

**MINUTES  
COMMITTEE ON PLANNING AND DEVELOPMENT  
December 1, 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  
Lottie Gibson, Vice Chair  
Sid Cates  
Fred Payne  
Lynn Ballard

**COMMITTEE MEMBERS ABSENT:**

**None**

**STAFF PRESENT:**

Dean Campbell  
Paula Gucker  
Helen Hahn  
Kristopher Kurjiaka  
Eric Vinson

**CALL TO ORDER**

Chairman Dill called the meeting to order at 5:03 p.m.

**INVOCATION**

Dr. Cates provided the invocation.

**APPROVAL OF THE MINUTES OF THE November 3, 2014 MEETING**

**MOTION:** By Councilor Gibson to approve the minutes of the November 3, 2014 meeting as presented. The motion carried unanimously by voice vote.

**ZONING DOCKETS**

Mr. Vinson presented the following Zoning Docket:

**DOCKET NUMBER:** CZ-2014-47

**APPLICANT:** Chuck Langston for Roger Stewart

**PROPERTY LOCATION:** 1418 Brushy Creek Road

**PIN/TMS#(s):** 0538040102400

**EXISTING ZONING:** R-15, Single Family Residential

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 0.70

**COUNCIL DISTRICT:** 21 - Burns

**ZONING HISTORY:** The parcel was zoned R-15 in May 1970 as part of Area 1.

**EXISTING LAND USE:** Vacant single family residence

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	Right of way for Brushy Creek Road, further north is single family residential (Woodharbor Subdivision)
East	R-15	Single family residential
South	PD NC	Retail (Sherwinn Williams, Great Clips) Restaurant (Arby's)
West	R-15	Single family residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metro Sewer District

**IMAGINE GREENVILLE:** Residential Land Use 2

**ROADS:** Brushy Creek Road: Three-lane State-maintained minor arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Brushy Creek Road	2,000' W	9,800	10,300 (+5%)	9,400 (-4%)

**SUMMARY:**

The subject property is a parcel of land with a vacant single family residence located on the south side of Brushy Creek Road, and 700 feet northeast of the intersection between Brushy Creek Road and Old Spartanburg Road. The property has approximately 170 feet of total road frontage. The property is currently zoned R-15 (Single Family Residential); this application is requesting to rezone to C-1 (Commercial). The C-1 district is established to provide commercial establishments for the convenience of local residents.

