

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
January 11, 2016
CONFERENCE ROOM D – COUNTY SQUARE
4:00 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

COMMITTEE MEMBERS ABSENT:

Lottie Gibson, Vice Chair
Willis Meadows

STAFF PRESENT:

Theresa Barber
Phoenikx Buathier
Dean Campbell
Paula Gucker
Helen Hahn
Scott Park
Eric Vinson
Alan Willis
Judy Wortkoetter

COUNCIL MEMBERS PRESENT

Lynn Ballard

PLANNING COMMISSION MEMBERS PRESENT

Metz Looper

CALL TO ORDER

Chairman Dill called the meeting to order at 4:04 p.m.

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE NOVEMBER 30, 2015 MEETING

MOTION: By Mr. Payne to approve the minutes of the November 30, 2015 Committee meeting as presented. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

ZONING DOCKETS

Chairman Dill explained the following docket had been presented to the Planning and Development Committee at the November 30, 2015 meeting. At that time, staff informed the Committee of a request from the applicant to hold the item. A motion was made to deny Zoning Docket CZ-2015-56 and failed. No other motion was offered by the Committee and a motion to adjourn was made. The item stayed on the Committee floor. Due to a miscommunication, the item was on the County Council agenda; however, the item belonged at the Committee.

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-56

APPLICANT: Chris Przirembel, Gray Engineering for Marcelo Torricos, Torricos LLC
chrisprz@grayengineering.com 864-297-3027

PROPERTY LOCATION: NW corner of West Georgia Road and Mimms Road

PIN/TMS#(s): 0594020101500

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 41.93

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was originally zoned in 2000 as part of Area 14.

EXISTING LAND USE: Agricultural, Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-R1	single-family residence and vacant land
East	R-R1	church and vacant land
South	R-R1	single-family residence
West	R-R1, R-7.5	single-family residence

WATER AVAILABILITY: Property is under Greenville Water’s service district but main would need to be extended to service property.

SEWER AVAILABILITY: No sewer available to service this parcel.

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 1* which prescribes 0.3 units to 3 dwelling units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-R1	1 unit/acre	41.93	42 units
Requested	R-S	1.7 units/acre	41.93	71 units

A successful rezoning may allow up to 29 additional units.

ROADS: Georgia Road: two-lane, State-maintained minor collector
Mimms Rd: two-lane, local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
West Georgia Road	0’ S	1,550	1,250 (-19.3%)	1,200 (-4%)
Sandy Springs Road	4,200’ N	3,100	3,300 (6.4%)	2,700 (-18.1%)
Augusta Road (US-25)	5,600’ NW	16,200	14,800 (-8.6%)	14,600 (-1.4%)

SUMMARY: The subject parcel is 41.93 acres of mostly wooded and vacant land. The property is located to the east of Augusta Road (US-25) and West Georgia Road intersection. Approximately 1,200 feet of frontage exists along West Georgia Road and 1,000 feet of frontage exists along Mimms Road.

The subject property is currently zoned R-R1, Rural Residential. The purpose of this district is to provide a low density housing option in areas that are rural in character and are not necessarily served by public water or sewer. The restrictions contained in this district also are intended to preserve trees and to protect natural amenities within the rural portions of the County.

The requested rezoning is R-S, Residential Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with

predominantly single-family dwellings but are generally still rural in character. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

CONCLUSION:

The applicant identified their proposed use as a single-family residential.

It is staff's opinion the requested zoning for this parcel would have significant impact on the area's rural character and recent development pattern. This area is distinguished by small farms and large tracts with single-family houses. Furthermore, recent subdivisions including The Farm at Sandy Springs, Woodmont Estates, and Taylor Estates all utilized the existing R-R1 zoning.

A history exists of maintaining the R-R1 zoning established since 2000. Prior to this direction, commercialization and higher density residential (Canterbury Subdivision, 1972) along Augusta Road persisted. The new direction to maintain more rural conditions was reinforced through two unsuccessful rezoning applications, CZ-2013-31 and CZ-2000-62, requested R-S, Residential Suburban; and C-1, Commercial, respectively. Since 2000, the objective in this area has been one of maintaining the rural character and preserving a farmland feel.

