

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
April 23, 2008

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

MEMBERS ABSENT: L. Stevens and B. Tarleton

GUESTS:

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

CALL TO ORDER; OPENING REMARKS

The Chair called the meeting to order at 4:33 p.m. and gave the invocation.

APPROVAL OF THE MARCH 26, 2008 MINUTES

Without objection the minutes of the March 26, 2008 meeting were approved.

REZONING REQUESTS

Mr. Limbaker gave an explanation of the process in which rezoning requests are considered. In addition, he explained how the Planning Commission handled the agenda items.

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

CZ-2008-12 (County Council District 28)

Andy Sherard for William Walker, Jr. and Mary Harling, located on Harrison Bridge Road. The properties are zoned R-S, Residential Suburban, which allows 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, indicate 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.

In the first presentation of this case, staff recommended 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. However, after discussions with the developer a solution was to create a boulevard style entrance that clearly delineates this as the final point of commercial development along Harrison Bridge Road, the location of the commercial area shown on the amended plan is more appropriate. In addition, the Statement of Intent should be amended to stipulate that the front of the commercial structure be oriented towards the second major entrance road and the amenities area and the rear of the structures facing the boulevard entrance. The Statement of Intent should also stipulate the rear of the commercial structure to be of residential character constructed of brick or similar material as to be aesthetically pleasing to the residential area.

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

Conditions:

- All conditions in the traffic study be met with the maximum lengths for turning lanes provided.
- A full 3-lane section of roadway should be considered along Harrison Bridge Road in front of this development if determined more feasible when the FDP is presented.
- A 45' right-of-way from the centerline of Harrison Bridge Road should be provided to ensure feasibility for future widening.
- One additional stub out to the east located at the rear of the single-family section should be provided to assist in providing for future connectivity for this development to Fairview Road.
- Full pedestrian connectivity is required between all internal land uses and at external connection points.

CZ-2008-25 (County Council District 18)

David Black for Phillip Durham and Brent Jones locate on Old Highway 14 (South). 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 and R-15, Single-Family Residential, which allows single-family residences at a maximum density of 2.9 units per acre. The requested S-1, Services District, allows light manufacturing uses.

Staff is of the opinion the requested S-1, Services District, request is not appropriate at this location based on the adjacent R-15, Single-Family Residential, and R-S, Residential Suburban, zoning and accompanying single-family residential uses. Although the Future Land Use Map designates these parcels for Industrial/Service uses, the surrounding area as noted in the Existing Zoning and Land Use Section shows the subject parcels are surrounded by residentially zoned property and single-family residences. The City of Greer has annexed and rezoned parcels in the area to S-1, Services; however, none of the parcels are contiguous to the subject sites. Staff is also concerned with permitting additional commercial/industrial traffic on roads that run through established residential areas. Based on these reasons, Staff recommends denial.

CZ-2008-26 (County Council District 23)

Stanley Palma for Forsite Properties, LLC., located on Piney Mountain Road. The subject properties are zoned R-20, Single-Family Residential, which allows single-family residences at a maximum density of 2.2 units per acre. The requested R-M20, Multifamily Residential, allows multifamily residences at a maximum density of 20 units per acre.

Staff is of the opinion the requested R-M20, Multifamily Residential, request is not appropriate at this location based on the surrounding R-20, Single-Family Residential, zoning and accompanying single-family residential uses. Although the Future Land Use Map designates some of these parcels for Commercial/Office uses, the surrounding area as noted in the Existing Zoning and Land Use Section depicts that the subject parcels are surrounded by residential zoning and single-family residences.

Additionally, Staff is of the opinion the request, if approved, could be detrimental to the character of the existing neighborhood, and could set a precedent for approving similar requests in the future. As noted in the Traffic Impact Section, the surrounding roads are not slated for

improvements and approval of the request could allow for up to 844 daily trips. These same reasons were stated by Staff in 1999 for the rezoning request from R-20, Single-Family Residential, to R-M, Multifamily Residential on four of the subject parcels. The surrounding maximum allowable density is 2.2 single-family residences per acre and the request would allow for a maximum of 20 multifamily residences per acre. Staff is of the opinion the proposed variation in density is out of character with the surrounding density and uses. Based on these reasons, Staff recommends denial.

