

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
**May 28, 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, E. Vinson, J. Hanna, and H. Hahn

**OTHERS PRESENT:** County Administrator Joe Kernell, County Councilor Seman

**CALL TO ORDER**

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

**APPROVAL OF THE APRIL 23, 2014 MINUTES**

**MOTION:** By Mr. Barbare to approve the minutes of the April 23, 2014 meeting reflecting an amendment to show Mr. Selby was in opposition to 2014-113. The motion carried unanimously by voice vote.

**RECOGNITION**

Lance Estep, Director of Planning and Code Compliance introduced Blakley Jarrett, who is the summer intern from Clemson University.

**PRELIMINARY SUBDIVISION APPLICATIONS**

**2014-119, Coventry Subdivision (Cluster)**

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 56.68 acres and is zoned R-S. The developer is proposing a 30 lot subdivision which will be accessed by Moore Road. The developer is proposing a cluster development with option 2, with 25.51 acres of Open Space Required and 34 acres of Open Space Provided. The developer is also proposing 0.52 miles of a new public road. She stated public water is available to the site and will be provided by Greenville Water System. The site is located within the Metropolitan Sewer Subdistrict. ReWa Trunk Line is located near the site and the sewer system will tie directly to the ReWa trunk line. Clear Springs Fire District currently serves this area.

**MOTION:** By Mr. Barbare, seconded by Mr. Shockley to approve 2014-119. The motion carried unanimously by voice vote.

**VARIANCE REQUEST**

**2014-116, Cobblestone Homes, LLC - Variance from front set back reduction**

Ms. Dawson addressed the Commission members with a request for a variance to allow for the reduction of the front setback by 1.4 feet on a 10 foot section where the garage encroaches into the setback. The front setback is currently 35". The setback for that 10 ft. length of building line would be 33.6", if this variance is approved.

**MOTION:** By Mr. Barbare, seconded by Ms. Hammond to approve variance request 2014-116. the motion carried unanimously by voice vote.

**ROAD NAME CHANGE**

Ms. Dawson addressed the Commission members with a request to change a road name. The request would change Old Roe Ford Road, a portion of which is a private drive and the remaining portion is a county maintained road, K0097. She stated one property owner affected by this request has acknowledged their consent by signing the Petition of the Road Name Change Application. The application has been approved by E911 and Roads and Bridges. The application fee has been collected, required notices advertised; and we have received no opposition to this request as of date.

**MOTION:** By Mr. Shockley, seconded by Mr. Ward to approve the road name change from Old Roe Ford Road to Carl Kohrt Drive. 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-2014-12**, John Beeson with Mark III Properties, Inc. for Lewis E. McDonald, located on Woodruff Road and S. Bennetts Bridge Road, requesting rezoning from R-S, Residential Suburban to R-M6, Multifamily Residential. Staff recommends denial.

**CZ-2014-17**, Greenville County Council, text amendment to the Greenville County Zoning Ordinance to amend Table 6.1, Article 11 to allow "Banquet Hall", "Chapel, Commercial", and "Wedding Chapel, Commercial".

**CZ-2014-18**, William Henderson for John D. Hollingsworth on Wheels, located on 897 N. Main Street and Knollwood Drive, requesting rezoning from R-12, Single – Family Residential to S-1, Services. Staff recommends approval.

**CZ-2014-19**, Monica Chadwick for Charles C. Chadwick, Jr., located on 300 Five Forks Road, requesting rezoning from R-12, Single Family Residential to R-S, Residential Suburban. Staff recommends approval.

**CZ-2014-20**, Caroline Richardson Mahaffey for Shirley L. Whitmire, located on 1803 E. Georgia Road, King Road and Lee Vaughn Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential. Staff recommends denial.

**CZ-2014-21**, Chip Fogleman, FRF, Inc. for Rosewood Communities, McDade Allie Lena and Cornerstone National Bank, requesting rezoning from R-S. Residential Suburban and R-20, Single-Family Residential to R-15, Single-Family Residential. Staff recommends denial.

**CZ-2014-22**, Lawrence Fischer for Washington Partners, LLC, located on 490-498 Garlington Road near the intersection of Roper Mountain Road, requesting rezoning from I-1, Industrial to S-1, Services. Staff recommends approval.

**CZ-2014-23**, Gregory Heintz fro Pedro Mateo, located on 1325 Brushy Creek Road, requesting rezoning from POD, Planned Office District to OD, Office District and R-15, Single-Family Residential. Staff recommends approval (R-15 portion) and denial (OD portion).

