

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
August 19, 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
Mike Barnes
Ennis Fant
Rick Roberts
Dan Tripp

COMMITTEE MEMBERS ABSENT:

STAFF PRESENT:

Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Joshua Henderson
Sarah Holt
Regina McCaskill
Meagan Staton

OTHER COUNCIL MEMBERS PRESENT

Dr. Cates
Mr. Meadows

PLANNING COMMISSIONERS PRESENT:

Mark Jones
Metz Looper

CALL TO ORDER

Chairman Dill called the meeting to order at 5:01 p.m.

INVOCATION

Mr. Barnes 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 29, 2019 Committee meeting as presented. The motion carried unanimously by voice vote.

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-30

APPLICANT: Greenville County Council

SUMMARY: The proposed text amendment is to the Greenville County Zoning Ordinance Section 7:2 "Open Space Residential Development" to provide a procedure for an administrative reduction of not more than .5 acres in size and not more than one and a half (1.5) percent of previously approved open space in certain developments approved under Option #2 of Section 7:2.5 of the Zoning Ordinance.

MOTION: By Mr. Roberts to deny CZ-2019-30. The motion carried unanimously by voice vote.

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 item was held at the last Committee meeting per the applicant's request, until a pending meeting that will be held at the beginning of August.

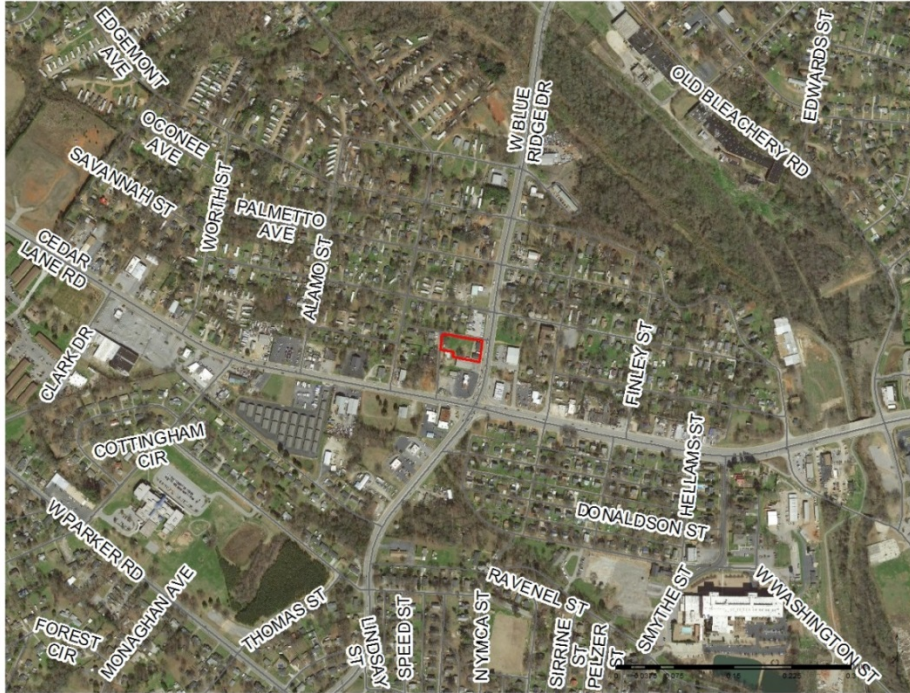
Ms. Buathier stated a letter was received from the applicant stating there would be no truck traffic on Eli Street or Colonial Avenue. She stated this rezoning was a straight rezoning and conditions could not be put on the docket.

Councilor Meadows addressed the Committee members stating he had spoken with the applicant and had a copy of the same letter. He felt the applicant was a man of his word and recommended approval.

Chairman Dill passed the gavel to Vice- Chairman Barnes.