CZ-2008-27 (County Council District 23)

Newwave Consulting Inc. for Sarah Buin, et.al., located on Rutherford Road. The subject properties are zoned R-M20, Multifamily Residential, which allows multifamily residences at a maximum density of 20 units per acre. The requested I-1, Industrial, allows intense manufacturing uses.

Staff is of the opinion the requested I-1, Industrial, will allow uses that may not appropriate for the subject site due to the fact that these uses would be located directly adjacent to an established residential use. The site is small in size, less than one acre, and would not be able to support an adequate buffer from an intense industrial use. Based on these reasons, staff recommends denial.

In some cases, the staff is of the opinion that an alternative zoning should be suggested. Staff is of the opinion C-3, Commercial, or a similar zoning district may be better suited as a transitional use next to the existing multifamily residential apartments. As this site is less than one acre, the choice of C-3, Commercial, would allow for development of a small scale commercial business that could potentially serve citizens in the area with various needs. 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. If amended and approved, the applicant will be required to comply with Section 12:9 of the Zoning Ordinance in regard to screening and buffering between a commercial use and the existing residences to the adjacent west. Staff recommends denial.

CZ-2008-28 (County Council District 25)

Andy Sherard, P.E. for Bruce White, R.D. Holcome, Jr. and Eagle SC, LLC, located on Augusta Road. The subject properties are zoned S-1, Services, which allows light manufacturing uses and I-1, Industrial, which allows intensive industrial/manufacturing uses. The requested C-3, Commercial, allows intensive commercial uses and the requested R-M20, Multifamily Residential, allows multifamily uses at a density of 20 units per acre.

The emerging development pattern is for the intersection of the Southern Connector and US 25 to be a commercial node. The developing commercial uses will serve the needs of local residential areas as well as the industries located nearby. Staff is of the opinion the requested C-3, Commercial, and R-M20, Multifamily Residential, zoning is appropriate for the subject site based on its location and ability to serve as an excellent infill site in a commercial area along Augusta Road. Although this zoning change would reduce approximately 6 acres of I-1, Industrial, zoned property, from the County total, the site fronts Augusta Road within the US 25/Southern Connector commercial node that serves as the commercial/convenience location for the area. Staff is also of the opinion that placing multifamily housing at this location near major employment/developing industrial areas presents an appropriate opportunity. Residents in this development would also have the benefit of being located near needed amenities. County Council has approved various commercial requests in the last two years in this area on the basis that this is an appropriate regional commercial node. Based on these reasons, staff recommends approval.

CZ-2008-29

Greenville County Council to allow funeral homes as a conditional use in residential districts.

The proposed text amendment to the Greenville County Zoning Ordinance will amend the Ordinance by allowing funeral homes as a conditional use in residential zoning districts. County Council requested staff investigate the possibility of allowing funeral homes in residential areas due to a commercial rezoning request in a residential area. The intent of the request was for a funeral home; however, commercial zoning was not appropriate at this location and the commercial zoning request was denied. Funeral Homes are currently only permitted in the C-2 and C-3, Commercial Districts and the S-1, Services District.

Planning Staff met with members of the Public Works Department, Codes Department and the County Attorney's office to discuss the most appropriate measures to allow funeral homes in additional zoning districts. One recommendation was to allow funeral homes in the NC, Neighborhood Commercial District, which is a review district and design guidelines can be established. However, staff is of the opinion this is not appropriate because this option would require a change in zoning to a commercial district in possibly an established residential area. Rezoning a site to NC, Neighborhood Commercial, or a similar commercial district could possibly set an undesirable precedent for additional requests in established residential zoning districts and would not be appropriate.

