

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
November 19, 2014
4:30 p.m.

MEMBERS PRESENT: C. Tumblin, J. Barbare, M. Shockley, S. Selby, C. Sullivan, C. Chea, S. Hammond and M. Freeland

MEMBERS ABSENT: T. Ward

STAFF: P. Gucker, E. Vinson, S. Dawson, T. Meeks, S. Park, T. Barber, J. Wortkoetter and H. Hahn

CALL TO ORDER

Chairman Tumblin called the Planning Commission meeting to order at 4:30 p.m. and Mr. Selby gave the invocation.

APPROVAL OF THE OCTOBER 22, 2014 MINUTES

MOTION: By Ms. Hammond, seconded by Mr. Shockley approve the minutes as presented of the October 22, 2014 meeting. The motion carried unanimously by voice vote with one absent (Ward).

PRELIMINARY SUBDIVISION APPLICATIONS

2014-154, The Cottages at Shoally Ridge (Cluster)

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 26.14 acres, and is Zoned R-12. The developer is proposing a ninety (90) lot subdivision which will be accessed by Log Shoals Road. The developer is proposing a cluster development with Option 1 (15%), with 3.92 acres of Open Space Required and 4.03 acres of Open Space Provided. The developer is also proposing 0.60 miles of a new public road. She stated the utilities that serve in the area are; Greenville Water system, Metropolitan Sewer Subdistrict and Mauldin Fire District.

Ms. Dawson reported at the Subdivision Advisory Committee the County Traffic Engineer requested a second entrance on Griffin Lake Road, which would require road improvements, or to have Road "A" be 28 feet wide as discussed with the FD.

The Commissioners requested the Developer to answer questions.

Mr. Chip Fogelman, 25 Woods Lake Road, Greenville, SC stated the development would widen the road rather than an additional entrance.

MOTION: By Mr. Shockley, seconded by Mr. Freeland to approve 2014-154. The motion carried unanimously by voice vote with one absent (Ward).

2014-156, Taylors Road (Cluster) Subdivision

Sonya Dawson addressed the Commissioners with a preliminary subdivision application for a development consisting of approximately 13.21 acres, and is located in the R-15 zoning district. The developer is proposing a thirty-five (35) lot subdivision, which will be accessed by Taylors Road. The developer is proposing a cluster development with Option 1 (15%), with 1.98 acres of Open Space Required and 2.73 acres of Open Space Provided. The developer is also proposing 0.27 miles of a new public road. She stated the utilities that serve in this area are; Greenville Water System, Taylors Sewer District and Taylors Fire District. The development is located within 1 and ½ miles of a school and sidewalks are required.

Mr. Shockley asked about the 390 feet clear sight distance needed to enter a road with a 35 mph. He stated he had thought it was 350, 35 mph times 10. He asked had requirements changed.

Ms. Gucker stated she believed there had been updates to AASHTO. She offered the County Traffic engineer give the Commission an overview of the changes.

Mr. Selby voiced his concern regarding the traffic, speed and curves at the location.

Mr. Shockley stated he shared Mr. Selby's concerns but felt it was a traffic engineer issue.

MOTION: By Ms. Hammond, seconded by Mr. Sullivan to approve 2014-156. The motion carried by voice vote with two in opposition (Selby and Barbare) and one absent (Ward).

VARIANCE REQUEST

2014-152 VA, Williams property (to allow the creation of an additional lot off of a recorded unpaved shared drive).

Sonya Dawson addressed the Commission members with a variance request to allow the creation of an additional lot off of a recorded unpaved shared drive. She stated the proposed lot is located within the Jackson Hollow Subdivision, which was recorded in October 2002. The 2002 plat created five (5) lots to be served by an unpaved shared drive that ended with a cul-de-sac, and connected another parcel with a flag strip off of the cul-de-sac. In 2003 a summary plat for Jackson Hollow Phase 2 was recorded creating three (3) lots off of the unpaved shared drive. She stated based on GIS, the unpaved shared driveway was paved between 2006 and 2008. Additionally, based on GIS two (2) additional lots have been created from Jackson Hollow Phase 2. Currently, there are eleven (11) lots that are being served by this private drive. The approval of the variance would allow twelve (12) lots to be served by this private drive.

