

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
November 18, 2015
4:30 p.m.

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

MEMBERS ABSENT: C. Tumblin and M. Freeland

STAFF: P. Gucker, E. Vinson, A. Willis, P. Buathier, K. Kurjiaka, H. Hahn, S. Dawson, J. Wortkoetter, T. Meeks, T. Barber, K. Hawsley and S. Park

CALL TO ORDER

Chairman Shockley called the Planning Commission meeting to order at 4:30 p.m. and Mr. Sullivan provided the invocation.

APPROVAL OF THE OCTOBER 28, 2015 MINUTES

MOTION: By Mr. Looper, seconded by Ms. Hammond to approve the minutes of the October 28, 2015 meeting as presented. The motion carried unanimously by voice vote with two absent (Freeland and Tumblin).

PRELIMINARY SUBDIVISION APPLICATIONS

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

- 2015-214**, Brushy Creek Road Subdivisiion (Cluster) Revised
- 2015-220**, Reedy Lake Subdivision
- 2015-221**, Copperleaf Subdivision
- 2015-223**, Jones Kelley Subdivision

2015-214, Brushy Creek Road Subdivison (Cluster) Revised

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 also proposing a cluster development with Option 1, which requires 4.2 acres of Open Space and the developer is providing 6.32 acres. The developer is proposing 2990 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.

Ms. Dawson stated the revision consists of the relocation of the main road entrance and the addition of an emergency access road. She stated based on the Subdivision Advisory Committee comments, staff has the following concerns:

- A turn lane will need to be accommodated.
- The pocket parks are not contiguous to the rest of the open space; therefore they do not meet the requirements for open space and shall not be counted toward minimum open space area requirements.

These items of concern can be addressed during the plan review; therefore staff recommends approval of this preliminary subdivision application.

Mr. Selby stated he had voted against this subdivision last month and will also be in opposition today. He stated his concerns were the same as last month, the increase in traffic in the area. Mr. Selby stated he felt this would be over developing on the east side of Greenville.

Jamie McCutchins, Engineer for the project, 803 Roper Creek Drive, Gville, SC addressed the Commission and made himself available for any questions.

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

2015-220, Reedy Lake Subdivision

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 44.35 acres and zoned R-S. The developer is proposing a 63 lot Subdivision accessed by Reedy Fork Road. The developer is proposing 0.82 miles of Public Road. Public Water will be provided by Greenville Water and Sewer will be by septic tank. South Greenville Fire serves this area.

Ms. Dawson stated based on the Subdivision Advisory Committee comments, staff has the following concerns:

- The SCHDEC posting is expected to expire on 11-19-2015.
- Connectivity for future vehicular connections to the north and south.

Staff recommends conditional approval of this preliminary subdivision application with the following recommendations to be considered by the Planning Commission for inclusion with the specific requirements:

- The SCHDEC posting requirements must be met.
- Provide stub out for future vehicular connections to the north and south.

MOTION: By Mr. Selby, seconded by Mr. Looper to approve with conditions 2015-220. The motion carried unanimously by voice vote with two absent (Freeland and Tumblin).

2015-221, Copperleaf Subdivision

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 82.17 acres in an unzoned area. The developer is proposing a 100 lot subdivision accessed by McKelvey Road, South Shirley Road and Woodside Road. The developer is proposing 1.43 miles of Public Road. Public water will be provided by Greenville Water and sewer will be by septic tank. Canebrake Fire serves this area.

Ms. Dawson stated based on the Subdivision Advisory Committee comments and meeting, staff has the following concerns:

- The character of this development is more urban in nature due to the configuration, high number and size of the proposed lots, therefore, the roads should be built to urban standards.
- The configuration of the road and lot access indicates that Coppercreek Way (the roadway connecting McKelvey Road and S. Shirley Road) functions as a collector road.
- Tract 2, created in December 2014, was formally a part of this tract.
- The proposed frontage on Tract 2 does not meet SCDOT standards for access.
- There are four flag lots proposed within the subdivision. Flag lots are generally not used in urban developments.

