

**Greenville County Planning and Development Committee Minutes**  
**April 20, 2026, at 5:30 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; E. Fant; A. Mitchell

**Members Absent:** C. McGahhey

**Councilors Present:**

**Planning Commission Present:** S. Bichel; J. Moore; K. Matesevac

**Staff Present:** D. Carlile; C. Plumbee; J. Henderson; T. Baxley; D. Sanders; A. Sheldon

**1. Call to Order**

Chairman Bradley called the meeting to order at 5:30 p.m.

**2. Invocation**

Mr. Blount provided the invocation.

**3. Approval of the minutes of the April 6, 2026, Committee meeting**

**Motion:** by Mr. Fant, to approve the minutes of the April 6, 2026, Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Held Rezoning Request**

**CZ-2026-007**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2026-007.

The subject property, R-S, Residential Suburban District, is located along W. Georgia Road is a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-15, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Suburban Neighborhood*, which suggests a density of 3 to 5 dwelling units per acre, and would not have an adverse impact on the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential District.

**Discussion:** Mr. Blount asked if the reduced number of units and new deed restrictions would improve the traffic situation compared to the original study. Mr. Cain clarified that the original study was for 57 units; by reducing density, the project now shows an improvement in traffic timing and wait times at intersections per DOT standards.

Mr. Toney spoke as the Power of Attorney for his mother, Sarah Toney. He explained that her severe dementia and residency in skilled nursing required the liquidation of this 25-acre asset. He noted that Toll Brothers' plan for 46 houses was the most attractive and appropriate fit for the community and his family's former dairy farm land.

**Motion:** by Mr. Blount, to approve CZ-2026-007. The motion carried by voice vote with 3 in favor (Mr. Blount, Mr. Mitchell, and Mr. Fant) and one in opposition (Mr. Bradley).

5. **Held Rezoning Request**

**CZ-2026-003**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2026-003.

The subject property, zoned R-S, Residential Suburban District is located along Gibson Drive, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to the R-15, Single-Family Residential District would not be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Suburban Edge* which calls for low-intensity developed integrated into the natural and agricultural landscape at a density of 0-1 units per acre. Staff also has concerns about placing a large number of additional homes onto a relatively narrow local road with limited road frontage and no alternative access points.

Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-Family Residential District.

**Discussion:** Mr. Blount stated for the record that although the Committee had provided the applicant with additional time to work through the density and infrastructure issues, it appeared the applicant was now "pursuing a different route," making further delays unnecessary.

Mr. Mitchell questioned how the area became so "difficult," asking whether the existing R15 zoning in the immediate vicinity resulted from past planning errors. Mr. Henderson responded by explaining that the surrounding R15 developments were established in the 1990s. Mr. Henderson clarified that those approvals occurred under a significantly different Comprehensive Plan

**Motion:** by Mr. Blount, to deny CZ-2026-003. The motion carried unanimously by voice vote.

6. **Adjourn**

Mr. Blount made a motion to adjourn. The motion carried unanimously by voice vote, and the meeting was adjourned at 5:43 p.m.

Respectfully submitted,

*Dakota Sanders*

Dakota Sanders  
Recording Secretary