

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
April 2, 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
Dean Campbell
Paula Gucker
Helen Hahn
Sarah Holt
Tyler Stone
Alan Willis

OTHER COUNCIL MEMBERS PRESENT

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

APPROVAL OF THE MINUTES OF THE MARCH 19, 2018 COMMITTEE MEETING

MOTION: By Dr. Cates to approve the minutes of the March 19, 2018 Committee meeting as presented. The motion carried unanimously by voice vote.

ZONING DOCKETS

Ms. Buathier noted CZ-2018-17 had been withdrawn by the applicant.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-18

APPLICANT: Tim Allender, Langston-Black for Rose Marie and Samuel Francis Postich

PROPERTY LOCATION: 812 SE Main Street

PIN/TMS#(s): 0323010101302

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: I-1, Industrial

ACREAGE: 2.5

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in March 1996, as part of Area 11.

EXISTING LAND USE: vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	ID	vacant land (City of Simpsonville)
East	I-1	vacant land
South	I-1	vacant land
West	I-1 and B-I	warehouse and church (City of Simpsonville)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

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

ROADS: Highway 14: five-lane State-maintained minor arterial

TRAFFIC:

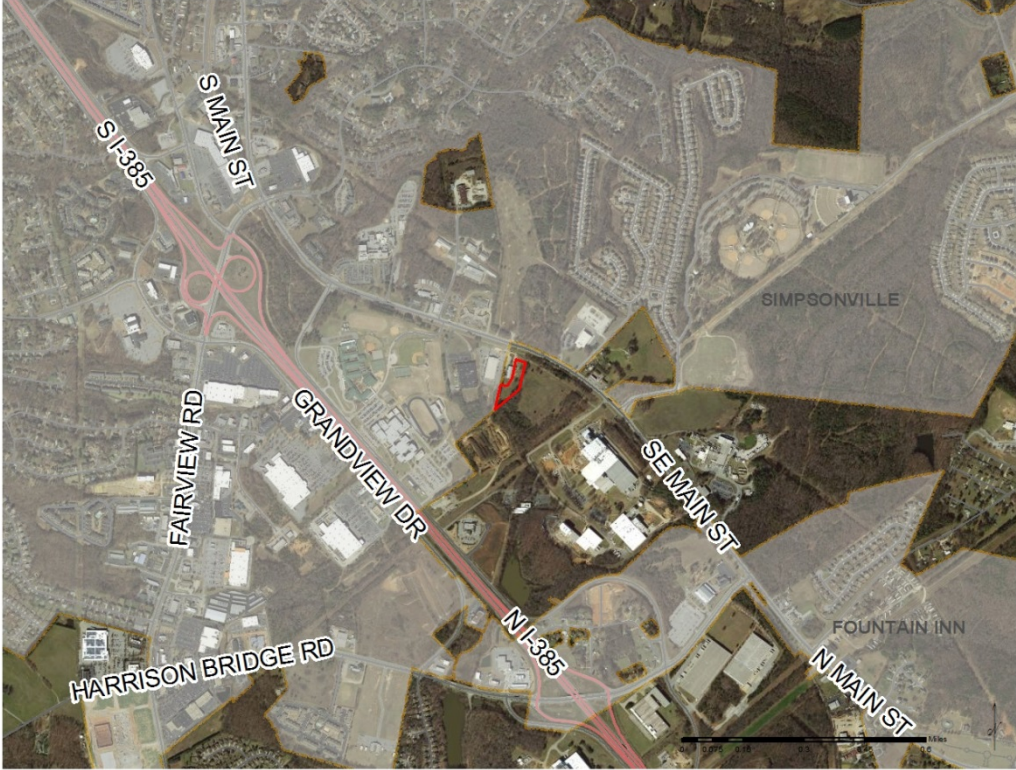
Location of Traffic Count	Distance to Site	2007	2013	2015
SE Main Street	3,440' S	8,900	7,700 - 13.5%	7,900 2.6%
SE Main Street	4,370' N	16,200	14,400 - 11.1%	16,800 16.7%

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 2.5 acres of property located on Highway 14 approximately 1 mile southeast of Fairview Road and I-385 interchange. The parcel has approximately 130 feet of frontage along Highway 14. The applicant is requesting to rezone the property to I-1, Industrial.

The applicant did not state the proposed land use.

CONCLUSION: The subject site is located in an area where there is I-1, Industrial zoning to the east, west and south of the subject site. There is an existing railroad to the north that is used by other I-1, Industrial zoned businesses in this area. The Imagine Greenville Comprehensive Plan designates this area as an Employment Center, which emphasizes taking advantage of existing infrastructure and is characterized by service and industrial type uses. Staff believes rezoning this parcel to I-1, Industrial would be consistent with the surrounding zoning and would have minimal impact on surrounding area.

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



Aerial Photography, 2017



Future Land Use Map

MOTION: By Dr. Fant to approve CZ-2018-18. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-19

APPLICANT: Dean Aldrich for Kelly Powell, Beeco Properties, LLC

PROPERTY LOCATION: Beeco Road

PIN/TMS#(s): G006000300910

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 6

COUNCIL DISTRICT: 18 – Barnes

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

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	vacant land
East	I-1	warehouse
South	S-1	warehouse
West	R-12	vacant land (City of Greer)

WATER AVAILABILITY: Greer Water

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.

ROADS: Beeco Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
South Buncombe Road	2,820' NE	22,200	23,100 4.1%	21,400 -7.4%

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 6 acres of property located on Beeco Road approximately 1 mile south of the intersection of South Buncombe Road and Wade Hampton Boulevard. The parcel has approximately 500 feet of frontage along Beeco Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant did not state the proposed land use.

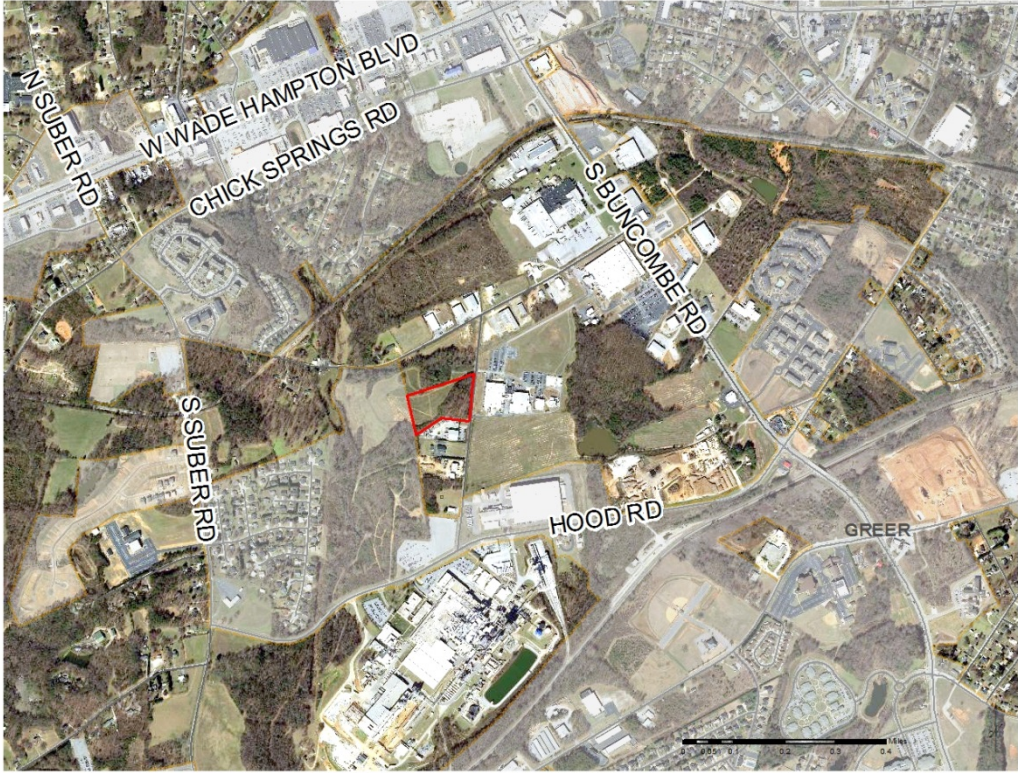
CONCLUSION:

The subject site is located along an industrialized area of the County with warehouses to the south and east. There is I-1, Industrial to the east and S-1, Service zoning to the north and south of the subject site. Staff is of the opinion rezoning this parcel to S-1, Services would be consistent with the surrounding zoning located in this area.

