

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
January 23, 2008

MEMBERS PRESENT: D. Eldridge, Chair; M. Shockley, V. Chair; J. Barbare, F. Mansbach; S. Pruitt; B. Tarleton; B. Robinson; and L. Stevens

MEMBERS ABSENT: none

GUESTS:

STAFF: J. Owings; T. Meeks; K. Brockington; P. Webb; S. Limbaker; K. McCormick; and H. Hahn

CALL TO ORDER; OPENING REMARKS

The Chair called the meeting to order at 4:30 p.m. and gave the invocation. Ms. Eldridge asked that everyone remember Mellone Long's family during the loss of her father.

APPROVAL OF THE NOVEMBER 28, 2007 MINUTES

Without objection the minutes of the November 28, 2007 meeting were approved.

PRELIMINARY SUBDIVISION APPLICATIONS

Ms. Webb presented the following with staff recommendations:

07-204, Savannah Walk (second revision)

- THE EMERGENCY ENTRANCE MAY NOT BE USED BY THE GENERAL PUBLIC DUE TO SIGHT DISTANCE PROBLEMS.
- MEETS SIDEWALK CRITERIA.
- SCUFFLETOWN ROAD CORRIDOR STUDY:
 - NO BERMS ALONG LEE VAUGHN ROAD.
 - PRESERVE NATURAL VEGETATION ON LEE VAUGHN ROAD IF POSSIBLE WHILE STILL PROVIDING THE REQUIRED SIGHT DISTANCE.
 - WORK WITH THE COUNTY REC. COMMISSION FOR GREENWAY IN FLOODPLAIN AREA.
- DETENTION IN THE GILDER CREEK BASIN TO BE DESIGNED TO HIGHER STANDARDS.
- LEFT TURN LANES ARE REQUIRED FROM LEE VAUGHN ROAD INTO THE SUBDIVISION.
- BASE FLOOD ELEVATIONS AND FINISHED FLOOR ELEVATIONS MUST BE SHOWN ON FINAL PLAT.
- SUBDIVISION NAME TO BE CHANGED TO DONOVAN'S PRESERVE.

- FOR THE NEW ENTRANCE, SAVANNAH WALK WILL ACQUIRE APPROXIMATELY 6,000 FT. SQ. FROM SAVANNAH. AN EQUIVALENT SIZED AREA OF OPEN SPACE TO BE EXCHANGED TO PRESERVE THE MINIMUM REQUIRED OPEN SPACE IN SAVANNAH.

Mr. Tom Wells representing the Homeowner’s Association of Savannah Subdivision addressed the Commission regarding working with the developer of Savannah Walk.

MOTION: By Mr. Tarleton, seconded by Ms. Stevens to hold the item for thirty days. The motion carried unanimously.

07-242, Woodmont Springs

Ms. Webb presented the following contingencies:

- VARIANCE TO CREATE A CLUSTER IN UNZONED AREA IF THE FOLLOWING REQUIREMENTS ARE MET:
 - MEET ALL THE CLUSTER REQUIREMENTS IN THE R-7.5 ZONING CLASSIFICATION
 - FINAL PLAT TO SHOW LOCATION OF DETENTION POND(S). PONDS MAY NOT BE USED TO SATISFY OPEN SPACE REQUIREMENT.
 - PROVIDE ADDITIONAL ACCESS TO OPEN SPACE ALONG ROAD D.
- SIDEWALKS REQUIRED
- SEWER CAPACITY IS AN ISSUE. UPGRADES TO EXISTING METROPOLITAN LINES MAY BE NECESSARY TO SERVE THIS PROJECT WITH **GRAVITY** SEWER.
 - METRO WILL NOT ACCEPT MAINTENANCE OF A PUMP STATION.
 - WCRSA WILL NOT ACCEPT FLOW FROM A PUMP STATION.
- ROAD NAMES ARE REQUIRED.
- TRAFFIC CALMING IS REQUIRED ON ROADS A & B.
- ROADS SERVING NON-RESIDENTIAL USES MUST BE BUILT TO NON-RESIDENTIAL SPECIFICATIONS.
- ADDITIONAL DEVELOPMENT ON PINE DRIVE MAY TRIGGER REQUIREMENTS FOR IMPROVEMENTS TO PINE DRIVE.

MOTION: By Mr. Barbare, seconded by Mr. Mansbach to approve staff’s recommendations. The motion carried unanimously.

