

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
December 2, 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
Dan Tripp

COMMITTEE MEMBERS ABSENT:

Rick Roberts

STAFF PRESENT:

Phoenikx Buathier
Dean Campbell
Tee Coker
Paula Gucker
Helen Hahn
Sarah Holt
Joshua Henderson
Tyler Stone

OTHER COUNCIL MEMBERS PRESENT

Xanthe Norris

PLANNING COMMISSIONERS PRESENT:

Nick Hollingshad
Mark Jones

CALL TO ORDER

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

INVOCATION

Former Councilmember Fred Payne provided the invocation.

APPROVAL OF THE MINUTES OF THE OCTOBER 28, 2019 COMMITTEE MEETING

MOTION: By Mr. Barnes to approve the minutes of the October 28, 2019 Committee meeting as presented. The motion carried unanimously by voice vote.

REZONING REQUESTS

Mr. Henderson presented the following:

DOCKET NUMBER: CZ-2019-76

APPLICANT: Don Ausmus for DD & P Properties LLC

PROPERTY LOCATION: Shelter Court

PIN/TMS#(s): 0530050101314 (portion)

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 9.44

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2. There was one previous unsuccessful rezoning request for this parcel in 2013, CZ-2013-013, from I-1, Industrial to S-1, Services.

EXISTING LAND USE: vacant wooded land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	warehouse and vacant wooded land
East	I-1	warehouse, manufacturing and offices
South	I-1	warehouse, manufacturing and offices
West	I-1	warehouse, manufacturing, offices and landscape business

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as an *Employment Center*.

ROADS: Shelter Court: two-lane County-maintained local
Shelter Drive: two-lane County-maintained local
Interstate 85: six-lane State-maintained major arterial

TRAFFIC: No traffic counts in proximity of Shelter Court.

ANALYSIS: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as an *Employment Center*. *Employment Centers* are located strategically throughout the region in order to take advantage of high-capacity transportation networks. These 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. The subject property is not along a bus route, and no sidewalks are present. Floodplain is present on the property. The subject parcel is also located in the GSP Airport Environs – Special Land Use Area.

SUMMARY: The subject parcel zoned I-1, Industrial is 9.44 acres of property located on Shelter Court approximately 0.77 miles southwest of the intersection of Interstate 85 and Highway 14. The parcel has approximately 80 feet of frontage along Shelter Court. The applicant is requesting to rezone the property to S-1, Services.

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

CONCLUSION:

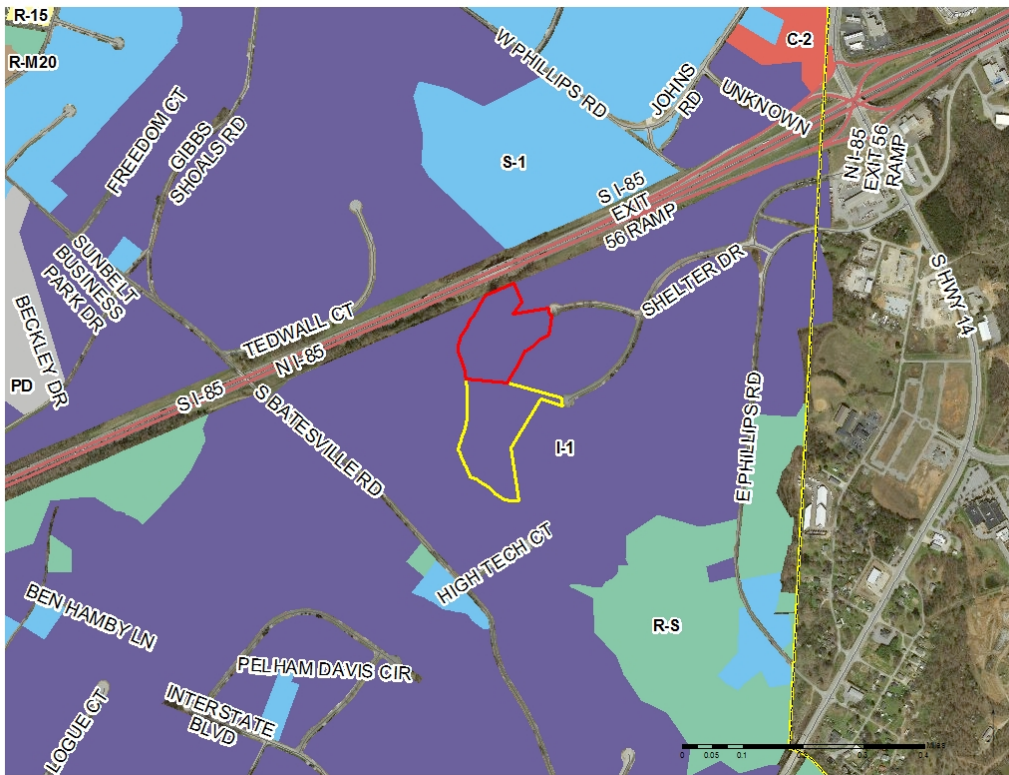
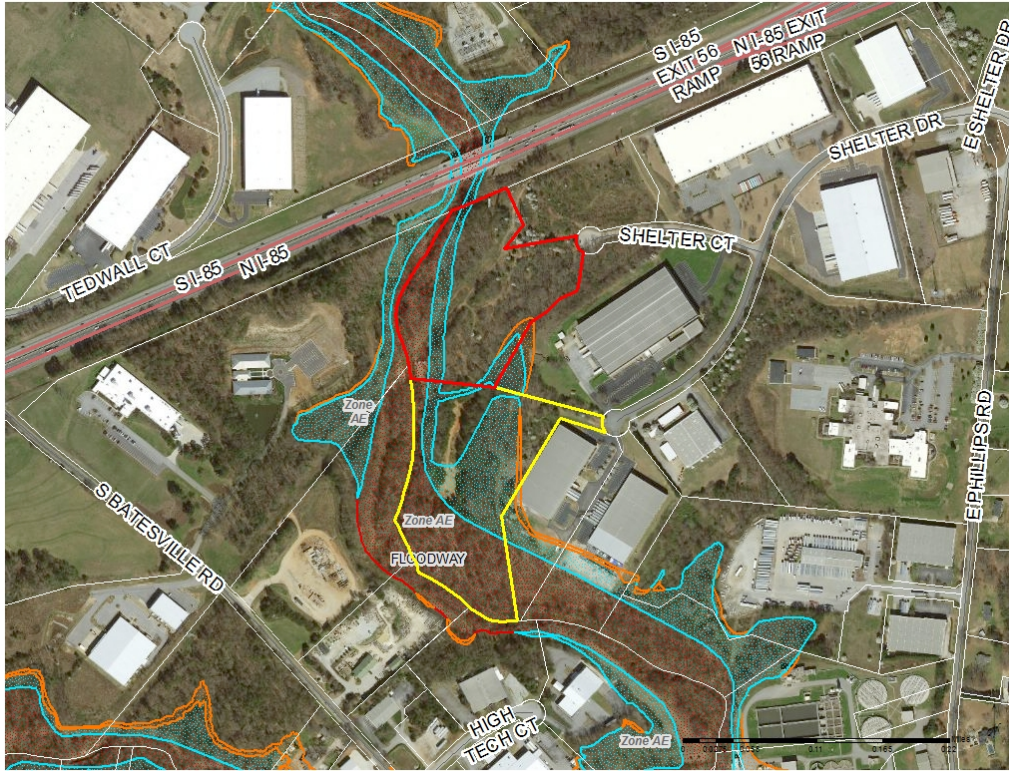
The subject site is surrounded by I-1, Industrial zoning, that mainly consists of industrial, warehouse, and office land uses. Factors such as steep topography, extensive floodplain, a power line bisecting the property, and the required setbacks, limit the possible uses on the site. The proposed use of recreation could support the existing businesses that surround the site. Additionally, this property is designated as an *Employment Center* in the Imagine Greenville Comprehensive Plan. While these centers are typically characterized by large and small scale industrial and service uses, they may also feature convenience oriented retail and service uses.

Staff is of the opinion the requested rezoning to S-1, Services would be appropriate for this area based upon the limiting factors of the site and that it would be consistent with the Imagine Greenville Comprehensive Plan.

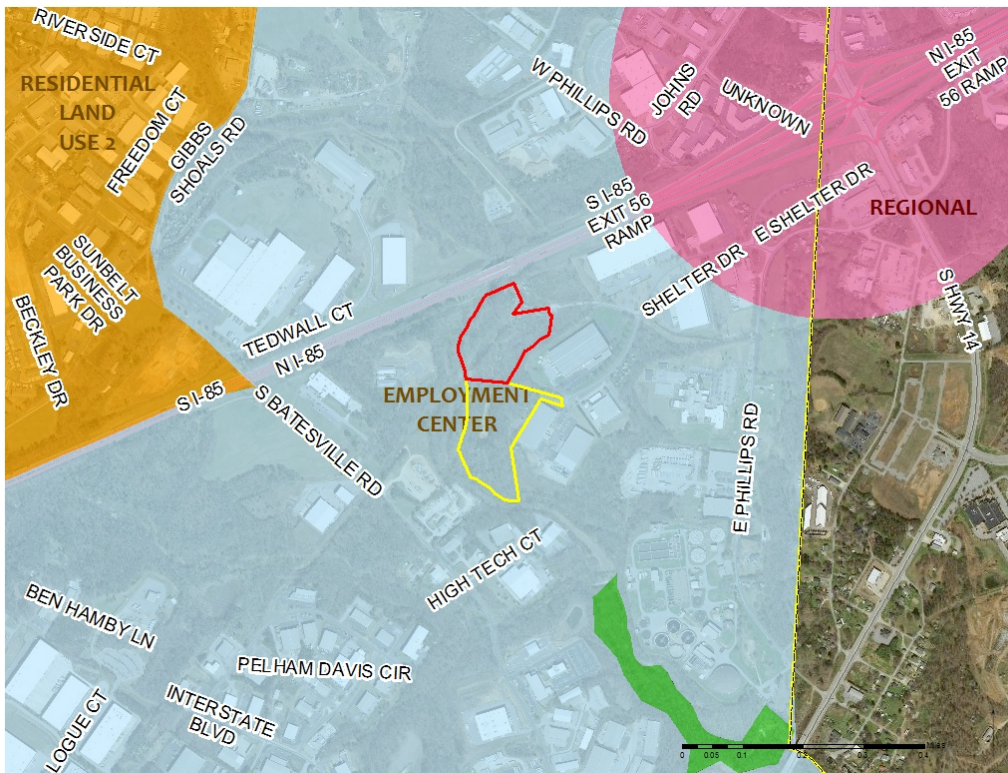
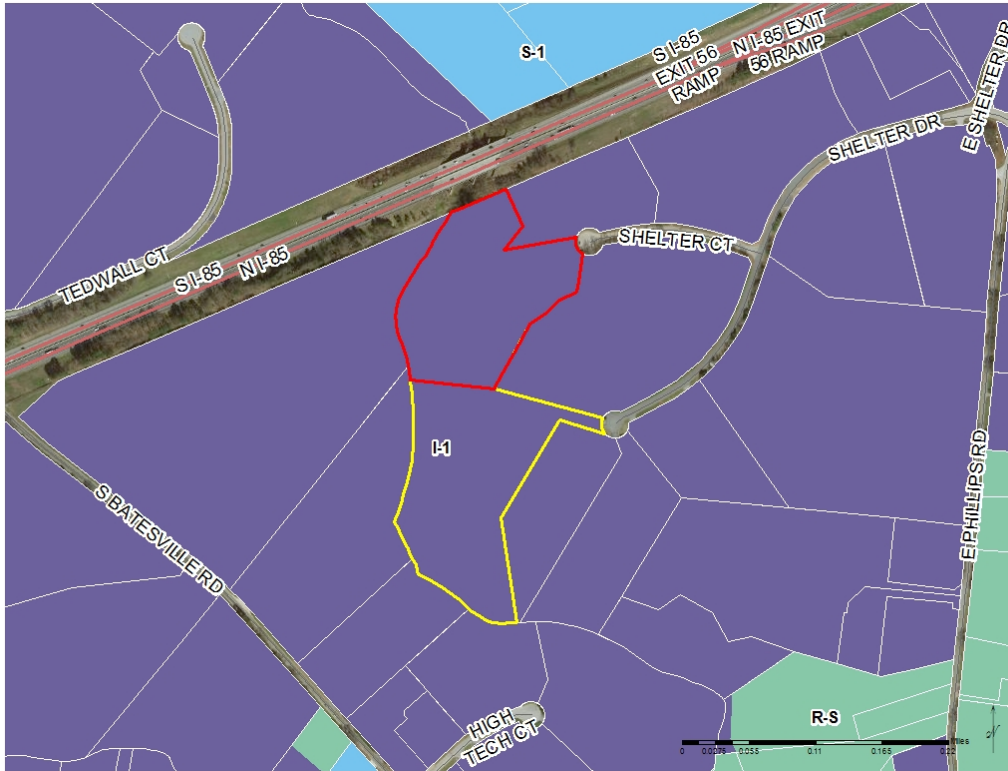
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services. The Planning Commission recommended approval.



Aerial Photography, 2019



Zoning Map



Imagine Greenville, Future Land Use Map

MOTION: By Dr. Fant to approve CZ-2019-76. The motion carried by voice vote with one absent (Roberts).

Mr. Henderson presented the following:

DOCKET NUMBER: CZ-2019-77

APPLICANT: Lynn A. Solesbee for Passco Navarro Greenville, LLC and International Properties, LLC

PROPERTY LOCATION: Grove Reserve Parkway

PIN/TMS#(s): 0409000100106 and 0409000100104 (portion)

EXISTING ZONING: C-3, Commercial

REQUESTED ZONING: I-1, Industrial

ACREAGE: 35.58

COUNCIL DISTRICT: 26 - Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful rezoning request in 1997, CZ-1997-71, from R-S, Residential Suburban to C-1, Commercial. There was an additional successful rezoning request in 2007, CZ-2007-03, from C-1, Commercial to C-3, Commercial.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	vacant wooded land and pawn shop
East	C-2	vacant wooded land
South	R-S, R-M20 and C-3	vacant wooded land
West	I-2	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated partially as *Business and Light Manufacturing Park* and partially as *Commercial*.

ROADS: Grove Reserve Parkway: five-lane county-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	2,300' N	19,600	20,000 +2.0%	20,800 +4.0%
Interstate 185	9,180' W	5,900	6,300 +6.8%	8,000 +27.0%

ANALYSIS: The subject property is part of the South Greenville Area Plan, designated as both *Business and Light Manufacturing Park* and *Commercial*. The *Business and Light Manufacturing Park* future land use category is to provide a high level of design quality, site amenities, and open space for light manufacturing, research and development operations, data centers, business and professional offices, etc., within a park atmosphere. The intent of this land use category is to offer protection to neighboring land uses including single-family residential. The *Commercial* future land use aims to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on this parcel.

SUMMARY: The subject parcel zoned C-3, Commercial is 35.58 acres of property located on Grove Reserve Parkway approximately 0.31 miles northwest of the intersection of Augusta Road and Interstate 185. The parcel has approximately 1,540 feet of frontage along Grove Reserve Parkway. The applicant is requesting to rezone the property to I-1, Industrial.

The applicant states the proposed land use is for future warehousing.