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

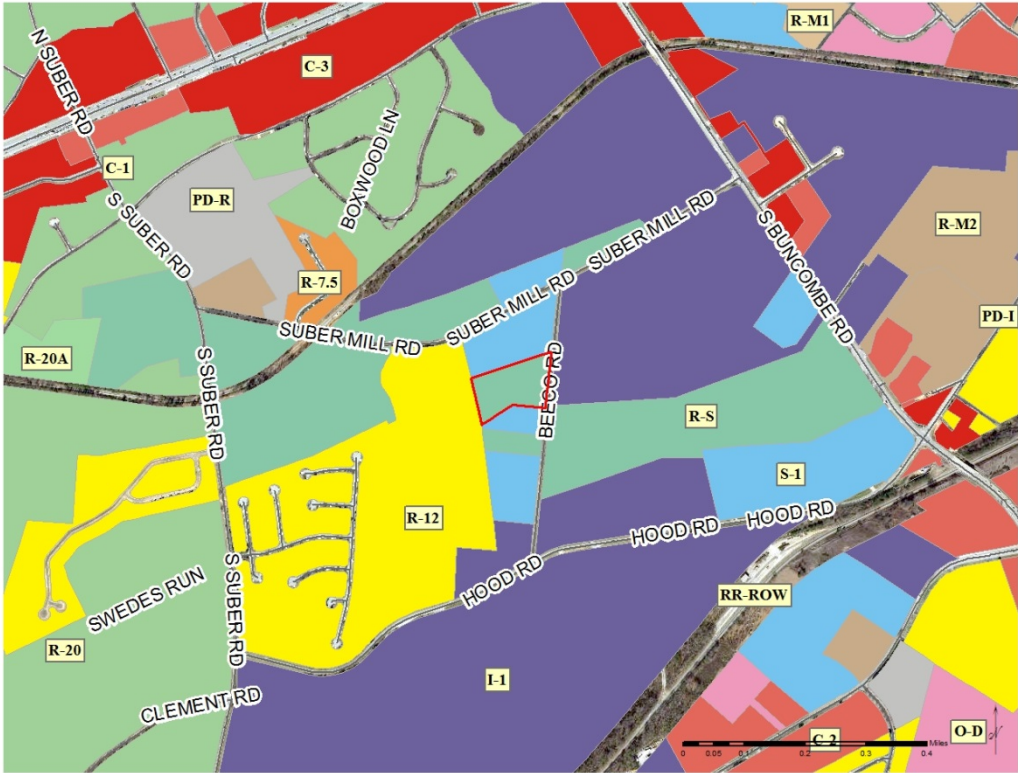
MOTION:

By Mr. Barnes to approve CZ-2018-19. The motion carried unanimously by voice vote.

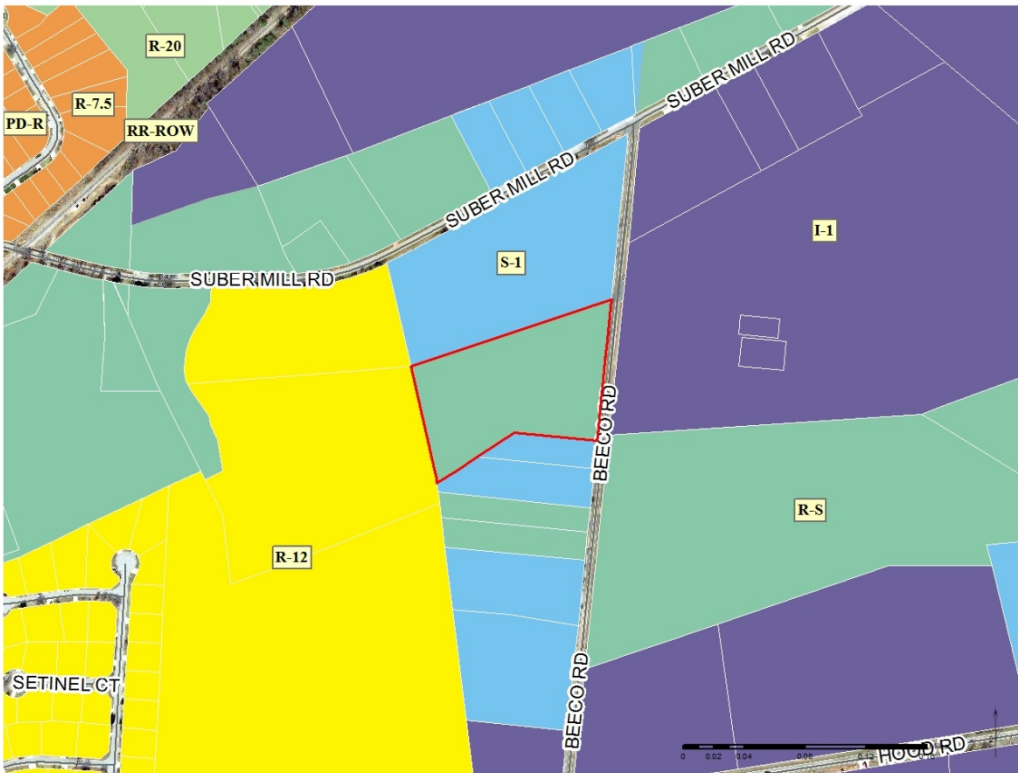


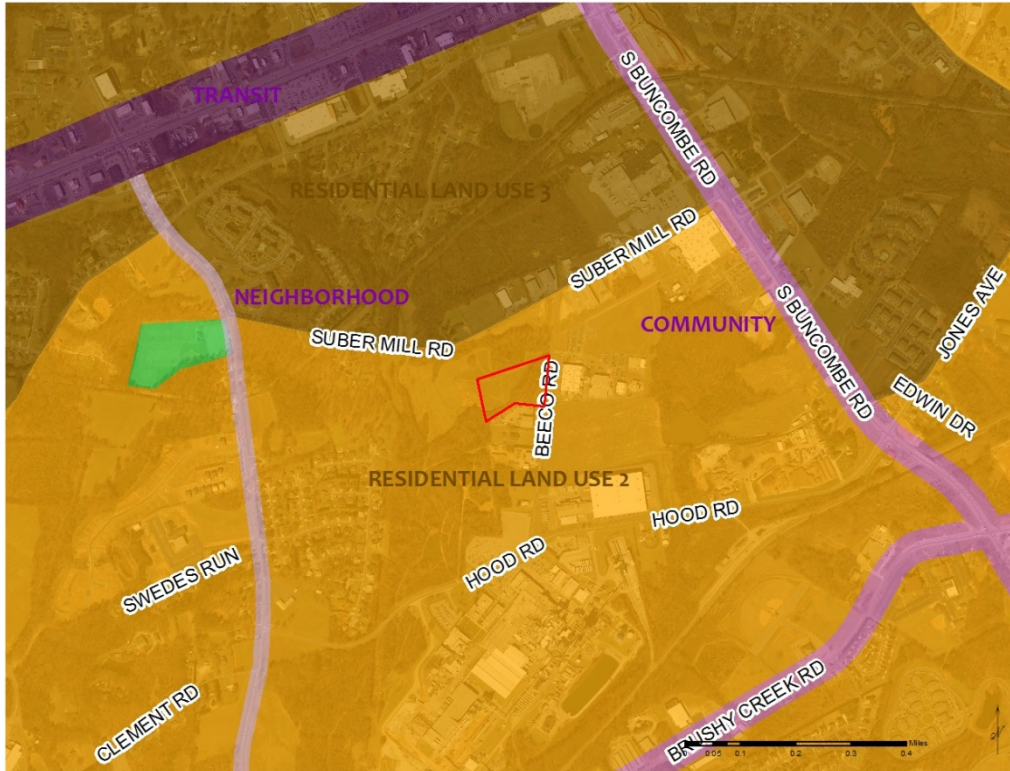
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-20

APPLICANT: Graham Thomas Mullikin for F & F Realty Investments, LLC

PROPERTY LOCATION: 327 White Horse Road

PIN/TMS#(s): 0383000100900 (portion)

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.44

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned S-1, Service in May 1971, as part of Area 2. There was a successful partial I-1, Industrial rezoning request in 1989, CZ-1989-137.

EXISTING LAND USE: vacant warehouse

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	retail
East	C-2	office and body shop
South	I-1	mobile home park
West	I-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, and is designated as *Service/Industrial*.

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	I-1	0 units/acre	0.44	0 units
Requested	C-3	16 units/acre		7 units

A successful rezoning may add up to 7 dwelling units.

ROADS: White Horse Road; five-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	6,000' NW	18,900	17,300 -8.5%	18,800 8.7%

SUMMARY: The subject parcel zoned I-1, Industrial, is 0.44 acres of property located on White Horse Road approximately 0.2 miles north of the intersection of White Horse Road and Augusta Road. The parcel has approximately 130 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.

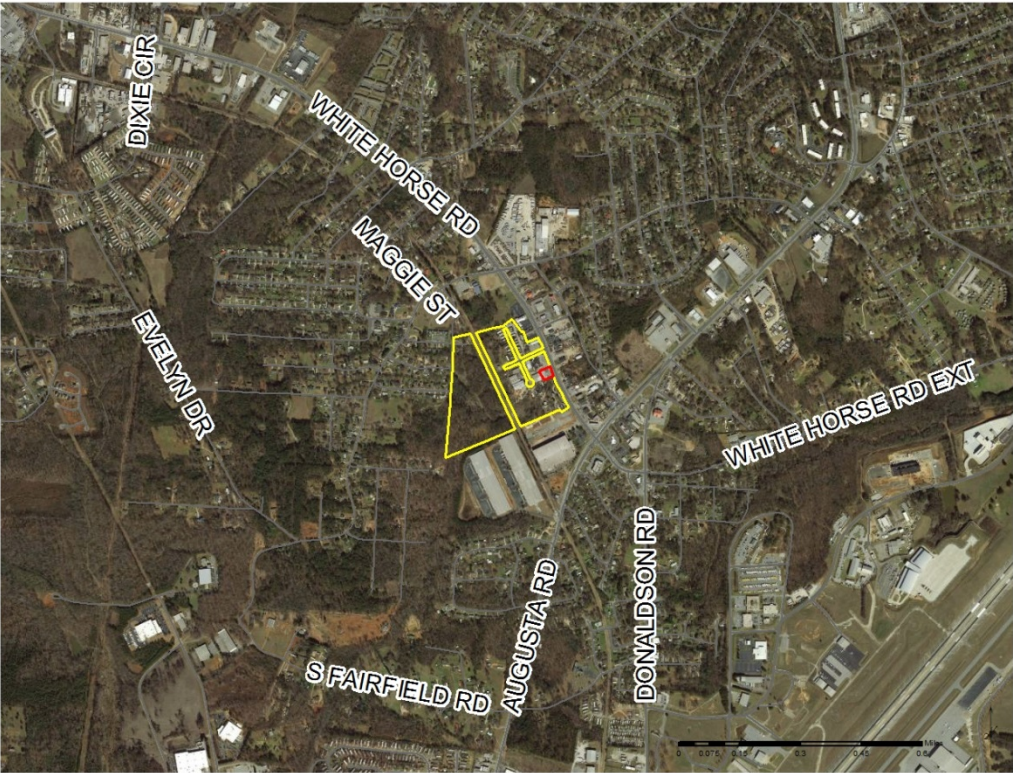
The applicant states the proposed land use is for a grocery store/retail.

