

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
March 26, 2014
4:30 p.m.

MEMBERS PRESENT: C. Tumblin, Chair, M. Barnes, S. Holmesley, S. Hammond , S. Selby, T. Ward

MEMBERS ABSENT: J. Barbare, M. Shockley and M. Freeland

STAFF: L. Estep, E. Johnson, M. Forman, S. Dawson, T. Meeks, E. Vinson, 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 FEBRUARY 26, 2014 MINUTES

MOTION: By Mr. Selby to approve the minutes as presented, of the February 26, 2014 meeting. The motion carried unanimously by voice vote with four absent (Barbare, Shockley, Freeland and Hammond).

Ms. Hammond arrived at 4:35 p.m.

PRELIMINARY SUBDIVISION APPLICATIONS

2014-110 Tigerville Road Subdivision

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 13.82 acres, and is unzoned. The developer is proposing a thirty-one (31) lot subdivision which will be accessed by Tigerville Road. The developer is also proposing 0.28 miles of new public road. She stated public water is available to the site and will be provided by Greenville Water System. Public sewer is within the Metropolitan Sewer District and treatment will be provided by ReWa. North Greenville Fire District currently serves this area.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve 2014-110. The motion carried unanimously by voice vote with three absent (Barbare, Shockley and Freeland).

REZONING REQUESTS

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

CZ-2014-6, Bryan Shumpert with Arbor Engineering for Camperdown Academy located at 501 Howell road, requesting rezoning from R-20, Single-Family Residential to R-M20, Multifamily Residential. Staff recommends denial.

CZ-2014-12, John Beeson with Mark III Properties, Inc., for Lewis E. MacDonald, located on Woodruff Road and S. Bennetts Bridge Road, requesting rezoning from R-S, Residential SuburbantoR-M8,Multifamily Residential. Staff recommends denial.

CZ-2014-13, Ryan Keith Rickard for Eunice Rickard, located at 125 Old Grove Road, requesting rezoning from R-MA, Multifamily Residential to C-3, Commercial. Staff recommends denial.

Item Returned from the Planning and Development Committee

CZ-2014-7, Brent Edgerton and Jenny Hawkins, located on 319 E. Warehouse Court, requesting rezoning from I-1, Industrial to S-1, Services. Staff recommends denial.

The Commissioners requested a detailed explanation of CZ-2014-6, CZ-2014-12 and CZ-2014-7.

MOTION: By Mr. Ward, seconded by Mr. Barnes to accept staff's recommendation for denial on CZ-2014-13. The motion carried unanimously by voice vote with three absent (Barbare, Shockley and Freeland).

Mr. Johnson presented the following:

DOCKET NUMBER: CZ-2014-6

APPLICANT: Bryan Shumpert with Arbor Engineering for Camperdown Academy, Inc.

PROPERTY LOCATION: 501 Howell Road

PIN/TMS#(s): 0541030100303 (portion)

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 1.25

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20 in May of 1970 (Area 1)

EXISTING LAND USE: Partially developed property (Camperdown Academy)

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-20	Undeveloped single-family residential
East	R-M20 PD	Undeveloped single-family residential
South	R-M20	Undeveloped multifamily residential
West	R-20	Right-of-way for Howell Road; then farther west is a neighborhood of single-family detached homes

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton Fire and Sewer District

IMAGINE GREENVILLE PLAN: Residential Land Use 2 (RLU2)

ROADS: Howell Road: 2-lane State-maintained minor arterial

TRAFFIC IMPACT:

Traffic generated from the site is expected to increase. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Richbourg Road in 2012, approximately 3,650 feet southwest of the subject site. The station counted 2,300 average daily traffic trips, which represented no change from the previous year and an overall 11.53% decrease over the last five (5) years. Another traffic count was conducted on Edwards Road, approximately 1.25 miles north of the subject site. This station counted 10,400 ADT, which represented a 1.96% increase from the previous year, but a 12.6% decrease over the last five (5) years.