**CP-2014-1**, Greenville County Planning Commission, proposed amendment would revise the Imagine Greenville County Comprehensive Plan to include the New Washington Heights Community Plan.

The Commissioners requested a detailed explanation of CZ-2014-12, CZ-2014-17, CZ-2014-20, CZ-2014-23 and CP-2014-1.

**MOTION:** By Mr. Barbare, seconded by Ms. Hammond to approve CZ-2014-18, approve

CZ-2014-19, deny CZ-2014-21 and approve CZ-2014-22. The motion carried unanimously by voice vote.

Mr. Forman presented the following:

**DOCKET NUMBER:** CZ-2014-12

**APPLICANT:** John Beeson with Mark III Properties, Inc. for Lewis E. McDonald  
**PROPERTY LOCATION:** Woodruff Road and S. Bennetts Bridge Road

**PIN/TMS#(s):** 0548020100400 (portion)

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

**REQUESTED ZONING:** R-M6, Multifamily Residential

**ACREAGE:** 18.90

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** The parcel was originally zoned R-S in June of 1991 (Area 7)  
CZ-96-120 request for RM-1 denied  
CZ-2007-57 request for PD denied

**EXISTING LAND USE:** Undeveloped

**AREA CHARACTERISTICS:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-S R-12	Right-of-way for Woodruff Rd; farther north is single-family residential
<b>East</b>	R-S	Undeveloped
<b>South</b>	R-S S-1	Right-of-way for Dusty Lane; farther south is a mix of single-family residential and industrial services (fabrication)
<b>West</b>	R-S	Government/institutional; farther west is right-of way for Woodruff Rd; still farther west is undeveloped residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District

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

**ROADS:** Woodruff Road: 3-lane State-maintained major arterial;  
Dusty Lane: 2-lane County-maintained residential access road; and  
S. Bennetts Bridge Road: 3-lane State-maintained major collector

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase. The closest and most relevant traffic count was conducted on Woodruff Road in 2012, approximately 1,850 feet west

of the intersection of Woodruff Road and S. Bennetts Bridge Road. The station counted 18,500 average daily traffic trips (ADT), which represented a 6.32% change (increase) from the previous year and an overall 14.19% increase over the last five (5) years. Another traffic count was conducted on S. Bennetts Bridge Road, approximately 2,900 feet northeast of the subject site. This station counted 6,300 ADT, which represented a 4.54% decrease from the previous year, but a 14.54% increase over the last five (5) years.

**SUMMARY:**

The subject property is currently zoned R-S, Residential Suburban, and the applicant is requesting to rezone to the R-M6, Multifamily Residential district. The R-M6 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. The proposed R-M6 district would provide a maximum density of six (6) dwelling units per acre. Many of the parcels within the immediate vicinity of the subject property are zoned for single-family homes. It should be noted that the northwest portion of the subject lot is located within the GPATS Setback Area.

The subject property is comprised of two (2) separate lots (37+ acres), a northern lot and a southern lot, both of which are separated from each other by approximately 350 feet. The southern lot, which is nearly 19 acres, has frontage on Woodruff Road and Dusty Lane, while the northern lot fronts on S. Bennetts Bridge Road. The applicant is requesting to rezone the southern lot to R-M6 and retain the current zoning for the northern lot.

