

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
October 28, 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
Sarah Holt
Joshua Henderson
Regina McCaskill

OTHER COUNCIL MEMBERS PRESENT

Xanthe Norris

PLANNING COMMISSIONERS PRESENT:

Metz Looper

CALL TO ORDER

Chairman Dill called the meeting to order at 5:12 p.m.

INVOCATION

Dr. Fant provided the invocation

APPROVAL OF THE MINUTES OF THE SEPTEMBER 30, 2019 COMMITTEE MEETING

MOTION: By Mr. Tripp to approve the minutes of the September 30, 2019 Committee meeting as presented. The motion carried unanimously by voice vote.

REZONING REQUESTS

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-68

APPLICANT: Joseph Cullen Smith for Frances J. Smith Irrevocable Trust

PROPERTY LOCATION: 211 West Lee Road

PIN/TMS#(s): P015070206300

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-10, Single-Family Residential

ACREAGE: 2.1

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There are no previous zoning requests for this parcel.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential
East	R-20	single-family residential
South	R-20 and C-2	single-family residential and retail
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton Sewer

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	2.1	4 units
Requested	R-10	4.4 units/acre		9 units

A successful rezoning may add up to 5 dwelling units.

ROADS: West Lee Road: two-lane State-maintained collector.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
West Lee Road	1,630' W	3,800	3,500	4,800
			-	+37.1%
			7.9%	

ANALYSIS: 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. Floodplain is not present on the parcel. This property is along bus Route 508, which is located approximately 0.44 miles away on Wade Hampton Boulevard and Donnan Road. Additionally Route 505 is located 0.73 miles away on Rutherford Road and Donnan Road. Sidewalks are not present near this property.

SUMMARY:

The subject parcel zoned R-20, Single-Family Residential, is 2.1 acres of property located on West Lee Road approximately 0.45 miles west of the intersection of West Lee Road and Wade Hampton Boulevard. The parcel has approximately 180 feet of frontage along West Lee Road. The applicant is requesting to rezone the property to R-10, Single-Family Residential.

The applicant states the proposed land use is for a subdivision with potentially six to eight houses.

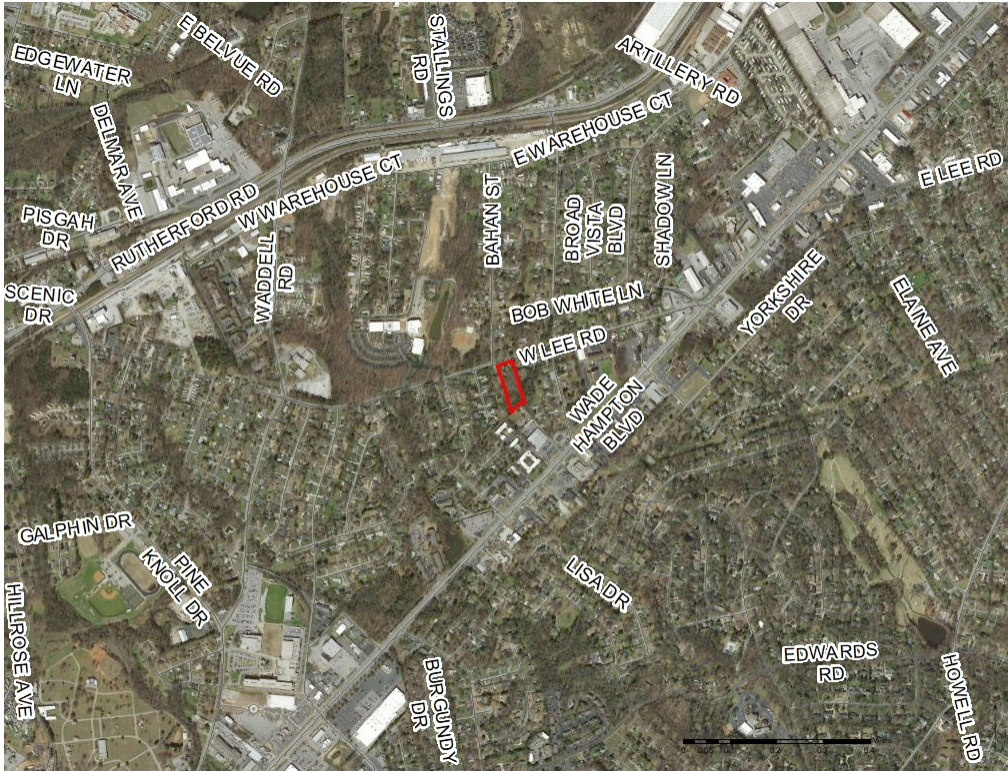
CONCLUSION:

The subject site is located along West Lee Road, an area made up of mainly single-family residences. The Imagine Greenville Comprehensive Plan recommends 6 or more units per acre. Staff is of the opinion that a higher density of single-family residential is appropriate for this area due to its close proximity to Wade Hampton Avenue, a seven lane arterial road, along with being located along a bus route. Staff believes the requested zoning would have minimal impact on this area.

Based on these reasons staff recommends approval of the requested rezoning to R-10, Single-Family Residential.

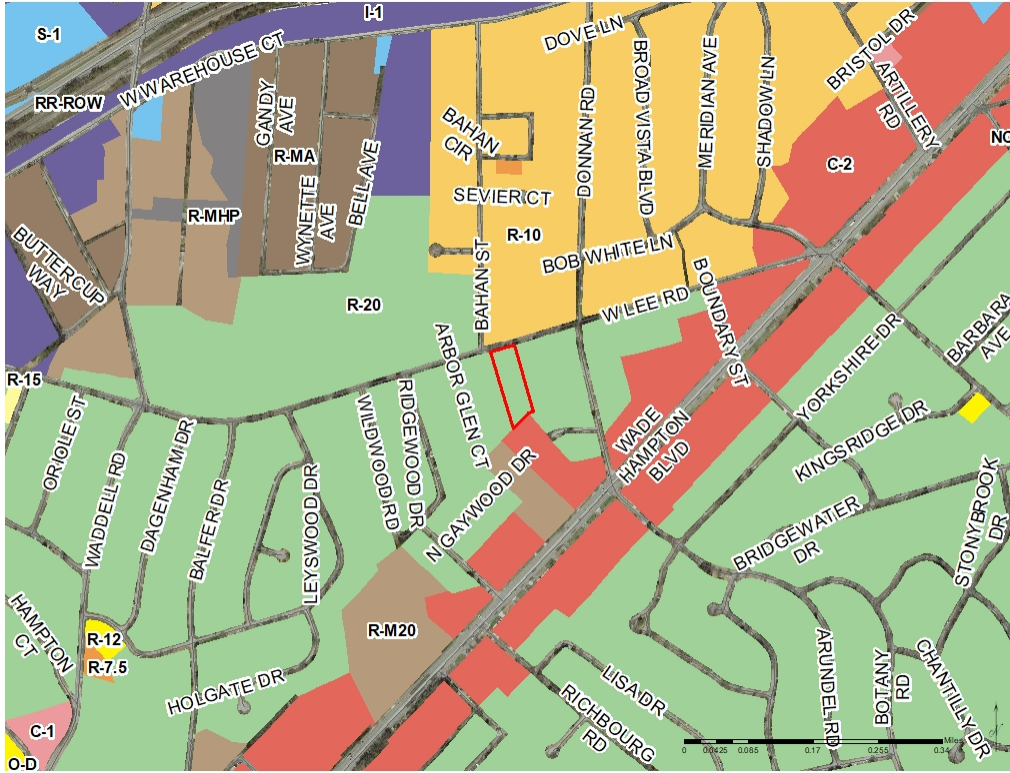
MOTION:

By Dr. Fant to approve CZ-2019-68. The motion carried unanimously by voice vote.

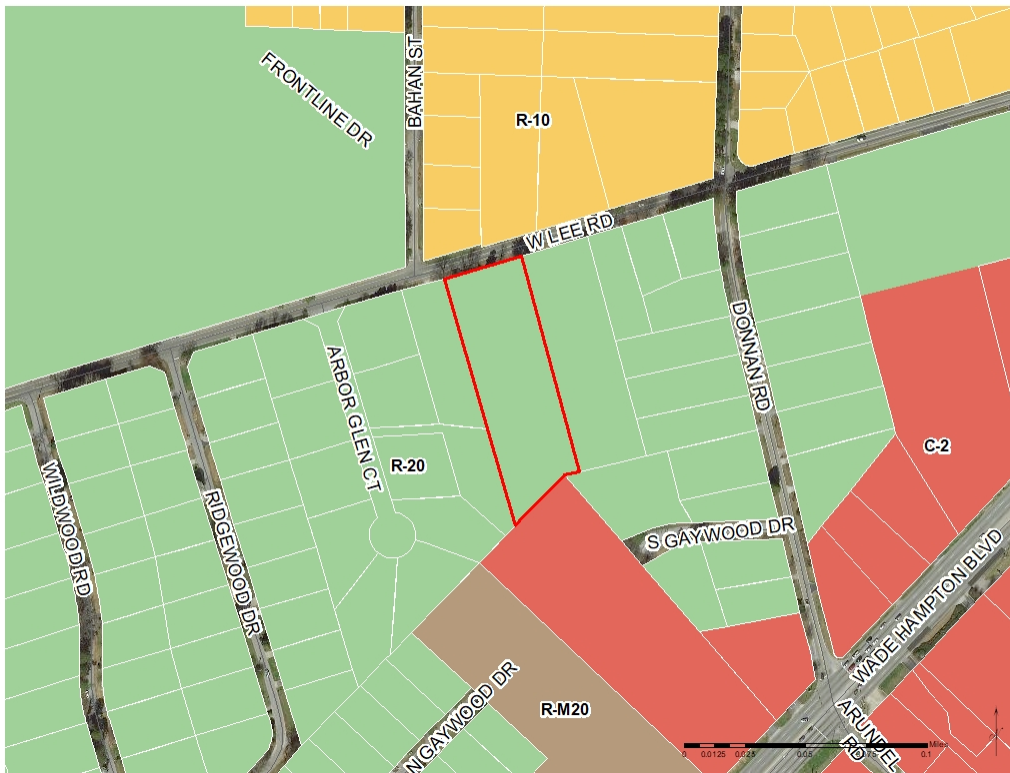


Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-69

APPLICANT: Charles R. Wickline and Carol R. Wickline for the Wickline Family Living Trust

PROPERTY LOCATION: 12349 Old White Horse Road

PIN/TMS#(s): 0511010100802

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-20, Single-Family Residential

ACREAGE: 1.46

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1973, as part of Area 4B. There are no previous rezoning requests for this parcel.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential
South	R-S and R-20	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 *Rural Land Use 2* which prescribes 1 unit to every 3 acres.

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	1.46	2 units
Requested	R-20	2.2 units/acre		3 units

A successful rezoning may add up to 1 dwelling unit.

ROADS: Old White Horse Rd: two-lane State-maintained minor collector.

TRAFFIC: No traffic counts in proximity of Old White Horse Road.

ANALYSIS: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Rural Land Use 2* which prescribes 1 unit to every 3 acres. Floodplain is not present on this parcel. This property is not along a bus route, but does have access to sidewalks along the east side of the corridor.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 1.46 acres of property located on Old White Horse Road approximately 0.85 miles south of the intersection of Geer Highway (US-276) and Old White Horse Road. The parcel has approximately 450 feet of frontage along Old White Horse Road. The applicant is requesting to rezone the property to R-20, Single-family Residential.

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

CONCLUSION:

The subject site is located along Old White Horse Road a two-lane minor collector. The parcel is surrounded by large lot single-family residences. Staff is of the opinion the current zoning is appropriate for this parcel and this area. The requested zoning is also not consistent with the Imagine Greenville Comprehensive Plan recommending 1 unit to every 3 acres.

Based on these reasons staff recommends denial of the requested rezoning to R-20, Single-Family Residential.

