

Greenville County Planning and Development Committee Minutes
August 19, 2024 at 5:00 p.m.
Council Committee Room at 301 University Ridge Greenville, SC 29601

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online, at 301 University Ridge, Greenville, and made available to the newspapers, radio stations, television stations and concerned citizens.

Members Present: E. Fant, Chairman; C. Harrison; M. Barnes; R. Bradley; A. Mitchell

Members Absent: None.

Councilors Present: B. Kirven

Planning Commission Present: S. Bichel; J. Phillips; D. Franklin; J. Holland; J. Barbare

Staff Present: D. Campbell; T. Coker; R. Jeffers-Campbell; C. Antley; T. Baxley; K. Mulherin; N. Miglionico; IS Staff

1. Call to Order

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

2. Invocation

Mr. Fant provided the invocation.

3. Approval of the minutes of the July 15, 2024 - Committee meeting

Motion: by Mr. Bradley to approve the minutes of the July 15, 2024 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Held Rezoning Request

CZ-2024-036

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-036.

The subject parcel, zoned NC, Neighborhood Commercial and R-7.5, Single-Family Residential District, is located along Mason Street, a two-lane County & City-maintained local road, Ross Street, a two-lane County-maintained local road, and Jones Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a Single-Family Attached Residential Development is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Traditional Neighborhood* and recommends a density of 8 to 20 dwellings per acre with Single-Family Attached as a primary use. Additionally, Staff feels the proposed development could act as buffer between the adjacent existing neighborhood and the Multifamily, Commercial, and Industrial uses that are along Draper, Mason, & Jones Street.

The applicant will have to meet the following condition:

1. Submit a 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 FRD, Flexible Review District with the aforementioned condition.

Discussion: Mr. Mitchell stated the developer met with residents, and they seem to have come to an agreement.

Motion: by Mr. Mitchell, to approve with condition CZ-2024-036. The motion carried unanimously by voice vote.

5. **Rezoning Requests**

CZ-2024-038

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-038.

The subject parcel, zoned R-MA, Multifamily Residential District, is located along Buncombe Road, a two to three-lane, State-maintained local road and Old Buncombe Road, a two to four-lane, State-maintained minor arterial and major collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Mixed-Use Corridor* and the Sans Souci Community Plan which designates the parcel as *Commercial*. Additionally, Staff feels a successful rezoning to C-2, Commercial District would be more fitting at this location and is consistent with surrounding zoning districts to the north, east, and west.

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

Discussion: None.

Motion: by Mr. Mitchell, to approve CZ-2024-038. The motion carried unanimously by voice vote.

CZ-2024-040

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-040.

The subject parcel, zoned R-M20, Multifamily Residential District is located along Averill Street, a two-lane County and City-maintained residential road and Dill Street, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as Core Neighborhood. Characteristics of a Core Neighborhood include being some of the County's oldest neighborhoods, a mix of residential and small-scale commercial uses with walkable networks, and include a balance of off-street and on-street parking. Staff feels although parking has not been addressed on site, the parking agreement with Long Branch Baptist Church offers a solution that could not be approved under the current Zoning Ordinance due to distance from the principal use (Greenville County Zoning Ordinance Section 12:2.3).

The development would have to meet the following conditions:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

2. Maintain a parking agreement located no more than one mile away with sufficient parking per Greenville County Zoning Ordinance Section 12:2, Table 12.1, & Section 12:2.7.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.

Discussion: Mr. Mitchell explained that the church is over 100 years old and is making renovations.

Motion: by Mr. Mitchell, to approve with conditions CZ-2024-040. The motion carried unanimously by voice vote.

CZ-2024-041

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-041.

The subject property, zoned R-S, Residential Suburban District is located along Vaughn Road, a two-lane County-maintained local road. Staff is of the opinion that while a single-family detached residential development would be consistent with the residential character of Vaughn Road, staff does not feel that the proposed development meets the intent of the Flexible Review District. The Zoning Ordinance states that the intent of an FRD is to provide ways for inventive design that cannot be achieved through conventional zoning. A single-family residential development could be accomplished in standard zoning districts.

Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.