SUMMARY

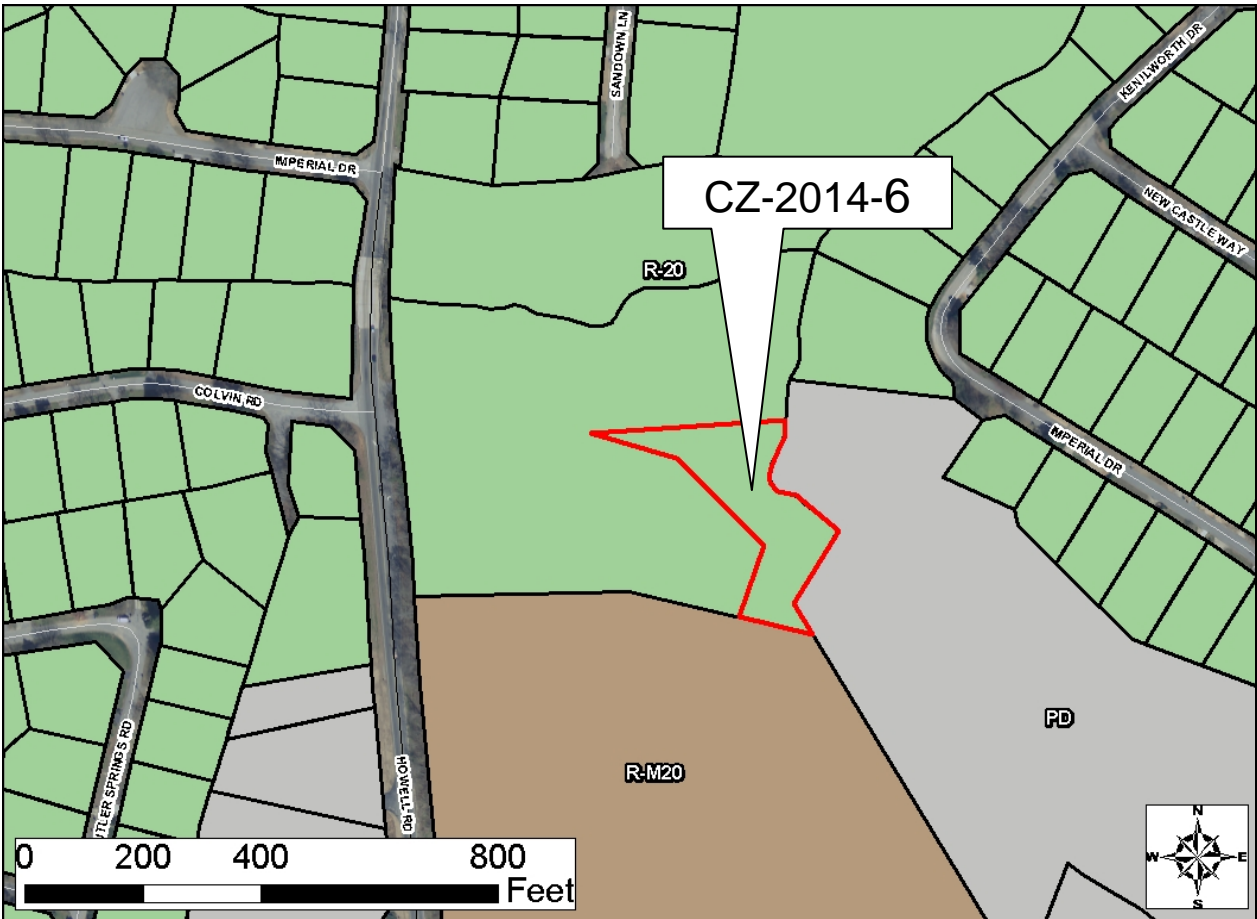
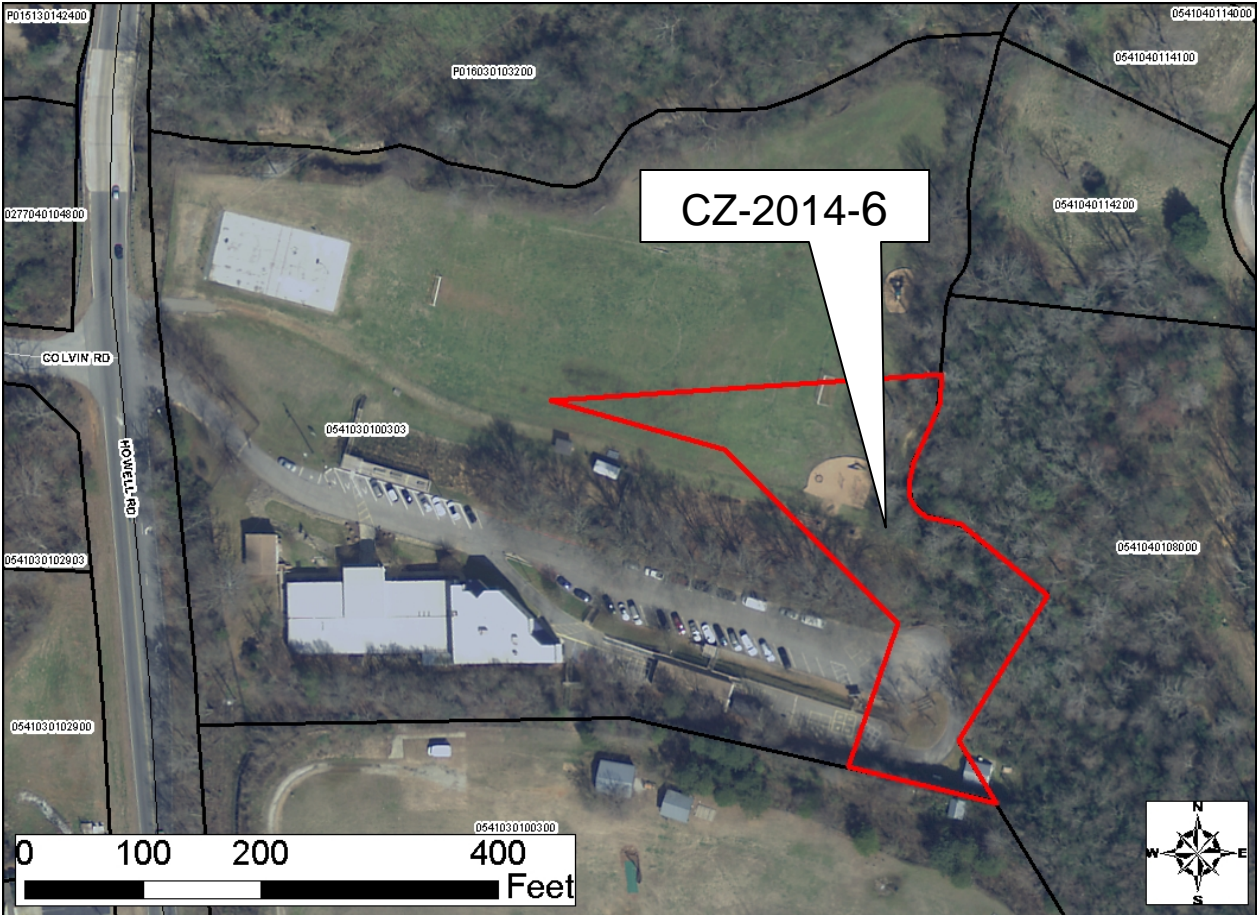
The subject property is currently zoned R-20, Single-Family Residential. The applicant is requesting to rezone a portion of it to R-M20, Multifamily Residential. The R-M20 zoning district was established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

