

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
**April 23, 2014**  
**4:30 p.m.**

**MEMBERS PRESENT:** C. Tumblin, Chair, J. Barbare, V. Chair, M. Shockley, M. Freeland, M. Barnes, S. Holmesley, S. Hammond, S. Selby, and T. Ward

**MEMBERS ABSENT:** none

**STAFF:** P. Gucker, L. Estep, M. Forman, S. Dawson, T. Meeks, 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 MARCH 26, 2014 MINUTES**

**MOTION:** By Mr. Selby to approve the minutes as presented, of the March 26, 2014 meeting. The motion carried unanimously by voice vote.

**PRELIMINARY SUBDIVISION APPLICATIONS**

**2014-112 Shady Oaks Subdivision (Cluster)**

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 9.73 acres and is zoned R-12. The developer is proposing a 30 lot subdivision which will be accessed by Moore Road. The developer is proposing a cluster development with option 1, with 1.49 acres of Open Space Required and 1.72 acres of Open Space Provided. The developer is also proposing 1095 Linear Feet of a new public road. She stated public water is available to the site and will be provided by Greenville Water System. Public sewer is available to the site and will be provided by Metropolitan Sewer District and ReWa. South Greenville Fire District and Simpsonville Fire District currently serves this area.

Mr. Barbare asked Ms. Dawson if the Fire Department was in attendance at the Subdivision Advisory Commission (SAC) meeting.

Ms. Dawson stated the Fire Department was not at the SAC meeting, they had submitted their comments via email at a later time.

Mr. Barbare discussed an emergency ingress/egress and asked if the burden of that decision rests with the Fire Chief.

Ms. Dawson stated that was correct.

Mr. Barbare stated the Fire Chief could have made a request or put that in his summarization to have an emergency access to the subdivision.

Ms. Dawson stated that was correct.

Mr. Barbare asked, typically, if the request was made, would the request become part of the subdivision.

Ms. Dawson stated that was correct.

Mr. Barbare stated it would have had to be redrawn to provide for the request and asked at what time in the process would it come back to the Planning Commission for review.

Ms. Dawson stated it was her understanding if something was required, at the time of development was when the developer would need to be sure it is installed. She stated typically, staff did not require a revised plat that shows the required changes nor does it come back to the Planning Commission.

Mr. Barbare stated had that happened, that could have possibly changed the lot layout to where the developer would have lost a lot in order to provide the emergency access. Mr. Barbare stated based on a conversation he had with the Fire Chief for the area, it appeared he had some question as to his role as far as requesting an additional ingress/egress. Based on the conversation, Mr. Barbare offered the following motion:

**MOTION:** By Mr. Barbare, seconded by Mr. Ward to hold 2014-112 until the next meeting and ask staff to contact Fire Chief Taylor as to his input and to take another look at the subdivision as to provide for an emergency ingress/egress.

Mr. Selby and Mr. Shockley were not in favor of holding the item.

Chairman Tumblin stated it was his understanding it was of the opinion of the Fire Chief if an additional ingress/egress was needed. He stated he felt it was common knowledge of the Fire Chief's authority.

After further discussion the motion failed by voice vote with one in favor (Barbare) and eight in opposition.

**MOTION:** By Mr. Shockley, seconded by Ms. Hammond to approve 2014-112. The motion carried by voice vote with two in opposition (Barbare and Selby).

### **2014-113, Waterstone Cottages Phase 2 (Cluster)**

Sonya Dawson addressed the Planning Commission with a preliminary Subdivision application for a development consisting of approximately 19.7 acres, and zoned R-20. The developer is proposing a thirty-three (33) lot subdivision which will be accessed by Blacks Drive. The developer is proposing a cluster development with option 1, with 5.9 acres of Open Space Required and 6.8 acres Open Space Provided. The developer is also proposing 0.2 miles of a new public road. Ms. Dawson stated public water is available to the site and will be provided by Greenville Water System. Public sewer is available to the site and will be provided by Metropolitan Sewer District. South Greenville Fire District and Boiling Springs Fire District currently serve this area. Ms. Dawson provided the specific requirements as were in each Commissioners agenda packet.

