

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
December 3, 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

COMMITTEE MEMBERS ABSENT:

Rick Roberts

STAFF PRESENT:

Tina Belge
Phonekix Buathier
Dean Campbell
Helen Hahn
Sarah Holt
Regina McCaskill
Tyler Stone
A. Willis

OTHER COUNCIL MEMBERS PRESENT

Xanthe Norris

PLANNING COMMISSION MEMBERS PRESENT

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 OCTOBER 1, 2018 COMMITTEE MEETING

MOTION: By Dr. Cates to approve the minutes of the November 5, 2018 Committee meeting as presented. The motion carried by voice vote with one absent (Roberts).

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-67

APPLICANT: Pete Bauer for Shelley Bauer

PROPERTY LOCATION: Talley Street, Loom Street, Goldsmith Street and Hammett Street, Ext.

PIN/TMS#(s): 0152001400100, 0152001400101 and 0152001400403

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-M15, Multifamily Residential

ACREAGE: 2

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5 and I-1	single-family residential, vehicle storage and vacant land
East	R-7.5 and C-2	single-family residential and vacant land
South	R-7.5	single-family residential
West	R-7.5	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-7.5	5.8 units/acre	2	11 units
Requested	R-M15	15 units/acre		30 units

A successful rezoning may add up to 19 dwelling units.

ROADS: Hammett Street Extension: two-lane County-maintained local
 Loom Street: two-lane County-maintained local
 Goldsmith Street: two-lane County-maintained local
 Talley Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Shaw Street	2,280' S	4,800	4,600 -4.2%	5,900 28.3%
Poinsett Highway	3,900' S	24,500	23,500 -4.1%	28,700 22.1%

ANALYSIS: Located in the Imagine Greenville Comprehensive Plan, the subject site is designated as Residential Land Use 3, which allows 6 or more units per acre. The applicant is requesting R-M15, which would allow up to 15 units per acre. Parcel 0152001400100 is currently has a legal non-conforming use with 17 dwelling units. The subject site is also located in the Poe Mill Community and near a Greenlink bus route, the Poinsett-Rutherford route.

SUMMARY:

The subject parcel zoned R-7.5, Single-Family Residential, is 2 acres of property located on Talley Street approximately 0.5 miles northwest of the intersection of Poinsett Highway and Rutherford Road. The parcel has approximately 120 feet of frontage along Hammett Street Extension, 480 feet of frontage along Loom Street, 165 feet of frontage along Goldsmith Street and 440 feet of frontage along Talley Street. The applicant is requesting to rezone the property to R-M15, Multifamily Residential.

The applicant states the proposed land use is for apartments.

CONCLUSION:

The subject site is mainly surrounded by R-7.5, Single-Family Residential zoning with some I-1, Industrial zoning to the north and vacant C-2, Commercial zoning to the east. Currently the site contains a legal non-conforming use of 17 units on one lot. Staff is of the opinion that due to its close proximity to a public transportation route, the recommendation of 6 or more units per acre from the Imagine Greenville County Comprehensive Plan, and the possibility for a legal conforming use on the subject site, that rezoning the property to R-M15 would be appropriate. Staff also believes rezoning will have minimal impact to the surrounding community.

Based on these reasons staff recommends approval of the requested rezoning to R-M15, Multifamily Residential. The Planning Commission also recommended approval.