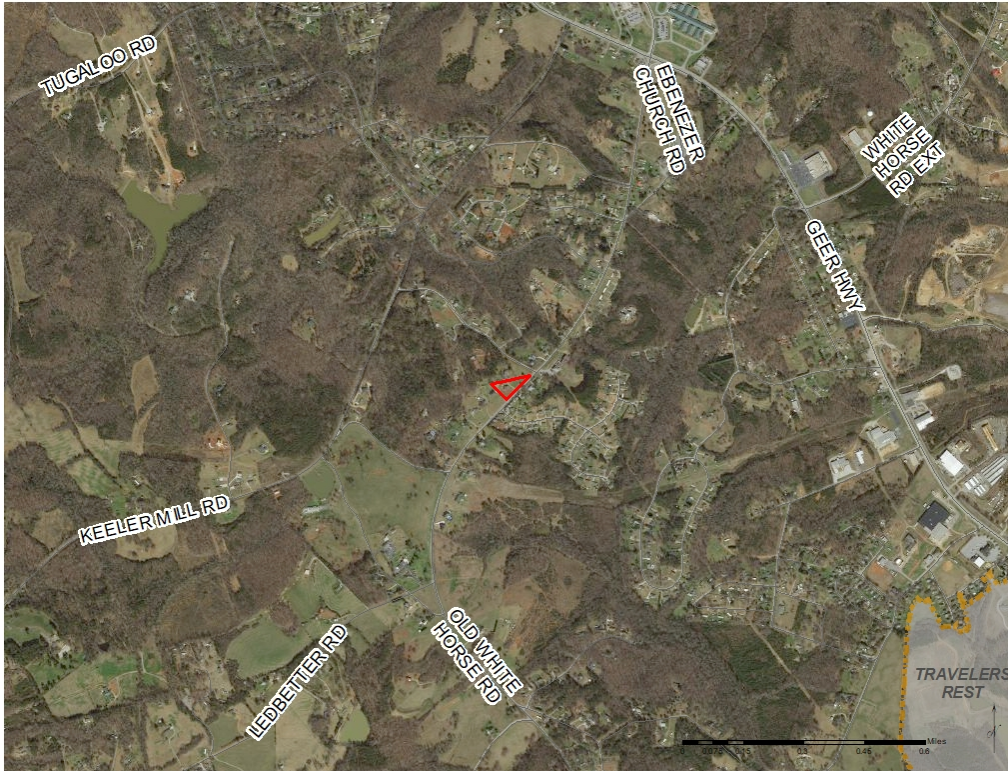
Chairman Dill noted across the road from the property is a subdivision zoned R-20.

Dr. Fant stated it was hard to tell someone they could not build a house for their child next to them.

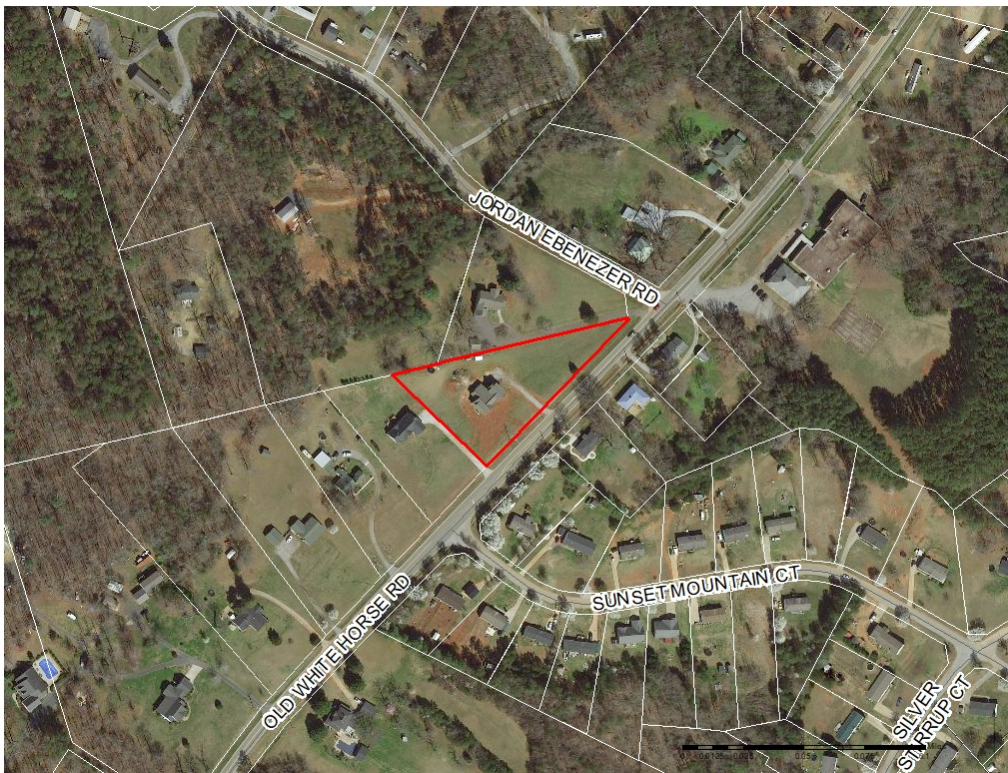
Mr. Tripp asked what was the basis of the Planning Commission's denial.

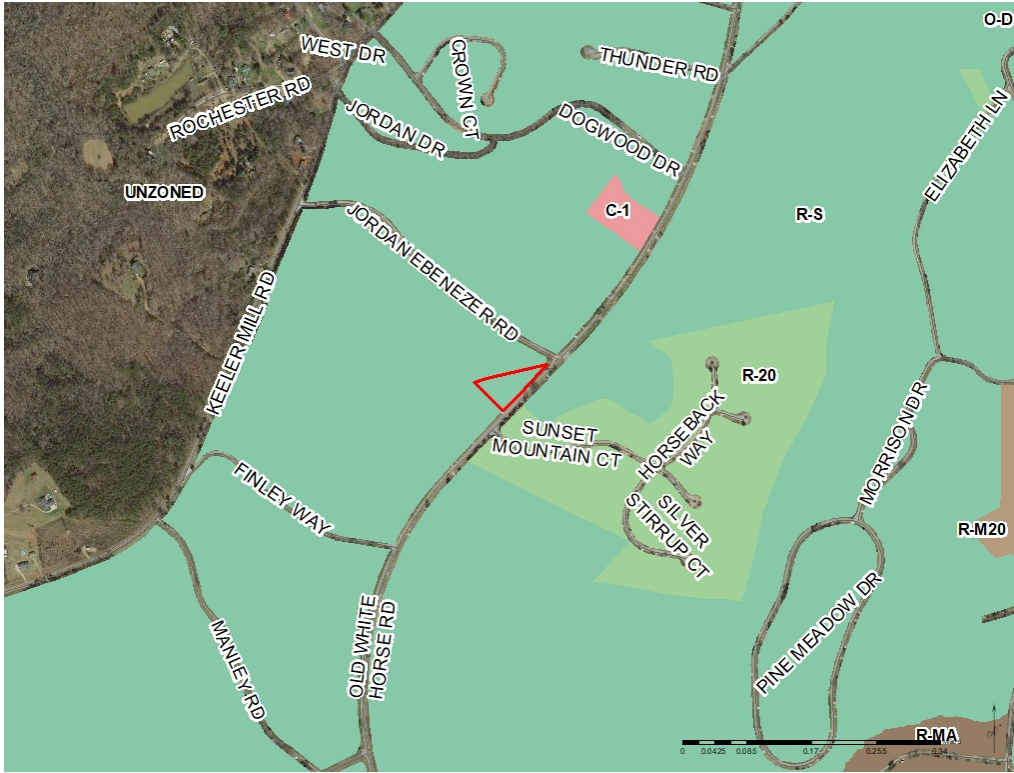
Ms. Buathier stated they were accepting staff's recommendation.

MOTION: By Mr. Roberts to approve CZ-2019-69. The motion carried unanimously by voice vote. The motion carried unanimously by voice vote.



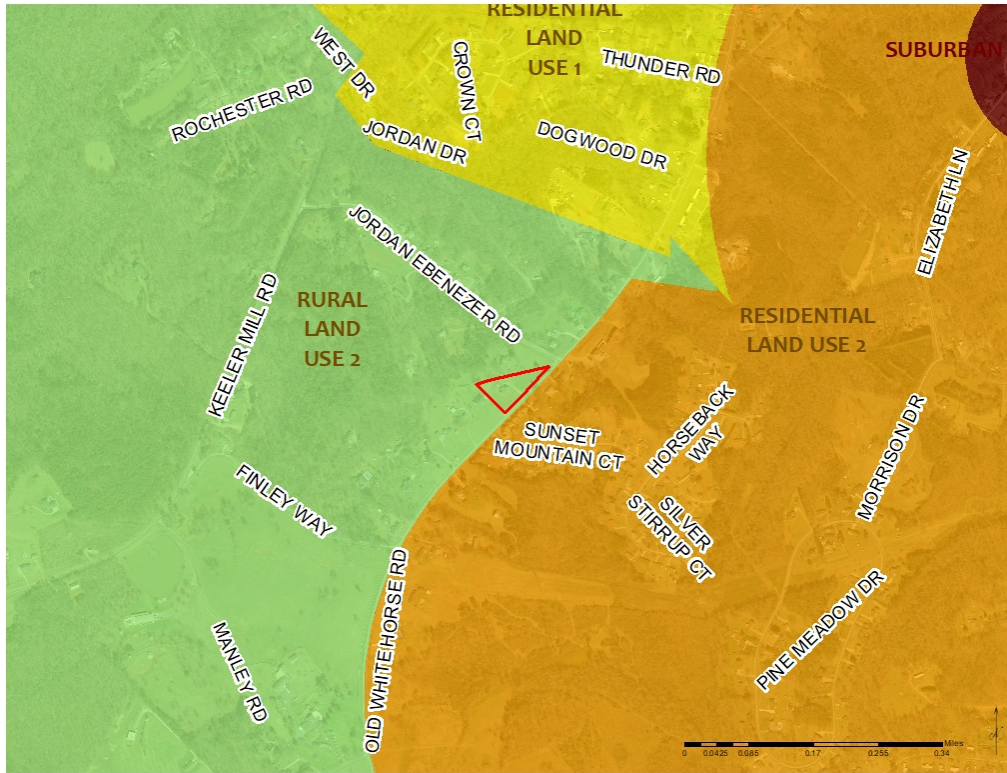
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-70

APPLICANT: Roy L. Fogleman, Jr. of Fant, Reichert & Fogleman, Woodside Church of God, Inc.

PROPERTY LOCATION: Cedar Lane Road

PIN/TMS#(s): B012000100101 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-3, Commercial

ACREAGE: 4.0

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-M, Multifamily Residential in April 1972, as part of Area 3. This parcel has had three successful rezoning cases. There was a successful S-1, Service rezoning request in 1988, CZ-1988-88. There was a successful C-3, Commercial rezoning request in 2000, CZ-2000-54 for a portion of the parcel. There was a successful C-3, Commercial rezoning request in 2001, CZ-2001-25 for a portion of the parcel.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2 & S-1	single-family residential and vacant land
East	R-M20	apartments
South	S-1	church
West	S-1	business park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Berea Community Plan where it is designated as *Commercial/Office* and located along a *Regional Corridor*.

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	4	0 units
Requested	C-3	16 units/acre		64 units

A successful rezoning may add up to 64 dwelling units.

ROADS: Cedar Lane Road: five-lane State-maintained arterial.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Cedar Lane Road	6,000' SE	18,100	17,600 -2.8%	15,700 - 10.8%

ANALYSIS:

The subject property is part of the Berea Community Plan where it is designated as *Commercial/Office*. The intent of the *Commercial/Office* designation is for commercial and office developments of an appropriate size to the serve the area. This may include shopping centers, grocery stores, convenience stores, general retail stores, and restaurants, as well and medical and professional offices, along major thoroughfares with heavy traffic. This property is also located along a *Regional Corridor* in the Berea Community Plan. *Regional Corridors* are typically a minimum of four lanes and most intersections are signalized. Given the high volume and speed of traffic, access is managed to limit curb cuts. Floodplain is not present on the parcel. Additionally this property is along a bus route, Route 506. Sidewalks are also present in this area.

SUMMARY:

The subject portion of the parcel zoned S-1, Services is 4 acres of property located on Cedar Lane Road approximately 0.6 miles west of the intersection of West Blue Ridge Drive and Cedar Lane Road. This portion of the parcel has approximately 500 feet of frontage along Cedar Lane Road. The applicant is requesting to rezone the portion of the property to C-3, Commercial.

The applicant states the proposed land use is for multifamily townhomes.

