

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
March 4, 2019
CONFERENCE ROOM D – COUNTY SQUARE
3:00 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:

Joe Dill, Chairman
Ennis Fant
Dan Tripp

COMMITTEE MEMBERS ABSENT:

Mike Barnes
Rick Roberts

STAFF PRESENT:

Terry Abrahams
Teresa Barber
Phoenix Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Sarah Holt
Regina McCaskill
Tyler Stone
Alan Willis

OTHER COUNCIL MEMBERS PRESENT

Lynn Ballard
Xanthe Norris

PLANNING COMMISSION MEMBERS PRESENT

Metz Looper
Dave Stevenson

CALL TO ORDER

Chairman Dill called the meeting to order at 5:05 p.m.

INVOCATION

Chairman Dill provided the invocation.

APPROVAL OF THE MINUTES OF THE FEBRUARY 4, 2018 COMMITTEE MEETING

MOTION: By Mr. Tripp to approve the minutes of the February 4, 2019 Committee meeting as presented. The motion carried by voice vote with two absent (Barnes and Roberts).

BOARDS AND COMMISSIONS INTERVIEWS AND NOMINATIONS

Board of Zoning Appeals - one vacancy and two applicants

Brittany Farrar (D. 24) incumbent
Stephen Fulton Shaw (D. 20)

Mr. Steven Shaw (D. 20) was nominated by ballot vote.

MOTION: By Dr. Fant to forward the nomination of Mr. Steven Shaw (D. 20) to full Council. The motion carried by voice vote with two absent (Barnes and Roberts).

Construction Board of Appeals – two vacancies and two applicants

Nelson Neal (D. 22) incumbent
Peter Nomikos (D. 27) incumbent

MOTION: By Dr. Fant to nominate both Mr. Neal (D. 22) and Mr. Nomikos (D. 27) for reappointment and forward their names to full Council. The motion carried by voice vote with two absent (Barnes and Roberts).

ZONING DOCKETS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-14

APPLICANT: William Derek Turner for Bobby M., II and Lisa P. Safrit

PROPERTY LOCATION: Wood Duck Way

PIN/TMS#(s): 0538070100800

EXISTING ZONING: R-12, Single-Family Residential and R-15, Single-Family Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 20.6

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-15, Single-Family Residential in May 1970, as part of Area 1. A portion of the parcel was successfully rezoned R-12, Single-Family Residential in 1996, CZ-1996-105.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12 & R-S	single-family residential and vacant wooded land
East	R-12	vacant wooded land
South	R-20	single-family residential and vacant wooded land
West	R-12	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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

	Zoning	Zoning Density	Acres	Units	Total Units
Current	R-12	3.6 units/acre	4.4	15 units	62 units
	R-15	2.9 units/acre	16.2	47 units	
Requested	R-S	1.7 units/acre	20.6	35 units	35 units

A successful rezoning will reduce 27 possible dwelling units.

ROADS: Hammett Road: two-lane State-maintained local
Wood Duck Way: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Brushy Creek Road	2,360' NE	18,600	17,600 -5.4%	20,900 18.7%

ANALYSIS: In 1996, 16.9 acres of the proposed property was rezoned from R-12, Single-Family Residential to R-15, Single-Family Residential with rezoning case CZ-1996-105. Flood Plain and Flood Way are present on the property. No structures can be placed in the Flood Way. There are currently two parcels served by Wood Duck Way and both parcels have the same owner. There is no public transit in this area.

SUMMARY: The subject parcel zoned R-12 and R-15, Single-Family Residential, is 20.6 acres of property located on Wood Duck Way approximately 1.4 miles southwest of the intersection of South Suber Road and Brushy Creek Road. The parcel has approximately 880 feet of frontage along Wood Duck Way and 23 feet of road frontage along Hammett Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is to build a barn for storage and possibly farm animals.

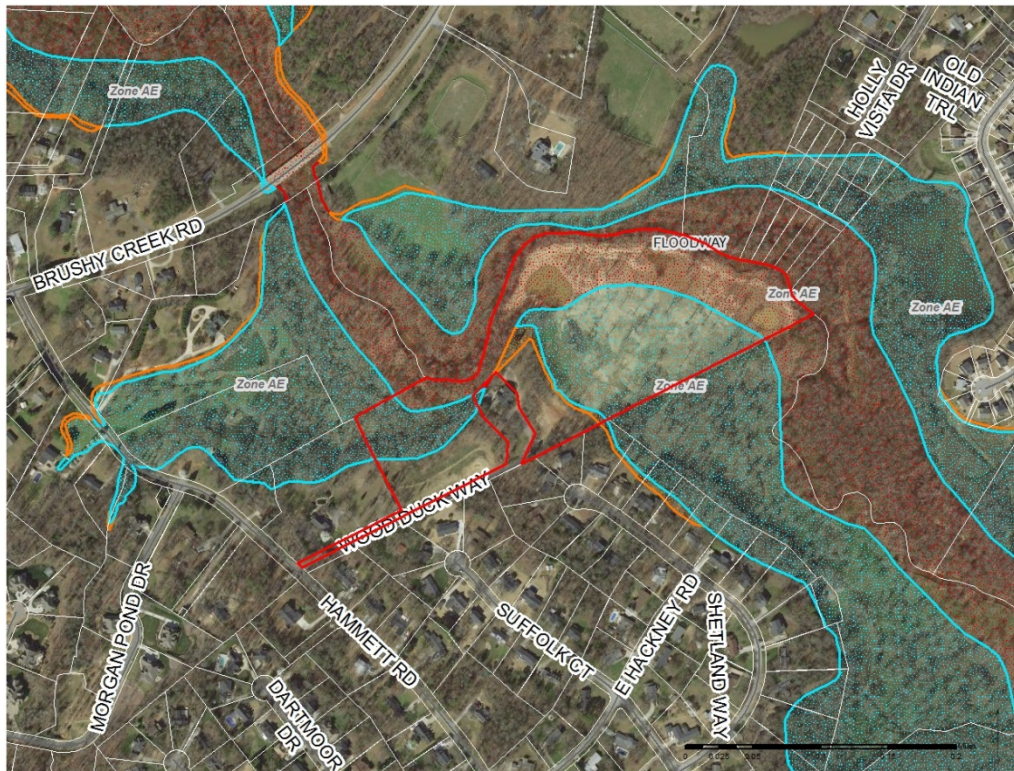
CONCLUSION: The subject site is surrounded by residential zoning and land uses. The applicant is requesting to rezone to R-S, Residential Suburban for the use of a barn and farm animals. Staff is of the opinion the requested zoning would have minimal impact to abutting properties and is consistent with the surrounding zoning and land uses.

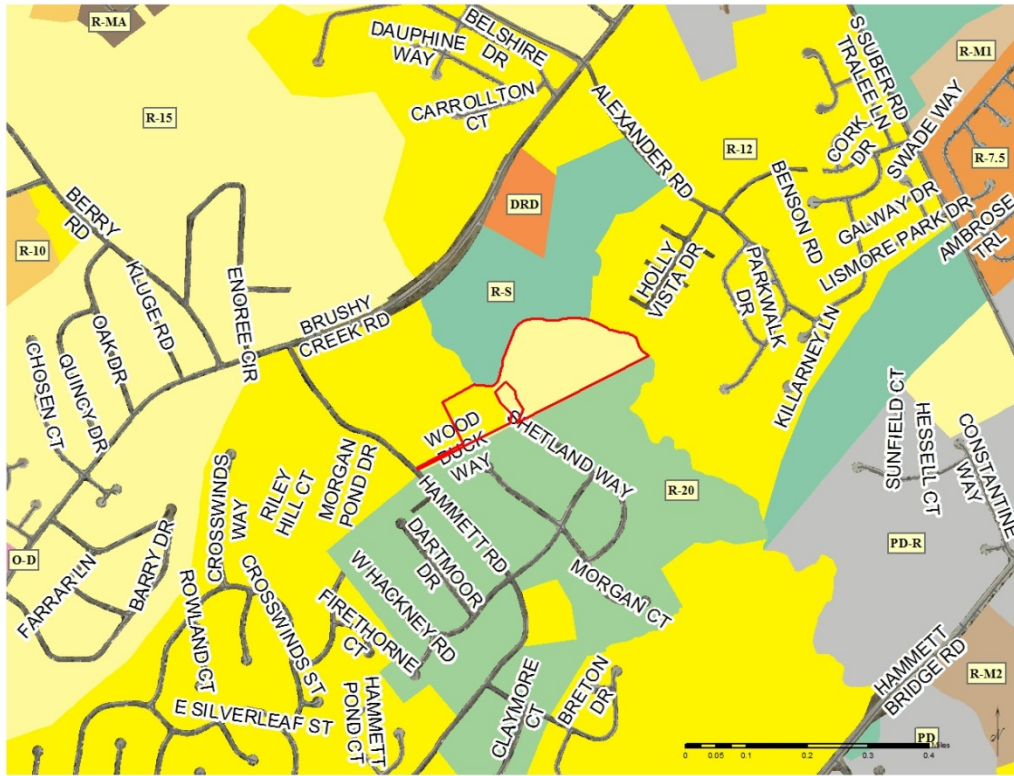
Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban. The Planning Commission recommended approval.

MOTION: By Dr. Fant to approve CZ-2019-14. The motion carried by voice vote with two absent (Barnes and Roberts).

