

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
July 29, 2019
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:

Joe Dill, Chairman
Rick Roberts
Dan Tripp

COMMITTEE MEMBERS ABSENT:

Mike Barnes
Ennis Fant

STAFF PRESENT:

Phoenikx Buathier
Dean Campbell
Ben Cotton
Paula Gucker
Helen Hahn
Sarah Holt
Regina McCaskill
Meagan Staton

OTHER COUNCIL MEMBERS PRESENT

none

PLANNING COMMISSIONERS PRESENT:

none

CALL TO ORDER

Chairman Dill called the meeting to order at 5:04 p.m.

INVOCATION

Mr. Roberts provided the invocation

APPROVAL OF THE MINUTES OF THE July 15, 2019 COMMITTEE MEETING

MOTION: By Mr. Tripp to approve the minutes of the July 15, 2019 Committee meeting as presented. The motion carried by voice vote with two absent (Barnes and Fant).

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-42

APPLICANT: Eric Kronberg, Kronberg Wall Architects for Simon Tuohy and Rob Howell,
Water Dagger LLC, Water Tower Greenways LLC and Oceana Rapid LLC

PROPERTY LOCATION: 1320 Hampton Avenue Extension, West Washington Street, Cedar Lane Court and Buncombe Road

PIN/TMS#(s): 0149000800100, 0149000800200, 0139000100100, 0139000100300, 0140000100100, and 0140000100200

EXISTING ZONING: I-1, Industrial and S-1, Services

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 22.04

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcels were originally zoned I-1, Industrial in April 1972, as part of Area 3. Parcel 0140000100100 had two previous rezoning requests that were both withdrawn, which includes a request from I-1, Industrial to R-M20, Residential Multi-family in 2006, CZ-2006-037, and a request from I-1, Industrial to PD, Planned Development, CZ-2008-040 in 2008. Additionally,

parcel 0139000100100 has had one successful rezoning case in 2015, CZ-2015-059, from I-1, Industrial to S-1, Services.

EXISTING LAND USE: restaurant, retail, offices, recreation, kennel, barber shop, carpentry, brewery, food truck, special event facility, print shop, art studio and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20 , R-MA and I-1	multifamily residential and vacant land
East	I-1and R-M20	warehouse, single-family residential and vacant land
South	I-1	warehouse and vacant land
West	I-1, C-2, R-7.5 and R-M20	salvage yard, retail and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer District

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

ROADS: Hampton Avenue Extension: two-lane State-maintained local
 Cedar Lane Court: two-lane County-maintained local
 West Washington Street: two-lane State-maintained local
 Buncombe Road: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Cedar Lane Road	2,5800' NW	18,100	17,600 -2.8%	15,700 10.8%

ANALYSIS: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which is prescribed at 6 or more units per acre. The subject parcels are along a bus route. Route 506 is 0.33 miles away from the site, located at the intersection of Cedar Lane Road and Old Buncombe Road. Additionally, there are sidewalks in the area, although they do not connect to the bus route from the subject site. Both the Orange and Green Lines for the Swamp Rabbit Trails runs through or near this site. Floodplain is present on the site.

The subject property is adjacent to a *Neighborhood Corridor*, but lacks direct access. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

SUMMARY:

The subject parcels zoned I-1, Industrial and S-1, Services, are 22.04 acres of property located on Hampton Avenue Extension, West Washington Street, Cedar Lane Court, and Buncombe Road approximately 0.67 miles southeast of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 695 feet of frontage along Hampton Avenue Extension, 120 feet of frontage along West Washington Street, 995 feet of frontage along Cedar Lane Court, and 140 feet of frontage along Buncombe Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.

The applicant states the proposed land use is for mixed use.

Project Information:

The applicant is requesting to rezone the property to FRD, Flexible Review District as a mixed use development of commercial and multifamily. The allowable uses consist of any use permitted in the C-3, Commercial district, along with additional uses such as kennels with outside runs, feed and seed sales, breweries and distilleries. The total overall residential square footage of the project is 369,500 square feet. The overall commercial building square footage is 115,000 sqft and the overall square footage of the outdoor event space is 62,000 square feet. The applicant states that there will be a maximum of 326 dwelling units with a density of 14.5 units per acre. The applicant states no building will be more than 5 stories plus a potential basement, with a maximum height of 65 feet. The existing water towers on both sites will remain. The entire project will be maintained by a Property Owners Association.

Parcel 2 consists of two existing buildings with a square footage of 7,500 sqft to be continued as commercial uses, along with an additional 16,500 sqft of outdoor event space. Parcels 3 and 4 consist mainly of the existing commercial with 107,500 sqft on site, along with 43,500 square feet of new multifamily and 33,500 sqft of new outdoor event space. All three parcels have been granted a Board of Zoning Appeals variance for the existing buildings on site for a reduced 25 foot setback which is addressed in a later section of this report. Parcel 16 will contain all of the remaining multifamily residential uses with a

maximum square footage of 326,000 sqft along with 12,000 sqft of outdoor event space. There will also be an amenity area provided to the residents and may consist of a pool, lawns, gazebos or other outdoor enjoyment facilities. There are two points of ingress and egress into this site. No buildings or outdoor event space is designated on Parcel 1 or 17.

Access:

The project consists of a total of 4 points of ingress and egress points. Two points of ingress and egress are located on Parcel 16, and one point of ingress and egress is located on Parcels 2 and 3.

The applicant is also providing a minimum of 6 foot sidewalks along Hampton Avenue Extension along with sidewalks internally throughout the development. The proposed sidewalk also allows a connection with the Swamp Rabbit Trail which will run along and through the project. Both the Orange and the Green Line of the Swamp Rabbit Trail are near this site.

Parking:

Parking for Parcel 2 will consist of 155 overflow parking spaces. Parking on Parcels 3 and 4 will consists of 130 parking spaces with a ratio of 0.75 parking spaces per residential unit and 1 space per 1,000 sqft of commercial use. Parcel 16 will require a minimum of 228 parking spaces on site, with a ratio of 1 parking space per residential unit minimum. No parking is provided on Parcels 1 and 17.

The applicant is proposing the use of on-street parking, along with reduced parking space minimums throughout the site. The applicant states there will be a mixture of parking spaces, with the average size being 8 feet by 6 inches wide and 18 feet deep. There are also “jumbo” and “compact” sizes proposed for parking. The “jumbo” parking is 9 feet wide by 18 feet deep with a minimum of 30% of the overall parking. The “compact” parking will be 8 feet wide and 16 feet deep with a maximum of 20% of the overall parking. Both the “jumbo” and compact spaces will be signed on the site, a “C” for compact and “SUV” for jumbo spaces.

The applicant is also proposing the use of bike racks throughout the site with a minimum of 1 space per 20 residential units and 1 space for every 5,000 sqft of commercial space. The applicant also states that the use of bike valets during special events may be utilized along with the use of indoor bike storage to meet bike parking minimums.

Staff is cautiously optimistic about this parking approach and wants to support a more compact, walkable form of development in these kinds of locations. To balance support of this concept with the need to ensure adequate parking, a standardized statement regarding future parking needs (should parking prove to be inadequate) is included as a part of our recommendations.

Architectural Design:

The existing commercial buildings were previously used for industrial use. The applicant will be keeping with an industrial design and look for the current and any new buildings while making repairs, modification and façade improvements where needed. The existing buildings consist of masonry with accent materials such as metal panels, storefront windows and doors and canopies. Similar colors are already in use and will be continued throughout the site.

The multifamily building materials may consist of stone, masonry, cementous panel, siding and/or decorative metal accent panels. Balconies, porches, stoops and entries along Hampton Street Extension and the Swamp Rabbit Trail will be utilized. The multifamily residential buildings will consist of natural colors for brick and stone. Accent colors will also be incorporated into the buildings.

Landscaping:

Public greenspaces, which include plazas, parks, gardens, hardscape, trails and/or seating areas, will be provided throughout the site. Plantings will consist of shade trees, small flowering trees, grassed open spaces and foundation plantings and shrubs. Street trees will also be provided along Parcels 16 and 17 where the sidewalks are proposed. All landscaping requirements will meet the Greenville County Zoning Ordinance.

Signage and Lighting:

One monument sign currently exists on Parcel 3 identifying Hampton Station. Buildings on Parcels 2, 3 and 4 will be able to maintain existing painted signage on the buildings along with modifications or updates. Directional, information wayfinding signage and temporary event signage may be used on Parcels 2, 3 and 4. Building signage on Parcels 16 and 17 will incorporate overall building identification signage along with ground floor signage if applicable. Signage can have gooseneck or similar external lighting, along with opaque numbers or backlit letters. All signage will meet the Greenville County Sign Ordinance requirements.

Lighting will consist of full-cutoff fixtures between 16 to 20 feet in height. Decorative light fixtures will also be used throughout the development, as well as for streetscapes and public right-of-way. A lighting plan will be provided at the time a Final Development Plan is submitted to ensure lighting trespass will be prevented.

Board of Zoning Appeals Variance and Road Abandonment:

Parcels 2, 3 and 4 were granted a setback variance by the Board of Zoning Appeals per CB-19-20. The variance for 1326 Hampton Avenue Extension received a variance of a 7.6 foot left side setback from Building 1 and a 25 foot right side setback from Building 2. 1320 Hampton Avenue Extension received a variance of 25 foot front and left side setback, along with a 17.8 rear setback for Building 3. A copy of the approved plan is provided in your packet.

Parcels 3 and 4 also have an abandoned road running through their site. The applicant is currently in the process of obtaining formal road abandonment with Greenville County Roads and Bridges.

CONCLUSION:

The intent of an FRD, Flexible Review District is to provide a way for inventive design to accomplish and permit development that could not be achieved through conventional zoning. The Hampton Station FRD allows for exactly this; innovative design while trying to accomplish a list of uses that would not otherwise be possible.

Staff still maintains some concerns regarding the project as a whole. Staff is very concerned about the lack of parking on the entire site, as well as any additional or new commercial or residential added to the site. However staff is willing to see if reduced parking can work, especially since the site is located along the Swamp Rabbit Trail, and biking and walking are used as an alternative mode of transportation.

Staff is also concerned about the overflow parking on Parcel 2, which can easily use the Swamp Rabbit Trail as a means of vehicle ingress or egress since that currently is not prohibited. Greenville County Parks and Recreation states no motor vehicles are not permitted on the Swamp Rabbit Trail other than for emergency access (EMS and the Sheriff's Department) and maintenance. Staff believes this issue could be mitigated with appropriate architectural fixtures such as bollards, fencing or other creative measures. Safety for the general public on the Swamp Rabbit Trail must be ensured.

There is also a concern with outdoor event space not being counted towards parking requirements, which is not calculated into the overall commercial square footage of the site. Staff believes including the outdoor event space in the overall parking for the site is appropriate because it can be used similarly to commercial square footage by bringing in more patrons. Changing the parking requirements to include the outdoor event space would address this issue.

Staff believes a connection to the northwest parcel, 0140000100101 should be provided between both projects to promote interconnectivity throughout this area. Currently, this developer does not wish to connect to the neighboring parcel. A connection would prevent another curb cut for the adjacent project.

Staff, including Roads and Bridges requires that roads be widened to 20 feet. Currently Hampton Avenue Extension is 16 feet wide and using the roads currently as they are would be a safety issue. Staff also requests that 25 foot of right-of-way be given to Roads and Bridges.

The subject site is located in an area that is mainly made up of industrial and service type zoning but has land uses such as multifamily, single-family, warehousing, retail and vacant land present. Staff is of the opinion the requested FRD is appropriate for this area, allowing for a mixture of similar land uses such as multifamily, service and commercial uses found in the surrounding zoned area and on site. Staff believes the requested zoning will have a positive impact on the surrounding community.

Based on these reasons staff recommends approval with the following conditions:

- Provide the required use table, to identify the list of uses and square footage of what currently exists on site along with the proposed uses to ensure adequate parking calculations are being met per these parking ratios.
- Add the additional maximum outdoor event space into the Statement of Intent, along with changing the overall commercial square footage on the Concept Plan and Statement of Intent.
- Provide the following statement regarding parking in the Statement of Intent, "Should the county determine, at any time in the future, that parking is inadequate,

the county may require an immediate resolution to the problem through submittal of a new Statement of Intent and Final Development Plan. Resolution will be the sole responsibility of the developer/owner of the property, his successors, and assigns.”

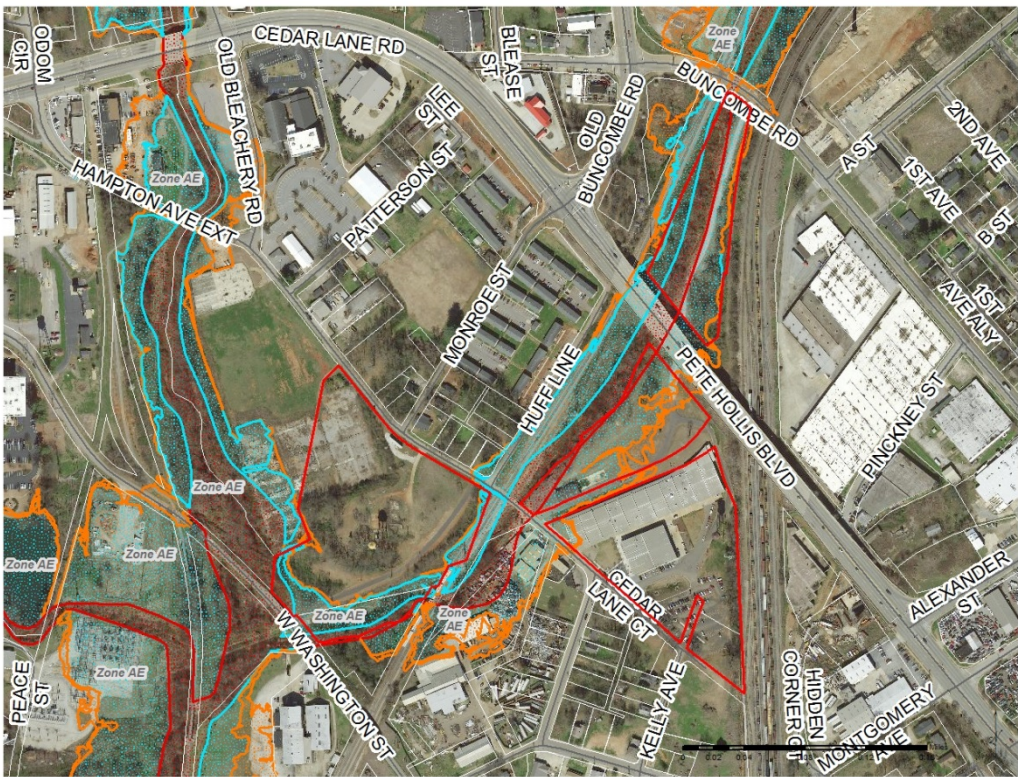
- Provide on the Concept Plan and in the Statement of Intent some type of architecturally appropriate fixture, such as bollards, fencing or other materials, along the Swamp Rabbit Trail to ensure vehicles are not able to access it where the property abuts.
- Revise the Concept Plan and Statement of Intent for the required parking for multifamily residential to 320 parking spaces.
- Provide a road connection to the northwest parcel, Woodfield Apartments identified as parcel 0140000100101.
- All on-street parking will be private and maintained by the Hampton Station POA.
- Widen Hampton Avenue Extension to 20 feet between development property lines to the RxR crossing.
- Provide 25 feet of right-of-way from the center line to Greenville County Roads and Bridges.
- For any new or proposed commercial/retail space proved an updated TIS per the agreed upon TIAS Study Addendum #1 dated July 10, 2019, from Short Engineering and Consulting, LLC and Seamon Whiteside and Associates stating that, “when any additional development, including up-fits of existing space, (residential, commercial, etc.) is proposed within the overall Hampton Station development or when/if any existing uses are proposed for re-development, an updated TIAS will be completed to assess potential traffic/transportation impacts”.