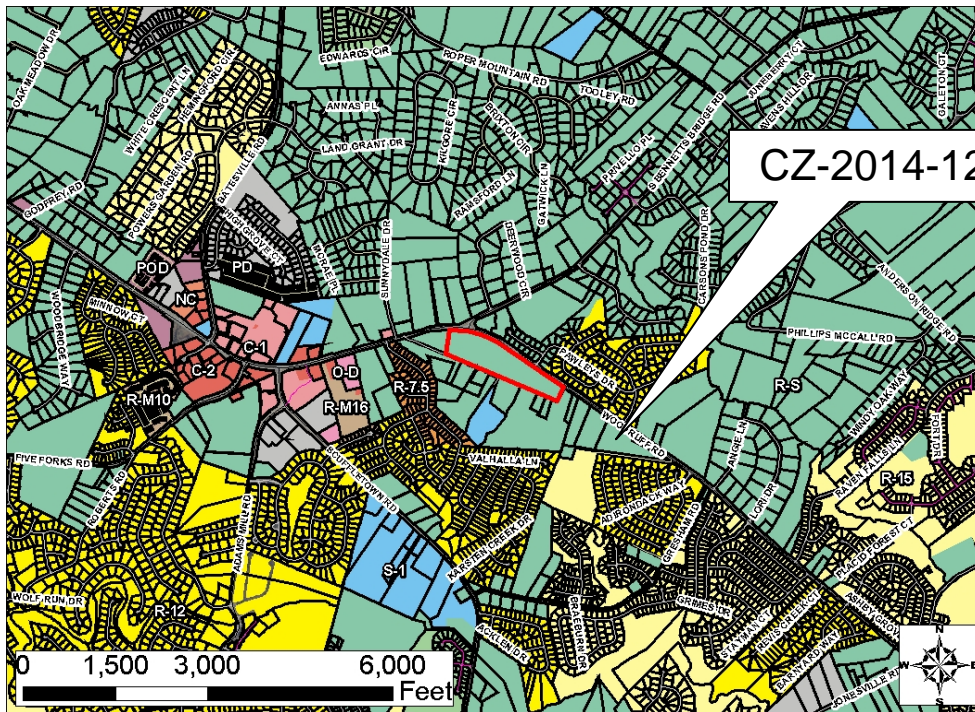
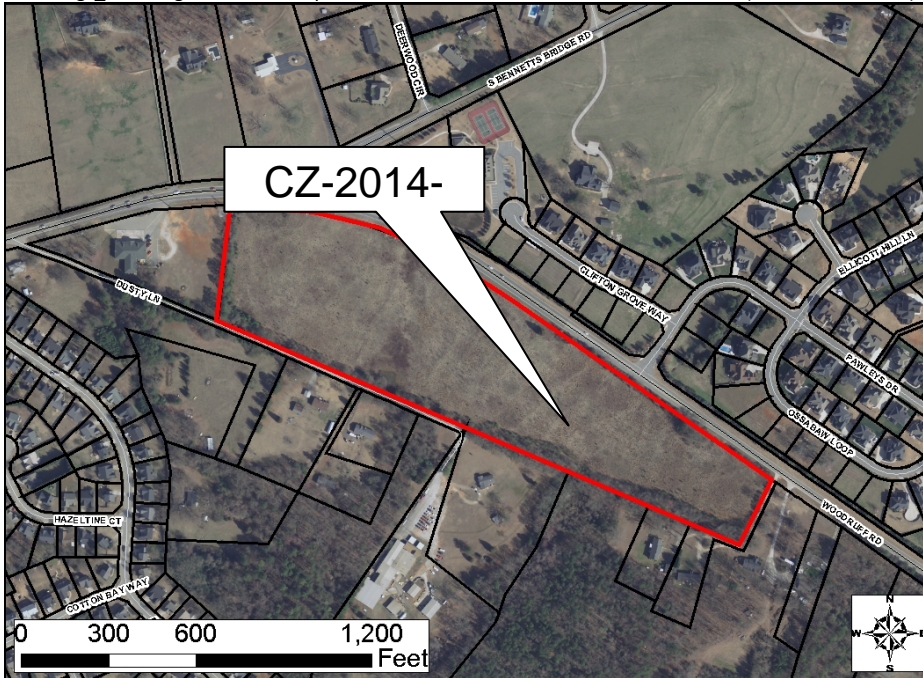
In 1996, an application was submitted to rezone 110 acres along Woodruff Road and S. Bennetts Bridge Road. This application (CZ-96-120) included the southern lot, proposing to rezone it from R-S to R-M1, Mixed Residential zoning – now an obsolete district. The rezoning application was approved by County Council, but amended to exclude the southern lot and its accompanying R-M1 zoning.

In 2007, an attempt was made to rezone the subject parcel (CZ-2007-57). This application requested PD, Planned Development district (The Village at Clear Spring), in order to accommodate a mixed use project consisting of office, retail, and residential uses on the southern lot. The rezoning application was denied.

The current rezoning request for R-M8 on this parcel was received February 21, 2014. The applicant officially requested amendment of the application to R-M6 on March 25, 2014. The item was reverted back to Public Hearing by the Planning and Development Committee for public comment and further staff review on March 31, 2014.

