

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
**August 26, 2015**  
**4:30 p.m.**

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

**MEMBERS ABSENT:** S. Selby, C. Chea and C. Tumblin

**STAFF:** E. Vinson, S. Park, K. Kurjiaka, A. Willis, P. Buathier, S. Dawson, J. Wortkoetter, T. Meeks and H. Gamble

**CALL TO ORDER**

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

**APPROVAL OF THE JUNE 24, 2015 MINUTES**

**MOTION:** By Mr. Sullivan to approve the minutes of the June 24, 2015 Planning Commission meeting as presented. The motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin)

**PRELIMINARY SUBDIVISION APPLICATIONS**

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

**2015-103**, Jessica's Landing – Revision

**2015-161**, Jackie D. Hood – Unpaved Shared Drive

**2015-175-VA**, Variance for Jackie D. Hood Subdivision 7 lots to serve unpaved Shared Drive

**2015-163**, Willow Grove (Cluster) Revised

**2015-173**, Kingsfield

**2015-174**, Triple Creek (Cluster) – Previously approved as 07-120

**2015-176**, Pennington Farms

**2015-177**, Vintage Oaks

**2015-103, Jessica's Landing – Revision**

Sonya Dawson addressed the Commission members with a revised application which was previously approved in January 2015. The developer has submitted a revised Preliminary Plat for a development consisting of 16.03 acres and zoned R-S. The developer is proposing a 20 lot subdivision which will be accessed by Dublin Road. The revision reflects an increase from 18 lots to 20 lots. The developer is also proposing 1,348.3 linear feet of private road. Public water will be provided by Greenville Water and sewer will be by septic system. Boiling Springs Fire Department serves this area.

Ms. Dawson stated staff's recommendations contingent approval based on if the jurisdictional isolated wetland delineation shown on the Preliminary Plan is for the extent of the jurisdictional wetlands only, additional common area be provided around the perimeter of the wetlands to ensure adequate protection of wetlands during the development of the lots.

Lot line would need to be modified  
Road frontage for Lot 14 would be reduced.

A revised Preliminary Plan is submitted for review and approval at staff level that addresses the above noted items, and there is no increase in density and no major changes.

Janet Hoyle, 18 Shannon Ridge Ct. Greenville, SC  
John Hoyle, 18 Shannon Ridge Ct. Greenville, SC

Paul Harrison, Engineer for the project  
Mr. Martin, Developer for the project

**MOTION:** By Ms. Hammond, seconded by Mr. Rogers to approve 2015-103 with staffs conditions. The motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin).

#### **2015-161, Jackie D. Hood – Unpaved Shared Drive**

Sonya Dawson addressed the Commission members with an application for a development consisting of 11.34 acres in an unzoned area. This application is a resubmittal after being denied by staff in July. The developer is proposing a 6 lot subdivision which will be accessed by Fork Shoals Road. The developer is also proposing 0.18 miles of an unpaved private drive. Public water will be provided by Greenville Water and sewer will be by septic system. Canebrake Fire Department serves this area.

Ms. Dawson stated staff recommends denial of the request because the Preliminary Plan does not show the location and distance of the existing tree from the proposed unpaved shared drive, it does not show the distances from the existing structures to the new property line and the nonconformities in regards to the setbacks for Lots 1,2,3, and 4 would require Planning Commission approval. The following variance request is associated with this application.

#### **2015-175-VA, Variance for Jackie D. Hood Subdivision**

Sonya Dawson addressed the Commission members with a request for a variance associated with 2015-161. The applicant is requesting a variance to allow one (1) additional lot for a total of seven (7) lots to be served by the unpaved shared drive. Additionally she stated the applicant would like to combine the 0.08 acre strip with the adjacent tax map number 0577040100804 in order for that parcel to access the unpaved shared drive.

Ms. Dawson stated staff's concerns were the Preliminary Plan does not clearly identify the 7<sup>th</sup> lot that will be served by the unpaved shared drive and there is potential for additional subdividing of the 7<sup>th</sup> lot that could be served by the unpaved shared drive. Staff recommends denial of the variance request due to the Preliminary Plan does not clearly identify the 7<sup>th</sup> lot to be served by the unpaved shared drive.

