

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
August 26, 2009

MEMBERS PRESENT: T. Usher, Chair, R. Bell, V. Chair; J. Barbare, F. Mansbach, L. Stevens, and R. McCoy

MEMBERS ABSENT: S. Pruitt, B. Robinson and M. Shockley

STAFF: M. Long, P. Webb, T. Gordon, J. Owings, T. Meeks, N. Wright, E. Vinson and H. Hahn

CALL TO ORDER; OPENING REMARKS

The Chair called the meeting to order at 4:34 p.m. Mr. Barbare gave the invocation.

APPROVAL OF THE JULY 22, 2009 MINUTES

MOTION: By Mr. Barbare, seconded by Mr. Robinson to approve the minutes of the July 22, 2009 minutes. The motion carried unanimously.

PRELIMINARY SUBDIVISION APPLICATION

09-142, Chatsworth Enclave

Pat Webb addressed the Commission members regarding the above subdivision, stating the developer has requested postponing consideration for one month, due to a new flood study commissioned for the Rocky Creek area. Ms. Webb stated the subdivision will need to be reevaluated and this was the reason for the request for postponement.

MOTION: By Ms. Stevens, seconded by Mr. Mansbach to hold the item until the September meeting. 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-2009-34, Michael Burns for Riverview Office Park, LLC, located on Wade Hampton Blvd, requesting rezoning from R-20 and C-2 to C-3. Staff recommends approval.

CZ-2009-35, Eleanor Crockett Johnson, located on Rosemond Drive, requesting rezoning From C-1 to C-2. Staff recommends approval.

CZ-2009-36, Alejandro and Robin Sea, located on White Horse Road, requesting rezoning from C-1 to C-2.

CZ-2009-38, John Bryson for Dunean Masonic Lodge, located on Old Piedmont Highway, requesting rezoning from R-M20 to S-1. Staff recommends approval.

CZ-2009-39, Realty Link, LLC, for Simpsonville Woodruff, LLC, located on Woodruff Road, requesting rezoning from PD to PD. Staff recommends approval.

The Planning Commissioners requested a more detailed explanation of zoning applications CZ-2009-36 and CZ-2009-39.

MOTION: By Mr. Barbare, seconded by Mr. Bell to approve staff's recommendations on CZ-2009-34, CZ-2009-35 and CZ-2009-38. The motion carried unanimously.

CZ-2009-36 (County Council District 26)

The property is zoned C-1, Commercial, which allows commercial uses established for the convenience of local residents at a maximum gross floor area of 75,000 square feet. The request is for C-2, Commercial. In addition to uses the applicant may propose, the following table provides examples of uses also allowed in this district, either permitted by right, as a conditional use, or as a special exception (please see Table 6.1 in the Zoning Ordinance for a comprehensive list):

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 dwelling units per acre.

White Horse Road Corridor Plan (January 2006). The Future Land Use Map indicates Commercial/Office (NC, PD, POD, O-D, C-1, C-2, and C-3) uses are preferred for this location.

Roads

White Horse Road (Hwy. 25) is a seven-lane SCDOT maintained US Highway. Sidewalks are present on both sides of the road. This segment of White Horse Road was recently widened to seven lanes. Construction is underway on the portion of White Horse Road north to the Highway 25 by-pass.

Utilities

Water and sewer utilities are available to the site.

Traffic Impact

The subject site is part of a commercial shopping center; therefore, no significant additional trips should be generated.

The subject parcel and adjacent parcels in the Westwood Shopping Center were zoned C-1, Commercial, as part of Area 3 in April 1972. No other rezoning requests have been submitted for the subject site. The majority of the surrounding area such as Hallmark Square was also zoned commercial as part of Area 3 in April 1972.

