

**Greenville County Planning and Development Committee Minutes**  
**September 19, 2022 at 5:00 p.m.**  
**Conference Room D at County Square**

**Members Present:** J. Dill, Chairman; M. Barnes; C. Harrison; E. Fant; S. Shaw

**Members Absent:** None.

**Councilors Present:** L. Ballard

**Planning Commission Present:** S. Bichel; M. Looper; J. Bailey

**Staff Present:** T. Coker; D. Campbell; R. Jeffers-Campbell; J. Henderson; T. Stone; L. Mann; N. Miglionico;  
IS Staff

**1. Call to Order**

Chairman Dill called the meeting to order at 5:02 p.m.

**2. Invocation**

Mr. Fant provided the invocation.

**3. Approval of the minutes of the August 15, 2022 - Committee meeting**

**Motion:** by Mr. Harrison to approve the minutes of the August 15, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Boards and Commissions – Interviews and Nominations**

Construction Board of Appeals – three vacancies and two applicants

- Jones, Stephen (D.22) – new (building industry at-large)
- Stewart, Bill (D.27) – new (at-large)

**Motion:** By Mr. Harrison to forward Mr. Jones and Mr. Stewart to full Council for nomination to the Construction Board of Appeals. The motion carried unanimously by voice vote.

Historic Preservation Commission – four vacancies and two applicants

- Forister, Jason (D.19) - incumbent
- Slack, Teresa (D.23) - new

**Motion:** By Mr. Harrison to forward Mr. Forister and Ms. Slack to full Council for nomination to the Historic Preservation Commission. The motion carried unanimously by voice vote.

Zoning Board of Appeals – one vacancy and one applicant

- Akers, James Jr. (D.20) - new

**Motion:** By Mr. Shaw to forward Mr. Akers to full Council for nomination to the Zoning Board of Appeals. The motion carried unanimously by voice vote.

**5. Rezoning Requests**

**CZ-2022-069**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-069.

The subject parcel, zoned R-S, Residential Suburban is located off Cesame St., a private drive. Staff is of the opinion that a successful rezoning to I-2, Industrial is consistent with the zoning of adjacent parcels and the Future Land Use Map in the Plan Greenville County Comprehensive Plan.

Based on these reasons, Staff recommends approval of the requested rezoning to I-2, Industrial District.

**Discussion:** None.

**Motion:** by Mr. Harrison, to approve CZ-2022-069. The motion carried unanimously by voice vote.

#### **CZ-2022-070**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-070.

The subject parcel, zoned R-10 Single-Family Residential District, is located along Long Forest Drive, a two lane County-maintained residential road. Staff is of the opinion that the requested rezoning does not align with the Plan Greenville County Comprehensive Plan, which designates the area as Traditional Neighborhood and Floodplain. Further, the surrounding land uses are all residential, with no agricultural type uses in the immediate area. Staff also has concerns that some of the allowed uses in the AG, Agricultural District may have an adverse impact on the surrounding areas.

Based on these reasons, Staff recommends denial of the requested rezoning to AG, Agricultural Preservation District.

**Discussion:** None.

**Motion:** by Mr. Barnes, to denial CZ-2022-070. The motion carried unanimously by voice vote.

#### **CZ-2022-071**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-071.

The subject parcel zoned C-3, Commercial District is located on Augusta Road, a five-lane State-maintained arterial road. The Plan Greenville County Comprehensive Plan designates the future land use of this parcel as Rural Living. The South Greenville Area Plan designates the future land use of this parcel as Commercial and Transitional. Staff is of the opinion that a successful rezoning aligns with existing plans and would not have an adverse impact on the area.

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

**Discussion:** None.

**Motion:** by Mr. Harrison, to approve CZ-2022-071. The motion carried unanimously by voice vote.

#### **CZ-2022-072**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-072.

The subject parcel zoned S-1, Services is located along Old Greenville Road, a two-lane County-maintained local road. While the subject parcel is adjacent to other S-1 zoned parcels, Old Greenville Road is a residential road with three existing nonconforming single-family dwellings. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential, would allow for one additional dwelling unit and would be consistent with the surrounding land uses.

Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential District.

**Discussion:** Mr. Harrison asked if approving the application would alleviate the current zoning violations. Mr. Henderson stated that was correct.