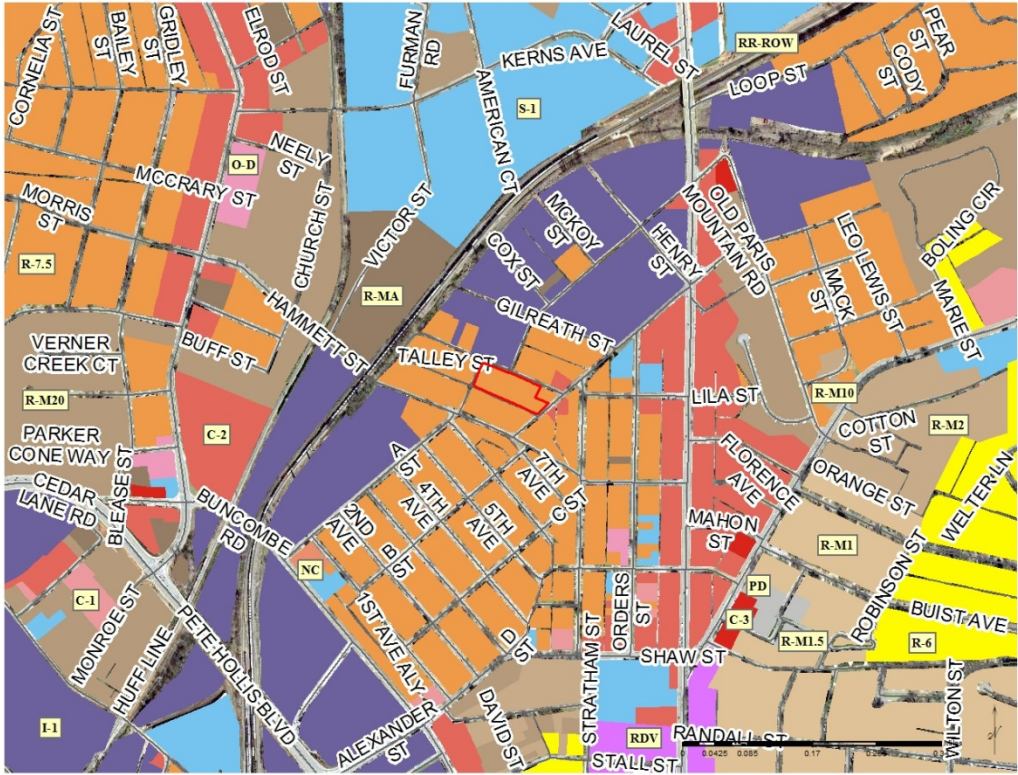
MOTION:

By Dr. Fant to approve CZ-2018-67. The motion carried by voice vote with one absent (Roberts).