REZONING REQUESTS

Mr. Limbaker presented the following rezoning requests, giving the staff recommendations as follows:

CZ-2007-65 (County Council District 25)

Mark Holmes for the Collins Family, property located on Fork Shoals Road, requesting rezoning from I-1 (Industrial) and R-S (Residential-Suburban) to PD (Planned Development). The properties are zoned R-S, which allows for single-family residential uses at a maximum density of 1.7 units per acre and I-1, which allows for intensive industrial uses. The requested PD, allows a mixture of residential, retail and office uses consisting of up to 150,000 square feet of retail/office space, single-family residential development with a maximum density of 2.9 units

per acre or up to 425 units, multifamily development with a maximum density of RM-20 and 22 acres of open space. Staff recommends approval of the request if amended to meet conditions.

CZ-2007-78

Greenville County Council proposed text amendment to amend Section 3:2 of the Greenville County Zoning Ordinance to create a petition method for adoption of zoning in un-zoned areas of the County. Staff approves the text amendment subject to additional amendments.

CZ-2008-1 (County Council District 25)

Gerald Coleman for the Coleman Group, located on Augusta Road at the Matrix, requesting rezoning from I-2 to C-2. The property is zoned I-2, Industrial which is established to provide a high level of design quality for light industrial uses. The requested C-2, Commercial, allows intensive commercial uses. Staff is of the opinion the existing I-2, Industrial zoning is appropriate at this location and recommends denial of the request.

CZ-2008-2 (County Council District 26)

Thad Mullenax for Southern Gardens Enterprises located on Farris Bridge Road at W. Harris Street, requesting rezoning from R-10 to C-3. The property is zoned R-10, Single-Family Residential, which allows a maximum density of 4.4 single-family dwelling units per acre. The requested C-3, Commercial, allows intensive commercial uses. Staff is of the opinion although the parcel has been occupied by a commercial business; this site is not appropriate for commercial zoning and recommends denial of the request.

CZ-2008-3 (County Council District 28)

Eddie Lathan for Bell, Garret, Lathan, LLC, located on West Georgia Road and I-385, requesting rezoning from I-1 and C-2 to C-2. The property is zoned C-2, Commercial, which allows intensive commercial uses and I-1, Industrial, which allows intensive industrial/manufacturing uses. The requested C-2, Commercial, allows intensive commercial uses. Staff is of the opinion the parcel is no longer appropriate as I-1, Industrial, zoning due to the surrounding commercial zoning designations and existing and proposed land uses and that C-2, Commercial zoning is consistent with the adjoining commercial zoning and uses. Staff recommends approval of the request.

CZ-2008-4 (County Council District 27)

David Bliss for Waldrop Construction Services, LLC, located on Lee Vaughn Road, requesting rezoning from R-S to NC. The property is zoned R-S, Residential Suburban, which allows single-family residential uses at a density of 1.7 units per acre. The requested NC, Neighborhood Commercial, allows for up to 30,000 square feet of commercial uses. However the concept plan shows 15,400 sq. ft. of retail and a 4,000 square foot restaurant. The proposed plan and commercial use of this land is inconsistent with the Future Land Use Plan and the recommendations in the Scuffletown Area Plan. Staff recommends denial.

CZ-2008-5 (County Council District 27)

A. Jonathan Rice, located at Adams Mill Road, requesting rezoning from R-12 to R-S. The property is zoned R-12, Single-Family Residential, and allows single-family residential uses at a density of 3.6 units per acre. The requested R-S, Residential Suburban, allows single-family residential uses at a density of 1.7 units per acre. The applicant has stated they desire this site to be used as a pasture for their horse, a use not currently permitted in R-12. Staff is of the opinion the requested R-S, Residential Suburban, is compatible with the existing single-family residential development in the area. Staff recommends approval.

The Commission members requested a more detailed review of Dockets CZ-2007-65, CZ-2007-78, CZ-2008-01, CZ-2008-02, and CZ-2008-04.

Commissioner Tarleton recused himself from the meeting.

CZ-2007-65

Ms. McCormick explained the properties are zoned I-1, Industrial which allows for intensive industrial uses. The requested PD, Planned Development, as amended by the applicant on January 10, 2008, allows for a mixture of residential, retail, and office uses consisting of the following:

- Up to 150,000 sq. ft. of commercial/office space
- Single-family residential development with a maximum density of 2.9 units per acre or up to 411 units
- 22 acres of open space

The most recent plan for this site as presented at the November Planning Commission meeting, before this amendment was for a 220-acre PD, Planned Development, allowing a mixture of residential, retail, and office uses consisting of the following:

- Up to 150,000 sq. ft. of commercial/office space
- Single-family residential development with a maximum density of 2.9 units per acre or up to 425 units
- Multifamily development with a maximum density 20 units per acre (Staff calculated up to 900 units)
- 22 acres of open space.