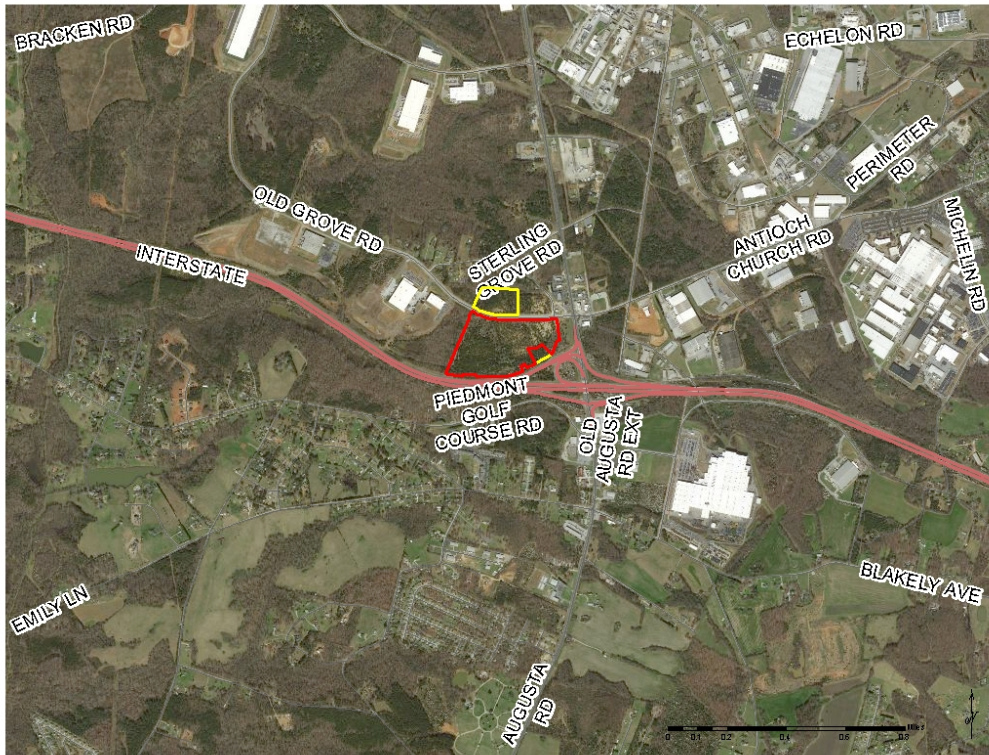
CONCLUSION: The site is bordered to the west by industrial zoning and is surrounded by vacant wooded land. The subject site is also located in an area that is made up of mainly industrial land uses. The property is also designated as both *Business and*

Light Manufacturing Park and Commercial in the South Greenville Area Plan.

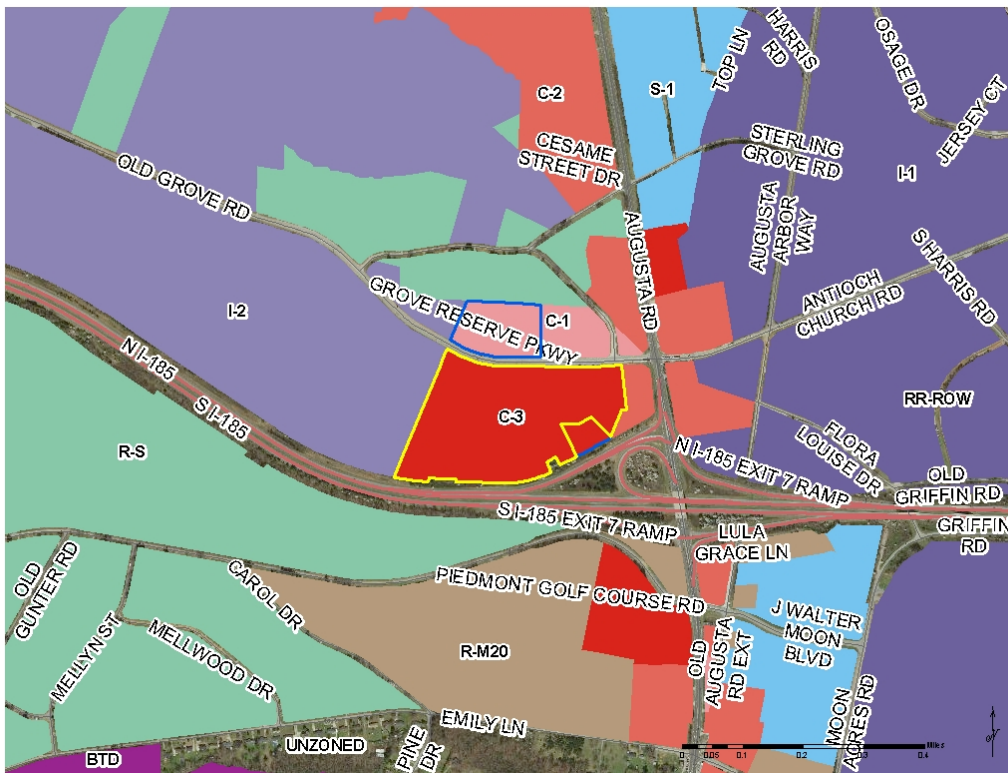
Staff is of the opinion that the requested rezoning to I-1, Industrial is appropriate based on surrounding zoning and land uses in this area, and is consistent with the South Greenville Area Plan.

Based on these reasons staff recommends approval of the requested rezoning to I-1, Industrial. The Planning Commission recommended approval.

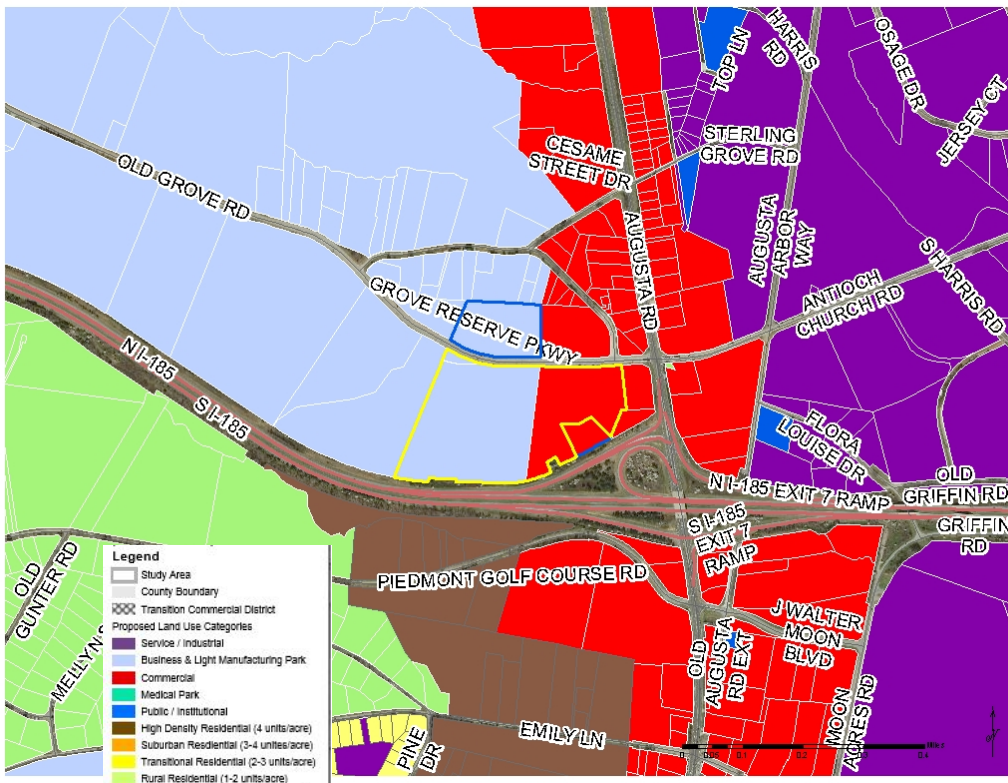
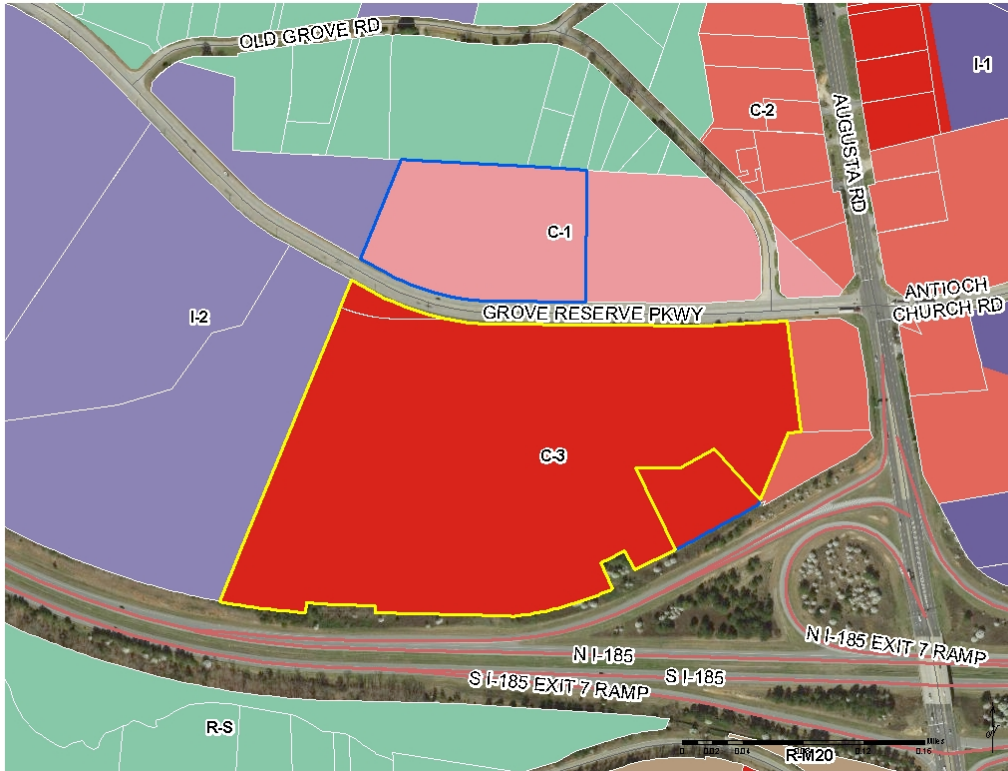
MOTION: By Mr. Tripp to approve CZ-2019-77. The motion carried with onabsent (Roberts).



Aerial Photography, 2019



Zoning Map



Greenville Area Plan, Future Land Use Map

Mr. Henderson presented the following:

DOCKET NUMBER: CZ-2019-78

APPLICANT: Earl R. Clark for Alexis Carpio De Jesus

PROPERTY LOCATION: 620 Piedmont Highway

PIN/TMS#(s): 0609020100200 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 0.9

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1971, as part of Area 2. There are no previous rezoning requests for this parcel.

EXISTING LAND USE: single-family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	single-family residential
East	S-1	vacant wooded land
South	S-1	single-family residential
West	R-12	single-family residential and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

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

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	S-1	0 units/acre	0.9	0 units
Requested	R-S	1.7 units/acre		1 units

A successful rezoning may add up to 1 dwelling unit.

ROADS:

Piedmont Highway – two-lane State-maintained major collector

TRAFFIC:

No traffic counts in proximity of Piedmont Highway.

ANALYSIS:

The subject property is part of the South Greenville Area Plan and is designated as *Transitional Residential*. The intent of the *Transitional Commercial* land use designation is to encourage the majority of the existing single-family residential development that is currently located along Piedmont Highway to remain while also allowing less intense commercial and office development at strategic locations and intersections. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on this parcel.

SUMMARY:

The subject parcel zoned S-1, Services is 0.9 acres of property located on Piedmont Highway approximately 0.91 miles southwest of the intersection of Piedmont Highway and Interstate 185. The parcel has approximately 280 feet of frontage along Piedmont Highway. The applicant is requesting to rezone the property to R-S, Residential Suburban.

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

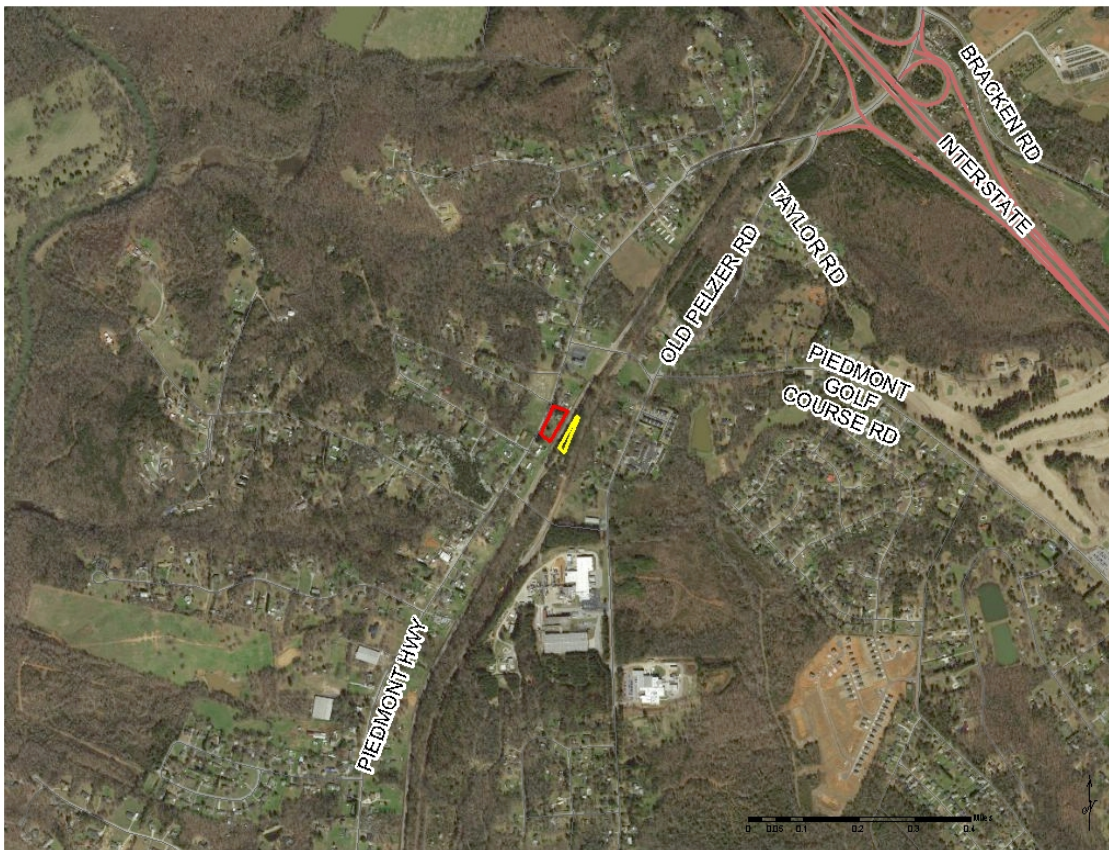
CONCLUSION:

The subject site, though bordered on three sides by S-1, Services zoning, is surrounded by either Single-family Residential use, or vacant land. Additionally, the site is designated as *Transitional Commercial* in the South Greenville Area Plan. The intent of this land use designation is to encourage the majority of existing single-family residential development that is currently located along Piedmont Highway to remain, while also allowing less intense commercial and office development at strategic locations and intersections. The subject site currently permits the use of a single-family residence on site, which is grandfathered. Rezoning to R-S, Residential Suburban would bring this currently non-conforming land use into compliance with the Greenville County Zoning Ordinance’s requirements. Staff believes rezoning this parcel to R-S would have minimal impact on the

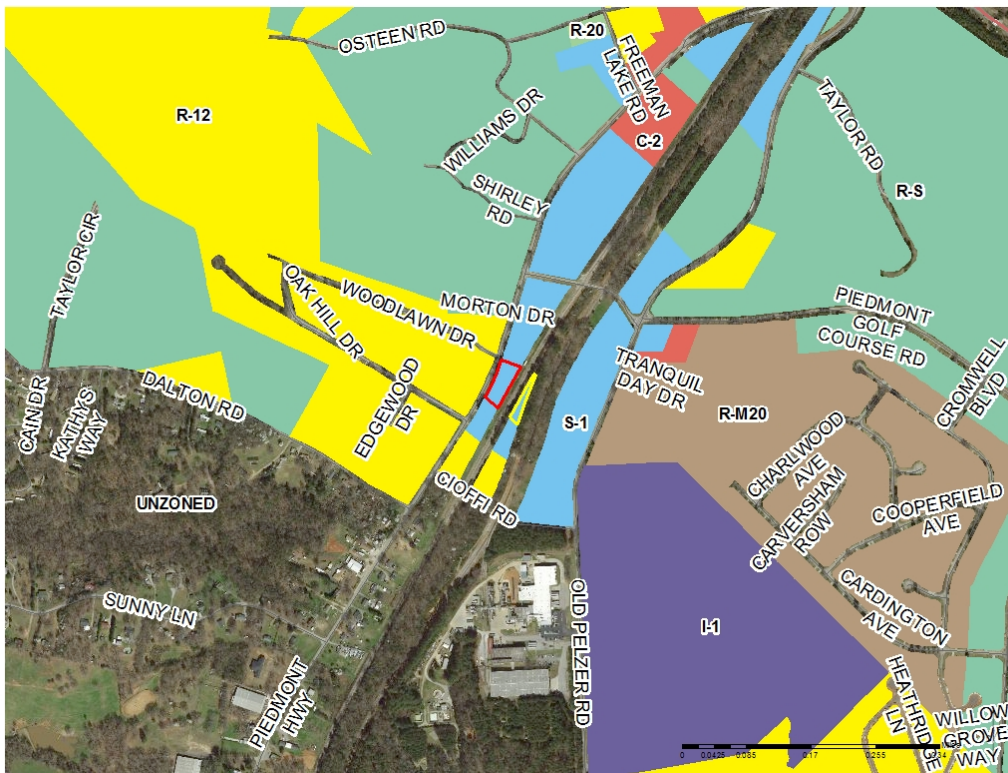
surrounding community and would be consistent with the zoning and land uses in the area.