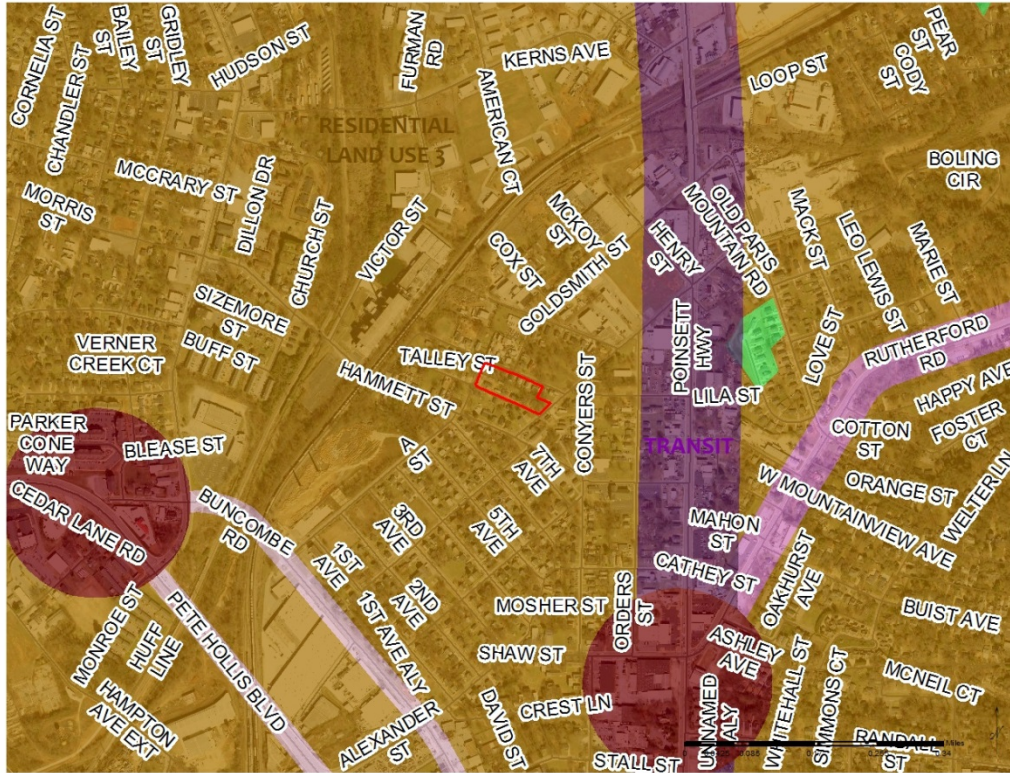
Aerial Photography, 2017





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER:	CZ-2018-53
APPLICANT:	Paul D. Gatlin
PROPERTY LOCATION:	206 Gordon Street and N. Florida Avenue
PIN/TMS#(s):	0116001400900, 0116001400800 (portion), and 0116001401100 (portion)
EXISTING ZONING:	R-7.5, Single-Family Residential
REQUESTED ZONING:	S-1, Services
ACREAGE:	0.29

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: vacant warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential and vacant land
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

ROADS: Gordon Street: two-lane County-maintained local
North Florida Avenue: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Easley Bridge Road	3,080' SE	18,500	17,400 -6%	20,200 16%

ANALYSIS: The subject site, prior to zoning was originally an upholstery furniture business. Since then, the grandfathering of that business has ceased. Mr. Gatlin was notified that the grandfathering of the business was no longer permitted, after a thorough investigation into the site was done for a building feasibility request for a certificate of occupancy.

The subject site is zoned R-7.5, Single-Family Residential. Staff has met with Mr. Gatlin multiple times to discuss the requested rezoning and potential issues of the site. Commercial building codes and the fire department were present in a meeting. Mr. Gatlin was made aware that if a rezoning request was approved, the buildings on site would require a variance from the Board of Zoning Appeals for the required setbacks for S-1, Services zoning. The required setbacks for S-1, Services are 45

feet from the front, 25 feet from both sides and 20 feet from the rear. The applicant was also made aware of the need for adequate access for the fire department throughout the site. Further, on site parking for 7 or 8 cars (plus ADA) would be required in addition to the owners desire to park his equipment on site. The owner discussed whether or not he would be allowed to park within one of the existing buildings, this would trigger ventilation requirements, according to the building code.

The applicant was also made aware of enrichment permits that would be needed from both the County and SCDOT. The applicant has also been made aware of the possibility of pursuing a review district and the requirements for all review districts.

SUMMARY:

The subject parcel zoned R-7.5, Single-Family Residential, is 0.29 acres of property located on Gordon Street approximately 0.7 miles northeast of the intersection of Easley Bridge Road and White Horse Road. The parcel has approximately 60 feet of frontage along Gordon Street and 20 feet of frontage along North Florida Avenue. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for warehouse and office for local construction.