CONCLUSION: The subject site is located along White Horse Road in a highly commercialized area, with C-2, Commercial zoning to the east.

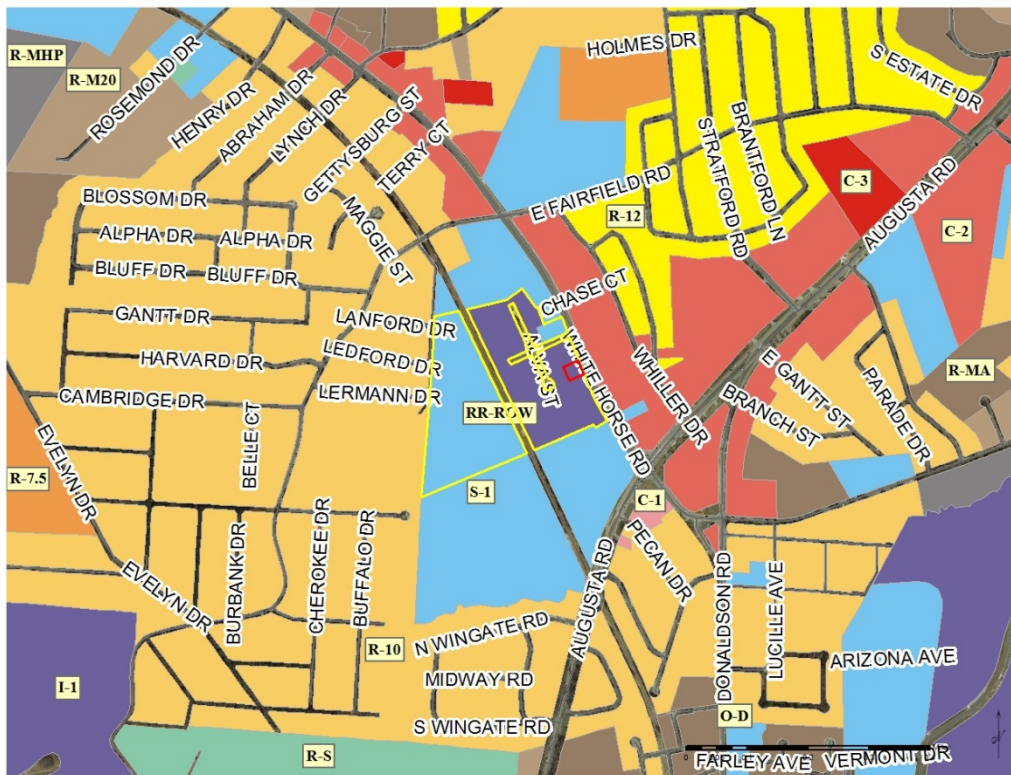
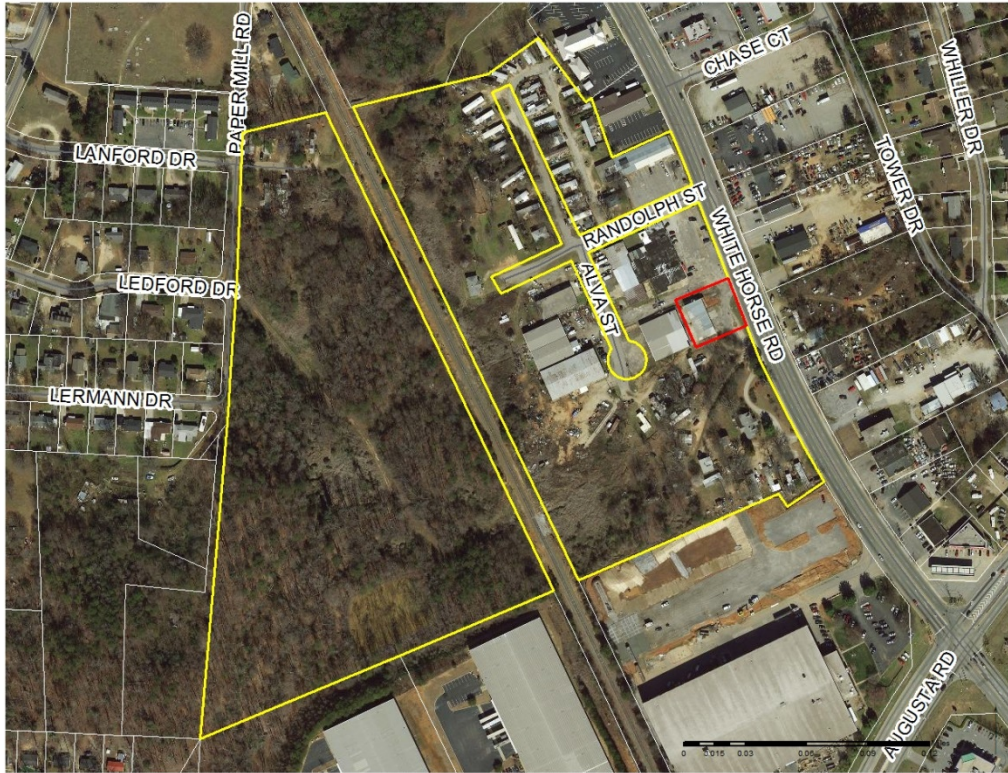
The applicant is proposing to rezone the property to C-3, Commercial to allow for a grocery store and retail. This portion of the parcel is currently zoned I-1, Industrial, with the surrounding land uses being a warehouse, body shop, retail, an office and a mobile home park. Staff is of the opinion rezoning this parcel to C-3, Commercial would be more consistent with the surrounding land uses and would have minimal impact to the area.

Based on these reasons staff recommends approval for the requested rezoning to C-3, Commercial. The Planning Commission also recommends approval.

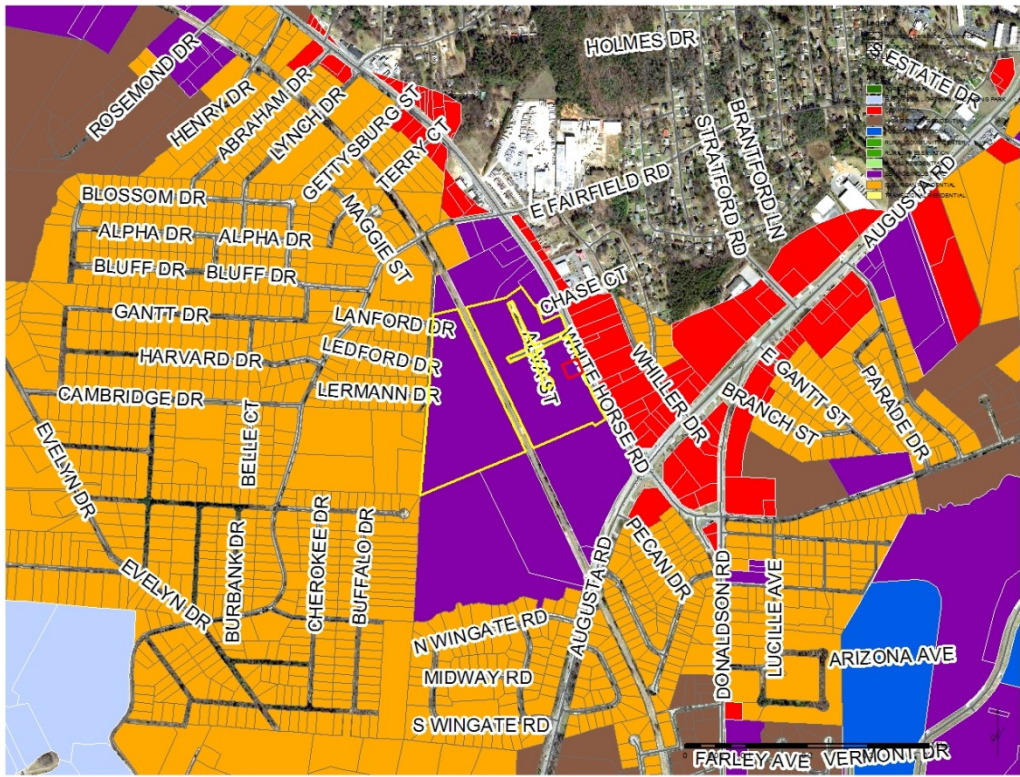
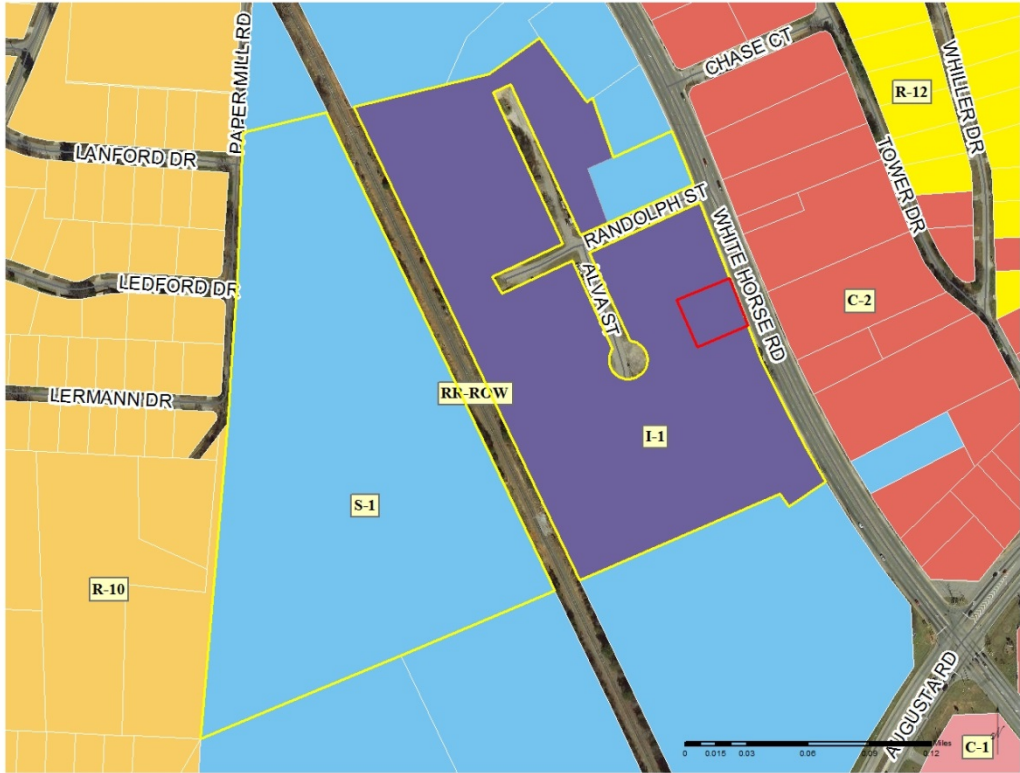
MOTION: By Dr. Fant to approve CZ-2018-20. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-21

