

**MINUTES**  
**COMMITTEE ON PLANNING AND DEVELOPMENT**  
**September 30, 2019**  
**CONFERENCE ROOM D – COUNTY SQUARE**  
**4:30 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  
Regina McCaskill

**OTHER COUNCIL MEMBERS PRESENT**

**PLANNING COMMISSIONERS PRESENT:**

Mark Jones  
Metz Looper

**CALL TO ORDER**

Chairman Dill called the meeting to order at 5:00 p.m.

**INVOCATION**

Dr. Fant provided the invocation

**APPROVAL OF THE MINUTES OF THE SEPTEMBER 16, 2019 COMMITTEE MEETING**

**MOTION:** By Mr. Tripp to approve the minutes of the September 16, 2019 Committee meeting as presented. The motion carried unanimously by voice vote.

**REZONING REQUESTS**

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-62

**APPLICANT:** Carmen A. Pangle for Christopher A. & Teresa A. Pangle

**PROPERTY LOCATION:** 179 Lee Vaughn Road

**PIN/TMS#(s):** 0554020101710

**EXISTING ZONING:** S-1, Services

**REQUESTED ZONING:** R-S, Residential Suburban

**ACREAGE:** 2.68

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in March 1996, as part of Area 11. There are no previous rezoning requests for this parcel.

**EXISTING LAND USE:** single-family residential

**AREA  
CHARACTERISTICS:**

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

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the Scuffletown Area Plan Review, designated as a *Rural Community Center*.

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

	Zoning	Zoning Density	Acre	Total Units
Current	S-1	0 units/acre	2.68	0 units
Requested	R-S	1.7 units/acre		4 units

A successful rezoning may add up to 4 dwelling units.

**ROADS:** Lee Vaughn Road: two-lane State-maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Scuffletown Road	1,070' SE	2,700	2,500 - 7.4%	3,800 +52%

**ANALYSIS:**

The subject property is part of the Scuffletown Area Plan Review, designated as a *Rural Community Center*. *Rural Community Centers* typically serve as a “neighborhood center” with daily visits from the larger rural community. Additionally, this property is located within the Scuffletown Rural Conservation District. The site is also not along a bus route and no sidewalks are present. Floodplain is not present on this parcel.

**SUMMARY:**

The subject parcel zoned S-1, Services is 2.68 acres of property located on Lee Vaughn Road approximately 0.07 miles southwest of the intersection of Lee Vaughn Road and Scuffletown Road. The parcel has approximately 300 feet of

frontage along Lee Vaughn Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

The applicant states the proposed land use is for residential.

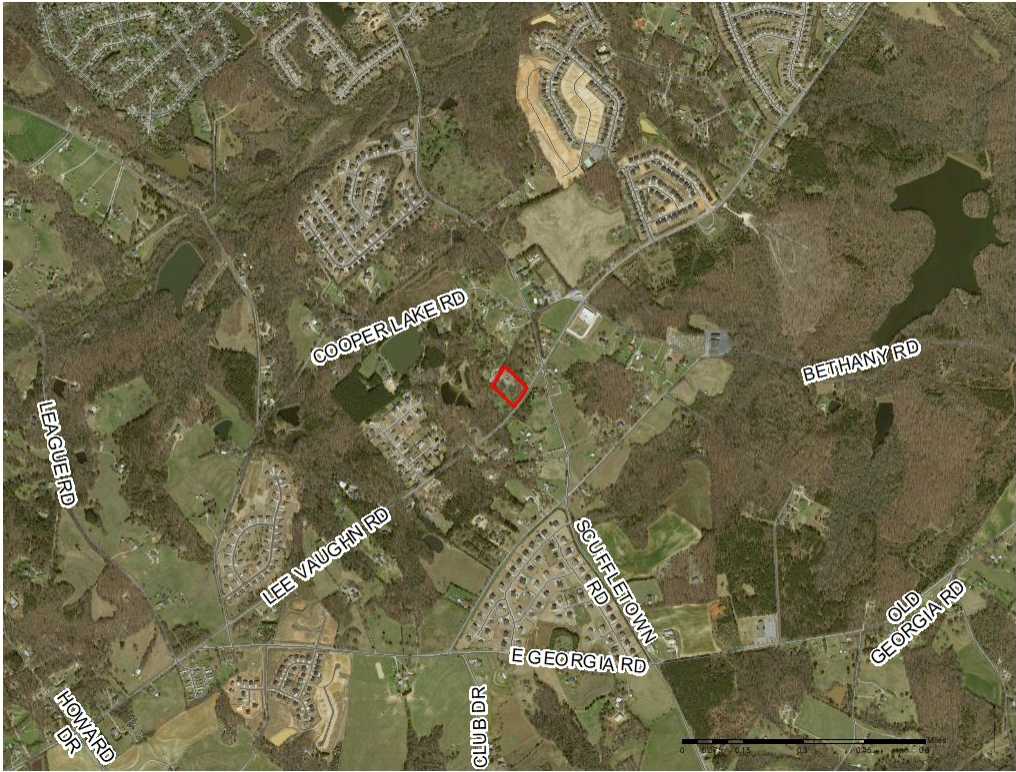
**CONCLUSION:**

The subject site has been zoned S-1, Services since the site was originally zoned in 1996. The applicant is requesting to rezone the property to R-S, Residential Suburban to allow a residence. The subject site is currently surrounded by vacant land and single-family residential land uses. There is also R-S zoning to the east, south and west of the site. Staff believes rezoning this parcel to R-S would have minimal impact on the surrounding community and would be consistent with the zoning and land uses in the area.

