

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
February 25, 2009

MEMBERS PRESENT: B. Robinson, Chair; F. Mansbach, V. Chair; J. Barbare, R. Bell, T. Usher, and S. Pruitt

MEMBERS ABSENT: D. Eldridge, L. Stevens and R. McCoy

STAFF: M. Long; S. Limbaker, P. Webb, K. McCormick; S. Garnmeister; D. Powell and H. Hahn

CALL TO ORDER; OPENING REMARKS

The Chair called the meeting to order at 4:35 p.m. and gave the invocation.

The Chair recognized past Planning Commissioner, Mr. Bell who was in the audience.

APPROVAL OF THE JANUARY 28, 2009 MINUTES

Without objection the minutes of the January 28, 2009 meeting were approved as presented.

BYLAWS

Chairman Robinson opened discussions regarding an item not on the current agenda regarding the continuance of the suspension of the bylaws regarding the public comment section of the meeting.

MOTION: By Mr. Barbare, seconded by Mr. Usher to suspend the bylaws of the Planning Commission for the February 25, 2009 meeting to allow for public comments regarding rezoning applications per the parameters set in the guidelines of the September 24, 2008 Planning Commission meeting. The motion carried unanimously.

RECONSIDERATION OF SPECIFIC REQUIREMENTS

Milestone Village/Stone Village Drive

Ms. Webb presented to the Commission members a request to allow access to Old Boiling Springs Road and Milestone Way. Last month the developer requested a postponement for a month time period. Ms. Webb explained the request at this time was an indefinite postponement until the developer can speak with the SCDOT.

MOTION: By Mr. Mansbach, seconded by Mr. Usher to approve the request for postponement. The motion carried unanimously.

REQUEST TO EXTEND THE PRELIMINARY APPROVAL OF THE WEIR PROPERTY

(now know as Magnolia Hill Plantation) 06-118

Ms. Webb presented to the Planning Commission members a request to extend the preliminary approval on the Weir property. She informed the commission member's staff had given preliminary approval on February 22, 2006 as a subdivision using the Unpaved Private (Shared) Drive option.

MOTION: By Mr. Barbare, seconded by Mr. Bell to approve the request for a one year extension on 06-118. The motion carried with one in opposition (Mansbach).

REZONING REQUESTS

Mr. Limbaker explained the rezoning process for all attending the meeting. He explained the public comment process to the audience.

The following individuals had requested addressing the members of the Planning Commission regarding the following dockets.

CZ-2008-10, CCAD for Norena Hilderbando, located on Harrison Bridge Road and Neely Ferry Road, requesting rezoning from R-S to POD.

Jamie McCutchen addressed the Commission members in favor of the proposed.

Mr. Don Pennington, 65 Harrison Bridge Road, addressed the Commission members in opposition of the proposed.

Mr. Limbaker explained the process from this point forward and gave the staff's recommendation on the following:

CZ-2009-9, Stanley Huskey for Billy Huskey, located on Roper Mountain Road at I-85, requesting rezoning from I-1 to S-1. Staff recommends approval.

CZ-2009-10, CCAD for Norena Hilderbanndo, located on Harrison Bridge Road and Neely Ferry Road, requesting rezoning from R-S to POD. Staff recommends approval.

CZ-2009-11, Pat McNabb for Michelin North America, Inc., located on The Parkway at the Parkway South, requesting rezoning from PD to PD-Major Change. Staff recommends approval.

CZ-2009-12, Greenville County Historic Preservation Commission Text Amendment to the Zoning Ordinance concerning the designation of property as historic by the Greenville County Historic Preservation Commission. Staff recommends approval.

The Commissioners requested a more detailed explanation of zoning applications **CZ-2009-10**, **CZ-2009-11**, and **CZ-2009-12**.

MOTION: By Mr. Mansbach, seconded by Mr. Usher to approve CZ-2009-9. The motion carried unanimously.

CZ-2009-10, County Council District 28

The subject property is zoned R-S, Residential Suburban, which allows single-family residences at a density of 1.7 units per acre. Current zoning would permit up to three (3) single-family residences. The Statement of Intent and Concept Plan for the POD, Planned Office District, propose the reuse of the existing 3,643 square foot residence as a day care center, an addition of fifteen (15) off street parking spaces, and an outdoor exercise/playground area.

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

Roads

Harrison Bridge Road is a 2-lane, SCDOT maintained road and Neely Ferry Road is a 2-lane, County maintained road. Turn lanes at the intersection of the two roads, but sidewalks are not present on either road. There are currently no road improvements scheduled for this area.

The subject property is located at the intersection of Harrison Bridge Road and Neely Ferry Road. The properties to the north across Harrison Bridge Road are zoned R-S, Residential Suburban, and are occupied by single-family residences. The property to the adjacent east is zoned R-S, Residential Suburban, and is occupied by a single-family residence and pasture land. The properties to the west and south across Neely Ferry Road are zoned R-15, Single-Family Residential, and are occupied by a church and a single-family residential subdivision known as Vermont.

Zoning History

The subject property was originally zoned R-S, Residential Suburban, as part of Area 10 in December 1994. There have been no additional requests for the subject property. Vermont was rezoned from R-S, Residential Suburban, to R-15, Single-Family Residential, in 2001 as Docket CZ-2001-29. Staff, Planning Commission and PWRD Committee recommended approval of the request. Council subsequently approved the request on October 2, 2001. An earlier request to rezone the aforementioned subdivision from R-S, Residential Suburban, to R-12, Single-Family Residential, was denied in 2000.

