

**MINUTES  
COMMITTEE ON PLANNING AND DEVELOPMENT  
November 3, 2014  
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  
Sid Cates  
Fred Payne  
Lynn Ballard

**COMMITTEE MEMBERS ABSENT:**

Lottie Gibson

**COUNTY COUNCIL MEMBERS PRESENT**

Willis Meadows  
Xanthene Norris

**STAFF PRESENT:**

Dean Campbell  
Paula Gucker  
Helen Hahn  
Kristopher Kurjiaka  
Eric Vinson

**CALL TO ORDER**

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

**INVOCATION**

Councilor Payne provided the invocation.

**APPROVAL OF THE MINUTES OF THE October 20, 2014 MEETING**

**MOTION:** By Councilor Payne to approve the minutes of the October 20, 2014 meeting as presented. The motion carried unanimously by voice vote with one absent (Gibson).

**ZONING DOCKETS**

Mr. Vinson presented the following Zoning Docket:

**DOCKET NUMBER:** CZ-2014-41

**APPLICANT:** Ahmed Abdeladl

**PROPERTY LOCATION:** 1904 and 1908 Anderson Road

**PIN/TMS#(s):** 0226000801300 and 0226000801500

**EXISTING ZONING:** R-M20, Multi-Family Residential

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 0.75

**COUNCIL DISTRICT:** 23 - Norris

**ZONING HISTORY:** The parcel was zoned R-M in June 1973 as part of Area 4A.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-M20	Single family residential
East	R-M20	Single family residential
South	R-7.5	Right of Way for Anderson Road, further south is single family residential
West	R-M20	Single family residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer District (capacity unknown)

**IMAGINE GREENVILLE:** Residential Land Use 3

**JUDSON AREA PLAN:** Established residential neighborhood

**ROADS:** Anderson Road: Five-lane State-maintained minor arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2011	2012
Anderson Road	2,600' SW	15,100	13,400 (-11%)	13,700 (-9%)

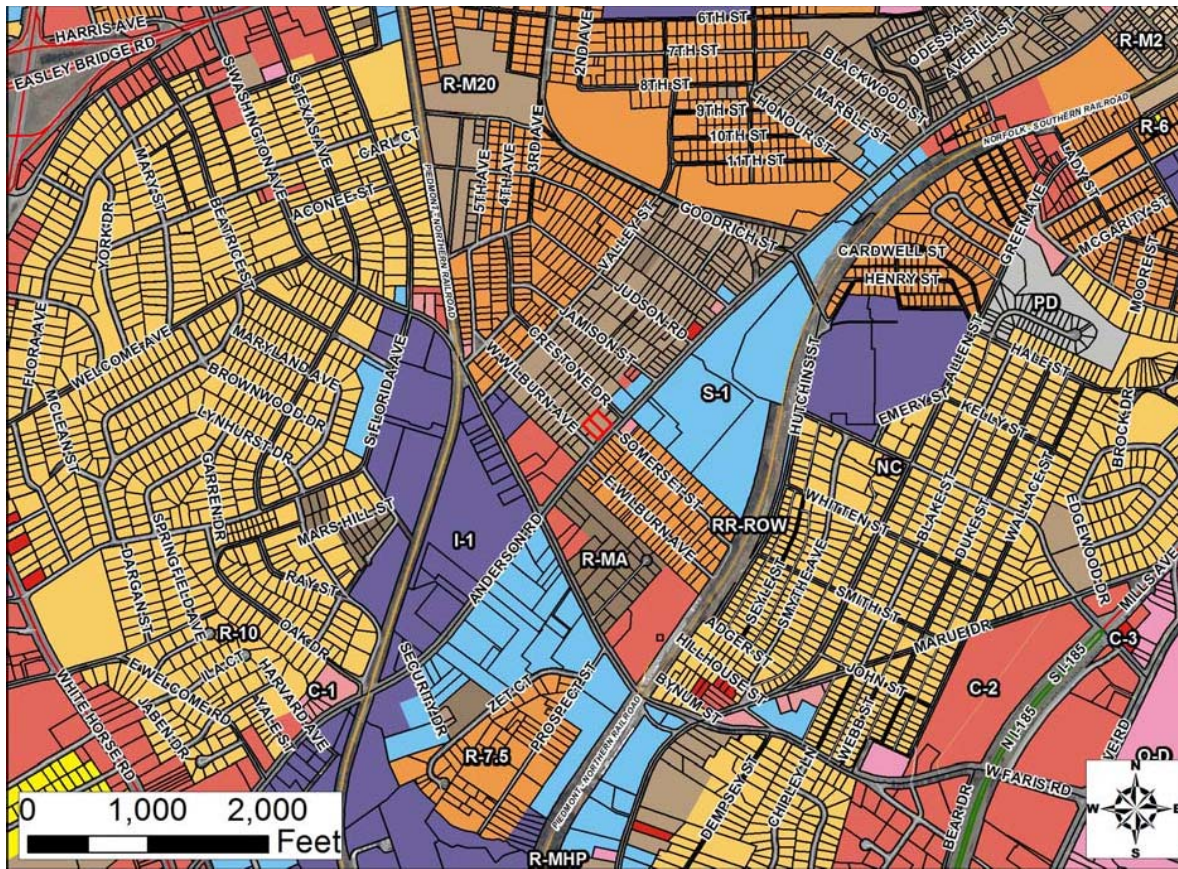
The subject properties are two vacant parcels of land located on the north side of Anderson Road, approximately 800 feet northeast of the intersection at South Washington Road. It has approximately 175 feet of road frontage on Anderson Road. The property is currently zoned R-M20 (Multi-Family Residential); this application is requesting to rezone to C-2 (Commercial). The C-2 district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The applicant has proposed a car lot/auto sales for the subject parcels.