**CONCLUSION:**

In 2008, the East Woodruff Road Area Plan (EWRAP) was adopted, which recommended a residential density of 2-4 units per acre for the subject lot. With this application, the proposed density (up to 6 dwelling units per acre) would conflict with maximum allowable density recommended in the aforementioned EWRAP. Additionally, EWRAP sought a few key objectives to ensure future growth will be sustainable and be of a quality that complements existing development, minimizes impacts on community facilities, and adds value to the surrounding community. It is staff's opinion that conventional zoning districts do not allow sufficient oversight to ensure compatible development will occur. Therefore, staff recommends denial of this application to rezone from the R-S district to the R-M6 district.



**MOTION:** By Ms. Hammond, seconded by Mr. Shockley to approve CZ-2014-12. The motion failed by a show of hands with two in favor and seven in opposition.

**MOTION:** By Mr. Barbare seconded by Mr. Ward to deny CZ-2014-12. The motion carried by voice vote with one in opposition (Hammond).

Mr. Forman presented the following:

**DOCKET NUMBER:** CZ-2014-17

**APPLICANT:** Greenville County Council

**STAFF REPORT:** 2013, Zoning Docket CZ-2013-43 came before the Planning Commission and the Planning and Development Committee requesting rezoning approval to allow for a Wedding Chapel/Special Event Center in a rural residential area. After a thorough discussion, staff was directed by the Planning and Development Committee to draft a Zoning Ordinance text amendment to address these types of uses in residential areas of the County.

Staff researched existing wedding chapel /special event centers and met with the Planning Commission during two (2) separate workshops in an effort to develop language for the Zoning Ordinance to effectively address these types of issues. On March 31, 2014, the Planning and Development Committee approved the initiation of a public hearing on the proposed text amendment.

#### ARTICLE 4 DEFINITIONS

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

**Banquet Hall** – See Special Event Facility

**Special Event** – A Special Event is a celebration, ceremony, wedding, reception, corporate function, or similar activity that takes place on a regular basis, involving the gathering of individuals assembled for the common purpose of attending an event. Special Events are subject to a use agreement between a facility owner and another party. Uses that are accessory to a single family residential use and are not subject to a use agreement are not defined as a special event and are not regulated under this ordinance. These include, but are not limited to, private parties, gatherings, and similar activities. This definition does not include churches and similar congregations where a wedding or funeral is an ancillary use.

**Special Event Facility** – A facility where Special Events are permitted to occur under this ordinance. Facilities may operate entirely within a structure, outside of a structure, or both inside and outside of a structure.

**Wedding Chapel** – See Special Event Facility

#### ARTICLE 6 USE REGULATIONS

Use	RR3	RR1	RS	R20 R6	R20 A	RM2 RM2 0	RM A	RM HP	OD	POD	NC	C1	C2	C3	S1	I-1	I-2	ESD PM
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ABC													P						
Bed & Breakfast	C	C	C	C	C							P	P	P	P				
Catering Establishment														P	P	P			
Church	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P		SE	
Concert Hall														P	P	P			
Dance Studio													P	P	P				
Funeral Home	SE	SE	SE	SE	SE	SE	SE						C	P	P	P			
Hotel/Motel														P	P	P			
Mega-Church													P	P	P	P	P		
Museum	SE	SE	SE	SE	SE									P	P	P			
Nightclub, tavern														P					
Restaurant												P	P	P	P	P			
Special Event Facility	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	C <sup>30</sup>	P	P	P	C <sup>30</sup>	C <sup>30</sup>	SE

**§ 6:1.2 USES SUBJECT TO CONDITIONS = C.**

A “C” indicates that a use type is permitted in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this ordinance. The applicable conditions are found at the end of Table 6.1. The number following the “C” provides a cross-reference to the use-specific conditions.

**§ 6:2 USE CONDITIONS.**

### **(30) Special Event Facilities**

All Special Event Facilities must conform to the requirements of the zoning district in which they are located. Special Event Facilities may only be allowed in RR-3, RR-1, R-S, R-6 through R-20, R-20A, R-M2 through R-M20, R-MA, and R-MHP districts as an accessory use to a lawful principal use. Special Event establishments are permitted in all zoning districts subject to the following conditions:

- A. Facilities must include improvements to accommodate special events, including access and circulation improvements, parking areas, water supplies & sewer systems, gathering areas, and other physical improvements necessary to accommodate special events.
  - a. A scaled site plan shall be submitted to the Zoning Administrator; illustrating proposed uses, structures, drive aisles, access points, and off-street parking.
  - b. Off-street parking shall be contained on-site within all residentially zoned areas.
  - c. In residential districts, one (1) non-illuminated sign not more than six (6) square feet in size shall be permitted in an area mounted flat against the wall of the principal building or decorative entry feature, or hung from a yard post with an overall height not more than five (5) feet above ground. Placement of signs shall conform with Section 19-42 of the Greenville County Code of Ordinances.



