

GREENVILLE COUNTY PLANNING COMMISSION

Minutes

December 20, 2017

4:30 p.m.

MEMBERS PRESENT: M. Looper, Vice Chair, C. Harrison, N. Hollingshad, D. Stevenson, and J. Rogers

MEMBERS ABSENT: M. Shockley, K. Howard, F. Moore and S. Bichel

STAFF: P. Gucker, H. Gamble, T. Stone, S. Holt, J. Wortkoetter and H. Hahn

CALL TO ORDER

Vice Chairman Looper called the meeting to order at 4:36 p.m. and provided the invocation.

APPROVAL OF THE NOVEMBER 15 , 2017 MINUTES

MOTION: By Dr. Hollingshad, seconded by Mr. Harrison, to approve the minutes of the November 15, 2017 Commission meeting as presented. The motion carried unanimously by voice vote with four absent (Shockley, Howard, Moore and Bichel)

PRELIMINARY SUBDIVISION APPLICATIONS

2017-145, Harvest Glen (Cluster)

Sarah Holt addressed the Commission members with a preliminary subdivision application consisting of 55.6 acres and zoned R-15. The developer is proposing a 160 lot subdivision accessed by Blakely Avenue at Carr Road. The developer is proposing 1.39 miles of Public Road and has chosen Cluster Development Option 1, Requiring 8.2 acres of open space and providing 9.82 acres of open space. Water will be provided by Greenville Water and sewer will be provided by Metropolitan Sewer. South Greenville Fire serves this area.

Ms. Holt stated this project was previously approved in 2005 as the Enclave at Willow Grove and numerous extensions were granted until 2009. The project was graded during that time period and a new owner now wishes to take over the project. She stated because of the time lapse in activity, new Preliminary Plan and construction/stormwater regulations will apply.

Staff recommends approval with the Specific and Standard Requirements applying.

Jay Martin, Engineer for the project addressed the Commission members.

Mr. Harrison asked staff with projects that get started and stopped half way through, how did the LDR address these issues.

Paula Gucker stated with this particular subdivision where the work was done and stopped and started again, they would have to come in and meet the requirements of the new LDR (Land Development Regulations) because their permit has expired. If the permit was still in place and had not expired, they would work from the old LDR.

Dr. Hollingshad noted the Commission's function was to make sure the preliminary plat meets the Land Development Regulations. He stated the LDR stated contour intervals need to be shown on the drawing. He saw the contour lines, but did not see any elevations associated with them.

Ms. Holt asked Mr. Martin if he could point those out. Mr. Martin did point out the contour lines but not the elevations.

Dr. Hollingshad stated the LDR stated that the elevations had to be shown on the preliminary plat. His second question referenced 11.3.2b – specifying the uses for the developable and undevelopable open space. He stated he could not see that was delineated in any way.

Ms. Holt stated she did not see them either and asked Mr. Martin if he had a clarification.

Mr. Martin pointed out and described the areas.

Ms. Holt stated she thought a clarifying note was required that would state what exactly would be used in the open space in the undeveloped areas.

Dr. Hollingshad stated the LDR states that the uses need to be shown. He stated one of the comments made previously for holding it related to the fact that it did not show the split between the developable and undevelopable part. Dr. Hollingshad stated he saw where that was added, but it did not specify the uses for those which is the requirement for the section mentioned.

Mr. Martin described the uses, but could not demonstrate that these uses were shown on the preliminary plat as required by the LDR.

Ms. Holt stated a condition to the approval could be added to include the mentioned items be added prior to the approval on the Commission's behalf.

Dr. Hollingshad stated, personally he was very uncomfortable with conditional approvals when what we have is a ministerial function and obligation to determine if the requirements of the LDR have been met.

Mr. Harrison stated he agreed with Dr. Hollingshad and he did not like conditional approvals as well, but hated to hold this for little things. He felt they were in a dilemma; they wanted to set a good precedent.

Mr. Martin apologized for the items left out, it was not intentional. He requested the conditional approval and he could have the additional information to staff tomorrow.

Mr. Harrison asked could the Commission place a time on the condition, he was only curious.

Ms. Gucker stated that would be something she would need to ask the County Attorney.

Mr. Looper stated he agreed with both Commissioners, but would like to see the item moved forward. He would like to be assured there would be no approval until the conditions were met.

Ms. Holt stated she could assure the Commission of that.

Mr. Looper asked Dr. Hollingshad how he felt about the condition.

Dr. Hollingshad stated, basically what the Commission has been given is incomplete and omits things that are required under the Land Development Regulations, it does not comply. He stated he was willing to go along with the conditional approval this time given the circumstances. But he wanted to be on record that if the Commission receives another one in the future that doesn't have everything in it that is required, he would immediately be voting against it. He restated that the Legal obligation of the Commission is to determine compliance with the Land Development Regulations.

Mr. Looper stated he agreed with Dr. Hollingshad and he felt staff understood.

Mr. Harrison agreed with everything Dr. Hollingshad said, he asked if this issue was due to going from the old LDR to the new LDR.

Mr. Martin stated it was from working with old data.

MOTION: Mr. Rogers, seconded by Mr. Stevenson to approve 2017-145 with the conditions discussed being, noting the 2 foot contour intervals on the plat and specifying the uses for the developable and undevelopable open space. To meet the requirements of the LDR. The motion carried unanimously by voice vote with four absent (Shockley, Howard, Moore and Bichel).

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURN

MOTION: By Mr. Rogers, seconded by Mr. Harrison to adjourn. Without objection the meeting adjourned at 4:59 p.m.

Submitted by recording secretary