Mr. Barbare requested to ask the developer a question.

Mr. Chuck Reichert, Reichert Consulting answered questions from the Commission.

Mr. Barbare asked had he considered adding an emergency ingress/egress.

Mr. Reichert stated he had considered another ingress/egress; however sight distance was a concern and also topography. Additionally, the Fire Chief attended the Subdivision Advisory Committee meeting and did not express any concerns.

Dr. Francis Thandroyen, 525 Blacks Drive, Greenville, SC addressed the Commission members in opposition to the proposed.

Mr. Nelson Neal, Blacks Drive, Greenville, SC addressed the Commission members in opposition to the proposed.

Mr. Larry Saxon, 425 Blacks Drive, Greenville, SC addressed the Commission members in opposition to the proposed.

Mr. Barbare asked if there were any impending road improvements and if the County ever made requirement of turn lanes on a County road.

Ms. Gucker stated there would be an intersection improvement on Blacks Road, but no other improvements. Additionally, she stated the County did not have the option to request turn lanes.

**MOTION:** By Mr. Ward, seconded by Mr. Shockley to approve 2014-113. The motion carried by voice vote with one in opposition (Barbare).

### **VARIANCE REQUEST**

#### **2014-111 Variance from meeting the 20 ft. Road Frontage Requirement**

Ms. Dawson addressed the Commission members with a request for a variance to allow the subdividing of a parcel from 1 to 2 parcels with obtaining an easement agreement to access Liter Way, which is a private drive. The applicant's parcel is currently land locked.

**MOTION:** By Mr. Shockley, seconded by to approve 2014-111 subject to a 20 foot easement being officially recorded through the family and to staffs satisfaction. The motion carried unanimously by voice vote.

### **REZONING REQUESTS**

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

**CZ-2014-11**, C. Alan Chastain, located on 310 Clearview Drive, requesting rezoning from R-S, Residential Suburban to C-3, Commercial. Staff recommends approval.

**CZ-2014-14**, John Beeson with Mark III Properties, Inc., for Ellis O. Meredith, Sr. located on Morton Road and McKinney Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential. Staff recommends approval.

**CZ-2014-16**, Site Design for Culvin Enterprises, LLC, Joe Brookshire, III and Natalie Brookshire, located on Locust Hill Road, requesting rezoning from NC, Neighborhood Commercial and R-S, Residential Suburban to C-1, Commercial. Staff recommends approval.

The Commissioners requested a detailed explanation of CZ-2014-11 and CZ-2014-16.

**MOTION:** By Mr. Shockley, seconded by Mr. Barbare to accept staff's recommendation for approval of CZ-2014-14. The motion carried unanimously by voice vote.

Mr. Forman presented the following:

**DOCKET NUMBER:** CZ-2014-11

**APPLICANT:** D. Alan Chastain

**PROPERTY LOCATION:** 310 Clearview Drive

**PIN/TMS#(s):** 0593040104500

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 3.4

**COUNCIL DISTRICT:** 25 – Gibson

**ZONING HISTORY:** The parcel was originally zoned R-S in September of 1996 (Area 12)

**EXISTING LAND USE:** Developed commercial – currently occupied by Moon and Freeman Heating and Air Conditioning

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Right-of-way for Clearview Road; then farther north is cropland
East	R-S	Undeveloped; then farther east is single family house
South	R-R1	Single family house, farm on a large tract of land
West	Unzoned	Right-of-way for Augusta Road; then farther west is a mix of single-family homes, manufactured homes, and commercial uses

**WATER AVAILABILITY:** Greenville Water System

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

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

**ROADS:** Augusta Road: 5-lane State-maintained major arterial  
Clearview Drive: 2-lane County-maintained residential access road

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase by virtue of a business occupying the building. No traffic count station was found in the immediate area. The closest traffic count was conducted on Old Grove Road in 2012, approximately one mile north-northwest of the subject site. The station counted 100 average daily traffic trips, which represented a 33% increase from the previous year as well as a 33% increase over the previous five (5) years.

