

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
**September 23, 2015**  
**4:30 p.m.**

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

**MEMBERS ABSENT:** C. Tumblin

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

**CALL TO ORDER**

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

**APPROVAL OF THE AUGUST 26, 2015 MINUTES**

**MOTION:** By Mr. Looper, seconded by Ms. Hammond to approve the minutes of the August 26, 2015 Planning Commission meeting as presented. The motion carried unanimously by voice vote with one absent (Tumblin).

**PRELIMINARY SUBDIVISION APPLICATIONS**

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

- 2015-161, Jackie D. Hood – Unpaved Shared Drive – Revised
- 2015-175-VA, Ruth Hood, Variance for 7<sup>th</sup> Lot
- 2015-109-VA, Ruth Hood, Variance for front setbacks
- 2015-162, Harnitha Lane - Revised
- 2015-174, Triple Creek (Cluster) – Revised
- 2015-184, Hidden Lake Preserve
- 2015-186, Meadow Creek

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

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 16.38 acres in an unzoned area. The developer is proposing a seven (7) lot subdivision 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.

The following variance requests are associated with this subdivision application.

**2015-175-VA, Ruth Hood, Variance for 7<sup>th</sup> Lot**

Sonya Dawson addressed the Commission members with a request for a variance associated with application 2015-161, from the Land Development Regulations that only allow six (6) lots to be served by an Unpaved Shared Drive. The applicant would like to combine 0.08 acres of the main parcel to the adjacent parcel to make Lot #7 that will access the unpaved shared drive.

**2015-109-VA, Ruth Hood, Variance for front setbacks**

Sonya Dawson presented to the Commission another variance request associated with application 2015-161, for the front setback to be reduced on Lots 1, 2, 3, and 4. There are existing structures that would be within the setbacks for the new lots. The setbacks would be reduced as follows:

- Lot 1: 26.65 ft. – currently there is a carport that is closest to the proposed unpaved shared drive.
- Lot 2: 5.69 ft.
- Lot 3: 18.31 ft. and 16.21 ft.
- Lot 4: 10.39 ft.

Ms. Dawson stated staff recommends approval of the preliminary subdivision application and the two associated variances with the condition that no additional lots will be allowed to be served by this unpaved shared drive.

Ms. Hammond asked had the concerns staff had last month regarding this application been addressed?

Ms. Dawson stated the concerns were addressed.

**MOTION:** By Mr. Looper, seconded by Ms. Hammond to approve 2015-161 with staff's conditions and also approve variance requests 2015-175-VA and 2015-109-VA. The motion carried unanimously by voice vote with one absent (Tumblin).

**2015-162, Harnitha Lane – Revised**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 53.03 acres in an unzoned area. The developer is proposing a 160 Lot subdivision accessed by Harnitha Lane and Old Rutherford Road. The developer is proposing 6.774 linear feet of Public Road. Public Water will be provided by Greer CPW and Blue Ridge and sewer will be provided by Taylors Fire and Sewer District. Taylors Fire serves this area.

Ms. Dawson stated staff's concerns were the walking path was not shown as discussed. The issue can be addressed with the submittal of the grading plans.

Ms. Dawson stated staff recommends approval of the preliminary subdivision application.

**MOTION:** By Ms. Hammond, seconded by Mr. Chea to approve 2015-162. The motion carried unanimously by voice vote with one absent (Tumblin).

**2015-174, Triple Creek (Cluster) - Revised**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 81.07 acres and zoned R-15. The developer is proposing a 212 lot subdivision accessed by Griffin Mill and Reedy Fork Roads and as a Cluster Development with Option1. The Open Space Required is 12.16 acres and the Open Space Provided is 30.3 acres. The developer is also proposing 1.67 miles of Public Road. Public water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. South Greenville Fire serves this area.

Staff recommends that proof of title ownership of the area for the entrance off of Reedy Fork Road be provided prior to the approval of the preliminary subdivision application.

David Nichols with Gray Engineering answered questions from the Commissioners

**MOTION:** By Mr. Sullivan, seconded by Mr. Freeland for approval of 2015-174, pending the developer acquiring the necessary property to make a DOT approved access road. The motion carried unanimously by voice vote with one absent (Tumblin).

**2015-184, Hidden Lake Preserve**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 94.25 acres and zoned PD. The developer is proposing a 224 lot subdivision accessed by Ashmore Bridge Road. The Developer is proposing 2.10 miles of Public Road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan. South Greenville Fire serves this area.

Staff recommends approval of the subdivision.

Ms. Angela Major, Braymore Subdivision addressed the Commission in opposition to the proposed.

Chip Fogelman, Engineer, 25 Woods Lake Road, Gville, SC addressed the Commissioners regarding the development.

**MOTION:** By Mr. Selby, seconded by Mr. Freeland to approve 2015-184. The motion carried unanimously by voice vote with one absent (Tumblin).

**2015-186, Meadow Creek**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 12.3 acres and in an unzoned area. The developer is proposing a 19 lot subdivision accessed by Hwy. 290 (Locust Hill Road) and Sunrise Drive. The developer is also proposing 0.19 miles of Public Road. Public water will be provided by Greenville Water and sewer will be by septic. Taylors Fire serves this area.

