

Minutes
Greenville County Planning Commission
October 22, 2014
4:30 p.m.

MEMBERS PRESENT: C. Tumblin, Chair, V. Chair, M. Shockley, J. Barbare, S. Hammond, S. Selby, T. Ward and C. Sullivan

MEMBERS ABSENT:
C. Chea and M. Freeland

STAFF: P. Gucker, E. Vinson, M. Forman, K. Kurjiaka, S. Dawson, T. Meeks, T. Barber, J. Wortkoetter, S. Dawson, P. St. John and H. Hahn

COUNCIL MEMBER PRESENT
Councilor Ballard

CALL TO ORDER

Chairman Tumblin called the Planning Commission meeting to order at 4:32 and Mr. Sullivan gave the invocation.

APPROVAL OF THE SEPTEMBER 24, 2014 MINUTES

MOTION: By Mr. Shockley to approve the minutes of the September 24, 2014 Planning Commission meeting as presented. The motion carried unanimously by voice vote with two absent (Chea and Freeland)

PRELIMINARY SUBDIVISION APPLICATIONS

There were no Preliminary Subdivision Applications for the month.

REZONING REQUESTS

Mr. Forman gave a brief outline of the rezoning process and presented the following requests with staff's recommendations:

CZ-2014-41, Ahmed Abdeladi, located on 1904 and 1908 Anderson Road, requesting rezoning from R-M20, Multifamily Residential to C-2, Commercial with an amendment to the request being C-3, Commercial. Staff recommends denial.

CZ-2104-42, John Shaw for Barbara E. Arledge and Terry Watson, located at 2507 Anderson Road, requesting rezoning from I-1, Industrial to S-1, Services. Staff recommends approval.

CZ-2014-43, Heyward Smith, located at 54 Smith Circle, requesting rezoning from S-1, Services to R-S, Residential Suburban. Staff recommends approval.

CZ-2014-44, John Shaw for J.C. Hendrix Irrevoc Trust and Angela H. Harteg, located on 7205 White Horse Road, requesting rezoning from R-10, Single Family Residential to C-3, Commercial. Staff recommends approval.

CZ-2014-45, Mark Ells for Arthur State Bank, located on Piedmont Golf Course Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential. Staff recommends denial.

CZ-2014-46, Greenville County Council proposed text amendment to the Greenville County Zoning Ordinance to amend Table 6.1 and Article 4 to add Data Centers allowing them a use by right in the S-1, I-1 and I-2 zoning district. Staff recommends approval.

The Commissioners requested a detailed explanation of CZ-2014-41, CZ-2014-44, CZ-2014-45 and CZ-2014-46.

MOTION: By Mr. Barbare, seconded by Mr. Ward to approve CZ-2014-42 and CZ-2014-43. The motion carried unanimously by voice vote with two absent (Chea and Freeland).

Mr. Forman presented the following:

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:

Direction	Zoning	Land Use
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.

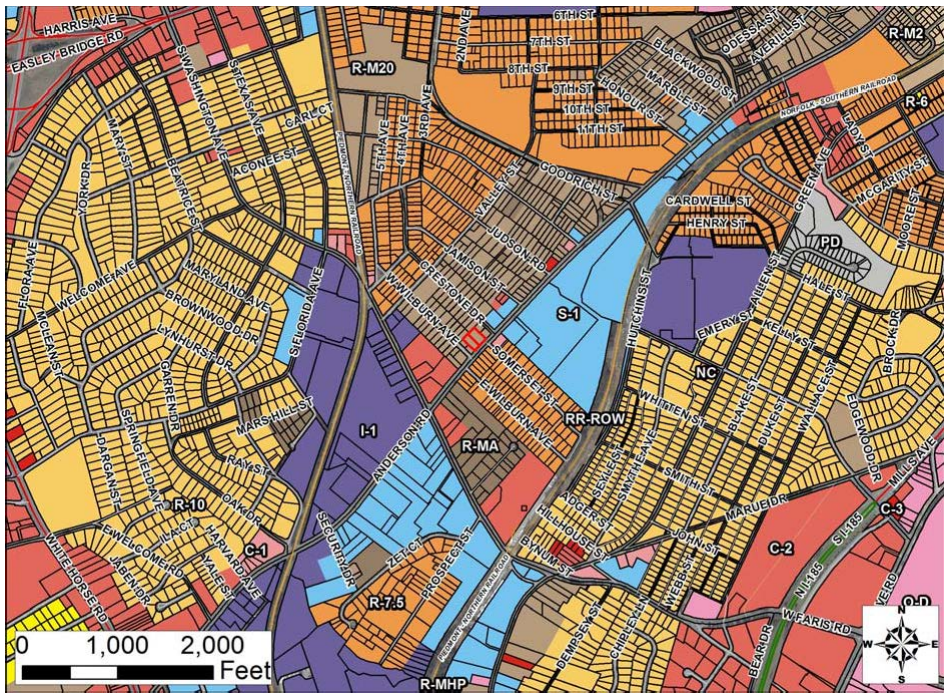
The applicant has proposed a car lot/auto sales for the subject parcels.

