

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
FEBRUARY 4, 2013
CONFERENCE ROOM D – COUNTY SQUARE
5:00 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:

Joe Dill, Chairman
Dan Rawls, Vice Chairman
Sid Cates
Lottie Gibson
Fred Payne

COMMITTEE MEMBERS ABSENT:

None

STAFF PRESENT:

Jim Barbare
Teresa Barber
Dean Campbell
Keith Drummond
Paula Gucker
Helen Hahn
Skip Limbaker
Kelli McCormick
Tom Meeks
John Owings
Mark Tollison
Eric Vinson

CALL TO ORDER:

Chairman Dill called the meeting to order at 5:00 p.m.

INVOCATION:

Councilor Cates gave the invocation.

Approval of Minutes of Regular Meeting of December 3, 2012

MOTION: By Councilor Rawls to approve the minutes of the December 3, 2012 meeting.
The motion carried unanimously by voice vote.

Zoning Dockets

Mr. Limbaker presented the following to the Committee.

DOCKET NUMBER: CZ-2012-48

APPLICANT: David Bruin for Hernan Romero

PROPERTY LOCATION: 1508 Anderson Road

PIN/TMS#(s): 0110000700600

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 0.4

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The subject parcel was originally zoned R-M, Multifamily Residential, in June 1973 (Area 4). There have been no rezoning requests for the subject parcel. The parcel to the west zoned C-1, Commercial, was rezoned from R-M20, Multifamily Residential to C-1, Commercial, in 2006 (CZ-2006-52). Staff, Commission, and Committee recommended approval. The parcel to the west zoned S-1 was rezoned from R-M, Multifamily Residential, to S-1, Services, in 1988 (CZ-1988-40). Staff and Commission recommended denial and Committee recommended approval.

EXISTING LAND USE: Two single-family residences and a concrete contractor's business (currently in violation)

AREA CHARACTERISTICS: Predominantly residential on the north side of Anderson Road
North: R-M20, Multifamily Residential, single-family residential
East: R-M20, Multifamily Residential, single-family residential
South: S-1, Services, vacant
West: R-M20, Multifamily Residential, single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (minimum of 6 units per acre)

ROADS:

Anderson Road: 4-lane, SCDOT maintained with sidewalks on both sides

TRAFFIC IMPACT:

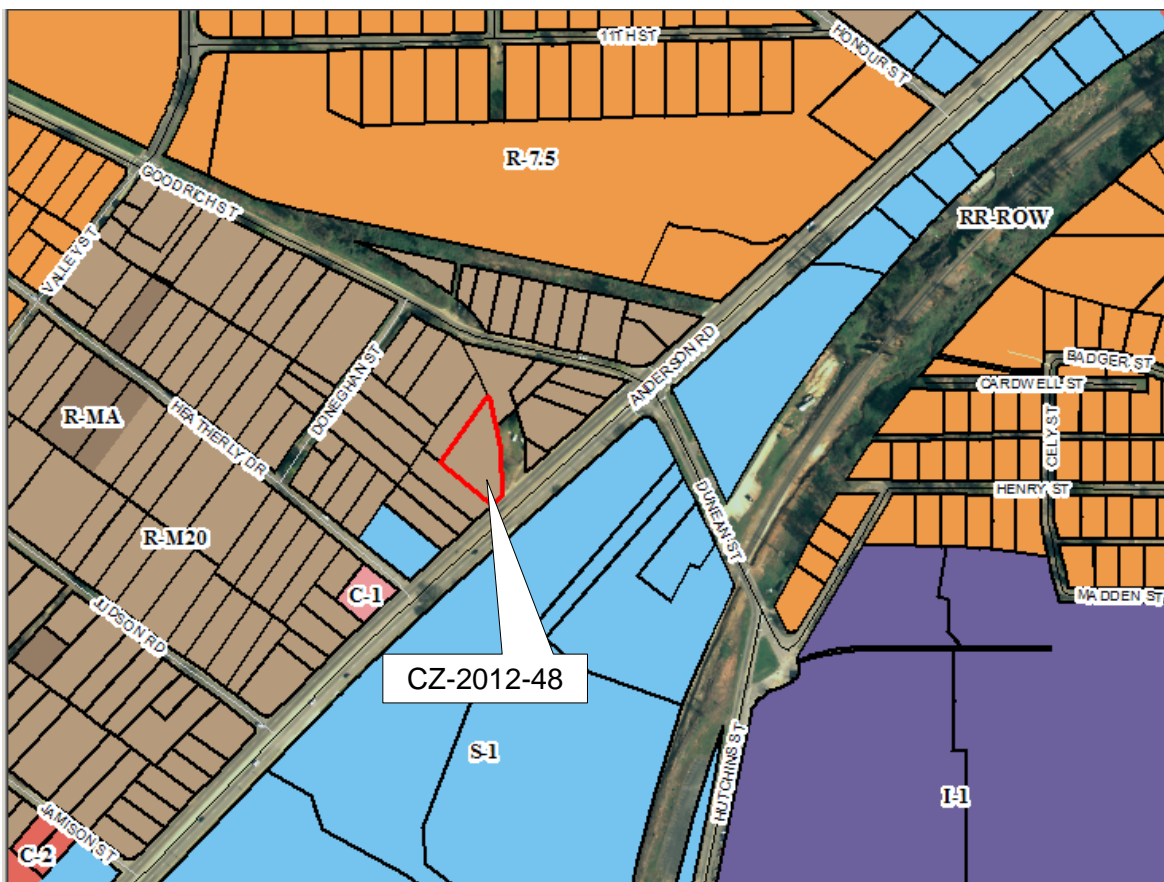
Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested S-1, Services, district. The closest traffic count station is located approximately one-half mile to the east on Anderson Road. The 2011 traffic count was 8,200 average daily trips. Traffic volumes have decreased by approximately 16 percent over the past 5 years at this location.

