

**Greenville County Planning and Development Committee Minutes**  
**July 14, 2025 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:** R. Bradley, Chairman; B. Blount; A. Mitchell; E. Fant; C. McGahhey

**Members Absent:** None.

**Councilors Present:** None.

**Planning Commission Present:** S. Bichel; D. Manning; D. Franklin; J. Howard

**Staff Present** D. Carlile; D. Campbell; C. Plumblee; J. Henderson; M. Staton; T. Baxley; K. Lozko;  
N. Miglionico

**1. Call to Order**

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

**2. Invocation**

Mr. Fant provided the invocation.

**3. Approval of the minutes of the June 2, 2025 - Committee meeting**

**Motion:** by Mr. McGahhey to approve the minutes of the June 2, 2025 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2025-038**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-038.

The subject parcel zoned R-S, Residential Suburban District, and PD, Planned Development District, is located along Rock Road, a two-lane, County-maintained residential road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District, would not be consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Neighborhood*, nor would it meet the intent of the AG, Agricultural Preservation District, which was created to preserve prime farmland and forestry areas. Additionally, the proposed land use of single-family residential and agricultural crops or trees is permitted in the current R-S, Residential Suburban Zoning District.

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

**Discussion:** None.

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

**CZ-2025-040**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-040.

The subject parcel, zoned S-1, Services District, is located along Old Hunts Bridge Road, a two-lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to R-S, Residential Suburban District, would not create an adverse impact on surrounding properties, is consistent with surrounding zoning districts, and would permit uses that are consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Edge*.

Based on these reasons, Staff recommends approval of the requested rezoning to R-S, Residential Suburban District.

**Discussion:** None.

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

#### **CZ-2025-041**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-041.

The subject parcel zoned C-1, Commercial District, and C-2, Commercial District, is located along Old Augusta Road Extension, a two-lane, State-maintained local road, and Augusta Road (HWY 25), a two to seven-lane, US Highway-maintained arterial road. Staff is of the opinion that a successful rezoning to S-1, Services District, would be consistent with the Greenville County Comprehensive Plan, which designates the parcel as Mixed Employment Center, and the South Greenville Area Plan, which designates the parcel as Commercial. Additionally, the requested Zoning District is consistent with Zoning Districts north and east of the parcel, and Staff feels this would not create an adverse impact on surrounding parcels.

Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Residential Suburban District.

**Discussion:** None.

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

#### **CZ-2025-042**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-042.

The subject property, zoned FRD, Flexible Review 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-MC, Flexible Review District – Major Change, and R-MA, Multifamily Residential District would not have a negative impact the pre-established requirements of the review district, nor would it have an adverse impact on the surrounding area.

Based on these reasons, Staff recommends approval of the requested rezoning to FRD-MC, Flexible Review District- Major Change.

**Discussion:** None.

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

**CZ-2025-044**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-044.

Staff is of the opinion that the proposed change would refocus the purpose behind the ESD-PM zoning classification and could help guide future review of Paris Mountain.

Based on these reasons, staff recommends approval of the proposed text amendment.

**Discussion:** Mr. Blount asked the Committee to consider holding the application due to multiple pending application requests.

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

**5. Land Development Regulations Amendment / Sec. 15-102**

Mr. Henderson presented an Ordinance to amend section 15-102 of Greenville County Land Development Regulations concerning additional citizen input and eliminating staff recommendations on approvals.

**Discussion:** There was some discussion about potential amendments, but the Committee wanted to provide an opportunity for Mr. Shaw to weigh in before a vote.

**Motion:** by Mr. Blount, to hold. The motion carried unanimously by voice vote.

**6. Adjourn**

Mr. McGahhey made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Nicole Miglionico  
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Recording Secretary