

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
March 25, 2015
4:30 p.m.

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

MEMBERS ABSENT: none

STAFF: P. Gucker, E. Vinson, S. Dawson, T. Meeks, S. Park, T. Barber, J. Wortkoetter, A. Ratchford. T. McKinney, K. Kurjiaka, L. Radke, S. Terry and H. Hahn

CALL TO ORDER

Chairman Tumblin called the Planning Commission meeting to order at 4:33 and Mr. Barbare provided the invocation.

APPROVAL OF THE FEBRUARY 25, 2015 MINUTES

MOTION: By Mr. Barbare to approve the minutes of the February 25, 2015 Commission meeting as presented. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

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

2015-109, Lothlorien Subdivision WITHDRAWN

2015-116, Rocky Point Way Subdivision

2015-117VA, Request access from Lot 1 to Rocky Point Way due to existing Jurisdictional freshwater wetlands.

2015-123, Stonefield Cottages

2015-124, Hudson Road Subdivision (Cluster)

2015-125, Coventry Subdivision (cluster)

Ms. Dawson presented the following:

2015- 116, Rocky Point Way Subdivision

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 12.1 acres and zoned PD. The developer is proposing a fourteen lot (14) lot subdivision which will be accessed by Rocky Point Way. The developer is also proposing 1,188 linear feet of a new public road. She stated 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 this subdivision. Boiling Springs Fire District serves this area.

The following appeared in opposition to the proposed:

Billy Weaver, Rocky Point Way, Gville, SC
J. W. Roberts, 7 Rocky Point Way, Gville, SC

Chairman Tumblin stated the Commission would be voting on the preliminary subdivision and then the variance.

Commissioner Ward asked when the minor change had been approved for the PD (Planned Development).

Eric Vinson, Director of Planning and Code Compliance stated the minor change had been made about a month and half ago.

Commissioner Ward asked had staff reviewed a final development plat.

Mr. Vinson stated the applicant was requesting a preliminary subdivision and staff had not seen a final development plat. The Final Development Plat will be submitted and reviewed by the Commission at a later date.

Commissioner Ward stated his concern was this would be a development in the future in of itself and not integrated with the rest of the PD, which is the intent of the PD. To have a holistic subdivision with mixed uses in it. He stated his concern was actually of the zoning and not with the subdivision itself. For those reasons, he would not be in support of the request.

Commissioner Hammond asked how this piece of property related in density to the rest of the PD (Planned Development).

Mr. Vinson stated the PD had been originally approved for a certain total number of units. There are separate sections/phases of the PD that have different densities or different housing types. Administratively, in a PD, housing and densities can be shifted from one part of a PD to another, being a minor change.

Commissioner Shockley asked as a residential suburban zoning, what would be allowed in this site.

Ms. Dawson stated each lot would need to be a minimum of 25,000 square feet . She stated 20 lots would be allowed.

MOTION: By Mr. Selby, seconded by Mr. Shockley to approve 2015-116. The motion carried by voice vote with two in opposition (Ward and Sullivan).

2015-117-VA, Request direct access fro Lot 1 to Rocky Point Way due to existing jurisdictional freshwater wetlands.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve 2015-117-VA. The motion carried unanimously by voice vote.

2015-123, Stonefield Cottages – Cluster

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 12.7 acres, and zoned R-12. The developer is proposing a forty (40) lot subdivision which will be accessed by Philips Road. The developer is proposing and Open Space Option 1, with 1.9 acres of Required Open Space and 1.9 acres Provided Open Space. The developer is also proposing 0.3 miles of a new private road. She stated public water is available to the site and will be provided by Greenville Water System. Public sewer is available to the site and will be provided by Metropolitan Sewer and ReWa. Boiling Springs Fire District currently serves this area.

Commissioner Chea asked had a traffic study been done on either Phillips Road or Boiling Springs Road.

Ms. Dawson stated Phillips Road is a County Road and Boiling Springs is a State Road, therefore each would be responsible for performing their own traffic studies. However, she stated the county does not require a developer to perform a traffic impact study nor does Greenville County’s Ordinances do not give the County authority to impose impact fees or infrastructure upgrades as a result of any traffic impact study.

Commissioner Hammond inquired about the detention pond.

Ms. Dawson stated the location was not identified, but the development is required to obtain a Stormwater Management Plan.

The following spoke in opposition to the proposed:

- Mr. Rick Janezak, 131 Browning Dr., Gville, SC
- Marsha Denner 22 Tussock Rd, Gville, SC
- Seth Vaughn, Boiling Springs Road, Gville, SC
- Eileen Rogers, 24 Tussock Dr. Gville, SC

The following spoke in favor of the proposed:

- Mr. Chuck Reichert, Reichert Consulting, 104 Cheddington Dr., Gville, SC

MOTION: By Mr. Shockley, seconded by Ms. Hammond to approve 2015-123. The motion carried by voice vote with one in opposition (Selby).

Mr. Shockley stated he did not see how the Commission could deny a subdivision like this, it meets the zoning requirements, the density requirements, actually exceeds them. The problems with traffic and water are out of the Commissions prevue.

Mr. Chea asked if the traffic study was something the Commission could require.

Chairman Tumblin stated it could be put as a contingency for approval. The current motion would need an amendment.

Mr. Ward stated if a traffic study was placed as a contingency, there would need to be clarification of what would be satisfactory or prompt what result. He stated he felt the citizens had valid concerns, however, the ordinance the Commission works under limits what the Commission could do.

Chairman Tumblin stated this may be a good example to be proactive, such as doing an area plan. This would be something going forward.

Mr. Vinson stated that was correct, there was an ongoing Planning Program in which citizens could engage in and would be happy to engage citizens in looking into this area by developing a plan for the future.

Chairman Tumblin again stated he understood the concerns of the citizens, unfortunately, under the ordinances the Commission works under, handcuffs the Commission somewhat.

Mr. Selby stated based on the conversation, it sounded like the Commission did not have an option. He stated he disagreed; there was an option, to listen to people and vote yes or no according to what we feel is right. Mr. Selby stated if a vote were to be cast based on the parameters discussed, then the Commission does not have a vote. He stated the county has bought too many houses in Del Norte and if there is a chance of dumping more water into the creek, he would not support it or vote in favor of the subdivision until the water run off of Brushy Creek taken care of.

Mr. Sullivan stated the concerns are real and valid, but he would agree with Mr. Shockley's motion to approve the landowners request to use his property in a way that is in accordance to the rules and regulations that have been drafter by the county on how to handle these situations.

Mr. Ward stated as the Chairman stated the citizens could work with staff in crafting an area plan, but the area plan would not change the Ordinance the Commission was working under. He stated staff had a committee currently working on the Land Development Regulations, which are public meetings. Citizens would be able to have input at the time the regulations had a public hearing prior to a vote by County Council.

Mr. Selby stated that would not help the citizens currently having issues, it would be too late.

Mr. Ward stated Mr. Selby had a good point; however, Del Norte was built when you could build a house in a flood plain.

MOTION: By Mr. Shockley, seconded by Ms. Hammond to approve 2015-123. The motion carried by voice vote with one in opposition (Selby).

At this time Ms. Vaughn voiced her disappointment in the Commission and felt the Commission did not do the right thing.

2015-124, Hudson Road Subdivision – Cluster

Sonya Dawson addressed the Commission members with an application for a development consisting of 3.82 acres and zoned R-12. The developer is proposing a twelve (12) lot subdivision which will be accessed by Hudson Road. The developer is proposing a cluster development with Option #1 (15%), with 0.57 acres of Open Space Required and 0.57 Open Space Provided. The developer is also proposing 0.08 miles of a new public road. She stated public water is available to the site and will be provided by Greenville Water System. Public sewer 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:

John Kemp, Corner of Post and Hudson Roads, Gville, SC
Lee Hornbeck, 3356 S. Hwy 14, Gville, SC

The following appeared in favor of the proposed:

Mr. Craig Rathke, Craig Engineering, 6 Waycroft Ct., Simpsonville, SC

Mr. Rathke answered questions the Commissioners had regarding stormwater.

Mr. Freeland asked why the culdesac was designed the way it was.

Mr. Rathke stated most of the developers cul de sac's are done in that fashion. Mainly due to the shape of the property.

Mr. Barbare had a question regarding the Zoning Departments comments regarding the open space and it not being meaningful proportion and should be contiguous. He stated he concurred with the comment based on the intent of the Open Space in the Zoning Ordinance. He stated the request did not comply and he felt the subdivision did not qualify based on the open space requirements have not been met.

Mr. Vinson stated it was staff's opinion the requirements have not been met, not being meaningful proportion and should be contiguous.

Mr. Selby stated for the same reasons as the prior subdivision, he would not be in support of any subdivision on the East Side that dumps into Brushy Creek.

