

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
October 6, 2014
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
Sid Cates
Fred Payne
Lynn Ballard

COMMITTEE MEMBERS ABSENT:

Lottie Gibson

COUNTY COUNCIL MEMBERS PRESENT

Jim Burns

STAFF PRESENT:

Dean Campbell
Sonya Dawson
Michael Forman
Paula Gucker
Helen Hahn
Kristopher Kurjiaka
Marcia Papin
Eric Vinson
Judy Wortkoetter

CALL TO ORDER

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

INVOCATION

Councilor Payne provided the invocation.

APPROVAL OF THE MINUTES OF THE September 15, 2014 MEETING

MOTION: By Dr. Cates, seconded by Councilor Payne to approve the minutes of the September 15, 2014, meeting as presented. The motion carried unanimously by voice vote.

ZONING DOCKETS

Mr. Forman presented the following Zoning Dockets which were heard by the Planning Commission on September 24, 2014

DOCKET NUMBER: CZ-2014-38

APPLICANT: Convergent Property Group for Timothy William Lyda and Paula Kim Parris Living Trust

PROPERTY LOCATION: North Pleasantburg Drive and Worley Road

PIN/TMS#(s): 0174020600700

EXISTING ZONING: R-12, Single Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 2.97

COUNCIL DISTRICT: 23 - Norris

The parcel was zoned R-12 in May 1970 as part of Area 1. This parcel was part of a multi-parcel Planned Development rezoning application, CZ-2007-37, and incorporated the subject parcel for retail use. The request was denied by County Council.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2 & R-12	Auto Repair and single family residential
East	R-12	Right of way for Worley Road; further east is single family residential
South	R-12 & C-2	Single family residential and undeveloped
West	C-2	Right of Way for N Pleasantburg Road; further west are commercial uses

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

IMAGINE GREENVILLE: Residential Land Use

CHERRYDALE AREA PLAN:

Special Policy Area 2

(SP2): The suitable uses in the SP2 relate to the need to create higher-density, higher-intensity development in the Market District.

North Pleasantburg Drive: Seven-lane State-maintained major arterial

Worley Road: Two-lane State-maintained minor collector

TRAFFIC:

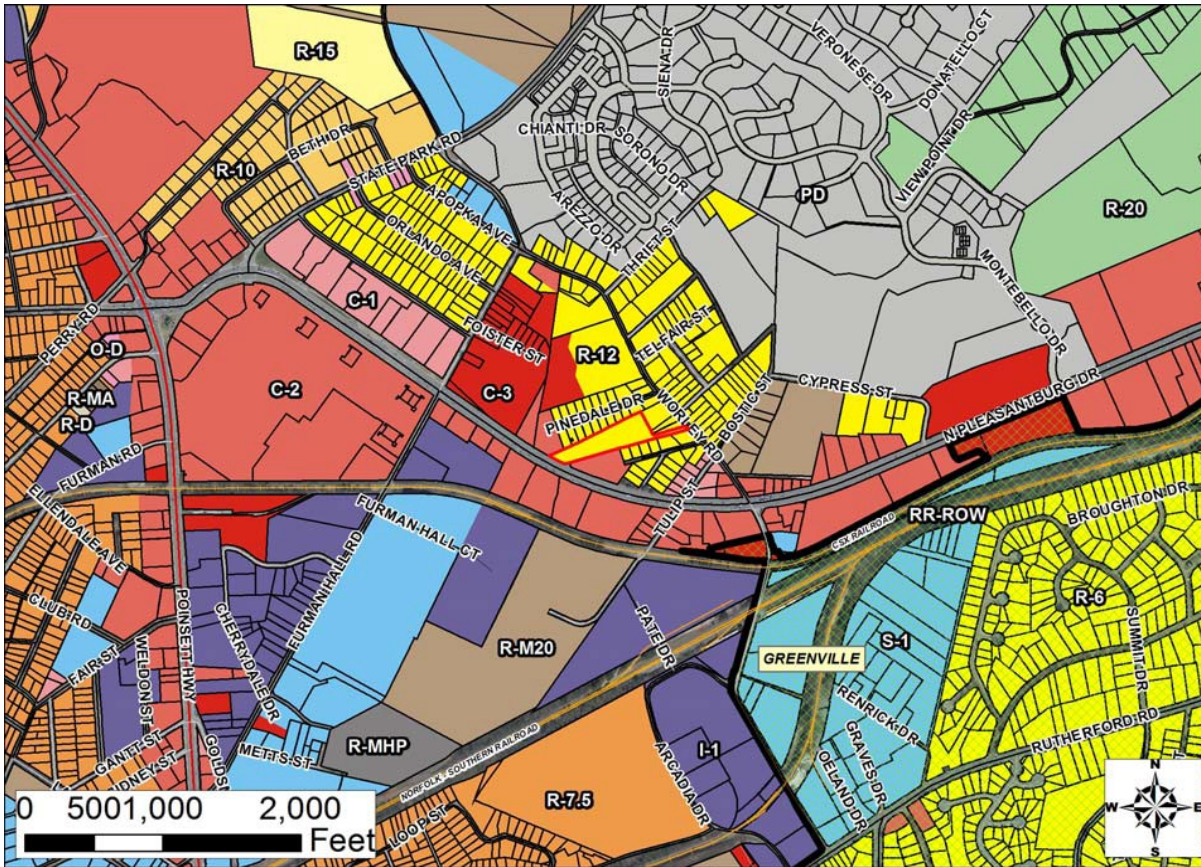
Location of Counter	Distance to Site	2007	2011	2012
Worley Road	1,000' N	2,100	1,950 (-7%)	1,950 (-7%)
North Pleasantburg Drive	2,700' NW	36,300	34,600 (-5%)	35,200 (-3%)

