

Greenville County Planning and Development Committee Minutes
July 19, 2021 at 5:00 p.m.
Conference Room D at County Square

Members Present: J. Dill, Chairman; M. Barnes; C. Harrison; S. Shaw; X. Norris (late)

Members Absent: None

Councilors Present: S. Tzouvelekas

Staff Present: P. Gucker; T. Coker; T. Stone; J. Henderson; B. Denny; A. Lovelace; S. Drummond-Grace; IS Staff

1. Call to Order

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

2. Invocation

Mr. Harrison provided the invocation.

3. Approval of the Minutes of the June 14, 2021 Committee Meeting

Motion: by Mr. Barnes to approve the minutes of the June 14, 2021 Committee meeting, as presented. The motion carried by voice vote, with one absent (Norris).

4. Rezoning Requests

CZ-2021-51

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-51.

The subject parcel, zoned S-1, Services, is located along Standing Springs Road and Fork Shoals Road, both two-lane State-maintained collector roads; and Business Park Court, a two-lane County-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial would allow for housing opportunities not allowed under the current zoning and would not have an adverse impact on this area.

Staff recommends approval of the requested rezoning to C-2, Commercial.

Motion: by Mr. Barnes, to approve CZ-2021-51. The motion carried by voice vote with all in favor and one absent (Norris).

CZ-2021-52

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-52.

The subject parcel, zoned R-S, Residential Suburban, is located along Riverside Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-7.5, Single-family Residential would be consistent with the surrounding land uses and would not have an adverse impact on this area.

Staff recommends approval of the requested rezoning to R-7.5, Single-family Residential.

Motion: by Mr. Barnes, to approve CZ-2021-52. The motion carried by voice vote with all in favor and one absent (Norris).

Ms. Norris joined the meeting.

CZ-2021-53

Ms. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-53.

The subject parcel, zoned R-S, Residential Suburban is located along Sullivan Road, a two-lane State-Maintained Residential Road. While staff acknowledges the Rural Living Future Land Use Map designation, Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be consistent with the density and current development pattern in the immediate area.

Staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

Motion: by Mr. Barnes, to approve CZ-2021-53. The motion carried by voice vote with all in favor.

CZ-2021-55

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-55.

The subject parcel, zoned I-1, Industrial, is located along Arcadia Drive, a two-lane County maintained Residential Road, and Worley Road, a City of Greenville-maintained Residential Road, and is adjacent to existing industrial businesses. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for both industrial and commercial uses to be permitted in this area, which may allow for greater use and redevelopment of the site.

The development will have to meet the following conditions: show and include sidewalks between building and parking areas, as well as to the edge of the property; reduce site lighting to be a maximum height of 30 feet; meet all requirements of Greenville County and the Traffic Impact Study dated May 4, 2021; and submit a site plan for review and approval prior to the issuance of any land development or building permits.

Staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.

Motion: by Ms. Norris, to approve CZ-2021-55. The motion carried by voice vote with all in favor.

CZ-2021-56

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-56.

The subject parcel is located along White Horse Road, a six-lane State-Maintained Arterial Road. Staff is of the opinion that a successful rezoning to O-D, Office District would be more appropriate for a parcel with frontage along this arterial road. Additionally, staff is of the opinion that the permitted uses in the O-D zoning classification would not have an adverse impact on the Single-Family Residential neighborhood directly behind the subject parcel.

Staff recommends approval of the requested rezoning to O-D, Office District.

Motion: by Mr. Barnes, to approve CZ-2021-56. The motion carried by voice vote with all in favor.

CZ-2021-26

Ms. Denny stated that CZ-2021-26 had been withdrawn by the Applicant.

5. Tiny Homes Ordinance

Mr. Henderson presented a new ordinance to amend the Greenville County Land Development Regulations to include provisions for the regulation of tiny homes. Mr. Henderson explained the ordinance would apply to stick-built and modular houses.

Motion: Mr. Dill passed the gavel to Mr. Harrison. Mr. Dill then made a motion to forward the request for an ordinance to amend the Greenville County Land Development Regulations on to County Council for consideration. The motion carried by voice vote with all in favor.

6. Adjourn

Ms. Norris made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:30 p.m.

Respectfully submitted

Tee Coker
Planning Director