

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
April 30, 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
Craig Burgess
Dean Campbell
Paula Gucker
Helen Hahn
Sarah Holt
Regina McCaskill
Tyler Stone
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

APPROVAL OF THE MINUTES OF THE APRIL 2, 2018 COMMITTEE MEETING

MOTION: By Mr. Roberts to approve the minutes of the April 2, 2018 Committee meeting as presented. The motion carried unanimously by voice vote.

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-23

APPLICANT: Philip B. Plumbley for Lisa K. Plumbley

PROPERTY LOCATION: 3424 Brushy Creek Road

PIN/TMS#(s): G005000200204

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.25

COUNCIL DISTRICT: 18 – Barnes

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

EXISTING LAND USE: single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	DRD	apartments (City of Greer)
East	R-12	single-family residential
South	C-2	vacant land (City of Greer)
West	C-2	single-family residential (City of Greer)

WATER AVAILABILITY: CPW of Greer

SEWER AVAILABILITY: Septic

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
Current	R-12	3.6 units/acre	0.25	1 units
Requested	C-2	16 units/acre		4 units

A successful rezoning may add up to 3 dwelling units.

ROADS: Brushy Creek Road: two-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Brushy Creek Road.

SUMMARY: The subject parcel zoned R-12, Single-Family Residential, is 0.25 acres of property located on Brushy Creek Road approximately 0.15 miles east of the intersection of South Buncombe Road and Brushy Creek Road. The parcel has approximately 90 feet of frontage along Brushy Creek Road. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant did not state the proposed land use.

CONCLUSION: The subject site is located next to the City of Greer with C-2 zoning to the south and west of the subject site. The surrounding land uses and zoning in this area, especially near the intersection of Brushy Creek Road and Old Buncombe Road are made up of mostly office and commercial zoning with multifamily residential throughout this area. Staff is of the opinion rezoning this parcel to C-2, Commercial would have minimal impact on the surrounding community and would be consistent with the surrounding zoning. It would also be in accordance with the Greenville County Comprehensive Plan.

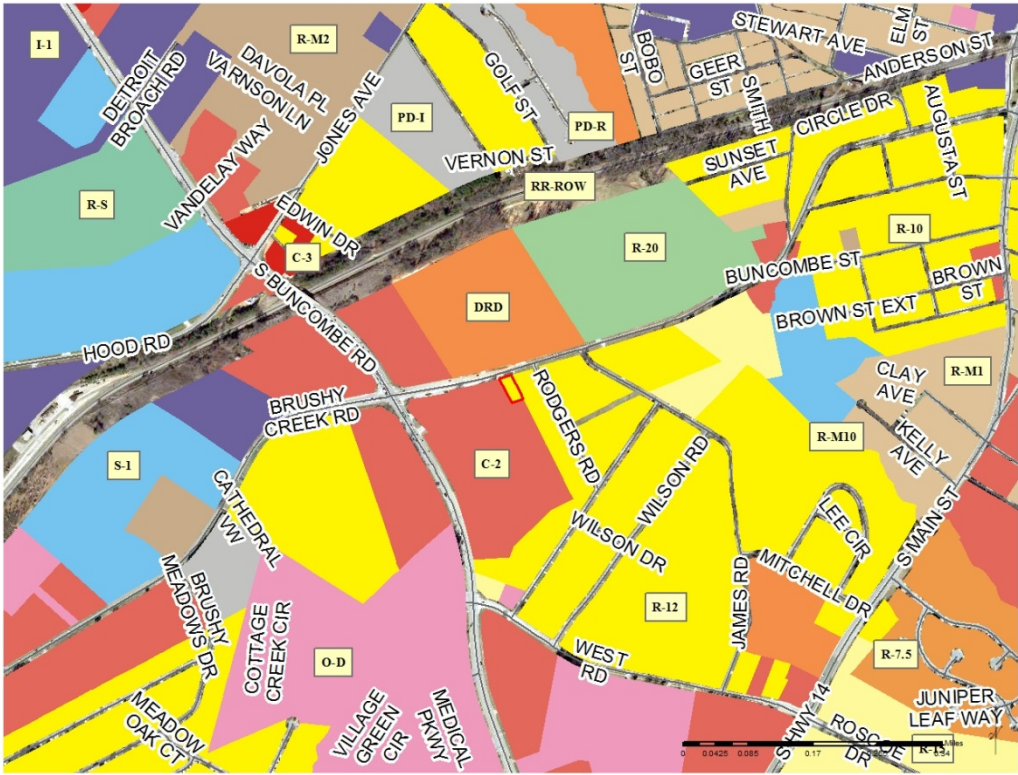
Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial. The Planning Commission recommended approval.

Dr. Cates voiced his concern over rezoning to C-2, Commercial which allows the sale of alcohol.

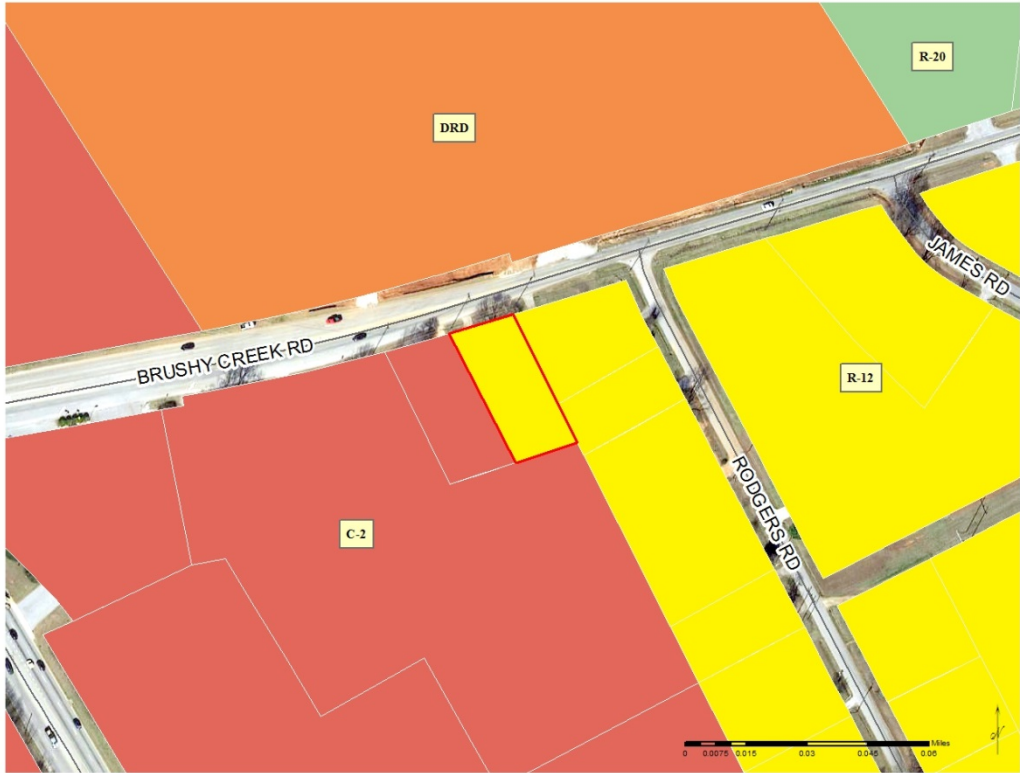
MOTION: By Dr. Fant to approve CZ-2018-23. The motion carried by voice vote with one in opposition (Cates).



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-24

APPLICANT: Gabriel Ricardo Tovar

PROPERTY LOCATION: 2815 Poinsett Highway

PIN/TMS#(s): 0435000100200

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.71

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	vacant wooded land
East	C-1	vacant wooded land
South	R-10	single-family residential
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan, designated as a *MDR, Medium Density Residential*.

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	0.71	4 units
Requested	C-3	16 units/acre		11 units

A successful rezoning may add up to 7 dwelling units.

ROADS:

Poinsett Highway: five-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Poinsett Highway	2,4800'W	21,400	16,900	21,300
			-21%	26%

SUMMARY:

The subject parcel zoned R-10, Single-Family Residential, is 0.71 acres of property located on Poinsett Highway approximately 0.55 miles south of the Old Buncombe Road and Poinsett Highway interchange. The parcel has approximately 75 feet of frontage along Poinsett Highway. The applicant is requesting to rezone the property to C-3, Commercial.

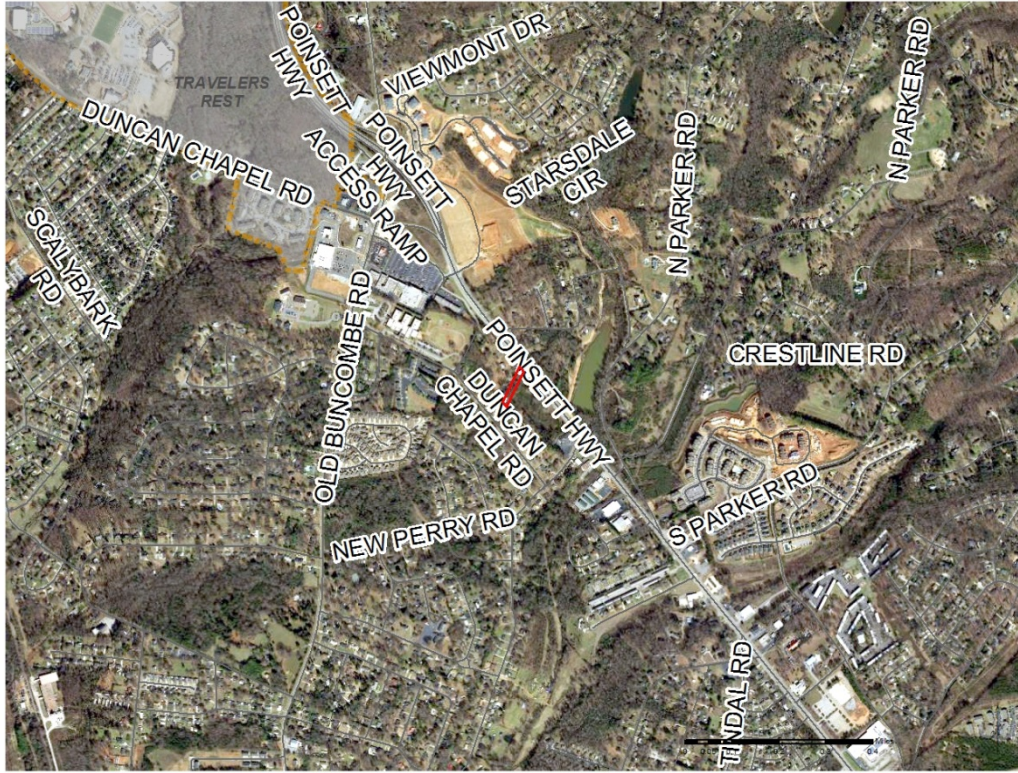
The applicant states the proposed land use is for office use and retail.

CONCLUSION:

The subject site is located along Poinsett Highway, a major arterial road. The surrounding zoning is PD, Planned Development to the north, C-1, Commercial to the east and R-10, Single-Family Residential to the south and west. The surrounding land uses are vacant wooded land and single-family residential. Staff is concerned that rezoning this parcel to C-3, Commercial would have negative impacts on the surrounding residential to the south and west of the subject site. Staff also has concerns that rezoning to C-3, Commercial would allow for a more intense use than the adjacent C-1, Commercial use. The subject site is also not consistent with Cherrydale Area Plan, recommending Medium Density Residential.

