

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
August 27, 2014
4:30 p.m.

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

MEMBERS ABSENT:
C. Sullivan

STAFF: P. Gucker, E. Vinson, M. Forman, K. Kurjiaka, K. HawsleyS. 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 and Mr. Selby gave the invocation.

APPROVAL OF THE JUNE 25, 2014 MINUTES

MOTION: By Mr. Ward to approve the minutes of the June 25, 2014 Planning Commission meeting as presented. The motion carried unanimously by voice vote with one absent (Sullivan).

PRELIMINARY SUBDIVISION APPLICATIONS

2014-136, Windwood Cottages (Cluster) Subdivision Revised

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 13.4 acres and is zoned R-S (6.5 acres) and R-20 (6.85) acres. The developer is proposing a twenty-six (26) lot subdivision which will be accessed by Batesville Road. The developer is proposing a cluster development with option 1, with 4.0 acres of Open Space Required and 4.02 acres of Open Space Provided. The developer is also proposing 0.3 miles of a new private road. A portion of this subdivision is within the GPATS Long Range Plan area. 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. Pelham-Batesville Fire District currently serves this area.

MOTION: By Mr. Shockley, seconded by Mr. Ward to approve 2014-136. The motion carried unanimously by voice vote with one absent (Sullivan).

2014-141, Darby Road Subdivision

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 44.66 acres, and is located in an unzoned area. The developer is proposing a fifty-seven (57) lot subdivision, accessed by State Park Road and Darby Road. The developer is also proposing 0.73 miles of a new public road. She stated public water is available to the site and will be provided by Greenville Water System. Sewer service will be provided by the use of septic tanks. Piedmont Park fire District currently serves this area.

At the Subdivision Advisory Committee meeting, the SCDOT recommended the engineer complete a quick check to determine if the number indicates turn lanes would be warranted. If so, a traffic study should be completed.

Mr. Barbare asked staff if a quick check as referred to by SCDOT, could have already been done.

Ms. Dawson stated she could not answer.

Mr. Shockley asked what the traffic count would be to require a turn lane.

Ms. Dawson stated she was not sure what the SCDOT's requirement was for a turn lane.

Mr. Shockley stated it would be interesting to find out what the number was which would require a turn lane.

Mr. Barbare echoed Mr. Shockley's interest in the SCDOT's process of determining the need for a turn lane.

Mr. Shockley suggested the Commissioners hold a workshop on the subject.

MOTION: By Ms. Hammond, seconded by Mr. Freeland to approve 2014-141. The motion carried unanimously by voice vote with one absent (Sullivan).

2014-143, Owens Estate

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 10 acres, and is zoned R-S. The developer is proposing a six (6) lot subdivision which will be accessed by Owens Road. The developer is also proposing 0.13 miles of a new public road. She stated public water is available to the site and will be provided by Greer CPW. Sewer service will be provided by the use of septic tanks. Lake Cunningham Fire District currently serves this area.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve 2014-143. The motion carried unanimously by voice vote with one absent (Sullivan).

REZONING REQUESTS

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

CZ-2014-30, Larry W. Strange for LSTB, LLC, located on Churchill Circle, 1 Fork Shoals Road and 5215 Old Augusta Road, requesting rezoning from R-12, Single family Residential and C-2, Commercial to S-1, Services. Staff recommends approval.

CZ-2014-31, Timmy Gibbs, located on 21 Rosemond Drive, requesting rezoning from S-1, Services to R-S, Residential Suburban. Staff recommends approval.

CZ-2014-33, Harpreet Kaur Chahal, located on 2821 Poinsett Highway, requesting rezoning from S-1, Services to R-S, Residential Suburban. Staff recommends approval.

CZ-2014-34, Chip Fogleman, FRF Inc. for Nellie T. King, located on 819 Log Shoals Road, requesting rezoning from R-S, Residential Suburban to R-12, Single Family Residential. Staff recommends approval.

CZ-2014-35, Roger H. Patterson Jr. located on the corner of Donaldson Road and Kascar Place, requesting rezoning from C-2, Commercial to S-1, Services. Staff recommends approval.

CZ-2014-36, Mark G. McCrary for Jim S. Kimbell, located on 525 W. Parker Road, requesting rezoning from O-D, Office District to R-7.45 Single Family Residential.

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

MOTION: By Mr. Shockley, seconded by Mr. Ward to approve CZ-2014-30, CZ-2014-31, CZ-2014-33, CZ-2014-34, CZ-2014-35 and CZ-2014-36. The motion carried unanimously by voice vote with one absent (Sullivan).

DISCUSSION ON LDR UPDATE MEETINGS

Chairman Tumblin suggested a rotation be done with the LDR Update Meetings, having the Commissioners who are scheduled to sit in on the Public Hearing having the option to attend the meetings. The Commission members receive email notifications as well as the meeting date and times listed on the Monthly Meeting sheet with the agenda packet.

PLANNING MONTHLY REPORT

Eric Vinson, Director of Planning and Code Compliance introduced himself to the Commission members. He stated he has worked in the past with some of the members and was looking forward to working with all the Commissioners. He briefly went over the various plans/studies staff has been working on as well as updating the Commissioners on issues handled by Animal Control and also building permits.

Ms. Gucker, Assistant County Administrator stated she would work on having a representative with the SCDOT attend the October Planning Commission Workshop to discuss their traffic formula in determining a turn lane.

MONTHLY MEETINGS

It was noted that the future meetings of the LDR Committee will be on the monthly meeting listing in the agenda packets. The September 2, 2014 meeting has been cancelled.

NEW BUSINESS

There was no new business.

OLD BUSINESS

Mr. Barbare noted in the minutes, in his absence the last meeting drug on until about 6:40 p.m. He pointed out today's meeting lasted less than an hour.

Mr. Shockley stated they had a wonderful time talking about Mr. Barbare at the last meeting.

Chairman Tumblin stated if memory served him right, someone did ask about secondary entrances.

ADJOURNMENT

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

Submitted by Recording Secretary