This new plan is a net reduction of 51 acres, which may be developed in the future, including the elimination of 14 single-family residential units and all multifamily development.

Plans and Policies

Designing Our Destiny Plan (April 1999). The Future Land Use Map indicates Suburban Residential uses at a density of 2-7 units per acre are preferred for this area.

Southern Connector Plan (August 2000). The Future Land Use Map indicates Industrial/Service uses are preferred for this site.

Both Fork Shoals and Reedy Fork Roads are two-lane SCDOT-maintained roads. Sidewalks are not present and no road improvements are scheduled for this portion of Fork Shoals Road or Reedy Fork Road. If the request is approved, the developer indicated in the Statement of Intent that the developer will coordinate with Greenville County and SCDOT to provide any road widening or installation of required turn lanes, etc. The Statement of Intent also states that the developer will conduct a traffic impact study prior to final approval of any final development plan.

The current road network will handle the increase in ADT for this development; however, an increase in traffic congestion will be felt. SCDOT recommends 100 units of SF residential before recommending road improvements. Left turn lanes should be required at all access points to the development as a condition of the zoning approval.

Fork Shoals Road should be provided with left-turn lanes at development entrances to allow for adequate traffic queing. In addition, an additional 12' of Right-of-Way on each side of Fork Shoals Road (total of 24' additional right-of-way) should be dedicated by the developer along all property frontage on Fork Shoals Road to ensure future widening will remain feasible.

Reedy Fork Rd should be improved with left-turn lanes at each entrance to the development, and a 60' Right of Way dedication along property.

Even with all above improvements, increase in congestion would be noticeable, and any future adjacent development may render improvements inadequate.

The subject properties were originally zoned R-S, Single-Family Residential as part of Area 2 in May 1971. The property was rezoned to I-1 from R-S in 2000 as Docket CZ-2000-56. The request received a recommendation of approval by Staff, PWPD Committee, and was approved by County Council on November 21, 2000. There have not been any additional rezoning requests for the subject properties.

The subject properties fronting on Fork Shoals Road at the intersection with Reedy Fork Road are zoned I-1, Industrial. The properties to the north are zoned R-S, Residential Suburban, R-M20, Multifamily Residential and R-MA, Multifamily Residential, and are occupied by undeveloped tracts, single-family residences on estate size lots, and the Bethlehem Baptist Church. The properties to the east are zoned R-S, Residential Suburban, and R-M20, Multifamily Residential, and are undeveloped. The properties to the south are zoned R-S and are occupied by single-family residences on estate size lots and the Meadow Ridge Subdivision. The properties to the west are zoned R-S and are occupied by single-family residences on estate size lots undeveloped land and Huff Creek.

As previously stated, the area surrounding the site is occupied by various land uses including single-family residences on estate size lots, manufactured home parks, undeveloped tracts and churches. Staff is of the opinion that the new proposal of 150,000 sq. ft. of office/retail space as previously recommended by staff is more appropriate for this location than the previous proposals.

At the last Planning Commission meeting, concerns were also raised for this Planned Development due to the large number of single-family homes in Zone 1, the proximity to the Donaldson Center, and the density of the multifamily section across Fork Shoals Road.

As stated in the previous report, Staff contacted the Donaldson Development Commission because the site lies within the approach and noise cone of the inactive runway at the Donaldson Center Airport. Currently, the DD Commission does not have a concern with the proposed development, however, it was stated that the proposed development could have a serious impact on future development at the Donaldson Center should the inactive runway located just less than a mile from the subject site become active. The Commission stated they will certainly carefully monitor the progress of the proposed development. Since this statement was made, the DD Commission has not informed us of any changes in their position. However, since the GCPC had concerns that this would be an issue in the future, we would encourage the applicant and developer of the property to make all buyers fully aware of the implications of living near an airport facility.

It should be noted that if approved, the proposed development could generate approximately 7,965 average daily trips from the site. As this is a reduction in traffic from the previous proposal, the recommendations found in the traffic section of this report should be noted. These recommendations include installing road improvements (i.e. left turn lanes on Fork Shoals Road at development entrances, Right-of-Way dedication and improvement construction before any commercial development is completed, improvements on Reedy Fork Road including left turn lanes and Right-of-Way dedication). In addition, it should be noted that even if improvements are made, any additions to the development (i.e. the 51 additional acres), may render such improvements inadequate. Therefore, it should be noted that future expansion of the Planned Development or additional development in the area may require a 3-lane section or additional improvements for Fork Shoals Road and may also require additional improvements in the area. .

