

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
October 28, 2015
4:30 p.m.

MEMBERS PRESENT: M. Shockley, S. Hammond, M. Looper, J. Rogers, C. Sullivan, S. Selby, C. Tumblin and M. Freeland

MEMBERS ABSENT: C. Chea

STAFF: E. Vinson, A. Willis, P. Buathier, K. Kurjiaka, H. Hahn, S. Dawson,

CALL TO ORDER

Chairman Shockley called the Planning Commission meeting to order at 4:33 p.m. and Mr. Tumblin provided the invocation.

APPROVAL OF THE SEPTEMBER 23, 2015 MINUTES

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve the minutes of the September 23, 2015 meeting as presented. The motion carried unanimously by voice vote with one absent (Chea).

PRELIMINARY SUBDIVISION APPLICATIONS

Sonya Dawson addressed the Commission members with the following applications for review and consideration.

- 2015-143**, The Townes at Eastside (Revision) (Group Development)
- 2015-173**, Kingsfield Subdivision (Revised)
- 2015-212**, Stonepark Subdivision
- 2015-214**, Brushy Creek Road Subdivision (Cluster)
- 2015-215**, Satterfield Pointe Subdivision

2015-143, The Townes at Eastside (Revision) (Group Development)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 10 acres and zoned C-1. The developer is proposing a 73 lot subdivision accessed by Brushy Creek Road. The developer is also proposing 0.28 miles of a Private Road. Public water will be provided by Greenville Water and sewer will be provided by Taylors Sewer. Taylors Fire serves this area.

Ms. Dawson stated the revision consists of rezoning a portion of the parcel from R-S to C-1 and includes the addition of 16 units (three buildings).

Ms. Dawson stated staff's concerns were that internal sidewalk connectivity needed to be addressed. She stated the connectivity can be addressed during plan review. Staff recommends approval of the application with the associated Specific Requirements from the Subdivision Advisory Committee.

MOTION: By Mr. Tumblin, seconded by Mr. Looper to approve 2015-143 with staff's recommendations. The motion carried unanimously by voice vote with one absent (Chea).

2015-173, Kingsfield Subdivision (Revised)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 23.8 acres and is zoned R-S. The developer is proposing a 33 lot Subdivision accessed by Reedy Fork Road. The developer is proposing 0.36 miles of Public Road. Public Water will be provided by Greenville Water and Sewer will be by septic. South Greenville Fire serves this area.

Ms. Dawson stated the revision was an increase of lots by one (1) a reconfiguration of the road layout and a decrease in road length from 0.50 miles to 0.36 miles. She stated staff recommends approval of the application with the associated specific requirements from the Subdivision Advisory Committee.

Alex Conner, Grey Engineering, 132 Pilgrim Drive, Gville, SC made himself available if the Commission had any questions.

MOTION: By Mr. Tumblin, seconded by Ms. Hammond to approve 2015-173 with staff's recommendations. The motion carried unanimously by voice vote with one absent (Chea).

2015-212, Stonepark Subdivision

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 33.59 acres and zoned R-S and C-2. The developer is proposing a 41 lot subdivision accessed by Old White Horse Road and New McElhaney Road. The developer is proposing 0.49 miles of Public Road. Public water will be provided by Greenville Water and sewer will be by septic tank. North Greenville Fire serves this area.

Ms. Dawson stated staff's concerns were a traffic study shall be completed for the development and the proposed access point does not meet SCDOT standards for corner clearance from the intersection. She stated as the current access point does not meet SCDOT standards and any relocation of the access point may impact the current layout and number of lots, staff recommends denial of the application.

MOTION: By Mr. Sullivan, seconded by Mr. Looper to deny 2015-212. The motion carried by voice with two in opposition (Freeland and Tumblin) and one absent Chea).

2015-214, Brushy Creek Road Subdivision (Cluster)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 27.97 acres and zoned R-15. The developer is proposing a 75 lot subdivision accessed by Brushy Creek Road. The developer is proposing a Cluster Development with Option 1, which requires 4.2 acres of open space and the developer is providing 4.2 acres of open space. The Developer is proposing 2,980 Linear Feet of Public Road. Public water will be provided by Greenville Water and sewer will be provided by Taylors Sewer. Taylors Fire serves this area.

