

Greenville County Planning and Development Committee Minutes
August 18, 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; J. Phillips

Staff Present D. Carlile; D. Campbell; J. Henderson; T. Baxley

1. Call to Order

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

2. Invocation

Mr. Blount provided the invocation.

3. Approval of the minutes of the July 14, 2025 - Committee meeting

Motion: by Mr. Blount to approve the minutes of the July 14, 2025 Committee meeting, as presented.
The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2025-045

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-045.

The subject parcel, zoned R-20, Single-Family Residential District, is located along East Main Street, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to O-D, Office District is consistent with the Plan Greenville County Comprehensive Plan designation of Mixed-Use Corridor which suggests commercial as a primary use and is consistent with the adjacent parcel zoning to the west.

Based on these reasons, Staff recommends approval of the requested rezoning to O-D, Office District.

Discussion: None.

Motion: by Mr. McGahhey to approve CZ-2025-045. The motion carried unanimously by voice vote.

CZ-2025-046

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-046.

The subject parcel, zoned R-R3, Rural Residential, is located along Terry Road, a one-to-two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-R1, Rural

Residential District would not be consistent with the Plan Greenville County future land use designation of Rural which suggests a density of 1 dwelling per 2+ acres. Staff also feels this request would go against the relatively recent citizen-led initial zoning of this area in 2018.

Based on these reasons, Staff recommends denial of the requested rezoning to R-R1, Rural Residential District.

Discussion: None.

Motion: by Mr. Mitchell to deny CZ-2025-046. The motion carried unanimously by voice vote.

CZ-2025-047

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-047.

The subject parcel, zoned R-R3, Rural Residential District is located along Highway 418, a two-to-three-lane State-maintained minor arterial road and Burgess School Road, a two-lane, State-maintained major collector road. Staff is of the opinion the requested rezoning to R-R1, Rural Residential District is consistent with the South Greenville Area Plan designation of Rural Preservation which suggests 1 dwelling per acre and states “the most relevant zoning classification is the R-R1, Rural Residential Zoning District.”

Based on these reasons, Staff recommends approval of the requested rezoning to R-R1, Rural Residential District.

Discussion: Mr. McGahhey asked for the maximum allowable units per acre if the rezoning was approved. Mr. Baxley stated 45 units, one unit per acre.

Motion: by Mr. McGahhey to deny CZ-2025-047. The motion carried unanimously by voice vote.

CZ-2025-048

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-048.

The subject parcel, zoned R-R3, Rural Residential District, is located along Chapman Grove 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 Plan Greenville County Comprehensive Plan designation of Rural which lists greenhouses, nurseries, and agriculture as primary uses. Staff also feels that this would not have an adverse impact on the surrounding area.

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

Discussion: Mr. Mitchell asked if the property was currently being used agriculturally. Mr. Baxley stated there is current agricultural use on the site, but the rezoning is to allow some business aspects.

Motion: by Mr. McGahhey to approve CZ-2025-048. The motion carried unanimously by voice vote.

CZ-2025-049

Mr. Baxley stated CZ-2025-049 was withdrawn by the applicant

CZ-2025-050

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-050.

The subject property, zoned R-MHP Residential Manufactured Home Park District, is located along Agnew Road, a two-lane State-maintained collector road, and Richards Avenue, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of Traditional Neighborhood and would not have an adverse impact on the surrounding area.

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

Discussion: None.

Motion: by Mr. Blount to approve CZ-2025-050. The motion carried unanimously by voice vote.

CZ-2025-051

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-051.

The subject parcels, zoned R-S, Residential Suburban District, are located along State Hwy 14, a two to six-lane State-maintained Arterial road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of Mixed-Employment Center and would be consistent with similar commercial zoning in the area.

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

Discussion: Mr. McGahhey asked why the Planning Commission denied the application. Jonelle Phillips, Planning Commissioner, stated the commissioner who voted to deny felt that the commercial use contained a wide range of uses, the property sloped down to the river, and was of the opinion that FRD would be a better use for the area.

Motion: by Mr. McGahhey to hold CZ-2025-051 until the next meeting. The motion carried unanimously by voice vote.

CZ-2025-052

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-052.

The subject property is zoned C-1, Commercial District and R-MA, Multifamily Residential District, is located along Conestee Road, a two to three-lane State-maintained major collector road and 2nd Ave and 3rd Street, both two-lane County-maintained local roads. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with the Conestee Community Plan future land use designation of Mill Village Commercial, and would eliminate the split zoning of the parcel by matching the existing C-2 designation on the rest of the site.

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

Discussion: None.