The subject property is an undeveloped parcel of land located between North Pleasantburg Drive and Worley Road. It has approximately 125 feet of road frontage on North Pleasantburg Drive and approximately 35 feet of road frontage on Worley Road. The property is currently zoned R-12 (Single Family Residential); this application is requesting to rezone to C-2 (Commercial). The C- 2 district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The applicant stated at the public hearing that he would like to use the property for an auto repair business.

It is staff's opinion that the existing zoning classification of R-12 is unsuitable for the western portion of the property that fronts along Pleasantburg Drive. As well, C-2 zoning sits adjacent on the north, south, and west sides of the subject property. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-12 district to the C-2 district. The Planning Commission recommended approval.





Dr. Cates asked at the public hearing, it was noted the applicant was going to have a garage/body shop at the location.

Mr. Forman stated it would be a garage and not a body shop.

Dr. Cates asked if the zoning classification C-2 was the only classification which allows automobile mechanic work.

Mr. Forman stated there were other zoning classifications which would allow automobile mechanics.

Dr. Cates voiced his concern over the classification of C-2 as it would allow alcoholic beverages. He asked if the applicant specifically requested C-2 classification.

Mr. Forman stated the applicant was made aware of the options he had, stating the classification could be C-2, C-3 or S-1.

Dr. Cates voiced his concern over perhaps at some time this location changing to selling alcoholic beverages.

Councilor Payne noted the various parcels which were already classified as C-2 in the area.

MOTION: By Councilor Payne to approve CZ-2014-38. The motion carried by voice vote with on in opposition (Cates) and one absent (Gibson).

Mr. Forman presented the following:

DOCKET NUMBER: CZ-2014-39

APPLICANT: Jamie McCutcheon for WR Hale and NH Riley as Trust

PROPERTY LOCATION: East North Street and Kimbrell Road

PIN/TMS#(s): 0538030102000 (portion to the north of East North Street) **EXISTING**

ZONING: R-15, Single Family Residential & R-M20, Multi-Family Residential

REQUESTED ZONING: R-M5, Multi-Family Residential

ACREAGE: 33.82

COUNCIL DISTRICT: 20 - Cates

ZONING HISTORY: The parcel was zoned in May 1970 as part of Area 1.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	Right of Way for Kimbrell Road; further north is Single Family Residential (Cunningham Acres Subdivision)
East	R-15 & R-M20	Eastside High School & Brushy Creek Baptist Church
South	R-12	Right of Way for Old Spartanburg Road, then Greenville County Recreation offices
West	R-15 & R-M20	Single Family Residential and Multi-Family Residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Taylors Sewer District line runs under East North Street and connects to Metro line. Upgrade may be required at developer's expense according to Metro.

IMAGINE GREENVILLE: Residential Land Use 2

DENSITY:

Zoning	R-15 & R-M20 (Current)	R-M5 (Requested)
Allowable Units	66 & 219 = 285	169
Density	2.9/acre & 20/acre	5/acre

ROADS:

Kimbrell Road: Two lane State-maintained minor arterial
East North Street / Old Spartanburg Road: Five lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Brushy Creek Road	1,300' NE	9,800	10,800 (+10%)	9,400 (-4%)
East North Street	3,500' SW	19,000	18,900 (-1%)	17,900 (-5%)