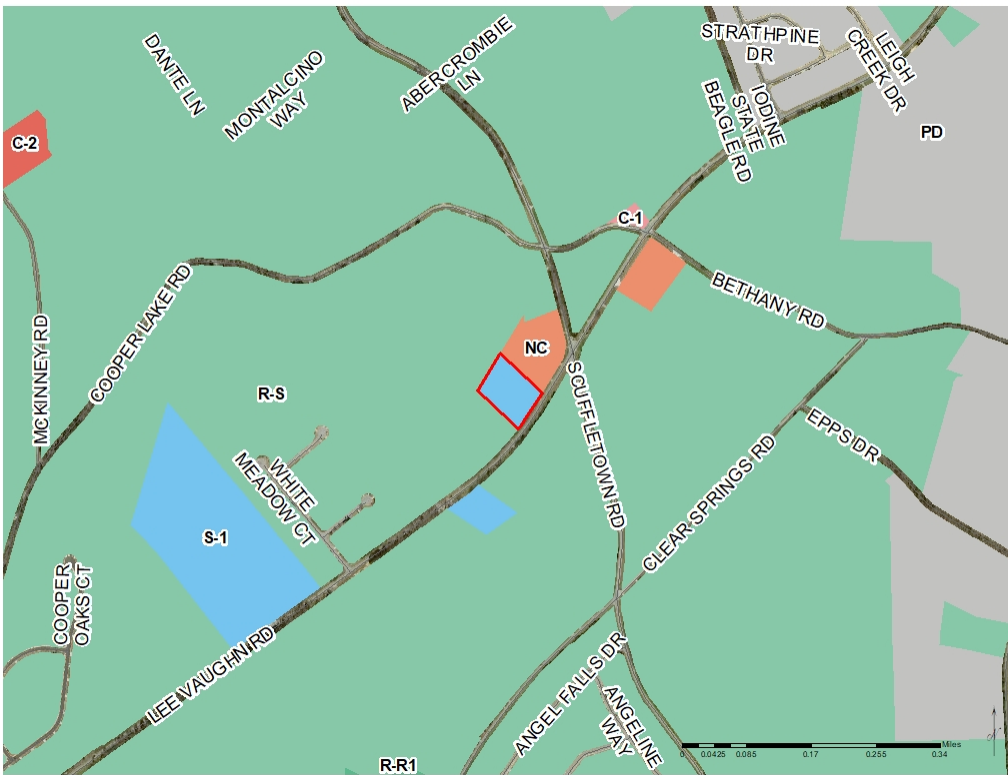
Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban. The Planning Commission recommended approval.

**MOTION:**

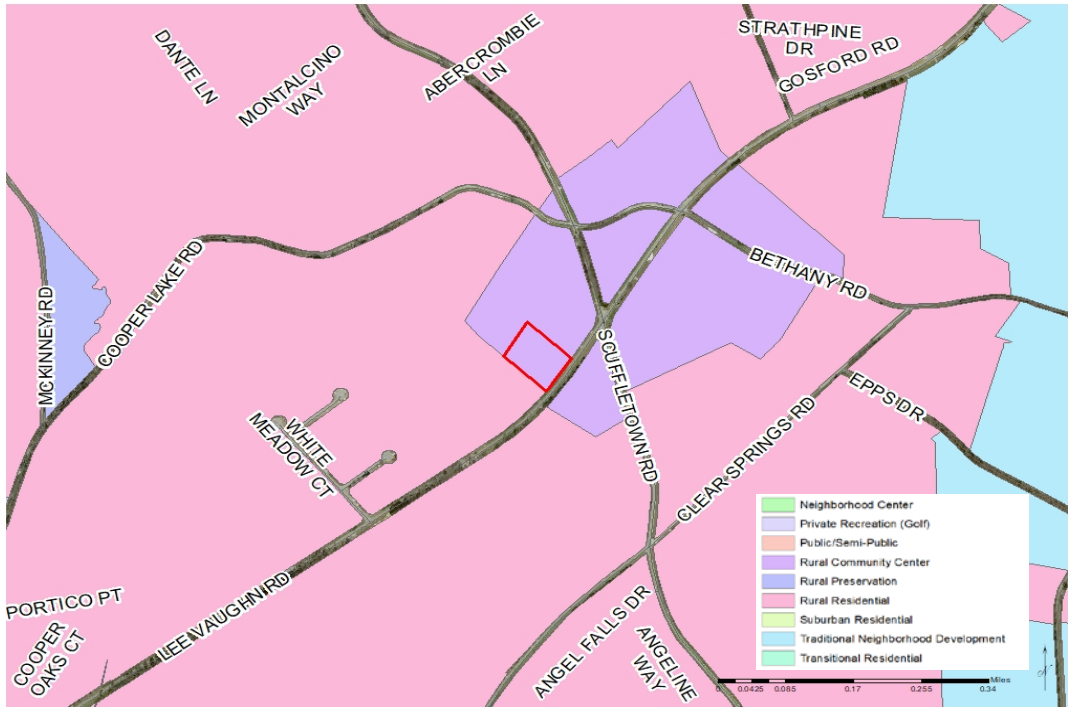
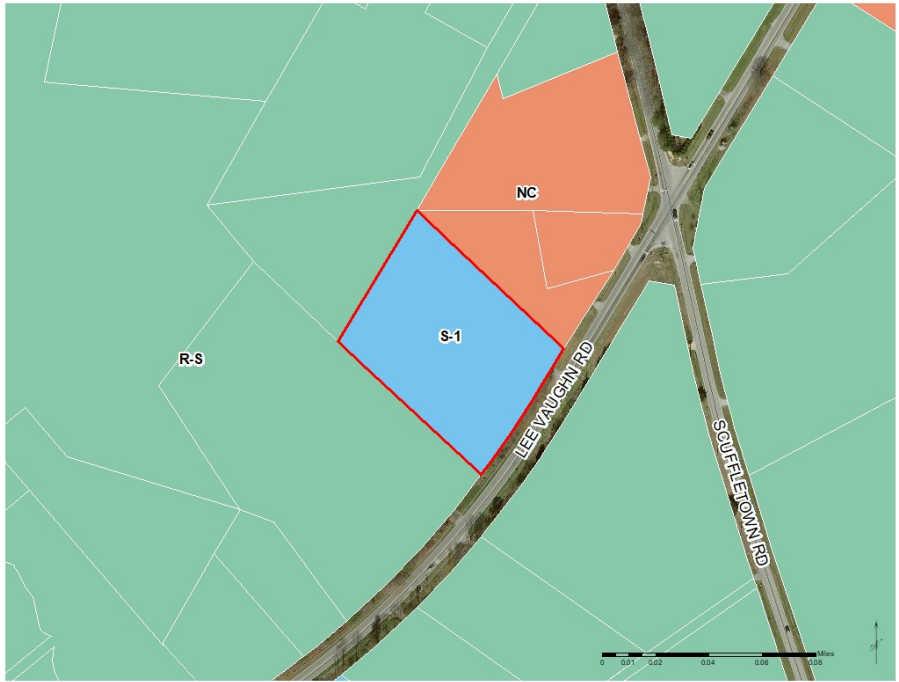
By Mr. Roberts to approve CZ-2019-62. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



Scuffletown Area Plan Review 2016, Future Land Use Map

**Ms. Buathier presented the following:**

**DOCKET NUMBER:** CZ-2019-65

**APPLICANT:** Neil Patel for K.R. Patel, for Jaliabapa and Radha, LLC

**PROPERTY LOCATION:** 3807 White Horse Road

**PIN/TMS#(s):** 0242010203400

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 0.72

**COUNCIL DISTRICT:** 23 – Fant

**ZONING HISTORY:** The subject parcel was originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful C-3, Commercial zoning request in 2016, CZ-2016-53. There was an unsuccessful FRD, Flexible Review District zoning request in 2017, CZ-2017-19. There was an unsuccessful C-1, Commercial zoning request in 2019, CZ-2019-22.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	beautician
East	C-2 & R-10	single-family residential
South	C-1	retail
West	R-12	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 designated as a *Regional Corridor*.