While a portion of the vehicular circulation pattern is depicted in the concept plan, the entire pattern is not shown nor is a pedestrian circulation pattern. If approved, Staff will require appropriate vehicular/pedestrian connectivity amongst the various land uses at the Final Development Plan stage. The revised Statement of Intent does address that pedestrian access will be provided as required; however, vehicular connectivity between residential and commercial will also be required.

Staff previously stated that if a mixed use Planned Development were to be located at this site it should be limited to not more than 100,000-150,000 sq. ft. of retail/office space and the single-family residential area should not exceed a density consistent with R-15 zoning. The revised plan shows a reduction to both of these levels.

Based on the aforementioned reasons, Staff recommends approval of the request if amended to meet the following conditions.

- The Traffic Impact Study described in the revised Statement of Intent by the applicant/developer must be approved and accepted by Greenville County prior to Final Development Plan approval. The developer will also will be required to construct/complete any recommended improvements per the Study or Greenville County, including, but not limited to, left turn lanes at all access points to the development (on both Fork Shoals and Reedy Fork Roads), an additional 12' of Right-of-Way on each side of Fork Shoals Road (total of 24' additional right-of-way) dedicated by the developer along all property frontage on Fork Shoals Road to ensure future widening will remain feasible, and a 60' Right of Way dedication along the property on Reedy Fork Road.

- Vehicular and Pedestrian connectivity must be made between residential areas and commercial areas, including connections from Zone 1 to the commercial development in Zone 2.

Chair Eldridge passed the gavel to Vice-Chair Shockley.

MOTION: By Ms. Eldridge, seconded by Mr. Mansbach to amend the request to deem 25% open space. The motion failed by a vote of two in favor (Eldridge and Mansbach) and opposed (Robinson, Stevens, Shockley, Barbare and Pruitt) and one recusal (Tarleton).

MOTION: By Ms. Stevens, seconded by Mr. Barbare to amend the conditions of approval to require the developer to note on the subdivision plat the proximity of the Donaldson Center runway. The motion carried with one in recusal (Tarleton).

MOTION: By Mr. Mansbach, seconded by Mr. Shockley to approve the request as amended. The motion carried with two in opposition (Barbare and Eldridge) and one recusal (Tarleton).

Mr. Tarleton returned to the meeting.

CZ-2008-01

Mr. Limbaker stated the subject property was zoned R-S as part of Area 2 in 1971. The subject property and surrounding area comprised of approximately 200 acres was zoned from R-S, Residential Suburban to I-2, Industrial, in 1999 as Docket CZ-99-89 subsequent to the Matrix Park rezoning comprised of approximately 1,100 acres as Docket CZ-99-65. There have been no additional rezoning requests for the subject parcel. The subject property is located on Augusta Road (Hwy. 25) and is zoned I-2, Industrial, and is occupied by a building under construction. The parcels to the west and north are zoned I-2, Industrial, and are vacant. The parcel to the south is zoned I-2, Industrial, and is occupied by the Genesis Company. The parcel to the east across Augusta Road is zoned I-1, Industrial, and is vacant.

Staff is of the opinion the existing I-2, Industrial, zoning is appropriate at this location. As noted above in the zoning history section, this parcel was zoned I-2, Industrial, as part of a 400 acre rezoning subsequent to the 1,100 acre rezoning for the Matrix Technology Park. The Matrix Park was the first and is the only industrial park in Greenville to be zoned I-2, Industrial, which is a restrictive form of industrial zoning to allow only light industry, warehouse/distribution, research and development operations and headquarters campus facilities. This area was deemed appropriate for this zoning designation due to the proximity to the Southern Connector (I-185) and the utilities available to the site. The Designing Our Destiny Future Land Use Map and the Southern Connector Future Land Use Map both reflect the fact that Industrial/Service uses are preferred for this area. The Donaldson Center is also in the immediate vicinity of the site to the east creating a significant industrial hub for the County.

Additionally, Staff is of the opinion rezoning this site C-2, Commercial, would set a precedent for additional strip commercialization along this portion of Augusta Road. County Council has approved rezonings of large tracts of land at the intersection of Augusta Road and I-185 to commercial designations in recent years based on the fact this area is most appropriate for a regional commercial area to provide for the needs of the residents in the area. There is also ample contiguous commercial zoning along Augusta Road just south of the site. Based on the aforementioned reasons, Staff recommends denial.

