

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
July 23, 2008

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

**MEMBERS ABSENT:** R. McCoy

**STAFF:** M. Long; J. Owings; T. Meeks; K. McCormick; 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.

**APPROVAL OF THE JUNE 25, 2008 MINUTES**

Mr. Mansbach pointed out on the last page of the minutes, he (Mr. Mansbach) would be on the committee to review the rezoning process, with Mr. Usher assisting if possible. Without objection the minutes of the June 25, 2008 meeting were approved as amended.

**RECONSIDERATION**

**CZ-2008-35**

Kelli McCormick stated the item is on hold pending a re-file by the applicant. It is scheduled for the August Planning Commission meeting.

Ms. McCormick stated the applicant has re-filed with the docket being CZ-2008-53. The original docket will be brought before the Commission along with the new docket. The docket will either be withdrawn by the applicant or denied by the Commission. Staff recommends holding CZ-2008-35.

Mr. Barbare asked why the item could not be brought to the Commission at this meeting.

Ms. McCormick stated the application was not submitted in time for the July meeting. There was no application deadline for July and the changes require a new Public Hearing.

**CZ-2008-40 (County Council District 23)**

The subject property is zoned I-1, Industrial, which allows intensive industrial/manufacturing uses. Current zoning would not permit any dwelling units. The Statement of Intent and Concept Plan for the PD, Planned Development, include a 192 unit apartment complex marketed to individuals and families that earn 80% or less than the average median income in Greenville County. They are requesting a density of 12 units per acre. This development would be known as Companion on the Reedy.

The subject property is located between the Reedy River and Hampton Avenue Extension. The properties to the north are zoned S-1, Services, and I-1, Industrial, and are occupied by two churches and several single-family residences. The adjacent properties to the east are zoned R-M20, Multifamily Residential, and S-1, Services, and are occupied by various multifamily and single-family residences. The properties to the west across the Reedy River are zoned I-1, Industrial, and are owned by Duke Power and the Parker Sewer and Fire Sub District. Adjacent to these properties is the Lofts of Greenville (Monaghan Mill) zoned PD, Planned Development.

The parcels to the south are zoned I-1, Industrial, and are occupied by various industrial and single-family uses.

The subject property was originally zoned I-1, Industrial, as part of Area 3 in 1972. A request to rezone this parcel to R-M20, Multifamily Residential, in 2006 as CZ-2006-37, was withdrawn on May 30, 2006. There have been no additional rezoning requests for the subject property.

There are several points to consider when reviewing this development, including the following:

**Tree Ordinance:**

This development, if approved, will have to conform to the requirements of the Greenville County Tree Ordinance.

**Traffic:**

While this site may generate near 1,200 weekday trips, staff is of the opinion this area and the surrounding road network are capable of handling this additional traffic.

**Design and Use:**

As stated in the staff report from 2006, this area has seen a shift to residential development, namely with the conversion of Monaghan Mill to the Lofts of Greenville. Staff is of the opinion the requested density and use would be appropriate at this location based on the existing zoning and land uses in the area.

Staff is also of the opinion the proposed mixture of income assisted and market rate housing in this development will be beneficial to the area.

In addition, staff is of the opinion the design of the structures should incorporate more natural materials and be designed using more craftsman-style architecture. With its proximity to the Reedy River, using materials such as HardiePlank siding or stone and brick would make a more pleasing aesthetic.

Staff has also discussed the possibility of having a portion of the Swamp Rabbit Trail run parallel to the Reedy River in this area. The land necessary for this route should be saved during the Final Development Plan (FDP) phase through coordination with Planning Staff and Recreation Department Staff. Connections to the trail from this development should also be considered.

In addition, the PD, Planned Development, zoning provides an opportunity for innovative design requirements and various amenities, such as the trail connections. With the aforementioned in mind, staff recommends approval of this request with the following conditions:

**Conditions:**

- The development must conform to the requirements of the Tree Ordinance.
- The Statement of Intent should be revised to reflect natural and craftsman materials, such as HardiPlank siding, to be used for building materials.
- Reserve needed right-of-way for the Swamp Rabbit Trail by coordinating with Planning Staff and Recreation Department Staff at the FDP stage.

Staff recommends approval with conditions.

