

**Greenville County Planning and Development Committee Minutes**  
**April 4, 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:** W. Meadows; L. Ballard; X. Norris

**Planning Commission Present:** None

**Staff Present:** T. Coker; D. Campbell; J. Henderson; M. Staton A. Lovelace; L. Mann; 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 February 28, 2022 Committee Meeting**

**Motion:** by Mr. Barnes to approve the minutes of the February 28, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote.

**5. Rezoning Requests**

**CZ-2022-019**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-019.

The subject parcel zoned R-10, Single-Family Residential is located along S. Florida Avenue, a two lane State-maintained residential road. Staff is of the opinion that the requested rezoning to S-1, Services does not align with the Plan Greenville County Comprehensive Plan, which designates this area for Traditional Neighborhood. Further, the surrounding land uses are all residential, with no service type uses in the immediate area. Staff also has concerns that some of the allowed uses in the S-1, Services District may have an adverse impact on the surrounding areas.

Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.

**Discussion:** Chairman Dill asked if the location can remain a machine shop as long as no improvements are made. Mr. Henderson stated that is correct. Mr. Henderson explained, as long as they continue to operate as a machine shop and the building does not sit vacant for over six months, they are eligible for a certificate of occupancy.

**Motion:** by Mr. Barnes, to deny CZ-2022-019. The motion carried unanimously by voice vote.

**CZ-2022-020**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-020.

The subject parcel zoned R-15, Single-Family Residential is located along Highway 14, a four-to-six lane State-maintained Arterial road. The requested rezoning does not align with the Plan Greenville County Comprehensive Plan, which designates this area for Traditional Neighborhood. Additionally, the

requested rezoning does not align with the existing R-15 zoning of adjacent parcels. With that, Staff is of the opinion that a successful rezoning to C-1, Commercial would permit uses that may have an adverse impact on the existing surrounding properties.

Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial District.

**Discussion:** Mr. Barnes stated he visited the location numerous times and noticed there was no activity at the property. Mr. Barnes stated he was unable to get in contact with anybody at the property.

**Motion:** by Mr. Barnes, to deny CZ-2022-020. The motion carried unanimously by voice vote.

#### **CZ-2022-022**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-022.

The subject parcels zoned S-1, Services District are located along Old Augusta Road Extension, a two lane State-maintained local road, J. Walter Moon Boulevard, a four lane County-maintained local road, and Moon Acres Road, a two-to-three lane County-maintained local road. The subject property is designated in the Plan Greenville County Comprehensive Plan as Mixed Employment. While staff realizes that the Mixed Employment Future Land Use Designation allows for multifamily residential, staff also recognizes that these areas are also appropriate for service uses. Further, staff is of the opinion that S-1, Services is the appropriate zoning district for this site, because it is located adjacent to C-2, Commercial and I-1, Industrial zoning designations.

Based on these reasons, staff recommends denial of the requested rezoning to R-M20, Multifamily Residential District.

**Discussion:** None

**Motion:** by Mr. Shaw, to deny CZ-2022-022. The motion carried unanimously by voice vote.

#### **CZ-2022-023**

Mr. Lovelace stated the applicant has requested the application be placed on hold until an application for a review district is submitted.

**Discussion:** None

**Motion:** by Mr. Shaw, to hold CZ-2022-023 until the applicant submits a review district application. The motion carried unanimously by voice vote.

#### **CZ-2022-024**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-024.

The subject parcel, zoned R-15, Single-Family Residential, is located on Huff Drive, a two-lane County-maintained local road and Stevenson Lane, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning of R-12, Single-Family Residential is consistent with surrounding land uses as well as the Future Land Use Map.

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

**Discussion:** Mr. Fant stated the property should remain R-15 zoning to remain consistent with the surrounding area. Mr. Fant explained an R-15 cluster subdivision would provide the proposed number of homes.

**Motion:** by Mr. Fant, to deny CZ-2022-024. The motion carried unanimously by voice vote.

#### **CZ-2022-025**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-025.

The subject parcel, zoned R-S, Residential Suburban, is located along State Park Road, a two-lane State-maintained collector road. Staff is of the opinion that successful rezoning to AG, Agricultural Preservation, is in keeping with the surrounding area and would not have an adverse impact on this area.