SUMMARY

The property is zoned R-M20, Multifamily Residential, a district established to provide for varying population densities. The request is for S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing commercial and service related uses.

CONCLUSION

The site is currently occupied by two single-family residences. A contractor's storage yard was added to the site in violation of the zoning ordinance. The property owner was cited for the violation prompting a request to rezone the property to S-1, Services. The adjacent properties and the properties along the north side of Anderson Road in this immediate area are zoned R-M20, Multifamily Residential and are occupied by single-family residential uses. The proposed rezoning request to S-1, Services, is not consistent with the surrounding land uses and would permit uses not consistent with the residential uses on the north side of Anderson Road. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is not appropriate at this location and recommends denial of the request.





Dr. Cates asked why the property had been cited.

Mr. Limbaker stated the property was cited for the contractor's storage on the site.

Dr. Cates asked what would happen if the rezoning request was not approved.

Mr. Limbaker stated if the rezoning request is denied, the applicant would need to remove the contractor's storage. He stated if the rezoning request is granted, the applicant would need to remove the homes.

MOTION: By Councilor Payne to deny CZ-2012-48. The motion carried unanimously by voice vote.

Ms. McCormick presented the following to the Committee

DOCKET NUMBER: CZ-2013-1

APPLICANT: Gordon E. Mann

PROPERTY LOCATION: Old Buncombe Road and Neely Street

PIN/TMS#(s): 0154001100100 (portion)

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.3

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The subject parcel was originally zoned R-M, Multifamily Residential, in April 1972 as part of Area 3. A request to rezone the adjacent parcels from C-2, Commercial, to S-1, Services, was submitted in 1997 as Docket CZ-1997-2. Staff, Planning Commission and P&D Committee recommended denial of the request. The request was withdrawn by the applicant prior to Second Reading by Council.

EXISTING LAND USE: Vacant and storage building on the same parcel as an existing commercial use

AREA CHARACTERISTICS: Predominantly commercial along Old Buncombe Road

North: R-M20, Multifamily Residential, parking lot
East: R-M20, Multifamily Residential, single-family residential
South: R-M20, Multifamily Residential, apartments and Cherrydale Baptist Church along Old Buncombe Road
West: C-2, Commercial, commercial business (Mann Enterprises)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (minimum of 6 units per acre)

ROADS: Old Buncombe Road: Four-lane, SCDOT maintained with sidewalks on both sides of the road
Kerns Avenue: Two-lane, SCDOT maintained with no sidewalks
Neely Street: Two-lane, County maintained with no sidewalks