## ARTICLE 11 PROVISIONS FOR USES BY SPECIAL EXCEPTION

### Section 11:1 General Provisions...

The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section. The Board may grant, deny, or modify any request for a use permitted by special exception after a public hearing has been held on the written request submitted by an applicant in accordance with Article 3, Section 3:3. The Board may also attach any necessary conditions such as time limitations or requirements that one or more things be done before the use can commence. The Board shall act on requests for uses permitted by special exception within 60 days of the date of submittal. Failure to act within 60 days shall constitute approval of the request. The Board shall consider the following factors:

- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

The reasons for the Board's decision and any conditions shall be entered in the minutes of the meeting. In granting the request, the Board may designate specific conditions.

The Commission members discussed having the proposed Special Event use allowed in the I-1 district and agreed to amend the Text Amendment as follows:

**MOTION:** By Mr. Ward, seconded by Mr. Shockley to approve CZ-2014-17 with an amendment to remove the Special Event use as an allowable use in the I-1 district, citing compatibility and safety concerns. The motion carried unanimously.

Mr. Forman presented the following:

**DOCKET NUMBER:** CZ-2014-20

**APPLICANT:** Caroline Richardson Mahaffey for Shirley L. Whitmire

**PROPERTY LOCATION:** 1803 East Georgia Road, Simpsonville, SC 29680

**PIN/TMS#(s):** 0559020101100

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

**REQUESTED ZONING:** R-15, Single-Family Residential

**ACREAGE:** 40.98

**COUNCIL DISTRICT:** 27 - Kirven

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

**EXISTING LAND USE:** Single family residence, horse pasture, and undisturbed land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Large lot single-family residences and undeveloped land
East	R-S and R-R1	Large lot single-family residences and undeveloped land
South	R-R1	Large lot single-family residences and undeveloped land
West	R-S and R-MHP	Large lot single-family residences and manufactured home park (Copper Knoll Estates)

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** The portion of the parcel located on the northern side of East Georgia Rd would need to be annexed into the Metro District in order for the property to be served by sewer. The southern portion of the parcel below East Georgia Rd is currently located within the Metro Sewer District and could be served by a ReWa trunk line (available capacity unknown).

**IMAGINE GREENVILLE PLAN:** Residential Land Use 1

**SCUFFLETOWN AREA PLAN:** Rural Residential (1-2 DU's/acre)

**ROADS:** Lee Vaughn Road: Two lane State-maintained major collector  
East Georgia Road: Two lane County-maintained minor arterial  
King Road: Two lane County-maintained local

**TRAFFIC IMPACT:** Traffic generated from the site would be expected to increase. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Scuffletown Road in 2012, approximately 3,800 feet northeast of the subject site. The station counted 2,600 average daily traffic trips, which represented a 4% decrease from the previous year and an 8% decrease over the previous five (5) years.

**SUMMARY:** The subject parcel contains a mix of uses; a single-family residence located north of East Georgia Road, a horse pasture located north of East Georgia Road, and undeveloped land. The subject parcel is quadrisectioned by three roads (Lee Vaughn Road, East Georgia Road, and King Road).

The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel 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 subject parcel is located within the Scuffletown Area Plan adopted in 2006. A Future Land Use (FLU) map was developed for this area plan, providing detail at the parcel level for recommended land use density and zoning. As such, the Scuffletown Area Plan recommended this parcel for "Rural Residential" land use, which