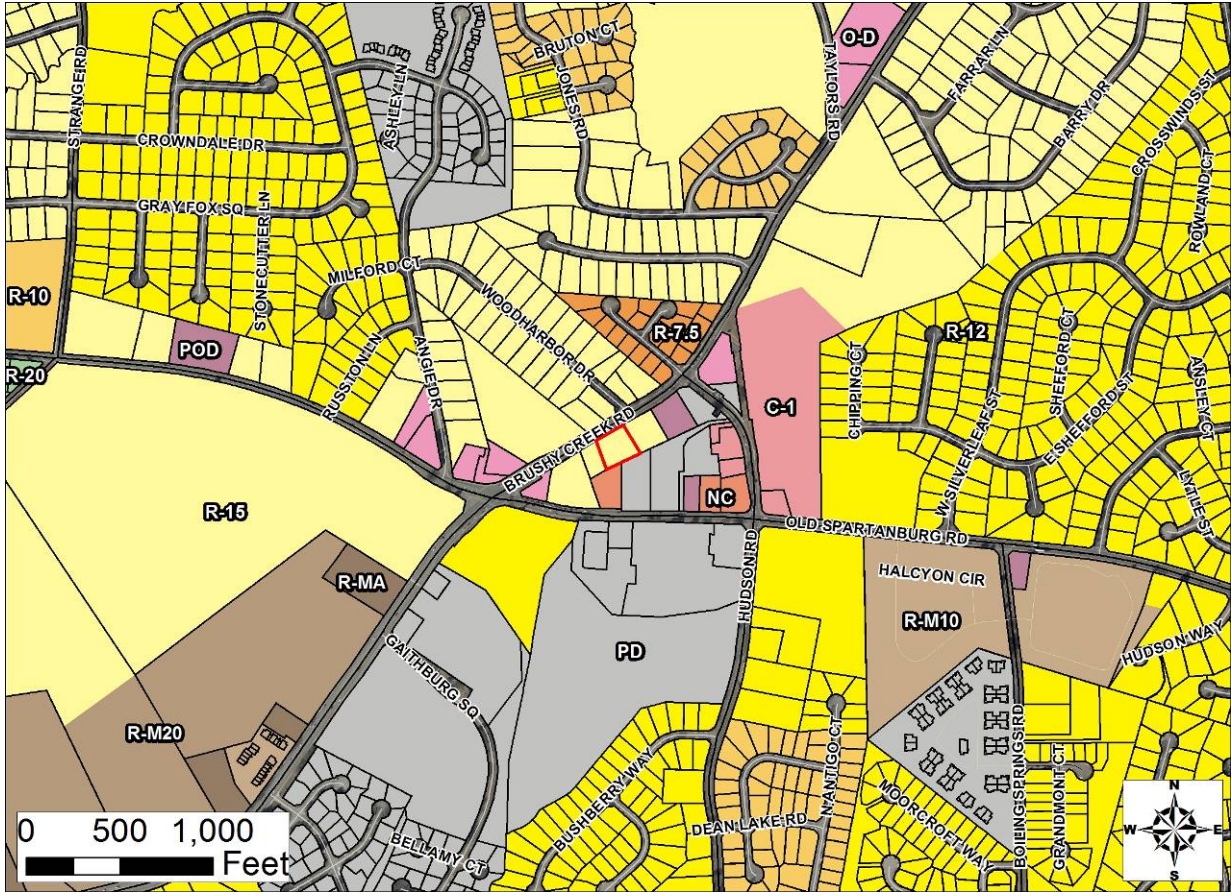
The applicant listed the proposed use for the subject parcel as a “small yoga studio”.

**CONCLUSION:**

It is staffs opinion that commercialization of this section of Brushy Creek Road would encroach upon the existing established residential area and be detrimental to existing neighborhood character. Commercial development in the Brushy Creek, Hudson Road, and Old Spartanburg Road area should continue to be focused on Hudson Road and Old Spartanburg Road where fewer residences are present and commercial development is more prominent. Residential land uses should be maintained along Brushy Creek Road to protect the existing neighborhoods. Therefore, based on these reasons, staff recommends denial of the request to rezone the subject parcel from R-15 Residential to C-1 Commercial. The Planning Commission recommends denial.

The Committee discussed the request with staff regarding the type of use the applicant was proposing, a yoga studio. The Committee felt the traffic would not be an issue, and the yoga studio could be viewed as a “school” or “place of worship”. However, the Zoning Ordinance does not allow for a yoga studio but in the C-1, Commercial classification. Staff stated perhaps when looking at doing some updates to the Zoning Ordinance, instances such as the requested may be looked at to see what could possibly be changed.





**MOTION:** By Dr. Cates to deny CZ-2014-47. The motion carried unanimously by voice vote.

Mr. Vinson presented the following:

**DOCKET NUMBER:** CZ-2014-51  
**APPLICANT:** David Loudin for Greenville Elks Lodge #858  
**PROPERTY LOCATION:** 7700 Pelham Road  
**PIN/TMS#(s):** 0530050102203  
**EXISTING ZONING:** C-1, Commercial  
**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 7.40

**COUNCIL DISTRICT:** 21 - Burns

**ZONING HISTORY:** The parcel was zoned in May 1971 as part of Area 2. In November 1992 an application to rezone the property from S-1 to C-2 was denied by Council as part of CZ- 1992-57. In June 1994 an application to rezone the property from S-1 to C-1 was approved by County Council as part of CZ-1994-50.