CONCLUSION:

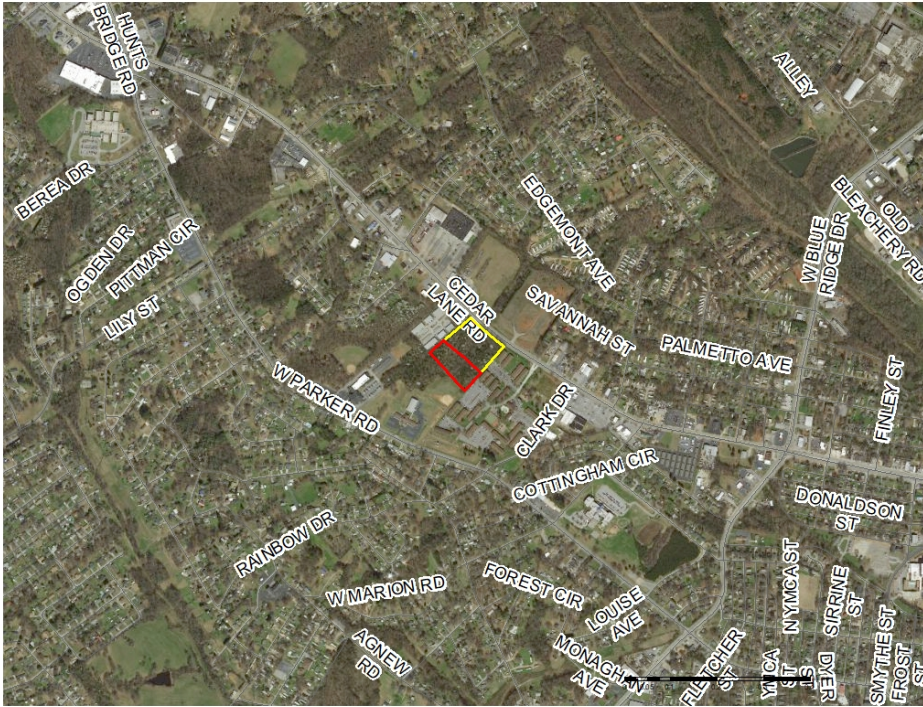
The subject site is located along Cedar Lane Road, a five lane arterial road. Staff believes the requested zoning of C-3, Commercial for the remainder of the parcel is appropriate. Staff is of the opinion the rezoning request would be appropriate based on its location along a Regional Corridor and its close proximity to public transportation. The requested zoning is also appropriate because it consistent with the Berea Community Plan recommending *Commercial*.

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

Chairman Dill stated he had spoken with Councilor Meadows and had expected him at the meeting. He stated Councilor Meadows wanted to speak with Mr. Fogleman and requested the Committee hold the item.

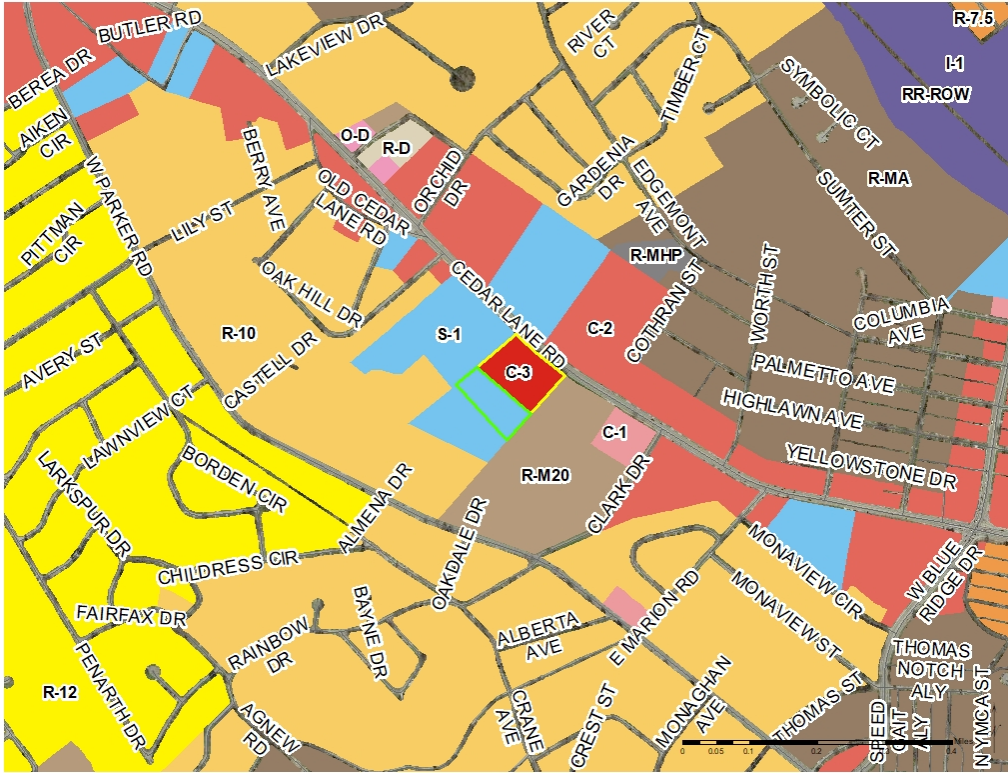
MOTION

By Mr. Tripp to hold CZ-2019-70. The motion carried unanimously by voice vote.

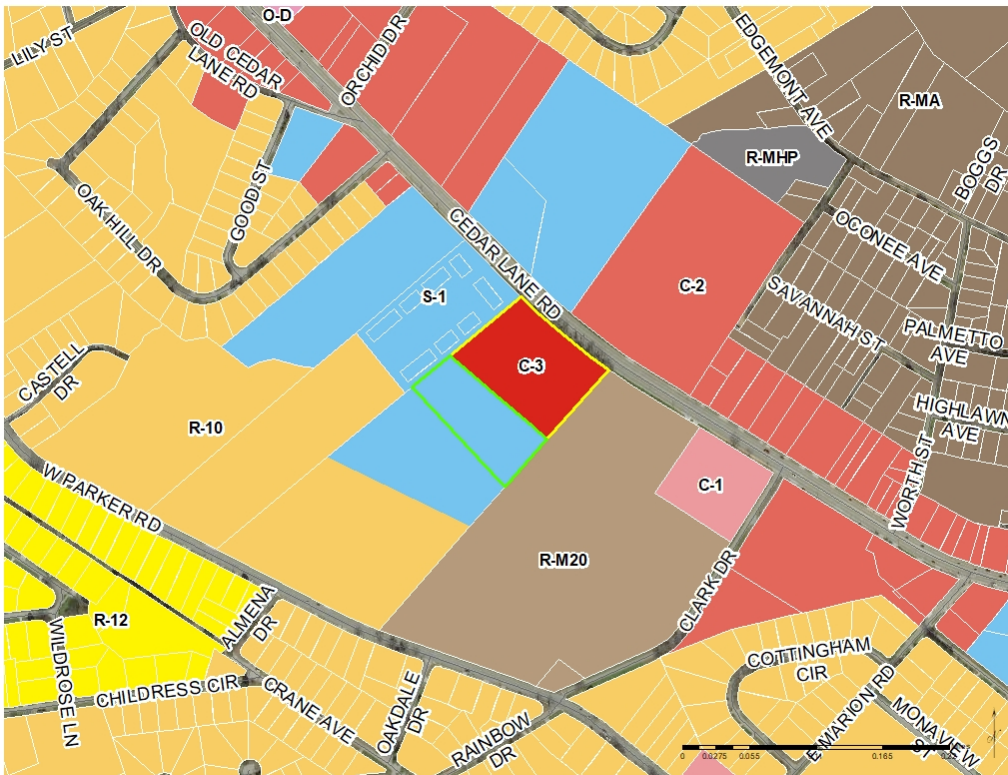


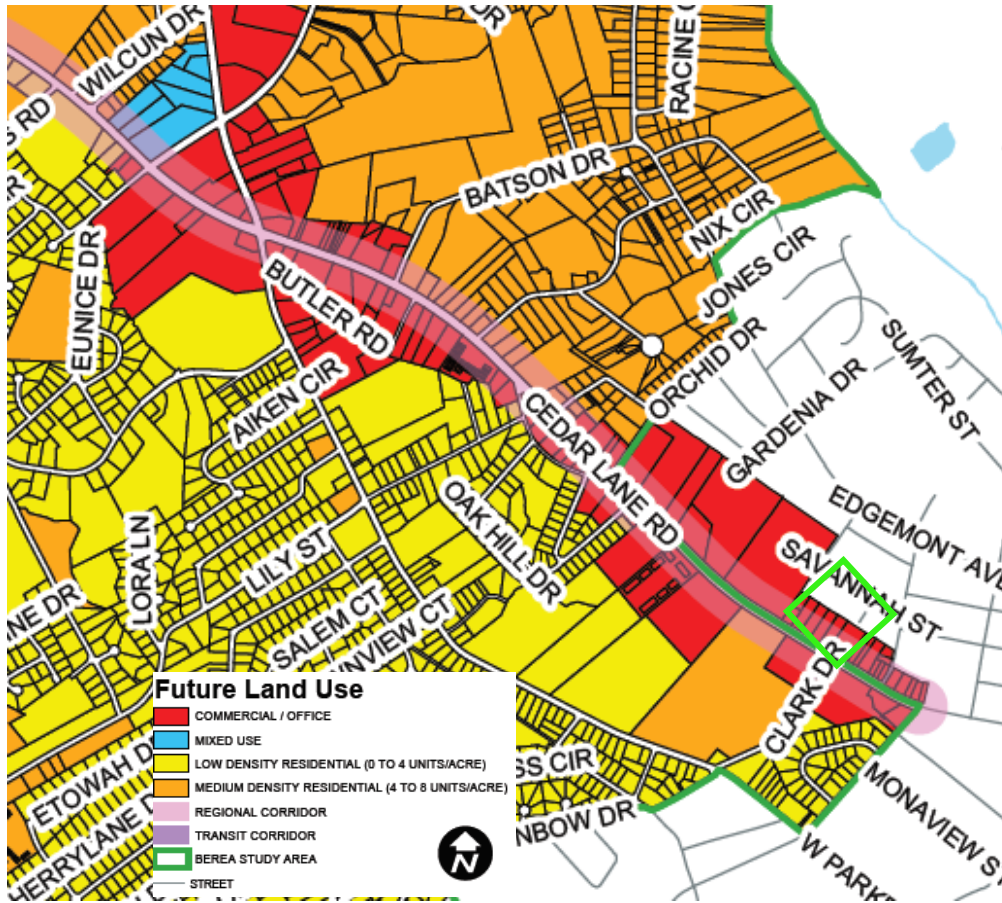
Aerial Photography, 2019





Zoning Map





Berea Community Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-71

APPLICANT: Gary S. Hill for LTE Investment Group LLC

PROPERTY LOCATION: 4403 White Horse Road

PIN/TMS#(s): 0230000801600 and 0230000801700

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.46

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful S-1, Services rezoning request in 1999, CZ-1990-060.

EXISTING LAND USE: automobile service

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	automobile service
East	S-1	engraving shop and vacant office
South	C-2	vacant land
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Riverdale-Tanglewood Community Plan where it is designated as *Commercial*.

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-10	4.4 units/acre	0.46	2 units
Requested	C-2	16 units/acre		7 units

A successful rezoning may add up to 5 dwelling units.

ROADS: White Horse Road: five-lane State-maintained principal arterial
West Boulevard: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	5,750' S	30,000	29,000 -3.3%	35,400 +22.1%

ANALYSIS:

The subject property is part of the Riverdale-Tanglewood Community Plan where it is designated as *Commercial*. Floodplain is not present on this property. There is a bus route near this property. Bus route 502 is located approximately 0.27 miles away at the intersection of N. Washington Avenue and Gordon Street Extension.

SUMMARY:

The subject parcels zoned R-10, are 0.46 acres of property located on White Horse Road approximately 0.19 miles north of the intersection of White Horse Road and Easley Bridge Road. The parcel has approximately 145 feet of frontage along White Horse Road and approximately 80 feet of frontage along West Boulevard. The applicant is requesting to rezone the property to C-2, Commercial.