Staff concerns were:

SCDOT – the developer will be required to widen and install a turn lane on Brushy Creek Road for this development. The turn lane requirement may necessitate a revision to the layout. Depending on the existing right-of-way available, the access point may have to shift to the southwest where Brushy Creek has additional pavement width available. The engineer will have to provide a turn lane to

SCDOT standards and revise access point/layout accordingly. The revised access point should be designed to meet the minimum corner clearance required. SCDOT will consider an access waiver for the corner clearance to get the turn lane installed.

Taylor's Fire would prefer the secondary access road be a public road (connecting to Road B at lots 57 and 58).

Planning/Zoning – provide vehicular connection to Taylor's Road.

Ms. Dawson stated due to the requirement of the secondary access on Taylor's Road and the potential for a change in the access point location on Brushy Creek Road which will require a revision to this current plan. Staff recommends denial of the application.

Mr. Selby stated he would not be in support of the proposed as he did not feel the infrastructure could support additional traffic.

Mr. George Probst, 7 Chosen Ct. Greer, SC appeared in opposition to the proposed.

MOTION: By Mr. Selby, seconded by Ms. Hammond to deny 2015-214. The motion carried by voice vote with two in opposition (Freeland and Tumblin) and one absent (Chea).

2015-215, Satterfield Point

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 24.35 acres and zoned R-S. The developer is proposing a 32 lot subdivision accessed by Satterfield Road. The developer is also proposing 0.44 miles of Public Road. Public water will be provided by Greenville Water and sewer will be by septic. Fountain Inn Fire serves this area.

Staff recommends approval of the application with the associated specific requirements from the Subdivision Advisory Committee.

Mr. Dennis Stone, 212 Satterfield Rd. Gville, SC appeared in opposition to the proposed.

Mr. Jim Tate, 288 Satterfield Rd., Gville, SC appeared in opposition to the proposed.

MOTION: By Mr. Sullivan to deny 2015-215. There being no second, the motion failed.

MOTION: By Mr. Sullivan, seconded by Mr. Freeland to approve 2015-215 with staff's recommendations. The motion carries unanimously by voice vote with one absent (Chea).

ROAD NAME CHANGE

2015-194, James F. Howard – Church of God Road Name Change

Sonya Dawson presented the Commission members with a request for a road name change from James Howard, II to change Church of God Road, county maintained road #QOO38, to Jennings Mill Road. The applicant is requesting the change to reflect the historical significance to the mill area.

Ms. Dawson stated staff received no comments from the Subdivision Advisory Committee. Greenville County Roads and Bridge Department and E911 approve of the road name change. Staff recommends approval of the change.

MOTION: By Mr. Looper, seconded by Mr. Sullivan to approve 2015-194 Road Name Change. The motion carried unanimously by voice vote with one absent (Chea).

FINAL DEVELOPMENT PLAN

Mr. Willis addressed the Commission members with a Final Development Pan on Woodruff Road and Sunnydale Drive. Village Market East is requesting to develop a shopping center and office park on a 15.45 acre portion of the 18.9 acre Planned Development site. He stated staff finds the submitted plans consistent with the Preliminary Development Plan and Statement of Intent that was approve as part of Zoning docket CZ-2015-054. The plans also reflect compliance with the conditions outlined in Section 3:9.1 of the Greenville County Zoning Ordinance. Mr. Willis stated in reviewing consistency with the rest of the requirements within the Zoning Ordinance and associated ordinances, the following conditions are recommended by staff for approval.

- Correct the access point at the northwest corner of the proposed Future Office Buildings with a two-way access point.
- Approve height variance for lighting to allow 25 foot tall light pole fixture types P-1 thru P-7 where shown on the lighting plans.
- Allow capped and directed acorn light fixture types where light fixture types A and A2 are shown on the lighting plans.
- Approve variance for the façade sign for the anchor tenant. The proposed façade signage for the anchor store is 198 sf.
- Provide landscaping between the subject and the dentist’s office to the southeast. This landscaping should be consistent with the provided throughout the development.
- Pertaining to the future connection to the west, include on the Final Development Plan, “the proposed future vehicular connection to the west will be installed by the developer at such time in the future when the adjacent property is redeveloped.”

Mike McNichols, 22 Washington Street, Gville, SC one of the applicants addressed the Commission stating he was in acceptance of the recommendations.