TRAFFIC IMPACT

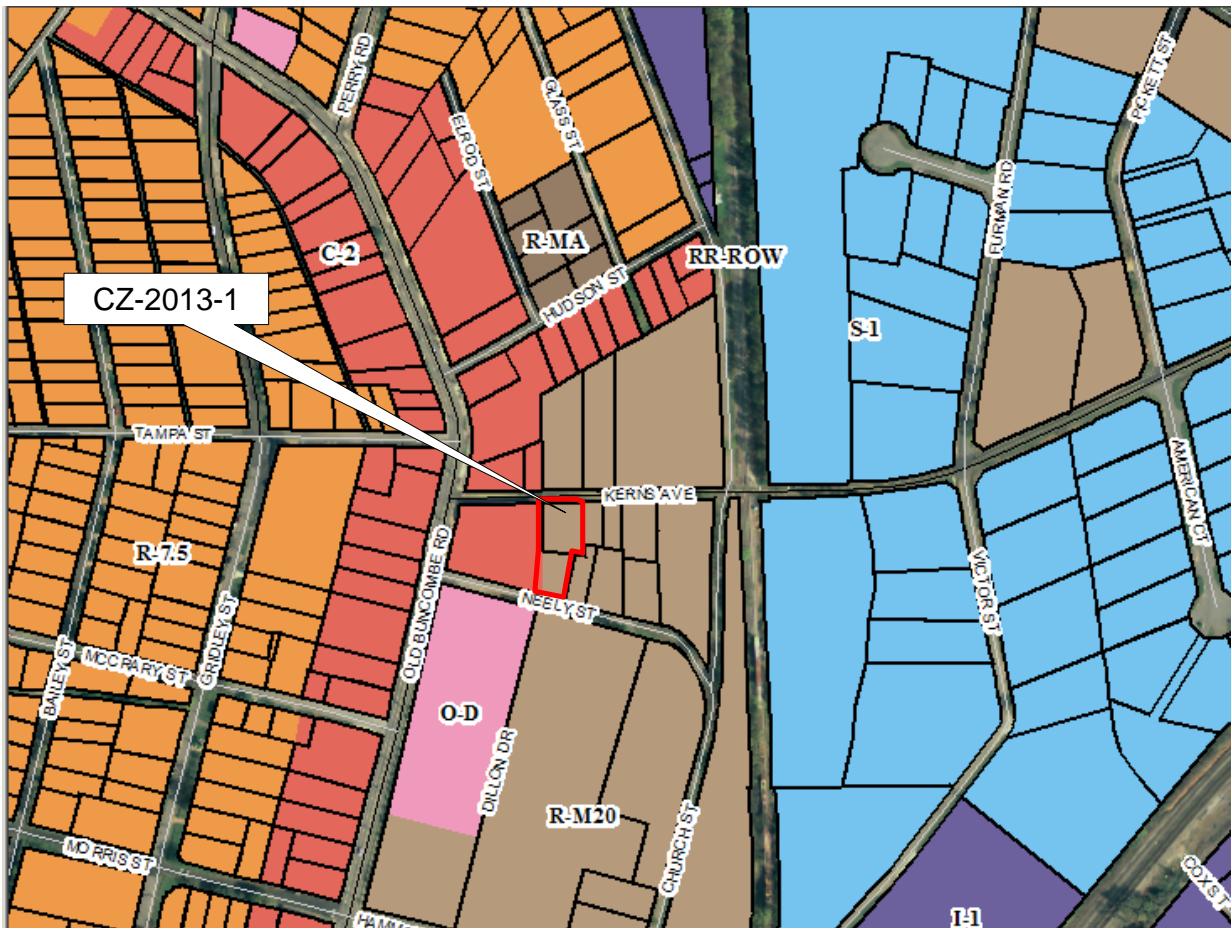
Traffic generated from the site can vary greatly due to the variety of permitted uses in the requested C-2, Commercial, district. However, the proposed rezoning areas are currently a portion of the existing commercial area with no specific plans for expansion. Therefore, traffic should not change significantly if the rezoning is approved. The closest traffic count station is located approximately 1.3 miles north on Old Buncombe Road just south of the intersection with N. Franklin Road. The 2011 traffic count was 6,300 average daily trips. Traffic volumes have increased by an average of approximately eight percent over the past five years at this location.

SUMMARY

The property is zoned R-M20, Multifamily Residential, a district established to provide for varying population densities. The request is for C-2, Commercial, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile.

CONCLUSION

Although Staff would not consider Old Buncombe Road a major thoroughfare usually necessary to support C-2, Commercial, zoning, the site is located in an area along Old Buncombe Road that was zoned commercial in 1972. Numerous commercial uses exist along Old Buncombe Road including the adjacent commercial uses on Neely Street and Kerns Avenue. The subject parcels are currently vacant with the exception of a storage building for the adjacent use. The subject parcels were subsequently combined with the adjacent tract in December 2012 which created a split-zone. The vacant tract and storage building are enclosed in a fence that surrounds the adjacent commercial business and as noted above are now considered one parcel due to the lot combination. If approved, the applicant will be required to screen the subject parcels from the adjacent residential uses in accordance with Section 12:9 of the Greenville County Zoning Ordinance. Based on the aforementioned reasons Staff recommends approval of the C-2, Commercial request.





MOTION: By Councilor Rawls to approve CZ-2013-1. The motion carried unanimously by voice vote.