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

**Discussion:** None

**Motion:** by Mr. Shaw, to approve CZ-2022-025. The motion carried unanimously by voice vote.

#### **CZ-2022-026**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-026.

The subject parcel zoned I-1, Industrial is located along Pelham Davis Cir., a two-lane County-maintained local road. Staff is of opinion that the requested rezoning to S-1, Services is appropriate for this site due to similar land uses and zoning in the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.

**Discussion:** None

**Motion:** by Mr. Harrison, to approve CZ-2022-026. The motion carried unanimously by voice vote.

#### **CZ-2022-028**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-028.

The subject parcel zoned R-20, Single-Family Residential is located along Hallcox St. and Cuttino Cir., both two-lane County-maintained residential roads. This request would only allow for one additional lot on site. Because of this, staff is of the opinion that the requested rezoning to R-6, Single-Family

Residential to subdivide this lot in half is appropriate due to similar lot configurations and lot sizes throughout this entire area.

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

**Discussion:** Mr. Shaw stated the proposed rezoning would make the property more compatible with the surrounding area.

Mr. Harrison stated the surrounding properties zoned R-20 are classified as legal non-conforming use.

**Motion:** by Mr. Shaw, to approve CZ-2022-028. The motion carried unanimously by voice vote.

#### **CZ-2022-030**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-030.

The subject Unzoned parcels are located along Emily Lane, 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 zoning of R-M20, Multifamily Residential is appropriate as it is the same density as what would be required in the Unzoned area and is adjacent to other R-M20 zoned properties and similar uses.

Based on these reasons, staff recommends approval of the requested initial zoning to R-M20, Multifamily Residential.

**Discussion:** None

**Motion:** by Mr. Barnes, to approve CZ-2022-030. The motion carried unanimously by voice vote.

## **6. Held Rezoning Requests**

#### **CZ-2022-013**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-013.

The subject parcel zoned S-1, Services is located along Old Bramlett Rd., a two-lane State-maintained local road and Frady Rd., a two-lane County-maintained local road. Staff is of the opinion that while the proposed density for R-15, Single-Family Residential does not align with the Future Land Use of the Comprehensive Plan, the parcels, however, are surrounded by similar zoning and density.

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

**Discussion:** Mr. Meadows stated he spoke with the developers and believes there is a path forward by applying the condition of no exit onto Frady Road from the development. Mr. Campbell explained there was no regulatory way to enforce the condition. Mr. Meadows asked if it was enforceable if the developer amended his proposed plan to reflect no exit onto Frady Road. Mr. Coker stated there wouldn't be anything Greenville County could enforce.

Mr. Fant asked staff if they had seen the new site plan that leaves 55 acres of the property undeveloped. Mr. Henderson stated he saw the plan but he cannot guarantee that it will be the final plan that is developed. Mr. Henderson explained in a standard rezoning, once a property is rezoned, the applicant can submit any plan. Mr. Fant asked about rezoning a portion of the property and leaving the remainder S-1 zoning, which would prevent cut-through traffic on Frady Road. Mr. Campbell stated he has never seen a rezoning request pared down in Committee or by Council but will be happy to look into it. Mr. Fant asked if they could hold the application to provide staff time to research.

Chairman Dill stated the applicant applied for a rezoning on the whole parcel and that is what is currently being considered.

Staff, Mr. Meadows, and Committee members discussed possible ways to amend the application. Mr. Coker explained in a standard rezoning there is no guarantee that certain dimensional requirements are going to be met. Once the property is rezoned, the applicant will submit a preliminary plan that will be reviewed by staff and the Planning Commission based on the zoning classification at the time of submission to Subdivision Administration.

Mr. Meadows suggested holding the application to give staff time to research and provide the Committee with potential solutions.

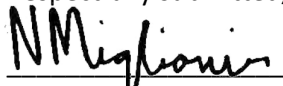
Mr. Harrison asked to hear from the applicant to ensure they understand and agree with the proposed process. The applicant stated they understand and agree with putting the application on hold to find a resolution.

**Motion:** by Mr. Barnes, to hold CZ-2022-013 until staff have time to research potential solutions. 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 5:38 p.m.

Respectfully submitted,



Nicole Miglionico  
Recording Secretary