

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
June 24, 2015
4:30 p.m.

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

MEMBERS ABSENT: C. Sullivan and M. Freeland

STAFF: P. Gucker, E. Vinson, S. Dawson, T. Meeks, S. Park, T. Barber, K. Kurjiaka, and H. Hahn

CALL TO ORDER

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

Chairman Shockley welcomed the two new Commissioners, Metz Looper and Jay Rogers

APPROVAL OF THE MAY 27, 2015 MINUTES

MOTION: By Mr. Selby, seconded by Mr. Looper to approve the minutes of the May 27, 2015 Planning Commission meeting. The motion carried unanimously by voice vote with two absent (Sullivan and Freeland).

PRELIMINARY SUBDIVISION APPLICATIONS

Sonya Dawson addressed the Commission members with the following applications for review and consideration. Additionally she provided each Commissioner with additional information received which was not included in their packets.

2002-172, Weatherstone Phase 1/Section 5 – Revision

2006-208, Amber Oaks Farm – Revision

2014-146, Kings Crossing (Cluster) Revision

2015-139, Goodwin Farms Lot #4 **WITHDRAWN**

2015-152, Breckenridge Subdivision

2015-153, Cameron Park

Mr. Tumblin recused himself from the discussion of the following:

2002-172, Weatherstone Phase 1/Section 5 – Revision

Sonya Dawson addressed the Commission members with an application for a revision to a portion of Weatherstone Subdivision. She stated the subdivision was previously approved in 2002 with 229 lots, with lot averaging 210 lots of the subdivision have already been platted and the remaining section is Phase 5. The applicant is submitting a revision to a portion of the site (Phase 5) with the following:

Original acreage; 10.01 acres, the proposed is 12.02 acres. The original number of lots was 19 and the proposed lot number is 22.0. The original road length (Public) was 855 linear feet and the proposed road length (Public) is 1,125 linear feet.

Ms. Dawson stated the subdivision is located in the R-15 zoning district. Public water will be provided by Greenville Water System. Public sewer service will be provided by metropolitan Sewer and ReWa. South Greenville Fire District serves this area.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve 2002-172. The motion carried by voice vote with one recusal (Tumblin) and two absent (Sullivan and Freeland).

Mr. Tumblin returned to the meeting.

Mr. Rogers recused himself from the following:

2016-208, Amber Oaks Farm – Revision

Sonya Dawson addressed the Commission members with an application for a revision to Amber Oaks Farm Subdivision. She stated the subdivision was previously approved in 2006 with 123 lots. A total of 29 lots have been platted. The applicant is submitting a revision as follows:

Original acreage; 112 acres, platted 36.72 acres; proposed for entire site 87.9 acres. Original number of lots 123; platted 29; and proposed 105 for entire site. Original road (Public) 1.81 miles, platted road (Public) 0.41 miles, and proposed 1.13 miles.

The subdivision is located in the unzoned area of the county. Public water is available to the site and will be provided by Greenville Water System. The applicant is proposing the use of septic tanks on individual lots for the subdivision. Lake Cunningham Fire District serves this area.

MOTION: By Ms. Hammond, seconded by Mr. Tumblin to approve 2006-208. The motion carried by voice vote with one recusal (Rogers) and two absent (Sullivan and Freeland).

Commissioner Rogers returned to the meeting.

2014-146, Kings Crossing Subdivision (Cluster) – Revision

Sonya Dawson addressed the Commission members with an application for a revision to Kings Crossing Subdivision. The development was approved in 2014 as a cluster development. Currently no lots have been platted and the applicant is proposing the following revisions:

Original acreage; 40.11 acres, proposed 58.42 acres. Original number of lots 68, proposed 97. Original road (Public) 0.68 miles, proposed 0.95 miles (Public).

Ms. Dawson stated the revision included POD #2 losing one lot in order to provide road connection to POD #2A. POD #2A consists of 18.313 acres, 30 lots and approximately 0.27 miles of a new public road. The subdivision is located in the R-S zoning district. Public water will be provided by Greenville Water System. Public sewer service will be provided by Metropolitan Sewer and ReWA. Simpsonville fire District serves this area.

Cluster Development – Option 1, 30%.

POD #1, 3.693 acres, Open Space Required and 4.12 acres, Open Space Provided. POD #2 and 2A, 11.04 acres, Open Space Required, 11.23 acres, Open Space Provided. POD#3, 2.80 acres, Open Space Required and 2.85 acres, Open Space Provided.

MOTION: By Ms. Hammond, seconded by Mr. Tumblin to approve 2014-146. The motion carried by voice vote with two absent (Sullivan and Freeland).

2015-139, Goodwin Farms - WITHDRAWN

2015-152, Breckenridge Subdivision

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 21.7 acres and is located in the unzoned area of the county. The developer is proposing a thirty-seven (37) lot subdivision which will be accessed by Tigerville Road. The developer is also proposing 0.39 miles of a new public road. Ms. Dawson stated public water will be provided by Greenville Water System. The proposed development is located within the Metropolitan Sewer Subdistrict; however, public sewer is not available. The applicant is proposing the use of septic tanks on individual lots for the subdivision. North Greenville Fire District serves this area.

Ms. Dawson stated staff recommends if the Planning Commission decides to give conditional approval and delegates the authority to staff to approve the Preliminary Plan contingent upon:

Notification received from SCDHEC that posting requirements have been met.

The following appeared in opposition to the proposed.

Carol Creech, 36 Dell Circle, Travelers Rest, SC
Karen Robertson 88 Robertson, Travelers Rest, SC
Bobby Lord, 43 Dell Circle, Travelers Rest, SC

Staff was asked if the Tree Ordinance applied to an unzoned area.