Staff recommends conditional approval of the preliminary subdivision application with the following conditions:

- The roads within the development should be built to urban standards.
- Coppercreek Way should be designed to residential collector road standards to accommodate vehicular traffic and pedestrians. A sidewalk should be included on at least one side of this roadway.
- If Tract 2 is planned for future development,
 - Vehicular access must be provided within Copperleaf Subdivision
 - Tract 1 and 2 will be considered as part of a larger common plan of development with regards to stormwater management.
- Flag lots are not utilized.

The following appeared in opposition to the proposed: (Some citizens did not recite their address as requested by Chairman Shockley and some citizens did not come to the podium to speak. Those who did not come forward were not heard on the recording device used).

- Carol Gilley, 130 Kerry Road, Fountain Inn, SC
- A. J. Razacus, 115 Hillside Church Road, Fountain Inn, SC
- Valerie Razacus 115 Hillside Church Road, Fountain Inn, SC
- Bob Boone 118 Hillside Church Road, Fountain Inn, SC
- Tim Burris 2124 McKelvey Road, Fountain Inn, SC
- Paulette Pellette, 68 S. Shirley Road , Simpsonville, SC
- Lynne Donehoo, 116 Coker Road, Fountain Inn, SC
- Brooke Lylard, off of Hwy 651, Simpsonville, SC
- Karen Wilson, 349 Woodside Road, Simpsonville, SC
- Dennis Warner, 116 Terry Shop Road, Fountain Inn, SC
- Cheryl Warner, 1176 Terry Shop Road, Fountain Inn, SC

The following appeared in favor of the proposed:

- Roy Palmer, 801 Roper Mountain Road
- Mitchell Baker, engineer of the proposed.

County Councilor Ballard addressed the Commission members with concerns over the proposed. He stated in addition to the traffic concerns he informed the Commission there was a State bridge which is impassable to school buses and impassable to emergency vehicles. Both the buses and emergency vehicles drive additional miles to reach certain destinations. The school bus goes an additional five miles to reach their destination and many of the children get to school just in time for session to begin.

Mr. Rogers asked about the future land use plan for the area and would that be something for Commissioners to consider and if this subdivision was approved would that not be upsetting the plan.

Mr. Vinson stated zoning regulations did not apply to this area. However, the county's future land use plan for this area calls for a minimum 3 acre size lot. He stated it was certainly in the Commissioners purview to take into consideration the county land use plan.

Mr. Selby expressed his concerns regarding the consistency of the Commission, especially in terms of traffic impact. He stated he had expressed his concerns over traffic earlier and the Commission approved the requested subdivision application.

Mr. Sullivan stated he felt anywhere in Greenville you went there was an issue with traffic. His concern was over the density of the proposed.

MOTION: By Mr. Rogers, seconded by Mr. Sullivan to deny 2015-221. The motion carried by voice vote with one in opposition (Selby) and two absent (Freeland and Tumblin).

Commissioner Looper recused himself from the following and left the meeting room.

2015-223, Jones Kelley Subdivision

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 38.34 acres and in an unzoned area. The developer is proposing a 42 lot subdivision accessed by Jones Kelley Road and Robertson Road. The developer is proposing 1015 Linear Feet of Private Road. Public water will be provided by Blue Ridge Rural Water and sewer will be by septic tank. North Greenville Fire serves this area.

Ms. Dawson stated the development, which consists of 38.34 acres, was initially submitted as a summary plat in September 2015 with 32 lots with 32 encroachments onto County roads (Jones Kelley Road and Robertson Road). Staff was very concerned that this layout did not meet the intent of the Land Development Regulations (LDR) and denied the summary plat. Subdivision administration and Roads & Bridges/Engineering staff met separately with the developer and his engineer in October and both departments relayed that internal access would be required as there is adequate acreage to support providing internal access to the newly created lots. The layout was then revised where internal access was provided for the northern portion of the site, but would still require 11 encroachments onto county roads in addition to the one proposed road entrance.

