

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
September 15, 2014
CONFERENCE ROOM D – COUNTY SQUARE
4:30 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
Lottie Gibson, Vice Chair
Sid Cates
Fred Payne
Lynn Ballard

COMMITTEE MEMBERS ABSENT:

none

STAFF PRESENT:

Teresa Barber
Dean Campbell
Michael Forman
Paula Gucker
Helen Hahn
Kristopher Kurjiaka
Eric Vinson

CALL TO ORDER

Chairman Dill called the meeting to order at 5:34 p.m.

INVOCATION

Dr. Cates provided the invocation.

APPROVAL OF THE MINUTES OF THE July 7, 2014 MEETING

MOTION: By Councilor Gibson to approve the minutes of the July 7, 2014, meeting as presented. The motion carried unanimously by voice vote.

INTRODUCTION

Assistant County Administrator Paula Gucker introduced to the Committee members the new Director of Planning and Code Compliance, Eric Vinson. She noted Mr. Estep had resigned and Mr. Eric Vinson, who has been with the County for some time in the Planning Department, would be the new Director.

ZONING DOCKETS

Mr. Forman presented the following Zoning Docket which was held at the July 7, 2014 Committee meeting. Further citizen input will be allowed.

DOCKET NUMBER: CZ-2014-27

APPLICANT: CCAD, LLC on behalf of Tango Alpha Management Company

PROPERTY LOCATION: Hunter Road near Simpsonville

PIN/TMS#(s): 0555020101000 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 6.85

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The parcel was zoned in March 1996 as part of Area 11.

EXISTING LAND USE: Undisturbed land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Hunter Road ROW, then further north golf course (Fox Run Country Club)
East	R-S	Large tract single-family residence (97.8 acres)
South	R-S	Large tract single-family residence (97.8 acres), further south is
West	R-S	Golf course (Fox Run Country Club)

WATER AVAILABILITY: Greenville Water System (8" main on Club Drive, no water on Hunter Road)

SEWER AVAILABILITY: As per Metro Connects “New sewer lines installed to serve this property would connect to ReWa’s trunk line. Capacity unknown”.

IMAGINE GREENVILLE: Residential Land Use 1

SCUFFLETOWN PLAN: Private Recreation

DENSITY:

Zoning	R-S (Current)	R-12 (Requested)
Allowable Units	11	24
Density	1.74/acre	3.63/acre

