

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
May 27, 2015
4:30 p.m.

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

MEMBERS ABSENT: C. Chea

STAFF: P. Gucker, E. Vinson, S. Dawson, T. Meeks, S. Park, T. Barber, J. Wortkoetter, K. Kurjiaka, K. Hawsey, P. St. John and H. Hahn

CALL TO ORDER

Chairman Tumblin called the Planning Commission meeting to order at 4:31 and Mr. Shockley provided the invocation.

APPROVAL OF THE April 22, 2015 MINUTES

MOTION: By Mr. Selby, seconded by Mr. Shockley to approve the minutes of the April 22, 2015 Planning Commission meeting. The motion carried unanimously by voice vote with one absent (Chea).

ELECTION OF OFFICERS

Mr. Barbare nominated Mr. Shockley to serve as Chairman of the Commission. There being no further nominations the following motion was made.

MOTION: By Mr. Barbare, seconded by Mr. Sullivan to appoint Mr. Shockley, by acclamation to Chairman. The motion carried unanimously by voice vote with one absent (Chea).

Mr. Barbare nominated Ms. Hammond to serve as the Vice Chairman of the Commission. There being no further nominations the following motion was made.

MOTION: By Mr. Barbare, seconded by Mr. Freeland to appoint Ms. Hammond, by acclamation to Vice Chairman. The motion carried unanimously by voice vote with one absent (Chea).

Mr. Tumblin passed the gavel to Mr. Shockley. Mr. Tumblin left the meeting at 4:45 p.m.

PRELIMINARY SUBDIVISION APPLICATIONS

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

2015-132, Ashcroft Subdivision (Cluster) **WITHDRAWN**

2015-141, The Villas at Oak Grove (Cluster)

2015-143, The Townes at Eastside – Group Development

2015-144-VA, The Townes at Eastside, variance from the minimum horizontal radius requirement of 155 feet to 100 feet.

2015-132, Ashcroft Subdivision (Cluster) WITHDRAWN

2015-141, The Villas at Oak Grove (Cluster)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 8.97 acres and is zoned R-20. The developer is proposing a nineteen (19) lot subdivision which will be accessed by Oak Grove Lake Road. The developer is proposing a cluster development with Option #1 (15%), with 2.69 acres of Open Space Required and 3.10 acres of Open Space Provided. The developer is also proposing 876 linear feet 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 and ReWa. Boiling Springs Fire District serves this area.

The following appeared in opposition to the proposed.

- Jay Morgan, 166 Oak Grove Lake Rd. Gville, SC
- Christopher Suarez, 11 Old Taylor Ct. Gville, SC
- Cecelia Suarez, 11 Old Taylor Ct. Gville, SC
- Tom Lockhart, 102 Service Drive, Gville, SC
- Gloria Larkin, 58 Oak Grove Lake Road, Gville, SC
- John Kendell , 107 Fillary Drive, Gville, SC
- Debra Mc Donald,
- Cheryl Henshaw, 103 Fillary Drive, Gville, SC

Mr. Ward asked had the Recreation Commission commented on this request and were they aware of the request.

Ms. Dawson stated she had not received any comment from the Recreation Commission and she did not know whether they were aware of the application.

Mr. Sullivan commented he grew up in the area, he felt the concerns of the citizens were valid, but felt the Commission could not deny the property owner the use of his property according to the published laws and regulations.

MOTION: By Mr. Sullivan, seconded by Ms. Hammond to approve 2015-141.

Mr. Ward stated he concurred with Mr. Sullivan and again wanted to state there were some areas the Commission might look at, especially involving recreation sites that pull citizens and invite citizens to walk around use their bikes and bring their children and put traffic on there.

Mr. Selby stated , he could not support the motion, as the citizens bought in the area, knowing there was a like and not knowing someone was going to sell property to put all the additional housing.

The motion to approve 2015-141 carried by a hand vote of four in favor (Sullivan, Hammond, Barbare and Shockley) and three opposed (Selby, Freeland and Ward) and two absent (Chea and Tumblin).