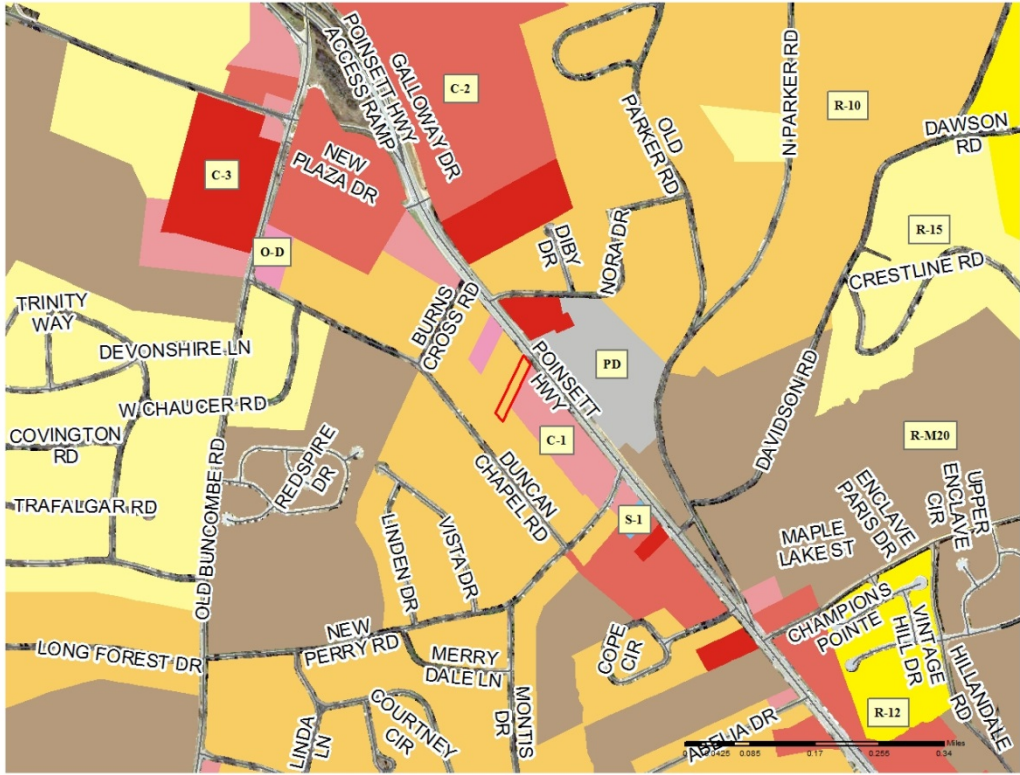
Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial. The Planning Commission recommended denial.

MOTION: By Dr. Fant to deny CZ-2018-24. The motion carried unanimously by voice vote.

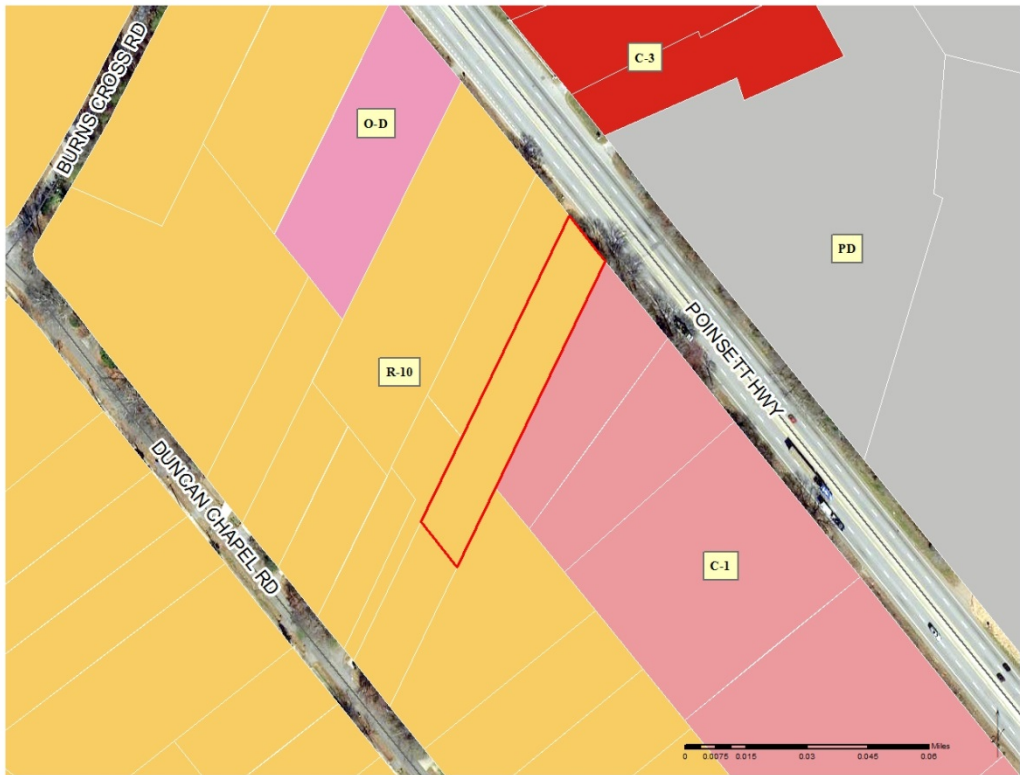


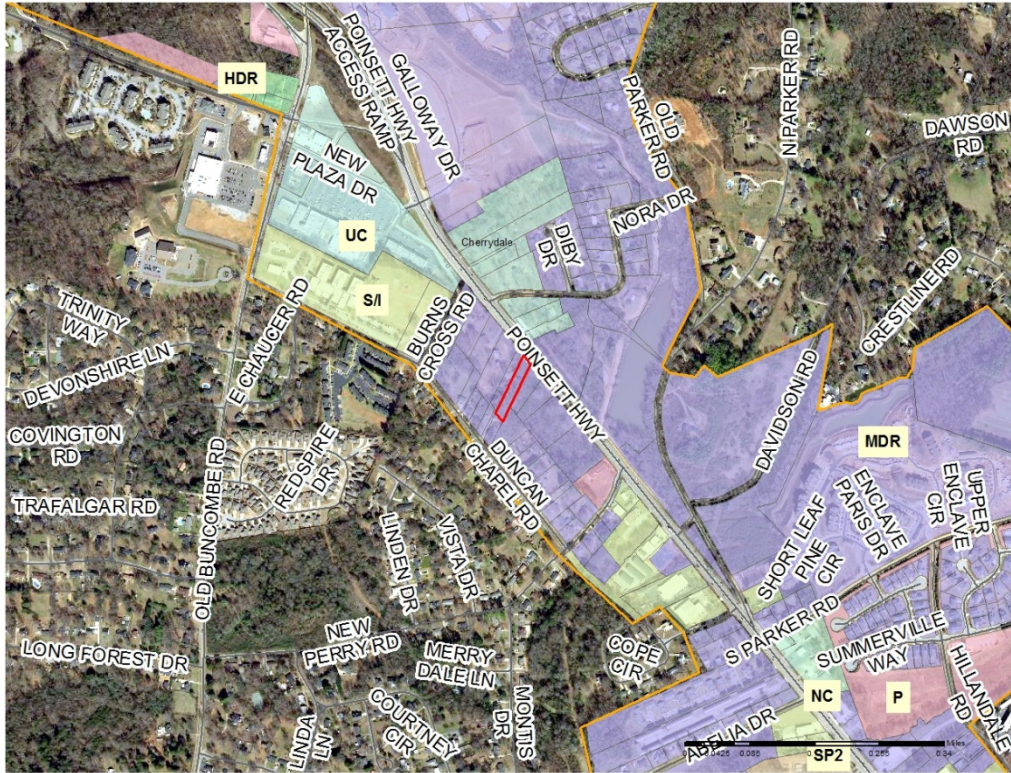
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-25

APPLICANT: Gabriel Fernandez-Rubio for Gabriel Builders, Inc.

PROPERTY LOCATION: White Horse Road

PIN/TMS#(s): B005010100400

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

ACREAGE: 5.9

COUNCIL DISTRICT: 19 – Meadows

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

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and C-1	single-family residential and vacant wooded land
East	R-15	single-family residential
South	R-S and C-1	single-family residential, church and office
West	R-S	single-family residential and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea 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
Current	R-S	1.7 units/acre	5.9	10 units
Requested	C-3	16 units/acre		94 units

A successful rezoning may add up to 84 dwelling units.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	1,770'S	19,000	16,700	20,000
			-	19.8%
			12.1%	

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 5.9 acres of property located on White Horse Road approximately 0.45 miles south of the intersection of Old White Horse Road and US Highway 25 Bypass. The parcel has approximately 225 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 cabinet shop.

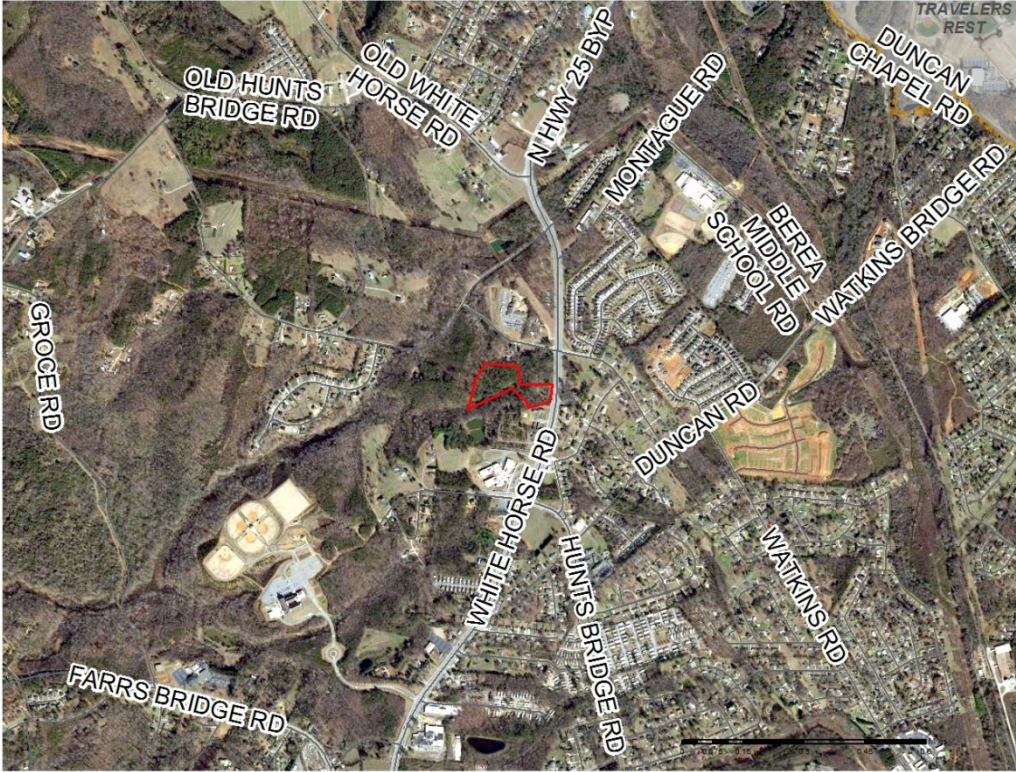
CONCLUSION: The subject site is located along White Horse Road, an arterial road, which is surrounded primarily by single-family residential and vacant wooded land. Staff believes this area of White Horse

Road is a highly residential area with single-family residential zoning and land uses. Rezoning this parcel to C-3, Commercial, would have a negative impact on the surrounding residential areas, especially the western section of the parcel.

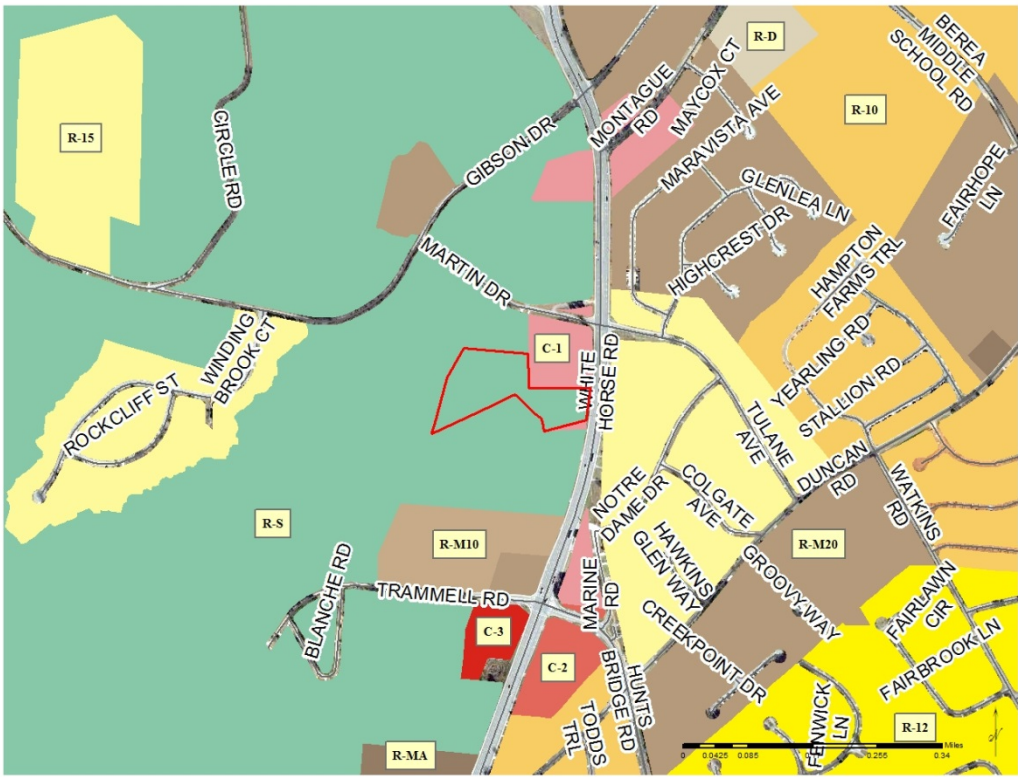
Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial. The Planning Commission recommended denial.

