

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
February 20, 2012
CONFERENCE ROOM D
5:02 PM**

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

COMMITTEE MEMBERS PRESENT:

Fred Payne
Liz Seman
Jim Burns
Joseph Baldwin
Dan Rawls

COMMITTEE MEMBERS ABSENT:

none

STAFF PRESENT:

Helen Hahn
Skip Limbaker
Mellone Long
Kelli McCormick
John Owings
Mark Tollison

CALL TO ORDER:

Chairman Payne called the meeting to order at 5:02 p.m.

INVOCATION:

Councilor Seman gave the invocation.

Approval of Minutes of Regular Meeting of February 6, 2012

MOTION: By Councilor Seman to amend the minutes of the February 6, 2012 meeting to reflect Councilor Baldwin motioning to adjourn rather than Councilor Rawls. The motion carried unanimously.

MOTION: By Councilor Seman to approve the minutes as amended of the February 6, 2012 meeting. The motion carried unanimously.

Withdrawal of Zoning Docket CZ-2012-2 from the Planning Commission

Chairman Payne stated each member had received a copy of a letter from the applicant of Zoning Docket CZ-2012-2 requesting removal of the southernmost property 8.42 acres, tax Map number WG07000200700, from the rezoning request,

MOTION: By Councilor Seman to withdraw Zoning Docket CZ-2012-2 from the Planning Commission. The motion carried unanimously.

Zoning Docket CZ-2012-2

Skip Limbaker presented the following zoning docket to the Committee members with the clarification of the area which the applicant wished to remove. Mr. Limbaker pointed out the area and also identified the area as being Tax Map number WG07000200700.

DOCKET NUMBER: CZ-2012-2

APPLICANT: Matthew Trent for Vulcan Lands, Inc.

PROPERTY LOCATION: Brown Road (Vulcan Quarry Area)

PIN/TMS#(s): WG07000100100 (portion), WG07000200200, WG07000200201, WG07000200202, WG07000200302, and WG07000200700

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: I-1, Industrial

ACREAGE: 13.8

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The subject parcels were zoned R-S, Residential Suburban, as part of Area 2 in May 1971. There have been no rezoning requests on the subject parcels. A portion of the large tract that crosses Brown Road was rezoned with other adjacent parcels to I-1, Industrial, from R-S, Residential, in 2007 as Docket CZ-2007-39. A total of 50 acres were rezoned and is outlined in yellow on the attached zoning map. The remainder of the area was zoned I-1, Industrial as part of Area 2 in 1971.

EXISTING LAND USE: Undeveloped and vacant single-family residence on one parcel

AREA CHARACTERISTICS: Various commercial and service related uses

North - I-1, Industrial, undeveloped and Vulcan fabrication shop and office near intersection of Mackey Drive
West - I-1, Industrial, and R-S, Residential, Vulcan Quarry and undeveloped
South - I-1, Industrial, and R-S, Residential, undeveloped and single-family residential along Old Cleveland Road
East - I-1, Industrial, and R-S, Residential, railroad line to adjacent east and various service uses along Mackey Drive as well single-family residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 2 with the Vulcan Quarry being split as an Employment Center

ROADS: Brown Road: two-lane SCDOT maintained; No sidewalks; Brown Road was realigned in 2007-2008. No additional improvements are scheduled.

TRAFFIC IMPACT:

Traffic generated from the site can vary greatly due to the permitted uses in the proposed I-1, Industrial, district. As mentioned in the public hearing on January 9, 2012 by the applicants, the parcels involved in the rezoning will likely be used for the placement of rock and soil from the Vulcan Quarry across Brown Road. Therefore, no additional traffic would be generated by the rezoning. The closest traffic count station is located on Brown Road near Interstate 185 just west of the site. The 2009 traffic count was 2,300 average daily trips. Traffic volumes have decreased by approximately four percent over the past five years at this location.