**SUMMARY:** The subject property is a developed parcel of land located on the southeast corner of Clearview Road and Augusta Road. It has approximately 154 feet of frontage on Augusta Road. The property is currently zoned R-S (Residential Suburban), and this application is

requesting to rezone to C-3 (Commercial). The C-3 zoning district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

The properties adjacent to the north of the subject property are undeveloped or used as farm land. The properties to the east of the subject property contain a mix of undeveloped land and large lot single family residences. The property to the south of the subject property has a single family residence and farm land on a 138+/- acre tract. The properties to the west of the subject property contain a mixture of single-family homes, manufactured homes, and retail uses.

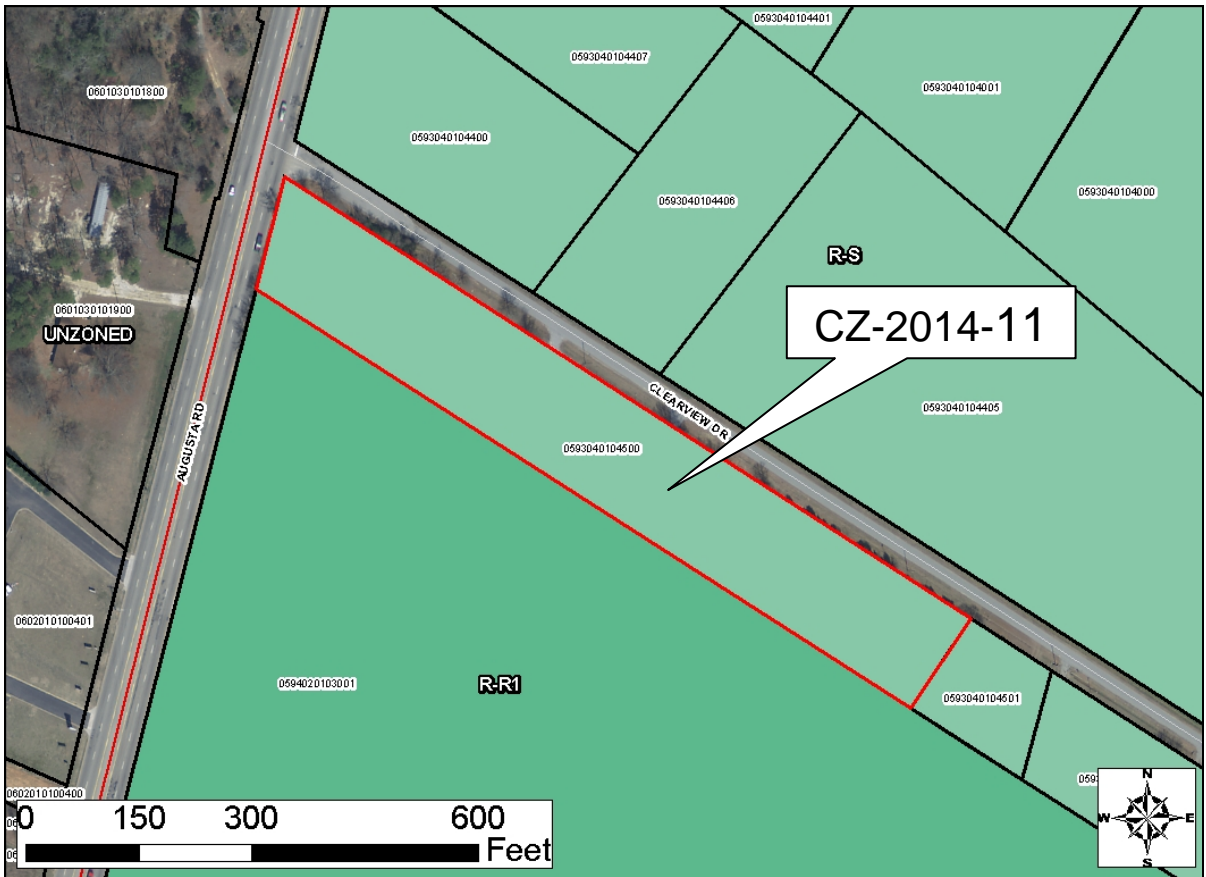
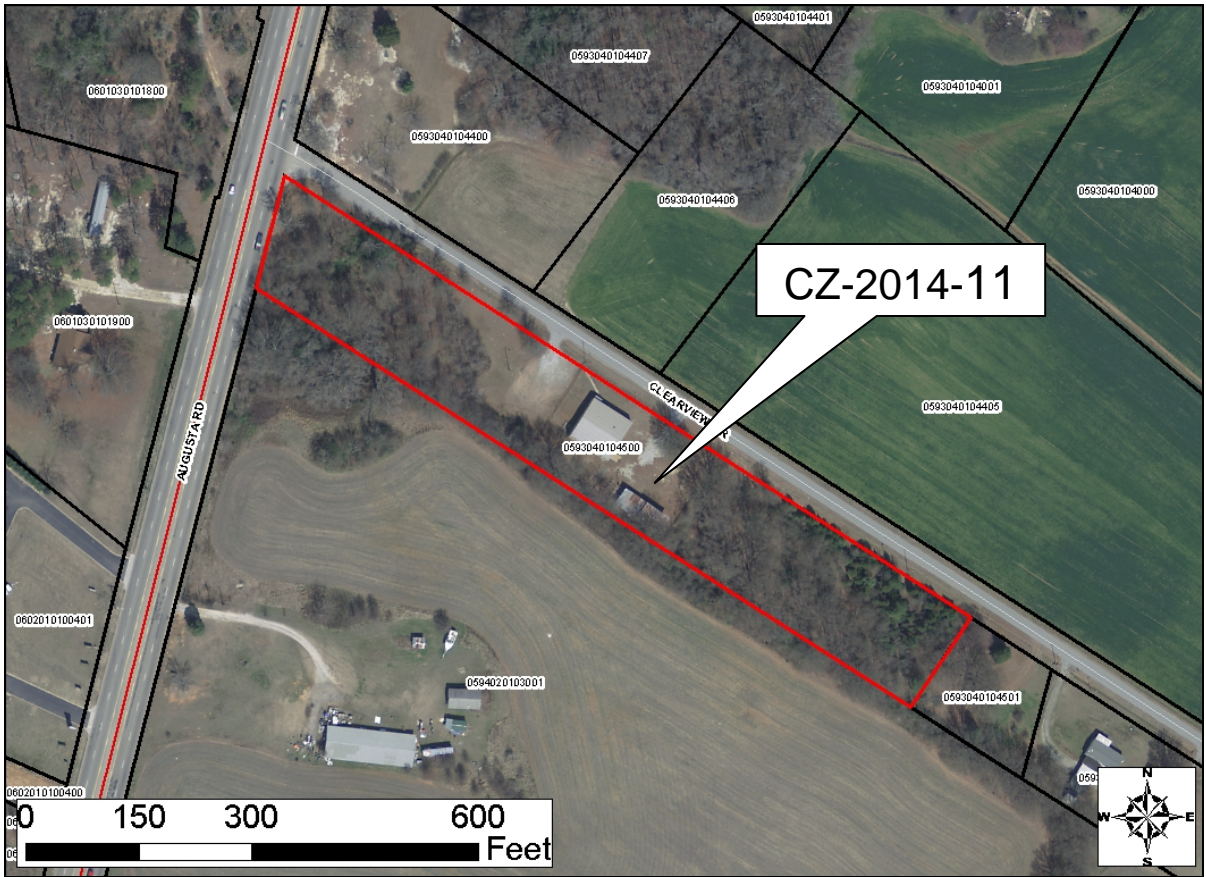
According to the Official Zoning Map, multiple zoning classifications have been assigned to properties within the surrounding area. The properties to the north and east are zoned R-S (Residential Suburban), the property to the south is zoned R-R1 (Rural Residential 1 Acre Minimum), while the properties to the west are unzoned. Further north, within 1000' of the subject property, are properties zoned C-1 (Commercial), C-2 (Commercial), and R-M20 (Multifamily Residential).