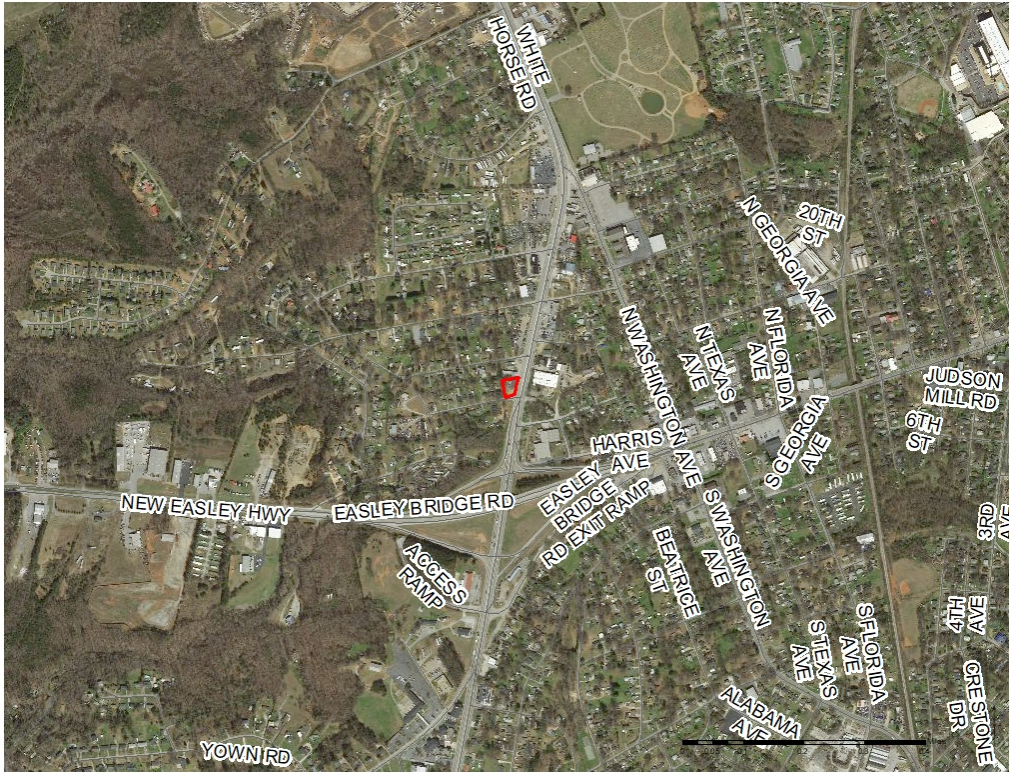
The applicant states the proposed land use is for a business or to allow a future business on site.

CONCLUSION:

The subject site is located along a five- lane arterial road, White Horse Road, which is mainly made up of commercial and service type land uses and zoning. Staff is of the opinion the current zoning of R-10, Single-Family Residential is not appropriate for this area, however staff does have some concerns regarding some of the allowed uses permitted in C-2, Commercial zoning. Staff believes the recommended use of Commercial from this site is appropriate, and that is also consistent with the Riverdale-Tanglewood Community Plan.

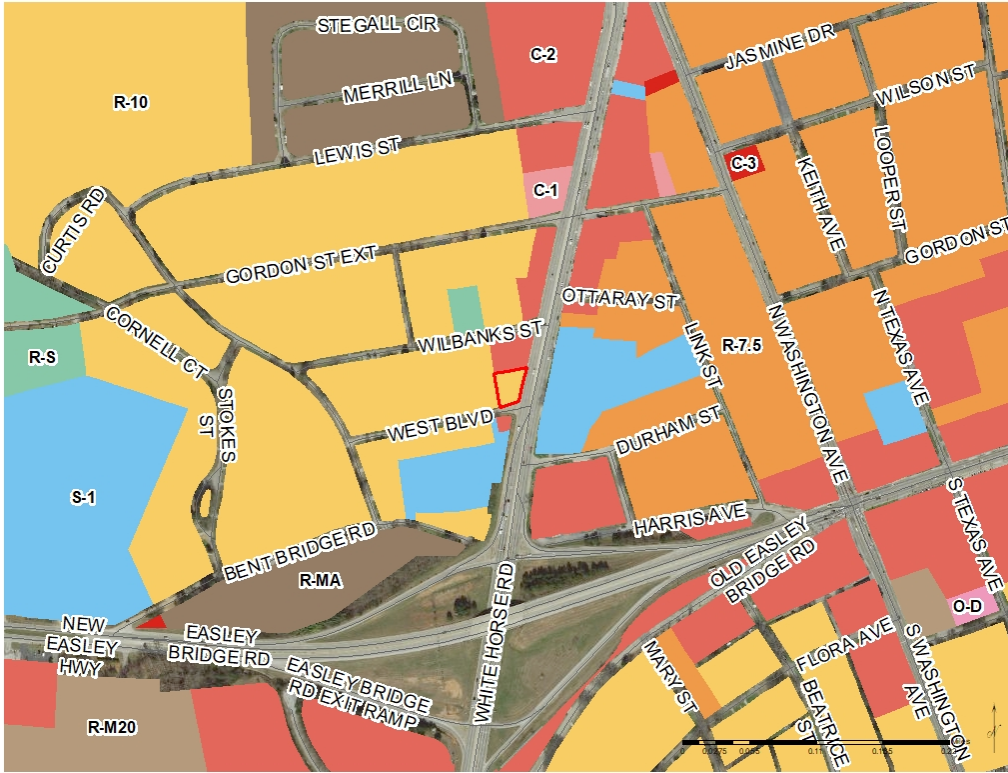
Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial. On October 16, 2019 staff received a request from the applicant to amend the rezoning request from C-2, Commercial to C-3, Commercial. Planning Commission recommended approval of C-3, Commercial.

MOTION: By Dr. Fant to approve CZ-2019-71 as amended to C-3, Commercial. The motion carried unanimously by voice vote.

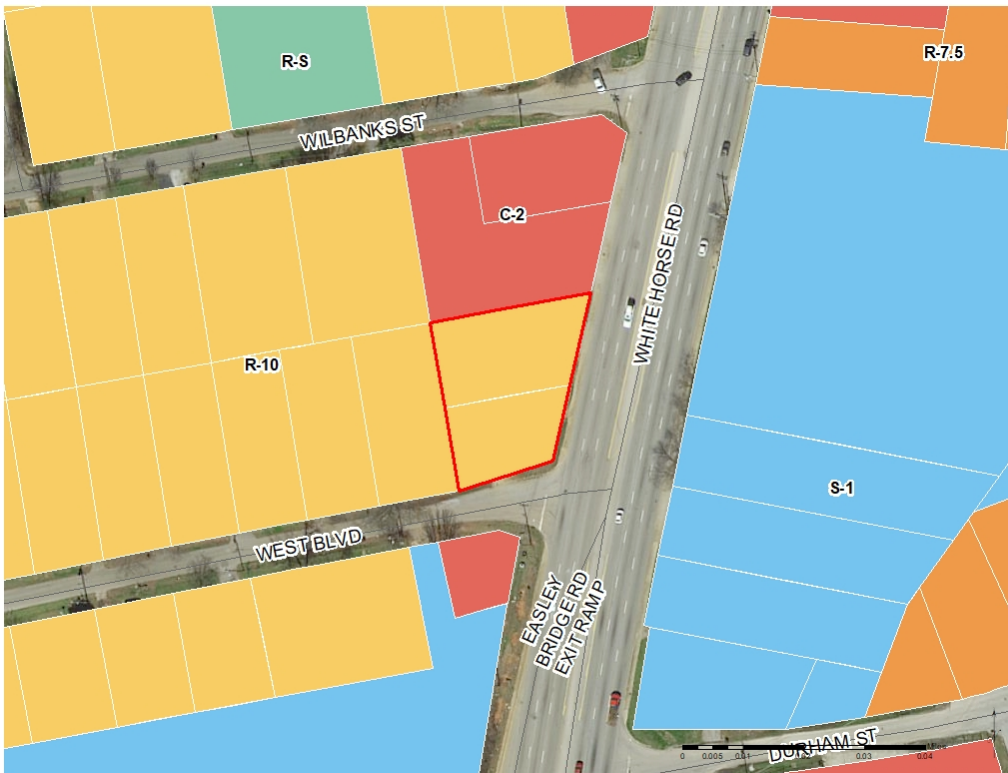


Aerial Photography, 2019

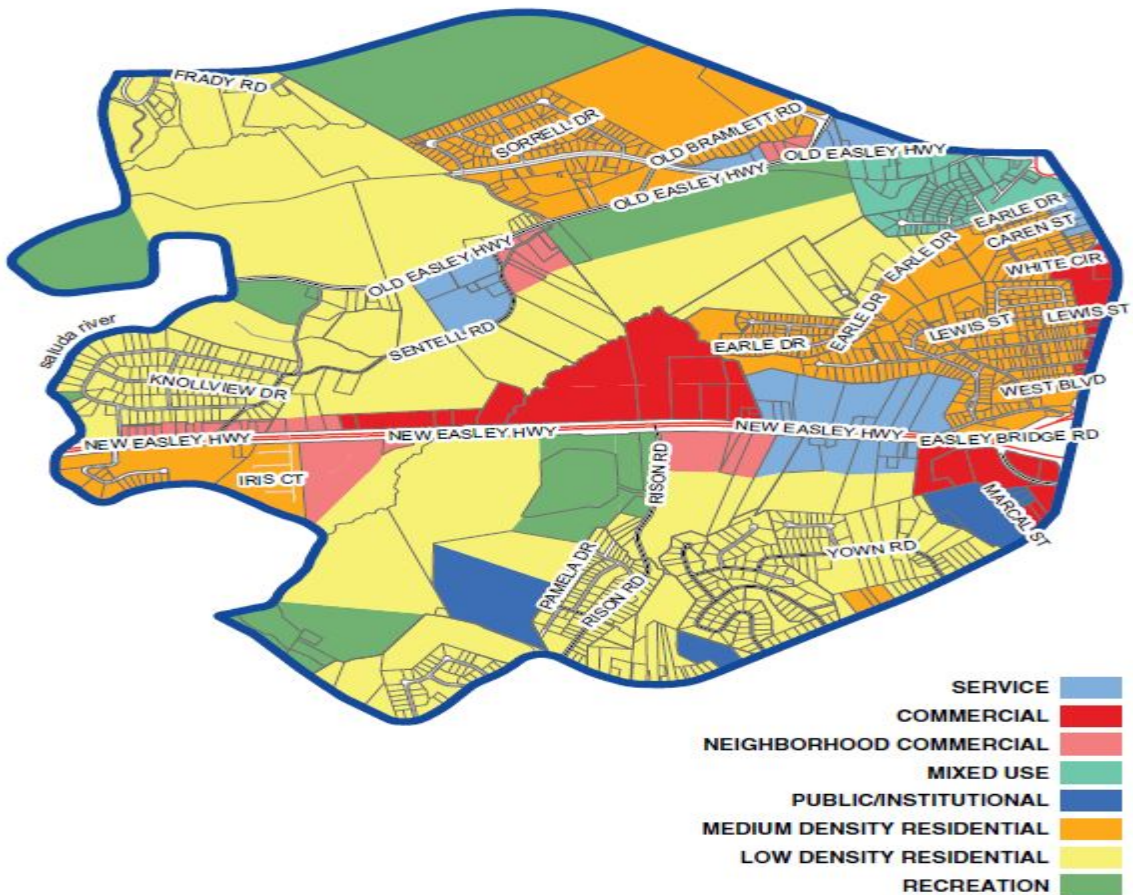




Zoning Map



future land use



Riverdale-Tanglewood Community Plan, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-72

APPLICANT: Yash Patel for Yadhi Properties, LLC

PROPERTY LOCATION: 1101 Green Avenue

PIN/TMS#(s): 0108000100103

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-2, Commercial

ACREAGE: 1.18

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned S-1, Services in June 1973, as part of Area 4A. There was a successful C-1, Commercial rezoning request in 2013, CZ-2013-039.

EXISTING LAND USE: convenience store and gas station

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5 and C-2	single-family residential and vacant commercial
East	R-10	vacant land
South	PD	vacant land
West	R-7.5	single-family residential and vacant land

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 *Suburban Community 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	C-1	12 units/acre	1.18	14 units
Requested	C-2	16 units/acre		18 units

A successful rezoning may add up to 4 dwelling units.

ROADS: Green Avenue: two-lane State-maintained minor collector.
Chestnut Street: two-lane County-maintained local.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Old Grove Road / Allen Street / Green Avenue	1,340' NE	1,900	2,200 +15.8%	1,650 -25%

ANALYSIS:

The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Suburban Community Center*. *Suburban Community Centers* are centrally located within a neighborhood and designed to serve the surrounding residents for daily uses. These centers are characterized by small-scale, convenience-oriented retail and services such as locally-owned stores, restaurants, drug stores, barber shops, and daycare facilities, servicing medium to high density residential. Floodplain is present on this parcel. There is no public transportation located in this area. Additionally sidewalks are not present.

The previous rezoning request, CZ-2013-039 was amended from C-2 to C-1, Commercial on October 15, 2013 after being held at Second Reading. The proposed use was also amended by the applicant from convenience store and liquor store to retail and convenience store only.

SUMMARY:

The subject parcel zoned C-1, Commercial is 1.18 acres of property located on Green Avenue approximately 0.9 miles northeast of the intersection of Henrydale Avenue and Mills Avenue. The parcel has approximately 200 feet of frontage along Green Avenue and approximately 510 feet of frontage along Chestnut Street. The applicant is requesting to rezone the property to C-2, Commercial.

The applicant states the proposed land use is for a liquor store.

