

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
March 26, 2008

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

MEMBERS ABSENT: L. Stevens and S. Pruitt

GUESTS:

STAFF: M. Long; J. Owings; T. Meeks; P. Webb; S. Limbaker; K. McCormick; N. Wright; K. Brockington; E. Vinson and H. Hahn

CALL TO ORDER; OPENING REMARKS

The Chair called the meeting to order at 4:30 p.m. and gave the invocation.

Chair Eldridge announced there would not be a Planning Commission Workshop on April 9, 2008. She stated the May 14, 2008 Workshop would be a joint workshop with the City of Greenville Planning Commission.

APPROVAL OF THE FEBRUARY 27, 2008 MINUTES

Without objection the minutes of the February 27, 2008 meeting were approved.

REZONING REQUESTS

Mr. Limbaker gave an explanation of the process in which rezoning requests are considered. Mr. Limbaker presented the following rezoning requests, giving the staff recommendations as follows:

CZ-2008-11 (County Council District 27)

Mark Holmes for LandCraft management LLC, located on Anderson Ridge Road. The subject property is zoned R-S, Residential Suburban, and allows for single-family residences at a maximum density of 1.7 dwelling units per acre. The requested R-15, Single-Family Residential, allows for single-family residences at a maximum density of 2.9 dwelling units per acres.

Staff is of the opinion the requested R-15, Single-Family Residential zoning is not appropriate at this location. As stated in the existing zoning and land use section, the area north of Anderson Ridge Road is occupied by single-family residences on large lots zoned R-S, Residential Suburban, and this site is located amongst the established single-family residential areas on large lots. The area south of the site along Anderson Ridge Road has seen a trend for R-15, Single-Family Residential zoning; however, Staff is of the opinion the parcels north of Anderson Ridge Road should remain at a lower density to retain the rural character of the area. Additionally, the Greenville County Recreation District is considering developing a golf course at the site of the Enoree Landfill, which will help to retain the low density rural character of the area north of Anderson Ridge Road.

There is a possibility for an additional 714 vehicle trips per day from the subject site if R-15, Single-Family Residential zoning is approved. As mentioned in the Roads section, Anderson

Ridge Road has been identified as needing road improvements; however, no Federal funding is possible for the road improvements. Based on these reasons, Staff recommends denial.

CZ-2008-12 (County Council District 28)

Andy Sherard, P.E., for William Walker, Jr. and Mary Harling, located on Harrison Bridge Road. The properties are zoned R-S, Residential Suburban, which allows for single-family residences at a maximum density of 1.7 dwelling units per acre. The Statement of Intent and Concept Plan for the requested PD, Planned Development, indicates 18,500 square feet of retail and commercial space, 122 townhomes, and 117 single-family residences, divided into 52 garden homes and 65 quarter acre lots. This development would be known as Harling Commons.

There are several points to consider when reviewing Harling Commons, including the following:

Tree Ordinance:

Harling Commons, if approved, will have to conform to the requirements of the Greenville County Tree Ordinance. Staff has begun working with the developer on these requirements.

Connectivity and Traffic:

The applicant has provided stub-out connections to Merrydale, a commercial Planned Development to the northeast, and to the adjacent parcel to the southwest. However, due to the scale of this development and the proximity of the site to Fairview Road, additional stub outs to the larger properties located between this development and Fairview Road are desired.

As Harrison Bridge Road is currently not designed to accommodate the level of traffic anticipated from this development, a full 3-lane section of roadway should be constructed along the entire road frontage of this development. In addition, the developer should provide enough right-of-way on their side of the development for Harrison Bridge Road to be widened to 5-lanes. This would require 45' from the centerline of the roadway.

In addition, there are several issues shown on the concept plan, such as a median on the boulevard entrance and private roads that should be coordinated with the subdivision and county engineering staff at the time of plat or FDP (Final Development Plan) approval. In addition, full pedestrian connectivity between all internal land uses and at external connection points will be required.

Land Use:

Staff would prefer to see the location of the planned commercial area of Harling Commons to be shifted to be directly adjacent with the commercial area shown on the concept plan of the Merrydale Planned Development.

With the aforementioned concerns in mind, staff recommends approval of the request if amended to meet the following conditions:

Conditions:

- Additional stub outs to properties located at the rear of the single-family section on either side of the retention pond/lift station should be provided to assist in providing for future connectivity for this development to Fairview Road.

