

MINUTES
GREENVILLE COUNTY PLANNING COMMISSION
March 23, 2016
4:30 p.m.

MEMBERS PRESENT: M. Shockley, Chair, S. Hammond, Vice Chair, M. Looper, S. Selby, J. Rogers, C. Harrison, N. Hollingshad, F. Moore and S. Bichel

MEMBERS ABSENT: None

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

COUNCIL MEMBERS PRESENT
Willis Meadows

CALL TO ORDER

Chairman Shockley called the meeting to order at 4:30 p.m. and he provided the invocation.

RECOGNITION OF NEW COMMISSIONERS

Chairman Shockley recognized and welcomed the new Commissioners, Mr. Bichel, Mr. Moore, Mr. Harrison and Mr. Hollingshad.

APPROVAL OF THE FEBRUARY 24, 2016 MINUTES

MOTION: By Mr. Looper, seconded by Ms. Hammond to approve the minutes of the February 24, 2016 Commission meeting. The motion carried unanimously by voice vote.

PRELIMINARY SUBDIVISION APPLICATIONS

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

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2014-154, The Cottages at Shoally Ridge Revised (Cluster)

2016-117, Montebello Phase 10

2016-132, Castlebrook Subdivision (Cluster)

2016-133, Copperleaf Subdivision

2016-134, Stonepark Subdivision

2016-135, Strange Road Townes **WITHDRAWN**

2016-137, Owens Farms

2016-138-VA, variance request from internal access requirement

2016-139, CAP Brashier

2016-140, Toro Run

2014-154, The Cottages at Shoally Ridge (Cluster) (Revised)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 26.23 acres and zoned R-12. The developer is proposing a 92 lot subdivision accessed by Log Shoals Road. The developer is proposing 0.7 miles of Public Road. The developer is proposing a Cluster Development with Option 1, Open Space Required 3.93 acres and Open Space Provided 3.93 acres. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Mauldin Fire serves this area.

Ms. Dawson stated the subdivision was previously approved in November 2014 with 90 lots and 0.6 miles of a public road. The applicant has submitted a revision as follows:

Acreage:	26.23 (approximately)
Zoning:	R-12
Proposed Number of lots:	92 (increase of two lots)
Road Access:	Log Shoals Road
New Road:	0.7 miles (Public) (increase from 0.6 miles public road)

Ms. Dawson stated staff recommends approval with the following condition becoming a requirement:

One pedestrian connection be placed in the subdivision along the northeast property line to allow students access to the school.

Mr. Chip Fogleman, Engineer, 25 Woods Lake Road, Gvllle, SC answered questions from the Commission and stated there would be pedestrian connectivity as per staff's recommendation.

MOTION: By Mr. Selby, seconded by Mr. Looper to approve 2014-154 with staff's recommendations. The motion carried unanimously by voice vote.

2016-117, Montebello Phase 10 (Revised)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 44.11 acres and zoned PD. The developer is proposing a 40 lot subdivision accessed by Montebello Drive. Public Water will be provided by Greenville Water and sewer will be provided by Parker District. Parker Fire serves this area.

Ms. Dawson stated the application was submitted and withdrawn last month. She stated staff recommends approval of the preliminary subdivision application with the associated specific requirements.

MOTION: By Ms. Hammond, seconded by Mr. Harrison to approve 2016-117. The motion carried unanimously by voice vote.

2016-132, Castlebrook Subdivision (Cluster)

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 48.3 acres and zoned R-12. The developer is proposing a 164 lot subdivision accessed by Michelin Road. The developer is proposing 1.1 miles of public road. The developer is proposing a Cluster Development with Option 1, Open Space Required 7.25 acres and Open Space Provided 11.4 acres. 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 recommends approval of the subdivision application with the specific requirements.

Additionally, staff recommends the Planning Commission consider requiring an additional pedestrian connection to the open space from Castlebrook Drive – a 12 foot easement would be acceptable.

Mr. David Nichols, with Grey Engineering was available for any questions from the Commissioners. Additionally, he stated he had no problem with staff's recommendation.

MOTION: By Mr. Looper, seconded by Mr. Hollingshad to approve 2016-132 with staff's recommendation. The motion carried unanimously by voice vote.

2016-133, Copperleaf Subdivision

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 82.17 acres in an unzoned area of the county. The developer is proposing an 80 lot subdivision accessed by S. Shirley Road, McKelvey Road and Woodside Road. The developer is proposing 0.93 miles of public road. Public water will be provided by Greenville Water and sewer will be by septic system. Canebrake Fire serves this area.