MOTION: By Mr. Barbare, seconded by Mr. Shockley to hold 2015-124 for the purpose to ask the engineer to redesign and show the open space requirements are met to the satisfaction of the Zoning Department. The motion carried unanimously by voice vote with one in opposition (Selby).

Mr. Shockley recused himself from the following item and left the room.

2015-125, Coventry – Cluster

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 56.32 acres, and is zoned R-15. The developer is proposing a one hundred-thirty one (131) lot subdivision which will be accessed by E. Georgia Road. The developer is proposing a cluster development with Option #1, (15%), with 4.2 acres of Open Space Required and 9.7 acres of Open Space Provided. The developer is also proposing 1.16 miles of 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. Simpsonville Fire District serves this area.

MOTION: By Mr. Freeland, seconded by Mr. Ward to approve 2015-125. The motion carried unanimously by voice vote with one abstention (Shockley).

RECESS

MOTION: By Mr. Barbare to have a five minute recess. The motion carried unanimously by voice vote and the meeting recessed at 6:22 p.m.

RECONVENE

Chairman Tumblin reconvened the meeting at 6:30 p.m. and Mr. Shockley rejoined the meeting.

REZONING REQUESTS

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

CZ-2015-17, Ramon Jose Guerra, located on 113 Hunts Bridge Road, requesting rezoning from O-D, Office District to C-3, Commercial. Staff recommends denial.

CZ-2015-18, Greenville County Council text amendment to the Greenville County Zoning Ordinance Section 11:9 Temporary Accessory Dwelling. Staff recommends approval.

CZ-2015, 19, Andrew Ratchford for the Generous Garden Project, located on 123 Hawkins Street, requesting rezoning from R-7.5, Single- Family Residential to R-20A, Single-Family Residential. Staff recommends approval.

CZ-2015-20, Craig Galloway, located on 1201 N. Franklin Road, requesting rezoning from R-M20, Multifamily Residential to C-3, Commercial. Staff recommends Denial.

CZ-2015-21, Dave Davis for Greenville County School District, located on 104 Farris Bridge Road, requesting rezoning from O-D, Office District to C-1, Commercial. Staff recommends denial.

CZ-2015-22, David Smith for John Plank, located on 407 Balcome Boulevard, requesting rezoning from R-12, Single- Family Residential to C-1, Commercial. Staff recommends Denial.

CZ-2015-23, John Beeson for Mark III Properties, located on Griffin Mill Road and Reedy fork Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential. Staff recommends approval.

CZ-2015-24, Mark R. Binsz for Progressive Consultants, LLC, located on 25 Draper Street requesting rezoning from I-1, Industrial to PD, Planned Development. Staff recommends approval.

CZ-2015-25, Chris La Mack, located on the SE Quadrant East Woodruff Road and Lee Vaughn Road, requesting rezoning from PD, Planned Development to PD, Planned Development – Major Change. Staff recommends denial.

The Commissioners requested a detailed report of CZ-2015-18, CZ-2015-19, CZ-2015-21, CZ-2015-24 and CZ-2015-25.

MOTION: By Mr. Barbare, seconded by Mr. Shockley to accept staff's recommendation on CZ-2015-17, CZ-2015-20, CZ-2015-22 and CZ-2015-23. The motion carried unanimously by voice vote.

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-18

APPLICANT: Greenville County Council

STAFF REPORT: The Greenville County Zoning Ordinance "Section 11:9 Provisions for Uses by Special Exception – Temporary Accessory Dwelling" requires that upon permit by the Board of Zoning Appeals of a temporary accessory dwelling, the applicant will need to provide evidence that their permit is still valid and necessary. The Board is currently charged with the duty of granting annual extensions to the one year permit.

The Greenville County Board of Zoning Appeals believes that the initial conditions for approval of a temporary accessory dwelling on a property provides sufficient guidance to Staff for issuance of extensions to the permit. The Board has consulted with Staff and Staff has concurred that they have the capacity to review applications to extend the time limits for a permit of a temporary accessory dwelling.

The proposed amendment to the Zoning Ordinance text would allow Zoning Administration staff, pursuant to the conditions set forth in Section 11:9, to allow an extension for use of a temporary accessory dwelling. This would continue to be reviewed on an annual basis and a status report for each case would be made to the Board of Zoning Appeals. Overall, this change would require similar time dedication for Staff, but would reduce the case load on the Board and would make the process less onerous for the applicant.

SECTION 11:9 – Temporary Accessory Dwelling

Current Paragraph 2:

The Board of Zoning Appeals may authorize issuance of a permit for a temporary accessory residential use for a period not to exceed one year. At the end of that year and each subsequent year thereafter, the Board may, after a complete review of the request, grant an extension of the permit for a period not to exceed one year. The review procedure shall be the same as the original application procedure. It shall be the responsibility of the Zoning Administrator to present to the Board after each one-year period a status report of the conditions and to notify the applicant of the review.

Proposal:

The Board of Zoning Appeals may authorize issuance of a permit for use of a temporary accessory dwelling for a period not to exceed one year. At the end of that year and each subsequent year thereafter, the [Zoning Administrator](#) may, after a complete review of the request, [authorize an extension of the permit as initially granted by the Board](#), for a period not to exceed one year. The review procedure shall be [conducted annually to ensure compliance with the ruling by the Board including the requirements outlined in Section 11:9 A-L](#). It shall be the responsibility of the Zoning Administrator to [notify the applicant of the annual review and to present a status report to the Board after each review](#).

MOTION: By Mr. Barbare, seconded by Mr. Ward to approve CZ-2015-18. The motion carried unanimously by voice vote.

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-19

APPLICANT: Andrew Ratchford for The Generous Garden Project

PROPERTY LOCATION: 123 Hawkins Street

PIN/TMS#(s): 0111001100100

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-20A, Single-Family Residential

ACREAGE: 0.85

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The property was originally zoned O-D (Office District) as part of Area 4A in June 1973.

EXISTING LAND USE: Vacant Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	R-7.5, R-MA	Single-Family Residential
South	R-7.5, R-MA	Single-Family Residential
West	R-7.5	Hollis Academy Elementary School, YMCA

WATER AVAILABILITY:

Greenville Water System

SEWER AVAILABILITY:

Sewer is available

FUTURE LAND USE:

The parcel is located within the Judson Community Plan designated for single-family residential and potential infill housing. Further, the plan calls for potential community gardens in the neighborhood, with this location designated as one of the several areas to include that capacity.

DENSITY:

Zoning	R-7.5	R-20A
Allowable Units	5.8 per acre	2.2 per acre
Density	20,000 sq ft	7,500 sq ft

ROADS:

Hawkins Street: Two-lane State-maintained minor arterial.

TRAFFIC:

Location of Traffic Count	Distance to Site	2010	2011	2012
Goodrich Street	855' S	900	800	750
5 year average (-31.81%)			-11.2%	-16.6%

SUMMARY:

The subject property is 0.85 acres with 187 feet of road frontage on Hawkins Street. The parcel is currently developed as a community garden but its past use was the laundry for Judson Mill. The proposed use is to maintain as a community garden with the construction of a hoop house.

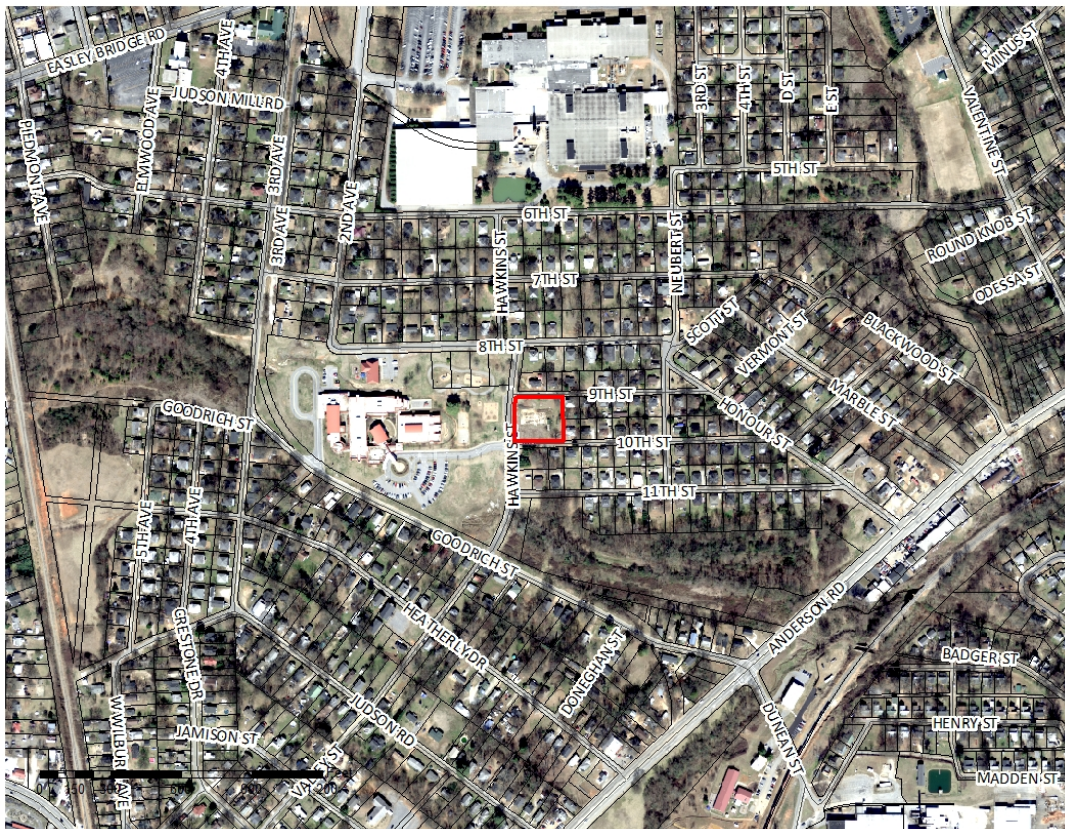
The subject parcel is currently zoned R-7.5 (Single-Family Residential); this application is requesting to rezone to R-20A (Single-Family Residential). The R-20A residential district includes areas which the principal use of land is single-family dwellings and for related recreational, religious, and 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 district.