Mr. Roberts stated the property was surrounded by C-1 and this would bring jobs to the area. He stated he would like to see this request approved, as long term he did not see this area being residential.

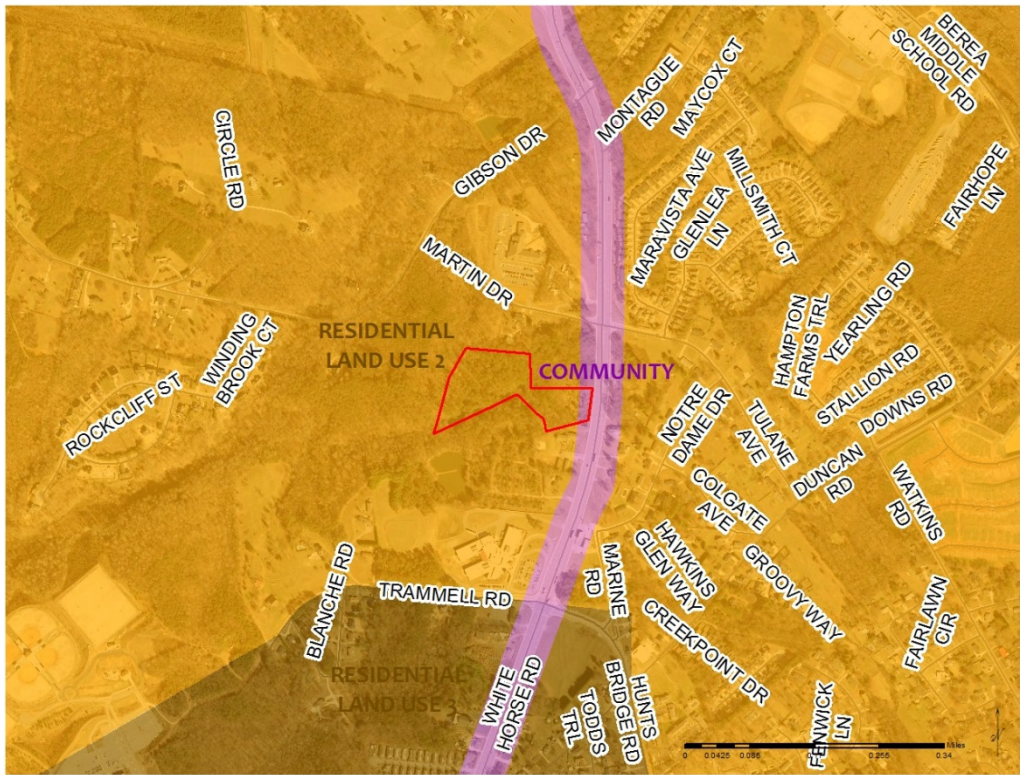
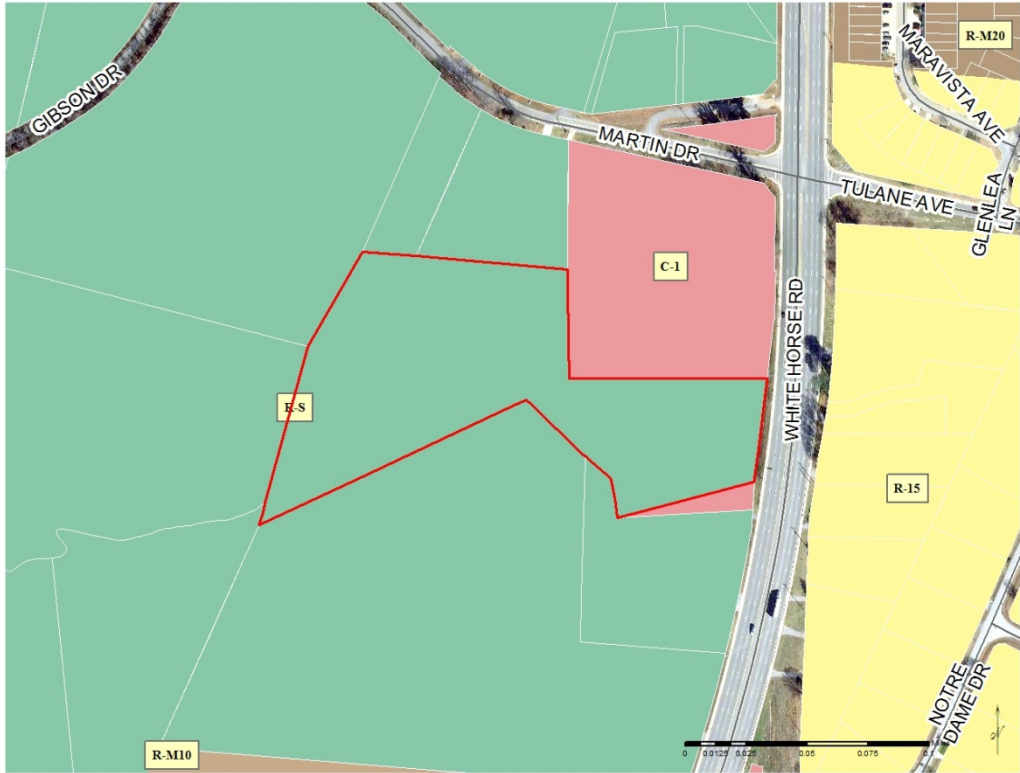
MOTION: By Mr. Roberts to approve CZ-2018-25. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-26
APPLICANT: Veronica Vahin Tabares for Luis A. Tabares
PROPERTY LOCATION: Highway 418 and Woodside Road
PIN/TMS#(s): 0576030100500
EXISTING ZONING: Unzoned
REQUESTED ZONING: R-S, Residential Suburban
ACREAGE: 72.23
COUNCIL DISTRICT: 26 – Ballard
ZONING HISTORY: The parcel is unzoned and has had no previous rezoning requests.
EXISTING LAND USE: vacant wooded land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential
East	Unzoned	single-family residential
South	Unzoned	single-family residential
West	Unzoned	single-family residential and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as Rural Land Use 2, which prescribes 1 unit per 3 acres.

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	Unzoned	7.3 units/acre	72.23	527 units
Requested	R-S	1.7 units/acre		122 units

A successful rezoning would subtract up to 405 dwelling units.

ROADS: Highway 418: two-lane State-maintained major arterial
Woodside Road: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Highway 418 and Woodside Road.

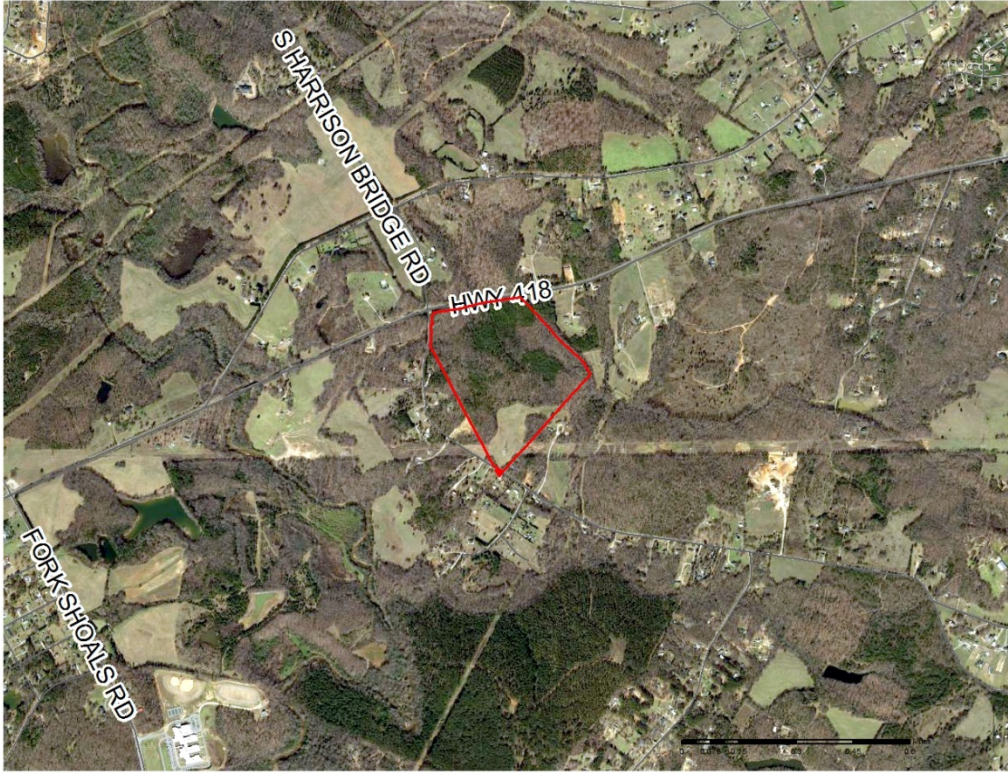
SUMMARY: The subject parcel is unzoned with 72.23 acres of property located on Highway 418 approximately 1.3 miles east of the intersection of Fork Shoals Road and Highway 418. The parcel has approximately 1,280 feet of frontage along Highway 418 and 620 feet of frontage along Woodside Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant did not state the proposed land use.

CONCLUSION: The subject site is currently unzoned. There is R-S, Residential Suburban zoning to the north of the subject site with single-family residential land uses surrounding the subject site. Currently under the Land Development Regulations, 527 units could be built on this subject site using the allowed minimum lot size of 6,000 sqft per lot. Zoning to R-S, Residential Suburban would allow for a max of 122 units. Staff is of the opinion, zoning this parcel to R-S, Residential Suburban would be more consistent with both the zoning to the north, and surrounding unzoned residential land uses.

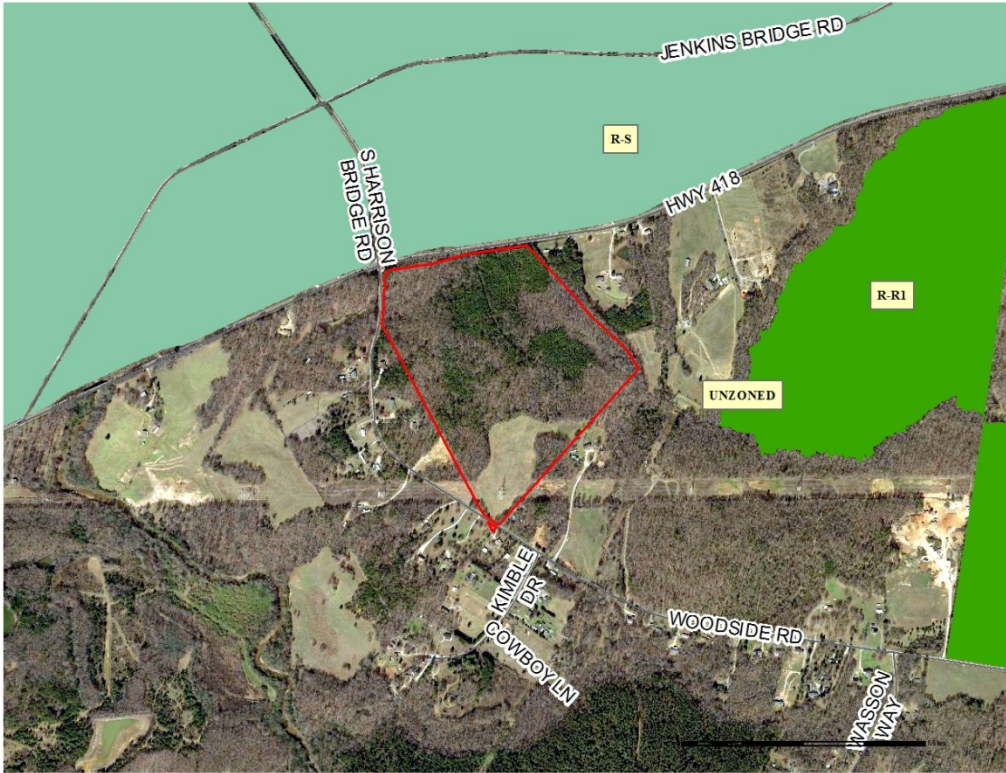
Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban. The Planning Commission recommended approval.