Ms. Dawson stated based on the Subdivision Advisory Committee comments and meeting, staff has the following concerns:

- This development should be redesigned to better accommodate for safe vehicular access to individual parcels and limit the number of curb cuts on existing roadways. Access for all lots from new roadways is recommended. Specifically, direct vehicular access for lots 1 through 17 should not occur off of Jones Kelley Road.
- There are safety concerns with allowing this many driveways on to Jones Kelley Road;
 - Jones Kelley Road does not have adequate width being 18' with ditch-to-ditch right-of-way.
 - This is a main route for Greenville County Maintenance and Bridge Yard and there is high volume of daily truck traffic, to include oversized trucks, oversized loads, hauling materials, hauling bridge decks and heavy construction equipment.
- There are three lots and the lot containing the pond in Phase 2 of this development that do not meet the internal access only requirement in the LDR.
- Phase 1 has not provided internal access to the newly created lots as is required by the LDR.
- Approval of this proposed development will set precedence in that more developments will seek to use the summary plat process to by-pass the creation of infrastructure to save money and create potential safety risk due to too many points of access on collector roads.
- SCDHEC posting requirements may not be met by the Planning Commission meeting.

Ms. Dawson stated staff recommends denial of this preliminary subdivision application for the following reasons:

- The Land Development Regulations state the following:

- Article 4.1-Summary plats will not be allowed to avoid the Land Development Regulations requirement of providing internal road access only. Showing future road right of way or stub outs is not permitted on a summary plat. If a summary plat is recorded to avoid providing new infrastructure to new lots and is adjacent to a new subdivision, then the subdivision will be rejected and not allowed for preliminary approval.
- Article 9.6.B – Newly Created through Lots, having frontage on newly created subdivision roads as well as having frontage on existing county or state maintained roads, must be provided access from the newly created road(s) only.
- The proposed layout of this subdivision does not meet the intent of providing internal access for the newly created, particularly in Phase 1 of the development. Staff feels that there is adequate acreage to provide internal access for newly created lots.
- Three lots located in Phase 2 of the development that do not have internal access to the proposed road.
- Staff is extremely concerned about the precedence that would be set with regards to parcels being created without providing internal access when there is adequate acreage, depth and width to accommodate a roadway.

Chairman Shockley asked Ms. Dawson about the encroachments.

Ms. Dawson stated the concern over the number of encroachments was due to safety.

Mr. Rogers asked staff about an internal roadway and had that been discussed with the developer.

Ms. Dawson stated it was her understanding cost was a factor in not creating an internal road.

Mr. David Hayes, developer answered questions the Commissioners had.

Mark James, Site Design, engineer for the project answered questions the Commissioners had.

MOTION: By Mr. Rogers to approve 2015-223. There being no second the motion failed.

MOTION: By Mr. Sullivan to deny 2015-223. There being no second the motion failed.

The Commissioners discussed holding the item and staff informed the Commission there was a 60 day period of time in which if no action were taken the application automatically is approved as submitted. The Commission would need to hold a special meeting in order to meet the time frame due to the holiday season and not having a scheduled meeting in December.

MOTION: By Mr. Sullivan again, seconded by Ms. Hammond to deny 2015-223.

Mr. Jamie McCutchins addressed the Commission in favor of the proposed.

Mr. Rogers stated he had received feedback in favor of the proposed and he felt the area did not have a traffic issue.

The motion carried by voice vote with two in opposition (Selby and Rogers) two absent (Freeland and Tumblin) and one abstention (Looper).

Commissioner Looper returned to the meeting room.

REZONING REQUESTS

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

CZ-2015-60, WITHDRAWN

CZ-2015-66, Bruce Vollnogle for Money Tree, Inc., located at 1903 Suber Mill Road, requesting rezoning from R-S, Residential Suburban to S-1, Services. Staff recommends approval.

CZ-2015-67, Continental 361 Fund, LLC. c/o Sara L. Johnson for John D. Hollingworth on Wheels, Inc.A SC, located on the North side of Laurens Road, Southeast of I-85, requesting rezoning from I-1, Industrial and S-1, Services to R-M16, Multifamily Residential . Staff recommends approval.

CZ-2015-68, Palmetto Trust c/o Nick Franchina, located on Strange Road, North of Brushey Creek Road, requesting rezoning from R-12, Single-Family Residential and PD, Planned Development to R-10, Single-Family Residential and PD, Planned Development (major change). Staff recommends approval.

CZ-2015-69, Crown Properties c/o Nick Franchina, located on Tanner Road, North of Rutherford Road, requesting rezoning from R-20, Single-Family Residential and R-12, Single-Family Residential to R-7.5, Single-Family Residential. Staff recommends denial.

The Commissioners requested detailed information on CZ-2015-69.