2015-143, the Townes at Eastside – Group Development

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately ten acres, zoned C-1 and R-20. On May 27, 2015 the engineer representing the applicant sent an email request to amend the requested number of lots, 76 units to 62 units in keeping with the zoning classification and use category. The layout of the subject property will not change, but the number of allowable units will be 62. The engineer also confirmed the units within buildings 1, 8 and 9 will be removed. Therefore, the developer is proposing a 62 lot subdivision to be accessed by Owens Road. This group development will utilize a private drive. She stated Public sewer is available to the site and will be provided by Taylors Sewer and ReWa. Taylors Fire District serves this area.

MOTION: By Mr. Ward, seconded by Mr. Freeland to approve 2015-143. The motion carried unanimously by voice vote with two absent (Chea and Tumblin).

2015-144VA, The Townes at Eastside, variance from the minimum horizontal radius requirement of 155 feet to 100 feet.

Ms. Dawson presented the Commissioners with a request for a variance associated with the townhome development. The variance request was from the design standard of 155 feet for a minimum horizontal radius to a 100 foot radius.

MOTION: By Ms. Hammond, seconded by Mr. Freeland to approve 2015-144VA. The motion carried unanimously by voice vote with two absent (Chea and Tumblin).

REZONING REQUESTS

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

CZ-2015-25, Chris LaMack for Food Lion, LLC, and Willie James and Dorothy Johnson located at the SW quadrant of East Woodruff Road and Lee Vaughn Road, requesting rezoning from PD, Planned Development and R-S, Residential Suburban to PD, Planned Development (Major Change). Staff recommends approval.

CZ-2015-27, Nick Franchina for Crown Properties, located at the 4300 block of Edwards Road, requesting rezoning from R-M10, Multifamily Residential and R-20, Single-Family Residential to R-M20, Multifamily Residential. Staff recommends approval.

CZ-2015-28, Chip Fogleman, FRF Inc. for Rocky Creek Baptist Church, located at the Southwest quadrant of Woodruff Road and Ladell Drive, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential. Staff recommends approval.

CZ-2015-29, Richard L. Weber for Moira Leigh Samuelson, located at 500 Dalton Road, requesting rezoning from R-12, Single-Family Residential to R-S, Residential Suburban. Staff recommends approval.

CZ-2015-30, WITHDRAWN BY APPLICANT

CZ-2015-31, Jamie McCutchen for Francis Gibson, located at the SE quadrant of East Blue Ridge Drive at N. Franklin Road, requesting rezoning from R-7.5, Single-Family Residential to NC, Neighborhood Commercial. Staff recommends approval.

CZ-2015-32, William Griffeth for Tino Suarez, located 1000 Poinsett Highway, requesting rezoning from C-2, Commercial to C-3, Commercial. Staff recommends approval.

CZ-2015-33, Ashante' C. Petty o./b./o. Compass Real Estate LLC for Perry Luthi, located at 2201 Poinsett Highway Lots 3, 4, and 5, requesting rezoning from O-D, Office District and R-7.5, Single-Family Residential to C-1, Commercial. Staff recommends approval.

CZ-2015-34, Kevin Sobel for Betty Jan Allen, Trustee, located at 2536 Woodruff road, requesting rezoning from POD, Planned Office District to FRD, Flexible Review District. Staff recommends denial.

The Commissioners requested detailed information on CZ-2015-25 and CZ-2015-34.

MOTION: By Mr. Barbare, seconded by Ms. Hammond to approve CZ-2015-27, CZ-2015-28, CZ-2015-29, CZ-2015-31, CZ-2015-32 and CZ-2015-33. The motion carried unanimously by voice vote with two absent (Chea and Tumblin).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-25

APPLICANT: Chris LaMack for Food Lion, LLC and Willie James & Dorothy Johnson

PROPERTY LOCATION: SW Quadrant East Woodruff Road and Lee Vaughn Road

PIN/TMS#(s): 0550010102300, 0550010102301

EXISTING ZONING: PD, Planned Development; R-S, Residential Suburban

REQUESTED ZONING: PD, Planned Development – Major Change

ACREAGE: 15.92

COUNCIL DISTRICT: 27-Kirven

ZONING HISTORY: The parcels were zoned R-S, Residential Suburban in March 1996 as part of Area 11. In 2006, a portion of the area was rezoned to PD, Planned Development (CZ-2006-084).

