

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
April 22, 2009

MEMBERS PRESENT: B. Robinson, Chair; F. Mansbach, V. Chair; J. Barbare, L. Stevens, D. Eldridge, T. Usher, and R. Bell

MEMBERS ABSENT: S. Pruitt

STAFF: M. Long, S. Limbaker, P. Webb, K. McCormick, S. Garnmeister, T. Meeks, J. Owings and H. Hahn

CALL TO ORDER; OPENING REMARKS

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

APPROVAL OF THE MARCH 25, 2009 MINUTES

Without objection the minutes of the March 25, 2009 meeting were approved as presented.

PRELIMINARY SUBDIVISION APPLICATION

Milford Church Estates (unpaved Private Drive)

Pat Webb addressed the Commission members regarding a request for an unpaved, shared Private Drive at the Milford Church Estates (09-115). Ms. Webb stated the owner was requesting to convert the areas of lot 2, 3 and 4 located above the existing drive to one addition lot. Also, the length of the road is to be greater than the 1200 linear foot maximum. Ms. Webb stated staff the following contingencies:

The Greenville County Land Development Division cannot support the variance request to allow 8 lots on the Unpaved Private (Shared) drive.

LDD and Planning can support the variance to exceed 1200 linear feet with the installation of a 50' radius interim turn around opportunity.

Developer is to secure an encroachment permit from the SCDOT for the drive. Drive must be 20' wide with 10' radii.

Sight triangles are required at the intersection with Milford Church Road. Since this is a private road, the triangles could be on easements and only for any area of the radii that extend beyond the 60' width.

Base flood elevation to be shown on the final plat.

Public water is to be installed in accordance with the Blue Ridge Rural Water System's current policy.

A fire hydrant is to be installed at the interim turn around.

A stormwater management plan must be provided and approved. Final plat to show the number of the approved plan.

Ms. Webb stated staff recommended approval.

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

REZONING REQUESTS

NEW APPLICATIONS

Mr. Limbaker briefly explained the rezoning process and presented the following rezoning requests with staff's recommendations.

CZ-2009-17, Jesus Tamayo, located on E. Parker Road, requesting rezoning from S-1 to C-3. Staff recommends approval.

CZ-2009-18, Jesus Tamayo, located on White Horse Road, requesting rezoning from O-D to C-3. Staff recommends approval.

CZ-2009-19, Tracy Mansfield for Mary Jennings, located on Moody Lane, requesting rezoning from R-12 to R-20A. Staff recommends denial.

CZ-2009-20, Roger Barnes for William Sullivan, located on Farmers Circle and South Highway 14, requesting rezoning from R-S to S-1. Staff recommends approval.

CZ-2009-21, Jamie Graham for Angela Rogers, located on E. Main Street (Taylors), requesting rezoning from R-20 to C-1. Staff recommends approval.

The Planning Commissioners requested a more detailed explanation of zoning applications CZ-2009-18 and CZ-2009-19.

MOTION: By Mr. Robinson, seconded by Ms. Stevens to approve CZ-2009-17, CZ-2009-20 and CZ-2009-21. The motion carried unanimously.

CZ-2009-18 (County Council District 26)

The property is zoned O-D, Office District, which allows professional office uses. The requested C-3, Commercial, allows intensive commercial uses.

Plans and Policies

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

White Horse Road Corridor Plan (January 2006). The Plan indicates Commercial/Office uses are preferred for this location.

Zoning History

The subject parcel and surrounding area were zoned R-10, Single-Family Residential, as part of Area 4A in June 1973. The parcel was rezoned to O-D, Office District, in December 1976 (CZ-76-88). No other rezoning requests have been submitted for the subject site.

Existing Zoning and Land Use

The subject property is located on White Horse Road at the corner of Short Street. The parcel is zoned O-D, Office District, and is occupied by a single-family residential home. The parcel to the north is zoned R-10, Single-Family Residential, and is occupied by a residence. Also to the north is Twinz Spotlight and Spirits Bar and Grill zoned C-2, Commercial. The parcel to the east along Short Street is zoned R-10, Single-Family Residential, and is occupied by a residence. The parcel to the south across Short Street is zoned R-10, Single-Family Residential, and is also occupied by a residence. The parcels to the west across White Horse Road are zoned R-12, Single-Family Residential, and C-1, Commercial, and are occupied by various businesses, including a hair salon, a locksmith, an insurance office, and a convenience store.