MOTION: By Mr. Selby, seconded by Mr. Looper to approve the Final Development Plan request with staff’s recommendations. The motion carried unanimously by voice vote with one absent (Chea).

REZONING REQUESTS

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

CZ-2015-61, Daniel W. Patterson, Jr. For Daniel W. Patterson, Sierra TPG, LLC., located on New Highway 14, requesting rezoning from I-1, Industrial and S-1, Services to S-1, Services. Staff recommends approval.

CZ-2015-62, Joyner Commercial c/o Caleb Boyd for Stoner South Carolina LLC., located on Woodruff Road, requesting rezoning from R-S, Residential Suburban to R-12, Single-Family Residential. Staff recommends approval.

CZ-2015-63, Philip Alan Evatt, Evatt Enterprises for Sueda, LLC., located at 1625 S. Highway 14, requesting rezoning from I-1, Industrial to S-1, Services. Staff recommends approval.

CZ-2015-64, Troy a. LaColla for L & L Enterprises of Simpsonville, LLC., located at 404 Scuffletown Road, requesting rezoning from R-12, Single-Family Residential to O-D, Office District. Staff recommends denial.

CZ-2014-65, Chris Prziembel c/o Gray Engineering Consultants for Roy Lee McKee located on Fairview Road, South of Blue Sage Place, requesting rezoning from R-S, Residential Suburban to R-M10, Multifamily Residential. Staff recommends denial.

ITEM RETURNED FROM THE PLANNING AND DEVELOPMENT COMMITTEE

CZ-2015-58, Central Realty Holdings, LLC., for Archie L. Honbarrier Trust and Cenco Ind. (c/o Bank of America, Tony Joiner), located at 5320 Honbarrier Drive, requesting rezoning from S-1, Services and R-S, Residential Suburban to R-M11, Multifamily Residential. Staff recommends approval.

The Commissioners request a detailed explanation of CZ-2015-58.

MOTION: By Mr. Tumblin, seconded by Mr. Looper to approve staff's recommendations for CZ-2015-61, CZ-2015-62, CZ-2015-63, CZ-2015-64, CZ-2015-65. The motion carried unanimously by voice vote with one absent (Chea).

Mr. Rogers recused himself from the following discussion and left the room.

Mr. Willis presented the following:

DOCKET NUMBER: CZ-2015-58

APPLICANT: Central Realty Holdings, LLC for Archie L. Honbarrier Trust and Cenco Inc. (c/o Bank of America, Tony Joiner)

PROPERTY LOCATION: 5320 Honbarrier Drive

PIN/TMS#(s): 0533040100707; 0533040100529; 0533040100528; 0533040100519; 0533040100520; 0533040100700 (portion)

EXISTING ZONING: S-1, Services District and R-S, Residential Suburban

REQUESTED ZONING: R-M11, Multifamily Residential

ACREAGE: 35.98

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The parcels were originally zoned in May 1971 as part of Area 2. The application to rezone 0533040100519 and 0533040100520 from R-S to S-1 was approved in 1977, CZ-1977-24. There was an unsuccessful PD, Planned Development rezoning request in 2006, CZ-2006-86.

EXISTING LAND USE: truck terminal, storage, wooded, vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Restaurants
East	S-1	Commercial and Boiling Springs Fire Station
South	S-1, I-1 & R-M20	Businesses, manufacturing business and multifamily residential (Ivybrooke SD)
West	R-S	single-family residential

WATER AVAILABILITY:

Parcels 0533040100700 and 0533040100529 have access to water through Greenville Water. Parcels 0533040100707; 0533040100528; 0533040100519 and 0533040100520 are in Greenville Water's service district but supply may have to be extended.

SEWER AVAILABILITY:

Metro District: No lines in the area. The area could possibly be served through a connection to a ReWa Line adjacent to the property.

FUTURE LAND USE:

All subject property is part of the Imagine Greenville comprehensive plan. A portion is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

Parcel 0533040100700 and a small portion of 0533040100707 are designated as part of a Super Regional Center. These centers serve the overall County and the region for shopping, recreation, and employment needs. This type of center contains the largest scale retail and service offerings such as large hotels, movie theaters, shopping malls, specialty big box stores, large-scale office parks along with factory and warehousing services.