It is staff's opinion that commercial uses are inconsistent with the surrounding residential character of the community and future land use recommendations as established in the Judson Community Plan in 2011. Therefore, based on these reasons, staff recommends denial of the request to rezone from R-M20 to C-2, Commercial. The Planning Commission recommends denial.

Mr. Vinson stated the applicant had submitted a request to amend his rezoning application from C-2 to C-3. The Planning Commission made their recommendation based on the request of C-2 zoning.





The Committee members asked Mr. Vinson what was the staff’s reasoning for the recommendation of denial?

Mr. Vinson stated staff was of the opinion the Commercial use was inconsistent with the character of the community and future land use recommendations as established in the Judson Community Plan in 2011.

Chairman Dill asked if a C-3 zoning would be more amenable.

Mr. Vinson stated the C-3 zoning would still provide a Commercial use within the area identified as residential within the Judson plan. It would still conflict with the Judson Community Plan.

Dr. Cates voiced his concern with the zoning of C-2, which would allow alcohol. Although the applicant was not having alcohol, if the property was sold, the alcohol could be a possible use.

**MOTION:** By Dr. Cates to send the CZ-2014-41 back to the staff and Planning Commission to be looked at with a C-3 zoning request as the requested amendment by the applicant. The motion carried unanimously by voice vote with one absent (Gibson).

Mr. Vinson presented the following:

**DOCKET NUMBER:** CZ-2014-42

**APPLICANT:** John E. Shaw for Barbara Arledge and Terry Watson

**PROPERTY LOCATION:** 2507 Anderson Road

**PIN/TMS#(s):** 0251000201300

**EXISTING ZONING:** I-1, Industrial

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 0.6

**COUNCIL DISTRICT:** 25 - Gibson

**ZONING HISTORY:** The parcel was zoned in June 1973 as part of Area 4A.

**EXISTING LAND USE:** Vacant structures

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10 & C-2	Right of way for Anderson Road, further north is manufactured home park
East	I-1	Office and warehouse use
South	I-1	Piedmont Northern Railroad
West	I-1	Auto repair

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer District (capacity unknown)

