

**Greenville County Planning and Development Committee Minutes
December 1, 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:

Councilors Present:

Planning Commission Present:

Staff Present: D. Carlile; D. Campbell; C. Plumbee; J. Henderson; T. Baxley; D. Sanders

1. Call to Order

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

2. Invocation

Mr. McGahhey provided the invocation.

3. Approval of the minutes of the November 3, 2025, Committee meeting

Motion: by Mr. McGahhey, to approve the minutes of the November 3, 2025, Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2025-071

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-071.

The subject property, zoned S-1, Services District, is located along White Horse Road, a six to seven-lane State-maintained arterial road, and Piney Road, a two-lane, County-maintained local road. Under the Greenville County Comprehensive Plan, future land use designation of *Suburban Edge*, small-scale commercial is listed as a secondary use type. However, this area type stresses low-intensity and well-integrated development patterns. Under the Berea Community Plan, the site is given the future land use designation of *Low Density Residential*, but Highway 25 is listed as a *Transit Corridor* to contain a balance of residential and commercial uses. Staff is of the opinion that while both plans can offer some support for small-scale commercial development, the proposed site is largely surrounded by an established residential neighborhood, and a rezoning to C-1, Commercial District could change the character of that area and have an adverse impact.

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

Discussion: Mr. Blount asked whether the applicant provided additional clarification regarding intended uses. Mr. Baxley stated no new information had been submitted beyond the initial statement referencing general business opportunity and employment potential.

Motion: by Mr. Blount, to deny CZ-2025-071. The motion carried unanimously by voice vote

CZ-2025-073

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-073.

The subject property, zoned C-2, Commercial District, is located along Cedar Lane Road, a four to five-lane State-maintained arterial road, and Orchid Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District, would be consistent with similar zoning in the area and would not have an adverse impact.

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

Discussion: Mr. Blount asked for clarification on fencing standards and whether the facility could accommodate law enforcement storage needs. Mr. Baxley noted the ordinance requires opaque screening but does not specify material; however, staff does not accept fabric-screened chain link fencing due to durability concerns. Mr. Blount also noted concerns expressed by nearby residents and a nearby church and indicated he wished to gather additional information, particularly to confirm intended operational use.

Motion: by Mr. Blount, to hold CZ-2025-073. The motion carried unanimously by voice vote.

5. **Held Rezoning Request**

CZ-2025-067

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2025-067.

The subject property, zoned S-1, Services District, is located along South Batesville Road, a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial District, would not be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Mixed Employment Center* and would not be consistent with similar zoning in the area.

Based on these reasons, Staff recommends denial of the requested rezoning to C-3, Commercial District.

Discussion: Mr. McGahhey reported meeting with staff and the applicant. He stated the mixed employment definition was previously unclear, and after review, he felt C-3 zoning was appropriate and consistent with surrounding land uses. He noted the site previously operated as a gas station and is not in a residential area.

Mr. Mitchell voiced support, stating applicants should be afforded the opportunity and consideration beyond paper policy analysis.

Motion: by Mr. McGahhey, to approve CZ-2025-067. 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 5:12 p.m.

Respectfully submitted,

Dakota Sanders

Dakota Sanders

Recording Secretary