**MOTION:** By Ms. Hammond, seconded by Mr. Looper to deny 2015-161 and 2015-175VA, the motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin)

**2015-163, Willow Grove (Cluster) – Resubmittal**

Sonya Dawson addressed the Commission members with an application for a development consisting of 37.96 acres and zoned R-12, RM-20 and R-S. The application is a resubmittal after being denied by staff in July. The developer is proposing a 93 lot subdivision accessed by Furr Road as a Cluster Development with Option 1. The Open Spaced Required is 6.25 acres and the Open Space Provided is 8.3 acres. The developer is also proposing 0.79 miles of Public Road. Public Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Piedmont Fire serves this area.

Ms. Dawson stated staff recommends the request be granted contingent approval pending confirmation of sewer availability from ReWa. Upon receipt of a ReWa approved PSSAR form, Subdivision Administration staff shall approve the Preliminary Plan.

The following addressed the Commission members regarding the application.

David Nichols, Gray Engineering  
Barry Collins, Developer

**MOTION:** By Mr. Sullivan, seconded by Ms. Hammond to approve 2015-163 contingent upon ReWa approval. The motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin).

**2015-173, Kingsfield Subdivision**

Sonya Dawson addressed the Commission members with an application for a subdivision consisting of 23.8 acres and zoned R-S. The developer is proposing a 32 lot subdivision accessed by Reedy Fork Road. The developer is also proposing 0.50 miles of Public Road. Public Water will be provided by Greenville Water and sewer will be by septic system SCDHEC. South Greenville Fire serves this area.

Ms. Dawson stated staff recommends approval of the subdivision.

The following addressed the Commission members regarding the application.

David Nichols, Gray Engineering

**MOTION:** By Mr. Looper, seconded by Ms. Hammond to approve 2015-173. The motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin).

**2015-174, Triple Creek (Cluster) Previously approved as 07-120**

Sonya Dawson addressed the Commission members with an application for a development consisting of 23.8 acres and zoned R-S. The developer is proposing a 32 lot subdivision accessed by Griffin Mill and Reedy Fork Roads and as a Cluster Development with Option 1. Open Space Required 12.16 acres and Open Space Provided 30.3 acres.. The developer is also proposing 1.55 miles of Public Road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Ms. Dawson stated staff recommended denial of the request based on current road entrance, Option 1: Road entrance to be located outside of floodplain (FEMA +4 feet). Option 2: Access over the floodplain has to be a bridge, obtain necessary approval from Huff Creek Easement Manager. Mitigation is required by taking 1.5x the soil out that is in, if fill is added. Plans to show where cut is to be taken. A full secondary access .

The following addressed the Commission members regarding the application.

James Burns, 415 Reedy Fork Road, Gville, SC  
Mark Connoly, 110 Griffin Mill Road, Gville, SC

Richard Andrews  
Wayne Taylor  
David Nichols, Gray Engineering and John Beeson, Developer

**MOTION:** By Mr. Sullivan, seconded by Mr. Looper to deny 2015-174, The motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin).

**2015-176, Pennington Farms**

Sonya Dawson stated the item was withdrawn by the applicant.

**2015-177, Vintage Oaks**

Sonya Dawson addressed the Commission members with an application for a subdivision consisting of 11.18 acres and zoned R-S. The developer is proposing a 14 lot subdivision accessed by Jonesville Road. The developer is also proposing 1,066 linear feet of Private Road. Public Water will be provided by Greenville Water and sewer will be provided by septic system. Simpsonville Fire serves this area.

Ms. Dawson stated staff recommended approval of the subdivision.

**MOTION:** By Mr. Looper, seconded by Mr. Freeland to approve 2015-177. The motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin).

**ROAD NAME CHANGE**

**Road Name Change from Pinson Road to Moubray Lane**

Sonya Dawson addressed the Commission members with a request staff received from E9ll staff to change Pinson Road, County maintained road DO199, to Moubray Lane because Pinson Road name is a duplicate name.