While staff is of the opinion the O-D, Office District, use is appropriate at this location, staff is also of the opinion the proposed C-3, Commercial, zoning designation and permitted uses are consistent with the existing zoning and service/commercial uses in the vicinity of the site. This segment of White Horse Road has experienced at least 15 rezoning requests since the area was zoned in 1973. Approval of these requests has established this as a commercial corridor and completes the White Horse Road corridor plan. The White Horse Road corridor plan recognized this segment was in transition from residential to commercial and identified the future land use map as commercial. Based on the aforementioned reasons, staff recommends approval.

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

CZ-2009-19 County Council District 26

The property is zoned R-12, Single-Family Residential, which allows single-family residences at a maximum density of 3.6 dwelling units per acre. The current zoning will permit 15 dwelling units. The requested R-20A, Single-Family Residential, district allows single-family residences at a maximum density of 2.2 dwelling units per acre as well as farm animals subject to conditions. The proposed zoning district will permit 9 dwelling units.

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

Southern Connector Land Use Plan (August 2000). The Future Land Use Map indicates Suburban Residential uses are preferred for this area at a density of 2-7 dwelling units per acre.

The subject parcel and surrounding area was zoned R-12, Single-Family Residential, as part of Area 2 in May 1971. No other rezoning requests have been submitted for the subject site. The parcel to the adjacent east was rezoned from I-1, Industrial, and S-1, Services, to PD, Planned Development in April 2005 as Docket CZ-2005-23 for the Acadia Development. Staff, Planning Commission and PWPD Committee recommended approval and Council approved the request as stated above in 2005 for the mixed use planned development.

Existing Zoning and Land Use

The subject property is located on Moody Lane just south of the Southern Connector (I-185). The parcel is zoned R-12, Single-Family Residential, and is occupied by a single-family residence. The parcels to the adjacent west and south along Moody Lane are also zoned R-12, Single-Family Residential, and are occupied by single-family residences. The parcel to the adjacent north is zoned R-S, Residential Suburban, and is undeveloped. The parcel to the

adjacent east is zoned PD, Planned Development, and is an unpaved access road for the Acadia Development.

Staff is of the opinion the existing established R-12, Single-Family Residential, zoning district and land use pattern that has developed in compliance with the R-12, Single-Family Residential, zoning district are appropriate for this location. As previously stated, R-12, Single-Family Residential, zoning has existed in this area since 1971 with no rezoning requests in the immediate area except for the Acadia Development.

Additionally, staff is of the opinion rezoning the subject site to R-20A, Single-Family Residential, could introduce incompatible uses with the adjacent residences zoned R-12, Single-Family Residential. The R-12, Single-Family Residential, district and the R-20A, Single-Family Residential, district permit the same uses with the exception that the R-20A, Single-Family Residential, district permits farm animals with the condition that "Space or Shelter shall be provided where livestock is kept or fed in an R-20A District and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad, or watercourse at least 100 feet in width". Based on these reasons, staff recommends denial of the request.

MOTION: By Ms. Stevens, seconded by Mr. Bell to approve the applicant's request. The motion carried with one in opposition (Barbare).

APPEARANCES (Non Agenda Items)

There were no appearances regarding non agenda items.

DIRECTORS REPORT

Ms. Long reminded the Commissioners of the joint meeting with County Council on May 1, 2009. She stated the meeting would introduce the Comprehensive Plan and have a discussion period. In addition, Ms. Long stated there was a large turn out at the community meeting in Blue Ridge. The meeting had a lot of good discussion.

Mr. Robinson invited Mr. Shockley, who would be replacing Ms. Eldridge on the Planning Commission, to attend the joint meeting with County Council. Mr. Robinson welcomed back Mr. Barbare and Mr. Mansbach to another term on the Commission.

Ms. Long announced that Eric Vinson and his wife Rita, are the proud parents of a baby girl named Lola. All were doing well.

Ms. Long reminded the Commissioners to write their paragraphs for the Comprehensive Plan.

Mr. Barbare brought up the Highway 290 study and the failed Hwy 290 design standard, which was lost in the shuffle. He stated the records show in August 2007 the Planning Commission held the 290 design standards and planned to schedule another community meeting. Mr. Barbare asked staff to research the issue and find out why the meeting had not happened.

Mr. Robinson recognized Mr. Pasternet, who is from New Jersey and had served as a Planning Commissioner. He currently resides in Taylors.

ADJOURNMENT

ACTION: Without objection, the meeting adjourned at 5:25 p.m.

Submitted by Recording Secretary