**ROADS:** White Horse Road: seven-lane State-maintained principal arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	1,205' S	30,000	29,000 -3.4%	35,400 +22.1%

**ANALYSIS:**

The subject parcel is designated as a *Regional Corridor*. According to the Imagine Greenville Comprehensive Plan, these corridors are predominately nonresidential, allowing for tall buildings, tight placement, and any nonresidential use. Additionally, intensity of traffic, speed, and use will likely be the highest in the County along these corridors. Floodplain is not present on the property. Public transit is available to this site. While the site is not located along a bus route, Route 504 is located approximately 0.66 miles south of the subject property at the intersection of White Horse Road and Anderson Road. Additionally, sidewalks are present.

**SUMMARY:**

The subject parcel zoned R-12, Single-family Residential is 0.72 acres of property located on White Horse Road approximately 0.66 miles north of the intersection of Anderson Road and White Horse Road. The parcel has approximately 159 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.

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

**Project Information:**

The applicant is proposing one building with five units to be built on the subject parcel. The building will be one story with a total square footage of 6,500 sq. ft. (each unit will be 1,300 sq. ft.). There is currently an existing house on the subject parcel that will be demolished during the development process. The applicant is proposing to provide uses consistent with a barber/beauty shop, electronics and home appliance repair, florists, flower and gift shops, office, restaurant, and general retail. The maximum height allowed for the proposed building is 45 feet.

**Architectural Design:**

Materials for the proposed building will consist of stucco and stone with glass storefronts incorporating aluminum paneling around the glass. Each unit will also contain a prefinished aluminum canopy.



**Access and Parking:**

There will be direct access to the parking lot from White Horse Road and a connection to the adjacent commercial developed property to the south. The applicant is proposing 24 parking spaces around the building with 24 foot access drives. The applicant states 22 parking spaces are required on site.

**Landscaping and Buffering:**

The applicant states that there will be landscaping planted along White Horse Road and that screening will be provided along the rear of the property line where it abuts R-12, Single-Family Residential zoned parcels.

**Signage and Lighting:**

The applicant states signage and lighting will meet the regulations set forth in the Greenville County Sign Ordinance and the Greenville County Zoning Ordinance.

**CONCLUSION:**

The subject site is located along White Horse Road, a seven lane arterial road. There is a beautician zoned S-1 to the north, retail zoned C-1 to the south and an auto sales lot zoned C-2 to the east. The subject site is also located along a Regional Corridor which consists of mainly non-residential uses. The requested zoning is consistent with the Imagine Greenville Comprehensive Plan.

The applicant is requesting to rezone to an FRD, Flexible Review District. Staff is of the opinion the requested FRD to allow retail and commercial uses would be appropriate based on the surrounding land use along White Horse Road. Staff believes the FRD should reflect a high quality development that takes buffering and streetscape into greater account.

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

- Meet all remaining comments from the letter dated September 5, 2019 between Fant, Reichert & Fogleman and staff.

\*\*\*\*\* letter between staff and developer is separate attachment.

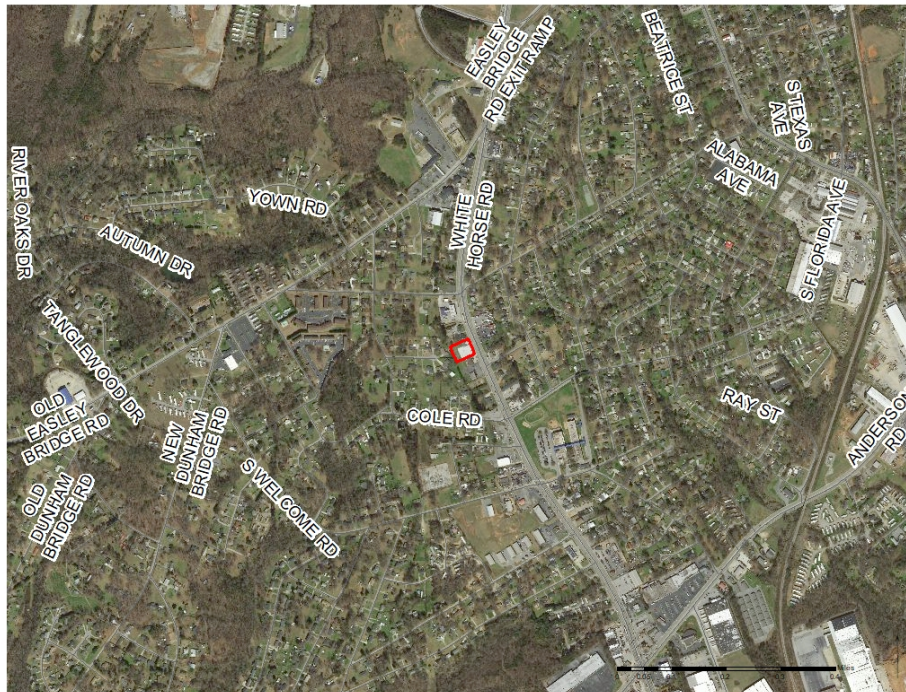
Ms. Buathier stated Planning Commission recommend approval with amended condition with the prohibited uses as submitted by applicant as follows:

- Adult Toys, books, Viideos/Tape Shop
- Novelty Lingerie Shop
- Night Club(s)
- E-Cigarettes and Vape Shop and/or sales of materials for vaping purposes
- Sale of Cannabidiol (CBD) products shop until FDA approved
- Bingo, Pool Tables and Arcades (Gaming Rooms)
- Payday Lenders
- Tattoo Shop

