

**Greenville County Planning and Development Committee Minutes**  
**October 4, 2021 at 5:00 p.m.**  
**Conference Room D at County Square**

**Members Present:** J.Dill, Chairman; M.Barnes; C.Harrison (late); E.Fant

**Members Absent:** S.Shaw

**Councilors Present:** L.Ballard

**Planning Commission Present:** None

**Staff Present:** P.Gucker; D.Campbell; T.Coker; 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. Fant provided the invocation.

**3. Approval of the Minutes of the September 20, 2021 Committee Meeting**

**Motion:** by Mr. Barnes to approve the minutes of the September 20, 2021 Committee meeting, as presented. The motion carried unanimously by voice vote, with two absent (C.Harrison; S.Shaw).

**4. Rezoning Requests**

**CZ-2021-78 APPLICANT REQUEST TO HOLD**

Ms. Denny stated the applicant made a request to place CZ-2021-78 on hold.

**Motion:** by Mr. Fant, to deny the request to hold CZ-2021-78. The motion carried by voice vote with 2 in favor (M.Barnes; E.Fant) and 1 in opposition (J.Dill), with 2 absent (C.Harrison; S.Shaw).

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-78.

The subject parcel, zoned R-S, Residential Suburban, is located along Bracken Road a two-lane county-maintained collector road. Staff is aware that a successful rezoning to R-MA, Multifamily Residential would allow for the applicant's proposed use of Single-Family and be consistent with surrounding properties' zones; however, staff is of the opinion that some permitted uses in R-MA are not appropriate for the subject property due to site constraints and road improvements in the immediate area.

Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily Residential.

**Motion:** by Mr. Barnes, to deny CZ-2021-78. The motion carried unanimously by voice vote, with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-79**

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-79.

The subject parcel zoned R-12, Single-Family Residential, located along Viewmont Drive, is a two-lane state-maintained residential road. Staff is of the opinion that rezoning to R-S, Residential Suburban is appropriate for the area and will bring the subject parcels into compliance.

Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban.

**Motion:** by Mr. Barnes, to deny CZ-2021-79. The motion carried unanimously by voice vote, with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-80**

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-80.

The subject parcel, zoned R-S, Residential Suburban, is located along St. Albans School Road, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-12, Single-Family Residential is not appropriate for the area due to the existing infrastructure and further is not supported by the *Plan Greenville County Comprehensive Plan*, which designates this area as Rural Living.

Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential.

**Motion:** by Mr. Fant, to deny CZ-2021-80. The motion carried unanimously by voice vote, with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-81**

Ms. Staton stated the applicant made a request to place CZ-2021-81 on hold.

**Motion:** by Mr. Fant, to deny the request to hold CZ-2021-81. The motion carried unanimously by voice vote.

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-81.

The subject parcel, zoned R-S, Residential Suburban and I-1, Industrial, is located along Old Pelzer Road, a two-lane state-maintained collector road, and Emily Lane, a two-lane state-maintained collector road. Staff is of the opinion that the current zoning for both parcels is appropriate given the site constraints and the surrounding area.

Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential.

**Discussion:** Mr. Fant stated 220,000 people are projected to move to Greenville over the next 20 years. Mr. Fant explained we need to preserve and protect the limited industrial property that we have left, to provide jobs for future residents. Mr. Fant stated there is a misconception in the development community that all industrial land can be converted to residential. Mr. Fant explained this would be failed leadership; only specific industrial land should be rezoned, to help with affordable housing.

**Motion:** by Mr. Barnes, to deny CZ-2021-81. The motion carried unanimously by voice vote, with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-82**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-82.

The subject parcel, zoned R-S, Residential Suburban, is located along Sterling Grove Road, a two-lane state-maintained collector road, and Augusta Road, a two-lane state-maintained arterial road. Staff is of the opinion that the subject property's location along an arterial and its close proximity to other similar uses and zoning districts makes this an appropriate location for the requested zoning of C-2, Commercial.

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.