Ms. Dawson stated the Tree Ordinance did apply in an unzoned area. Additionally, the Zoning Administrator stated heritage trees were given a double density credit.

Chairman Shockley asked if the Commission was allowed to request heritage trees be preserved over and above the minimum requirements.

Mr. Vinson, Director of Planning and Code Compliance stated a request could be made, but it could not be a requirement or condition of approval.

Mr. Looper asked what conditions the Commission could place on properties in unzoned areas.

Ms. Dawson stated the Commission's role was to insure the requirements that are in the Ordinances be met. Regulations are being met when a subdivision is being presented to the Commission.

Mr. Selby asked if this subdivision was in the same category as the subdivision nearby that was mentioned by one of the speakers.

Ms. Dawson stated if she was not mistaken the subdivision mentioned was able to get sewer and she believed the lot sizes are smaller.

Chairman Shockley stated to Ms. Dawson he thought the question the Commission had was what was the Commission's authority; what is the Commission allowed to do, is the Commission able to add any extra requirements over and above. He stated what he thought was the Commission did not have authority to do any of the mentioned. Mr. Shockley stated while he felt for the neighbors and understood their concerns, the Commission did not have the authority to do something different.

MOTION: By Ms. Hammond, seconded by Mr. Chea to approve 2015-152 contingent upon meeting the posting requirements of SCDHEC. The motion carried by voice vote with one in opposition (Looper) and two absent (Sullivan and Freeland).

Mr. Rogers recused himself from the following:

2015-153, Cameron Park

Ms. Dawson addressed the Commission members with an application for a development consisting of approximately 24.9 acres and located in the R-S zoning district. The developer is proposing a thirty-two (32) lot subdivision which will be accessed by Piedmont Golf Course Road. The developer is also proposing 0.33 miles of a new public road. She stated there were several areas of concern during the Subdivision Advisory Committee meeting. The applicant has agreed to the following:

The 5.1 acres that was not part of the subdivision.

The applicant has included this acreage as part of the subdivision.

The length of the road being greater than 1,200 feet without a turnaround.

The applicant will provide a turnaround.

Inadequate space for stormwater management for the area that drains toward Piedmont Gold Course Road.

The applicant has provided Lot 32 as a potential location for managing stormwater.

MOTION: By Ms. Hammond, seconded by Mr. Tumblin to approve 2015-153 contingent upon the following:

A revised Preliminary Plan must be submitted that addresses the three items of concern as agreed to by the applicant.

The turn-around has to be approved by the Fire Department and County.

Notification received from SCDHEC that the posting requirements have been met.

The motion carried by voice vote with one recusal (Rogers) and two absent (Sullivan and Freeland).

Mr. Rogers returned to the meeting.

VARIANCE REQUEST

2015-149VA, Upper South Carolina Conference

Sonya Dawson addressed the Commission with a variance request to separate the cemetery from the church building and is requesting a variance from the side setback requirements with the creation of a new parcel. The side setbacks for the unzoned area of the county is 10 feet. The applicant is requesting a variance to reduce the side setback from 10 feet to 0 feet.

MOTION: By Mr. Tumblin, seconded by Ms. Hammond to approve 2015-149VA. The motion carried unanimously by voice vote with two absent (Sullivan and Freeland).

REZONING REQUESTS

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

CZ-2015-35, Robert Adams, located at 185 Oakvale Drive, requesting rezoning from R-7.5, Single-Family Residential to S-1, Services. Staff recommends denial.

CZ-2015-36, Magdi K. Klelada, located at 1614 Anderson road, requesting rezoning from R-M20, Multifamily Residential to C-3, Commercial. Staff recommends denial.

CZ-2015-37, Jamie McCutchen (on behalf of Dr. Jeff Summers) for Jack E. Shaw, located at 25021 East North Street, requesting rezoning from R-20, Single-Family Residential to O-D, Office District. Staff recommends denial.

CZ-2015-38, John Broadbent, located on Chick Springs Road and East main Street requesting rezoning from R-12, Single-Family Residential to R-M5, Multifamily Residential. Staff recommends approval.

CZ-2015-39, Gordon E. Mann, located at 4017 B. Old Buncombe Road, requesting rezoning from R-12, Single-Family Residential to R-M5, Multifamily Residential. Staff recommends approval.

CZ-2015-40, Kamal Desor, located on Old Easley highway, requesting rezoning from S-1, Services, and R-S, Residential Suburban to I-1, Industrial. Staff recommends approval.

CZ-2015-41, Jay Martin for Miracle Hill Ministries, Inc., located at 2219 Anderson Road and 2217 Security Drive, requesting rezoning from S-1, Services to R-M10, Multifamily Residential. Staff recommends approval.

CZ-2015-42, James D. Martin,III for Toby Edward Abercrombie, located at 756 Fairview Road, requesting rezoning from R-S, Residential Suburban to R-M20, Multifamily Residential. Staff recommends denial.

CZ-2015-43, **WITHDRAWN**

CZ-2015-44, Phillip Dean for Sunnybrook, LLC, or Andy Sherard, located at W. Georgia Road, requesting rezoning from R-MA, Multifamily Residential to S-1, Services. Staff recommends denial.

CZ-2015-45, Pat Gibson for Williams Rental Two, LLC, located at 401, 403 and 405 Cedar Lane Road, requesting rezoning from R-7.d, Single-Family Residential to R-M20, Multifamily Residential. Staff recommends approval.

The Commissioners requested detailed information on CZ-2015-37, CZ-2015-42 and CZ-2015-44.