The subject property was in use as an electrical contractor from 1980 until April 2012. In September of 2012, the property was approved by the Board of Zoning Appeals for a Use by Special Exception for the purpose of a Day Care Center. However, the property was never utilized in that capacity. A HVAC contractor occupied the site by October 2013. In early 2014 an application was submitted by the current tenant for a sign permit. An inspection of the property by staff revealed that the current use was non-compliant with the R-S zoning classification. This rezoning application is an attempt by the applicant to bring the property into compliance with its current use.

The Zoning Ordinance does not contain a specific use classification for a HVAC contractor, therefore as per Section 6:1.5 of the Zoning Ordinance the Zoning Administrator shall be authorized to make a similar use interpretation. As such, it is determined that the use labeled "Plumbing Business" is a similar use to that of a HVAC contractor. A Plumbing Business is an allowable use within the C-3 district.

**CONCLUSION:**

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because the site has been in commercial use for many years. Furthermore, multiple commercial uses exist within a short distance from the subject property in two directions. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the C-3 district.



**MOTION:** By Mr. Selby, seconded by Ms. Holmesley to approve CZ-2014-11. The motion carried by voice vote with two in opposition (Barbare and Ward).

Mr. Forman presented the following:

**DOCKET NUMBER:** CZ-2014-16

**APPLICANT:** Site Design for Culvin Enterprises, LLC, Joe Brookshire, III, and Natalie Brookshire

**PROPERTY LOCATION:** Locust Hill Road

**PIN/TMS#(s):** 0632010103300, 0632010103200, and 0632010103301

**EXISTING ZONING:** NC, Neighborhood Commercial and R-S, Residential Suburban

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 5.21

**COUNCIL DISTRICT:** 18 – Baldwin

**ZONING HISTORY:** The parcels were originally zoned R-S in June of 2001 (Area 16)  
A portion of TMS 0632010103300 was re-zoned NC in 2006

**EXISTING LAND USE:** 0632010103300: Single-family house and farm uses  
0632010103200: Farm uses  
0632010103301: Single family house

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Office uses
East	R-S	Greenville Tech Campus
South	Unzoned	Medical office, Single family houses (2), Vacant
West	C-1	Gas station

**WATER AVAILABILITY:** Blue Ridge Rural Water System

**SEWER AVAILABILITY:** None

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

**ROADS:** Locust Hill Road: 3-lane State-maintained minor arterial;  
West Mcelhaney Road: 3-lane State-maintained major collector

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase by virtue of developing the site for commercial use. The closest traffic count was conducted on Locust Hill Road in 2012, approximately 800 feet southeast of the subject site. The station counted 15,900 average daily traffic trips, which represented a 1.3% decrease from the previous year and 4.4% decrease over the previous five (5) years.

**SUMMARY:** The subject properties are comprised of three parcels, two zoned R-S (Residential Suburban), and one split zoned R-S and NC (Neighborhood Commercial). The applicant

is requesting to rezone all three properties to C-1 (Commercial). The C-1 District is established to provide commercial establishments for the convenience of local residents.