Ms. Dawson stated staff recommended approval of the request.

**MOTION:** By Mr. Looper, seconded by Mr. Sullivan to approve 2015-170, road name change. The motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin).

**APPEAL OF STAFF DECISION**

**2015-132, Ashcroft Subdivision (Cluster) – Revision**

Sonya Dawson addressed the Commission members with an appeal of staff's decision of denial for the mentioned subdivision.

Ms. Dawson stated staff had received an application for a subdivision consisting of 26.7 acres and zoned R-S. The developer is proposing a 45 lot subdivision accessed by Jonesville Road and a Cluster Development with Option 1. The Open Space Required is 8.01 acres and the Open Space Provided is 8.3 acres. The developer is also proposing 0.42 miles of Public Road. Public Water would be provided by Greenville Water and Sewer would be provided by Metropolitan Sewer. Simpsonville Fire serves this area.

Ms. Dawson stated staffs concerns were the Comprehensive Plan and the Scuffletown Road Area Plan. She stated the subdivision was within Transportation Deficiency Area, thus collector roads such as those within neighborhoods support the arterial highway system by serving short-distance traffic, and providing the connectivity that allow neighborhood trips to avoid using and congesting regional highways.

Ms. Dawson stated staff's recommendations were to have an access to the development from Jonesville Road and staff granted Conditional Approval that a revised Preliminary Plan showing the secondary access must be submitted and reviewed by the Subdivision Advisory Committee. She noted if the access from Jonesville Road cannot be obtained, this subdivision will be granted approval.

The following addressed the Commissioners regarding the application.

David Nichols, Gray Engineering  
John Beeson, Developer

**MOTION:** By Mr. Freeland, seconded by Mr. Sullivan to approve 2015-132 as received. The motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin)

**FINAL DEVELOPMENT PLAN**

Kris Kurjiaka, Zoning Administrator addressed the Commission members with a Final Development Plan For Quik Trip #1119. Neighborhood Commercial District on Pelham Road at Boiling Springs. QuikTrip is requesting to develop a gas station/convenience store at that location.

Mr. Kurjaka stated in reviewing of the QuikTrip Final Development Plan, staff finds that the submitted plans are consistent with the Preliminary Development Plan and Statement of Intent that was approved as part of Zoning Docket CZ-2015-15, with the exception the site plan shows a limited access, right turn exit only egress point on Pelham Road. An additional egress point would be considered a Major Change to the Neighborhood Commercial District as determined by Section 8:3.13 of the Zoning Ordinance. Major Changes are required to be approved by County Council in accordance with Article 3 of the Zoning Ordinance. This egress point would not be approvable through the final Development Plan approval process.

Staff's recommendation is approval with the following conditions:

- Install sidewalks along boiling Springs Road and provide a connection from this sidewalk to the interior of the development.
- Provide vegetation between QuikTrip and the Grace Church Property. Vegetation should be spaced to provide a continuous evergreen screen within 3 years of planting, similar to parking lot buffers abutting a public roadway.
- Total number of signs on premises for QuikTrip not to exceed 4 signs.
- Façade mounted signage should not exceed 40 square feet for any one sign.
- Remove the proposed sign along Boiling Springs Road from the site plan.
- Remove the right turn limited access on Pelham Road from the site plan.

**MOTION:** By Ms. Hammond, seconded by Mr. Freeland to approve the Final Development Plan for QuikTrip with the following conditions:

- Install sidewalks along boiling Springs Road and provide a connection from this sidewalk to the interior of the development.
- Total number of signs on premises for QuikTrip not to exceed 4 signs.
- Façade mounted signage should not exceed 40 square feet for any one sign.
- Remove the proposed sign along Boiling Springs Road from the site plan.
- Remove the right turn limited access on Pelham Road from the site plan.
- A variance for lighting to be 22 feet as well as the building setback.

The motion as presented carried unanimously by voice vote with three absent (Chea, Selby and Tumblin).