MOTION: By Mr. Tumblin, seconded by Ms. Hammond to accept staff’s recommendations on CZ-2015-35, CZ-2015-36, CZ-2015-38, CZ-2015-39, CZ-2015-40, CZ-2015-41 and CZ-2015-45. The motion carried unanimously by voice vote with two absent (Sullivan and Freeland).

Mr. Park presented the following:

- DOCKET NUMBER:** CZ-2015-37
- APPLICANT:** Jamie McCutchen (of behalf of Dr. Jeff Summers) for Jack E. Shaw
- PROPERTY LOCATION:** 25021 East North Street
- PIN/TMS#(s):** 0541050110700

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 1.3

COUNCIL DISTRICT: 22 – Taylors

ZONING HISTORY: The parcel was originally zoned in 1970 as part of Area 1.

EXISTING LAND USE: vacant, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residences
West	R-20	single-family residence
South	POD	doctors' offices
East	R-20	fire station (Wade Hampton)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton Sewer District

FUTURE LAND USE: The subject property is part of the Imagine Greenville Future Land Use map designated as *Residential Land Use 2* with ideal residential density of 3 to 6 units per acre. The subject property is also located along a *Neighborhood Corridor*, which are predominantly residential in form and function but do allow for some limited nonresidential use.

ROADS: E. North Street – Minor Arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2008	2011	2012
E North Street	2,685' NE	19,000	18,900 (-1%)	17,900 (-5%)
Mitchell Road	3,600 S	6,100	4,700 (-23%)	4,700 (0%)

SUMMARY:

The subject property is 1.3 acres of mostly wooded property to the northeast of the intersection of E. North Street and Mitchell Road. Approximately 364 feet of frontage exists along E North Street. The subject site has significant topography with slope dropping to the northwest. Mitchell Road Elementary School is located to the SW and the subject site is within the school zone designated on E. North Street.

The subject property is currently zoned R-20, Single-Family Residential. Residential districts are established as areas 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 these districts 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 requested rezoning is O-D, Office District. This district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

The applicant identifies the proposed use as doctor's office.

CONCLUSION:

It is staff's opinion that this requested rezoning would have significant negative impact on surrounding uses. However, these negative impacts might be better alleviated through discussions that would better guarantee and maintain the best condition in traffic, architecture, building size and scale, appearance and accessibility. Although significant work towards these ends may have already been initiated by the applicant, codifying these as requirements, possible through a POD, Planned Office District, may ultimately save time and gain better public support for the project. A rezoning to POD, Planned Office Development, is more consistent with the surrounding office development and would ensure any future development would be done in a manner that will minimize potential negative impacts harmonize with the surrounding development.

Specific to the zoning, allowing O-D for this site could also include other uses that may be less desirable including banks with drive-through and automatic teller machines.

Based on these reasons, staff recommends denial of the O-D, Office Development, request and encourage the applicant to consider requesting a POD, Planned Office Development.

MOTION: By Mr. Rogers, seconded by Mr. Looper to deny CZ-2015-37. The motion carried unanimously by voice vote with two absent (Sullivan and Freeman).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-42
APPLICANT: James D. Martin, III for Toby Edward Abercrombie
PROPERTY LOCATION: 756 Fairview Road
PIN/TMS#(s): 0566010101000
EXISTING ZONING: R-S, Residential Suburban
REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 6

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned in 1994 as part of Area 10. The parcel to the south was rezoned in 2004 to C-1, CZ-2003-86.

EXISTING LAND USE: single-family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	large-lot single-family residences
East	R-S	large-lot single-family residences
South	C-1	multifamily residential, in development
West	PD	farmland

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District, capacity issues may exist

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan. The future land use designates this area as *Residential Land Use 2* that prescribes residential density ranges between 3 and 6 units per acre.

ROADS: Fairview Road – Minor Collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Fairview Road	6200' N	24,100	22,700 (-6%)	22,500 (-1%)

SUMMARY:

The subject property is 6 acres of mostly wooded property that includes a single-family residence, located about 0.6 miles south of the intersection of Fairview Road and Harrison Bridge Road. Approximately 220 feet of frontage exists along Fairview Road. Significant topography exists on the west side of the property.

The subject property is currently zoned R-S, Residential Suburban. The purpose of this 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 requested rezoning is R-M20, Multifamily Residential. The intent of these residential districts is 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.

The applicant identifies the proposed use as additional multifamily units to expand the ongoing development to the south.

CONCLUSION:

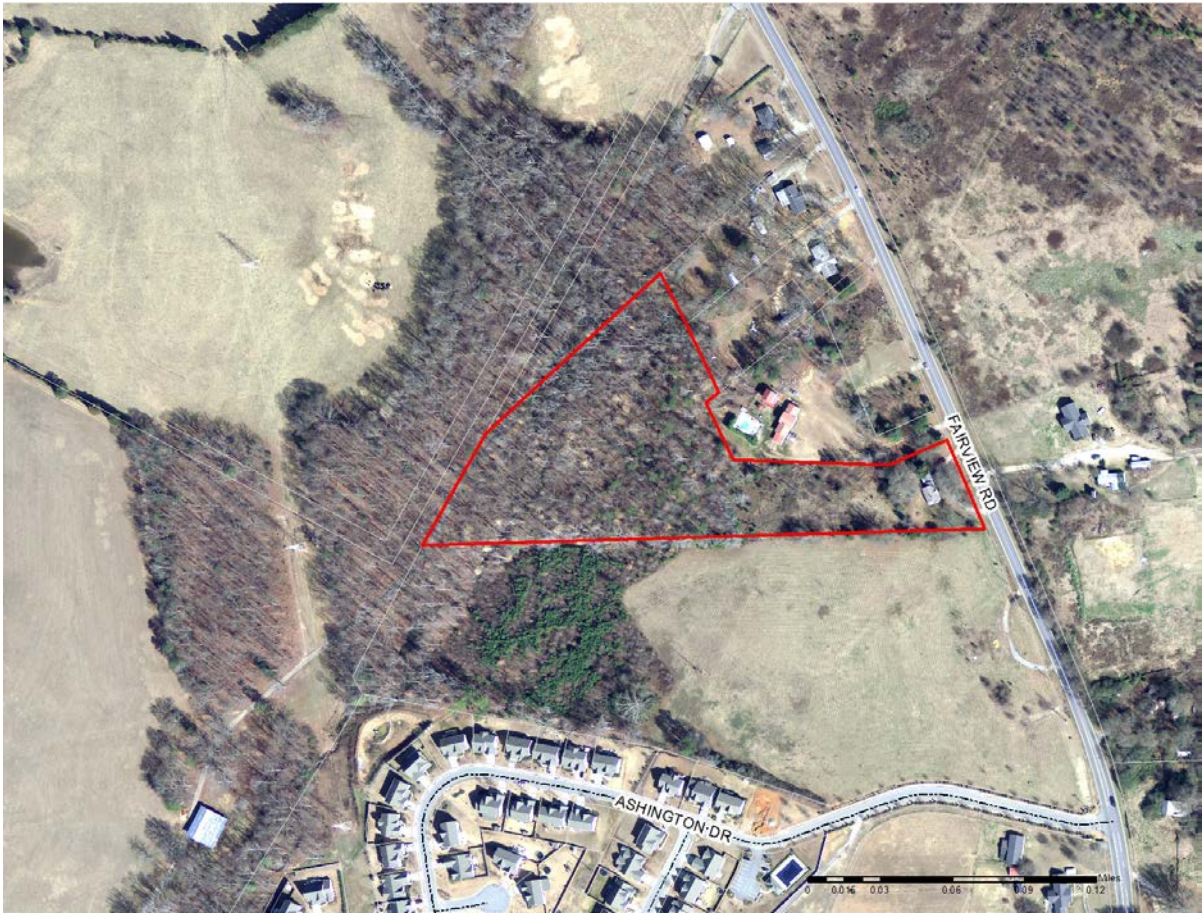
It is staff's opinion that this requested rezoning would exacerbate an already harmful impact to surrounding uses and infrastructure. This proposed addition to an already incompatible use that is currently under construction. With exception of the current apartment project (12 units per acre) this area is characterized by single family residential neighborhood at an average density of nearly 3 units per acre.

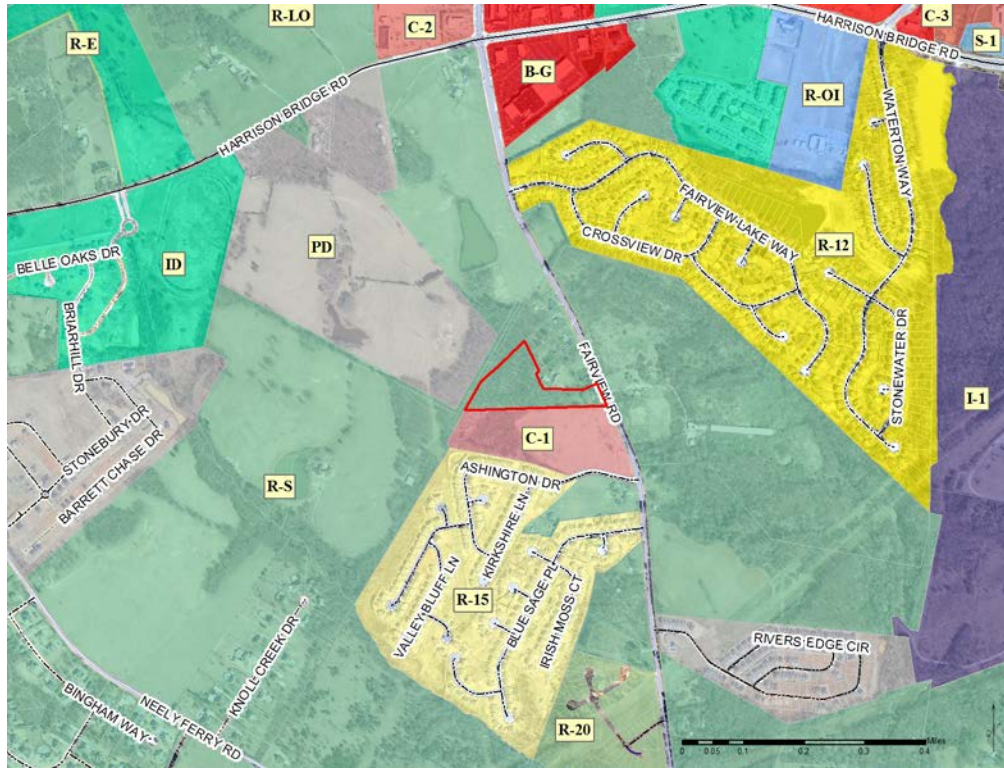
The application is inconsistent with the prescribed density in the County future land use map by over 300 percent and the R-M-20 zoning would establish a precedent for more high-density growth in this area causing additional traffic congestion on the existing two-lane road.

Based on these reasons, staff recommends denial of the application to rezone the subject site from R-S, Residential Suburban to R-M20, Multi-Family Residential.