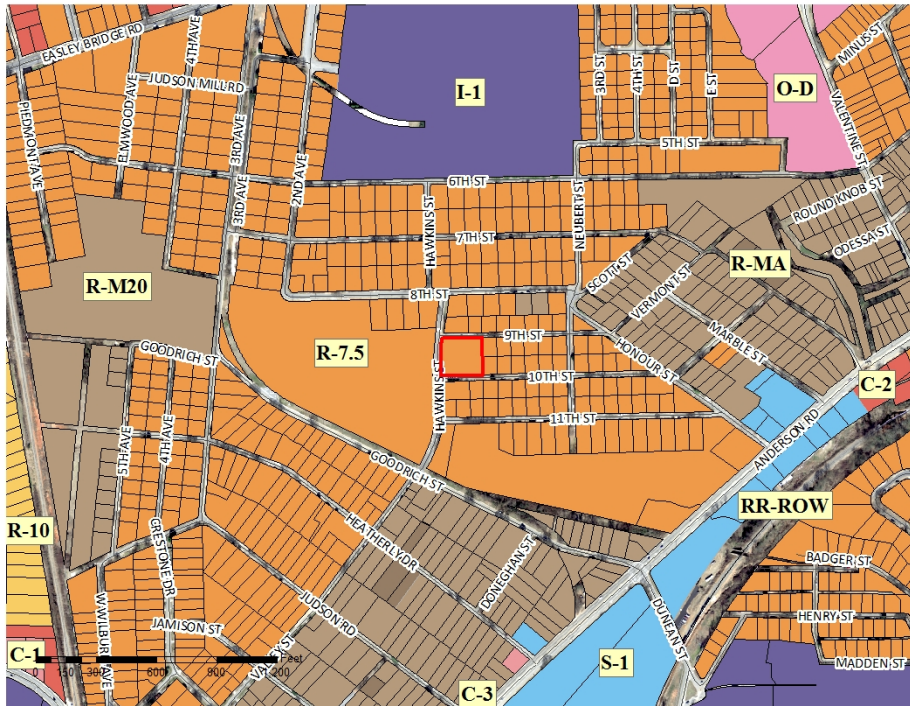
The purpose of the R-20A district is to allow livestock, non-commercial nurseries and greenhouses, riding academies and stables in a residential district. All other uses permitted, exceptions, and conditional uses for the R-20A district shall conform to the uses permitted, exceptions, and conditional uses for the R-20 district. Space or shelter shall be provided where livestock is kept or fed in an R-20A district, and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad or watercourse at least 100 feet in width.

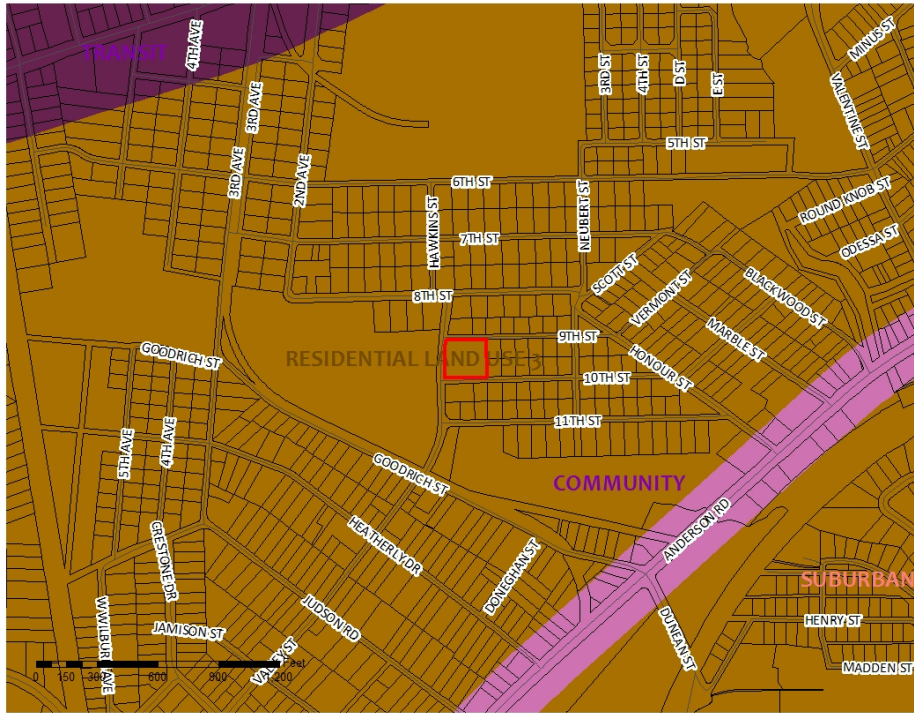
The applicant stated on the application intended use is for a community garden with construction of a hoop house.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on nearby properties. The Judson Community Plan specifically recommends a neighborhood garden in this vicinity. The lot requirement would be sufficient for a community garden and R-20A residential. However, the lot size and setback requirements would be insufficient to support a livestock shelter (barns) yet can support greenhouses with minimal impact on adjacent properties. Staff further recommends a review of community garden uses and standards as an asset to the adjacent community by limiting potential commercial interests which would be inconsistent with the community. Staff recommends approval of the application to rezone the subject property from R-7.5, Residential, to R-20A, Residential-Agriculture.







MOTION: By Mr. Shockley, seconded by Mr. Ward to approve CZ-2015-19. The motion carried unanimously by voice vote.

Mr. Park presented the following:

- DOCKET NUMBER:** CZ-2015-21
- APPLICANT:** Dave Davis for Greenville County School District
- PROPERTY LOCATION:** 104 Farris Bridge Road
- PIN/TMS#(s):** B007000100100
- EXISTING ZONING:** O-D, Office District
- REQUESTED ZONING:** C-1, Commercial
- ACREAGE:** 3.96
- COUNCIL DISTRICT:** 19 - Meadows
- ZONING HISTORY:** The parcel was originally zoned C-2, Commercial, in April 1972 as part of Area 3.
- EXISTING LAND USE:** Vacant school complex

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North, West	O-D	Vacant
East	C-2	Vacant Residential, Automotive Repair, Berea Plaza
South	C-2	Bank, Tire Store

WATER AVAILABILITY:

Greenville Water System

SEWER AVAILABILITY:

Parker Sewer District

FUTURE LAND USE:

The Imagine Greenville Future Land Use Map shows the site within a *Community Corridor* (Farrs Bridge Road) which prescribes a near-balance of residential and non-residential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

In addition, the Imagine Greenville Future Land Use Map shows the site within *Residential Land Use 3* which prescribes an ideal residential density of 6 or more units per acre. Furthermore, this property is within the boundary of the Northwest Area Plan, which was mainly focused on codes enforcement, roadways, and branding.

ROADS:

Farrs Bridge Road: Urban Minor Arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Farrs Bridge Road	1400' NW	12,900	13,100 +1.5%	13,000 +0.77%

SUMMARY:

The subject property is a 3.96 acre parcel which served as the Berea School in the past. The site is located at the northwest corner of the intersection of Farrs Bridge Road with 277.5 feet of frontage and Sulphur Springs Road with 697.1 feet of frontage.

The subject parcel is currently zoned O-D, Office District, and this application requests to rezone the subject site to C-1, Commercial. The O-D, district is established to provide for office uses including the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities. The requested zoning C-1, Commercial, is established to provide commercial establishments for the convenience of local residents.