MOTION: By Mr. Shockley, seconded by Mr. Selby to approve 2014-152VA. The motion carried unanimously by voice vote.

REZONING REQUESTS

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

CZ-2014-47, Chuck Langston for Roger Stewart, located at 1418 Brushy Creek Road, requesting rezoning from R-15, Single-Family Residential to C-1, Commercial. Staff recommends denial.

CZ-2014-51, David Loudin for Greenville Elds Lodge #858, located at 7700 Pelham Road, requesting rezoning from C-2, Commercial, to S-1, Services. Staff recommends approval.

CZ-2014-52, John Beeson for Samantha Moore, Donald S. Moore and Samantha E. Moore HAH, LLC (Pat Hill), Roy Edwin and Darlene Penny Wood, located at 1221 East Georgia Road, 1209 East Georgia Road and 1219 East Georgia Road, requesting rezoning from R-S,

Residential Suburban to R-15, Single-Family Residential. Staff recommends approval.

The Commissioners requested a detailed explanation of CZ-2014-47 and CZ-2014-52.

MOTION: By Mr. Barbare, seconded by Mr. Selby to approve CZ-2014-51. The motion carried unanimously by voice vote with one absent (Ward).

Mr. Kurjiaka presented the following:

DOCKET NUMBER: CZ-2014-47
APPLICANT: Chuck Langston for Roger Stewart
PROPERTY LOCATION: 1418 Brushy Creek Road
PIN/TMS#(s): 0538040102400
EXISTING ZONING: R-15, Single Family Residential
REQUESTED ZONING: C-1, Commercial
ACREAGE: 0.70
COUNCIL DISTRICT: 21 - Burns
ZONING HISTORY: The parcel was zoned R-15 in May 1970 as part of Area 1.
EXISTING LAND USE: Vacant single family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	Right of way for Brushy Creek Road, further north is single family residential (Woodharbor Subdivision)
East	R-15	Single family residential
South	PD NC	Retail (Sherwinn Williams, Great Clips) Restaurant (Arby's)
West	R-15	Single family residential

WATER AVAILABILITY: Greenville Water System
SEWER AVAILABILITY: Metro Sewer District
IMAGINE GREENVILLE: Residential Land Use 2
ROADS: Brushy Creek Road: Three-lane State-maintained minor arterial

Location of Counter	Distance to Site	2007	2010	2012
Brushy Creek Road	2,000' W	9,800	10,300 (+5%)	9,400 (-4%)

TRAFFIC:

SUMMARY:

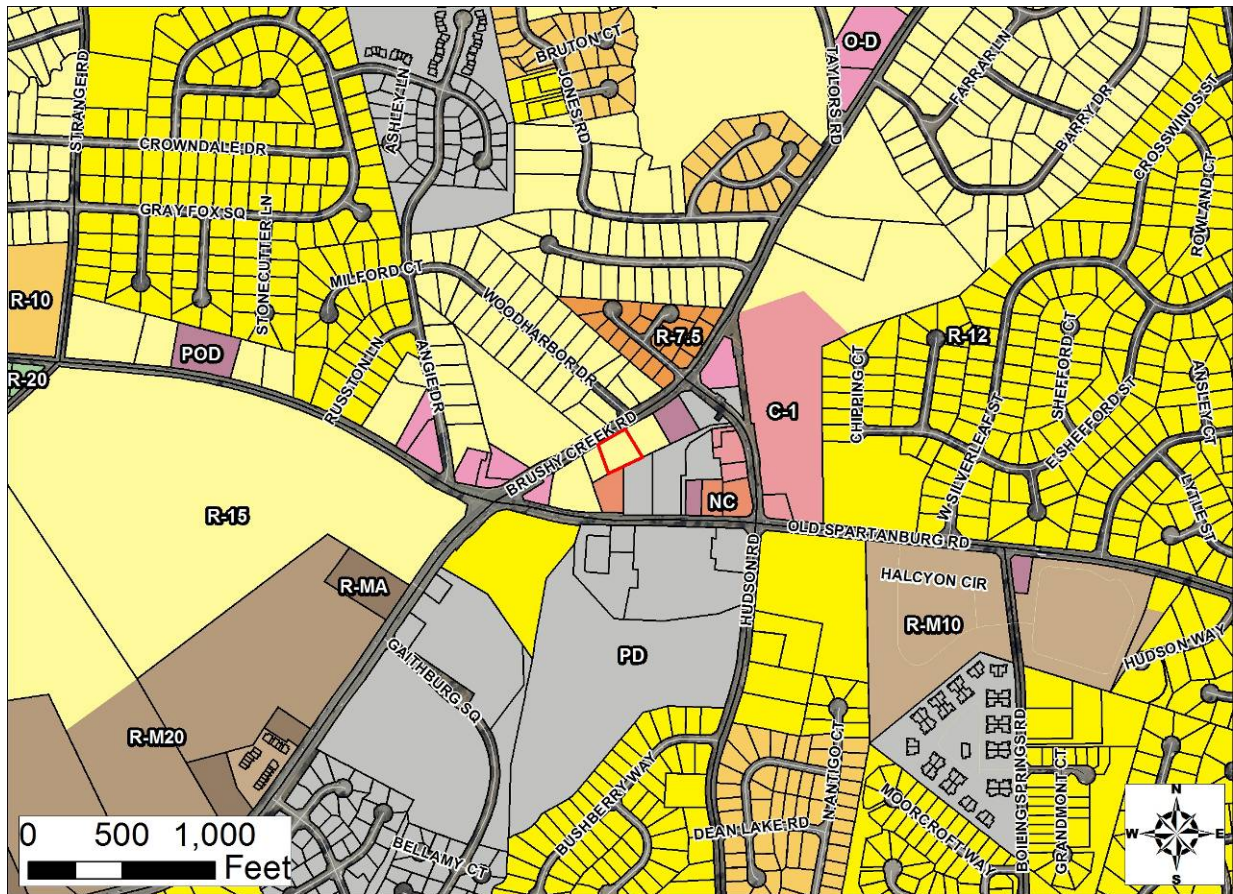
The subject property is a parcel of land with a vacant single family residence located on the south side of Brushy Creek Road, and 700 feet northeast of the intersection between Brushy Creek Road and Old Spartanburg Road. The property has approximately 170 feet of total road frontage. The property is currently zoned R-15 (Single Family Residential); this application is requesting to rezone to C-1 (Commercial). The C-1 district is established to provide commercial establishments for the convenience of local residents.

The applicant listed the proposed use for the subject parcel as a “small yoga studio”.

CONCLUSION:

It is staffs opinion that commercialization of this section of Brushy Creek Road would encroach upon the existing established residential area and be detrimental to existing neighborhood character. Commercial development in the Brushy Creek, Hudson Road, and Old Spartanburg Road area should continue to be focused on Hudson Road and Old Spartanburg Road where fewer residences are present and commercial development is more prominent. Residential land uses should be maintained along Brushy Creek Road to protect the existing neighborhoods. Therefore, based on these reasons, staff recommends denial of the request to rezone the subject parcel from R-15 Residential to C-1 Commercial.





Mr. Selby voiced his concern regarding the neighborhood being against this zoning. He stated petitions have been submitted and the citizens would like to keep the area residential, they feel there is enough commercial property in the area. He also mentioned previous requests in the same area for Commercial zoning which have failed and also have had much opposition from the citizens in the area.

Mr. Selby said he was not against a yoga studio and agreed there would not be much traffic from the studio. However, his concern was the rezoning would open up the area for additional Commercial requests and if the yoga studio failed, the zoning would perhaps allow unfavorable establishments to occupy the premises.

During the discussion of this request, it was suggested a workshop topic may be a Table of Use update.