Staff recommends approval contingent upon a revised Preliminary Plan being submitted for review and approval at staff level that addresses the following;

- The residential "House A" should be given access to road A, and remove the flag strip to SC290. This lot does not have to be part of the subdivision and its covenants.
- The cul-de-sac should be designed as a T-turnaround and extended to the property line to provide for future connectivity to the adjacent landlocked parcel.

**MOTION:** By Mr. Sullivan, seconded by Mr. Loooper to approve 2015-186 as presented by the applicant. The motion carried with one in opposition (Selby) and one absent (Tumblin).

**VARIANCE REQUEST**

**2015-191-VA, Brian Harris, Variance for side setbacks**

Sonya Dawson presented the Commission members with a request for a variance to reduce the side setback from 10 feet to 5 feet, specifically at the right front corner of the proposed home location.

Staff recommends approval of the variance request.

**MOTION:** By Mr. Freeland, seconded by Mr. Sullivan to approve 2015-191-VA. The motion carried unanimously by voice vote with one absent (Tumblin).

**FINAL DEVELOPMENT PLAN**

Kris Kurjiaka, Zoning Administrator addressed the Commission members with a Final Development Plan for an NC, Neighborhood Commercial District on Pelham Road at Boiling Springs. Grace Church is requesting to develop a two story multi-tenant office /commercial building. He stated the lower story would have customer entrances on the Pelham Road side of the building while the upper story would have its entrance towards Grace Church (north).

Staff had the following recommendations:

- Approve proposed parking orientation:
- Approve reduction of rear setback to accommodate the location of the office/commercial building,
- Approve variance from screening requirements between the NC and R-S properties (similar to the approval granted for the QuickTrip),
- Relocate the monument sign to outside of the required 15 foot sign setback,
- Exclude electronic reader-board from proposed monument sign.

Jeff Edney, with Freeland/Kauffman Engineering answered questions from the Commissioners.

**MOTION:** By Ms. Hammond, seconded by Mr. Looper to approve the Final Development Plan with staff's recommendations. The motion carried unanimously by voice vote with one absent (Tumblin).

**REZONING REQUESTS**

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

**CZ-2015-56**, Chris Przirembel c/o Gray Engineering for Marcelo Torricos, LLC, located at the NW corner of West Georgia road and Mimms Road, requesting rezoning from RR-1, Rural Residential to R-S, Residential Suburban. Staff recommends denial.

**CZ-2015-57**, Chris Przirembel c/o Gray Engineering for J. Vaughn Jr. Trust (Ann Stevens) located on Neely Ferry Road, West of Fairview Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-family Residential. Staff recommends approval if amended.

**CZ-2015-58**, Central Realty Holdings, LLC for Archie L. Honbarrier Trust and Cenco Inc. located on 5320 Honbarrier Drive, requesting rezoning from S-1, Services to R-S, Residential Suburban. Staff recommends denial.

**CZ-2015-59**, Robert Howell for Oceana Rapid, LLC, located on 1320 Hampton Avenue Extension, requesting rezoning from I-1, Industrial to S-1, Services.

The Commissioners did not request any detailed information on any of the Zoning Dockets.

**MOTION:** By Mr. Selby, seconded by Mr. Rogers to accept staff's recommendation on CZ-2015-56, CZ-2015-57, CZ-2015-58 and CZ-2015-59. The motion carried unanimously by voice vote with one absent (Tumblin).

**PLANNING REPORT**

Mr. Vinson went over the monthly activities, which were mailed to each Commissioner, within the Planning and Code Compliance Department. He stated staff was continuing their involvement with various community plans and were looking at doing a larger area plan for the southern part of the County.

Mr. Shockley requested a comparison from last year of permits issued by month.

Ms. Hammond asked how information was shared regarding development and infrastructure.

Mr. Vinson and Ms. Gucker explained staff worked with various service providers in sharing information and coordinating. Additionally, both Mr. Vinson and Ms. Gucker have been meeting with the School District on a quarterly basis to look at their development patterns.

Ms. Gucker stated Mr. Herb Yingling, working with Commercial Development and plan review works with both Mr. Vinson and Ms. Gucker to work with GADC to look at commercial or new businesses coming in.

**MONTHLY MEETINGS**

Mr. Shockley reminded all of the Public Hearing in October and invited all his colleagues to attend.

**NEW BUSINESS**

Ms. Gucker informed the Commission members she, Eric and other staff members attended the National Stormwater and Floodplain Conference this year. She stated staff was asked to do a presentation because our programs are far and away above what most folks do. The same presentation was submitted to the American Public Works Association in hopes to be able to do a presentation at the national level also. She stated it gave Greenville County a lot of coverage and staff was asked to take the presentation on the road.

**OLD BUSINESS**

There was no old business

**ADJOURNMENT**

**MOTION:** Without objection the meeting adjourned at 5:57 p.m.

Submitted by Recording Secretary