EXISTING LAND USE: vacant, single-family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	vacant
East	R-S	single-family residences, Whitehall Plantation Subdivision
South	R-S	single-family residential, Savannah Subdivision
West	R-S, PD, R-15	single-family residence, Kilgore Pointe Subdivision, The Village of Windsor Creek Subdivision, Twin Creeks Subdivision

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub-District

FUTURE LAND USE: The subject property is located at E. Woodruff Road and Lee Vaughn Road and designated within the East Woodruff Area Plan as *Neighborhood Commercial Center* and *Residential/ Office Transitional*. The prescription for the *Neighborhood Commercial* for the entire intersection include 25 acres, 600 linear feet from the intersection, maximum building size of 40,000 sq ft, and total commercial area between 75,000 and 100,000 sq ft. The recommended uses for the *Residential/ Office Transitional* area include grocery store, pharmacy, specialty shops, restaurants, convenience store, medical/dental, professional offices, day care, dry cleaners, and health/fitness center. These areas have been identified as appropriate for a mix of office, and residential uses at a density of 4-6 dwelling units per acre. These areas provide the necessary transition from the commercial core to the surrounding residential subdivisions.

ROADS: Woodruff Road – Rural Minor Arterial
Lee Vaughn Road – Rural Major

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	14,800 ft W	16,200	16,700 +3%	18,500 +14.2
Lee Vaughn Road	5,700 ft S	3,500	3,600 +2.8%	3,900 +11.4%

SUMMARY: The subject property is 15.92 acres of sloping, partially wooded property. Approximately 695 feet of frontage exists along Woodruff Road and about 900 feet of frontage among two locations along Lee Vaughn Road.

The subject parcel is currently zoned PD (Planned Development) and R-S (Residential Suburban); this application is requesting a major change to the 2006 PD. The existing PD includes a total of 54,600 sq ft commercial: 38,000 sq ft, 15,400 sq ft, and 1,200 sq ft for three separate buildings. Further the PD provides dedicated 7 acres of green space for Greenville County Recreational Use with future access connection to parcel 0550010102311 located to the west of the subject site and parcel 0550010102301 which is part of the current PD application.

The PD district is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility

by removing some of the restrictions of conventional zoning. The PD district provides a mechanism for County Council and the Applicant to agree on the scope of the proposed development. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

The proposed uses are Retail Shopping Center and open space, passive recreation.

This application proposes the following characteristics:

Uses and square footage: *Total of 57,510 sq ft: grocery, 45,780 sq ft; retail, 7,500 sq ft and 4,000 sq ft; gas station, 300 sq ft; public open space, 7 acres.*

Development Schedule: Late 2016, early 2017

Architectural Style: The application references a “rural ... style with the use of natural stone and cedar along with brick, clapboard siding, and glass. The front facing Woodruff Road features a silo constructed mainly of glass as the design focal point...retail shops ... will include four-sided architecture in keeping with the design and natural earth tone colors of the grocery store... [and] thoughtful incorporation of natural landscaping and brick paver accents.”

Signage: “There will be two internally illuminated monument type signs for the development. The locations are identified on the site plan... The monument signs for the Retail Anchor are 16’ on Woodruff Road and approximately 8 on the Lee Vaughn Road entrance... Structural Materials, such as brick, stucco, clapboard siding and natural wood, to match color scheme at Retail Anchor. Pantone green accents will be used... Sign panels are flat white plastic faces with painted monotone graphics.”

Landscaping and Screening: “The landscaping will include grass areas to be maintained throughout the commercial area. Landscape trees and shrubs will enhance the entrance areas and islands within the parking field. Additional, heavy landscaping and the use of materials for the buildings reflect the commitment to soften the look...”

Pond Maintenance, Screening: “Any storm water detention provided for the project will be grassed and perimeter landscaped... The development will border residential properties to the west and south of the property and heavy landscape berms and screening will be installed to buffer sound and lighting from the development. The intent is to maintain the operations and safety of the development...”

Pedestrian Circulation: Direct bike path and pedestrian access between the dedicated open space area and the commercial area will be provided. Sidewalks are proposed along Woodruff Road and are required along Lee Vaughn road according to Section 12.1.4 of the Zoning Ordinance.