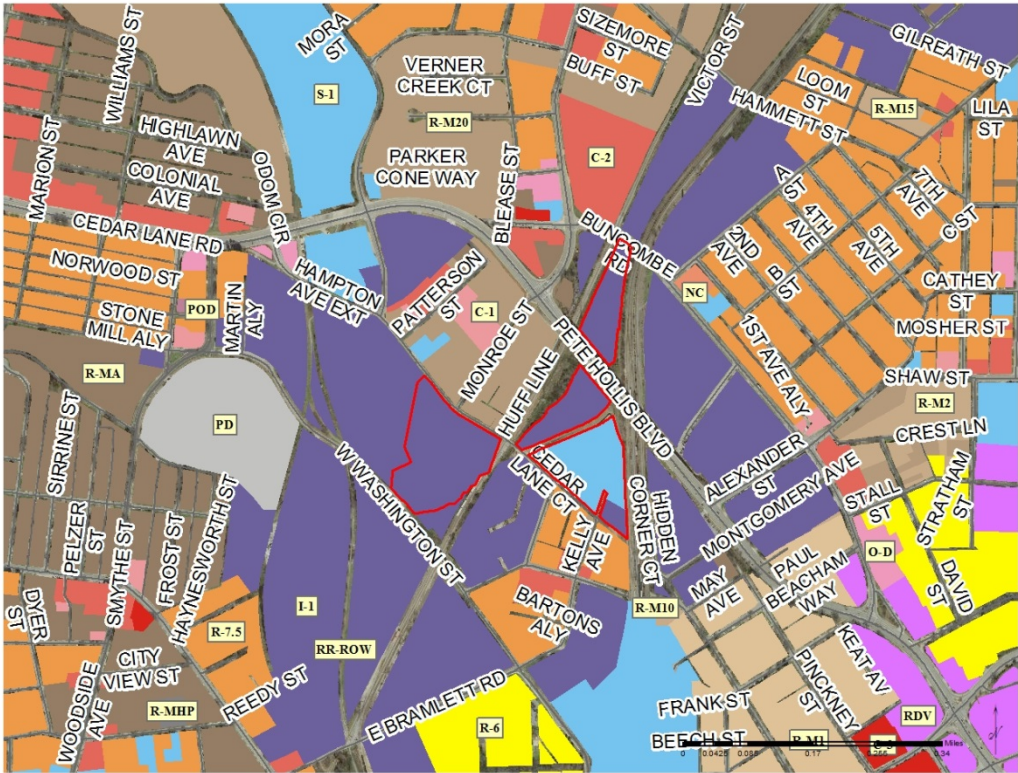
The Planning Commission recommended approval of CZ-2019-42 with staff’s recommendations omitting the third recommendation regarding parking. She state since The Planning Commission meeting Traffic Engineers have verified that adequate roadway and right-of –way exists and staff requests the Committee remove the conditions.

MOTION: By Mr. Roberts to approve CZ-2019-42 omitting the third bullet, referencing parking and also bullet number 8, referencing the widening of Hampton Avenue and bullet number 9 referencing right-of-way. The motion carried with two absent (Barnes and Fant).

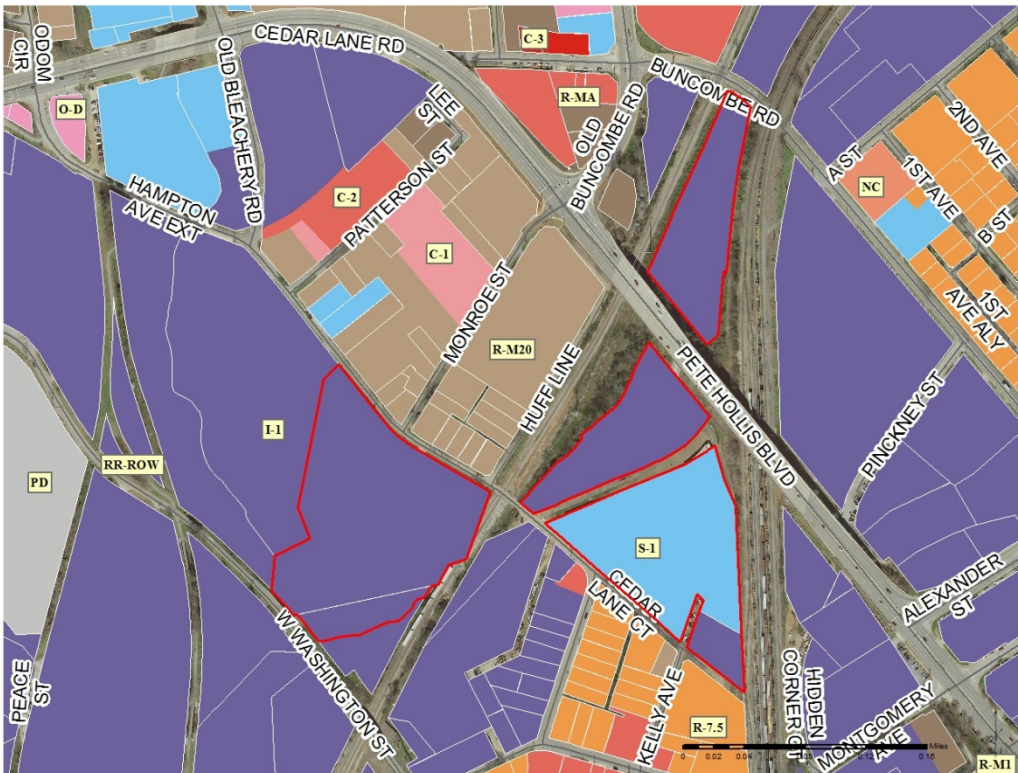


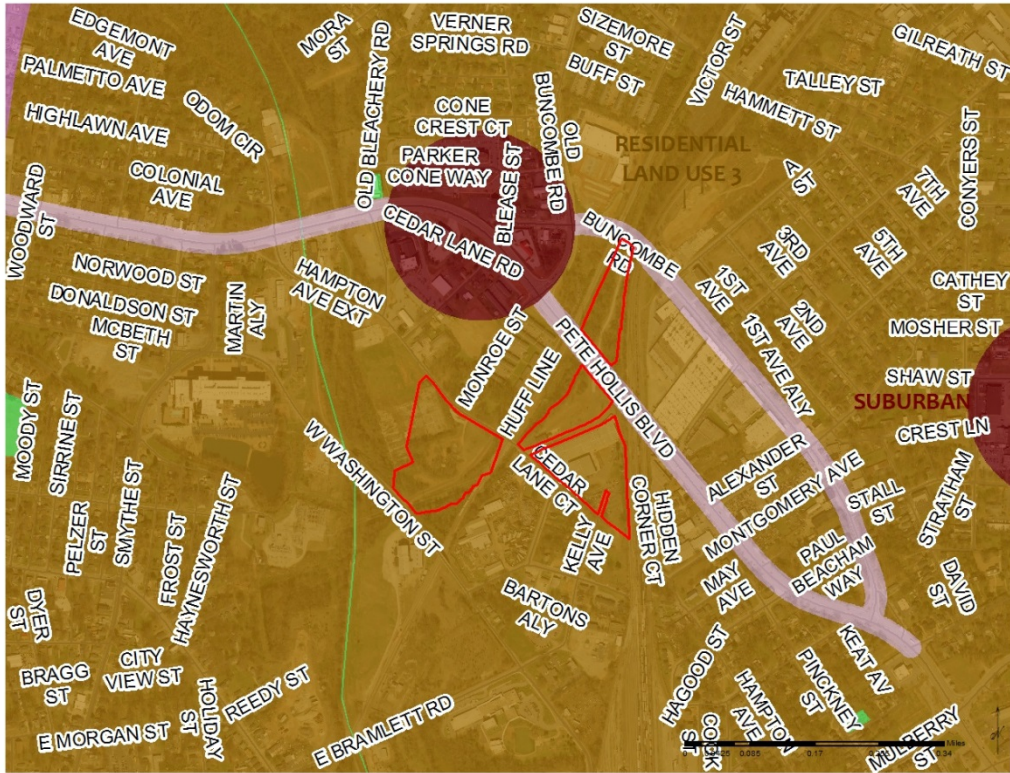
Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-43

Ms. Buathier stated staff had received a request from the applicant requesting the item be held due to the community meeting they are holding on July 31, 2019 to work with the HOA about concerns from the community.

MOTION: By Mr. Tripp to hold CZ-2019-43. The motion carried by voice vote with two absent (Barnes and Fant).

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-48

APPLICANT: Todd Sinclair, Mungo Homes Properties, LLC for Sunnie M. Thomason

PROPERTY LOCATION: Roy Thomason Road

PIN/TMS#(s): 0554080100501

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 1

COUNCIL DISTRICT: 27- Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in March 1996, as part of Area 11. This parcel has had two previous successful rezoning cases, the first in 2006, CZ-2006-0095, rezoning the property from R-S, Residential Suburban to PD, Planned Development, and the second in 2010, CZ-2010-14, rezoning the property from PD to PD, Major Change.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: No water availability

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Scuffletown Area Plan Review and is designated as *Rural Residential* which prescribes 1 to 2 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	PD	2.15 units/acre	1	271 units
Requested	R-S	1.7 units/acre		1 unit

A successful rezoning will add 1 dwelling unit. 271 units are already approved for the Copper Creek subdivision in totality.

ROADS: Roy Thomason Rd: one-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Lee Vaughn Road	3,880'	4,100	3,700 -9.8%	6,700 +81.1%

ANALYSIS: The subject property is located within the Scuffletown Rural Conservation District and is in the Scuffletown Area Plan Review, where it is designated as *Rural Residential*. Floodplain is not present on this parcel. There is also no public transportation servicing this parcel, as well as no sidewalks along the subject property.

SUMMARY: The subject parcel zoned PD, Planned Development, is 1 acre of property located on Roy Thomason Road approximately 1.25 miles north of the intersection of Lee Vaughn Road and Scuffletown Road. The parcel has approximately 100 feet of frontage along Roy Thomason Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is for the parcel to be taken out of Copper Creek Planned Development and rezoned back to R-S, Residential Suburban.

CONCLUSION: The subject site is currently part of a Planned Development known as Copper Creek, and has remained vacant throughout the development of Copper Creek. The applicant is now requesting for this parcel to be taken out of this PD and returned to the parcel's original zoning. A piece of a different parcel, that is of the same size, was swapped for this parcel that was then added into the Copper Creek subdivision. Rezoning this parcel to R-S, Residential Suburban would allow the parcel to go back to its original zoning.

Staff is of the opinion the requested zoning is consistent with the surrounding zoning and land uses in the area. The requested zoning is also consistent with the Scuffletown Area Plan Review recommending 1 to 2 units per acre.

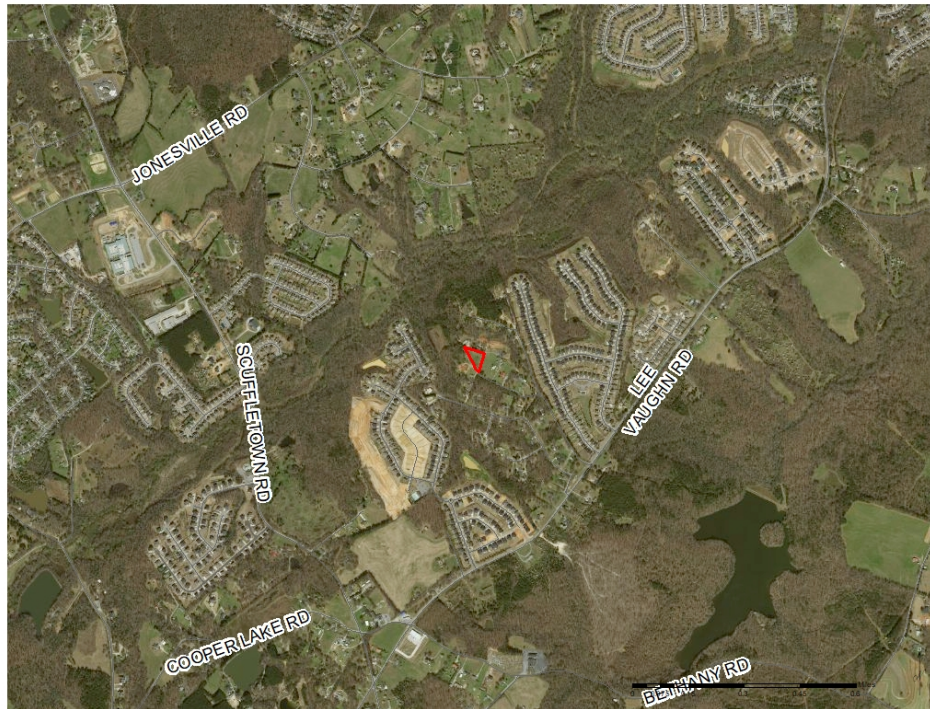
Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.

The Planning Commission recommended approval.

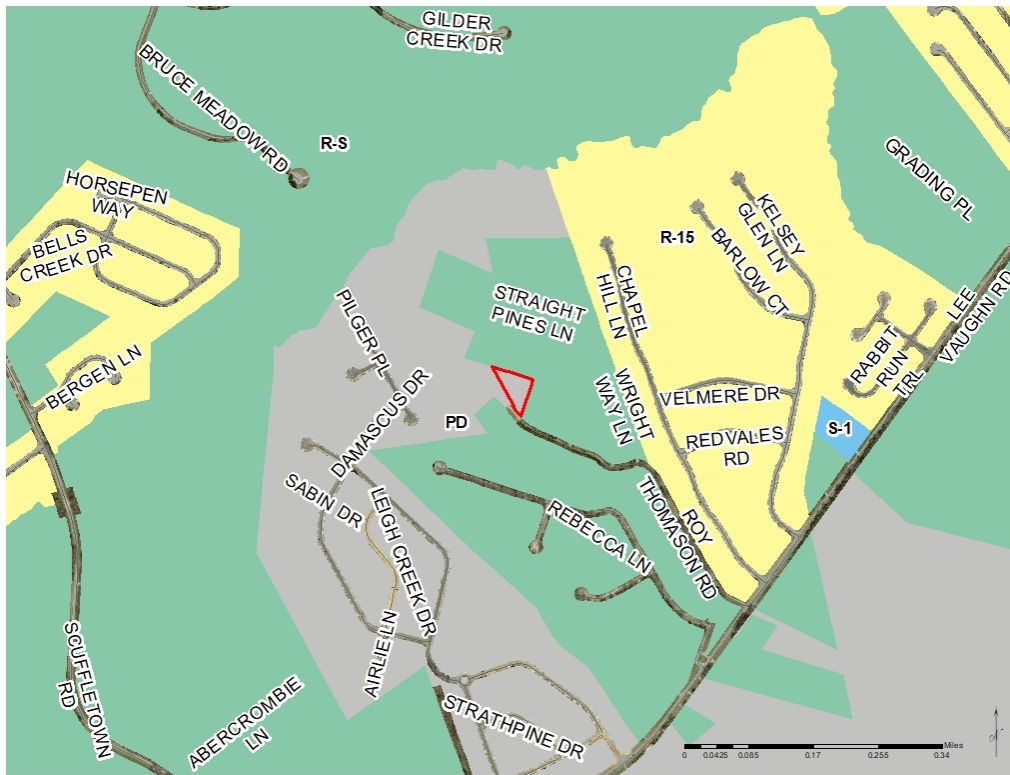
Waverly Wilkes, project engineer answered questions from the Committee.