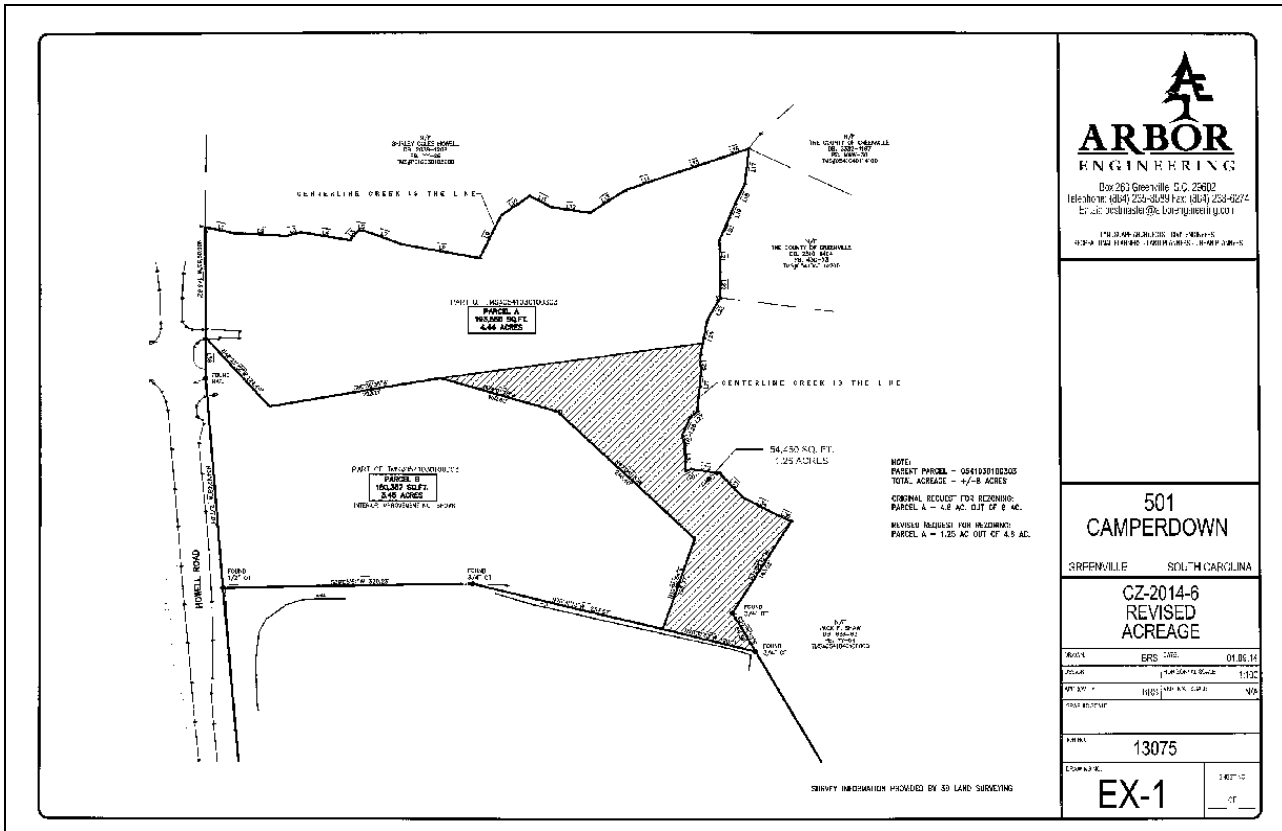
CONCLUSION

The subject property is a partially developed parcel of land located on the east side of Howell Road, approximately 1,750 feet north of E. North Street. This request is to rezone a 1.25-acre portion of the 8-acre site and leave the remaining 6.75+/- acres zoned R-20.

The portion of the subject site to be rezoned has no frontage on Howell Road, but staff understands the intent of the property owner is to combine this 1.25-acre portion with the abutting parcel to the south. According to County records, the abutting property to the south is also owned by Camperdown Academy, Inc. This parcel is approximately 11.4 acres and zoned R-M20. Staff understands the project intent is to unify the 1.25-acre portion of the subject site with the property to south (all buildings would be constructed on the property to the south and the subject site would remain undeveloped).

If approved, this rezoning application would allow the property owner to construct an additional 25 dwelling units. When combined with the property to the south, the unified project would yield a maximum of 252 dwelling units (based on the maximum density allowed by the R-M20 and the total acreage according to County records and/or information submitted by the applicant). A survey of both properties will help in determining the true number of dwelling units that may be constructed. Regardless, because the requested zoning is R-M20, which is a conventional multifamily district, there is no guarantee that development will occur in the future as it is understood (or presented) today. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. It is staff's opinion the requested zoning could potentially have a negative impact, due to the fact there is too much uncertainty associated with a conventional multifamily district and because this application is essentially creating a dual zoned (and possibly a land-locked lot). Based on these reasons, staff recommends denial of the application to rezone from the R-20 district to the R-M20 district.