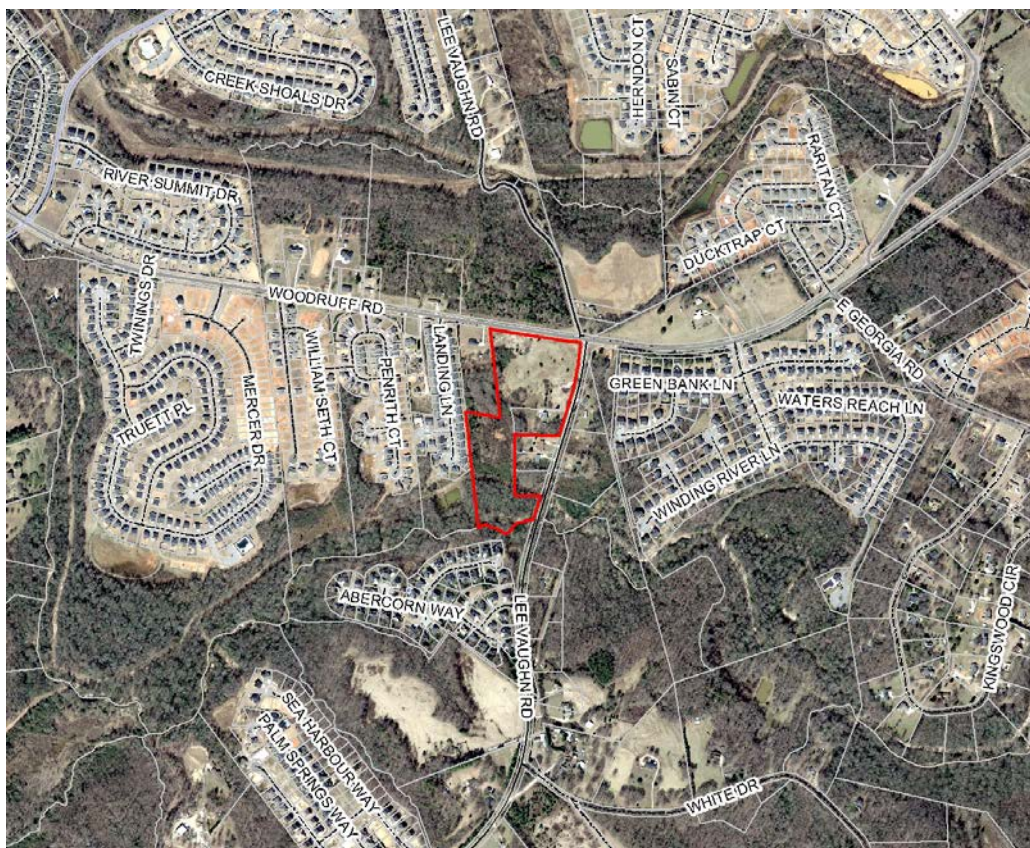
CONCLUSION:

It is staff’s opinion that the requested major change is an appropriate change to the current Planned Development, although with limited consistency with the East Woodruff Road Area Plan (EWRAP). Fuel sales, although not supported in the EWRAP, is ancillary to the grocery store and needs significant screening to the west and north

