

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
May 28, 2008

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

MEMBERS ABSENT: S. Pruitt

GUESTS:

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

CALL TO ORDER; OPENING REMARKS

The Chair called the meeting to order at 4:31 p.m. and gave the invocation.

Chair Eldridge added one item to the agenda, after Item 8, Resolution, there would be a discussion regarding Urban Planning Areas.

APPROVAL OF THE APRIL 23, 2008 MINUTES

Without objection the minutes of the April 23, 2008 meeting were approved as presented.

PRESENTATION BY UPSTATE FOREVER

Mr. Brad Wyche, Executive Director thanked the Planning Commission members for allowing his staff to attend and thanked the commissioners for their leadership and efforts. Mr. Wyche introduced his staff that would be making a presentation on low impact development and stormwater management.

PRELIMINARY SUBDIVISION APPLICATIONS

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

06-209b, The Oaks at Roper Mountain Phase 2 (Cluster) (County Council District 21)

CONTINGENCIES

- MEETS SIDEWALK CRITERIA.

- PROVIDE 20' OF FEE-SIMPLE ROAD FRONTAGE FOR OPEN SPACE ALONG CREEK.

- TREE PROTECTION PLAN HAS BEEN REVIEWED AND APPROVED. 20.2 TREE DENSITY CREDITS ARE REQUIRED. 33.6 ARE PROVIDED. ONE (1) SPECIMEN TREE IS PRESERVED.

- ROAD NAME IS REQUIRED. FINAL PLAT FOR PHASE I TO BE REVISED TO SHOW ROAD NAME FOR NEW CUL-DE-SAC.

- GREENVILLE WATER SYSTEM REQUIRES A NEW EASEMENT FOR PHASE I PRIOR TO APPROVAL OF THE WATER DESIGN FOR PHASE 2.

- METROPOLITAN SEWER REQUIRES UPGRADE TAP FEES FOR PHASE 2.

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

08-142, Morning Mist, Phase 4 (Cluster) (County Council District 28)

CONTINGENCIES

- MEETS SIDEWALK CRITERIA.
- PROVIDE AN ADDITIONAL ACCESS POINT TO OPEN SPACE FROM COBBLERIDGE COURT OR FROM BRAMWYCK COURT.
- TREE PROTECTION PLAN HAS BEEN REVIEWED AND APPROVED. 441.2 TREE DENSITY CREDITS ARE REQUIRED; 897.0 ARE PROVIDED. FIVE (5) SPECIMEN TREES ARE PRESERVED AND GIVEN DOUBLE CREDIT.
- A STREAM BUFFER IS REQUIRED ALONG ROCKY CREEK.
- GREENVILLE WATER SYSTEM REQUIRES A CONNECTION TO THE WATER LINE IN BARKER ROAD AS WELL AS FROM PHASE 3.
- A TURN LANE IS REQUIRED ON BARKER ROAD INTO THE SUBDIVISION. ADDITIONAL RIGHT-OF-WAY ON BARKER ROAD IS REQUIRED TO PROVIDE HALF OF A 50' RIGHT-OF-WAY.

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

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-2008-29

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 presented a final recommendation at the April 2008 Planning Commission Meeting. Staff again met with the Codes Department and their suggestion was to allow funeral homes as a special exception with conditions in residential zoning districts and as a conditional use in the C-1, Commercial District. The Commission concurred with the suggestion of the Codes Department to make funeral homes a Special Exception with conditions in residential zoning districts. This means the proposed funeral home must meet all of the following criteria and must be approved by the Board of Zoning Appeals. It should be noted that the Board of Zoning Appeals has the authority to add conditions or amend conditions at their discretion. This route assures concerned citizens will have input in a public forum. Another suggestion is to allow funeral homes as a conditional use in the C-1, Commercial District. The following are the conditions for a funeral home as a special exception in a residential district or as a conditional use in the C-1, Commercial District;

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 Collector street as defined in the GCZO.

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.

Recommendation

Staff: Approval as a Special Exception with Conditions in Residential Zoning Districts and as a Conditional Use in the C-1, Commercial District

CZ-2008-30 (County Council District 26)

The subject property is zoned R-10, Single-Family Residential, and allows for single-family residences at a density of 4.4 units per acre. The requested C-1, Commercial District, allows for commercial uses.