- A full 3-lane section of roadway should be constructed along Harrison Bridge Road in front of this development.
- A 45' right-of-way from the centerline of Harrison Bridge Road should be provided to ensure feasibility for future widening.
- Redesign the concept plan to show the commercial area of Harling Commons directly adjacent to the Merrydale Planned Development.

CZ-2008-1 (County Council District 25)

The property is zoned I-2, Industrial, which is established to provide a high level of design quality for light industrial uses. The requested S-1, Services, allows light manufacturing uses.

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 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 S-1, Services, would set a precedent for additional rezoning applications for zoning and development of incompatible land uses along this portion of Augusta Road not compatible with the I-2, Industrial, zoning designation. The applicant has stated the main intent of the rezoning request is to rezone the subject site to a district that allows for restaurants. The applicant would like a location for a restaurant to serve the businesses on the surrounding industrial tracts.

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.

CZ-2008-17 (County Council District 26)

The property proposed for addition to the Riverwest PD, Planned Development, is zoned S-1, Services, which allows light manufacturing uses. This major change to the Riverwest PD, Planned Development, expands the area of Riverwest by 7 acres and adds a total of 58,570 square feet of commercial space. This request also moves the primary access point for Riverwest. Additional information can be found in the amendment letter for the Statement of Intent.

While this major change is to an existing Planned Development, there are several points to consider, including:

- Tree Ordinance: This phase of Riverwest, if approved, will also have to conform to the requirements of the Greenville County Tree Ordinance.

- Traffic: The original Planned Development of Riverwest was approved contingent upon completion of a Traffic Impact Study before any Final Development Plans (FDPs) were submitted. This traffic study has been completed. Due to its recommendations and the addition of commercial property to the Planned Development under this request, additional conditions for approval are necessary. When FDPs for the remaining areas of Riverwest are brought in for review, they will also be analyzed with reference to the Traffic Impact Study.

Staff is of the opinion including this additional tract and the proposed uses are appropriate. The proposed uses are in character with the existing Planned Development and will be developed under the same requirements as the Planned Development. In addition, with the conditions in place as stated below, the impact of the traffic created from the additional commercial property in the Planned Development should be reasonable.

With the aforementioned concerns in mind, Staff recommends approval of the request if amended to meet the following conditions:

Conditions:

- Construct the new main entrance with the following minimum requirements:
 - Right turn lane in on eastbound Highway 123 at least 125 ft. in length
 - Left turn lane in on westbound Highway 123 at least 400 ft. in length
 - Right turn lane out of development onto eastbound Highway 123 at least 300 ft. in length
 - Two left turn lanes out of development onto westbound Highway 123 at least 275 ft. in length
 - Signal at intersection should be installed at such time as it is approved by SCDOT

CZ-2008-18 (County Council District 22)

The subject properties are zoned R-20, Single-Family Residential, which allow single-family residences at a maximum density of 2.2 dwelling unit per acre and PD, Planned Development, which allows a maximum of 27 dwelling units. The requested R-M20, Multifamily Residential, allows a maximum of 20 multifamily dwelling units per acre.

Staff is of the opinion the requested R-M20, Multifamily Residential, request is not appropriate at this location based on land use recommendations set forth by the Pelham Road Corridor Plan adopted in June 2006. The Pelham Road Corridor Plan was a collaborative effort between the County, City of Greenville and the citizens of the area. Prior to the final approval of the Plan, County Council amended the plan to reflect the recommendations of the citizen committee that worked with the County and City on the Plan. The Plan recommends R-M10, Multifamily Residential, zoning on the two parcels zoned R-20, Single-Family Residential, and POD, Planned Office District, on the parcel zoned PD, Planned Development. The POD, Planned Office District, permits multifamily development at a maximum density of 10 units per acre which is consistent with R-M10, Multifamily Residential, zoning. Based on these reasons, Staff recommends denial.

CZ-2008-20 (County Council District 21)

The subject properties are zoned R-S, Residential Suburban, which allows single-family residences at a maximum density of 1.7 dwelling unit per acre. The requested R-M20, Multifamily Residential, allows a maximum of 20 multifamily dwelling units per acre.

