

**MINUTES  
COMMITTEE ON PLANNING AND DEVELOPMENT  
AUGUST 19, 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  
Sid Cates

**COMMITTEE MEMBERS ABSENT:**

Lottie Gibson

**COUNTY COUNCIL MEMBERS PRESENT:**

Xanthe Norris

**STAFF PRESENT:**

Teresa Barber  
Dean Campbell  
Lance Estep  
Paula Gucker  
Helen Hahn  
Kelli McCormick  
John Owings

**PLANNING COMMISSIONERS PRESENT:**

Steve Selby

**CALL TO ORDER:**

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

**INVOCATION:**

Councilor Cates gave the invocation

**Approval of Minutes of Regular Meeting of July 15, 2013**

**MOTION:** Councilor Rawls moved to approve the minutes of the July 15, 2013 minutes as presented. The motion carried unanimously by voice vote with two absent (Gibson and Payne)

Councilor Payne arrived at 5:05 p.m.

**Zoning Dockets**

Ms. McCormick presented the following:

DOCKET NUMBER: CZ-2013-26

APPLICANT: QuikTrip Corporation

PROPERTY LOCATION: N. Pleasantburg Drive at Montebello Drive

PIN/TMS#(s): 0183030100400

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: C-3, Commercial

ACREAGE: 7.3

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The property was originally zoned C-2, Commercial, as part of Area 1 in May 1970. In 2001, the property was added to the Montebello Planned Development and rezoned to PD, Planned Development, to allow for commercial development within the boundary of Montebello.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS: Various commercial uses along N. Pleasantburg Drive

North: PD, Planned Development, vacant  
East: PD, Planned Development, vacant  
South: C-3, Commercial, strip commercial center (City of Greenville)  
West: R-12, Single-Family Residential, single-family residences

WATER AVAILABILITY: Greenville

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3 on a Community Corridor

ROADS: N. Pleasantburg Drive: 7-lane, SCDOT maintained road with sidewalks on both sides  
Montebello Drive: 2-lane, private road with no sidewalks

**TRAFFIC IMPACT:**

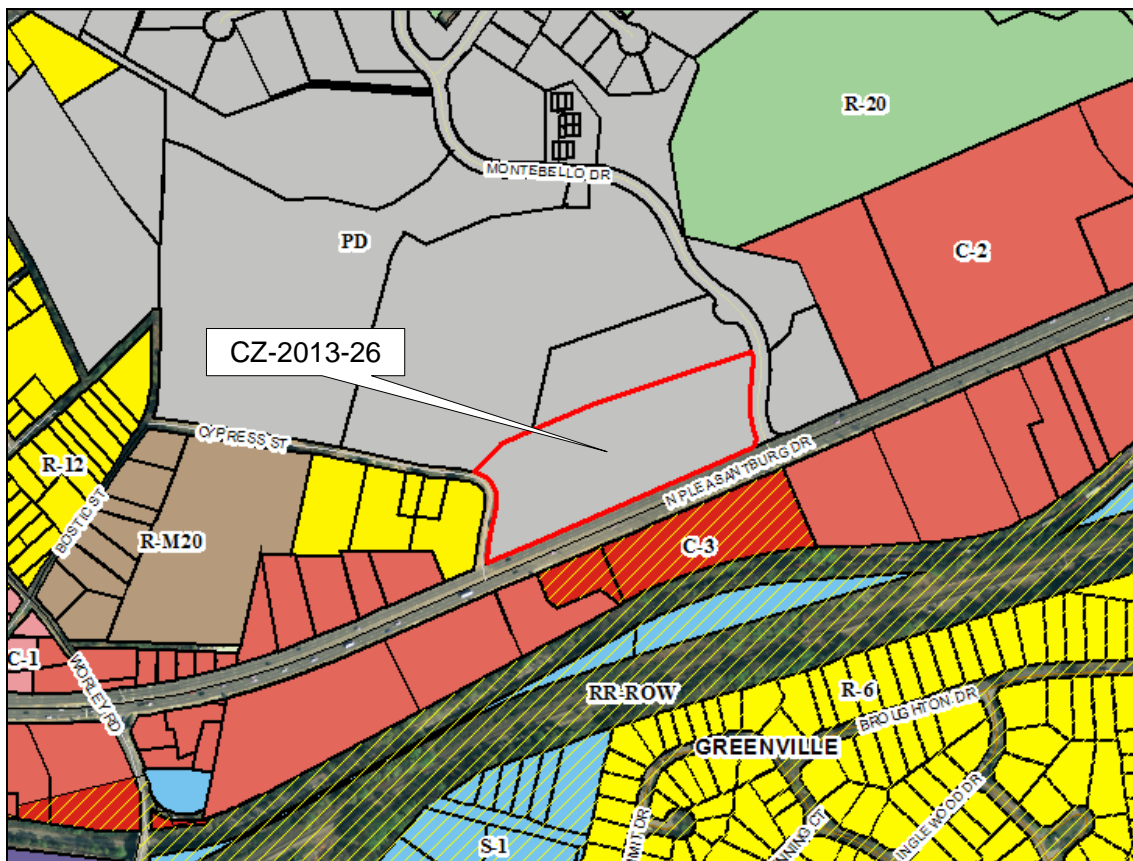
Traffic generated from the site can vary greatly due to the wide variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located approximately one-half mile to the west in front of Cherrydale Shopping Center. The 2011 traffic count was 34,600 average daily trips. Traffic volumes have decreased by approximately 3 percent over the past 5 years at this location.