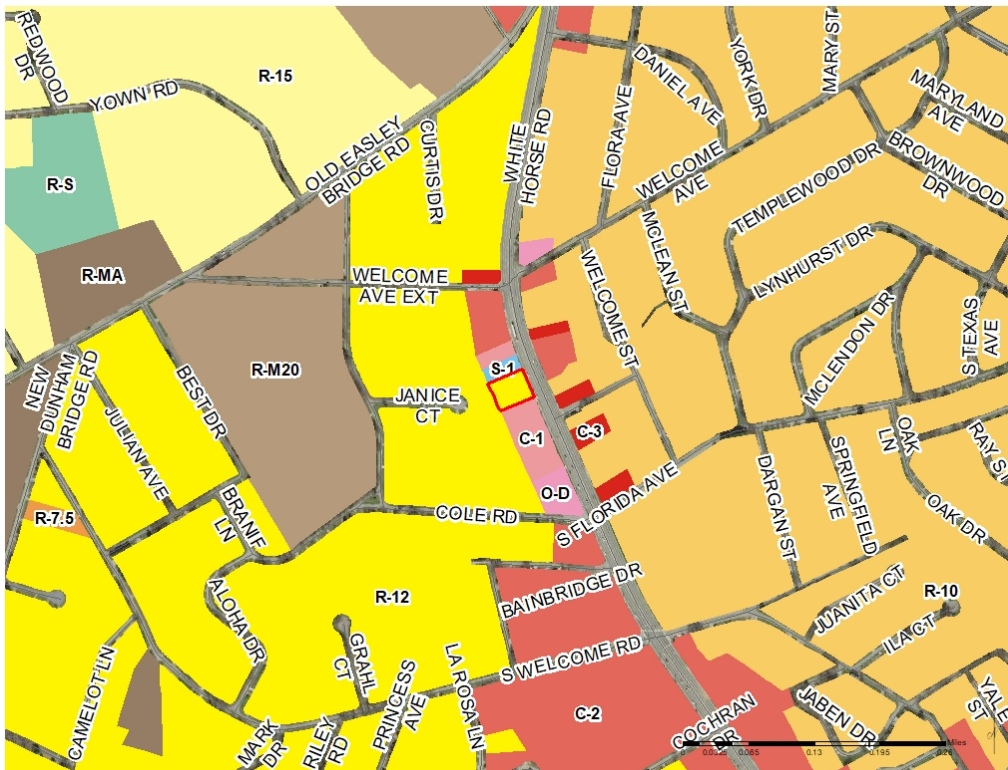
Christian Crear with Fant Reichert & Fogleman answered questions from the Committee.

Dr. Fant commended the developer for working with the community and by doing what Council had asked regarding and FRD. He said he was hesitant only because what had happened in the area previously.

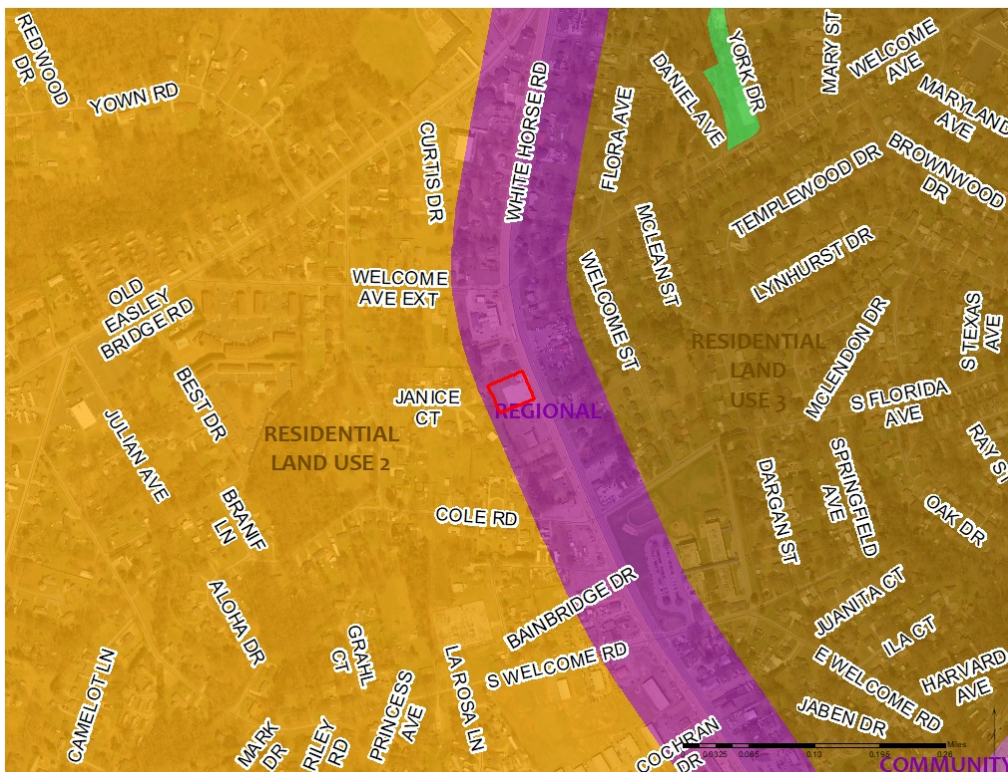
**MOTION:** By Dr. Fant to approve CZ-2019-65 with staff's conditions and the additional prohibited uses. The motion carried unanimously by voice vote.



Aerial Photography, 2018



Zoning Map



Future Land Use Map

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-66

**APPLICANT:** Shalon Anthony Barnes

**PROPERTY LOCATION:** Rosemond Drive

**PIN/TMS#(s):** WG02040200511

**EXISTING ZONING:** R-M20, Multifamily Residential

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 1.2

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-M20, Multifamily Residential in May 1971, as part of Area 2. There are no previous rezoning requests for this parcel.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-S and S-1	single-family residential and vacant wooded land
South	R-M20	vacant wooded land
West	R-M20	vacant wooded land

**WATER AVAILABILITY:** None

**SEWER AVAILABILITY:** Gantt Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan and is designated as *High Density Residential* which prescribes 4 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-M20	20 units/acre	1.2	24 units
Requested	C-3	16 units/acre		19 units

A successful rezoning would reduce 5 dwelling units.

**ROADS:**

Rosemond Drive: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	2,975' NW	18,200	16,700 -8.2%	20,600 +23.4%

**ANALYSIS:**

The subject property is part of the South Greenville Area Plan and is designated as *High Density Residential* which prescribes 4 or more units per acre. While this property is not located along a bus route, Route 507 is located approximately 0.46 miles away at the intersection of White Horse Road and Crestfield Road. Additionally no sidewalks are present along Rosemond Drive. Floodplain is not present on the parcel.

Staff met with the applicant three times over the course of two months to discuss what the applicant wanted to accomplish with this site. Staff went over what uses were permitted in each zoning district.

During staff's meetings with the applicant, he stated the following uses would be conducted on site: an after school program; classes and workshops regarding finances, health, and wellness; job training; a fitness room; and a gym for sports and recreation. The applicant informed staff the after school program and classes were the main focus for their project.

After reviewing the possible uses discussed with the applicant, staff suggested the possibility of applying for an FRD, Flexible Review District. The FRD was recommended due to the surrounding residential land uses and the potentially negative array of uses permitted in straight commercial zoning. Staff went over all possible zoning options with the applicant.

**SUMMARY:**

The subject parcel zoned R-M20, Multifamily Residential is 1.2 acres of property located on Rosemond Drive approximately 1.25 miles northwest of the intersection of White Horse Road and Augusta Road. The parcel has approximately 180 feet of frontage along Rosemond Drive. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for a community center.