MOTION: By Dr. Fant to approve CZ-2018-26. The motion carried unanimously by voice vote.



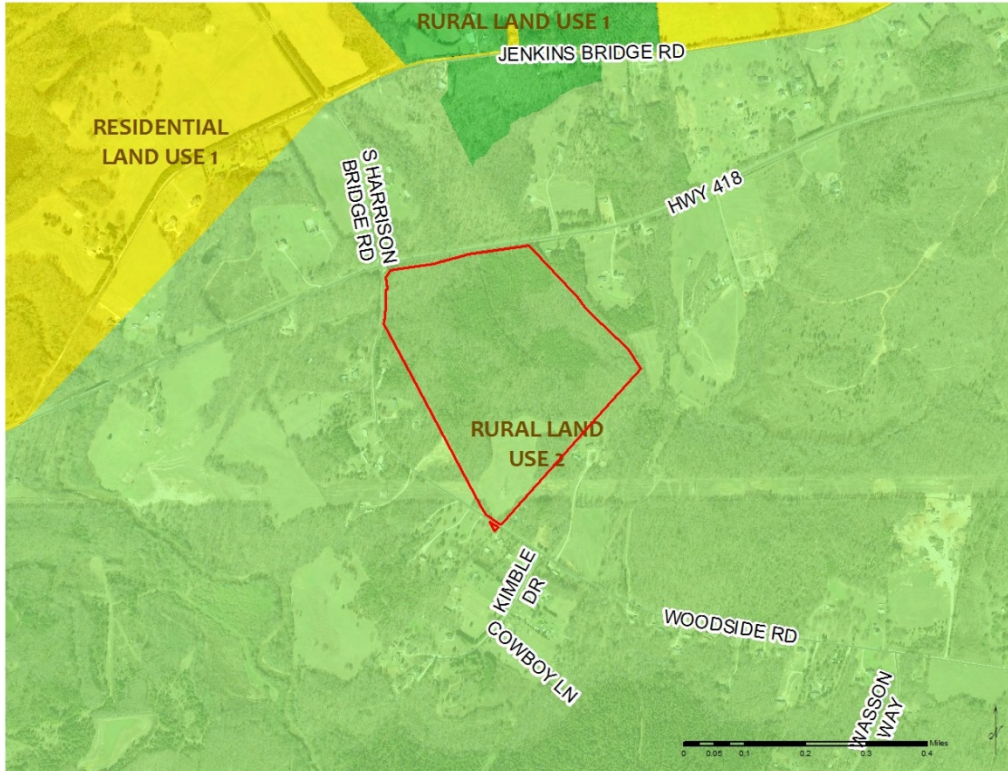
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-27

APPLICANT: William James Alexander for The Alexander Family Partnership

PROPERTY LOCATION: Neely Ferry Road and S. Baldwin Road

PIN/TMS#(s): 0574020101010

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-M8, Multifamily Residential

ACREAGE: 8.5

COUNCIL DISTRICT: 28 – Payne

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 1998, CZ-1998-91.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	B-G	vacant wooded land (City of Simpsonville)
South	ID	vacant land
West	R-S	single-family residential and 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*.

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	8.5	0 units
Requested	R-M8	8 units/acre		68 units

A successful rezoning may add up to 68 dwelling units.

ROADS: Neely Ferry Road: two-lane State-maintained minor collector
South Baldwin Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Neely Ferry Road	3,020' N	2,500	1,700 -32%	1,700 0%

SUMMARY: The subject parcel zoned S-1, Services, is 8.5 acres of property located on Neely Ferry Road approximately 0.25 miles north of the intersection of West Georgia Road and Neely Ferry Road. The parcel has approximately 625 feet of frontage along Neely Ferry Road and 1,215 feet of frontage along South Baldwin Road. The applicant is requesting to rezone the property to R-M8, Multifamily Residential.

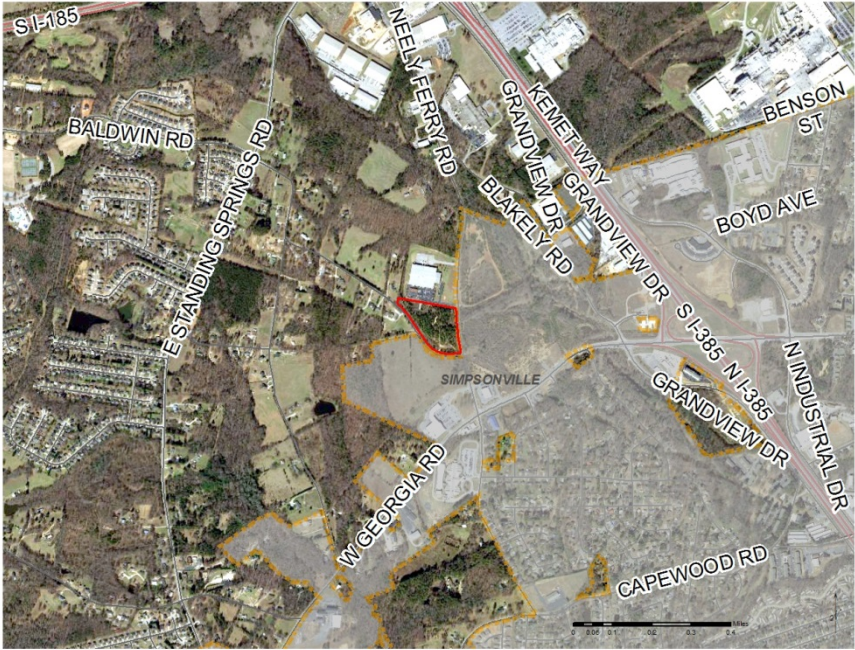
The applicant states the proposed land use is for a townhome development. Staff reached out to the City of Simpsonville regarding the parcels zoned B-G, Business General and ID, Innovative Design in this area. The City of Simpsonville stated on the parcel to the east (0305000100403) a Townhome Development was approved and on the parcel to the south (0574020101009) a Class A Apartment Complex was approved.

CONCLUSION:

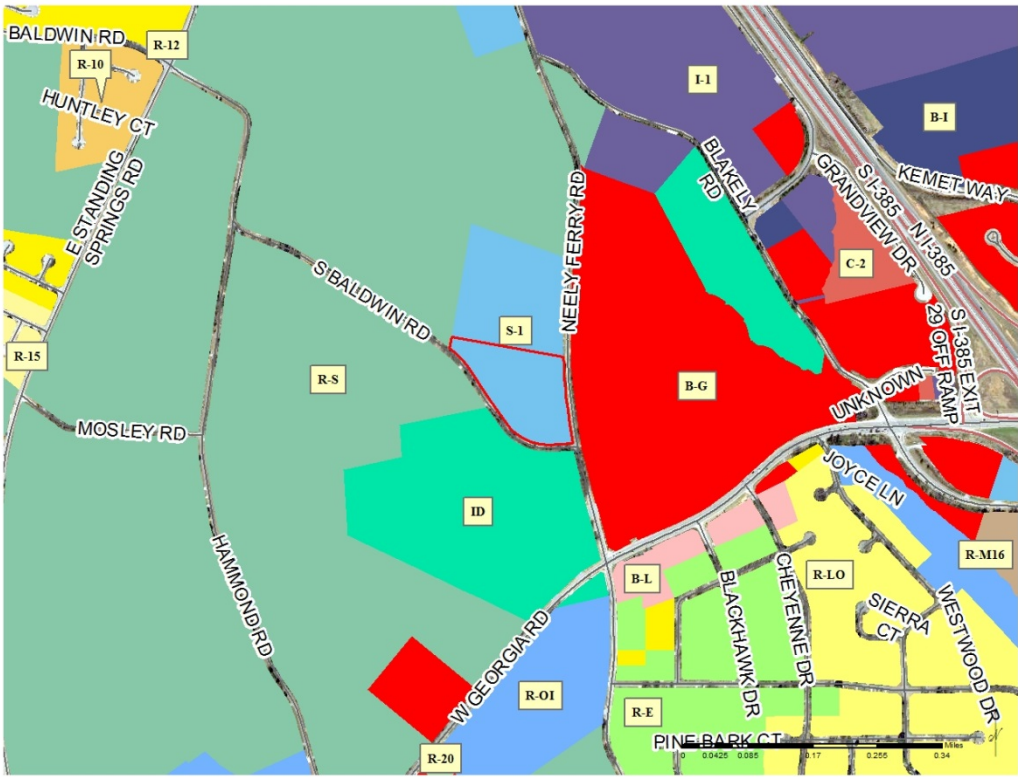
The subject site is located within an Employment Center, areas strategically located throughout the County in order to take advantage of existing infrastructure. While it is highly characterized by large and small scale industrial and services, some retail, medium and high density residential is also seen as an appropriate use in this area per the Imagine Greenville County Comprehensive Plan. Staff believes this area would be appropriate for the requested zoning of R-M8, Multifamily Residential, based on the surrounding zoning and future land uses. The rezoning would allow for a transitional buffer between service and industrial type uses and zoning, to single-family residential zoning and land uses.

Based on these reasons staff recommends approval of the requested rezoning to R-M8, Multifamily Residential. The Planning Commission recommended approval.

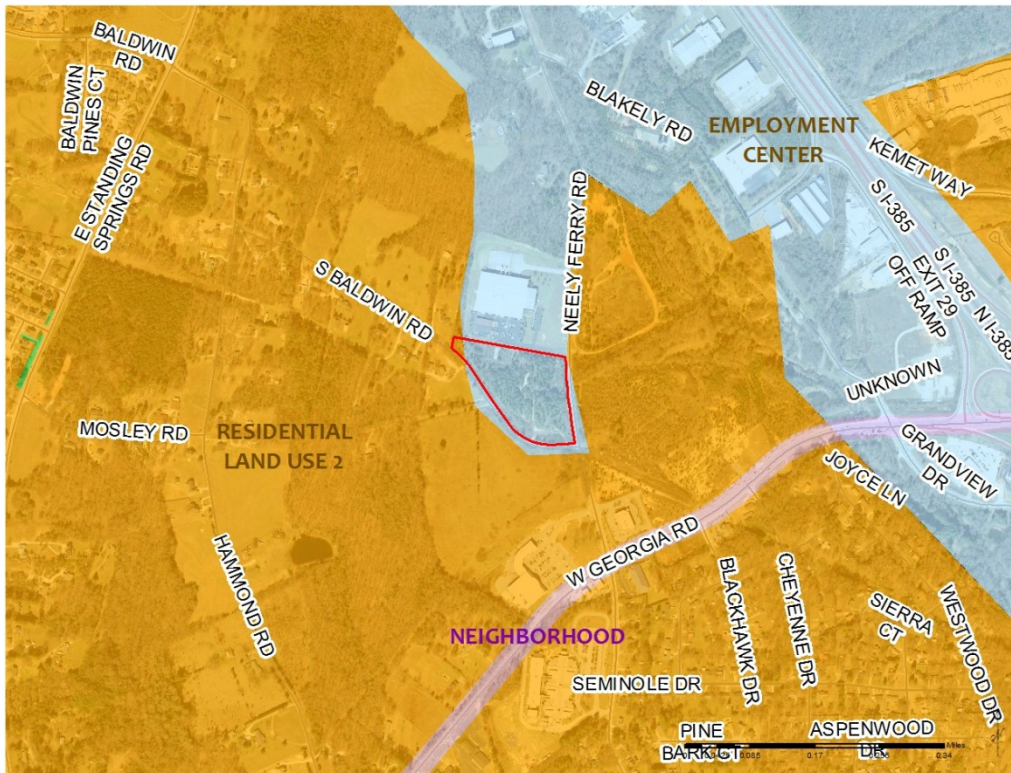
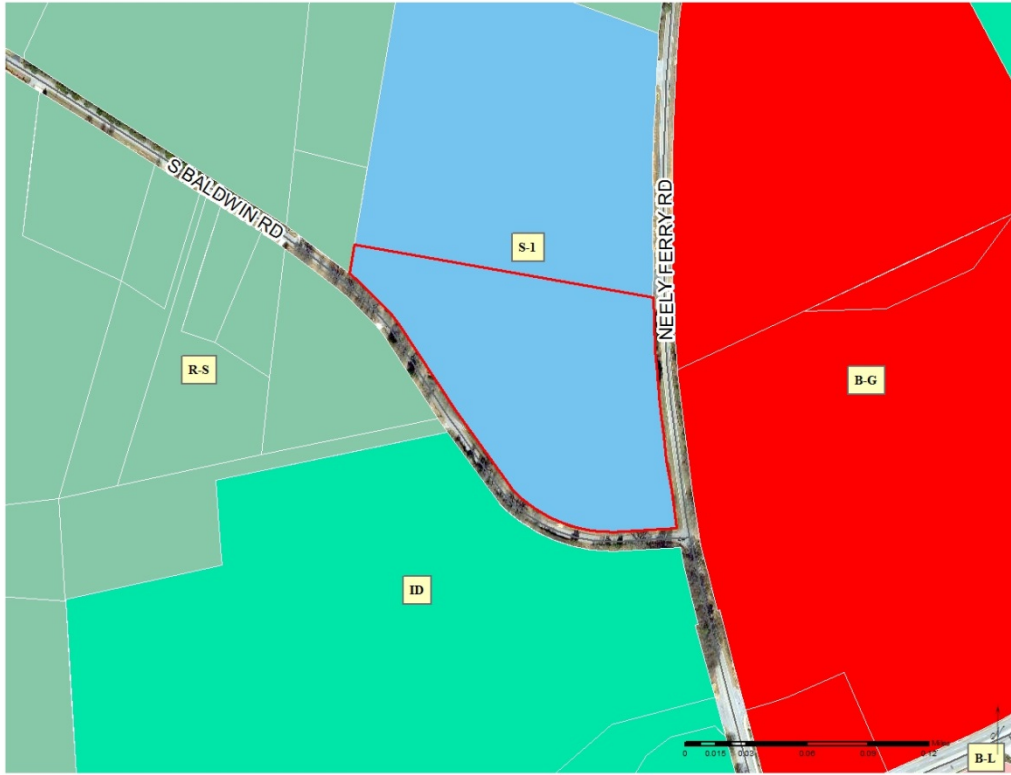
MOTION: By Mr. Roberts to approve CZ-2018-27. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-28

