

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
September 23, 2009

**MEMBERS PRESENT:** T. Usher-Chair, F. Mansbach, J. Barbare, B. Robinson, R. McCoy, M. Shockley, and L. Stevens

**MEMBERS ABSENT:** S. Pruitt and R. Bell

**STAFF:** M. Long, T. Meeks, S. Limbaker, P. Webb, P. Gordon, K. McCormick; and H. Hahn

**CALL TO ORDER; OPENING REMARKS**

Mr. Robinson called the Planning Commission meeting to order at 4:32 p.m. in Mr. Usher's absence and gave the invocation.

In the absence of a chair, Mr. Robinson opened the floor to nominations of a temporary chair.

**MOTION:** By Mr. Barbare, seconded by Mr. Shockley to appoint Mr. Robinson as temporary chair in the absence of Mr. Usher. The motion carried unanimously.

**APPROVAL OF THE AUGUST 26, 2009 MINUTES**

**MOTION:** By Mr. Shockley, seconded by Mr. Barbare to accept the minutes of the August 26, 2009 meeting as presented. The motion carried unanimously.

**PRELIMINARY SUBDIVISION APPLICATIONS**

09-142, Chatsworth Enclave (Cluster)

07-150B, Victoria Park (revision)

**. 09-142, Chatsworth Enclave (Cluster)**

Ms. Gordon stated the applicants for 09-142 have submitted a letter of request for the withdrawal of the application.

**MOTION:** By Ms. Stevens, seconded by Mr. Shockley to accept the request for withdrawal of 09-142, Chatsworth Enclave. The motion carried unanimously.

**07-150B, Victoria Park**

Ms. Gordon stated the applicant has requested a revision to the preliminary plat. The revision would be the addition of interconnectivity to Harrison Park Planned Development. Ms. Gordon stated Harrison Park is within the City of Simpsonville and the interconnecting road would be eventually owned and maintained by the City of Simpsonville. The sidewalk system would also be interconnected.

**MOTION:** By Mr. Shockley, seconded by Mr. Barbare to approve the revision request. The motion carried unanimously.

**MOTION:** By Mr. Barbare, seconded by Mr. Mansbach to return the chairmanship the Mr. Usher. Motion carried unanimously.

## **REZONING REQUESTS** **NEW APPLICATIONS**

### **NEW APPLICATIONS**

Mr. Limbaker gave a detailed report on the following zoning request:

#### **CZ-2009-40**

The property is zoned R-12, Single-Family Residential, which allows single-family residences at a maximum density of 3.6 dwelling units per acre. The current zoning will permit 14 dwelling units. The requested R-M6, Multifamily Residential, district allows multifamily residences at a maximum density of 6 units per acre and single-family residences at a maximum density of 5.8 dwelling units per acre. The proposed zoning district will permit up to 23 multifamily dwelling units or 22 single-family detached residences.

The subject property was zoned R-S, Residential Suburban, as part of Area 1 in May 1970. The site was rezoned in 2007 as Docket CZ-2007-8 from R-S, Residential Suburban, to R-12, Single-Family Residential. Planning Staff, Planning Commission, and PWPD Committee recommended approval of the request. County Council approved the request at third reading on April 3, 2007. There have been no other rezoning requests for the subject property.

#### **Existing Zoning and Land Use**

The subject property is located on South Batesville Road. The subject property is zoned R-12, Single-Family Residential, and is occupied by a single-family residence. The parcels to the adjacent north, east and south are zoned R-12, Single-Family Residential, and are occupied by single-family residences in the Ascot and Barrington Park Subdivisions. The parcel to the west across South Batesville Road is zoned R-S, Residential Suburban, and is occupied by the Airport Baptist Church. The remainder of the parcels to the west across South Batesville Road are zoned R-12, Single-Family Residential, and are occupied by single-family residences in the Magnolia Park and Battery at Thornblade Subdivisions.

