

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
February 24, 2016
4:30 p.m.

MEMBERS PRESENT: M. Shockley, Chair, S. Hammond, Vice Chair, M. Looper, S. Selby, C. Tumblin, J. Rogers.

MEMBERS ABSENT: C. Chea, M. Freeland

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

CALL TO ORDER

Chairman Shockley called the meeting to order at 4:31 p.m. and Mr. Selby provided the invocation.

EXECUTIVE SESSION

MOTION: By Mr. Tumblin to go into executive session for the receipt of legal advice where legal advice relates to appeals filed after Planning Commissions decision on Subdivision files 2015-215 and 2015-221. The motion carried unanimously and the Commission went into executive session at 4:34 p.m.

RECONVENE

Mark Tollison, County Attorney reported the Greenville County Planning Commission went into executive session for the receipt of legal advice where legal advice relates to a pending threatened or potential claim or other matters covered by the attorney client privilege concerning Subdivision Dockets 2015-215 and 2015-221 and there was no action taken.

APPROVAL OF THE JANUARY 27, 2016 MINUTES

MOTION: By Mr. Looper to approve the minutes of the January 27, 2016 Commission meeting as presented. The motion carried unanimously by voice vote with two absent (Chea and Freeland).

PRELIMINARY SUBDIVISION APPLICATIONS

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

- 2016-115, Maple Creek Industrial Park (Lots 6-9)
- 2016-117, Montebello Phase 10 – **(WITHDRAWN)**
- 2016-118, Terra Oaks Lots 3 & 4 – **(WITHDRAWN)**
- 2016-119, Montebello Final Phase – **(WITHDRAWN)**
- 2016-120, Arbor Woods (Cluster)
- 2016-123, Timber Glen
- 2016-124-VA, Variance from internal access requirement

2016-115, Maple Creek Industrial Park (Lots 6-9)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 4.09 acres and zoned S-1. The developer is proposing a four (4) lot subdivision accessed by Greylewis Court (Private). Public water will be provided by Greenville Water and sewer will be by Metropolitan Sewer. Belmont Fire serves this area.

Ms. Dawson stated Maple Creek Industrial Park was previously submitted and approved by the Planning Commission in February 2004 with four (4) lots and future development. This was an extension of an existing development (1994). Staff recommends approval of the preliminary subdivision application with the associated specific requirements.

MOTION: By Mr. Selby, seconded by Mr. Looper to approve 2016-115, Maple Creek Industrial Park. The motion carried unanimously by voice vote with two absent (Chea and Freeland).

2016-117, Montebello Phase 10 WITHDRAWN

2016-118, Terra Oaks Lots 3 and 4 WITHDRAWN

2016-119 Montebello Final Phase WITHDRAWN

2016-120, Arbor Woods (Cluster)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 41.93 acres and zoned RR-1. The developer is proposing a 41 lot subdivision accessed by W. Georgia Road. The developer is proposing 0.44 miles of public road. The developer is proposing a Cluster Development with Option 1 having 16.77 acres required and 17.1 acres provided. Public Water will be provided by Greenville Water and sewer will be by septic tank. South Greenville Fire serves this area.

Ms. Dawson stated ReWa has indicated that there is potential for future sewer in this area and are in discussion with the developer. ReWa is requesting deferral from approving this preliminary subdivision. The engineer is working with ReWa to determine their options. Staff recommends approval of this preliminary subdivision application with the condition sewer is appropriately addressed.

Mr. William Bennett, 3307 W. Georgia Road, Gvllle, SC addressed the Commission members in opposition to the proposed.

MOTION: By Ms. Hammond, seconded by Mr. Tumblin to approve 2016-120, Arbor Woods. The motion carried by voice vote with one in opposition (Selby) and two absent (Chea and Freeland).

Commissioner Looper recused himself from the following and left the meeting.

2016-121, Jones Kelley

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 39.3 acres in an unzoned area of the county. The developer is proposing a 43 lot subdivision with access by Jones Kelley Road. The developer is proposing 1015 Liner Feet of a private road. Public water will be provided by Blue Ridge Rural Water and sewer will be by septic tank. North Greenville Fire serves this area.

Ms. Dawson stated the Commission may want to take into consideration this proposed development is not in accordance with the Future Land Use Map, which calls for 1 unit per 3 acres. Staff recommends approval of this preliminary subdivision application with the associated specific requirements.

MOTION: By Mr. Selby, seconded by Mr. Rogers to approve 2016-121, Jones Kelly. The motion carried by voice vote with one recusal (Looper) and two absent (Chea and Freeland).

Commissioner Looper returned to the meeting.