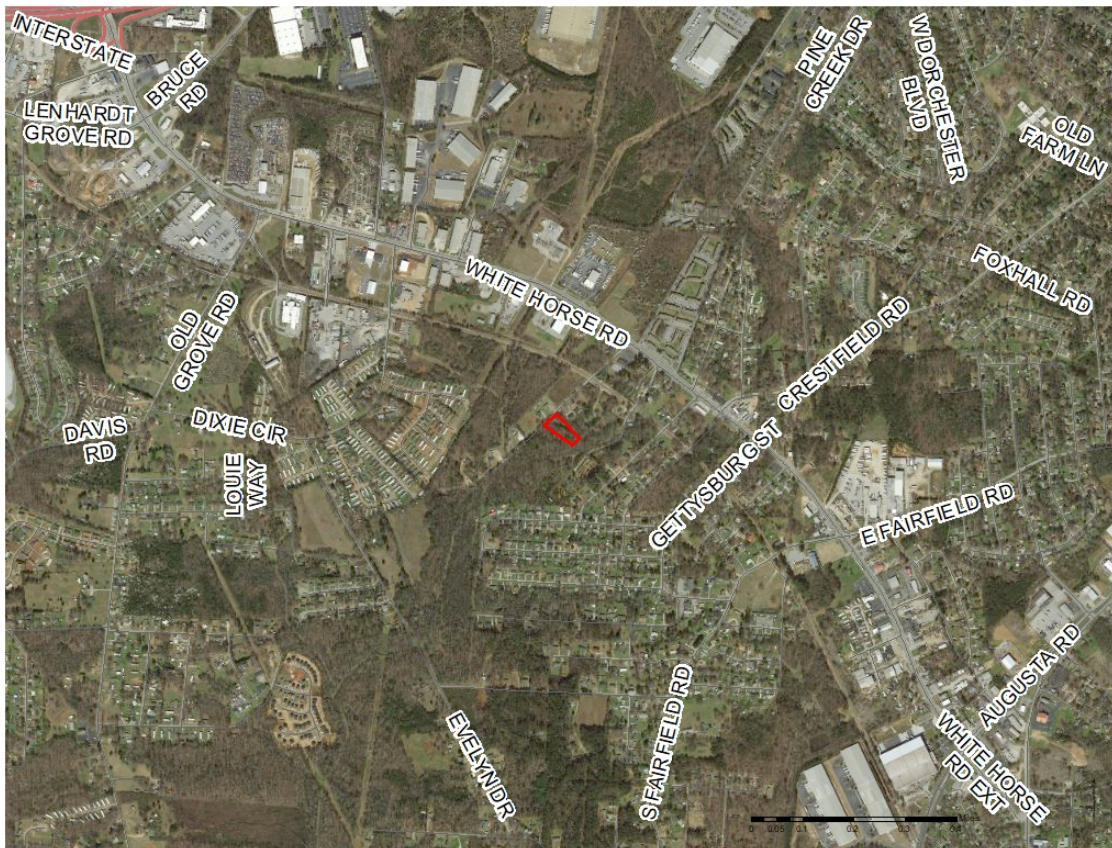
**CONCLUSION:**

The subject site is located off of a dead end road, Rosemond Drive, which is made up of single-family residential and vacant land uses. The parcel also abuts single-family residential and vacant land. There is no central water available along this street.

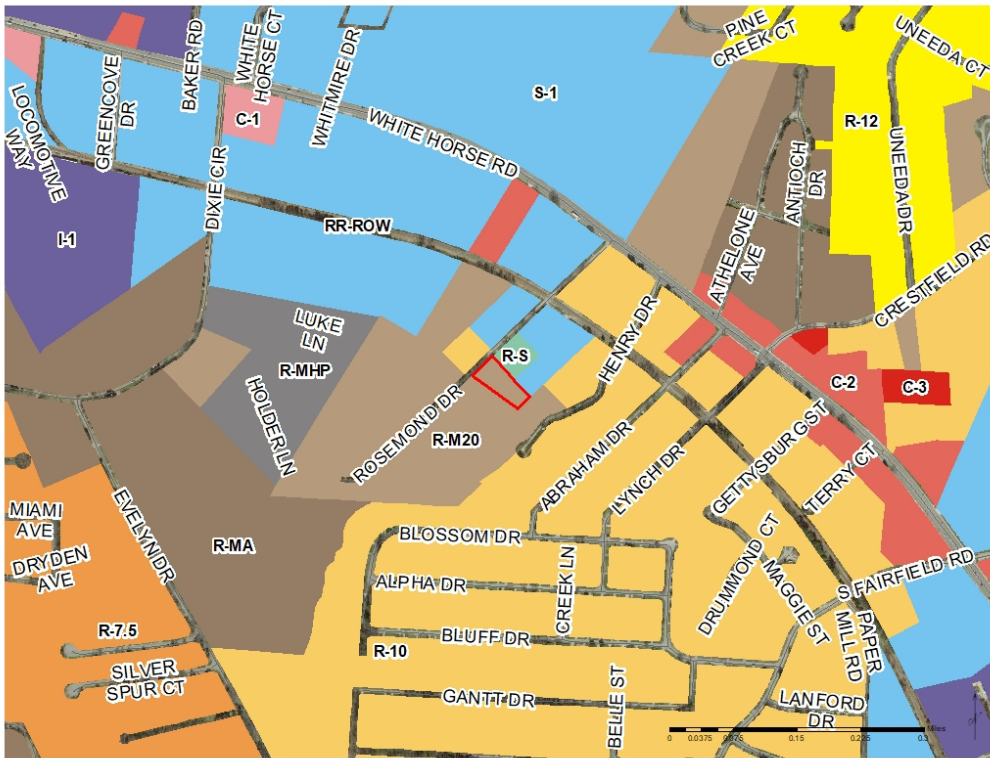
Staff is of the opinion rezoning the parcel to C-3, Commercial would not be appropriate for the surrounding residential area. While staff wants to support the requested use of a community center, there are a number of uses in C-3 zoning that would not be compatible within a residential area. The requested zoning is also not consistent with the South Greenville Area Plan recommending High Density Residential.

