

**MINUTES**  
**GREENVILLE COUNTY PLANNING COMMISSION**  
**April 22, 2015**  
**4:30 p.m.**

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

**MEMBERS ABSENT:** M. Freeland and C. Sullivan

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

**CALL TO ORDER**

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

**APPROVAL OF THE March 25, 2015 MINUTES**

**MOTION:** By Mr. Shockley to approve the minutes of the March 25, 2015 meeting as presented. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

**PRELIMINARY SUBDIVISION APPLICATIONS**

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

- 2015-109**, Lothlorien Subdivision (held in March)
- 2015-124**, Meadow (fkaHudson Road Subdivision (Cluster))(held in March)
- 2015-130**, Ryders Ridge Subdivision
- 2015-131**, Brown Stone Meadows Subdivision
- 2015-132**, Ashcroft Subdivision (Cluster)
- 2015-134**, Oak Grove Estates

**2015- 109, Lothlorien Subdivision**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 78.3 acres and zoned R-R1. The developer is proposing a six (6) lot subdivision which will be accessed by Sandy springs Road. The developer is also proposing 0.38 miles of a new private road. Public water is not available at the site; however, the line can be extended at the owner's expense. She stated it was the intention of the applicant to extend the water line. The applicant is proposing the user of septic tanks on individual lots for this subdivision. South Greenville Fire District serves this area.

**MOTION:** By Mr. Shockley, seconded by Mr. Ward to approve 2015-109. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

**2015-124, Maggie’s Meadow fka Hudson Road Subdivision – Cluster**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 3.82 acres, and is zoned R-12. 12.7 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 acres of 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 service is available to the site and will be provided by Metropolitan Sewer and ReWa. Boiling Springs Fire District serves this area.

Ms. Dawson stated the item was held at last month’s Planning Commission meeting in order to ask the engineer to redesign and show the open space requirements are met to the satisfaction of the Zoning Department.

**MOTION:** BY Mr. Selby, seconded by Mr. Ward to approve 2015-124. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

**2015-130, Ryders Ridge Subdivision**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 46.9 acres, and is located in the unzoned area of the county. The developer is proposing a forty-six (46) lot subdivision which will be accessed by Groce Meadow Road. The developer is also proposing 0.48 miles of a new public road. Public water is available to the site and will be provided by Blue Ridge Rural water. The applicant is proposing the use of septic tanks on individual lots for the subdivision. Lake Cunningham Fire District serves this area.

Mr. Barbare stated he was not opposed to the subdivision at all, but the concern that he has, which has been a growing concern is often the county hides behind a facade that the county does not have an impact on what happens on and SCDOT road. He stated he could understand that, but as the county moves forward developing he feels the Commission, staff as well as County Council needs to look at what impact you can have on development of this size and not just hiding behind the fact of letting the state road determine what occurs or doesn’t occur as far as improvement to the infrastructure.

**MOTION:** By Ms. Hammond, seconded by Mr. Selby to approve 2015-130. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

**2015-131, Brown Stone Meadows Subdivision**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 23.76 acres, and is located in the unzoned area of the county. The developer is proposing a twenty-six (26) lot subdivision which will be accessed by Locust Hill Road. The developer is also proposing 0.36 miles of a new public road. Public water is available to serve this subdivision and will be provided by Blue Ridge Rural Water. The applicant is proposing the use of septic tanks on individual lots for the subdivision, Lake Cunningham and Taylors Fire Districts serve this area.

Mr. Barbare stated while the county continues to grow, taking large chunks of land and developing with single access points and asking no response from the developer to participate in road improvements unless required by SCDOT. He stated he would like to reiterate his comments as going into the future the Commission take a closer look at and review before it is too late.

**MOTION:** By Mr. Ward, seconded by Ms. Hammond to approve 2015-131. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

**2015-132, Ashcorft Subdivision (Cluster)**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 25.82 acres, and is zoned R-S. The developer is proposing a thirty-three (33) lot subdivision which will be accessed by McKinney Road. The developer is proposing a cluster development with Option #1 (30%), with 7.75 acres of Open Space Required and 8.5 acres of Open Space Provided. The developer is also proposing 0.37 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 service is available to the site and will be provided by Metropolitan Sewer and ReWa. Simpsonville Fire District serves this area.