Ms. Dawson stated the subdivision was previously submitted in November 2015 (2015-221) and was denied by Planning Commission. The applicant has revised the preliminary subdivision as follows:

Acreage:	82.17 acres (approximately)
Zoning:	Unzoned area of the County
Proposed Number of Lots:	80 lots (previously 100 lots)
Road Access:	S. Shirley Road, McKelvey Road and Woodside Road
New Road:	0.93 miles (Public) (previously 1.43 miles)

Ms. Dawson stated during the SAC (Subdivision Advisory Committee) meeting, several agencies noted their concern of only one access for this subdivision. The Fire Department stated two entrances are required.

Ms. Dawson stated staff recommends denial of this preliminary subdivision application for the following reason:

Only one access is provided for this development of 80 lots.

Mr. Harrison asked staff if the requirement of the second entrance is a Fire Department regulation or was that part of the Land Development Regulations.

Ms. Dawson stated it was a Fire Department requirement.

Roy Palmer, Developer, 801 Roper Mountain Road, Gville, SC and
Mitchell Baker, Engineer, 408 S. Almond Drive, Simpsonville, SC

Mr. Looper asked the engineer why with the number of homes there is only one access.

Mr. Baker stated they had met with the Fire Department and worked out a location for an emergency access. He stated it would be off of Woodside Road.

Mr. Looper asked staff if they were aware of the meeting.

Ms. Dawson stated she had not heard prior to now. The email was sent yesterday and the Fire Department has not responded at this time.

Mr. Hollingshad asked staff what changes had been made to the project since the denial at the November Commission meeting and what was being presented today.

Ms. Dawson stated previously there were 100 lots proposed and 1.43 miles of a Public Road. She stated now they have decreased the number lots by 20 and are proposing 80 lots. They have reconfigured the layout of the road and have reduced the road length to 0.93 miles.

Mr. Palmer stated in addition they were widening South Shirley Road to 22 feet. All access from McKelvey Road will be taken away and bringing them into Woodside instead of McKelvey.

Mr. Moore asked if this is considered an incomplete application. There are a number of changes that the Commission does not see, staff may know, but the email is only twenty-four hours old. Is this complete?

Ms. Dawson stated she would say it is not complete, as she has not received information about the widening of South Shirley. Also, confirmation has not been received on any agreement with the Fire Department. Ms. Dawson stated the Commission could place the application on hold until all the information is compiled.

Chairman Shockley asked staff if the Fire Department was using the National Code and what was the Commission's authority.

Mr. Vinson stated the Fire Department could make a recommendation to the body and if the body approves the recommendation, it would at that time become a requirement. He stated the Fire Department falls under the International Code and gets adopted by the State and subsequently by the county. The appendix that deals with access,

Appendix G, was not adopted at the State level. That is a guide that the Fire Chief's use in their determination when evaluating subdivisions and making recommendations to staff which then comes before the Planning Commission.

Chairman Shockley asked if this was a requirement, as the State has not adopted that section of the Code. He stated his concern was, what the law was and was this a recommendation or requirement. What was the Commission's authority?

Ms. Gucker stated there was a time when Appendix G, which regulates fire entrances for emergency access that was adopted at the state level and then adopted at the county level. She stated at the last Building Codes adoption, that section was not adopted at the state level and not adopted at the county level. The Fire Department can recommend it, but what has been adopted at the local level and state level does not allow for the mandate of the secondary access. Ms. Gucker stated, it can be a recommendation and the Commission has the opportunity to take the recommendation under consideration and for whatever reason the Commission deems necessary, the body can require the additional access or make it a condition.

Mr. Rogers asked the engineer why they did not want to put in a second entrance.

Mr. Baker stated due to the amount of traffic on McKelvey. He stated they were widening South Shirley Road and making a turn lane.

Mr. Harrison asked if the changes in the revised submission were made based on specific staff suggestions or public input. He asked what caused the changes.

Ms. Dawson directed the question to the engineer.

Mr. Palmer stated they had taken all staff's recommendations into consideration and also the public's concerns.

Ms. Hammond asked the engineer for clarification, if they agreed with the Fire Department about an additional entrance.

Mr. Palmer stated he did agree and was working with the Fire Department.