The application does not include a proposed use.

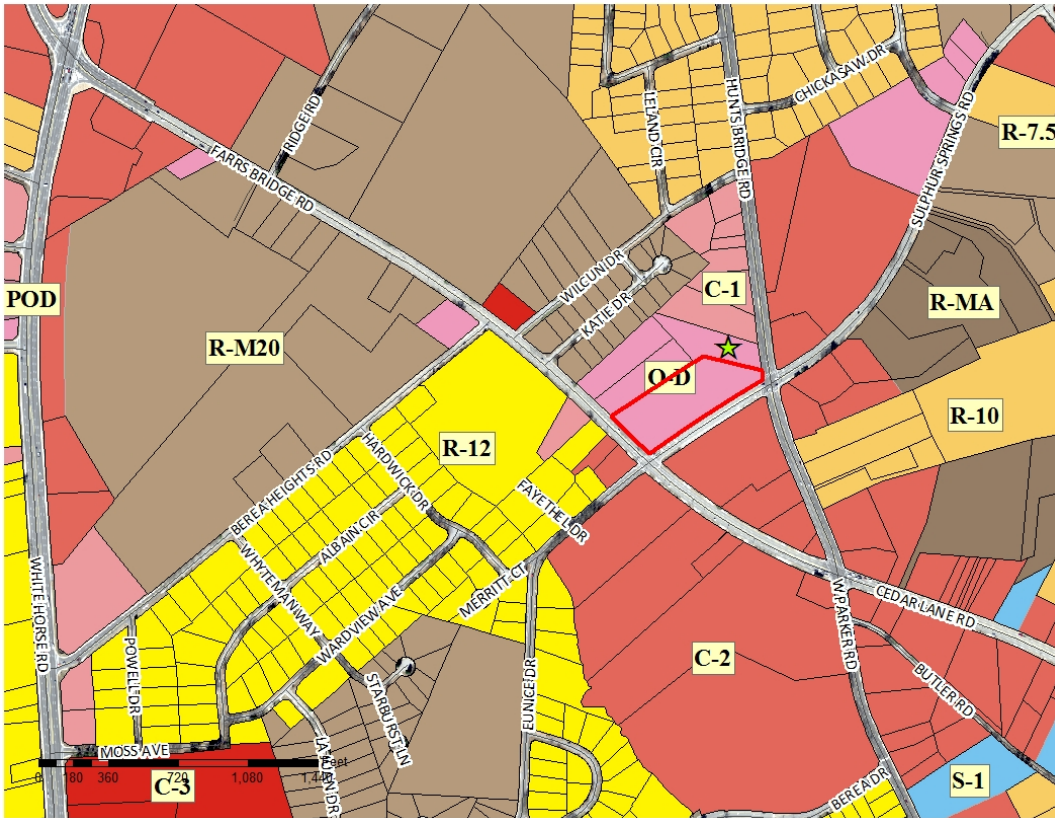
CONCLUSION:

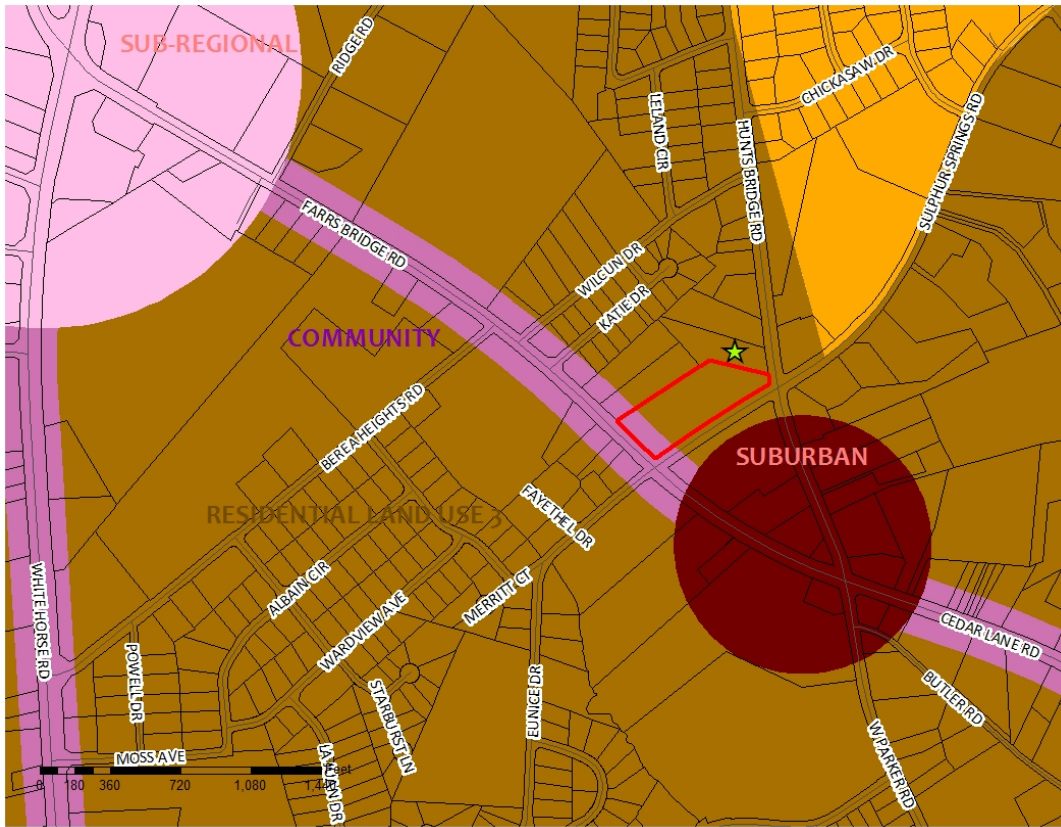
It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The subject site is located between two significant, established commercial intersections on Farrs Bridge Road: White Horse Road and the Sulphur Springs/ Hunts Bridge Road intersections. Both of these intersections have significant existing capacity and infrastructure to grow commercial opportunities without

expanding to outside locations. Based on these reasons, staff recommends denial of the application to rezone from the O-D, Office District to C-1, Commercial.



Please note, the star represents the location of rezoning case CZ-2015-17.





Mr. Freeland stated he understood the property was unsafe. Also the property has been for sale for a lengthy time. He stated perhaps this would be an opportunity to improve the site.

Mr. Shockley stated many citizens are very emotional over the property, because either the citizen or someone or several in their family have attended the school.

Mr. Selby asked if the building would be razed or refurbished.

Mr. Shockley stated it was his understanding the building would be torn down.

Mr. Selby stated if the building had been just sitting there for six years and it could be torn down at someone else's expense it would be an opportunity to get rid of an eyesore.

MOTION: By Mr. Selby, seconded by Ms. Hammond to approve CZ-2015-21.

Mr. Barbare stated what he had heard was the community was going to make an attempt of salvaging that area by raising some money. He stated looking at the area and seeing what is available already and can be used it made him wonder if the requested was the best use for the property. Mr. Barbare stated he would not be voting in favor of the request.

Mr. Shockley stated he did not get the impression the residents were willing to spend any money. He stated he did get the impression from the discussions before and after with the School District, they were expecting the School District to pay it or help do that or to find some county or tax money.

The motion on the floor carried by voice vote with two in opposition (Barbare and Sullivan).

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-24

APPLICANT: Mark R. Binsz

PROPERTY LOCATION: 25 Draper Street

PIN/TMS#(s): 0121002200100

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: PD, Planned Development

ACREAGE: 9.5

COUNCIL DISTRICT: 23-Norris

ZONING HISTORY: The parcel was zoned I-1, Industrial, in June, 1973 as part of Area 4A. The property was subject to a past rezoning request, CZ-2013-25, for I-1 to PD which was withdrawn.

EXISTING LAND USE: Warehousing and Distribution

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Residential
East	C-1, O-D, R-7.5	Commercial, Office and Residential
South	R-7.5	Residential
West	R-7.5	Residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer (requires ReWa approval)

FUTURE LAND USE: The Imagine Greenville Future Land Use map shows the subject property within the *Residential Land Use 3* designation which prescribes residential development densities of six or more units per acre.

