

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
MAY 6, 2013
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
Dan Rawls, Vice Chairman
Fred Payne

COMMITTEE MEMBERS ABSENT:

Sid Cates
Lottie Gibson

STAFF PRESENT:

Teresa Barber
Dean Campbell
Paula Gucker
Helen Hahn
Skip Limbaker
Kelli McCormick
John Owings

PLANNING COMMISSIONERS PRESENT:

Todd Ward

CALL TO ORDER:

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

RECOGNITION:

Chairman Dill recognized Planning Commissioner Todd Ward as well as the staff who works with the citizens and Committee.

CZ-2013-14 WITHDRAWAL

Chairman Dill stated staff received a letter on May 3, 2013 requesting to withdraw CZ-2013-14, Altamont Road, Altera. The item would not be considered at the meeting and the rules state the item could not be considered again for at least six months and at the applicants request.

Approval of Minutes of Regular Meeting of April 1, 2013

MOTION: By Councilor Rawls to approve the minutes of the April 1, 2013 meeting. The motion carried unanimously by voice vote with two absent (Cates and Gibson)

Zoning Dockets

Ms McCormick presented the following:

DOCKET NUMBER: CZ-2013-16

APPLICANT: Jake Van Gieson

PROPERTY LOCATION: 3695 and 3601 E. North Street

PIN/TMS#(s): 0541030101605, 0541030101604, and 0541030101606
(portion)

EXISTING ZONING: O-D, Office District, and PD, Planned Development

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1.139

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The subject parcels were originally zoned R-20, Single-Family Residential, in May 1970 (Area 1). The parcels zoned PD, Planned Development, were changed to PD in 1984 (CZ-84-84 and CZ-84-114) and the parcel zoned O-D, Office District, was rezoned in 1972 (CZ-72-118). There have been no other rezoning requests for the subject parcels other than changes to signage in the Planned Development.

EXISTING LAND USE: Vacant bank, strip mall, and access drive

AREA CHARACTERISTICS: Various commercial uses
North: PD, Planned Development, restaurant
East: C-1, Commercial, gas station
South: R-20, Single-Family Residential, vacant and single-family residential
West: O-D, Office District, bank

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton

IMAGINE GREENVILLE PLAN: Neighborhood Corridor in a Sub-Regional Center

ROADS: E. North Street: 5-lane, SCDOT maintained road with sidewalks on both sides
Howell Road: 5-lane, SCDOT maintained road with sidewalks on both sides

Old Howell Road: 2-lane, County maintained road with no sidewalks

TRAFFIC IMPACT

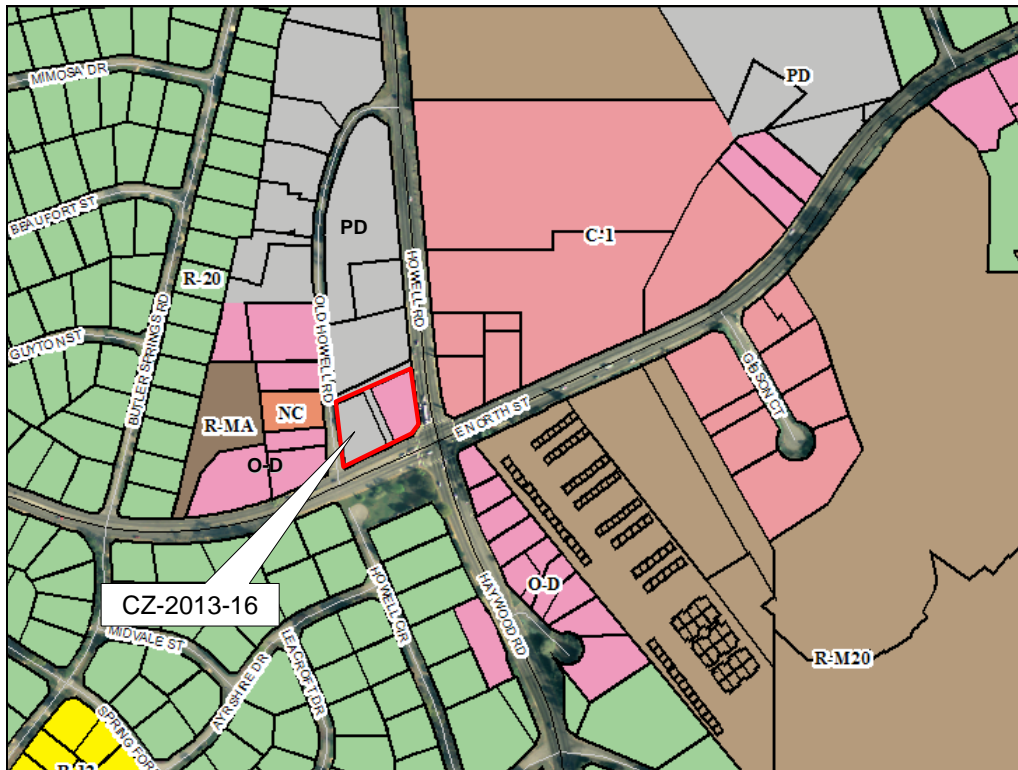
Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested C-1, Commercial, district. The closest traffic count station is located approximately ¾ of a mile to the west in front of The Cove at Butler Springs Subdivision. The 2011 traffic count was 16,400 average daily trips. Traffic volumes have decreased by approximately 11 percent over the past 5 years at this location.