Staff is of the opinion the requested R-M20, Multifamily Residential, request is appropriate at this location considering the surrounding zoning and land uses. The subject site abuts medium/high density single-family residential uses as well as service and light manufacturing uses and is in close proximity to multifamily residential uses and commercial uses fronting Woodruff Road. This site could serve as higher density infill development on an undeveloped parcel in an urban area served by adequate infrastructure and amenities for the residents. The traffic impact study conducted for 360 units on this site indicated, no significant effect on local roads would be noticed from the proposed development. It should be noted however, if R-M20, Multifamily Residential, zoning is approved for the site, the applicant could not be held to 360 because the R-M20, Multifamily is not a review district. Based on these reasons and with the previous concerns noted, Staff recommends approval.

CZ-2008-21 (County Council District 20)

The subject property is zoned I-1, Industrial, which allows intensive industrial/manufacturing uses. The requested C-3, Commercial, allows intensive commercial uses.

Staff is of the opinion the requested C-3, Commercial, is appropriate for the subject site based on its location, which is directly adjacent to properties being used for commercial purposes. There are numerous properties with legal non-conforming commercial uses in the immediate vicinity of the site as listed in the Existing Zoning and Land Use section. Although the site has an existing building that may be used for industrial purposes, the site is less than one acre, which would not allow for a significant expansion of the structure or a significantly large structure to be built on the site if the existing building is demolished. The site also fronts Rutherford Road, which is five-lanes and should be able to handle any additional traffic created from a smaller scale commercial use. Based on these reasons, Staff recommends approval.

CZ-2008-23 (County Council District 23)

The subject property is zoned R-10, Single-Family Residential, which allows single-family residences at a maximum density of 4.4 dwelling units per acre. The requested O-D, Office District, allows professional office uses.

Staff is of the opinion the requested O-D, Office District, is not appropriate for the subject site. The future land use maps of the Comprehensive Plan and the proposed Cherrydale Area Plan call for this parcel to remain residential. The site is also directly adjacent to properties zoned and being used as single-family residences. Staff is also of the opinion changing this parcel to O-D, Office District, could begin a pattern of change on the north side of State Park Road and encroach into an existing residential area. Based on these reasons, Staff recommends denial.

CZ-2008-24 (County Council District 26)

The subject property is zoned R-R3, Rural Residential, and allows for single-family residences at a maximum density of 1 dwelling unit per 3 acres. The requested C-3, Commercial, allows intensive commercial uses. Staff is of the opinion the requested C-3, Commercial, zoning would permit uses that are not appropriate at this location. As stated in the existing zoning and land use section, the areas surrounding the site are all zoned R-R3, Rural Residential, and are occupied by residential uses or undeveloped tracts. The majority of the permitted uses in C-3, Commercial,

are neither appropriate nor compatible with the surrounding residential land uses. Additionally, Staff is concerned that if commercial zoning is approved at this location it would establish a precedent for additional commercial rezoning requests leading to strip commercialization of this segment of Augusta Road in an area dominated by rural residential zoning.

The R-R3, Rural Residential District, was created and approved by County Council in 2000 based on requests from citizens in the area interested in protecting and preserving the rural residential and agricultural character of the area. The parent tract of the subject site is comprised of 21 acres and could be subdivided into 7 residential lots under the existing zoning. The parcels to the west across Augusta Road and south along Augusta Road are all Unzoned, which permits all uses. Therefore, Staff is of the opinion that no additional commercial/services requests are appropriate in the R-R3, Rural Residential, zoning area. Based on these reasons, Staff recommends denial.

The Commission members requested a more detailed review of Dockets CZ-2008-1, CZ-2008-11, CZ-2008-18 and CZ-2008-20.

CZ-2008-11 (County Council District 27)

Mr. Limbaker explained to the Commission members the subject property is located on Anderson Ridge Road and is zoned R-S, Residential Suburban, and is occupied by cleared pasture land. The property adjacent to the north is zoned R-S, Residential Suburban, and is occupied by the former Enoree Landfill, which is now closed and slated to be used for a recreation area as well as the Enoree River. The properties to the adjacent west are zoned R-S, Residential Suburban, and are occupied by manufactured homes in the Fieldmont Subdivision. The parcels to the east are zoned R-S, Residential Suburban, and are occupied by single-family residences on estate size lots along Parker Slatton Road and the Edgewater Acres Subdivision occupied by single-family residences on estate size lots. The parcels to the adjacent south are zoned R-15, Single-Family Residential, and are occupied by single-family residences in The Cove at Savannah Pointe currently being developed.