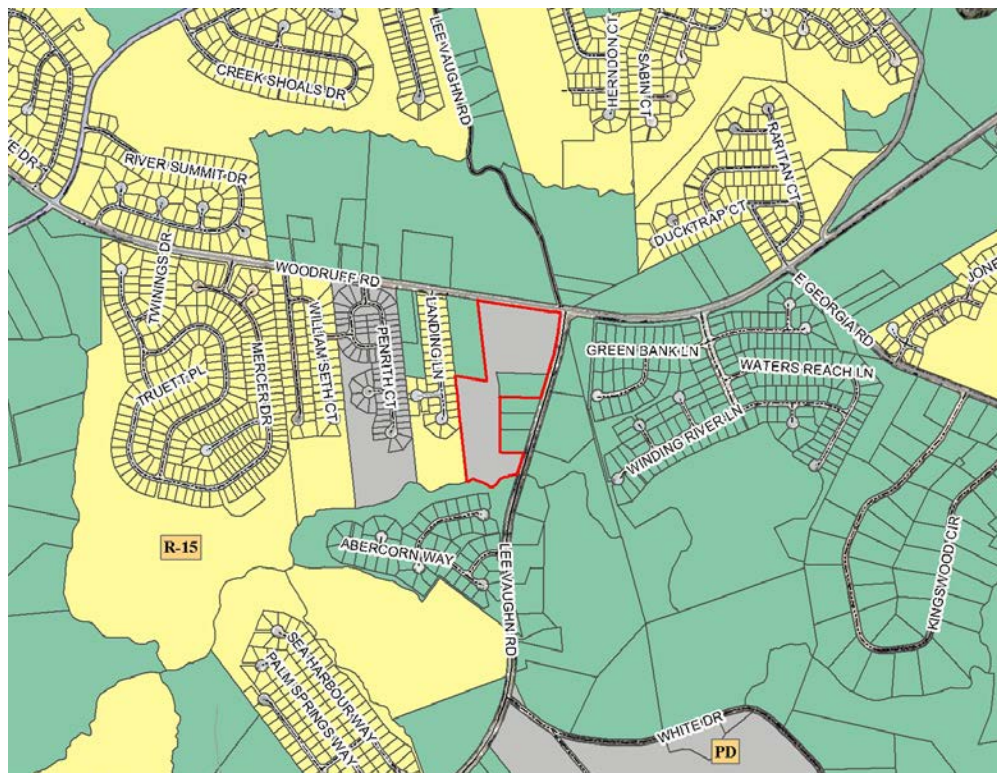
which will be addressed during the final development plan review. The applicant specified the hours of operations, a significant public concern, for the proposed grocery and gas sales as 7am to 11pm. Architectural treatments on the street side should be consistent with the EWRAP.

The applicant has worked with the staff to alter placement and orientation of buildings. It is staff's opinion that the increase in square footage from the original PD may be a significant increase of intensity but the project offers significant gains of quality neighborhood characteristics. A condition to this approval of this larger scale and number of uses includes a future vehicular connection to the west. Based on these reasons and with the condition, staff recommends approval of the application for a major change to the original P-D, Planned Development with condition.

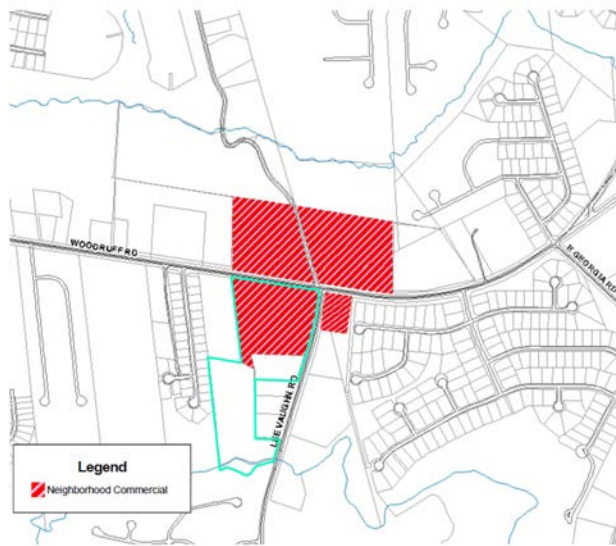
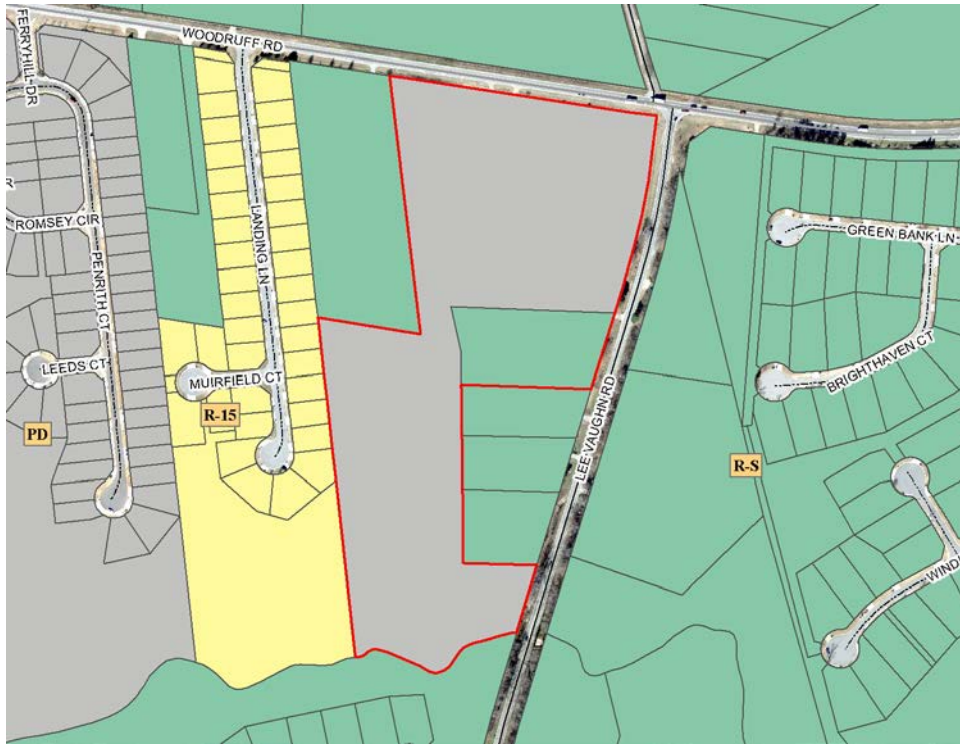
MOTION: By Ms. Hammond, seconded by Mr. Ward to approve CZ-2015-25 with condition. The motion carried unanimously by voice vote with two absent (Chea and Tumblin).