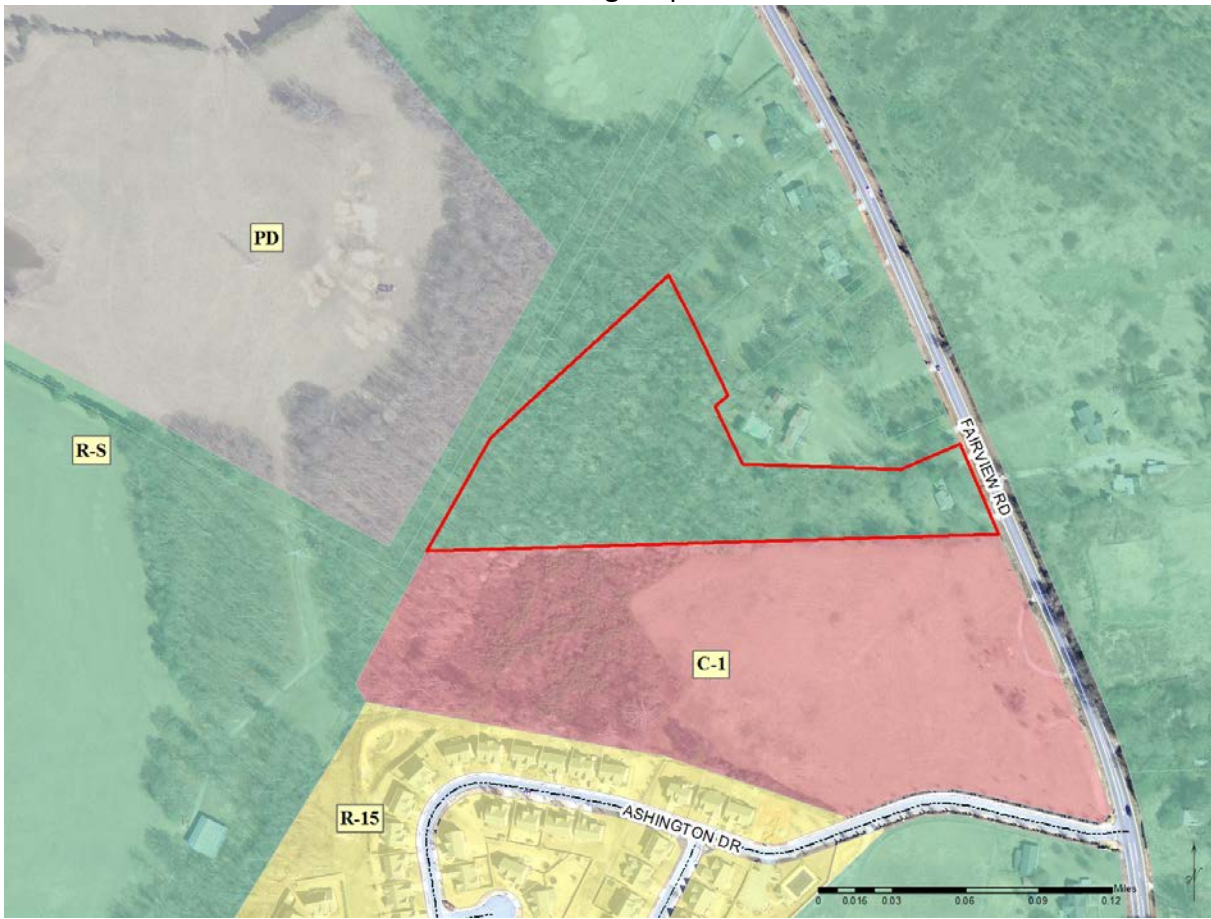


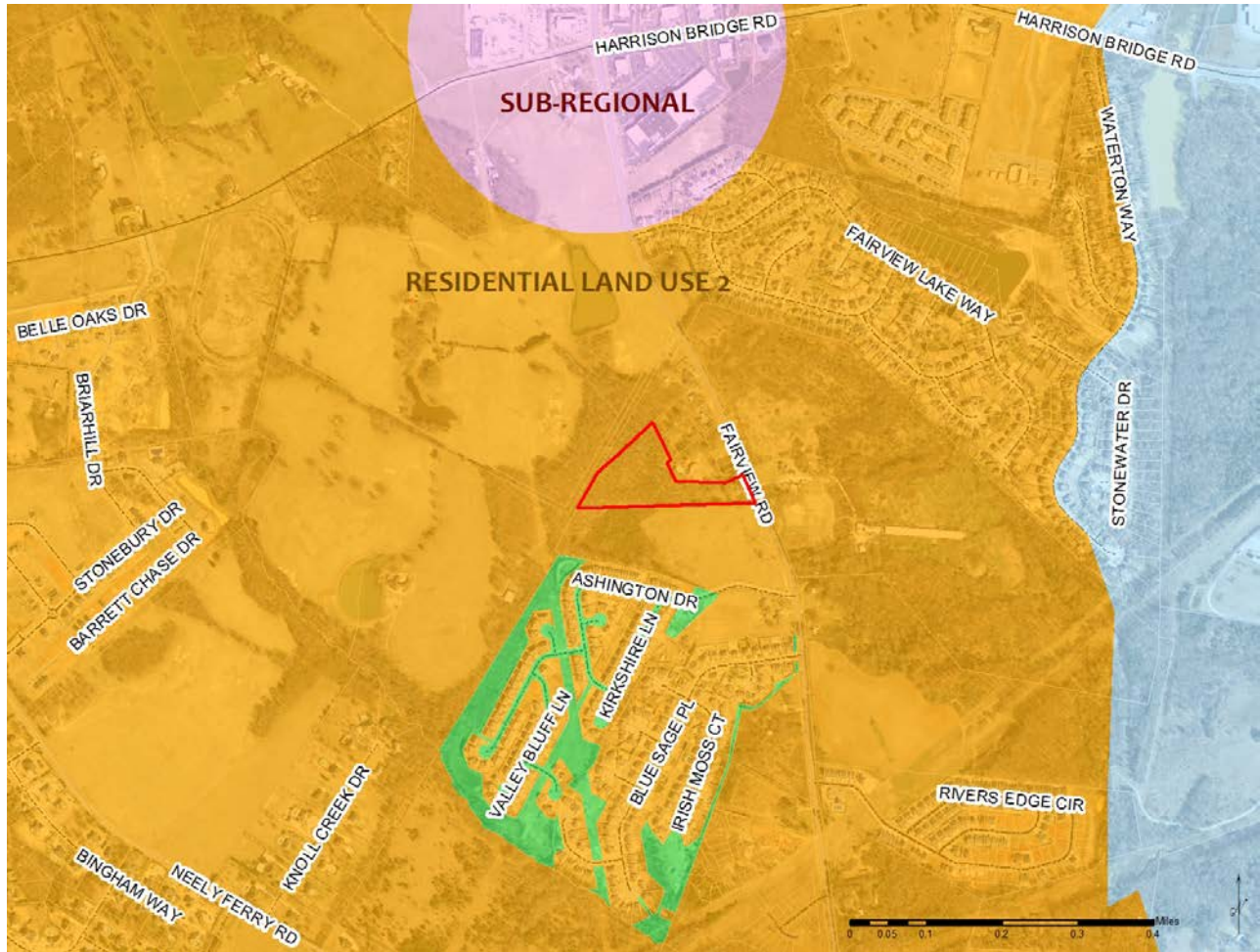
Aerial photography, 2014





Zoning Map





Future Land Use Map, Imagine Greenville

Mr. Selby commented there were no speakers at the Public Hearing against this request. He stated he did not feel the request was inconsistent for the area and would support the project.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve CZ-2015-42. The motion failed by a vote of three in favor (Selby, Hammond and Tumblin) and four opposed (Rogers, Loper, Chea and Shockley).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-44

APPLICANT: Philip Dean for Sunnybrook, LLC or Andy Sherard

PROPERTY LOCATION: North side of W. Georgia Road east of Fork Shoals Rd.

PIN/TMS#(s): 0585010100101 (portion)

EXISTING ZONING: R-MA, Multifamily Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 7.8

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned 1994 as part of Area 10.

EXISTING LAND USE: wooded, vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	vacant
East	R-MA	mobile home park
South	R-12	single family residences
	C-3	wooded, vacant
West	R-MA	mobile home park

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: United Utilities Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan. The future land use map shows this area designated as *Residential Land Use 2* prescribing an ideal density range between 3 and 6 units per acre. Further, the site is adjacent to a *Neighborhood Corridor (W. Georgia Road)*. Neighborhood Corridors predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

ROADS: W. Georgia Road – Minor Collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Fork Shoals Road	4,000' NW	4,500	5,400 (+20%)	4,600 (-15%)

SUMMARY:

The subject property is 7.8 acres of mostly wooded property to the east of the intersection of W. Georgia Road with Fork Shoals Road. Approximately 710 feet of frontage exists along W. Georgia Road.