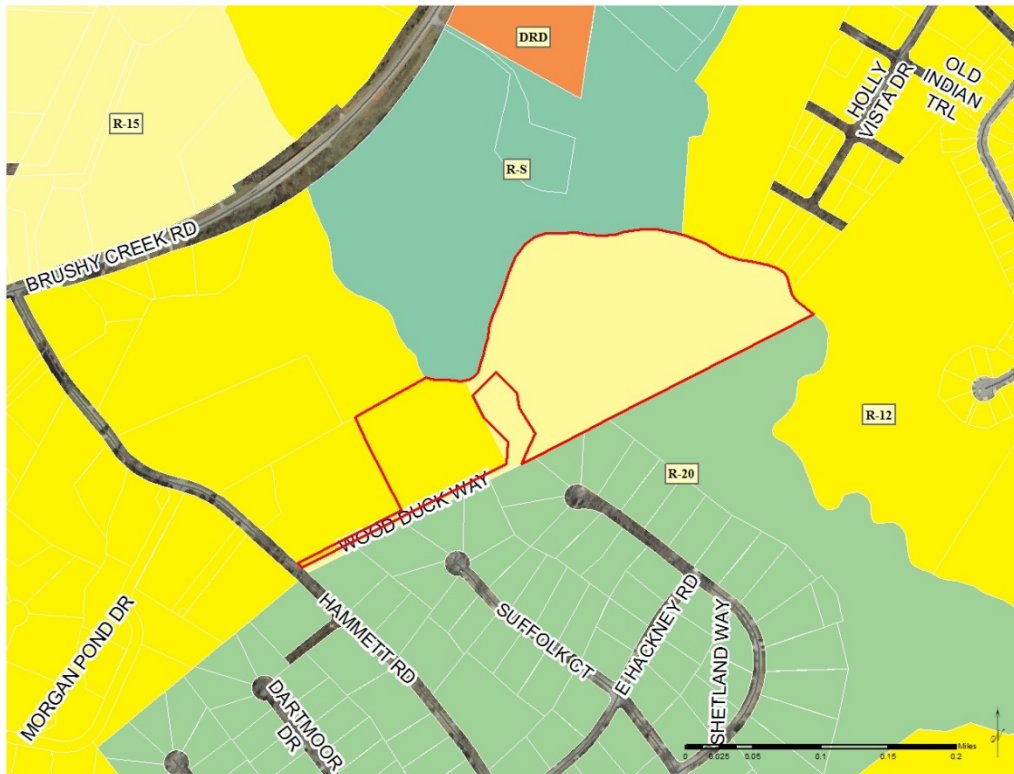


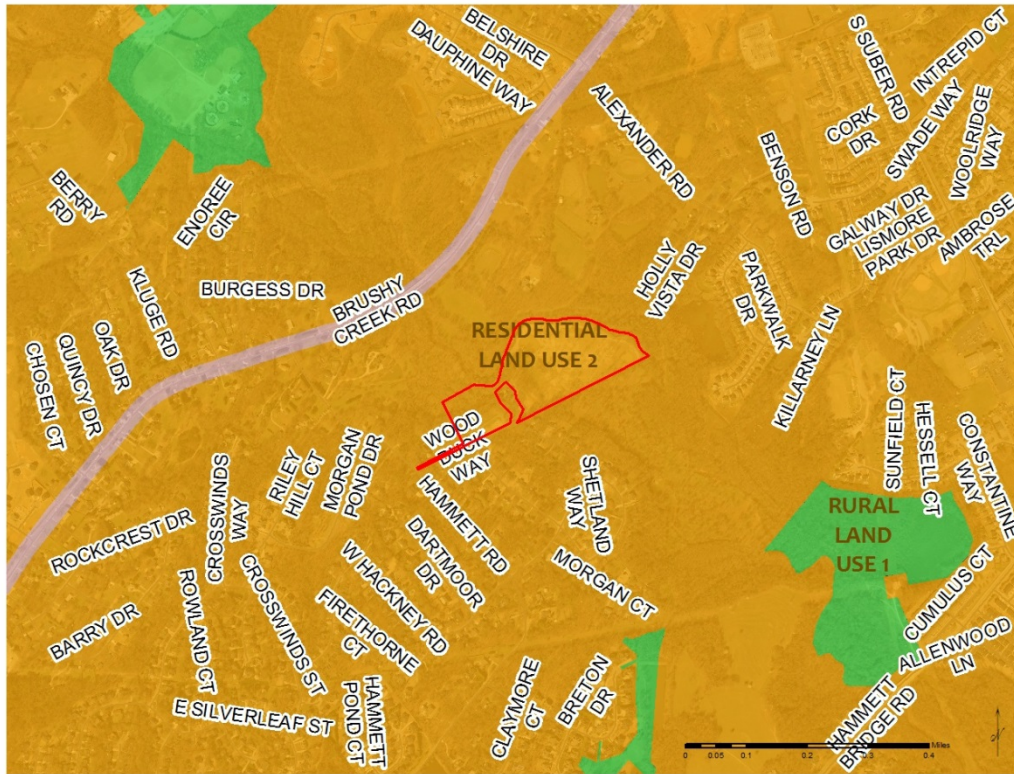
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-15

APPLICANT: Clayton V. Kerr, Pickens Federal Credit Union for C. Louise Kerr

PROPERTY LOCATION: 115 Farris Bridge Road

PIN/TMS#(s): B015000201700

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in April 1972, as part of Area 3. There was a successful C-1, Commercial zoning request in 1996, CZ-1996-97.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	vacant wooded land
East	O-D	vacant pasture land
South	R-12	single-family residential
West	R-12	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Berea Community Plan and is designated as *Low Density Residential* which prescribes 0 to 4 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	1	12 units
Requested	R-12	3.6 units/acre		3 units

A successful rezoning will reduce up to 9 dwelling units.

ROADS: Farris Bridge Road: five-lane state-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Farris Bridge Road	1150' NW	11,600	13,300 14.7%	14,300 7.5%

ANALYSIS: In 1996, the subject property was rezoned from R-12, Single-Family Residential to C-1, Commercial; with rezoning case CZ-1996-97. The applicant is requesting to rezone the property back to R-12, Single-Family Residential for the existing use of residential. The property has R-12, Single-Family Residential zoning abutting 3 sides of the property.

Currently, bus/transit Route 9 inbound runs along Farris Bridge Road. When the routes change per the Comprehensive Operations Analysis (COA), Route 9 will be rerouted to Sulphur Springs Road where it will meet with Route 2 on Eunice Dr.

SUMMARY:

The subject parcel zoned C-1, Commercial, is 1 acre of property located on Farris Bridge Road approximately 0.6 miles southeast of the intersection of Farris Bridge Road and White Horse Road. The parcel has approximately 165 feet of frontage along Farris Bridge Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.

The applicant states the proposed land use is for single-family residential.

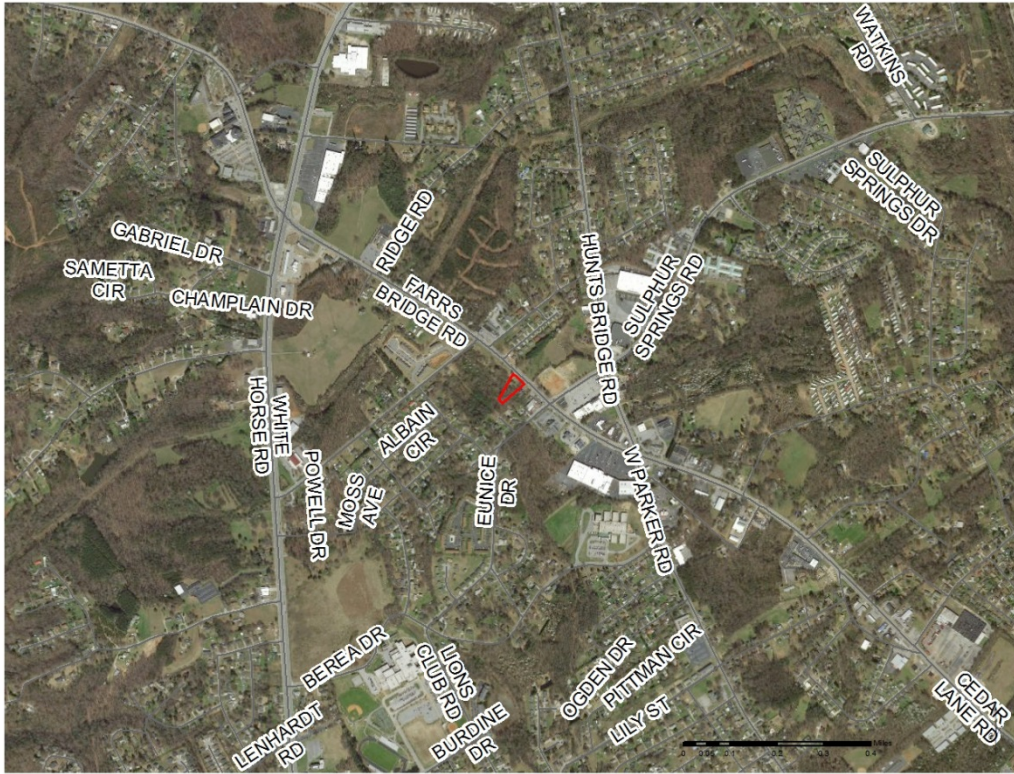
CONCLUSION:

The subject site along Farris Bridge Road and is surrounded by single-family residential and vacant land uses. Single-Family Residential zoning is present to the north, south and west of the subject site; with O-D Office District across the street. This parcel was rezoned originally in 1996 from R-12, Single-Family Residential to C-1, Commercial, but has remained a single-family residence since then. Staff believes the requested rezoning to R-12 is appropriate based on the surrounding zoning and land use. The requested rezone is also consistent with the Berea Community Plan, which recommends Low Density Residential.

Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential. The Planning Commission recommends approval.

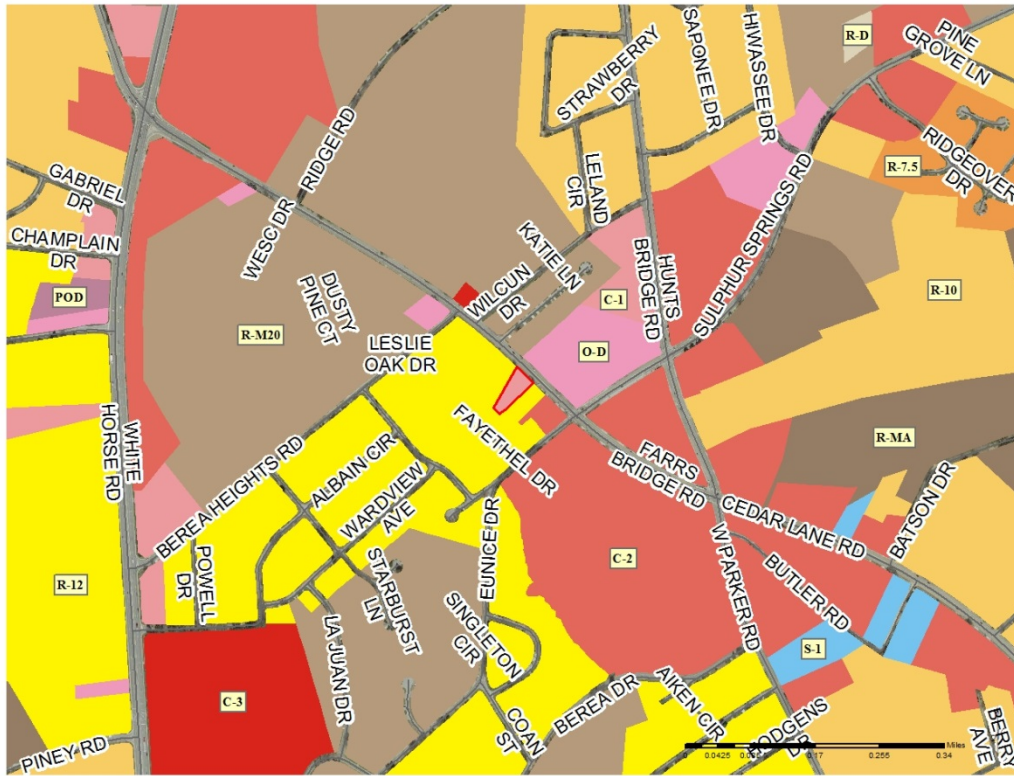
MOTION:

By Mr. Tripp to approve CZ-2019-15. The motion carried by voice vote with two absent (Barnes and Roberts).