**Motion:** by Mr. Barnes, to approve CZ-2021-82. The motion carried unanimously by voice vote, with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-83**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-83.

The subject parcel, zoned R-S, Residential Suburban, is located along Blakely Avenue, a two-lane state-maintained collector road. Staff is of the opinion that R-15, Single-Family Residential would be appropriate due to similar zoning density within this area.

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.

**Discussion:** Mr. Fant explained roads in this area are too narrow and until there is a solution for the narrow roads, he will be recommending denial.

**Motion:** by Mr. Barnes, to deny CZ-2021-83. The motion carried by voice vote with 2 in favor (M.Barnes; E.Fant) and 1 in opposition (J.Dill), with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-85**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-85.

The subject parcel, zoned R-15, Single-Family Residential, is located along Crestwood Drive, a two-lane, state-maintained collector road; Crestwood Forest Drive, a two-lane, county-maintained residential road; and Central Court, a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential would be consistent with surrounding land uses and density and would not have an adverse impact on this area.

Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential.

**Motion:** by Mr. Barnes, to approve CZ-2021-85. The motion carried unanimously by voice vote, with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-86 APPLICANT REQUEST TO HOLD**

Mr. Lovelace stated the applicant made a request to place CZ-2021-86 on hold.

**Discussion:** Chairman Dill explained, applicants are requesting to hold to allow themselves more time to work toward obtaining the necessary information for their request.

**Motion:** by Mr. Fant, to deny the request to hold CZ-2021-86. The motion carried by voice vote with 2 in favor (M.Barnes; E.Fant) and 1 in opposition (J.Dill), with 2 absent (C.Harrison; S.Shaw).

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-86.

The subject parcel, zoned R-10, Single-Family Residential, is located along N Parker Road, a two-lane, State-maintained collector road. The majority of N Parker Road, and the entirety of the immediate area, consists of R-10, Single-Family Residential zoning. Staff is of the opinion that the current zoning is appropriate and maintains the existing character of the area.

Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily Residential.

**Discussion:** Mr. Fant explained the trend of putting single-wide trailers in the backyard of single-family residential lots is not the answer to affordable housing.

**Motion:** by Mr. Fant, to deny CZ-2021-86. The motion carried unanimously by voice vote, with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-87**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-87.

The subject parcel, zoned PD, Planned Development, is located along Pelham Road, a five-lane, state-maintained arterial road. Staff is of the opinion that a successful rezoning to PD-MC, Planned Development-Major Change to allow for an expansion of the existing use on the adjacent parcel not allowed under the current zoning is consistent with surrounding land uses and would not have an adverse impact on this 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.

Based on these reasons, staff recommends approval of the requested rezoning to PD-MC, Planned Development-Major Change with the aforementioned condition.

**Motion:** by Mr. Barnes, to approve with condition CZ-2021-87. The motion carried unanimously by voice vote, with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-89 APPLICANT REQUEST TO HOLD**

Ms. Staton stated the applicant made a request to place CZ-2021-89 on hold.

**Motion:** by Mr. Fant, to deny the request to hold CZ-2021-89. The motion carried unanimously by

voice vote, with 2 absent (C.Harrison; S.Shaw).

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-89.

The subject parcel, zoned R-10, Single-Family Residential, is located along Crosby Cir., a two-lane County-maintained Residential road. The subject parcel is surrounded on all sides by R-10, Single-Family Residential and is a part of an existing subdivision. Staff is of the opinion that the current zoning is appropriate and maintains the existing character of the area.

Based on these reasons, staff recommends denial of the requested rezoning to R-6, Single-Family Residential.

**Motion:** by Mr. Fant, deny CZ-2021-89. The motion carried unanimously by voice vote, with 2 absent (C.Harrison; S.Shaw).

**CZ-2021-90**

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-90.

