

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
July 22, 2009

MEMBERS PRESENT: T. Usher, Chair, R. Bell, V. Chair; J. Barbare, B. Robinson, F. Mansbach, M. Shockley, R. McCoy, and S. Pruitt

MEMBERS ABSENT: L. Stevens

STAFF: M. Long, P. Webb, T. Gordon; J. Owings, K. Robinson and H. Hahn

Councilors Cates and Baldwin were in attendance.

CALL TO ORDER; OPENING REMARKS

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

APPROVAL OF THE JUNE 24, 2009 MINUTES

MOTION: By Mr. Shockley, seconded by Mr. Robinson to approve the minutes of the June 24, 2009 minutes. The motion carried unanimously.

PRELIMINARY SUBDIVISION APPLICATION

09-119, Neeley Ferry Commercial Development

Pat Webb addressed the Commission members regarding the above subdivision, stating the request was brought before the Commission last month and was deferred. Ms. Webb reviewed the request prior to Ms. Wortkoetter, County Engineer addressing the Commission members.

Ms. Webb stated the following contingencies were the recommendation of staff:

CONTINGENCIES

SCDOT MAINTAINS THIS PORTION OF NEELY FERRY ROAD. WITH THE REVISION TO THE PLAT, SCDOT OFFERS NO OBJECTION TO THE VARIANCE REQUEST. SCDOT WILL APPROVE DIRECT ACCESS TO NEELY FERRY ROAD, AS SHOWN ON THE REVISED PRELIMINARY PLAT.

GREENVILLE COUNTY MAINTAINS E. STANDING SPRINGS ROAD. THERE IS NO SUPPORT FOR THE VARIANCE TO ALLOW DIRECT ACCESS TO NEWLY CREATED LOTS ON E. STANDING SPRINGS ROAD FROM THE GREENVILLE COUNTY PUBLIC WORKS DEPARTMENT.

PLANNING STAFF TO BE FURNISHED WITH COPIES OF THE APPROVED ENCROACHMENT PERMITS FROM THE SCDOT AND THE GREENVILLE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO RECORDING ANY FINAL PLAT.

WHILE THERE IS CAPACITY IN THE NEAREST SEWER LINE, THE NEAREST SEWER LINE DOES NOT TOUCH THIS PROPERTY. THE DEVELOPER WILL HAVE TO PROVIDE METROPOLITAN SEWER WITH COPIES OF THE EXECUTED EASEMENTS ALLOWING THE PLACEMENT OF A SEWER LINE ACROSS

ADJACENT PROPERTIES TO CONNECT WITH THE EXISTING SEWER TRUNK LINE PRIOR TO ANY APPROVAL OF A SEWER PLAN.

LOTS 1, 3, & 9 ARE PART OF A LARGER OVER-ALL DEVELOPMENT. NO SUMMARY PLAT FOR LOTS 1, 3, & 9 CAN BE RECORDED UNTIL SUCH TIME AS THE STORMWATER MANAGEMENT PLAN FOR THE ENTIRE SUBDIVISION HAS BEEN APPROVED, AND SEWER SERVICE HAS BEEN ESTABLISHED.

THE FIRE DISTRICT REQUIRES THAT ALL ENTRANCE DRIVES AND THE NEW ROAD MUST BE DESIGNED TO SUPPORT AERIAL FIRE FIGHTING APPARATUS.

THE STORMWATER MANAGEMENT PLAN CANNOT BE APPROVED UNTIL EASEMENTS FOR THE OUTFALL FROM THE DETENTION POND THROUGH ALL DOWN STREAM PROPERTIES TO THE NEAREST RECEIVING BODY HAVE BEEN SECURED AND COPIES OF THE RECORDED EASEMENTS HAVE BEEN FURNISHED TO THE GREENVILLE COUNTY LAND DEVELOPMENT DIVISION.

NO TREE PRESERVATION PLAN HAS BEEN SUBMITTED. A TREE PLANTING PLAN FOR THE DEVELOPMENT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A STORMWATER MANAGEMENT PLAN AND A GRADING PERMIT.

Judy Wortkoetter, County Engineer, addressed the Commission members regarding the Land Development Division's requirement according to the County's Storm Water Management Ordinance. She explained the requirement was abbreviated during the Subdivision Advisory Committee meeting, by a staff member in an effort to simplify the issue, but resulted in the statement being inaccurate and misleading. Ms. Wortkoetter apologized and provided the members with a complete explanation as well as a written response regarding the issue. She offered the following wording to be in the contingencies: "the development must comply with the requirements outlined in the storm water management ordinance and the design manual. A pre-design meeting must be scheduled with the Land Development Division to discuss the project's scope and to determine if downstream impacts potentially exist."

MOTION: By Mr. Shockley, seconded by Mr. Robinson to accept the recommendation with the two amendments one, the sewer easement and second, the stormwater easement.

After a brief discussion, Mr. Shockley withdrew his motion.

MOTION: By Mr. Barbare, seconded by Mr. Usher to vote and discuss the variance request separately.

MOTION: By Mr. Barbare, seconded by Mr. Robinson to deny the variance 09-119 requested by the developer. The motion carried with two in opposition (Shockley and Pruitt).

MOTION: By Mr. Barbare, seconded by Mr. McCoy to deny 09-119. The motion carried with two in opposition (Shockley and Pruitt).

REVIEW OF THE DRAFT COMPREHENSIVE PLAN

Mr. Usher provided all the commissioners with copies of edits to the Comprehensive Plan which were made by Ms. Stevens. He suggested each commissioner review the edits and email any suggestions to Mr. Usher by the end of the week. In addition, the commission would meet on Thursday, July 30, 2009, at 4:30 p.m. to review the edits.

APPEARANCES (Non Agenda Items)

There were no appearances regarding non agenda items.

DIRECTORS REPORT

Ms. Long stated she would go over the time line for the Comprehensive Plan at the next meeting. She reminded the Commissioners of the Public Hearing on August 18, 2009.

ADJOURNMENT

ACTION: Without objection, the meeting adjourned at 5:36 p.m.

Submitted by Recording Secretary
