

Greenville County Planning and Development Committee Minutes
August 16, 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 Arrival)

Members Absent:

Councilors Present: S.Tzouvelekas; B.Kirven

Planning Commission Present: S.Bichel; M.Jones; M.Looper

Staff Present: P.Gucker; D.Campbell; A. Stone; J.Henderson; A.Lovelace; B.Denny; M.Staton; N.Miglionico; 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 July 19, 2021 Committee Meeting

Motion: by Mr. Harrison to approve the minutes of the July 19, 2021 Committee meeting, as presented. The motion carried unanimously by voice vote, with one absent (X.Norris).

4. Rezoning Requests

CZ-2021-57

Mr. Henderson stated that CZ-2021-57 had been Administratively Withdrawn.

CZ-2021-58

Motion: by Mr. Harrison, to Hold CZ-2021-58. The motion carried unanimously by voice vote, with one absent (X.Norris).

CZ-2021-59

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-59.

The subject parcel, zoned PD, Planned Development, is located along Old Spartanburg Road, a three-lane state-maintained collector road and Hudson Road is a two-lane state-maintained collector road. Staff is of the opinion that a successful rezoning to PD-MC, Planned Development Major Change would not adversely impact the current uses and densities within the approved PD nor, will it adversely affect the surrounding area.

The development will have to meet the following condition:

1. 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 PD-MC, Planned Development – Major Change.

Motion: by Mr. Shaw, to approve CZ-2021-59 with conditions. The motion carried unanimously by voice vote.

CZ-2021-60

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-60.

The subject parcel zoned R-M10, Multifamily Residential is located along Old Boling Springs Road is a two-lane state-maintained collector road, Boiling Springs Road is a two-lane state-maintained collector road, Milestone Way is a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to R-M12, Multifamily Residential will not significantly impact the surrounding area due to the subject property already being utilized as multifamily.

Staff recommends approval of the requested rezoning to R-M12, Multifamily Residential.

Ms. Norris joined the meeting.

Motion: by Mr. Harrison, to Hold CZ-2021-60. The motion carried unanimously by voice vote.

CZ-2021-61

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-61.

The subject parcel is along Godfrey Road, a two-lane County-maintained collector road. Staff is of the opinion that the number of lots that a successful rezoning would allow would not have an adverse effect on the area, especially considering the recent change to Godfrey Road in which it terminates before reaching Batesville Road.

Staff recommends approval of the requested rezoning to R-15, Single-Family Residential.

Motion: by Mr. Harrison, to approve CZ-2021-61. The motion carried unanimously by voice vote.

CZ-2021-62

Ms. Staton stated that CZ-2021-62 had been withdrawn by the Applicant.

CZ-2021-63

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-63.

The subject property is located along Gunter Road, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential is not appropriate for this area due to the rural future land use designations within both the Plan Greenville County Comprehensive Plan and the South Greenville Area Plan, as well as the surrounding zoning.

Staff recommends denial of the requested rezoning to R-20, Single-Family Residential

Motion: by Mr. Harrison, to deny CZ-2021-63. The motion carried unanimously by voice vote.

CZ-2021-64

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-64.

The subject property is located along N Hwy 101, a two-lane State-maintained Collector road, and Pine Drive, a two-lane County-maintained Residential road. Staff is of the opinion that the requested

rezoning to C-2, Commercial for the addition of ABC liquor sales to this site would not have an adverse effect on the surrounding area, due to the primarily rural character, and due to the site's location along N. Hwy 101.

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

Motion: by Mr. Shaw, to Hold CZ-2021-64 until the next meeting. The motion carried unanimously by voice vote.

CZ-2021-65

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-65.

The property fronts S. Batesville Road, which is a two-lane State-maintained Collector road. While the property itself is immediately surrounded by properties zoned I-1, Industrial and R-S, Residential Suburban, this area of S. Batesville Road is lined with multiple service type businesses. Staff is of the opinion that the requested rezoning to S-1, Services is appropriate for this area.

Staff recommends approval of the requested rezoning to S-1, Services.

Motion: by Mr. Harrison, to approve CZ-2021-65. The motion carried unanimously by voice vote.

CZ-2021-66

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-66.

The subject parcel, zoned R-12, Single-family Residential, is located along White Horse Road, a six-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial is appropriate for this corridor and would not have an adverse impact on this area.

Staff recommends approval of the requested rezoning to C-3, Commercial.

Motion: by Ms. Norris, to approve CZ-2021-66. The motion carried unanimously by voice vote.

CZ-2021-67

Mr. Dill stated that CZ-2021-67 had been Administratively Withdrawn.

CZ-2021-68

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-68.

The subject parcel, zoned R-M20, Multifamily Residential is located along Fork Shoals Road, a two-lane State-maintained collector road, and Perimeter Road, a two-lane County-maintained collector road. While staff recognizes that there is no S-1, Services zoning in the immediate area, staff is of the opinion that a successful rezoning to S-1, Services would allow for uses consistent with the existing land uses.

Staff recommends approval of the requested rezoning to S-1, Services District.

Motion: by Ms. Norris, to approve CZ-2021-68. The motion carried unanimously by voice vote.

CZ-2021-69

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-69.

The subject parcel, zoned R-20, Single-family Residential is located along Walker Springs Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-family Residential would be consistent with surrounding land uses and would not have an adverse impact on this area.

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

Motion: by Mr. Shaw, to approve CZ-2021-69. The motion carried unanimously by voice vote.

CZ-2021-70

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-70.

The subject parcel, zoned S-1, Services is located along Congaree Road, a two-lane State-maintained collector road, and Webb Road, a two-lane County-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial would be consistent with surrounding land uses and would not have an adverse impact on this area.

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

Motion: by Mr. Harrison, to approve CZ-2021-70. The motion carried unanimously by voice vote.

5. REQUEST TO INITIATE TEXT AMENDMENT TO THE GREENVILLE COUNTY ZONING ORDINANCE

Mr. Henderson addressed the Committee members with a request for a text amendment to the Greenville County Zoning Ordinance that will amend Article 4 *Definitions*; Article 6 *Use Regulations*, Table 6.1 *Uses Permitted, Uses by Special Exception, and Conditional Uses* and Section 6:2 *Use Conditions*; Article 7: Table 7.1 *Minimum Lot Area/Permitted Densities for Single-Family Residential* and Table 7.3 *Setback/Height Requirements*; and Article 9: Section 9:4 *Public Access to Property* and to add Article 5: Section 5:16 AG, Agricultural Preservation District. This will be to create the new zoning district for AG with all applicable regulations.

Discussion:

Mr. Shaw stated this won't zone any areas.

Mr. Henderson confirmed there will be no zoning of properties by staff or Council unless requested by the property owner.

MOTION: By Mr. Shaw to forward the request for a text amendment to the Greenville County Public Hearing. The motion carried unanimously by voice vote.

Discussion:

Mr. Shaw took a moment to congratulate Councilman Dill and staff for their hard work in creating the text amendment.

Mr. Dill agreed that this is a great tool and once approved will help people define what they want to

do with their property.

6. Adjourn

Mr. Harrison made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:25 p.m.

Respectfully submitted

Nicole Miglionico
Recording Secretary