The subject property was originally zoned R-S, Residential Suburban, as part of Area 7 in June 1991. The tracts to the adjacent south of the site were rezoned from R-S, Residential Suburban, to R-15, Single-Family Residential, in 2004 as Docket CZ-2004-32; Staff, Planning Commission, PWPD Committee recommended approval of the request and County Council subsequently approved the request. There have been no additional rezoning requests for the subject property.

Staff is of the opinion the requested R-15, Single-Family Residential, zoning is not appropriate at this location. As stated in the existing zoning and land use section, the area north of Anderson Ridge Road is occupied by single-family residences on large lots zoned R-S, Residential Suburban, and this site is located amongst the established single-family residential areas on large lots. The area south of the site along Anderson Ridge Road has seen a trend for R-15, Single-Family Residential, zoning, however, Staff is of the opinion the parcels north of Anderson Ridge Road should remain at a lower density to retain the rural character of the area. Additionally, the Greenville County Recreation District is considering developing a golf course at the site of the Enoree Landfill, which will help to retain the low density rural character of the area north of Anderson Ridge Road.

There is a possibility for an additional 714 vehicle trips per day from the subject site if R-15, Single-Family Residential, zoning is approved. As mentioned in the Roads section, Anderson Ridge Road has been identified as needing road improvements; however, no Federal funding is possible for the road improvements. Based on these reasons, Staff recommends denial.

MOTION: By Mr. Robinson, seconded by Mr. Shockley to deny staff's recommendation, which would approve the applicant's request. The motion failed by a vote of two in favor (Robinson and Shockley) and four in opposition (Barbare, Mansbach, Tarleton and Eldridge).

CZ-2008-1 (County Council District 25)

Mr. Limbaker stated the property is zoned I-2, Industrial, which is established to provide a high level of design quality for light industrial uses. The requested S-1, Services, allows light manufacturing uses.

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 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 S-1, Services, would set a precedent for additional rezoning applications for zoning and development of incompatible land uses along this portion of Augusta Road not compatible with the I-2, Industrial, zoning designation. The applicant has stated the main intent of the rezoning request is to rezone the subject site to a district that allows for restaurants. The applicant would like a location for a restaurant to serve the businesses on the surrounding industrial tracts.

County Council has approved rezoning 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 Mr. Shockley to approve the applicant's request (denying staff's recommendation). The motion carried by a vote of five in favor (Shockley, Robinson, Mansbach, Tarleton and Eldridge) and one in opposition (Barbare).

CZ-2008-18 (County Council District 22)

Mr. Limbaker stated the subject properties are located at the intersection of Roper Mountain Road Extension and Hawkins Road. The northern properties are zoned R-20, Single-Family Residential, and PD, Planned Development, and are occupied by two single-family residences one of which appears to be vacant. The adjacent properties to the north are zoned R-20, Single-Family Residential, and are occupied by single-family residences. The adjacent properties to the east across Hawkins Road are zoned R-20, Single-Family Residential, and are occupied by

single-family residences. The parcel to the south is zoned PD, Planned Development, and is occupied by professional offices in the Roper Corners Office Park. The parcels to the west across Roper Mountain Road Extension are zoned R-20, Multifamily Residential, in the City Limits of Greenville and are occupied by the Vinings at Roper Mountain Apartments and a doctor's office.

The subject properties were originally zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. A request to rezone the southern parcel from R-20, Single-Family Residential, to R-15, Single-Family Residential, as Docket CZ-2004-109 was recommended for approval by Planning Staff, Planning Commission and PWPD Committee. County Council approved the request at Second Reading and subsequently denied the request at Third Reading on May 17, 2005. The southern parcel was rezoned from R-20, Single-Family Residential, to PD, Planned Development, in June 2005 as Docket CZ-2005-50 to allow for a maximum of 27 single-family residences. Planning Staff, Planning Commission and PWPD Committee recommended approval and County Council approved the request on June 21, 2005.