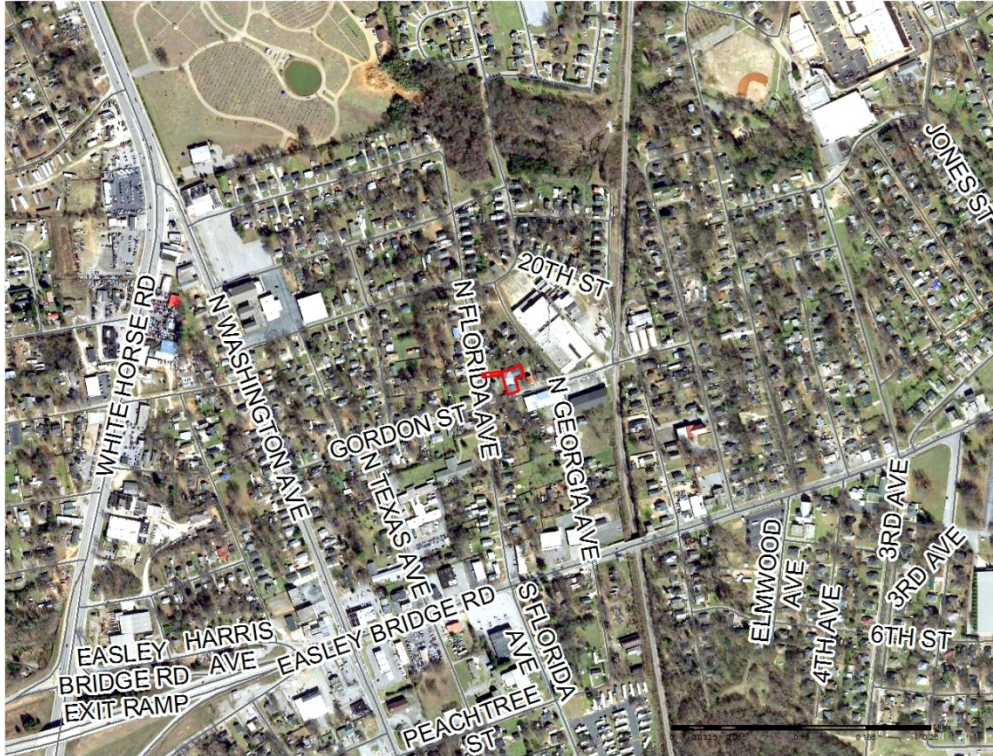
CONCLUSION:

The subject site is surrounded by single-family residential zoning and land use. The Imagine Greenville County Comprehensive Plan recommends a Residential Land Use. Staff has concerns that the proposed use of a warehouse and office for local construction could have negative impacts on the surrounding residential neighbors, especially due to the inability to provide screening, buffering and the inability to meet the required setbacks for S-1, Services zoning.

Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission also recommended denial. Ms. Buathier stated the item was presented to the Planning and Development Committee on August 22, 2018 at which time it was held per the applicant's request. Staff has not been contacted by the applicant since that meeting.

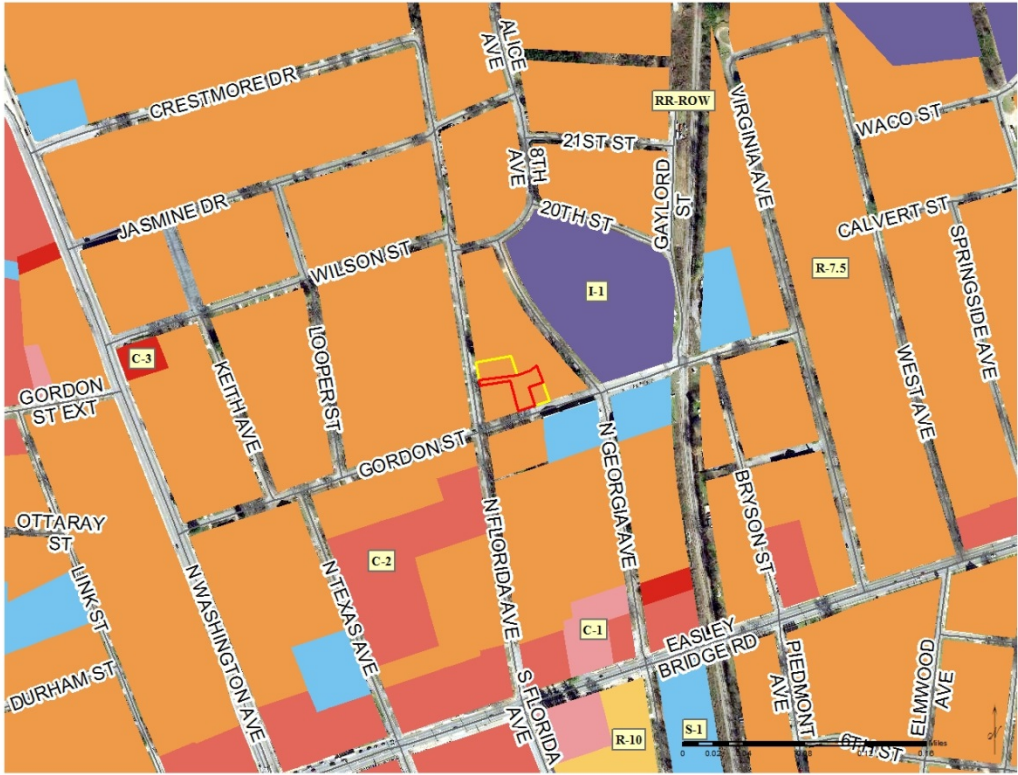
MOTION:

By Dr. Cates to deny CZ-2018-53. The motion carried by voice vote with one absent (Roberts).