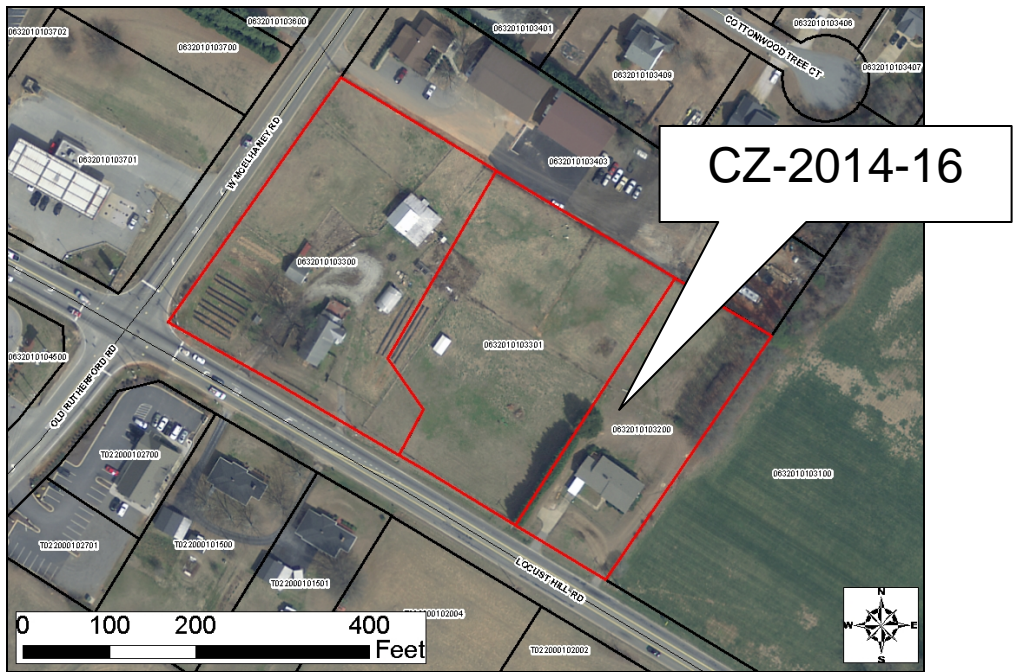
The property to the north of the subject properties is zoned S-1 (Service) and is occupied as office space for multiple tenants. The property to the east of the subject property is zoned R-S, and is occupied by Greenville Technical College. The properties across Locust Hill Road to the south of the subject properties are unzoned, and are occupied by multiple uses, including a medical office and single family houses. The property across West McElhaney Road to the west of the subject properties is zoned C-1, and is currently occupied by a Citgo gas station.

The subject property does not have sewer connection, and is not located within any sewer district boundaries. However, Taylors Fire and Sewer District has a line that runs parallel with the subject properties along the south side of Locust Hill Road.

