

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
**May 27, 2009**

**MEMBERS PRESENT:** B. Robinson, Chair; F. Mansbach, V. Chair; J. Barbare, D. Eldridge, T. Usher, R. McCoy, R. Bell and newly appointed Milton Shockley

**MEMBERS ABSENT:** L. Stevens, S. Pruitt

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

**CALL TO ORDER; OPENING REMARKS**

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

**APPROVAL OF THE APRIL 22, 2009 MINUTES**

**MOTION:** By Ms. Eldridge to correct the minutes of the April 22, 2009 minutes to reflect Mr. McCoy being present.

Without objection the minutes of the April 22, 2009 meeting were approved as amended.

**RECOGNITION OF DIANE ELDRIDGE**

John Owings recognized Diane Eldridge for her service on the Planning Commission. He noted her experience and achievements through various organizations and commended her on a difficult balancing act between the political will to do something and the public's expectation for what that should be. He stated it would be tough to work without Diane on the Commission. Mr. Owings presented Ms. Eldridge with a gift as appreciation for her work on the Planning Commission.

**ELECTION OF OFFICERS**

Ms. Eldridge passed out ballots for the election of officers for the upcoming year. Mr. Robinson also opened the floor to any other nominations.

Mr. Barbare nominated Todd Usher for Chairman.

Ms. Eldridge announced Mr. Usher would be Chairman for the next year.

Ms. Eldridge passed out ballots for vice-chairman and Mr. Robinson opened the floor for additional nominations for vice-chair. There being no other nominations, Mr. Robinson closed nominations.

Ms. Eldridge announced Mr. Bell would be Vice-Chairman for the next year.

**PRELIMINARY SUBDIVISION APPLICATION**

**09-119, Neeley Ferry Commercial Development**

Pat Webb addressed the Commission members regarding the above subdivision, stating the applicant has requested the development be postponed until next month's meeting.

**MOTION:** By Ms. Eldridge, seconded by Mr. Usher to postpone the request for one month. The motion carried unanimously.

**REQUEST FOR EXTENSION OF PRELIMINARY APPROVAL**

**05-203, Pinesprings**

Pat Webb stated the above referenced subdivision has received an extension from staff for one (1) year. Any subsequent extensions must be granted by the Planning Commission. She stated the request has been reviewed by representatives from the Public Works Division and the Land Development Division. There is no objection to the request for an extension, however, staff wants to make the developer aware that the new Tree Preservation Ordinance states “developments with Planning Commission approval on the effective date of this ordinance are exempt from the requirements of this Ordinance if development activity is commenced within two years of the approval of the ordinance.” Ms. Webb stated staff was of the opinion that after January 23, 2010 (the adoption date of the Tree Preservation Ordinance) the provisions of the tree ordinance will apply to the subdivision, even if the preliminary approval is extended to or beyond that date.

**MOTION:** By Ms. Eldridge, seconded by Mr. Bell to approve the extension with the requirement they adhere to the Tree Ordinance. 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-2009-13**, Erik Horton, P.E. for CDMP Holding, Inc. located on Maple Tree Court @ Pelham Road, requesting rezoning from R-M10 to O-D. Staff recommends approval.

**CZ-2009-23**, Matthew Maxey for Ray Salvo, located on South Highway 14 (Greer), requesting rezoning from S-1 to C-3. Staff recommends approval.

**CZ-2009-24**, Hipps Road Ventures, LLC c/o Rodney Gray, located on Neely Ferry Road (Victoria Park Subdivision), requesting rezoning from PD to PD Major Change. Staff recommends approval.

**CZ-2009-26**, Frank Hammond, located on White Horse Road, requesting rezoning from R-M20 to C-2. Staff recommends approval.

**CP2009-2**, Amendment to the Cherrydale Area Plan. Staff recommends approval.

The Planning Commissioners requested a more detailed explanation of zoning applications CZ-2009-24 and CP-2009-2.

**MOTION:** By Mr. Usher, seconded by Mr. Barbare to approve CZ-2009-13, CZ-2009-23 and CZ-2009-26. The motion carried unanimously.