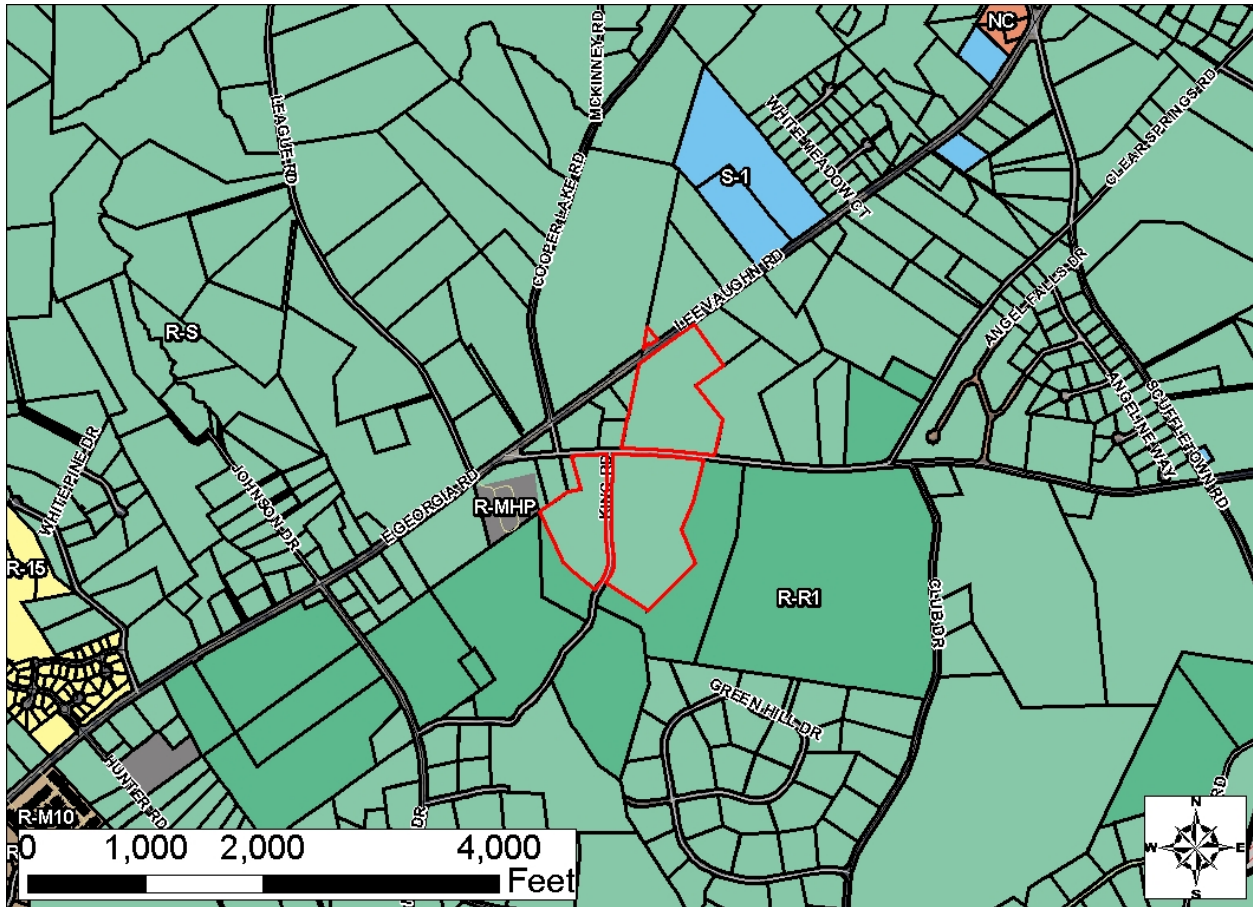
recommends a density of 1-2 dwelling units per acre; and R-S (Residential Suburban) zoning. R-S zoning yields a maximum of 1.7 DU's/acre. R-15 zoning yields a maximum of 2.9 DU's/acre.

A rezoning request for R-15 was made in 2004 (CZ-2004-090) on a parcel roughly 2,000 feet east of the subject property, now known as Clear Springs subdivision. The rezoning request was denied by County Council on April 19, 2005.

**CONCLUSION:**

It is staff's opinion the requested zoning of R-15 does not conform to the area's general rural characteristics. As well, the requested zoning is in conflict with the Scuffletown Road Area Plan's recommendations for land use density and zoning. Therefore, based on these reasons, staff recommends denial of the application to rezone from the R-S district to the R-15 district.





Staff answered questions regarding density within the surrounding area.

Mr. Shockley stated he would be in favor of the R-15 zoning request. He did not feel the density would be an over burden.

Mr. Barbare stated from the Public Hearing he felt a concern was for the roads in the area which are narrow and also already impacted. He stated he could not support the request for rezoning.

Mr. Ward concurred with Mr. Barbare and asked if he could ask the Planner who worked on the Scuffletown Area Plan a question.

Chairman Tumblin allow for the question.