ROADS: Old Easley Road
West Avenue

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Old Easley Road	685' NW	7,200	7,400 +2.7%	7,200 0%
West Avenue	1,200' SW	500	475 -5%	475 -5%

SUMMARY:

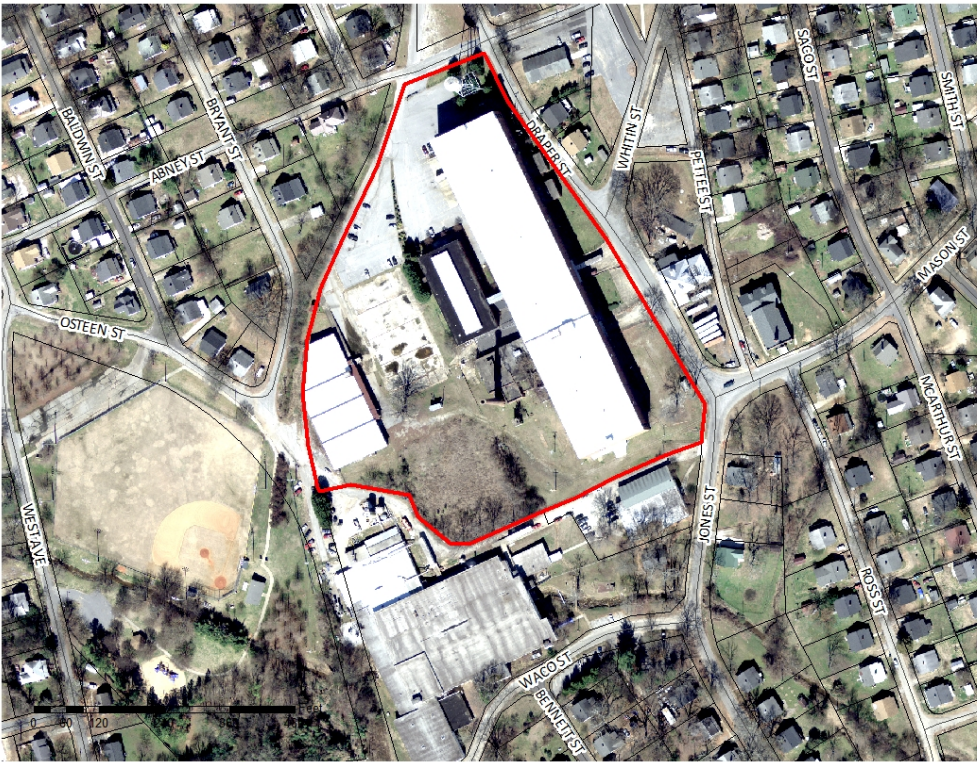
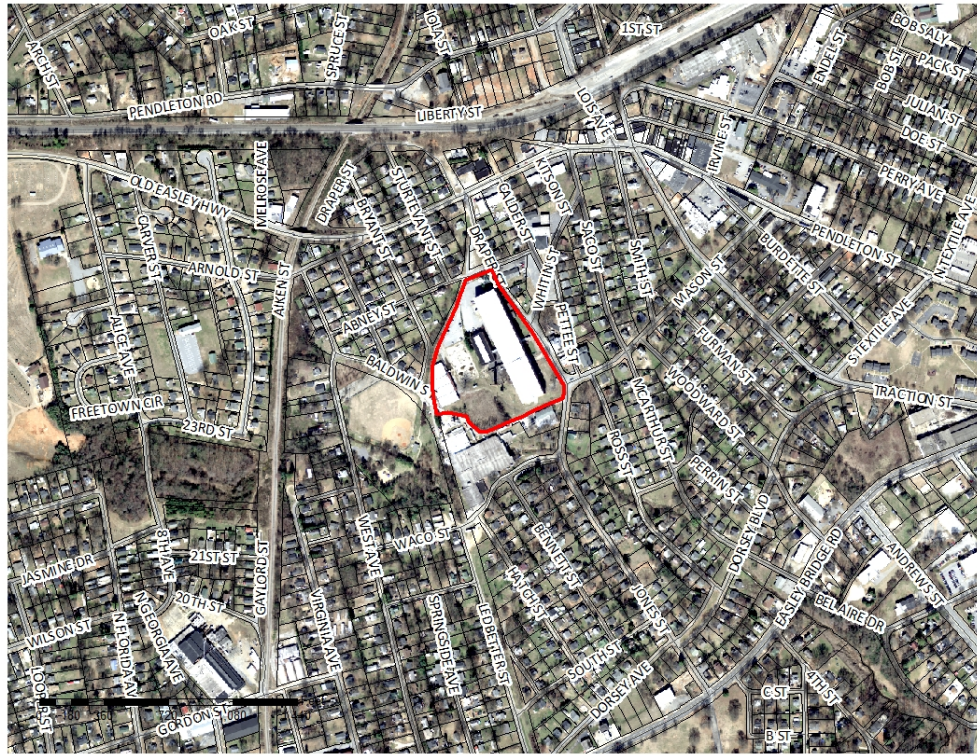
The subject property is 9.5 acres containing the Old Brandon Mill and several accessory structures.

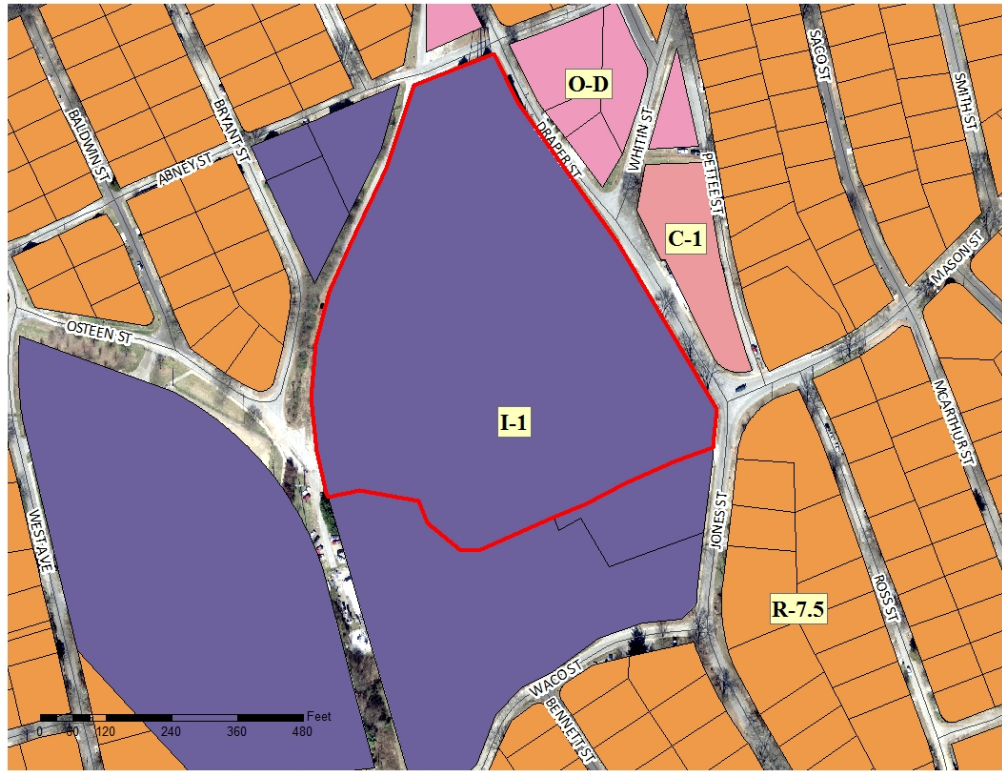
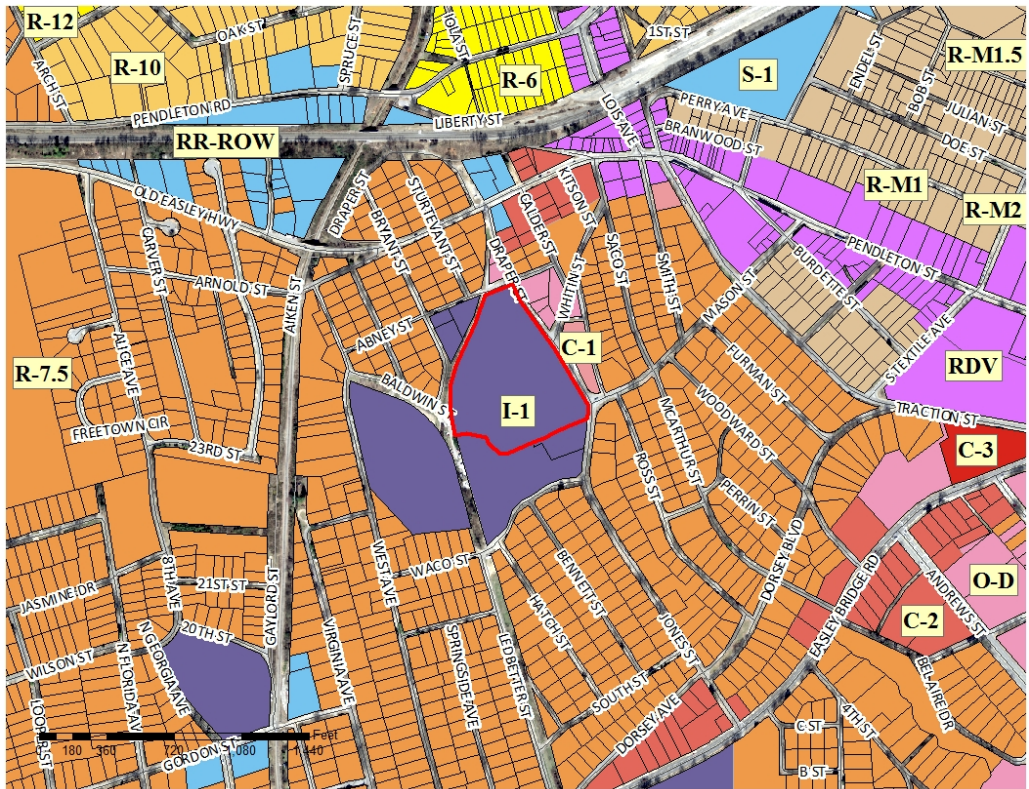
The subject parcel is currently zoned I-1, Industrial; this application is requesting to rezone the parcel to PD, Planned Development. The PD district is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.