MOTION: By Mr. Selby, seconded by Mr. Sullivan to accept staff’s recommendation of approval for CZ-2015-66, CZ-2015-67 and CZ-2015-68. The motion carried unanimously by voice vote with two absent (Freeland and Tumblin).

Scott Park presented the following:

DOCKET NUMBER: CZ-2015-69

APPLICANT: Crown Properties c/o Nick Franchina

PROPERTY LOCATION: Tanner Road, north of Rutherford Road

PIN/TMS#(s): T029020100201

EXISTING ZONING: R-20, Single-Family Residential and R-12, Single-Family Residential

REQUESTED ZONING: R-7.5, Single-Family Residential

AREA: 6.2 acres

COUNCIL DISTRICT: 20 - Cates

ZONING HISTORY: This parcel was zoned R-20, Single-Family Residential in May 1970 as a part of Area 1. The application to rezone a portion of parcel T029020100201 from R-20 to R-12 was approved in 1977 (CZ-1977-62).

EXISTING LAND USE: Taylor's community pool

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential (Edwards Forest SD)
South	R-12 and R-20	single-family residential (Mountain Creek SD and Edwards Forest SD)
West	R-10 and R-12	single-family residential (Pebble Creek Village SD and Mountain Creek SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

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-20</i>	<i>2.2 units/acre</i>	6.4	<i>14 units</i>
Requested	R-7.5	5.8 units/acre		37 units

A successful rezoning may add up to 23 units.

ROADS: Tanner Road: two-lane State-maintained minor arterial
Randy Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Tanner Road	1,600' S	1,600	1,900 18.8%	1,900 0%
Edwards Mill Road	4,000' SE	5,300	5,500 3.8%	5,300 -3.6%

SUMMARY: The subject parcel is 6.2 acres of property located on Tanner Road and Randy Drive approximately 1.1 miles north of Rutherford Road. The subject parcel has approximately 60 feet of frontage along Tanner Road and 50 feet of frontage along Randy Drive.

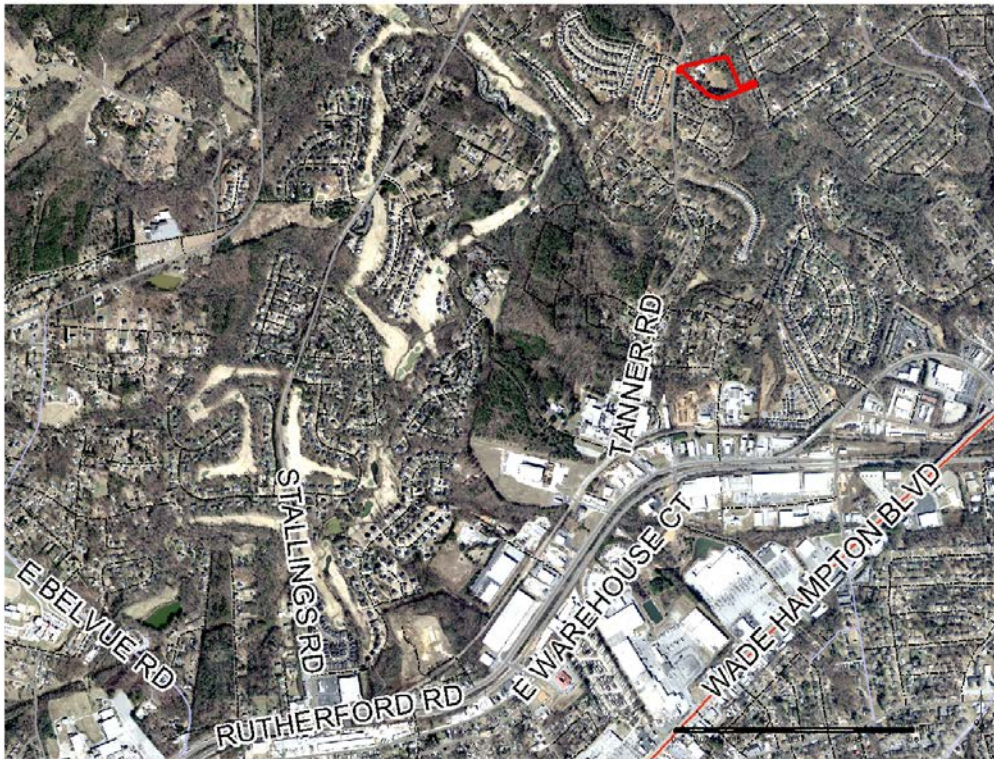
The subject parcel is zoned R-20 and R-12, Single Family residential. The applicant is requesting to rezone the properties to R-7.5, Single Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district 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 applicant states the proposed land use is for townhouses.