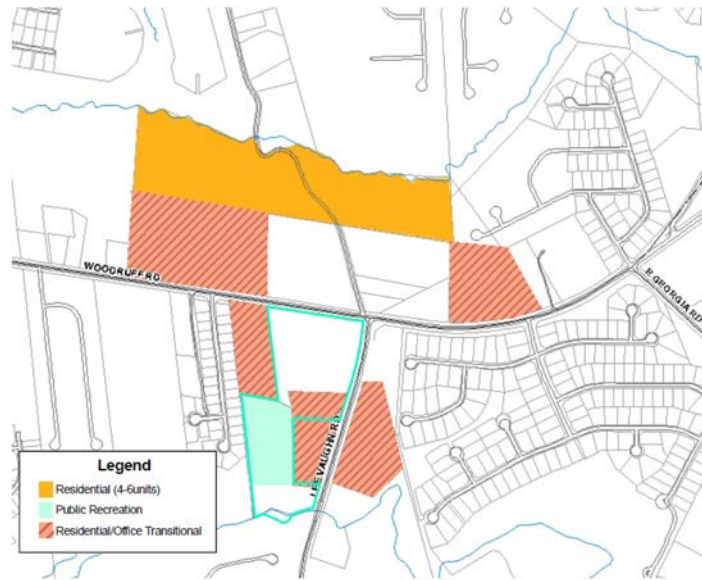
2014 aerial photograph of the proposed application.



Zoning maps of the proposed application.



East Woodruff Road Area Plan shown above and below: proposed application in blue outline.



Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-34

APPLICANT: Kevin Sobel for Betty Jan Allen, Trustee

PROPERTY LOCATION: 2536 Woodruff Road

PIN/TMS#(s): 0531030103300

EXISTING ZONING: POD, Planned Office District

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 5.35

COUNCIL DISTRICT: 28 - Payne

ZONING HISTORY: The parcel was zoned R-S, Residential Suburban in May 1971 as part of Area 2. A request to rezone the subject property to POD, Planned Office District was approved on February 1, 2000, CZ-1999-109.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	POD	Woodruff Place Office Park
	PD	Five Forks Marketplace auto service, restaurant
	NC	restaurant, retail
East	C-2	SC DOT detention area Five Forks Plaza (pharmacy)
South	C-2	Five Forks Plaza (pharmacy/convenience, child daycare)
West	R-S, PD, R-15	Single-family detached residence, Kilgore Pointe Subdivision, The Village of Windsor Creek Subdivision, Twin Creeks Subdivision

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer Sub-District: sewer is available with an offsite easement from the adjacent property owner to access the sewer line

FUTURE LAND USE: The subject property is part of the East Woodruff Area Plan and designated as *Residential/Office Transitional* which is part of the Commercial Activity Center at Five Forks. Properties designated as Residential/Office Transitional were identified as appropriate for limited professional office uses. This area provides for a compatible transition from the higher intensity core commercial areas to the surrounding single family areas. Churches are also shown in this area as they are an excellent transitional use, serving as boundaries to commercial uses.