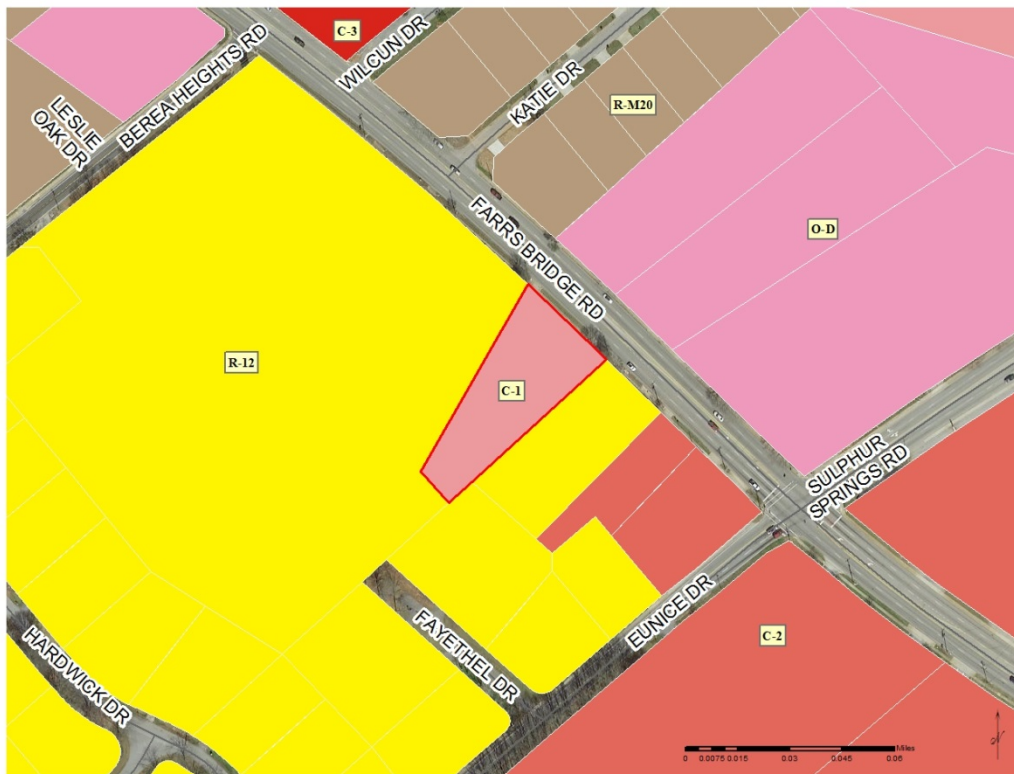


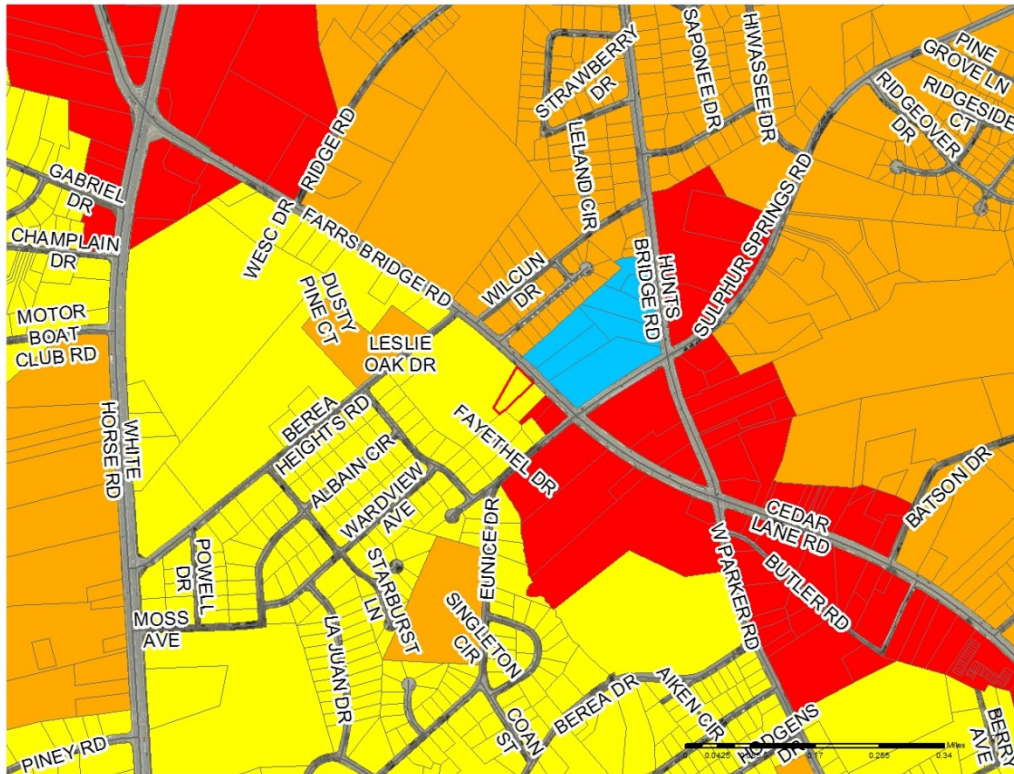
Aerial Photography, 2018





Zoning Map





Future Land Use Map, Berea Community Plan

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-17

APPLICANT: Francis Marion Summey for Allsum LLC

PROPERTY LOCATION: 334 White Horse Road

PIN/TMS#(s): 0376000301000

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 2.14

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-2, Commercial, in May 1971, as part of Area 2.

EXISTING LAND USE: office with storage

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	service garage and vacant land
East	R-12, C-2	single-family residential and offices
South	S-1, C-2	auto sales and single-family residential
West	C-3, S-1 & I-1	retail, service and mobile home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

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

ROADS: White Horse Road: five-lane State-maintained major arterial
Whiller Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
White Horse Road Extension	835' SE	7,800	7,400 - 5.1%	8,400 13.5%

ANALYSIS: The property is designated as Commercial in the South Greenville Area Plan. There is no transit in the area but when the routes change per the Comprehensive Operations Analysis (COA), Route 10 will go along this property at White Horse Road.

SUMMARY: The subject parcel zoned C-2, Commercial, is 2.14 acres of property located on White Horse Road approximately 0.13 miles northwest of the intersection of White Horse Road and Augusta Road. The parcel has approximately 200 feet of frontage along White Horse Road and approximately 200 feet of frontage along Whiller Drive. The applicant is requesting to rezone the property to S-1, Services.

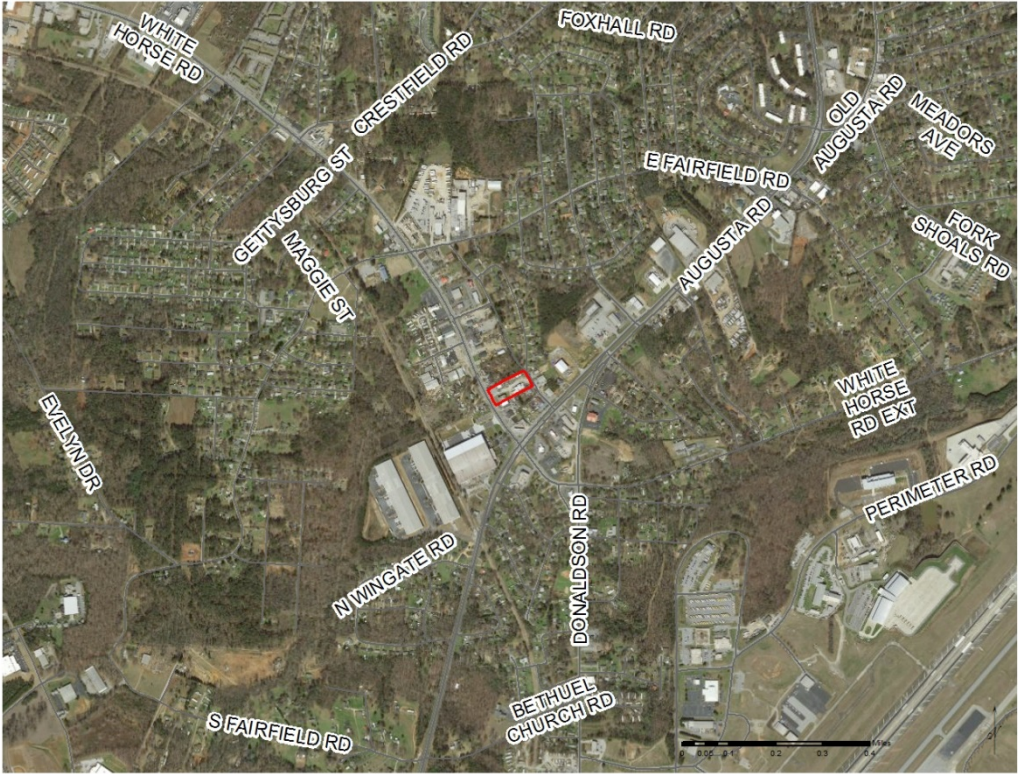
The applicant states the proposed land use is for a construction office and industrial service.

CONCLUSION: The subject site abuts mainly commercial zoning with some single-family residential and service zoning. The surrounding land uses consist of auto sales, service garage, single-family

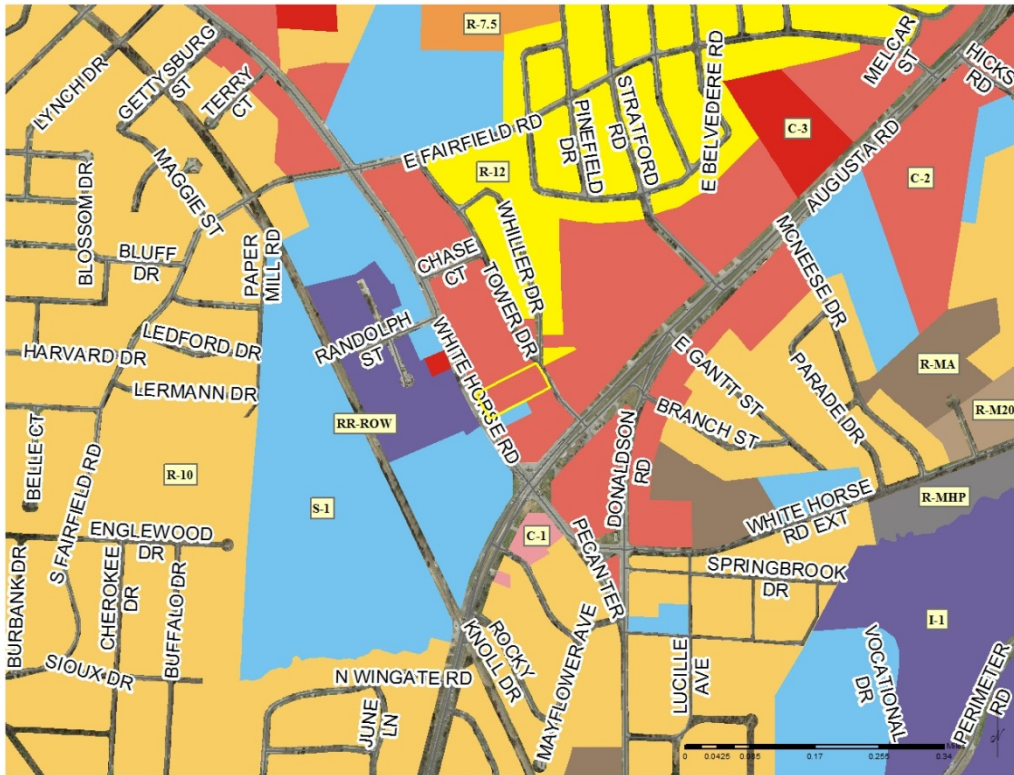
residential, vacant land, a mobile home park and offices. Staff is of the opinion the current zoning of C-2, Commercial is appropriate for this area based on the surrounding land uses and zoning. The requested rezoning to S-1, Services is also not consistent with the South Greenville Area Plan recommending Commercial as the appropriate land use.

Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission recommends denial.

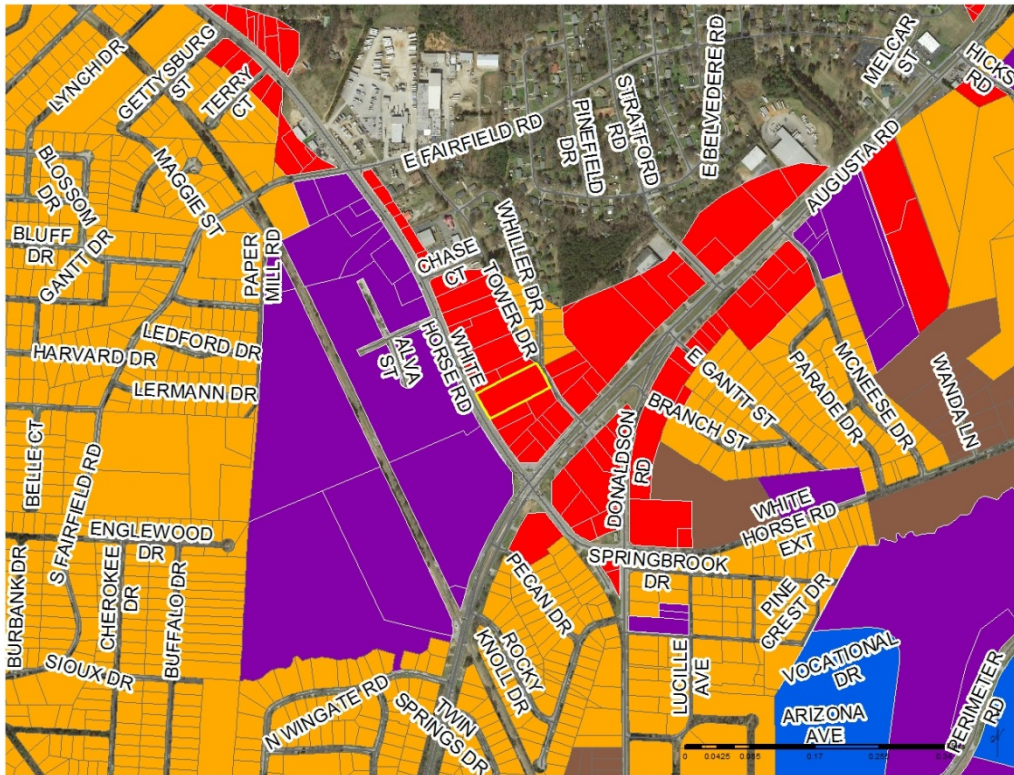
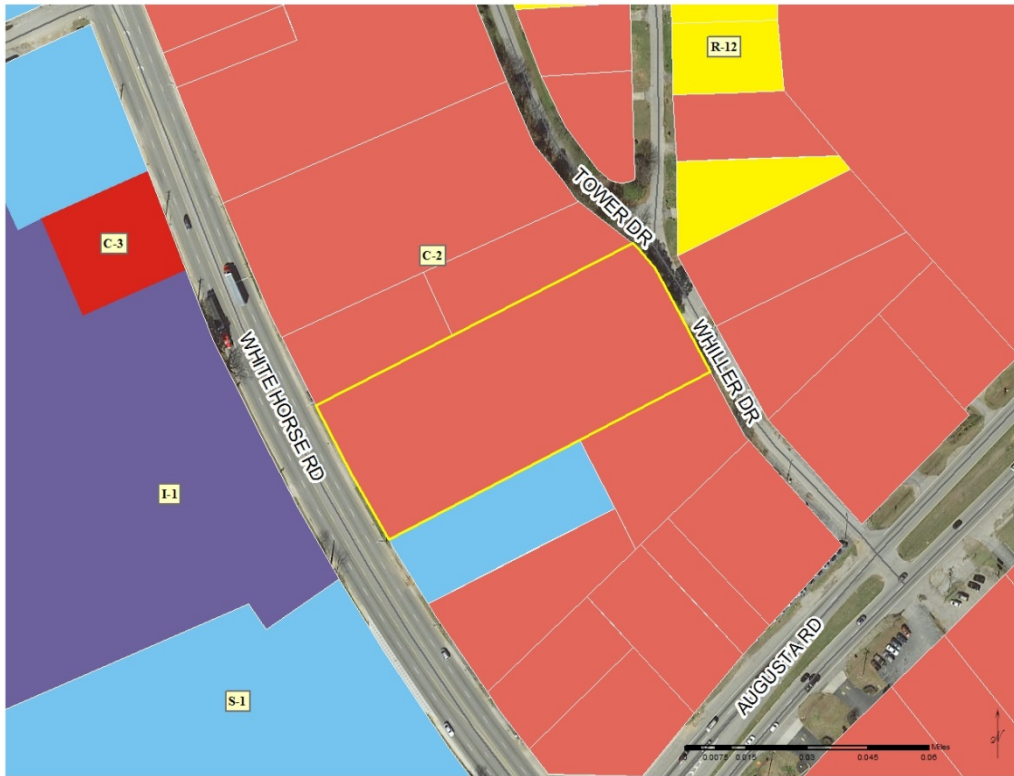
MOTION: By Dr. Fant to deny CZ-2019-17. The motion carried by voice vote with two absent (Barnes and Roberts).



Aerial Photography, 2018



Zoning Map



Future Land Use Map, South Greenville Area Plan

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-18

APPLICANT: Chad Stepp for SJJ Property Development, LLC and Business Park Properties, LLC

PROPERTY LOCATION: Fork Shoals Road

PIN/TMS#(s): 0420000101200 (portion) and 0420000101600 (portion)

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 6.65

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971, as part of Area 2.

EXISTING LAND USE: storage and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	vacant wooded land
East	S-1	storage and vacant land
South	S-1	single-family residential
West	S-1	single-family residential, storage and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Conestee Community Plan, designated as *Service and Mixed Use*.

ROADS: Fork Shoals Road: two-lane State-maintained major collector
Standing Springs Road: two-lane State-maintained major collector
Business Park Court: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Fork Shoals Road	790' S	7,300	6,800 - 6.8%	8,300 22%

ANALYSIS:

At this time there is no transit in the area. The subject site is a part of the Conestee Community Plan recommending mixed use and service type uses such as warehousing, staging and light industrial. A portion of 0420000101600 was successfully rezoned to S-1, Services in 1997, CZ-1997-43.

SUMMARY:

The subject parcel zoned C-2, Commercial, is 6.65 acres of property located on Fork Shoals Road approximately 0.75 miles southeast of the intersection of White Horse Road Extension and Fork Shoals Road. The parcel has approximately 775 feet of frontage along Fork Shoals Road, 525 feet of frontage along Standing Springs Road and 420 feet of frontage along Business Park Court. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for industrial/service and wholesaling, warehousing, flex space and distribution.

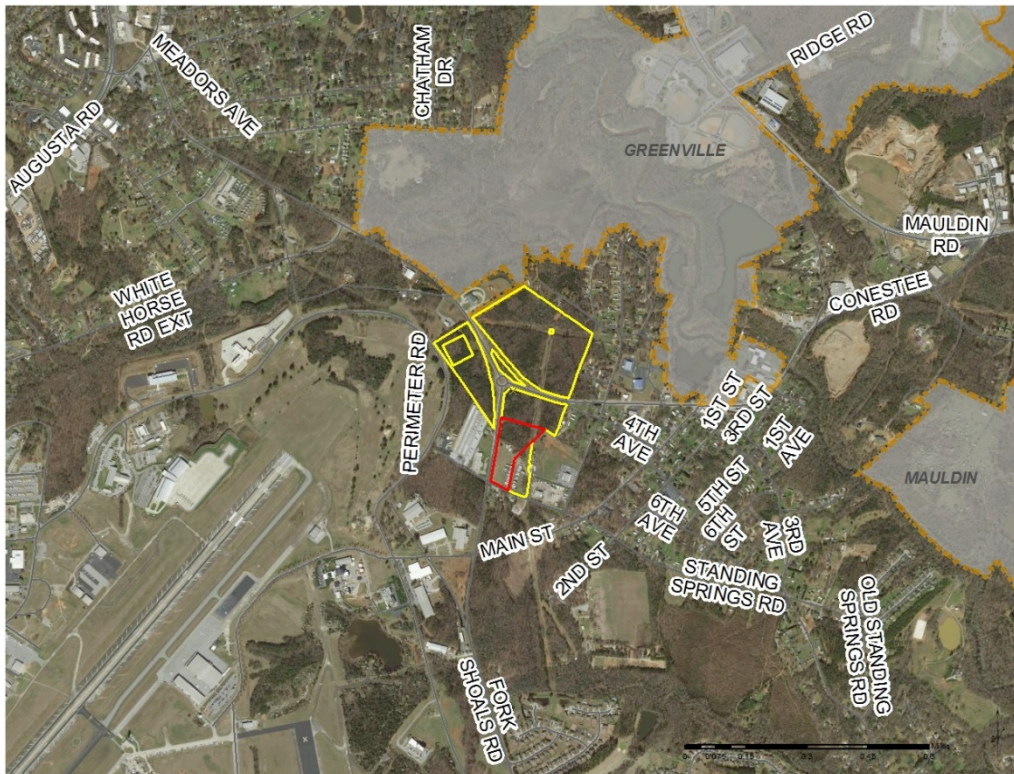
CONCLUSION:

The subject site is surrounded by mainly S-1, Services zoning to the east, south and west, with C-2, Commercial zoning to the north. Single-Family Residential, storage and vacant land uses abut the site. Staff is of the opinion that this rezoning request to S-1, Services would be consistent with the surrounding zoning and land uses. The requested zoning is also consistent with the Conestee Community Plan.