The Future Land Use Map indicates Commercial/Office uses are preferred for this site and the White Horse Road Corridor Study adopted in January 2006 recommends that local commercial zoning and uses are preferred at this location. Additionally, staff is of the opinion commercial zoning such as C-1, Commercial, is appropriate at this location due to the various commercial zoned parcels and uses to the south and the existing residential zoning and land uses adjacent to the site. In the staff report from 2006 for C-3, Commercial, the following was stated, “Staff is also of the opinion that this site is not appropriate for C-3, Commercial, zoning based on the permitted uses under the zoning category that could be detrimental to the established single-family residential area adjacent to the site. Local commercial zoning would not be detrimental to the established residential areas to the north and west and would be compatible with the strip of local commercial zoned parcels and uses on the west side of White Horse Road.” The 2006 report alluded to the fact that C-1, Commercial, would be more appropriate than C-3, Commercial, and staff is still of this opinion and therefore recommends approval of the C-1, Commercial, request.

CZ-2008-31(County Council District 19)

The subject properties are zoned C-2, Commercial, which allows intensive commercial uses. The requested R-S, Residential Suburban, allows single-family residences at a maximum density of 1.7 dwelling unit per acre.

Staff is of the opinion the requested R-S, Residential Suburban, request is appropriate based on the surrounding R-S, Residential Suburban, zoning and accompanying single-family residential uses on estate size lots and the rural character of the area. This area was zoned C-2, Commercial, as part of Area 3 in April 1972 apparently under the assumption this would be an appropriate location for a commercial node to serve the residents in the area. Although the Future Land Use Map designates these parcels for Commercial/Office uses, the surrounding area, as noted in the Existing Zoning and Land Use Section, shows the subject parcels are surrounded by residentially zoned property occupied by single-family residences on estate size lots and vacant land. Staff is also of the opinion if these parcels were developed, a Neighborhood Commercial district would be more appropriate. The properties are located just over one mile

from the City Limits of Travelers Rest and just under two miles from Highway 276, which both provide commercial uses and services to the residents of the area.

Staff is in discussions with the property owner to the south who has filed a request to rezone her property from C-2, Commercial, to R-S, Residential Suburban, as well. The property owners in the subject case, as well as the property owner to the south, were not aware that their parcels were zoned C-2, Commercial. As noted above, this area has been zoned C-2, Commercial, since 1972 and the only commercial business in this area is the Texaco station, which has been the location of a service station since at least 1971.

Typically, staff encourages commercial nodes to serve residential areas, however, C-2, Commercial, is not considered a neighborhood commercial district and is not considered appropriate in a rural residential area which can be served by existing large scale commercial areas in close proximity. As previously mentioned, staff is in discussions with the property owner to the south to rezone the property to R-S, Residential Suburban, and would encourage the remainder of the property owners in the area to do the same or reduce the size of the commercial zoning to a smaller area at the intersection of Roe Ford Road and Old White Horse Road. Based on these reasons, staff recommends approval.

CZ-2008-32 (County Council District 21)

The subject property is zoned R-S, Residential Suburban, which allows single-family residences at a maximum density of 1.7 dwelling unit per acre. The requested I-1, Industrial District, allows intensive manufacturing uses.

Staff is of the opinion the requested I-1, Industrial District, is appropriate at this location based on the surrounding I-1, Industrial, zoning and accompanying industrial uses. The Future Land Use Map appropriately designates this parcel and the parcel adjacent to the north for Industrial/Service uses. This area, as mentioned in the Zoning History section, was zoned I-1, Industrial, in 1972 and has been developed as such. This parcel and the parcel to the north were rezoned to R-S, Residential Suburban, prior to significant industrial development to allow for residential uses, which are now incompatible with the surrounding zoning and uses. It should be noted the entire parcel falls into the Greenville/Spartanburg Airport Environs Area and approximately 2.4 acres of the site is located in a Federal Emergency Management Agency (FEMA) floodway or 100 year floodplain, both of which prohibit a large scale development on site. A portion of the site is located in the 500 year FEMA floodplain which is not regulated by Greenville County. The applicant has been informed of these issues. Based on these reasons and considering these concerns, staff recommends approval.

CZ-2008-33 (County Council District 18)

The property is zoned R-20, Single-Family Residential, which allows single-family residences at a maximum density of 2.2 dwelling units per acre. The requested POD, Planned Office District, would allow up to 1,200 square feet of office space in an existing residential structure.

Considering the residential zoning of the surrounding properties, staff is of the opinion the previous rezoning request to O-D, Office District, was not appropriate at this location. The Taylors Area Land Use Map identifies this site and area as being a transitional area. The POD, Planned Office District, is considered a permitted district in transitional areas. Staff is of the opinion a POD, Planned Office District, with reasonable design constraints is appropriate at this location. Unlike the standard O-D, Office District, the POD, Planned Office District, requires a statement of intent and a concept plan, which include design features that will minimize the

impact of the development on the surrounding residential area. The applicant has submitted a concept plan and statement of intent for the site that adequately reflects the intent of the POD, Planned Office District. If the rezoning is approved, a Site Plan Review/Final Development Plan will be required detailing planting, lighting, and parking. In addition, the applicant has been informed only office uses will be permitted in this location and outdoor storage of equipment is not permitted. For these reasons, staff recommends approval.