DENSITY WORKSHEET:

The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 unit/acre</i>	<i>2.0</i>	<i>3 units</i>
	<i>S-1</i>	<i>0 unit/acre</i>	<i>33.98</i>	<i>0 units</i>
Requested	R-M11	11 units/acre	35.98	395 units

ROADS:

Honbarrier Drive: two lane, State-maintained minor arterial
Garlington Road: two lane, State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Garlington Road	2,800' S	5,900	6,400 (8.4%)	6,800 (6.2%)
Pelham Road	4,100' SE	20,800	19,900 (-4.3%)	20,500 (3%)

SUMMARY:

The subject property is 35.98 acres of storage, truck terminals, and vacant, wooded land. The property is located southeast of Interstate 85 and Pelham Road intersection. The property is also located east of Garlington Road and Pelham Road intersection. Approximately 1,200 feet of frontage exists along Honbarrier Drive. Approximately 40

feet of frontage exists along Garlington Road. Significant topography and designated flood zones exist on the site.

The access road (Honbarrier Dr.) to this property is located within the 100-year floodplain. Specifically the elevation of the bridge that crosses Rocky Creek is at an elevation of 846.9 feet. The base flood elevation is at 850 feet. Therefore the access drive would be under approximately 3 feet of water during the 100 year storm event. This would make evacuations and/or rescues extremely difficult without specialized equipment.

A traffic impact study, provided by the applicant, provides information regarding a full secondary access from Honbarrier Drive to Durham Drive. Approximately 15% or 150 ingress and egress trips through Durham Drive will be added to the total number of daily trips with the proposed subject property use.

The subject property is currently zoned R-S, Residential Suburban and S-1 Services. The purpose of the Residential Suburban district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available. The Services District is established to provide a transition between commercial and industrial districts.

The requested rezoning is R-M11, Multifamily Residential. These residential districts are 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.

A traffic study of select portions of the project, which includes the subject site, shows significant off-site improvements to accommodate the potential increase of traffic to the area. One of the improvements is a secondary access to Durham Drive. The report proposes that 15% of the residential traffic (1,950 trips) would opt to utilize the secondary entrance. Subsequently, and according to the traffic engineer, "if the "back" access is gated and serves apartment traffic only, traffic utilizing the Durham/Dublin intersection would be reduced by 35 to 40% from a scenario in which full unrestricted access is provided."

A statement on October 13, 2015 by the applicant (Rece Morgan, President and Chief Executive Officer, Central Realty Holdings) is the agreement to provide the secondary access:

Pursuant to our discussion, this email will serve as Central Realty Holdings' agreement to structure the secondary access in a way that limits access to our proposed development. We are open to discussion and direction with County Planning and Engineering as to how structure this. Along the lines of your suggestions today, we are agreeable to limiting access to the multifamily residents only, not providing access to the commercial components of the project, and to providing access to the Durham Drive residents if you think appropriate.

The applicant identified their proposed use as a multi-family complex.

CONCLUSION:

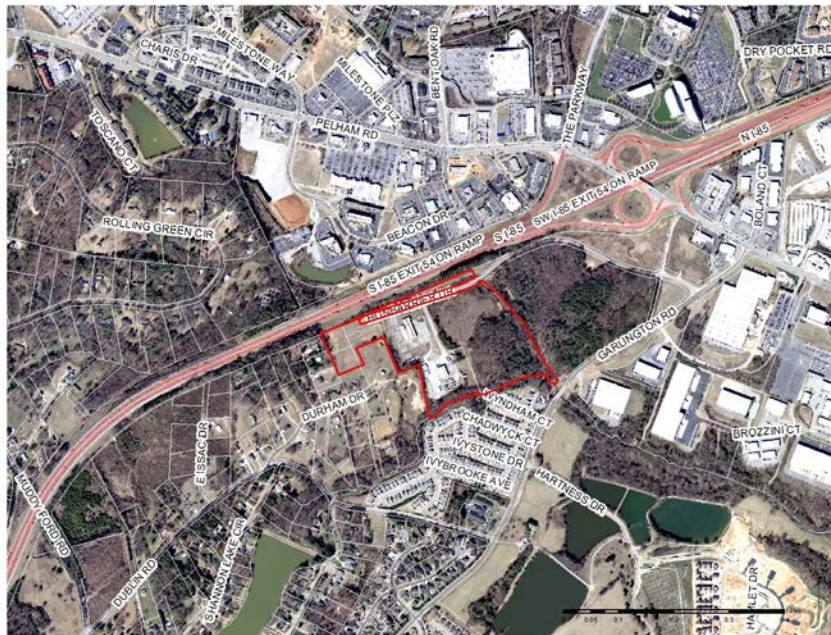
It is staff's opinion that this requested rezoning could have negative impacts to the surrounding road network and future resident safety. Significant challenges exist to provide adequate site accessibility resulting in concerns focused on public safety and traffic volume; however, on- and off-site improvements may address many of these issues on the project scale, and do address those issues directly tied to this rezoning application.