ROADS: Woodruff Road – Minor Arterial

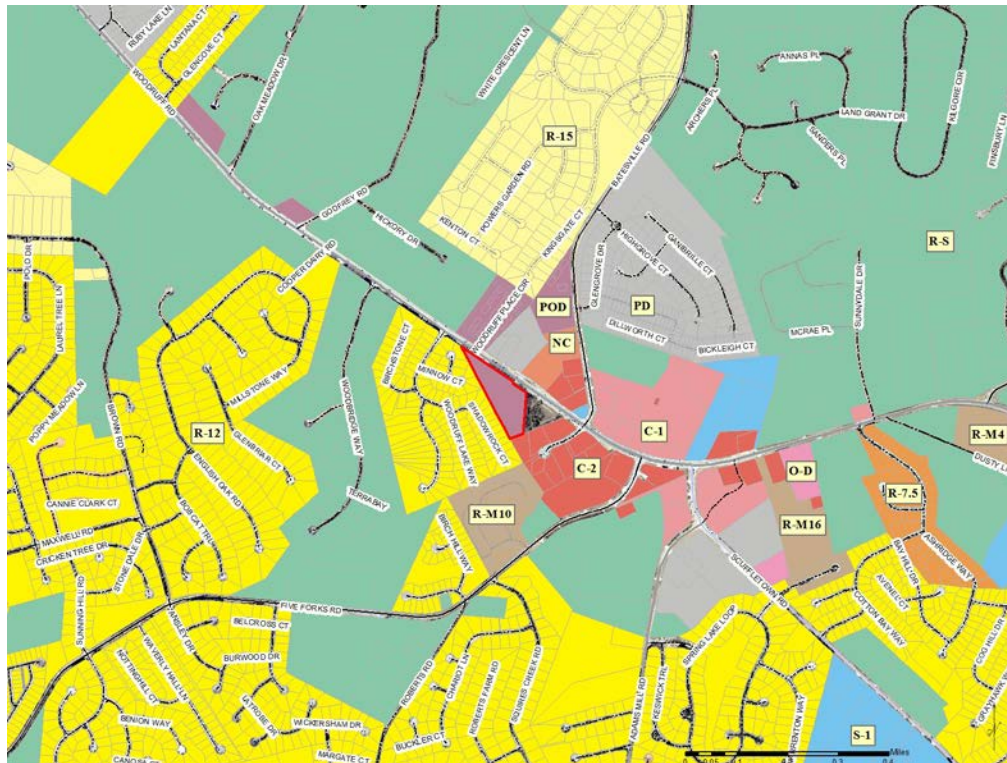
TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Woodruff Road	2,800' E	16,200	16,700 (+3%)	18,500 (+14.2)