2016-123, Timber Glen

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 23.6 acres in an unzoned area of the county. The developer is proposing a 36 lot subdivision accessed by West Gap Creek road west of Brown Road. The developer is proposing 0.19 miles of public road. Public water will be provided by Blue Ridge Water and sewer will be by septic tank. Lake Cunningham Fire serves this area.

2016-124-VA

Variance request allowing Lots 33-36 be allowed direct access to West Gap Creek Road.

Ms. Dawson stated that during the SAC meeting, the engineer indicated if the four lots would be an issue, they would remove the four lots. The engineer agreed to remove the four lots and withdraw the variance request for these lots. Ms. Dawson stated since the SAC meeting the engineer spoke with SCDOT. The SCDOT is allowing direct access to West Gap Creek Road for lots 33- 36 by two shared driveways, two lots per driveway.

Staff is recommending denial for the variance request as well as the preliminary subdivision application for the following reasons:

Internal access requirements per the Land Development Regulations are not being met.

Dereck with Gray Engineering answered questions regarding internal access.

MOTION: By Mr. Selby to approve 2016-123 and 2016-124-VA. There being no second the motion failed.

MOTION: By Mr. Rogers to affirm staff's recommendation. There being no second the motion failed.

MOTION: By Mr. Tumblin, seconded by Mr. Selby to approve subdivision application 2016-123 without staff's recommendation on the four lots. The motion carried with one in opposition (Rogers) and two absent (Chea and Freeland).

MOTION: By Ms. Hammond, seconded by Mr. Looper to approve 2016-124-VA with the two shared drives. The motion carried unanimously by voice vote with two absent (Chea and Freeland).

VARIANCE REQUEST

2016-110-VA, Isidro Maldonado, reduction of side setbacks

Ms. Dawson stated the applicant is requesting a variance from the side setback. The side setback is currently 10'. The applicant would like to place his double wide mobile home on his property. The double wide mobile home is 75' x 28' and must face forward. The width of the property is 80.03'. He is requesting a reduction in the side set back by 2.97', leaving a 2.03' setback on one side and a reduction by 3', leaving 2' side setback on the other side. Staff recommends approval of the variance request. Ms. Dawson stated if approved, the applicant would be required to submit a revised plat for his property showing the reduced side setback.

MOTION: By Mr. Selby, second by Mr. Looper to approve 2016-110-VA. The motion carried unanimously by voice vote with two absent (Chea and Freeland).

REZONING REQUESTS

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

CZ-2016-12, Patrick Neal Fogleman for RJR Venture Group LLC, located at 1607 and 1609 Roper Mountain Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential. Staff recommends approval.

CZ-2016-13, Ronald Lynn Center, located at 1243 Locust Hill Road, requesting rezoning from R-20, Single-Family Residential to C-1, Commercial. Staff recommends approval.

CP-2016-01, Greenville County Council, amendment to revise the County Comprehensive Plan, "Imagine Greenville County Tomorrow's Vision Today" to include the Scuffletown Area Plan. Staff recommends approval.

CZ-2016-14, Greenville County Council, Zoning Test/Map Amendment to revise the Greenville County Zoning Ordinance, Article 8, Special Purpose and Review district to include the Scuffletown Rural Conservation District. Staff recommends approval.

MOTION: By Mr. Looper, seconded by Ms. Hammond to accept staff's recommendations on CZ-2016-12, CZ-2016-13, CP-2016-01 and CZ-2016-14. The motion carried unanimously by voice vote with two absent (Chea and Freeland).

SCUFFLETOWN RURAL CONSRVATION DISTRICT SITE PLAN REVIEW GUIDELINES (LDR-2016-01)

Eric Vinson addressed the Commission with information on a text amendment to the Land Development Regulations to include a Rural Conservaion District for the Scuffletown Area to provide Site Plan Review Guidelines for the implementation of this district. This was for information only and no action was needed.

PLANNING REPORT

Eric Vinson updated the Commission members on the area plans which staff has been working on. Additionally, he noted another community meeting would be held on Thursday, February 25, 2016 discussing the Berea Area. He stated the Code Enforcement Division was continuing their work with the various communities as well as the Planning Staff. Mr. Vinson stated there was also another community interested in an area plan, that being in the Highway 123 area and staff will keep the Commission updated on the progress of all community activities.

MONTHLY MEETINGS

Meeting schedule for March 2016 was included in the agenda packets. Chairman Shockley reminded the Commissioners they were welcome to attend the Land Development Regulation committee meetings. He also encouraged the Commissioners to attend the Zoning Public Hearing.

NEW BUSINESS

There was no new business.

OLD BUSINESS

There was no old business.

ADJOURNMENT

MOTION: By Mr. Looper, to adjourn the meeting. Without objection the motion carried and the meeting was adjourned at 5:39 p.m.

Submitted by Recording Secretary