Motion: by Mr. Fant to deny CZ-2025-052. The motion carried unanimously by voice vote.

CZ-2025-053

Mr. Baxley introduced the staff report and presentation into the record as background information for Text Amendment Docket CZ-2025-053.

To amend Article 4, Definitions; Article 6, Table 6.1, Uses Permitted, Uses by Special Exception, and Conditional Uses; and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain, of the Greenville County Zoning Ordinance.

Based on these reasons, Staff recommends denial of the proposed text amendments to Article 4.

Amendments were provided by Mr. Blount and additional amendments were suggested by staff.

Discussion: There was some discussion on adding additional amendments.

Motion: by Mr. Blount to approve with the addition of section 11 to CZ-2025-053. The motion carried unanimously by voice vote.

Motion: by Mr. Blount to amend the ordinance (See Exhibit A) CZ-2025-053. The motion carried unanimously by voice vote.

Motion: by Mr. Blount to approve as amended (See Exhibit A) CZ-2025-053. The motion carried unanimously by voice vote.

5. Held Rezoning Request

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: There was some confusion about previous approvals and the implications of approving this docket.

Motion: by Mr. McGahhey to deny CZ-2025-044. The motion carried unanimously by voice vote.

6. Request to Initiate Zoning Ordinance Amendment / Mobile Food Unit

Mr. Henderson provided an overview of the proposed amendment.

Discussion: Mr. JJ Arrowood, Berea Fire Marshall, spoke in support of the proposed amendment and provided an overview of the benefits of the amendment. Mr. Arrowood pointed out that improper placement of a propane unit could cause it to explode.

Mr. McGahhey asked if this would affect food truck villages. Mr. Henderson stated that staff would recommend an FRD for those type of requests. Mr. McGahhey cautioned the committee to look into all of the implications to avoid overregulation.

Mr. Henderson explained that a majority of the regulations are from a life/safety perspective.

Mr. Fant asked if there was any thought put into an annual license. Mr. Arrowood explained why that would be too difficult to pursue.

Mr. Blount pointed out that other food businesses have to abide by specific standards, and it makes sense for mobile food businesses to comply with similar standards.

Mr. Mitchell asked if the term generator was defined. Mr. Henderson stated that staff would rely on the building and fire code definition.

Motion: by Mr. Blount to approve and forward to full council. The motion carried unanimously by voice vote.

7. Amendment to Ord. 5577 / Section 1: Sunset Provision

Chairman Bradley presented the amendment and stated it was to add two more years to the sunset provision.

Discussion: None.

Motion: by Mr. McGahhey to approve and forward to full council. The motion carried unanimously by voice vote.

8. Request to Initiate a Text Amendment to the Greenville County Zoning Ordinance / Cluster

Discussion: None.

Motion: by Mr. McGahhey to hold until the next meeting. The motion carried unanimously by voice vote.

9. Overlay District Discussion

Mr. Fant presented an example of R-3 and R-4 zoning and pointed out that the only way to control costs was to provide higher-density options. Mr. Fant was of the opinion that an overlay district could provide a solution and asked the committee to consider restrictive overlay districts.

Mr. McGahhey stated he was concerned with traffic congestion, but stated he would be open to it in the right location.

Mr. Henderson explained that overlay districts are additional regulations on top of the parcel zoning. Mr. Henderson stated that the overlay would need to be tailored to the specific density requirements for the designated area.

10. Adjourn

Mr. McGahhey made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 6:03 p.m.

Respectfully submitted,

Nicole Miglionico
Nicole Miglionico
Recording Secretary

**Proposed Substitution
for the Amendments Currently in CZ-2025-053
(as amended by the Planning & Development Committee 08/18/25)**

Section 1 – Amendment. Amend Section 8:5.1, by deleting and replacing it with the following:

8:5.1 Intent

~~The purpose of this district is to establish a land use pattern to protect the environmentally sensitive nature of Paris Mountain by encouraging the proper and safe placement of structures in conformance with the natural landform, landscape, and existing plant life.~~

The intent and purpose of this district is to:

- protect the environmentally sensitive nature of Paris Mountain;
- encourage the proper and safe placement of structures in conformance with the natural landform;
- ensure that any new development is harmonized with existing developments and desirable to the physical pattern of existing development, including in visual appearance and architectural character;
- provide for detached single-family residential dwellings which are well integrated with the natural environment;
- preserve open space and natural resources, especially those areas containing sensitive or unique features such as steep slopes, streams or specimen trees;
- mitigate hazards to life and structures which may be caused by wildfire (see the Paris Mountain Wildfire Mitigation Plan), erosion, or construction on or use of land which is unsafe or unsuitable for development;
- maintain and protect the natural landscape, significant tree coverage, native plants, endangered species and scenic views;
- encourage the use of native trees and plants;
- preserve wildlife habitats, sanctuaries and migration corridors;
- promote motor vehicle, pedestrian and bicycle safety;
- and prohibit any use that would interfere with or be detrimental to the environmentally sensitive nature of the area in the district.