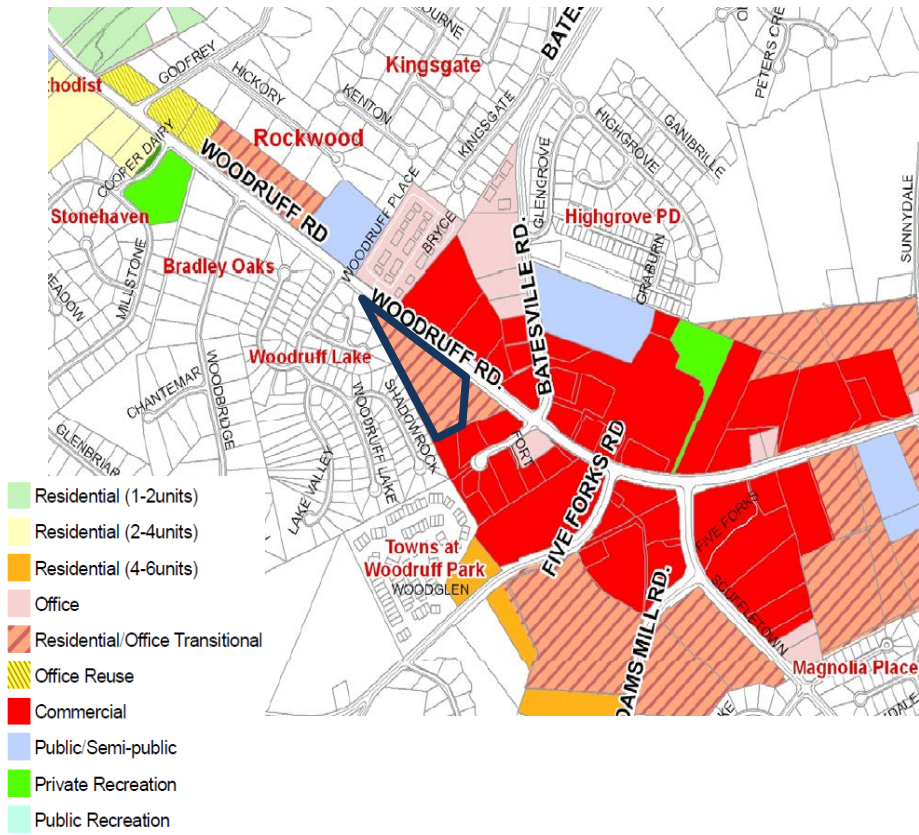
SUMMARY: The subject property is 5.35 acres of mostly wooded property to the west of the intersection between Woodruff Road and Batesville Road. Approximately 800 feet of frontage exists along Woodruff Road.

The subject property is currently zoned POD, Planned Office Development. The approved zoning application includes uses for professional and doctors’ offices with hours 5 days a week from 8am to 6pm, potential look of ‘residential’ compared to strip shopping center or convenience store.

The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.



Zoning Map



Future Land Use Map, East Woodruff Road Area Plan, site outlined in blue

Mr. Barbare asked Mr. Park to once again state the reasons staff was in opposition to the requested rezoning.

Mr. Park explained the building placement, building size, building scale, proposed architecture and proposed use was inconsistent with the East Woodruff Road Area Plan.

Mr. Sullivan asked for additional comments on the orientation.

Mr. Park stated the East Woodruff Road Area Plan would recommend the building be closer to Woodruff Road, rather than seeing a parking area. Having the Architecture blend in with the surroundings to continue with a residential feel. Rather than a large commercial facade, you would see something a little softer, more in match with the residences.

Ms. Hammond inquired about the size of the buildings.

Mr. Park stated the maximum size would be 5,000 square feet, but you could have other buildings.

Ms. Hammond also inquired about curb cuts.

Mr. Park stated that decision was made by the SCDOT.

Mr. Selby stated he felt the East Woodruff Road Area Plan should be taken into great consideration. It was his opinion there had been much work done by staff, the citizens and County Council and it as well as other area plans should be adhered to.

MOTION: By Mr. Selby, seconded by Ms. Hammond to deny CZ-2015-34. The motion carried by voice vote with one in opposition (Barbare) one recusal (Ward) and two absent (Chea and Tumblin).

PLANNING MONTHLY REPORT

Eric Vinson addressed the Commission members with a brief summary of the Planning Report which was emailed to each Commissioner.

MONTHLY MEETINGS

It was decided there would be no Commission Workshop on June 3, 2015. Additionally, staff discussed the Public Hearing attendance, rather than scheduling Commissioners on a rotation, suggesting all Commissioners attend the Public Hearings.

Mr. Shockley stated he appreciated all the information staff provided each Commissioner from each Public Hearing. Although the information is thorough, he stated he felt it may not carry the same fire as being there and hearing the comments. Mr. Shockley stated he was open to discussing the suggestion with the Commissioners and would again discuss the Public Hearing attendance at the next Commission meeting.

NEW BUSINESS

There was no new business.

OLD BUSINESS

Mr. Shockley commended Mr. Tumblin for his service as Chairman. Additionally, Mr. Shockley recognized Mr. Ward, who has served three years on the Commission. Prior to his tenure on the Commission, Mr. Ward was a staff member.

Mr. Shockley also recognized Mr. Barbare for his service to the Commission for the last 15 years. He stated Mr. Barbare would be greatly missed on the Commission.

Mr. Shockley presented each outgoing member with a Certificate of Appreciation and also invited all to stay for cake.

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 5:47 p.m.

Submitted by Recording Secretary