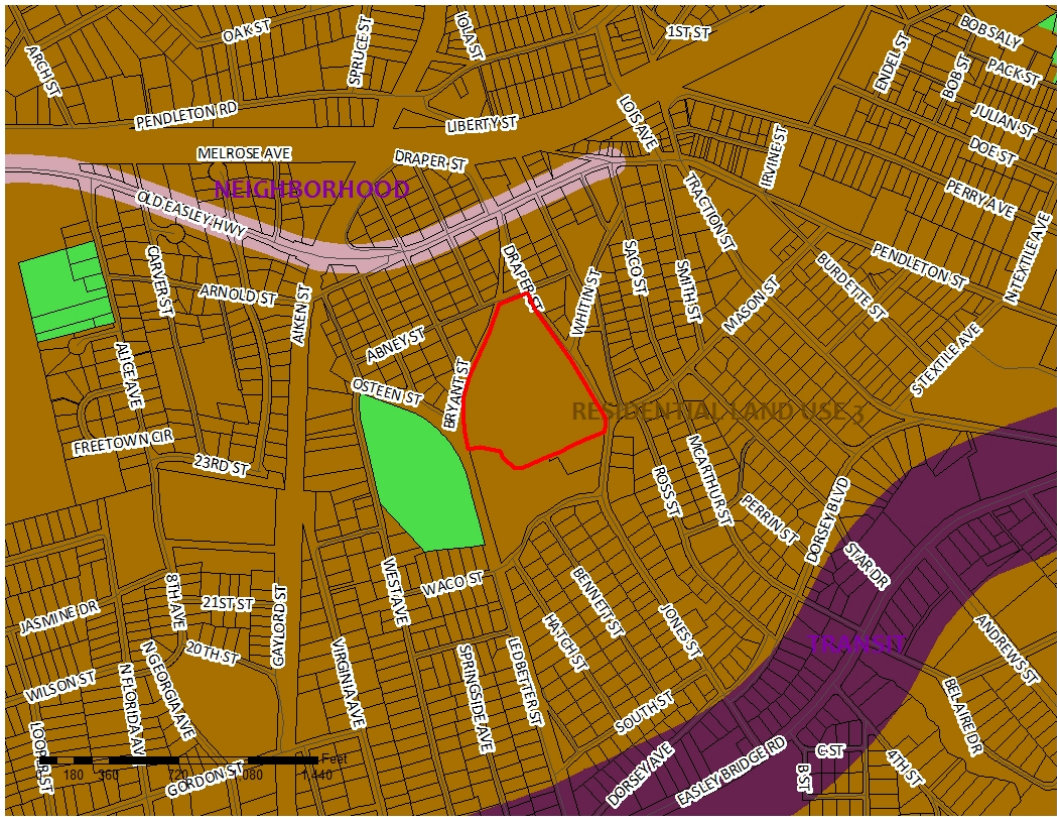
The existing mill facilities contain approximately 450,000-500,000 square feet of floor space with office, warehouse space, and vacant mill area. The proposed use is approximately 175 residential apartments, mixed use of office, artist studios/incubator, and art gallery.

CONCLUSION:

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. Many examples exist of repurposed former mills within the county. Ultimately, the rezoning translates to a lower intensity use from the current industrial designation to a significant portion of the site dedicated to residential and commercial uses. Further, the higher density residential component combined with nearby commercial and office district zoning may complement the single family residences of the Brandon mill village. Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial, to PD, Planned Development.







Mr. Barbare stated he was in favor of the request and the reason he requested an needed detailed report was because it was a Review District. The Commission should have an opportunity to review it, while this one is very straight forward, he wanted to encourage those on the Commission to really pay attention to all of the review districts. To study them and be aware of them as they are at a higher level than a normal rezoning case. It also gives staff an opportunity to present. Mr. Barbare stated staff did an excellent job tonight.

MOTION: By Mr. Barbare, seconded by Ms. Hammond to approve CZ-2015-24. The motion carried unanimously by voice vote.

Mr. Park presented the following:

DOCKET NUMBER: CZ-2015-25

APPLICANT: Chris La Mack

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

PIN/TMS#(s): 0550010102300

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development –Major Change

ACREAGE: 14.9

COUNCIL DISTRICT: 27-Kirven

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

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Residential
East	R-S	Residential detached, Whitehall Plantation Subdivision
South	R-S	Residential, Savannah Subdivision
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

FUTURE LAND USE:

The subject property is part of the East Woodruff Area Plan and designated as part of the Neighborhood Commercial Center at E. Woodruff Road and Lee Vaughn Road. The prescription for commercial development at this particular intersection include 25 acres, and 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 include grocery store, pharmacy, specialty shops, restaurants, convenience store, medical/dental, professional offices, day care, dry cleaners, and health/fitness center.

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 14.9 acres of sloping, partially wooded property. Approximately 695 feet of frontage exists along Woodruff Road and over 700 feet of frontage in two locations along Lee Vaughn Road.

The subject parcel is currently zoned PD (Planned Development); this application is requesting a major change to the 2006 PD, thus requiring a rezoning. 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. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.

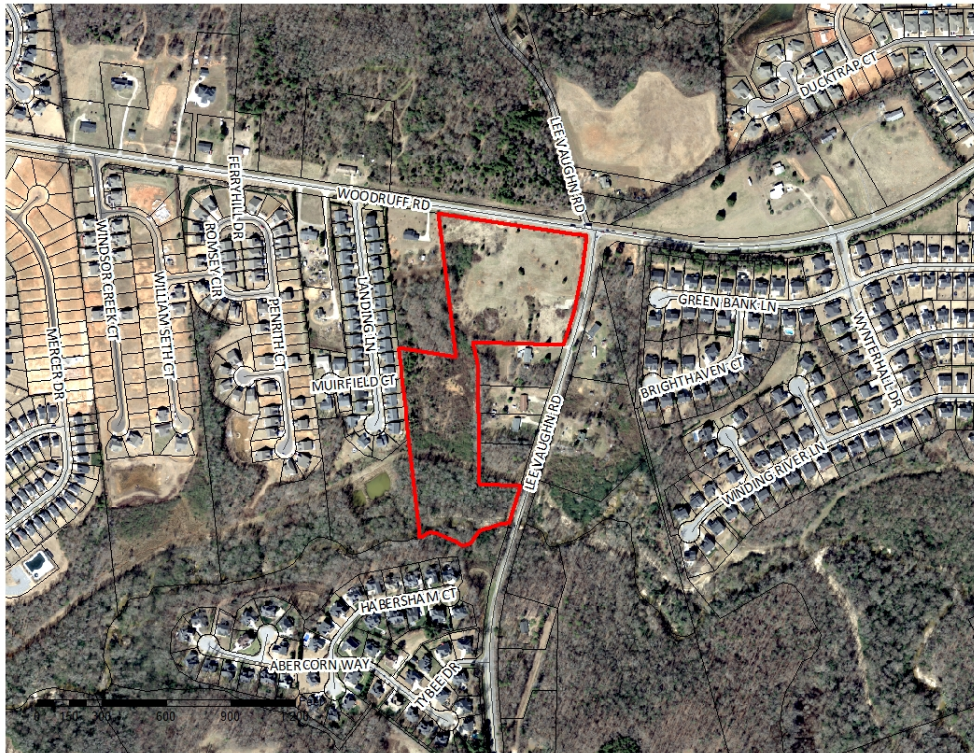
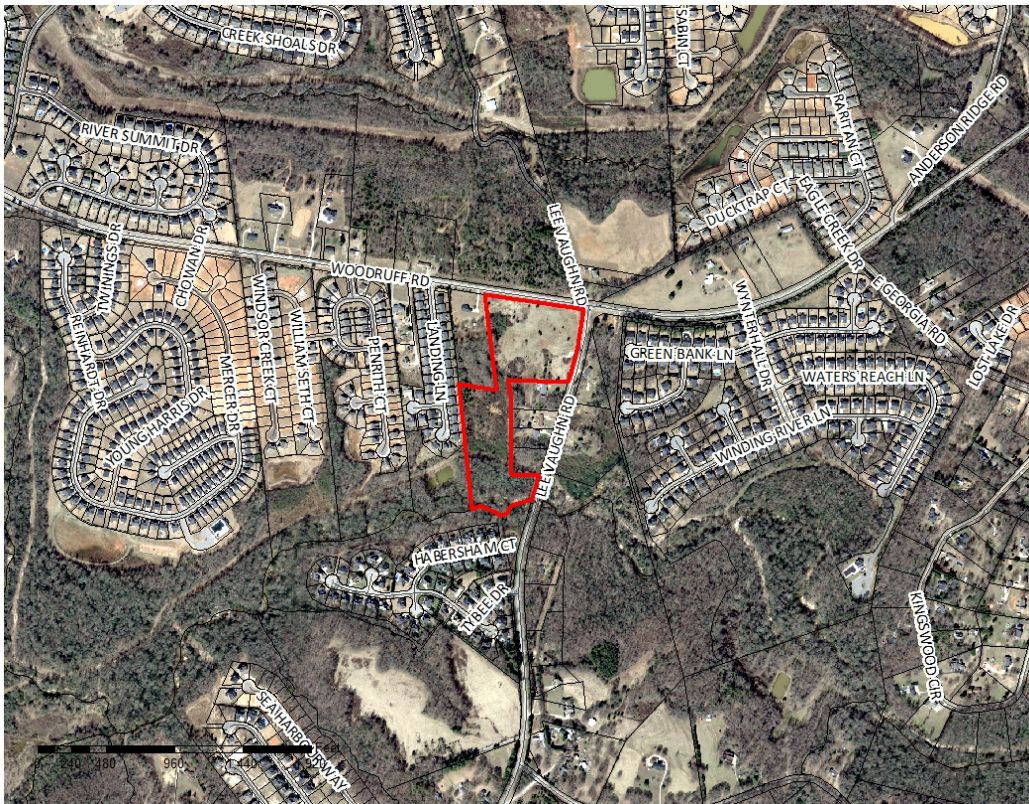
The PD district provides a mechanism for County Council and the Applicant to agree on the scope of the proposed development. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be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