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

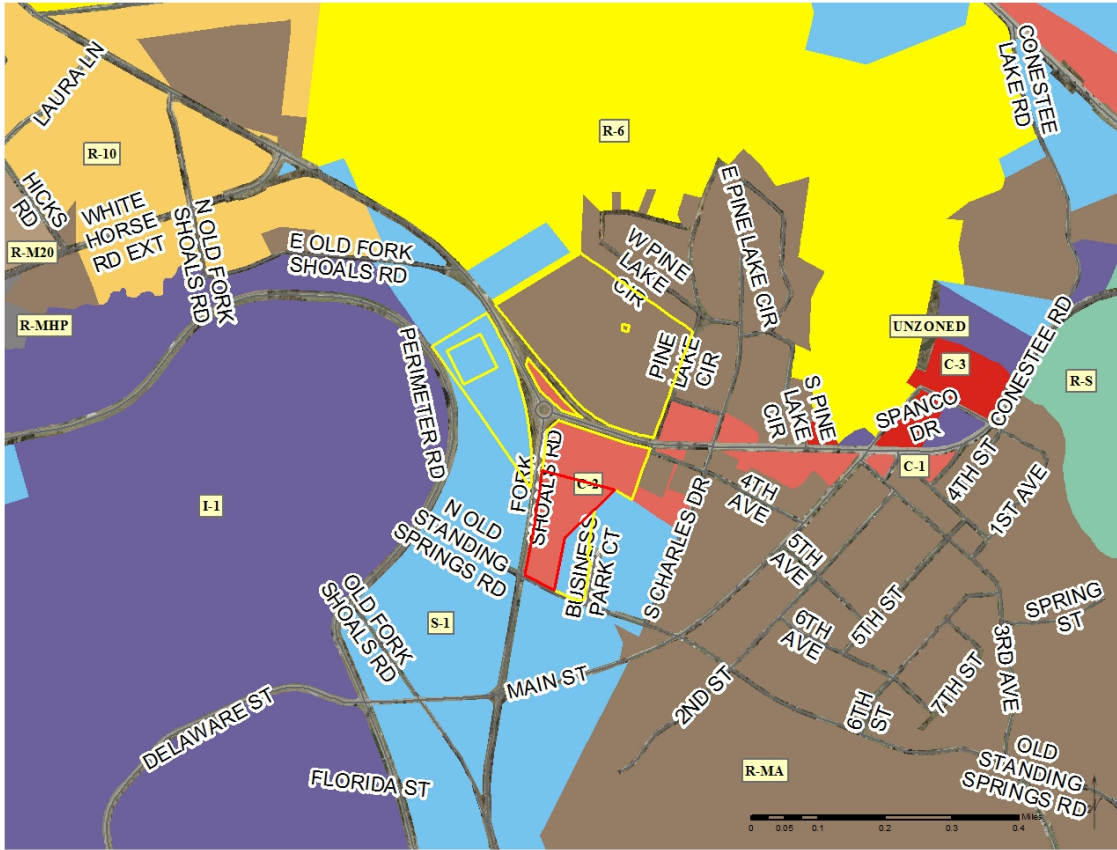
MOTION:

By Dr. Fant to approve CZ-2019-18. The motion carried by voice vote with two absent (Barnes and Roberts).

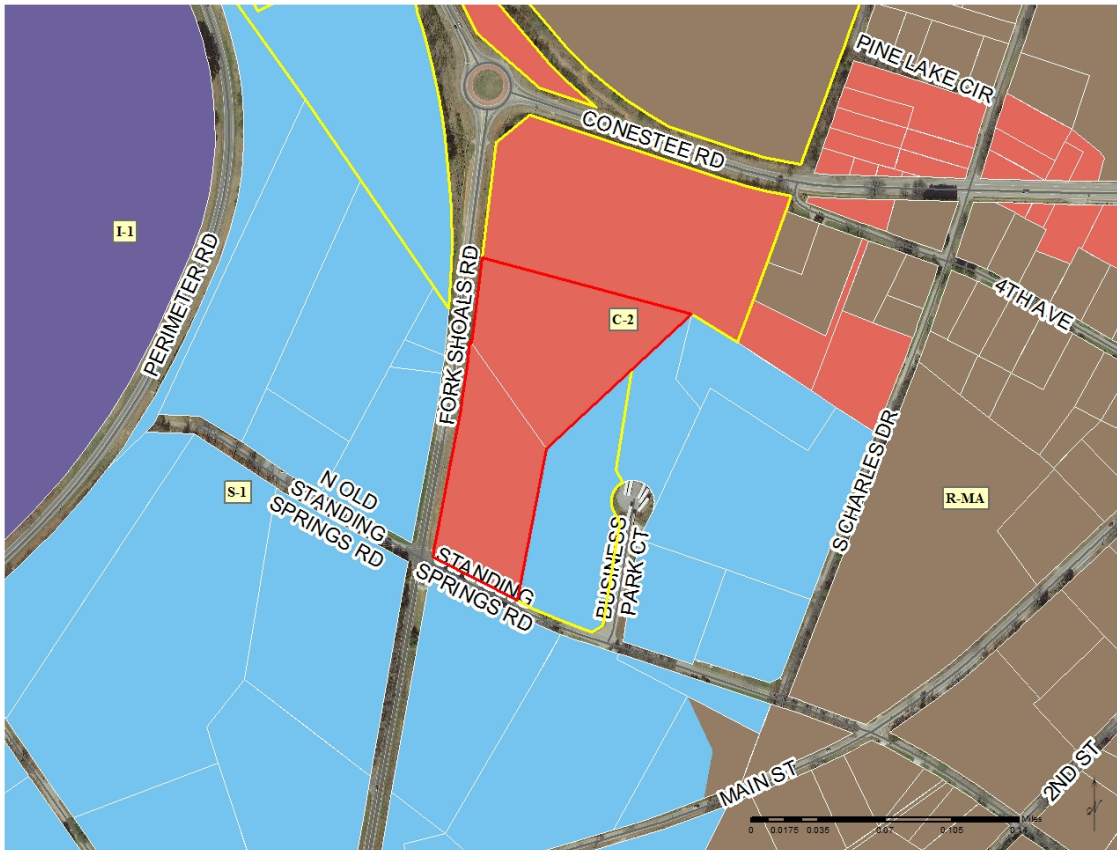


Aerial Photography, 2018



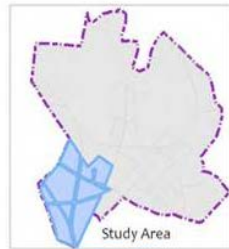


Zoning Map





SERVICE SECTOR



The Service Sector of Conestee is one of the many locations adjacent to SCTAC. These areas include support businesses for aerospace, automobile manufacture and the pharmaceutical industries.

Further development of SCTAC into more intense automotive research will make the Conestee Service Sector even more popular for new and expanding support businesses.

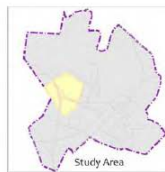
Even with some challenging terrain, this area has ample space for expansion and new development. Together with ample local and interstate road access, this location is ideal for warehousing, staging, and light manufacturing.

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Future Land Use Map, Conestee Community Plan



WEST GATEWAY



The West Gateway has been the subject of much attention during this planning exercise. A traffic circle (or roundabout), among the first installed in the county, was recently constructed to improve safety on Fork Shoals Road and Conestee Road.

This area has a high potential for development. The tracts of land surrounding the roundabout are under single ownership and together they offer a potential location for a wide variety of uses like mixed-use and residential developments in support of SCTAC/CU-ICAR operations. The mixed-use footprint area as shown is over 200,000 square feet and the multi-family footprint is about 24,000 square feet with a potential for multiple floors. The park space proposed here is over two acres in size.

This area is a well-traveled corridor that lends itself nicely to community identification and way-finding opportunities. SCTAC has voiced interest in considering a formal entrance at the roundabout.

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Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-19

APPLICANT: John Montgomery, Colliers International for NWH Properties LP, Moonville Investment Co. LLC and Rural Renaissance LLC

PROPERTY LOCATION: Augusta Road, Ray Road and Carr Road

PIN/TMS#(s): 0594020103001, 0594020103000, 0594020102900, 0594020102800 and 0602020101700

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: BTB, Business Technology District

ACREAGE: 252.15

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August 2000, as part of Area 14.

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3, R-S, R-MA & R-R1	warehouse, single-family residential, vacant wooded and pasture land
East	R-S, R-R1 & MHP	single-family residential and mobile home park
South	R-R1, R-MA & FRD	single-family residential, retail, vacant wooded and pasture land
West	Unzoned	single-family residential, retail, service garage, cemetery and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: ReWa Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Business and Light Manufacturing, Commercial and Transitional Residential* which prescribes 2 to 3 units per acre.

ROADS: Augusta Road: five-lane State-maintained major arterial
 Ray Road: two-lane County-maintained sub collector
 Carr Road: two-lane County-maintained sub collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Augusta Road (south of site)	2,200' S	15,300	13,500 - 11.8%	17,100 26.7%
Augusta Road (north of site)	6,780' N	19,600	20,000 2%	19,700 -1.5%

ANALYSIS: There is no transit in this area and no plans of transit to this area. The subject site is a part of the South Greenville Area Plan recommending business and light manufacturing for all of the parcels except one, 0602020101700. Parcel 0602020101700 recommends Commercial and Transitional Residential.

SUMMARY: The subject parcel zoned R-R1, Rural Residential, is 252.15 acres of property located on Augusta Road approximately 0.25 miles north of the intersection of Augusta Road and Sandy Springs Road. The parcel has approximately, 4,800 feet of frontage along Augusta Road, 1,600 feet of frontage along Ray Road and 80 feet of frontage along Carr Road. The applicant is requesting to rezone the property to BTB, Business Technology District.

The proposed BTB zoning classification is to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, research and development operations, data centers, business and professional offices, warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. This district also provides for flex space where different combinations of uses on a site may occur over time as the market changes and adjusts to new or different conditions. A conceptual layout has been provided with this submittal and is provided with this staff report.

Buffers and Landscaping:

A landscape buffer area of a minimum of 100 feet shall be provided along boundaries of the park that abut residential land use and/or zoning district properties. Service, loading, and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building. Minimum landscaping requirements are to be installed on common areas or individual properties within the park.

Setback/Height:

No building or structure shall be erected nearer than 100 feet from all street right-of-way lines or 50 feet from any interior side or rear property line. No building or accessory structure shall be

located closer than 150 feet from a residential land use and/or zoning district property. No building or appurtenance shall exceed a height of 90 feet above the finished building grade.