Ms. Eldridge requested to hear from Mr. Hawkins, Executive Director of the Friends of the Reedy River and also Mr. Houck with the Recreation District.

Both individuals updated the Commission members on the joint meeting discussing the Reedy River and the Planned Development.

Ms. Eldridge thanked the applicant for meeting with both Mr. Hawkins and Mr. Houck. She also requested staff to show the Commission members the Final Development Plan once submitted.

**MOTION:** By Ms. Stevens and Ms. Eldridge, seconded by Mr. Barbare to amend the request to have entrances and exits to be aligned with existing streets to minimize traffic problems and improve safety and to have the Final Development Plan brought to the Commission for review once submitted to staff. The motion carried unanimously.

**CZ-2008-41 (County Council District 20)**

The subject properties are zoned R-M10, Multifamily Residential, which allows multifamily residential dwelling at a density of 10 units per acre. Current zoning would permit up to 40 multifamily units. The Statement of Intent and Concept Plan for the POD, Planned Office District, include up to 18 Williamsburg-style office buildings with up to 50,000 square feet of total office space. This development would be known as the Eastside Office Park. The Future Land Use Map indicates Urban Residential uses are preferred for this location at a density of 8-20 units/acre.

The subject properties are located on Old Spartanburg Road near the intersection of Old Spartanburg Road and Jamestowne Way. The properties to the north are zoned R-7.5, Single-Family Residential, and are occupied by Raintree Cove Subdivision. The adjacent property to the east is zoned R-MA, Multifamily Residential, and is occupied by Jamestown Commons Apartments. The property to the west is zoned R-MA, Multifamily Residential, and is occupied by Grey Eagle Apartments. The properties to the south are zoned R-MA, Multifamily Residential, and are occupied several apartment complexes.

The subject properties were originally zoned R-MA, Multifamily Residential, as part of Area 1 in May 1970. These parcels were rezoned to R-M1, Multifamily Residential, in 2003 as CZ-2003-10, to allow for additional options for the properties, including a group office development, which at the time was a permitted use in R-M1, Multifamily Residential. At that time, approval would come from the Board of Zoning Appeals. In 2003, County Council eliminated offices as a use on review in R-M1, Multifamily Residential. There have been no additional requests for the subject properties.

There are several points to consider when reviewing this development, including the following:

**Tree Ordinance and Site Grading:**

This development, if approved, will have to conform to the requirements of the Greenville County Tree Ordinance.

Since this site is surrounded by residential properties, staff is of the opinion no mass grading should occur. In an effort to maintain the existing trees on the property as a natural buffer to the adjacent residential uses, a tree protection plan and landscaping plan should be submitted prior to the issuance of any grading permits to show an adequate buffer exists. The site plan submitted shows a 25' buffer area between the existing residential uses and the buildings on site. This buffer should be heavily landscaped to minimize impacts on surrounding uses.

**Traffic:**

While this site may generate near 550 trips per day, staff is of the opinion this area and the surrounding road network are capable of handling this additional traffic and is not a significant variation from the existing zoning's traffic generation.

**Signage and Design:**

The signage plan submitted with the application to rezone the properties POD, Planned Office District, shows a large monument sign and electronic reader board. While staff is of the opinion a multi-tenant monument style sign matching the building materials is appropriate for this location, staff is also of the opinion the height permitted in the zoning ordinance (up to 16' for a group sign) is not appropriate at this location. Staff recommends limiting the sign to a height of 12'. In addition, electronic reader boards are not consistent with the majority of signage or the residential character of the area. Therefore, staff is of the opinion electronic reader boards should not be permitted.

The Statement of Intent also stipulates that individual tenant signage may be internally lit. Staff is of the opinion the signage should be externally illuminated only. In addition, building façade signage should be limited to a wood-routed style or channel mounted lettering.

The Statement of Intent shows residential style buildings with the roof line of each structure starting just above the first floor. While two-story structures will be permitted, all buildings should be designed with the roof line as depicted in the renderings provided. In addition, staff is of the opinion limiting the square footage to 30,000 is necessary to create a more neighborhood friendly environment.