The subject property is currently zoned R-MA, Multifamily Residential. This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions, and the recreational, religious, and educational facilities normally required providing an orderly and attractive residential area.

The requested rezoning is S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

The applicant identifies the proposed use as a self-storage facility.

CONCLUSION:

It is staff's opinion that this requested rezoning would have significant negative impact on residential land uses would constitute a "spot zoning", giving little consideration to the effect on surrounding properties now and in the future.

To this end, staff gives careful consideration to all land uses allowed in the S-1 zoning classification the precedent established by such a rezoning. More specific information on the zoning, S-1 would allow the following uses on the site which would be characterized as incompatible to an established neighborhoods and future residential development: adult entertainment establishments, animal shelters, automotive repair and services, concert halls, fireworks stands, gas sales, hotel/motels, landfills, sand and gravel pits.

Based on these reasons, staff recommends denial of the application to rezone the subject site from R-7.5, Single-Family Residential, to S-1, Services.

Mr. Selby stated at the Public Hearing there were no citizens in opposition, but there was a petition given to staff containing 150 signatures in favor of the proposed.

MOTION: By Mr. Selby to approve CZ-2015-44. There being no second to the motion, the motion died.

Mr. Looper stated he did recall there were no citizens in opposition to the proposed at the Public Hearing, and there were citizens that spoke in favor of the applicant's request. After remembering, Mr. Looper stated he would have to agree with Mr. Selby.

