

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
October 20, 2014
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
Sid Cates
Fred Payne
Lynn Ballard

COMMITTEE MEMBERS ABSENT:

Lottie Gibson

COUNTY COUNCIL MEMBERS PRESENT

PLANNING COMMISSIONERS PRESENT

Steve Selby

STAFF PRESENT:

Teresa Barber
Dean Campbell
Michael Forman
Paula Gucker
Helen Hahn
Kristopher Kurjiaka
Eric Vinson
Colin Young

CALL TO ORDER

Chairman Dill called the meeting to order at 5:34 p.m.

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE October 6, 2014 MEETING

MOTION: By Councilor Ballard, seconded by Councilor Payne to approve the minutes of the October 6, 2014 meeting as presented. The motion carried unanimously by voice vote with one absent (Gibson).

ZONING DOCKETS

Mr. Forman presented the following Zoning Docket which was held on the floor at the last Committee meeting on October 6, 2014.

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.

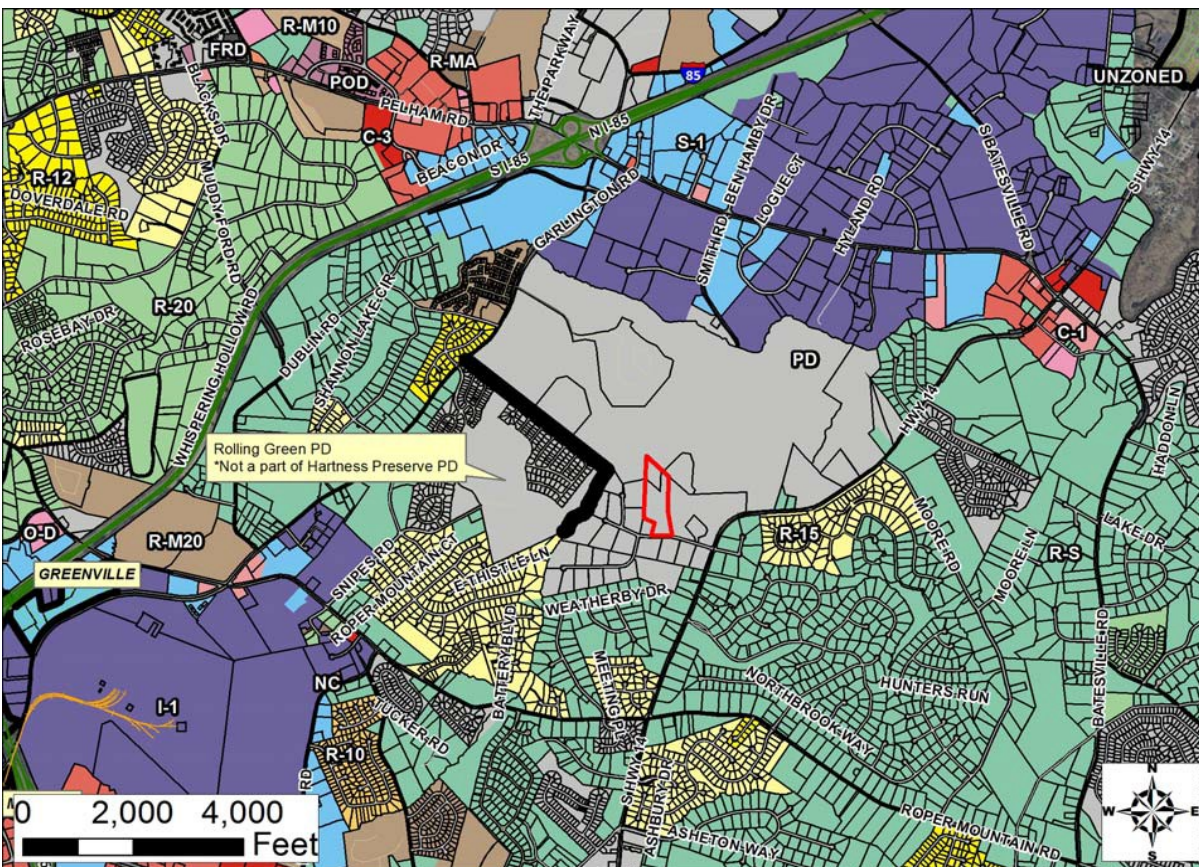
The subject parcel was re-zoned in 2001 as part of Cliff's Heritage PD. At that time, the subject parcel was referred to as Tract Description "SF-3" in the statement of intent/preliminary development plan, and allowed for a density of 1.6 units per acre. As well, the entire PD was made subject to design 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.



Dr. Cates stated he had spoken with Councilor Burns and currently there were some discussions regarding a compromise to where the applicant would continue to be part of the Planned Development. He suggested holding the item in order to allow the two parties additional time to perhaps reach a compromise.

Councilor Payne and Councilor Ballard echoed Dr. Cates comments.

MOTION: By Councilor Cates to hold the item for two weeks until the next Committee meeting to allow the parties' involved time to negotiate a compromise. The motion carried unanimously by voice vote with one absent (Gibson).

REQUEST AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 5:48p.m.

Respectfully Submitted,

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