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**501
CAMPERDOWN**

GREENVILLE SOUTH CAROLINA

**CZ-2014-6
REVISED
ACREAGE**

DATE	REVISED	01/06/14
BY	APPROVED BY	1/13/14
FOR	FOR	NO
FOR	FOR	NO

PARCEL
13075

EX-1

MOTION: By Mr. Ward, seconded by Mr. Selby to approve CZ-2014-6. The motion carried unanimously by voice vote with three absent (Barbare, Shockley and Freeland).

CZ-2014-12

Mr. Estep addressed the Commission members to inform them the Zoning Administrators office had received a written request from the applicant on March 25, 2014, requesting to amend his request from R-M8 to R-M6. He stated with such short notice of the request to amend, staff was unable to make a recommendation regarding the amended request. He requested the Commission send the item forward with no recommendation and request the Planning and Development Committee refer the item back to the Planning Commission in order for staff to give their recommendation.

MOTION: By Mr. Ward, seconded by Ms. Hammond to forward CZ-2014-12 to the Planning and Development Committee without a recommendation and request the Committee refer the item back to the Planning Commission to allow staff to provide a recommendation on the amended request. The motion carried unanimously by voice vote with three absent (Barbare, Shockley and Freeland).

Mr. Johnson presented the following:

- DOCKET NUMBER:** CZ-2014-7
- APPLICANT:** Brent Edgerton and Jenny Hawkins
- PROPERTY LOCATION:** 319 East Warehouse Court
- PIN/TMS#(s):** P015040100405

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.965

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned I-1 in May of 1970 (Area 1)

EXISTING LAND USE: Industrial

AREA CHARACTERISTICS:

	Zoning	Land Use
North	I-1	Railroad right-of-way (owned by The Atlanta and Charlotte Air Line Railway Company), then farther north is right-of-way for Rutherford Road
South	I-1	Railroad spur (absent of railroad tracks - owned by The Atlanta and Charlotte Air Line Railway Company), then farther south is developed industrial land; still farther south is right-of-way for East Warehouse Ct; still farther south is partially developed property zoned S-1, Services
East	Unzoned	Undeveloped land owned by Greenville County
West	I-1	Railroad right-of-way (owned by The Atlanta and Charlotte Air Line Railway Company); then farther west is right-of-way for Rutherford Road

WATER AVAILABILITY: Greenville Water System

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

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: East Warehouse Ct: 2-lane State-maintained minor arterial

TRAFFIC IMPACT: Traffic generated from the site is expected to remain the same. No traffic count station was found in the immediate area. The closest traffic county was conducted on Rutherford Road in 2012, approximately 2,100 feet northeast of the subject site. The station counted 13,300 average daily traffic trips, representing a 6.4% change (increase) from the previous year, but an overall decrease of 2.2% over the last five (5) years. A different traffic count was conducted on West Warehouse Court in 2012, approximately a

mile southwest of the subject site. The station counted 1,250 average daily traffic trips, representing a 13.63% change (increase) from the previous year and a 4.16% increase over the last five (5) years.

SUMMARY

The property is zoned I-1, a district established for manufacturing plants, assembly plants, and warehouses. This request is to rezone to S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing commercial uses that are service related or involve light industry having minimal effect on adjoining properties.