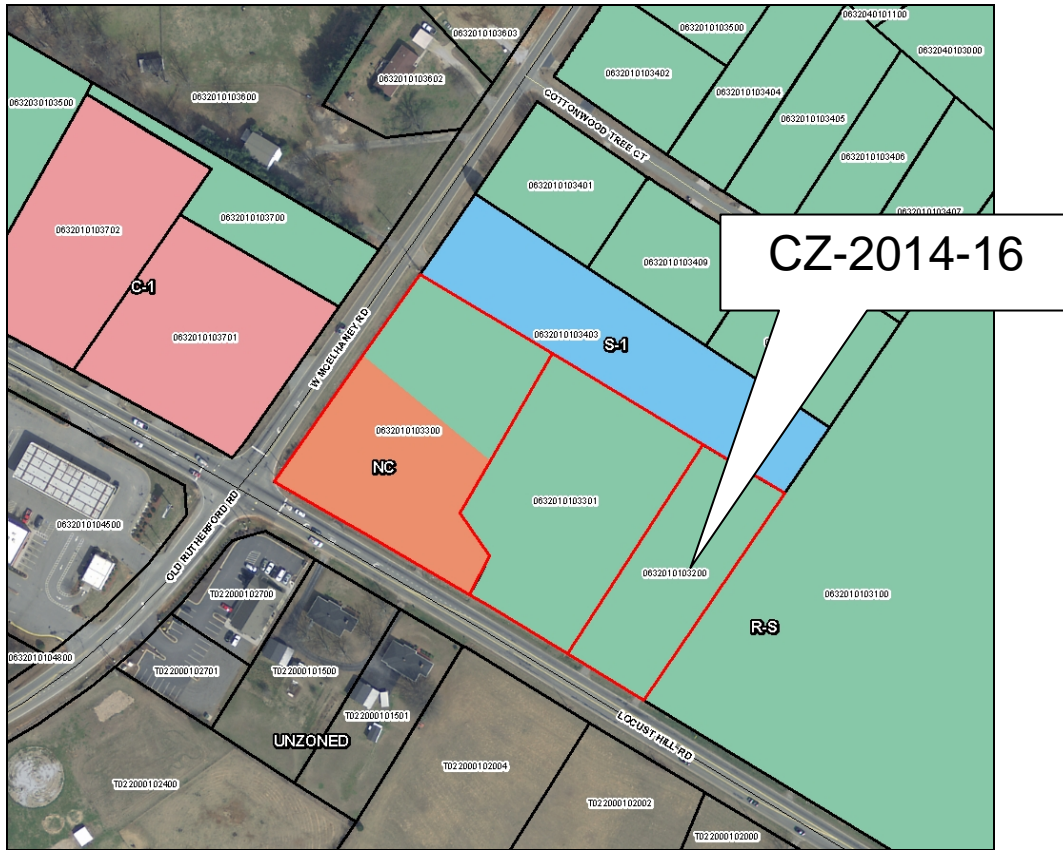
A portion of TMS 0632010103300 was rezoned from R-S to N-C in 2006. The rezoning request was made by the applicant to allow the property to be used for home school/tutoring, including a 4-H youth program, with space for a greenhouse, classroom, storage space, office and break room. A 1300 square foot country house was to be utilized as a small country store selling produce and furniture.

**CONCLUSION:**

It is staff's opinion the requested zoning is appropriate for these parcels, as commercial and service uses to the north, south, and west have set a precedent for this area to be developed as a commercial node. Therefore staff recommends approval of the request to rezone these properties from the NC and R-S Districts to the C-1 District.







Mr. Barbare spoke against C-1 zoning and felt NC zoning would be more appropriate allowing staff to have more control over the site plan. He stated the citizens in the area had worked hard to achieve the zoning and he could not support the C-1 zoning request.

**MOTION:** By Mr. Selby, seconded by Ms. Hammond to approve CZ-2014-16. The motion failed by voice vote with four in favor and five in opposition.

**MOTION:** By Mr. Ward, seconded by \_\_\_\_\_ to deny CZ-2014-16. The motion carried by a voice vote of five in favor and four in opposition.

**DISCUSSION REGARDING MAY ELECTION OF OFFICERS**

Chairman Tumblin stated Mr. Barbare had notified him that he would not be interested in being Vice-Chairman again. He requested Mr. Barbare be the contact person regarding the May elections. Mr. Tumblin stated if there were any nominations for Chairman or Vice Chairman to contact Mr. Barbare.

**PLANNING MONTHLY REPORT**

Mr. Estep addressed the Commission members with a brief overview of the Planning Monthly Report as was given to each Commissioner. He briefed the Commission on various area plans as well as other projects the Planning/Transportation staffs had been working on. Mr. Estep also gave an update of permits issued, inspections and other code/animal control issues for the month.

**MONTHLY MEETINGS**

Chairman Tumblin asked if there were any ideas on the May Planning Workshop. He stated he would be in contact with Mr. Estep in order to schedule a topic.

**NEW BUSINESS**

There was no new business.

**OLD BUSINESS**

Mr. Barbare commented he felt staff performed admirably today.

**ADJOURNMENT**

**MOTION:** Without objection the meeting adjourned at 6:21 p.m.

Submitted by Recording Secretary

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