He stated staff is of the opinion the requested R-M20, Multifamily Residential, request is not appropriate at this location based on land use recommendations set forth by the Pelham Road Corridor Plan adopted in June 2006. The Pelham Road Corridor Plan was a collaborative effort between the County, City of Greenville and the citizens of the area. Prior to the final approval of the Plan, County Council amended the plan to reflect the recommendations of the citizen committee that worked with the County and City on the Plan. The Plan recommends R-M10, Multifamily Residential, zoning on the two parcels zoned R-20, Single-Family Residential, and POD, Planned Office District, on the parcel zoned PD, Planned Development. The POD, Planned Office District, permits multifamily development at a maximum density of 10 units per acre which is consistent with R-M10, Multifamily Residential, zoning. Based on these reasons, staff recommends denial of RM-20.

MOTION: By Mr. Shockley, seconded by Mr. Robinson to amend the request to RM-10 zoning. The motion carried unanimously.

MOTION: By Mr. Robinson, seconded by Mr. Shockley to approve the request as amended to RM-10. The motion carried unanimously.

CZ-2008-20 (County Council District 21)

The subject properties are zoned R-S, Residential Suburban, which allows single-family residences at a maximum density of 1.7 dwelling unit per acre. The requested R-M20, Multifamily Residential, allows a maximum of 20 multifamily dwelling units per acre.

A traffic impact study was completed and submitted to the Planning Department on March 13, 2008. The only recommendation stipulated in the report that the developer would be responsible for is the dedication of right-of-way sufficient to accommodate the future widening of Rocky Creek Road. The applicant could not be held to this by County Council however, because the request is not a PD, Planned Development, that can involve conditions for approval. The report states that the area roads will operate generally the same with or without the proposed 360 unit development. Additional recommendations such as the removal/revision of the median forming the westbound left turn lane on Woodruff Road onto Verdin Road to allow striping of a two-way left turn lane as depicted in an exhibit in the report. The report also discusses the future possibility of left turn lanes on Woodruff Road at Verdin/Feaster Road. The developer would not be responsible for these items discussed in the traffic report.

The Planning Department Transportation Staff strongly recommends that the proposed emergency access point onto Bagwell Road be used as a normal access. Also, Staff recommends the developer dedicate a minimum of 20' of right-of-way to allow for the future widening of Rocky Creek Road.

The subject properties are located at the intersection Rocky Creek Road and Bagwell Road north of Woodruff Road. The properties are zoned R-S, Residential Suburban, and are occupied by four single-family residences. The adjacent properties to the north are zoned R-10, Single-Family Residential, and are occupied by single-family residences in the Cypress Run Subdivision and an undeveloped tract. The adjacent properties to the east across Bagwell Road are zoned R-M20, Multifamily Residential, and are occupied by single-family residences in the Greens at Rocky Creek Subdivision. The parcels to the south are zoned C-1 and C-2, Commercial, and are occupied by various commercial businesses fronting Woodruff Road. The adjacent properties to the west are zoned S-1, Services, and are occupied by mini-warehouses and two light manufacturing/service businesses.

The subject properties were originally zoned R-S, Residential Suburban, as part of Area 2 in May 1971. There have been no additional rezoning requests for the subject properties. The Cypress Run Subdivision to the adjacent north was rezoned from R-S, Residential Suburban, to R-10, Single-Family Residential, in 1995 as Docket CZ-1995-41 after being amended from an R-7.5, Single-Family Residential. The Greens at Rocky Creek Subdivision to the east was rezoned from R-S, Residential Suburban, to R-M20, Multifamily Residential, in 1989 as Docket CZ-1989-13. The two aforementioned rezoning cases received a recommendation of approval from the Planning Commission and the PWRD Committee. As mentioned, the request for the Cypress Run Subdivision tract was amended from R-7.5, Single-Family Residential, to R-10, Single-Family Residential, and subsequently approved by County Council. The tracts to the adjacent west occupied by the mini-warehouses and various service/light manufacturing uses were rezoned from C-1, Commercial, to S-1, Services, at various times as Dockets CZ-1995-23, CZ-1995-48, CZ-1996-31 and CZ-2005-64. Planning Commission, PWRD Committee and County Council recommended approval for the C-1, Commercial, to S-1, Services, requests mentioned above.