The development would have to meet the following added condition:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Discussion: Mr. Harrison explained that the project could not be achieved in conventional zoning and stated that a similar project had been recently approved using FRD zoning. Mr. Harrison stated the project is asking for fifteen units at 5.4 units per acre; the comprehensive plan asks for 3-5 units per acre in this area. Mr. Harrison stated he would ask for conditions to have a maximum of fourteen units per acre and a maximum height restriction. Mr. Harrison explained he plans to ask for a community meeting with Greenville County engineering staff to come up with a plan to fix Vaughn Road and reduce traffic.

Mr. Harrison motioned to approve with a maximum density of fourteen units and a maximum height of 30 feet with staff conditions.

Chairman Fant asked staff to explain why the project does not meet the intent of a Flexible Review District. Mr. Baxley explained the applicant is not making any concessions or providing unique design standards to justify the FRD. Mr. Baxley stated that under a standard subdivision, the applicant would need to provide a 20-foot exterior buffer, but under their statement of intent, they would only provide a 5-foot buffer. Mr. Baxley stated they would have to have a 25-foot setback under an open space subdivision development, but under their statement of intent, they are only providing a 12.5-foot setback. Mr. Baxley explained the proposal could be accomplished in a standard zoning district.

Discussion ensued about the Planning Commission providing no recommendation.

The committee and staff discussed potential conventional zoning districts in which the project could be accomplished.

Chairman Fant suggested the applicant resubmit the application using conventional zoning.

Mr. Harrison withdrew his motion.

Motion: by Mr. Barnes, to hold CZ-2024-041. The motion carried unanimously by voice vote.

CZ-2024-043

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-043.

The subject parcel, zoned R-12, Single-Family Residential District and R-M7, Multifamily Residential District is located along Old Spartanburg Road, three-lane State-maintained minor arterial road and Hudson Way, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow the vacant structures to be re-purposed for moderate commercial and single-family residential use would not create an adverse impact on surrounding properties. The structure on the northern end of the parcel has been a commercial use in the past and the structure on the southern end will continue its already permitted residential use.

The applicant will have to meet the following condition:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.
2. Provide screening and buffering alongside and rear exterior lot lines where adjacent to residential use and/or district as specified in the Memo on Comment Responses provided by Staff.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.

Discussion: Mr. Harrison stated Planning Commission thought retail use would not be appropriate for the area.

Motion: by Mr. Harrison, to approve with conditions and the removal of retail use CZ-2024-043. The motion carried unanimously by voice vote.

CZ-2024-044

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-044.

The subject parcel zoned C-3, Commercial District is located along John Ross Court, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent the Plan Greenville County Comprehensive Plan, which designates the parcel as *Rural Corridor* and the South Greenville Area Plan, which designates the parcel as *Service/Industrial*. Additionally, the requested rezoning is consistent with Zoning Districts east and south to the parcel and other parcels located along John Ross Court.

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

Discussion: None.

Motion: by Mr. Bradley, to approve CZ-2024-044. The motion carried unanimously by voice vote.

CZ-2024-045

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-045.

The subject property, zoned R-MA, Multifamily Residential District is located along Sagitairus Way, a two-lane State-maintained local road, and I-185, a four-lane State-maintained Interstate. Staff is of the opinion that a successful rezoning to I-1, Industrial District would be consistent with similar zoning in the area. Additionally, the requested zoning would be consistent with the South Greenville Area Plan which designates the property as Service/Industrial.

Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial District.

Discussion: None.

Motion: by Mr. Bradley, to approve CZ-2024-045. The motion carried unanimously by voice vote.

CZ-2024-046

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-046.

The subject property, zoned R-R3, Rural Residential District is located along Highway 418, a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would be consistent with the Plan Greenville County Comprehensive Plan designation of Rural, which lists low-intensity neighborhood commercial as a secondary use. Additionally, there is C-1 zoning adjacent to property and the existing structure has historically been used commercially.

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

Discussion: None.

Motion: by Mr. Bradley, to approve CZ-2024-046. The motion carried unanimously by voice vote.

6. Adjourn

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

Respectfully submitted,

Nicole Miglionico
Recording Secretary