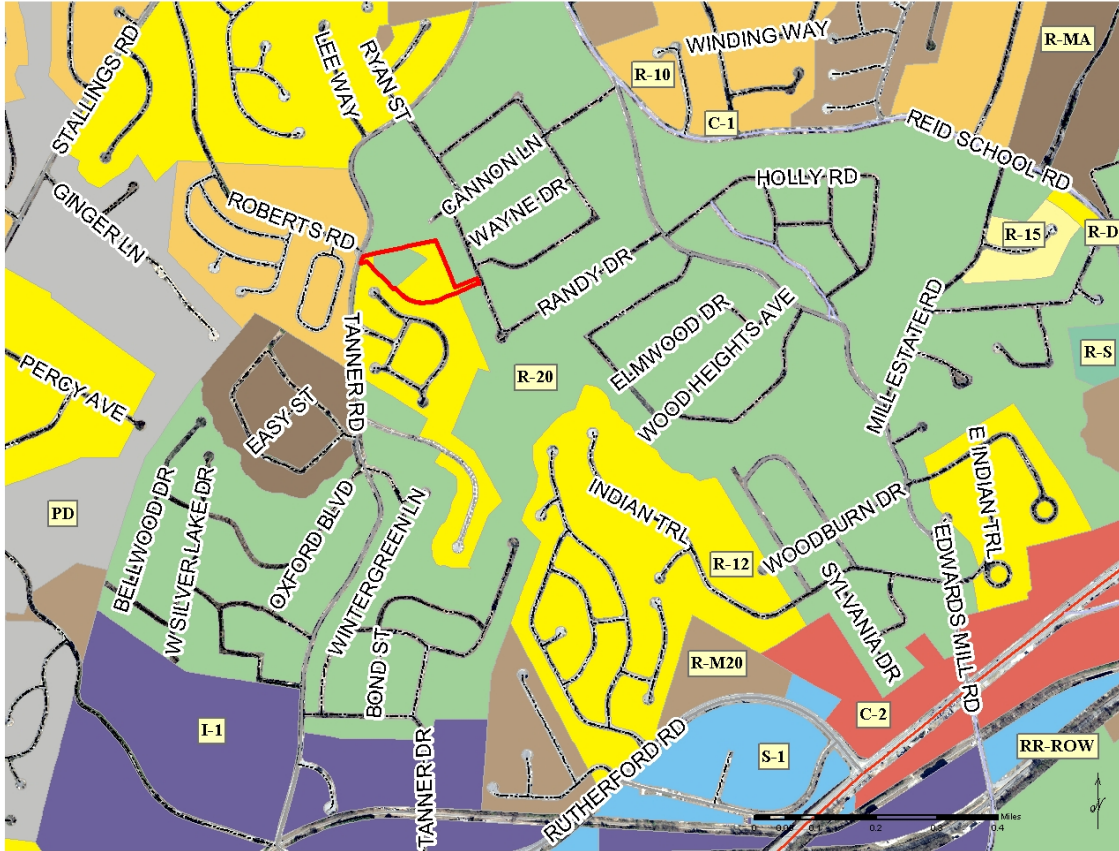
CONCLUSION:

It is staff's opinion that this requested rezoning would have negative impacts on surrounding area. Although the future land use map of the comprehensive plan supports the proposed density, the density is inconsistent with surrounding uses. Furthermore, potential constraints to accessing Tanner Road safely may be reduced by reducing potential density.