CZ-2008-34 (County Council District 19)

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

The Draft Cherrydale Area Plan Future Land Use Map recommends the future land use for this site as Urban Mixed Use, Neighborhood Commercial, or Public. The Cherrydale Area Task Force began working on the Plan in October 2006 and subsequently numerous public meetings have been held and input from citizens has been received. The Plan was presented to the Planning Commission on March 26, 2008 and the resolution to amend the Comprehensive Plan Map was approved and forwarded to County Council for their consideration. The Plan was presented for an official public hearing on May 19, 2008.

The site is located in an urban area occupied by numerous office/commercial/retail uses and accompanying zoning designations. The Cherrydale Area Plan has designated this site as being appropriate for neighborhood commercial uses. Therefore, staff is of the opinion the site is appropriate for commercial uses and zoning. The Plan will contain specific design standards including architectural and landscape standards that are not currently in place. Staff is of the opinion the permitted uses in C-3, Commercial, district would be appropriate at this location if the design standards are in place. The Plan was presented for review at the May 19, 2008 public hearing and the design standards will not likely be approved for approximately 6 months. Therefore, staff recommends the C-3, Commercial, request be denied and a review district such as NC, Neighborhood Commercial, be submitted if time is of the essence for the applicant. Otherwise, the request could be held by the Planning Commission for one month and additionally by the PWRD Committee if the two bodies desire to assure the design guidelines are put into place for the subject site. Based on these reasons, Staff recommends denial of C-3, Commercial, for the site.

CZ-2008-35 (County Council District 28)

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. Current density would permit approximately 80 single-family units. The Statement of Intent and Concept Plan for the PD, Planned Development, include residential uses (single-family detached, single-family attached, and multifamily)* and commercial/office uses (church, daycare, small fitness facility, professional offices, and neighborhood-type commercial uses). They are requesting densities of R-15 for the single-family detached area (up to 25 units), 8 units per acre for the single-family attached area (up to 82 units), and 10 units per acre for the multifamily area (up to 65 units) for a total of 172 units of residential.

*Applicant has noted that they may develop single-family detached in the attached area.

There are several points to consider when reviewing Georgia Creek, including the following:

Tree Ordinance:

Georgia Creek, if approved, will have to conform to the requirements of the Greenville County Tree Ordinance.

Connectivity and Traffic:

The Statement of Intent states the property will have controlled access from W. Georgia Road and Rocky Creek Roads. Therefore, direct access for individual businesses and residential uses will not be permitted.

The main collector street running between the commercial and residential areas should be designed as a boulevard with street trees, sidewalks, and cross walks. In addition, there should not be any residential driveways on this road. Therefore, the attached residential area across from the neighborhood commercial uses should have vehicular access through a rear alley only. To ensure flow within the development, there should also be limited driveways into the commercial/office areas with internal cross access completed as follows:

While the Concept Plan and the Statement of Intent show improvements to Sherman Drive, staff is of the opinion a connection with the adjacent cul-de-sac is preferred to increase connectivity.

Georgia Creek is also proposed to have full pedestrian connectivity. Keeping with this idea, sidewalks should be provided along all external and internal road frontages.

The concept plan shows left turn lanes into Georgia Creek at both entrances from W. Georgia Road. A left turn lane is also shown on Rocky Creek Road at the entrance near the professional offices. While these turn lanes will assist the turn movements into Georgia Creek, the overall traffic increase also warrants additional road improvements, including a left turn lane onto W. Georgia Road from Rocky Creek Road and a left turn lane onto Rocky Creek Road from W. Georgia Road. While the widening of W. Georgia Road to five lanes is in the GPATS Long Range Plan, no funding has been identified for the entire project. Several intersection projects may be completed along this corridor by GPATS, the Greenville Legislative Delegation Transportation Committee, or through the Prescription for Progress. However, this intersection does not fall on the current list for any of these committees. Georgia Creek will create traffic that will likely cause this intersection to operate less efficiently. Therefore, staff recommends that the developer coordinate with SCDOT to complete a full intersection improvement at the current light. Staff would also recommend the developer provide enough right-of-way on W. Georgia Road and Rocky Creek Road to allow for a future widening. The amount of right-of-way needed on each road should be coordinated with SCDOT.