**IMAGINE GREENVILLE:** Residential Land Use 3

**ROADS:** Anderson Road: Five-lane State-maintained minor arterial

**TRAFFIC:**

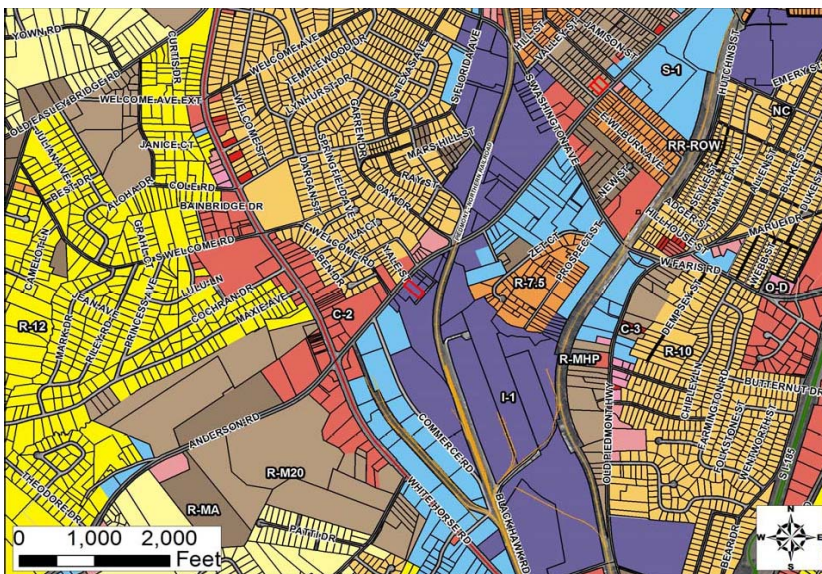
Location of Counter	Distance to Site	2007	2011	2012
Anderson Road	1,000' NE	15,100	13,400 (-11%)	13,700 (-9%)

The subject property is a parcel of land located on Anderson Road containing two vacant structures. It has approximately 102 feet of road frontage. The property is currently zoned I-1 (Industrial); this application is requesting to rezone to S-1

(Services). The S-1 district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

The applicant is requesting rezoning to allow for an auto sales lot.

It is staff's opinion that the requested zoning classification would have limited impact on the surrounding properties, as S-1 Service use is defined to disallow noxious odor, fumes, smoke, dust, or noise. As well, S-1 uses are compatible with surrounding uses and zoning. Therefore, based on these reasons, staff recommends approval of the request to rezone to S-1, Services. The Planning Commission recommends approval.



**MOTION:** By Dr. Cates to approve CZ-2014-42. The motion carried unanimously by voice vote with one absent (Gibson).

Mr. Vinson presented the following:

**DOCKET NUMBER:** CZ-2014-43  
**APPLICANT:** Heyward Smith  
**PROPERTY LOCATION:** 54 Smith Circle  
**PIN/TMS#(s):** 0556010101512  
**EXISTING ZONING:** S-1, Services  
**REQUESTED ZONING:** R-S, Residential Suburban  
**ACREAGE:** 1.82  
**COUNCIL DISTRICT:** 27 - Kirven

The parcel was zoned S-1 and R-S in March 1996 as part of Area 11. The R-S portion of this property was rezoned S-1 in 2001 as part of CZ-2001-022.

**EXISTING LAND USE:** Vacated structures  
**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1 & R-S	Vacant
East	R-S	Vacant
South	S-1 & R-S	Vacant and auto salvage yard
West	R-S	Right of way for Smith Circle, then single family residence

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metro Sewer District. Easements would need to be negotiated with adjoining land owner(s) in order to have access to sewer (ReWa trunk line).

**IMAGINE GREENVILLE:** Residential Land Use 2

**ROADS:** Smith Circle: Two-lane County-maintained local

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2011	2012
Bryson Drive	4,000' SW	3,000	4,500 (50%)	4,600 (53%)

**SUMMARY:**

The subject property is vacated parcel of land located on Smith Circle. It has approximately 192 feet of road frontage. The property is currently zoned S-1 (Services); this application is requesting to rezone to R-S (Residential Suburban). The R-S district is established to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