**EXISTING LAND USE:** There is a vacant residential-type structure at the front of the property and the structure to the center of the property is used as a meeting place for the Greenville Elks Lodge #858

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1 I-1	Warehouse Right of way for Pelham Road; further north is Office – Business (MAU Workforce Solutions) and Light Industrial (Livingston & Haven)
East	S-1	Golf driving range (Eagle Zone)
South	R-S	Vacant
West	I-1	Office – Business (Synnex Corporation)

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metro Sewer District

**IMAGINE GREENVILLE:** Employment Center

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

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Pelham Road	2,200' W	20,800	19,900 (-4%)	20,500 (-1%)

**SUMMARY:**

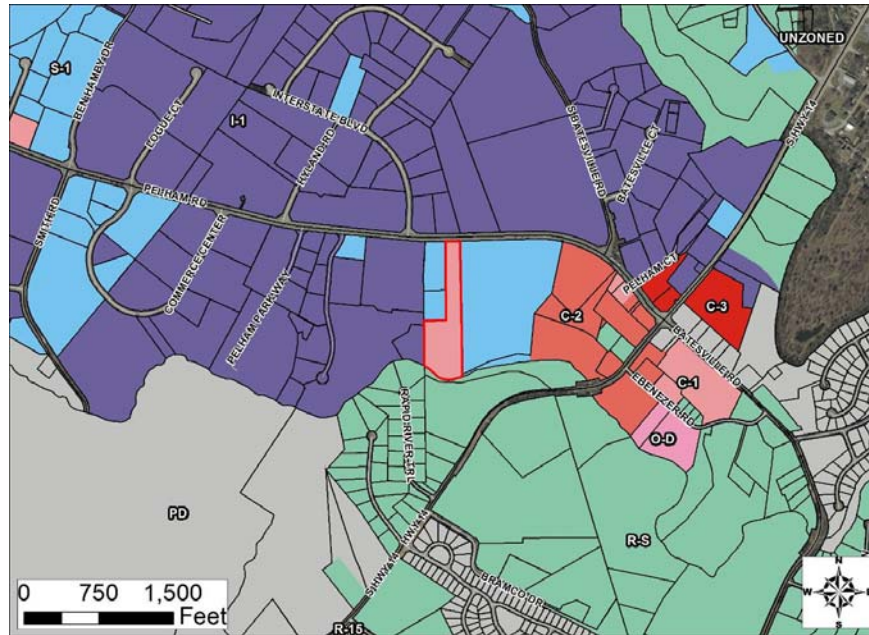
The subject property is located on Pelham Road to the west of the Pelham Road/ SC Highway 14 intersection. There is approximately 150 feet of total road frontage. The property is currently zoned C-1 (Commercial); this application is requesting to rezone to S-1 (Services). The S-1 district is established 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 listed the proposed use of the property as “Subsequent request for Special Exception for outdoor Rifle Range”.

**CONCLUSION:**

It is staff's opinion the requested S-1 zoning is well suited for this parcel and consistent with the adjacent parcels to the north, east, and west that are zoned S-1 and I-1 and should have minimal impact to the R-S zoned property to the south due to separation by the creek. Although staff does have some concerns regarding the proposed use of an outdoor shooting range, all the permitted uses allowed in the S-1 district are appropriate for the subject property. An outdoor shooting range would be a "Use by Special Exception" subject to review by the Board of Zoning Appeals and this rezoning does not constitute approval for the stated use of a "shooting range". Further, the subject property is located in the GSP Airport Environs – Special Land Use Area which would require additional review of land use for the subject parcel. Therefore, staff recommends approval of the application to rezone from the C-2 district to the S-1 district. The Planning Commission recommends approval.





**MOTION:** By Dr. Cates to approve CZ-2014-51. The motion carried unanimously by voice vote.

Mr. Vinson presented the following:

- DOCKET NUMBER:** CZ-2014-52
- APPLICANT:** John Beeson for Samantha Moore, Donald S. Moore and Samantha E. Moore, HAH, LLC (Pat Hill), Roy Edwin and Darlene Penny Wood
- PROPERTY LOCATION:** 1221 East Georgia Road, 1209 East Georgia Road, and 1219 East Georgia Road
- PIN/TMS#(s):** 0560030100501, 0560030100502 (partial), 0560030100505 and 0560030100506
- EXISTING ZONING:** R-S, Residential Suburban
- REQUESTED ZONING:** R-15, Single-Family Residential
- ACREAGE:** 41.22
- COUNCIL DISTRICT:** 27 - Kirven
- ZONING HISTORY:** The parcel was zoned in March 1996 as part of Area 11.
- EXISTING LAND USE:**
  - 1209 East Georgia Road – Single family residence (portion to be rezoned is vacant)
  - 1219 East Georgia Road – Single family residence
  - 1221 East Georgia Road – Single family residence
  - Between 1219 & 1221 East Georgia Road – Agricultural/improved

