

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
September 24, 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 C. Sullivan

MEMBERS ABSENT:

T. Ward

STAFF: P. Gucker, E. Vinson, M. Forman, K. Kurjiaka, S. Julius, S. Park, K. Hawsley, 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 and Mr. Selby gave the invocation.

APPROVAL OF THE AUGUST 27, 2014 MINUTES

MOTION: By Mr. Shockley to approve the minutes of the August 27, 2014 Planning Commission meeting as presented. The motion carried unanimously by voice vote with one absent (Sullivan)

PRELIMINARY SUBDIVISION APPLICATIONS

Sonya Dawson informed the Commission members Subdivision Application 2014-147 Saluda Lake Road Subdivision has been withdrawn by the applicant.

2014-146, Kings Crossing (Cluster)

Sonya Dawson addressed the Commission members with a preliminary subdivision application for a development consisting of approximately 40.11 acres and is zoned R-S. The developer is proposing a sixty-eight (68) lot subdivision which will be accessed by East Georgia Road and King Road. The developer is proposing a cluster development with Option 1(30%), with 12.03 acres of Open Space Required and 13.12 acres Open Space Provided. The developer is also proposing 0.68 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 is available to the site and will be provided by Metropolitan Sewer. Simpsonville Fire District currently serves this area.

Mr. Ralph Snow, 141 King Road, Simpsonville, SC addressed the Commission members in opposition to the proposed.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve 2014-146. The motion carried unanimously by voice vote with one absent (Ward).

REZONING REQUESTS

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

CZ-2014-38, Convergent Property Group for Timothy William Lyda and Paula Kim Parris Living Trust, located on N. Pleasantburg Drive and Worley Road ,requesting rezoning from R-12, Single-Family Residential to C-2, Commercial. Staff recommends approval.

CZ-2014-39, Jamie McCutchen for W.R. Hale & N. H. Riley as Trust, located on East North Street and Kimbrell Road, requeasing rezoning from R-15, Single-Family Residential and R-M20, Multifamily Residential to R-M5, Multifamily Residential. Staff recommends approval.

CZ-2014-40, Jamie McCutchen for Carol Pierce McKinney, located on Rocky Point Way, requesting rezoning from PD, Planned Development to R-S, Residential Suburban. Staff recommends denial.

The Commissioners requested a detailed explanation of CZ-2014-40.

MOTION: By Mr. Shockley, seconded by Mr. Freeland to approve CZ-2014 38 and CZ-2014-39. The motion carried unanimously by voice vote with one absent (Ward).

Mr. Forman presented the following:

DOCKET NUMBER: CZ-2014-40

APPLICANT: Jamie McCutcheon for Carol Pierce McKinney

PROPERTY LOCATION: Rocky Point Way

PIN/TMS#(s): 0533020100703

EXISTING ZONING: PD, Hartnes Planned Development

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 12.10

COUNCIL DISTRICT: 21 – Burns

The parcel was zoned R-S in May 1971 as part of Area 2. The parcel was re-zoned in 2001 as part of the Cliffs Heritage PD (CZ-2001-080). The PD name was changed to Hartness Preserve PD in 2006, at which time the densities of the PD were shifted and changed.

EXISTING LAND USE: Single Family Residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	Single Family Residence and open space
East	PD	Single Family Residence
South	PD	Right of Way for Rocky Point Way, then Rocky Creek Acres subdivision
West	PD	Rocky Creek Acres subdivision

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE: Residential Land Use 2

DENSITY:

Zoning	PD	R-S
Allowable Units	6	21
Density	0.50/acre	1.74/acre

ROADS: Rocky Point Way: Two lane County-maintained local road

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Highway 14	2,400' East	12,900	12,100 (-6%)	12,700 (-2%)

The subject parcel is a 12.1 acre parcel located within the boundaries of the Hartness Preserve Planned Development (PD), with approximately 350 feet of frontage along Rocky Point Way. The subject parcel is currently zoned PD, with an allowable density of 0.5 units per acre; this application is requesting to rezone the parcel to R-S (Residential Suburban), which allows for up to 1.74 units per acre.

The subject parcel was re-zoned in 2001 as part of Cliff's Heritage PD. At that time, the subject parcel was referred to as Tract Description "SF-3" in the statement of intent/preliminary development plan, and allowed for a density of 1.6 units per acre. As well, the entire PD was made subject to design guidelines as set forth in the Statement of Intent. Those design guidelines include, but are not limited to strict design controls and preferred architectural styles.