APPLICANT: Eric Hedrick for Mark III Properties Inc., Mart K. Tucker, Marvin and Renee Anderson, Jimmy M. Bridges and FFP Upstate Manor, LLC

PROPERTY LOCATION: Phillips McCall Road and Anderson Ridge Road

PIN/TMS#(s): 0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 69.29

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 R-12, Single-Family Residential District rezoning request withdrawn on September 8, 2017, CZ-2017-052.

EXISTING LAND USE: single-family residential and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential, soccer complex and vacant wooded land
East	R-S	single-family residential
South	R-S and R-15	single-family residential and vacant wooded
West	R-S and R-12	single-family residential and vacant wooded

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
<i>Current</i>	R-S	1.7 units/acre	69.29	117 units
Requested	FRD	2.6 units/acre		180 units

A successful rezoning may add up to 63 dwelling units.

ROADS:

Anderson Ridge Road: two-lane County-maintained minor-arterial

Phillip McCall Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Anderson Ridge Road	400' W	2,700	2,900 7.4%	5,100 75.8%

A traffic study is not required at the time of the Rezoning application, but is required at the submittal for a Preliminary Plan. Although the traffic study is not required at this time, the applicant should be aware that mitigation is likely to be required for Subdivision approval. A traffic study is being conducted by the applicant, but has not been received as of the report deadline. County Traffic Engineers have looked over the proposed plans, although not the traffic study, and have suggested these requirements.

1. The entire length of Phillips McCall Rd needs to be improved to at least 24 feet wide. (Subdivision Issue)
2. The sharp curve needs to be improved to meet current horizontal curve requirements in the Land Development Regulations (LDR). (Subdivision Issue)
3. A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the lower portion to the amenities area. Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions. (Zoning Issue)
4. Traffic Impact Study is required and shall include the intersections with the Mesa soccer complex, Thompson Rd/Anderson Ridge Rd intersection, S. Bennetts Bridge Rd/Anderson Ridge Rd intersection, and the Jonesville Rd/Anderson Ridge Rd intersection. (Subdivision Issue)

Again, most of these items are not required at the time of the Rezoning Application, but will be reviewed at the time of the Subdivision process. Item 3 is appropriate to include as a condition of approval at the time of rezoning.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site, and electrical lines run through the southern portion of the subject site.

The applicant is proposing an FRD, Flexible Review District with 180 units on approximately 69 acres, which is comprised of seven tracts of land. Of the 69 total acres, approximately 39 acres are on the north side of Phillips McCall Road and 30 acres are on the south side.

The applicant is proposing three points of ingress and egress for the development. Two access points, one along Anderson Road and one along Phillips McCall Road, are proposed for the northern portion. One access point, along with an emergency access point along Phillips McCall, is proposed for the southern portion of the development. All streets within the development are to be public roads and designed to County standards. The applicant is proposing sidewalks along one side of all roads, along with tying into Anderson Ridge Road giving the proposed subdivision pedestrian access to the soccer complex.

Amenity areas are being proposed on the northern portion of the subdivision. These areas include pocket parks and a pool area. A recommended condition of approval requires a pedestrian connection from the southern portion of the project.

There is a minimum 25 foot setback and buffer proposed along all sides of the proposed subdivision. Trees are to be preserved in these areas and supplemented with addition plantings as determined at Final Development Plan. All buffer and common space areas will be maintained by the HOA.

The applicant is proposing street lighting located throughout the development. Entrance monuments and decorative landscaping is being proposed at all entrances to the subdivision; all signage will comply with the Greenville County Sign Ordinance. House building materials will consist of a combination of stone, brick, concrete fiber board, and vinyl exteriors.

CONCLUSION:

The applicant is proposing 180 homes on approximately 69.29 acres with a maximum density of 2.6 units per acre. The development also includes approximately 10 acres of undisturbed passive open space and mulch walking trails. The proposal is to preserve existing vegetation throughout areas of the development and to add plantings in areas where there is no existing vegetation in the proposed 25 foot undisturbed buffer along all sides of the property.

The amenities for the project are only on the northern portion of the proposed subdivision. The pool and pocket parks are for the use of both sections of the proposed subdivision. A pedestrian connection is needed between the northern and southern areas since amenities areas are to serve both portions of the proposed development.

The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to FRD, Flexible Review District with a single family subdivision is similar to density suggested in the Greenville County Image Greenville Comprehensive Plan.

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

:

- A signed and marked crossing shall be placed to connect the two portions of the development to allow for safe access from the southern portion to the amenities area.
- Additionally, a safe walking path or sidewalk shall be constructed along Phillips McCall Rd between the two portions.
- Additional plantings shall be shown on the Final Development Plan in the 25 foot undisturbed buffer, pocket parks, and tree save areas where there is little or no existing vegetation.

The Planning Commission recommended denial based on the existing infrastructure was not adequate to handle the rezoning.

Chairman Ballard noted when the Planning Commission met last week, they were two members short. The vote on the issue was a vote of 4 to 3. There are nine people on the Planning Commission and a vote of 4 is not a majority of the Planning Commission. Chairman Ballard recommended because staff approves this request and Planning Commission denied the request, he stated he would like to return the

item to the Planning Commission so the full Commission can vote on it and if 5 or more of the Commissioners send it with a denial, which is fine. Chairman Ballard stated he had a hard time taking the Planning Commission denial when the staff approved it and we don't have 50% or more of the Planning Commission vote.

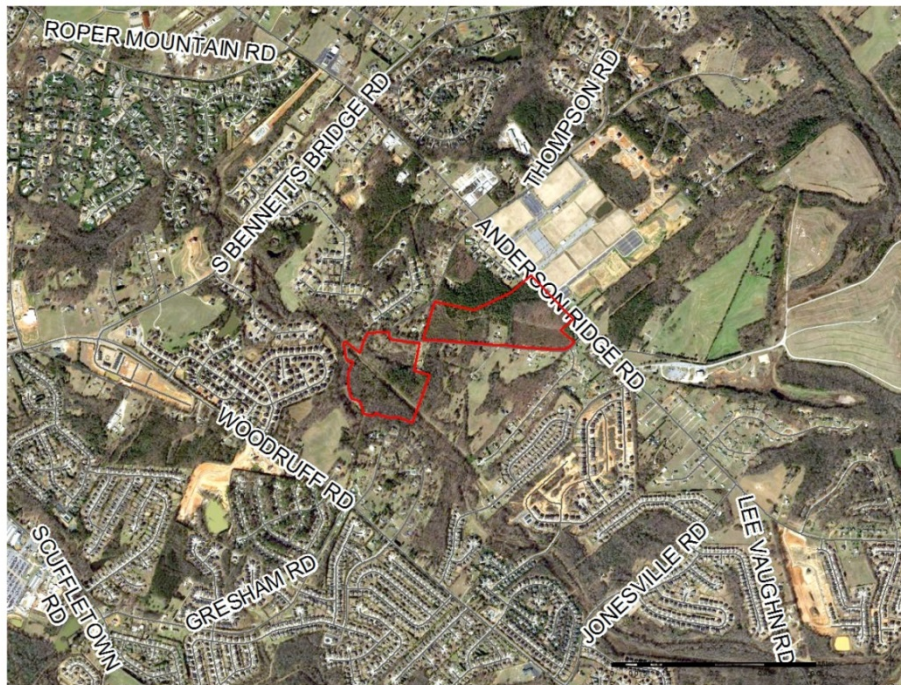
Dr. Cates asked if there was a condition for Phillips McCall Road to be repaired or widened.

Mr. Willis stated that was our Traffic Engineer's suggestion, but at a rezoning it is not required to look at the roads. The suggestion was for that to be at a later time.

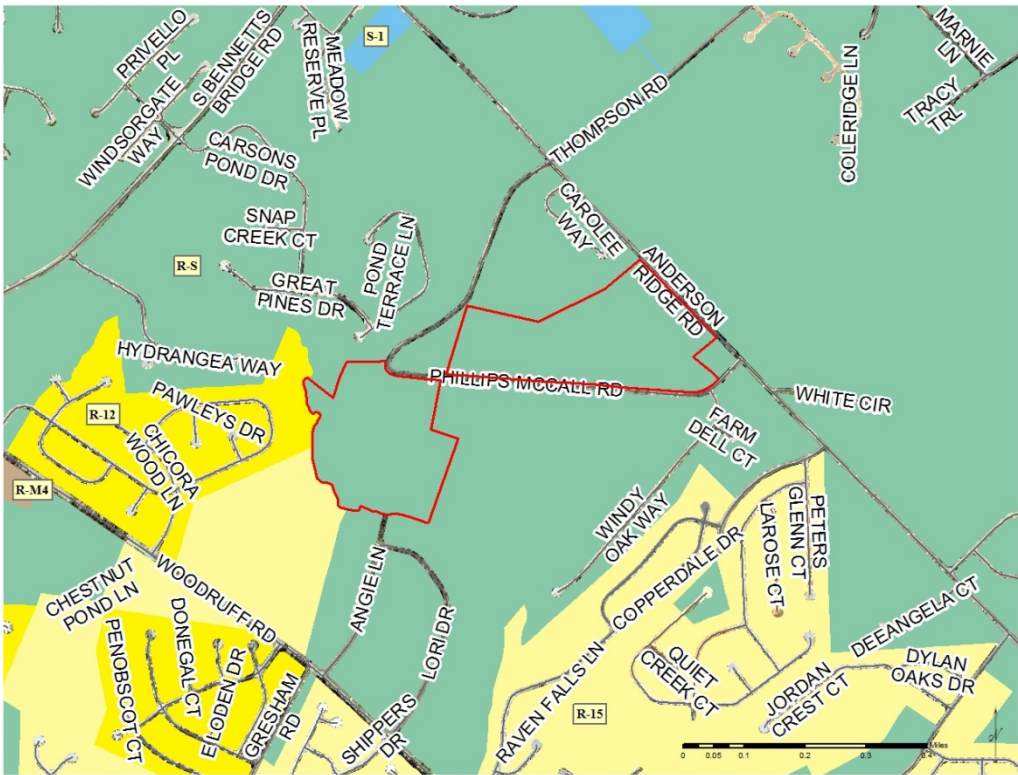
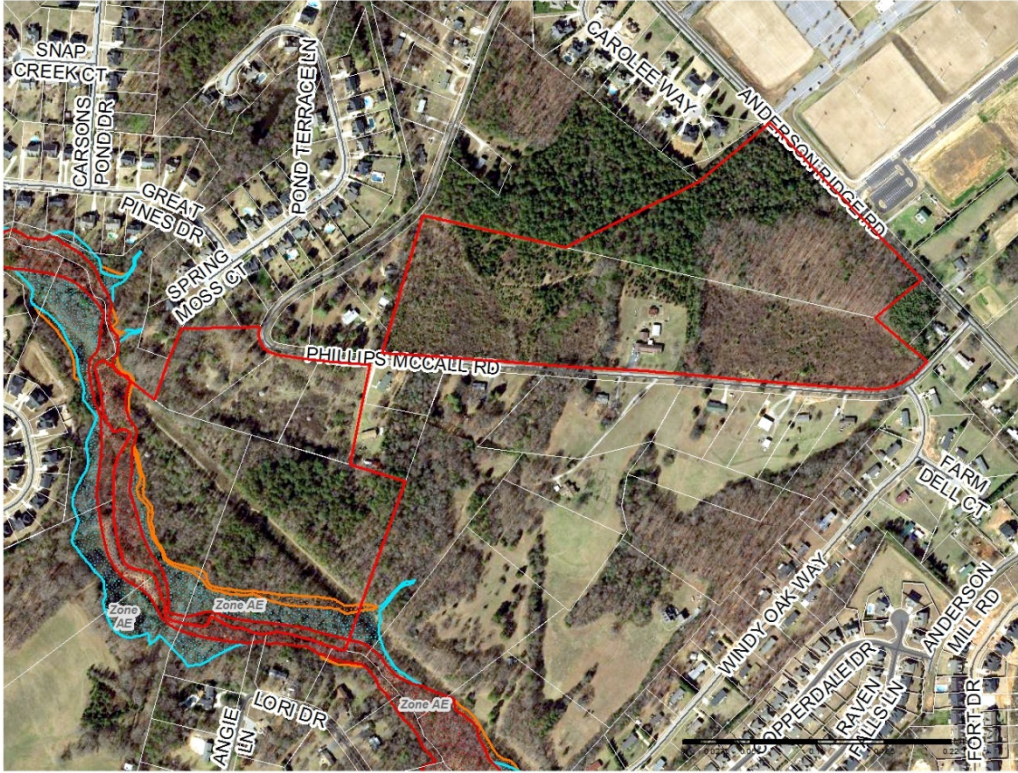
Dr. Cates asked if Phillips McCall Road was a county road and were there any plans for improvement.