MOTION: By Mr. Tarleton, seconded by Ms. Eldridge to approve the applicant's request. The motion failed by a vote of three in favor (Robinson, Shockley and Tarleton) and five in opposition (Barbare, Mansbach, Pruitt, Stevens and Eldridge).

CZ-2008-02

Mr. Limbaker stated the subject property is located at the intersection of Farris Bridge Road and West Harris Street and is zoned R-10, Single-Family Residential, and has been occupied by Epps Brothers Lawn and Garden since 1978. The parcels to the north are zoned PD, Planned Development, and are occupied by the Abundant Life Church and residential uses. The parcel to the east is zoned R-M20, Multifamily Residential, and is vacant. The parcel to the south is zoned R-10, Single-Family Residential, and is occupied by a single-family residence. The parcel to the west, is zoned R-10, Single-Family Residential, and is occupied by an automotive repair shop.

Staff is of the opinion although the parcel has been occupied by a commercial business, this site is not appropriate for commercial zoning. The surrounding area is zoned residential and occupied by residential uses with the exception of the parcel to the west occupied by an automotive repair shop and the parcel to the north occupied by the Abundant Life Church. The area was zoned in 1972 and although a commercial use was on site at that time, the Planning Commission was of the opinion commercial zoning was not appropriate at this location and therefore recommended zoning this parcel R-10, Single-Family Residential, which was subsequently approved by County Council. Commercial zoning at this location would set an unwanted precedent for strip commercialization along this portion of Farris Bridge Road. Commercial zoning and uses are present and deemed appropriate to the east along White Horse Road. Based on the aforementioned reasons, Staff recommends denial.

The applicant answered questions presented by the Commission members.

MOTION: By Mr. Mansbach, seconded by Mr. Shockley to approve the applicant's request. The motion carried unanimously.

CZ-2008-4

Ms. McCormick stated the subject property was zoned R-S, Residential Suburban, as part of Area 11 in March of 1996. There have been no other requests to rezone this property. The subject property, currently zoned R-S, Residential Suburban, is located on Lee Vaughn Road just under ½ mile from the intersection of Lee Vaughn Road and Scuffletown Road. The parcels to the north are zoned PD, Planned Development, and are planned to be developed as Copper Creek, a residential development. The parcels to the east are also zoned PD, Planned Development, and are planned to be developed as Ottaray, a mixed use development with commercial uses at the center and residential uses surrounding that center. The parcels to the south are zoned R-S, Residential Suburban, and are developed with Clear Spring Baptist Church and single-family residences. The parcels to the west, are zoned R-S, Residential Suburban, and are occupied by single-family residences or are vacant.

The proposed plan and commercial use of this land is inconsistent with the Future Land Use Plan and the recommendations in the Scuffletown Area Plan. While there is commercial property slated for the adjacent Ottaray Planned Development, it is located internal to the site with no commercial frontage on Lee Vaughn Road. The reason for this location within Ottaray is also based on principles found in the Scuffletown area plan. While the remaining parcels in this area

are currently zoned R-S, Residential Suburban, with the exception of the two Planned Developments in the area, residential uses are still preferred for this parcel. In addition, this would likely set a precedent for strip commercialization of this area, which is also inconsistent with the Scuffletown Area Plan. Based on the aforementioned reasons, Staff recommends denial.

MOTION: Mr. Barbare, seconded by Mr. Mansbach to accept staff's recommendation. The motion carried unanimously.

MOTION: By Mr. Barbare, seconded by Mr. Tarleton to approve staff's recommendations for CZ-2008-3 and CZ-200805. The motion carried unanimously.

CZ-2007-78

Mr. Limbaker stated the proposed text amendment to the Greenville County Zoning Ordinance would establish a formal process for the expansion of the zoning jurisdiction through the use of petition and referendum in the unincorporated Unzoned areas of Greenville County. The proposed amendment would allow for the imposition of zoning only in the unincorporated Unzoned areas of the County where at least 15 percent of registered voters residing in a precinct sign a petition that is certified by the Greenville County Voter Registration and Election Office. After certification of the petition is complete, County Council will be notified and a referendum shall be scheduled to allow the voters of said precinct to recommend to County Council whether to adopt zoning in the unincorporated Unzoned areas of the respective precinct.