The concerns for this site are basic: public safety is endangered for future residents because no secondary access currently exists as an alternative to crossing the floodplain. The applicant proposes a secondary access to Durham Drive which would allow traffic an alternative access to a proven flood hazard area. Safety concerns are relieved by providing this full secondary access that avoids all floodplains.

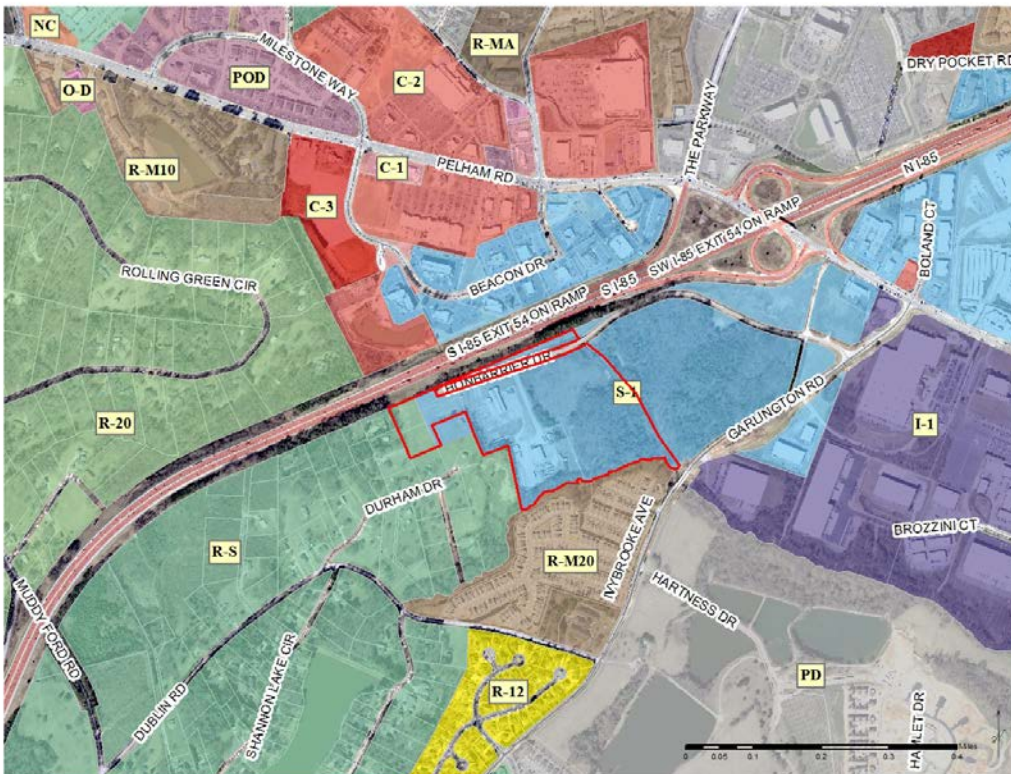
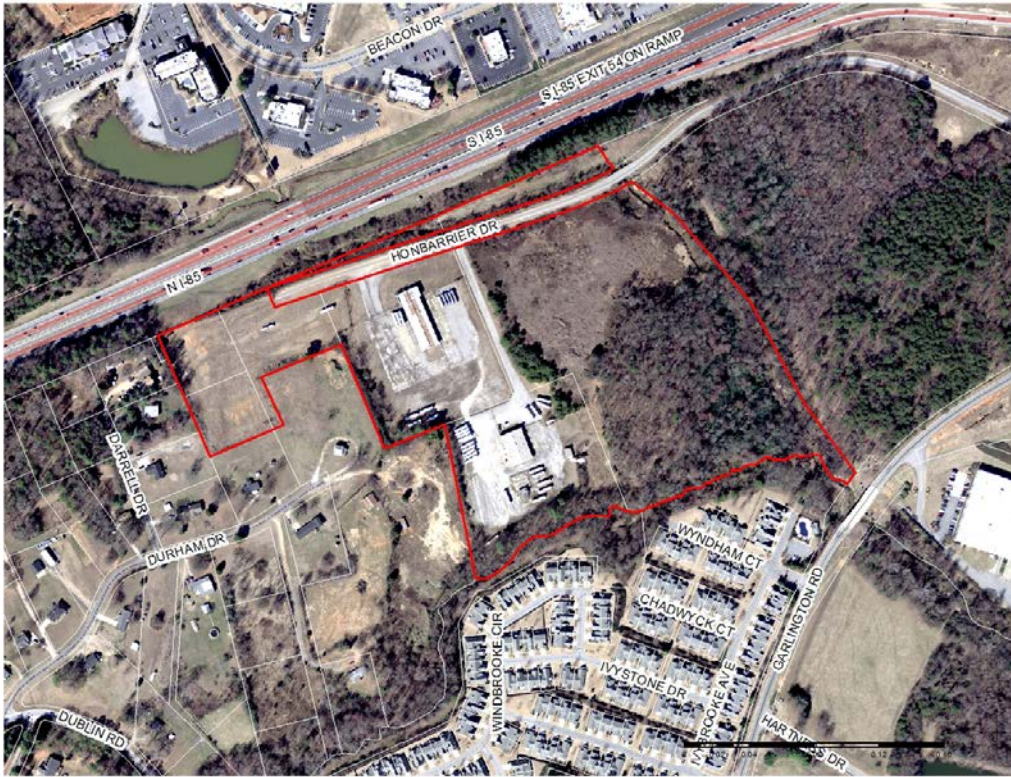
Staff has concerns over the additional traffic volumes generated by the proposed use through the Durham Drive neighborhood and supports the applicant's proposal to limit the secondary access to only those residents within the rezoned area.