In addition, staff is of the opinion that aligning the proposed intersection shown below, if feasible, would improve the internal flow of traffic:

There are also two parcels shown on the concept plan that are not connected to the other parcels in Georgia Creek. These parcels are reserved for a daycare and church. Staff would recommend that a Final Development Plan not be approved for these parcels until the remaining parcel separating the two areas of Georgia Creek be included in the Planned Development with access to the closest curb cut on W. Georgia Road. This addition would also require a major change to this Planned Development. An additional curb cut on W. Georgia Road should not be permitted.

Design and Signage:

In order to keep the commercial and office structures similar to the design of those buildings featured in the Statement of Intent, including Greenville Technical College and the McCall Hospice House, all roofs should be of a similar pitch.

The Statement of Intent also indicates internally illuminated signage for the main monument signs and the neighborhood commercial storefronts. As all structures in this planned development are designed with a neighborhood orientation (oriented inward and residential in design and character), internally illuminated signage is not appropriate. Monument style signage should be constructed of masonry materials, such as brick or stone, and should have channel mounted externally lit lettering. In addition, building signage for all structures should be limited to channel lettering with external illumination. In addition, no electronic reader boards should be permitted.

Non-Residential Uses:

Recognizing that this development is proposed as neighborhood oriented design, the office uses, the commercial and office area should not permit drive through restaurants, gas stations, or banks. In addition, individual tenant spaces are preferred to be small in size with no one tenant occupying over 5,000 square feet in size.

With the aforementioned concerns in mind, Staff recommends approval of this request with the following conditions:

Conditions:

- The development must conform to the requirements of the tree ordinance.
- Access to the development will be limited to the two entrances on W. Georgia Road and the four entrances on Rocky Creek Road. The fourth entrance shall be created when Sherman Drive is designed to connect with the adjacent cul-de-sac.
- No access to W. Georgia or Rocky Creek Roads is permitted from individual tenants.
- The main collector street running between the commercial and residential areas should be designed as a boulevard with street trees, sidewalks, and cross walks. In addition, there should not be any residential driveways on this road. Therefore, the attached residential area across from the neighborhood commercial uses should have vehicular access through a rear alley only.
- Access into the commercial and office uses is limited to those points depicted on the concept plan. Cross access between uses is required.
- Sidewalks are required along all external and internal road frontages.
- A left turn lane onto W. Georgia Road from Rocky Creek Road and a left turn lane onto Rocky Creek Road from W. Georgia Road is required. Design should be approved by this office and SCDOT prior to construction.
- The developer shall work with SCDOT on a full intersection improvement at Rocky Creek Road and West Georgia Road. The developer shall also provide sufficient right-of-way on W. Georgia Road and Rocky Creek Road in the event of future widening. The amount of right-of-way needed on each road should be coordinated with SCDOT.
- The FDP for the church and daycare shall not be approved until the remaining parcel separating the two areas of Georgia Creek is included in the Planned Development providing all three parcels access to the closest curb cut on W. Georgia Road.
- All structures shall have pitched roofs.

- No signage is to be internally lit. All monument signage proposed should be fully constructed of masonry materials. Building signage for the commercial and office buildings is limited to channel lettering with external illumination only. No electronic reader boards are permitted.
- No drive through restaurants, gas stations, or banks shall be permitted
- No one commercial tenant shall occupy over 5,000 square feet.

Staff recommends approval with conditions.

Planning Commission members requested a more detailed review of Dockets CZ-2008-29, CZ-2008-33, CZ-2008-34 and CZ-2008-35.

CZ-2008-29

Mr. Limbaker stated staff presented a final recommendation at the April 2008 Planning Commission Meeting. Staff again met with the Codes Department and their suggestion was to allow funeral homes as a special exception with conditions in residential zoning districts and as a conditional use in the C-1, Commercial District. The Commission concurred with the suggestion of the Codes Department to make funeral homes a Special Exception with conditions in residential zoning districts. This means the proposed funeral home must meet all of the following criteria and must be approved by the Board of Zoning Appeals. It should be noted that the Board of Zoning Appeals has the authority to add conditions or amend conditions at their discretion. This route assures concerned citizens will have input in a public forum. Another suggestion is to allow funeral homes as a conditional use in the C-1, Commercial District. The following are the conditions for a funeral home as a special exception in a residential district or as a conditional use in the C-1, Commercial District;

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 Collector street as defined in the GCZO.

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.