Ms. Gucker stated it was a county road and at this time there were no plans for improvement.

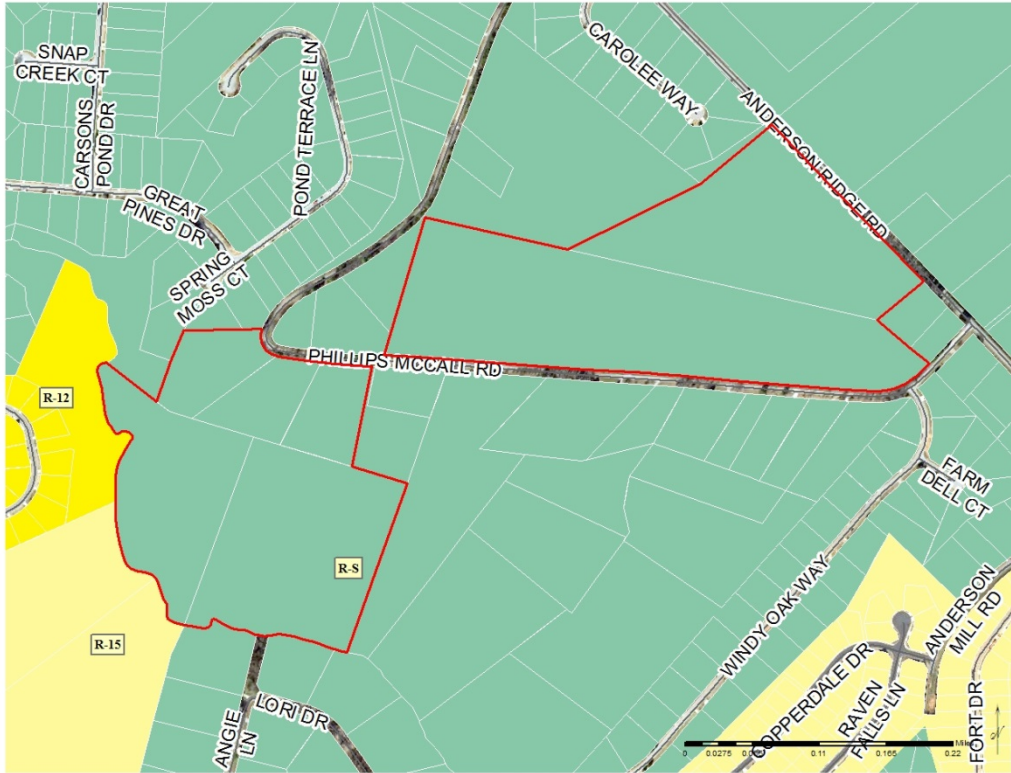
MOTION: By Dr. Cates to return CZ-2018-28 back to the Planning Commission. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-29

APPLICANT: Paul J. Harrison, Bluewater Civil Design for Huff Creek Venture, LLC

PROPERTY LOCATION: Antioch Church Road

PIN/TMS#(s): 0593030100400

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 32.2

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was an unsuccessful R-12, Single-Family Residential rezoning request in 2017, CZ-2017-22.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	vacant land
East	R-S and R-12	vacant land and single-family residential
South	R-S	vacant land
West	R-7.5	single-family residential (Idlewild Subdivision)

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 3* which prescribes 6 or more units per acre.

DENSITY WORKSHEET:

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	32.2	<i>54 units</i>
Requested	FRD	4.2 units/acre		134 units

A successful rezoning may add up to 80 dwelling units.

ROADS:

Antioch Church Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Antioch Church Road	1,800' E	3,300	3,300 0%	3,800 15.2%

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 32.2 acres of property located on Antioch Church Road approximately 1.5 miles northwest of the I-185 and Reedy Fork Road Interchange and approximately 0.5 miles east of the Michelin Plant. The parcel has approximately 760 feet of frontage along Antioch Church Road. There is floodplain located along the eastern portion of the property. The applicant is requesting to rezone the property to FRD, Flexible Review District.

The applicant is proposing an FRD, Flexible Review District with 134 single-family detached homes. The proposed homes will be a mixture of 1 to 2 stories ranging from 900 to 1,400 square feet. Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone.

The applicant is proposing one ingress/egress onto Antioch Church Road along with a full connection previously required at Planning Commission and required by the Land Development Regulations into the Idlewild Subdivision. Each lot will contain a minimum of two parking spaces, with one garage space and one space in front of the garage. Any additional parking will be required to be outside of the public right-of-way and built to Greenville County Standards. A five foot wide sidewalk is proposed on one side of the development. Mulched walking trails are also proposed throughout the development.

A twenty foot undisturbed buffer is being shown along the east, west, and south property lines. Only selective clearing will be allowed in these areas for walking trails, utility easements, roadways, and removal of invasive species. The applicant is also

proposing a 30 foot buffer to the north, along Antioch Church Road that may be cleared and/or disturbed.

The applicant is proposing typical street lighting located throughout the development to be designed and installed by Duke Energy. Poles will be twelve feet in height with LED fixtures. All proposed open space, landscaping, monuments, stormwater management pond, and all common grounds are to be maintained by the HOA.

CONCLUSION:

The applicant is proposing 134 homes on approximately 32.2 acres with max density of 4.66 units per acre. The development also includes approximately 10 acres of undisturbed passive open space, mulch walking trails, and the preservation of existing vegetation throughout areas of the development. These amenities add to the value of the neighborhood. Staff is of the opinion the requested rezoning to FRD, Flexible Review District, for a Single-Family Subdivision is consistent with the existing and emerging residential zoning and development in this area.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District. The Planning Commission recommended approval with the condition of variety of sizes and facades and a 10 foot walkway between the road, and traffic calming.

Chairman Ballard stated it was his understanding that it was stated there would be a variety of sizes.

Ms. Buathier stated it was her understanding that the Commission wanted to make sure there would not be the same home after home.

Dr. Fant asked for clarification regarding the 10 foot walkway.

Mr. Willis stated the walkway would be joining both sides of the road in order for a cut through to get to the mail kiosks.

Dr. Fant noted this was the county's first venture at building affordable housing. He commented staff had worked tirelessly.

MOTION:

By Dr. Fant to approve CZ-2018-29 with the conditions noted from the Planning Commission.

Dr. Cates voiced his concern over parking and asked how wide the roads would be.

Mr. Paul Harrison, Engineer addressed the Committee members stating the road would be 24 feet wide.

Dr. Fant asked if an HOA could designate parking on one side of the road.

Ms. Gucker stated they will be public roads and because of that, people have the right to park on them.

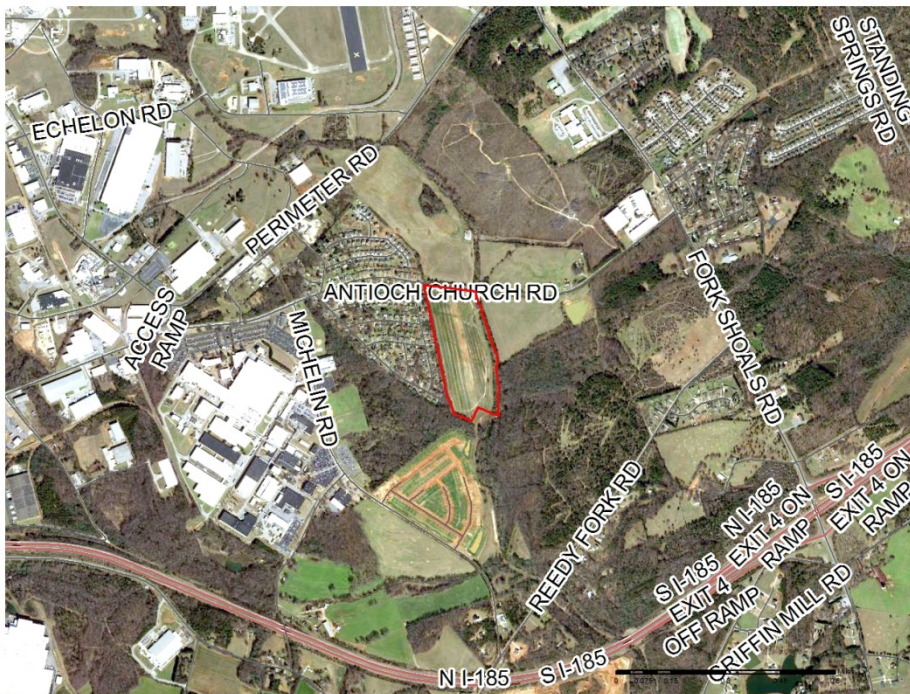
Dr. Fant asked Mr. Harrison if there could be a pad made on the side of the driveway for an additional car.

Mr. Harrison stated that could be possible.