Sasha Amador 108 Pilger Place, Simpsonville, SC addressed the Committee members

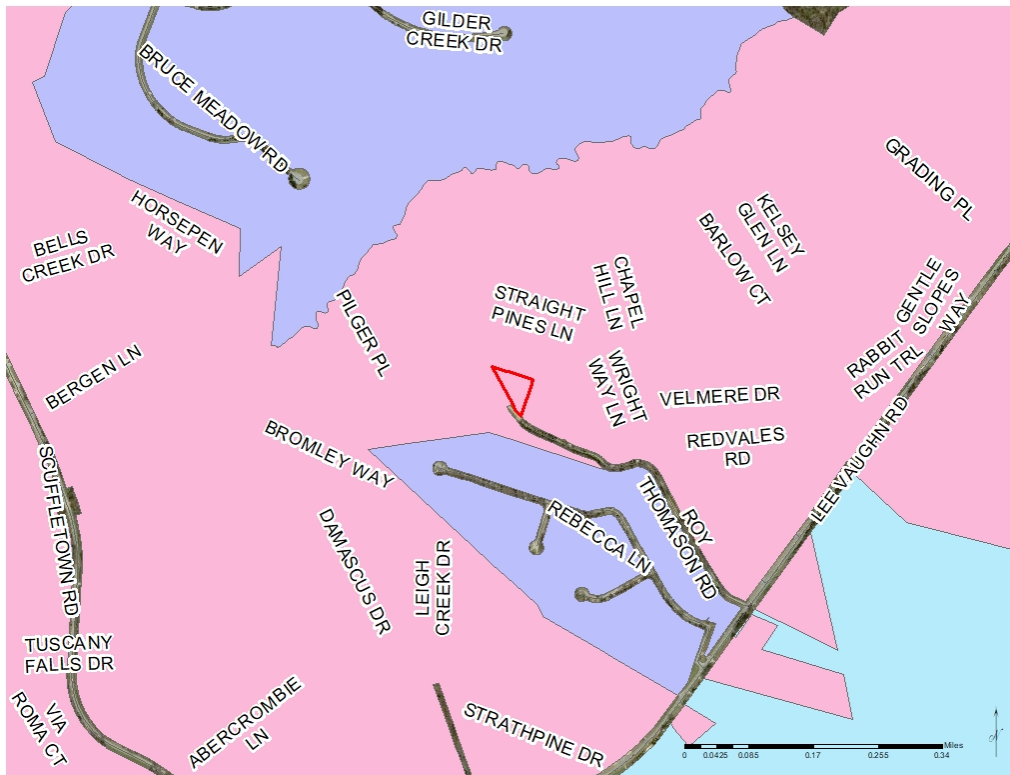
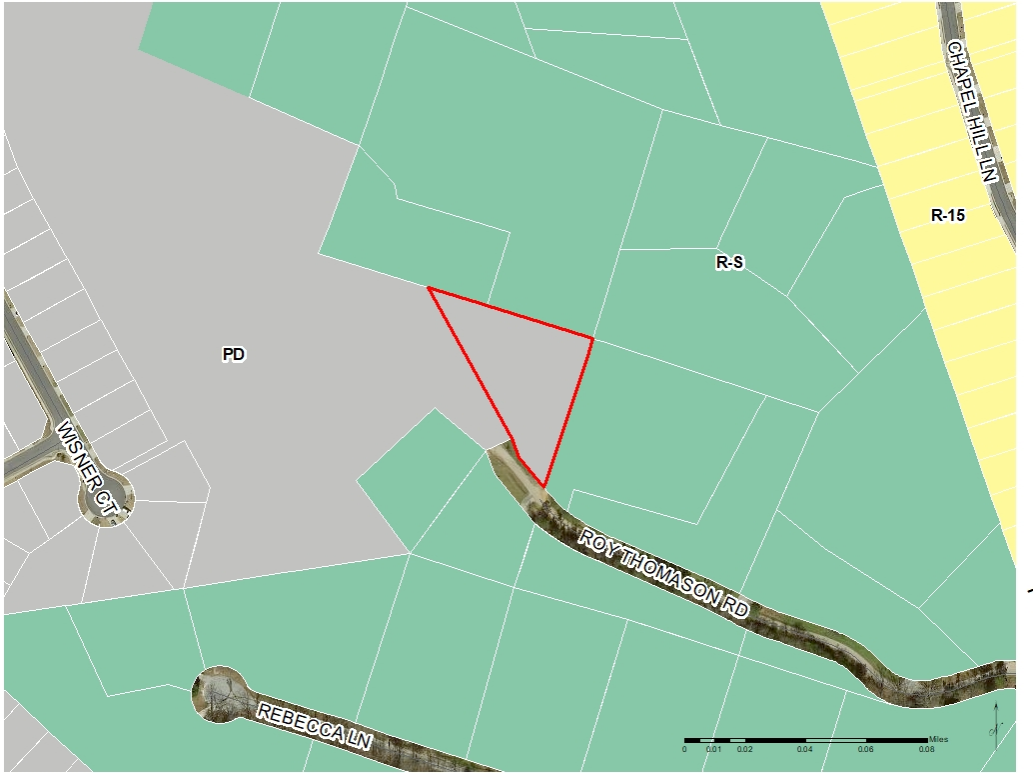
MOTION: By Mr. Roberts to approve CZ-2019-48. The motion carried by voice vote with two absent (Barnes and Fant).



Aerial Photography, 2019



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-46

APPLICANT: Chris Key for Daryl Bryan Huskey

PROPERTY LOCATION: 425 Feaster Road

PIN/TMS#(s): 0539020102110 (portion)

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.8

COUNCIL DISTRICT: 21 - Roberts

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2. The subject parcel has had no previous rezoning cases.

EXISTING LAND USE: warehouse

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	warehouse and automotive sales and service
East	R-S	single-family residential
South	PD	beautician, massage therapist and offices
West	I-1	warehouse and single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Suburban Community Center*. Additionally, the subject property is also along a *Neighborhood Corridor* and is part of 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	I-1	0 units/acre	0.8	0 units
Requested	C-3	16 units/acre		12 units

A successful rezoning may add up to 12 dwelling units.

ROADS: Feaster Road: two-lane State-maintained major collector
 Roper Mountain Road: three-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Roper Mountain Road	2,885' SE	11,000	11,000 0%	13,300 +20.9%

ANALYSIS:

The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Suburban Community Center*. According to the Imagine Greenville Comprehensive plan *Suburban Community Centers* are centrally located within a neighborhood and designed to serve the surrounding residents for daily uses. Additionally, these areas are usually characterized by small-scale, convenience-oriented retail and services, serving medium to high density residential.

According to the same plan, the subject property is also located along a *Neighborhood Corridor*. Neighborhood Corridors are distinguished as being predominately residential in form and function but do allow for some limited nonresidential use. Traffic speeds for these corridors are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

Lastly, the subject parcel is also designated in the Imagine Greenville Comprehensive Plan as being part of an *Employment Center*. Employment Centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores. With such a high concentration of jobs, medium to high density workforce housing may also be appropriate within these centers.

Floodplain is not present on the parcel. There is also no public transportation in the area and no sidewalks present.

SUMMARY:

The subject parcel zoned I-1, Industrial, is 0.8 acres of property located on Feaster Road approximately 0.62 miles southeast of the intersection of Roper Mountain Road and Garlington Road. The parcel has approximately 345 feet of frontage along Feaster Road and 150 feet of frontage along Roper Mountain Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for a martial arts business.

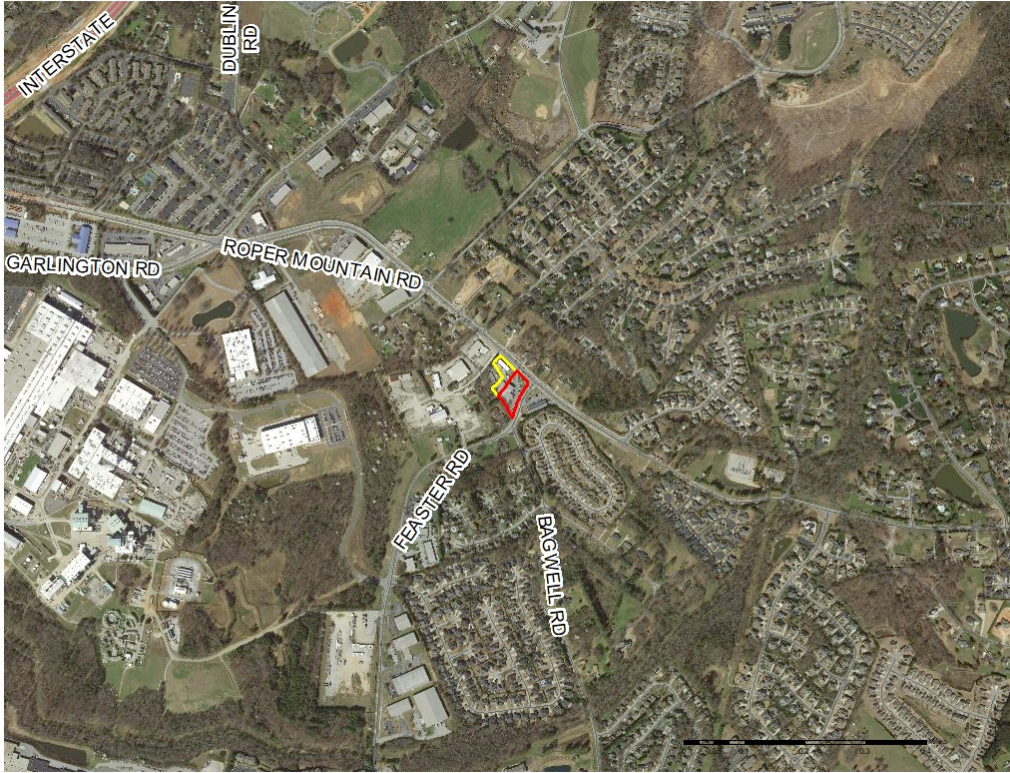
CONCLUSION:

The subject site is located in an area where service, industrial and commercial type uses are present along the west side of Roper Mountain Road. The subject site is also located within a *Suburban Community Center* and an *Employment Center*. Both of which are intended to service the surrounding community and generally consist of service and retail uses. Staff is of the opinion the requested zoning is appropriate based on the surrounding land uses and that it is consistent with the Imagine Greenville Comprehensive Plan. Staff also believes the requested zoning will have minimal impact on the surrounding community.

Based on these reasons staff recommends approval or the requested rezoning to C-1, Commercial. The Planning Commission recommended approval.

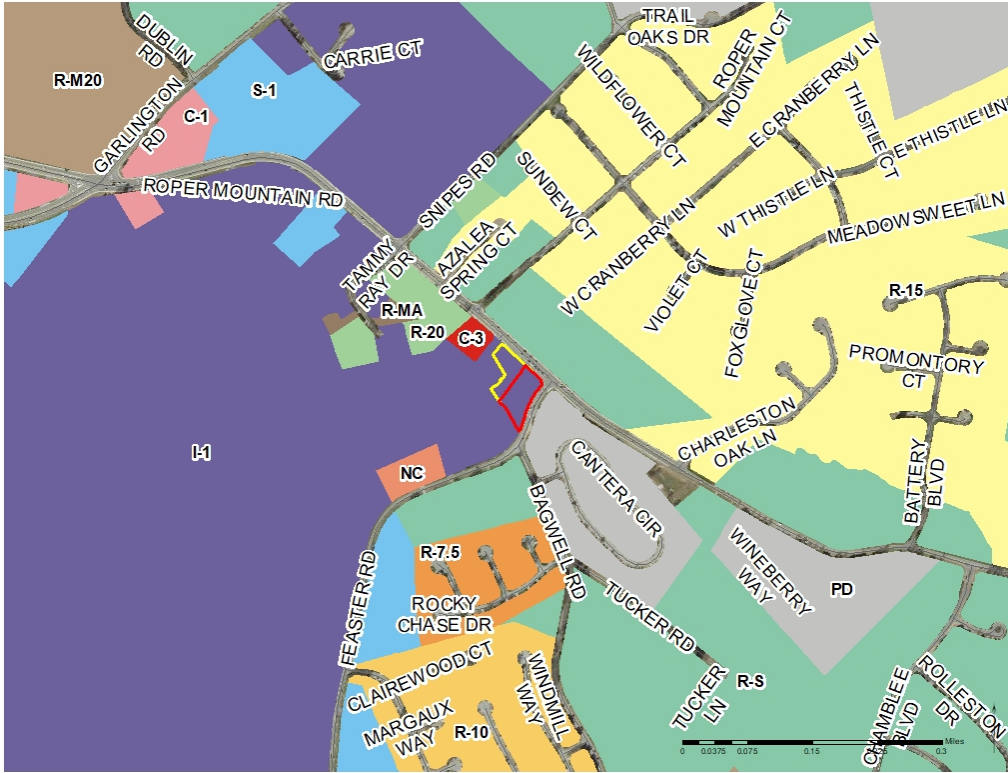
MOTION:

By Mr. Roberts to approve CZ-2019-46. The motion carried by voice vote with two absent (Barnes and Fant).

