

**MINUTES  
GREENVILLE COUNTY PLANNING COMMISSION  
September 28, 2011**

**MEMBERS PRESENT:** J. Barbare - Chair, M. Shockley – V. Chair, L. Stevens, F. Mansbach, B. Robinson, C. Tumblin, B. Ponder and M. Barnes

**MEMBERS ABSENT:** S. Schulz

**STAFF:** M. Long, T. Meeks, S. Limbaker, J. Owings, K. McCormick, S. Park, C. Harrison, Councilor Rawls, and H. Hahn

**CALL TO ORDER; OPENING REMARKS**

Mr. Barbare called the September meeting to order at 4:00 p.m. and Ms. Stevens gave the invocation.

Chairman Barbare recognized Ms. Stevens for her contributions to the Planning Commission. He wished her well in her new appointment with the Hospital Board.

**APPROVAL OF THE AUGUST 24, 2011 MINUTES**

**MOTION:** By Ms. Stevens, seconded by Mr. Shockley to approve the minutes of the August 24, 2011 meeting as presented. The motion carried unanimously.

**REZONING REQUESTS**

Mr. Limbaker gave a brief outline of the rezoning process and presented the following requests with staff's recommendations:

**CZ-2011-22**, Stephen Southerlin, located on Poinsett Highway, requesting rezoning from NC, Neighborhood Commercial to C-1, Commercial. Staff recommends denial of the request.

**CZ-2011-23**, Charles Reichert, P.E. for St. Francis Health System, requesting rezoning from R-7.5, Single-Family Residential to O-D, Office District. Staff recommends approval of the request.

**CZ-2011-24**, Greg Sherk, located on Old Chick Springs Road (Taylors) requesting rezoning from R-20, Single-Family Residential to R-10, Single Family Residential. Staff recommends approval of the request.

**CZ-2011-26**, Kamal Desor for Rodney Adams, located on Old Easley Highway, requesting rezoning from R-S, Residential Suburban and R-M20, Multifamily Residential to I-1, Industrial.

**CZ-2011-27**, Site Design, Inc. for Inglesby Properties 2, LLC, located on Augusta Road (Hwy. 25) at Sandy Springs Road, requesting rezoning from R-RI, Rural Residential to FRD, Flexible Review District. Staff recommends approval with conditions.

**MOTION:** By Mr. Robinson, seconded by Mr. Shockley to accept staff's recommendation for CZ-2011-22 as denial, CZ-2011-23 as approval and CZ-2011-24 as approval. The motion carried unanimously.

The Commission requested a detailed explanation of CZ-201-26 and CZ-2011-27.

Mr. Limbaker presented the following:

**DOCKET CZ-2011-26**

**APPLICANT:** Kamal Desor for Rodney Adams

**PROPERTY LOCATION:** Old Easley Highway (Adams Scrap and Recycling)

**PIN/TMS#(s):** 0237020206900, 0237020207000, 0237020207100, 0237020207200, 0237020207900, 0237020208000, and 0237020208100

**EXISTING ZONING:** R-S, Residential Suburban and R-M20, Multifamily Residential

**REQUESTED ZONING:** I-1, Industrial

**ACREAGE:** 11.44\*

**COUNCIL DISTRICT:** 26 - Rawls

**ZONING HISTORY:** The subject parcels and surrounding area were zoned as part of Area 4A in June 1973. The only rezoning requests in the immediate area occurred in 1979 and 1985. In 1979, a request was approved to rezone the two large tracts at the Northeast corner of the site from C-2, Commercial, to S-1, Services, as Docket CZ-1979-40. In 1985, a request was approved to rezone the same tracts from S-1, Services, to I-1, Industrial, as Docket CZ-1985-55. There have been no rezoning requests on the subject parcels.

