

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
**January 22, 2014**  
**4:00 p.m.**

**MEMBERS PRESENT:** C. Tumblin, Chair, J. Barbare, Vice Chair, M. Shockley, M. Barnes, S. Holmesley and T. Ward

**MEMBERS ABSENT:** M. Freeland, S. Hammond and S. Selby

**STAFF:** P. Gucker, L. Estep, E. Johnson, M. Forman, S. Dawson, J. Owings, T. Meeks, E. Vinson, S. Terry, T. Barber, J. Wortkoetter and H. Hahn

**CALL TO ORDER**

Chairman Tumblin called the Planning Commission meeting to order at 4:00 p.m. and Mr. Shockley gave the invocation.

**APPROVAL OF THE NOVEMBER 20, 2013 MINUTES**

**MOTION:** By Mr. Barbare, seconded by Mr. Shockley to approve the minutes as presented, of the November 20, 2013 meeting. The motion carried unanimously by voice vote with three absent (Freeland, Hammond and Selby).

**PRELIMINARY SUBDIVISION APPLICATIONS**

**2013-149, WITHDRAWN BY APPLICANT**

**2013-151, WITHDRAWN BY APPLICANT**

**2014-101, Harts Cove Subdivision**

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 13.44 acres and zoned R-S. The developer is proposing eighteen (18) lots which will be accessed by Harts Lane. The developer is proposing 0.20 miles of new public road. Ms. Dawson stated public water was available to the site and will be provided by Greenville Water. The site will be served by septic tanks. Simpsonville Fire District serves this site.

The following citizens signed up to address the Commission members regarding the application.

Mr. Daniel, 338 Arch Lane, Gville, SC addressed the Commission members with his concerns regarding a buffer, sewer and the entrance.

Mr. J.P Stogner, 362 Hart Lane, Gville, SC addressed the Commission members with his concerns regarding a buffer and the entrance to Hart Lane.

Mr. Charles Garcia, addressed the Commission members regarding the location of access.

Mr. Ron Lawson, 17 Wiseton Court addressed the Commission members regarding drainage.

Chairman Tumblin stated the concerns voiced by the citizens could be addressed and answered by the Subdivision Administrator and suggested the citizens speak with Mr. Dawson.

**MOTION:** By Mr. Barbare, seconded by Mr. Ward to approve 2014-101. The motion carried unanimously by voice vote with three absent (Freeland, Hammond and Selby)

#### **2014-102, Edwards Springs Subdivision**

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 35 acres and located in an unzoned area. The developer is proposing fifty-five (55) lots which will be accessed by Locust Hill Road. The developer is proposing 3,467 linear feet of new public road. Ms. Dawson stated public water was available to the site and will be provided by Blue Ridge Rural Water Company. The site will be served by septic tanks and Piedmont Park Fire Department and Lake Cunningham Fire Department serve this site.

The Commission members discussed the location of the secondary access and also discussed interest in additional traffic study information. Ms. Dawson stated a traffic study was a requirement of the SCDOT in an effort to determine if a turning lane would be required.

**MOTION:** By Mr. Barbare, seconded by Mr. Ward to hold 2014-102 until the next meeting in order to obtain additional information from staff as well as from SCDOT. The motion carried unanimously by voice vote with three absent (Freeland, Hammond and Selby).

#### **FINAL DEVELOPMENT PLAN**

Eric Johnson, Zoning Administrator addressed the Commission members regard the Final Development Plan for Pebble Creek Phase VII (Creek Villas – Parcel C). Mr. Johnson stated the Final Development Plan did meet the intent of the evaluation criteria of Section 3:9.1 of the Zoning Ordinance, except for Criterion “B” which was “that the proposed development will harmonize with existing developments.”

Mr. Johnson stated homeowners in Parcel “B” of the development have contacted staff to express their dissatisfaction with the project and proposed design. Staff was concerned about the close proximity of the two-story apartment building to a home and the lack of an adequate vegetative screening/buffering between the two. Staff recommends approval with the condition, that the developer install additional evergreen trees and shrubs along the shared property line.

Mr. Lee Hicks, 5 Pebble Creek Way, addressed the Commission members regarding floodplain.

Councilman Cates addressed the Commission members regarding buffering.

Mr. Adam Chandler, developer of the project, addressed the Commission members about the homeowner concerns and answered questions.