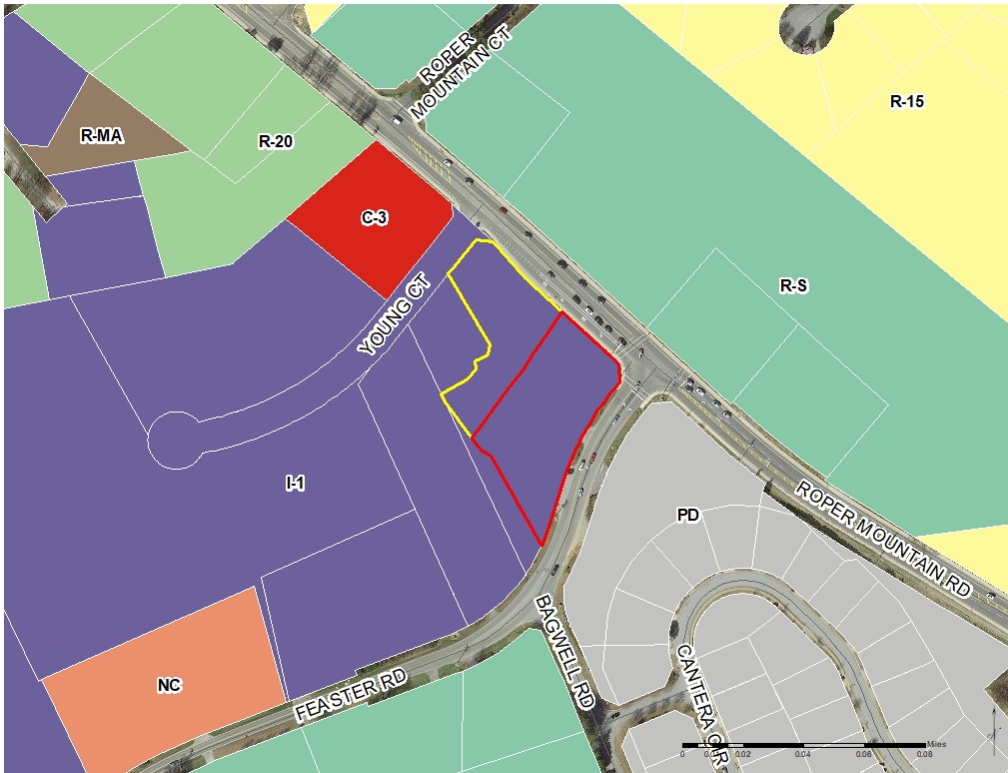


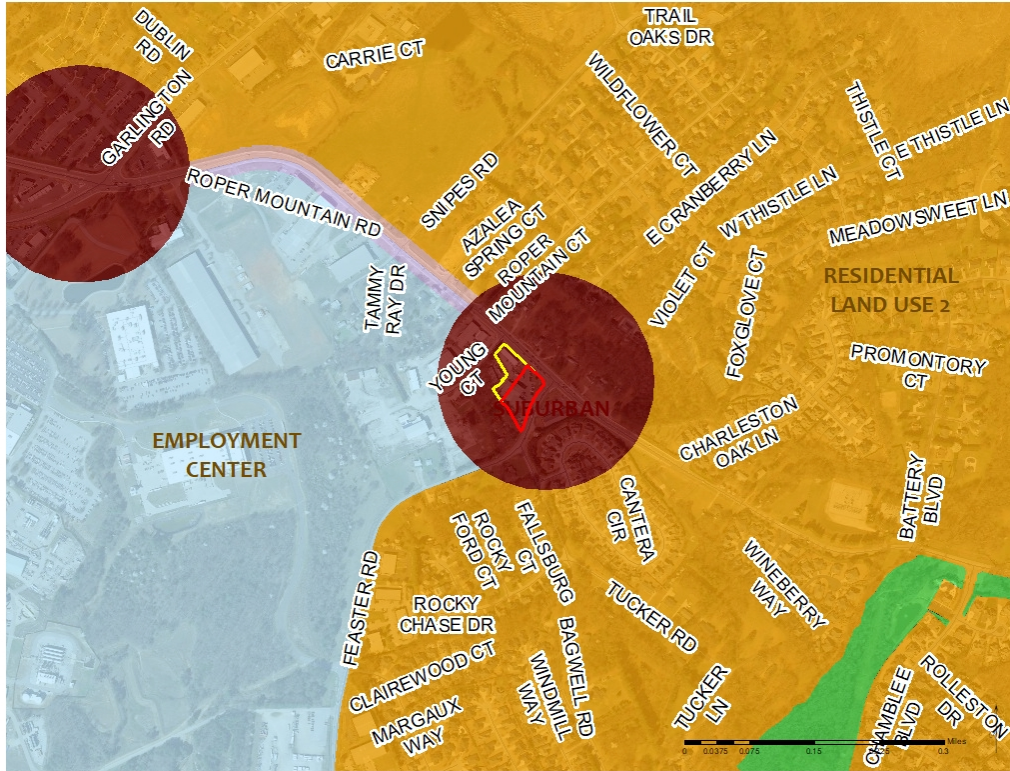
Aerial Photography, 2019





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-47

APPLICANT: Terry Howe for Bess M. Hall

PROPERTY LOCATION: Locust Hill Road and North Buncombe Road

PIN/TMS#(s): T016000200400 and T016000200401

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 3.3

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 are no previous rezoning cases.

EXISTING LAND USE: vacant wooded land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	single-family residential and church
East	R-20	single-family residential and vacant land
South	R-20	single-family residential and vacant land
West	C-1	beautician and communication tower

WATER AVAILABILITY: Greer CPW

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 and located along a *Neighborhood 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-20	2.2 units/acre	3.3	7 units
Requested	C-3	16 units/acre		52 units

A successful rezoning may add up to 45 dwelling units.

ROADS: Locust Hill Road: three-lane State-maintained major collector
North Buncombe Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
North Buncombe Road	2,250' SE	1,850	1,650	1,650
			-	0%
Locust Hill Road	3,300' NW	14,100	14,800	14,600
			+5%	-1.4%

ANALYSIS: 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. Additionally, the subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Neighborhood Corridor*. Neighborhood Corridors are predominately residential but do

allow for some limited nonresidential use. Floodplain is not present on the subject parcels. There is also no public transportation serving this site; and no sidewalks along the subject parcels.

SUMMARY:

The subject parcel zoned R-20, Single-family Residential, is 3.3 acres of property located on both Locust Hill Road and North Buncombe Road approximately 0.6 miles northwest of the intersection of North Buncombe Road and Wade Hampton Boulevard. The parcel has approximately 200 feet of frontage along North Buncombe Road and approximately 355 feet of frontage along Locust Hill Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for an auction house and office.

CONCLUSION:

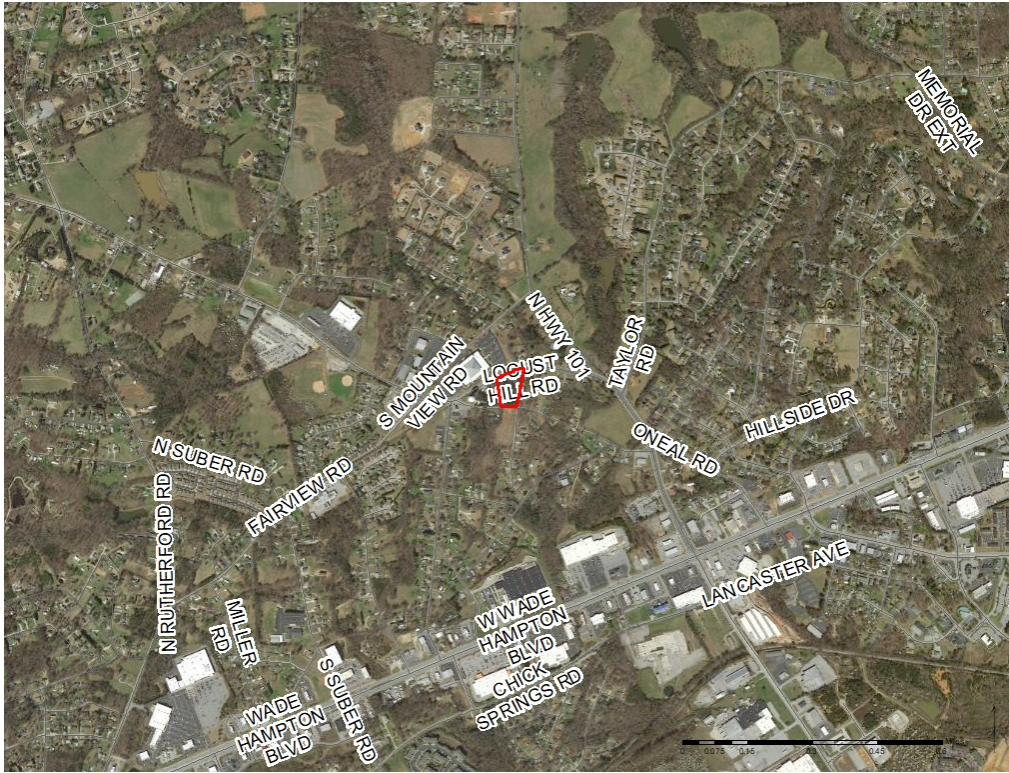
The subject site is surrounded by R-20, Single-Family Residential zoning and land uses to the north, east and south. There is also a beautician shop zoned C-1, Commercial to the west of the site along with along with a restaurant and a child day care center along this area of Locust Hill Road.

Staff has concerns that the requested C-3, Commercial zoning could allow for more intense uses such as, an automobile service facility, mini-warehouses, landscape business, sign painting and manufacturing and a pawn shop. Staff is of the opinion that the requested zoning of C-3 is not appropriate based on the surrounding zoning and land uses.

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

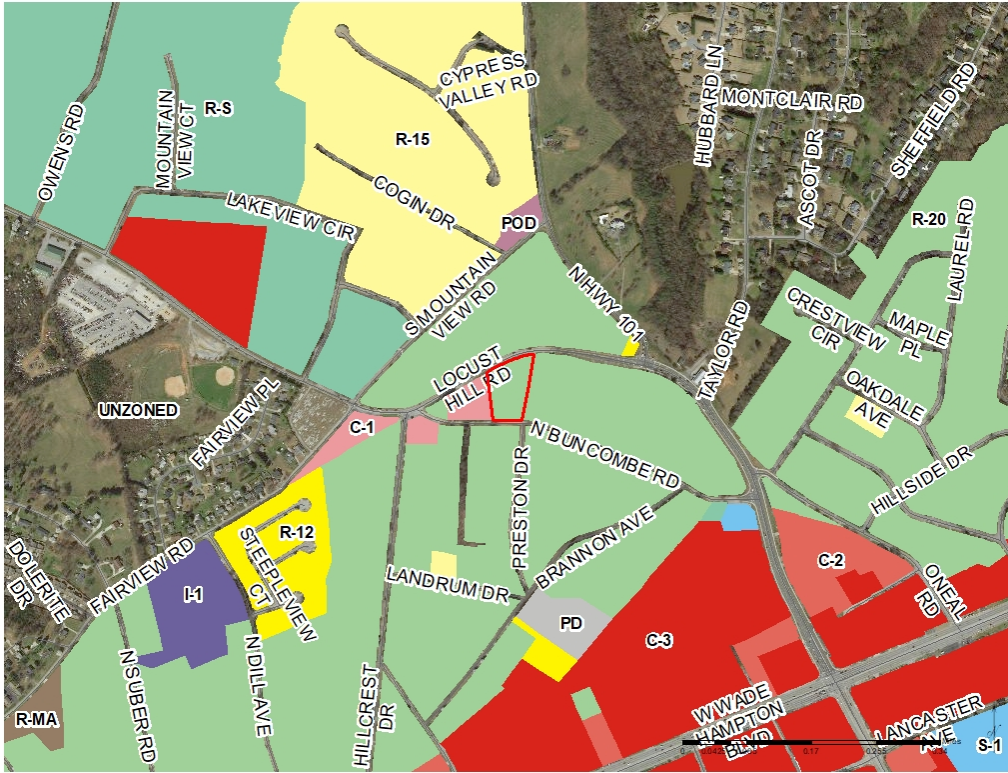
MOTION:

By Mr. Roberts to approve CZ-2019-47. The motion carried by voice vote with two absent (Barnes and Fant).

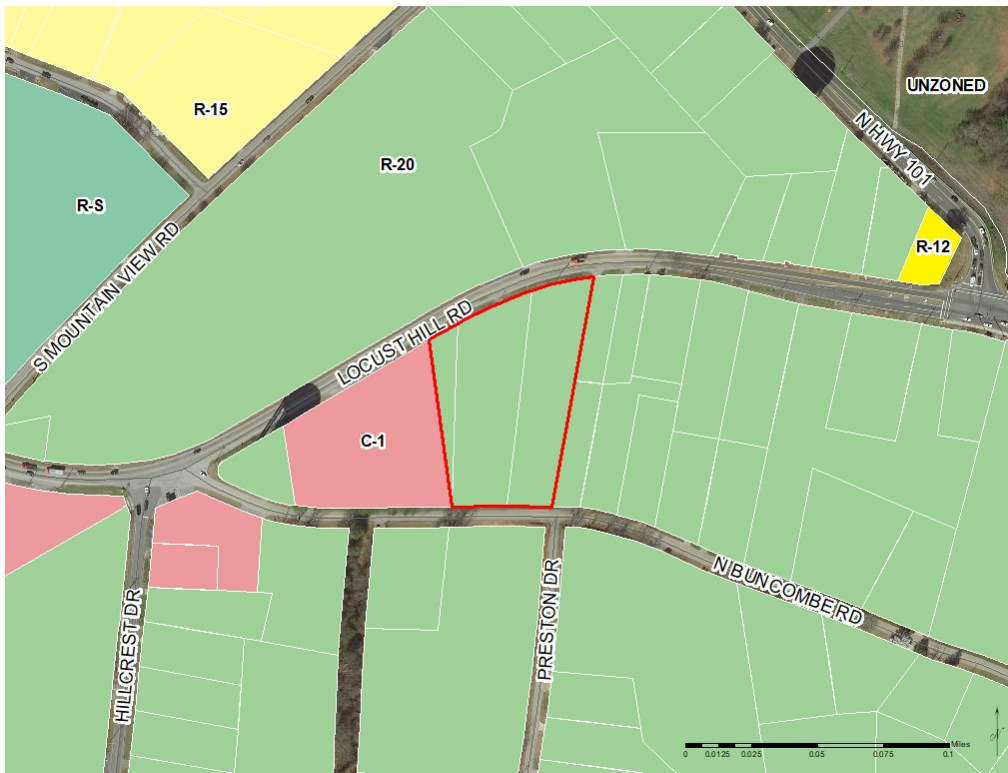


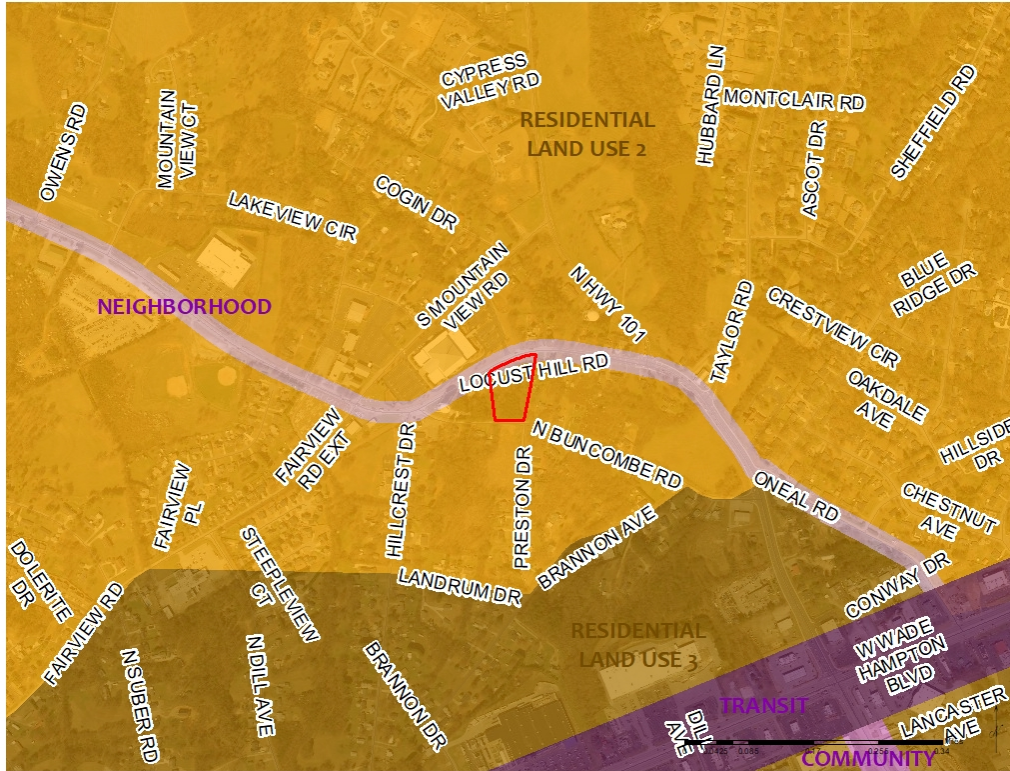
Aerial Photography, 2019





Zoning Map





Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-49

APPLICANT: Joseph Wiley Bryant, Seamon Whiteside & Associates, Inc. for Mt. Calvary Baptist Church

PROPERTY LOCATION: Hampton Avenue Extension

PIN/TMS#(s): 0140000100101

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 8.29

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in April 1972, as part of Area 3. There are two previous rezoning cases that were withdrawn for this parcel, CZ-2006-037, in 2006 requesting R-M20 and CZ-2008-040, in 2008 requesting PD, Planned Development.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1 and S-1	restaurant and vacant land
East	R-M20 and S-1	church, warehouse and vacant land
South	I-1	vacant wooded land
West	I-1	vacant wooded land

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 units or more 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	I-1	0 units/acre	8.29	0 units
Requested	FRD	25 units/acre		207 units

A successful rezoning may add up to 207 dwelling units.