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

**MOTION:** By Dr. Fant to deny CZ-2019-66. The motion carried unanimously by voice vote.

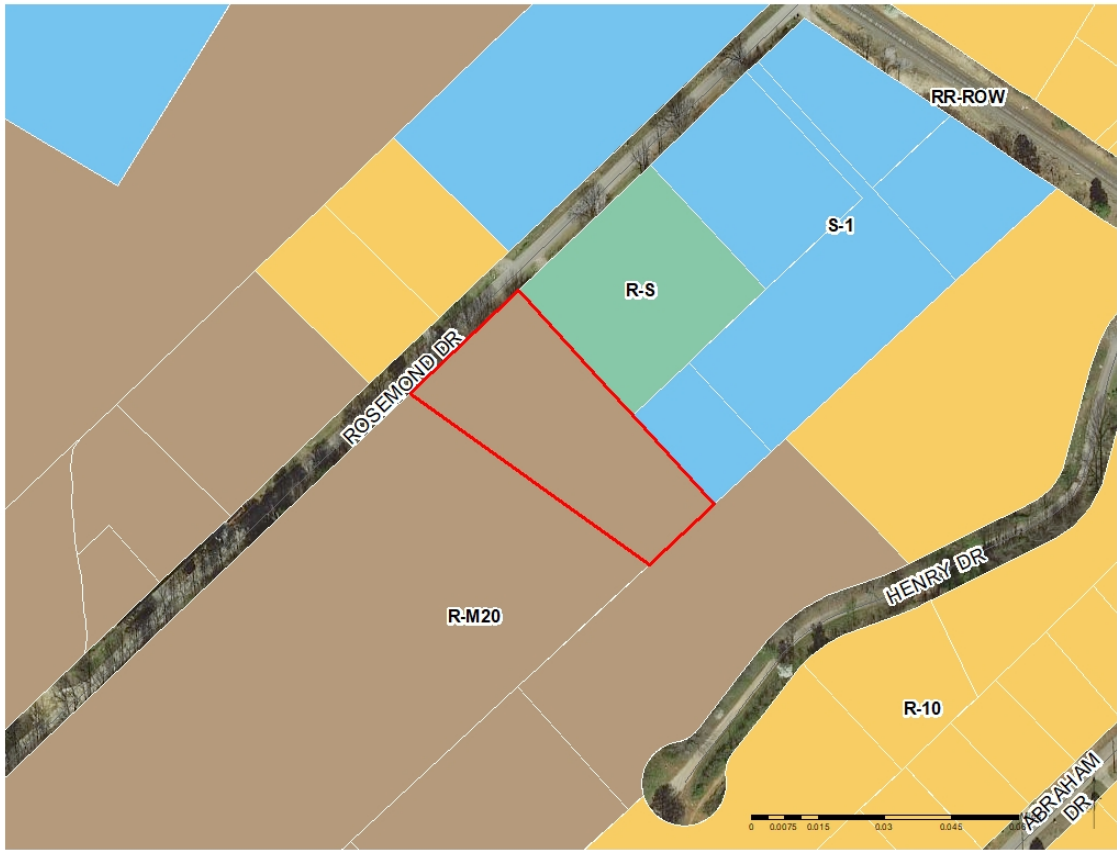


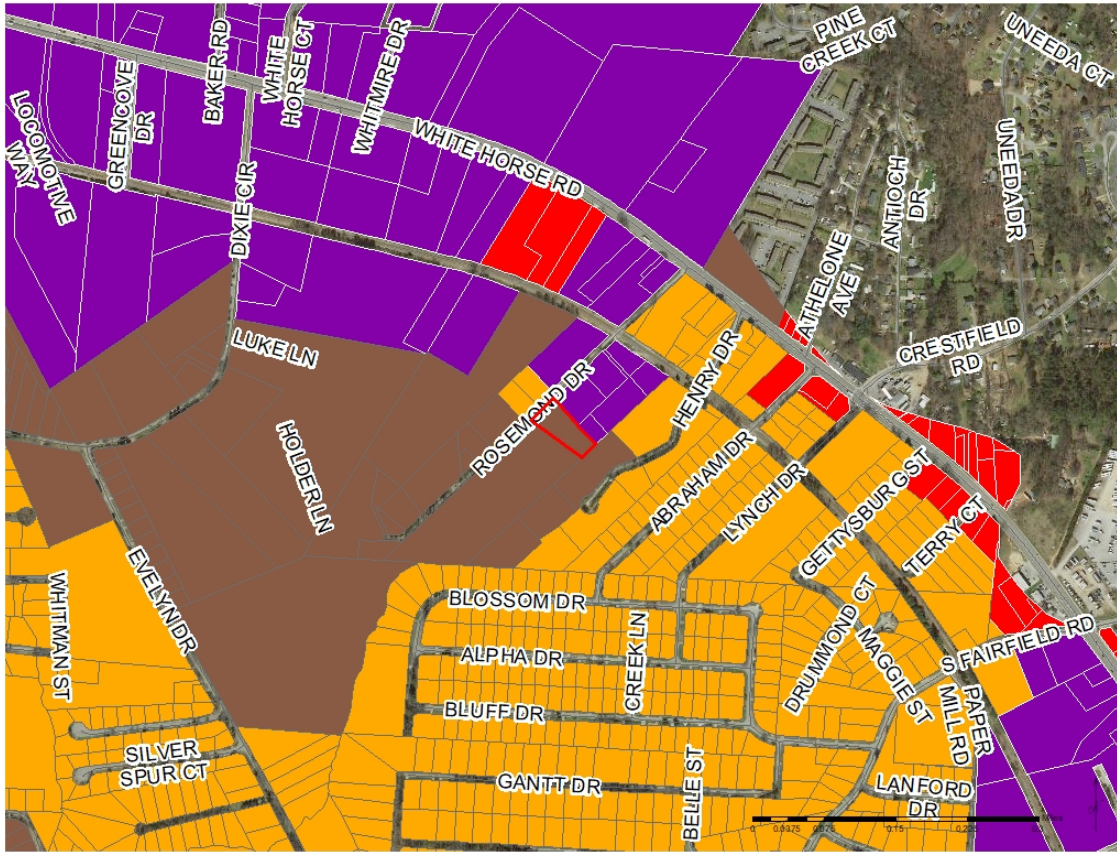
Aerial Photography, 2019



Zoning Map











South Greenville Area Plan, Future Land Use Map

**Legend**

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)

Ms. Buathier presented the following:

**DOCKET NUMBER:** CZ-2019-67

**APPLICANT:** Shannon Elizabeth Patteson for Brad B. Knisely

**PROPERTY LOCATION:** 830 Old Buncombe Road

**PIN/TMS#(s):** 0479000101601

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 4.70

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in April 1972, as part of Area 3. There are no previous rezoning requests for this parcel.

**EXISTING LAND USE:** vacant broadcasting studio and tower

**AREA  
CHARACTERISTICS:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-S	single-family residential and vacant wooded land
East	C-2	single-family residential (future subdivision)
South	S-1	single-family residential
West	R-S	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	Total Units
Current	R-S	1.7 units/acre	4.7	7 units
Requested	C-2	16 units/acre		75 units

A successful rezoning may add up to 68 dwelling units.

**ROADS:**

Old Buncombe Road: two-lane State-maintained minor collector.