Recommendation

Staff: Approval as a Special Exception with Conditions in Residential Zoning Districts and as a Conditional Use in the C-1, Commercial District

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

CZ-2008-33 (County Council District 18)

Ms. McCormick stated the property is zoned R-20, Single-Family Residential, which allows single-family residences at a maximum density of 2.2 dwelling units per acre. The requested POD, Planned Office District, would allow up to 1,200 square feet of office space in an existing residential structure. Ms. McCormick presented the Commissioners with the following information:

Plans and Policies

Designing Our Destiny Plan (April 1999). The Future Land Use Map indicates Suburban/Residential uses are preferred for this area.

Taylor's Area Land Use Plan (June 2002). This plan indicates that this is a transitional area with preferred residential zoning, NC, or POD.

Public Infrastructure

Roads

East Main Street in Taylor's is a two-lane SCDOT maintained road. No sidewalks are present on the road, but there are wide shoulders present. No road improvements are scheduled for this area.

Zoning History

The subject parcel was zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. The surrounding parcels to the north, east, and west were also zoned R-20, Single-Family Residential, at this time. The parcel zoned POD, Planned Office District, to the northeast was rezoned from R-20, Single-Family Residential, to the current district in 2003 (CZ-2003-56). The subject parcel was requested for rezoning to C-3, Commercial, and was later amended to O-D,

Office District. The request for O-D, Office District, was denied by County Council in March 2008.

Existing Zoning and Land Use

The subject property is located on East Main Street in Taylors and is zoned R-20, Single-Family Residential, and is occupied by a single-family residential structure. The parcels to the north across East Main Street, to the east, and to the west are zoned R-20, Single-Family Residential, and are occupied by single-family residences. To the south is railroad right of way, Freeman Drive, and additional single-family residential areas.

Conclusion

Considering the residential zoning of the surrounding properties, staff is of the opinion the previous rezoning request to O-D, Office District, was not appropriate at this location. The Taylors Area Land Use Map identifies this site and area as being a transitional area. The POD, Planned Office District, is considered a permitted district in transitional areas. Staff is of the opinion a POD, Planned Office District, with reasonable design constraints is appropriate at this location. Unlike the standard O-D, Office District, the POD, Planned Office District, requires a statement of intent and a concept plan, which include design features that will minimize the impact of the development on the surrounding residential area. The applicant has submitted a concept plan and statement of intent for the site that adequately reflects the intent of the POD, Planned Office District. If the rezoning is approved, a Site Plan Review/Final Development Plan will be required detailing planting, lighting, and parking. In addition, the applicant has been informed only office uses will be permitted in this location and outdoor storage of equipment is not permitted. For these reasons, staff recommends approval.

MOTION: By Mr. Barbare, seconded by Ms. Stevens to deny the request. The motion carried with one in opposition (Robinson).

CZ-2008-34 (County Council District 19)

Mr. Limbaker stated the subject property is zoned I-1, Industrial, and allows for intensive manufacturing 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 Commercial/Office uses are preferred for this area.

Cherrydale Area Plan (May 2008 DRAFT). The draft Future Land Use Map indicates Urban Mixed, Neighborhood Commercial or Public Uses are preferred for this area.

Public Infrastructure

Roads

Poinsett Highway is a five-lane, SCDOT maintained U.S. Highway. Sidewalks are present on both sides of the road and no road improvements are scheduled for this area.

Existing Zoning and Land Use

The subject property is located on Poinsett Highway and is zoned I-1, Industrial, and is vacant. The property to the south across the railroad and accompanying right-of-way is zoned C-2, Commercial, and is vacant. The property adjacent to the west is zoned I-1, Industrial, and is occupied by an industrial use known as League Manufacturing. The parcels to the east across Poinsett Highway are zoned C-2, Commercial, and are occupied by various retail and commercial uses in the Cherrydale Point Shopping Center. The parcels to the adjacent north are zoned C-2, Commercial, and are occupied by commercial uses.

Zoning History

The subject property was originally zoned I-1, Industrial, as part of Area 3 in April 1972. The parcel to the north zoned C-2, Commercial, was rezoned from I-1, Industrial, to C-2, Commercial, in 1985 as Docket CZ-1985-100. The parcels to the east zoned C-2, Commercial, known as Cherrydale Point were rezoned from I-1, Industrial, to C-2, Commercial, in 1999 as Docket CZ-1999-84. The parcel to the southeast across the railroad tracks was rezoned from I-1, Industrial, to C-3, Commercial, in 2008 as Docket CZ-2008-7. The remainder of the surrounding area was zoned I-1, Industrial, and C-2, Commercial, as part of Area 3 in April 1972. There have not been any additional rezoning requests for the subject site.