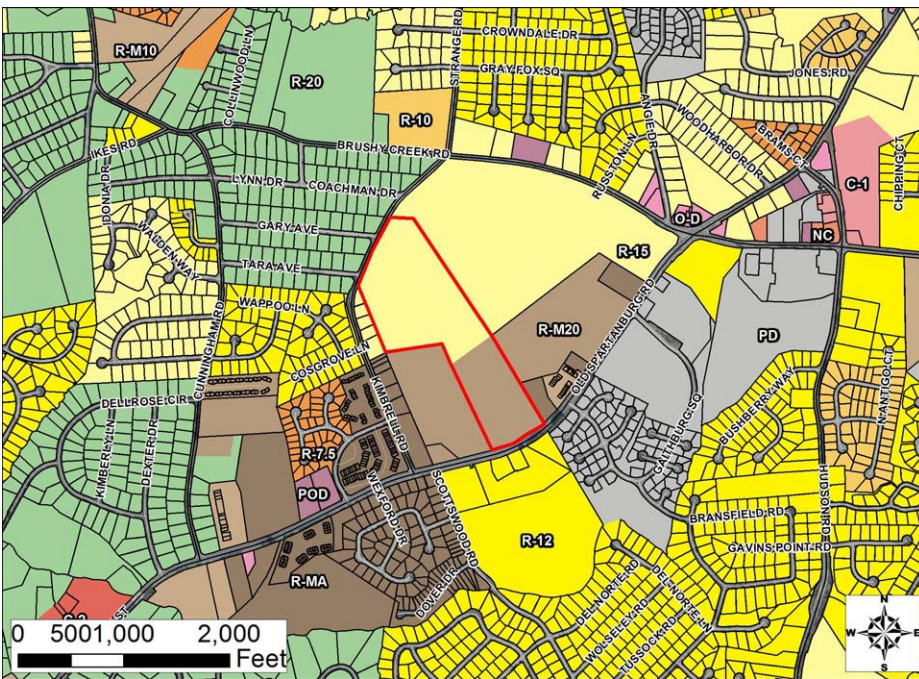
The subject property is a 35.8 acre parcel, bisected by East North Street/Old Spartanburg Road, with approximately 1260 feet of frontage along East North Street/Old Spartanburg Road and Kimbrell Road. A 1.98 acre portion of the property located on the south side of East-North Street/Old Spartanburg Road is not part of this rezoning request.

The subject parcel is currently split zoned R-15 (Single Family Residential) and R- M20 (Multi-Family Residential, 20 units per acre); this application is requesting to rezone the parcel to R-M5 (Multi-Family Residential, 5 units per acre). The principal use of land (for R-M5) is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

At the current zoning, the parcel is allowed for up to 285 units combined; the proposed zoning change would reduce the overall number to 169 units, however the request would redistribute the new density across the whole site.

Note, this request to rezone does not include the portion of the subject parcel south of East North Street/Old Spartanburg Road.

It is staff's opinion the requested zoning for this parcel is suited for Multi-Family use at the R-M5 density. The R-M5 classification provides more flexibility for the property owner, while providing a natural progression of multifamily R-M20 use from the south to single family R-15 and R-20 to the north. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-15 and R-M20 districts to the R-M5 district. The Planning Commission recommends approval.



Ms. Gucker stated Judy Wortkoetter, with the Land Development Division was here to answer any questions the Committee may have regarding stormwater and this docket.

Ms. Wortkoetter went over the topography in the area of the requested rezoning. She stated in all cases the County’s Stormwater Ordinance requires any site that is developed to meet the pre-developed rate. Ms. Wortkoetter stated staff would calculate what the two, ten, twenty five and one hundred year value would be for the area and then calculations would be done on the current condition. After which calculations would be made on the proposed. The more impervious area would mean a larger detention pond volume would be required. Ms. Wortkoetter stated being the area has a known flooding problem, additional analysis can be required to illustrate there will not be a negative impact. She stated there were other requirements stated in the Ordinance to request further analysis on the proposed to show any effects downstream.

Ms. Wortkoetter also explained the process when a project came to her office. She stated a pre-design meeting would be held with Harold Moon, Principal Plans Examiner, who sits down with the developer and engineer to look at the maps to see where potential problems may be. During the meeting the specific requirements are outlined that will be looked for in the submittal package. She stated at that time would be when a request for an analysis, due to some concerns on Old Spartanburg Road and the creek down to the floodplain.

Dr. Cates asked if the rezoning request was approved and the plans submitted, if there were an issue could the plan be turned down.

Ms. Wortkoetter stated it could be turned down, or the county could require them to store for the hundred year storm event on site. A land disturbance permit would not be issued without proof they would not have a negative impact downstream.

Dr. Cates asked if Council could make the applicant do a traffic study.