Section 2 – Amendment. Amend Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses by removing certain uses as follows:

~~Permitted Uses: Dwelling — zero lot line~~

~~Uses by Special Exception: Special Event Facility~~

Section 3 – Amendment. Amend Section 8:5 by deleting 8:5.3 and adding the following:

~~8:5.3 Setback/Height~~

~~See Table 7.3~~

8:5.3 Dimensional Standards Table

Table ESD-PM Dimensional Standards	
<u>Lot Area (min)</u>	<u>1.5 ac</u>
<u>Lot Frontage (min)</u>	<u>75ft</u>
<u>Front Setback (min)</u>	<u>30 ft</u>
<u>Side Setback, Interior (min)</u>	<u>15 ft</u>
<u>Side Setback, Corner Lot (min)</u>	<u>Same as Front Setback</u>
<u>Rear Setback (min)</u>	<u>15 ft</u>
<u>Height (max)</u>	<u>35 ft</u>
<u>Key: min = minimum required max = maximum allowed ac = acres ft = feet</u>	
<u>¹ SCDOT may require a minimum lot width on State-owned roads.</u>	

Note - 8:5.4 Off Street Parking/Loading – No Changes

Section 4 – Amendment. Amend Section 8:5 by deleting 8:5.5 and replacing it with the following:

8:5.5 Density

~~The base density allocation of the land shall be 1.10 dwelling units per acre; however, additional development rights may be gained and distributed through the utilization of transfer development rights (Appendix G) not to exceed an overall density allocation of 1.75 dwelling units per acre. A round-off system will be used to calculate the number of transferable development rights eligible for a particular piece of property. The transferable development rights will be calculated and carried two decimal points and then rounded off accordingly (i.e. any fractional unit greater than or equal to .50 will be rounded up to the next whole number). Fractional units of development rights may be transferred.~~

The allowable density of the land shall be no greater than 1 dwelling unit per 1.5 acres.

Note - 8:5.6 Roads – No Changes

Section 5 – Amendment. Amend Section 8:5 by adding 8:5.10 Tree Save and Preservation which shall read as follows:

8:5.10 Tree Save and Preservation

- A. Tree Save Requirement - Clear-cutting is prohibited and topsoil shall be preserved on-site. Furthermore, no lot shall be cleared to an extent exceeding thirty-five (35) percent of the lot area or one acre, whichever is less, thereby preserving trees on at least 65% of the lot area.
- B. Grand Tree Preservation – Trees in the ESD-PM which are healthy and disease free and meet either of the criteria below are hereby designated as Grand Trees.
 1. 30 inches or greater DBH, located anywhere within the property, or
 2. 20 inches or greater in DBH, located within the setback or buffer area of any property, or
 3. 15 inches or greater DBH, located within the protected ridgeline area.

Grand Trees may only be cut down, topped, removed, pushed over, killed, harmed or destroyed with written approval from Greenville County.

Non-compliance with the Tree Save and Preservation requirements shall result in a requirement for mitigation and replanting, as well as a fine to be levied by and paid to Greenville County in accordance with Article 13 Violations, Penalties and Enforcement. Replanting requires canopy trees equal to or greater than the cumulative DBH of the trees removed and/or injured. Canopy trees between 3 and 6 inches DBH and in good health, either native or a non-native non-invasive species as defined by South Carolina Exotic Pest Plant Council or by USDA Natural Resources Conservation Service "Major Species of Concern in South Carolina" and not an invasive or prohibited species, may be used to meet tree replacement requirements.

Section 6 – Amendment. Amend Section 8:5 by adding 8:5.11 Outdoor Lighting which shall read as follows:

8:5.11 Outdoor Lighting

In order to reduce light trespass and light pollution, the following standards shall apply to all development in ESD-PM:

- Lighting shall use downward and/or inward facing fixtures and/or utilize light shields to limit light trespass onto adjoining residential properties, and light trespass shall measure no greater than 0.1 foot candle at the property line with adjoining residential property.
- Light fixtures must be aimed, located, designed, fitted and maintained so as to direct light downward and create no light spillage above the tree canopy to minimize sky glow, glare and light pollution.