With the aforementioned in mind, Staff recommends approval of this request with these specific conditions:

- The development must conform to the requirements of the Tree Ordinance.
- The site may not be mass graded.
- A tree protection plan and landscaping plan must be submitted with the Final Development Plan prior to the issuance of any grading permits or removal of any trees. These plans must show heavy landscaping within the 25' buffer area on both sides and at the rear of the site.
- Group development signage is not to exceed 12' in height.
- No electronic reader boards are permitted.
- No internally illuminated signage is permitted. All tenant signage must be a wood-routed style or channel mounted lettering.
- Buildings should be designed with the roof line starting at the top of the first floor of offices.
- Total building square footage is limited to 30,000 square feet.

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

### **UPDATE ON URBAN AREAS**

Tom Meeks addressed the Commission members with a status report on the progress staff has made in defining what would be considered an urban area. He stated staff was working on a definition and criteria that would define an area that could be designated as Urban. Several factors were being looked at by staff, population, availability of public utilities, the ratio of non-residential uses to residential uses, availability of public services, schools, shopping areas, etc.

Ms. Eldridge suggested a report to Public Works, Planning and Development be made on the status of staff's work.

### **WOODRUFF ROAD CORRIDOR STUDY UPDATE**

Eric Vinson addressed the Commission members regarding the Woodruff Road Corridor Study. He stated the study was completed in July 2007, by Kimley Horne for the City of Greenville and GPATS. He stated from the study, there were several recommendations for capital improvements to certain interchanges, but also recommendations that the county and city could address. He stated he has met with representatives of the city to discuss opportunities to move forward with the implementation of the recommendations. Some land development ordinance changes could be worked on and meeting with property owners to discuss opportunities to retroactively get access points between outparcels and the larger developments that back up to the outparcel properties. Mr. Vinson stated another meeting was scheduled with staff, DOT and representatives of Green Ridge and The Point to explore further opportunities to implement recommendations of the plan. After the meeting, there would be a report to the Commission along with adoption of the study. Mr. Vinson stated the joint meeting would be August 5, 2008.

### **UPDATE ON TRAFFIC IMPACT MEETING**

Mr. Barbare updated the Commission members on the meeting to discuss the former LDR-2007-1, known as the Traffic Impact Ordinance. He stated he and others feel it is important to consider adjusting the ordinance to make it more palatable to all parties. The county ordinance was denied just before the SCDOT manual was released, having significant changes to their requirements of traffic impact studies on state roads. Mr. Barbare recommended providing County Council with a document they would be willing to look at.

**MOTION:** By Mr. Mansbach, seconded by Ms. Eldridge to offer a resolution that the Commission endorses the reconvening of a cross-industry group of experts including, County Council, staff, Commission members, and industry experts to prepare a recommended Traffic Impact Ordinance for the County. The motion carried unanimously.

### **UPDATE ON REZONING PROCESS**

Mr. Mansbach gave a PowerPoint presentation along with a hand out to the Commissioners on various scenarios regarding the rezoning process and having a Public Hearing with the Planning Commissioners involved. In addition, Skip Limbaker prepared a comparison with other counties within South Carolina and how their process works. Mr. Mansbach stated Mr. Burns, Mr. Robinson, Ms. Long, Mr. Limbaker and himself would be meeting on August 4, 2008 to discuss the matter.

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

There were no appearances regarding non agenda items.

**RECOGNITION**

Chairman Robinson recognized Mr. Baldwin, who will be the new County Council representative for District 18.

**OLD/NEW BUSINESS**

**Directors Report**

Ms. Long stated there would be a report to the Commission on the progress of the Comp Plan at the August Educational Workshop.

Ms. Long informed the members of the Commission on receiving a letter from the Greenville Residence Coalition. She stated staff responded to the letter and staff felt the citizens concern was that the citizen's participation time was not enough. Ms. Long stated there was flexibility in the time frame for meetings.

Ms. Long stated the new Department Web Site was up and encouraged the Commissioners to offer comments.

The Commissioners discussed having an evaluation form available for the citizen committees on the Comprehensive Plan.

Mr. Pruitt requested information on having a PD District not used for something else. Ms. McCormick stated she would bring forward suggestions regarding Review Districts.

**ADJOURNMENT**

**ACTION:** Without objection, the meeting adjourned at 6:13 p.m.

Submitted by Recording Secretary

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