SUMMARY

The property is zoned PD, Planned Development, a district for innovative mixed use development, and O-D, Office District, a district established to provide office and like uses. The request is for C-1, Commercial, a district established to provide commercial establishments for the convenience of local residents.

CONCLUSION

The site is currently occupied by a bank and strip mall along E. North Street in an area characterized by commercial and residential development. The Imagine Greenville County Comprehensive Plan Future Land Use Map designates this intersection as a Sub-Regional Center. The proposed rezoning request to C-1, Commercial, is consistent with the surrounding land uses, zoning, and future land use map. Based on the aforementioned reasons, Staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request. The Planning Commission recommends approval.





MOTION: By Councilor Rawls to approve CZ-2013-16. The motion carried unanimously by voice vote with two absent (Cates and Gibson).

Mr. Limbaker presented the following:

DOCKET NUMBER:	CZ-2013-17
APPLICANT:	Freeland and Kauffman, Inc.
PROPERTY LOCATION:	1506 & 1508 Easley Bridge Road and 5 North Georgia Avenue
PIN/TMS#(s):	0229000600800, 0229000601100, and 0229000601000
EXISTING ZONING:	R-7.5, Single-Family Residential and C-2, Commercial
REQUESTED ZONING:	C-1, Commercial
ACREAGE:	1
COUNCIL DISTRICT:	25 - Gibson
ZONING HISTORY:	The parcels zoned PD, Planned Development, are part of a larger Planned Development known as Howell Ridge, which was approved in 1984.

EXISTING LAND USE: Single-family residential

AREA CHARACTERISTICS: Various commercial and service uses along Easley Bridge Road

North: R-7.5, Single-Family Residential, single-family residential
 East: C-2, Commercial, strip center (church and vacant), C-2 and C-3, Commercial across N. Georgia Avenue (undeveloped)
 South: R-10, Single-Family Residential, Nonconforming Auto Repair Use (123 Tire), and C-1, Commercial, single-family residences
 West: C-2, Commercial, contractor's business (Gilstrap Roofing), and R-7.5, Single-Family Residential, single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Suburban Center on a Transit Corridor

ROADS: Easley Bridge Road: 4-lane, SCDOT maintained U.S. Highway with sidewalks on both sides
 North Georgia Avenue: 2-lane, SCDOT maintained with no sidewalks