**SUMMARY**

The property is zoned PD, Planned Development, and is part of Montebello. The current zoning allows for commercial development within a specific architectural framework consistent with the Statement of Intent and Concept Plan of the Planned Development. The request is for C-3, Commercial, a district established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents

**CONCLUSION**

The subject parcel was originally zoned C-2, Commercial, as part of the zoning of Area 1 in May 1970. As such, the need for commercial development along this corridor was recognized and zoned accordingly. In 2001, this property was rezoned and included in the Montebello Planned Development. As part of Montebello, this property is currently subject to an additional level of review when a permit is desired through the Final Development Plan process. During this process, staff reviews all permit and construction requests for compliance with the Statement of Intent and Concept Plan of the Montebello Planned Development, primarily the architectural style. The use of this property has always been commercial in nature since zoning began in Greenville County. The request does not change the use of this property, but would allow any architectural style to be built as it would no longer be a part of the Italian themed development of Montebello. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request. The Planning Commission recommended denial of the request.





Ms. McCormick stated the item was held last month at the Committee meeting in order to allow issues to be resolved regarding property facing Cypress Road. Staff has been notified the issues have been resolved. The property owner issued a Quit Claim deed to the citizen whom spoke at the last Committee meeting regarding her property facing Cypress Road.

**MOTION:** By Councilor Rawls to approve the applicant's request. The motion carried unanimously by voice vote with one absent (Gibson).

### **DISCUSSION ON LIGHT ORDINANCE**

Assistant County Administrator, Paula Gucker, spoke to the Committee on how this ordinance came to the Committee. She stated back in June, Mr. Ed Paxton provided the Committee with a myriad of information pertaining to light pollution and requested the Committee work on an ordinance suitable for Greenville County. Mr. Paxton had spoken with Ms. Gucker and requested at a later date the Committee take time to discuss and explain the definition of two-lumens and what a foot candle was as shown on a light meter and by demonstration.

Kelli McCormick answered questions regarding the draft ordinance which was provided in the Committee members packets. She explained the draft ordinance was designed to address light trespass. Additionally, Ms. McCormick explained the exception for Outdoor Playing Fields/Performance Areas and Special Event Lighting.

After some discussion, the following motion was made

**MOTION:** By Councilor Rawls to discuss further the ordinance at a later date. The motion carried unanimously by voice vote with one absent (Gibson).

### **REQUESTS AND MOTIONS**

There were no requests or motions.

### **ADJOURNMENT**

**MOTION:** By Dr. Cates to adjourn. The motion carried unanimously by voice vote with one absent (Gibson). The meeting adjourned at 5:22 p.m.

Respectfully Submitted,

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