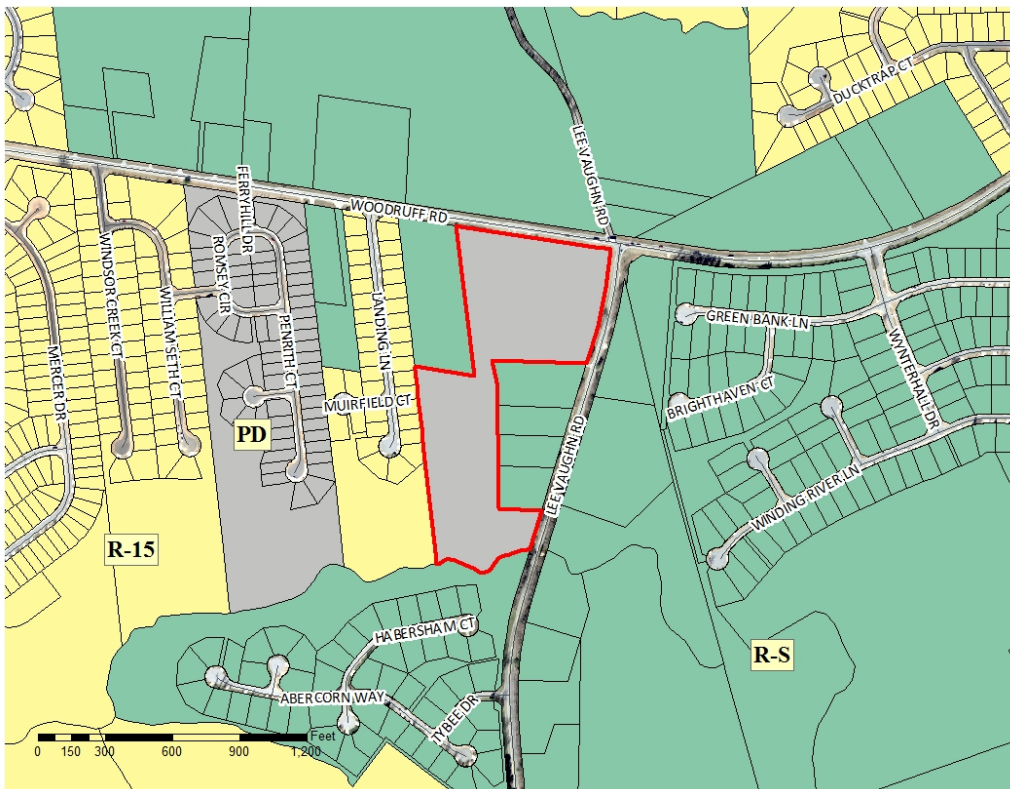
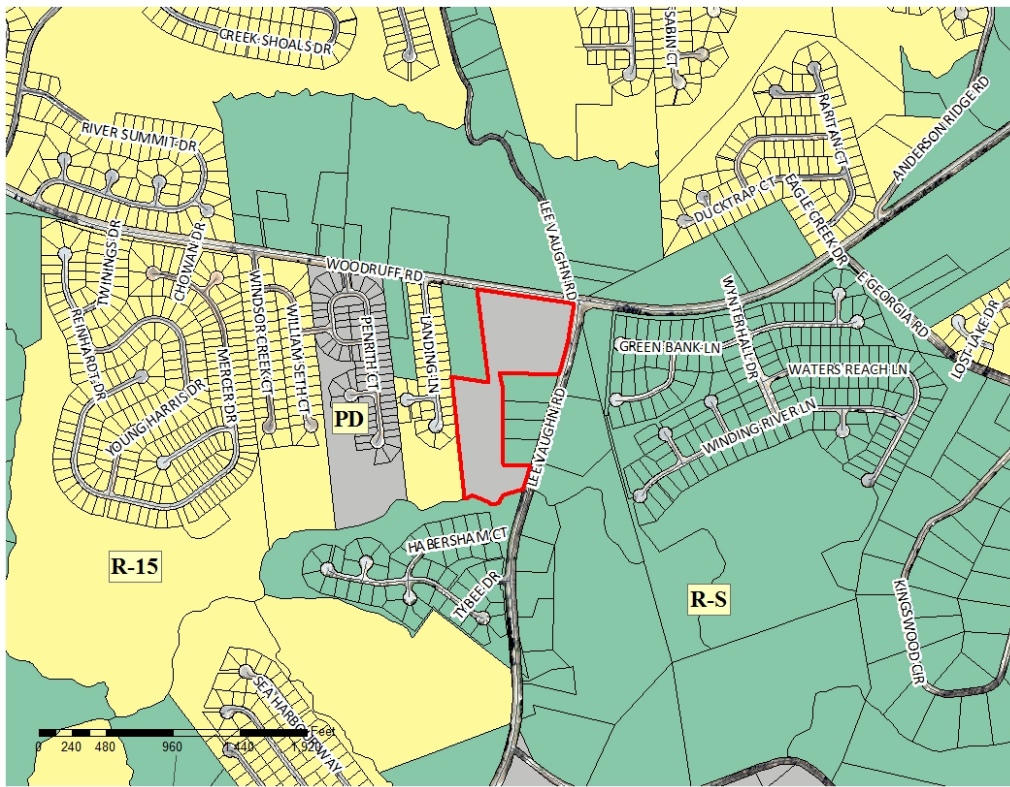
The applicant identifies the proposed use as Retail Shopping Center.