This application is requesting nearly twice the density of the existing zoning with further intensity possible through an Open Space option. So too does the existing zoning allow for an Open Space option, but that requires 40% open space, compared to only 30% if this application is approved. This parcel has already been subject of two preliminary plat submissions (2005, 2007), both proposing 35 lots; and the status of the last as a valid approval.

Together with the lack of sewer and only basic road infrastructure (with no plans to upgrade either system), rezoning applications to higher intensity are unnecessary to match recent emerging development patterns.

Therefore, based on these reasons, staff maintains the current zoning is appropriate for this area and recommends denial of the application to rezone from R-R1, Rural Residential to the R-S, Residential Suburban. The Planning Commission also recommended denial. Additionally, Scott Park gave an explanation of the timeline of the item.

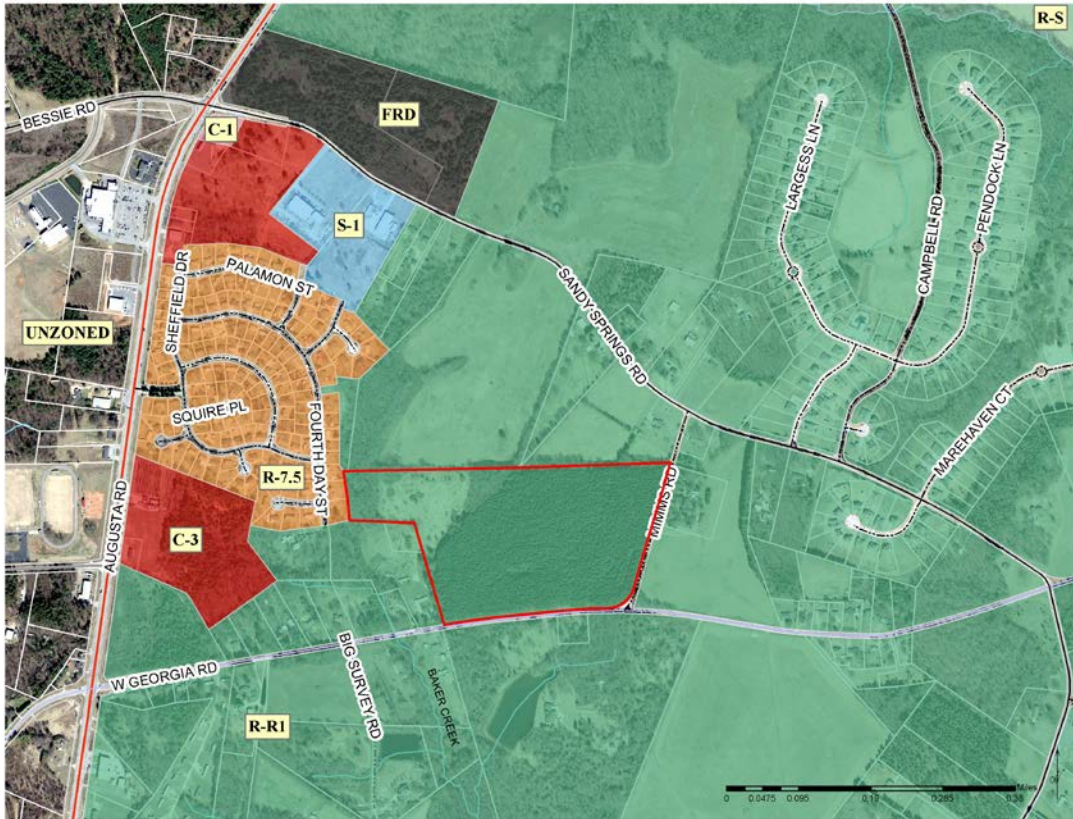
MOTION:

By Mr. Payne to deny CZ-2015-56. The motion carried by a vote of two in favor, one opposed (Dill) and two absent (Gibson and Meadows).

