

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
September 19, 2016
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
Willis Meadows

COMMITTEE MEMBERS ABSENT:

Lottie Gibson, Vice Chair

STAFF PRESENT:

Teresa Barber
Phoenix Buathier
Dean Campbell
Hesha Gamble
Paula Gucker
Helen Hahn
Eric Vinson
Alan Willis
Judy Wortkoetter

PLANNING COMMISSION MEMBERS PRESENT

Steven Bichel
Metz Looper
Dave Stevenson

COUNTY COUNCIL MEMBERS PRESENT

Lynn Ballard
Xanthene Norris

CALL TO ORDER

Chairman Dill called the meeting to order at 5:03 p.m.

INVOCATION

Mr. Meadows provided the invocation.

APPROVAL OF THE MINUTES OF THE AUGUST 29, 2016 MEETING

MOTION:

By Mr. Payne to approve the minutes of the August 29, 2016 Committee meeting as presented. The motion carried by voice vote with one absent (Gibson).

BOARDS AND COMMISSION INTERVIEWS AND NOMINIATIONS

Board of Zoning Appeals – 2 vacancies and one applicant

- Darrell T. Russell (D. 17) new

MOTION:

By Dr. Cates to nominate Mr. Russell (D. 17) by acclamation and forward his name to the Committee of the Whole. The motion carried unanimously by voice vote with one absent (Gibson).

Historic Preservation Commission 4 vacancies and 4 applicants

- Anthony Cox (D. 21) new
- Cynthia Jenkins (D. 17) incumbent
- Mary Fuller Ashmore McGee (D. 19) new
- Richard Owen (D.27) incumbent

MOTION:

By Dr. Cates to nominate and forward Anthony Cox (D.21), Cynthia Jenkins (D. 17), Mary Fuller Ashmore McGee (D. 19) and Richard Owen (D. 27) to the Committee of the Whole. The motion carried unanimously by voice vote with one absent (Gibson).

ZONING DOCKETS

Phoenikx Buathier explained to the Committee the following Zoning Docket was presented to the Committee at the August 29, 2016 Committee meeting. At that time the Committee held the item in order to allow for additional time to review the request.

DOCKET NUMBER: CZ-2016-48

APPLICANT: Bernie H. Bastian for Virginia C. Taylor

PROPERTY LOCATION: Dublin Road

PIN/TMS#(s): 0533030102200 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 3

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-S	vacant wooded
East	R-S	single-family residential, church (Bridgeway) and vacant wooded
South	R-S	vacant wooded
West	R-20	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS: Dublin Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Blacks Road	3,200' N	2,000	2,200 10%	2,200 0%

SUMMARY:

The subject parcel is 3 acres of property located on Dublin Road approximately 2 miles southwest of the intersection of I-85 and Pelham Road. The parcel has approximately 275 feet of frontage along Dublin Road.

The subject site is surrounded by vacant wooded land, single-family residences and a church. The purpose of the current R-S, Residential Suburban zoning 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.

The proposed S-1, Services zoning would potentially introduce incompatible uses to this residential area, and increase truck traffic on Dublin Road which is designed for residential traffic.

It has been determined by the county engineer that Dublin Road is inadequate for commercial truck traffic. The County has installed warning signs advising the public of the truck traffic restrictions for this section of Dublin Road.

The applicant states the proposed land use is for a roofing company.

CONCLUSION:

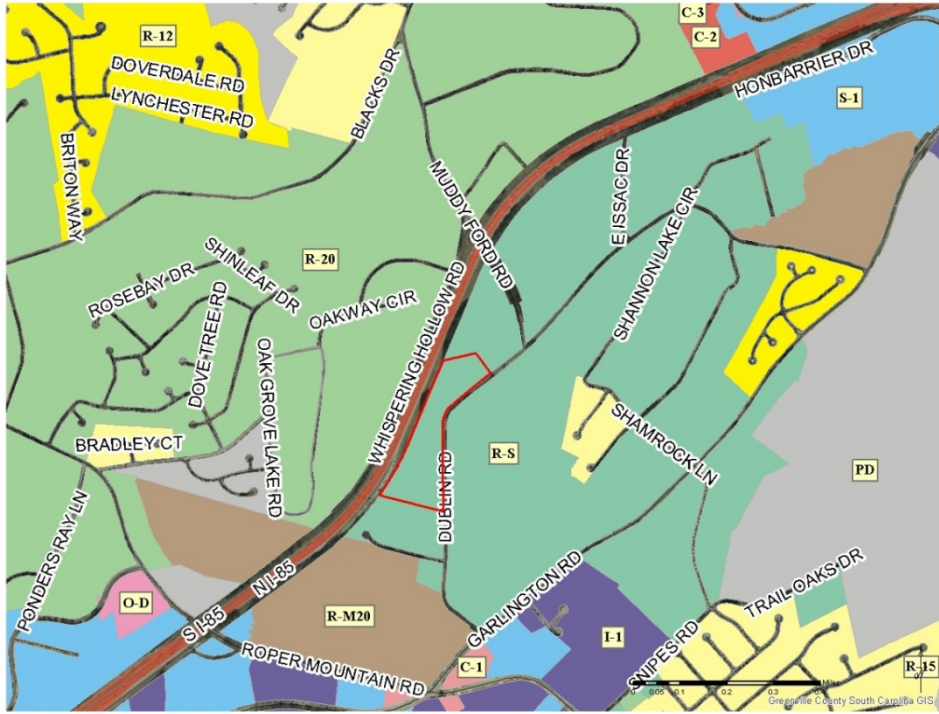
Staff is of the opinion that this rezoning would have a negative impact on surrounding residential properties. This area is characterized by residential land uses and is served by Dublin Road, a residential access road that is designed for low volume residential traffic. Rezoning would introduce traffic that is not residential in nature and could cause safety issues along Dublin Road. There are no plans in place to improve Dublin Road at this time.