Assistant County Attorney Dean Campbell stated Council could request a traffic study but could not mandate it.

MOTION: By Dr. Cates moved to approve the request with a request the applicant do a traffic study of the impact of the 150 dwellings on Kimbrell and Old Spartanburg Roads.

Mr. Payne asked if detention ponds were the only option to use to reduce runoff or can there be rain gardens and those kinds of things.

Ms. Wortkoetter stated rain gardens and green infrastructure is capable of managing the two year storm events and water quality. What is suggested is a wet detention pond that can look like a lake in addition to green infrastructure which becomes a "treatment train". In order to resolve flooding problems, rain gardens and such are not large enough to hold the volume of water.

Mr. Dill asked about the schools stormwater.

Ms. Wortkoetter stated because they are schools, they do not come through the county, but go to DHEC for permitting of their sites. She pointed out what she thought were two detention ponds on the school sites.

Ms. Gucker invited the Committee members to the October 22, 2014 Planning Commission meeting, where a representative from SCDOT, Eric Dillon will talk about traffic warrants. She stated the meeting starts at 4:30 p.m.

The motion to approve CZ-2014-39 carried by voice vote with one absent (Gibson).

Mr. Forman presented the following:

DOCKET NUMBER: CZ-2014-40

APPLICANT: Jamie McCutcheon for Carol Pierce McKinney

PROPERTY LOCATION: Rocky Point Way

PIN/TMS#(s): 0533020100703

EXISTING ZONING: PD, Hartness Planned
Development **REQUESTED ZONING:**R-S, Residential

Suburban **ACREAGE:** 12.10

COUNCIL DISTRICT: 21 – Burns

The parcel was zoned R-S in May 1971 as part of Area 2. The parcel was re-zoned in 2001 as part of the Cliffs Heritage PD (CZ-2001-080). The PD name was changed to Hartness Preserve PD in 2006, at which time the densities of the PD were shifted and changed.

EXISTING LAND USE: Single Family Residence

AREA

Direction	Zoning	Land Use
North	PD	Single Family Residence and open space
East	PD	Single Family Residence
South	PD	Right of Way for Rocky Point Way, then Rocky Creek Acres subdivision
West	PD	Rocky Creek Acres subdivision

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE: Residential Land Use 2

DENSITY:

Zoning	PD	R-S
Allowable Units	6	21
Density	0.50/acre	1.74/acre

ROADS: Rocky Point Way: Two lane County-maintained local road

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Highway 14	2,400' East	12,900	12,100 (-6%)	12,700 (-2%)

The subject parcel is a 12.1 acre parcel located within the boundaries of the Hartness Preserve Planned Development (PD), with approximately 350 feet of frontage along Rocky Point Way. The subject parcel is currently zoned PD, with an allowable density of 0.5 units per acre; this application is requesting to rezone the parcel to R-S (Residential Suburban), which allows for up to 1.74 units per acre.

The subject parcel was re-zoned in 2001 as part of Cliff's Heritage PD. At that time, the subject parcel was referred to as Tract Description "SF-3" in the statement of intent/preliminary development plan, and allowed for a density of 1.6 units per acre. As well, the entire PD was made subject to design guidelines as set forth in the Statement of Intent. Those design guidelines include, but are not limited to strict design controls and preferred architectural styles.

A minor change to the PD was approved administratively in 2006, which revised the preliminary development plan, as well as changed the name of the project to Hartness Preserve PD. The new preliminary development plan revised the Tract Description of the subject parcel to "SF-2" as well as reduced the density of the subject parcel to 0.5 units per acre. This minor change brought consistency with the existing large lot development pattern found in nearby Rocky Creek acres, which contain average lot size in excess of three acres. According to the Revised Statement of Intent as submitted in 2006, Tract SF-2 will contain large lot single- family detached homes.

The applicant maintains that she was not made aware of the 2006 minor changes, and would like to develop the property as originally intended by the PD as approved in 2001. The applicant has stated her desire to build 13 new homes on the 12.1 acre parcel, in addition to the existing single family residence on site.

No major change request to concurrently revise the boundaries or density of the Hartness Preserve PD has been provided as part of this rezoning application.

It is staff's opinion that this rezoning request is not consistent with the PD development plan, design guidelines, and density as approved in 2006. Therefore, staff recommends denial of the request to rezone the subject parcel from PD to R-S. The Planning Commission recommended approval.