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Old Buncombe Road	3,760' N	2,000	1,850	2,400
			-	+29.7%
			7.5%	

**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. The subject parcel is not located along a bus route, and no sidewalks are present along this parcel. Floodplain is present on this parcel.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban, is 4.7 acres of property located on Old Buncombe Road approximately 0.28 miles northwest of the intersection of Old Buncombe Road and US-25. The parcel has approximately 300 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant states the proposed land use is for a bed and breakfast with restaurant and event space.

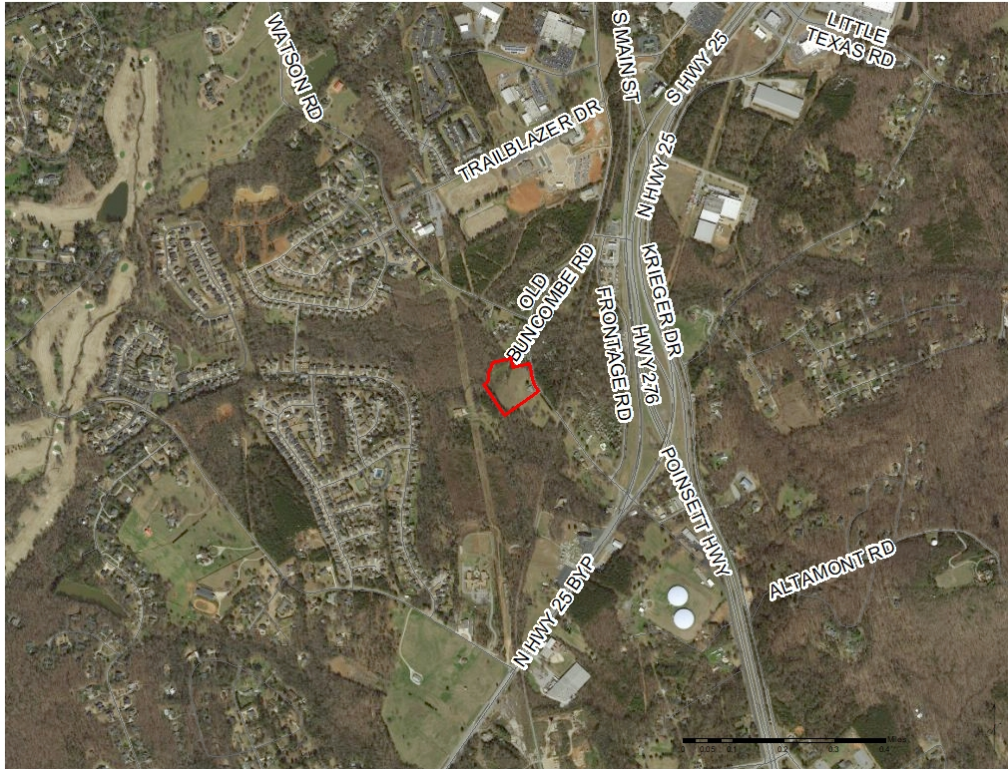
**CONCLUSION:**

The subject site is located in an area that is surrounded by single-family residential land uses. While the zoning to the east and south are C-2, Commercial and S-1, Services, the current land uses are single-family residential. Staff is of the opinion rezoning this parcel to C-2, Commercial would allow for potentially negative uses permitted in this zoning and negative effects on the nearby residential neighborhoods. The requested zoning is also not consistent with the Imagine Greenville Comprehensive Plan recommending 3 to 6 units per acre.

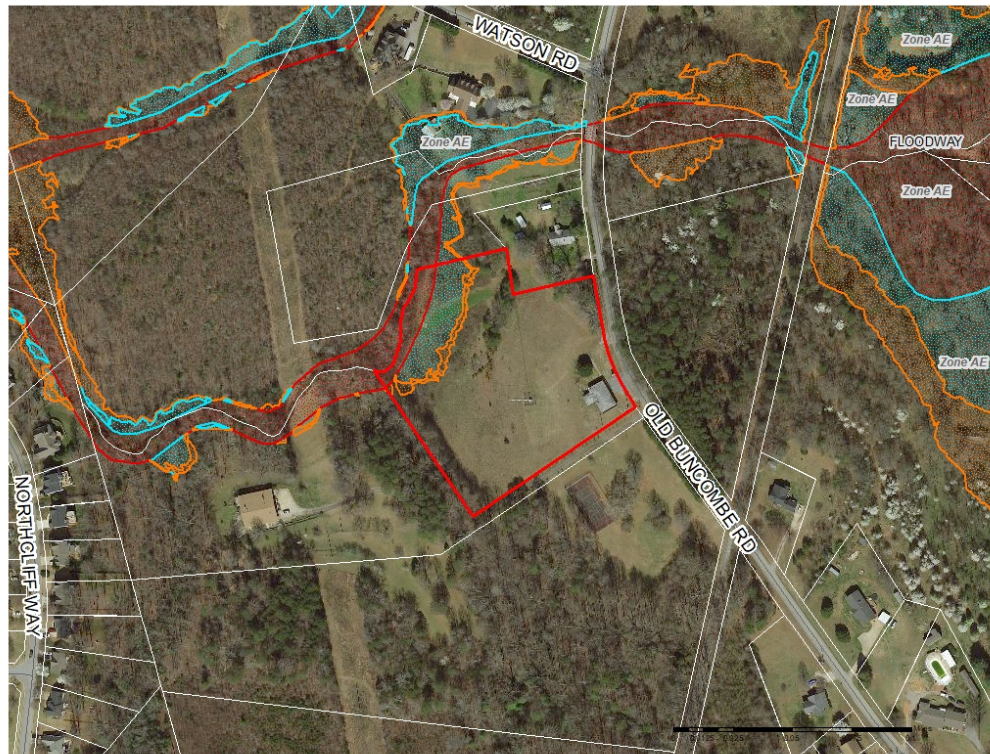
Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial. The Planning Commission also recommended denial.