Outside Storage:

No outside storage of material shall be allowed within the park. Products that are the end result of manufacturing processes occurring on-site may be stored in an area that is either screened from all adjacent properties and street right-of-ways or buffered by a forested area no less than fifty (50) feet in total depth.

Noise, Odor, Vibrations, Emissions:

All noises, odors, vibrations, emissions of smoke, dust or gases, if they occur, shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park.

Signage:

Signs within the BTM district will be regulated in accordance with Section 9.2 (Business Park) of the Greenville County Sign Ordinance.

Traffic Impact Study (TIS):

A traffic impact study is required with the BTM zoning classification and one was supplied with this submittal. Greenville County Traffic Engineers have gone over the submitted traffic study and agree with its findings. A summary of the Traffic Impact Study is attached to this staff report.

CONCLUSION:

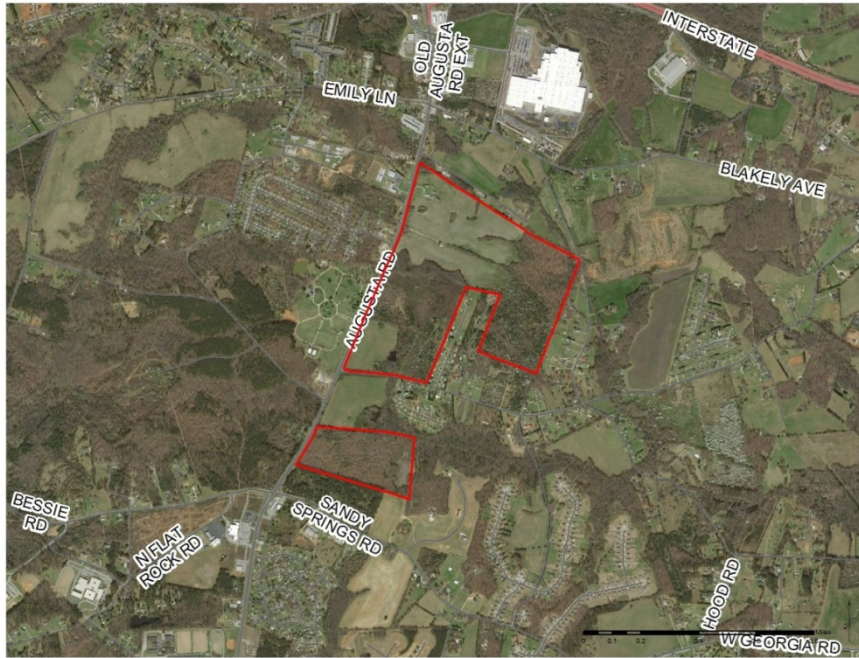
The BTM zoning requirements for landscape buffering, building setbacks, height requirements, noise and odor, outside storage, and other requirements are in place to protect the environment and other zonings in the surrounding areas. The subject site is located along Augusta Road, a five lane major arterial road. Sewer and water are both available on site. Staff is of the opinion that the requested zoning is appropriate based on its close proximity to major arterial roads, commercial, service industrial type zoning to the north and south of the subject site, and that it is consistent with the South Greenville Area Plan recommending business and light manufacturing for most of the proposed rezoning.

Based on these reasons staff recommends approval of the requested rezoning to BTM, Business Technology District. Planning Commission recommends approval.

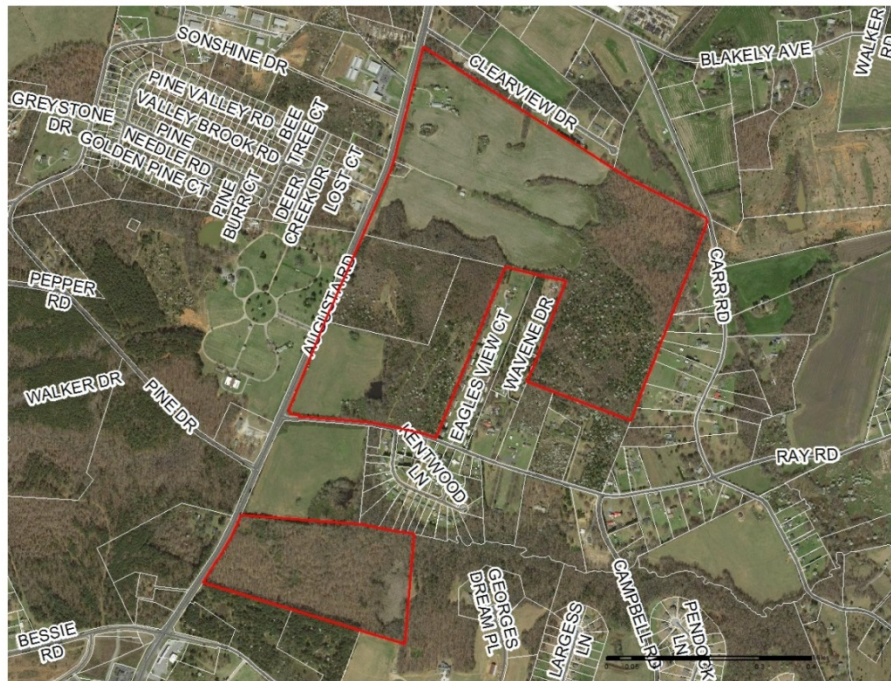
Dr. Fant noted there had been questions regarding sewer for the area. He had heard conflicting information. He was in favor of the proposed, but would like to hold the item until the next meeting in order to obtain definite sewer information and for Ms. Gucker to meet with the citizens in the area to explain the BTM, Business Technology District.

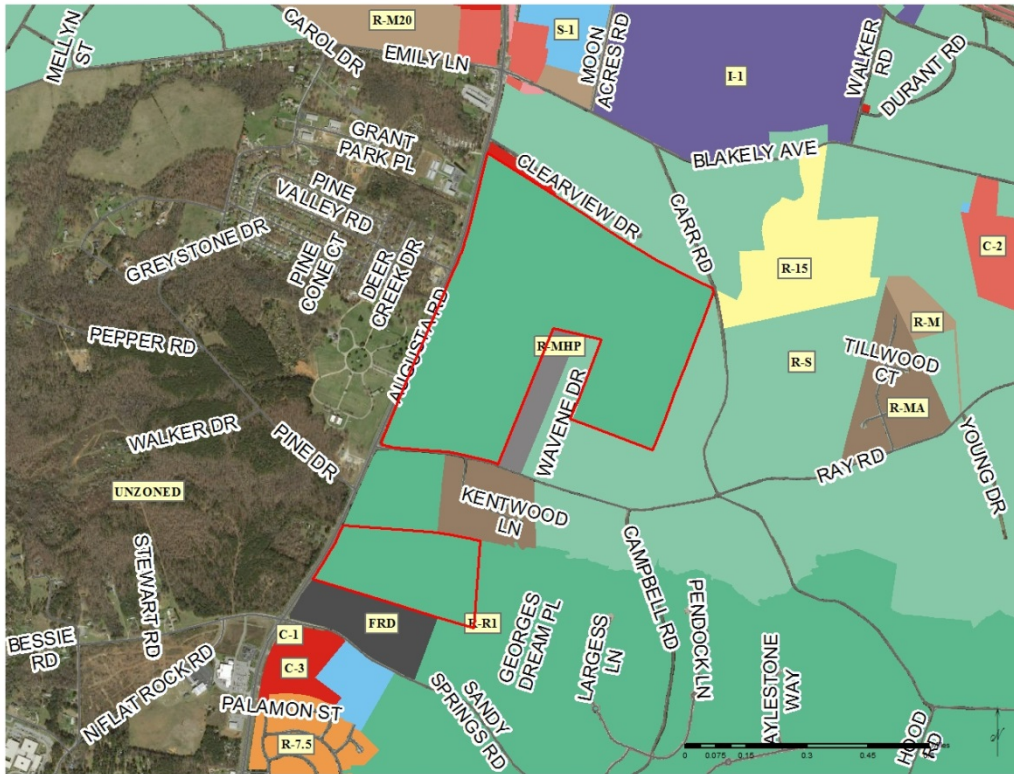
Mr. Ballard also spoke in favor of the proposed but also was in favor of the Committee holding the item until all the information could be obtained.

MOTION: By Dr. Fant to hold CZ-2019-19 until the next Committee meeting. The motion carried by voice vote with two absent (Barnes and Roberts).