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Vacant
East	R-15	Single family residential
South	R-M10 R-M20	Right of Way for East Georgia Road, then Multi family residential (The Magnolias Subdivision and Woodcreek Apartments)
West	R-15	Single family residential (single residence)

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metro Sewer District

**IMAGINE GREENVILLE:** Residential Land Use 2

**DENSITY:**

Zoning	R-S (Current)	R-15 (Requested)
Allowable Units	71	119
Density	1.74/acre	2.90/acre

**ROADS:** East Georgia Road: Two lane State-maintained minor arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
East Georgia Road	3,000' W	10,700	11,000 (3%)	12,600 (18%)

**SUMMARY:**

The subject properties are a combined 41.22 acres consisting of three parcels and a portion of a fourth parcel. There is approximately 540 feet of frontage along East Georgia Road providing access to the subject parcels.

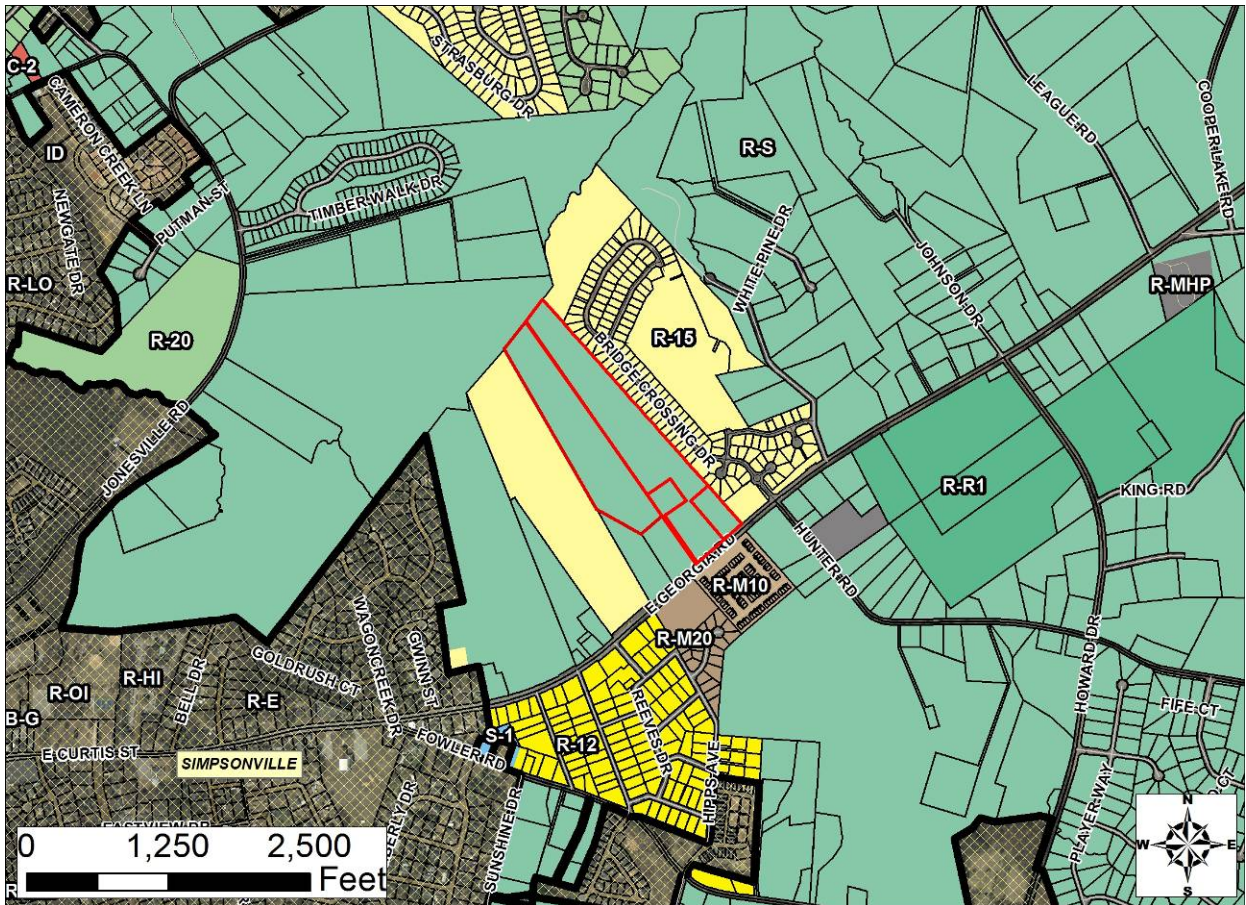
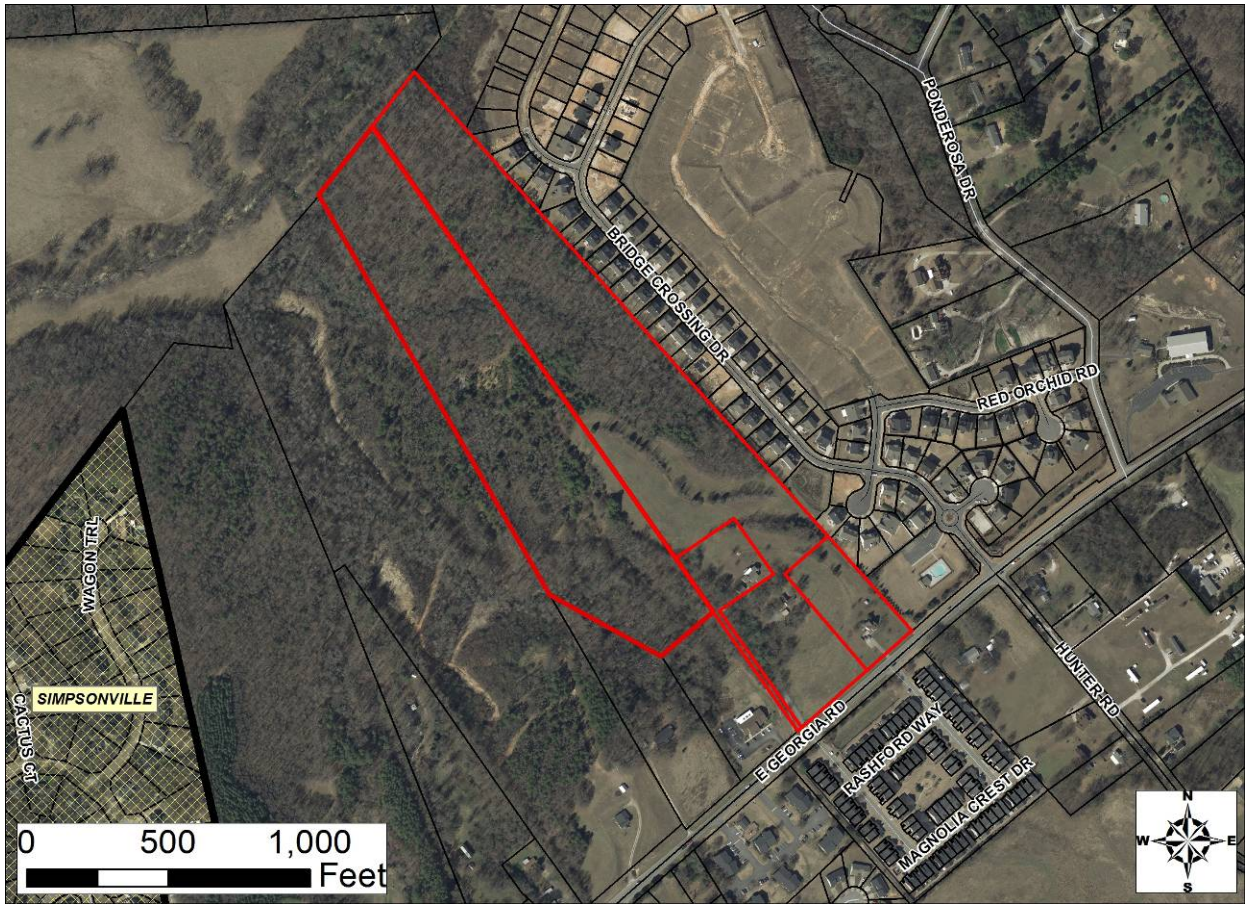
The subject parcels are currently zoned R-S (Residential Suburban); this application is requesting to rezone the parcels to R-15 (Single-Family Residential). The R-15 residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, 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 did not list a proposed use on their application.