APPLICANT: Graham Thomas Mullikin for F & F Realty Investments, LLC

PROPERTY LOCATION: 345 White Horse Road

PIN/TMS#(s): 0383000100900 (portion)

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.95

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned S-1, Service in May 1971, as part of Area 2. There was a successful partial I-1, Industrial rezoning request in 1989, CZ-1989-137.

EXISTING LAND USE: retail

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	church
East	C-2	automobile sales, body shop and office
South	I-1	vacant warehouse
West	I-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, and is designated as *Service/Industrial*.

ROADS: White Horse Road: five-lane State-maintained major arterial
Randolph Street; two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	6,000' NW	18,900	17,300 -8.5%	18,800 8.7%

SUMMARY:

The subject parcel zoned I-1, Industrial, is 0.95 acres of property located on White Horse Road approximately 0.25 miles north of the intersection of White Horse Road and Augusta Road. The parcel has approximately 185 feet of frontage along White Horse Road and 220 feet of frontage along Randolph Street. The applicant is requesting to rezone the property to S-1, Services.

The applicant did not state the proposed land use.

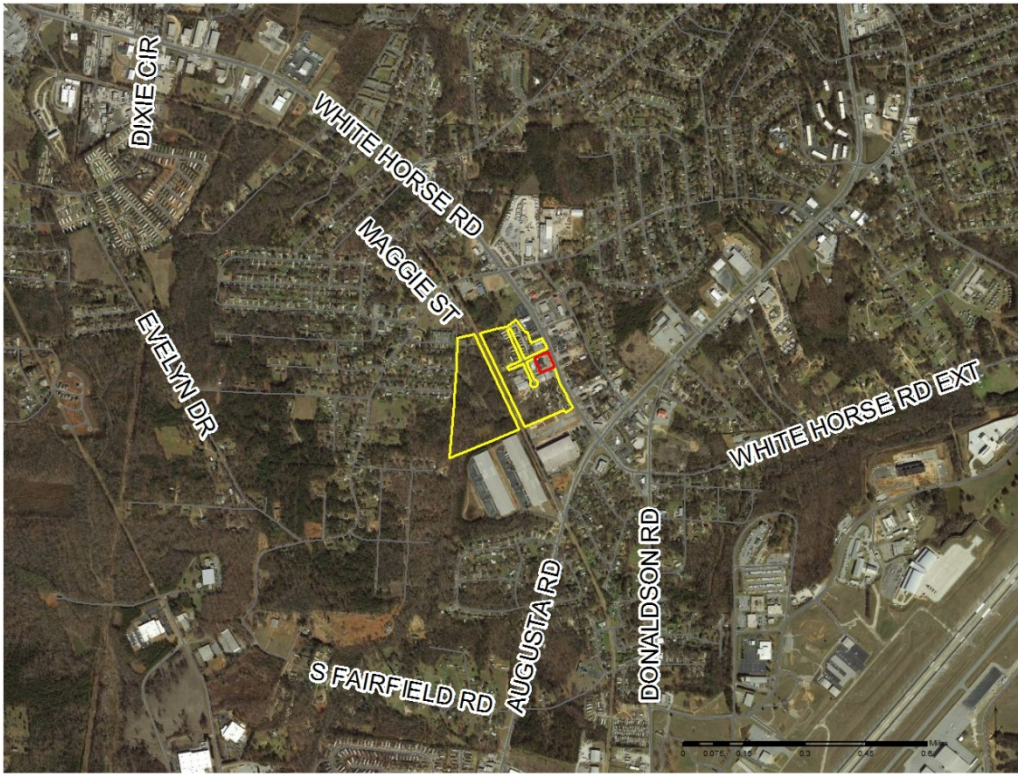
CONCLUSION:

The subject site was originally zoned S-1, Services in 1971. In 1989, a portion of this property was zoned to I-1, Industrial. The applicant is requesting to rezone a portion of the I-1, Industrial zoning back to S-1, Services. This area of White Horse Road consists mainly of service and commercial zoning. Staff believes rezoning this parcel to S-1, Services would be appropriate based on the surrounding zoning and land uses. The requested rezoning is also consistent with the South Greenville Area Plan.

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

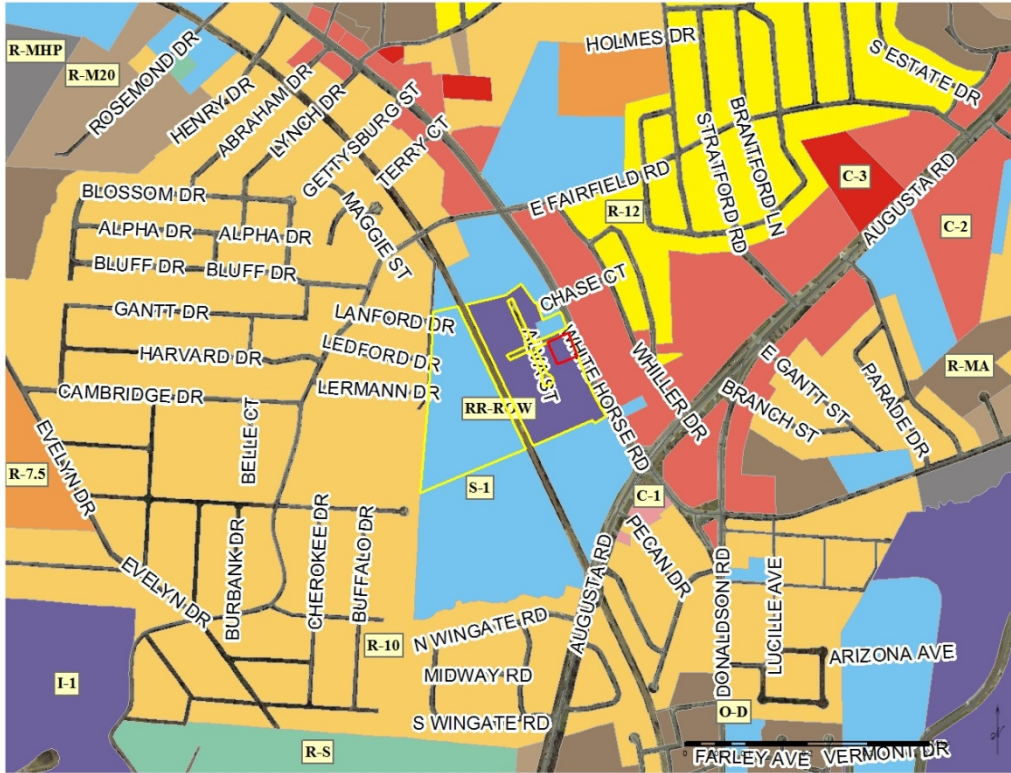
MOTION:

By Dr. Fant to approve CZ-2018-21. The motion carried unanimously by voice vote.