Based on these reasons staff recommends denial of the rezoning request to S-1, Services. The Planning Commission also recommends denial.

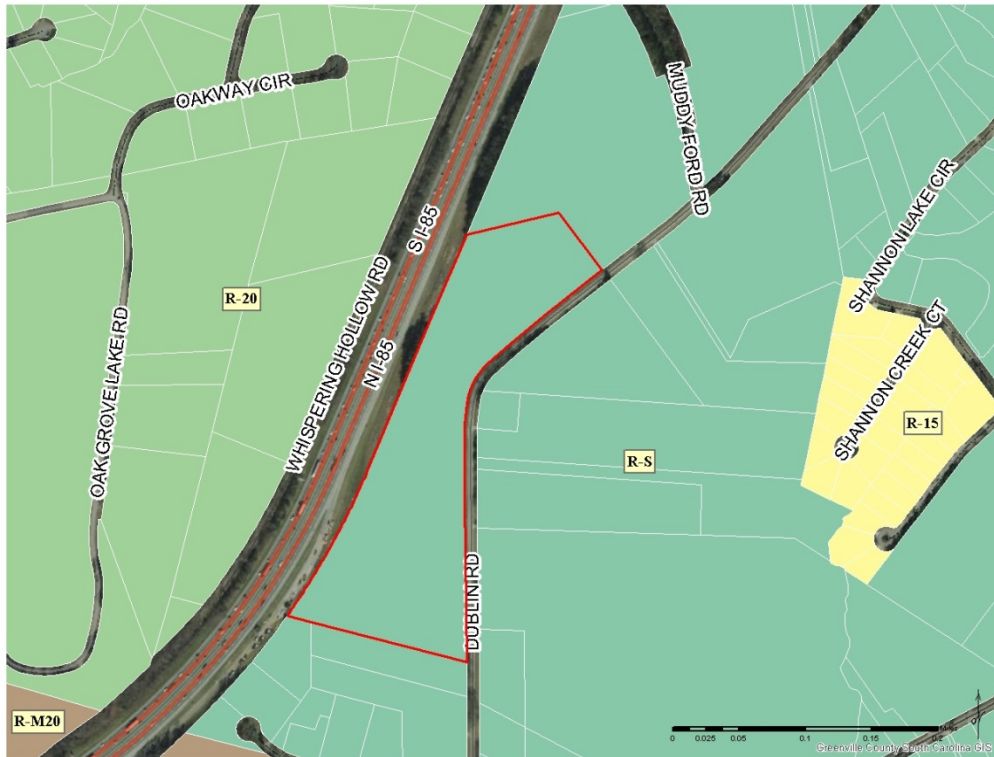


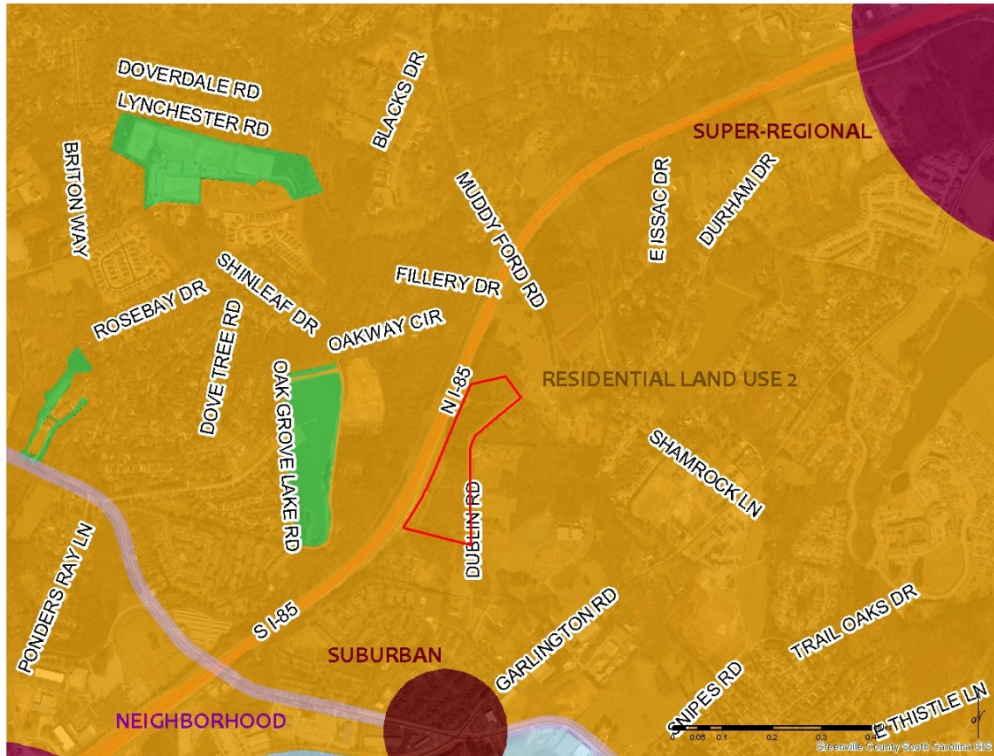
Aerial Photography, 2016





Zoning Map





Future Land Use Map

Mr. Payne stated he would like to discuss the handout that was given out by the applicant. He stated he understood there were some citizens who live in the area that are concerned about the property. Additionally he wanted to discuss the memorandum that is from the County of Greenville and what role it plays. Mr. Payne stated he understood there had to be a balance between personal property rights and public/community rights. He was aware the property had been on the market for a number of years and they were not able to sell the property as it is currently zoned, which is RM. He felt it would be logical to consider a change in the zoning to allow it to be developed. Mr. Payne stated he was aware of the problems all over the county with the infrastructure not being adequate to meet the needs. He stated he would like to vote yes, as he felt this was a good use for a piece of property that has frontage on what will be a 12 lane highway with 130,000 cars per day. Mr. Payne asked for an answer to the memorandum he received today.

Judy Wortkoetter, County Engineer stated she had received this memo in the past, and at the time there was concern because of an excessive amount of traffic on the road , which was truck traffic. The conditions were found that there were some radius's that had problems on the road not being wide enough. Ms. Wortkoetter stated that was in 1999, a number of years ago, and she did not believe the road had been improved since that time and because of that, there are some intersection issues. At the time of the memo, it was approved to place a sign limiting truck traffic because of the width of the road.

Mr. Payne asked if a Fire Truck would be allowed to turn on that road.

Ms. Wortkoetter stated sometimes Fire Trucks have to make due with whatever they can on the roads. At the time it was determined the radius's were too small.

Mr. Payne asked what brought this memo forward 17 years after it was written.

Ms. Buathier stated she was researching the property because part of the road was owned by the county and part was owned by the state. She stated she was researching which portion belonged to whom. During that research, the memo was discovered in the file.