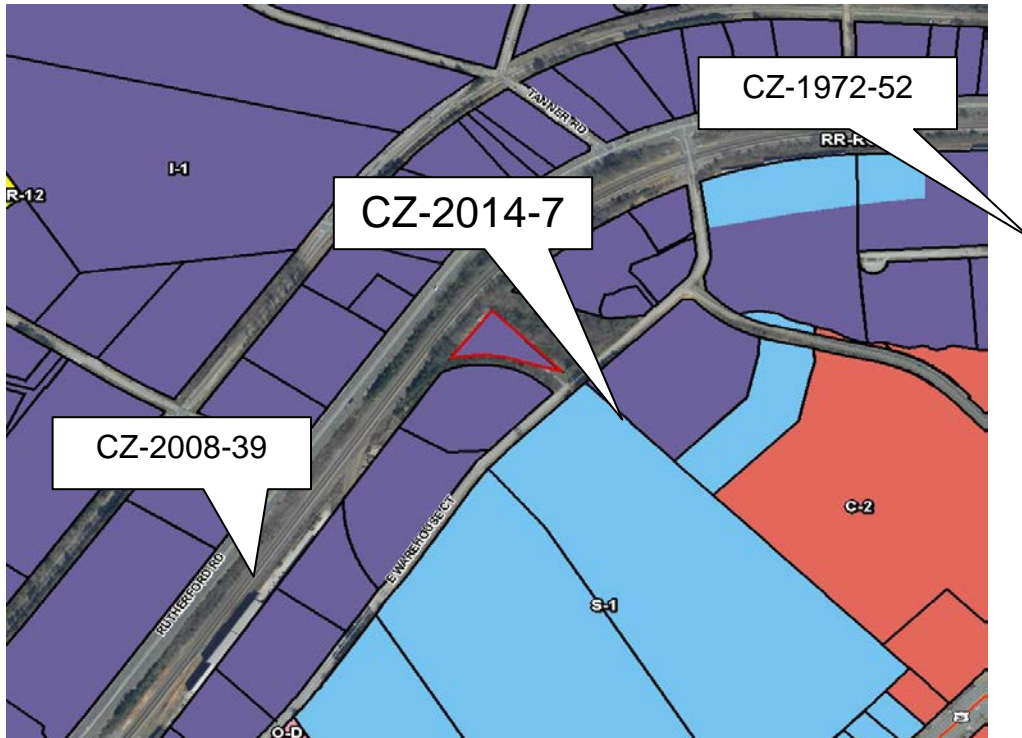
The subject property is a nonconforming parcel located on the west side of East Warehouse Court. The parcel does not have frontage on any right-of-way; however, access to the property has been granted pursuant to a nonexclusive private roadway easement for ingress and egress to East Warehouse Court dated March 21, 1979 (recorded on July 31, 1979).

CONCLUSION

The subject property is located on the west side of East Warehouse Court within a predominately industrial area of the county. The Official Zoning Map shows that an overwhelming majority of the parcels located on the west side of East Warehouse Court are zoned I-1; rezoning from I-1 to S-1 on that side of the roadway would represent a significant deviation.

The subject parcel is nestled between an unfinished railroad spur and existing railroad tracks, both of which are owned by The Atlanta and Charlotte Air Line Railway Company. The undeveloped land directly to the east of the subject site is owned by Greenville County. Staff acknowledges the importance of retaining industrial land uses, particularly in areas along railroad tracks where much planning and investment was made in order for businesses to benefit from the costly infrastructure. In these instances, it is staff's opinion the highest and best use of the property is more accomplished with the industrial zoning classification, more so, than converting to a less intense classification. Therefore, based on these reasons, staff recommends denial of the application to rezone from the I-1 district to the S-1 district. The Planning Commission recommended denial.





Mr. Johnson reminded the Commissioners the item had gone to the Planning and Development Committee on March 10, 2014 at which time the Committee voted to return the item to the Planning Commission for further discussion.

The Commissioners discussed the subject property being a small parcel and they did not think any type of industrial use would be able to utilize the property and they discussed the S-1, Services zoning as being a transitional zoning and would be more suitable for a service type business.

MOTION: By Mr. Selby, seconded by Mr. Ward to approve CZ-2014-7. The motion carried unanimously by voice vote with three absent (Barbare, Shockley and Freeland).