CONCLUSION:

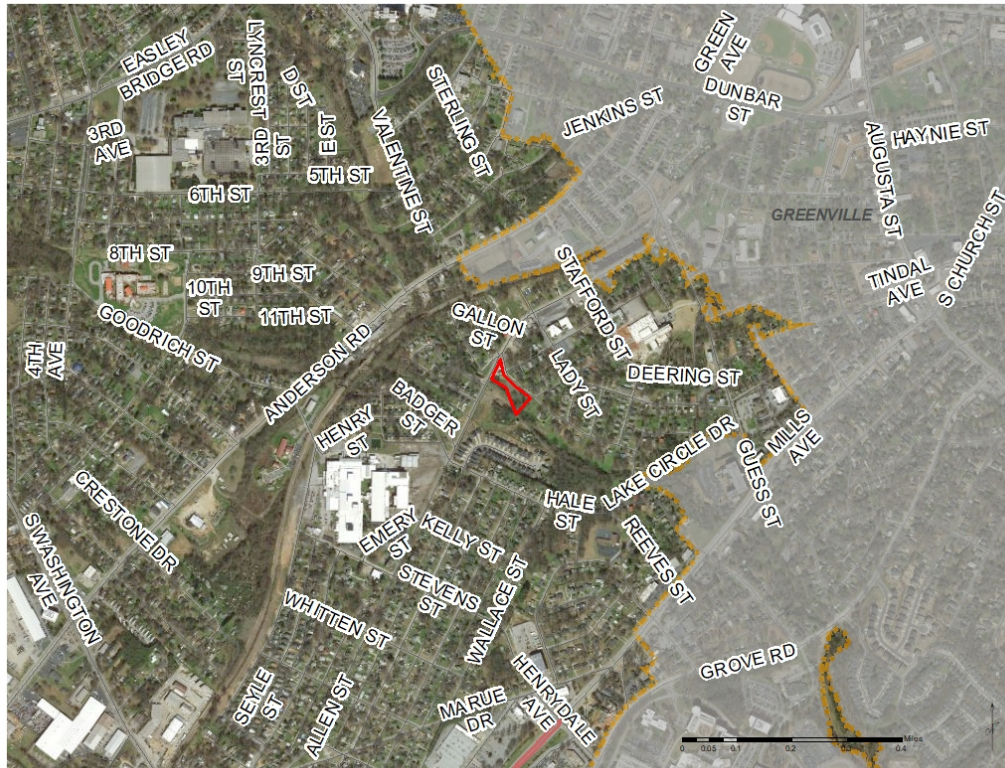
The subject site is surrounded by single-family residential zoning. The site is also located in an area with mainly single-family residential land uses. Staff is of the opinion the existing zoning is appropriate for this area. Staff believes that rezoning to C-2, Commercial could allow uses that would not be appropriate for a residential area. While the subject site is located in a Suburban Community Center, the center recommends locally-owned stores, restaurants and shops to serve resident's daily needs. C-1, Commercial allows for these uses.

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

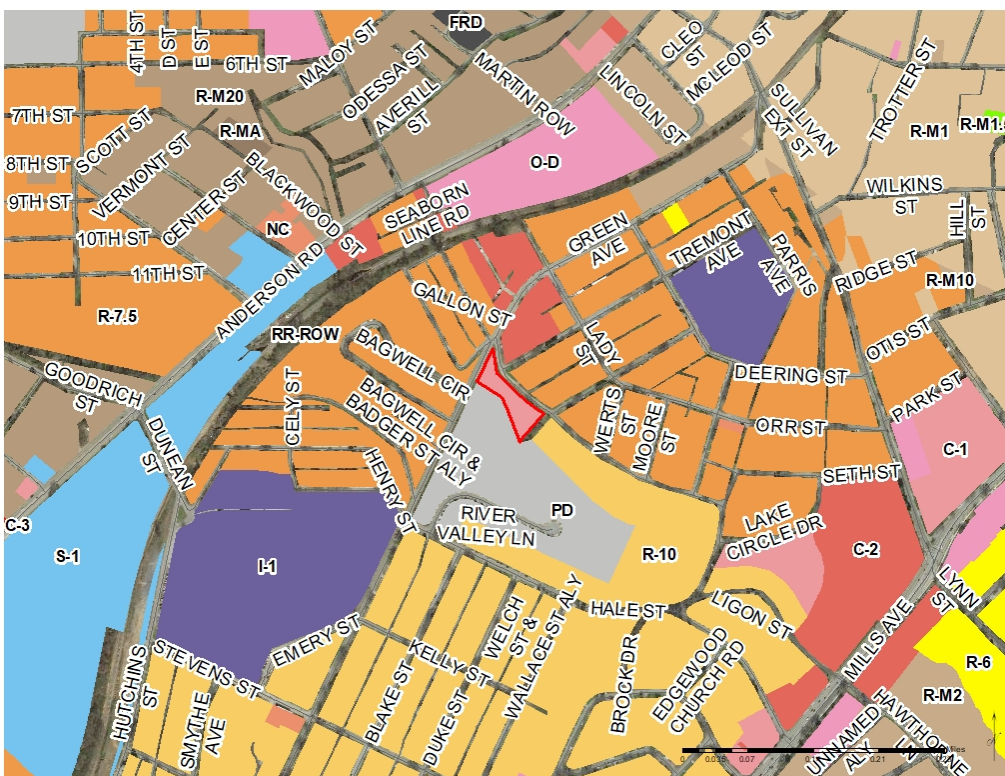
Chairman Dill asked Councilor Norris how she felt about the request.

Ms. Norris stated she was in favor of the request.

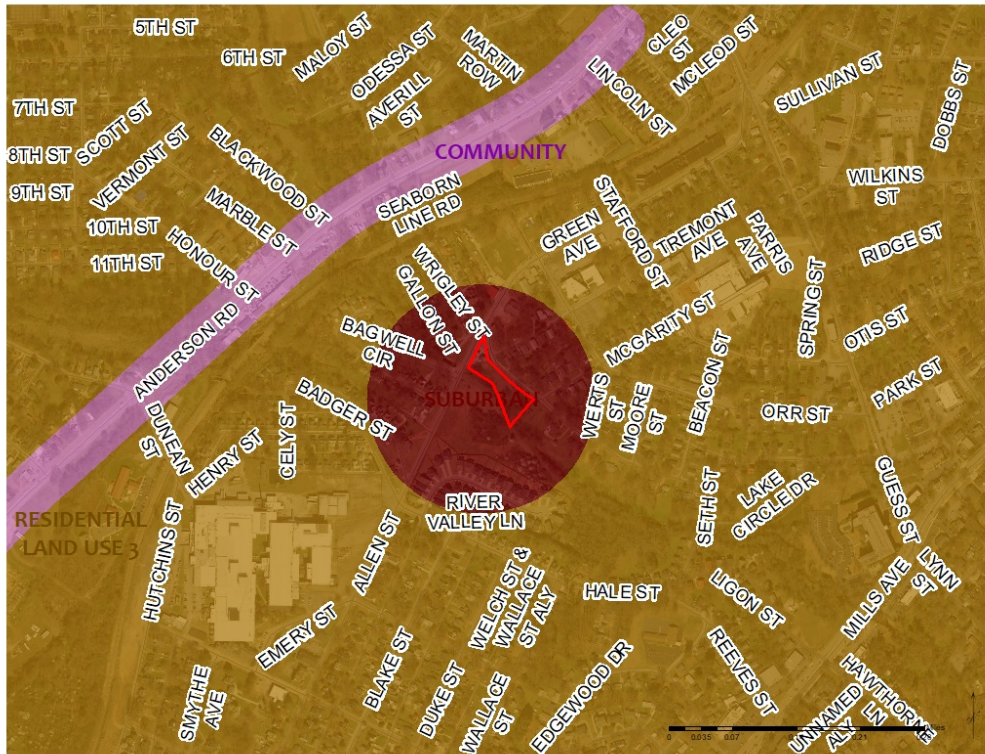
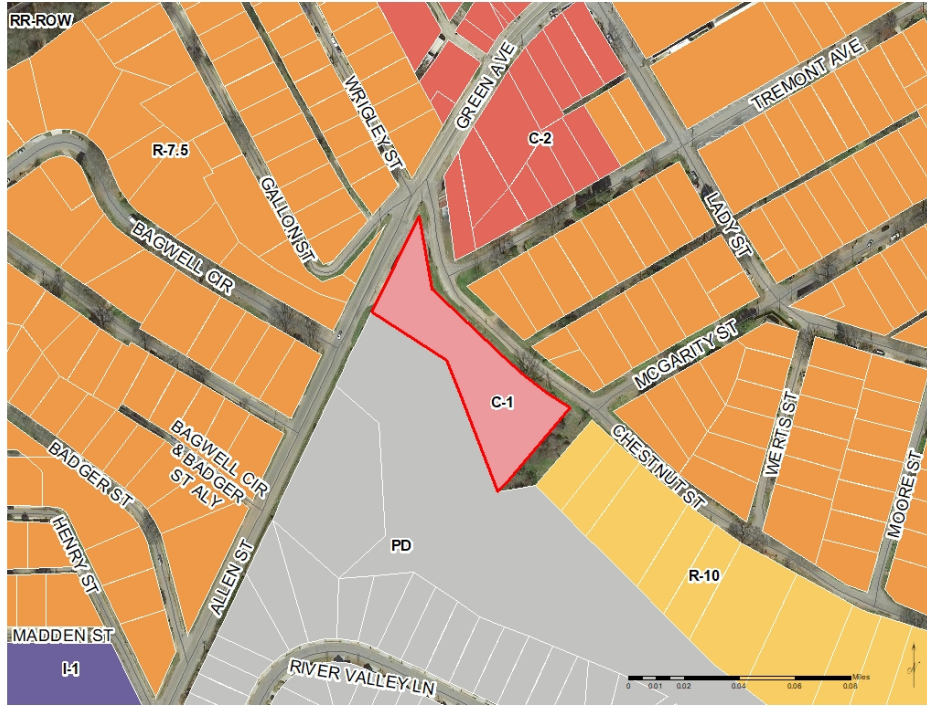
MOTION: By Mr. Roberts to approve CZ-2019-72. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-73

APPLICANT: B. Hunter Gibson of Vining Realty, LLC for Hollingsworth Funds, Inc, c/o Ken Hunt

PROPERTY LOCATION: Holland Road

PIN/TMS#(s): 0546010102700 and 0546010102701 (portion)

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: R-M14, Multifamily Residential

ACREAGE: 23

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: These parcels were originally zoned R-12, Single-Family Residential in May 1971, as part of Area 2. There are no previous rezoning requests for these parcels.

EXISTING LAND USE: vacant wooded land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12 and S-1	construction staging site and vacant wooded land
East	R-15	single-family residential and vacant wooded land
South	R-12	single-family residential
West	R-12, R-M and R-M1	single-family residential, apartments and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro

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-12	3.6 units/acre	23	82 units
Requested	R-M14	14 units/acre		322 units

A successful rezoning may add up to 240 dwelling units.

ROADS: Holland Road: two-lane State-maintained minor collector.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Bethel Road	1,050' N	4,100	3,200	4,800
			-	+50.0%
			23.0%	

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. Floodplain is present on this property. This property is not located near any public transportation. Additionally, no sidewalks are present near this property.

SUMMARY: The subject parcel zoned R-12, Single-Family Residential, is 23 acres of property located on Holland Road approximately 0.7 miles southeast of the intersection of Interstate 385 and Bridges Road. The parcel has approximately 1,150 feet of frontage along Holland Road. The applicant is requesting to rezone the property to R-M14.

The applicant states the proposed land use is for multifamily residential.

CONCLUSION: The subject site is located less than a mile from the 385 and Bridges Road exit. It also abuts I-385, which would not be ideal for single-family residential along a major highway. Staff is of the opinion that while the future land use map recommends 3 to 6 units per acre, a higher density may be more appropriate for this location, especially with its close proximity to a major highway. Staff is of the opinion the requested rezoning to R-M14 is appropriate and would allow for infill in an area that could potentially support greater density.