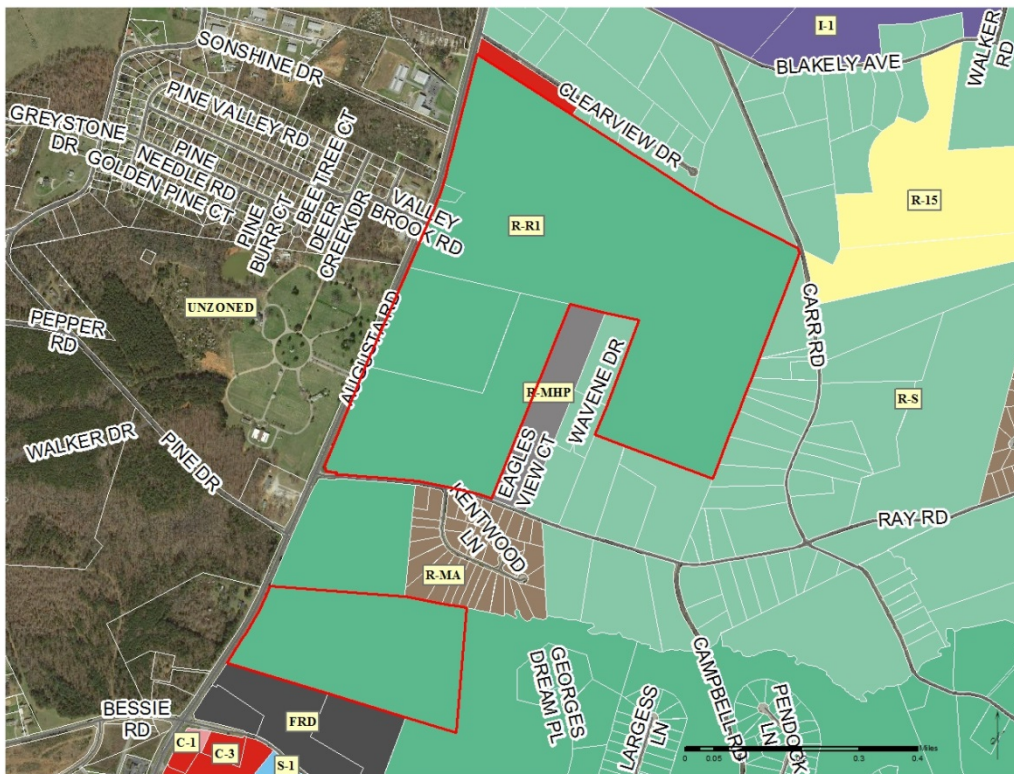


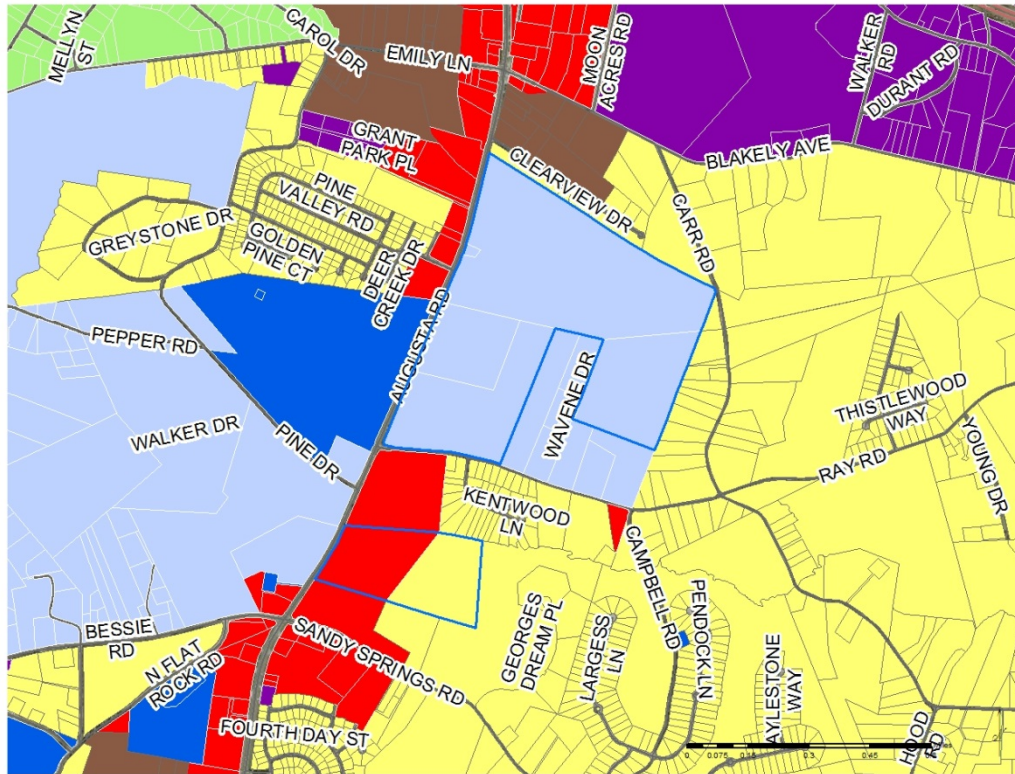
Aerial Photography, 2018





Zoning Map





Future Land Use Map, South Greenville Area Plan

Ms. Buathier presented the following:

DOCKET NUMBER: CP-2019-02

APPLICANT: Greenville County Planning Department

SUMMARY: Since 2017, the Greenville County Planning Department has worked with a variety of residents and community stakeholders of the City View area to develop the **City View Community Plan**. This work was conducted through a variety of community meetings, Steering Committee meetings, and outreach efforts to solicit input and educate community members on potential development scenarios along with strategies for addressing immediate needs.

The **City View Community Plan** addresses the needs and vision of the community through three core principles: Community Spirit, Community Safety, and Community Development. These principles layout multiple strategies for engaged community members along with recommended development patterns that reflect the vision of the participants.

CONCLUSION: Therefore, staff is requesting that the **City View Community Plan** be recommended by resolution and forwarded to County Council for consideration as an amendment to the Imagine Greenville County Comprehensive Plan. Staff recommends approval and the Planning Commission recommended approval.

MOTION: By Mr. Tripp to approve CP-2019-02. The motion carried by voice vote with two absent (Barnes and Roberts).

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2018-58

APPLICANT: James D. Martin, III for TRS Properties, Guy Richard & Ann E. Chapman and Kirk S. Chapman

PROPERTY LOCATION: East Main Street

PIN/TMS#(s): T006000300100, T006000300200, T006000300300, T006000300500, T006000300700 and T006000300800

EXISTING ZONING: R-20, Single-Family Residential and C-3, Commercial

REQUESTED ZONING: PD, Planned Development

ACREAGE: 10.7

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential, in May 1970, as part of Area 1. There was a denial in 2006 to rezone parcel T00600300300 to S-1, Services (CZ-2006-97). In 2016 a request to rezone parcel T006000300500 to C-2, Commercial was approved as amended to C-3, Commercial.

EXISTING LAND USE: vacant retail and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	vacant wooded land
East	R-20	church and vacant wooded land
South	R-20 and C-2	single-family residential, church, and vacant retail
West	R-20 and C-1	storage and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Taylors Community Plan and has two designations, *Mixed Commercial*, *Pedestrian Oriented* and *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-20	2.2 units/acre	10.47	26 units
Current	C-3	16 units/acre	0.23	
Requested	PD	10 units/acre	10.7	107 units

A successful rezoning may add up to 81 dwelling and commercial units.

ROADS: East Main Street: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Rutherford Hill Road	4,200' NE	700	475 -32%	750 37%

ANALYSIS:

East Main Street is a 50 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for East Main Street. In the rear of the proposed properties is a 100 foot CSX Railroad right-of-way. This right-of-way covers the entire length of the northern boundary line of the properties.

The subject property is located in the Taylors Community Plan Area. The Future Land Use map of the Taylors Community Plan shows these parcels as Mixed Use Area and Residential Land Use 3 with commercial and high density residential.

The existing commercial buildings on the property have been on the site since the 1950's and will be preserved and renovated as a part of this proposed project.

SUMMARY:

Project Information:

The subject parcels are zoned R-20, Single-Family Residential, and C-3, Commercial. The combined parcels contain 10.7 acres of property located on East Main Street in Taylors. The proposed development is approximately 1.2 miles east of the intersection of Wade Hampton Blvd. and West Main Street. The parcel has approximately 1,325 feet of frontage along East Main Street.

The applicant is proposing a PD consisting of 87 single-family detached and attached homes, along with 13,500 SF of retail and 6,500 SF of office space. The proposal consists primarily of single-family homes that incorporate village neighborhood design fronting on green space. The community will provide residents with walkable access to the East Main Street neighborhood commercial area, the Taylors Mill, and Taylors Village with commercial, retail, and office amenities. The commercial area may also have a residential component with residences located on the upper floors of the buildings. The proposed homes will range from 500 to 2,500 square feet with the average home size in the 1,250 to 1,500 square feet range. Single-family attached and detached homes may be served by attached or detached garages. There will be a mixture of bedrooms from 1 to 3. Exterior building materials may consist of a variety of materials including hardiplank, wood, brick, and/or stone. The intent of the development is to achieve a community with a balance of compatible land uses in which residents can live, work, and play in the community.

Access and Transportation:

The applicant is proposing one point of ingress/egress onto East Main Street with an additional emergency access also onto East Main Street. The development's main access lines up with Mill Street, which is a signalized intersection. There are sidewalks throughout the proposed community with several sidewalk connections all along East Main Street.

Buffers and Landscaping:

Public green spaces will be held as common area and maintained by the Property Owners Association. Plantings are to include shade trees, understory trees, shrubs, grass and other foundational plantings. A 25 foot buffer/building line will be provided on the northern and western property lines. Landscape berms will be utilized in these areas and planted to provide a landscape buffer.

The project has been granted a variance, by the Board of Zoning Appeals in August 2018, to allow a 10 foot building line on the south side in keeping with the existing buildings along East Main Street. This will allow for a 5 foot sidewalk and a 5 foot landscape area all along the frontage on East Main Street, while maintaining the historic street edge.

Lighting and Signage:

Lighting for private drives, sidewalks, entrances, and parking areas will be full cut off fixtures with a maximum height of 16 feet. Signage will be located at the entrance to the proposed project and will be a freestanding sign. It will incorporate the materials and appearance of the iconic Taylors lighted columns on the south side of East Main Street at Mill Street. All commercial and office spaces may have flush mounted wall or wall mounted hanging signs. The signs will allow for external lighting.

CONCLUSION:

This mixed use development will provide residents with a walkable access to the Main Street neighborhood commercial component of the project and to Taylors Mill and Taylors Village with commercial, retail, and office amenities. This development has a goal to achieve a balanced community where residents can live, work, and play. The project is a continuation of the existing Taylors Main Street character and is a good example of the mixed-use development envisioned for the area.

Based on these reasons staff recommends approval of the requested rezoning to PD, Planned Development.

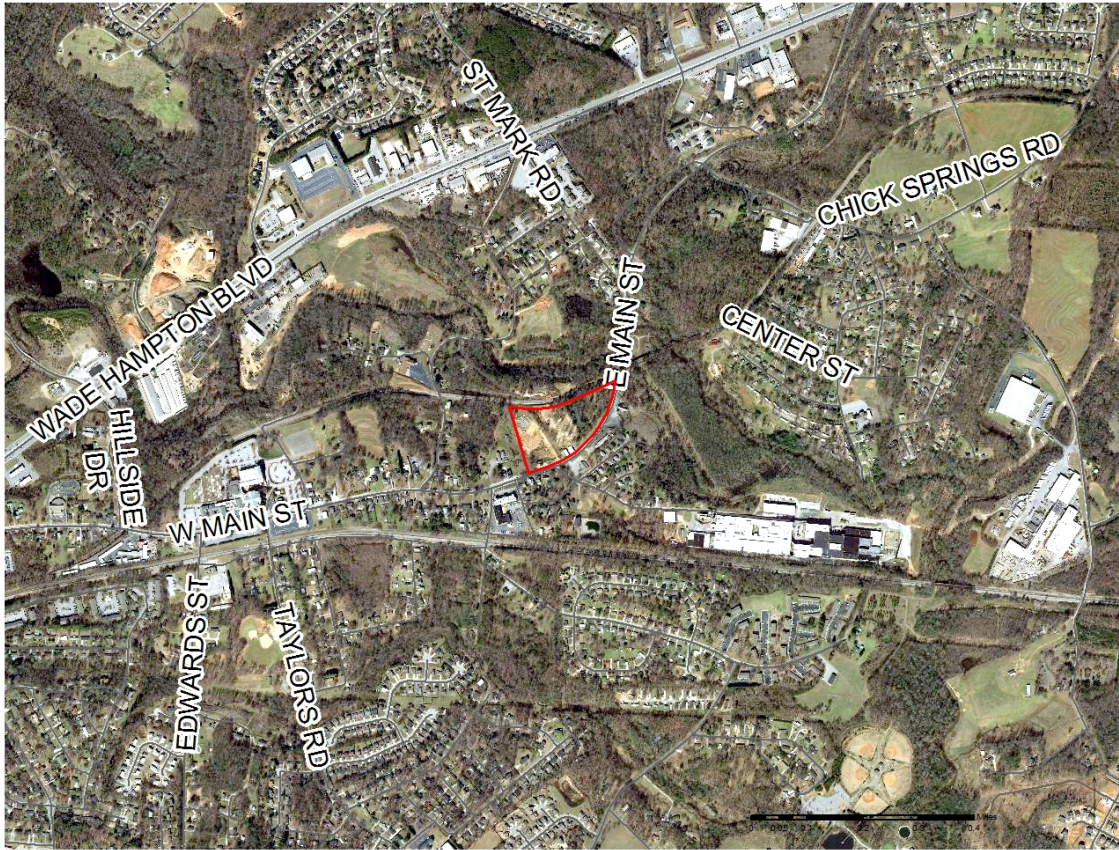
STAFF RECOMMENDATION: Approval

This approval does not constitute approval of a Final Development Plan (FDP) which is required before any of the following permits can be issued:

- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.
- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code.