Ms. McCormick presented the following:

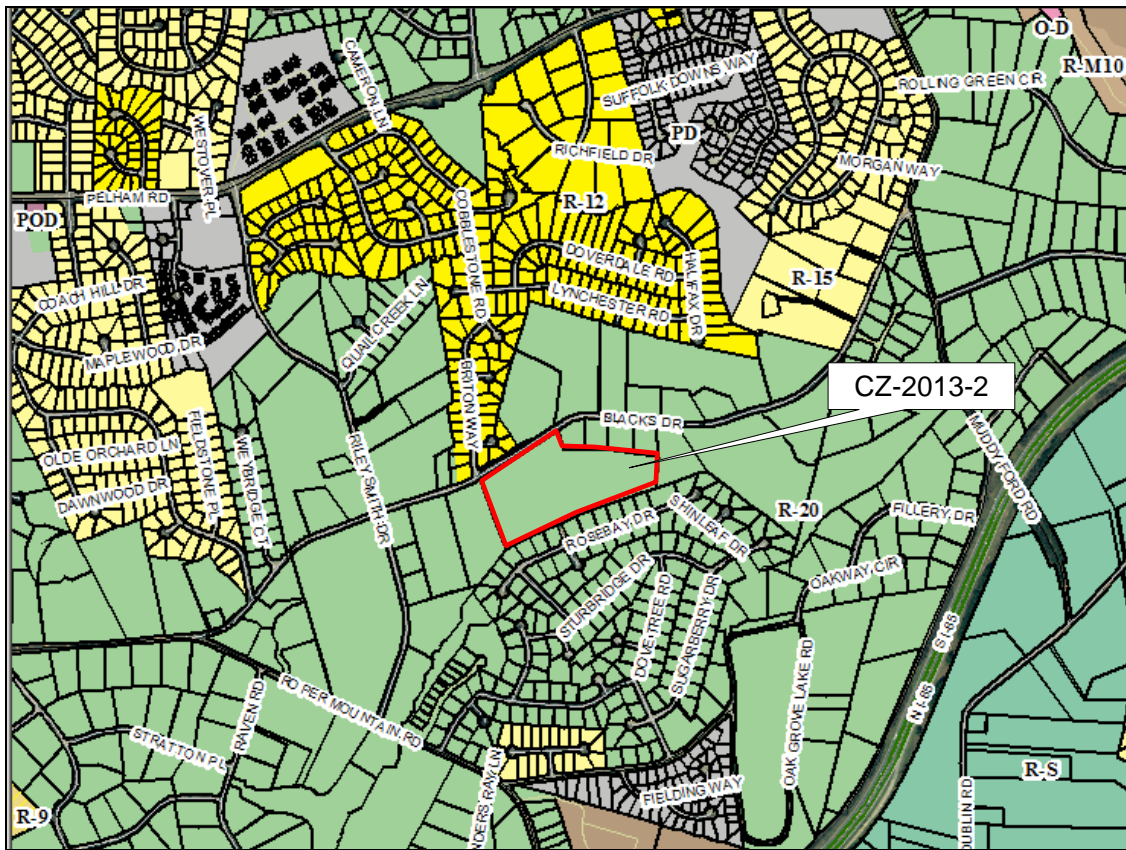
DOCKET NUMBER:	CZ-2013-2
APPLICANT:	Reichert Consulting, LLC
PROPERTY LOCATION:	499 Blacks Drive
PIN/TMS#(s):	0540040102200 (portion)
EXISTING ZONING:	R-20, Single-Family Residential
REQUESTED ZONING:	FRD, Flexible Review District
ACREAGE:	18.9
COUNCIL DISTRICT:	22 – Taylor
ZONING HISTORY:	The subject parcel was zoned R-20, Single-Family Residential, as part of Area 1 in May 1970. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE:	One single-family residence and undeveloped
AREA CHARACTERISTICS:	Suburban area with single-family and recreational uses North: R-12, Single-Family Residential, and R-20, Single-Family Residential, single-family residential East: R-20, Single-Family Residential, single-family residential South: R-20, Single-Family Residential, single-family residential West: R-20, Single-Family Residential, single-family residential (Dove Tree subdivision)
WATER AVAILABILITY:	Greenville Water System
SEWER AVAILABILITY:	Metropolitan Sewer Sub-District
IMAGINE GREENVILLE PLAN:	Residential Land Use 2 (3-6 units per acre)
ROADS:	Blacks Drive: 2-lane, undivided County maintained, with no sidewalks
TRAFFIC IMPACT	Traffic generated from the site will increase based on the requested density change proposed in the FRD, Flexible Review District. Under current zoning at full build out, the site could generate approximately 420 average daily trips. The proposed use could generate 750 average daily trips. The closest traffic count station on Blacks Drive is directly in front of the Greenville County Recreation District property. The 2011 traffic count was 2,600 average daily trips. Traffic volumes have decreased at this location by 7% over the past five years.

SUMMARY

The parcel is zoned R-20, Single-Family Residential, which provides for single-family residences at a maximum density of 2.2 dwelling units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, designate the property will be developed into a single-family residential development with a maximum of 75 units at a maximum density of 4 units per acre.

The Statement of Intent for this site also details signage, lighting, and architectural standards for the development (see attached SOI).



The Committee members asked and received clarification on the surrounding zoning classifications, and asked had staff received any correspondence from the Fire District.

Ms. McCormick stated staff had received a letter from the Fire Department approving this as part of their District.