Utilizing the traffic study provided by the applicant, staff recommends approval based on the successful implementation of the proposed improvements: namely a full secondary access available only to the residents within the focus area of this rezoning application.

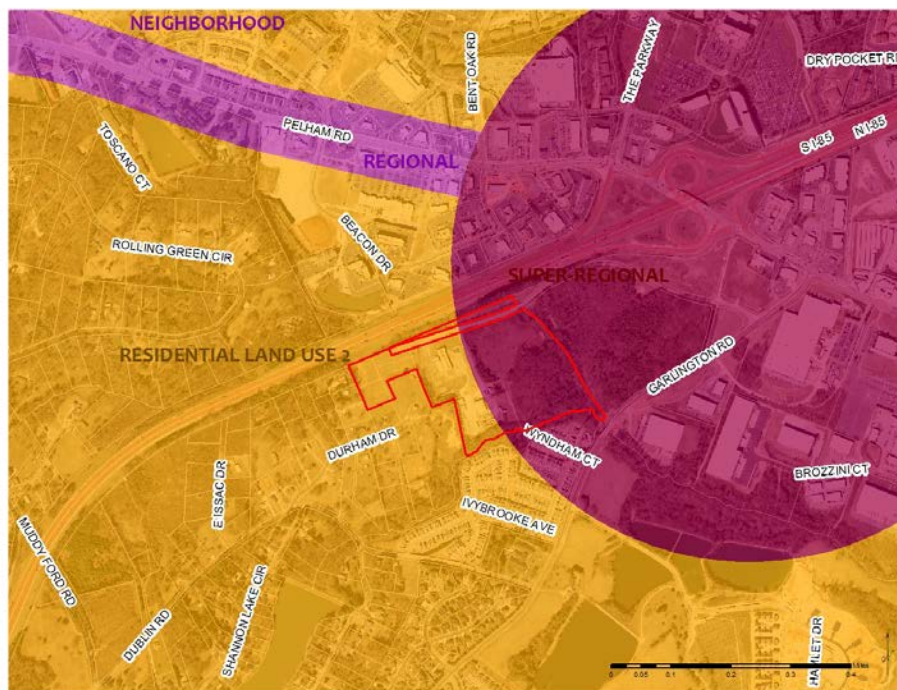
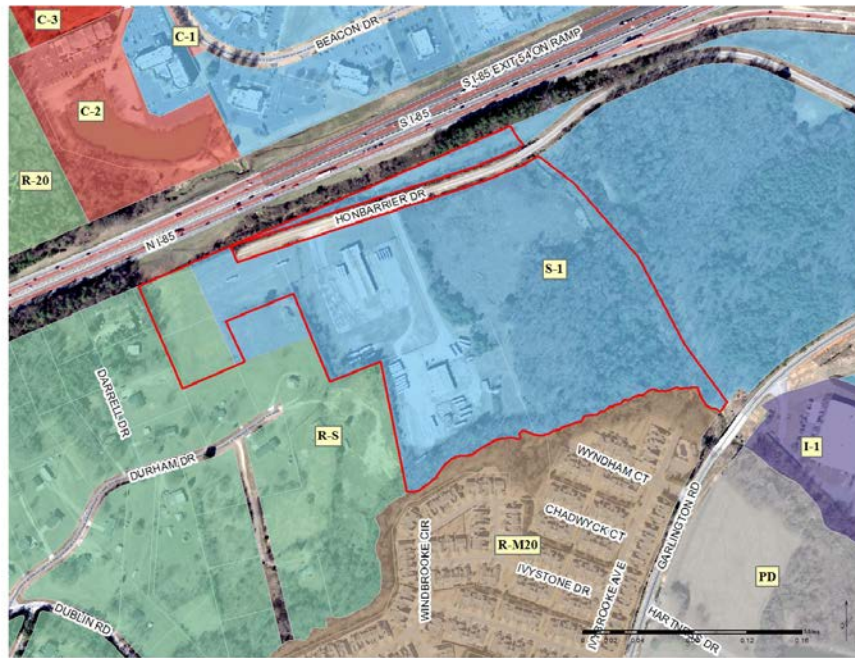
Based on these reasons, staff recommends approval of the application to rezone the subject site from R-S, Residential Suburban and S-1, Services to R-M11, Multifamily Residential.