DISCUSSION ON WEDDING CHAPELS AND SPECIAL EVENTS/REQUEST APPROVAL TO INITIATE A PUBLIC HEARING

Eric Johnson, Zoning Administrator addressed the Commission members with an overview of the workshops held in reference to allowing Wedding Chapels and Special Events in residential areas. He stated while working with the Commissioners a determination was made to proceed with a text amendment to the Zoning Ordinance to allow Wedding Chapels and Special Events in residential areas.

He reviewed the rezoning request from October 2013 which prompted the Commission to look at ways to allow weddings and special events in residential areas. Staff along with the Planning Commission worked on how best to allow for these events. Mr. Johnson stated what staff had put together was an

amendment which would allow weddings and special events in certain districts as “special exceptions” and certain others as “permitted”. The draft would request a site plan, and non residential set backs would be applicable in residential areas. Mr. Johnson stated if approved to move forward and the Planning and Development Committee gives their approval, the item would go to a public hearing and then come back to the Planning Commission for review or any changes.

MOTION: By Mr. Selby, seconded by Mr. Ward to approve the initiation of a Public Hearing. The motion carried with three absent (Barbare, Shockley and Freeland).

UPDATE ON NEW WASHINGTON HEIGHTS COMMUNITY PLAN/REQUEST APPROVAL TO INITIATE A PUBLIC HERING

Jonathan Hanna addressed the Commission with a PowerPoint presentation and update on the New Washington Heights Community Plan. He explained the many projects that have been targeted at improving the quality of life and encouraging community pride. A few were neighborhood clean-up efforts, the revitalization of the Happy Hearts Community Center and the establishment of a new community garden complete with a solar powered rain harvesting system. He mentioned the efforts of partnerships with local private and non-profit entities, Lowe’s Heroes, the Greenville County Leadership Class, United Way and Keep Greenville County Beautiful. Mr. Hanna briefly explained visioning exercises which were done and the production of the Master Plan resulting from community feedback. The Plan was available on the County Web site and Mr. Hanna was requesting approval to initiate a Public Hearing. He also noted his co-worker Dan Powell who was instrumental in its success.

MOTION: By Mr. Ward, seconded by Ms. Hammond to approve the initiation of a Public Hearing. The motion carried unanimously by voice vote with three absent (Barbare, Shockley and Freeland).

PLANNING MONTHLY REPORT

Lance Estep addressed the Commission members with an update of the activities within the Planning and Code Compliance Division as were distributed to each member. He stated a new initiative within Planning was Blacks Drive Area Plan. Currently staff was gathering demographic information. Staff has also begun the five-year review of the Comprehensive Plan. An element staff would like to add would be an element dealing with the health of the community. On Friday staff will be attending a health planning workshop as to how best to incorporate that into the plan. Mr. Estep spoke of the Citizen Roads Advisory Commission and thanked the staff Paula Gucker, Hessa Gambell, Joan Peters, Keith Brockington and Helen Hahn for their work. He stated in addition to assisting with the Road Commission, they all carried on with their regular duties. He informed the Commission about the Conestee Highlight video on the county website. Mr. Estep also mentioned Keith Brockington working with the City, SCDOT and others on how to best find a solution to the problem. He congratulated Dean Chapman and Dean Miles for passing their appropriate exams. The code enforcement staff was recognized for attending community meetings. Mr. Estep also invited the Commission members to attend a fund raiser for Dan Powell in Fountain Inn.

Chairman Tumblin also recognized staff for their work with the Citizen Roads Commission. He stated what the commission did was minimal to what staff had done. Staff was the first to arrive at the meetings and the last to leave. They worked around the clock and he appreciated their work.

MONTHLY MEETINGS

Chairman Tumblin asked if there was a topic for the Planning Commission Workshop. Mr. Estep stated he would work on a topic.

Mr. Selby thanked Ms. Holmesley for taking his place this month at the Zoning Public Hearing as he would be out of town.

NEW BUSINESS

There was no new business.

OLD BUSINESS

Mr. Selby publicly apologized to Mr. Johnson if he offended him earlier.

Mr. Ward asked that everyone keep Dan Powell in their prayers as he was going through a lot.

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 5:25 p.m.

Submitted by Recording Secretary