ROADS: Hampton Avenue Extension: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Cedar Lane Road	1,100' N	18,100	17,600 -2.8%	15,700 -10.8%

ANALYSIS: The subject property is part of the Imagine Greenville Comprehensive Plan and is located on Hampton Avenue Extension. Though there are sidewalks near the property, they do not connect to the bus route from the subject site.

SUMMARY: The subject parcel zoned I-1, Industrial is 8.29 acres of property located on Hampton Avenue Extension approximately 0.5 miles east of the intersection of Cedar Lane Road and West Blue

Ridge Drive. The parcel has approximately 740 feet of frontage along Hampton Avenue Extension. The applicant is requesting to rezone the property to FRD, Flexible Review District.

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

Project Information:

The applicant is requesting to rezone the property to FRD, Flexible Review District for a maximum of 207 multifamily dwelling units. The maximum density will be 25 dwelling units per acre. The maximum square feet of all 3 buildings is 285,000 square feet. The applicant is also providing the required 25 foot setback around the perimeter of the site. All amenity areas, common areas, parking, sidewalks and storm water will be maintained by a POA.

Access:

The applicant is proposing two points of ingress and egress into the development. One along Hampton Avenue Extension at the intersection of Patterson Street and another to the parcel to the south, parcel 0140000100100.

The applicant is also providing a minimum of 6 foot wide sidewalks along Hampton Avenue Extension. An additional pedestrian access will be created from the building to the north east corner of the site to provide a connection to the Swamp Rabbit Trail.

Parking:

The applicant is providing 341 parking spaces for this development with a parking ratio of 1.5 spaces per unit.

Architectural Design:

The architectural style of the buildings will be industrial/modern on all four sides. The applicant states the buildings will be 4 stories with a maximum height of 60 feet. The building will consist of a mixture of brick cementous lap and panel siding and metal accents. The color of the building will be a combination of red/brown brick, greyscale tones on the siding, and dark trim/color accents.

Landscaping and Buffering:

The applicant states street and shade trees will be incorporated throughout the site along with plantings along the proposed sidewalk along Hampton Avenue Extension. The applicant also states that where this project is adjacent to other parcels of private property, landscaping and fencing will be provided. The applicant will also be providing private greenspaces and

amenities throughout the site. The applicant states all landscaping will meet Greenville County Zoning Ordinance standards.

Signage and Lighting:

The applicant is proposing one monument sign along Hampton Avenue Extension and will consist of similar materials as the buildings. The sign will not be illuminated but will allow for some external lighting. Street signs, directional and informational signage will be used throughout the site. The applicant states all signage will meet the Greenville County Sign Ordinance.

The applicant states lighting will consist of full-cutoff fixtures and have a maximum height of 16 feet. The applicant also states a lighting plan will be provided at the time a Final Development Plan is submitted.

CONCLUSION:

The applicant is requesting 207 dwelling units with a maximum density of 25 units per acre on 8.29 acres. The applicant is also requesting a reduction in parking. Staff has some concerns regarding parking, buffering and road widening.

Staff is concerned that the 1.5 parking spaces per unit could cause parking issues, especially since no other alternative modes of transportation have been addressed in the Statement of Intent. However staff is willing to see if reduced parking can work, especially if mitigation measures possible at a later point.

Staff also believes that fencing should not be permitted on the subject site. Fencing would limit the interconnectedness of the entire site and would promote a more car centric atmosphere, especially with this subject site being so close to the Swamp Rabbit Trail.

Staff believes a connection to the south, connecting parcel 0140000100100 to the subject site should be provided between both projects to promote interconnectivity throughout this area. This developer is showing a connection to the neighboring parcel, and this connection would prevent another curb cut on the road. If the connection is not made, the developer would need to provide a second access onto Hampton Avenue Extension.

Staff, including Roads and Bridges, requires that roads be widened to 20 feet from Old Bleachery Road to the southern portion of the site along with a 25 foot right-of-way. Currently

Hampton Avenue Extension is 16 feet wide and using the roads as they are would be a safety issue.

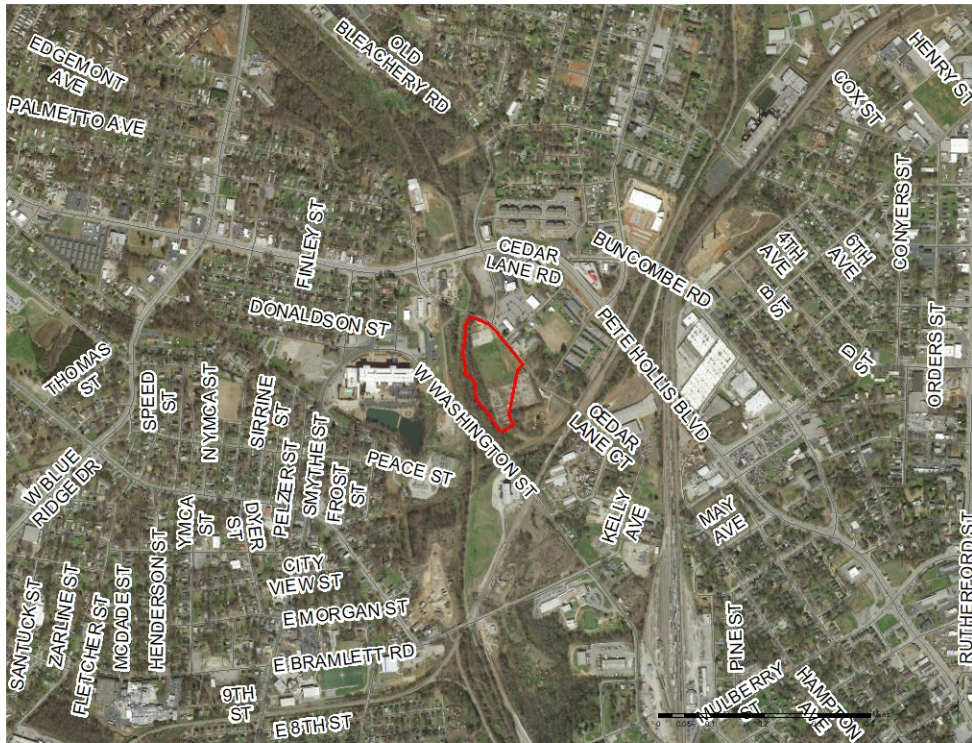
The subject site is surrounded by vacant land with a restaurant to the north and a church and warehouse to the east. It is also surrounded by industrial and service zoning with some multifamily zoning to the east. Staff is of the opinion the requested zoning is appropriate and would be in accordance with the Imagine Greenville Comprehensive Plan recommending 6 or more units per acre.

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

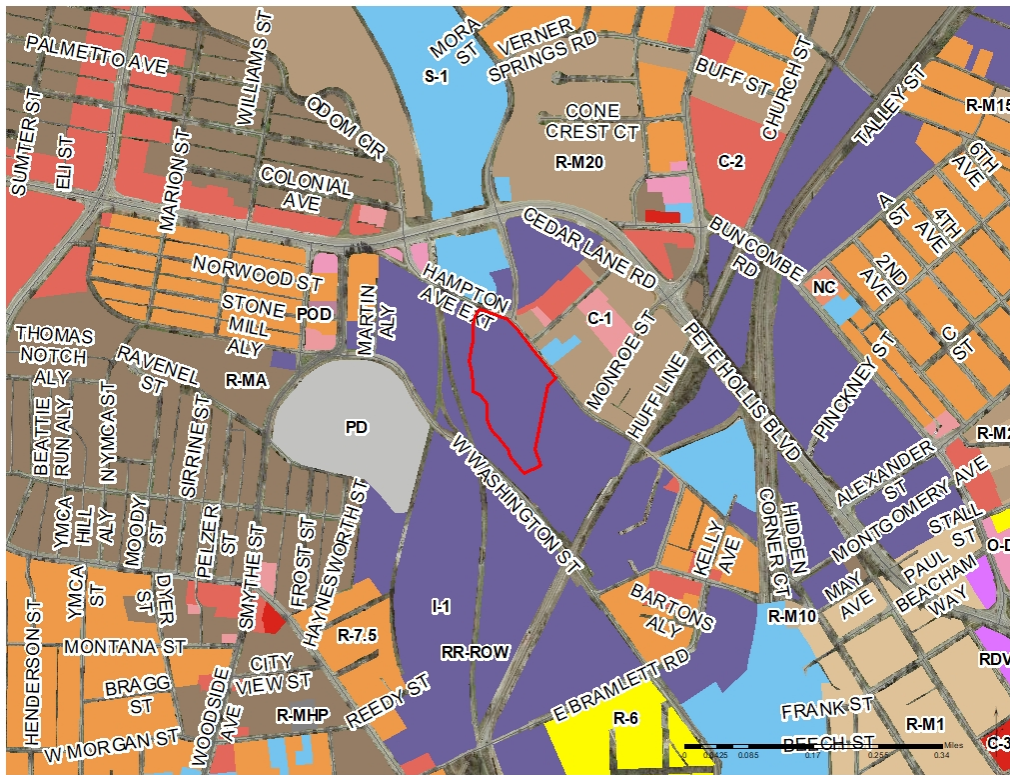
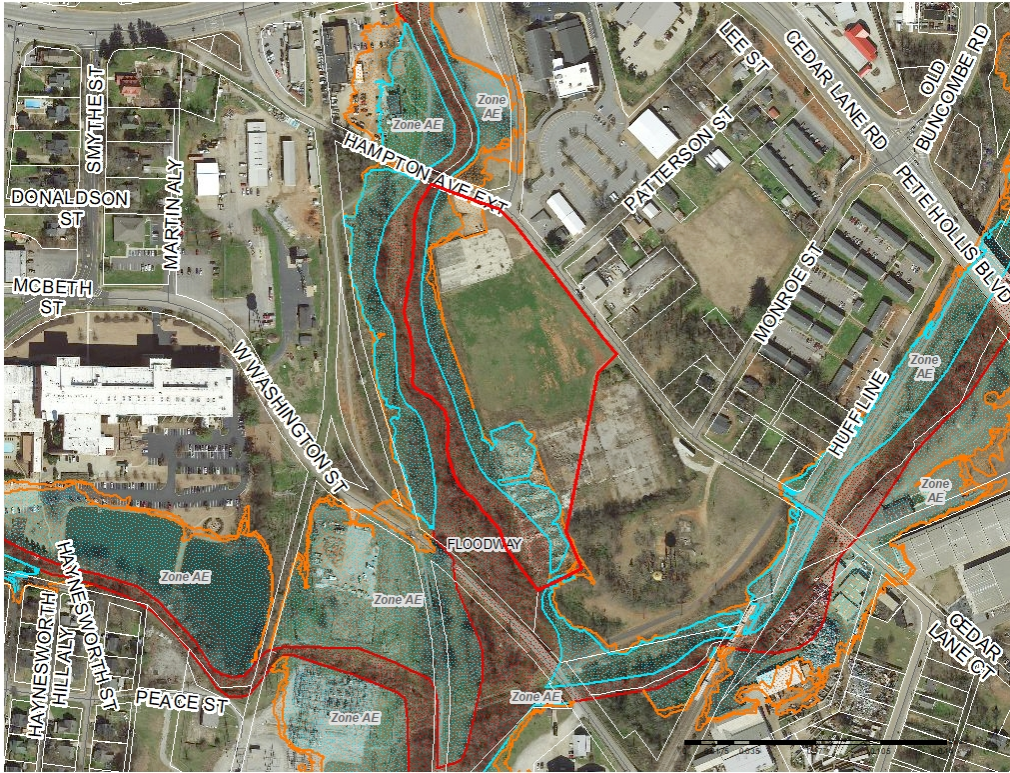
- State in the Statement of Intent the number of parking spaces being provided on site.
- Remove fencing from this project.
- Take out the following verbiage “from this report” in the Statement of Intent to read, “A traffic study has been performed to support this use and any recommended mitigation measures will be constructed prior to the issuance of any building permit.”
- On the Concept Plan call out all open areas as “common space”
- On the Concept Plan provide a table providing the total square footage of the project.
- Provide a second access into the proposed development. If the second access is not able to be provided through connecting into parcel 0140000100100 (Hampton Station), a secondary access will still need to be provided for this development on to Hampton Avenue Extension.
- Widen Hampton Avenue Extension to 20 feet from Old Bleachery Road to the south end of the property.
- Provide 25 feet of right-of-way along your property from the center line to Greenville County Roads and Bridges.
- Provide the following statement regarding parking in the Statement of Intent, “Should the county determine, at any time in the future, that parking is inadequate, the county may require an immediate resolution to the problem through submittal of a new Statement of Intent and Final Development Plan. Resolution will be the sole responsibility of the developer/owner of the property, his successors, and assigns.”