The following appeared in opposition to the proposed:

Lynn Donehoo, 116 Coker Road, Fountain Inn, SC
Caren Wilson, 349 Woodside Road, Simpsonville, SC

The following appeared in favor of the proposed:

Mitchell Baker, Engineer, 408 S. Almond Drive, Simpsonville, SC

Mr. Bichel asked about the statement made regarding a three acre minimum

Mr. Vinson stated it was a response to a question regarding the County's Future Land Use Map/Comprehensive Plan. The County's Future Land Use Map recommends three (3) acre minimums in the area. However, the area is not zoned and there is not a regulatory zoning that would require that. It is a recommendation from the adopted county plan.

Ms. Hammond asked with the number of lots, what would this development be equivalent to in a zoning classification.

Mr. Vinson stated it would be an RR-1, with a minimum one acre lot size designation.

Mr. Looper asked staff after hearing the changes today do they still have the same recommendation.

Ms. Dawson stated she had not received any information from the Fire Department as to what would be acceptable. She stated she would still recommend not approving this layout.

Ms. Hammond asked why the previous application was approved with recommendations and could this one not be approved in the same manner.

Ms. Dawson stated the location of the secondary access may change the configuration of lots if the Fire Department recommends a full access rather than an emergency access. The previous applications could provide an easement which would not change the layout of the subdivision.

MOTION: By Mr. Rogers to accept staff's recommendation of denial of 2016-133 for the reason of a lack of second entrance and for the original reason the Commission denied the request, which was the density being well beyond the three (3) acre lot recommendation under the Comprehensive Plan. It is not legally binding but it is what the county has set out for the area and recommends the Commission follow the plan in this instance. Mr. Moore seconded the motion.

Mr. Selby stated he did not know of many subdivisions that have been approved with one acre lots. He was not in support of denial; he would approve the request with the additional entrance and the widening of the road.

Ms. Hammond echoed Mr. Selby's comment. She stated she felt the application had been revised, the area is unzoned and the developer has done all he could.

Mr. Moore again stated he did not think the application was complete.

Mr. Selby stated the Commission could place a condition of approval only if they made those things come to pass. That is a condition of his vote in favor.

The motion to deny 2016-133 carried by a vote of five in favor of denial (Bichel, Rogers, Moore, Hollingshad and Looper) and four in opposition of denial (Selby, Hammond, Harrison and Shockley).

2016-134, Stonepark Subdivision

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 33.59 acres zoned R-S and C-2. The developer is proposing a 40 lot subdivision accessed by Old White Horse Road and the developer is proposing 0.49 miles of public road. Public Water will be provided by Greenville Water and sewer will be provided by septic system.

Ms. Dawson stated the subdivision was previously submitted in October 2015 (#2015-212) and was denied by the Planning Commission. The applicant has revised the preliminary subdivision as follows:

Acreage:	33.59 acres (approximately)
Zoning:	RS and C-2
Proposed Number of lots:	40 lots (decrease by 1 lot)
Road Access:	Old White Horse Road, Old McElhabet Road, Hollie Bush
New Road:	0.49 miles (Public)

Ms. Dawson stated staff recommends approval of the preliminary subdivision application with the associated specific requirements.

Patricia Fisher, 2177 Roe Ford Road, Gville, SC appeared in opposition to the proposed.

MOTION: By Ms. Hammond, seconded by Mr. Harrison to approve 2016-134. The motion carried unanimously by voice vote.

2016-137, Owens Farms

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 10.132 acres and zoned R-S. The developer is proposing a 15 lot subdivision accessed by Owens Road. The developer is proposing 0.1 miles of public road. Public Water will be provided by Greer Water and sewer will be by septic system. Lake Cunningham Fire serves this area.

2016-138-VA, Variance Request

Ms. Dawson stated the preliminary subdivision application also has an associated variance (2016-137-VA). The applicant is requesting a variance from the internal access requirement for two lots on the main road (Owens).

Ms. Dawson stated this parcel was previously submitted in 2014 and approved by the Planning Commission with 6 lots (2014-143), of which all lots were provided internal access. This proposed development does not meet the Land Development Regulation of internal access only

for newly created lots (LDR-23). She stated staff recommends denial of this preliminary subdivision application.

MOTION: By Mr. Bichel, seconded by Mr. Selby to accept staff's recommendation of denial of 2016-137 and the associated variance request 2016-138-VA. The motion carried unanimously by voice vote.

