

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
June 25, 2014
4:30 p.m.

MEMBERS PRESENT: C. Tumblin, Chair, V. Chair, M. Shockley, M. Freeland, S. Hammond, S. Selby, C. Chea, C. Sullivan and T. Ward

MEMBERS ABSENT: J. Barbare

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

CALL TO ORDER

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

Chairman Tumblin recognized and welcomed the new Planning Commission members, Mr. Sullivan and Mr. Chea.

APPROVAL OF THE MAY 28, 2014 MINUTES

MOTION: By Mr. Selby to approve the minutes of the May 28, 2014 Planning Commission meeting as presented. The motion carried unanimously by voice vote with one absent (Barbare).

Mr. Freeland stated a number of people were in attendance regarding the Final Development Plan and made the following motion so as the citizens would not have to wait through the agenda items.

MOTION: By Mr. Freeland, seconded by Mr. Ward to move item number 7 Final Development Plan to be heard before item number 4 on the agenda. The motion carried unanimously by voice vote with one absent (Barbare).

FINAL DEVELOPMENT PLAN

Mr. Forman presented the following:

- APPLICANT:** Primrose Schools of Simpsonville
- PROPERTY LOCATION:** Woodruff Road
- PIN/TMS#(s):** 0539070102600, 0539070102700, 0539070102800
- ZONING:** POD, Planned Office Development
- ACREAGE:** 3.00
- COUNCIL DISTRICT:** 21 - Burns
- ZONING HISTORY:** The parcel was initially zoned May 1971 as part of Area 2.
The parcel was rezoned POD in November, 2008 as CZ-2008-052.
- EXISTING LAND USE:** Undeveloped
- WATER AVAILABILITY:** Greenville Water System
- SEWER AVAILABILITY:** Metropolitan Sewer Sub-District

SUMMARY: The applicant submitted a Final Development Plan (FDP) on May 7, 2014 for an 11,734 square foot, 196 student day care center, referred to as “Primrose School of Simpsonville”. The subject property is located on the north side of Woodruff Road, approximately 1,100 feet northwest of the Godfrey Road intersection. The original rezoning request for POD, approved in 2008 as part of CZ-2008-052, allows for up to four office buildings sized 5,300 to 5,500 square feet per building, for 22,000 square feet of total space.

According to Section 3:9.1 of the Zoning Ordinance, the Planning Commission may authorize the planning staff to review and approve site plans. However, at the discretion of the planning staff or in the case of an appeal of the decision of the planning staff, the Planning Commission will act on the application. In this case, the Planning Commission staff shall submit a written review and recommendation of the application to the Planning Commission. The Planning Commission will evaluate the staff’s recommendation in its consideration of the application. The Planning Commission may impose additional or more

restrictive requirements if it is determined that it is within the best public interest.

Neighboring residents have voiced their concerns with the submitted application. Some of the concerns relate to delineation from the original concept plan, existing conditions of the site, potential noise, and traffic.

CONCLUSION:

Before the planning staff makes a recommendation to the Planning Commission, it shall determine the following:

- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the visual appearance of the development will harmonize with the existing development.
- G. That the architectural character blends with the surrounding area.

Staff has determined that the FDP application meets the intent of the evaluation criteria of Section 3:9.1 of the Zoning Ordinance.

Day care is an allowable use by right in a POD district.

The following addressed the Commission in opposition to the proposed.

Baird Montgomery, Oak Meadow Subdivision, Simpsonville, SC
Bruce Chambers , 304 Woodbridge Way, Simpsonville, SC

The following addressed the Commission in favor of the proposed.

Ted Tillman, 3660 Cedar Crest Road, Georgia
Lyn Solsebee, 19 Washington Park, Simpsonville, SC
Towers Rice, Jr. 128 Lake Road, Easley, SC

MOTION: By Mr. Shockley, seconded by Ms. Hammond to approve the Final Development Plan for Primrose Schools of Simpsonville. The motion carried unanimously by voice vote with one absent (Barbare).