Mr. Ward asked Eric Vinson, Principal Planner who worked on the Scuffletown Area Plan if there were many citizens who attended community meetings and expressed their desire to keep the rural nature of the area.

Mr. Vinson stated Mr. Ward was correct.

**MOTION:** By Mr. Barbare, seconded by Mr. Ward to deny CZ-2014-20. The motion carried unanimously by voice vote.

Mr. Forman presented the following:

**DOCKET NUMBER:** CZ-2014-23

**APPLICANT:** Gregory Heintz for Pedro Mateo

**PROPERTY LOCATION:** 1325 Brushy Creek Road, Taylors, SC 29687

**PIN/TMS#(s):** 0538040101200

**EXISTING ZONING:** POD, Planned Office District

**REQUESTED ZONING:** O-D (Office District) (1.17 acres), and  
R-15 (Single-Family Residential 15,000) (0.52 acres)

**ACREAGE:** 1.67

**COUNCIL DISTRICT:** 20 - Cates

**ZONING HISTORY:** Parcel was zoned R-15 in May 1970 as part of Area 1  
Parcel was rezoned to POD in September 2013 (CZ-2013-27)

**EXISTING LAND USE:** Vacant church

**AREA**

Direction	Zoning	Land Use
North C	R-15	Gray Fox Run subdivision
East H A	R-15	Single-family residence
South R	R-15	Institutional use (Eastside High School)
West A	R-15	Single-family residence

**CTERISTICS:**

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Taylors Sewer District

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

**ROADS:** Brushy Creek Road: Three lane State-maintained minor arterial

**TRAFFIC IMPACT:** Traffic generated from the site would vary due to the variety of office uses and sizes permitted in the OD. A traffic count station was conducted on Brushy Creek Road in 2012, approximately 150 feet southeast of the subject site. The station counted 9,400 average daily traffic trips, which represented a 15% decrease from the traffic count generated in 2011, and a 4% decrease from the traffic count generated in 2007.

**SUMMARY:** The subject parcel is currently zoned POD (Planned Office Development). The request is for the western 1.17 acres to be rezoned to OD (Office Development) and the eastern 0.52 acres to be rezoned to R-15 (Residential). The purpose of the OD District is to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities. The purpose of the R-15 District is for parcels with a minimum square footage of 15,000 (0.34 acres) 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.

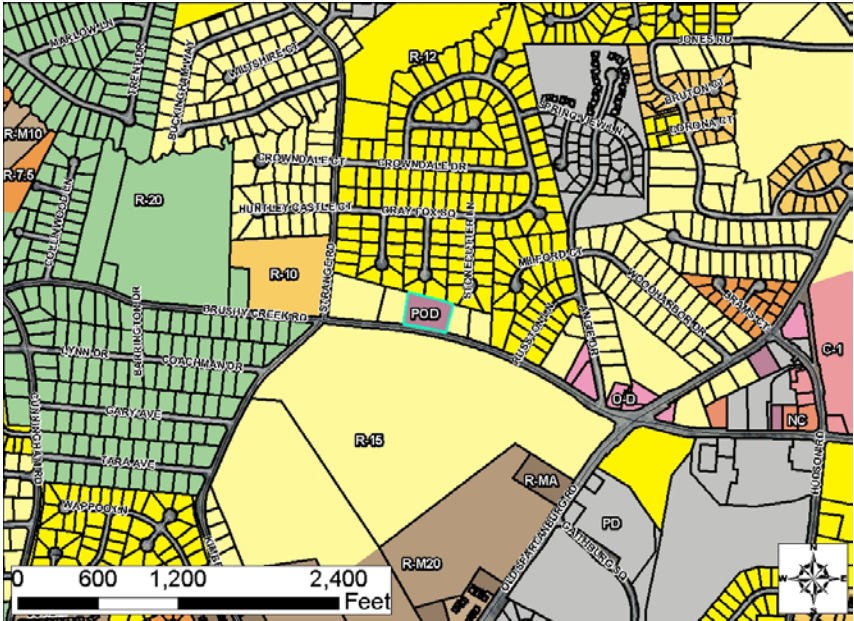
The applicant has stated his intent to subdivide the property into the two parcels described above. The intent of the applicant is to revert the eastern 0.52 acres to that of its former use as a church. A church is an allowable Use by Special Exception in the R-15 District. The intent of the applicant is for office use on the western 1.17 acres.