Staff also considered the option to allow funeral homes as a Special Exception which requires review by the Board of Zoning Appeals for approval. Staff is of the opinion this is not a viable option because there would not be any specific requirements set forth to protect adjacent residential uses. The third and most preferable option by staff is to allow funeral homes in residential zoning districts as a conditional use with the following conditions;

1. Location

- The funeral home must be located on the same site as a cemetery or on a lot within one thousand (1,000) feet of a cemetery as measured between the closest property lines.
- A funeral home shall be located on a road classified as a minimum of a Major Collector road as defined in Article 8.1 of the Greenville County Land Development Regulations.

2. Minimum Lot Area

- The minimum lot area shall be two acres.

3. Off-Street Parking

- Aisle and other space within the off-street parking area shall be adequate to allow funeral processions to be formed entirely on site without hindering traffic on public streets.
- The number of off-street parking spaces required shall be provided in accordance with Table 12.1 of this ordinance.
- Parking lot landscaping shall comply with section 12:4 of this ordinance.

4. Height and Setbacks

- A funeral home shall comply with the nonresidential setbacks in single-family zoning districts in Section 7:3.2 of this ordinance.

5. Screening and Buffering

- Screening and buffering shall comply with section 12.9 of this ordinance in addition to a minimum of a twelve and a half (12.5) foot buffer.

6. Lighting

- Site lighting shall conform to the standards set forth in Section 12:1.1.

7. Signage

- Sign shall not exceed eight feet in height as measured above grade.
- Maximum sign face dimension shall be eighty (80) square feet.
- Site shall have a maximum of two (2) monument signs on site with a maximum of one (1) sign per street frontage.
- Facade mounted signs shall not exceed five (5) percent of the area of the façade upon which they are placed, with the maximum size of any one sign limited to twenty (20) square feet. Only one (1) facade mounted sign per street frontage shall be permitted.
- Site shall have a maximum of two (2) facade mounted signs.
- No electronic reader board or similar signs shall be permitted.

The Commission members requested a more detailed review of Dockets CZ-2008-12 and CZ-2008-29.

CZ-2008-12

Ms. McCormick explained the properties are zoned R-S, Residential Suburban, which allows 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, indicate 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.

Zoning History

The subject properties were originally zoned R-S, Residential Suburban, as part of Area 10 in December 1994. The properties to the northeast were zoned PD, Planned Development, in 2006. That PD, called Merrydale, is not yet developed. There have not been any additional rezoning requests for the subject properties.

Existing Zoning and Land Use

The properties are currently zoned R-S, Suburban Residential, and are occupied by two single-family residences. The properties to the north across Harrison Bridge Road are zoned R-S, Residential Suburban, and are occupied by a single-family residence and agricultural uses. The properties to the northeast are zoned R-S, Residential Suburban, and PD, Planned Development, and are occupied by single-family residences. The properties to the south are zoned R-S, Residential Suburban, and are occupied by single-family residences. There is also commercial property zoned C-1, Commercial, to the south on Fairview Road. The property to the west is zoned R-S, Residential Suburban, and is occupied with agricultural uses.

Ms. McCormick explained 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 were requested in the previous report. In response to staff concerns, the developer added a stub-out to the property to the south for future access to Fairview Road if the properties to the south are developed.

In the original report, staff also was of the opinion that Harrison Bridge Road is currently not designed to accommodate the level of traffic anticipated from this development. Staff recommended a full 3-lane section of roadway should be constructed along the entire road frontage of this development. In addition, Staff recommended the developer 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 response to these recommendations and based on the discussion at the Planning Commission meeting, the developer and engineer had a traffic impact study developed. The draft results of this study are being presented at this time with additional information to be presented prior to the Planning Commission meeting.

In addition, there were several issues shown on the original 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. This will still need to occur. In addition, full pedestrian connectivity between all internal land uses and at external connection points will be required at the time of FDP.