Councilor Payne stated he had received comments regarding the request mainly concerns with traffic, regardless of what a traffic study says. He questioned if there had been discussion of an acceleration lane or a turn lane. Additionally, he stated there were concerns to the change in character of the area. Councilor Payne stated he did not think the developer and the citizens have taken the time to get together to resolve the issues. He asked if there were any changes that could be made to make the development less intrusive to the area.

Councilor Gibson concurred with her colleague on the character of the area. She also asked what the difference was between what the area was currently zoned and a Flexible Review District.

Ms. McCormick answered Mr. Payne's questions, first by stating staff could not make the developer and citizens communicate, but staff has always encouraged communication within the parties involved. In addition, she stated prior to obtaining an encroachment permit from the County, a determination would be made regarding turn lanes or acceleration lanes. Ms. McCormick stated staff was not in a position to comment on the character of an area, because that would be a matter of personal opinion.

Ms. McCormick explained the difference between the current zoning and the Flexible Review District as well as explaining the Flexible Review District further for Councilor Gibson.

Councilor Cates requested the units per acre for an R-12 district.

Ms. McCormick stated an R-12 district was allowed 3.6 units per acre.

Councilor Cates requested Ms. McCormick give the reasons again why staff recommended approval of the request.

Ms. McCormick explained staff always evaluates the rezoning requests based on information gathered from partners in the community. Additionally, with encouragement from County Council and the Imagine Greenville County Comprehensive Plan to use infill development as a potential rather than sprawling out into other areas of the community. The Comprehensive Plan designates these parcels as Residential Land Use 2, which proposes future densities of 3 to 6 units per acre. This development, at 4 units per acre, is at the lower end of the density that is planned for the future of the area.

Councilor Cates asked Ms. McCormick if she knew how much input from the citizens was received during the preparation of the Comprehensive Plan.

Ms. McCormick stated for this area she did not know how many people from the community were involved with the Comprehensive Plan. She stated there was a good bit of community involvement back in 2008 and 2009, however sometimes it was difficult to get people excited about planning unless it affects them directly.

Councilor Cates asked if he was correct in saying the community did have an opportunity for involvement in the Comprehensive Plan process.

Ms. McCormick stated that was correct, there were opportunities for all citizens of Greenville County to participate in the Comprehensive Plan.

Councilor Cates requested Ms. McCormick summarize the traffic study which was done by Gaye Sprague.

Ms. McCormick stated Ms. Sprague did a comparison of traffic with both zoning districts R - 20 and a Flexible Review District. There was no comparison, from the TGM manual for a use of this type, as the

proposed development would be mainly for retirees and older single adults, which would not alter the traffic. In other words a development of this type would generate less traffic than a traditional family subdivision.

MOTION: By Councilor Payne to return CZ-2013-2 to the Planning Commission for additional public comment. The motion carried unanimously by voice vote.

Chairman Dill encouraged the citizens of the community and the developer to meet and discuss the concerns of the citizens and seek a solution for everyones satisfaction.

Ms. McCormick announced the additional public comment session will be at the next Planning Commission meeting on February 27, 2013 at 4:00 p.m. in Conference Room D.

Ms. McCormick presented the following:

DOCKET NUMBER: CZ-2013-3

APPLICANT: Thomas B. Benjamin, AIA

PROPERTY LOCATION: 624 Howell Road (Howell Ridge Center)

PIN/TMS#(s): 0541030101601

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: PD, Planned Development (Major Change for Signage Only)

ACREAGE: 0.5

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The subject parcel is part of Howell Ridge Planned Development, which was created in 1984. The original zoning on the property was R-20, Single-Family Residential, and O-D, Office District. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE: Papa John’s Pizza restaurant under construction