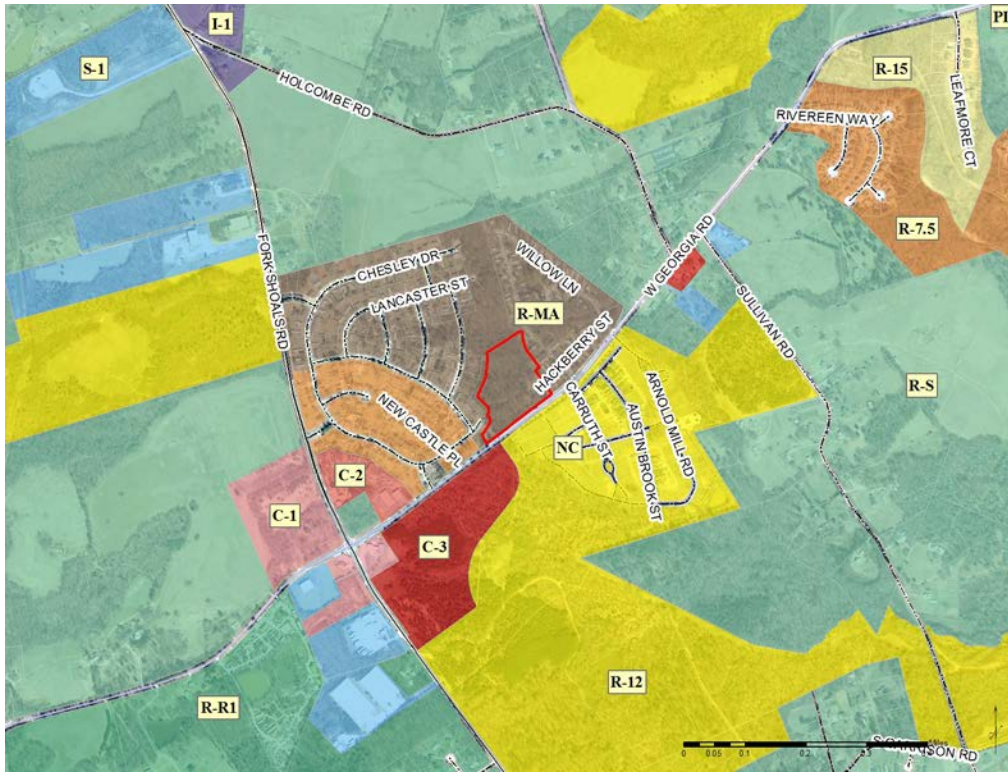
Mr. Vinson explained to the Commissioners staff's reasoning for the recommendation of denial. He stated staff had looked at all the different uses which would be allowed in an S-1 zoning district. He stated staff had no reason to doubt the applicant's word on the usage, but things do fall through and staff had concerns about the possibility of other uses.

MOTION: By Mr. Selby, seconded by Mr. Looper to approve CZ-2015-44. The motion carried by voice vote with one in opposition (Chea) and two absent (Sullivan and Freeland).