The Planning Commission recommended approval of the zoning request with the following amendments:

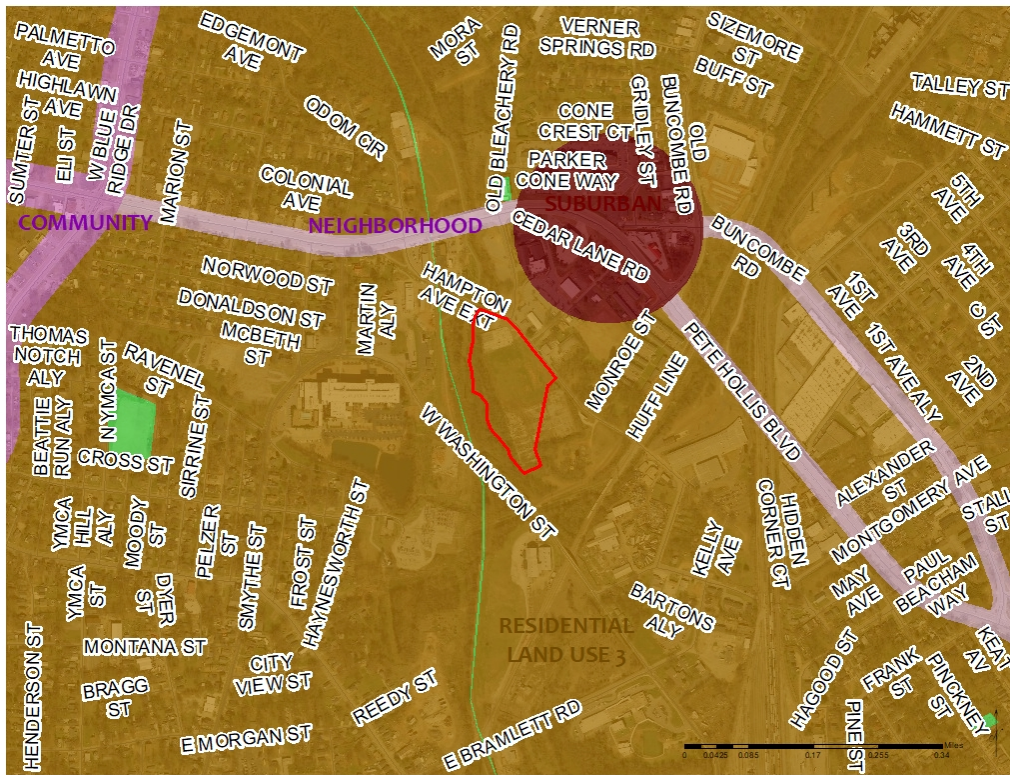
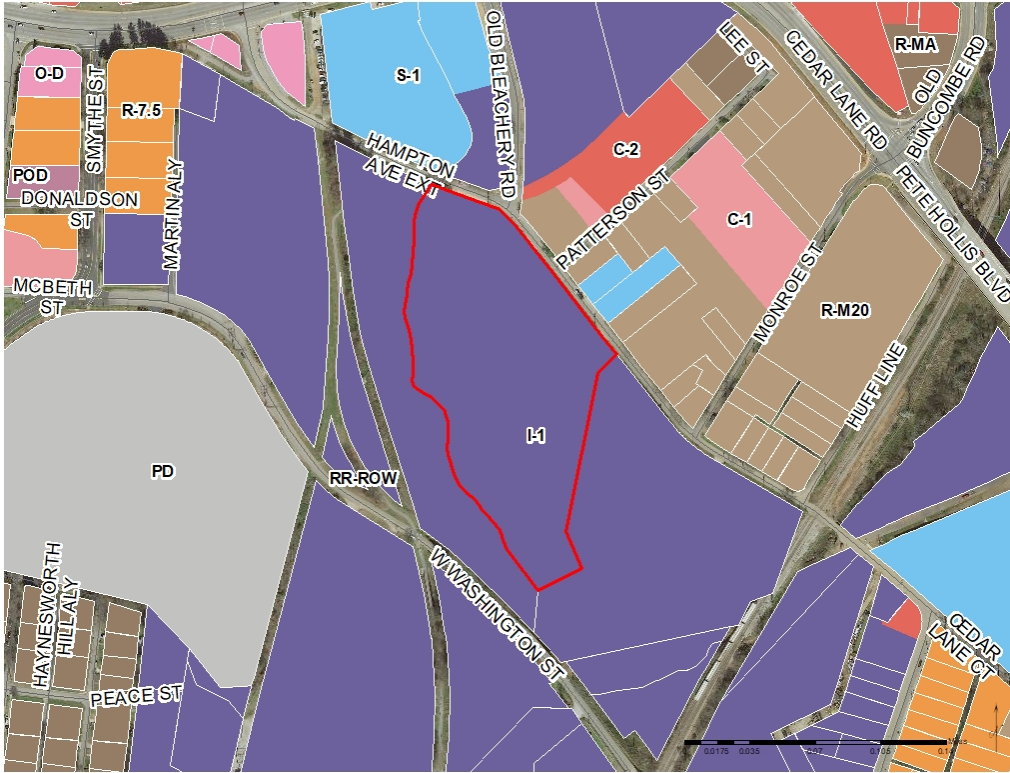
- Change the following condition to: Provide 15 feet of right-of-way along the property from the center line to Greenville County Roads and Bridges.
- Remove the statement regarding parking.



Aerial Photography, 2019



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-50

APPLICANT: Rick Goddard for 33 Stevens Street LLC

PROPERTY LOCATION: 33 Stevens Street and Emery Street

PIN/TMS#(s): 0109000700102

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.99

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in June 1973, as part of Area 4A. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: vacant office

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	manufacturing plant
East	R-10	church and vacant land
South	R-10	single-family residential and parking lot
West	I-1	manufacturing plant

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	I-1	0 units/acre	0.99	0 units
Requested	C-3	16 units/acre		15 units

A successful rezoning may add up to 15 dwelling units.

ROADS:

Stevens Street: two-lane State-maintained minor collector
Emery Street: two-lane State-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Stevens Street	65' W	1,900	1,650	2,200
			-	+33.3%
Hutchins Street	780' N	2,400	2,200	2,500
			-8.3%	+13.6%
Stevens Street	1,000' E	2,300	2,200	2,600
			-4.3%	+18.2%

ANALYSIS:

The subject parcel 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 subject parcel is also located within the Dunean Community Plan, where it is designated as a site for *Re-invigorate*. Floodplain is not present on this parcel.

Additionally, the subject parcel is located along a bus route. Bus Route 504 is 0.37 miles away on Anderson Road and 0.44 miles away on the corner of Stevens Street and Marue Drive. While sidewalks are present near the subject site, they do not connect the subject parcel to the bus route.

SUMMARY:

The subject parcel zoned I-1, Industrial, is 0.99 acres of property located on Stevens Street approximately 0.5 miles northwest of the intersection of Henrydale Avenue and Interstate 185. The parcel has approximately 370 feet of frontage along Stevens Street and 180 feet of frontage along Emery Street. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is to convert the first floor into apartments and the second floor into office space.

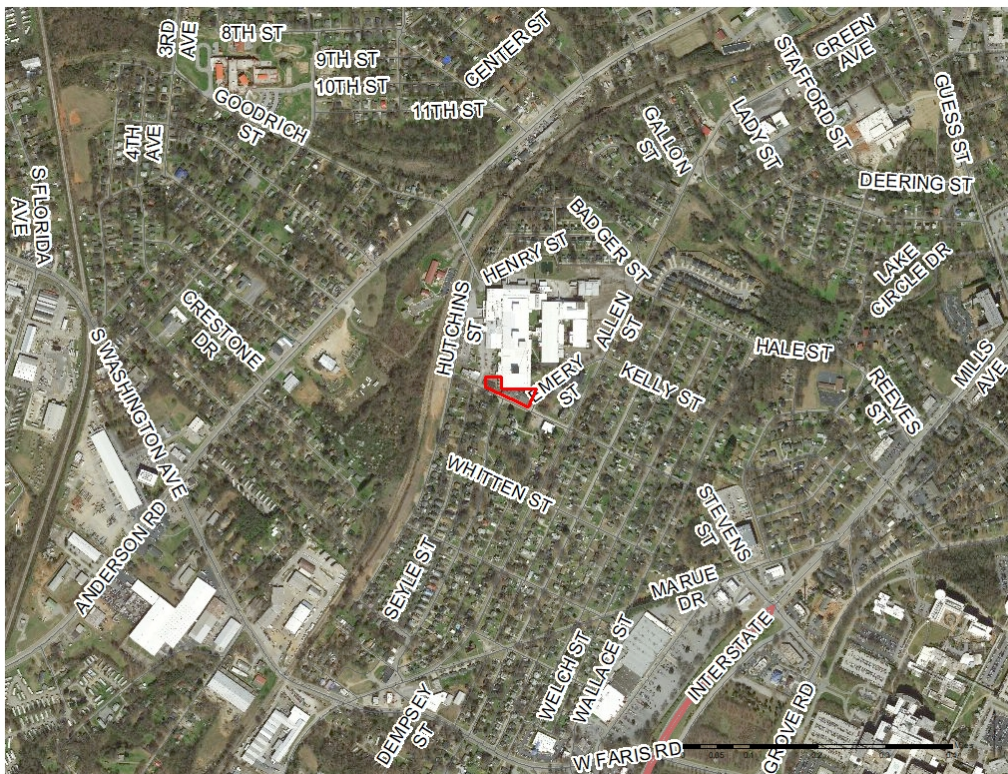
CONCLUSION:

The subject site abuts the Dunean Mill and was previously used as offices for the mill. Since then the subject site has remained vacant. Staff is of the opinion the requested rezoning of C-3, Commercial is appropriate based on the Dunean Community Plan which recommends redevelopment of this parcel, along with the Imagine Greenville Comprehensive Plan recommending 6 or more units per acre. Staff believes rezoning this parcel to allow office space and apartments would have a positive impact on the community and would allow for a transition from industrial zoning to single-family residential zoning.

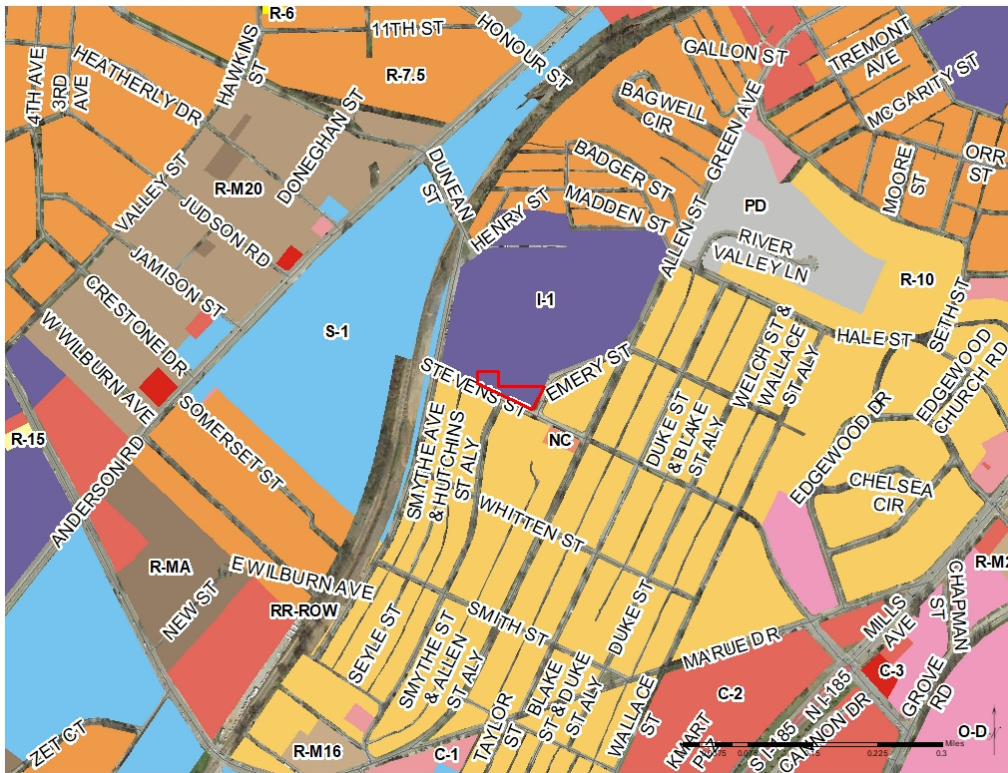
Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission recommended approval.

MOTION:

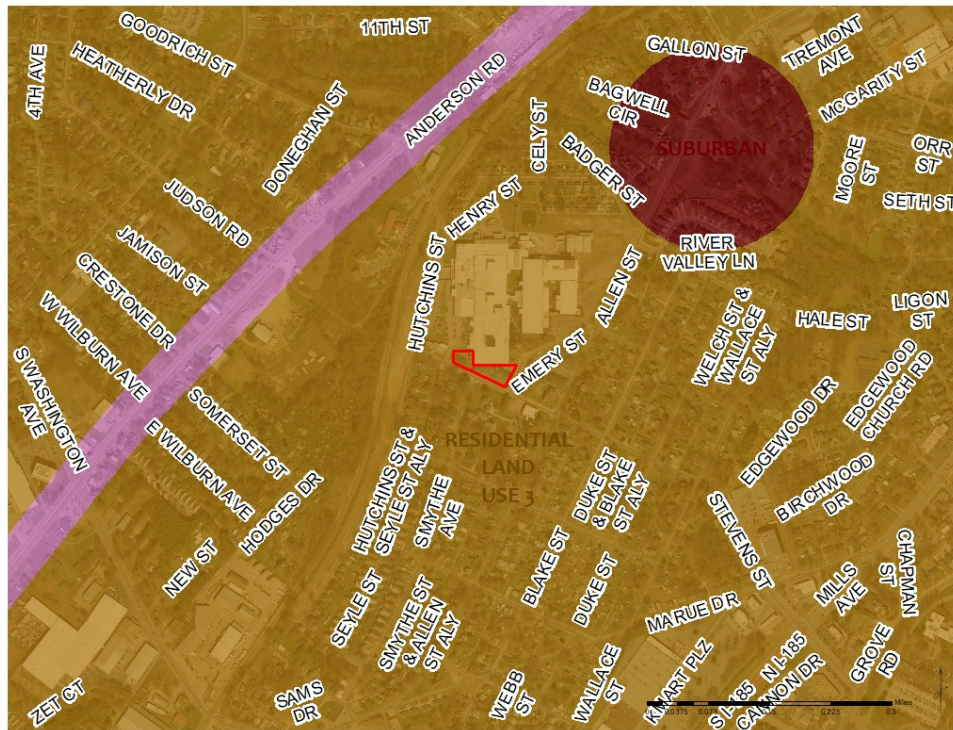
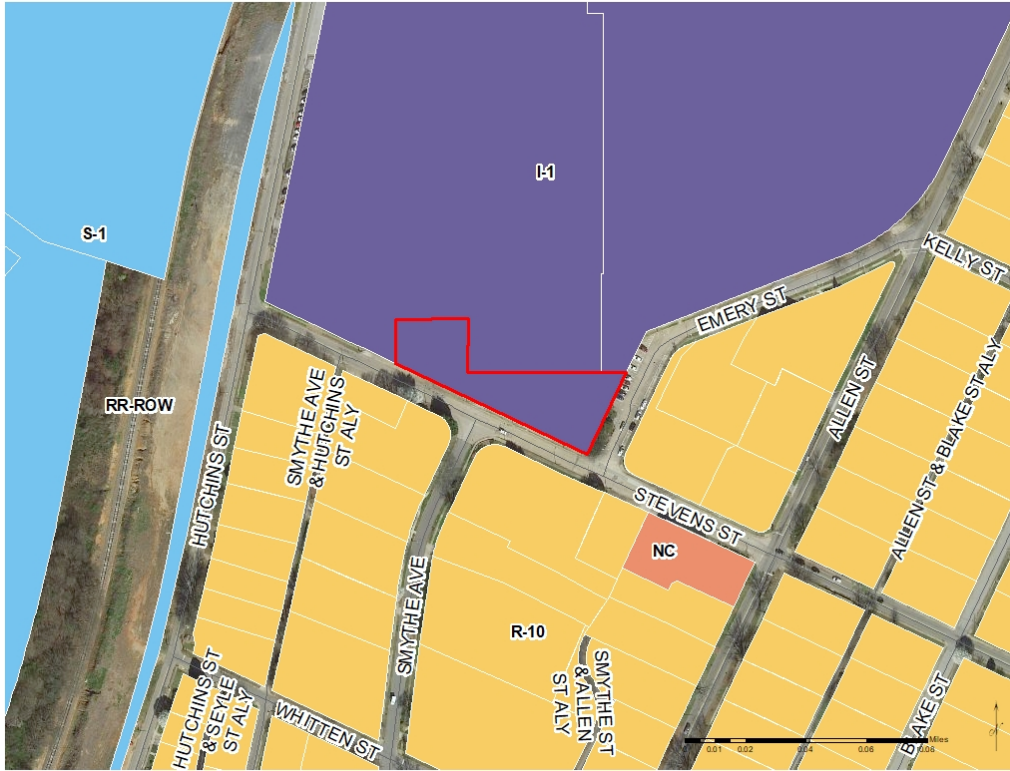
By Mr. Roberts to approve CZ-2019-50. The motion carried by voice vote with two absent (Barnes and Fant).