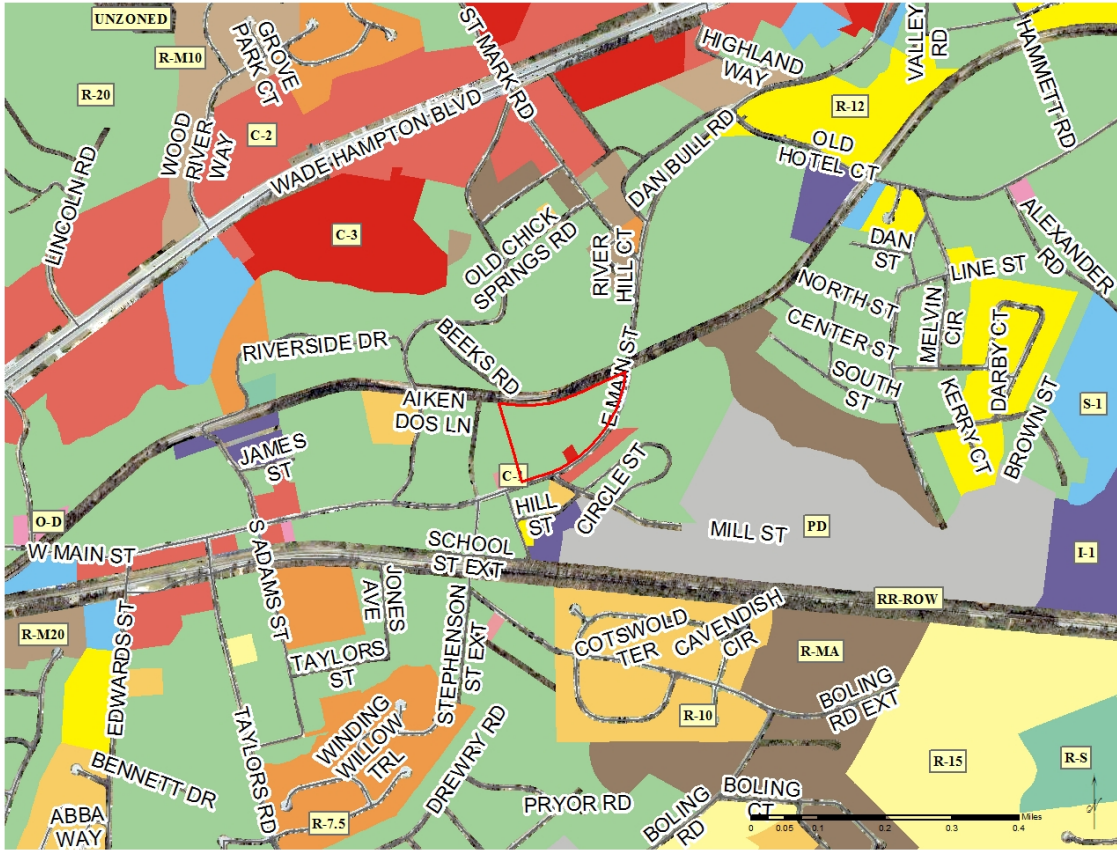
Ms. Buathier explained the item had been returned to the Planning and Development Committee. She noted the applicant had requested the item be held until CZ-2019-26 is to be heard by the Committee. The applicant has made revisions exclude three parcels from the original request.

MOTION: By Mr. Tripp to hold CZ-2018-58. The motion carried by voice vote with two absent (Barnes and Roberts).

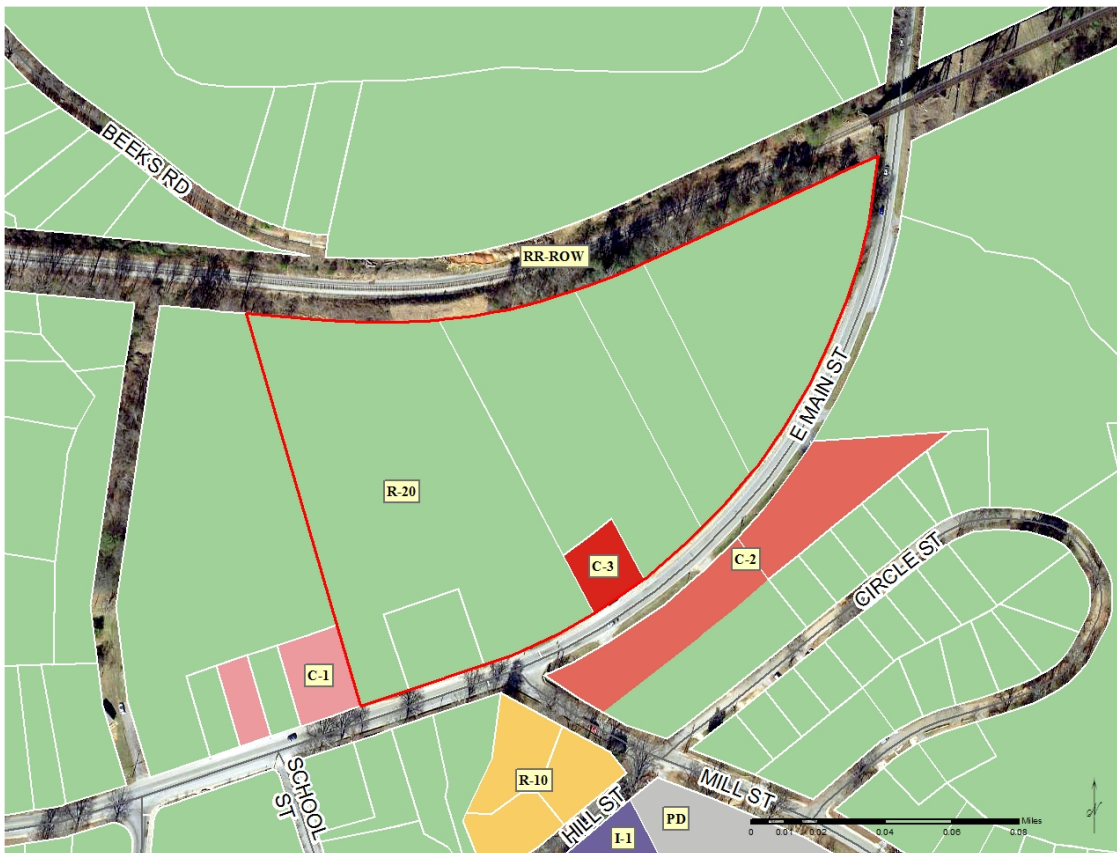


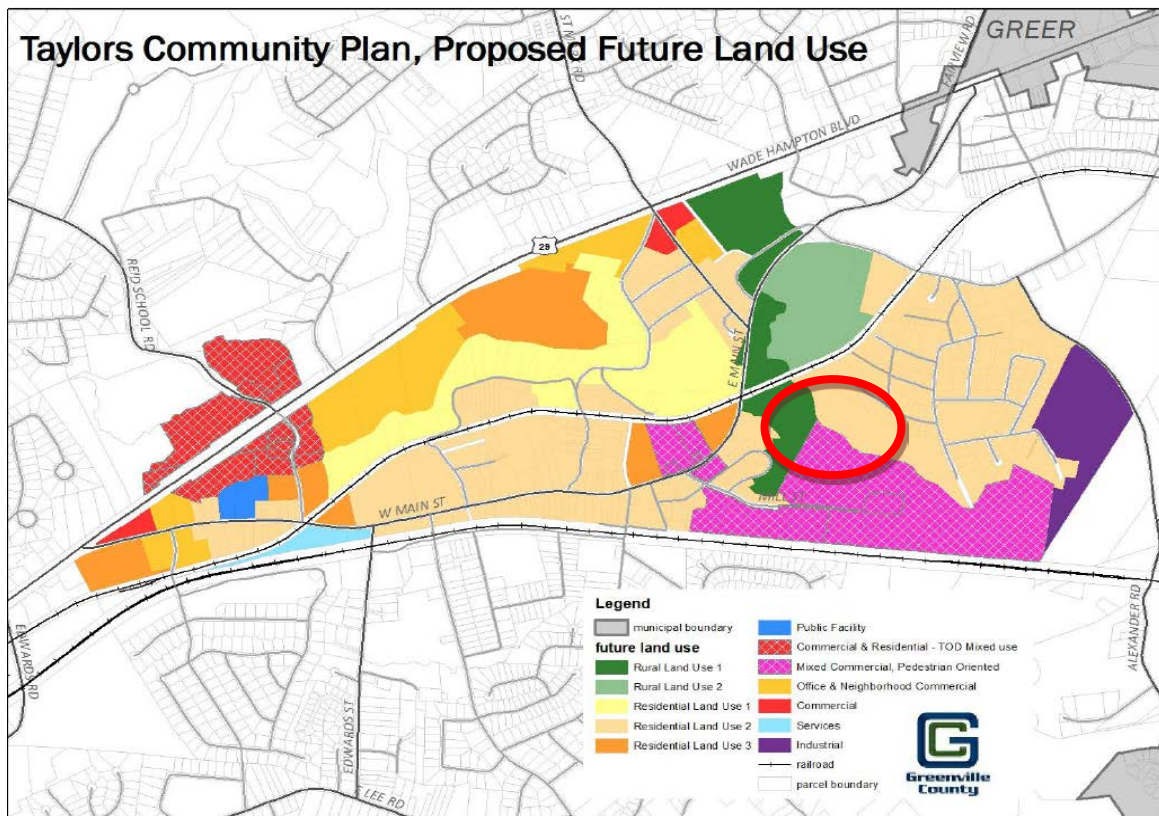
Aerial Photography, 2018





Zoning Map





Taylors Community Plan

ADJOURNMENT

MOTION: Without objection Mr. Dill adjourned the meeting at the meeting adjourned At 5:30 p.m.

Respectfully Submitted,

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