**MOTION:** By Mr. Shockley, seconded by Mr. Barnes to approve Pebble Creek Villas Parcel C contingent upon adding a buffer in the North East corner where the parcel abuts parcel “B”. The motion carried unanimously by voice vote with three absent (Freeland, Hammond and Selby).

**REZONING REQUESTS**

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

**CZ-2014-1**, Ameen Adljaoui, located on 18 Fairforest Way, requesting rezoning from C-3, Commercial to I-1, Industrial. Staff recommends approval.

**CZ-2014-3**, C. Richard Stewart, located on St. Clair Street and Hampton Avenue Extension, requesting rezoning from R-7.5. Single Family Residential to I-1, Industrial. Staff recommends approval.

**CZ-2014-4**, Karl B. Allen, located on Walker Road and Durant Road, requesting rezoning from R-S, Residential Suburban to C-3, Commercial. Staff recommends denial.

**CZ-2014-5**, George Zimmerman, located on Piedmont Highway, requesting rezoning from R-7.5, Single-Family Residential to S-1, Services. Staff recommends approval.

**CP-2013-5**, Greenville County Planning Commission proposed Text Amendment to revise the Imagine Greenville County Comprehensive Plan to include the Dunean Community Plan.

The Commissioners requested a detailed explanation of CZ-2014-4.

**MOTION:** By Mr. Ward, seconded by Mr. Shockley to approve staff's recommendations for CZ-2014-1, CZ-2014-3 and CZ-2014-5. The motion carried unanimously by voice vote with three absent (Freeland, Hammond and Selby).

Mr. Johnson presented the following:

<b>DOCKET NUMBER:</b>	CZ-2014-4
<b>APPLICANT:</b>	Karl B. Allen
<b>PROPERTY LOCATION:</b>	Walker Road and Durant Road
<b>PIN/TMS#(s):</b>	0593030102100 (portion)
<b>EXISTING ZONING:</b>	R-S, Residential Suburban
<b>REQUESTED ZONING:</b>	C-3, Commercial
<b>ACREAGE:</b>	0.23-acre
<b>COUNCIL DISTRICT:</b>	25 - Gibson
<b>ZONING HISTORY:</b>	The parcel was originally zoned R-S in May of 1971 (Area 2)
<b>EXISTING LAND USE:</b>	Vacant lot/undeveloped

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	R-S	Undeveloped land
East	R-S	Right-of-way for Durant Road; then farther east is undeveloped land
South	R-S	Right-of-way for Durant Road; then farther south is a single-family home
West	I-1	Right-of-way for Walker Road; then farther west is undeveloped land

**WATER AVAILABILITY:** Greenville Water System – No water available on Durant Road

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District - No sanitary sewer available

**IMAGINE GREENVILLE PLAN:** Employment Center

**ROADS:** Walker Road: 2-lane County-maintained minor collector  
Durant Road: 2-lane, County-maintained minor collector

**TRAFFIC IMPACT:** Traffic is expected to increase. No traffic count station was found in the immediate area.

**SUMMARY**

The subject parcel is undeveloped and comprised of two (2) separate lots. The lots are bisected by Durant Road, resulting in a larger lot (on the west side of Durant Road) and a smaller lot (on the east side). The intent of this application is to rezone a 0.23-acre portion of the larger lot at its southernmost point where it has frontage on both Walker Road and Durant Road. Staff understands the applicant wants the ability to park vehicles on this portion of the property, possibly in connection with an automotive dealership, which would include the construction of a small building from which to conduct business. Pursuant to Article 6, Use Regulations of the Zoning Ordinance, an automotive dealership is classified as “Automobile, boats, motorcycles, and RV sales, service, and rental” and is prohibited in the R-S district; however, it would be a permitted use (by right) in the C-3 district. The subject property is abutted by R-S zoning on all three (3) sides, except for the west where it abuts the I-1 zoning district.