Staff is of the opinion the requested R-M20, Multifamily Residential, request is appropriate at this location considering the surrounding zoning and land uses. The subject site abuts medium/high density single-family residential uses as well as service and light manufacturing uses and is in close proximity to multifamily residential uses and commercial uses fronting Woodruff Road. This site could serve as higher density infill development on an undeveloped parcel in an urban area served by adequate infrastructure and amenities for the residents. The traffic impact study conducted for 360 units on this site indicated, no significant effect on local roads would be noticed from the proposed development. It should be noted however, if R-M20, Multifamily Residential, zoning is approved for the site, the applicant could not be held to 360 because the R-M20, Multifamily is not a review district. Based on these reasons and with the previous concerns noted, Staff recommends approval.

MOTION: By Mr. Mansbach, seconded by Ms. Eldridge to deny the request based on existing zoning traffic impact on Woodruff Road. The motion failed by a vote of two in favor (Mansbach and Eldridge) and four in opposition (Shockley, Robinson, Barbare and Tarleton).

MOTION: By Mr. Tarleton,, seconded by Mr. Shockley to approve the applicant’s request. The motion carried by a vote of four in favor (Shockley, Robinson, Barbare and Tarleton) and two in opposition (Mansbach and Eldridge).

CZ-2008-12

Mr. Limbaker stated he had received a request from the applicant to hold the item.

MOTION: By Mr. Barbare, seconded by Mr. Tarleton to hold the item for thirty-days, pending a traffic report. The motion carried unanimously.

MOTION: By Mr. Robinson, seconded by Mr. Barbare to approve CZ-2008-17, CZ-2008-21, CZ-2008-23 and CZ-2008-24. The motion carried unanimously.

PRELIMINARY SUBDIVISION APPLICATIONS

Ms. Webb presented the following Subdivision Applications with staff’s recommendations:

07-204, Donovan’s Landing (Revision), formerly Savannah Walk (County Council District 27)

CONTINGENCIES

- SECOND ENTRANCE NEEDED PER FIRE DEPT. SECOND ENTRANCE TO BE “HIDDEN ENTRANCE” BECAUSE OF THE LIMITED SIGHT DISTANCE. SECOND ENTRANCE MAY NOT BE USED FOR CONSTRUCTION ENTRANCE BECAUSE OF THE LIMITED SIGHT DISTANCE.
- MEETS SIDEWALK CRITERIA.
- SCUFFLETOWN ROAD CORRIDOR STUDY:
 - ENCOURAGES PRESERVATION OF NATURAL VEGETATION ALONG LEE VAUGHN ROAD. SIGHT DISTANCE MUST BE ACHIEVED.
 - DEVELOPER TO WORK WITH THE COUNTY REC. COMMISSION FOR GREENWAY IN FLOODPLAIN AREA.
- DETENTION IN THE GILDER CREEK BASIN TO BE DESIGNED TO HIGHER STANDARDS.
- FINAL PLAT TO SHOW A 25’ SETBACK FROM EXTERIOR PROPERTY LINE.
- BASE FLOOD ELEVATIONS AND FINISHED FLOOR ELEVATIONS MUST BE SHOWN ON FINAL PLAT.

MOTION: By Ms. Eldridge, seconded Mr. Mansbach to amend the plan to require a stub out on 07-204 to the adjoining property. The motion failed by a vote of two in favor (Eldridge and Mansbach) and four in opposition (Robinson, Shockley, Barbare and Tarleton).

MOTION: By Mr. Shockley, seconded by Mr. Tarleton to accept staff's recommendations. The motion carried unanimously.

08-116, Bellagio

CONTINGENCIES

- MEETS SIDEWALK CRITERIA – WITHIN 1 ½ MILE OF SCHOOLS.
- NO ACCESS CAN BE PROVIDED TO BATESVILLE ROAD FROM LOTS #1 & #9.
- DETENTION POND MAY BE LESS THAN THE 25,000 SQUARE FOOT MINIMUM PER JOHN MCLEOD, THE ZONING ADMINISTRATOR. THE POND LOT MUST BE LABELED AS SUCH ON THE FINAL PLAT.
- THE TREE ORDINANCE APPLIES TO THIS SUBDIVISION. TREES ARE TO BE PRESERVED OR RE-PLANTED. A TREE PROTECTION PLAN IS REQUIRED IF TREES ARE TO BE PRESERVED.
- WATER CAN BE EXTENDED TO SERVE THE SUBDIVISION. A LETTER OF REQUEST IS REQUIRED.