Conclusion

The Draft Cherrydale Area Plan Future Land Use Map recommends the future land use for this site as Urban Mixed Use, Neighborhood Commercial, or Public. The Cherrydale Area Task Force began working on the Plan in October 2006 and subsequently numerous public meetings have been held and input from citizens has been received. The Plan was presented to the Planning Commission on March 26, 2008 and the resolution to amend the Comprehensive Plan Map was approved and forwarded to County Council for their consideration. The Plan was presented for an official public hearing on May 19, 2008.

The site is located in an urban area occupied by numerous office/commercial/retail uses and accompanying zoning designations. The Cherrydale Area Plan has designated this site as being appropriate for neighborhood commercial uses. Therefore, staff is of the opinion the site is appropriate for commercial uses and zoning. The Plan will contain specific design standards including architectural and landscape standards that are not currently in place. Staff is of the opinion the permitted uses in C-3, Commercial, district would be appropriate at this location if the design standards are in place. The Plan was presented for review at the May 19, 2008 public hearing and the design standards will not likely be approved for approximately 6 months. Therefore, staff recommends the C-3, Commercial, request be denied and a review district such as NC, Neighborhood Commercial, be submitted if time is of the essence for the applicant. Otherwise, the request could be held by the Planning Commission for one month and additionally by the PWRD Committee if the two bodies desire to assure the design guidelines are put into place for the subject site. Based on these reasons, Staff recommends denial of C-3, Commercial, for the site.

MOTION: By Mr. Shockley, seconded by Mr. Mansbach to deny staff's recommendation and approve the applicant's request. The motion carried unanimously with one in abstention (Tarleton).

CZ-2008-35 (County Council District 28)

Ms. McCormick explained 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. Current density would permit approximately 80 single-family units. The Statement of Intent and Concept Plan for the PD, Planned Development, include residential uses (single-family detached, single-family attached, and multifamily)* and commercial/office uses (church, daycare, small fitness facility, professional offices, and neighborhood-type commercial uses). They are requesting densities of R-15 for the single-family detached area (up to 25 units), 8 units per acre for the single-family attached area (up to 82 units), and 10 units per acre for the multifamily area (up to 65 units) for a total of 172 units of residential.

*Applicant has noted that they may develop single-family detached in the attached area.

Plans and Policies

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

West Georgia Road Corridor Plan (2004). The West Georgia Road Corridor Plan indicates Transitional Residential uses are preferred for this location at a density of 0-3 units per acre.

Public Infrastructure

Roads

W. Georgia Road is a three-lane, SCDOT-maintained road. The middle lane is striped in this area. Sidewalks are not present and no road improvements are scheduled for this area at this time. The widening of W. Georgia Road to five lanes is in the GPATS Long Range Plan. However, no funding has been identified for the entire project. Several intersection projects may be completed along this corridor by GPATS, the Greenville Legislative Delegation Transportation Committee, or through the Prescription for Progress. However, the Rocky Creek Road intersection does not fall on the current list for any of these committees.

Rocky Creek Road is a two-lane, SCDOT-maintained road. Sidewalks are not present and no road improvements are scheduled for this area at this time.

Existing Zoning and Land Use

The subject properties are located on W. Georgia Road and Rocky Creek Road. The properties to the north are zoned R-S, Residential Suburban, and R-12, Single-Family Residential, and are occupied by the Brashier Campus of Greenville Technical College and a subdivision under construction known as The Courtyard on West Georgia, respectively. The adjacent properties to the east are zoned R-15, Single-Family Residential, and are occupied by the Remington Ranch subdivision. The properties to the west are zoned R-15, Single-Family Residential, and are occupied by Leafmore Village subdivision. The parcels to the south are zoned R-S, Residential Suburban, and R-7.5, Single-Family Residential, and are occupied by Rocky Creek Baptist Church and the Long Creek Plantation subdivision, respectively.

Zoning History

The subject properties were originally zoned R-S, Residential Suburban, as part of Area 10 in December 1994. One parcel in this request, 0575030100600, in the northwest corner of W. Georgia and Rocky Creek Roads was denied for NC, Neighborhood Commercial, in 1996 as CZ-96-52. The Courtyard on West Georgia, the developing 66-lot subdivision across W. Georgia Road, was rezoned from R-S, Residential Suburban, to R-12 in April 2000 as CZ-2000-23. Leafmore Village to the adjacent west was rezoned from R-S, Residential Suburban, to R-15, Single-Family Residential, in 2003 as CZ-2003-55. Remington Ranch to the adjacent east, was rezoned from R-S, Residential Suburban, to R-15, Single-Family Residential, in 2001 as CZ-2001-88. There have been no additional requests for the subject properties.