In the first presentation of this case, staff recommended 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. However, after discussions with the developer a solution was to create a boulevard style entrance that clearly delineates this as the final point of commercial development along Harrison Bridge Road, the location of the commercial area shown on the amended plan is more appropriate. In addition, the Statement of Intent should be amended to stipulate that the front of the commercial structure be oriented towards the second major entrance road and the amenities area and the rear of the structures facing the boulevard entrance. The Statement of Intent should also stipulate the rear of the commercial structure to be of residential character constructed of brick or similar material as to be aesthetically pleasing to the residential area.

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

Conditions:

- All conditions in the traffic study be met with the maximum lengths for turning lanes provided.
- A full 3-lane section of roadway should be considered along Harrison Bridge Road in front of this development if determined more feasible when the FDP is presented.
- A 45' right-of-way from the centerline of Harrison Bridge Road should be provided to ensure feasibility for future widening.
- One additional stub out to the east located at the rear of the single-family section should be provided to assist in providing for future connectivity for this development to Fairview Road.
- Full pedestrian connectivity is required between all internal land uses and at external connection points.

Mr. Keith Brockington addressed the Commission members regarding the traffic study and answered questions the Commission members had.

MOTION: By Mr. Shockley, seconded by Mr. Barbare to approve staffs recommendations with the five conditions. The motion carried unanimously.

Chairman Eldridge, on a request from Mr. Barbare suggested at the June Workshop the Traffic Impact Study be the topic.

CZ-2008-29

Greenville County Council to allow funeral homes as a conditional use in residential districts. The proposed text amendment to the Greenville County Zoning Ordinance will amend the Ordinance by allowing funeral homes as a conditional use in residential zoning districts. County Council requested staff investigate the possibility of allowing funeral homes in residential areas due to a commercial rezoning request in a residential area. The intent of the request was for a funeral home; however, commercial zoning was not appropriate at this location and the commercial zoning request was denied. Funeral Homes are currently only permitted in the C-2 and C-3, Commercial Districts and the S-1, Services District.

After a brief discussion regarding the item the following motion was made.

MOTION: By Mr. Barbare, seconded by Mr. Mansbach to hold the item for thirty days and work on the issues discussed. The motion carried unanimously.

MOTION: By Mr. Barbare, seconded by Mr. Shockley to approve staff's recommendation on CZ-2008-25, CZ-2008026, CZ-2008-27 and CZ-2008-28. The motion carried unanimously.

Chairman Eldridge suggested in the future switching agenda items to allow Preliminary Subdivision Applications precede Rezoning Requests. (when there are fewer subdivisions than rezonings)

PRELIMINARY SUBDIVISION APPLICATIONS

Ms. Gordon presented the following Subdivision Applications with staff's recommendations:

08-126 MAXWELL FARM

CONTINGENCIES

- MEETS SIDEWALK CRITERIA.
- SEWER CAPACITY IS AVAILABLE BASED ON A TWO (2) YEAR BUILD-OUT.
- ROAD NAMES ARE REQUIRED.
- PROVIDE ½ OF A 50' RIGHT-OF-WAY FOR BROWN ROAD.
- THE TREE ORDINANCE APPLIES TO THIS SUBDIVISION. A TREE PROTECTION PLAN WAS INCLUDED IN THE PRELIMINARY APPLICATION.
 - TPP PROVIDES FOR 297.4 CREDITS, 240.3 CREDITS WERE REQUIRED.
- ROAD PLAN AND PROFILE TO ADDRESS INDIVIDUAL LOT GRADING ON LOT #55. ANALYSIS OF THE 100-YEAR STORM WILL BE REQUIRED ON THIS LOT.
- TRAFFIC CALMING MAY BE REQUIRED ON ROAD "A".