This entire 1.67 acre site was rezoned in 2013 from R-15 to POD (CZ-2013-27). The intent of the site at the time of rezoning was to allow for the retro-fit of an existing church for use as an insurance office, with the remainder of the site to remain undeveloped.

**CONCLUSION:** It is staff's opinion that the requested OD (Office District), permits uses incompatible with the adjacent single-family residences. Staff understands that the current zoning classification of POD (Planned Office Development) would allow for similar uses to the OD District, but with stricter site plan review requirements before final development may commence. This additional review would ensure any proposed development is compatible with existing surrounding development. It is also staff's opinion that the requested R-15 (Residential) zoning for use as a church is appropriate for the eastern 0.52 acres of this parcel.



Therefore, based on these reasons, staff recommends denial of this portion of the application to rezone 1.17 parcel from the POD district to the O-D district, and approval of this portion of the application to rezone 0.52 parcel from the POD district to the R-15 district.



The Commissioners discussed the request, noting the subject property had been rezoned in 2013. There was discussion regarding the applicant in an ongoing dispute with the current owner of the property and a potential purchaser of the property.

After further discussions the following motion was made.

**MOTION:** By Mr. Shockley, seconded by Mr. Ward to forward CZ-2014-23 to the Planning and Development Committee without a recommendation. The motion carried unanimously by voice vote.

Mr. Forman presented the following:

**DOCKET NUMBER:** CP-2014-1

**APPLICANT:** Greenville County Planning Commission

**STAFF REPORT:** Over the past year and a half, community residents, stakeholders, planners, and public officials participated in a series of meetings to create the New Washington Heights Community Plan.

The New Washington Heights Community Plan is a statement of the community's vision and seeks to address both the immediate concerns and long-term goals of the community. The plan provides direction for community leaders, stakeholders, and the development and serves as a guide for where and how future development should occur.

Therefore staff is requesting that the Planning and Development Committee forward the New Washington Heights Community Plan to County Council for consideration and initiation as an amendment to the County's Comprehensive Plan.

The Commissioners commended staff on the work that has been done in the New Washington Heights Community.

**MOTION:** By Mr. Barbare, seconded by Mr. Shockley to approve CP-2014-1. The motion carried unanimously by voice vote.



**DISCUSSION ON RECOMMENDED LANGUAGE FOR AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS REGARDING EMERGENCY ACCESS**

Lance Estep addressed the Commission members with information regarding recommended language for an amendment to the Land Development Regulations (LDR). Mr. Estep explained how emergency access points at one time were a part of the LDR and how they came about not being in the LDR at this time. He stated staff was currently working on verbiage to include in the update to the LDR.

Mr. Barbare voiced his concern as to the length of time it would take for the completion of the update to the LDR. He was interested in proceeding with something that could be done in a more timely manner.

After further discussing a need to have a specific request for an amendment, the Commission members felt having another workshop would assist them. Additionally, they would like some clarification on the suggested language proposed for the re-write of the LDR;

Chairman Tumblin stated the June 4, 2014 Planning Commission Workshop would be designated to further discussions regarding emergency access.

**ELECTION OF OFFICERS**

Mr. Barbare nominated Mr. Tumblin for Chairman of the Planning Commission.

**MOTION:** By Mr. Barbare to close nominations and elect Mr. Tumblin by acclamation. The motion carried unanimously by voice vote.

Mr. Selby nominated Mr. Shockley for Vice Chairman and Ms. Hammond nominated Mr. Ward.

**MOTION:** By Mr. Barbare to close nominations and proceed to elect a Vice Chairman by ballot vote. The motion carried unanimously by voice vote.

Ms. Hahn distributed ballots and Mr. Shockley was elected as Vice Chairman by a ballot vote.

**PLANNING MONTHLY REPORT**

Mr. Estep addressed the Commission members with information as was provided to each of them on the events of the past month in the Planning and Code Compliance Departments.

**MONTHLY MEETINGS**

Chairman Tumblin reminded all there would be a Planning Commission Workshop on June 4, 2014 to discuss emergency access.

**NEW BUSINESS**

There was no new business.

**OLD BUSINESS**

Chairman Tumblin recognized the outgoing Commissioners, Mr. Barnes and Mrs. Holmesley. He thanked both for their service.

Mr. Barbare stated he enjoyed working with both and both did a great job.

Chairman Tumblin presented each outgoing Commissioner with a Certificate of appreciation for their service and invited all to have a piece of cake.

**ADJOURNMENT**

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

Submitted by Recording Secretary

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