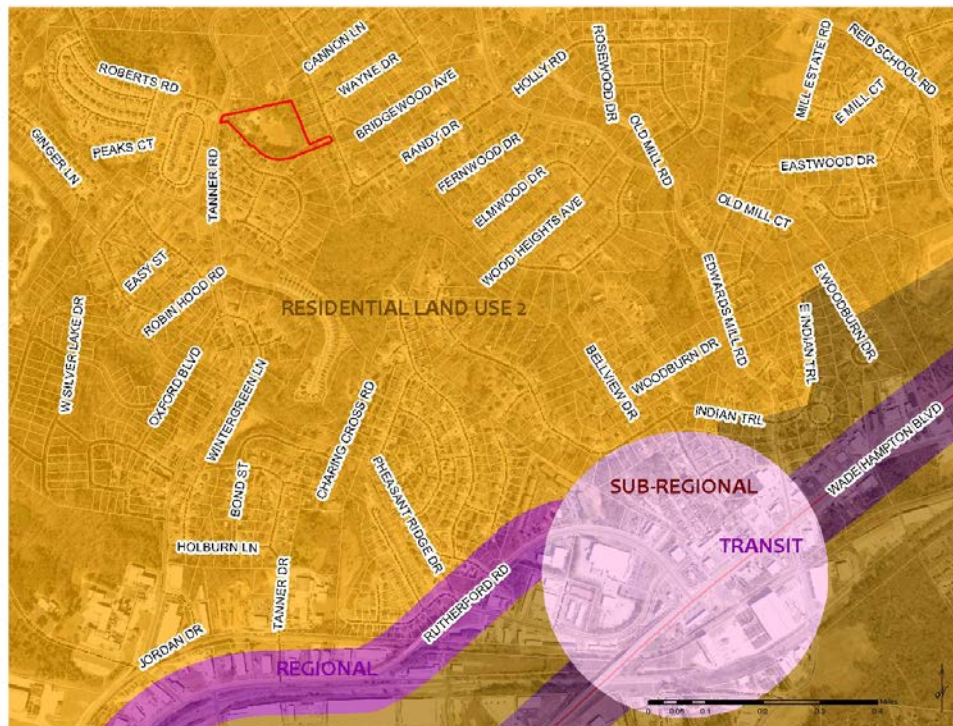
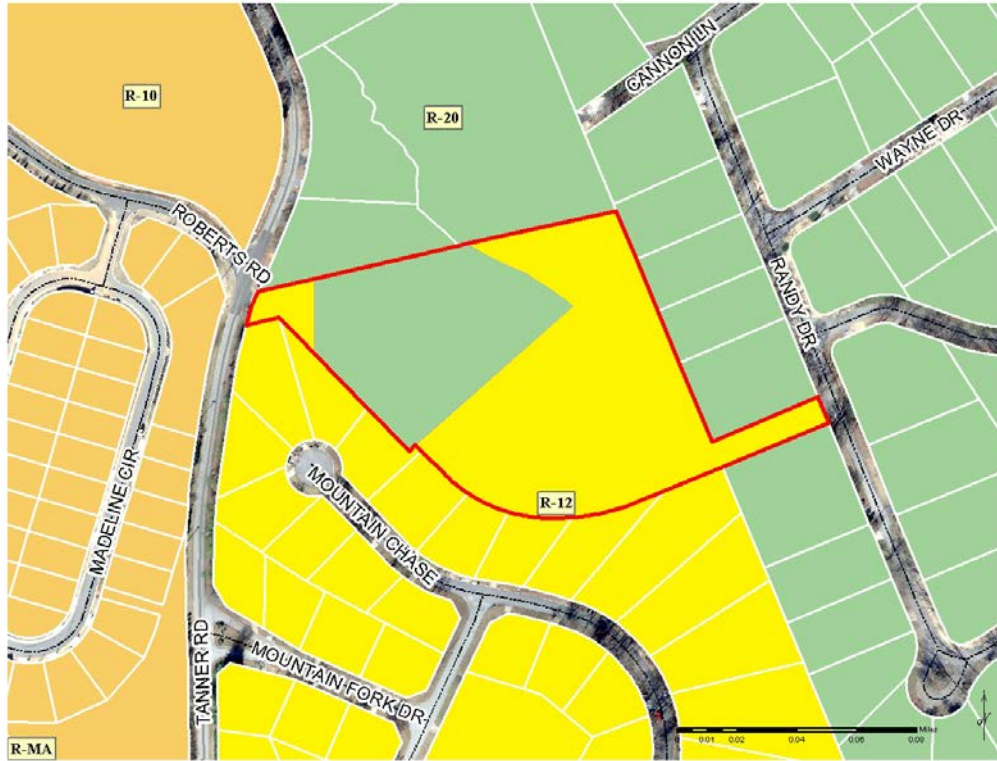
Based on these reasons, staff recommends denial of the requested R-7.5, Single-Family Residential and encourages the applicant to consider requesting a less dense zoning. Scott Park added staff had received a request from the applicant to amend his request from R-7.5, Single-Family Residential to R-10, Single-Family Residential.