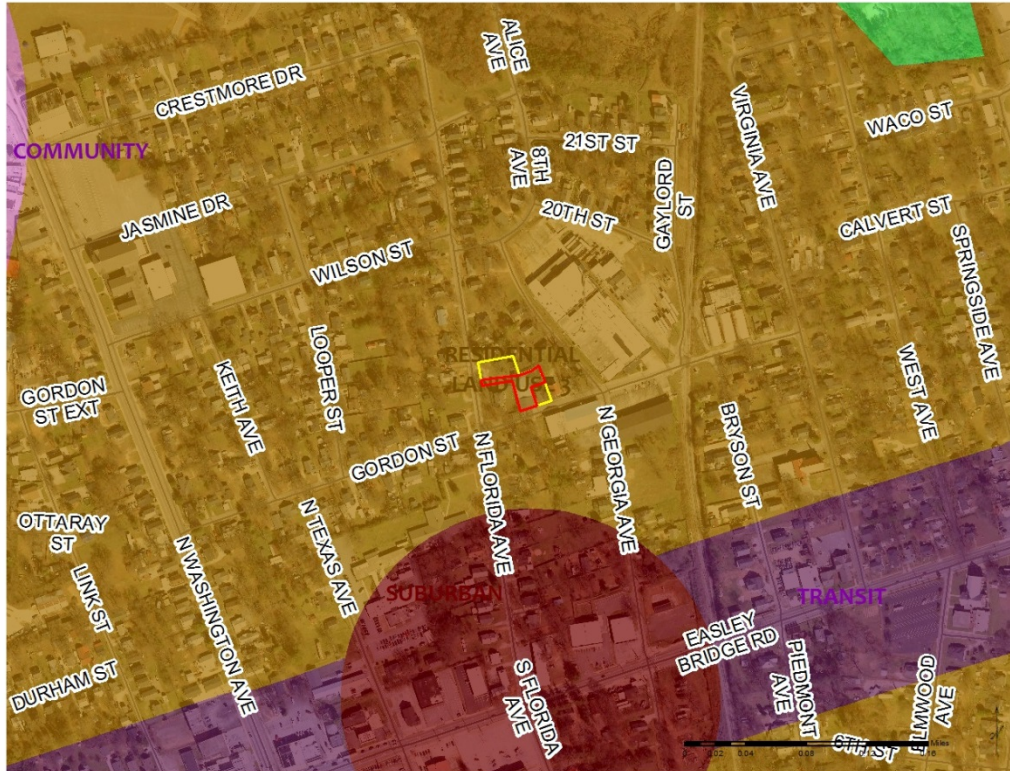
Aerial Photography, 2018





Zoning Map





Future Land Use Map

UPDAE ON THE SANS SOUCI COMMUNITY PLAN

Tyler Stone, Long Range Planning Manager introduced Tina Belge, who gave the Committee members a copy of the Sans Souci Community and gave a brief PowerPoint presentation. Ms. Belge explained the process that was taken with participation from the community and what issues were of concern and what the community would like to see in the future for the area. She requested the Committee forward the item to initiate the process of amending the Comprehensive Plan to include the Sans Souci Community Plan and to hold a Public Hearing.

MOTION: By Dr. Cates to approve the Sans Souci Community Plan and forward to Council to initiate the process of amending the Comprehensive Plan to include the Sans Souci Community Plan and to hold a Public Hearing.

ADJOURNMENT

MOTION: By Dr. Cates to adjourn. Without objection the meeting adjourned At 5:25 p.m.

Respectfully Submitted,

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