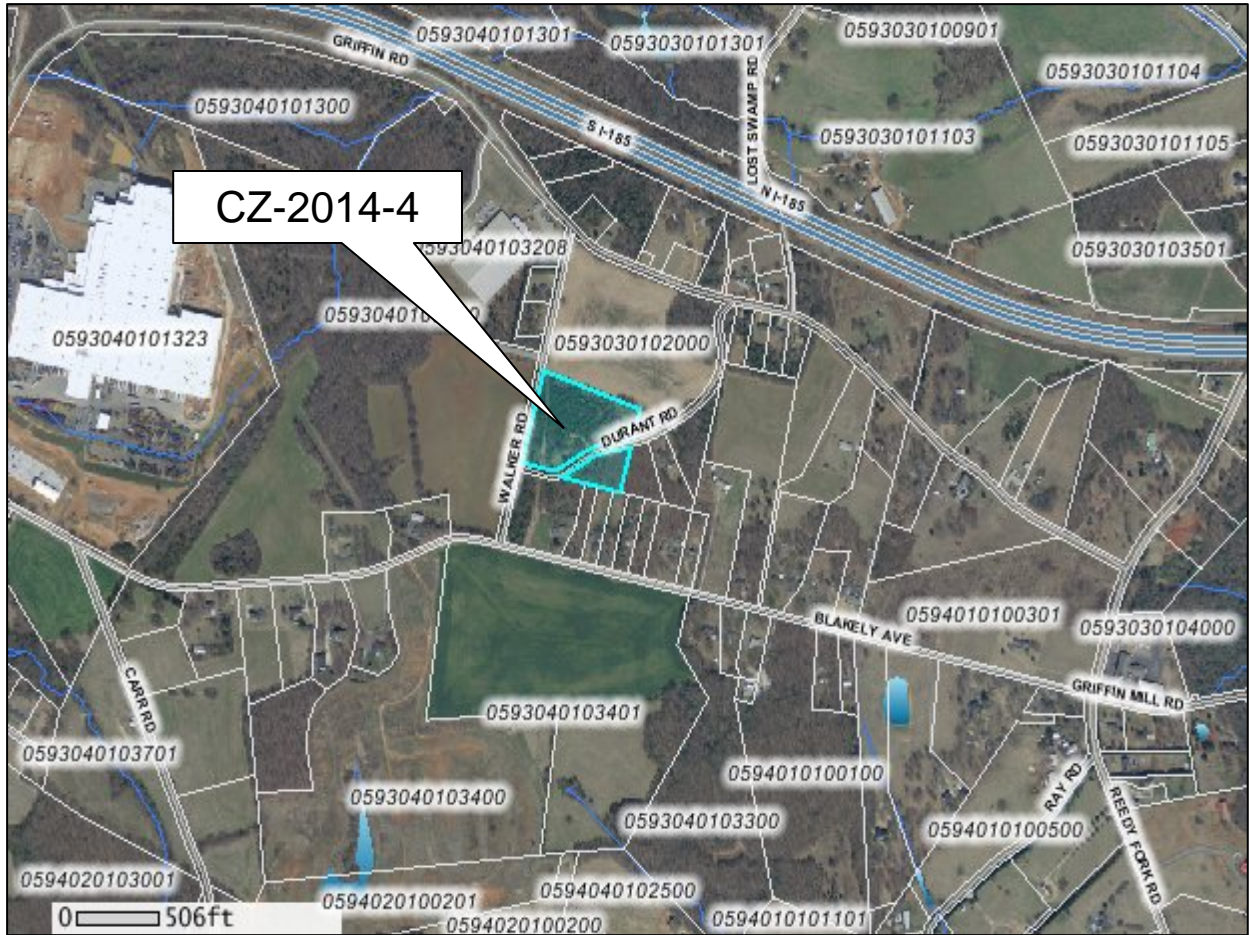
The C-3 district was established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents, including but not limited to the following: commercial amusement, animal shelters, cabinet/carpentry shops, nursing care facilities, firework stand, hospitals, museums, pawn shops, recording studios, and sign manufacturing. The C-3 district also allows for single-family and multi-family residential as conditional uses.