### **REZONING REQUESTS**

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

**CZ-2015-46, WITHDRAWN BY APPLICANT**

**CZ-2015-47**, Joel Silos and Jessika Ramos, located at 1118 Gordon St. Ext., requesting rezoning from R-10, single-Family Residential to R-S, Residential Suburban. Staff recommends approval.

**CZ-2015-48**, James D. Martin, III for 401 Brushy Creek, LLC, Mark Cothran, located at 401 Brushy Creek Road, requesting rezoning from R-20, Single-Family Residential to C-1, Commercial. Staff recommends approval.

**CZ-2015-49**, James D. Martin, III for Triangle Real Estate of Gaston and Tony Edward Abercrombie, located at 762 and 756 Fairview Road, requesting rezoning from C-1, Commercial and R-S, Residential Suburban, to R-M14, Multifamily Residential. Staff recommends denial.

**CZ-2015-50**, R. L. Fogleman, Jr. for Wellington Homes, Robert Julian, located on Mary Street, requesting rezoning from R-10, Single-Family Residential and C-2, Commercial to R-7.5, Single-Family Residential. Staff recommends approval.

**CZ-2015-51**, James 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 POD, Planned Office District. Staff recommends approval.

**CZ-2015-52**, Randall P. Bentley for Christopher T. Corley, Corpro Properties, LLC, located at 300 Ben Hamby Drive, requesting rezoning from I-1, Industrial to S-1, Services. Staff recommends approval.

**CZ-2015-53**, John Andrew Connelly for City and County of Greenville, SC located on Perimeter road (Donaldson Center) requesting rezoning from C-2, Commercial to I-1, Industrial. Staff recommends approval.

**CZ-2015-54**. Mike D. McNicholas for Thomas L. Henderson, James C. Henderson, Charlotte H. Roberts, James C. and Dolly Henderson Sr. located on Woodruff Road and Sunnysdale Drive, requesting rezoning from R-S, Residential Suburban and S-1, Services to PD, Planned Development. Staff recommends approval with conditions.

**CZ-2015-55**, Greg Saad for P.E.S., LLC, located at 1801 Rutherford Road, requesting rezoning from I-1, Industrial to S-1, Services. Staff recommends approval.

The Commissioners requested detailed information on CZ-2015-55.

### **MOTION:**

By Ms. Hammond, seconded by Mr. Sullivan to accept staff's recommendations for CZ-2015-47, CZ-2015-48, CZ-2015-49, CZ-2015-50, CZ-2015-51, CZ-2015-52, CZ-2015-53 and CZ-2015-54. The motion carried unanimously by voice vote with three absent (Chea, Selby and Tumblin).

Scott Park presented the following:

**DOCKET NUMBER:** CZ-2015-55  
**APPLICANT:** Greg Saad for P.E.S., LLC  
**PROPERTY LOCATION:** 1801 Rutherford Road  
**PIN/TMS#(s):** P004000100200  
**EXISTING ZONING:** I-1, Industrial  
**REQUESTED ZONING:** S-1, Services  
**ACREAGE:** 25  
**COUNCIL DISTRICT:** 20-Cates  
**ZONING HISTORY:** The parcel was zoned I-1, Industrial, in May, 1970 as part of Area 1.  
**EXISTING LAND USE:** manufacturing, warehousing

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Industrial
South	I-1, C-2	Industrial, warehouse
East	I-1, R-10	church, single-family residential
West	I-1, R-M20	Industrial, single-family residential

**WATER AVAILABILITY:** Greenville Water System  
**SEWER AVAILABILITY:** Metro Sewer District: Metro has no details of this project, so cannot comment on sewer availability.

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan as *Residential Land Use 3* which prescribes an ideal residential density at 6 or more units per acre. The subject is adjacent to a *Regional Corridor* (Rutherford Road) which are generally characterized as predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County.

**ROADS:** Rutherford Road: four-lane, State-maintained minor arterial

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2010</b>	<b>2012</b>
Rutherford Road	650' SW	15,400	14,900 (-3.2%)	14,600 (-2%)

**SUMMARY:**

The subject parcel is currently zoned I-1, Industrial; this application is requesting to rezone the parcel to S-1, Services.