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

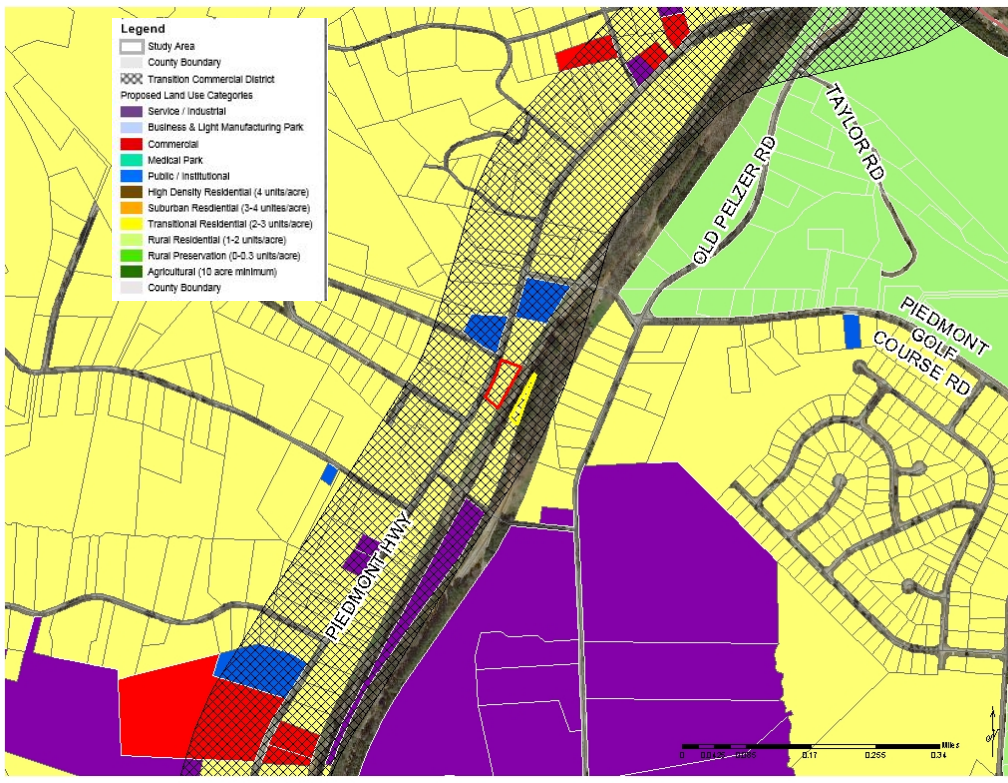
MOTION: By Dr. Fant to approve CZ-2019-78. The motion carried by voice vote with one absent (Roberts).



Aerial Photography, 2019



Zoning Map



South Greenville Area Plan, Future Land Use Map

Mr. Henderson presented the following:

DOCKET NUMBER: CZ-2019-79

APPLICANT: Scott F. LeRoy for The 720 Group LLC

PROPERTY LOCATION: 720 Mauldin Road

PIN/TMS#(s): M014030101102 and M014030101106

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-3, Commercial

ACREAGE: 7.18

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The subject parcels were originally zoned S-1, Services in May 1971, as part of Area 2. There are no previous rezoning requests for these parcels.

EXISTING LAND USE: warehouse

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	landscape business and vacant land
East	S-1	warehousing, equipment sales and rental, automobile repair and vacant land
South	S-1	offices and vacant land
West	S-1	warehouse and distribution center

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

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 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	Acres	Total Units
Current	S-1	0 units/acre	7.18	0 units
Requested	C-3	16 units/acre		114 units

A successful rezoning may add up to 114 dwelling units.

ROADS:

Mauldin Road: five-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Mauldin Road	5,805' NW	23,400	23,400 +0.0%	28,900 +23.5%

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 and a *Regional Corridor* which are predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County. The roads within these corridors are a minimum of four lanes and most intersections are signalized. The subject property is not along a bus route and sidewalks are not present in this area. Floodplain is not present on these parcels.

SUMMARY:

The subject parcels zoned S-1, Services, is 7.18 acres of property located on Mauldin Road approximately 1.25 miles southeast of the intersection of Mauldin Road and Interstate 85. The subject parcels have approximately 126 feet of frontage along Mauldin Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for retail merchandise and home decor.

CONCLUSION:

The subject site is surrounded by S-1, Services zoning and land uses, but is located along Mauldin Road, where commercial zoning and land uses are present in the area. Additionally, the site is along a *Regional Corridor* as part of the Imagine Greenville Comprehensive Plan, which allows for any nonresidential land use. Staff believes the requested rezoning to C-3, Commercial would not have a negative impact on the area, and that the requested zoning is consistent

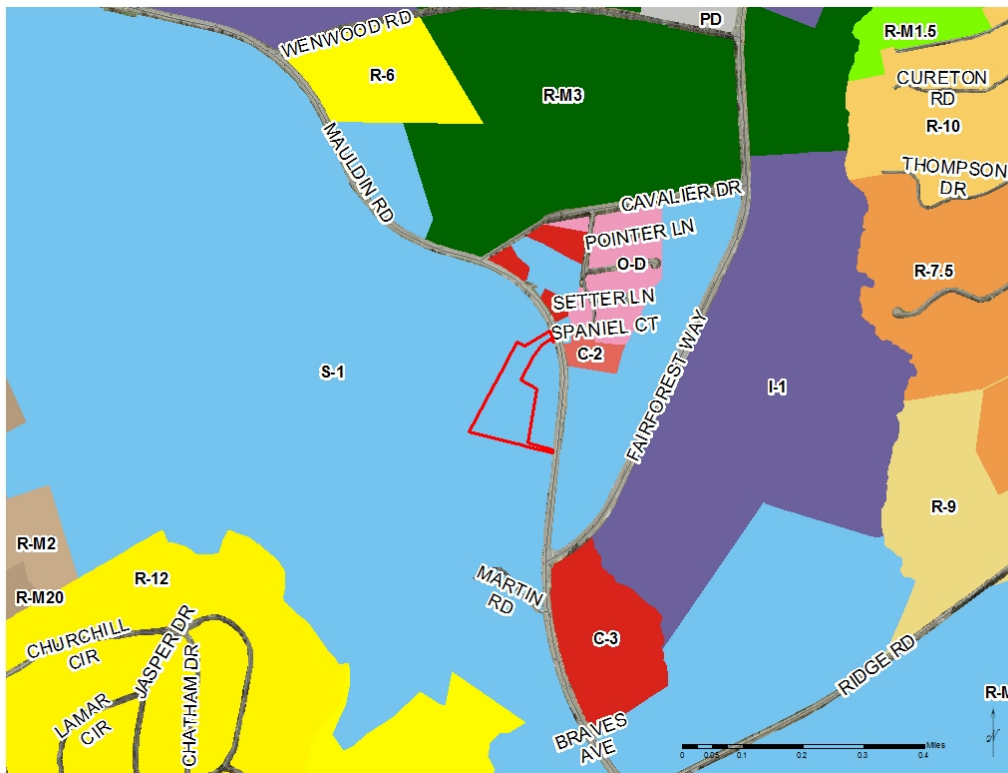
with the Imagine Greenville Comprehensive Plan.

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

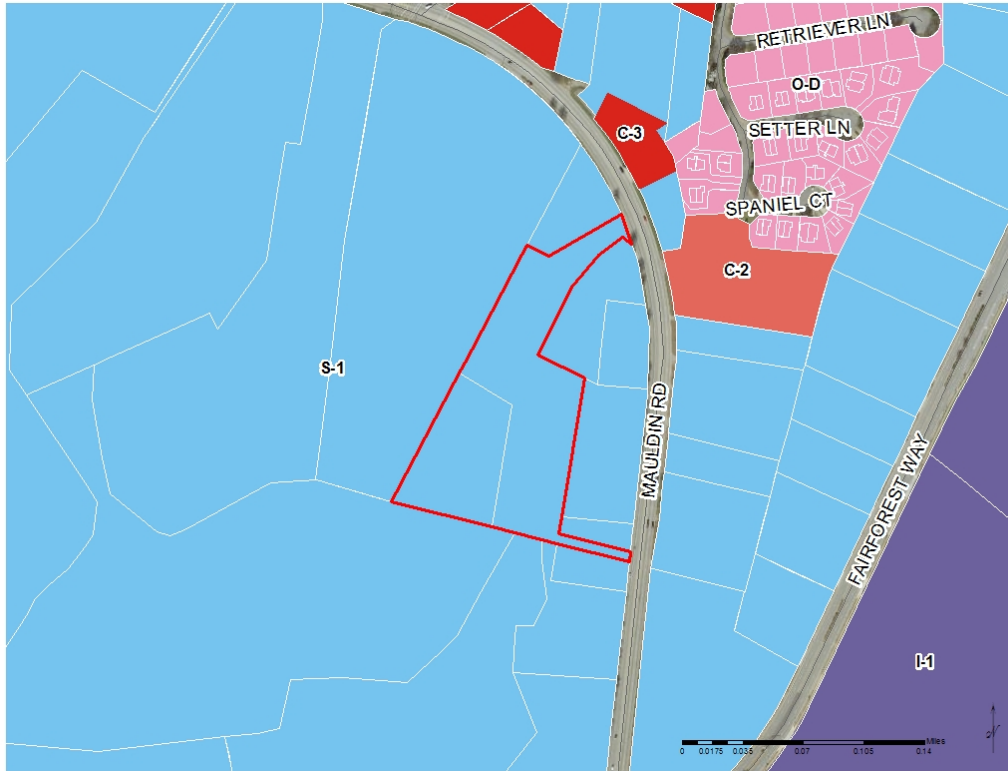
MOTION: By Mr. Barnes to approve CZ-2019-79. The motion carried by voice vote with one absent (Roberts).



Aerial Photography, 2019



Zoning Map



Imagine Greenville, Future Land Use Map

Mr. Henderson presented the following:

DOCKET NUMBER: CZ-2019-80

APPLICANT: Anna T. Small, Co-Trustee for Theodore C. Theodorou

PROPERTY LOCATION: Griffin Mill Road

PIN/TMS#(s): 0583020103200

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 30.54

COUNCIL DISTRICT: 28 - Tripp

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

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTIC

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential and vacant land
South	R-S and R-15	single-family residential and public utility
West	R-S	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

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	30.54	51 units
Requested	R-15	2.9 units/acre		88 units

A successful rezoning may add up to 37 dwelling units.

ROADS: Griffin Mill Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Griffin Mill Road	283' S	1,150	1,350 +17.4%	1,750 +29.6%

ANALYSIS:

The subject property is part of the South Greenville Area Plan, designated as *Service/Industrial*. The *Service/Industrial* designation allows for heavier commercial uses which may require storage in warehouses, wholesales and warehousing, light industrial uses, as well as manufacturing and assembly plants. These types of uses are usually associated with the S-1, Services, and the I-1, Industrial zoning districts. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.

In speaking with Greenville Area Development Corporation, they advised that, while the location is ideal for economic development, the size, shape, and constraints on the property overwhelm the benefits of the location. While it is not applicable for *Service/Industrial* uses, retail, higher density residential, or mixed uses could support nearby *Service/Industrial* uses, especially given that sewer is in place.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 30.54 acres of property located on Griffin Mill Road approximately 0.47 miles southwest of the intersection of Fork Shoals Road and Interstate 185. The parcel has approximately 2,005 feet of frontage along Griffin Mill Road. The applicant is requesting to rezone the property to R-15, Single-family Residential.

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

CONCLUSION:

The site, though adjacent to R-15, Single-Family Residential zoning is surrounded on three sides by R-S, Residential Suburban zoning. In the South Greenville Area Plan, the site is designated as *Service/Industrial*. However, constraints such as

size, shape, and location of the property limit the ability to use this property successfully for service and industrial purposes, according to Greenville Area Development Corporation. Therefore, staff went back to the underlying Imagine Greenville Comprehensive Plan which recommended Residential Land Use 3 with 6 or more units per acre.

Staff is of the opinion that the requested rezoning of R-15, Single- Family Residential would not meet the South Greenville Area Plan or the Imagine Greenville Comprehensive Plan. Staff believes that because it is located along Interstate 185, is near an access point, and has public sewer, a higher density or even commercial to support future *Service/Industrial* in this area may be a more appropriate zoning.

Based on these reasons staff recommends denial of the requested rezoning to R-15, Single- Family Residential. The Planning Commission recommended approval.

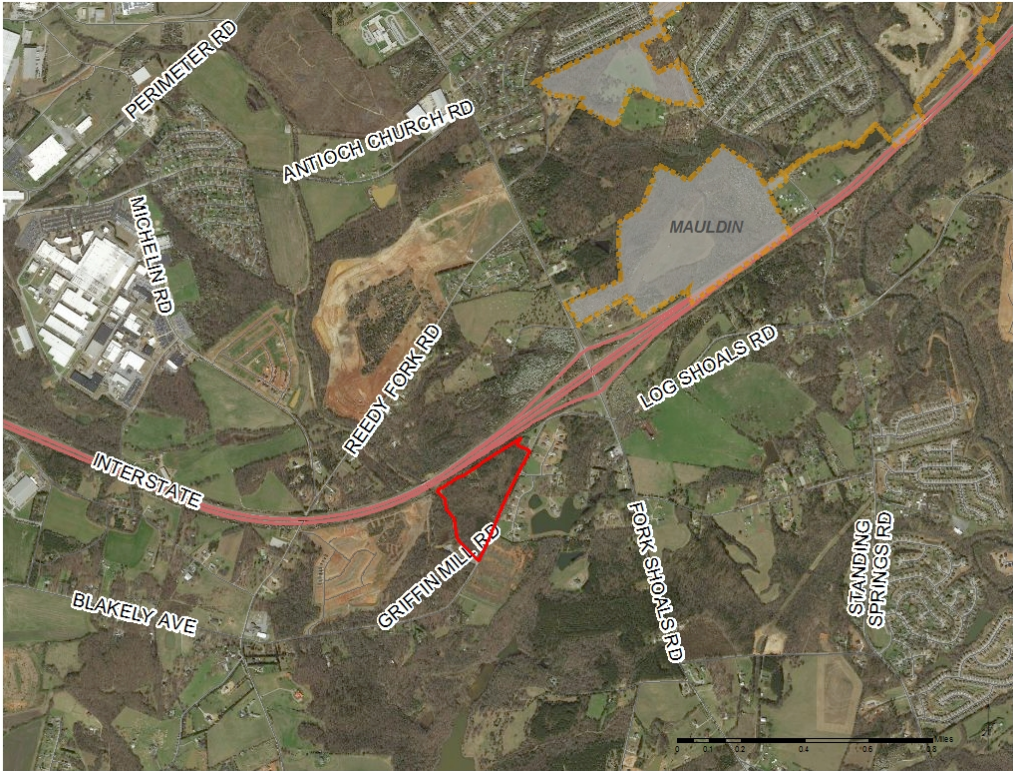
Mr. Tripp asked staff their reason for denial was it was not dense enough.