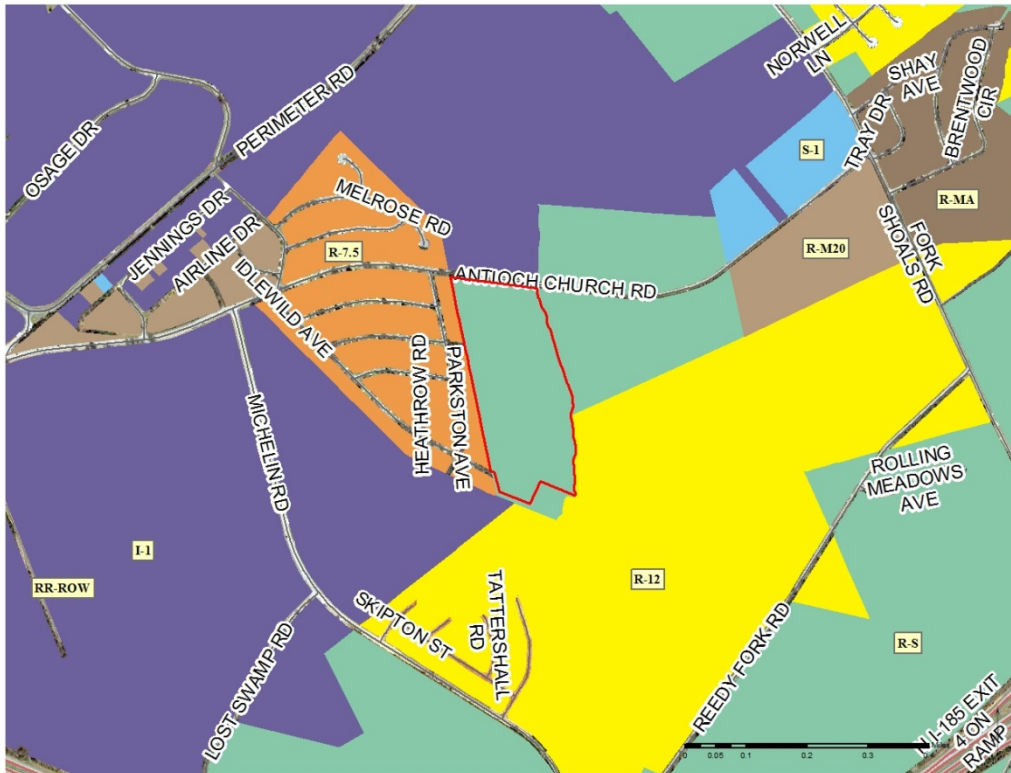
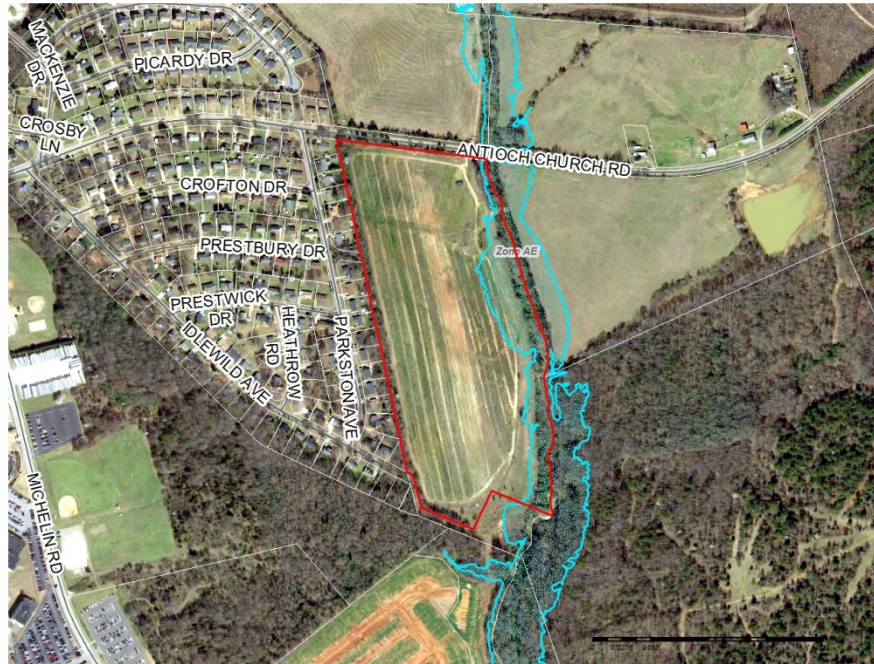
Dr. Cates stated he was glad to see the HOA would be taking care of the yard. He asked if they would take care of front and back.

Mr. Harrison stated front only.

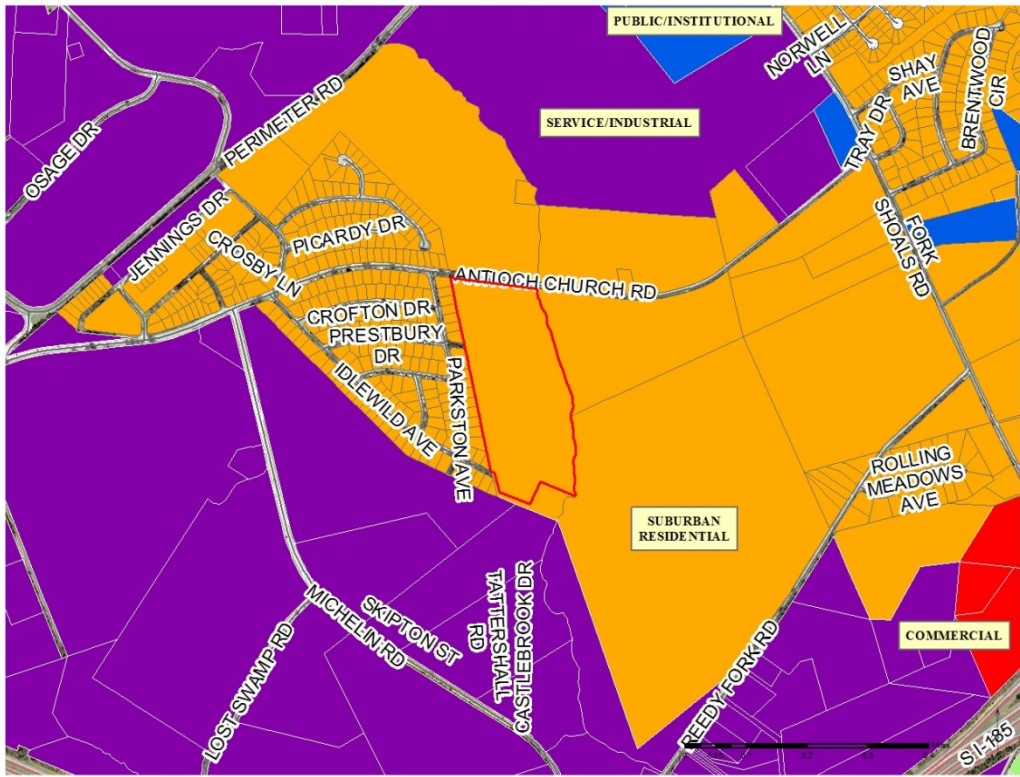
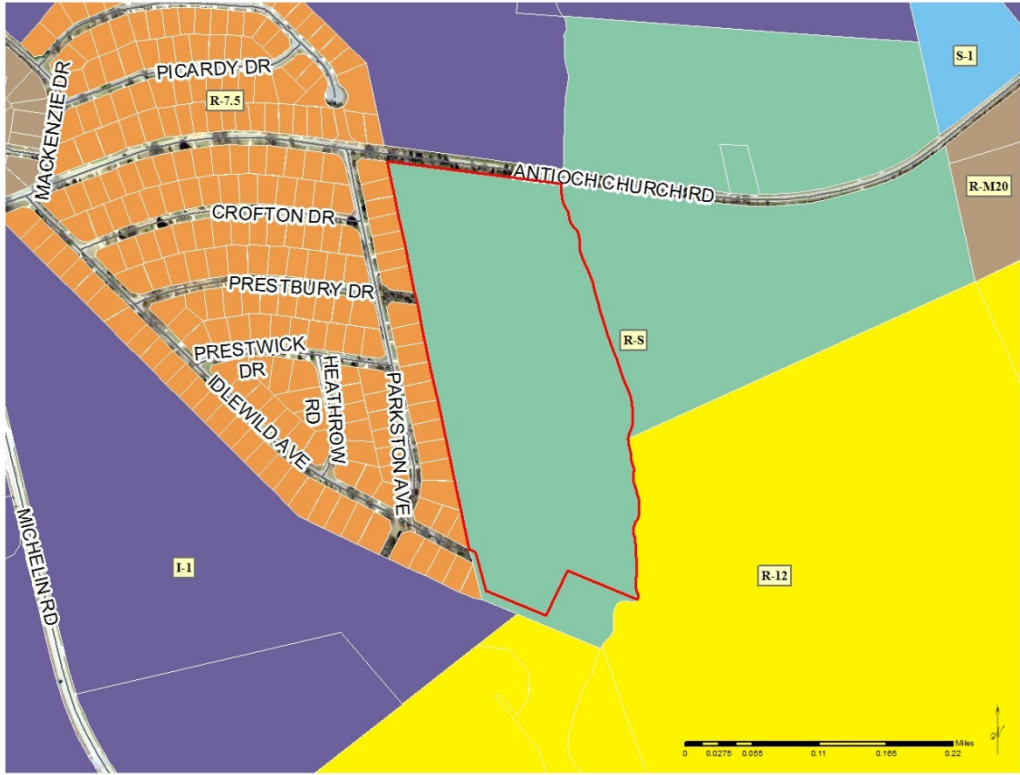
The motion to approve CZ-2018-29 with the conditions brought from the Planning Commission carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-30

APPLICANT: Matthew Clayton Driggers for Smith Road Investments and Thomas P. Hartness Revocable Trust

PROPERTY LOCATION: Rocky Point Way, Society Street and Odell Street

PIN/TMS#(s): 0533020100600 (portion), 0533020100701(portion) and 0533020100713 (portion)

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 7

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The subject property was originally zoned R-S in May 1971. This portion of the subject property was rezoned to R-15, Single-Family Residential in 1996. In 2001 the property was rezoned to PD, Planned Development District, as rezoning Docket CZ-2001-080.

EXISTING LAND USE: single-family residential and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	vacant land
East	PD	single-family residential and vacant land
South	PD	vacant land
West	PD	vacant land

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:

Rocky Point Way: two-lane County-maintained local
Society Street: two-lane County-maintained local
Odell Street: two-lane private drive

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
South Highway 14	4,000' SE	12,900	9,700	13,000
			-	34%
			24.8%	

SUMMARY:

The subject parcel zoned PD, Planned Development, is 7 acres of property that will be located on Odell Street approximately 1.75 miles southwest of the intersection of Pelham Road and Highway 14.

The applicant is requesting a major change to the PD, Planned Development.

The proposal is an additional mixed use area shown in the Statement of Intent (SOI) and concept plans as Mixed Use Area 3, MU-3.

The applicant is requesting that a portion of the parcels, totaling 7 acres, be changed to allow the newly proposed Mixed Use Area 3, MU-3. This proposed MU-3 would contain a "boutique" inn not to exceed 70,000 square feet. These buildings would contain: guest rooms, suites, cottages, restaurant, day spa, ballroom, and corporate meeting rooms. The inn is to adjoin with the existing Hartness family home, and with similar architectural scale and character. The access to the portion of the proposed MU-3 area will be internally via Odell Street and Alester Square Extension.

All lighting will be in accordance with the Hartness Pattern Book and Architectural Design Guidelines. Commercial building exterior lighting will consist of wall-mounted fixtures (sconces, lanterns, etc.) that are consistent with the architectural design of the building. Monument and way-finding signage will be used in the MU-3 tract.

The proposed inn will be two stories tall on the front elevation and three stories on the rear (facing the ponds) with the top of the parapet wall being 32 feet. The restaurant and detached cottages are all one story buildings.

CONCLUSION:

The proposed MU-3, Mixed Use Area is consistent with the overall purpose of the Hartness PD. The proposed buildings, signage, lighting, and architectural features will be consistent with the Hartness development. The allowable uses are complimentary to the live, work, and play community concept. Appropriate buffering and transition of uses are provided for existing homes within the PD adjacent to this area.

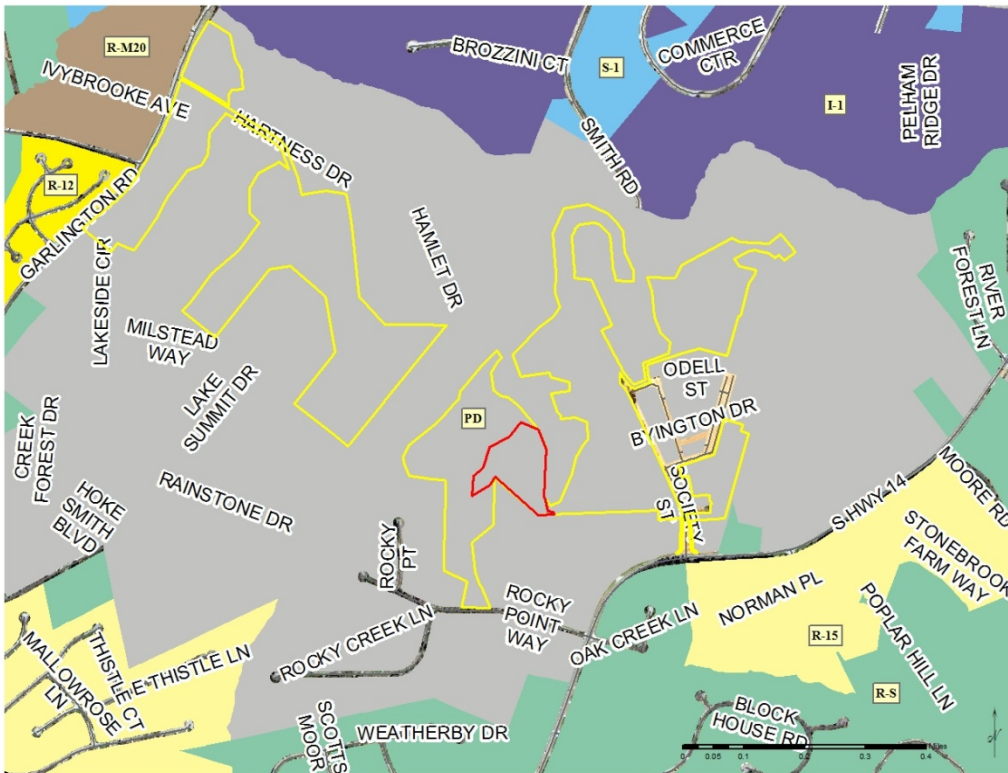
Based on these reasons staff recommends approval of the requested Major Changes to PD, Planned Development. The Planning Commission recommended approval.