MOTION: By Mr. Shockley, seconded by Mr. Selby to deny CZ-2014-47. The motion carried unanimously by voice vote with one absent (Ward).

Mr. Shockley abstained from the following and left the meeting.

DOCKET NUMBER: CZ-2014-52

APPLICANT: John Beeson for Samantha Moore, Donald S. Moore and Samantha E. Moore, HAH, LLC (Pat Hill), Roy Edwin and Darlene Penny Wood

PROPERTY LOCATION: 1221 East Georgia Road, 1209 East Georgia Road, and 1219 East Georgia Road

PIN/TMS#(s): 0560030100501, 0560030100502 (partial), 0560030100505 and 0560030100506

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 41.22

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The parcel was zoned in March 1996 as part of Area 11.

EXISTING LAND USE: 1209 East Georgia Road – Single family residence (portion to be rezoned is vacant)
1219 East Georgia Road – Single family residence
1221 East Georgia Road – Single family residence
Between 1219 & 1221 East Georgia Road – Agricultural/improved

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Vacant
East	R-15	Single family residential
South	R-M10 R-M20	Right of Way for East Georgia Road, then Multi family residential (The Magnolias Subdivision and Woodcreek Apartments)
West	R-15	Single family residential (single residence)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District

IMAGINE GREENVILLE: Residential Land Use 2

DENSITY:

Zoning	R-S (Current)	R-15 (Requested)
Allowable Units	71	119
Density	1.74/acre	2.90/acre

ROADS: East Georgia Road: Two lane State-maintained minor arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
East Georgia Road	3,000' W	10,700	11,000 (3%)	12,600 (18%)

SUMMARY:

The subject properties are a combined 41.22 acres consisting of three parcels and a portion of a fourth parcel. There is approximately 540 feet of frontage along East Georgia Road providing access to the subject parcels.

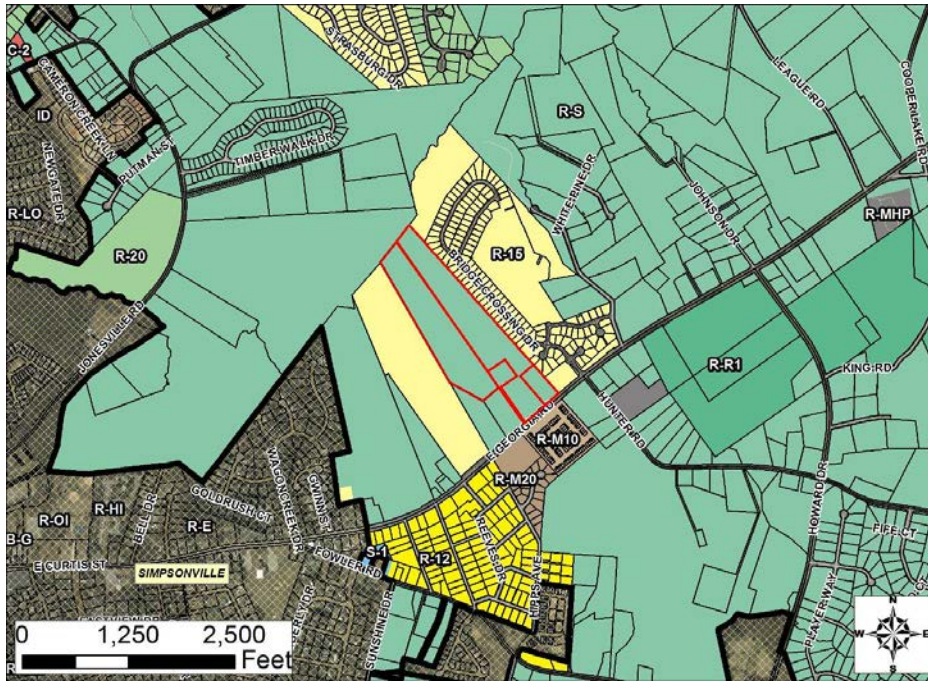
The subject parcels are currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcels to R-15 (Single-Family Residential). The R-15 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The applicant did not list a proposed use on their application.