Sarah Holt, Planning Direct explained the process, being first turning to the South Greenville Area Plan to help guide staff as to what the area is supposed to be when it grows up. She stated the Plan recommended *Service/Industrial* for that area. She also stated anytime there was a large *Service/Industrial* piece, staff would like to contact Greenville Area Development Corporation, to see if the parcel would be useful for them with any projects they may have. There were no projects at this time suitable for the parcel. Ms. Holt stated staff learned because of its size and shape of the property, being triangular and in the flood plain, it really was not going to work for *Service and Industrial*. She stated staff then went to the current Comprehensive Plan, Imagine Greenville and that plan recommended six (6) or more dwelling units per acre, which seemed to be a good fit to support the *Service and Industrial* area that the South Greenville Area Plan called for. Ms. Holt stated the concern was they did not want to lose out on an opportunity for a piece of property that has access to I85, has sewer, is close to a lot of other businesses and things happening in that area, did not want to lose out on an opportunity with a relatively low density residential project.

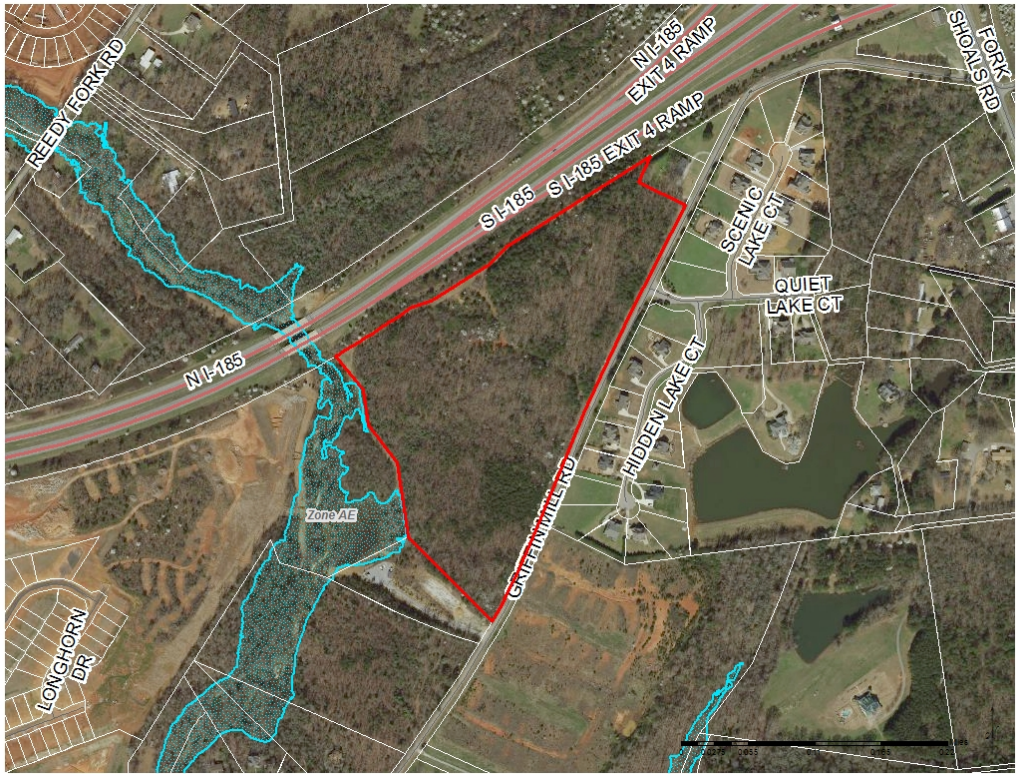
Mr. Tripp stated he would be going out there, but asked what the condition of the roads were in that area currently.

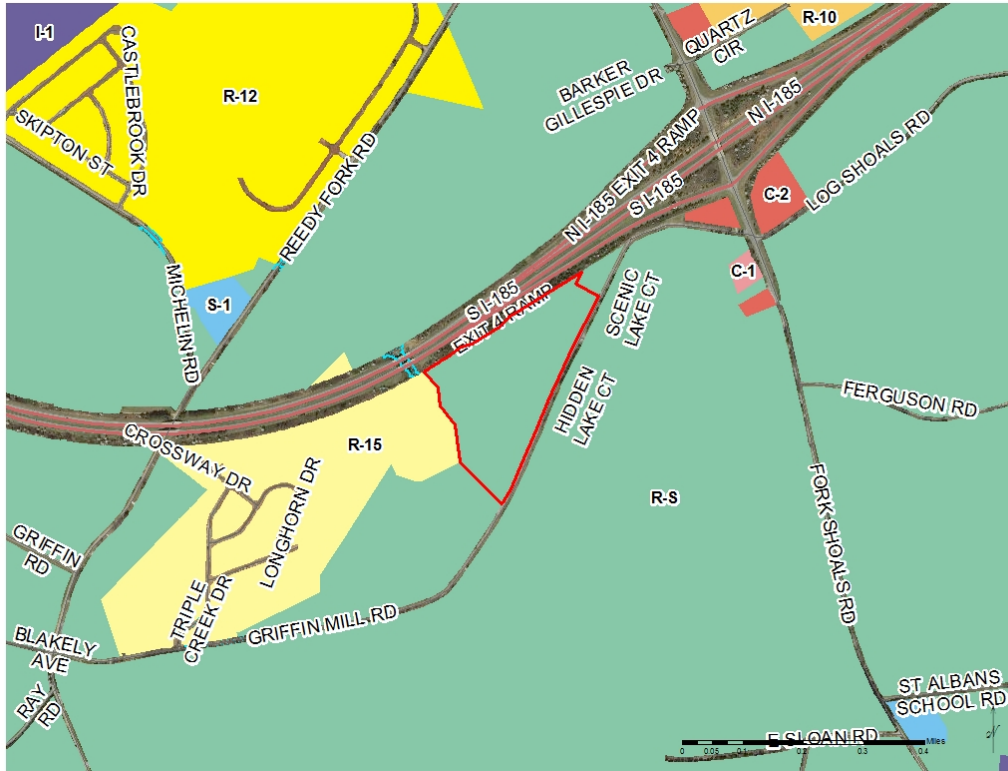
Ms. Holt stated it was heard at the Public Hearing there was mention of the roads being narrow and safety was a concern.

MOTION: By Mr. Tripp to hold CZ-2019-80 until the next meeting. The motion carried by voice vote with one absent (Roberts).

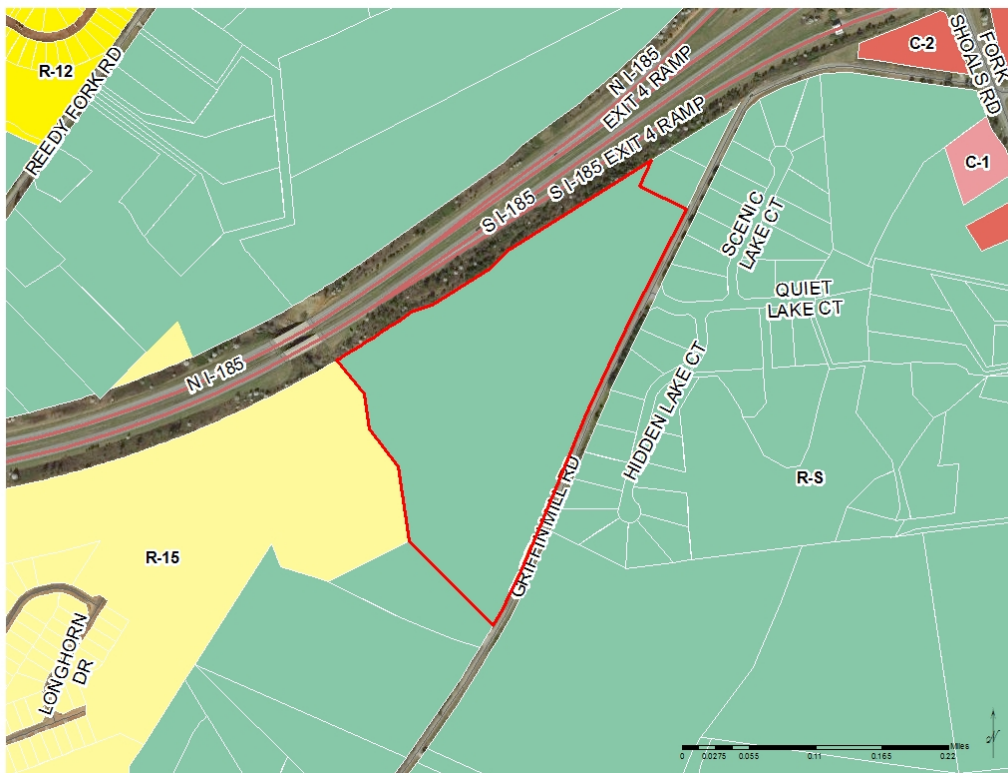


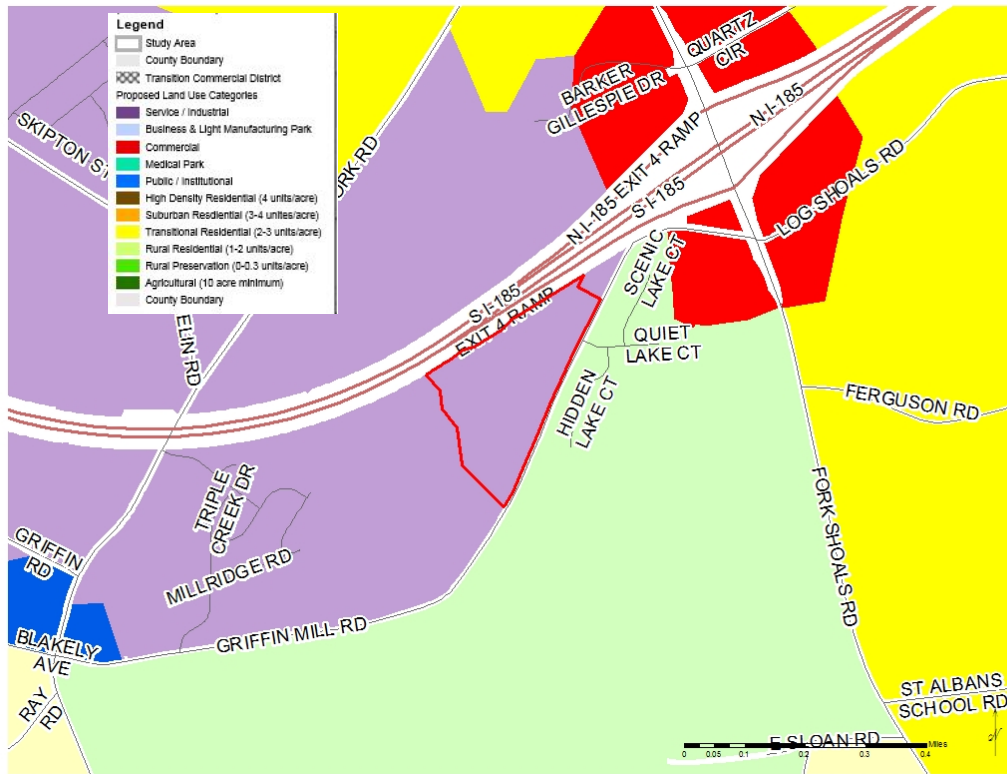
Aerial Photography, 2019





Zoning Map





South Greenville Area Plan, Future Land Use Map

Mr. Henderson presented the following:

DOCKET NUMBER: CZ-2019-81

APPLICANT: Heather Fay Corwin for Sook Young Yoon c/o Kelly Company, Inc.

PROPERTY LOCATION: 2164 E. Coleman Road

PIN/TMS#(s): 0534010100812

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-20, Single-Family Residential

ACREAGE: 1

COUNCIL DISTRICT: 21 – Roberts

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

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential
East	PD	single-family residential
South	R-M10	single-family residential
West	R-S	single-family residential

WATER AVAILABILITY: Well

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 is located within a *Sub-Regional 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	R-S	1.7 units/acre	1	1 units
Requested	R-20	2.2 units/acre		2 units

A successful rezoning may add up to 1 dwelling unit.

ROADS: E. Coleman Road: two-lane county-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Batesville Road	4,390' NW	15,600	14,700 -5.8%	18,200 +23.8%

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 a part of the Imagine Greenville Comprehensive Plan, designated as a *Sub-Regional Center*. Varying in size, but centrally located within a community, this center is designed to service multiple surrounding

neighborhoods and the larger community for daily or weekly trips. It would be characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.

SUMMARY:

The subject parcel zoned R-S, Residential Suburban is 1 acre of property located on E. Coleman Road approximately 0.85 miles northwest of the intersection of Batesville Road and Interstate 85. The parcel has approximately 133 feet of frontage along E. Coleman 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 residence.

CONCLUSION:

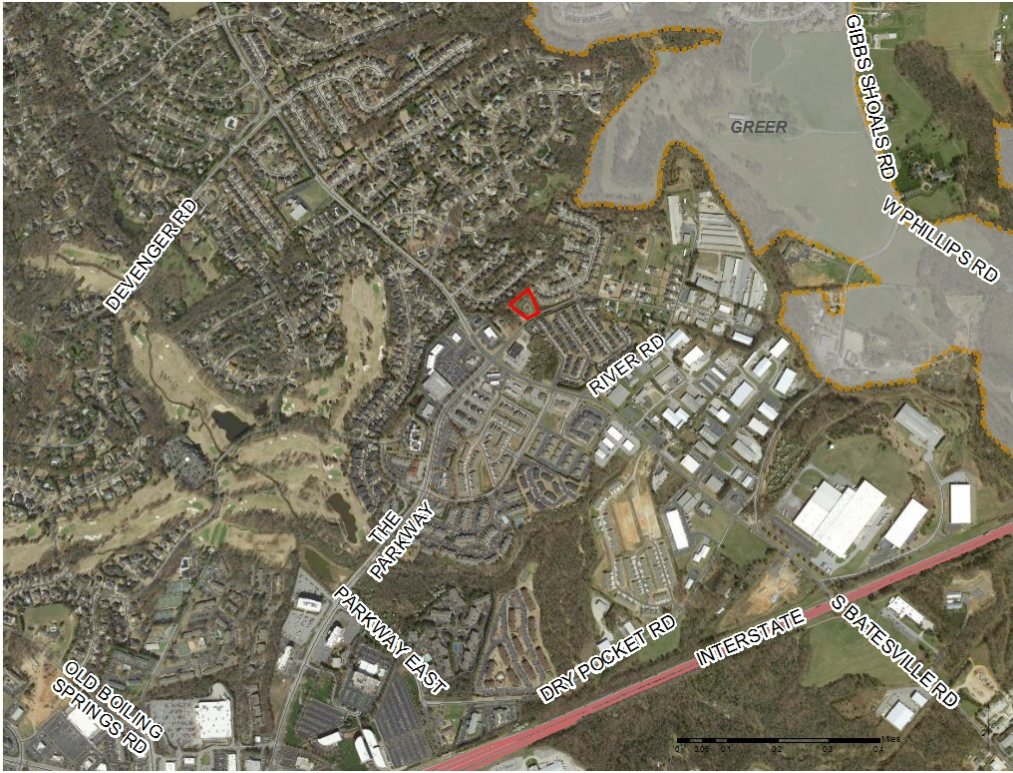
The site is surrounded on three sides by single-family residential land uses and zoning. However, much of the surrounding single-family residential properties in the area have been rezoned to allow for a higher density. Additionally, the subject property is designated *Residential Land Use 2* in the Imagine Greenville Comprehensive Plan, which calls for a density of 3 to 6 units per acre.

Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential at 2.2 units per acre, would not allow for a high enough density to support the area's needs and would not be dense enough to meet the intent of the Imagine Greenville Comprehensive Plan's designation of *Residential Land Use 2*.