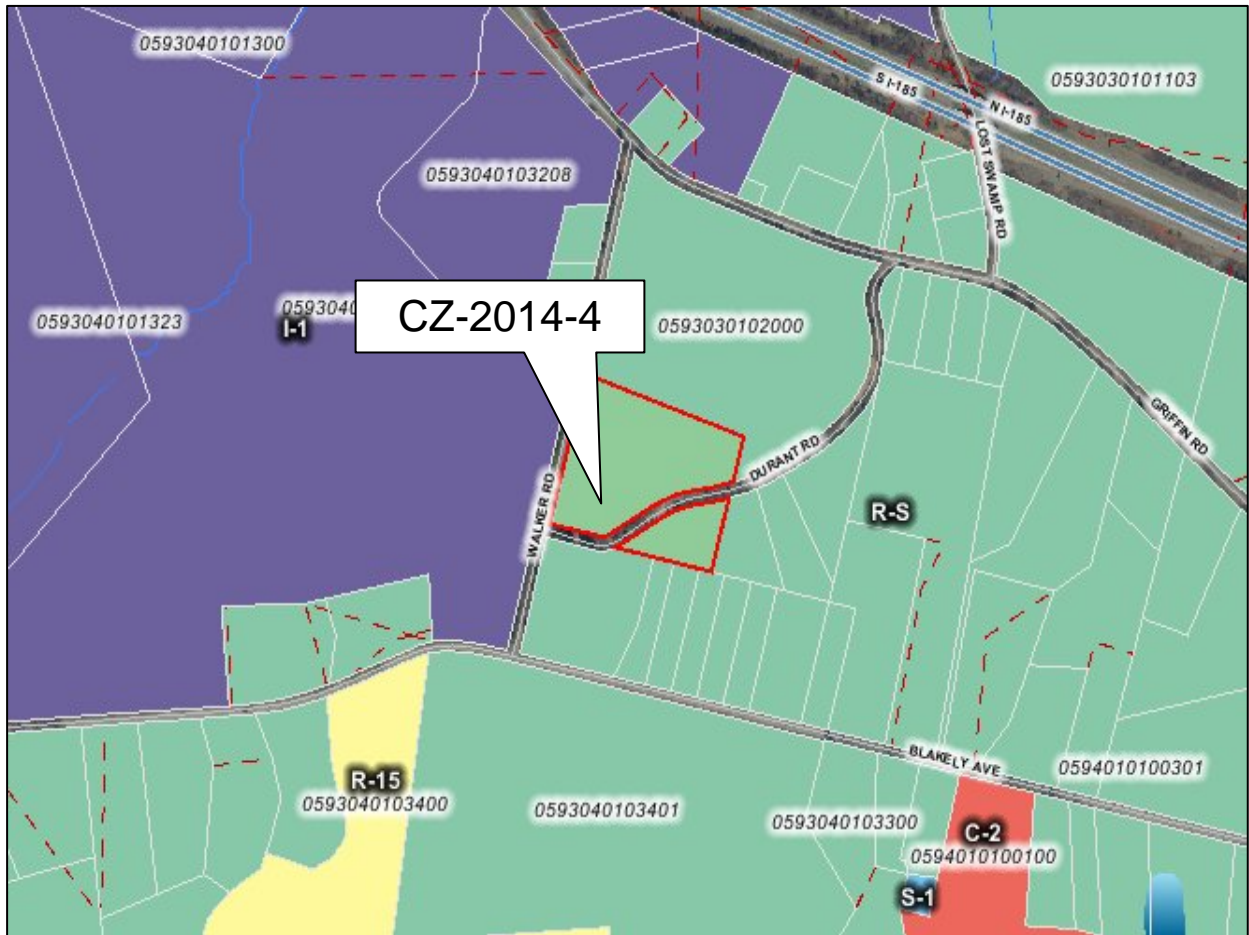
**CONCLUSION**

The subject property is comprised of two (2) lots, both of which are zoned R-S and bisected by Durant Road. The applicant is requesting to rezone a 0.23-acre portion of the larger lot at its southernmost point where it has frontage on both Walker Road and Durant Road. Staff understands the applicant wants the ability to park vehicles at this location, possibly in connection with an automotive dealership, which is prohibited under the current R-S zoning but permitted by right in the C-3 district. If successfully rezoned, any use listed in the C-3 district in accordance with the Use Regulations, in addition to an automotive dealership would also be allowed on the subject property.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the C-3 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. However, the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land.

The purpose and intent of C-3 district is “to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares.” The subject property is located on the western fringe of suburban residential zoning, amongst many undeveloped properties. The aforementioned purpose and intent of the C-3 zoning district is intended for property with this zoning classification, to be located in “non-residentially zoned areas along major thoroughfares.” Walker Road and Durant Road are not major thoroughfares. While it is not staff’s primary objective or technical expertise to conduct/predict the feasibility or viability of C-3-permitted uses on this site – this is the role of the free market; it is incumbent upon staff to enforce the regulations of the Zoning Ordinance to ensure the purpose of intent of each zoning district is being met. Based on the reasons stated herein, staff recommends denial of the applicant’s request to rezone from R-S to C-3.