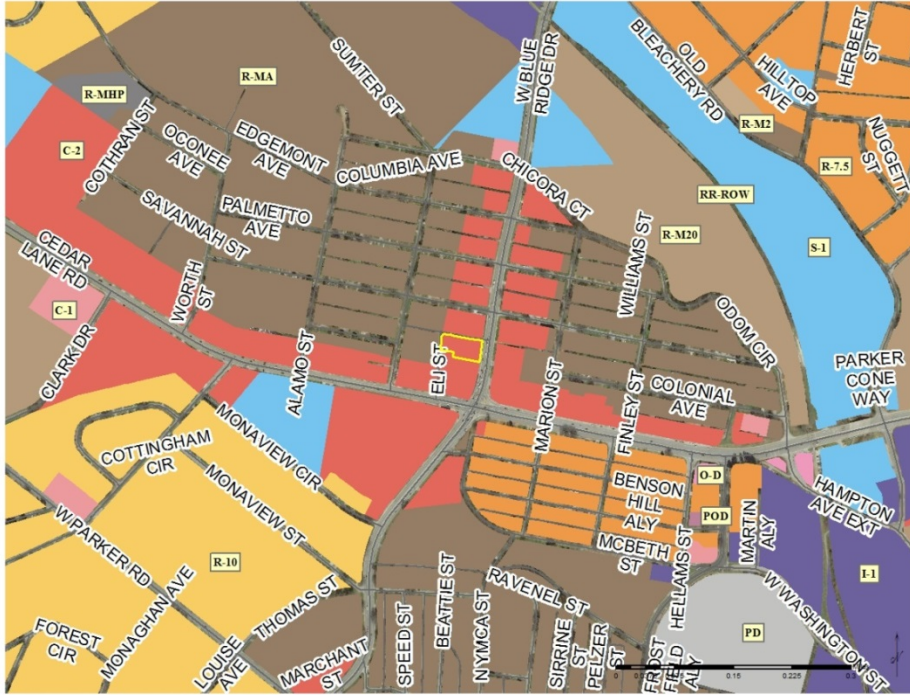
MOTION: By Mr. Dill to approve CZ-2019-39. The motion carried unanimously by voice vote.

Vice-Chairman Barnes passed the gavel back to Chairman Dill.

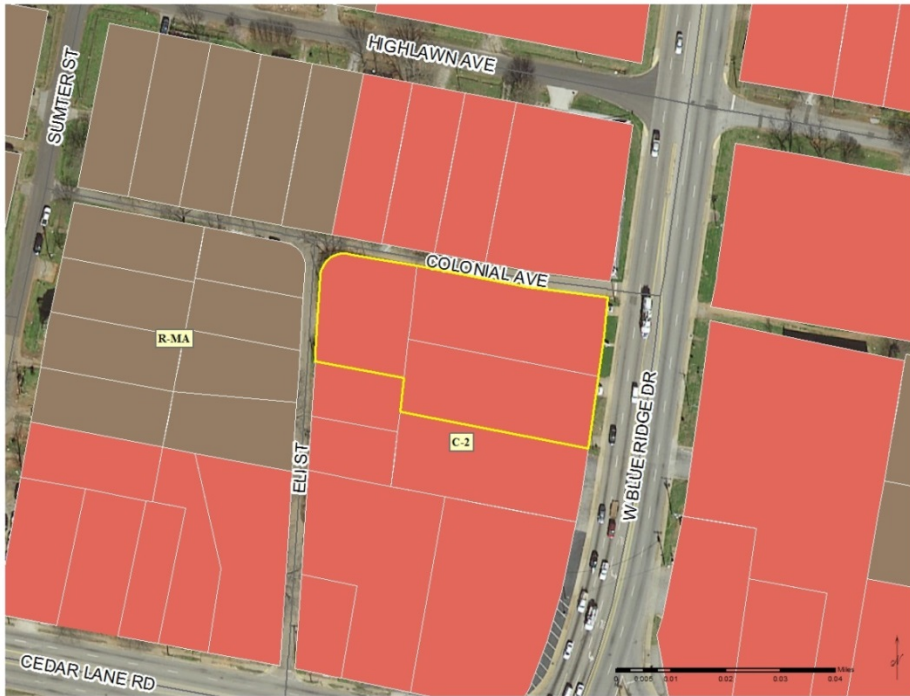


Aerial Photography, 2018





Zoning Map





Future Land Use Map

Ms. Buathier noted CZ-2019-43 had been withdrawn by the applicant.

ADJOURNMENT

MOTION: By Mr. Tripp to adjourn. Without objection the meeting adjourned at 5:10 p.m.

Respectfully Submitted,

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