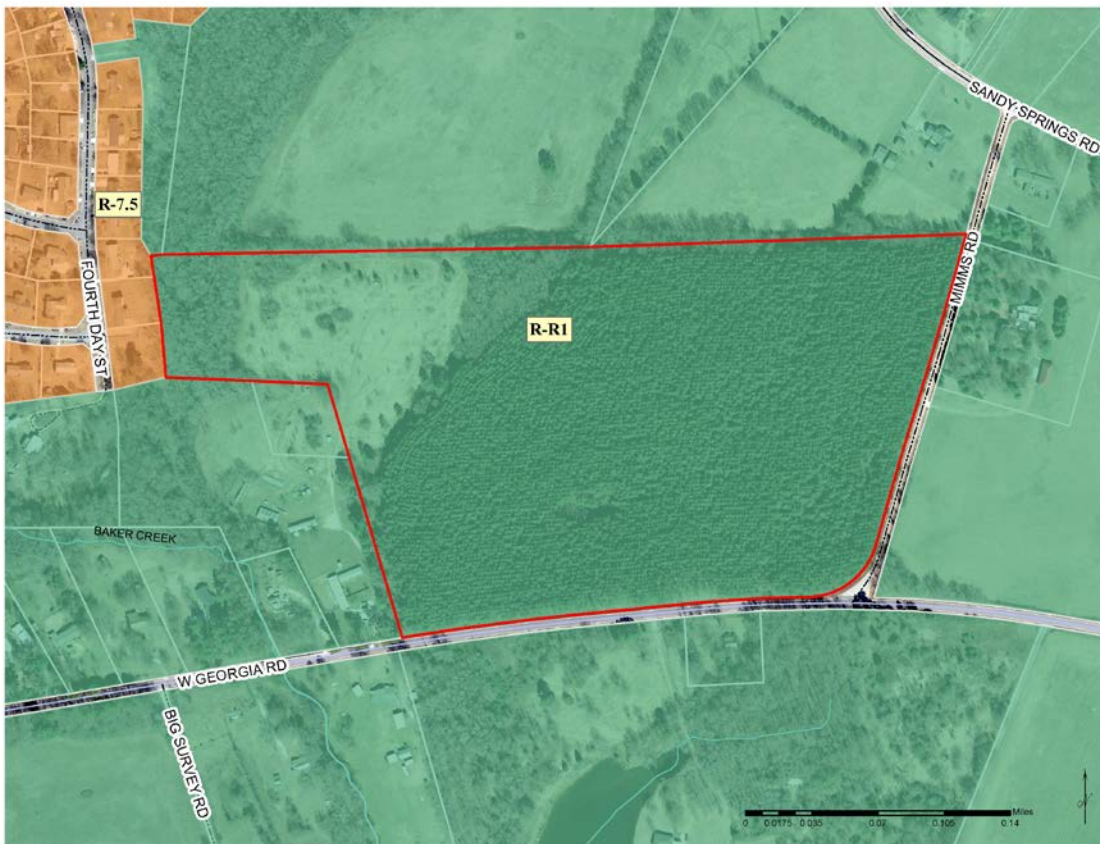


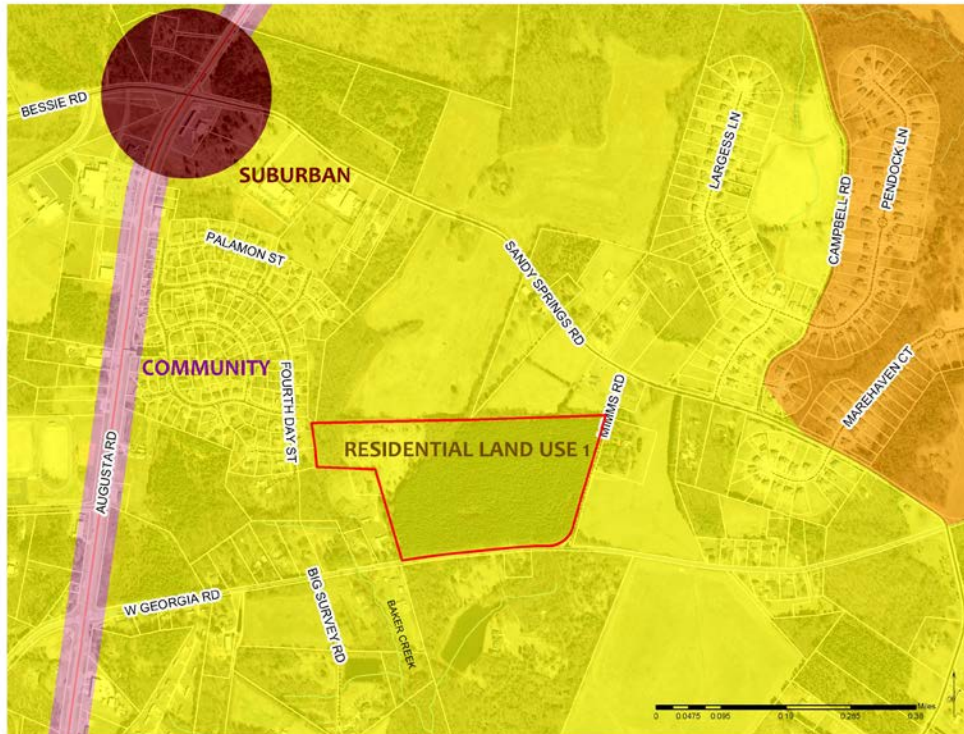
Aerial Photography, 2014





Zoning Map





Future Land Use Map, Image Greenville

MAJOR AND MINOR SUBDIVISIONS

Judy Wortkoetter addressed the Committee members with a request for revisions to the Land Development Regulations to define Minor and Major Subdivisions. She explained Minor Subdivisions would as a rule not require approval of the Planning Commission unless deemed necessary by staff. Ms. Wortkoetter stated a Minor subdivision is defined as “the division of land into 6 or less lots, at one time or over a period of time, which does not require construction of a new street with new right of way, the extension of a public water or sewer system or the installation of drainage improvement to facilitate residential lot construction”. She explained a Major subdivision would require approval of the Planning Commission just as they do now. Major subdivision is defined as “the division of land into 7 or more lots at one time, over a period of time, or any subdivision of land that includes the construction of a new street or new right of way, extension of public water or sewer system or the installation of drainage improvement to facilitate residential lot construction”.

Dr. Cates asked about the process for a minor subdivision and if the Subdivision Administrator or Planning Staff would make a decision.

Ms. Wortkoetter stated the Subdivision Advisory Committee would be making the decisions. The Committee was made up of various departments within the County including E911 staff, planning staff, zoning staff, roads and bridges as well as the sewer provider, fire provider, water provider, school district, representatives of the municipalities and the SCDOT.

Mr. Ballard stated he was concerned about private roads and several that have been around and are in terrible condition. He stated people were unable to drive on these roads and is it really good to allow more private roads to be developed?

Ms. Wortkoetter stated some of the problems Mr. Ballard may be referring to are older private roads. There was a time where there were no standards for private roads. She stated things have changed and there are