Section 7 – Amendment. Amend Section 8:5, by amending 8:5.7 by adding the words as follows:

8:5.7 Administrative Application and Review Procedures

Prior to the issuance of a clearing, grading, and/or building permit, a site plan shall be submitted to ~~the Zoning Administrator~~ Greenville County. ~~The Zoning Administrator~~ Greenville County must determine the consistency of the proposed plan with the intent of the Ordinance and the specific technical regulations of the ESD-P.M. Where applicable, the plans should include the following data:

- A. Legal description of proposed development boundaries.
- B. Total number of lots in the development area.
- C. A topographic survey of the site while still in its natural state at a maximum of 10 foot contour intervals prepared by a licensed surveyor.
- D. Plan showing complete grading of the site.
- E. The location and size of all roads, driveways, and any other access.
- F. The location and size of all dwelling units and any accessory structures.
- G. A copy of covenants, grants, easements, or other restrictions proposed to be imposed upon the use of land, buildings, and structures including proposed easements on grants for public utilities if any.
- H. If a homeowners association or any other group maintenance or group ownership features are to be included, a detailed description of the proposed procedures and operation thereof.
- I. Plan showing complete drainage of the entire site.
- J. If blasting is needed, a statement of the expected duration of blasting activities and impact on nearby properties and structures.
- K. A Tree Survey on which any trees which meet the criteria to be designated a Grand Tree must be identified.
- L. Other such information or descriptions as may be deemed reasonably appropriate by ~~the Zoning Administrator~~ Greenville County.

Section 8 – Amendment. Amend Section 8:5 by adding 8:5.12 Short-term Rentals, which shall read as follows:

8:5.12 Short-term Rentals

If a short-term rental allows household trash or garbage to be placed outside the house, the operator must install, maintain, and use a bear-proof container for all trash and garbage.

Guest Parking - Guests must park all vehicles in the provided and designated off-street driveway and/or parking area and are prohibited from parking vehicles on the street or shoulder.

No burning - Guests are prohibited from using any incendiary material or open-flame device that has the potential to release any airborne spark, cinder, ember, or ash, including charcoal or wood cooking devices and fire pits, no matter the type or construction.

Section 9 – Amendment. Amend Section 8:5 by deleting 8:5.9 and replacing it as follows:

8:5.9 Transfer of Development Rights

~~TDR allows the transfer of development potential, or more specifically, development rights, to parcels of land, which may or may not be contiguous or under the same ownership, subject to the provisions of Transfer of Development Rights Ordinance 1064 (Appendix G).~~

8:5.9 Special Provisions.

- A. Transfer of Development Rights is not allowed into, from or within the ESD-PM.
- B. If a property within the ESD-PM bordering on Altamont Road is developed by providing vehicular access from another source and not utilizing Altamont Road, the development must maintain a 30 ft setback from Altamont Road as a buffer zone.
- C. Variances - No zoning variance or waiver shall be approved that would violate or be contrary to the intent of ESD-PM or any development restriction or easement previously placed on a property within the ESM-PM.
- D. Except as currently exists, a property within the ESD shall not be allowed as a connector to any County road outside the ESD-PM, and it may not be used to access a property outside the ESD-PM when any use of that property is not permitted in the ESD-PM.

Section 10 – Amendment. Amend Section 4 Definitions to add the following:

Canopy tree - Tree, Canopy or Shade: Any single-stem tree of a species which normally reaches a height of 30 feet or more and a crown spread of 20 feet or more at maturity.

Diameter at Breast Height (DBH) - Diameter at Breast Height is used for measuring all trees greater than twelve inches caliper. The DBH of a tree is the total diameter in inches of a tree trunk or trunks measured in inches at a height of 4.5 feet above existing grade (at the base of the tree). If a tree trunk splits at ground level and does not share a common base, then each trunk shall be measured as a separate tree. If a multi-trunk tree splits below the 4.5' mark, all trunks shall be measured separately and count as one tree.

Grand Tree - A tree that is designated to be of notable significance and value because of its size, location and/or age.

Ridgeline – The line formed along the highest points of a mountain ridge between two opposite slopes or sides of a mountain.

Protected ridgeline area - all land within fifty feet, measured downslope, from the ridgeline down each slope

Section 11 – Amendment. Amend Table 7.3 by replacing the current information in the ESD-PM row with a reference to amended Section 8:5.3:

District	Minimum Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
ESD-PM	None See Section 8:5.3	30 See Section 8:5.3	15 From other structure See Section 8:5.3	15 From other structure See Section 8:5.3	35 See Section 8:5.3