The existing zoning is I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, or other objectionable effects.

In general, the intent of the requested S-1, Services district is 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.

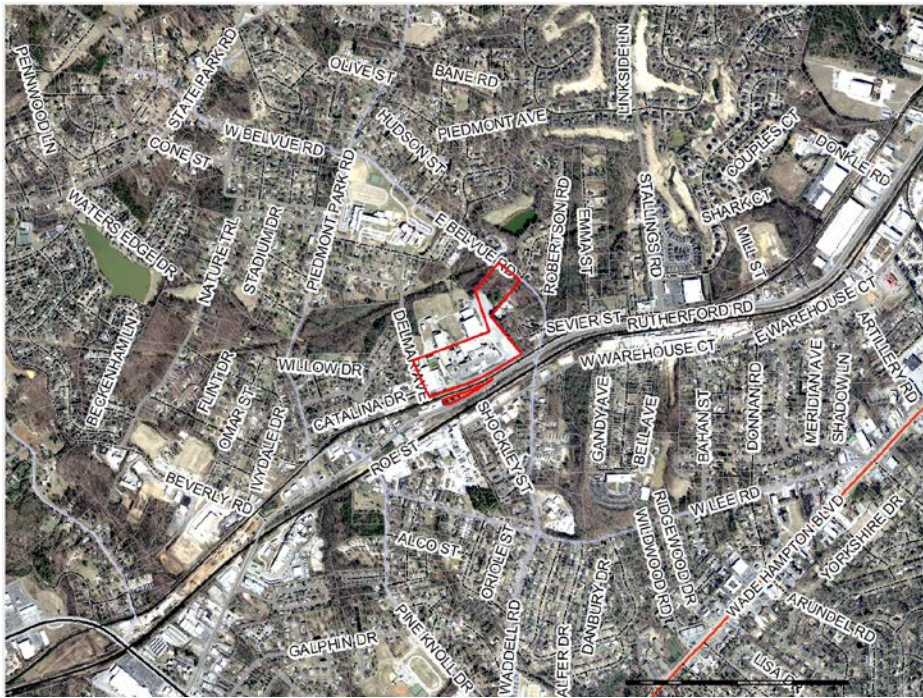
The applicant listed mixed use of storage and business including auctions and possible micro-brewery with tasting room.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The proposal is consistent with the comprehensive plan, specifically the characteristics of *Regional Corridors*. The site contains and should maintain the accesses to Rutherford Rd, Delmar Ave, and E. Belvue Road to facilitate ingress and egress traffic.

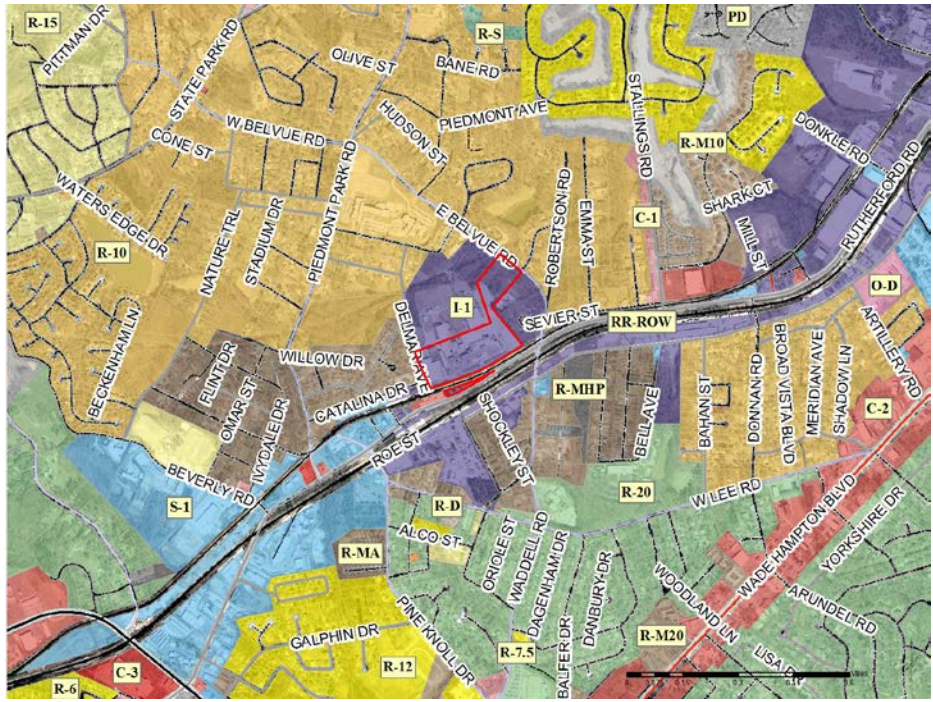
Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial to S-1, Services.