TRAFFIC IMPACT

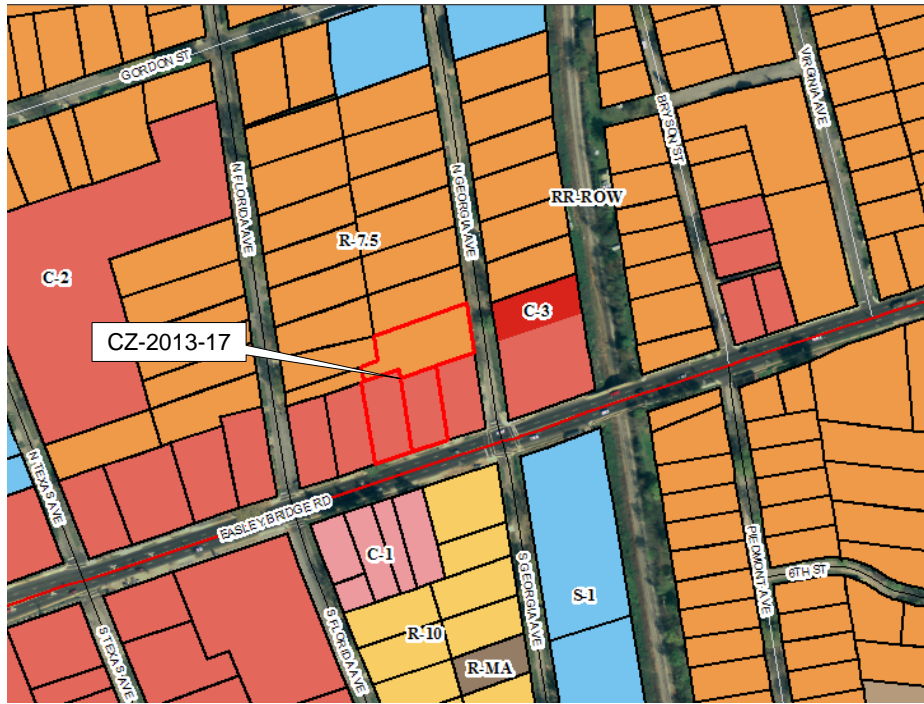
Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested C-1, Commercial, district. The closest traffic count station is located approximately one-half mile to the east on Easley Bridge Road near 3rd Avenue. The 2011 traffic count was 18,500 average daily trips. Traffic volumes have decreased by approximately 5 percent over the past 5 years at this location.

SUMMARY

The property is zoned R-7.5, Single-Family Residential, a district established as an area in which the principal use of land is for single-family dwellings. Single-family attached and two-family dwellings are permitted as a conditional use. The request is for C-1, Commercial, a district established to provide commercial establishments for the convenience of local residents.

CONCLUSION

The site is currently occupied by a vacant bank building, an access drive, and a strip mall. single-family residences with two on properties zoned C-2, Commercial, along Easley Bridge Road. The adjacent properties and the majority of properties along Easley Bridge Road in this area are zoned commercial and are occupied by various commercial and service type uses. The proposed rezoning request to C-1, Commercial, is consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the C-1, Commercial, district are more consistent with the adjacent residential uses to the north than those currently permitted in the C-2, Commercial, district and will serve as a more appropriate transition to the residential area. Based on the aforementioned reasons, Staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request. The Planning Commission recommends approval of the request.



MOTION: By Councilor Payne to approved CZ-2013-17. The motion carried unanimously by voice vote with two absent (Cates and Gibson).

LIGHT POLLUTION

Kelli McCormick gave a Power Point Presentation on Light Pollution. She provided the Committee with definitions of various terminology as well as providing examples of light trespassing. She explained glare and skyglow could not be controlled, but light trespass and over-illumination/light clutter could be controlled. Ms. McCormick informed the Committee of Ordinances that Richland County currently had and also the City of Conway. She stated some options for an ordinance could require certain types of lighting, the angle of lighting, the number of lights and the brightness of the lighting.

Chairman Dill allowed Mr. Ed Paxton to address the Committee.

Mr. Ed Paxton, 1 York Circle, Greenville, South Carolina addressed the members of the Committee with concerns he had over light pollution. He stated he was particularly sympathetic to concerns over light pollution since he himself was experiencing problems of the same. Mr. Paxton provided the Committee members with information in compiling an ordinance to address light trespass/light pollution. The information included the Code used by the City of Greenville as well as a sample ordinance which he drafted and could be used as a starting point.

Chairman Dill stated the Committee was provided with much information and he agreed something needed to be done to address the lighting issues. He stated the Committee would study the information and work with staff to see if there was a mechanism in dealing with light pollution and take the item up at another time.

REQUESTS AND MOTIONS

There were no requests or motions

ADJOURNMENT

MOTION: By Councilor Rawls to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:52 p.m.

Respectfully Submitted,

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