**CONCLUSION:**

It is staff's opinion that the requested R-15 density is consistent with the current development patterns along E. Georgia Road. The Comprehensive Plan classifies the area in which the subject properties are located as Residential Land Use 2, recommending 3 - 6 dwelling units per acre. The R-15 designation would allow for a housing density within that range. Therefore staff recommends approval of the request to rezone the subject parcel from R-S to R-15. The Planning Commission recommends approval.





The Committee members discussed the issue of an emergency access point; they asked the engineer of the project several questions regarding the location of an emergency entrance. Mr. David Nichols, an engineer for the developer stated he could not speak definitely to the location of an emergency access, however, he was of the understanding there would be an emergency access somewhere. He stated perhaps one could be accomplished by going through the adjacent subdivision, which the same developer was working on, but he could not guarantee anything.

**MOTION:** By Councilor Gibson to hold CZ-2014-52 until the next committee meeting in order to obtain further information regarding an emergency access point. The motion carried by voice vote with one in opposition (Cates).

Mr. Vinson presented the following. He reminded the Committee the request had been returned to the Planning Commission and staff to look at with an amended C-3, Commercial Zoning request rather than a C-2, Commercial Zoning request.

**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%)

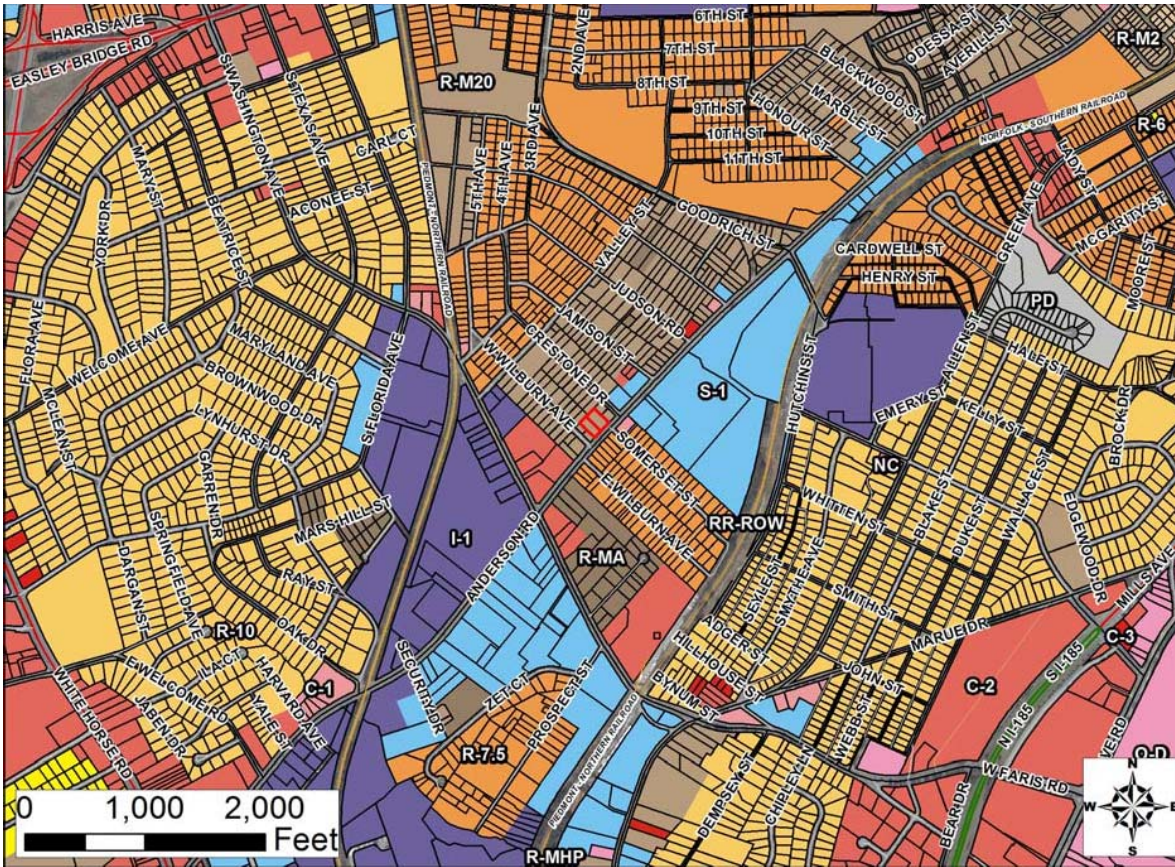
The subject properties are two vacant parcels of land located on the north side of Anderson Road, approximately 800 feet northeast of the intersection at South Washington Road. It has approximately 175 feet of road frontage on Anderson Road. The property is currently zoned R-M20 (Multi-Family Residential); 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. 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 request for a C-3, Commercial Zoning District received a recommendation of denial from staff and also from the Planning Commission.