A 10-lot preliminary subdivision (file #07-158) known as Batesville Road Development (Abington Park) was approved by the Planning Commission on April 25, 2007. The Board of Zoning Appeals subsequently approved a setback variance (CB-07-38) on September 12, 2007. The variance was to reduce the 20' front setback requirement to 15' to allow for a larger buffer in the rear of the property and save existing mature trees. As of September 4, 2009, a final plat for the subdivision has not been submitted to the Planning Department.

#### **Conclusion**

Staff is of the opinion the existing zoning and land use pattern that has developed in the area is appropriate for this location. As previously stated, R-12, Single-Family Residential, zoning was approved by County Council in 2007. The following is an excerpt from the 2007 request:

Staff is of the opinion that the requested R-12, Single-Family Residential, is compatible with the existing R-12 zoning and single-family residential land uses surrounding the subject site. Rezoning this site would complete the R-12 zoning designation in this area of South Batesville Road and would not introduce uses or lot sizes incompatible with the existing land uses or zoning classification.

Staff remains of this opinion stated above. The R-12, Single-Family Residential, district and the R-M6, Multifamily Residential, district both permit residential uses with the exception that the R-M6, Multifamily Residential, district permits multifamily residences such as duplexes, condominiums, and apartments which are not located in the immediate vicinity of the site. Based on these reasons, staff recommends denial of the request.

**MOTION:** By Mr. Barbare, seconded by Mr. Mansbach to accept staff's recommendation of denial. The motion carried with one in opposition (Robinson).

### **DISCUSSION OF HIGHWAY 290 PLAN**

Tom Meeks addressed the Commission members updating them on the Highway 290 timeline.

County Councilor Baldwin addressed the Commission members regarding the recent community meetings he had attended and the citizen response to the Highway 290 Plan. He stated many land owners are in favor of the plan and there are others that think it is communism. Mr. Baldwin stated from the meetings he had, he thought the plan just needed some tweaking and the citizens were most concerned that their input was not obtained. Mr. Baldwin stated there has been a committee formed of 18 citizens from the community to discuss the plan. He anticipated having three additional meetings with the citizens. Mr. Baldwin stated repeatedly he did not feel the citizens were against the plan itself, but against not having a say in the process.

### **ATTENDANCE AT PUBLIC HEARINGS AND PWRP**

Mr. Usher discussed the Commission's attendance at Public Hearings and at the PWRP meetings. He requested staff prepare a rotation schedule for the Planning Commission members.

### **DISCUSSION OF THE DRAFT COMPREHENSIVE PLAN**

Ms. Long informed the Commission members that a copy of the plan would be ready on Friday and if the commissioners would like, they could come by a get their copy rather than having to receive the copy via mail. Ms. Long stated this would allow time for the commissioner's perusal prior to the joint County Council/Planning Commission meeting on September 29, 2009.

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

There were no appearances regarding non agenda items.

### **OLD/NEW BUSINESS**

#### **Directors Report**

Ms. Long introduced Annette Larson, who is our new Administrative Support Specialist. Ms. Larson told the commissioners about her previous working background.

The commissioners opted to hold October 14, 2009 open as a workshop day.

Mr. Barbare requested at the next meeting, Mr. Owings update the commission on the events of the Air Quality meeting.

Ms. Long suggested the members of the Commission attend the PWRP meeting on October 19, 2009.

Mr. Mansbach requested Mr. Meeks assist him with obtaining his needed credits for the year.

Ms. Long announced the SCAPA Conference in Greenville on October 15<sup>th</sup> and October 16<sup>th</sup>. She stated commissioners could obtain credits from the sessions.

The commissioners sang happy birthday to Ms. Long, who's birthday is September 24<sup>th</sup>.

**ADJOURNMENT**

**ACTION:** Without objection, the meeting adjourned at 6:15 p.m.

Submitted by Recording Secretary

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