CONCLUSION:

It is staff's opinion that the requested R-15 density is consistent with the current development patterns along E. Georgia Road. The Comprehensive Plan classifies the area in which the subject properties are located as Residential Land Use 2, recommending 3 - 6 dwelling units per acre. The R-15 designation would allow for a housing density within that range. Therefore staff recommends approval of the request to rezone the subject parcel from R-S to R-15.





Mr. Barbare voiced his concern over traffic and felt he could not support the request.

Mr. Selby stated there was no one at the Public Hearing who spoke against the request and he would be in support of the request.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve CZ-2014-52. The motion carried by voice vote with one in opposition (Barbare) and one absent (Ward).

At this time Mr. Shockley returned to the meeting.

Mr. Kurjiaka presented the following which was returned to the Planning staff and Commission to look at the request as amended by the applicant to C-3, Commercial.

DOCKET NUMBER: CZ-2014-41

APPLICANT: Ahmed Abdeladl

PROPERTY LOCATION: 1904 and 1908 Anderson Road

PIN/TMS#(s): 0226000801300 and 0226000801500

EXISTING ZONING: R-M20, Multi-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.75

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was zoned R-M in June 1973 as part of Area 4A.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	Single family residential
East	R-M20	Single family residential
South	R-7.5	Right of Way for Anderson Road, further south is single family residential
West	R-M20	Single family residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District (capacity unknown)

IMAGINE GREENVILLE: Residential Land Use 3

JUDSON AREA PLAN: Established residential neighborhood

ROADS: Anderson Road: Five-lane State-maintained minor arterial

TRAFFIC:

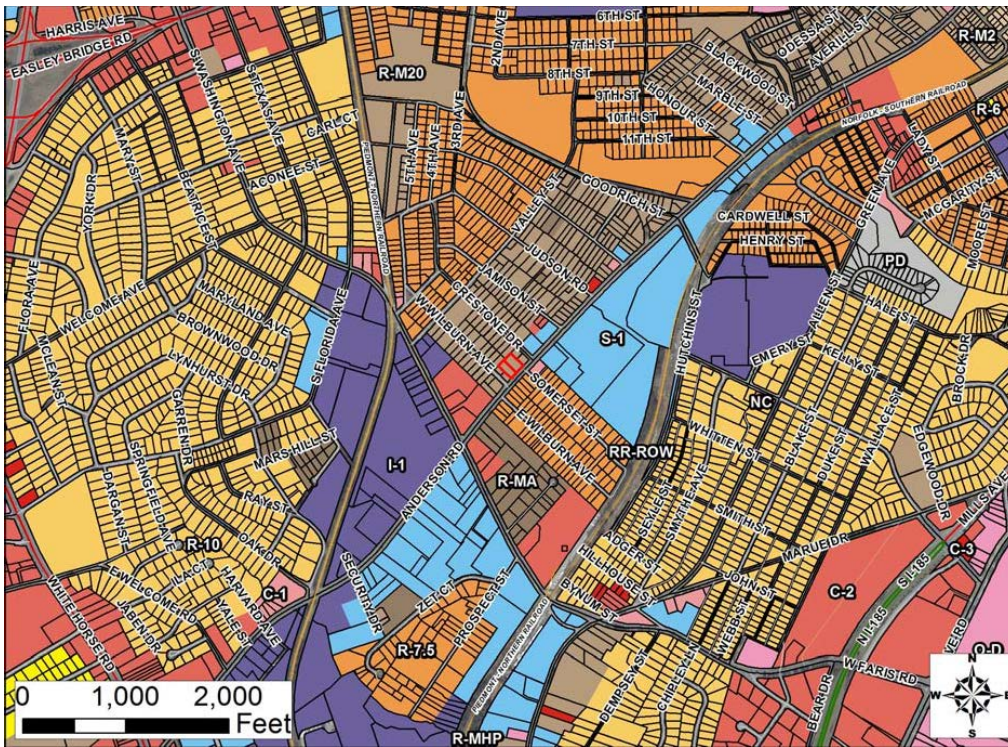
Location of Counter	Distance to Site	2007	2011	2012
Anderson Road	2,600' SW	15,100	13,400 (-11%)	13,700 (-9%)