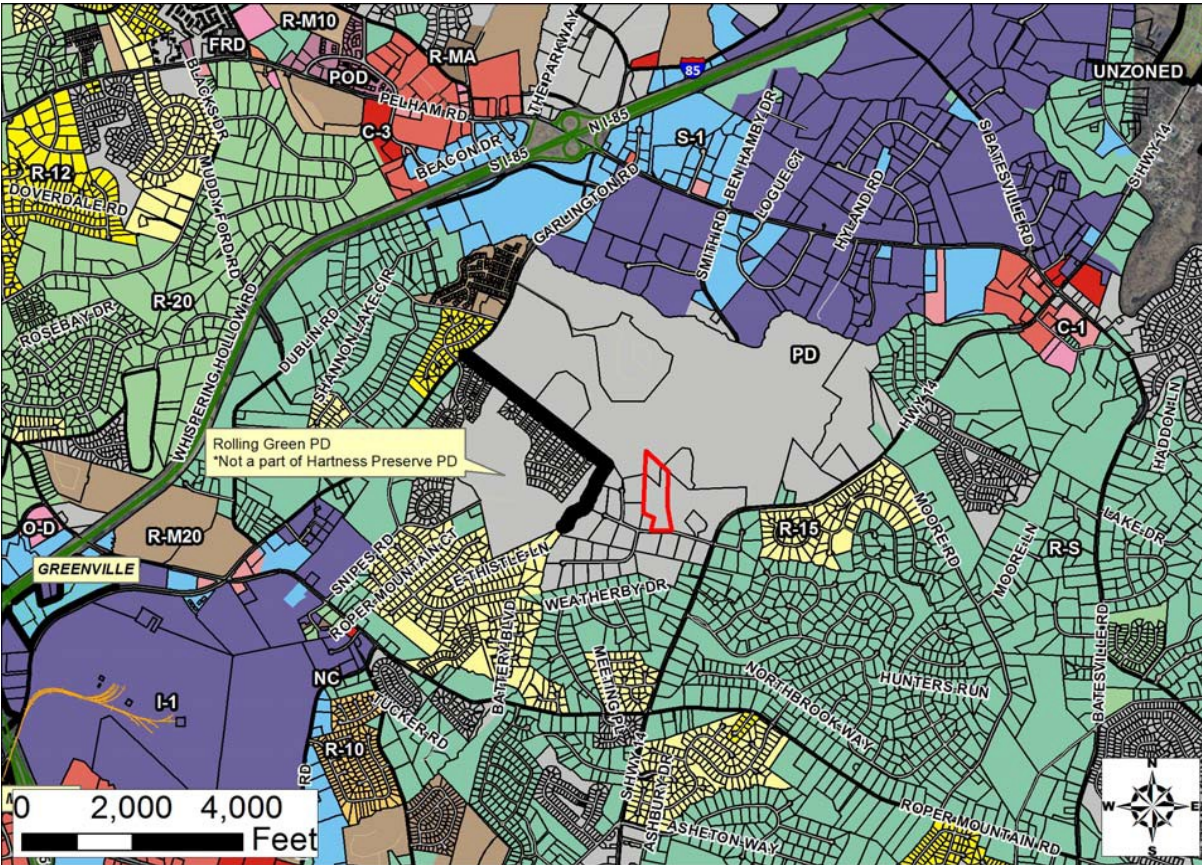
A minor change to the PD was approved administratively in 2006, which revised the preliminary development plan, as well as changed the name of the project to Hartness Preserve PD. The new preliminary development plan revised the Tract Description of the subject parcel to "SF-2" as well as reduced the density of the subject parcel to 0.5 units per acre. This minor change brought consistency with the existing large lot development pattern found in nearby Rocky Creek acres, which contain average lot size in excess of three acres. According to the Revised Statement of Intent as submitted in 2006, Tract SF-2 will contain large lot single- family detached homes.

The applicant maintains that she was not made aware of the 2006 minor changes, and would like to develop the property as originally intended by the PD as approved in 2001. The applicant has stated her desire to build 13 new homes on the 12.1 acre parcel, in addition to the existing single family residence on site.

No major change request to concurrently revise the boundaries or density of the Hartness Preserve PD has been provided as part of this rezoning application.

It is staff's opinion that this rezoning request is not consistent with the PD development plan, design guidelines, and density as approved in 2006. Therefore, staff recommends denial of the request to rezone the subject parcel from PD to R-S. The Planning Commission recommended approval.