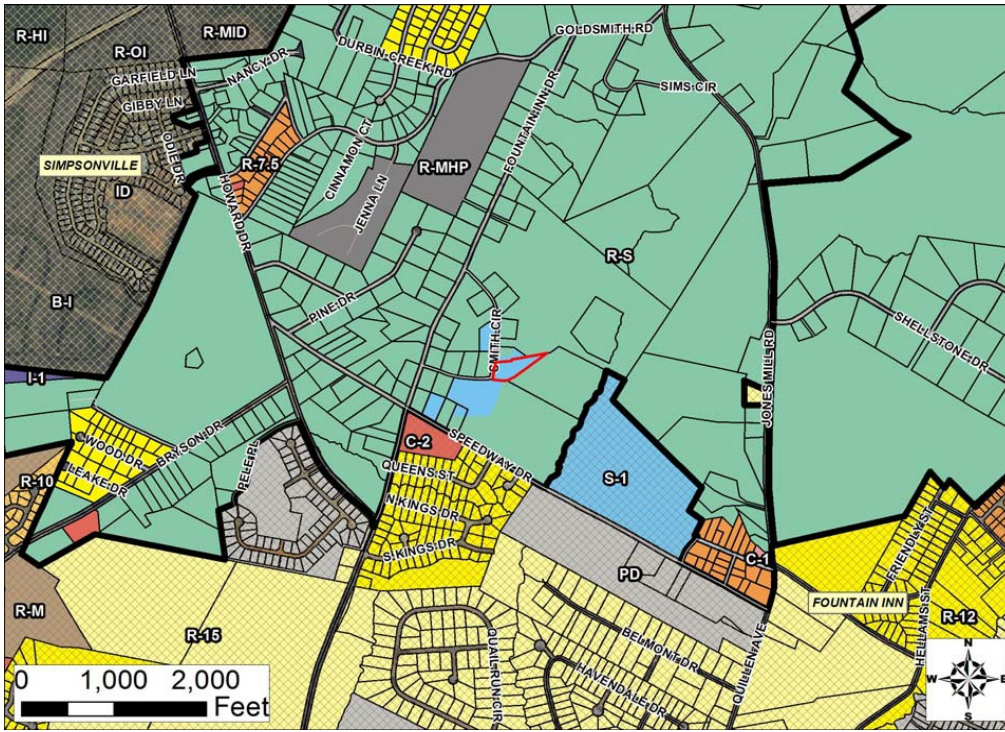
The applicant is requesting rezoning of the property for use as a single family residence.

**CONCLUSION:**

It is staff's opinion the subject parcel is suited for the requested zoning classification, and would have minimal impact on the surrounding properties, as it is consistent with surrounding zoning and existing residential development patterns. Therefore, staff recommends approval of the request to rezone from S- 1 (Services) to R-S (Residential Suburban). The Planning Commission recommends approval.







**MOTION:** By Mr. Payne to approve CZ-2014-43. The motion carried unanimously by voice vote with one absent (Gibson).

Mr. Vinson presented the following:

<b>DOCKET NUMBER</b>	CZ-2014-44
<b>APPLICANT</b>	John Shaw for J. C. Hendrix Irrevoc Trust and Angela H. Harteg
<b>PROPERTY LOCATION:</b>	7205 White Horse Road
<b>PIN/TMS#(s):</b>	B004050102300 and B004050102400
<b>EXISTING ZONING:</b>	R-10, Single Family Residential
<b>REQUESTED ZONING:</b>	C-3, Commercial
<b>ACREAGE:</b>	0.64
<b>COUNCIL DISTRICT:</b>	19 - Meadows
<b>ZONING HISTORY:</b>	The parcel was zoned R-10 in April 1972 as part of Area 3.
<b>EXISTING LAND USE:</b>	Vacant single family residence