**MOTION:** By Ms. Hammond, seconded by Mr. Shockley to approve 2015-132. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

**2015-134, Oak Grove Estates Subdivision**

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 4.55 acres and is zoned R-20. The developer is proposing an eight (8) lot subdivision which will be accessed by Oak Grove Lake road. The developer is also proposing 285 linear feet of a new public road. She stated public water is available to the site and will be provided by Greenville Water System. Public sewer service is available to the site and will be provided by Metropolitan Sewer and ReWa. Boiling Springs Fire District Serves this area.

Gloria Larkin, 58 Oak Grove Lake Road addressed the Commission members with concerns over traffic and people using the road for walking and biking.

**MOTION:** By Ms. Hammond, seconded by Mr. Selby to approve 2015-134. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

**2015-133-VA, Malsch Variance Request**

Ms. Dawson addressed the Commission members with one variance request from minimum 20' road frontage requirement for a newly created lot. She stated the applicant was asking for the variance due to the injustice of being contractually promised the right to purchase the 20' right of way and now being told that he could not because of a septic system that was installed after the contract was signed.

Mr. Chea stated as he reviewed the request, which was submitted due to the injustice of being contractually promised the right to purchase the right of way and now due to the septic system they cannot. He stated he did not think the standard or spirit of granting a variance includes addressing or resolving a contractual issue between two parties. He stated as he reviewed the standard for granting a variance, it requires a substantial hardship, and he did not think the reason given for the request meets the standards. For that reason he would not be in support of granting the variance.

Ms. Dawson stated she suggested to the applicant working with the other party to resolve the issue, perhaps with granting an easement.

Mr. Shockley stated he also did not feel this request met the criteria for granting a variance and he did not feel he could support the request in its current form.

**MOTION:** By Mr. Ward, seconded by Ms. Hammond to deny 2015-133-VA. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

**REZONING REQUESTS**

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

**CP-2015-1**, Greenville County Planning Commission proposed Text Amendment would revise the Greenville County Comprehensive Plan to include the Brandon Community Plan which is a statement of the community's vision and seeks to address both the immediate concerns and long-term goals of the community. Staff recommends approval.

**CZ-2015-26**, Marvin W. Willimon, located at 1010 N. Franklin Road, requesting rezoning from R-M20, Multifamily Residential to R-S, Residential Suburban. Staff recommends approval.

The Commissioners requested detailed information on both items.

Mr. Tom Meeks, Planning Manager addressed the Commission members regarding CP-2015-1. He explained staff had presented the Brandon Community Plan to the Commission last month. Staff explained the process in which the plan was created. Mr. Meeks stated the plan is a statement of the community's vision and seeks to address both the immediate concerns and long-term goals of the community. The plan provides direction for the community leaders, stakeholders and the development community and serves as a guide for where and how future development should occur. Staff is requesting the Commission adopt the Brandon Community Plan by resolution and forward the plan to the Planning and Development Committee.

**MOTION:** By Mr. Selby, seconded by Mr. Shockley to adopt the Brandon Community Plan resolution and forward the plan to the Planning and Development Committee. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

Mr. Park presented the following:

**DOCKET NUMBER:** CZ-2015-26  
**APPLICANT:** Marvin W. Willimon  
**PROPERTY LOCATION:** 1010 N. Franklin Road  
**PIN/TMS#(s):** 0165000200100  
**EXISTING ZONING:** R-M20, Multi-Family Residential  
**REQUESTED ZONING:** R-S, Residential Suburban  
**ACREAGE:** 3.17  
**COUNCIL DISTRICT:** 19-Meadows

**ZONING HISTORY:** The parcel was zoned R-M20, Multi-Family Residential in April 1972 as part of Area 3. No past rezoning case exists for this property.

**EXISTING LAND USE:** Vacant with barn.

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20	Single-Family Residential
East	R-7.5, R-M20	Vacant, Single-Family Residential, Multi-Family Residential
South	R-10	Vacant, and Electrical Substation
West	R-M20	Vacant

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** Identified in the Imagine Greenville Future Land Use as *Residential Land Use 2* with ideal density ranges from 3 to 6 units per acre.