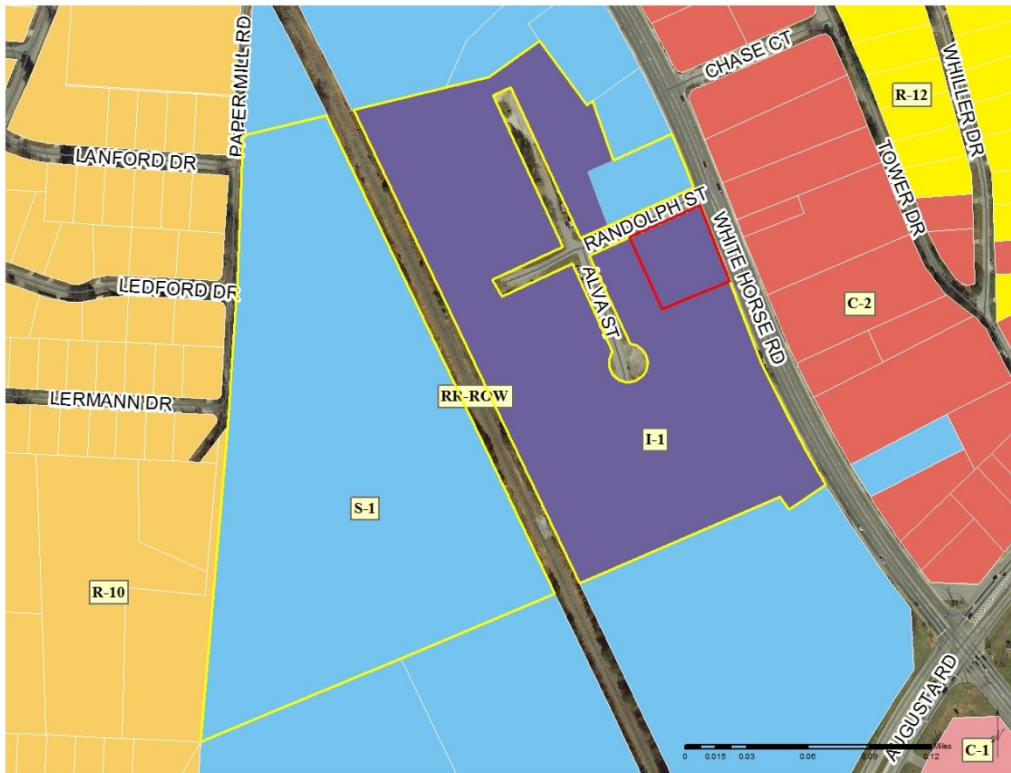


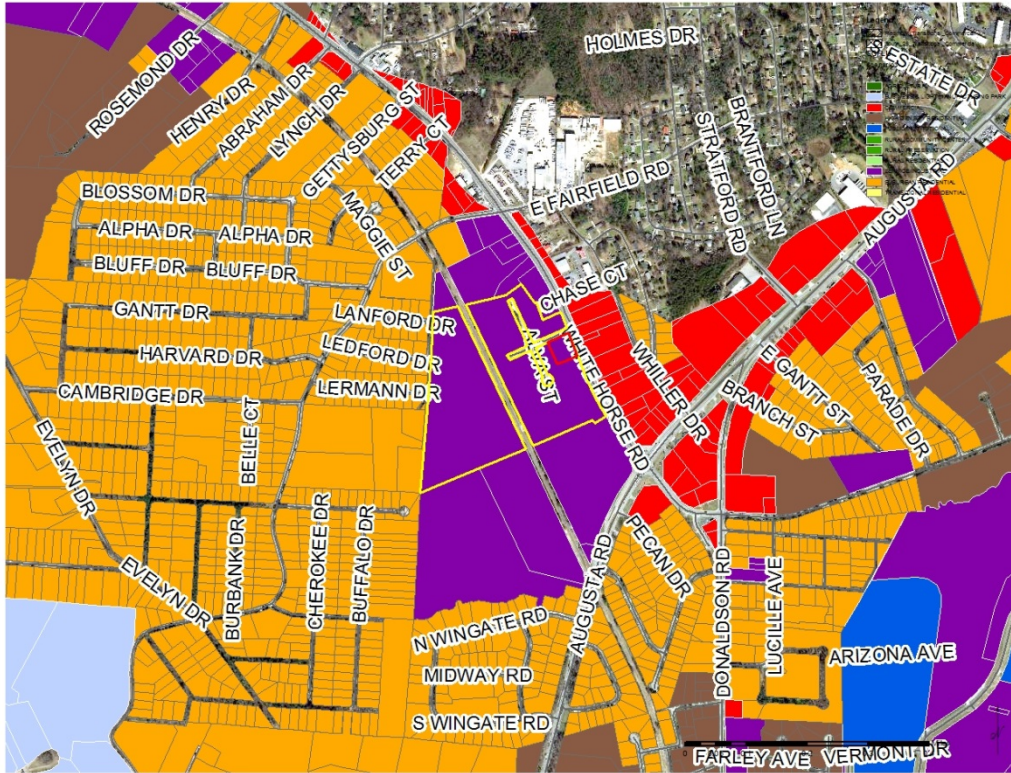
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-22

APPLICANT: Jamie McCutchen, CCAD Engineering for Robert Dayton, Houses and Then Some, Inc.

PROPERTY LOCATION: 211 Roper Mountain Road Ext.

PIN/TMS#(s): 0540010101009

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: POD, Planned Office District

ACREAGE: 0.43

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1971, as part of Area 1. There was an unsuccessful O-D, Office District rezoning request in 2017, CZ-2017-61.

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	church
South	R-M20	school
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	730' NW	11,300	9,400 - 16.8%	12,000 27.6%

SUMMARY:

The subject parcel zoned R-20, Single-Family Residential, is 0.47 acres of property located on Roper Mountain Road Extension approximately 0.5 miles southeast of the intersection of Roper Mountain Road Extension and Pelham Road. The parcel has approximately 140 feet of frontage along Roper Mountain Road Extension.

The applicant is requesting to rezone the property to POD, Planned Office District. They are proposing to renovate the current single-family home with a new roof and new siding. Other renovations will be done as needed with the architectural style remaining substantially the same.

There is a 5 foot landscape buffer proposed on the west side of the property with evergreens to be planted on 5 foot centers. Additional trees are proposed in the rear of the property along with opaque slats added to the existing 6 foot chain link fence.

Approximately 2,000 square feet of existing concrete is shown for removal on the existing site. These site alterations will allow the required parking for this office use while providing area for required storm water features. SCDOT has acquired additional right-of-way for Roper Mountain Road that will include sidewalks on the front of this site at the time of future road widening and improvements.

A new monument sign is proposed with ground lighting for the sign. No other lighting is being proposed except for building security lights that are motion activated and mounted on the wall of the building.

The applicant stated the proposed land use is for a realty office.

CONCLUSION:

The applicant is requesting to rezone the property to FRD, Flexible Review District. There are single-family residences to the east and north of the subject site with R-20, Single-Family Residential zoning surrounding it. The requested rezoning would not be consistent with the surrounding zoning or land uses. Although a church and a school are in close proximity of the requested rezone, those uses are allowed in the current zoning with a Special Exception. The requested rezoning is also not consistent with Imagine Greenville Comprehensive Plan which recommends Residential Land Use 2.

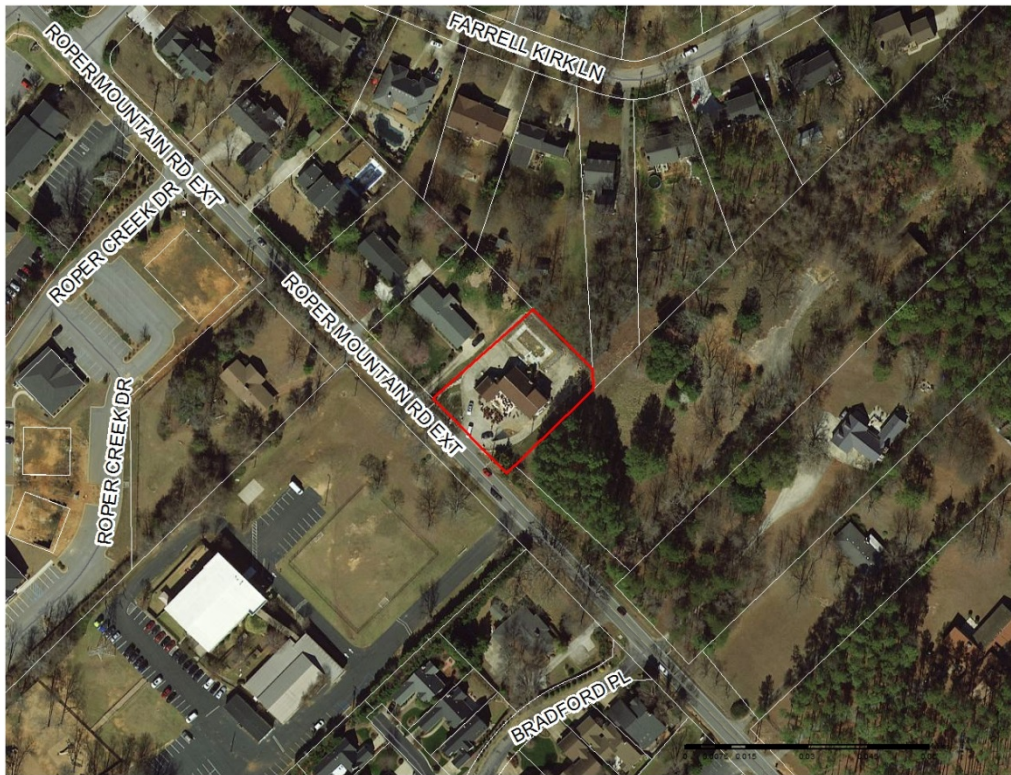
Based on these reasons staff recommends denial of the requested rezoning to FRD, Flexible Review District. The Planning Commission recommended approval.