**AREA  
CHARACTERISTICS:**

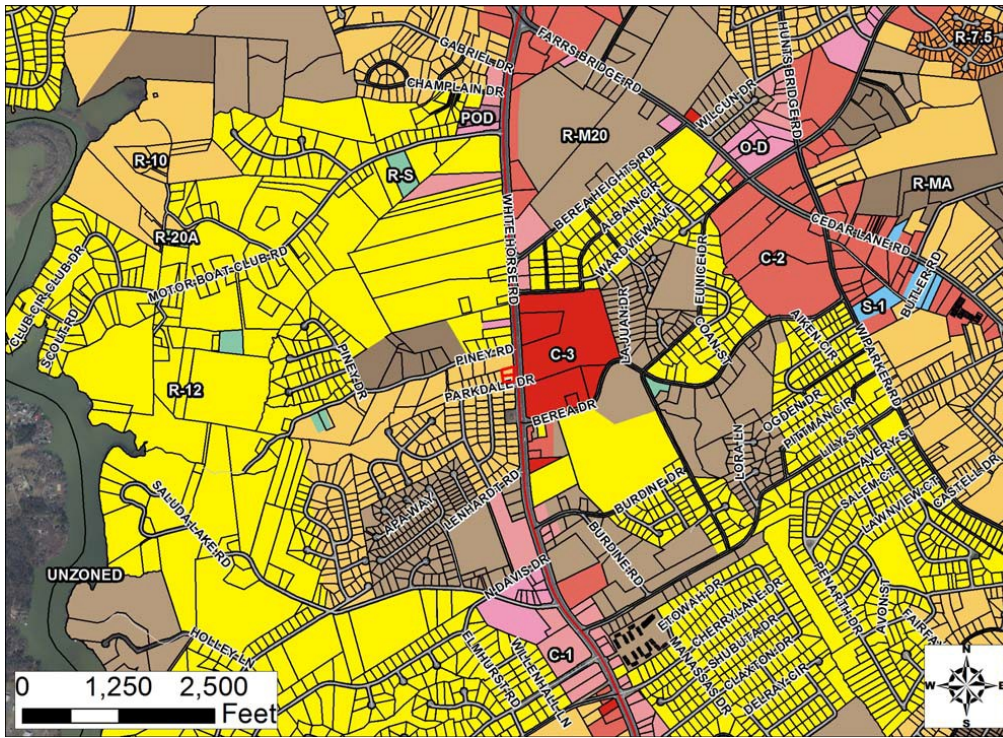
Direction	Zoning	Land Use
North	R-10	Vacant
East	C-3	Right of way for White Horse Road, further east is vacant
South	R-10	Right of Way for Parkdale Road, further south is single family residential (Parkdale Subdivision)
West	R-10	Single family residential (Parkdale Subdivision)

**WATER AVAILABILITY:** Greenville Water Systyem

**SEWER AVAILABILITY:** Berea Sewer District (capacity unknown)

**IMAGINE GREENVILLE:** Residential Land Use





**WHITE HORSE ROAD**

White Horse Road: Seven-lane Major Arterial Freeway/Expressway  
 Parkdale Drive: Two-lane County maintained local

**CORRIDOR STUDY:**

Commercial/Office Use

**ROADS:**

White Horse Road: Seven-lane Major Arterial freeway/Expressway  
 Parkdale Drive: Two-lane County maintained local

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2011	2012
White Horse Road	5,800' S	28,400	26,900 (-5%)	26,100 (-8%)

**SUMMARY:**

The subject properties are two vacant parcels of land located on the north side of Parkdale Road, and the west side of White Horse Road. They have approximately 330 feet of total road frontage. The properties are currently zoned R-10 (Single Family Residential); this application is requesting to rezone to C-3 (Commercial). The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

The White Horse Road Corridor Study Future Land Use map completed in 2006 calls for “commercial/office” uses for the subject parcels.

The applicant has not proposed a use for the subject parcels.

**CONCLUSION:**

It is staff's opinion the requested zoning classification is consistent with the White Horse Road Corridor Study's recommendation of commercial/office use. As well, the subject parcels are ill-suited for single family development along a classified major arterial freeway. Therefore, based on these reasons, staff recommends approval of the request to rezone the subject parcels from R-10 Residential to C-3 Commercial. The Planning Commission recommends approval of the request.

Councilor Payne invited Councilor Meadows to address the Committee as the request was in Councilor Meadows District.

Councilor Meadows voiced his concerns and the citizens concerns that a part of a subdivision would be taken and made into Commercial zoning. He stated that had not been done in any other subdivision that he was aware of. Councilor Meadows stated the concerns of the citizens in the area is if this is zoned Commercial, will other subdivisions have Commercial sections also all along the area. Councilor Meadows requested the Committee deny the request.

Chairman Dill stated he had received calls regarding the rezoning and if a bank placed in the area, that would be acceptable, but currently there issue was open ended.

Councilor Meadows stated he had also received comments that if it were an office or an OD zoning, there would not be as much objection.

**MOTION:** By Dr. Cates to hold CZ-2014-44 until the next Committee meeting to allow the applicant to consider an OD, Office District zoning classification rather than C-3, Commercial classification. The motion carried unanimously by voice vote with one absent (Gibson).