standards and they must have a paved surface.

MOTION: By Mr. Payne to send the item forward for first reading and a Public Hearing. The motion carried unanimously by voice vote with two absent (Gibson and Meadows).

REQUESTS AND MOTIONS

Dr. Cates asked about five or six subdivisions within District 20, which looks as though there is going to be a sewer problem. He asked who denies subdivisions that cannot be occupied. Additionally he asked if staff knew the progress of those subdivisions.

Ms. Wortkoetter stated staff, ReWa or sub Sewer District all have the ability to deny a request.

Paula Gucker informed Dr. Cates the Tanner Road project is going to have problems with capacity and Strange Road has capacity. She stated she is working with ReWa to keep them up to date on zoning dockets that are coming through.

Dr. Cates asked about a project on the corner of Reed School Road and Wade Hampton Blvd.

Ms. Gucker stated she had met with the gentleman and he does not have capacity. At this time, Taylors does not have its plan in place and are working on their plan.

Mr. Payne commented about a meeting he had attended today at CU ICAR, they have heard that Greenville was selected one of ten cities in America to be a part of Envision America 2016. They had a visitor last week, the Society for Automotive Engineers, who felt it was great Greenville was identified. They felt Greenville should apply for the USDOT Smarter Cities Challenge to improve your transportation. Mr. Payne stated he did not know if the size of the county qualifies, but would attempt to get an exception. He stated they would like to see County Council as the lead applicant and go over to Pickens County and pick up Clemson campus and the City of Clemson.

MOTION: By Mr. Payne that Clemson be authorized to beat Alabama tonight in the ballgame. The motion carried by voice vote with two absent (Gibson and Meadows) and one abstention (Cates).

ADJOURNMENT

MOTION: By Dr. Cates to adjourn. The motion carried unanimously by voice vote and the meeting adjourned at 4:31 p.m.

Respectfully Submitted,

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