One concern Staff has with the proposed text amendment is the size of the voter precincts vary widely in the unincorporated Unzoned areas of the County. Also, the number of registered voters may not accurately represent the size of the precinct. For instance, the Jennings Mill precinct in the northwest section of the County is 89.37 square miles in area with 1,153 registered voters. Whereas, the Ware Place precinct in the southwest section of the County is only 32.21 square miles in area with 2,678 registered voters.

Staff's concern is that due to the size of certain precincts an accurate representation of the overall population may not be obtained from 15 percent of the overall district. For example, 15 percent of registered voters in the eastern portion of a precinct could submit a petition for zoning although the registered voters in the western section of a precinct may not desire zoning in their precinct.

There are 25 voter precincts in the County that are located in areas that are either completely Unzoned or partially Unzoned. The precincts range from 2.3 to 89 square miles in size and are an average size of 20.5 square miles. There is a total of 514.98 square miles or 329,587 acres of land in the 25 voter precincts containing Unzoned land. For comparison, there are 280,776 acres of Unzoned land in the County, therefore, 55.2% of the County is Unzoned.

The Staff concern as previously mentioned relates to the size of some of the precincts. Staff is of the opinion in certain circumstances it may be best to allow areas smaller than a precinct to be zoned. This alternative allows citizens in an area as small as one square mile to be zoned. In these cases, Staff can work with the citizens in small areas where a consensus has been reached about zoning their properties. Through group citizen meetings Staff can identify specific areas to be zoned and expedite the zoning of smaller areas. In most of these instances the smaller areas are typically one type of land use and a single zoning classification such as R-R1 or R-S is appropriate for all parcels. In these cases, not as much information or detail is required to

complete a land use plan. Criteria should be included in the Ordinance to establish when either the precinct voting method or the small area zoning method should be applied. Staff's recommendation is approval subject to amendments.

MOTION: By Mr. Mansbach, seconded by Ms. Stevens to have staff work on a draft ordinance with the PWPD Committee including their recommendations. The motion failed by a vote of four in favor (Mansbach, Stevens, Robinson and Shockley) and four in opposition (Tarleton, Pruitt, Barbare and Eldridge).

MOTION: By Mr. Tarleton, seconded by Mr. Robinson to deny the text amendment. The motion failed by a vote of three in favor (Tarleton, Robinson and Stevens) and five in opposition (Barbare, Mansbach, Pruitt, Shockley and Eldridge).

MOTION: By Ms. Eldridge, seconded by Mr. Tarleton to deny the text amendment and forward to County Council with staff's recommendations. The motion carried with one in opposition (Barbare).

VARIANCE REQUEST, WETHERILL PARK

Ms. McCormick stated the developer of the referenced subdivision has asked for a 2 foot variance in the depth of the parking spaces in the townhome section of the development. Parking stalls are required to be 20 feet in depth and 9 feet in width. While the project currently meets the width requirements, they do not meet the depth requirements by 2 feet.

MOTION: By Mr. Mansbach, seconded by Mr. Robinson to approve the request. The motion failed by a vote of four in favor (Robinson, Mansbach, Tarleton and Pruitt) and four in opposition (Barbare, Shockley, Stevens and Eldridge).

REVISED SIGN PLAN FOR THE POINT

Ms. McCormick stated the Point Property Owner's Association has submitted a letter and supplemental documentation that was included in the Commissioner's packets requesting that current signage standards called "Architectural Standards-Signage: The Point Property Owner's Association Revision 2.4 01-May-2001" be accepted and supersede any and all other plans and regulations previously submitted to Greenville County.

MOTION: By Mr. Barbare, seconded by Ms. Stevens to approve the request. The motion carried unanimously.

Chair Eldridge stated due to the time, she would request the five-minute educator to be presented at the February 13, 2008 Educational Workshop.

STANDING COMMITTEE REPORTS

Mr. Mansbach, Ms. Stevens and Mr. Shockley reported the good work that was being done on the committees and each look forward to the continuation.

ANNUAL REPORT

John Owings gave a PowerPoint presentation illustrating some of the work the Department of Planning has done over the past year. He gave each of the members of the Commission a cd of the presentation and stated he would prepare a printed annual report also.

APPEARANCES

There were no appearances regarding non-agenda items.

OLD / NEW BUSINESS

MOTION: By Ms. Eldridge, seconded by Ms. Stevens to reconsider the variance request for Wetherill Park and allow the applicant to address the commission at the next meeting. The motion carried unanimously.

ADJOURNMENT

MOTION: Without objection, the meeting adjourned at 7:15 p.m.

Submitted by Recording Secretary