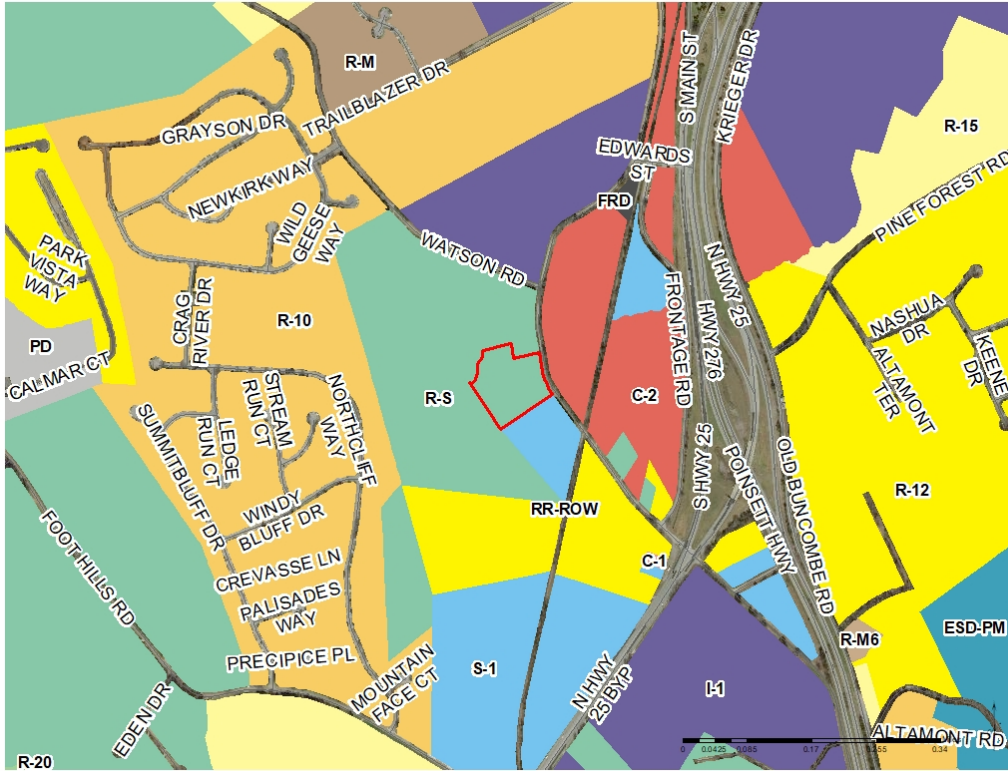
**MOTION:** By Mr. Barnes to deny CZ-2019-67. The motion carried unanimously by voice vote.



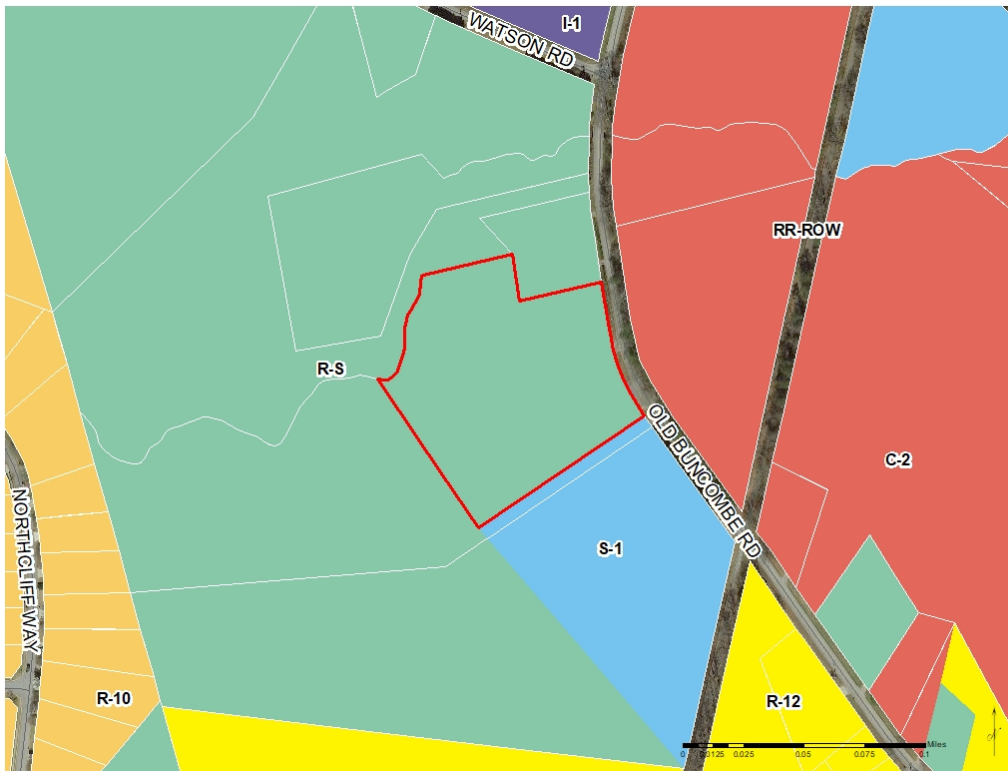


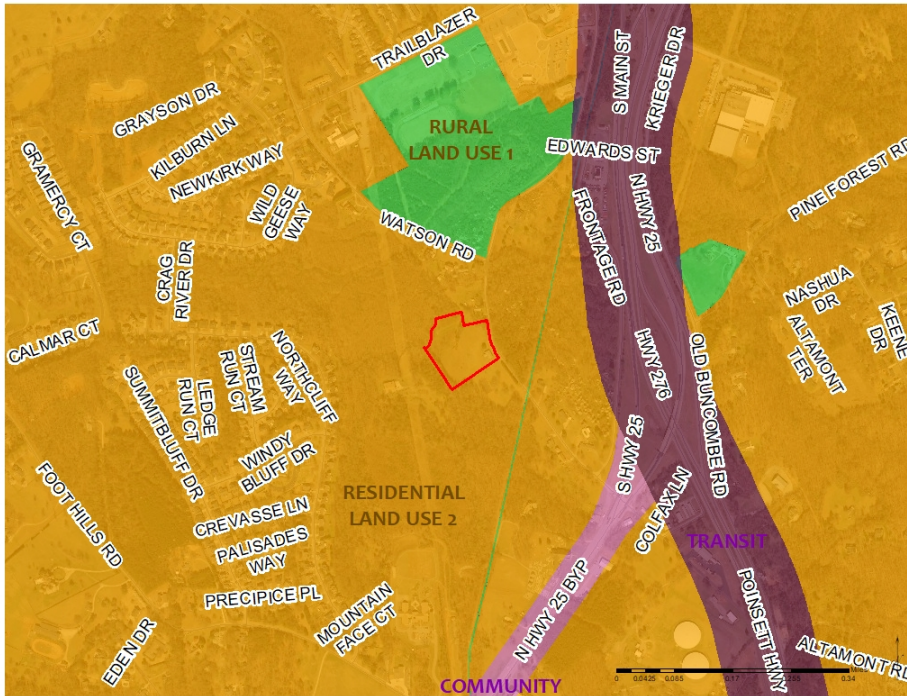
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map

Chairman Dill recognized and thanked the Planning Commission members who were in attendance. He stated he was at their last meeting and appreciated the good work they were doing.

**ADJOURNMENT**

**MOTION:** . Without objection the meeting adjourned at 5:28 p.m.

Respectfully Submitted,

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