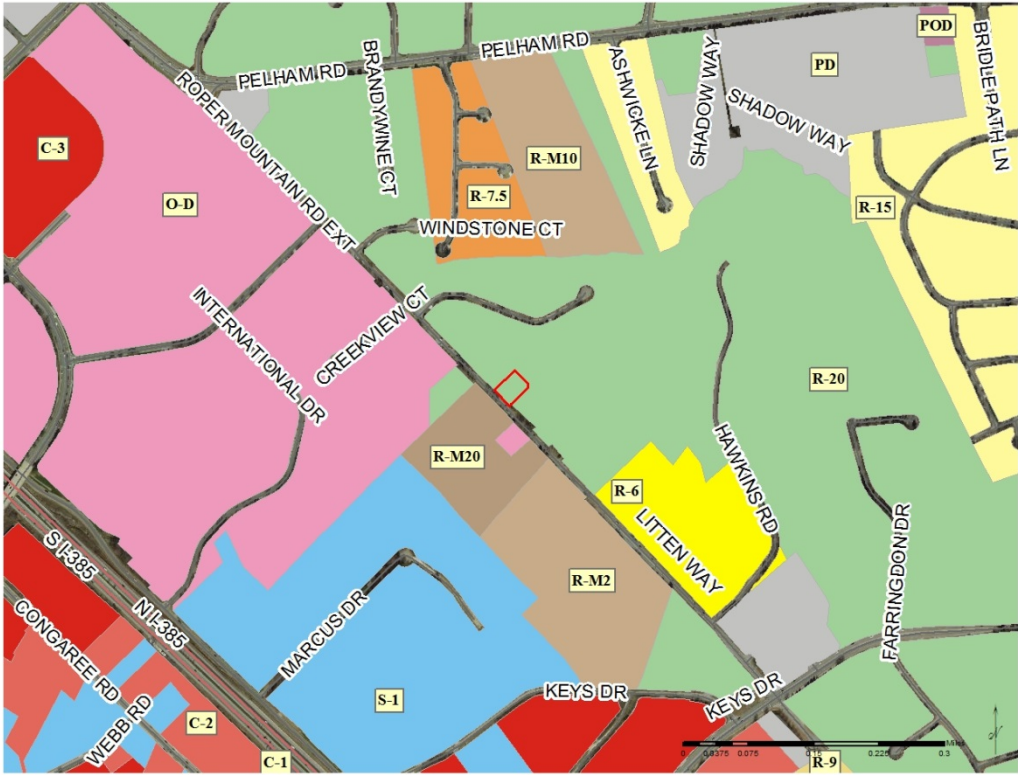
The Committee members discussed at length with staff and the engineer the concerns over water runoff. The Committee felt the runoff from this property would be addressed through the stormwater process and the following motion was made.

MOTION: By Mr. Barnes to approve CZ-2018-22. The motion carried unanimously by voice vote.

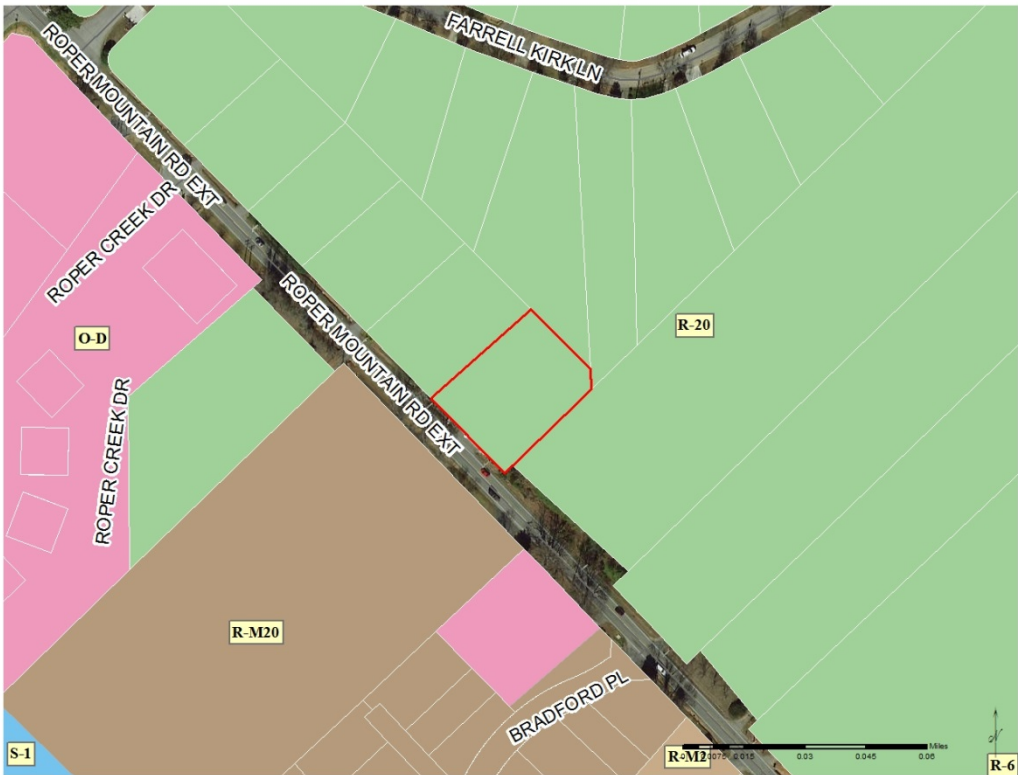


Aerial Photography, 2017





Zoning Map





Future Land Use Map

Tyler Stone presented the following:

DOCKET NUMBER: CP-2018-01

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 Dublin Road Area Plan.

The Dublin Road 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 Dublin Road Area Plan be forwarded to County Council for consideration and initiation as an amendment to the County’s Comprehensive Plan.

MOTION: By Mr. Roberts to approve CP-2018-01. The motion carried unanimously by voice vote.

Ms. Buathier presented the following items which were referred back to the Planning Commission.

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.

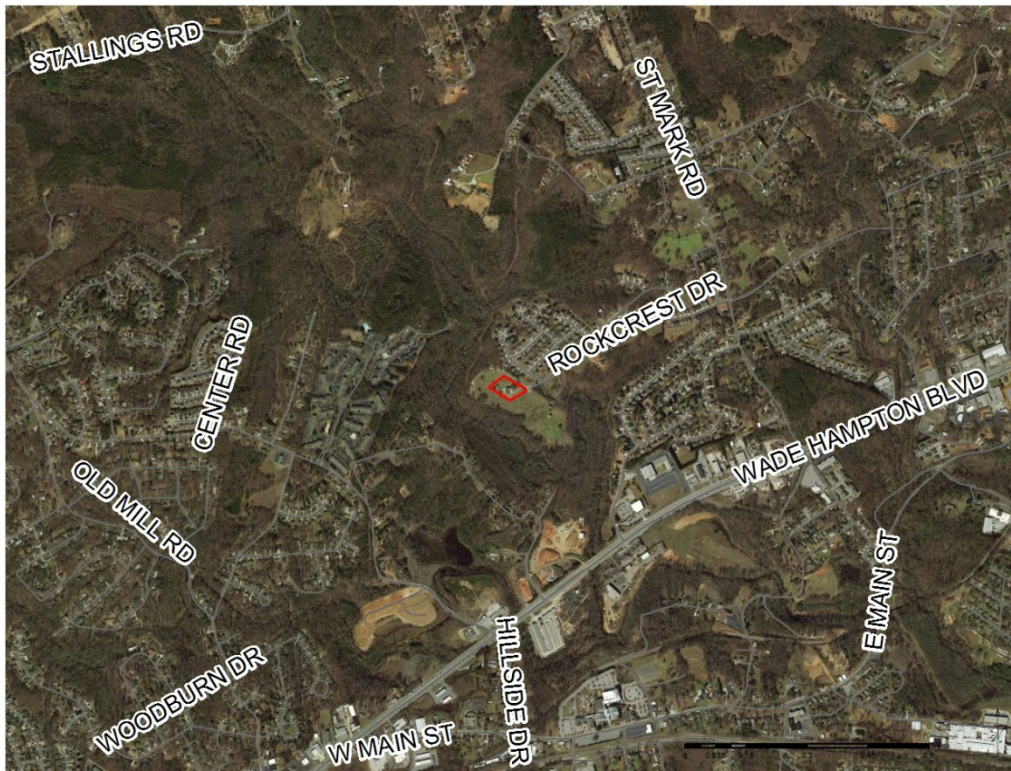
CONCLUSION: The subject site is surrounded by vacant land and R-20, Single-Family Residential zoning. The Imagine Greenville Comprehensive Plan recommends three to six units per parcel. The requested rezoning would not be consistent with the surrounding zoning or the future land use map. Staff also has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

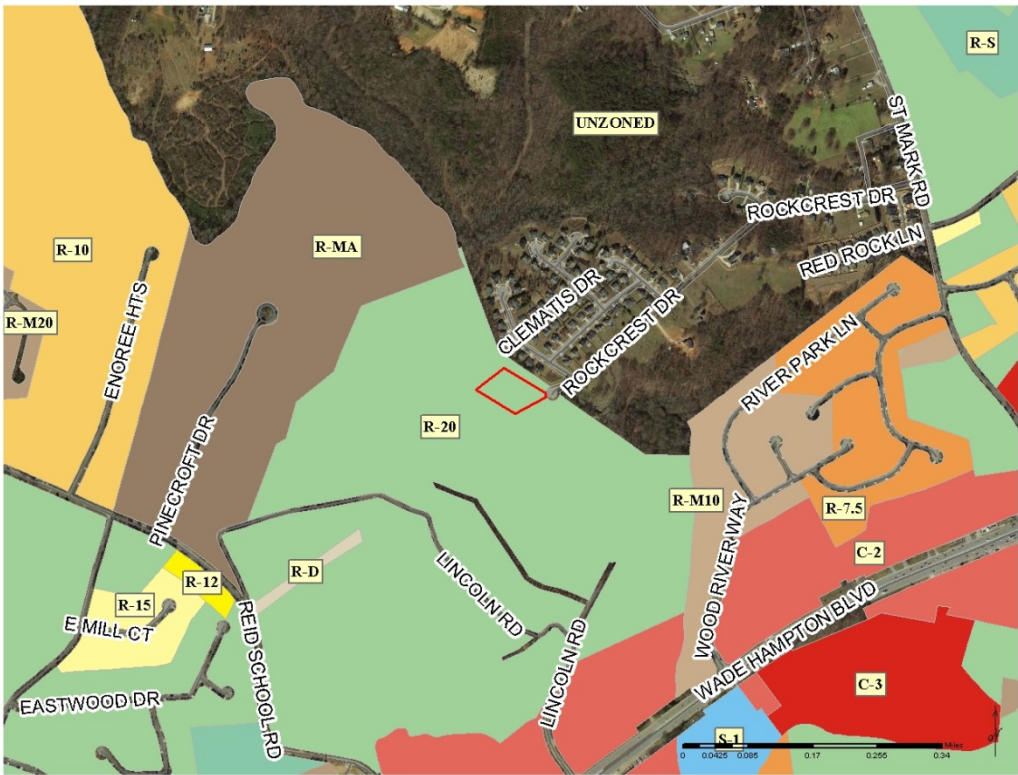
Ms. Buathier noted at the March 5, 2018 Planning and Development Committee meeting, the Committee returned the item to the Planning Commission to consider an R-20A zoning. On March 12, 2018 staff spoke with the applicant in considering R-20A zoning. At that time the applicant stated she would like to continue with the R-S rezoning request. Staff stands on their recommendation of denial for the R-S, rezoning request.