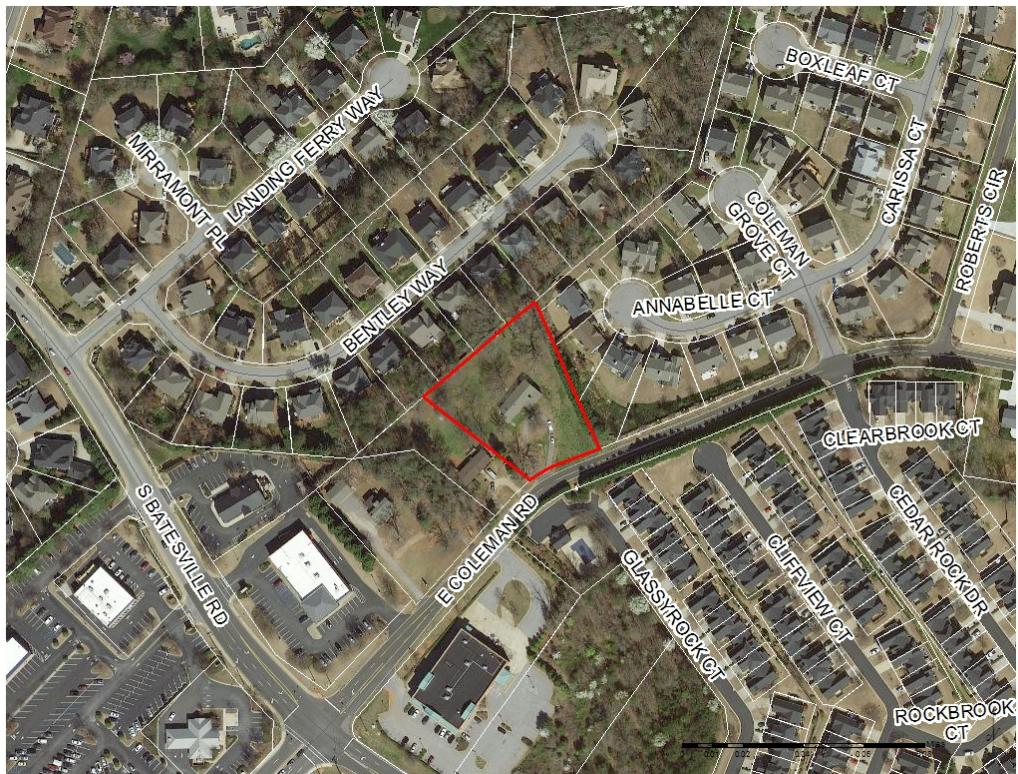
Based on these reasons staff recommends denial of the requested rezoning to R-20, Single-Family Residential. The Planning Commission recommended approval.

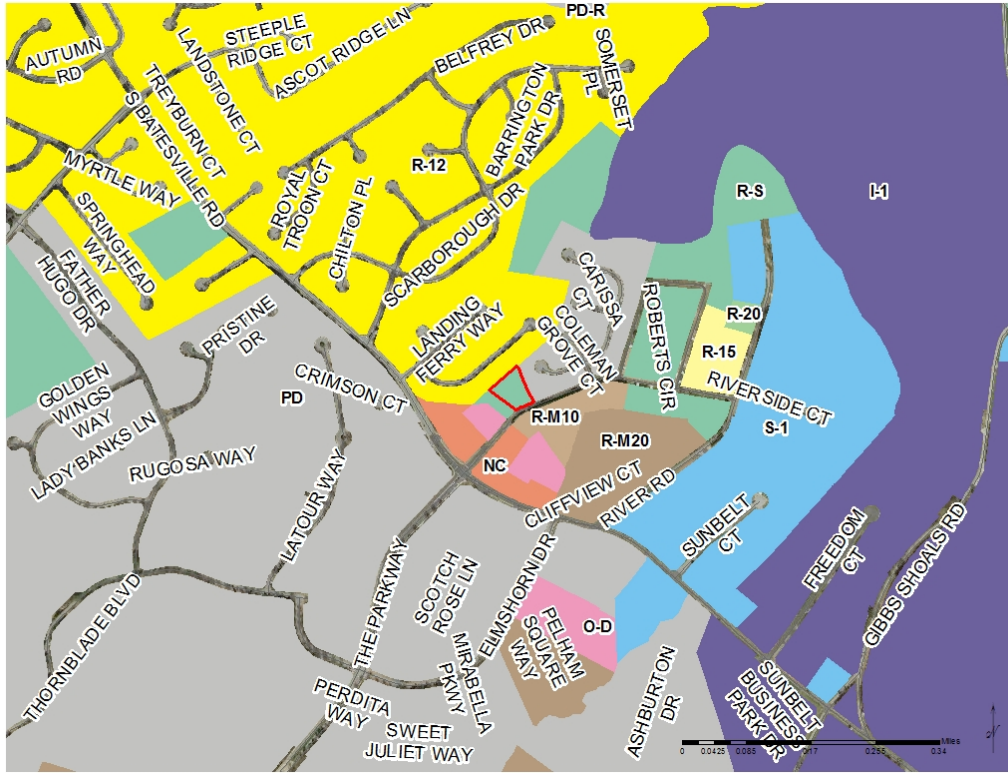
MOTION:

By Dr. Fant to approve CZ-2019-81. The motion carried by voice vote with one absent (Roberts).

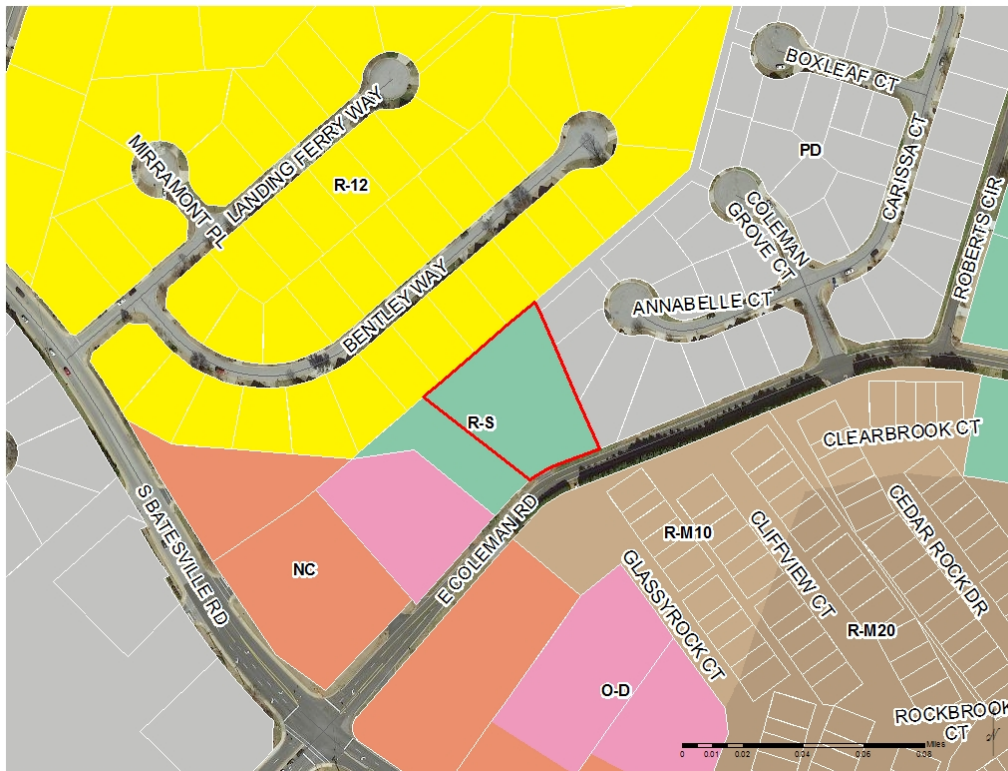


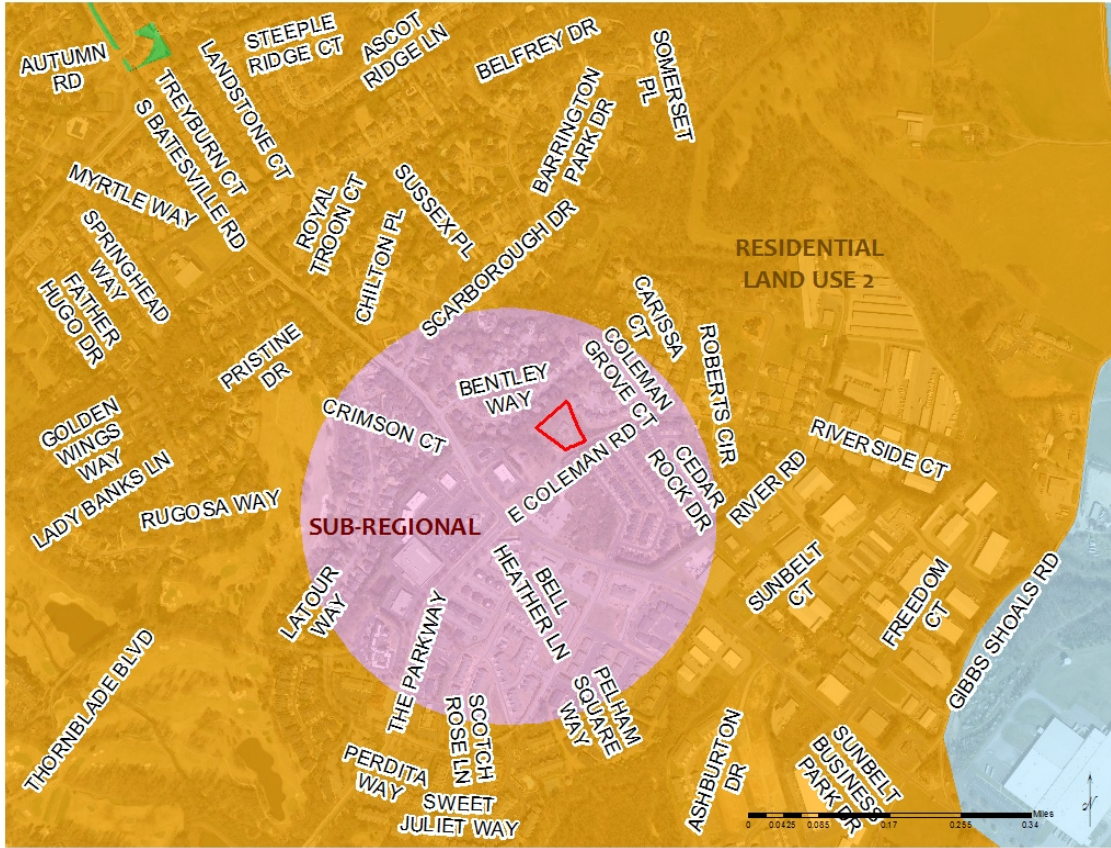
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map

Mr. Henderson presented the following:

DOCKET NUMBER: CZ-2019-83

APPLICANT: William C. Johnson

PROPERTY LOCATION: 2956 New Easley Highway

PIN/TMS#(s): 0239040100810

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 1.49

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in June 1973, as part of Area 4A. There was an unsuccessful I-1 rezoning request for this parcel in 1980, CZ-1980-29. There were two successful rezoning requests for this parcel, the first in 1982, CZ-1982-58, from R-S to R-M, and the second in 1998, CZ-1998-62, from R-M to C-2.

EXISTING LAND USE: vacant commercial

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	landscape business
East	C-2	vacant wooded land
South	PD	vacant wooded land
West	C-2	vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

ROADS: New Easley Highway (U.S. Highway 123): four lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
New Easley Highway	3,170' E	20,900	19,700 -5.7%	21,700 +10.2%

ANALYSIS: The subject property is part of the Riverdale – Tanglewood Community Plan Comprehensive Plan, designated as a *Commercial*. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.

SUMMARY: The subject parcel zoned C-2, Commercial is 1.49 acres of property located on New Easley Highway approximately 1.44 miles west of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 176 feet of

frontage along New Easley Highway. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for dog boarding, day care and office.

CONCLUSION:

The site is adjacent to both service and commercial zoning and is located along Highway 123. The site is also located within the Riverdale-Tanglewood Community Plan, designated as *Commercial*. The Community Plan also recommends creating an attractive commercial corridor in this area, along with promoting service uses on existing Service-zoned property.

Staff is of the opinion that the existing zoning of C-2, Commercial is consistent with the Riverdale-Tanglewood Community Plan and is consistent with the adjacent commercial along Highway 123.

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

Chairman Dill allowed the applicant to give the Committee letters he has from his neighbors.

Mr. Tripp asked why staff was recommending denial.

Mr. Henderson stated when staff received an application; it is looked at to see if it was compatible to the Comprehensive Plan or the designated Area Plan for the area. Staff takes that into consideration when making their recommendation. He stated that area, the specific corridor was designated for C-2 Commercial and not what uses are allowed under S-1, Services.

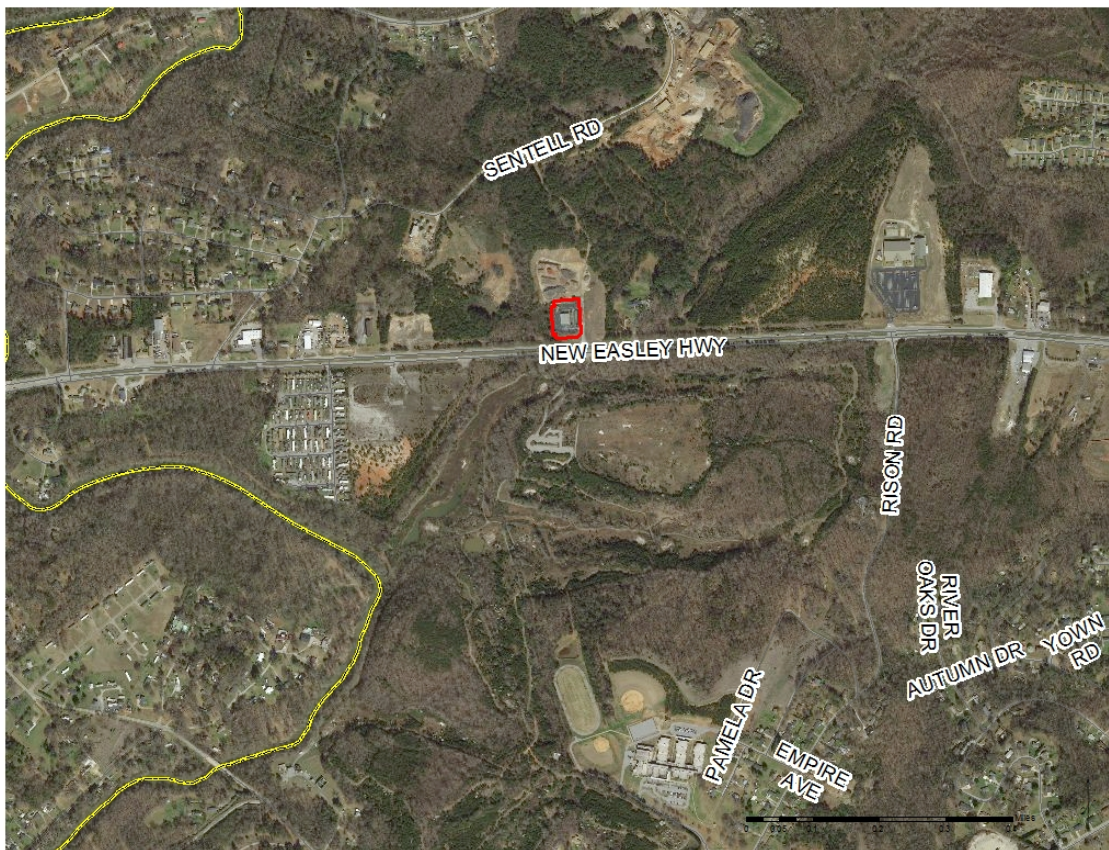
Mr. Tripp asked what the difference was between C-2, Commercial and S-1, Services.

Mr. Henderson stated in regard to what the applicant was proposing, they would not be able to have the outdoor dog runs in the C-2, Commercial, but would be allowed in S-1, Services. Mr. Henderson stated the use of office, boarding and day care can take place in the C-2, Commercial zoning; however there could not be any outdoor fence runs. The dogs would need to be taken out on a leash and brought back in for boarding purposes.