PRELIMINARY SUBDIVISION APPLICATIONS

2014-123, Grayson Park (Cluster)

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 19.46 acres and is zoned R-15. The developer is proposing a forty-four (44) lot subdivision which will be accessed by Morton Road. The developer is proposing a cluster development with option 1, with 2.92 acres of Open Space Required and 3.2 acres of Open Space Provided. The developer is also proposing 0.37 miles of a new public road. She stated public water is available to the site and will be provided by Greenville Water System. Public sewer service is available to the site and will be provided by Metropolitan Sewer. The property will have to be annexed into Metropolitan Sewer Sub district. Simpsonville Fire District currently serves this area. Ms. Dawson requested approval contingent upon confirmation of capacity from ReWa.

MOTION: By Ms. Hammond, seconded by Mr. Shockley to approve 2014-123 contingent upon confirmation of capacity from ReWa. The motion carried unanimously by voice vote with one absent (Barbare).

2014-126, Hillside Acres Subdivision

2014-127, Variance Request to allow one additional lot to be served by an unpaved shared drive

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 24.65 acres, and is located in an unzoned area. The developer is proposing a sixteen (16) lot subdivision, accessed by Edwards Lake Road and Camp Road. She stated Blue Ridge Rural Water Company serves the area. Sewer service will be provided by the use of septic tanks. Lake Cunningham Fire District currently serves the area.

Ms. Dawson stated as part of the preliminary plan for the proposed subdivision, the applicant submitted a variance request (2014-127) to allow the unpaved shared drive (Road B) that will tie to Camp Road to serve seven lots. The layout of the subdivision also creates four (4) lots that will be accessed by the existing road (Edwards Lake Road).

Ms. Dawson requested approval contingent upon meeting the posting requirements for DHEC.

Mr. Robert Hill, 600 Pine Log Road, Travelers Rest, SC , the developer answered questions from the commission.

MOTION: By Mr. Shockley, seconded by Mr. Selby to approve 2014-126 and 2014-127 contingent upon meeting the posting requirements for DHEC. The motion carried by voice vote with one in opposition (Ward) and one absent (Barbare).

2014-128, Stafford Green Phase 3 (Cluster)

2014-129, Variance Request to allow one additional lot to be served by a private access easement

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 4 acres, and is zoned R-20. The developer is proposing a seven (7) lot subdivision which will be accessed by Riley Smith Road. The developer is proposing a cluster development with option 1 (30%), with 1.197 acres of Open Space required and 1.854 acres Open Space Provided. The developer is proposing the use of one private access easement to serve these lots. 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. Wade Hampton Fire District currently serves the lots.

Ms. Dawson stated as part of the preliminary plan for the proposed subdivision, the applicant submitted a variance request (2014-129) to allow seven lots to be served by one access easement.

MOTION: By Mr. Shockley, seconded by Mr. Freeland to approve 2014-128 and the variance 2014-29. The motion carried unanimously by voice vote. The motion carried unanimously by voice vote with one absent (Barbare).

2014-130, Martha's Creek Subdivision

2014-134. Variance Request to allow some of the newly created lots to be accessed by an existing county road.

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 16.6 acres, and is zoned R-S. The developer is proposing a seventeen (17) lot subdivision which will be accessed by Tate Chapman Road. The developer is also proposing 2,150 linear feet of a new public road. The developer is also proposing to widen Tate Chapman Road by 10 feet. She stated public water was not available to the site. The developer would like to extend the water line to serve the site. Sewer will be provided by septic tanks. Simpsonville Fire District currently serves the area.

Ms. Dawson stated as part of the preliminary plan for the proposed subdivision, the applicant submitted a variance request (2014-134) to allow for six of the newly created lots to be accessed by the existing county road. Ms. Dawson requested approval contingent upon meeting the posting requirements.

MOTION: By Ms. Hammond, seconded by Mr. Chea to approve 2014-130 and the variance 2014-134 contingent upon meeting the posting requirements for DHEC. The motion carried unanimously by voice vote with one absent (Barbare).

Mr. John Batson, 100 Tate Chapman Road, Simpsonville, SC addressed the Commission regarding his concerns with the subdivision.

2014-132, Brushy Creek Gardens (Cluster)

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 15.36 acres, and zoned RM-10. The developer is proposing a forty-two (42) lot subdivision which will be accessed by Brushy Creek Road. The developer is proposing

a cluster development with option 2 (30%), with 2.3 acres of Open Space Required and 3.88 acres of Open Space Provided. The developer is also proposing 1,746 linear feet of a new public road.

MOTION: by Ms. Hammond, seconded by Mr. Ward to approve 2014-132. The motion carried unanimously by voice vote with one absent (Barbare).