MOTION: By Mr. Robinson, seconded by Mr. Tarleton to approve staff's recommendations. The motion carried unanimously.

08-121, The Gardens at Batesville

CONTINGENCIES

- MEETS SIDEWALK CRITERIA. IT IS WITHIN 1 ½ MILE OF SCHOOLS.
- DEVELOPER MUST IMPROVE THE CAPACITY OF THE EXISTING SEWER LINES IN ORCHARD FARMS SUBDIVISION TO BE ABLE TO SERVE THE NEW SUBDIVISION WITH SEWER.
- THE TREE ORDINANCE APPLIES TO THIS SUBDIVISION. A TREE PROTECTION PLAN WAS INCLUDED IN THE PRELIMINARY APPLICATION.
- WATER CAN BE EXTENDED TO SERVE THE SUBDIVISION. A LETTER OF REQUEST IS REQUIRED.

MOTION: By Mr. Tarleton, seconded by Mr. Shockley to approve staff's recommendations. The motion carried unanimously.

DRAINAGE EASEMENT ABANDONMENT

DA-2008-3, Pawley's Drive

Ms. Webb explained the request by the owner to abandon a portion of the 15-foot wide storm drain easement located on the northwest side of the lot. The easement is shown on the final plat to accommodate the outfall pipe from the catch basin located in Pawleys Drive. The pipe itself is centered along the property line, and the easement extends 7.5 feet on each side of the pipe onto lots #15 and #16. The owner has asked that approximately 2.7 feet of this easement be abandoned to accommodate the house that has been constructed there. A copy of the plat showing the location and extent of the abandonment was included in the packets. Ms. Webb stated since this was an engineering issue, the Planning Department staff concurs with the recommendation of the County Engineering Division and recommends approval of the request with the condition that the lots affected by this action will not be eligible for the County's Off Right-of-Way drainage assistance.

MOTION: By Mr. Tarleton, seconded by Mr. Shockley to approve staff's recommendation. The motion carried unanimously.

EAST WOODRUFF ROAD AREA PLAN

Eric Vinson gave a brief PowerPoint presentation outlining the process and recommendations for the East Woodruff Road Area Plan. A hard copy of the plan was mailed to the Commission members with their agenda packets. Mr. Vinson stated the Plan would be going to the PWPD Committee with a request for a Public Hearing. He stated the plan would return to the Planning Commission in May after the Public Hearing. Mr. Vinson explained the goals and issues most important to the community.

CZ-2008-11

The members of the Commission omitted a final vote on the item, therefore, the item was reconsidered and a motion made.

MOTION: By Mr. Tarleton, seconded by Mr. Mansbach to approve staff's recommendation. The motion carried by a vote of four in favor (Mansbach, Barbare, Tarleton and Eldridge) and two in opposition (Robinson and Shockley).

CHERRYDALE PLAN RESOLUTION

Norman Wright presented a Resolution to the members of the Planning Commission to allow staff to move forward to County Council for their recommendations/approval.

MOTION: By Mr. Barbare, seconded by Mr. Mansbach to move forward the Resolution. The motion carried unanimously.

APPEARANCES

There were no appearances regarding non-agenda items.

OLD / NEW BUSINESS

Ms. Long stated the Traffic Impact Study was returned by County Council for staff to work with the development community and receive comments. There is meeting schedule on April 8, 2008, with a Public Hearing to follow in May. Ms. Long stated the Kick-off meeting for the Comprehensive Plan went very well and the meeting at Blue Ridge also went well. She stated

one community meeting was added, which would be held at County Square in Conference Room D on May 13, 2008 at 6:30 p.m. Ms. Long stated next month staff would present a report to the Planning Commission regarding the progress and comments from the community meetings. Mr. Barbare mentioned the SCDOT would be presenting a state-wide multi-modal Transportation Plan at the Phyllis Wheatley Center. He stated the time would be from 4:00 p.m. until 7:00 p.m.

ADJOURNMENT

MOTION: By Mr. Barbare to adjourn. Without objection, the meeting adjourned at 6:20 p.m.

Submitted by Recording Secretary