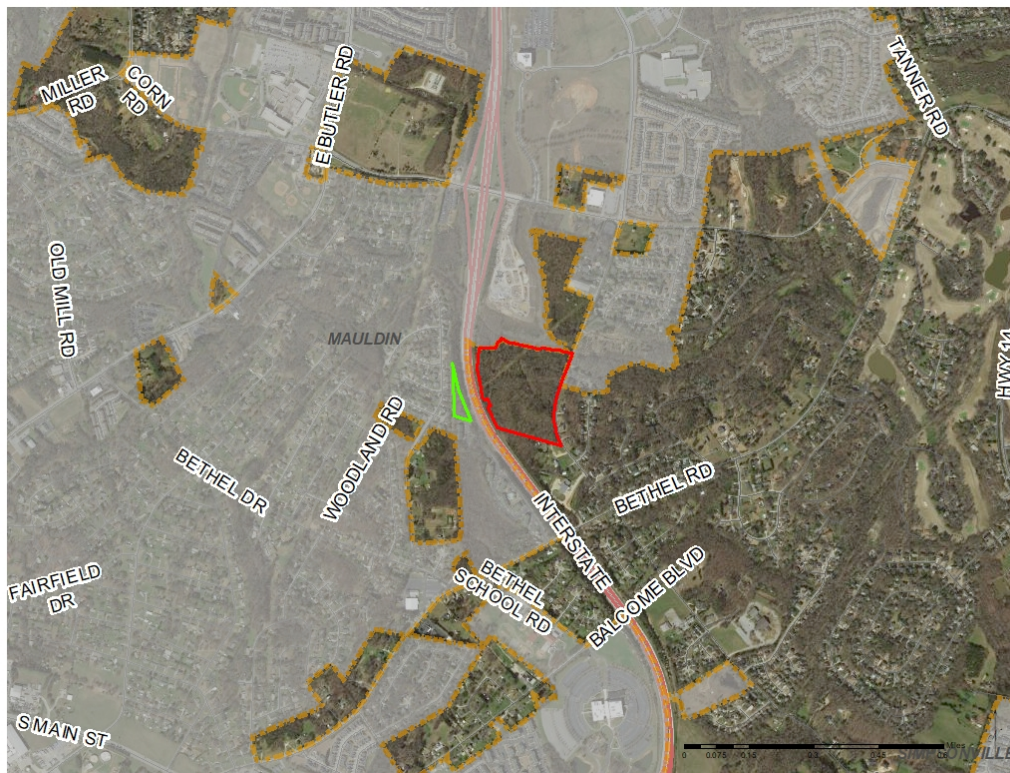
Based on these reasons staff recommends approval of the requested rezoning to R-M14, Multifamily Residential. The Planning Commission had no recommendation.

Mr. Tripp asked why the Planning Commission had no recommendation.

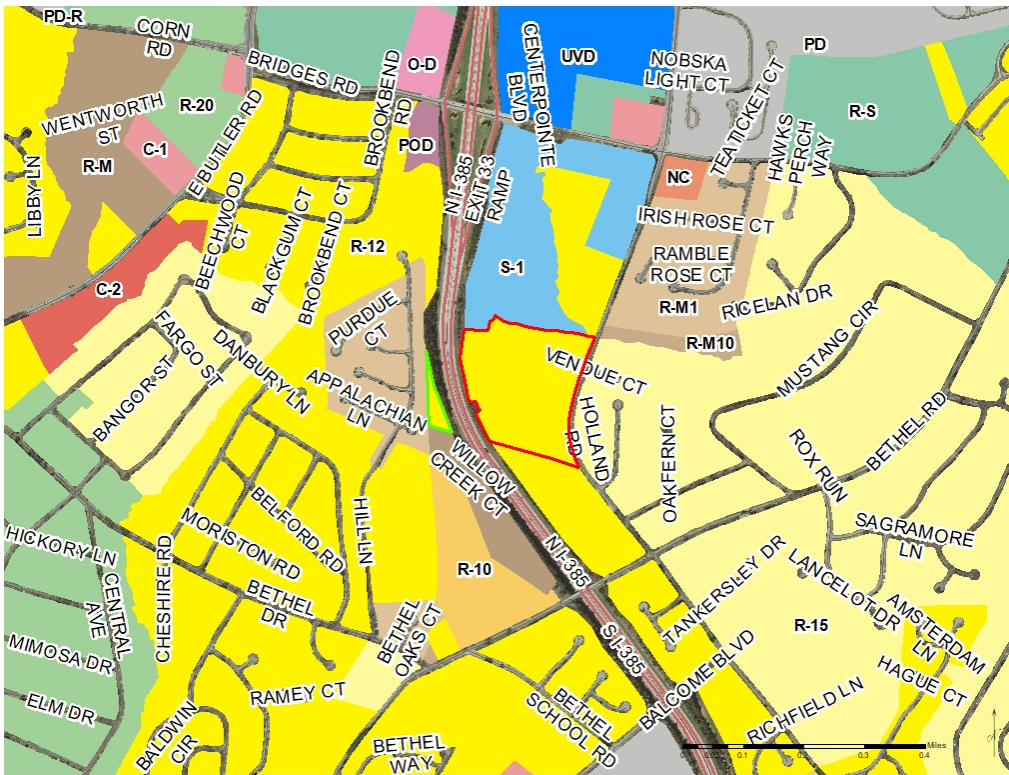
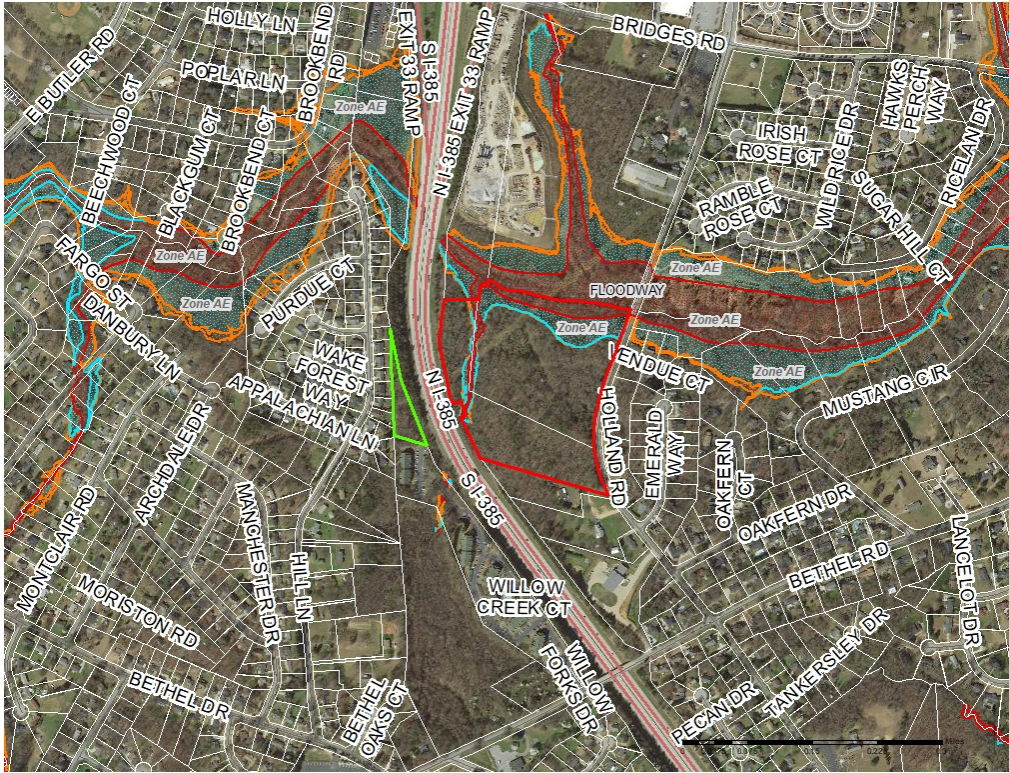
Ms. Buathier stated there was a tie vote.

Mr. Tripp stated this was heard at the Public Hearing which had a number of residents concerned about traffic and flooding in the area. He stated he met with the builder and asked to hold this item in order to have a community meeting and work on bringing everyone together.

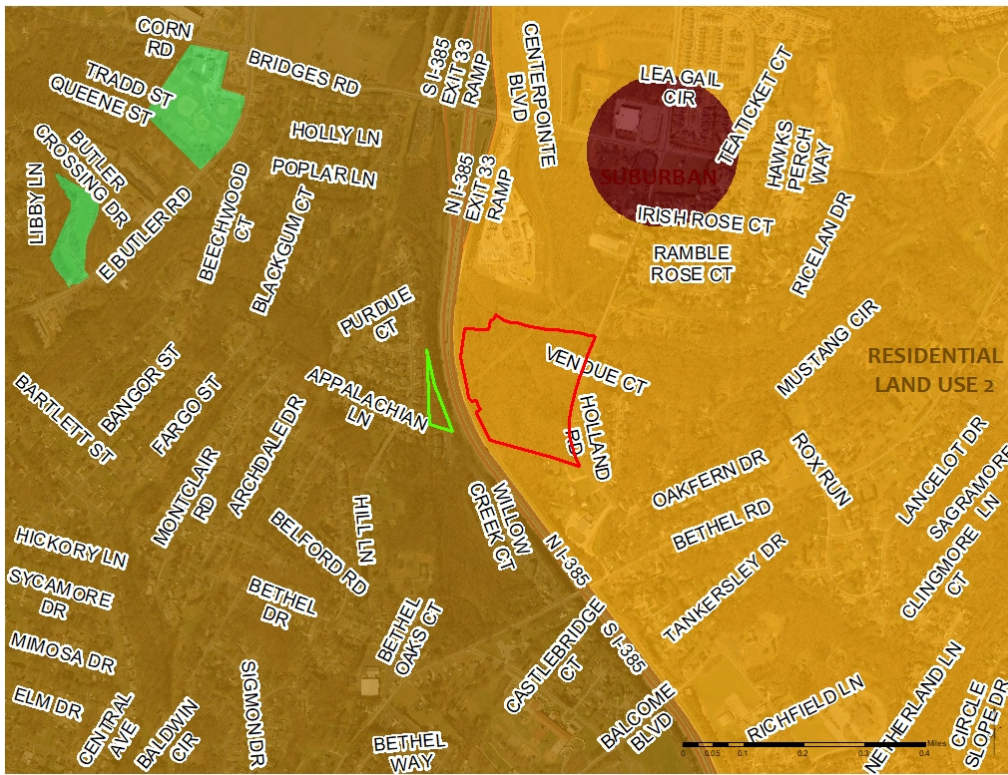
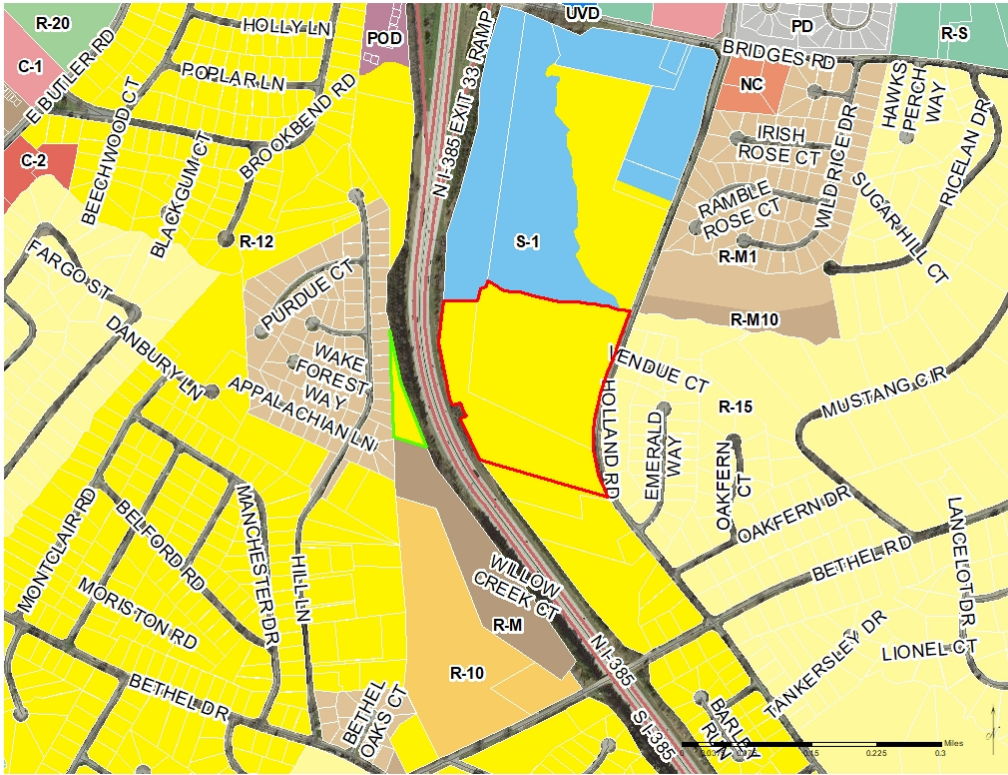
MOTION: By Mr. Tripp to hold item CZ-2019-73 until the next meeting. The motion carried unanimously by voice vote.