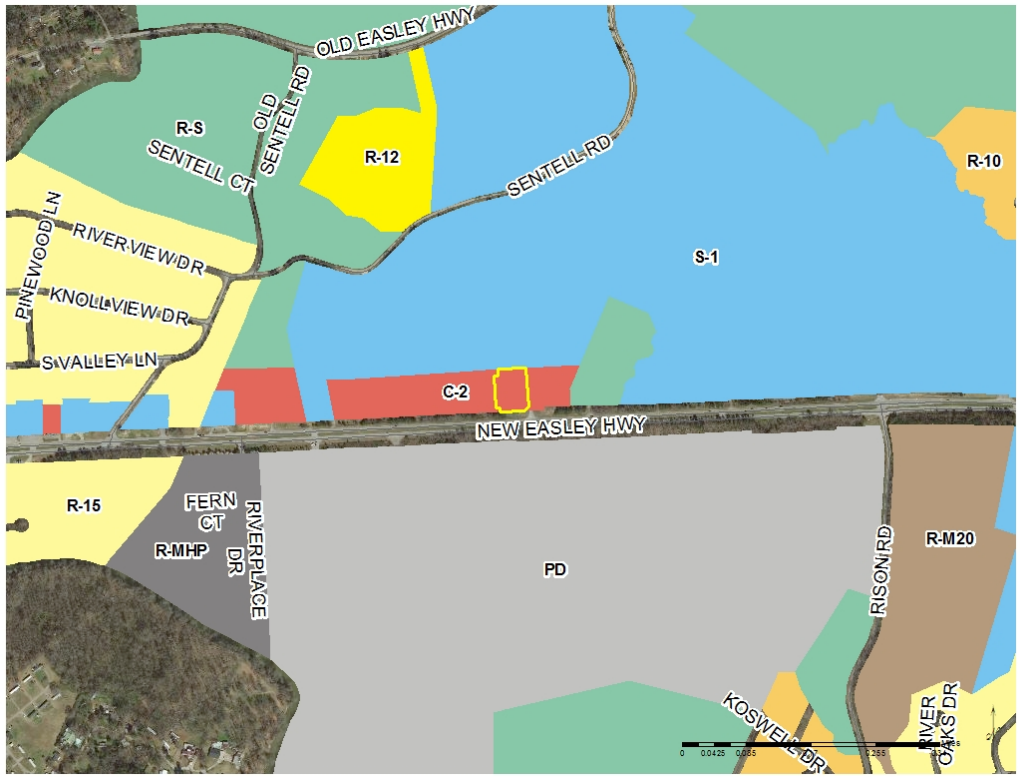
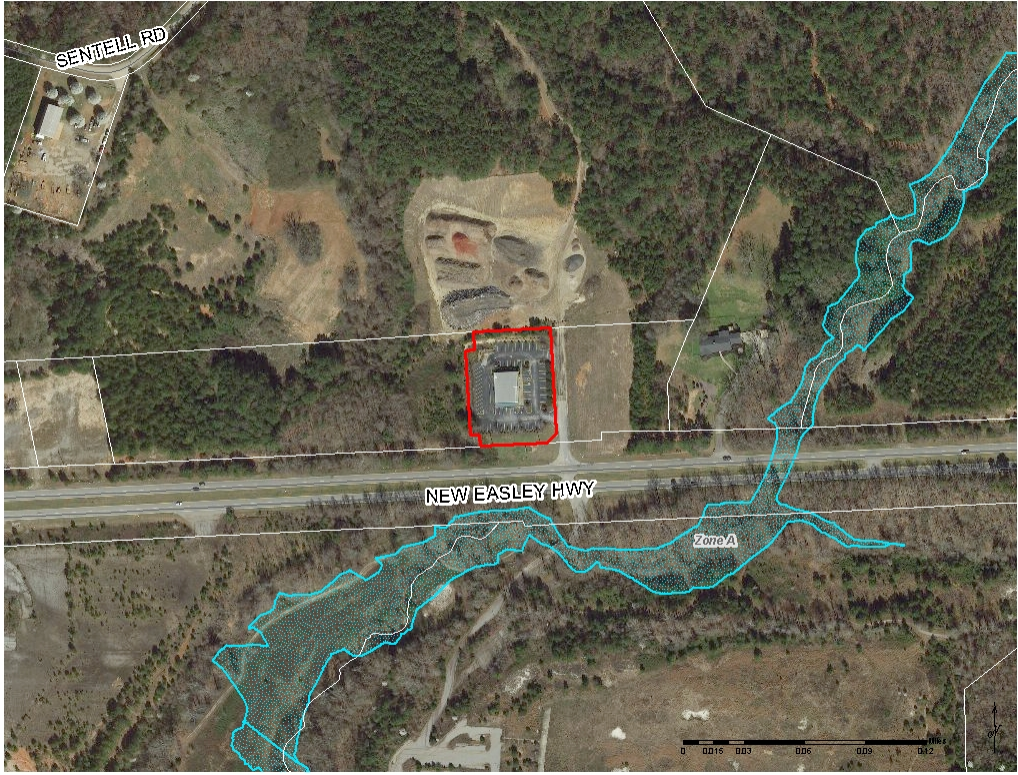
Mr. Tripp asked if staff was putting a stake in the ground because of the area plan or is it a strict interpretation of C-2, S-1. He stated if you could do everything except the dog run, it seemed to him it was a request for a variance.

Ms. Holt stated she was not involved with the Riverdale-Tanglewood Area Plan, however, it was her understanding the neighborhood felt they were over rich in S-1, Services. She stated when an application was received staff had to look at all the potential uses that could occur within the chosen category and make recommendations based on that.

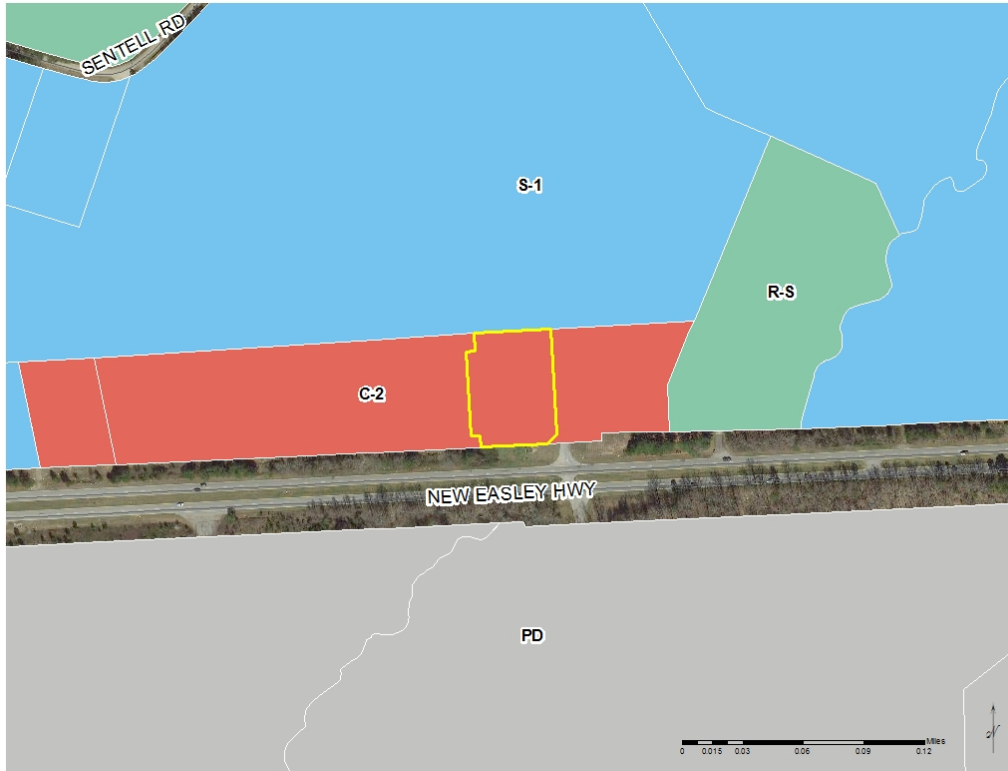
MOTION: By Mr. Tripp to hold CZ-2019-83. The motion carried by voice vote with one absent (Roberts).



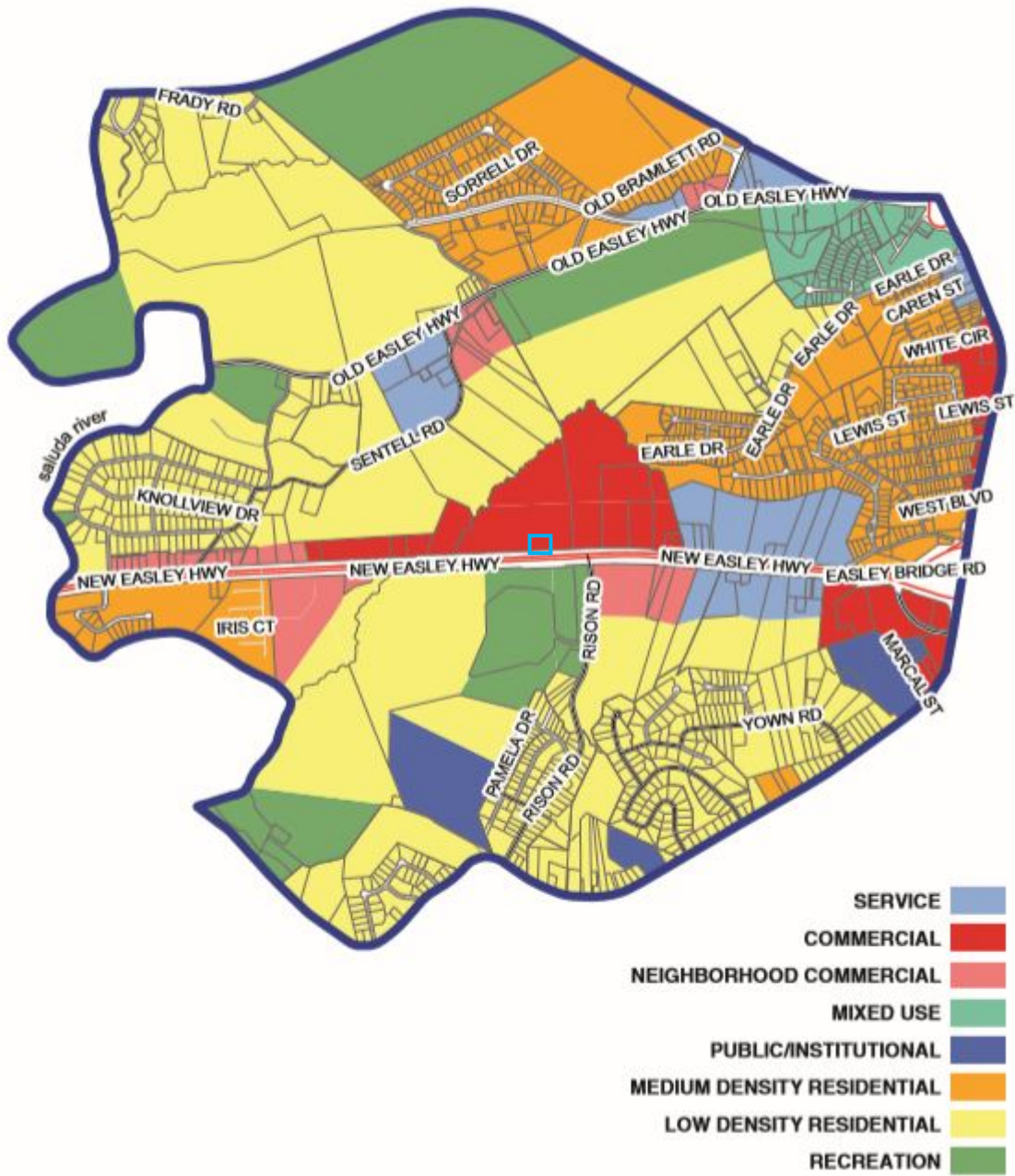
Aerial Photography, 2019



Zoning Map



future land use



Riverdale-Tanglewood Community Plan,
Future Land Use Map

Chairman Dill moved item CZ-2019-73 forward.

Mr. Henderson 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.

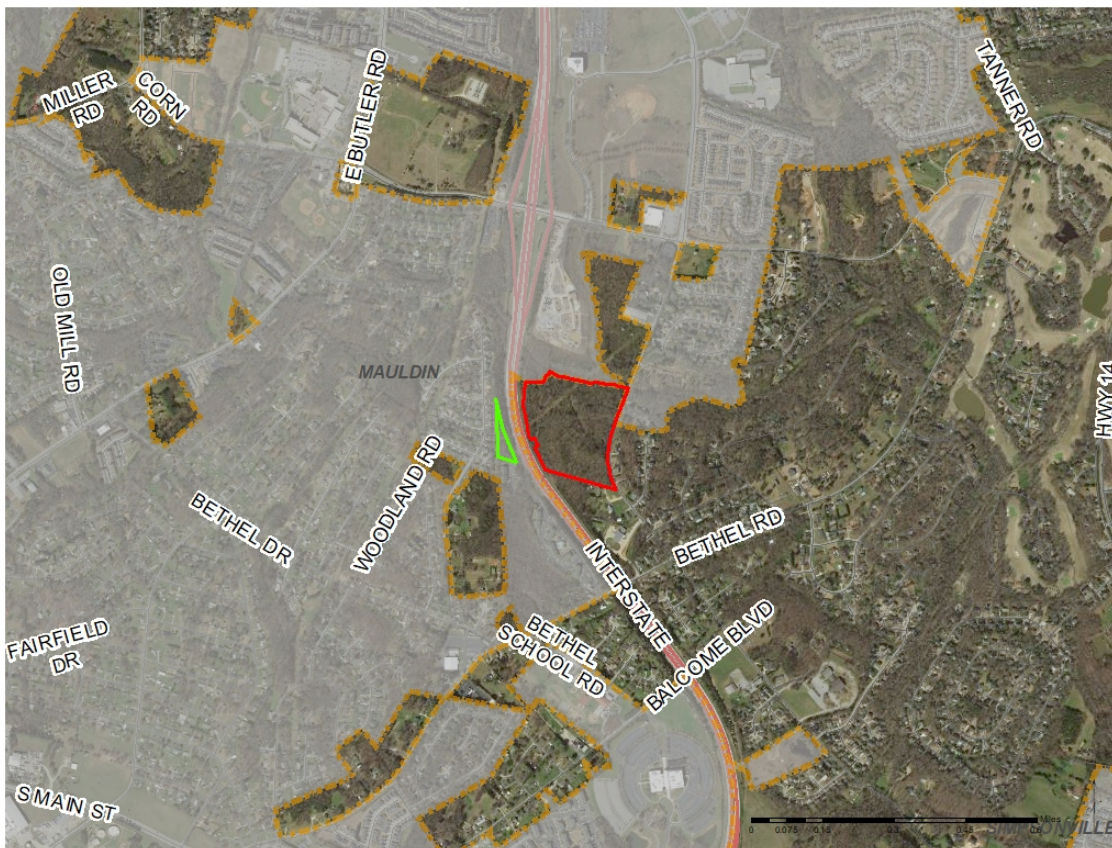
CONCLUSION: The subject site is located less than a mile from the 385 and Bridges Road exit. It also abuts I-385, which would not be ideal for single-family residential along a major highway. Staff is of the opinion that while the future land use map recommends 3 to 6 units per acre, a higher density 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.