SUMMARY

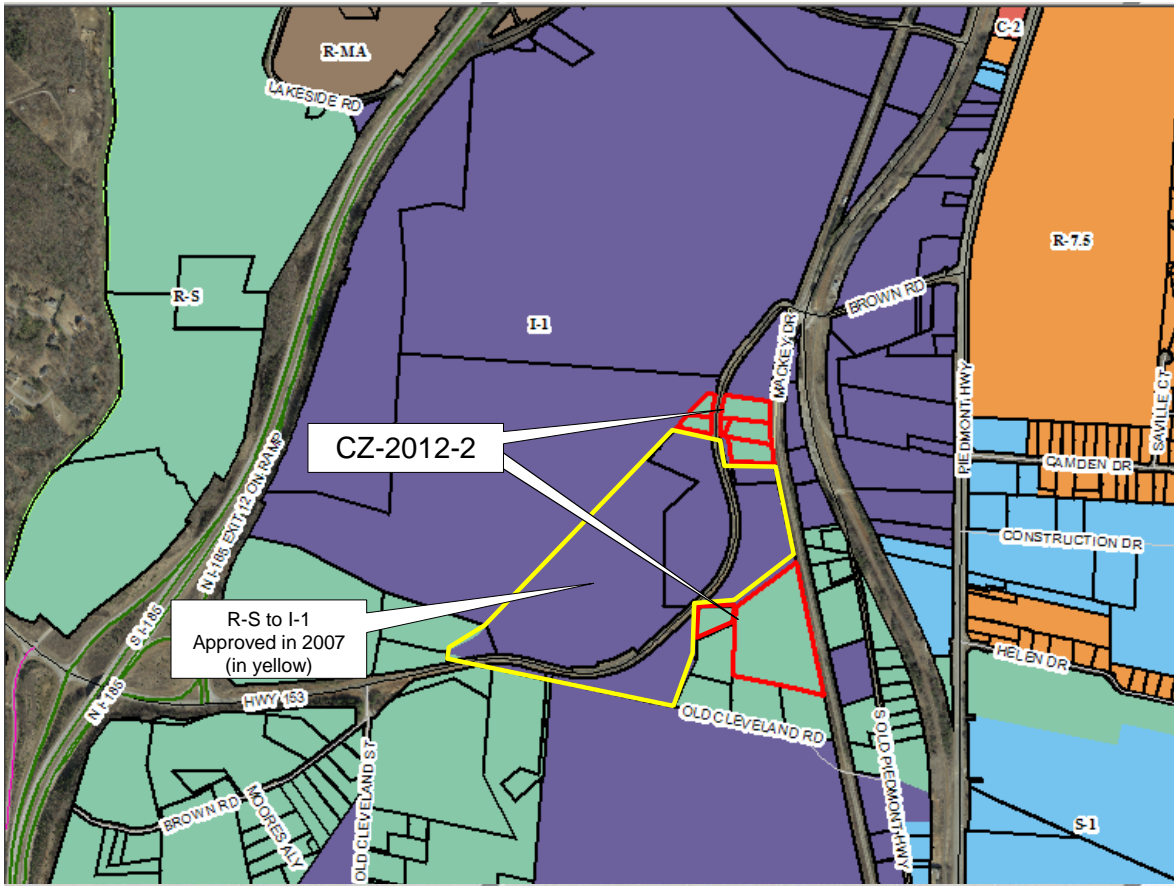
The majority of the properties are zoned R-S, Residential Suburban, which allows single-family residential uses at a maximum density of 1.7 dwelling units per acre. One of the parcels is split-zoned R-S, Residential Suburban, and I-1, Industrial. The I-1, Industrial, district allows for manufacturing plants, assembly plants, and warehouses.

CONCLUSION

When this area was originally zoned in 1971, it was anticipated to be an emerging industrial area, hence the areas zoned I-1, Industrial, and S-1, Services. Various businesses including the Vulcan Materials Company formed the Connector Plus Company which owns and markets 1,200 acres of property in the immediate area as part of a master planned industrial development. Numerous industrial and service related uses have been developed in the area on properties zoned I-1, Industrial, and S-1, Services, including the Vulcan Quarry to the west across Brown Road. I-1 Industrial, zoning is consistent with the zoning in the area and would help to complete the industrial zoning in the area as well as eliminate the existing split-zoning on one of the parcels. The uses permitted in the I-1, Industrial, district are also consistent with the varying industrial and services uses in this area along Brown Road and Mackey Drive.

The applicant's representative stated at the January 9, 2012 public hearing that the intent of the rezoning was to comply with SCDHEC mining permit regulations by having all properties owned by Vulcan zoned I-1, Industrial. The intent for the use of the subject parcels to the southeast across Brown Road is to place rock and soil (overburden) on site from excavation at the Vulcan quarry. The applicant also stated that Vulcan would use the material to construct a berm similar to existing berm along Brown Road as a buffer between any residential areas and the proposed use. The existing R-S, Residential Suburban, zoning does not permit the proposed use although it would permit the construction of a berm. Based on the aforementioned reasons, Staff recommends approval of the I-1, Industrial, request for the 6 parcels. The Planning Commission forwarded the item with no recommendation.

Mr. Limbaker again stated the recommendation for approval would at this time reflect 5 parcels, with one parcel being withdrawn by the applicant per a letter sent to Chairman Payne. The withdrawn parcel being Tax Map number WG07000200700.



MOTION: By Councilor Seman to amend the applicant's request to remove the southern most property, 8.42 acres, Tax Map number WG007000200700. The motion carried unanimously.

MOTION: By Councilor Seman to approve the applicant's request as amended from six parcels to five parcels omitting 8.42 acres, Tax Map WG007000200700. The motion carried unanimously.

PUBLIC HEARING PROCESS TEXT AMENDMENT PROPOSAL

County Attorney Mark Tollison addressed the Committee members regarding information the Chairman requested at the last Committee meeting pertaining to the Public Hearing process. Mr. Tollison informed the members of the Committee any changes to the current process as set up in the Zoning Ordinance would require a text amendment to the Zoning Ordinance. He clarified that currently County Council was able to vote to hold additional public hearings without changing the ordinance. In addition, he provided examples of when a citizen could address the County Council on a matter which has previously had a public hearing. Mr. Tollison offered a process in which an additional public comment period could be held at the Planning Commission level.

MOTION: By Councilor Rawls to begin the text amendment process. The motion carried unanimously.

REQUESTS AND MOTIONS

There were no requests or motions.

Councilor Seman moved to adjourn.

ADJOURNMENT

Without objection the meeting was adjourned at 5:32 p.m.

Councilor Seman moved to have Skip shave his beard.

Respectfully Submitted,

Helen Hahn
Administrative Coordinator
Greenville County Department of Planning