**ROADS:**  
N. Franklin Road: Minor Collector  
Sulphur Springs Road: Minor Collector  
Old Buncombe Road: Minor Arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Sulphur Springs Road	4,900' W	12,100	10,900 (-9.9%)	10,500 (-13.2%)
Old Buncombe Road	3,800' SW	6,500	6,200 (-4.6%)	6,400 (-1.5%)

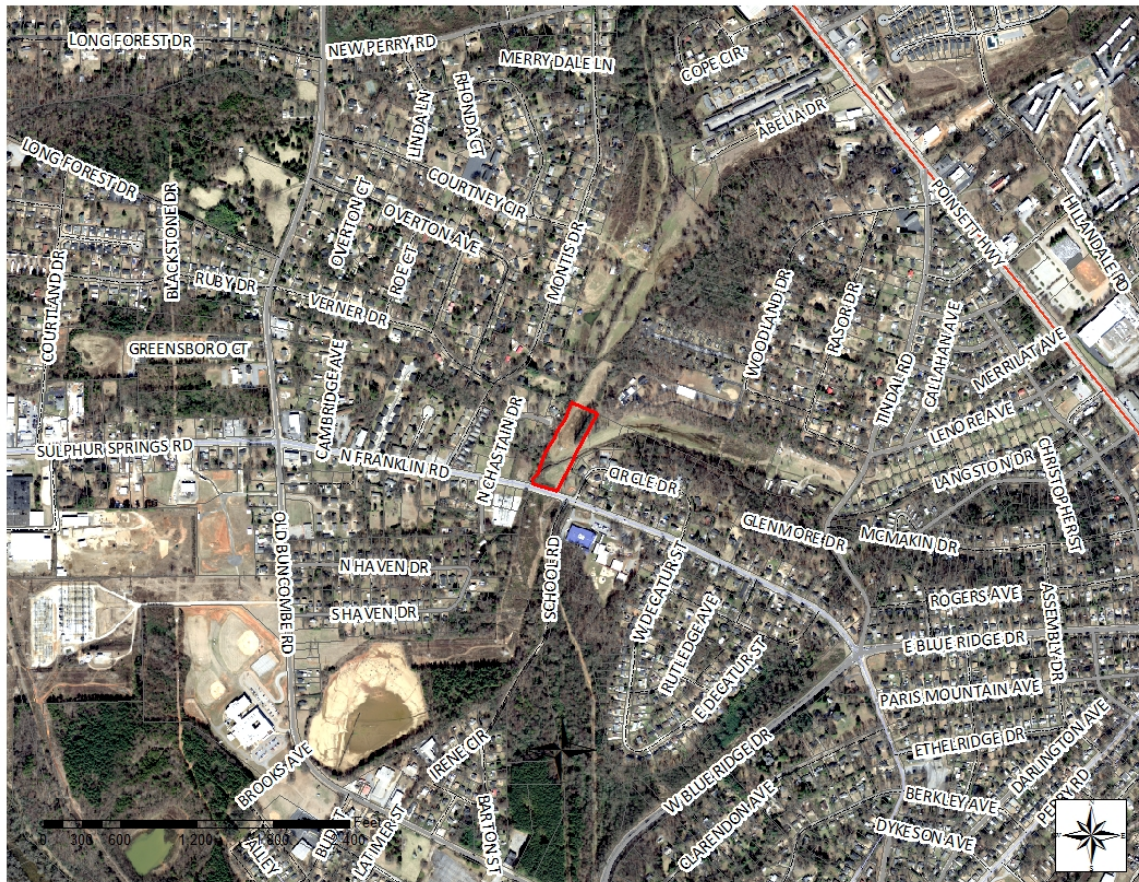
**SUMMARY:** The subject property contains a barn used for farming purposes. The parcel is located at 1010 N. Franklin Road. The subject property is approximately 3.17 acres in area and has approximately 198 feet of road frontage on N. Franklin Road. The property is currently a subject of codes enforcement due to the barn construction without proper permits. Further investigation revealed the barn is located in a designated AE Floodway of Langston Creek. Mr. Willimon is presently taking all the proper steps to ensure compliance with all applicable codes.