Mr. Vinson presented the following:

<b>DOCKET NUMBER:</b>	CZ-2014-45
<b>APPLICANT:</b>	Mark Ells for Arthur State Bank
<b>PROPERTY LOCATION:</b>	Piedmont Golf Course Road
<b>PIN/TMS#(s):</b>	0601020100901
<b>EXISTING ZONING:</b>	R-S, Residential Suburban
<b>REQUESTED ZONING:</b>	R-15, Single-Family Residential
<b>ACREAGE:</b>	30
<b>COUNCIL DISTRICT:</b>	26 - Ballard

The parcel was zoned in May 1971 as part of Area 2. A rezoning request to R-M10 was denied by County Council as part of CZ-2005-058. Another rezoning request to PD was denied by County Council as part of CZ-2005-075. Another rezoning request to R-20 was denied by County Council as part of CZ-2007-033.

**EXISTING LAND USE:** Undeveloped  
**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single family residential
East	R-S	Single family residential
South	R-S	Right of Way for Piedmont Golf Course Road, then Single Family Residential (Willow Pond Subdivision and Forest Springs Subdivision)
West	R-S	Single Family Residential

**WATER AVAILABILITY:** Greenville Water System

As per Metro Sewer District, "Sewer is located on the adjoining property of this parcel along the back property line across the creek. Acquiring easement(s) and creek crossing designs could cause problems being able to access the sewer line. Sewer capacity would need to be verified."

**IMAGINE GREENVILLE:** Residential Land Use 2

**DENSITY:**

Zoning	R-S (Current)	R-15 (Requested)
Allowable Units	52	87
Density	1.74/acre	2.90/acre

**ROADS:**

Piedmont Golf Course Road: Two lane State-maintained major collector

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2011	2012
Piedmont Golf Course Road	9,000' NW	2,100	2,200 (5%)	2,400 (14%)

**SUMMARY:**

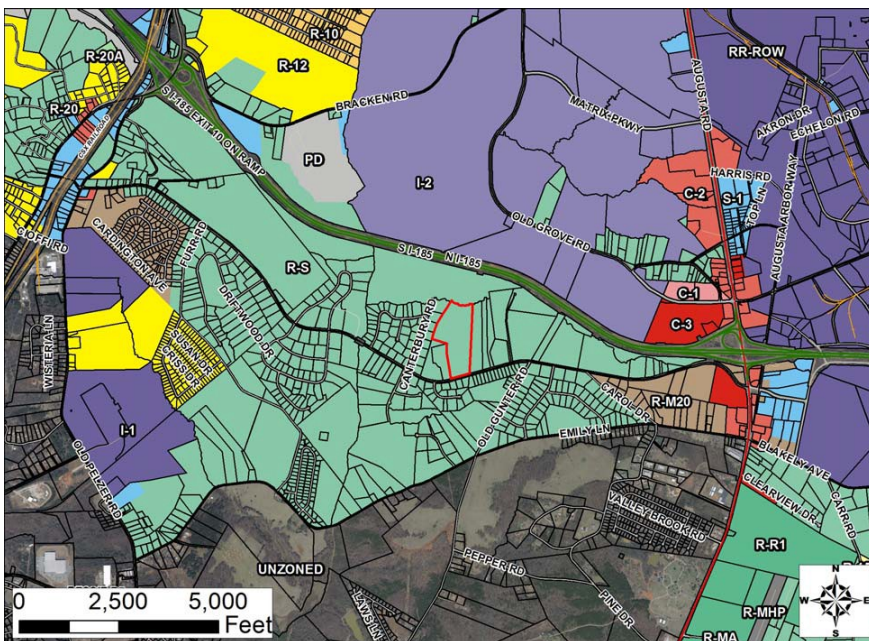
The subject property is a 30 acre parcel, with approximately 485 feet of frontage along Piedmont Golf Course Road.

The subject parcel is currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcel to R-15 (Single-Family Residential). The R-15 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 applicant has not proposed a use for the subject parcel.

**CONCLUSION:**

It is staff's opinion that the development pattern of the area is characterized by large lot single family residential homes that have been developed at the R-S density. As well, the requested R-15 density is out of character with the development pattern of the area. Therefore staff recommends denial of the request to rezone the subject parcel from R-S to R-15. The Planning Commission recommends denial.



Councilor Ballard voiced his concern with the request. He stated there were approximately 100 people at the Public Hearing and the citizens presented staff with a petition having over 300 names in opposition to the request. Councilor Ballard requested the Committee deny the request.

**MOTION:** By Councilor Ballard to deny CZ-2014-45. The motion carried unanimously by voice vote with one absent (Giobson).