**Motion:** by Mr. Barnes, to approve CZ-2022-072. The motion carried unanimously by voice vote.

### **CZ-2022-073**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-073.

The subject parcels zoned R-7.5, Single-Family Residential, are located along Minus Street, a one-lane County-maintained local road and Middleton Street, a two-lane County maintained local road. Currently, parcel 0112001400100 is existing nonconforming with two single-family detached residential units. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential, to reconfigure lot lines and create parcels for each existing structure would be consistent with the uses in the surrounding area.

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

**Discussion:** None.

**Motion:** by Mr. Harrison, to approve CZ-2022-073. The motion carried unanimously by voice vote.

### **CZ-2022-074**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-074.

The subject parcel zoned R-R1, Rural Residential, is located along Augusta Road, a five-lane State-maintained arterial road, and W. Georgia Road, a two to three-lane State-maintained collector road. The Plan Greenville County Comprehensive Plan designates the parcel primarily as *Rural Corridor* with a portion designated as *Suburban Mixed Use*. Additionally, the South Greenville Area Plan designates the parcel as *Transitional Residential* and *Transitional Commercial*. Staff is of the opinion that the requested rezoning aligns with existing plans and permits uses that are compatible with the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.

**Discussion:** Mr. Fant asked if there was a planned use for the location. Mr. Henderson stated there was no planned use confirmed and, if rezoned, it could have any use permitted in C-3.

Mr. Ballard explained the local fire chief looked into the property and it was already under contract.

Mr. Fant expressed concern about the applicant not disclosing the proposed use of the property.

**Motion:** by Mr. Fant, to hold CZ-2022-074. The motion carried unanimously by voice vote.

#### **CZ-2022-075**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-075.

The subject parcels are unzoned and located along Main Street, a two-lane State-maintained collector road; Ridge Row Street, a two-lane County-maintained local road; and Mill Street, a private drive. Staff is of the opinion that a successful initial zoning to R-M8, Multifamily Residential is appropriate as it is less dense than what would be permitted in an unzoned area. Additionally, the requested initial zoning is compatible with the Plan Greenville County Comprehensive Plan and would not have an adverse impact on the surrounding area.

Based on these reasons, staff recommends approval of the requested initial zoning to R-M8, Multifamily Residential.

**Discussion:** None.

**Motion:** by Mr. Shaw, to approve CZ-2022-075. The motion carried unanimously by voice vote.

## **6. Held Rezoning Requests**

#### **CZ-2022-067**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-067.

The subject parcel, zoned S-1, Services District, is located along Old Bramlett Road, a two lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow for a maximum of 300 single-family residential units is consistent with the Future Land Use Map in the Plan Greenville County Comprehensive Plan and the Future Land Use Map in the Riverdale-Tanglewood Community Plan.

The development would have to meet the following conditions:

- ~~1. Provide a revised Traffic Impact Study satisfying the comments of the Greenville County Traffic Engineer.~~
2. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Planning and Development Committee condition amendment:

1. Remove the first condition due to the fact that the road improvements would be addressed at a later time during the Encroachment Permit submittal process.

**Discussion:** Mr. Henderson explained the application was held due to questions involving the traffic impact study and the widening of Old Bramlett Road.

Mr. Coker stated the Planning Commission has the authority to grant variances to the Land Development Regulations. Mr. Coker explained the developer would need an encroachment permit and the width of Old Bramlett Road is considered a life-safety concern by Greenville County Roads and Bridges. Mr. Coker stated the developer should prepare to widen the road on their side of the development. Mr. Coker explained there is no requirement for the Committee to add a condition because the requirement will come up in the permitting process.

Mr. Harrison stated he is inclined to approve the application as is and let the Greenville County traffic engineer work out the details.

Mr. Coker stated the applicant seemed to understand what needed to be completed and was still interested in the project.

Chairman Dill stated he cannot support sending the application through without the condition due to the condition of the road.

Mr. Henderson stated the road would have to be widened to meet the Land Development Regulations. Mr. Henderson explained the traffic impact study does not indicate the road widening, resulting in staff adding the condition to update the traffic impact study.

Mr. Fant stated it doesn't matter what the Committee recommends, Greenville County staff will require the road to be widened before a permit is issued.

**Motion:** by Mr. Harrison, to approve as amended CZ-2022-067. The motion carried unanimously by voice vote.

**7. Adjourn**

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:46 p.m.

Respectfully submitted,

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Nicole Miglionico  
Recording Secretary