

Greenville County Planning and Development Committee Minutes
September 16, 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: None.

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

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

1. Call to Order

Chairman Fant called the meeting to order at 5:01 p.m.

2. Invocation

Mr. Mitchell provided the invocation.

3. Approval of the minutes of the August 19, 2024 - Committee meeting

Motion: by Mr. Harrison to approve the minutes of the August 19, 2024 Committee meeting, as presented. The motion carried unanimously by voice vote with one absent (M. Barnes).

4. Rezoning Requests

CZ-2024-047

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-047.

The subject property, zoned O-D, Office District is located along E. Warehouse Court, a two-lane State-maintained local road and Artillery Road, a two-lane County-maintained local road. Staff is of the opinion that the proposed use would not be consistent with the Plan Greenville County Comprehensive Plan which designates the property as *Traditional Neighborhood*. Additionally, staff feels the proposed use could negatively impact the surrounding residential properties.

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

Discussion: None.

Motion: by Mr. Mitchell, to deny CZ-2024-047. The motion carried unanimously by voice vote with one absent (M. Barnes).

Mr. Barnes joined the meeting.

CZ-2024-048

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-048.

The subject parcel, zoned R-S, Residential Suburban District is located along League Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District would be consistent with the Scuffletown Area Plan which designates the parcels as *Rural Residential*. *Rural Residential* is described as “low density, single family residential development, as well as agricultural and forestry related land uses. These areas are generally rural agricultural in character.”

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

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2024-048. The motion carried unanimously by voice vote.

CZ-2024-049

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-049.

The subject parcels, zoned R-12, Single-Family Residential District are located along S. Welcome Road, a two-lane State-maintained local road and New Dunham Bridge Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential District would be consistent with adjacent Zoning Districts and would not create an adverse impact on surrounding properties.

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

Discussion: None.

Motion: by Mr. Bradley, to approve CZ-2024-049. The motion carried unanimously by voice vote.

CZ-2024-050

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-050.

The subject parcel, zoned R-20, Single-Family Residential District is located along Fisher Road, a two-lane County-maintained residential road and Shady Lane, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a Day Care Center would not create an adverse impact on surrounding properties. Additionally, the development has proposed a larger landscape buffer than would be required in a standard Zoning District and is seeking to revise the required parking calculations to help mitigate any future disturbance on the property.

The development would 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. Harrison asked how they solidify the potential location for those parking spaces. Lynn Solesbee, the project engineer, explained they had not gotten into the details of the location but recognized the required parking was minimal and wanted potential future parking built into the statement of intent. Mr. Solesbee stated that if they added the additional parking, it would be reviewed by Greenville County staff or the Planning Commission for approval. Mr. Harrison asked where the signage would be located on the site. Mr. Solesbee stated that the signage would likely be a small monument sign that would be approved by Greenville County staff. Mr. Harrison said he assumed the lighting would also be reviewed by Greenville County staff. Mr. Solesbee stated that was correct.

Motion: by Mr. Harrison, to approve with condition CZ-2024-050. The motion carried unanimously by voice vote.

CZ-2024-051

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-051.

The subject property, zoned S-1, Services District, R-S, Residential Suburban District, C-2, Commercial District, and R-MA, Multifamily Residential District is located along Lakeside Grove Road, a two-lane State-maintained local road, Lakeside Road, a three to two-lane State-maintained collector and local road, Stables Road, a two-lane County-maintained collector 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 the Plan Greenville County Comprehensive Plan designation of *Mixed Employment Center* which lists advanced manufacturing and offices as primary uses. Additionally, staff feels that the proximity of the property to Interstates 85 and 185 could help facilitate the movement of commercial traffic to and from the site.

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

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2024-051. The motion carried unanimously by voice vote.

CZ-2024-052

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-052.

The subject property, zoned PD, Planned Development District is located along Pelham Road, a five to four-lane State-maintained arterial road and Blacks Drive, a three to two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to PD-MC, Planned Development District – Major Change would allow the facility to continue serving its existing function of providing care for vulnerable individuals. The addition of office space to the permitted uses would also be consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Mixed-Use*, which lists office as a primary use type.

The development would 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 PD-MC, Planned Development District – Major Change.

Discussion: None.

Motion: by Mr. Bradley, to approve with condition CZ-2024-052. The motion carried unanimously by voice vote

CZ-2024-053

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-053.

The subject parcels zoned R-M15, Multifamily Residential District is located along Talley Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would not create an adverse impact on surrounding properties as the single-family dwellings are already in existence. Additionally, existing lots to the east and in surrounding areas are consistent or smaller than the R-6, Single-Family Residential District lot size minimum of 6,000 square feet.

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

Discussion: Mr. Mitchell stated the rezoning brought the property in line with its current use.

Motion: by Mr. Mitchell, to approve CZ-2024-053. The motion carried unanimously by voice vote

CZ-2024-054

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-054.

The subject parcels zoned R-M15, Multifamily Residential District is located along Talley Street, a two-lane County-maintained local road, Goldsmith Street, a two-lane County-maintained local, Loom Street, a two-lane County-maintained, & Hammett Street Extension, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-7.5, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcels as *Traditional Neighborhood* and recommends a density of 6 to 20 dwellings per acre. Additionally, the requested Zoning District is consistent with Zoning in the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.

Discussion: None.

Motion: by Mr. Mitchell, to approve CZ-2024-054. The motion carried unanimously by voice vote

5. Held Rezoning Request

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 conditions:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.
2. Maximum of fourteen units
3. Maximum of two stories or 35 feet in height.

Discussion: Mr. Harrison explained traditional zoning would not work due to lack of design oversight, etc.

Mr. Harrison added additional approval conditions to restrict the property to a maximum of fourteen units and two stories or 35 feet in height.

Motion: by Mr. Harrison, to approve with conditions CZ-2024-041. The motion carried unanimously by voice vote

6. Request to add Oakland Plantation to the Historic Property Register

The Greenville County Historic Preservation Commission has been asked by the property owner to recommend County historic designation for Oakland Plantation. The Historical Preservation Commission voted to approve the application for recommendation at its August 15, 2024 meeting. Therefore, Staff is requesting that the Planning and Development Committee recommend approval and forward this request to Council for consideration to be added to the County's Historic Property Register.

Discussion: Mr. Harrison stated the historical value and location will be a great addition to the area.

Motion: by Mr. Bradley, to approve. The motion carried unanimously by voice vote.

7. Mountain Creek Area Moratorium

Tee Coker, Assistant County Administrator for Community Planning and Development, presented a moratorium on the Mountain Creek study area.

Discussion: Mr. Harrison stated it would be best for everyone to proceed with an overlay plan for the area.

Chairman Fant stated the development community had committed to assisting with the overlay process.

Motion: by Mr. Harrison, to deny. The motion carried unanimously by voice vote.

Motion: by Mr. Harrison, to initiate staff to work with the community and development community on an overlay for the Mountain Creek study area. The motion carried unanimously by voice vote.

8. Adjourn

Mr. Bradley made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:47 p.m.

Respectfully submitted,

Nicole Miglionico
Recording Secretary