Mr. Vinson presented the following:

**DOCKET NUMBER:** CZ-2014-46

**APPLICANT:** Greenville County Council

**STAFF REPORT:** The Greenville Area Development Corporation recently contacted staff to request that data centers be added as a use in the zoning ordinance. Data centers are growing in popularity and there is currently no provision for them in the zoning ordinance. As a result staff has worked with the GADC to draft a text amendment to add Data Centers to the table of uses in the zoning ordinance and allowing them as a use by right in the S-1, I-1, and I-2 zoning districts. Staff has researched Data Centers and has developed a draft ordinance for discussion.

On September 15, 2014, the Planning and Development Committee approved the initiation of a public hearing on the proposed text amendment. The Public Hearing is set for October 20, 2014.

Staff has recommended Data Centers be defined as “A large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data where the majority of the space is occupied by computers and/or related equipment and where information is processed, transferred, or stored.”

Staff recommends Data Centers be allowed by right in the S-1, I-1, and I-2 districts, with Minimum Parking subject to the same requirements as Warehousing and Flex Space, i.e. a minimum of one space per 500 feet of leasable floor area for the first 3,000 feet, then 1 space per 2,500 square feet of leasable floor space thereafter. The Planning Commission recommends approval.

**MOTION:** By Councilor Ballard to approve CZ-2014-46. The motion carried unanimously by voice vote with one absent (Gibson).

Mr. Vinson presented the following, which was held at the last Committee meeting.

**DOCKET NUMBER:** CZ-2014-40

**APPLICANT:** Jamie McCutcheon for Carol Pierce McKinney

**PROPERTY LOCATION:** Rocky Point Way  
**PIN/TMS#(s):** 0533020100703  
**EXISTING ZONING:** PD, Hartness Planned Development  
**REQUESTED ZONING:** R-S, Residential Suburban  
**ACREAGE:** 12.10  
**COUNCIL DISTRICT:** 21 – Burns

The parcel was zoned R-S in May 1971 as part of Area 2. The parcel was re-zoned in 2001 as part of the Cliffs Heritage PD (CZ-2001-080). The PD name was changed to Hartness Preserve PD in 2006, at which time the densities of the PD were shifted and changed.

**EXISTING LAND USE:** Single Family Residence

AREA	Direction	Zoning	Land Use
	North	PD	Single Family Residence and open space
	East	PD	Single Family Residence
	South	PD	Right of Way for Rocky Point Way, then Rocky Creek Acres subdivision
	West	PD	Rocky Creek Acres subdivision

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Septic

**IMAGINE GREENVILLE:** Residential Land Use 2

DENSITY:	Zoning	PD	R-S
	Allowable Units	6	21
	Density	0.50/acre	1.74/acre

**ROADS:** Rocky Point Way: Two lane County-maintained local road

TRAFFIC:	Location of Traffic Count	Distance to Site	2007	2011	2012
	Highway 14	2,400' East	12,900	12,100 (-6%)	12,700 (-2%)

The subject parcel is a 12.1 acre parcel located within the boundaries of the Hartness Preserve Planned Development (PD), with approximately 350 feet of frontage along Rocky Point Way. The subject parcel is currently zoned PD, with an allowable density of 0.5 units per acre; this application is requesting to rezone the parcel to R-S (Residential Suburban), which allows for up to 1.74 units per acre.



The subject parcel was re-zoned in 2001 as part of Cliff's Heritage PD. At that time, the subject parcel was referred to as Tract Description "SF-3" in the statement of intent/preliminary development plan, and allowed for a density of 1.6 units per acre. As well, the entire PD was made subject to design guidelines as set forth in the Statement of Intent. Those design guidelines include, but are not limited to strict design controls and preferred architectural styles.