Existing Zoning and Land Use

The subject property is located on White Horse Road (Hwy. 25) just north of Saluda Dam Road. The parcel is zoned C-1, Commercial, and is occupied by a commercial use (ABC Package Store). The parcels to the adjacent north and south fronting White Horse Road are also zoned C-1, Commercial, and are part of the Westwood Shopping Center comprised of various commercial uses. The parcels to the east across White Horse Road are zoned R-12, Single-Family Residential, and are occupied by single-family residences. It should be noted that the parcel on the corner of Rangeview Circle and White Horse Road was rezoned from R-12, Single-Family

Residential, to O-D, Office District, in 2006 as Docket CZ-2006-65. A parcel to the immediate southeast fronting White Horse Road is currently under consideration for rezoning from R-12, Single-Family Residential, to C-3, Commercial, and is known as Docket CZ-2009-37. The parcel to the adjacent west is zoned R-10, Single-Family Residential, and is occupied by a single-family residence as well as the parcels fronting Saluda Dam Road.

Conclusion

Staff is of the opinion the proposed C-2, Commercial, zoning designation and permitted uses are consistent with the zoning and uses of adjacent parcels. The site is adjacent to parcels zoned C-1, Commercial, which are part of the Westwood Shopping Center comprised of various commercial uses. White Horse Road is a seven-lane highway primarily occupied by various commercial and service related uses and is considered to be a significant commercial corridor. The Westwood Shopping Center is also bounded to the north and south by parcels zoned C-2, Commercial, occupied by commercial uses. Based on the aforementioned reasons, staff recommends approval.

MOTION: By Mr. Mansbach, seconded by Ms. Stevens to approve staff's recommendation. The motion carried with two in opposition (Bell and Barbare).

CZ-2009-39 (County Council District 21)

The property is zoned PD, Planned Development, and is currently undeveloped. The existing approved PD, Planned Development, is titled "The Village at Woodruff". The approved Statement of Intent and Concept Plan indicate 50,765 square feet of commercial uses were approved, including three restaurants and retail space. Fast food, convenience stores, vehicle service stations, and light manufacturing uses were not allowed.

The purpose of the request is to create a new PD, Planned Development, in place of the existing approved plan. The new plan is titled "Five Forks Marketplace". The Statement of Intent and Concept Plan indicate C-3, Commercial, uses, excluding communication towers, pawn shops, recycling centers/drop boxes/trailers, and indoor shooting ranges. The Statement of Intent allows fast food restaurants and full service auto care. The total square footage for the site will be determined based on parking requirements, but is shown on the concept plan with 51,500 square feet.

Designing Our Destiny Plan (April 1999). The Future Land Use Map indicates Suburban Residential uses are preferred for this area at a density of 2-7 dwelling units per acre.

East Woodruff Road Area Plan (October 2008). The Future Land Use Map indicates Commercial uses are preferred for this area.

Roads

Woodruff Road is a five-lane SCDOT-maintained road. Sidewalks are present, but no road improvements are scheduled in this area.

Utilities

Water and sewer service are available to the site.

Traffic Impact

Without a more specific idea of the intended tenants, it is not possible to estimate the traffic that could be generated by commercial uses.

The subject property located on Woodruff Road is zoned PD, Planned Development, and is currently vacant and undeveloped. The parcels at the northern corner of this site are zoned POD, Planned Office District, and are developed as Woodruff Place, an office park, and Park Place Children's Center, a daycare currently under construction. The aforementioned office park also borders the parcel in question to the north. The parcels to the east are zoned NC, Neighborhood Commercial. Of these NC, Neighborhood Commercial, parcels, the one facing Woodruff Road is developed as Five Forks Promenade, a commercial strip mall. The remaining parcels to the east were recently rezoned and have an office on site in a single-family residential home; however, there is potential for the site to develop as a commercial strip center and restaurant as approved in 2008. The parcel to the adjacent south across Woodruff Road is zoned POD, Planned Office District, and is occupied by a single-family residence.