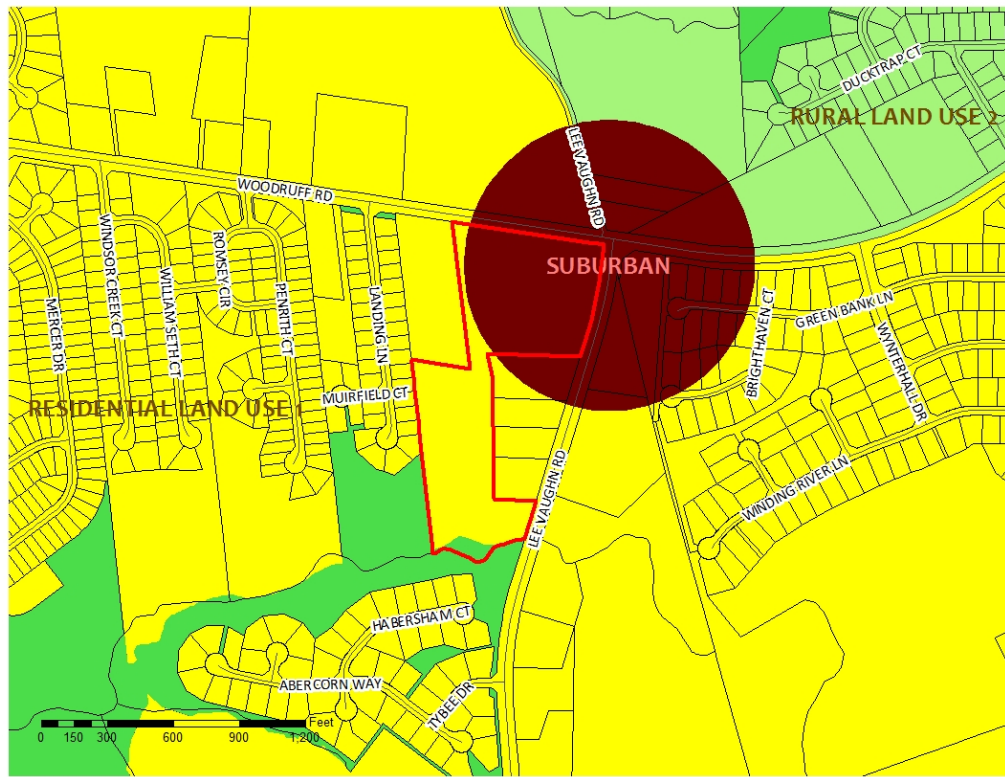
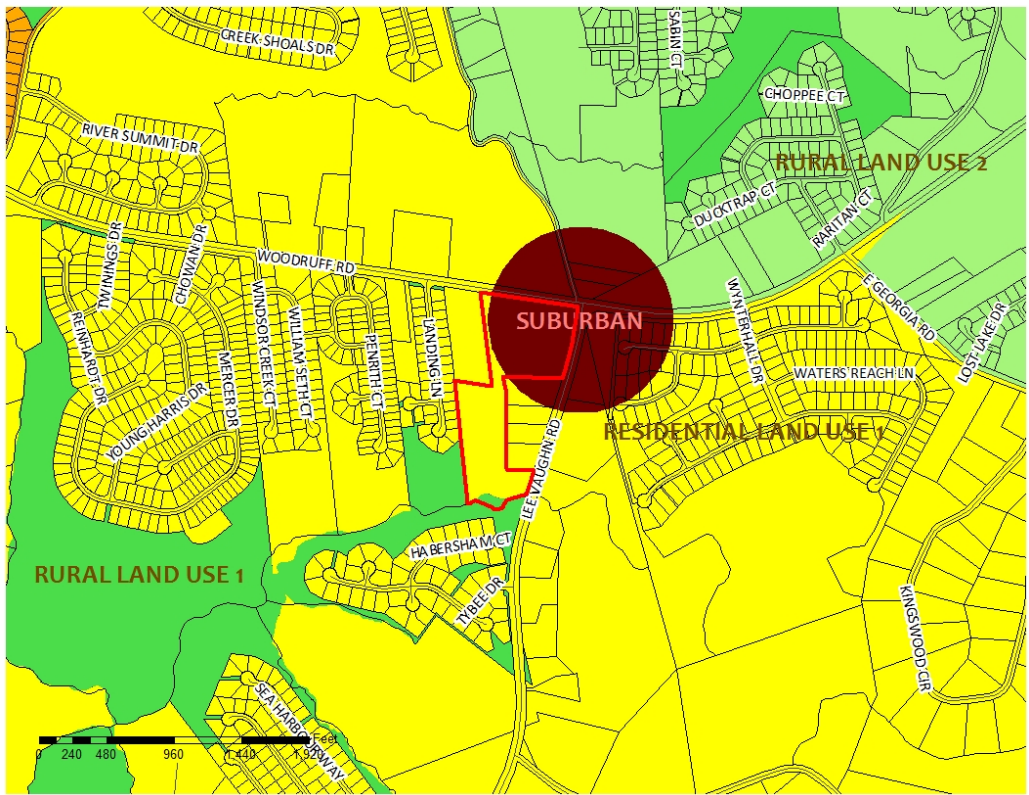
CONCLUSION:

It is staff's opinion that this requested rezoning may have a negative impact on surrounding uses. According the East Woodruff Road Area Plan, the intersection of E. Woodruff Road and Lee Vaughn Rd should be developed as a Neighborhood Center and recommending that uses be limited to 40,000 sq ft for an anchor tenant and exclude gas stations and that special consideration be given to neighborhood friendly design features to minimize impact to surrounding neighborhoods. Larger footprints for a single store, increased square footage overall, and the inclusion of more intense uses such as gas stations would draw increasingly large amounts of traffic and is inconsistent with the adopted plan. Based on these reasons, staff recommends denial of the

application to rezone the subject site as a major change to the original P-D, Planned Development.







Mr. Barbare asked if there were any information from the previous PD that might be information.

Mr. Park stated a major change in a PD is an entirely new application. He stated if this were approved, it would take the place of the original PD.

Mr. Barbare asked if the 9000 square feet is what staff was having an issue with.

Mr. Park stated also another concern was the gas station that is proposed is of significant concern.

Mr. Shockley asked about the infrastructure and how it was determined.

Mr. Vinson state at the time of the East Woodruff Road Plan, staff looked at the existing conditions of the area and the situation with the intersection. At the time the Plan was adopted (2008) at that time staff saw the potential of a small commercial intersection, due to the feedback received from the residents in the area. Recognizing the need for commercial in the area the citizens wanted that to be done carefully and considerately with the neighborhood in mind. The residents did not want it to expand to another Five Forks for instance. Mr. Vinson stated on the infrastructure side staff looked at realigning and fixing Lee Vaughn Road and Woodruff Road, which is an offset right now. Mr. Vinson stated staff was unclear of the timing of the realignment, but right now the SCDOT is looking at doing an Intersection Improvement there, which is scheduled to begin mid to late 2016.

Chairman Tumblin asked for an explanation regarding minor and minor change.

Mr. Vinson explained the process, which this could have been done as a minor change but the applicant was introducing a new use that was not originally in the PD and they are exceeding the original square footage.

MOTION: By Mr. Ward, seconded by Mr. Freeland to approve CZ-2015-25. The motion carried by voice vote with one in opposition (Selby).

BRANDON COMMUNITY PLAN

Suzanne Terry addressed the Commission members with a PowerPoint presentation on the Brandon Community Plan which staff has been working on since 2012. She explained the various workshops held in order to receive public input into the plan. She went over the various strategies and goals concerning housing, public safety, community identity, transportation and infrastructure as well as beautification and revitalization. Ms. Terry stated the participation from the community was very good, and the plan was available on line for their perusal. Additionally Ms. Terry updated the progress of some of the beautification projects as well as the community garden.

Mr. Selby suggested the community look into security cameras.

Ms. Terry requested the Commission approve the plan and forward to the Planning and Development Committee.

MOTION: By Mr. Shockley, seconded by Ms. Hammond to approve the plan and forward to the Planning and Development Committee.

PLANNING MONTHLY REPORT

Eric Vinson updated the Commission members briefly with the month's activity in the Planning and Code Compliance Departments. He stated the Poinsett Corridor plan was continuing to move forward, the phase of initial analysis and inventory has been completed. Mr. Vinson stated the five year review of the Comprehensive plan was ready to be presented to the Commission at a future workshop. Staff is beginning work on an update to the Scuffletown Area Plan with a community meeting set for April 14, 2015 at Bells Crossing Elementary School. Mr. Vinson stated the lobby of the building permits is being remodeled to allow presence at a counter for the planning staff, being more customer friendly. He noted other updates were sent to each Commissioner via email.

MONTHLY MEETINGS

The April 1, 2015 workshop was discussed and a topic was suggested as being the update of the Comprehensive Plan.

NEW BUSINESS

Mr. Ward noted there had been a lot of discussion regarding Brushy Creek. He stated since there had many subdivision requests for the area and he suggested the following after some discussion amongst the Commissioners.

Ms. Gucker offered to do a presentation going over what is done in the floodplain, what some of the changes are to the Stormwater Ordinance and Floodplain Ordinance to address some of the concerns. Additionally she would go over all of the properties purchased by the county.

Mr. Freeland asked about having Ms. Gucker do the presentation on April 1, 2015.

Mr. Vinson and Ms. Gucker agreed she would do the presentation at the next workshop.

MOTION: By Mr. Ward, seconded by Mr. Selby to suggest to County Council to have a moratorium on subdivisions in the Brushy Creek area. The motion failed by voice vote with two in favor (Ward and Selby) and seven opposed.

OLD BUSINESS

There was no old business

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 7:37 p.m.

Submitted by Recording Secretary