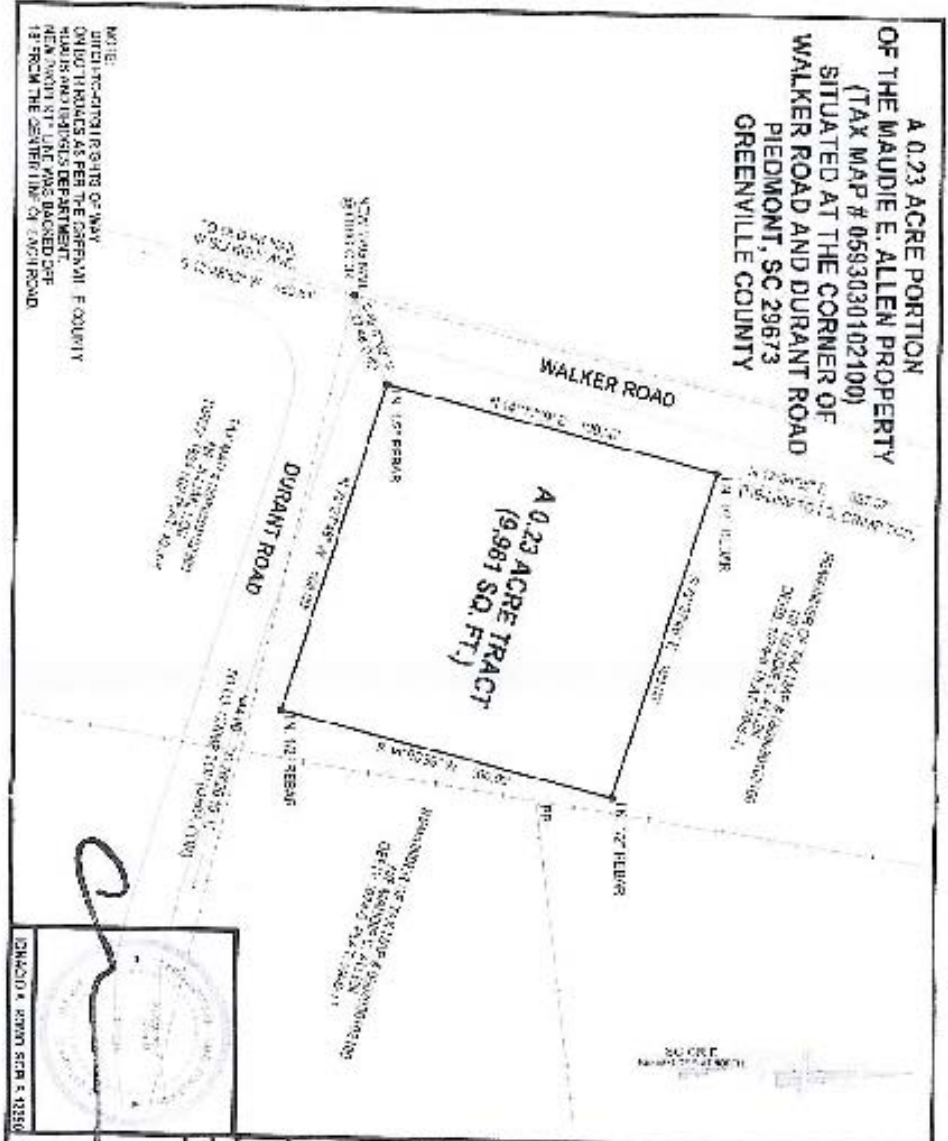






**A 0.23 ACRE PORTION  
OF THE MAUDIE E. ALLEN PROPERTY  
(TAX MAP # 0593030102100)  
SITUATED AT THE CORNER OF  
WALKER ROAD AND DURANT ROAD  
PIEDMONT, SC 29673  
GREENVILLE COUNTY**

NOTE:  
DIMENSIONS IN PARTS OF INCH  
ON THIS SURVEY AS BEING GENERAL COUNTY  
MAY BE APPROXIMATE AND MEASUREMENT  
MAY VARY SLIGHTLY FROM THE  
18" FROM THE CENTERLINE OF THE ROAD.