2016-139, CAP Brashier

Sonya Dawson addressed the Commission members with an application for a development consisting of approximately 31.78 acres and zoned C-2. The developer is proposing a 9 lot subdivision accessed by Poinsett Highway. The developer is proposing 1,105 Linear Feet of private road. Public water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Duncan Chapel Fire serves this area.

Ms. Dawson stated the development was submitted as a Group Development; however, based on the layout of the development, the applicant is requesting to move forward as a commercial subdivision.

Staff concerns were the development does not meet the Land Development requirements for internal access for newly created lots (LDR-23) for parcels 8 and 9. She stated the Conservation Area and Detention Area are identified as individual parcels 8 and 9. These areas should not be noted as parcels but should be "common area" that is owned and maintained by the Property Owners Association for this commercial Subdivision. Internal access to this common area should be provided from the new proposed private road. Ms. Dawson stated staff recommends denial of this preliminary subdivision due to the following reason:

The requirement for internal access for newly created lots is not being met.

Mr. Hollingshad asked what the significance of parcel designation verses the common area designation if for example the easement that would give them right of way was provided.

Ms. Dawson stated unfortunately there have been cases where things have been identified as parcels have been sold or gotten through the tax auction and someone else purchases the property that is actually intended for stormwater management.

Mr. Chris Price, Engineer, 19 Washington Park, Gville, SC addressed the Commission members explaining there are restrictions on the property that dictate the back piece known as parcel 9, which is a detention pond. There is a civil issue to be worked out. Mr. Price stated initially he had applied for a group development and then changed.

Chairman Shockley asked the members if they were prepared to vote, as he felt further information was needed.

MOTION: By Mr. Rogers, seconded by Ms. Hammond to hold 2016-139 until the next meeting. The motion carried unanimously by voice vote.

2016-140, Toro Run

Sonya Dawson addressed the Commission members with an application for a development consisting of .5 acres and zoned R-20. The developer is proposing a five (5) lot subdivision accessed by Pelham Road. The developer is proposing 125 Linear Feet of private road. Public Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. Wade Hampton Fire serves this area.

Ms. Dawson stated according to the applicant, the Historical Preservation Society contacted him regarding the potential for a cemetery on this property. He has provided a summary of his findings. She stated according to the engineer, the requirement for site triangles reduces the acreages on some of the parcels such that zoning requirements cannot be met. For that reason, staff recommends denial.

The following appeared in opposition to the proposed.

Jerry Chapman, #3 Pelham Estates, Gville, SC

Eugene McCall, 1 Radcliffe Road, Gville, SC

The following appeared in favor of the proposed.

Michael Lee, 1337 Loch Lomand Drive, Gville, SC, Developer

Stephanie Gates, 100 W. Court St., Gville, SC Engineer

Ms. Dawson stated staff had received information yesterday from the Engineer and felt the information should be presented to the Subdivision Advisory Committee and she suggested the Commission hold the item until the next meeting.

MOTION: By Mr. Rogers, seconded by Mr. Moore to hold 2016-140 until the next Commission meeting. The motion carried unanimously by voice vote.

VARIANCE REQUEST

2016-128-VA, Joseph Ready Variance Request

Sonya Dawson addressed the Commission members with a variance request for a reduction in the side setback to 2 feet. She stated according to the applicant, they were given information during the permitting that there were not side setbacks on this parcel. They purchased materials and prepared the foundation of the garage approximately 2 feet from the property line. During the inspection for the foundation, they were informed the side setback was 10 feet. Therefore, the applicant is requesting a variance from the side setback to accommodate the garage. Staff recommends approval of this variance.

MOTION: By Mr. Looper, seconded by Ms. Hammond to approve 2016-128-VA. The motion carried by voice vote with one in opposition (Selby).

REZONING REQUESTS

Ms. Buathier presented the following rezoning requests along with staff's recommendations.

CZ-2016-15, Rajaraman Sundaram for Sheron Davis, located at 111 Adams Mill Road, requesting rezoning from R-S, Residential Suburban to C-1, Commercial. Staff recommends denial.

CZ-2016-16, Michael and Karen Miller, located at 20 Wanda Lane requesting rezoning from R-10, Single-Family Residential to R-MA, Multifamily Residential. Staff recommends approval.

CZ-2016-17, Donna Christine Dor, located at 311 Piedmont Avenue, requesting rezoning from R-10, Single-Family Residential to R-20A, Single-Family Residential. Staff recommends denial.