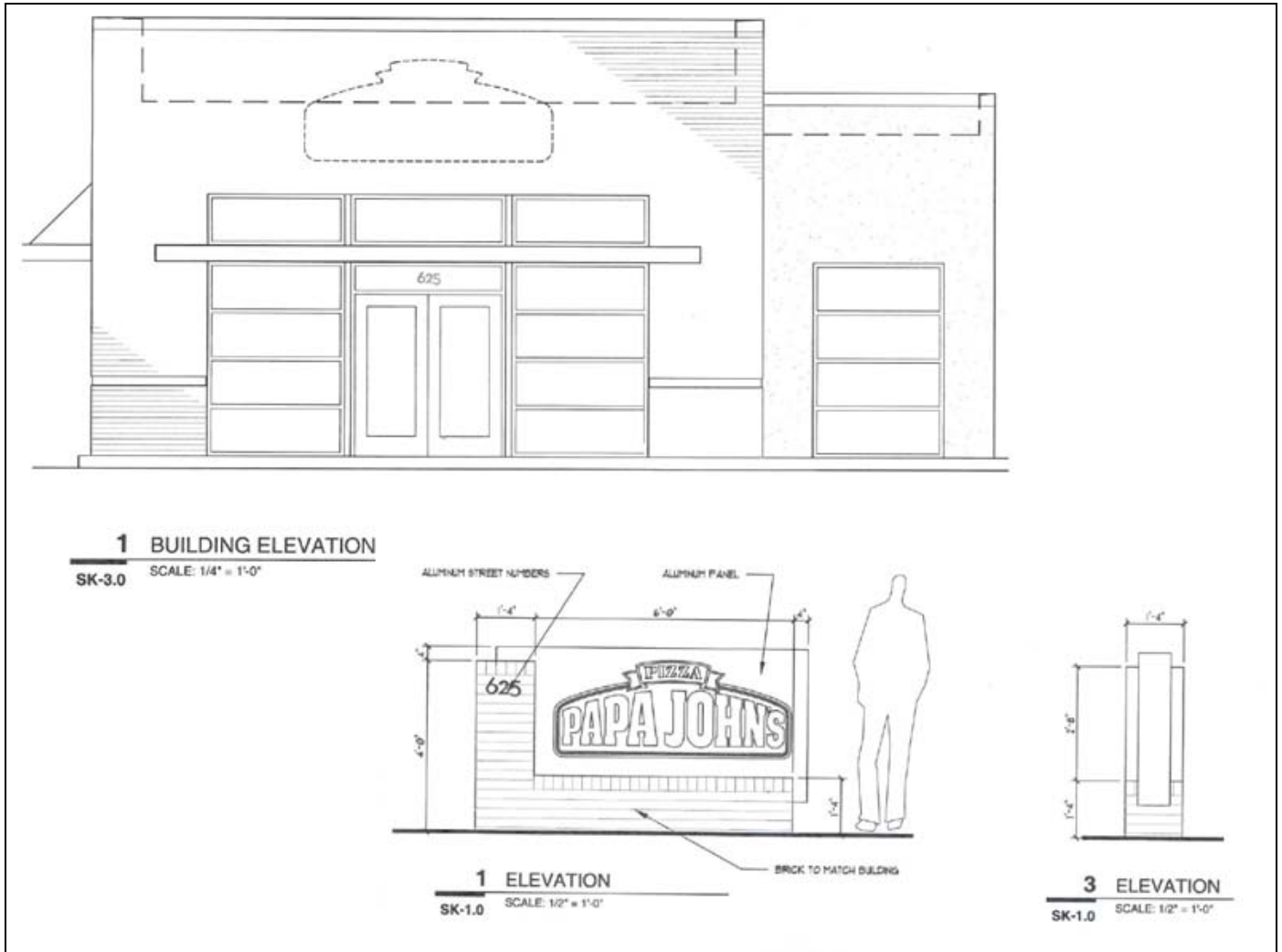
AREA CHARACTERISTICS: Commercial uses

North: PD, Planned Development, Howell Ridge PD
East: C-1, Commercial, Bi-Lo shopping center
South: PD, Planned Development, Howell Ridge PD (McDonald’s)
West: PD, Planned Development, Howell Ridge PD

ROADS: Howell Road: 4-lane, undivided SCDOT maintained, with no sidewalks in front of this portion of the development

SUMMARY The parcel is zoned PD, Planned Development. A Papa John’s Pizza restaurant is currently under construction at the site. The request is for approval of the sign package for the site, including allowing the site to have its own free standing signage rather than be a part of the group sign on the adjacent parcel to the north.

The McDonald's to the south is also part of this Planned Development. When the property was zoned PD, Planned Development, McDonald's was permitted to have free standing signage.