Councilor Barnes stated he had spoken with the applicant and there had been some confusion regarding the rezoning and at this time the applicant would like to consider the R-20A zoning.

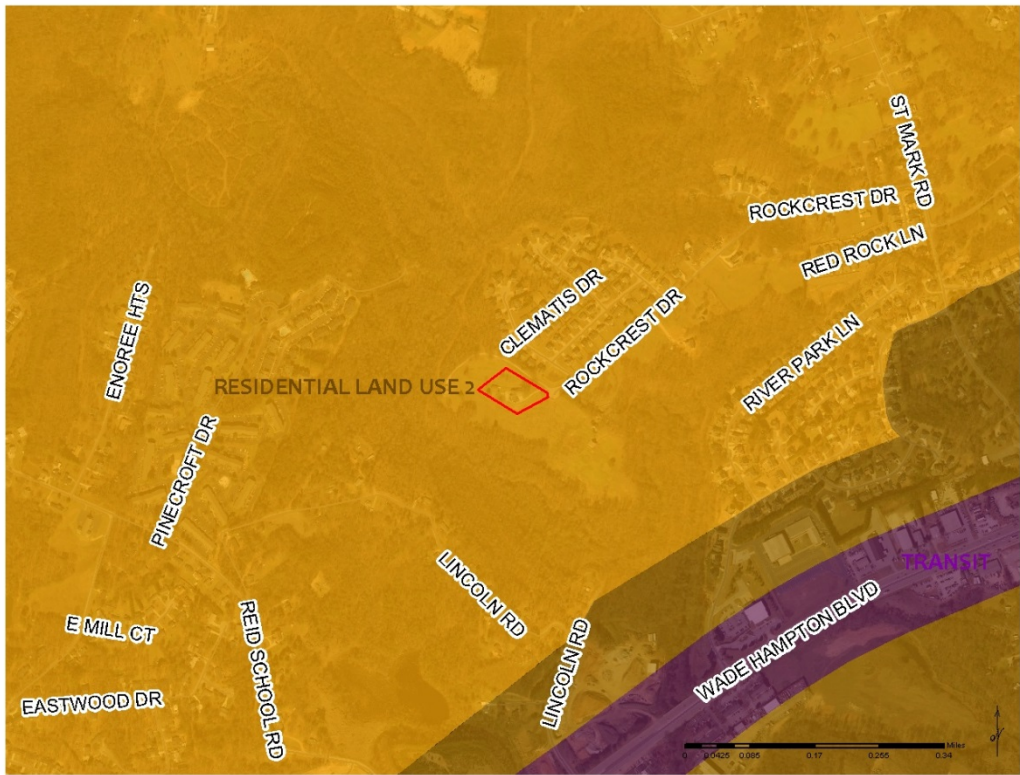
MOTION: By Dr. Cates to return the item to the Planning Commission with a recommendation of R-20A zoning. The motion carried unanimously by voice vote.



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:

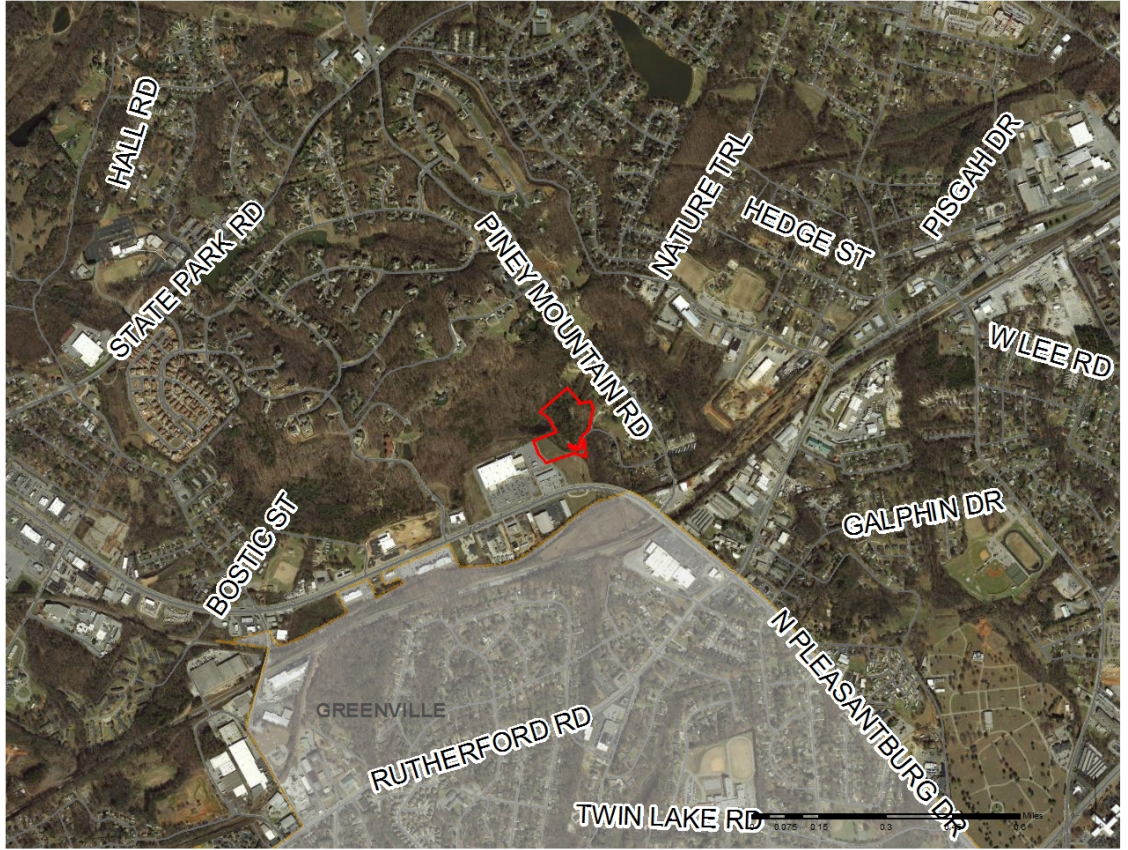
- The proposed 10 foot undisturbed buffer be increased to a 25 foot undisturbed buffer; and
- Increase the proposed 4 foot sidewalks to 5 foot to meet Land Development Requirements for residential subdivisions; and
- Place mailbox kiosks on the sidewalk side of the development and provide a pull off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

At the last Planning Commission meeting the following amended conditions were made by the Commission.

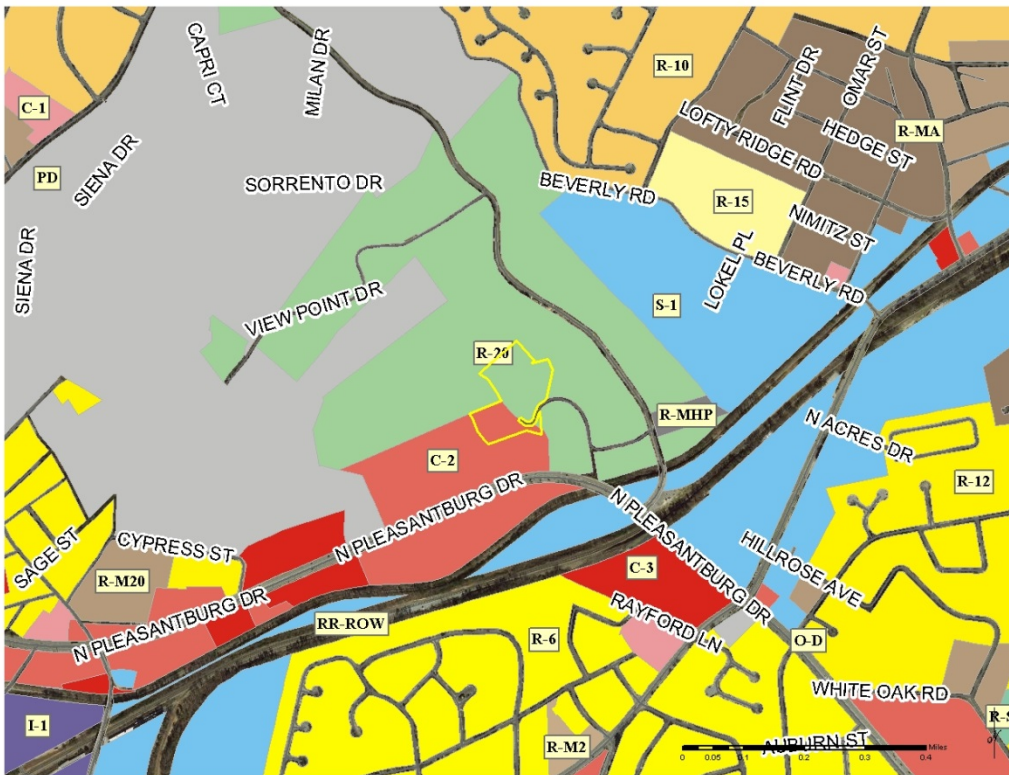
- A 10 foot berm to have plantings (evergreen), a 35 foot setback
- Minimum parking spaces will be 25
- The density will be 56 units.
- Increase the proposed 4 foot sidewalks to 5 foot to meet Land Development Requirements for residential subdivisions.
- Place mailbox kiosks on the sidewalks side of the development and provide a pull off for vehicles.