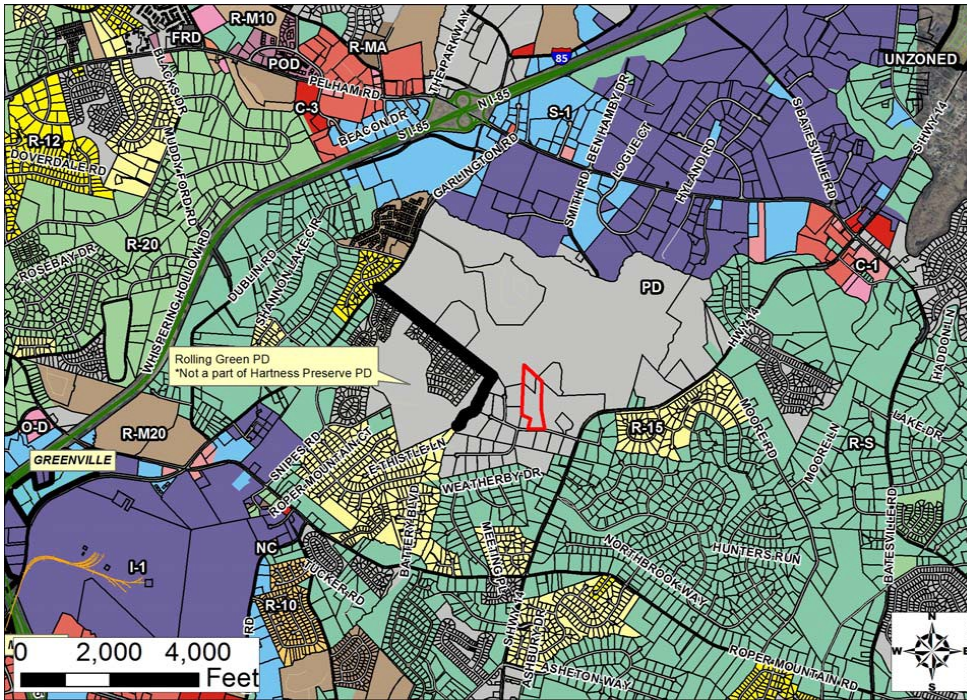
A minor change to the PD was approved administratively in 2006, which revised the preliminary development plan, as well as changed the name of the project to Hartness Preserve PD. The new preliminary development plan revised the Tract Description of the subject parcel to "SF-2" as well as reduced the density of the subject parcel to 0.5 units per acre. This minor change brought consistency with the existing large lot development pattern found in nearby Rocky Creek acres, which contain average lot size in excess of three acres. According to the Revised Statement of Intent as submitted in 2006, Tract SF-2 will contain large lot single- family detached homes.

The applicant maintains that she was not made aware of the 2006 minor changes, and would like to develop the property as originally intended by the PD as approved in 2001. The applicant has stated her desire to build 13 new homes on the 12.1 acre parcel, in addition to the existing single family residence on site.

No major change request to concurrently revise the boundaries or density of the Hartness Preserve PD has been provided as part of this rezoning application.

It is staff's opinion that this rezoning request is not consistent with the PD development plan, design guidelines, and density as approved in 2006. Therefore, staff recommends denial of the request to rezone the subject parcel from PD to R-S. The Planning Commission recommended approval.





Dr. Cates voiced his concerns, stating the applicant may have been done wrong, however he felt the PD (Planned Development) should stay.

Councilor Ballard voiced his concern over approving the request which would open up all other current PD's and any new PD's. He agreed with Dr. Cates the PD had to stand.

**MOTION:** By Councilor Ballard to deny CZ-2014-40. The motion failed with a voice vote of two in favor (Ballard and Cates) and two opposed (Payne and Dill).

**MOTION:** By Councilor Payne to send CZ-2014-40 forward without a recommendation. The motion carried unanimously by voice vote with one absent (Gibson).

**DISCUSSION REGARDING A TEXT AMENDMENT TO THE GREENVILLE COUNTY ZONING ORDINANCE ADDRESSING HOME OCCUPATION REGULATIONS**

Kris Kurjiaka, Action Zoning Administrator addressed the Committee members with a request from the Board of Zoning Appeals regarding a text amendment addressing home occupation regulations. He stated staff had been working with the board to refine the current Home Occupations regulations found in Article 6, Use Regulations, Section 6:2.13, to provide a more comprehensive list of allowable home occupations which accurately reflects current conditions. He stated staff was requesting the Committee forward the item to full County Council to initiate a Public Hearing and begin the process of amending the ordinance.

**MOTION:** By Dr. Cates to forward the item to full Council to begin the process and initiate a Public Hearing. The motion carried unanimously by voice vote with one absent (Gibson).

**REQUEST AND MOTIONS**

There were no requests or motions.

**ADJOURNMENT**

**MOTION:** Without objection the meeting adjourned at 6:00 p.m.

Respectfully Submitted,

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