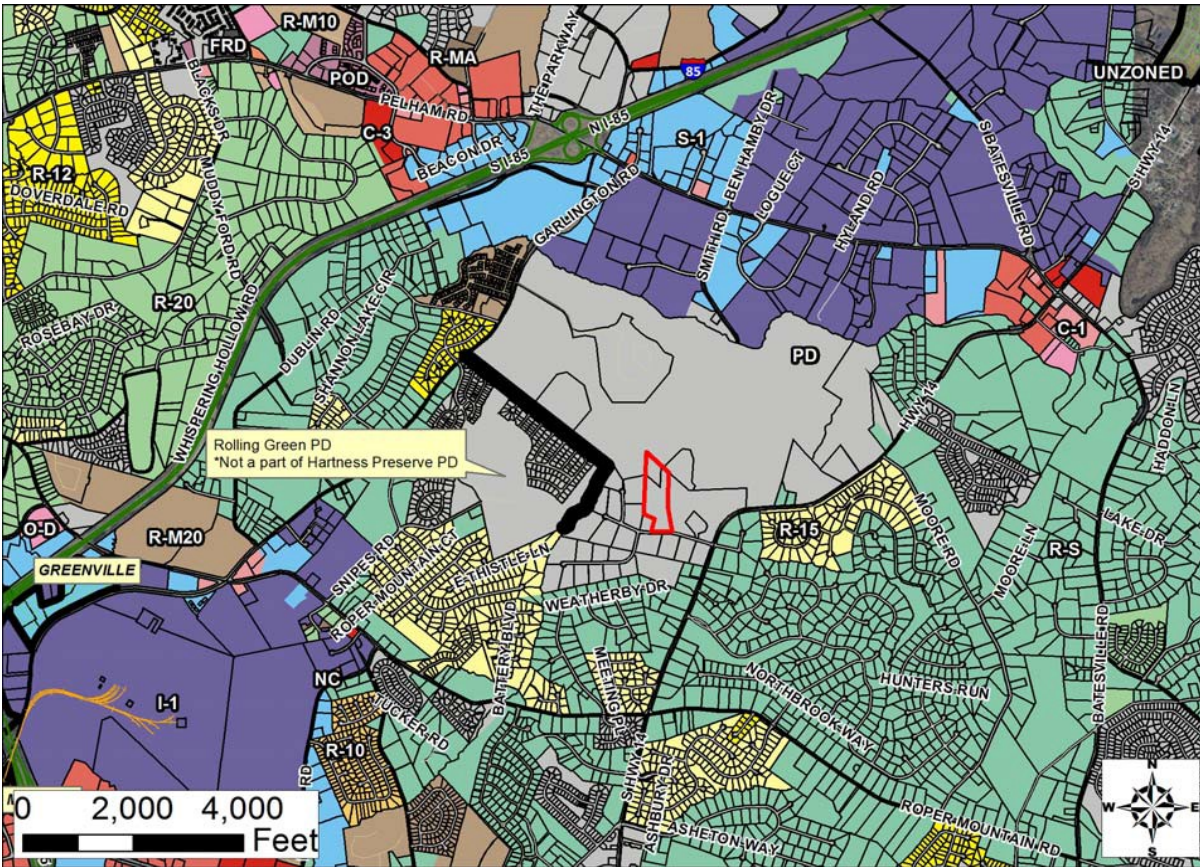
County Councilor Jim Burns addressed the Committee requesting the Committee deny the request, as staff had recommended as it was not consistent with the PD development plan, the design guidelines or density.

Councilor Payne stated his concern was the applicant was not aware of the minor changes that were made in 2006.

The Committee discussed the two parties could not come to an agreement. The applicant purchased into the PD (Planned Development) knowing there was a controlling interest, which would have the ability to make changes on behalf of the other property owners.

Mr. Vinson stated if the two parties came together, the issue could be worked out through a minor change process.

MOTION: By Councilor Payne to hold the item for two weeks, until the next Committee meeting to allow the parties within the PD to meet and try to come to a resolution under the current zoning. The motion carried unanimously by voice vote.



DISCUSSION REGARDING THE AMOUNT OF WASTE AN INDIVIDUAL CAN TAKE TO THE CONVENIENCE CENTER

Marcia Papin addressed the Committee giving an explanation of the procedure allowing 3 cubic feet of debris from each individual per day at a Convenience Center. She stated the convenience centers handle approximately 60,000 to 65,000 people a month, and 3 cubic feet is a good pickup load and the intention is to direct people with larger loads directly to the land fill. She stated the convenience centers were made to manage the weekly debris people would generate.

Chairman Dill requested information on the least expensive cost of increasing the volume of what homeowners can take to the convenience centers.

Ms. Gucker stated she and Ms. Papin will provide the Committee with different options to obtain an increase of volume which can be taken to the convenience centers.

REQUEST AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 6:21p.m.

Respectfully Submitted,

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