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.

Staff noted the applicant had submitted a request to amend the requested rezoning to C-3, Commercial.

The Planning Commission reviewed the application as C-2, Commercial.





MOTION: By Mr. Barbare, seconded by Mr. Selby to deny CZ-2014-41. The motion carried unanimously by voice vote with two absent (Chea and Freeland).

Mr. Forman presented the following:

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

SEWER AVAILABILITY: Berea Sewer District (capacity unknown)

IMAGINE GREENVILLE: Residential Land Use 3

WHITE HORSE ROAD CORRIDOR STUDY:

Commercial/Office Use

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

TRAFFIC:

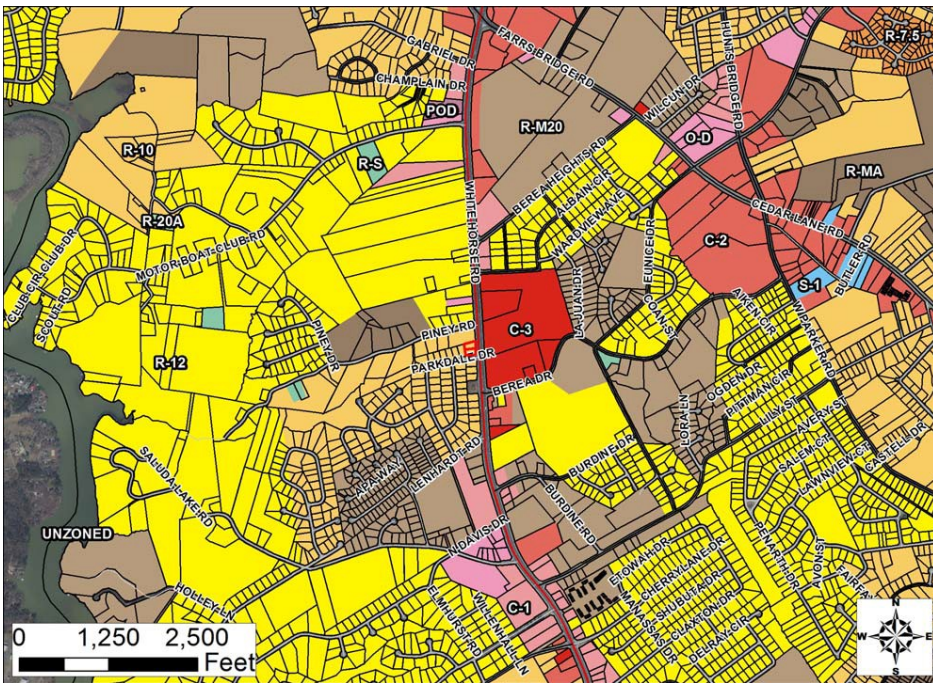
Location of Counter	Distance to Site	2007	2011	2012
White Horse Road	5,800' S	28,400	26,900 (-5%)	26,100 (-8%)

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.

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.



MOTION: By Mr. Selby, seconded by Mr. Ward to deny CZ-2014-44. The motion failed by a vote of three in favor (Selby, Hammond and Ward) and four opposed (Barbare, Tumblin, Shockley and Sullivan)

MOTION: By Mr. Barbare, seconded by Mr. Shockley to approve CZ2014-44. The motion carried by a vote of four in favor (Barbare, Tumblin, Shockley and Sullivan) and three opposed (Selby, Hammond and Ward).

Mr. Forman presented the following:

DOCKET NUMBER: CZ-2014-45

APPLICANT: Mark Ells for Arthur State

Bank PROPERTY LOCATION: Piedmont Golf Course Road

PIN/TMS#(s): 0601020100901

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 30

COUNCIL DISTRICT: 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:

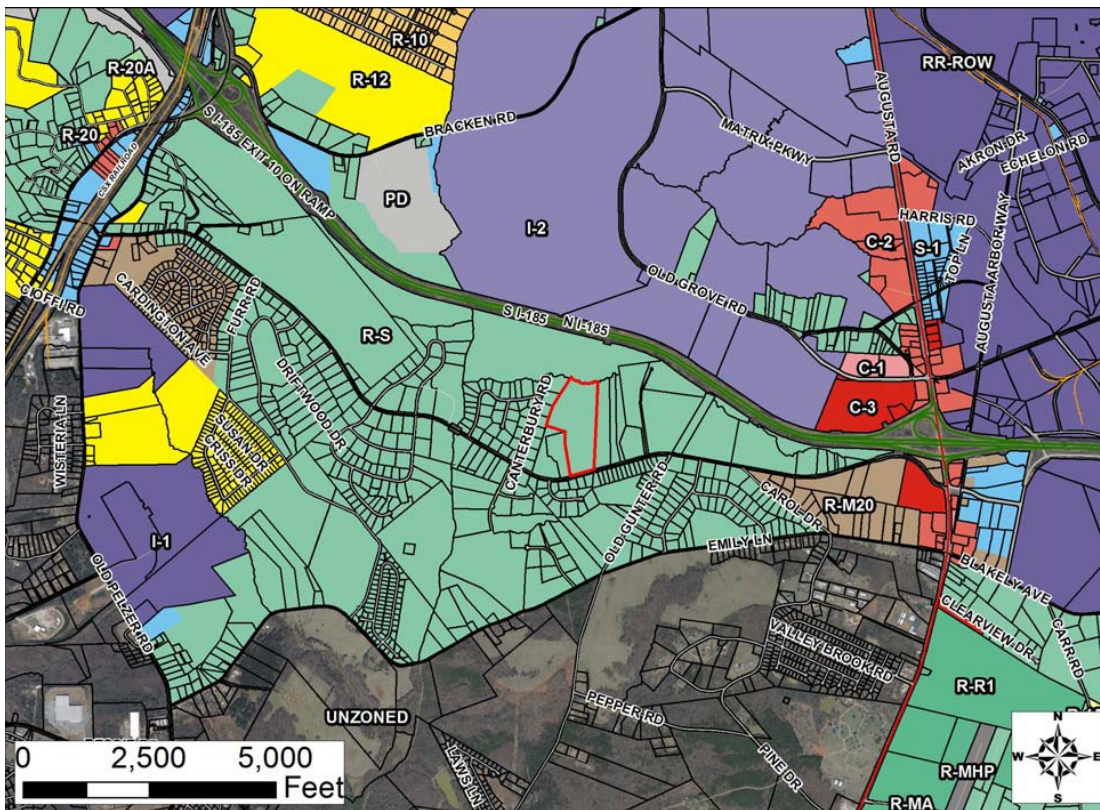
The subject property is a 30 acre parcel, with approximately 485 feet of frontage along Piedmont Golf Course Road.

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.



Chairman Tumblin invited Councilor Ballard to come to the podium and speak.

County Councilor Ballard addressed the Commission members with a request to deny the applicants request. He stated there had been a petition with 300 plus signatures in opposition given to the Zoning Administrator. Councilor Ballard stated there were several concerns; one being the entrance to the proposed subdivision would be in a dangerous curve and the density proposed does not fit with the character of the area as R-S, Residential Suburban, homes on large lots. He stated additionally the developer has not attempted to meet with the residents to inform them on what his plans were. Councilor requested the Commission deny the request to rezone.

MOTION: By Mr. Barbare, seconded by Mr. Selby to deny CZ-2014-45. The motion carried unanimously by voice vote with two absent (Chea and Freeland).

Mr. Forman 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.

MOTION: By Mr. Barbare to approve CZ-2014-46. The motion carried unanimously by voice vote with two absent (Chea and Freeland).

PLANNING MONTHLY REPORT

Eric Vinson briefly went over the Planning monthly report that had been included in the agenda packets as well as sent electronically to each Commissioner. He noted the community plans which were in progress and the activities which had taken place in each. Mr. Vinson stated assistance to the municipalities continues and the transportation division continues to stay busy with the hiring of a new Transit Planner who will begin work in November. He gave the figures for various code violations and permitting.

Mr. Vinson reported Mr. Forman would be leaving to take the position of Planning Director in Anderson County. He introduced the new planner, Patrea St. John who started her employment this week and will be working with the Long Range Planning team.

Mr. Selby asked about the Taylors Community Plan and the county was shutting them down.

Mr. Vinson stated the county had been working with the mill owner for the past six years. Staff has additionally been working with the community to revitalize the area, including the mill. He stated staff has communicated to the mill owner the plans that would be needed in order for him to continue moving forward. To date there are a number of tenants, which are not affected with the stop work order. The current tenants will continue to operate. Mr. Vinson stated the trigger to this issue was the owner wanted to expand the development on the interior portions of the mill, which required a life safety plan. This area of the mill is what the owner of the mill is responsible for and he was required to provide a life safety plan as well as installing exit signage and a voice activated fire alarm system and some other items. It does not affect the other tenants because they have direct access to the outside. The part of the mill the owner is working on now would allow the tenants to have only internal access to the mill and not access to the outside.

MONTHLY MEETINGS

Mr. Selby inquired about having someone from the DOT come and speak.

Ms. Gucker stated the representative was unable to attend this month's meeting, but would be at the November meeting.

Mr. Vinson reminded the Commissioners of the earlier date for the regular meeting in November. November 19, 2014 and the Public Hearing will be on November 17, 2014. A quick turn around again from the public hearing to the commission meeting.

OLD BUSINESS

Mr. Barbare noted the continuing education credits required of the Commissioners. He noted ACOG (Appalachian Council of Governments) was providing an event on November 13, 2014.

Mr. Vinson brought up the Planning Commission Workshops. He noted there would not be a workshop until January 2015, giving the Commission opportunity to discuss future topics.

Mr. Barbare stated a potential topic may be the update of the LDR (Land Development Regulations).

Ms. Gucker stated the document would be ready in the first quarter of 2015 and recommended the Commission go over the update as a whole.

NEW BUSINESS

Ms. Gucker encouraged the Commissioners to attend at least one LDR update meeting.

ADJOURNMENT

MOTION: Without objection the meeting adjourned at 5:21 p.m.

Submitted by Recording Secretary