#08-127 GOODWIN FARMS

CONTINGENCIES

- STAFF RECOMMENDS APPROVAL OF THE VARIANCE REQUEST TO ALLOW THE USE OF URBAN DESIGN STANDARDS FOR THE ROADS. AS A CONDITION OF THIS APPROVAL, CURB AND GUTTER WILL BE REQUIRED.
- THE TREE ORDINANCE APPLIES TO THIS SUBDIVISION. A TREE PROTECTION PLAN WAS INCLUDED IN THE PRELIMINARY APPLICATION.
 - A TOTAL OF 256.3 TREE CREDITS WERE PROVIDED, ONLY 102.7 WERE REQUIRED.
- DEVELOPER TO PROVIDE INCREASED SETBACKS ON LOT #8 AT INTERSECTION OF HWY 414 AND GOODWIN BRIDGE ROAD TO ALLOW FOR FUTURE REALIGNMENT OF THE INTERSECTION IF FUNDS BECOME AVAILABLE.
- DEVELOPER TO INSTALL DRIVES FOR LOTS #1 THRU 10. FINAL PLAT TO SHOW A NOTE STATING THAT THE HOA OR INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY CONNECTIONS. SCDOT WILL NOT MAINTAIN THE DRIVES.

- ROAD PLAN AND PROFILE TO ADDRESS INDIVIDUAL GRADING ON LOTS # 1 AND 21 TO ASSURE ADEQUATE AREA FOR PLACEMENT OF HOUSES.

Mr. Ken Beth spoke to the Commission members in opposition to Goodwin Farms Subdivision.

MOTION: By Mr. Shockley, seconded by Mr. Barbare to accept staff's recommendation on the subdivision applications. The motion carried unanimously.

QUARTERLY REPORT

Ms. Gordon presented a PowerPoint slide comparing subdivisions in 2008 with subdivisions in 2007.

COMP PLAN UPDATE

Ms. Long addressed the Commission members with an update on the status of the work on the Comprehensive Plan. She gave a PowerPoint presentation reviewing the Steering Committee, the Kick Off Meeting, and the Community meetings. Ms. Long relayed to the Commission members the top seven concerns received from the citizens within the County and briefly went over each community meeting separately. Ms. Long stated the Web site was in operation and the Green Room (Conference Room G) would be opening on May 5, 2008. The hours of the Green Room would be Monday's 3:00 p.m. – 7:00 p.m., Tuesday 1:00 p.m. – 6:30 p.m., and Thursdays 10:00 a.m. – 2:00 p.m. She said the citizen committee meetings would be in June, July and August. Ms. Long also stated there would be another survey, which would be a statistical survey mailed to random citizens. In June 2008, there would be a State of the County meeting and additional community meetings once a draft plan was prepared with hopeful County Council adoption in June 2009.

APPEARANCES

There were no appearances regarding non-agenda items.

OLD / NEW BUSINESS

Ms. Long stated the May Educational Workshop would be with the City of Greenville Planning Commission. Ms. Long stated she would like to do an introduction for the new Planning Commissioners during the June workshop.

Mr. Barbare stated once the TIS Ordinance was passed, it would take training and education for the commissioners.

Mr. Mansbach requested the summary of the TIS meetings be emailed to the commission members.

Ms. Long stated there would be a joint meeting with County Council going over Planning 101. There would be a new zoning category in the future and also some changes to PD's and Neighborhood Development. In addition, during a workshop there would be a discussion regarding Public Hearings.

Ms. Long stated the TIS Committee would be presenting a draft to County Council on May 6, 2008. Ms. Long also stated staff was working on updating the Land Development Regulations.

Ms. Long introduced Suzanne Garnmeister, Planning Tech and also stated O'Diedra Williams was the new Associate Transportation Planner.

Mr. Shockley requested the Subdivision Quarterly Report be emailed to each Commissioner and Chair Eldridge stated Mr. Tarleton would be speaking to the Commission members regarding the upcoming election of officers. There would be a ballot in next months Planning Commission packet.

ADJOURNMENT

MOTION: Without objection, the meeting adjourned at 6:08 p.m.

Submitted by Recording Secretary