Mr. Bernie H. Bastian, 1 Chatham Court, Powdersville, SC representing the owners addressed the Committee members stating there would be no truck traffic. He stated there was not any blind intersection, as he understood was questioned. The property had been marketed for the last three years and had to interest in single family residential. He stated the traffic information provided in the handout indicates 2900 vehicles per day. The use he is proposing would not increase the number even to 3000 vehicles per day. Mr. Bastian stated there would be 12 employees. He stated the only other use would be multi-family and that would create more traffic than what is proposed.

Mr. Meadows asked the size of the building.

Mr. Bastian stated the building would be 10,000 square feet. He stated any materials would be drop shipped to the job site and one reason for the size of the building would be for exposure.

Mr. Payne asked what would happen to the 15 acres that are not a part of the rezoning request.

Mr. Bastian stated he did not know at this time, but he did not believe it would be residential.

Mr. Meadows stated, he felt as he mentioned at the last meeting this would be spot zoning. He stated there were houses all along Dublin Road that people have invested money in. Mr. Meadows stated this was not a safe road to be on even in a car.

MOTION: By Mr. Meadows to deny CZ-2016-48. The motion failed by a tie vote of two in favor (Meadows and Dill) and two opposed (Cates and Payne) and one absent (Gibson).

MOTION: By Dr. Cates to forward CZ-2016-48 to Council with no recommendation. The motion carries by voice vote with one in opposition (Meadows) and one absent (Gibson).

LAND DEVELOPMENT REGULATIONS

Paula Gucker, Assistant County Administrator addressed the Committee stating there were three staff members (Ms. Gamble, Ms. Wortkoetter and Mr. Vinson) available, who worked on the document , that will answer any questions the Committee might have. Additionally, Ms. Gucker recognized Michael Day, Teresa Barber and Coleman Shouse who also worked on the document.

After some discussion the following motion was made:

MOTION: By Dr. Cates to accept the document and forward it for a Public Hearing. The motion failed by a vote of two in favor (Cates and Payne) and two opposed (Meadows and Dill) and one absent (Gibson).

MOTION: By Dr. Cates to hold the item until the next Committee meeting. The motion carried unanimously by voice vote with one absent (Gibson).

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 6:05 p.m.

Respectfully Submitted,

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