**MOTION:** By Councilor Gibson to approve CZ-2014-41 with an amended request of C-3, Commercial. The motion carried by voice vote with one in opposition (Payne).

Mr. Vinson presented the following:

- DOCKET NUMBER:** CZ-2014-38
- APPLICANT:** Convergent Property Group for Timothy William Lyda and Paula Kim Parris Living Trust
- PROPERTY LOCATION:** North Pleasantburg Drive and Worley Road
- PIN/TMS#(s):** 0174020600700
- EXISTING ZONING:** R-12, Single Family Residential
- REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 2.97

**COUNCIL DISTRICT:** 23 - Norris

The parcel was zoned R-12 in May 1970 as part of Area 1. This parcel was part of a multi-parcel Planned Development rezoning application, CZ-2007-37, and incorporated the subject parcel for retail use. The request was denied by County Council.

**EXISTING LAND USE:** Undeveloped

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2 & R-12	Auto Repair and single family residential
East	R-12	Right of way for Worley Road; further east is single family residential
South	R-12 & C-2	Single family residential and undeveloped
West	C-2	Right of Way for N Pleasantburg Road; further west are commercial uses

**WATER AVAILABILITY:** Greenville Water System **SEWER**

**AVAILABILITY:** Parker Sewer District **IMAGINE**

**GREENVILLE:** Residential Land Use 3

**CHERRYDALE AREA PLAN:** Special Policy Area 2 (SP2):The suitable uses in the SP2 relate to the need to create higher-density, higher-intensity development in the Market District.

North Pleasantburg Drive: Seven-lane State-maintained major arterial  
Worley Road: Two-lane State-maintained minor collector

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2011	2012
Worley Road	1,000' N	2,100	1,950 (-7%)	1,950 (-7%)
North Pleasantburg Drive	2,700' NW	36,300	34,600 (-5%)	35,200 (-3%)

The subject property is an undeveloped parcel of land located between North Pleasantburg Drive and Worley Road. It has approximately 125 feet of road frontage on North Pleasantburg Drive and approximately 35 feet of road frontage on Worley Road. The property is currently zoned R-12 (Single 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 stated at the public hearing that he would like to use the property for an auto repair business.

It is staff's opinion that the existing zoning classification of R-12 is unsuitable for the western portion of the property that fronts along Pleasantburg Drive. As well, C-2 zoning sits adjacent on the north, south, and west sides of the subject property. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-12 district to the C-2 district. The Planning Commission recommended approval.