Staff is of the opinion the proposed POD, Planned Office District, use is appropriate at this location. The site is located at an intersection making it appropriate for a small-scale nonresidential use such as the day care center proposed in the Statement of Intent. The reuse of the existing structure is addressed in the applicant's Statement of Intent and Concept plan. These documents require that the property owner will maintain a residential appearance and character of the site and structure and precludes any foreseeable detrimental uses to the area. The re-use of the structure described in the Statement of Intent limits the use of this property to a day care use. A subsequent use is proposed for this property (other than a day-care center), may be ruled a major change by the Zoning Administrator, which would require a rezoning application and public hearing before County Council.

There are several points to consider when reviewing this development, including the following:

Tree Ordinance and Site Grading:

This development, if approved, will have to conform to the requirements of the Greenville County Tree Ordinance.

Since this site is adjacent to residential property to the east and due to the stand of existing mature trees on site, staff is of the opinion no mass grading should occur. In an effort to maintain the existing trees on the property, a tree protection plan and landscaping plan must be submitted and approved prior to the issuance of any permits.

Traffic:

The *ITE Trip Generation Manual* indicates a day care center of this size may generate approximately 300 trips per day. However, current transportation industry standards have only 10% of this daily total occurring during morning and afternoon peak hour times. The balance of the trips occurs throughout the day. According to current traffic volumes, the road network in this area is capable of handling the additional traffic generated by the proposed use of the property. The staff is of this opinion because many of the trips entering and exiting the site will be made by motorists who are already traveling on the roadway. Traditionally, day-care facilities draw largely from surrounding residential areas. To summarize, the trips during peak traffic hours in both the morning and afternoon, would only represent 10% of the total trips per day for the site (28 to 30 trips).

Signage and Design:

The signage plan submitted with the application depicts a monument sign to be no more than 5’ in height and illuminated with ground lighting only (not backlit or an electric reader board). Staff is of the opinion the proposed signage and type is appropriate and shall be limited to a maximum of two monument signs with a maximum of one sign per road frontage. The monument sign face dimension shall also be limited to a total of 40 square feet as stated in the Greenville County Zoning Ordinance.

With the aforementioned in mind, staff recommends approval of this request with these specific conditions:

Conditions:

- The existing structure shall maintain the appearance of a residential dwelling.
- The development must conform to the requirements of the Tree Ordinance.
- The site may not be mass graded.
- A tree protection plan and landscaping plan must be submitted with the Final Development Plan prior to the issuance of any grading permits or removal of any trees.
- Monument signage shall be no more than 5 feet in height with a maximum sign face of 40 square feet.
- A maximum of two monument signs shall be permitted with a maximum of one sign per street frontage.
- No electronic reader boards or backlit signs are permitted.

Staff recommends approval with conditions.

Chairman Robinson passed the gavel to Mr. Mansbach.

MOTION: By Mr. Robinson, seconded by Mr. Usher to approve the applicant’s request with staff’s recommendation and conditions. The motion carried with one in opposition (Barbare).

Mr. Mansbach returned the gavel to Mr. Robinson.

CZ-2009-11, County Council District 21

The subject property is zoned PD, Planned Development, and is part of the Pelham Green PD. The property is currently occupied by Michelin North America, Inc. The purpose of this request is to place an additional sign on site, which has been determined to be a major change by the Zoning Administrator.

Designing Our Destiny Plan (April 1999). The Future Land Use Map indicates Commercial/Office uses are preferred for this location.

Staff is of the opinion the proposed major change to the Pelham Green PD sign plan is acceptable considering the location of the proposed sign. While this sign is on their property and cannot be seen clearly from I-85 or the exit ramp, a major change was required due to the signage history for this site. Michelin applied for a variance to the Board of Zoning Appeals in 2006 to receive a new, larger building sign.

The proposed signage will not have a significant visual impact on the site. It will provide electronic information to Michelin employees and others who enter the parking lots concerning reduction in fuel consumption due to the usage of Michelin Green Tires and the reduction in pounds of carbon emissions.

Because the sign will not be visible outside of the Michelin site and because it is an informational sign rather than an advertising sign, staff recommends approval of this request.

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

CZ-2009-12

An ordinance to amend the Greenville County Zoning Ordinance, as amended, to remove the requirement that an owner of property must grant permission for his property to be designated as Historic by the Greenville County Historic Preservation Commission.

Mr. Richard Owens addressed the Commissioners regarding the request and noted the amendment would bring the County Ordinance in compliance with the State Preservation Ordinance.

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

APPEARANCES (Non Agenda Items)

There were no appearances regarding non agenda items.

OLD/NEW BUSINESS

Ms. Long reminded the Commissioners about the Planning Commission workshop scheduled for Friday, March 6, 2009 at noon in Conference Room B of County Square.

Ms. Long stated the community meetings would be starting up again and she would send out a schedule of the meetings via email. There were nine meetings scheduled. Ms. Long thanked all who participated in the SmartCode Workshop and was very pleased with the turn out.

Ms. Long stated the ULI Reality Check was April 8, 2009. The date in the Director's Report was incorrect.

Mr. Mansbach requested information on the workshop.

Mr. Meeks requested comments from the Commissioners after they review the document that was emailed to each regarding the comprehensive plan. Mr. Meeks stated the workshop would address any comments and also review the elements of the plan.

Ms. Long requested the Commissioners to think about how they would like to participate in the upcoming Community meetings.

Mr. Barbare requested information on the February 12, 2009 GPATS Meeting regarding what the stimulus package would have on transportation.

Ms. Long updated Mr. Barbare on the monies that would be received and also that currently projects were being reviewed as to where the monies would be best served. She stated less money had been received that anticipated with enhancement monies being deducted. The March 16, 2009 meeting will have a new list of projects that could be “shovel ready” in 90 days.

ADJOURNMENT

ACTION: Without objection, the meeting adjourned at 5:33 p.m.

Submitted by Recording Secretary