**I.A. ROMO, PLS**  
PO BOX 5307  
GREENVILLE SC 29640-4317  
PHONE: (864) 606-8466

**PROPERTY SURVEY FOR  
MAUDIE E. ALLEN**

SCALE: 1" = 30'

NO.	DESCRIPTION	AREA	ACRES	MARK
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

**NOTES:**  
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING  
AND MAPPING BOARD. THE SURVEY WAS MADE  
ON THE BASIS OF THE INFORMATION FURNISHED BY  
THE CLIENT AND THE SURVEYOR HAS NO KNOWLEDGE  
OF ANY OTHER INTERESTS IN THE PROPERTY.  
2. THE SURVEY WAS MADE ON THE BASIS OF THE  
INFORMATION FURNISHED BY THE CLIENT AND THE  
SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER  
INTERESTS IN THE PROPERTY.  
3. THE SURVEY WAS MADE ON THE BASIS OF THE  
INFORMATION FURNISHED BY THE CLIENT AND THE  
SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER  
INTERESTS IN THE PROPERTY.

**MOTION:** By Mr. Ward, seconded by Mr. Shockley to accept staff's recommendation of denial of CZ-2014-4. The motion carried unanimously by voice vote with three absent (Freeland, Hammond and Selby).

**CP-2013-5 Dunean Community Plan**

Suzanne Terry addressed the Commission members regarding the Dunean Community Plan which was returned to staff from the October Public Hearing in an effort to have the Community Alliance and the Historical Society work together to both have input into the plan. Ms. Terry stated both groups have worked together and come together on an agreement to the plan.

**MOTION:** By Mr. Shockley, seconded by Mr. Barbare to approve CP-2013-5. The motion carried unanimously by voice vote with three absent (Freeland, Hammond and Selby).

At this time Mr. Barbare requested an update on the County Council actions from the meeting on January 21, 2014.

Mr. Johnson stated all items moved forward; except CZ-2013-47, which was returned to the Planning and Development Committee

Council member Baldwin stated a citizen had contacted him concerning the odor from the cows. Mr. Kirven stated beef cows normally do not give off odor as do milk cows. Additional discussion at Council was to return the item to the Planning and Development Committee to see if perhaps two of the three parcels could be rezoned rather than all three parcels. Additional concern was stated by the citizen to Mr. Baldwin about the cows being in a stream. It was returned to the Committee for additional discussion.

**AMENDMENT TO BYLAWS**

Mr. Tumblin requested at the November meeting, the Commissioners look at the bylaws to discuss start time of the meeting.

Mr. Shockley stated he would be fine with 4:30 start time. Mr. Ward additionally voiced approval of a 4:30 start time.

**MOTION:** By Mr. Shockley, seconded by Mr. Barnes to amend the Greenville County Planning Commission bylaws to reflect the start time of the meetings as 4:30 p.m. The motion carried unanimously by voice vote with three absent (Freeland, Hammond and Selby).

**HOUSING AND REAL ESTATE MARKET CONDITIONS**

Mr. Shockley stated he was not prepared to present the information but would provide the information at the next Commission meeting.



**PLANNING MONTHLY REPORT**

Lance Estep addressed the Commission members with an update of activities within the Planning and Code Compliance Division since the last Commission meeting and also distributed a printed detailed copy. Mr. Estep complimented staff on working with The Dunean Community Alliance and the Dunean Historical Society in coming together regarding the Dunean Plan. He stated due to the holidays, many of the other community meetings had not taken place. He briefed the Commission on the Happy Hearts project with many county employees assisting as part of the Greenville County Leadership class. Lowe's along with Furman University were also instrumental in assisting with the project. Many other activities are in works for the New Washington Heights area. Mr. Estep touched on the Taylors Plan and the Food Hub concept. Additionally, the Conestee tree planting went well and there are plans for an additional tree planting/clean up day in the spring.

Mr. Estep announced Mr. John Owings would be retiring on February 21, 2014 after 41 years of dedicated service. Also, Mr. Robert Hall, Floodplain Administrator would be retiring on March 30, 2014. Mr. Estep also noted Tiffany Wedmore, Transportation Planner would be leaving the County to expand her career. He introduced Mr. Michael Forman, new Deputy Zoning Administrator.

Mr. Estep updated the Commission members on the activities with Animal Control, Building Inspections, Building activities and Codes.

**MONTHLY MEETINGS**

Chairman Tumblin inquired if there was a topic for the February Planning Commission Workshop. Mr. Estep stated the workshop would be discussing Wedding Chapels and Special Events in residential areas in an effort to bring a draft ordinance to the Commission.

**NEW BUSINESS**

There was no new business.

**OLD BUSINESS**

There was no old business.

**ADJOURNMENT**

**MOTION:** Without objection the meeting adjourned at 5:46 p.m.

Submitted by Recording Secretary

---