At the November 18, 2014 County Council meeting, the item was returned to the Planning and Development Committee for discussion with a request from the applicant to rezone a portion of the subject property.

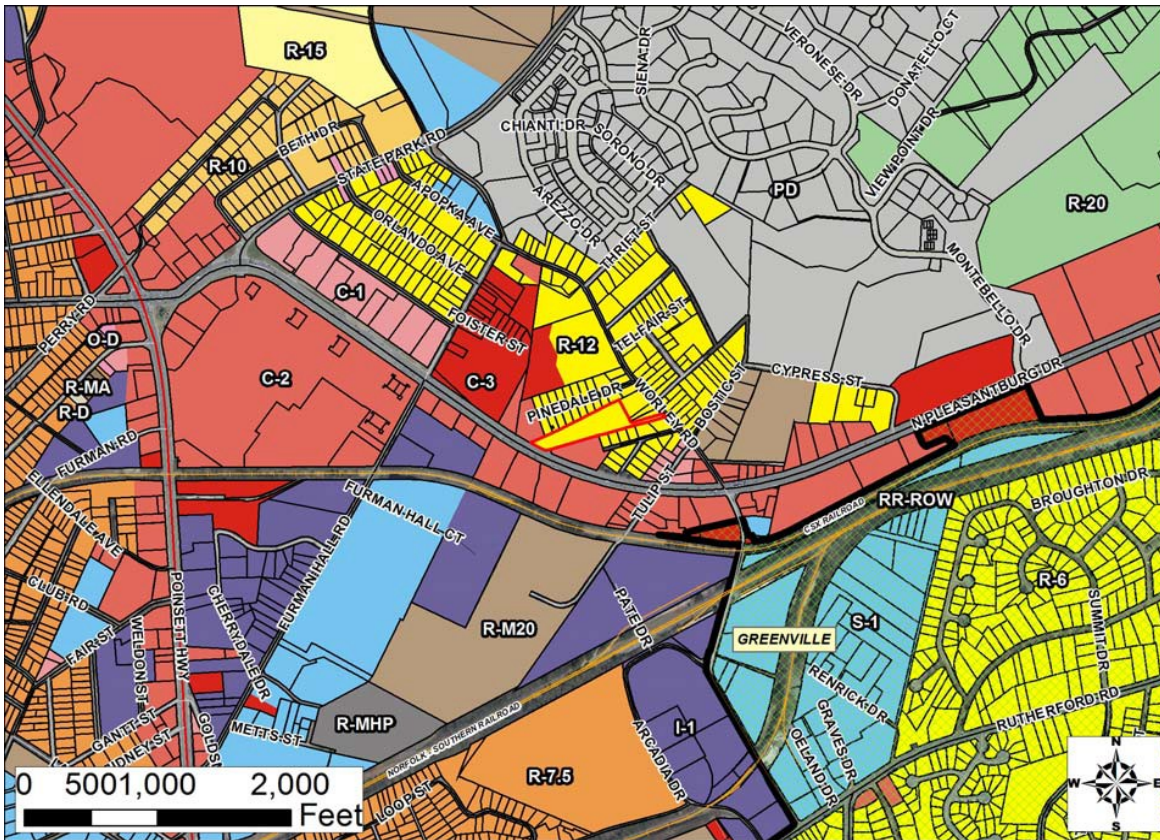
Mr. Vinson provided each member of the Committee a map, which was sent to Dr. Taylor and Ms. Norris referencing the area which would be rezoned.

Mr. Payne asked if Dr. Taylor and Ms. Norris had any feedback.

Ms. Gucker stated she had received the map showing the portion of the property to be rezoned and she felt both Dr. Taylor and Ms. Norris were in acceptance.

**MOTION:** By Councilor Payne to approve CZ-2014-38 as amended to reflect a portion of the property be rezoned. The motion carried by voice vote with one absent (Cates).





**REQUEST AND MOTIONS**

There were no requests or motions.

**ADJOURNMENT**

**MOTION:** By Councilor Payne to adjourn. Without objection the meeting adjourned at 5:58 p.m.

Respectfully Submitted,

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