Aerial Photography, 2014



Zoning Map



Mr. Selby voiced his concern over the traffic already in the area and felt the infrastructure could not support more traffic. He stated he could not support the proposed.

Mr. Tumblin stated he felt the developer has expressed wanting to do the right thing regarding traffic impact. He stated based on the developer coming and working with staff, doing all the things staff has requested, he would support the request.

Mr. Sullivan asked if the rezoning request is not approved, could the applicant continue with development, essentially with everything that is on Beacon Drive, restaurants, hotels, night clubs, grocery store, gas station without permission from the Commission.

Mr. Willis stated that was correct, that could be done with the current zoning classification.

Mr. Sullivan stated he felt traffic problems could occur if approved or not approved, if development continued as on Beacon Drive. He also echoed Mr. Tumblin's comments. He felt the applicant has gone well above and beyond in terms of solutions to the staffs concerns. He would be in support of the proposal.

Mr. Selby stated he had received many calls and emails regarding the requested rezoning. He would be standing with the residents of the area, in opposition.

MOTION: By Mr. Tumblin, seconded by Mr. Freeland to approve CZ-2015-58. The motion carried by voice with one in opposition (Selby) one recused (Rogers) and one absent (Chea).

Mr. Rogers returned to the meeting.

PLANNING REPORT

Eric Vinson addressed the Commission members with an update of staff's activities for the last month as was included with their agenda packets. He gave an update of the community meetings and plans staff was involved in. Mr. Vinson stated an exciting imitative coming up will be the South Greenville Area Plan. He provided comparisons of building permits and construction from last year to this year. Additionally, Mr. Vinson reminded the Commission of the earlier meeting date in November due to Thanksgiving. The Commission would meet on November 18, 2015; agendas would be mailed out on November 12, 2015. The agenda packet would have staff reports without any recommendations. The Public Hearing will be on November 16, 2015 as well as the Subdivision Advisory Committee and staff will email recommendations to the Commission on Tuesday November 17, 2015.

MONTHLY MEETINGS

Meeting schedule for November included in the agenda packet.

NEW BUSINESS

Mr. Tumblin reminded his colleagues that it was in the Commission's prevue to make contingencies on any subdivisions.

OLD BUSINESS

There was no old business.

ADJOURNMENT

MOTION: By Mr. Tumblin, seconded by Mr. Loooper to adjourn. The motion carried unanimously by voice vote with one absent (Chea). The meeting adjourned at 5:52 p.m.

Submitted by Recording Secretary