The subject properties are two vacant parcels of land located on the north side of Anderson Road, approximately 800 feet northeast of the intersection at South Washington Road. It has approximately 175 feet of road frontage on Anderson Road. The property is currently zoned R-M20 (Multi-Family Residential); this application is requesting to rezone to C-2 (Commercial). The C-2 district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The applicant has proposed a car lot/auto sales for the subject parcels.

It is staff's opinion that commercial uses are inconsistent with the surrounding residential character of the community and future land use recommendations as established in the Judson Community Plan in 2011. Therefore, based on these reasons, staff recommends denial of the request to rezone from R-M20 to C-2, Commercial. The Planning Commission recommends denial. The Planning and Development Committee returned the item to the Planning Commission and staff to look at C-3, Commercial zoning.

Staff recommended denial of the C-3, Commercial zoning request for the same reasons as for the C-2, Commercial request.



The Commissioners discussed the property and the area in which it is located. They asked staff for their reasoning for denial.

Staff mentioned the Judson Community Plan currently shows the area as residential. The citizens in the area voiced their opinions during the Plan process stating they would like the area to remain residential.

Prior to the applicant purchasing the property, there were mobile homes on the property which were in poor condition. Teresa Barber, Deputy Director of Planning and Code Compliance stated the County had demolished the homes, which were uninhabitable.

Mr. Vinson stated during the Plan process the community voiced their concerns over not wanting commercial uses in their back yards.

MOTION: By Ms. Hammond, seconded by Mr. Selby to approve CZ-2014-41. The motion failed with three in favor (Selby, Hammond and Chea) four in opposition (Barbare, Shockley, Sullivan and Freeland) and one absent (Ward).

MOTION: By Mr. Barbare, seconded by Mr. Freeland to deny CZ-2014-41. The motion carried with four in favor (Barbare, Shockley, Sullivan and Freeland) and three opposed (Selby, Hammond and Chea) and one absent (Ward).

SCDOT DISCUSSION ON TRAFFIC WARRANTS

Ms. Gucker informed the Commission Mr. Dillon with the SCDOT was unable to attend. His son was graduating. Additionally, Mr. Dillon stated he would have some additional information to provide at the January meeting, some updated information.

PLANNING REPORT

Eric Vinson updated the Commission members on activities within the Planning and Code Compliance Departments as was included in their agenda packets.

Mr. Vinson brought to the Commissions attention, typically the Commission did not meet during December and the Commission may wish to make a motion to allow staff to approve any subdivisions.

He asked if the Commission had any topics for the January 7, 2015 workshop. Mr. Vinson reminded the Commissioners, January would be the only month in which applications for appointment or reappointment to boards or commissions would be accepted.

MOTION: By Mr. Shockley, seconded by Ms. Hammond for the Commission not to meet in December and to allow staff to approve any subdivisions unless any item was controversial. The motion carried by voice vote with one absent (Ward).

NEW BUSINESS

There was no new business

OLD BUSINESS

Mr. Barbare suggests for a future workshop perhaps the Commission should look at recent dockets that were withdrawn facing opposition. He stated there were times there was not any middle ground. He stated perhaps the Commission could look at alternative ways to accommodate needs that have arisen over time besides having to re-write law.

Mr. Vinson stated that could be a topic for a workshop.

Chairman Tumblin told the Commissioners if they had an idea for a workshop topic to let him know or contact staff.

Mr. Barbare wished all a happy holiday season. He stated he would not see his friends on the Commission after the November 29, 2014 event, but wanted to let them know he already felt sorry for them. He did wish everyone luck.

Chairman Tumblin stated he feared the outcome would not be what the tigers would like.

Mr. Selby wished staff and his colleagues a Merry Christmas.

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 5:49 p.m.

Submitted by Recording Secretary