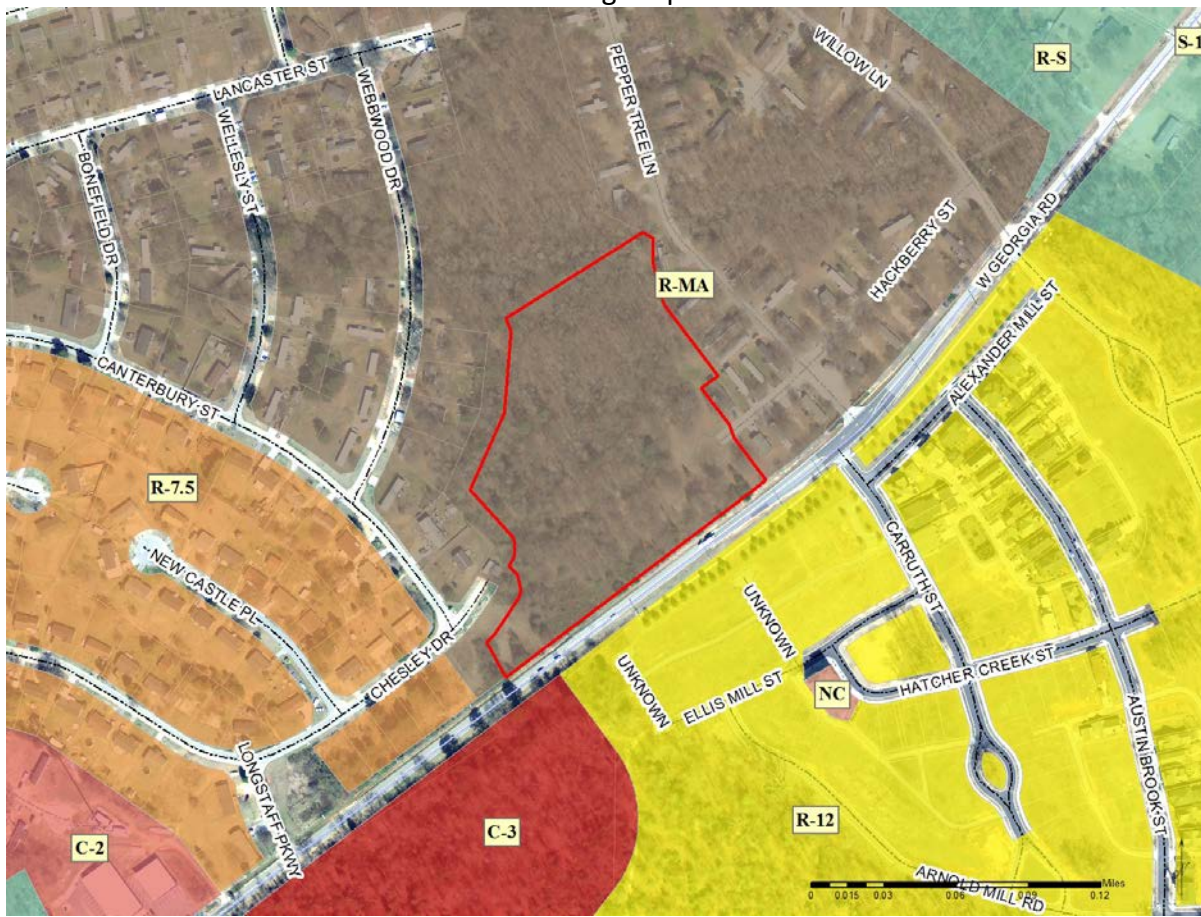


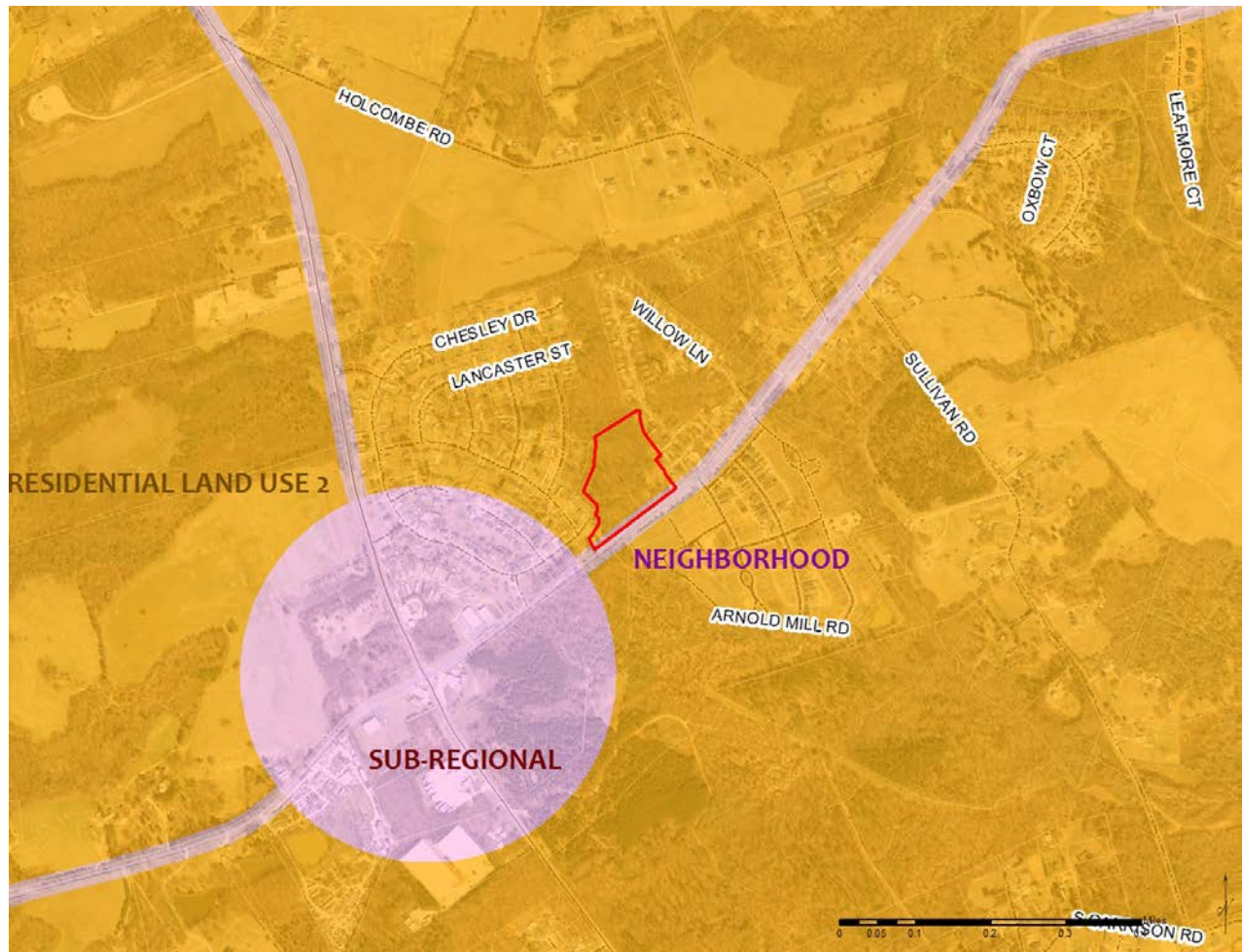
Aerial photography, 2014





Zoning Map





Future Land Use Map, Imagine Greenville

PLANNING MONTHLY REPORT

Eric Vinson addressed the Commission members with highlights of the months activities for Planning and Code Compliance. He stated staff attended a community meeting regarding the Berea area which was held at the Northwest Campus of Greenville Technical College. There was a very good turn out with over 200 residents in attendance. Mr. Vinson stated the citizens in the Berea area are very interested in creating a plan for their community. Staff will continue to work with the community not only in addressing their Code Enforcement issues, but to work on a plan for the future vision of Berea. Additionally, staff was still receiving comments from the public regarding the update of the Scuffletown Area Plan. Staff anticipates having a plan for the Commission to review and give feedback in the fall.

Mr. Vinson reminded the Commissioners of the Orientation for the new members and invited all members which will be on Tuesday, June 30, 2015 at 11:30 a.m. in Conference Room G.

Mr. Vinson stated staff was working with the IS Department to be able to provide the Planning Commission agenda electronically. The past few months there has been a large agenda, which has been emailed out in two parts. In order to not bog down everyone’s email. He stated he was working with the IS department to provide a link on the web site which the Commissioners could access.

MONTHLY MEETINGS

Chairman Shockley stated the schedule for the monthly meetings were included in the agenda packets. The Commission will not meet in July and he asked for a motion to allow staff to approve any subdivisions unless controversial.

MOTION: By Mr. Tumblin, seconded by Ms. Hammond to allow staff to approve any subdivisions received during the month of July unless controversial. The motion carried unanimously by voice vote with two absent (Sullivan and Freeland).

Chairman Shockley reminded the Commissioners the next Public Hearing would be on Monday, August 17, 2015.

NEW BUSINESS

There was no new business.

OLD BUSINESS

There was no old business

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 6:10 p.m.

Submitted by Recording Secretary