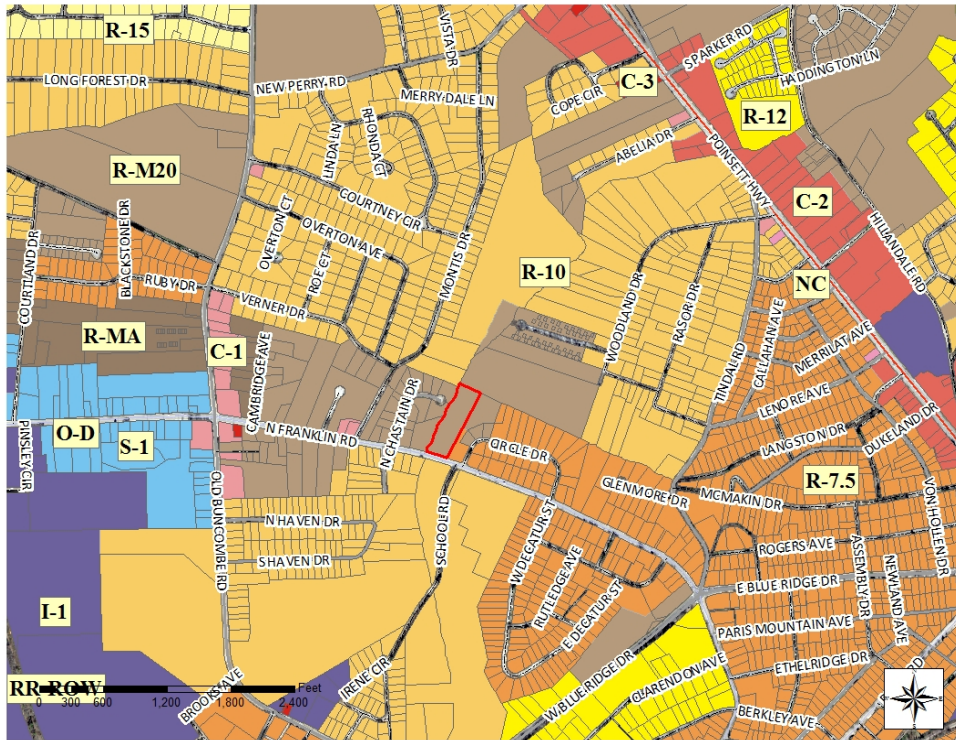
The property is currently zoned R-M20, Multi-Family Residential; th is application is requesting to rezone to R-S, Residential Suburban. The purpose of the R-S district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but 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.

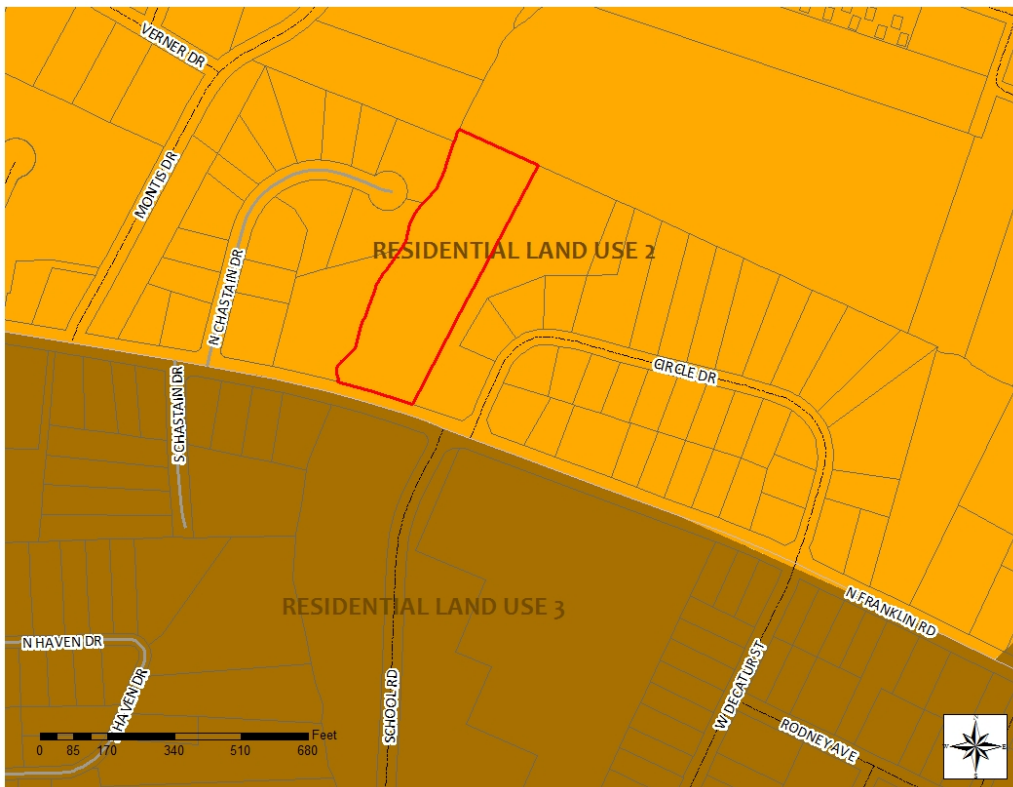
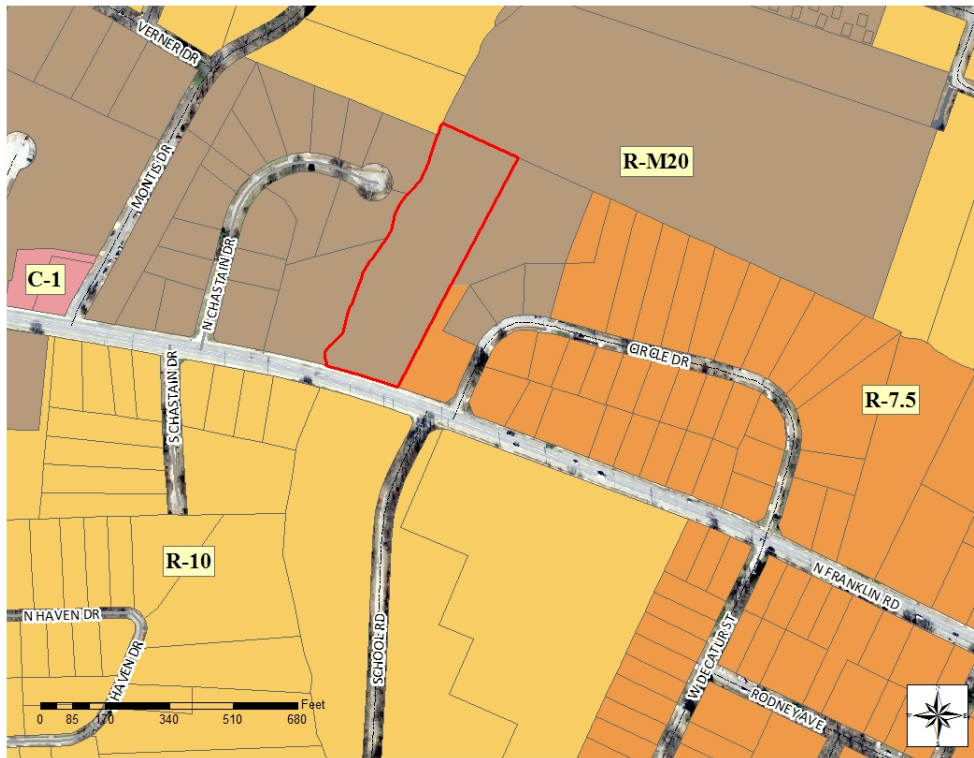
The proposed use listed on the application is to allow a barn for farming purposes.