The Commissioners discussed with staff the history of the area and original PD (Planned Development). Additionally, there was discussion regarding changes made to the PD without notifying the property owners, changes made by the controlling entity. After a lengthy discussion, the Commission felt it was an unusual situation and the following was made.

MOTION: By Mr. Shockley, seconded by Mr. Selby to approve CZ-2014-40.

The Commissioners further discussed the item, discussing with staff the recommendation of denial. Staff informed the Commission the recommendation for denial was because the request was not consistent with the PD, not only regarding the density but the guidelines as well.

Mr. Vinson stated another issue for staff was a revised conceptual plan was not submitted that would update the existing plan, since the controlling entity was not part of this request. He also noted staff had contacted both the applicant and controlling entity and felt the matter should be worked out between the two parties. As far as staff knew the parties were not able to come to an agreement. Mr. Vinson also stated had the parties come to an agreement, the request could have been handled as a minor change.

Mr. McNair, representing the applicant was asked if there was an attempt made to have the applicant meet with the controlling entity. Mr. McNair stated the controlling entity would not give the density back to the applicant.

After further discussion amongst the Commissioners the following was made.

MOTION: By Mr. Selby to call the question. The motion carried unanimously by voice vote with one absent (Ward).

The motion to approve CZ-2014-14 carried by a show of hand, five in favor, two opposed and one absent (Ward).

FOOD SYSTEMS UPDATE

Scott Park gave an informative PowerPoint presentation to the Commission members regarding the status of the Upstate Food System. He stated the Food Systems encompasses ten (10) counties within the upstate area. He discussed the stakeholders, the challenges farmers are faced with and he showed transitions farmers have made to reflect the areas best sellers. Mr. Park also noted challenges which the consumer faces and described "food deserts", which were areas in which it is difficult to buy fresh food and how to perhaps meet the needs of those areas. He presented status information for the county, stating there were about 300 to 350 farmers and farmers markets within a 150 mile radius of Greenville County, noting they were active farms. Approximately 86% of those farmers are interested in an expanded wholesale market place with about 40% having room to expand their farms. Mr. Park stated a strong food system would benefit Greenville's Comprehensive Plan by providing jobs, long term support to industry, growing a resilient food system to natural disasters and providing better access to healthy food. He provided a list of resources within the upstate and what strides the resources have made. He invited the Commissioners to attend a Regional Food meeting which was on September 25, 2014 from 9:30 to 11:30 in Suite 400 of County Square. He made himself available for any questions the Commissioners may have.

CLARIFICATION

Mr. Barbare requested clarification on the vote for CZ-2014-40. He requested the vote. The vote was five in favor and two in opposition.

PLANNING MONTHLY REPORT

Eric Vinson updated the Commissioners on the activities of the Planning and Code Compliance Division. He introduced the newest member of staff, Sam Julius who will be assisting in staffing the City of Fountain Inn and eventually handling demographics as well as assisting with community planning. Additionally, another planner will be joining the staff on October 20, 2014. Mr. Vinson brought to the Commission's attention the quick turn around in the month of October from the Public Hearing on October 20, 2014 to the Planning Commission meeting on October 22, 2014. He reminded the Commission members of the Thanksgiving holiday and asked if the Commission would like to move the November meeting to another day rather than the day before Thanksgiving.

Mr. Vinson noted the report on permitting has been updated to reflect calendar year as well as Fiscal Year. He acknowledged the entire staff for their work, both in Code Compliance and Planning. He updated the Commissioners on the various community plans and their progress to date. Mr. Vinson informed the Commissioners on municipal planning initiatives as well as transportation updates. He noted the activities for the previous month for building activity and also animal control issues.

He updated the Commissioners on the status of the affects from the flooding which took place on August 9, 2014. Two public meetings have taken place regarding the flood and the Rocky Creek Study will be updated with the help of Woolpert.

MOTION: By Mr. Shockley, seconded by Mr. Selby to move the November Planning Commission meeting to November 19, 2014, one week earlier than scheduled. The motion carried unanimously by voice vote with one absent (Ward).

MONTHLY MEETINGS

Chairman Tumblin also noted there would not be a Planning Commission Workshop in November. He stated he would discuss with the Director a topic for the October Workshop.

NEW BUSINESS

Paula Gucker announced Mr. Eric Dillon, Traffic Engineer with the SCDOT (South Carolina Department of Transportation) will be at the October 22, 2014 Planning Commission meeting to discuss how they determine turn lanes and quick checks.

OLD BUSINESS

There was no old business

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 6:00 p.m.

Submitted by Recording Secretary