Zoning History

The subject parcel was zoned R-S, Residential Suburban, as part of Area 2 in 1971. A request to rezone the parcel to C-2, Commercial, was approved as amended to POD, Planned Office District, in 1998. In May 2005, a request was denied to rezone the parcel to C-3, Commercial (CZ-2005-37). However, later that year in September, a request to rezone the parcel to PD, Planned Development, was approved (CZ-2005-65). This development was titled "The Village at Woodruff" and included 50,765 square feet of restaurants and retail space. Shortly after this parcel was rezoned to PD, Planned Development, the adjacent parcel to the east, Five Forks Promenade, was rezoned from POD, Planned Office District, to NC, Neighborhood Commercial (CZ-2005-79). Most recently, a request was made to add the property to the rear (the current location of Park Place Children's Center) to expand the currently approved PD, Planned Development (CZ-2007-42). However, this request was withdrawn in July 2007 following a recommendation of denial from staff and Planning Commission.

The proposed PD, Planned Development, includes the following elements:

- "Five Forks Marketplace" would permit C-3, Commercial, uses, but would exclude communication towers, pawn shops, recycling centers/drop boxes/trailers, and indoor shooting ranges. This plan will allow fast food restaurants and full service auto care.
- The total square footage for the site will be determined based on parking requirements.
- Parking requirements will be applied to the entire site, not individual lots and tenants. In addition, parking spaces are proposed to be 9'x18' rather than 9'x20'. The shorter spaces are common throughout South Carolina and have been shown, according to project engineers, to be adequate for this type of development.
- The site has no existing trees (cleared by previous owner).
- Setbacks will be 10' on the sides and rear. Front setbacks will be determined at the time of the Final Development Plan review to be in accordance with the East Woodruff Road Area Plan.
- No buffers are proposed, as the adjacent uses are all non-residential in nature.
- No signage setback is proposed for the front signage due to the width of the SCDOT right-of-way.
- The project is served by a single-entrance on Woodruff Road.

- Connectivity is proposed to the east, west, and north of the site (see the bottom of page 2 from the attached Statement of Intent for additional details).
- Service bays for automotive uses and tire sales will not face Woodruff Road.
- Buildings will be constructed of brick, stucco, or stone with pitched or parapet roofs.
- While the tree ordinance will be met for this site, the additional requirements of the landscaping ordinance will not apply due to the existing utility easements.
- The site will also include 10% open space, though not required as part of a PD, Planned Development.

Conclusion

Staff is of the opinion the Statement of Intent and Concept Plan for the proposed PD, Planned Development, permit uses consistent with the land use pattern and zoning in the area. Moreover, the recently approved East Woodruff Road Area Plan designates this parcel as appropriate for commercial uses. The parcel is bordered on all sides by non-residential uses and zoning. Interestingly, all bordering parcels are also zoned as review districts, which creates a unique land use pattern in this area. The development pattern on Woodruff Road in the Five Forks area has become increasingly commercial. This piece of property is the final undeveloped parcel on this segment of Woodruff Road before reaching Batesville Road. As such, staff is of the opinion it is vital for Greenville County to utilize the proposed PD, Planned Development, zoning when making recommendations. There have also been many opportunities to ensure compliance with the East Woodruff Road Area Plan as this is a PD, Planned Development. Therefore, after a full review of the concept plan and statement of intent, staff recommends approval.

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

OLD/NEW BUSINESS

The Chairman requested a report on the Highway 290 Plan from Mr. Meeks.

Mr. Meeks addressed the Planning Commission members regarding the Highway 290 Plan. He stated there had been a community meeting and property owners meeting in the area to discuss the issue of the proposed design standards. Mr. Meeks stated Councilman Baldwin decided to create another citizen committee to review the existing or proposed design standards to see if they could be amended to be more acceptable to property owners. Currently staff is waiting for Mr. Baldwin to meet with some of the citizens.

After some discussion, Chairman Usher requested staff contact Mr. Baldwin and invite him to the September Planning Commission meeting or the October Workshop.

APPEARANCES (Non Agenda Items)

There were no appearances regarding non agenda items.

DISCUSSION OF THE DRAFT COMPREHENSIVE PLAN

The Planning Commission members reviewed, discussed and edited the Comprehensive Plan document.

ADJOURNMENT

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

Submitted by Recording Secretary