CZ-2016-18, Kirk S. Chapman, located at 403 and 407 E. Main Street, Taylors, requesting rezoning from R-20, Single-Family Residential and C-1, Commercial to C-2, Commercial. Staff recommends denial.

CZ-2016-19, Chip Fogleman, FRF, Inc. for Lakewood Farms, LLC, located on the 100 Block of Lakewood Drive, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential. Staff recommends approval.

CZ-2016-20, Keith Garrett for Barbara Elaine Bonds, Willie M. Bonds, et.al. located at 850 Scuffletown Road, requesting rezoning from R-S, Residential Suburban to R-12, Single-Family Residential. Staff recommends denial.

CZ-2016-21, Joshua Joseph Bucher for ASGA, LP, located at 300 Hammett Street, requesting rezoning from I-1, Industrial and S-1, Services to R-MA, Multifamily Residential. Staff recommends approval.

CZ-2016-22, Jed M. Aho for JK Development and Restore Life, LLC, located on the 600 Block of Aiken Chapel Road, requesting rezoning from R-MA, Multifamily Residential and C-2, Commercial to C-3, Commercial. Staff recommends denial.

CZ-2016-23, Edward Springer Wilson for Aviation Ventures Series Fund II Series Three, located on Fork Shoals Road at West Georgia Road, requesting rezoning from C-1, Commercial to C-2, Commercial. Staff recommends denial.

The Commissioners did not request detailed information for any zoning dockets.

MOTION: By Mr. Selby, seconded by Mr. Looper to accept staff's recommendation on Zoning Dockets CZ-2016-15 through CZ-2016-23. The motion carried unanimously by voice vote.

PLANNING REPORT

Eric Vinson addressed the Commission members with an update of activities/projects which the Planning and Code Compliance Department is involved in. He stated staff had a very well attended community meeting in Berea. Over 200 people attended the meeting to begin the planning process in the Berea Community. In moving forward staff has formed committees made up of citizens and business owners from the community that have volunteered to serve on

various committees. Major areas staff will be looking at are beautification, cultural resources, recreational opportunities, development/redevelopment, safety and transportation. Additionally, several communities have requested assistance in their efforts to develop a plan. The communities are Sans Souci, City View and also Riverside Community. Mr. Vinson stated staff was working on some draft plans for the South Greenville area and will go back to the community for their input. Another project he updated the Commission on was the Committee working on updating the sign ordinance. The committee has met twice and is off to a good start. Staff will be keeping the Commission updated on their progress. Mr. Vinson also stated the Transportation staff was working on negotiations with a consultant for the Long Range Transportation Plan. They were also working with the Administrators Office on the Tiger Grant application. He also went over permits issued, rezoning cases and compared the numbers with the previous year.

Mr. Harrison complimented staff on the level of work provided to the Commission.

Ms. Gucker announced Mr. Vinson and Mr. Bishop both passed their Certified Flood Plain Manager test.

NEW BUSINESS

Chairman Shockley thanked staff for the training they provided for the new members. He thanked staff for the information provided, the Zoning Ordinance and Land Development Regulations.

Chairman Shockley asked the Commission members when a good time would be for them to attend a workshop. He stated there were many topics staff could inform the Commission on. Mr. Shockley stated he would like to have one a month. The members agreed that a lunch time meeting would be best. Mr. Shockley stated he would work with staff on a day and time for the workshop.

Mr. Selby requested his statement be recorded and reflected in the minutes so our County Councilmen get to read it. He stated he was very disappointed in the way the three Commissioners were told that their services were no longer needed here. He believes they should have at least had a verbal or public warning ahead of time before their names appeared in the newspaper. It was very embarrassing for the three men who were on the commission, who served us well. They dedicated their time, energy and efforts and then were let go. He stated he was disturbed about that, many others were and of course the three men. He believes their businesses were affected by the news report that went out because of absences their positions were terminated and of course, they have been replaced now. He stated he wanted his statement on record that he was very disappointed and was not putting that on staff or the Planning Commission but solely on the County Commissioners. He stated he thought they did a disservice and is surprised anybody would want to volunteer to be on this commission after the way they were treated.

Mr. Shockley reminded the commissioners of the list of monthly meetings provided in their packets. He stated the Public Hearing was very important and it was important to attend and hear what the public has to say.

ADJOURN

MOTION: By Mr. Looper, seconded by Mr. Harrison to adjourn. Without objection the meeting adjourned at 6:40 p.m.

Submitted by Recording Secretary