VARIANCE REQUEST

2014-121, Variance to allow encroachment into buffer area

Ms. Dawson addressed the Commission members with a request for a variance to allow a retaining wall to encroach into the buffer area 4'9" by 18", which are the dimensions of the retaining wall; therefore reducing the buffer area. The wall was built at the same time the home was built in 2011.

MOTION: By Mr. Shockley, seconded by Mr. Freeland to approve 2014-121. The motion carried unanimously by voice vote with one absent (Barbare).

DRAINAGE EASEMENT ABANDONMENT -2014-125

Ms. Dawson addressed the Commission members with a request to abandon a portion of the existing drainage easement along the northeast boundary of Lot 12 in the Southampton Subdivision. The detached garage foundation was inadvertently built 2.5' into the drainage easement. The applicant is requesting to abandon 2.5', leaving 12.5' of the drainage easement.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve 2014-125. The motion carried unanimously by voice vote with one absent (Barbare).

REZONING REQUESTS

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

CZ-2014-24, Michael Montgomery for Greer State Bank located a 164 Old Pelzer Road requesting rezoning from S-1, Services to R-S, Residential Suburban. Staff recommends approval.

CZ-2014-25, CCAD, LLC for Cypress Equities, located on Buncombe road and Duncan Chapel Road, requesting rezoning from C-1, Commercial to C-3, Commercial. Staff recommends approval.

CZ-2014-26, Jake Van Geison for Samuel Duane Phillips, located on Phillips Road and Johns Road, requesting rezoning from R-S, Residential Suburban to S-1, Services. Staff recommends approval.

R-15, Single-Family Residential. Staff recommends denial.

CZ-2014-27, Jamie McCutchen for Tango Alpha Management Company, located on Hunter road, requesting rezoning from R-S, Residential Suburban to R-12, Single-family Residential. Staff recommends denial.

The Commissioners did not request any detailed explanations of any zoning dockets.

MOTION: By Mr. Ward, seconded by Ms. Hammond to approve CZ-2014-24, approve CZ-2014-25, approve CZ-2015-26 and deny CZ-2014-27. The motion carried unanimously by voice vote with one absent (Barbare).

DISCUSSION ON EMERGENCY ACCESS

Lance Estep provided in each members packet proposed LDR (Land Development Regulations) update language pertaining to Emergency Access. County Engineer Heshia Gamble discussed the language at the June 4, 2014 Planning Commission Workshop.

Chairman Tumblin stated he had received a call inquiring why the Commission was looking at emergency access when there was a committee working on updating the LDR at this time. Mr. Tumblin stated he was concerned the Commission members were not a part of the LDR update process.

Ms. Gucker informed Mr. Tumblin previously Mr. Barbare had been the representative from the Commission working with the group. She stated she would be happy to include all the Commissioners in any updates or notification of meetings. Ms. Gucker stated the committee working on updating the LDR met the first and third Tuesday of each month in Suite 400 at 9:00 a.m.

Mr. Shockley stated he understood Mr. Barbare's concern as at the present time there were no guidelines pertaining to emergency access. He stated he felt allowing the committee to move forward would be the best approach as the goal was having the LDR updated by the end of the year.

PLANNING MONTHLY REPORT

Mr. Estep addressed the Commission members with information as was provided to each Commissioner via email and as passed out. He touched on various events within the past month in the Planning and Code Compliance Departments. Mr. Estep introduced the new Deputy Zoning Administrator, Kris Kurjiaka. He also informed the Commission interviews were held to fill the Planner position which was previously held by Dan Powell.

MONTHLY MEETINGS

The Planning Commission would not meet during the month of July.

MOTION: By Mr. Ward, seconded by Mr. Selby to delegate authority to approve preliminary subdivision applications to the Subdivision Administrator during the month of July, although she does reserve the right to bring to the Commission in August any items she is not comfortable with. The motion carried unanimously by voice vote with one absent (Barbare).

NEW BUSINESS

Commissioner Ward asked staff about restrictive covenants. Mr. Forman stated staff did not seek out restrictive covenants, but if presented they would be honored.

OLD BUSINESS

There was no old business.

ADJOURNMENT

MOTION: By Mr. Ward to adjourn. Without objection the meeting adjourned at 6:39 p.m.

Submitted by Recording Secretary