Aerial Photography, 2019



Zoning Map



Future Land Use Map (Above),
Dunean Conceptual Master Plan (Below)

Dunean Master Plan



Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-51

APPLICANT: Mark Curtis for Greenville Health Authority, Scuffletown CCC, LLC, Greenville Tennis Club, LLC, and Bobby M. Safrit II

PROPERTY LOCATION: Adams Mill and Scuffletown Road

PIN/TMS#(s): 0548020103301, 0548020103303, 0548020103304, 0548020103305 and 0548020103306

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 13.04

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The subject parcels were originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. The subject parcels

have had one previous successful rezoning case in 2003, CZ-2003-0075, from R-S to PD.

EXISTING LAND USE: medical office, tennis courts and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	retail, restaurant and offices
East	C-1, O-D and PD	retail, restaurant, gym and daycare center
South	R-S and R-12	single-family residential and amenity area
West	R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: A portion of 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 as well as a *Sub-regional Center*.

ROADS: Scuffletown Road: two-lane State-maintained major collector
Adams Mill Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Scuffletown Road	6,300' S	8,500	8,200	10,400
		0	-3.5%	+26.8%

ANALYSIS: A portion of the subject property is part of the Imagine Greenville Comprehensive Plan. Sub-regional Centers typically vary in size but are centrally located within a community. This center is designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. These areas are characterized by community-scale stores and ideally support high density suburban and urban residential. Floodplain is not present on the property. There is no public transportation serving the subject property, as well as no sidewalks near this property.

SUMMARY: The subject parcel zoned PD, Planned Development, is 13.04 acres of property located on Adams Mill Road and Scuffletown Road approximately 0.12 miles south of the intersection of Woodruff Road and Scuffletown Road. The parcel has

approximately 1,100 feet of frontage along Adams Mill Road and 700 feet of frontage along Scuffletown Road. The applicant is requesting a Major Change to the PD, Planned Development.

The applicant states the proposed land use is for a major change to a mixed use planned development.

Project Information:

The subject site consists of 5 lots, each with their own specifications. Lot A consists of 14,000 square feet of medical and professional office space. The following retail would not be permitted: gas station, liquor store, bar or convenience store.

Lots B and C will be combined and changed from the permitted square footage of 21,000 square feet to 30,000 square feet. The following proposed uses would be permitted on Lots B and C: professional office space and support retail space, mail/fax service store, a coffee shop, restaurants, a news stand, a fitness center or a printing business or similar support store.

Lot D will change from the permitted 10,800 square feet to 18,000 square feet. The following uses would be permitted on Lot D: commercial, retail, office space, restaurants, a bank or similar financial institution. The following retail would not be permitted: gas station, liquor store, bar or convenience store.

Lot E currently is a tennis facility, and is permitted for 5,620 square feet of office uses, such as a doctor's office, dental office, an accountant's office, a real-estate office, and insurance agent or other similar professional offices. Lot E also allows a maximum of 50 single-family attached townhomes, which was previously approved in the original Planned Development.

Access:

There are a total of five ingress and egress points into the site, two along Scuffletown Road and three along Adams Mill Road. Currently all ingress and egress points exist except for the second access along Scuffletown Road located at the bottom of Lot D.

Parking:

The applicant states all parking requirements will be met per the Greenville County Zoning Ordinance.

Architectural Design:

The building's exterior materials will consist of brick, stone, fiber cement siding, wood siding, metal panels, stucco or a

combination of material. No building is permitted to be more than 2 stories.

Setback, Landscaping and Buffering:

A 25 foot building setback and buffer is provided around the perimeter of the PD. The applicant states no hardwood trees over four inches in caliper shall be removed unless required for engineering or utility design. The applicant states privacy screening will be provided through the use of berms, fences or landscaping where applicable.

Signage and Lighting:

The applicant states that a monument sign will be permitted at each entry point of the development for a total of 5 monument signs. Signs will consist of aluminum and acrylic with a base of brick or stone. Signs are also permitted to be internally lit or backlit.

The applicant states that down lighting will be used throughout the project in all parking and common areas.

CONCLUSION:

The applicant is requesting a major change to the previously approved Scuffletown Road Planned Development. The only change requested in this development is an increase in square footage on Lots B, C and D. The increase in square footage on Lots B and C would be 9,000 square feet along with a 7,200 square foot increase on Lot D for a total of 16,200 square feet.

The subject site is surrounded by commercial type uses to the north and east, and single-family residential to the south and west. The applicant is proposing office and commercial type uses for the north and eastern areas of the project with residential proposed for the southern portion of the project.

Staff is of the opinion the requested major change to the Planned Development is consistent with the surrounding land uses. A portion of it is also located within a Sub-Regional Center which is intended to serve the surrounding community. Staff believes the requested rezoning will have minimal impact on the surrounding community.

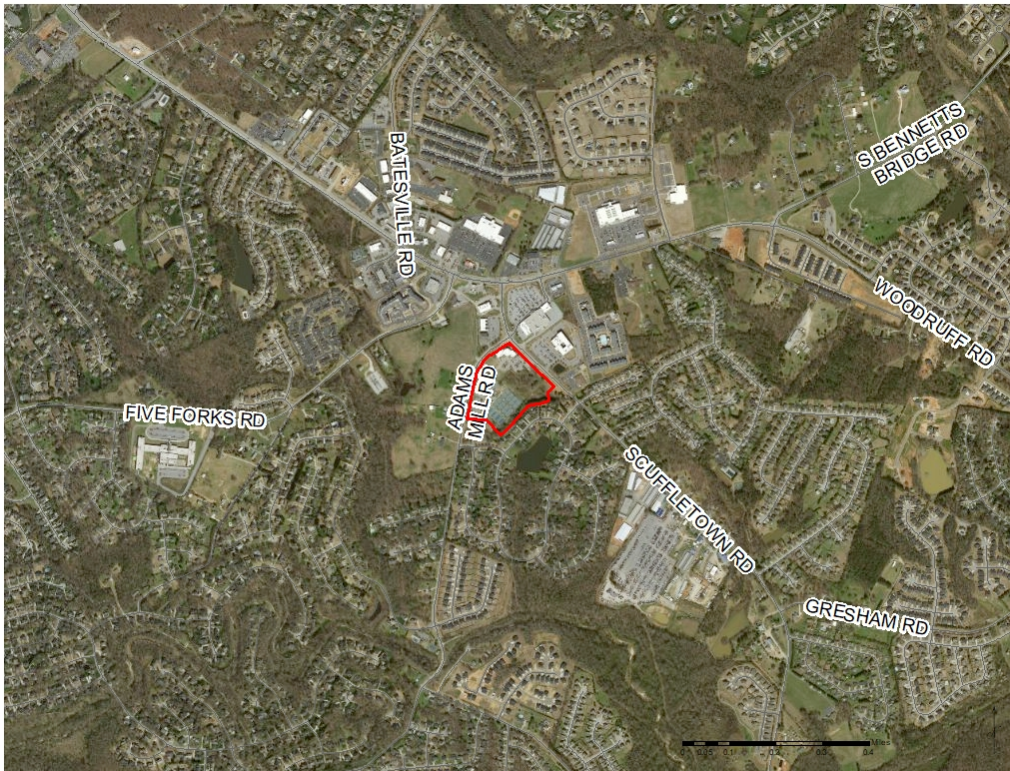
Based on these reasons staff recommends approval of the requested major change to the PD, Planned Development with the following condition:

- Make the changes identified in the letter dated June 19, 2019 from Sarah Holt, Planning Director to Mark Curtis, Greenville Health Systems, previously presented and

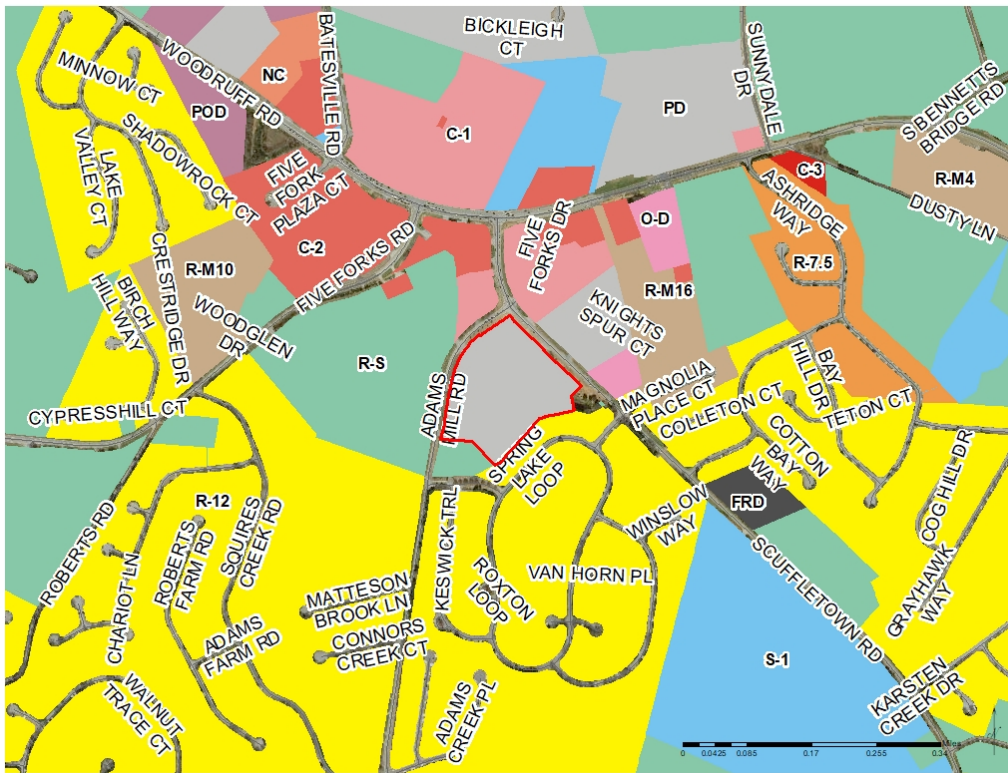
agreed upon, prior to any submittal of a Final Development Plan.

The Planning Commission approved the request with staff's recommendation.

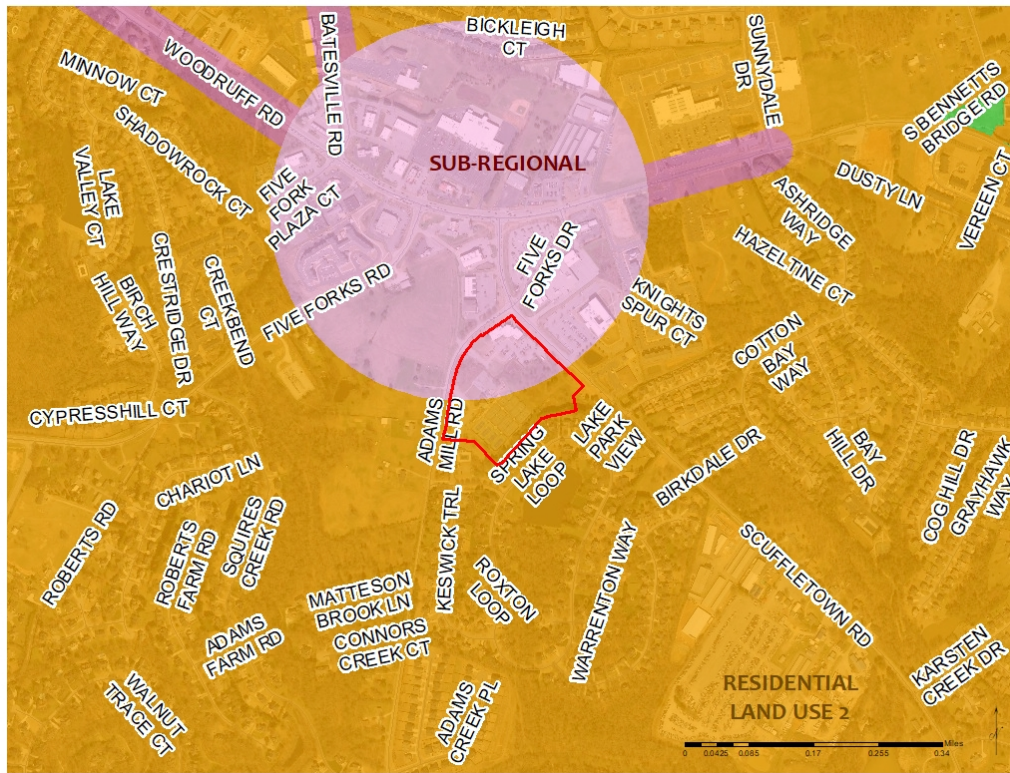
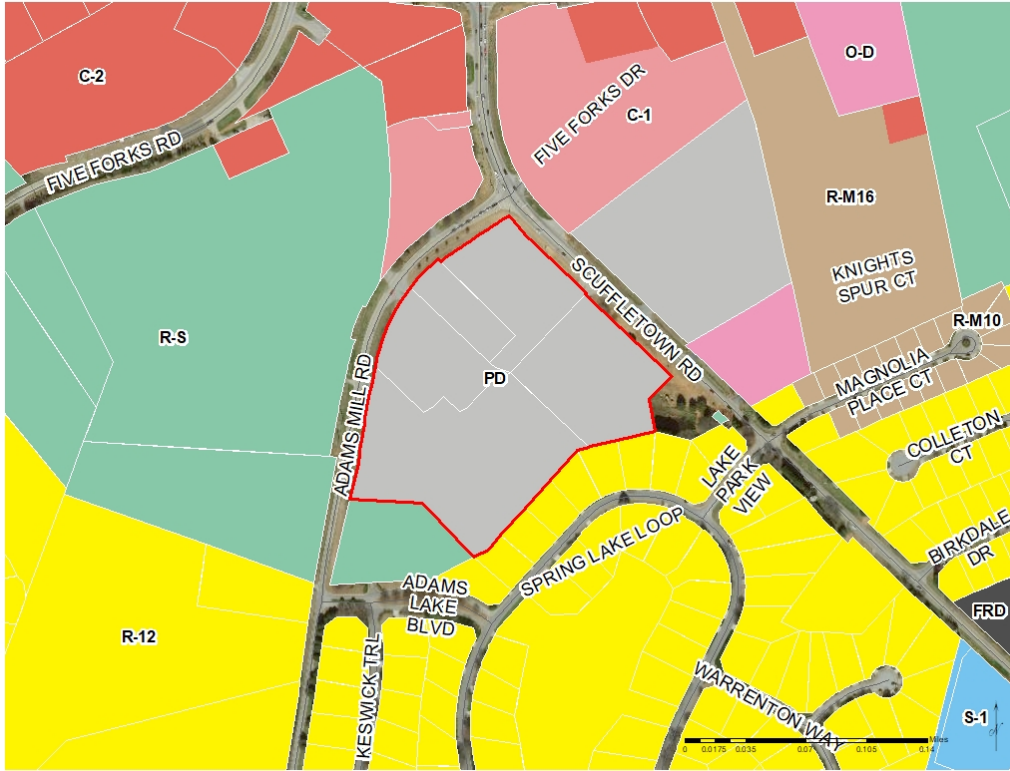
MOTION: By Mr. Tripp to approve CZ-2019-51 with staff's recommendation of condition. The motion carried by voice vote with two absent (Barnes and Tripp).