Aerial Photography, 2019



Zoning Map



Imagine Greenville, Future Land Use Map

Ms. Buathier presented the following:

DOCKET NUMBER: CZ-2019-75

APPLICANT: Jamie McCutchen of Davis & Floyd Inc. for Maxwell Pointe, LLC
c/o Jeremy Rosenthal

PROPERTY LOCATION: Highway 14 and Woodruff Road

PIN/TMS#(s): 0539030101303

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development, Major Change

ACREAGE: 7.7

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971, as part of Area 2. There was a successful PD, Planned Development rezoning request for this parcel in 1982, CZ-1982-33. There was a successful C-2, Commercial rezoning request for this parcel in 1987, CZ-1987-03. There was a successful PD, Planned Development major change request for this parcel in 1990, CZ-1990-124. There was a successful PD, Planned Development major change request for this parcel in 1994, CZ-1994-83.

EXISTING LAND USE: retail, gym, butcher shop, offices, restaurants, a packaging store, and a dental office

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	medical office and vacant land
East	PD and C-2	professional and medical offices and restaurant
South	PD	single-family residential
West	PD and C-2	bank and dentist office

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is partially designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre. The subject property is also designated as a *Suburban Center*, as well as partially located along a *Community Corridor* in the Imagine Greenville Comprehensive Plan.

ROADS: Woodruff Road: five-lane State-maintained major collector
Highway 14: three-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Woodruff Road	6,700 ' W	33,500	35,400 +5.7%	39,400 +11.3%
South Highway 14	8,383' N	12,100	10,800 - 10.7%	17,400 +61.1%

ANALYSIS: The subject property is part of the Imagine Greenville Comprehensive Plan and is partially designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre. The subject property is also partially designated as a *Suburban Center*, as well as partially located along a *Community Corridor* in the Imagine Greenville Comprehensive Plan. *Suburban Centers* are typically centrally located within a neighborhood and designed to serve the surrounding residents for daily uses. This type of center is characterized by small-scale, convenience-oriented retail and services such as locally-owned stores, restaurants, drug stores, barber shops, and daycare facilities, servicing medium to high density residential. Additionally, *Community Corridors* are typically a near-balance of residential and nonresidential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a these corridors. Additionally, Floodplain is not present on the site. Public transportation is not available to this property. Sidewalks are present in this area.

SUMMARY: The subject parcel zoned PD, Planned Development, is 7.7 acres of property located on Highway 14 and Woodruff Road approximately 0.05 miles northwest of the intersection of Highway 14 and Woodruff Road. The parcel has approximately 570 feet of frontage along Woodruff Road and approximately 265 feet of frontage along Highway 14.

The applicant is requesting a major change to the PD to allow up to 2,000 square feet of bar/tavern/nightclub use within the shopping center.

Project Information:

The applicant is requesting to change the allowable uses to also allow up to 2,000 square feet of a bar/tavern/nightclub only on this parcel. The current Planned Development allows for uses only permitted in C-1, Commercial zoning. There are no requested physical changes to the site including additional building square footage, landscaping, buffering, parking, lighting and/or signage.

CONCLUSION:

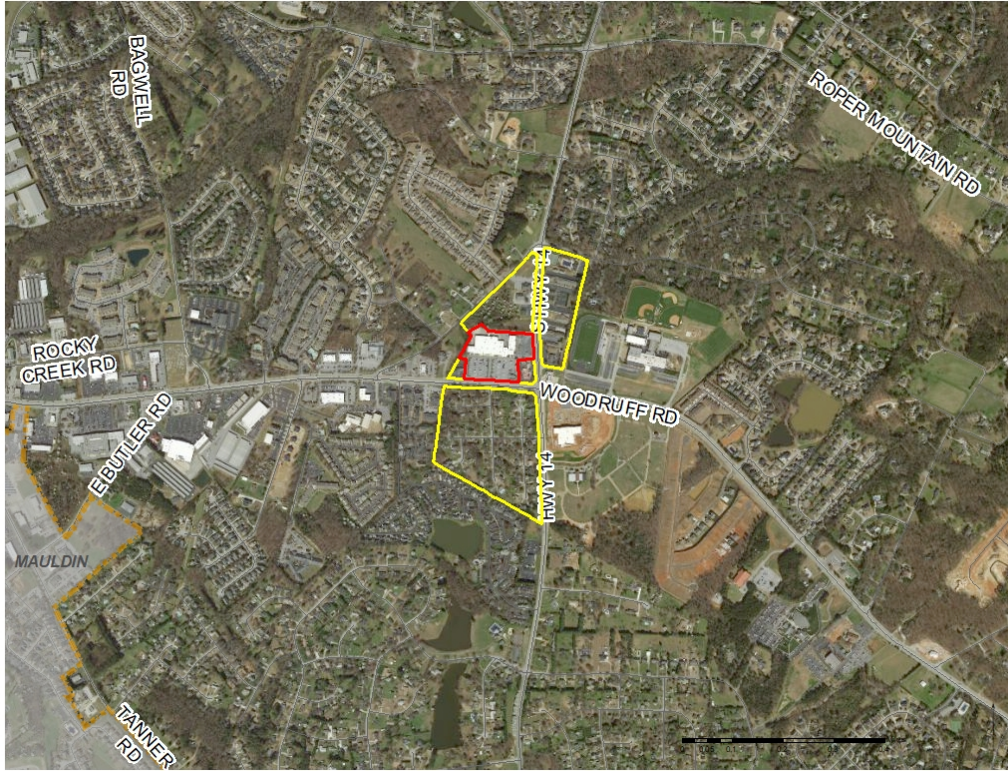
The requested major change to the Planned Development is to allow an already existing parcel within the PD, the allowed land use of a bar/tavern/nightclub with a maximum square footage of 2,000 square feet. The request would allow an existing business on site to come into compliance with the Planned Development. The applicant states that no physical changes or additional square footage to the site will be made.

Staff is of the opinion the requested change to allow a bar/tavern/nightclub would have minimal impact on the community due to the already existing commercial nature of this site. Staff also believes it would have minimal impact on the surrounding community.

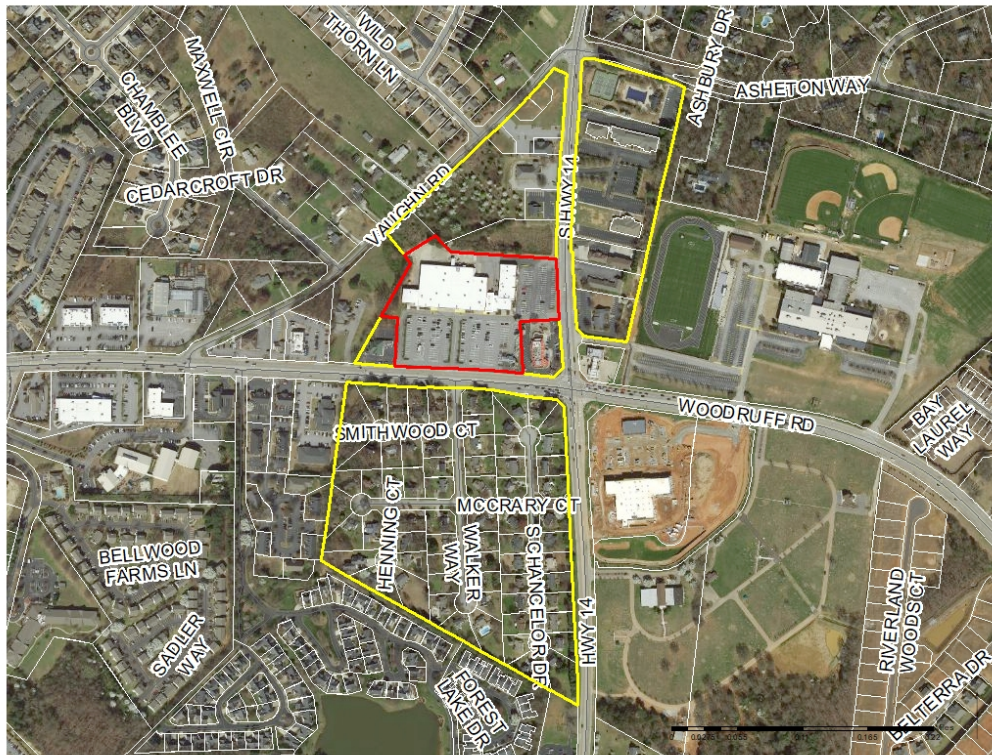
Based on these reasons staff recommends approval of the requested major change to the PD, Planned Development. Planning Commission recommended approval with the following condition:

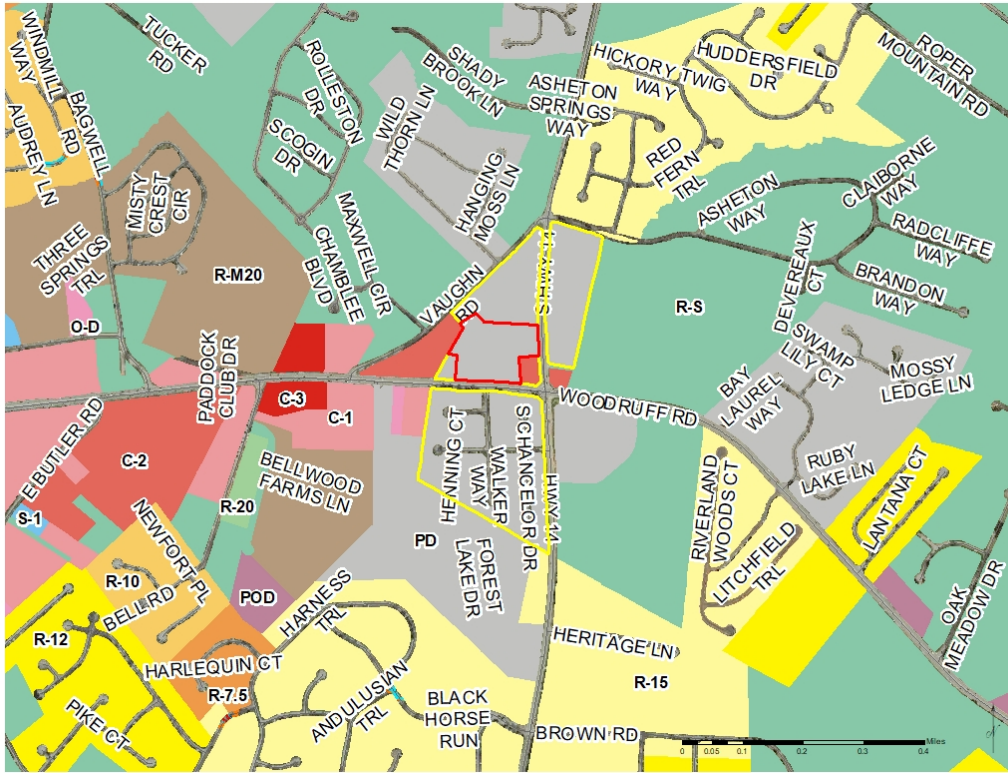
To allow only beer and wine consumption on the site.

MOTION: By Mr. Roberts to approve CZ-2019-75 with the condition that only beer and wine consumption be allowed on site. The motion carried unanimously by voice vote.