**EXISTING LAND USE:** Undeveloped and adjacent parcels are occupied by a legal nonconforming scrap yard

**AREA CHARACTERISTICS:** Single-Family Residential along Larry Court and Earle Drive and industrial/service uses along Old Easley Highway (Adams Scrap and Recycling)

North: C-2, Commercial, and I-1, Industrial, Adams Scrap and Recycling and machine shop

East: R-M20, Multifamily Residential, undeveloped and Adams Scrap and Recycling  
South: R-M20, Multifamily Residential, undeveloped West: S-1, Services, and R-S, Residential Suburban, undeveloped

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2

**WHITE HORSE ROAD PLAN:** Suburban Residential

## **ROADS**

Old Easley Highway: two-lane, undivided SCDOT maintained highway, with no sidewalks

## **TRAFFIC IMPACT**

The closest traffic count station is located approximately three-quarters of a mile to the west on Old Easley Highway. The 2009 traffic count was 10,300 average daily trips. Traffic volumes have decrease by approximately 7 percent over the last 5 years at this location. No traffic generation data is available for a recycling/scrap yard of this type.

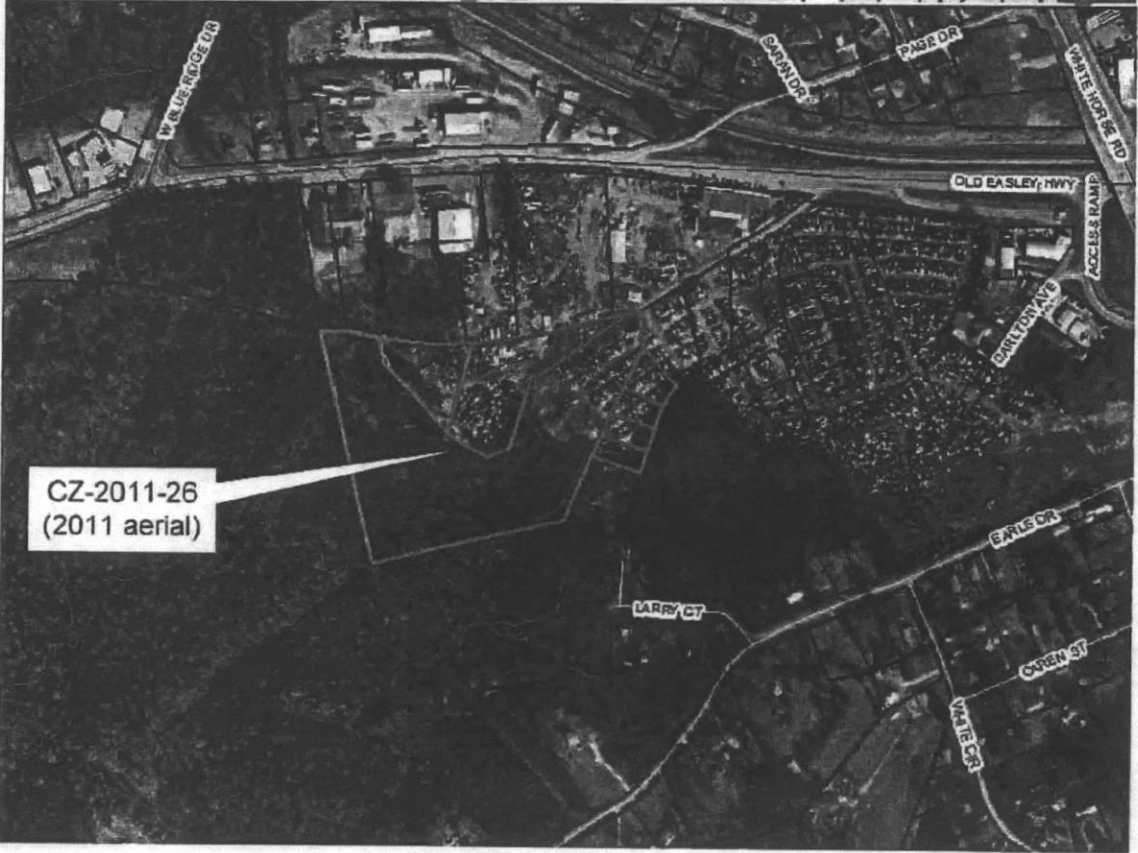
## **SUMMARY**

The properties are zoned R-S, Residential Suburban, which allows for single-family residences at a maximum density of 1.7 dwelling units per acre and agricultural uses and R-M20, Multifamily Residential, which allows for multifamily residential uses at a maximum density of 20 units per acre. The request is for I-1, Industrial, which provides for manufacturing plants, assembly plant, warehouses, recycling facilities, and similar uses.