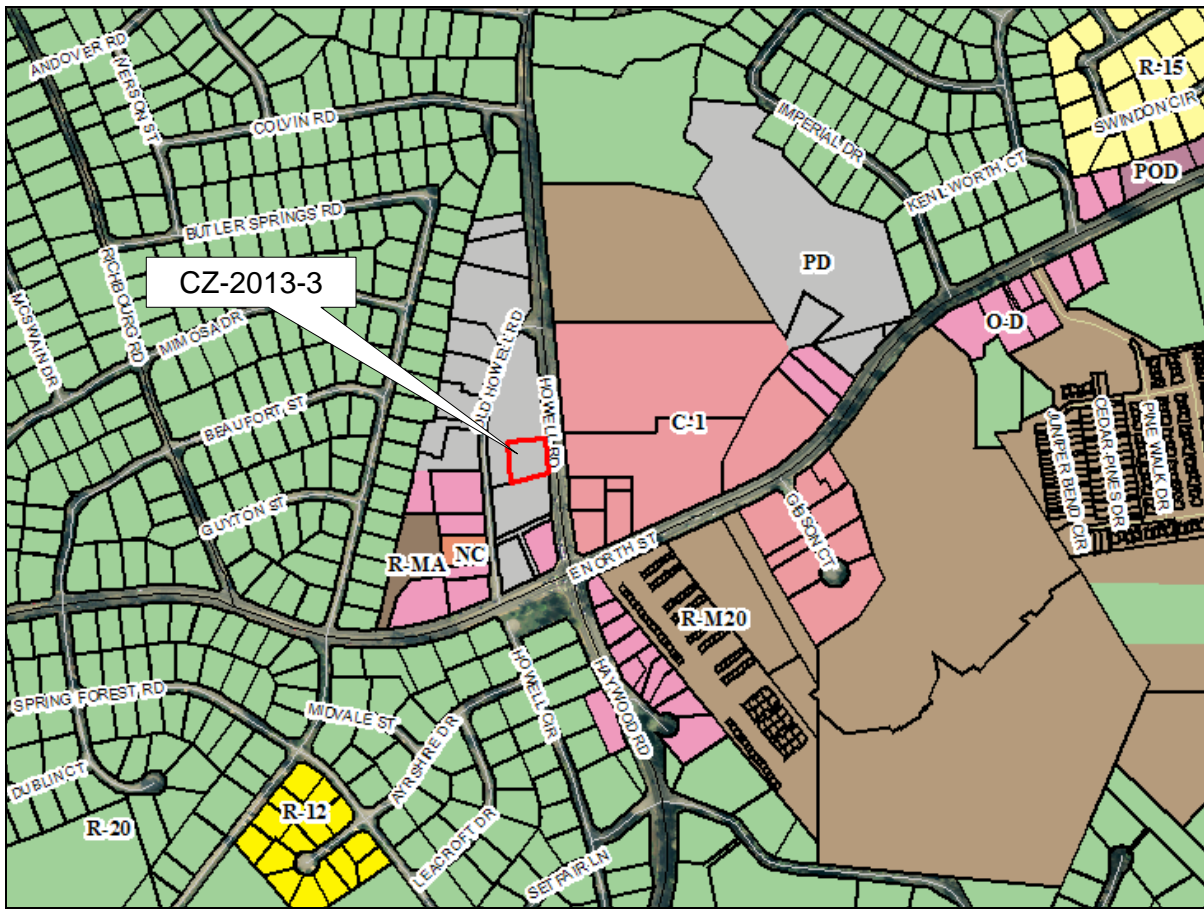


CONCLUSION

As originally approved, the signage plan for Howell Ridge would be limited to “low profile and wood-routed for the monument and facade signage”. The signage did not include individual tenant signs for each business in the development.

Since the development of this center, signage and styles have changed in the area, including a new signage plan approved by County Council in 2009 for Howell Ridge PD. This change was not included in that plan. McDonald's, which is part of this Planned Development, has free standing signage, as do the commercial businesses across Howell Road. Although these signs in the area are mostly pole signs, the proposal is for a monument sign in keeping with the design typically seen in a Planned Development.

Staff is of the opinion the proposed monument signage for Howell Ridge is appropriate in design, scale, and materials with typical Planned Development signage and recommends approval of the major change.



MOTION: By Councilor Rawls to approve CZ-2013-3. The motion carried unanimously by voice vote.

Mr. Limbaker presented the following:

DOCKET NUMBER: CZ-2013-4

APPLICANT: Greenville County Council

TEXT AMENDMENT: Proposed Text Amendment to Require Auto Wrecking Facilities, Junkyards, Recycling Collection and Processing Centers, Salvage Yards, and Scrap Processors to be a Special Exception Subject to Conditions

BACKGROUND:

Some of the purposes of zoning as specified in the Greenville County Zoning Ordinance are to: promote health and the general welfare; to secure safety from fire, panic and other danger; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population. The goal of these regulations is to ensure compatibility amongst various land uses while encouraging the most appropriate use of land.

Per the memorandum from Chairman Butch Kirven dated November 16, 2012 "The purpose of this amendment is to address the problems that arise when certain industrial activity interferes with the quality of life of nearby residents. This proposed amendment would establish criteria designed to ensure existing neighborhoods would not be adversely affected by excessive noise and other disruptions caused by specified activities in the I-1 zoned areas in close proximity to residential neighborhoods." County Council initiated the text amendment process on November 20, 2012 at their regular meeting to attempt to address these issues.

Staff consulted with various professionals about the issue including and not limited to: regulations from both local jurisdictions and nationwide, along with a professional sound engineer who specializes in assisting with the creation of noise ordinances. The current Zoning Ordinance does include specific regulations addressing some of the aforementioned issues and uses, however, the proposed amendment is an attempt to combine the existing regulations with some new conditions and to allow for additional public input that was not previously required for all cases.

Mr. Limbaker explained the various sections of the ordinance which have been added. \

After some discussion the following motion was made

MOTION: By Mr. Rawls to approve CZ-2013-4.

The Committee members discussed further the location of the facility from other residential property and following amendment was offered.

