

Greenville County Planning and Development Committee Minutes
November 14, 2022 at 5:00 p.m.
Conference Room D at County Square

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

Members Absent:

Councilors Present: L. Ballard

Planning Commission Present: None.

Staff Present: T. Coker; D. Campbell; R. Jeffers-Campbell; J. Henderson; T. Stone; L. Mann; K. Mulherin; IS Staff

1. Call to Order

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

2. Invocation

Mr. Barnes provided the invocation.

3. Approval of the minutes of the October 31, 2022 - Committee meeting

Motion: by Mr. Harrison to approve the minutes of the October 31, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote with one absent (E. Fant).

4. Rezoning Requests

Mr. Fant joined the meeting

CZ-2022-096

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-096.

The subject parcels, zoned R-R1, Rural Residential are located along Garrison Road, a two to three-lane State-maintained collector road; Reedy Fork Road, a two to three-lane State-maintained collector road; and Mamie Black Road, a two-lane County-maintained residential road. The Plan Greenville County Comprehensive Plan designates the parcels as Suburban Mixed Use and Rural Living. Staff is of the opinion that a successful rezoning to PD, Planned Development to allow for 41 single-family detached homes, 64 single-family attached homes, and 42,000 sq. ft. of commercial use is consistent with the Future Land Use Map.

The development would have to meet the following conditions:

1. Submit Final Development 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, Planned Development with the aforementioned conditions.

Discussion: Jeff Randolph, the applicant, stated they held a community meeting on Thursday, November 10th and adjusted their plan in accordance with the public input they received. Mr. Randolph explained they have changed the application to provide 40 houses on 40 acres, eliminated the 64 townhomes and replaced them with 33 single-family detached homes as well as reduced the 42,000 sq. ft. of commercial area to 26,000 sq. ft. Mr. Randolph stated the

40 homes would be septic lots but the 33 homes and commercial area would have sewer access.

Discussion ensued about the application process the Committee would like to proceed with.

Motion: by Mr. Fant, to send CZ-2022-096 back to Planning Commission. The motion carried by voice vote with four in favor (E. Fant; M. Barnes; C. Harrison, S. Shaw) and one in opposition (J. Dill)

5. Adjourn

Mr. Fant made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:23 p.m.

Respectfully submitted,

Nicole Miglionico
Recording Secretary