### **CZ-2009-24 (County Council District 28)**

Kelli McCormick stated the subject property is zoned PD, Planned Development, and is occupied by the Victoria Park subdivision, which is currently being developed. There are several existing homes in the subdivision at this point. The purpose of this request is to create an additional point of access for Victoria Park through Harrison Park, a development in the City of Simpsonville to the adjacent north. Harrison Park is also currently being developed.

**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 per acre.

### **Traffic**

SCDOT is reviewing the access points for Harrison Park to determine if improvements are needed. Road improvements were approved as part of the conditions for Harling Commons and Merrydale, two Planned Developments on Harrison Bridge Road to the east towards Fairview Road.

### **Zoning History**

Victoria Park Planned Development was approved as CZ-2004-106. Harrison Park was annexed into the City of Simpsonville and was approved in November 2008, with final development plan approval in January 2009.

### **Conclusion**

Staff is of the opinion the proposed major change to the Victoria Park PD is appropriate and will improve connectivity in the area, which is essential for providing safe access, improving the general flow of traffic, eliminating unnecessary trips to the main roadway when travel between subdivisions is desired and alleviating additional traffic from the intersection of Neely Ferry and Harrison Bridge Roads. Staff has consulted with the City of Simpsonville Staff while reviewing this request and found they have no objections. Based on this information, staff recommends approval.

**MOTION:** By Mr. Mansbach, seconded by Mr. Robinson to approve the request. The motion carried with two in opposition (Barbare and McCoy).

The following item was omitted from the agenda; however, Mr. Norman Wright addressed the Commission members for information only purposes. The Commission took no action.

### **CP2009-2, Amendment to the Cherrydale Area Plan.**

Mr. Wright stated the amendment to the Cherrydale Plan comes following a rezoning case which took place in April 2009. He stated the individual requested a non-residential use on a portion of Poinsett Highway that is in the San Sousi district marked on the Cherrydale Land Use Map. Mr. Wright stated the Land Use Map discouraged the request because the map suggested maintaining the current neighborhood character. He stated the amendment would allow certain uses to maintain the character but also allow some flexibility. Mr. Wright provided a presentation reflecting the amendment.

## **REVIEW OF THE DRAFT COMPREHENSIVE PLAN**

Tom Meeks addressed the Planning Commission members regarding the draft Comprehensive Plan document. He stated he felt the joint meeting with County Council and Planning Commission was a great success with good discussions. Mr. Meeks went over the changes made to the original draft of the document and made himself and Norman Wright available for any questions.

Ms. Long gave the Commissioners a timeline of events, and stated the Comprehensive Plan would be presented to the Committee of the Whole on June 16, 2009.

Ms. Long stated after some discussion, that a joint workshop would be scheduled with County Council. She stated if a joint meeting with County Council could be scheduled the week of June 8, 2009, that meeting would replace the June Planning Commission Workshop.

Ms. Long stated there would be a Steering Committee meeting tomorrow morning at 7:30 a.m. Ms. Long also stated staff would be meeting on a monthly basis with the municipalities until all the comp plans are complete and hopefully meet on a quarterly basis thereafter.

Mr. Meeks informed the Commission members about the orientation for new members and also reminded each member of the yearly requirements.

Mr. Barbare requested staff look into communicating with the public regarding the Comprehensive Plan and referenced an interview with Mr. Driggers in Greer regarding their budget.

Ms. Long stated the MPO/COG Conference has been this week and she stated it was a great success. The finale of the conference would be tomorrow evening's baseball game.

Ms. Long stated the 290 meeting would be tomorrow at Greenville Tech, room 21 and 22. She extended an invitation to all.

## **APPEARANCES (Non Agenda Items)**

There were no appearances regarding non agenda items.

## **DIRECTORS REPORT**

Ms. Long incorporated her report above with Mr. Meeks report of the Comp Plan

Mr. Mansbach recognized Ms. Eldridge for her service to the Commission and thanked Mr. Robinson for his chairmanship. Mr. Barbare also recognized Ms. Eldridge.

Ms. Eldridge thanked all for the opportunity to serve and encourage everyone to keep going with the Comp Plan.

**ADJOURNMENT**

**ACTION:** Without objection, the meeting adjourned at 5:21 p.m.

Submitted by Recording Secretary

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