MOTION: By Mr. Payne to amend the ordinance, Part B of Section 11:10 of Article 11 to read "within 500 feet of the property line on which the facility is located to any residential property existing at the time business operations are started." The motion carried unanimously by voice vote.

Motion to approve as amended CZ-2013-4 carried unanimously by voice vote.

Mr. Limbaker presented the following:

CP-2013-1

Greenville County Planning Commission to amend the
Comprehensive Plan to include the Conestee Community Plan.

AN ORDINANCE

AN ORDINANCE TO ADOPT THE CONESTEE COMMUNITY PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN.

WHEREAS, in 2009, the Greenville County Council adopted "Imagine Greenville County" as the Greenville County Comprehensive Plan under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in accordance with Section 6-29-510, et seq., of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, the Greenville County Planning Commission has acted pursuant to S. C. Code Ann. 6-29-520(B), by Resolution to recommend that Greenville County Council amend the County's Comprehensive Plan with the adoption of the Conestee Community Plan, attached hereto and incorporated herein by reference as Exhibit "A", and

WHEREAS, six community meetings were held between March and August 2012, at which community residents and stakeholders worked extensively with Planning staff to develop their vision for the future of the Conestee Community; and

WHEREAS, the Conestee Community Plan, completed in 2012, was jointly developed by Greenville County, the Conestee Citizen Advisory Committee, and numerous residents and stakeholders,

NOW, THEREFORE, BE IT ORDAINED by the Greenville County Council:

Section 1. Adoption of the Conestee Community Plan.

The County Council of Greenville County, South Carolina, hereby adopts an amendment to the Comprehensive Plan, as set forth in Exhibit "A" attached hereto, in accordance with Section 6-29-510, et seq., of the Code of Laws of South Carolina, 1976, as amended.

Section 2. Effective Date. The Ordinance shall take effect one (1) day after the next regularly scheduled Council meeting following final approval of this Ordinance.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2013.

Herman G. Kirven, Chairman
Greenville County Council

ATTEST:

Theresa B. Kizer
Clerk to Council

Joseph M. Kernell
County Administrator

MOTION: By Councilor Rawls to approve CP-2013-1. The motion carried unanimously by voice vote.

REQUESTS AND MOTION

Chairman Dill there had been discussion regarding the time of the Planning and Development Committee Meetings.

Councilor Payne suggested the second meeting of the month remain on the Monday prior to Public Hearing, but suggested changing the first meeting of the month from the first Monday to the first Tuesday, prior to the Committee of the Whole meeting. This would allow members to attend other meetings held on the First Monday.

MOTION: By Councilor Rawls to have the first meeting of the month on the first Tuesday prior to the Committee of the Whole meeting and the second meeting remaining on the third Monday prior to the Zoning Public Hearing. The motion carried unanimously by voice vote.

ADJOURNMENT

MOTION: Without objection the meeting was adjourned at 5:50 p.m.

Respectfully Submitted,

Helen Hahn
Administrative Coordinator
Greenville County Department of
Community Planning and Development

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
FEBRUARY 18, 2013
CONFERENCE ROOM D – COUNTY SQUARE
6:00 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:

Joe Dill, Chairman
Dan Rawls, Vice Chairman
Sid Cates
Fred Payne

COMMITTEE MEMBERS ABSENT:

Lottie Gibson

STAFF PRESENT:

Paula Gucker
Helen Hahn
Skip Limbaker
Kelli McCormick
Tom Meeks
John Owings
Eric Vinson

CALL TO ORDER:

Chairman Dill called the meeting to order at 6:00 p.m.

INVOCATION:

Councilor Payne gave the invocation.

Discussion regarding Committee Meeting dates and time

Chairman Dill opened the discussion regarding a decision which had been made at the February 4, 2013 meeting regarding the schedule of the Planning and Development Committee meetings. Chairman Dill stated at that time the Committee had changed the meeting times to the second Tuesday and the third Monday of each month. Since then, members of the Committee had spoken with other Council members and staff to discuss what impact the change would have.

Councilor Rawls stated he would not be able to attend a meeting on the first Monday of the month.

The Committee discussed various scenarios of when the Committee could meet other than the first Monday of the month. After some discussion of other times, the Committee members felt the public may be confused with the Committee meeting on different days. Additionally, if the time were moved up, that may cause citizens a hardship in attending the meetings.

MOTION: By Councilor Cates to continue holding the Planning and Development Committee meetings on the first and third Mondays of each month. The motion carried by voice vote with one in opposition (Rawls).

REQUESTS AND MOTION

There were no requests or motions.

ADJOURNMENT

MOTION: By Councilor Cates to adjourn. Without objection the meeting was adjourned at 6:17 p.m.

Respectfully Submitted,

Helen Hahn
Administrative Coordinator
Greenville County Department of
Community Planning and Development