MOTION:

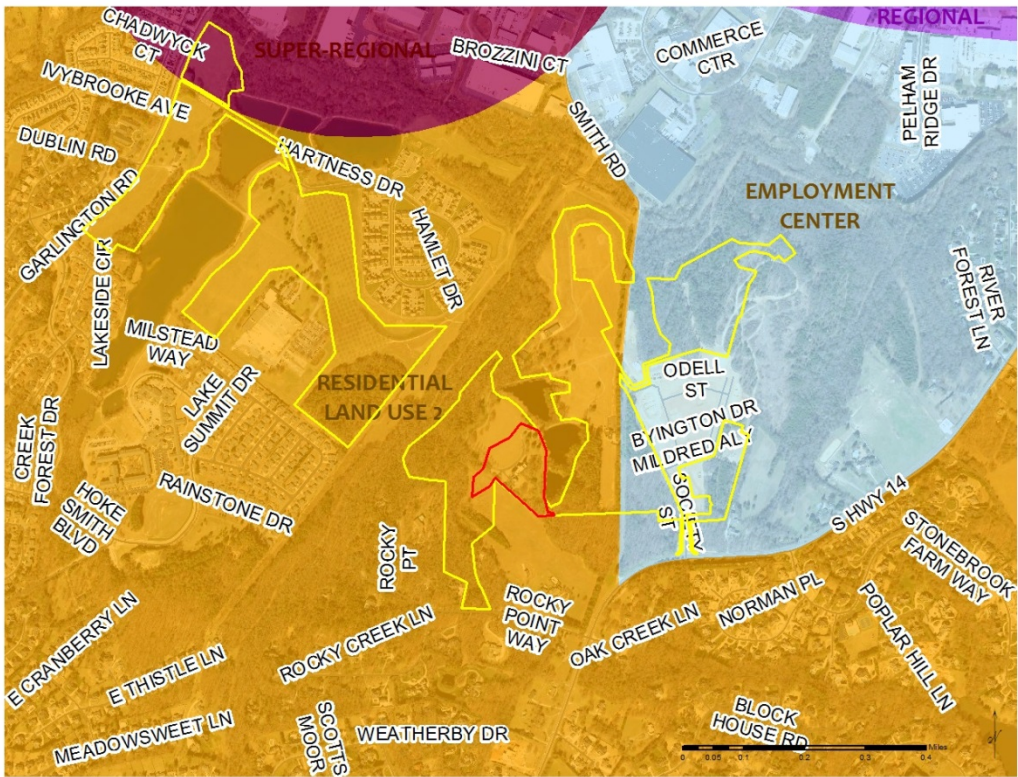
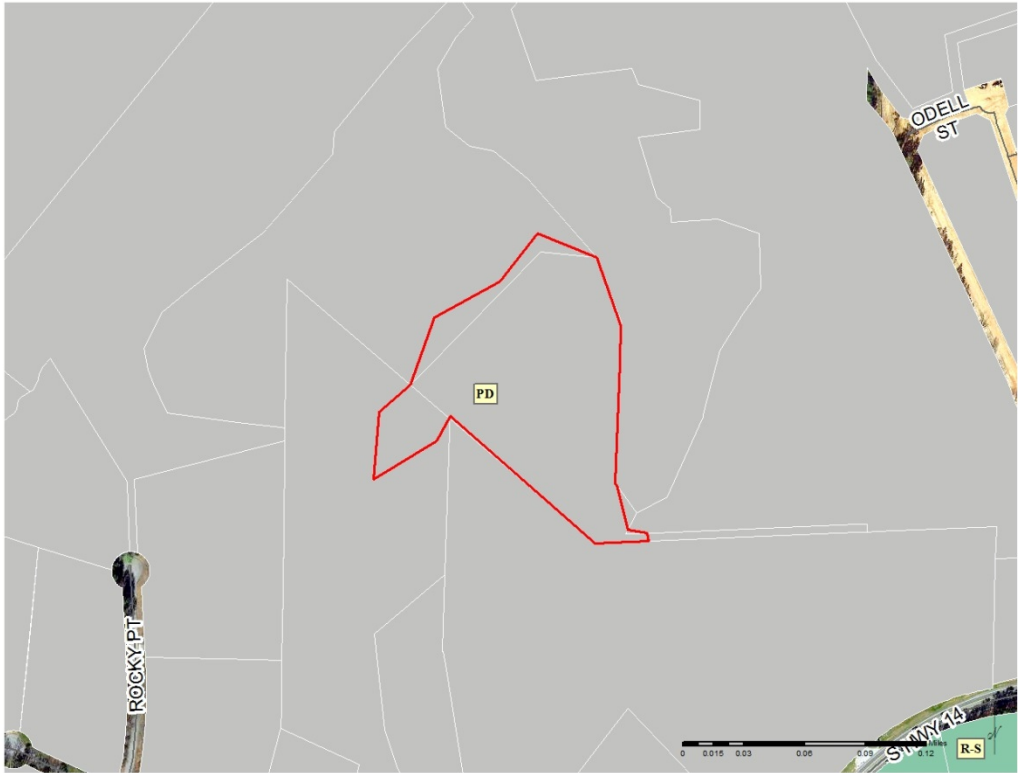
By Dr. Cates to approve CZ-2018-30. The motion carried unanimously by voice vote.



Aerial Photography, 2017



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-10

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-20A, Single-Family Residential

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-20A	2.2 units/acre		4 units

A successful rezoning will add 0 additional 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.

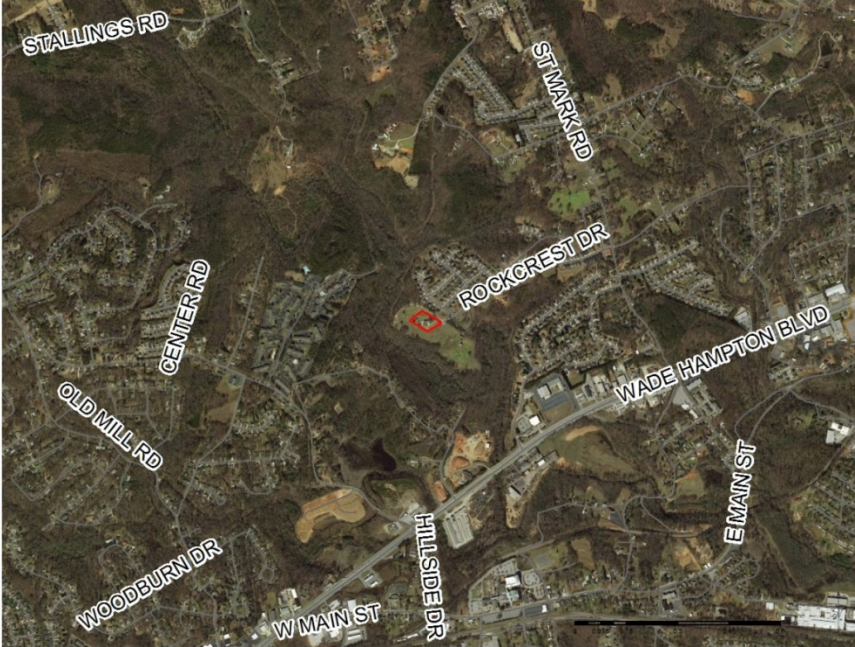
The applicant states the proposed land use is for farm animals. The current zoning of R-20 allows for a limited number of horses and chickens, but does not allow for farm animals such as goats and cows. Staff has spoken with the applicant about other possible rezoning such as R-20A and R-S. R-20A has 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. Since then, the applicant has requested to amend the rezoning to R-20A, Single-Family Residential. The Planning and Development Committee has also recommended that staff and Planning Commission consider R-20A, Single-Family Residential Zoning.

CONCLUSION:

The subject site is surrounded by vacant land and R-20, Single-Family Residential zoning. The requested rezoning of R-20A, Single-Family Residential would continue to have the same density as the current R-20, Single-Family Residential zoning. The rezoning request is also consistent with the surrounding zoning, and would allow the additional uses of a riding academy, non-commercial nursery or greenery and the use of farm animals, livestock, barns and stables on the site.

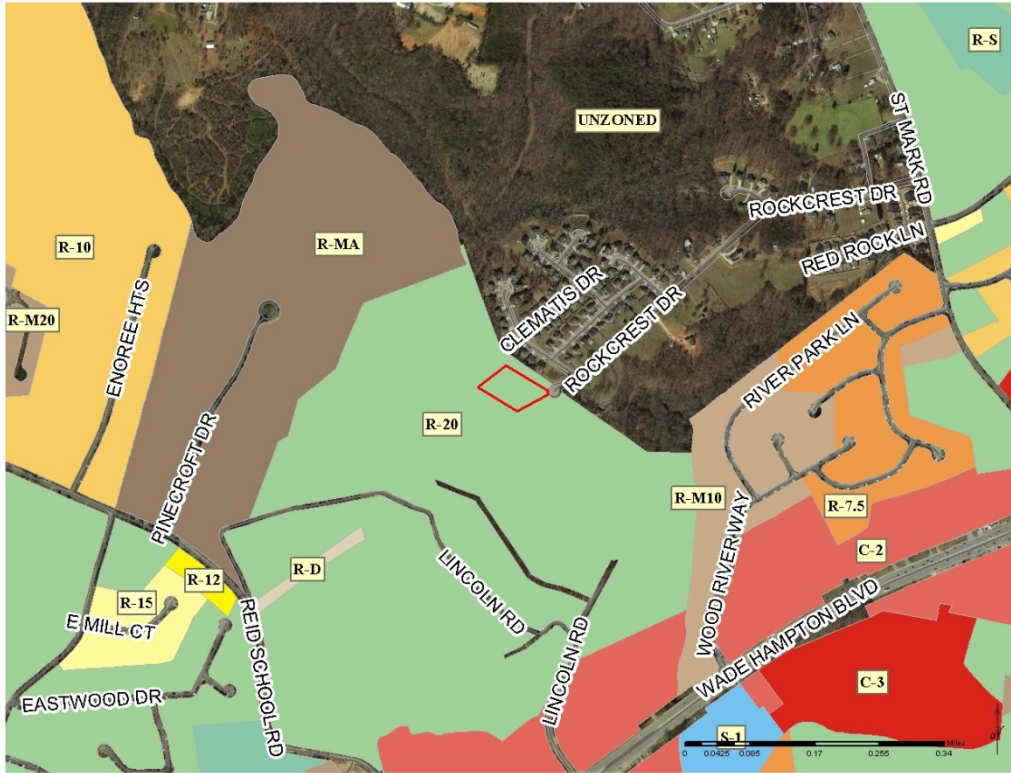
Based on these reasons staff recommends approval of the requested rezoning to R-20A, Single-Family Residential. The Planning Commission recommends approval.

MOTION: By Mr. Barnes to approve CZ-2018-10 as R-20A. The motion carried unanimously by voice vote.



Aerial Photography, 2017





Zoning Map





Future Land Use Map

INITIATION OF ZONING BY PETITION

Phoneikx Buathier addressed the Committee members with a request to initiate the process of a text amendment for Zoning by Petition. The amendment would be to Greenville County Zoning Ordinance Article 3, Section 3:2.3. To add Subsection 5, to provide an opportunity for contiguous property owners to request initial zoning. She stated the text amendment would allow for a period of up to six (6) months after the effective date of an adopted area by “Zoning by Petition”, to request to be zoned and incorporated into the area zoning. This would only apply for properties contiguous to the approved zoned areas.

MOTION: By Dr. Cates to initiate the text amendment process and forward to full County Council. The motion carried unanimously by voice vote.

ADJOURNMENT

MOTION: Without objection Chairman Ballard adjourned the meeting at 6:02 p.m.

Respectfully Submitted,

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