## **CONCLUSION**

This area is characterized by various commercial, service, and industrial uses including the existing Adams Scrap and Recycling Business to the adjacent north and east of the subject properties. This area has historically been occupied by various service and industrial uses long before the area was zoned in 1973. Single-family residential uses also are located in the area along Larry Court and Earle Drive. Various regulations exist in both the Zoning and the Stormwater Management Ordinances to ensure appropriate buffering between the proposed I-1, Industrial district, the residential districts and the stream that runs along the property lines. Although not enforceable by the County, the applicant's legal representative stated at the Public Hearing on September 19th that private restrictions relating to hours of operation and buffering would be filed and recorded. Upon review of the area characteristics and the aforementioned reasons, Staff is of the opinion the I-1, Industrial, district is appropriate and recommends approval of the request.

\* Three parcels identified as tax map numbers 0237020206600, 0237020206700, and 0237020206800 were withdrawn from consideration by the applicant on September 12, 2011 which amended the acreage from 12.2 to 11.44 acres.



**MOTION:** By Ms. Stevens, seconded by Mr. Shockley to accept staff's recommendation for approval of the request. The motion carried unanimously.

Kelli McCormick presented the following:

**DOCKET CZ-2011-27**

**APPLICANT:** Site Design, Inc. for Inglesby Properties 2, L.L.C.

**PROPERTY LOCATION:** Augusta Road (Hwy. 25) at Sandy Springs Road

**PIN/TMS#(s):** 0602020101800

**EXISTING ZONING:** R-R1, Rural Residential

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 27.76

**COUNCIL DISTRICT:** 25 - Gibson

**ZONING HISTORY:** The subject parcel was zoned R-R1, Rural Residential, as part of Area 14 in August 2000. There have been no rezoning requests for the subject parcel.

**EXISTING LAND USE:** Undeveloped

**AREA CHARACTERISTICS:** Rural area with single-family uses and commercial uses at the intersection

North: R-R1, Rural Residential, undeveloped  
East: R-R1, Rural Residential, undeveloped  
South: C-1, Commercial, gas station; C-3, Commercial, undeveloped; S-1, Services, two service uses  
West: Unzoned, vacant and single-family residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** N/A

**IMAGINE GREENVILLE PLAN:** Residential Land Use 1 (portion)  
Suburban Community Center (portion)  
Community Corridor (Highway 25/Augusta Road)

**ROADS:** Highway 25/Augusta Road: 5-lane, undivided  
SCDOT maintained highway, with no sidewalks

Sandy Springs Road: 2-lane, undivided County maintained road, with no sidewalks

### TRAFFIC IMPACT

Traffic generated from the site will potentially increase under the requested uses in the FRD, Flexible Review District. The closest traffic count station is located on Highway 25/Augusta Road just south of this site. The 2009 traffic count was 14,600 average daily trips. Traffic volumes have remained steady at this location over the past five years.