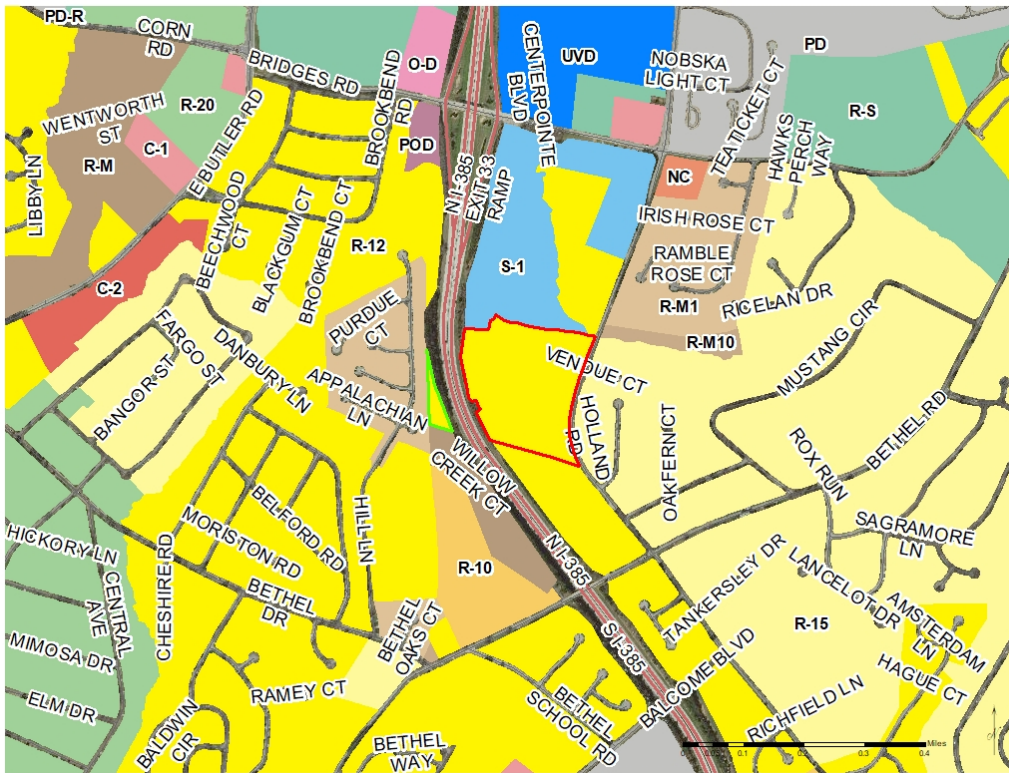
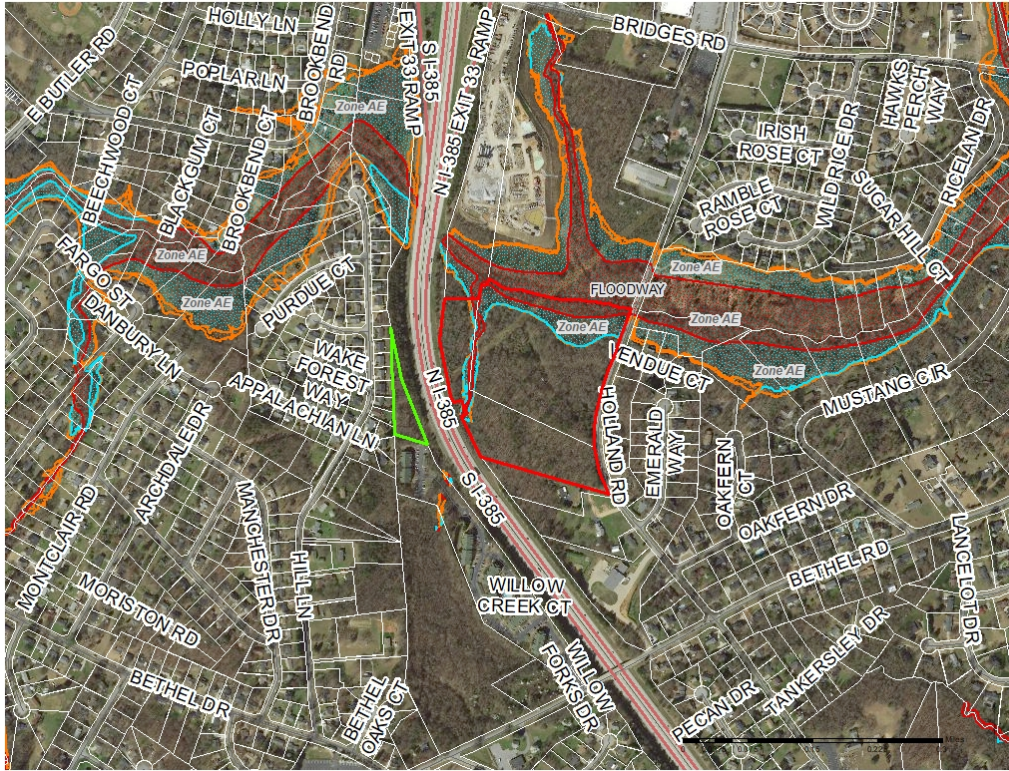
Mr. Henderson noted this item was held at the last Committee Meeting. Staff had recommended approval of the request and the Planning Commission had no recommendation.

Mr. Tripp stated he was in a tough position and he was thankful Mr. Payne met with him and Mr. Kernell. They attempted to try to make the process work, however were unable to. He did not see any way he could approve this. Traffic already was bad and putting more homes would make it worse. He also stated there were other projects that would be having traffic on that road.

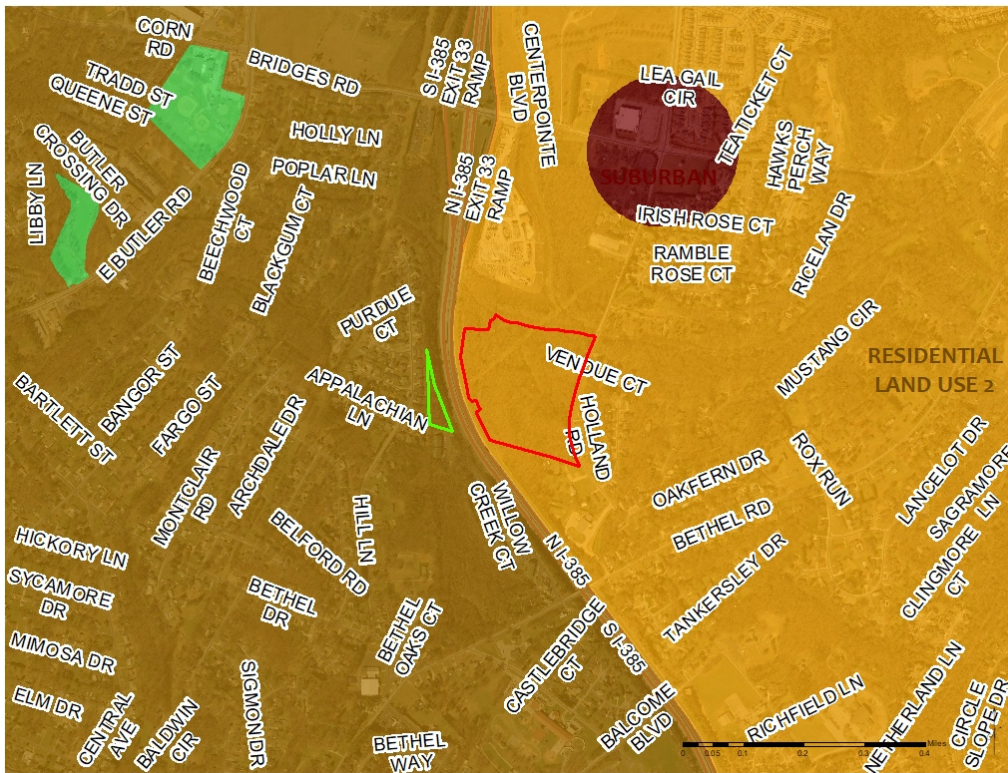
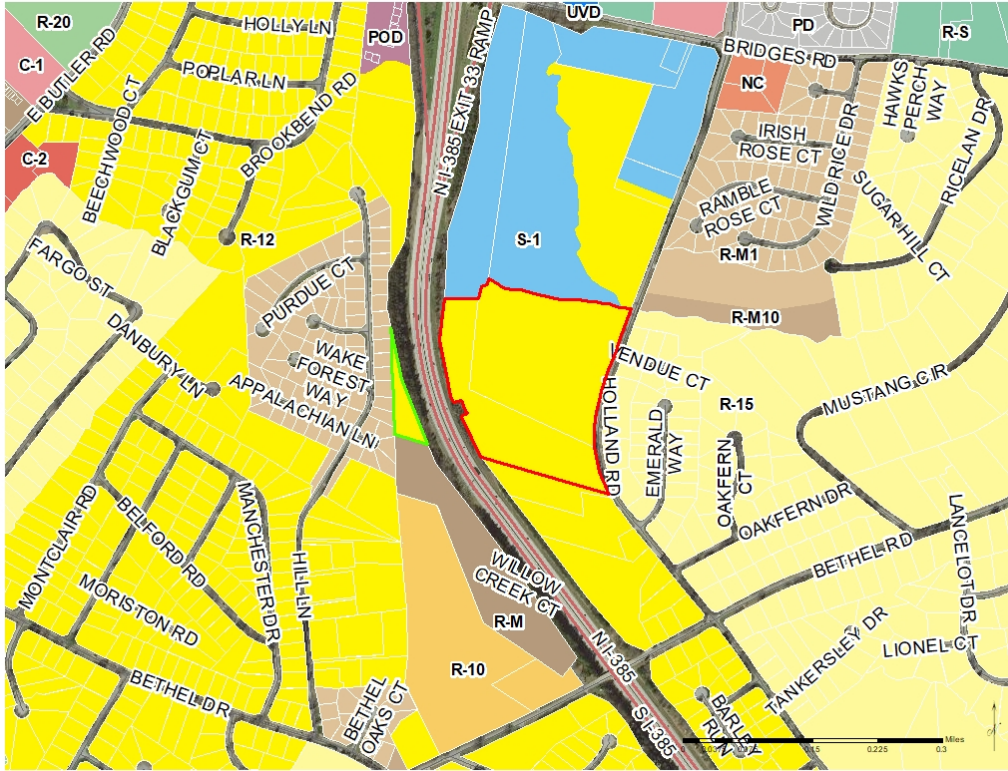
MOTION: By Mr. Tripp to deny CZ-2019-73 carried by voice vote with one in opposition (Fant) and one absent (Roberts).



Aerial Photography, 2019



Zoning Map



Imagine Greenville, Future Land Use Map

Ms. Holt presented the following:

DOCKET NUMBER: CP-2019-05

APPLICANT: Greenville County Planning & Zoning

SUMMARY: Over the past year, numerous Greenville County residents, stakeholders, public officials, and county staff participated in a series of community meetings, committee meetings, and other public input sessions to develop *Plan Greenville County*, the Greenville County Comprehensive Plan, consistent with the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended.

Plan Greenville County reflects Greenville County's vision for the future and identifies goals, objectives, and implementation strategies for each of the ten plan elements. Elements addressed by this plan include:

- (1) *Grow*: Population;
- (2) *Work*: Economic Development;
- (3) *Bloom*: Agriculture & Food Security;
- (4) *Preserve*: Natural Resources;
- (5) *Enrich*: Cultural Resources;
- (6) *Serve*: Community Facilities;
- (7) *Live*: Housing;
- (8) *Balance*: Land Use;
- (9) *Move*: Transportation;
- (10) *Implement*: Priority Investment

The plan, which also includes an inventory of existing conditions, projections, and a Future Land Use Map, provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment within Greenville County.

MOTION: By Mr. Tripp to approve and forward to full Council DP-2019-05. The motion carried by voice vote with one early departure (Fant) and one absent (Roberts).

Mr. Henderson 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	Acres	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.

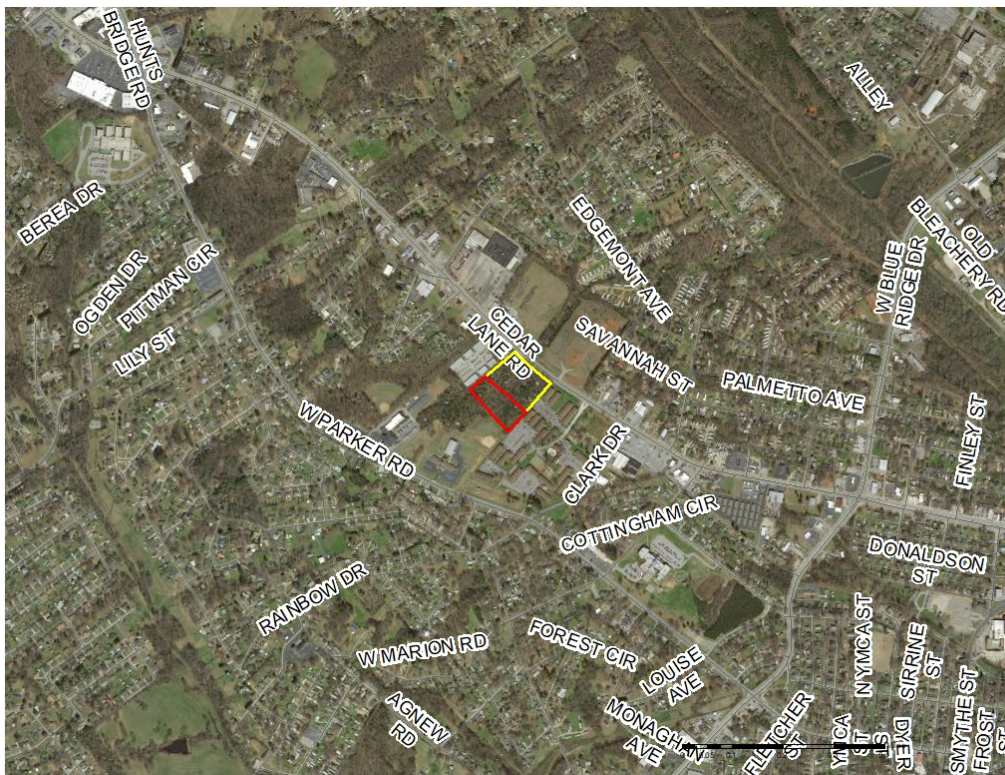
CONCLUSION:

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*.