ROADS: Hunter Road: Two lane County-maintained minor collector

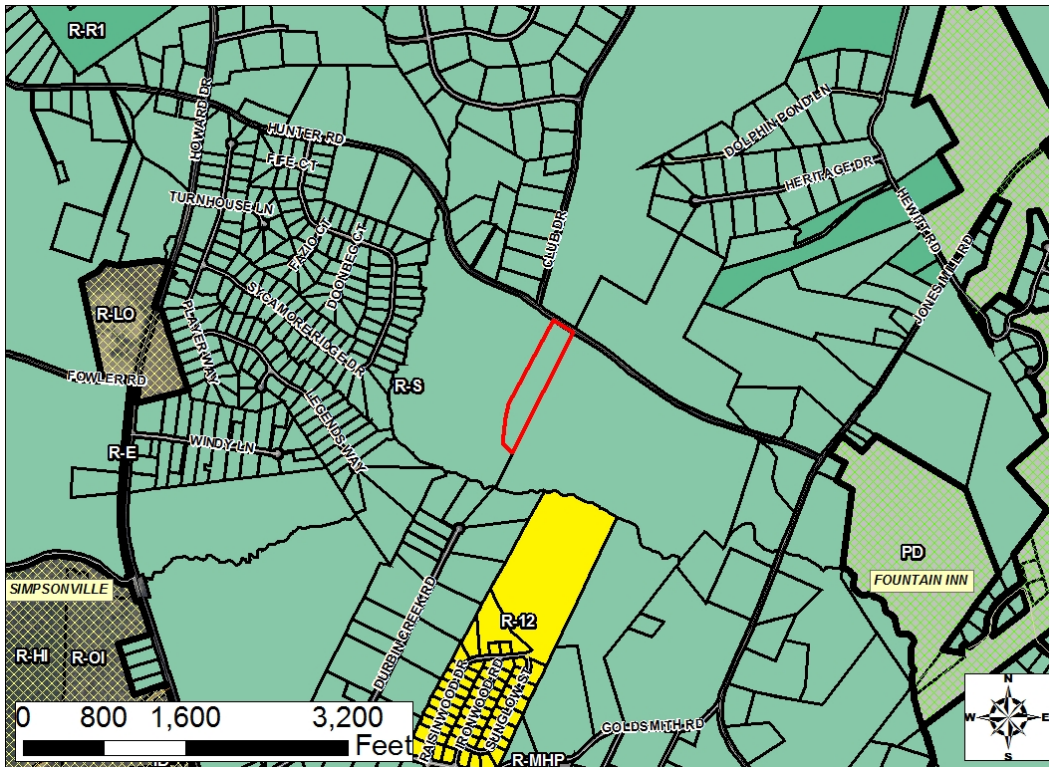
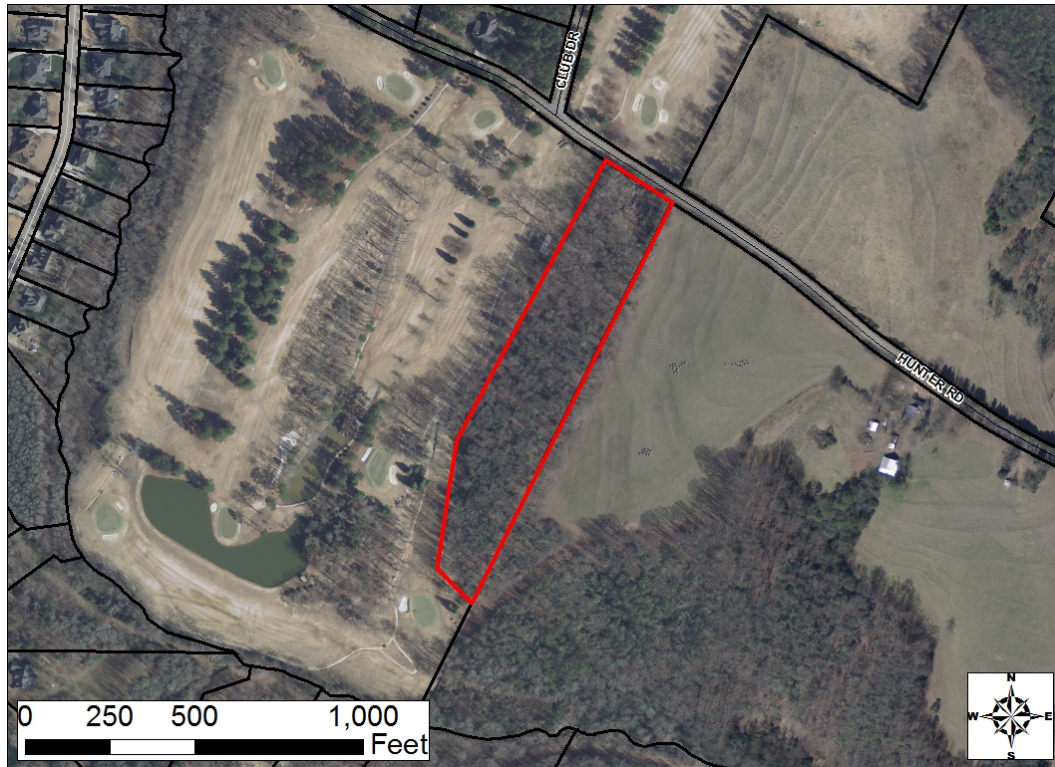
TRAFFIC IMPACT: Traffic generated from the site would be expected to increase. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Howard Drive in 2012, approximately 4,500 feet southwest of the subject site. The station counted 2,600 average daily traffic trips, which represented no change from the previous year and a 4% decrease over the previous five (5) years.

SUMMARY: The subject property is a 6.85 acre portion of a 208 acre parcel, containing a golf course which is bisected by Hunter Road.

The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-12 (Single-Family Residential). The R-12 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The subject parcel is located within the Scuffletown Area Plan adopted in 2006. A Future Land Use (FLU) map was developed for this area plan, providing detail at the parcel level for recommended land use density and zoning. As such, the Scuffletown Area Plan recommended this parcel for “Private Recreation” land use, which represents areas used by golf courses. The Scuffletown Area Plan recommends “Rural Residential Use” for property on either side of the “Private Recreation” area. Rural Residential use has a recommended density of 1-2 units per acre, and R-S zoning.

CONCLUSION: It is staff’s opinion the requested zoning of R-12 does not conform to the area’s general rural characteristics, as well the requested zoning is in conflict with the Scuffletown Road Area Plan’s recommendations for nearby land use density and zoning. Therefore, based on these reasons, staff recommends denial of the application to rezone from the R-S district to the R-12 district. The Planning Commission recommends denial.



County Councilor Butch Kirven, representing District 27 addressed the Committee members stating he had looked into the request very carefully and noted the property belonged to the Country Club and was adjacent to the golf course. He stated the development would assist in energizing the business and felt the request was appropriate for the situation. Councilor Kirven stated he was in favor of the request and asked the Committee for their approval and to forward to full Council.

Councilor Gibson asked why staff and the Planning Commission recommended denial.

Councilor Kirven stated the denial was due to the density, but the development would not change the dynamic of the area.

Dr. Cates asked if staff felt the R-12 classification was too dense for single family residents and was the recommendation for denial based on the Comprehensive Plan or on traffic issues.

Mr. Forman stated the recommendation for denial was based on the Comprehensive Plan.

Dr. Cates also asked if there had been any opposition to the request.

Mr. Forman and Councilor Kirven stated there had not been any opposition.

Councilor Payne stated the area had city water and were capable of getting sewer service. He stated he felt the character of the area would not be harmed.

Chairman Dill asked if there were any other speakers in favor or in opposition to the proposed rezoning.

There were no other speakers.

MOTION: By Councilor Payne to approve CZ-2014-27. The motion carried unanimously by voice vote.

REQUEST AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: By Dr. Cates to adjourn. The motion carried unanimously by voice vote and the meeting adjourned at 5:38p.m.

Respectfully Submitted,

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