### SUMMARY

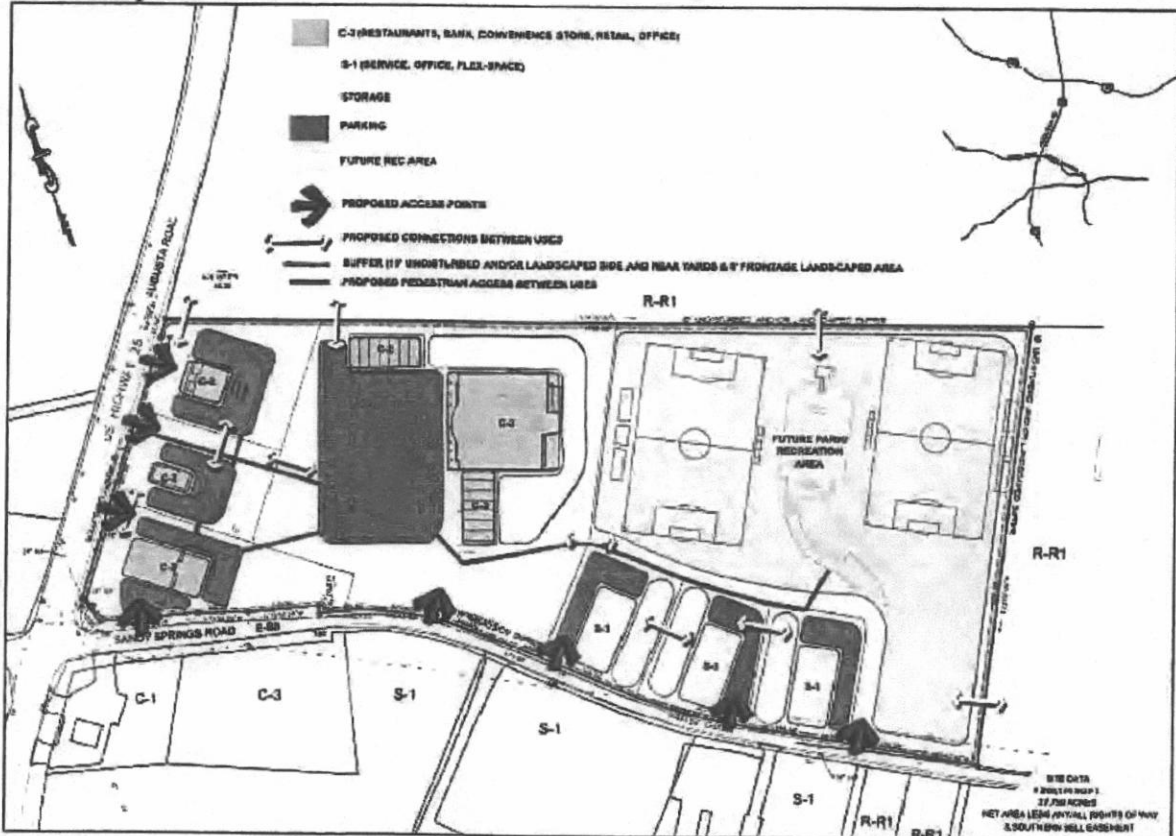
The property is zoned R-R1, Rural Residential, which provides a low density housing option in areas that are rural in character and are not necessarily served by public water or sewer. The restrictions contained in this district also are intended to preserve trees and to protect natural amenities within the rural portions of the County. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, would allow the property to be developed into a commercial, services, and recreation center including the following:

Commercial: appx. 90,000 sq ft on 13.2 acres

Services: appx. 30,000 sq ft on 3.5 acres

Recreation Area: +/- 11 acres

The Statement of Intent for this site also details signage, lighting, and architectural standards for the development.



## **CONCLUSION**

As discussed, the property is directly across from the unzoned area and is located within close proximity of community and service uses. Within the Imagine Greenville County Comprehensive Plan Future Land Use Map, growth is anticipated within centers and along corridors in the future. This property also meets the intent of the FRD, Flexible Review District. In addition, the area being donated to the Greenville County Recreation District for soccer fields serves as a large buffer between the commercial development along Augusta Road to help prevent encroachment of development down Sandy Springs Road. Staff is of the opinion the request is appropriate at this location with the following conditions:

1. Access points (ingress/egress) should be limited to one main access point for the development on Highway 25 and two main access points into the development on Sandy Springs Road. The access points for the corner outparcel, as well as the aforementioned main access points, should be designed in accordance with SCDOT and Greenville County Engineering requirements.
2. The uses shown as S-1, Services, and C-2, Commercial, shall exclude automotive repair, sales, and service type uses.
3. The buffer area between the commercial areas and adjoining properties should be increased to 25'.

**STAFF RECOMMENDATION:** Approval with Conditions.

Andy Sherard with Site Design, engineer for the project, answered several questions from the Commission members and after much discussion, the following motion was made:

**MOTION:** By Mr. Shockley, seconded by Mr. Robinson to approve the applicants request with the following conditions:

1. Access points (ingress/egress) shall be limited to four main access points for the development and be designed in accordance with SCDOT and Greenville County Engineering requirements.
2. The uses shown as S-1, Services, and C-2, Commercial, shall exclude automotive repair, automotive sales and automotive service type uses.
3. The buffer area between the commercial areas and adjoining properties should be increased to 25'.

The motion carried with one in opposition (Mansbach).

## **INITIATION OF THE PLANNING PROCESS FOR THE DUNEAN COMMUNITY PLAN**

Kevin Robinson addressed the Commission members regarding the Dunean Community Plan. He explained the Dunean Mills Community Alliance requested the Planning staff's assistance in developing a Community Vision Plan to improve the Dunean Community in conjunction with