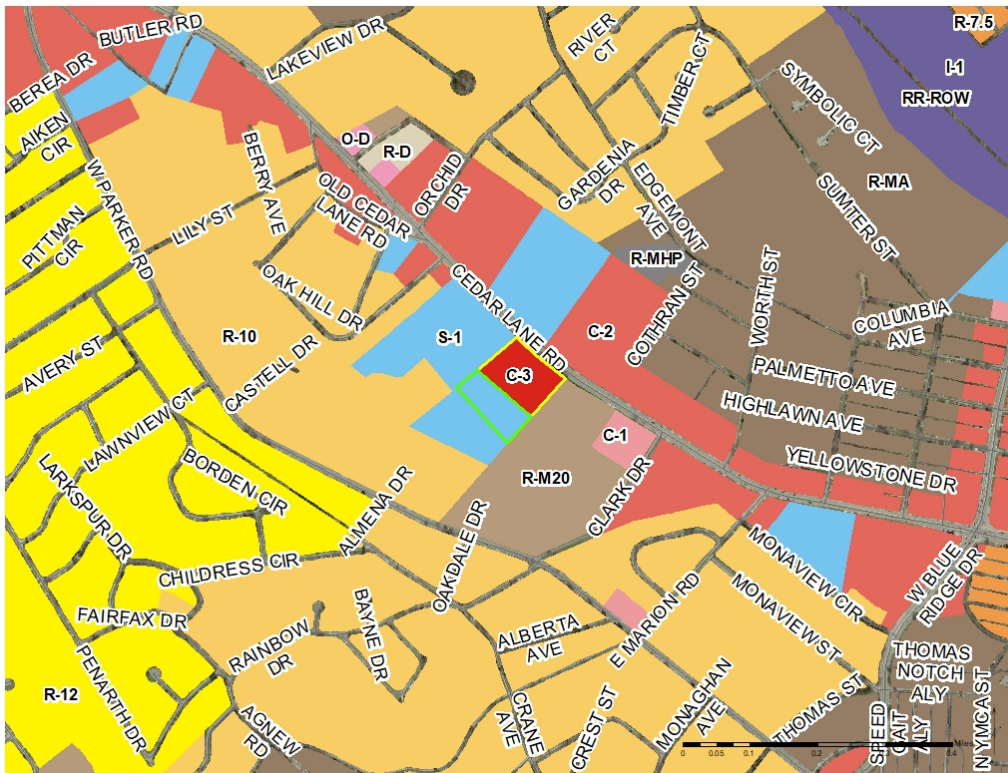
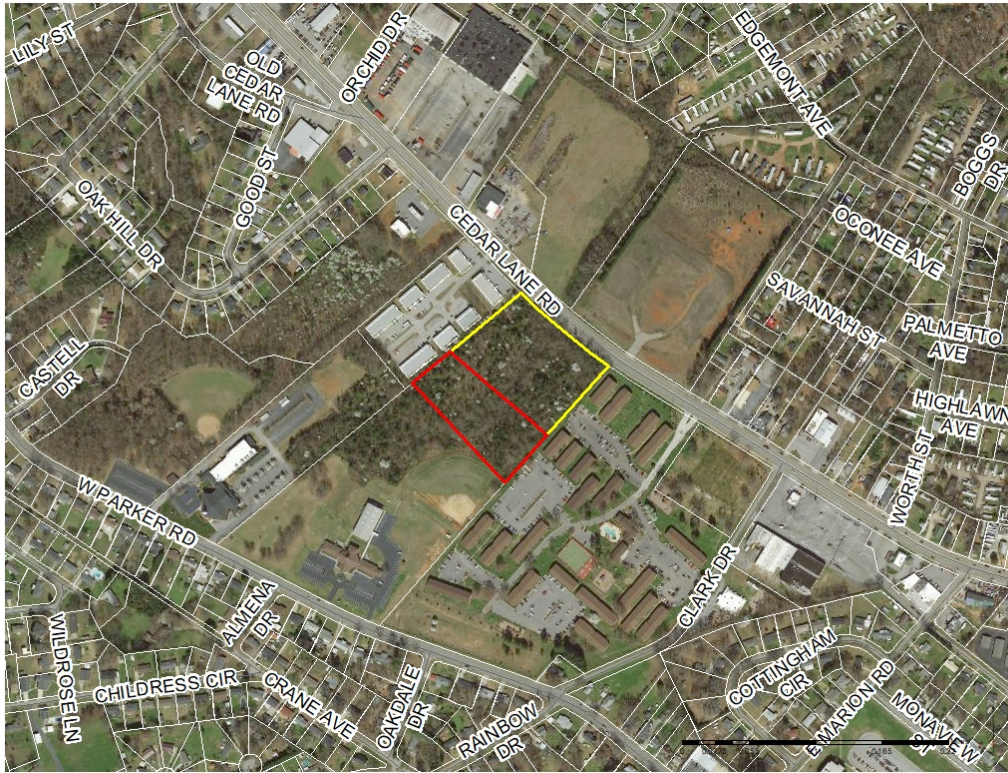
Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission recommended approval.

MOTION:

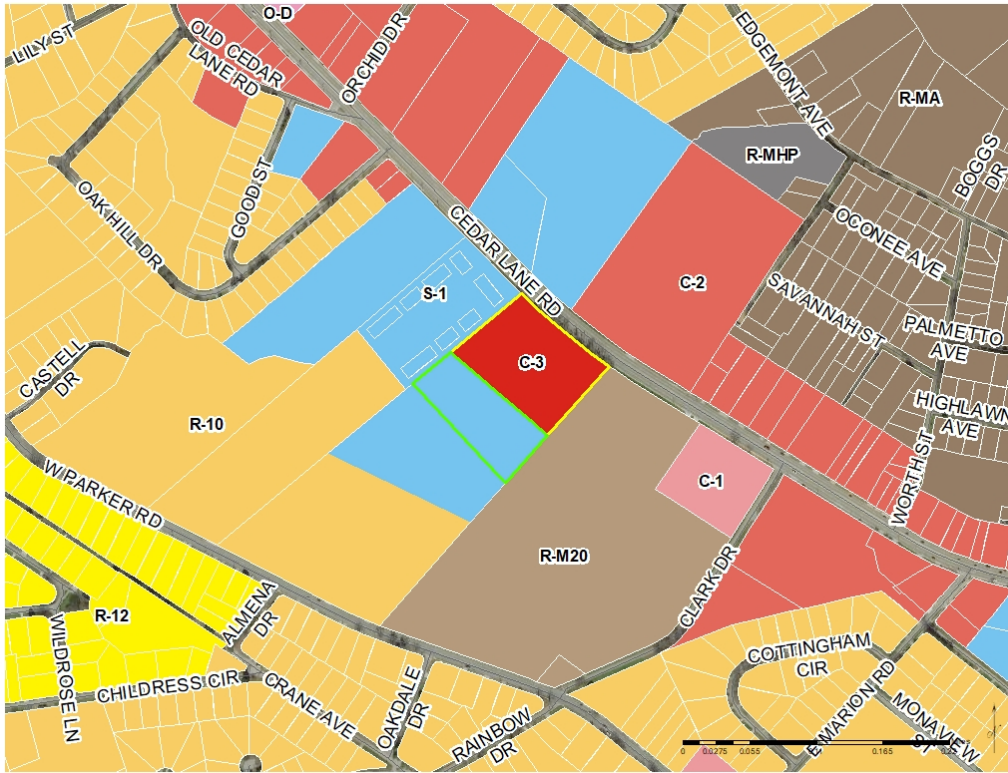
By Mr. Barnes to approve CZ-2019-70. The motion carried by voice vote with one early departure (Fant) and one absent (Roberts).

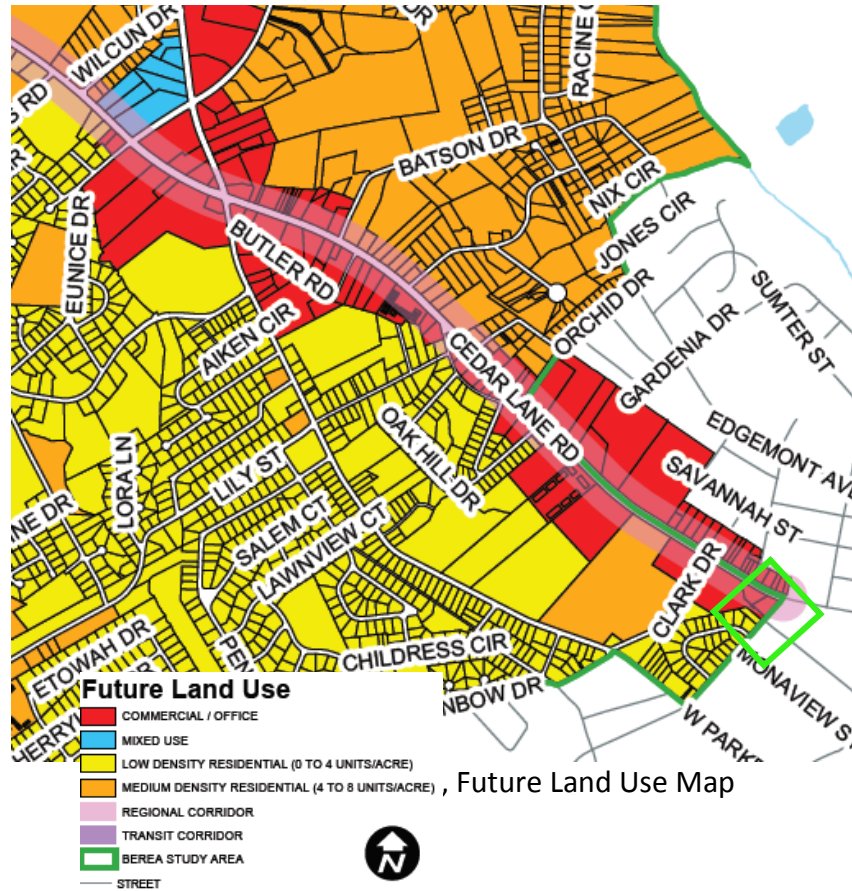


Aerial Photography, 2019



Zoning Map





Mr. Henderson presented the following: The item was held at the Committee at the last 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:

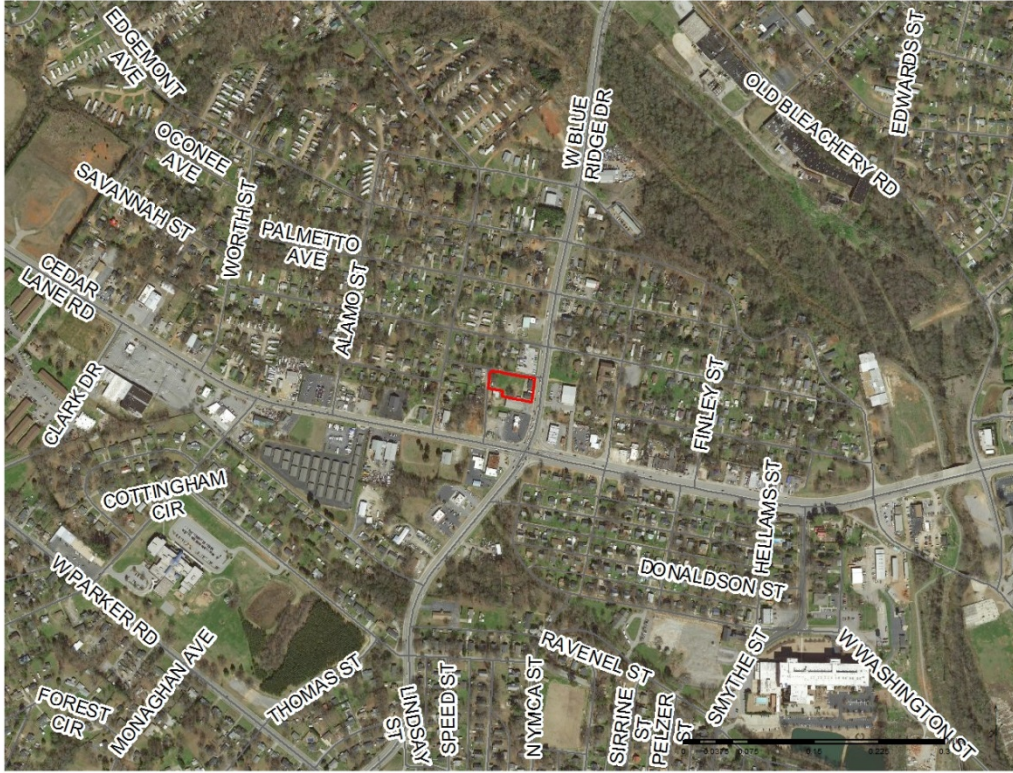
Parcels 0146001201100 and 0146001201102 are located along West Blue Ridge Drive, a minor arterial road. Parcel 0146001202000 is located along Eli Street and Colonial Avenue. Colonial Avenue can only be accessed off of Sumter Street because it is one way, and Eli Street can only be accessed off of Colonial 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.

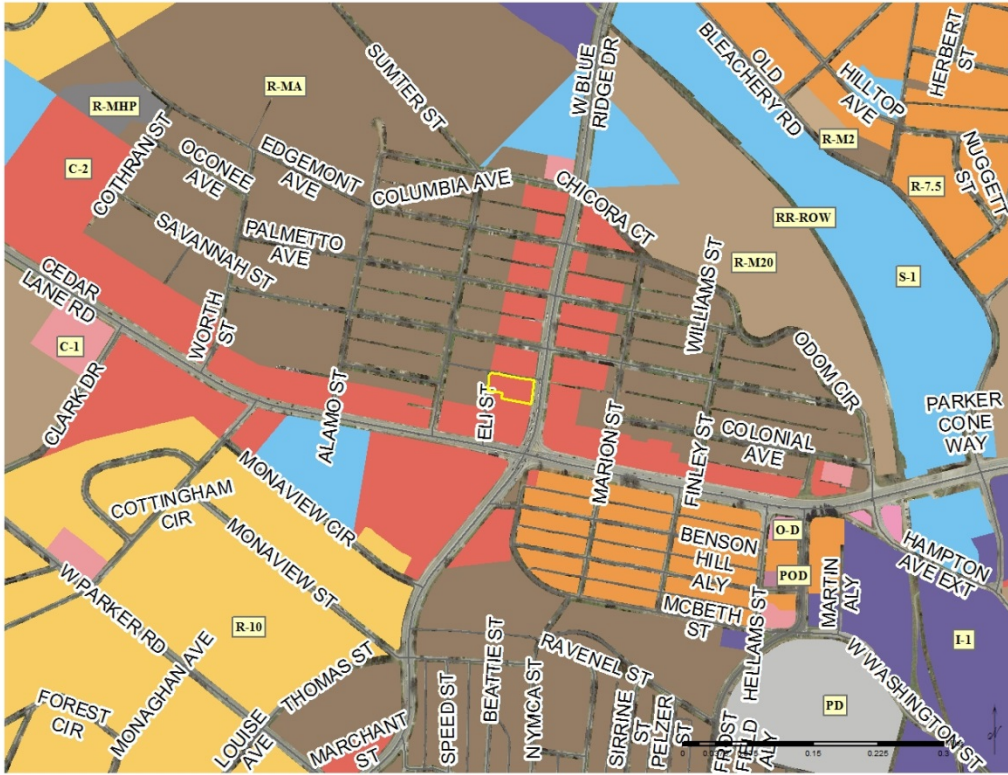
MOTION:

By Mr. Barnes to deny CZ-2019-39. The motion carried by voice vote with one in opposition (Dill), one early departure (Fant) and one absent (Roberts).

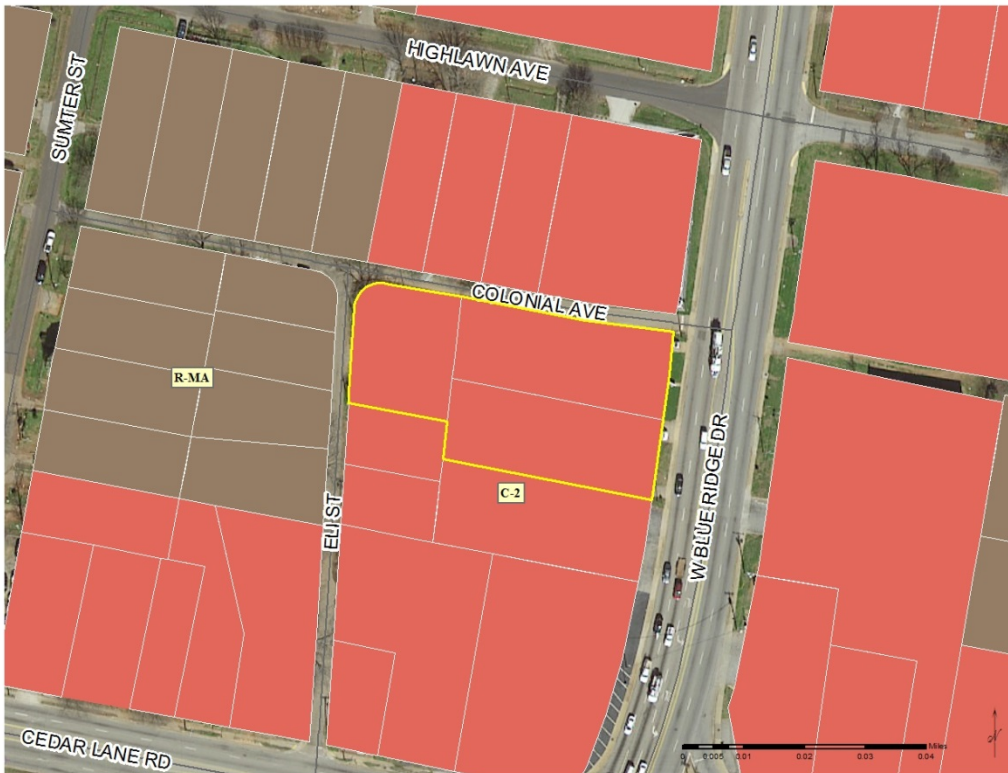


Aerial Photography, 2018





Zoning Map





Future Land Use Map

ADJOURNMENT

MOTION: Without objection Chairman Dill adjourned the meeting at 5:38 p.m.

Respectfully Submitted,

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