Aerial Photography, 2019



Zoning Map



Future Land Use Map

Ms. Bauthier presented the following which was held at the last Committee meeting.

DOCKET NUMBER: CZ-2019-39

APPLICANT: Taunya Y. Mann for Gordon E. Mann

PROPERTY LOCATION: West Blue Ridge Drive, Colonial Avenue, and Eli Street

PIN/TMS#(s): 0146001201100, 0146001201102, and 0146001202000

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential and two duplexes

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	automobile sales and single-family residential
East	C-2	retail
South	C-2	automobile service facility
West	R-MA	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 and is along a *Community Corridor*.

ROADS: West Blue Ridge Drive: five-lane State-maintained minor arterial
Colonial Avenue: two-lane County-maintained local

Eli Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
West Blue Ridge Drive (south of site)	5,450' SW	21,200	21,200 0%	26,400 +24.5%
West Blue Ridge Drive (north of site)	5,735' NE	12,200	12,600 +3.2%	13,800 +9.5%

ANALYSIS:

The subject site is designated in the Imagine Greenville Comprehensive Plan as partially *Residential Land Use 3*, which prescribes 6 or more units per acre, and partially as a *Community Corridor*. Community Corridors are typically a near-balance of residential and nonresidential uses. Colonial Avenue is a one-way street that comes out onto West Blue Ridge Drive. Colonial Street can only be accessed off of Sumter Street and Eli Street can only be accessed off of Colonial Street.

This parcel is not located along a bus route, but is located 0.06 miles south of Route 9, which is located at the intersection of W. Blue Ridge Drive and Cedar Lane Road. Per Greenlink’s Comprehensive Operations Analysis, the bus route is expected to remain 0.06 miles away from this parcel. Additionally, there are sidewalks located in this area.

SUMMARY:

The subject parcel zoned C-2, Commercial, is 1 acre of property located on West Blue Ridge Drive approximately 0.07 miles north of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 145 feet of frontage along West Blue Ridge Drive, 275 feet of frontage along Colonial Avenue and 100 feet of frontage along Eli Street. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for the storage of work vans, trucks and trailers.

CONCLUSION:

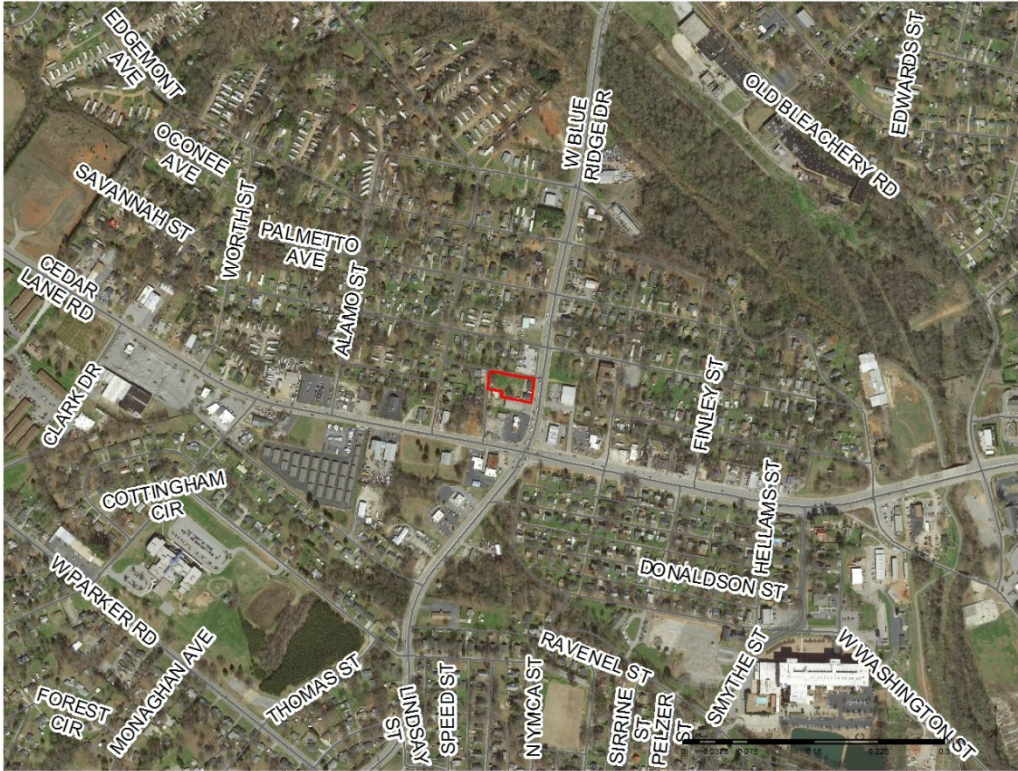
Parcels 0146001201100 and 0146001201102 are located along West Blue Ridge Drive, a minor arterial road. Parcel 0146001202000 is located along Eli Street and Colonial Avenue. Colonial Avenue can only be accessed off of Sumter Street because it is one way, and Eli Street can only be accessed off of Colonial Avenue. There is Commercial zoning to the north, east and west of the site, with multifamily residential zoning to the west. The surrounding land uses consist of automobile and single-family residential to the north, retail to the east, an automobile service facility to the south and single-family residential to the west.

Staff is of the opinion the current zoning is appropriate. The proposed use of storage of work vans, trucks and trailer could negatively impact the residential community along Highlawn Avenue, Sumter Street, Colonial Avenue and Eli Street due to the limited access to this site. Staff believes the requested zoning is not consistent with the surrounding zoning and is not consistent with the Imagine Greenville Comprehensive Plan.

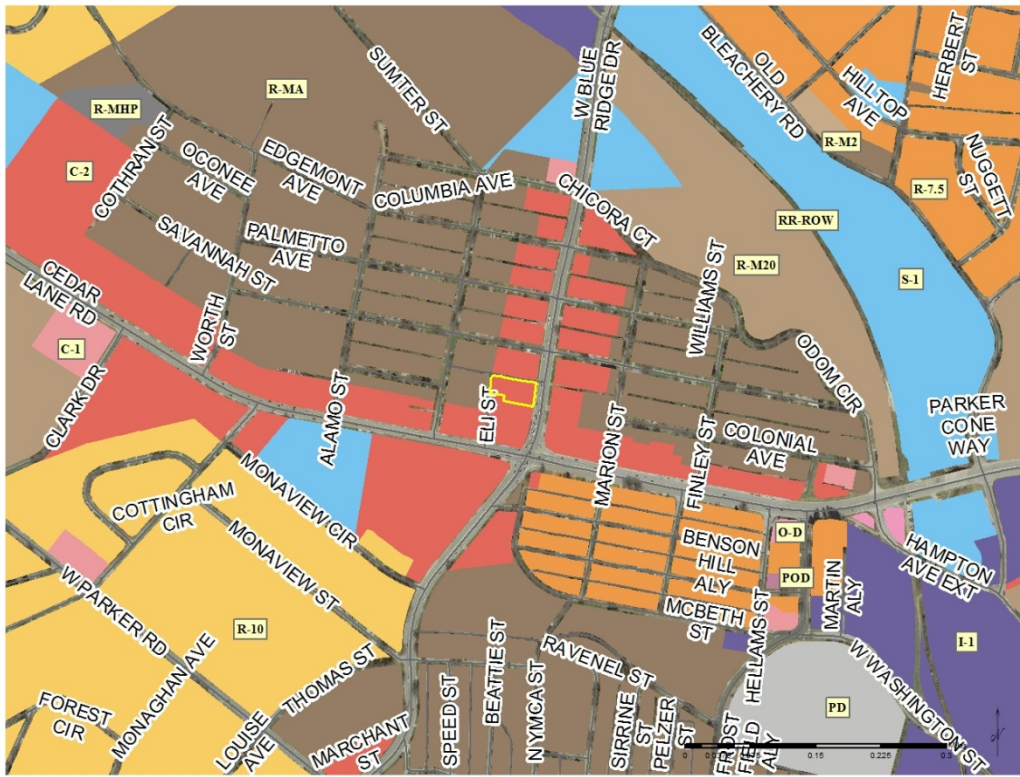
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission recommended denial.

Ms. Buathier stated the applicant has requested the item be held until a pending meeting that will be held at the beginning of August.

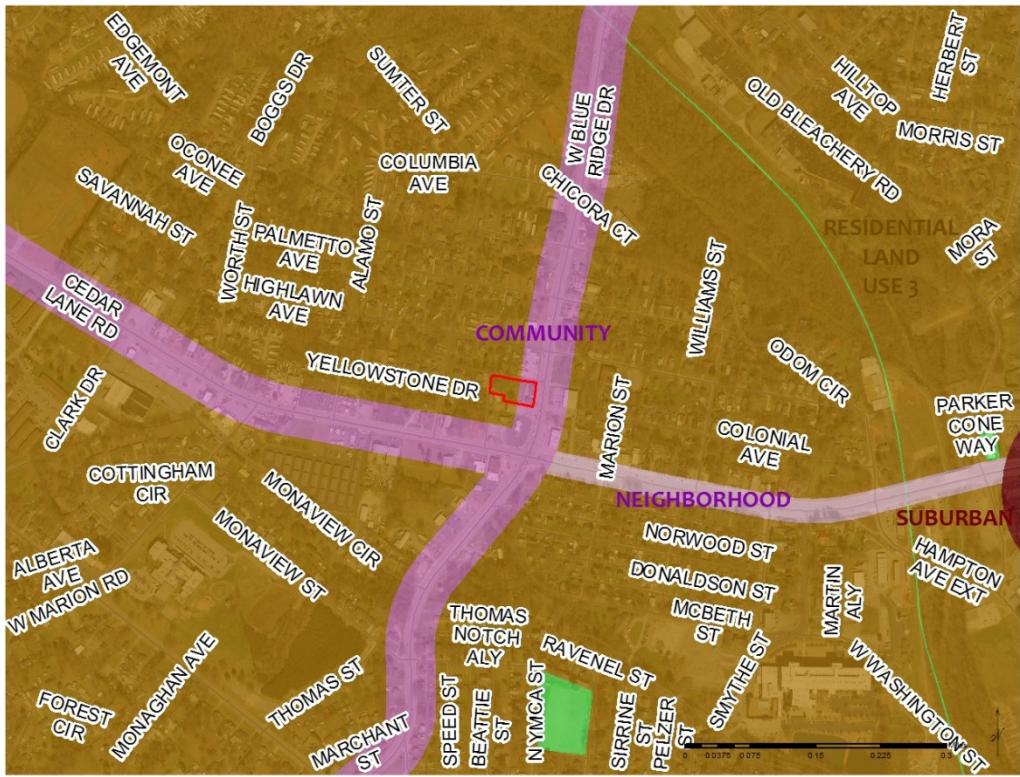
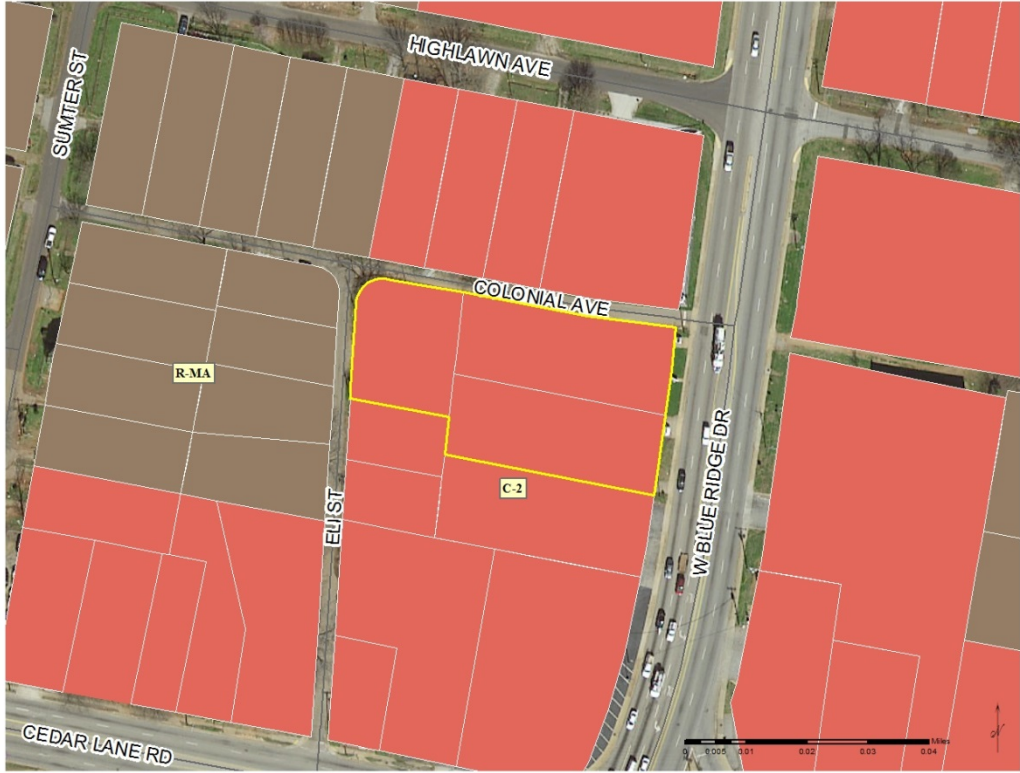
MOTION: By Mr. Roberts to hold CZ-2019-39. The motion carried by voice vote with two absent (Barnes and Fant).



Aerial Photography, 2018



Zoning Map



Future Land Use Map

UPDATE TO THE TAYLORS MAIN STREET DEVELOPMENT DISTRICT

Ben Cotton, Principal Planner provided each Committee members with a copy of the Taylors Main Street Development District. He requested the Committee initiate the process of amending the Greenville County Zoning Ordinance to include the Taylors Main Street Development District.

MOTION: By Mr. Tripp to initiate the process of amending the Greenville County Zoning Ordinance to include the Taylors Main Street Development District. The motion carried by voice vote with two absent (Barnes and Fant).

ADJOURNMENT

MOTION: By Mr. Roberts to adjourn. Without objection the meeting adjourned at 5:53 p.m.

Respectfully Submitted,

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