**CONCLUSION:**

It is staff's opinion the requested zoning for this parcel will have little impact on nearby properties. This site, adjacent to other floodway properties, is already developed for agriculture use, which may be the best use for a floodway as long as only appropriate related structures are included. Otherwise, a rural zoning in an area designated for future residential development would be inappropriate. Based on these reasons, staff recommends approval of the application to rezone from the R-M20 district to the R-S district.









**MOTION:** By Mr. Barbare, seconded by Mr. Shockley to approve CZ-2015-26. The motion carried unanimously by voice vote with two absent (Freeland and Sullivan).

**PLANNING MONTHLY REPORT**

Eric Vinson addressed the Commission members with updates on the activity within the Planning and Code Compliance Division. He stated staff had held a community meeting off of Scuffletown Road at the Bells Crossing Elementary School. Approximately 50 residents attended the meeting. The meeting was held to receive input from the residents on the update of the Scuffletown Road Area Plan which was adopted in 2006. He stated since it had been ten years, it was time for an update. Mr. Vinson stated there would be a follow up meeting on May 21, 2015 at Bells Crossing Elementary School at 6:30 p.m. Staff will likely have a third community meeting to finalize the information obtained and would have a proposal to present to the Commission in July or August. Mr. Vinson stated staff would be updating the Commission on the five – year review of the Comprehensive Plan at the next Planning Commission Workshop on May 6, 2015.

**MONTHLY MEETINGS**

No discussion regarding the monthly meetings.

**NEW BUSINESS**

Chairman Tumblin announced at the next meeting election of Chair and Vice Chair will be held. He assigned Mr. Barbare to obtain nominations.

Mr. Barbare invited all to attend the May 19<sup>th</sup> meeting of Ten at the Top.

**OLD BUSINESS**

There was no old business

**ADJOURNMENT**

**MOTION:** Without objection the meeting adjourned at 5:35 p.m.

Submitted by Recording Secretary

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