Aerial Photography, 2014



Zoning Map



Future Land Use Map

Mr. Selby stated Councilor Cates scheduled a meeting with the developer and residents of the area for this Friday and has asked the item be held until after the meeting.

Mr. Vinson again informed the Commission the time-line of the process and the Commission would need to hold a special meeting in December if the item were held.

After further discussion the Commission felt amending and approving the request would keep the item in the process and the Planning and Development Committee would meet again on November 30, 2015. That meeting would be after the meeting Mr. Cates has scheduled and the Planning and Development Committee would be in a position to amend the request if that meeting produced a different request.

MOTION: By Mr. Selby, seconded by Mr. Sullivan to amend the request to R-10, Single-Family Residential and approve the request as amended. The motion carried unanimously with two absent (Freeland and Tumblin).

PROPOSED FAMILY SUBDIVISION AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

Paula Gucker addressed the Commission members with an amendment which addresses issues brought up by citizens, surveyors and Council members. The amendment addresses the division of land when it relates to a family member, such as when a father gives his daughter 2 acres or how every many acres. Staff looked at how to accomplish this without having the families go through the preliminary plat process which is laborious and costly. Ms. Gucker stated staff had a number of meetings with surveyors and researched how this type of subdivision of land was handled in other areas. Staff has prepared a subdivision family abstention to allow providing families with options to subdivide their property without the huge expenses and without all the reviews that are required in a summary plat. Families who wished to give their family members property were going through this lengthy process and the recipient was not going to develop the property at that particular time. This is for the Commissions information and no action was needed.

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 informed the Commission staff has been working with Duke Power and the Judson Community regarding a lighting plan and also creating a special purpose district in order to fund the lighting. A final community meeting for the Scuffletown Road area to finalize the area plan is scheduled for December 15th at Bells Crossing Elementary School. Staff will be making a presentation to the Commission in January on the plan. Mr. Vinson went over the new construction activity and compared this years activity with last years activity.

Mr. Vinson reminded the Commissioners of expiration dates for three Commissioners and one resignation for the 2016 term. He stated applications are taken only during the month of January to fill those positions and submitted to the County Council Office.

Additionally, Mr. Vinson asked the Commission to delegate any authorities to staff during the December break.

Chairman Shockley asked staff to contact the Commissioners to notify them of the applications received for subdivisions.

MOTION: By Mr. Selby, seconded by Mr. Looper to allow staff to approve any subdivisions received during the month of December unless controversial. To also notify the Commissioners of the applications received via email.

Mr. Rogers voiced his concern about the process of allowing staff to do the approval. His concern was not aimed at staff but at the possibility of citizens using that time to their advantage.

Ms. Gucker stated she felt this was something some may be taking advantage of.

Chairman Shockley stated he would like to check on the process and the possibility of holding the applications until the Commission meets. This would be something to research for future times when the Commission would not meet within a certain month.

The motion as presented carried unanimously by voice vote with two absent (Freeland and Tumblin).

MONTHLY MEETINGS

Meeting schedule for December and January 2016 was included in the agenda packets.

Mr. Shockley stated he would be out of the country on January 27, 2016.

NEW BUSINESS

Mr. Selby wished all a Happy Thanksgiving and a Merry Christmas.

Chairman Shockley recognized Mr. Sullivan who has resigned his position on the Commission due to his out of town obligations with his employment. He expressed his appreciation for his contribution and wished him well.

Mr. Sullivan stated he appreciated the opportunity to serve.

OLD BUSINESS

There was no old business.

ADJOURNMENT

MOTION: By Mr. Selby, seconded by Mr. Loooper to adjourn. The motion carried unanimously by voice vote with two absent (Freeland and Tumblin). The meeting adjourned at 6:30 p.m.

Submitted by Recording Secretary
