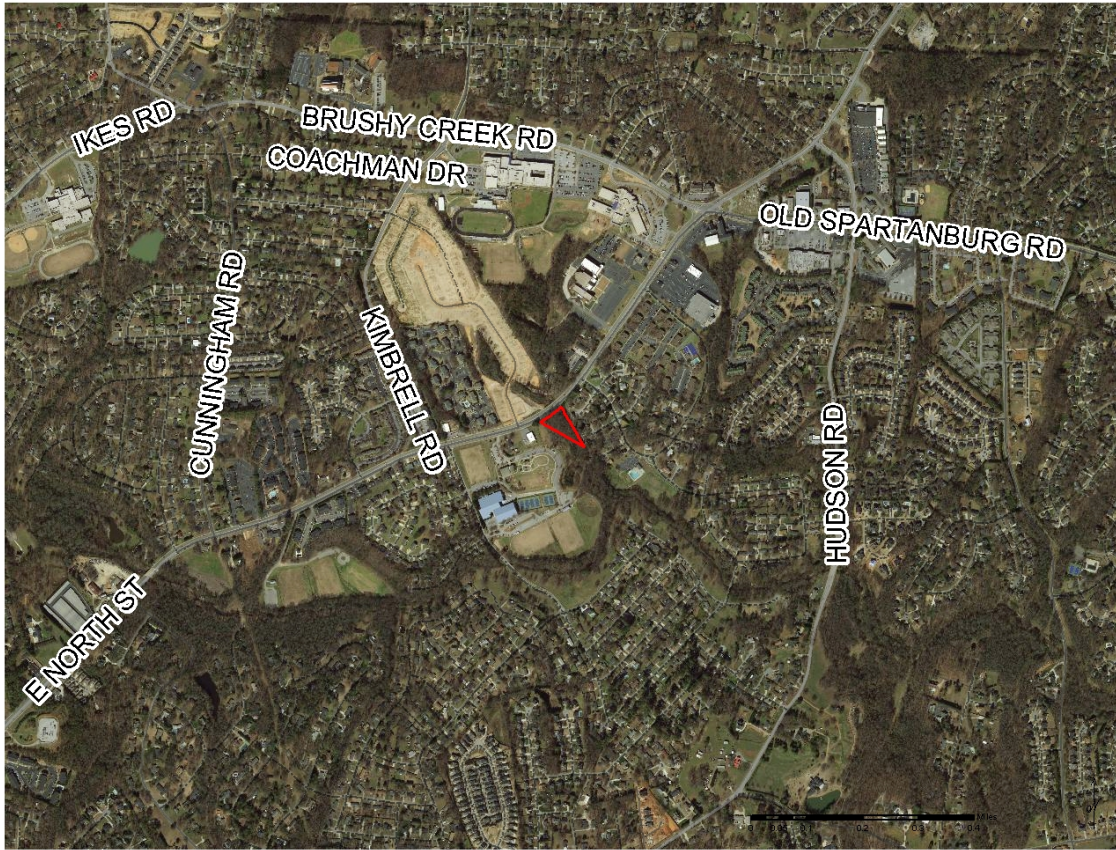
CONCLUSION: The subject site is located along Old Spartanburg Road, a four lane state maintained road. To the north of the subject site, across Old Spartanburg Road, R-M5, Multifamily Residential zoning is present with a max of 5 units per acre. On the same side of the requested rezoning along Old Spartanburg Road, a recreational facility zoned R-12, Single family Residential with a max of 3.6 units per acre is present to the west and south of the subject site. To the east of the subject site is a residential development, Eastgate Village, which is zoned PD, Planned Development with a density of 2.73 units per acre. Staff is of the opinion the requested R-M10, Multifamily Residential rezoning with a max of 10 units per acre would not be consistent with the abutting densities. The requested rezoning is also not consistent with the Greenville County Comprehensive Plan which recommends Residential Land Use 2 with a density of 3 to 6 units per acre.

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

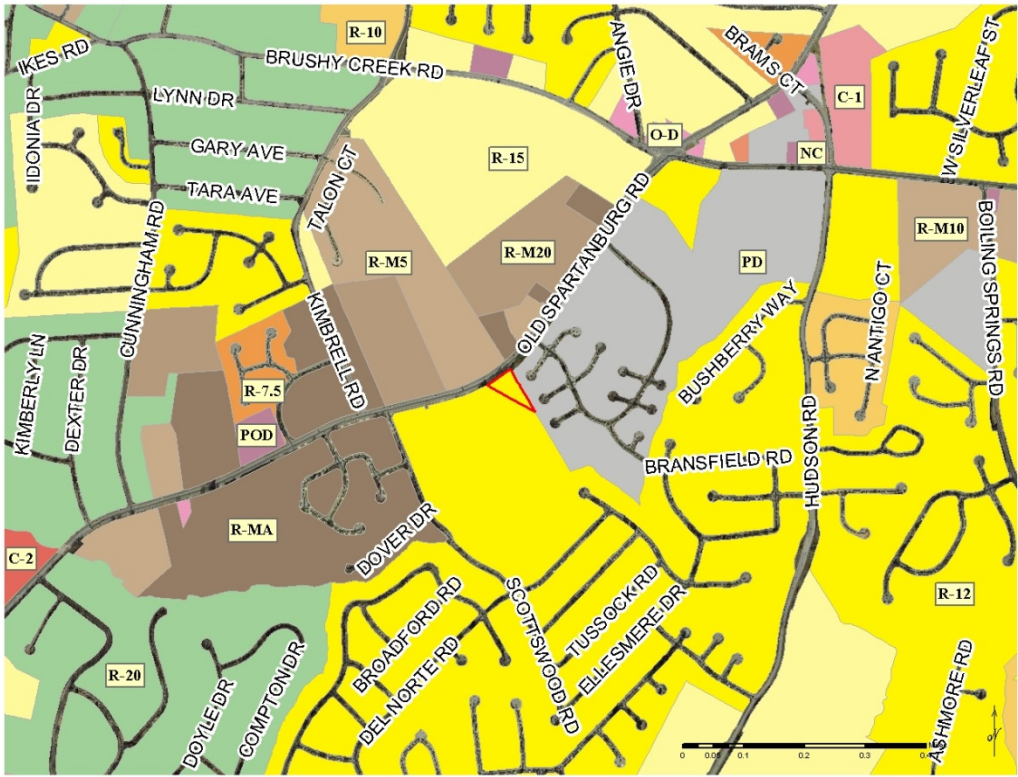
Ms. Buathier stated the applicant has requested the application be amended to RM-5, Multifamily Residential.

MOTION:

By Mr. Roberts to amend CZ-2017-57 to RM-5 and return the item to the Planning Commission. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

ADJOURNMENT

MOTION: By Dr. Cates to adjourn. Without objection Chairman Ballard adjourned the meeting at 5:15 p.m.

Respectfully Submitted,

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