Conclusion

There are several points to consider when reviewing Georgia Creek, including the following:

Tree Ordinance:

Georgia Creek, if approved, will have to conform to the requirements of the Greenville County Tree Ordinance.

Connectivity and Traffic:

The Statement of Intent states the property will have controlled access from W. Georgia Road and Rocky Creek Roads. Therefore, direct access for individual businesses and residential uses will not be permitted.

The main collector street running between the commercial and residential areas should be designed as a boulevard with street trees, sidewalks, and cross walks. In addition, there should not be any residential driveways on this road. Therefore, the attached residential area across from the neighborhood commercial uses should have vehicular access through a rear alley only. To ensure flow within the development, there should also be limited driveways into the commercial/office areas with internal cross access completed as follows:

While the Concept Plan and the Statement of Intent show improvements to Sherman Drive, staff is of the opinion a connection with the adjacent cul-de-sac is preferred to increase connectivity.

Georgia Creek is also proposed to have full pedestrian connectivity. Keeping with this idea, sidewalks should be provided along all external and internal road frontages.

The concept plan shows left turn lanes into Georgia Creek at both entrances from W. Georgia Road. A left turn lane is also shown on Rocky Creek Road at the entrance near the professional offices. While these turn lanes will assist the turn movements into Georgia Creek, the overall traffic increase also warrants additional road improvements, including a left turn lane onto W. Georgia Road from Rocky Creek Road and a left turn lane onto Rocky Creek Road from W. Georgia Road. While the widening of W. Georgia Road to five lanes is in the GPATS Long Range Plan, no funding has been identified for the entire project. Several intersection projects may be completed along this corridor by GPATS, the Greenville Legislative Delegation Transportation Committee, or through the Prescription for Progress. However, this intersection does not fall on the current list for any of these committees. Georgia Creek will create traffic that will likely cause this intersection to operate less efficiently. Therefore, staff recommends that the developer coordinate with SCDOT to complete a full intersection improvement at the current light. Staff would also recommend

the developer provide enough right-of-way on W. Georgia Road and Rocky Creek Road to allow for a future widening. The amount of right-of-way needed on each road should be coordinated with SCDOT.

There are also two parcels shown on the concept plan that are not connected to the other parcels in Georgia Creek. These parcels are reserved for a daycare and church. Staff would recommend that a Final Development Plan not be approved for these parcels until the remaining parcel separating the two areas of Georgia Creek be included in the Planned Development with access to the closest curb cut on W. Georgia Road. This addition would also require a major change to this Planned Development. An additional curb cut on W. Georgia Road should not be permitted.

Design and Signage:

In order to keep the commercial and office structures similar to the design of those buildings featured in the Statement of Intent, including Greenville Technical College and the McCall Hospice House, all roofs should be of a similar pitch.

The Statement of Intent also indicates internally illuminated signage for the main monument signs and the neighborhood commercial storefronts. As all structures in this planned development are designed with a neighborhood orientation (oriented inward and residential in design and character), internally illuminated signage is not appropriate. Monument style signage should be constructed of masonry materials, such as brick or stone, and should have channel mounted externally lit lettering. In addition, building signage for all structures should be limited to channel lettering with external illumination. In addition, no electronic reader boards should be permitted.

Non-Residential Uses:

Recognizing that this development is proposed as neighborhood oriented design, the office uses, the commercial and office area should not permit drive through restaurants, gas stations, or banks. In addition, individual tenant spaces are preferred to be small in size with no one tenant occupying over 5,000 square feet in size.

With the aforementioned concerns in mind, Staff recommends approval of this request with the following conditions:

Conditions:

- The development must conform to the requirements of the tree ordinance.
- Access to the development will be limited to the two entrances on W. Georgia Road and the four entrances on Rocky Creek Road. The fourth entrance shall be created when Sherman Drive is designed to connect with the adjacent cul-de-sac.
- No access to W. Georgia or Rocky Creek Roads is permitted from individual tenants.
- The main collector street running between the commercial and residential areas should be designed as a boulevard with street trees, sidewalks, and cross walks. In addition, there should not be any residential driveways on this road. Therefore, the attached residential area across from the neighborhood commercial uses should have vehicular access through a rear alley only.
- Access into the commercial and office uses is limited to those points depicted on the concept plan. Cross access between uses is required.
- Sidewalks are required along all external and internal road frontages.