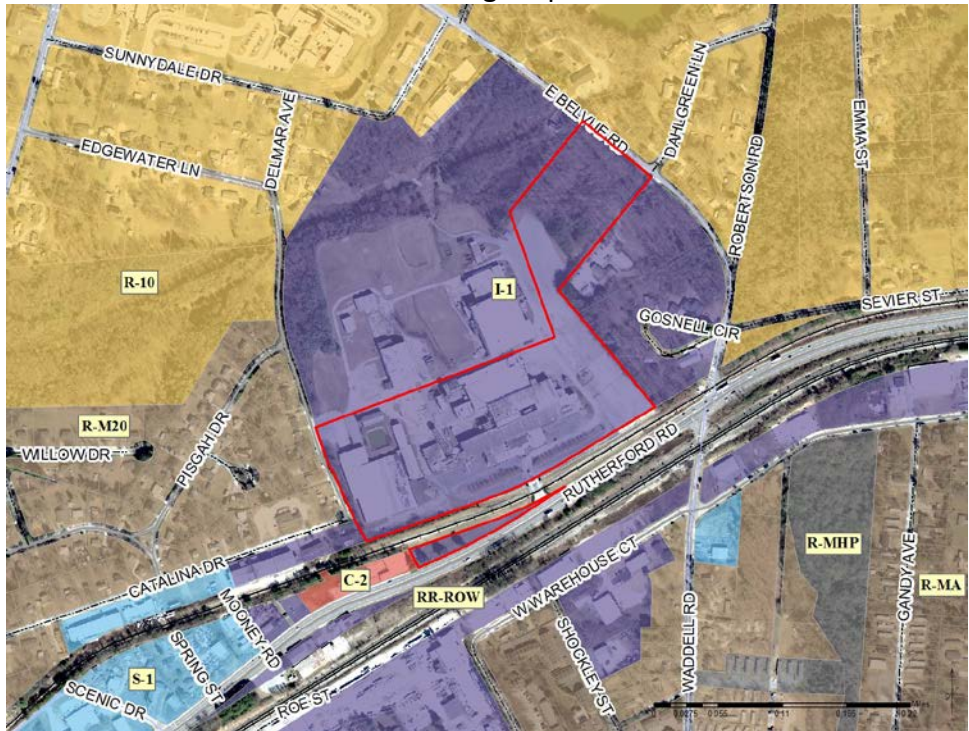


Aerial photography, 2014





Zoning Map





**PLANNING MONTHLY REPORT**

Eric Vinson addressed the Commission members with activities within the Planning and Code Compliance Departments as included in the Commissions Planning Report. Additionally, Mr. Vinson introduced Mr. Alan Willis, Principal Planner and Ms. Phoenix Bauthier, Planner who have joined the Developmental Services staff.

**MONTHLY MEETINGS**

Mr. Vinson informed the Commission next month's GPATS meeting will be on September 28, 2015 rather than September 21, 2015.

**NEW BUSINESS**

There was no new business.

**OLD BUSINESS**

There was no old business

**ADJOURNMENT**

**MOTION:** Without objection the meeting adjourned at 6:54 p.m.

Submitted by Recording Secretary

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