At the March 5, 2018 Planning and Development Committee meeting, the Committee returned the item to the Commission in order for all Commissioners to have an opportunity to see the revised Preliminary Development Plan which included the amended conditions. The Planning Commission approved the request with a condition that a clarification be made to the site plan regarding disturbed and undisturbed buffers.

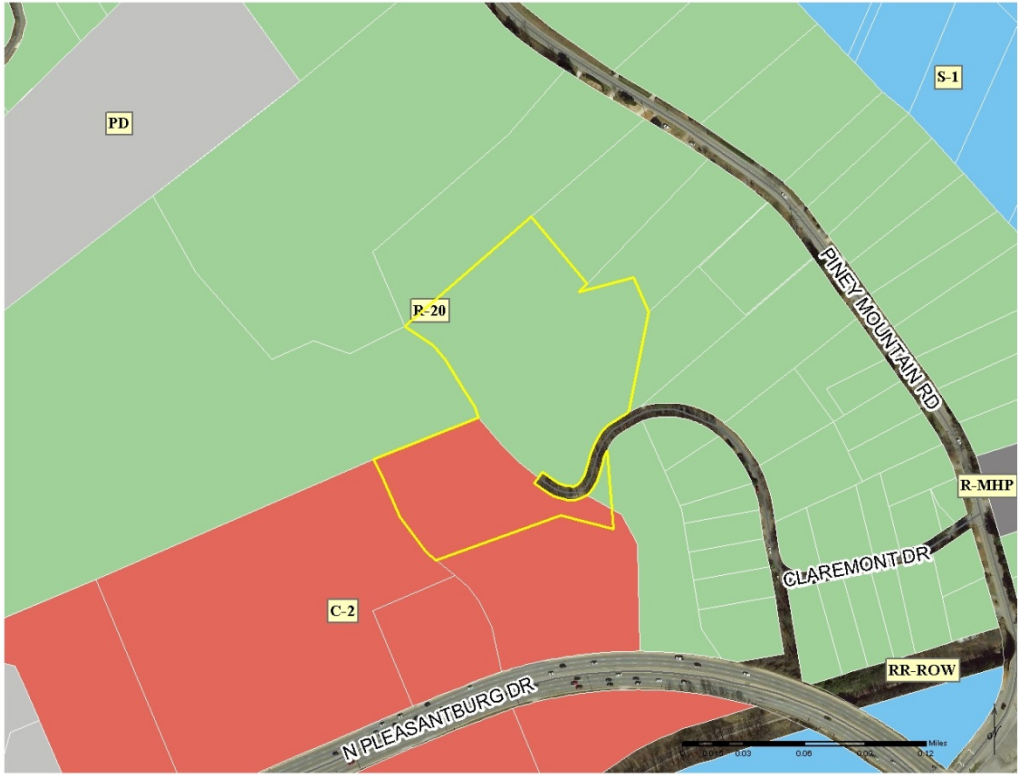
MOTION: By Dr. Cates to approve CZ-2018-16 with the condition of clarification of the site plan regarding disturbed and undisturbed buffers. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

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 CHARACTERISTICS:

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>	R-12	3.6 units/acre	1.21	4 units
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.

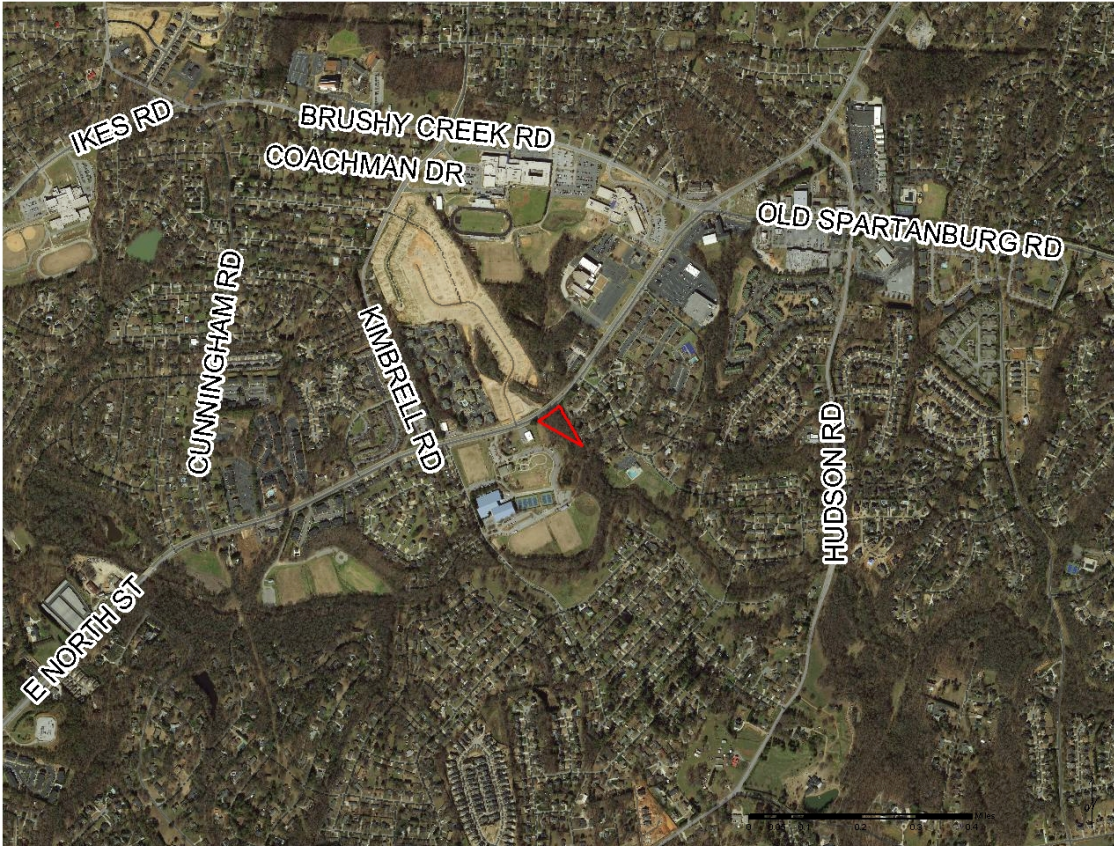
CONCLUSION: The subject site is located along Old Spartanburg Road, a four lane state maintained road. To the north of the subject site, across Old Spartanburg Road, R-M5, Multifamily Residential zoning is present with a max of 5 units per acre. On the same side of the requested rezoning along Old Spartanburg 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.

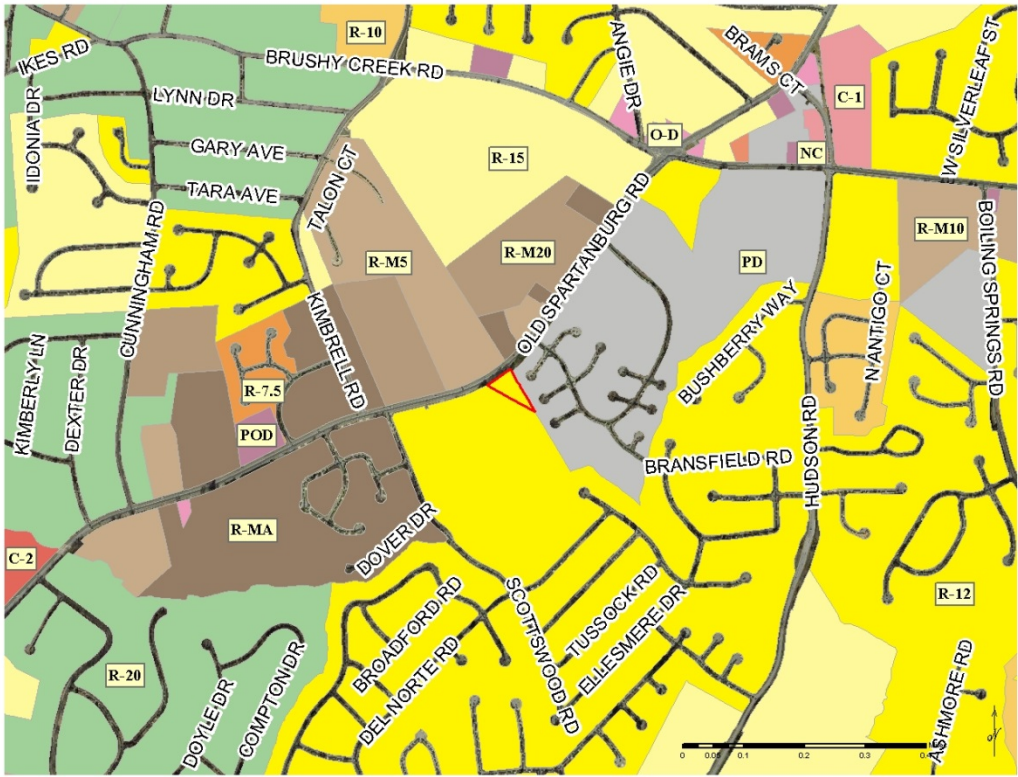
Ms. Buathier stated the applicant has requested the application be amended to RM-5, Multifamily Residential.

At the March 19, 2018 Committee meeting, the Committee amended the request to RM-5 and returned the item to the Planning Commission. Staff recommends approval as amended to R-M5. The Planning Commission also recommended approval.

MOTION: By Mr. Roberts to approve CZ-2017-57 as amended. 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 5:50 p.m.

Respectfully Submitted,

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