- A left turn lane onto W. Georgia Road from Rocky Creek Road and a left turn lane onto Rocky Creek Road from W. Georgia Road is required. Design should be approved by this office and SCDOT prior to construction.
- The developer shall work with SCDOT on a full intersection improvement at Rocky Creek Road and West Georgia Road. The developer shall also provide sufficient right-of-way on W. Georgia Road and Rocky Creek Road in the event of future widening. The amount of right-of-way needed on each road should be coordinated with SCDOT.
- The FDP for the church and daycare shall not be approved until the remaining parcel separating the two areas of Georgia Creek is included in the Planned Development providing all three parcels access to the closest curb cut on W. Georgia Road.
- All structures shall have pitched roofs.
- No signage is to be internally lit. All monument signage proposed should be fully constructed of masonry materials. Building signage for the commercial and office buildings is limited to channel lettering with external illumination only. No electronic reader boards are permitted.
- No drive through restaurants, gas stations, or banks shall be permitted
- No one commercial tenant shall occupy over 5,000 square feet.

Recommendation

Staff: Approval with conditions

Mr. Barbare voiced his concern on the impact the item would have on the area.

Mr. Shockley also voiced his concern regarding several issues with the item.

Chair Eldridge voiced her concern over the amount of open space.

The Commission members asked questions of Mr. Hopkins, who represented the property owners.

After further discussions, the following motion was made.

MOTION: By Mr. Shockley, seconded by Mr. Mansbach to hold the item for 30 days. The motion carried unanimously.

Chair Eldridge moved Item 8 up on the agenda.

MOTION: By Mr. Shockley, seconded by Mr. Tarleton to approve staff's recommendations on CZ-2008-30, CZ-2008-31 and CZ-2008-32. The motion carried unanimously.

RECESS

Chair Eldridge recessed the meeting for five minutes at 6:25 p.m.

RECONVENE

Chair Eldridge reconvened the meeting at 6:30 p.m.

RESOLUTION FOR E. WOODRUFF ROAD PLAN

Eric Vinson addressed the members of the Planning Commission regarding a resolution for the E. Woodruff Road Plan. Mr. Vinson stated if approved, the item would move forward to the Public Works Planning and Development Committee. The Plan was presented to the Commission during last months meeting. Mr. Vinson presented a slide that explained the amendment in language that was passed out to the commission members.

MOTION: By Mr. Shockley, seconded by Mr. Barbare to approve the resolution to the plan as amended. The motion carried unanimously.

Chair Eldridge recognized the citizens in the audience who participated on the E. Woodruff Plan.

UPDATE ON NATIONAL CONFERENCE

Skip Limbaker stated the conference in Las Vegas was very informative. Classes included topics such as Form Base Code, and Impact Fees and maintenance.

Eric Vinson also attended the conference with classes on Water Resources, supply of water, the role of Planning in Land Use in Energy efficiency and climate change. Another popular theme was Sustainable Development Practices and Design and Urban form, along with Multi Modal Transportation Systems and growth management strategies.

Milton Shockley had to leave the meeting. Chair Eldridge recognized his service to the Planning Commission.

DISCUSSION OF URBAN PLANNING AREAS

Chair Eldridge stated County Council Chairman Butch Kirven and County Councilman Joe Dill have been in discussions concerning the rapid urbanization of certain unincorporated areas of the county. They recognize that most of the county's planning process to date has addressed land use patterns based on suburban or rural models. However, they note in recent years, as witnessed, a number of areas have become more urbanized than what is traditionally considered suburban or rural. For example, such as the areas of Cherrydale and Western Woodruff Road. These and other regions of the county have begun to take on some of the more urban characteristic traditionally found in the municipalities. Current land use policies have not adequately addressed this type of growth under our standard policies, but we have been working recently to address the issue in a variety of ways (for example area plans). Mr. Kirven and Mr. Dill agree it would make sense for staff to examine specific ways to identify these areas in the future and to begin to develop more appropriate policies for those areas. This is timely in keeping with the Comprehensive Plan currently under way.

Ms. Long stated staff would work on a set of criteria to identify certain areas or a definition of an area that would fall into that category and bring back the recommendations to the Commission next month. She stated this would fall right into one of the elements of the Comprehensive Plan.

ELECTION OF OFFICERS

Written ballots were distributed and collected regarding the election of officers.

Mr. Bill Robinson was elected Chair and Mr. Frank Mansbach was elected Vice-Chair.

APPEARANCES

There were no appearances regarding non-agenda items.

OLD / NEW BUSINESS

Ms. Long recognized the outgoing Commissioners as well as former Commissioner Dan Rawls.

She stated at the next Educational Workshop there will be an orientation/refresher for all the commissioners.

ADJOURNMENT

MOTION: Without objection, the meeting adjourned at 7:20 p.m.

Submitted by Recording Secretary