The subject parcel zoned R-S, Residential Suburban is located along Hwy 651, a two-lane state-maintained collector road. Despite the proposed uses being permitted under NC, Neighborhood Commercial and Neighborhood Commercial being considered a review district, staff is of the opinion that rezoning to NC, Neighborhood Commercial is not the appropriate zoning classification for the request due to Section 8:3.1. More specifically, this section notes that "NC commercial development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance."

Based on these reasons, staff recommends denial of the requested rezoning to NC, Neighborhood Commercial.

**Discussion:** Chairman Dill asked if staff looked at the results of the sound study and County ordinances. Mr. Henderson stated he was told about the testing but was not provided with any results.

*Mr. Harrison joins the meeting.*

Mr. Harrison asked if the committee should consider sending this back to the Planning Commission to provide time for further studies and research to be reviewed.

Mr. Fant stated he doesn't believe any results will change neighboring residents' minds.

Mr. Henderson stated the complaints were for more than noise. Nearby residents are also concerned about hours of operation and traffic.

Chairman Dill invited Councilor Ballard to speak. Mr. Ballard explained the applicant has commissioned a sound and traffic study. Mr. Ballard stated he doesn't believe the neighbors will change their minds, but if the results of the study will help Council make a decision, the application should be held until the results can be provided.

**Motion:** by Mr. Barnes, to hold CZ-2021-90. The motion carried unanimously by voice vote, with 1 absent (S.Shaw).

**CZ-2021-91**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-91.

Staff is of the opinion that the proposed amendments will provide a new zoning option for property owners who wish to zone land characterized by agricultural activities.

Based on these reasons, Staff recommends approval of the proposed Text Amendment.

**Motion:** by Chairman Dill, to approve CZ-2021-91. The motion failed by voice vote with 2 in favor (J.Dill; C.Harrison) and 2 in opposition (M.Barnes; E.Fant), with 1 absent (S.Shaw).

**Discussion:** Mr. Harrison asked the Councilors in opposition to explain their position. Mr. Harrison stated he doesn't understand what the controversy is, explaining this isn't zoning anything; it is an option to add another zoning classification.

Chairman Dill explained he voted in favor because his district and Mr. Ballard's district is mostly un-zoned or farmland and the residents would like to have the option to zone their land. Chairman Dill stated he would like to see this move forward unless they can provide a good reason to kill it.

Mr. Fant explained if you make development in northern and southern Greenville County very restrictive, land value and cost would increase in the middle of the County due to fewer commodities. Mr. Fant suggests placing the item on hold until Mr. Shaw can attend the meeting.

Mr. Harrison explained the vote would not zone anything; the residents would have to initiate the zoning process. Mr. Harrison stated macroeconomics is not the point of this vote; this vote is to add another zoning classification to the zoning ordinance.

Chairman Dill invited Senator Tom Corbin to speak. Senator Corbin stated his residents spent well over a year working on this and a vote to approve would not zone any areas, it would provide another tool for Council to use going forward. Senator Corbin explained Greenville County needs to grow smartly; the way Greenville County looks 20-30 years from now is on Council's shoulders.

**Motion:** by Mr. Barnes, to hold CZ-2021-91. The motion failed by voice vote with 2 in favor (M.Barnes; E.Fant), and 2 in opposition (J.Dill; C.Harrison), with 1 absent (S.Shaw).

**Motion:** by Mr. Barnes, to adjourn CZ-2021-91. The motion failed by voice vote with 2 in favor (M.Barnes; E.Fant), and 2 in opposition (J.Dill; C.Harrison), with 1 absent (S.Shaw).

**Motion:** by Mr. Harrison, to have a special called meeting CZ-2021-91. The motion failed by voice vote with 2 in favor (J.Dill; C.Harrison) and 2 in opposition (M.Barnes; E.Fant), with 1 absent (S.Shaw).

*Mr. Fant and Mr. Barnes exit the meeting – CZ-2021-91 remains on the floor.*

**6. Adjourn**

Chairman Dill adjourned the meeting at 6:00 p.m.

Respectfully submitted,

---

Nicole Miglionico  
Recording Secretary