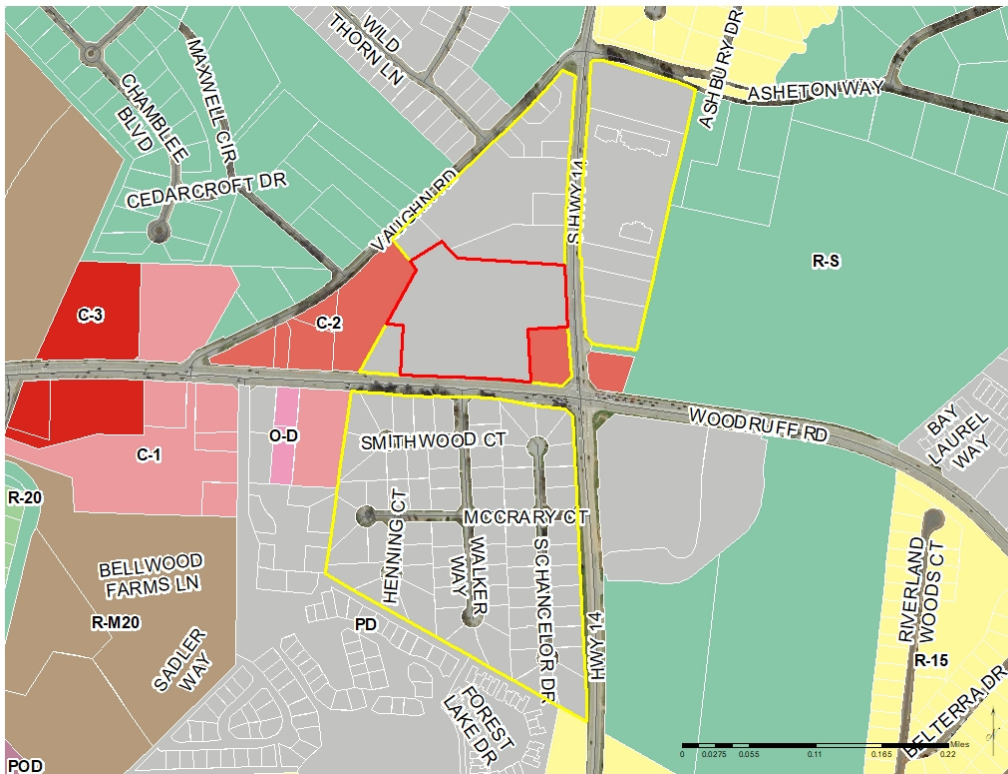


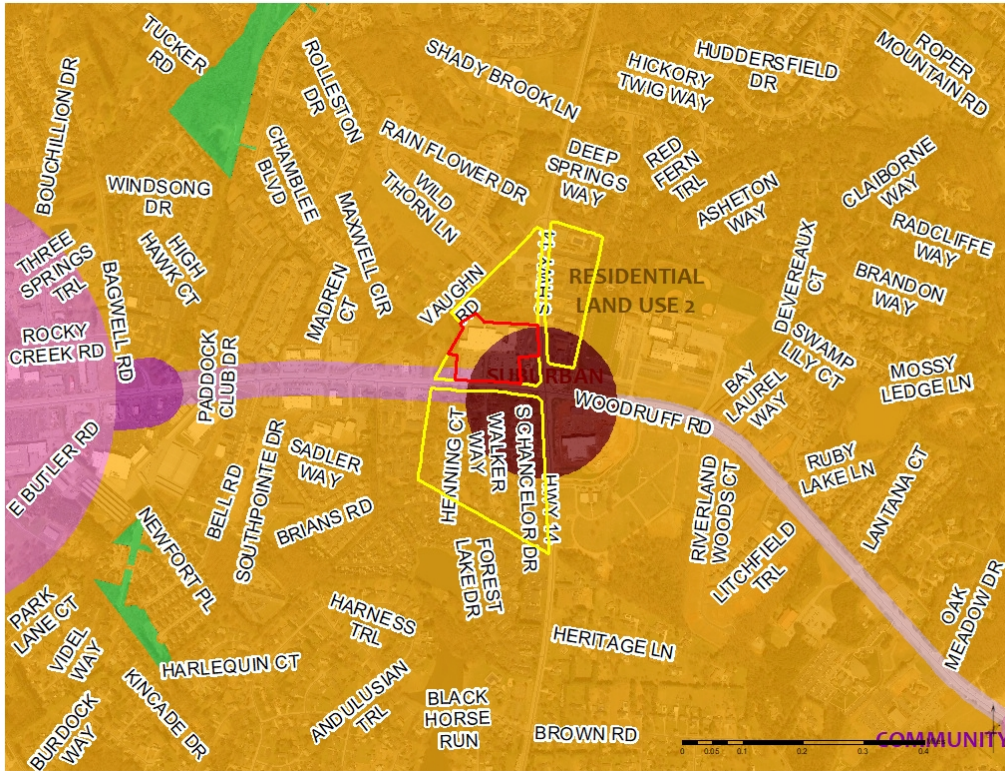
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map

October 15, 2019

Jamie McCutchen
Davis & Floyd, Inc.
164 Milestone Way, Suite 200
Greenville, SC 29615

RE: Maxwell Point PD Major Change review letter; CZ-19-75

Dear Mr. McCutchen,

Below are our comments regarding the proposed Major Change to the PD submittal for this project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Statement of Intent

No Comment

Concept Plan

No Comment

Natural Resource Inventory

No Comment

Please let us know how you would like to proceed.

Sincerely,

Phoenikx Buathier
Zoning Administrator

Ms. Buathier presented the following:

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.

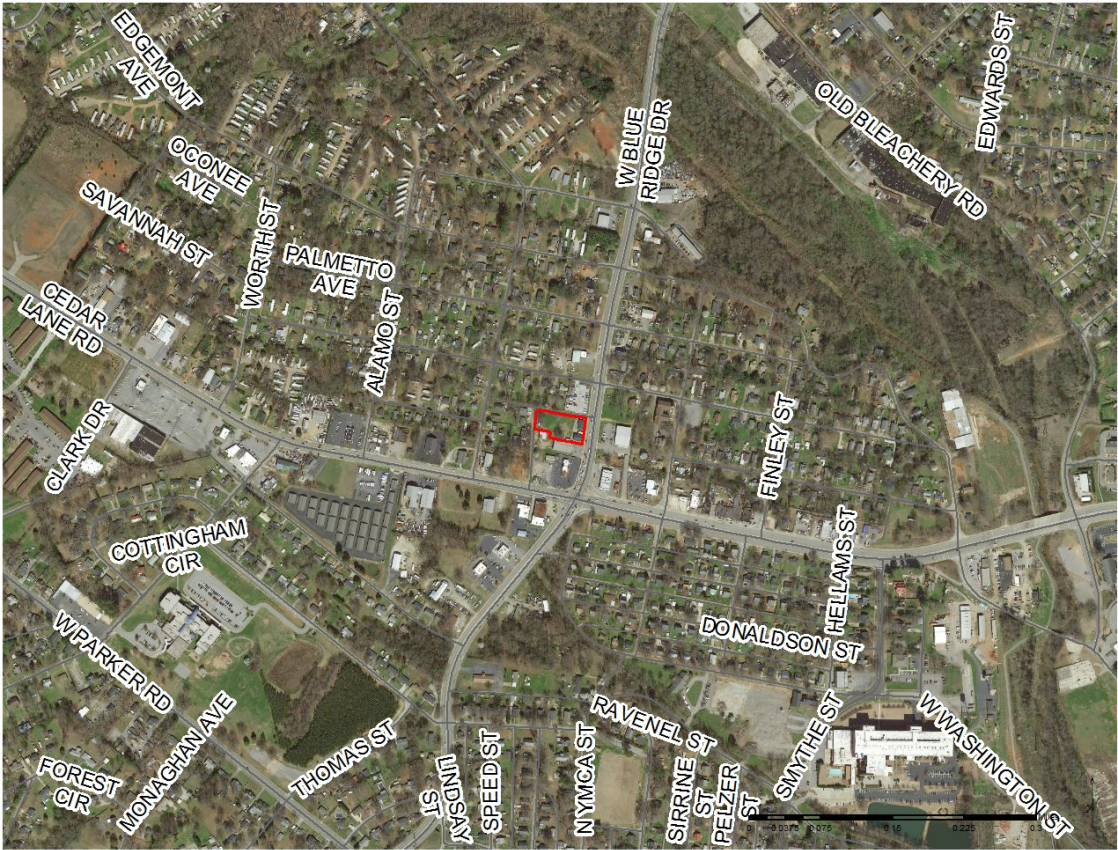
CONCLUSION:

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.

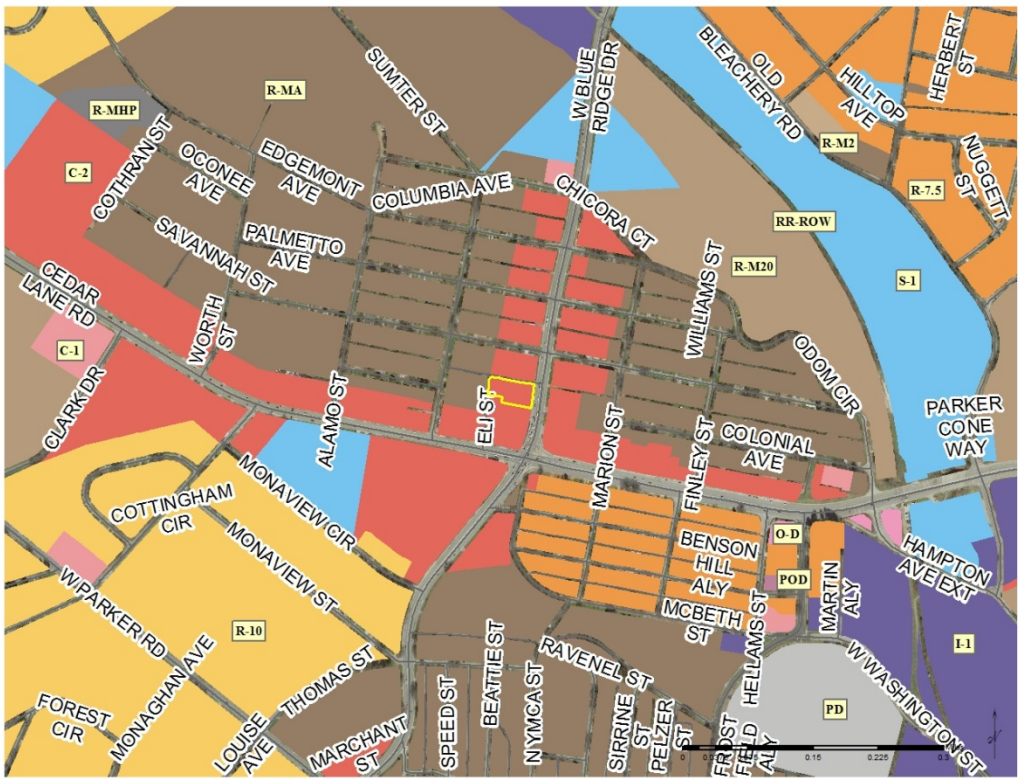
Staff is of the opinion the current zoning is appropriate. The proposed use of storage of work vans, trucks and trailer could negatively impact the residential community along Highlawn Avenue, Sumter Street, Colonial Avenue and Eli Street due to the limited access to this site. Staff believes the requested 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 item has been returned to the Committee from the Council floor.

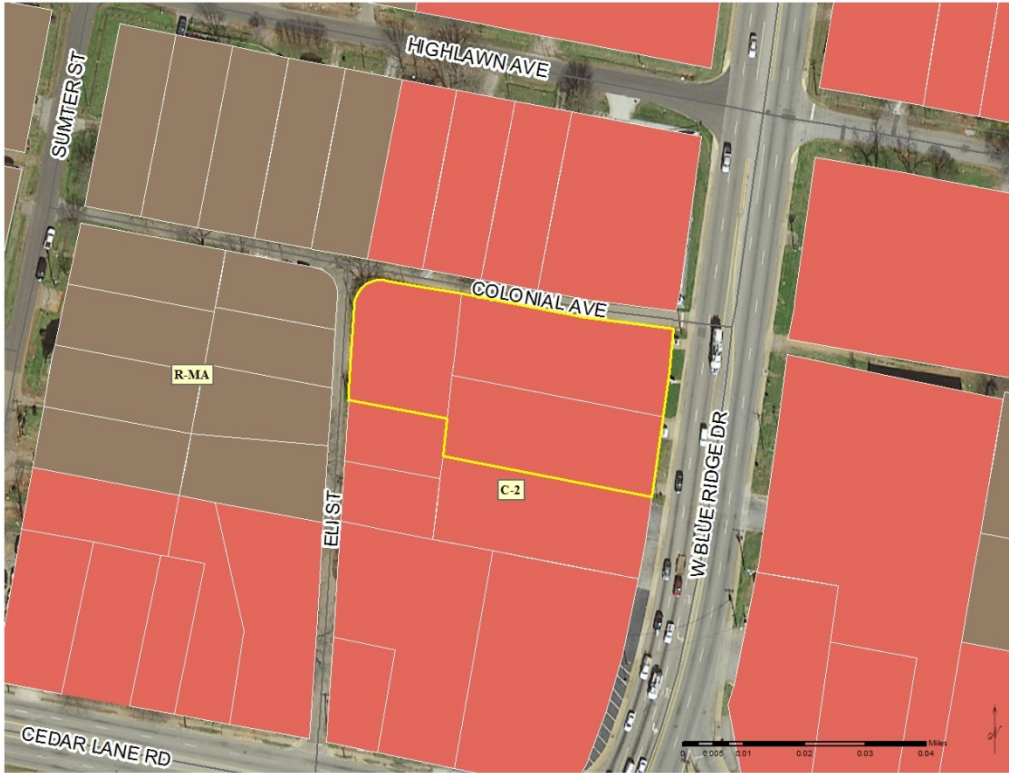
MOTION: By Mr. Roberts to hold CZ-2019-39. The motion carried unanimously by voice Vote



Aerial Photography, 2018



Zoning Map



Future Land Use Map

ADJOURNMENT

MOTION: By Mr. Roberts to adjourn. Without objection the meeting adjourned at 5:47 p.m.

Respectfully Submitted,

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