

Greenville County Planning and Development Committee Minutes
May 18, 2026, 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; E. Fant; C. McGahhey; A. Mitchell

Members Absent:

Councilors Present: S. Shaw

Planning Commission Present: K. Matesevac; J. Holland; D. Manning; J. Phillips

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

1. Call to Order

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

2. Invocation

Chairman Bradley provided the invocation.

3. Approval of the minutes of the May 4, 2026, Committee meeting

Motion: by Mr. McGahhey, to approve the minutes of the May 4, 2026, Committee meeting, as presented. The motion carried unanimously by voice vote.

4 Mountain Creek Overlay

Mr. Baxley introduced the Mountain Creek Overlay Ordinance as a resident-driven initiative in the Mountain Creek community. Residents concerned with development trends worked alongside staff to create a new overlay district. The district aims to reduce flooding from natural area loss, improve screening/buffering, preserve open space, and protect historic sites. The proposed amendment would establish Section 8:13 MCC, Mountain Creek Community District within the Greenville County zoning ordinance. Staff requested the committee to approve and forward the initiation of this text amendment to the County Council.

Discussion: Mr. McGahhey asked if the proposal meets all current Land Development Regulations (LDRs) and if it contained elements that were stricter or required larger buffers than current standards. Mr. Baxley responded that a few items were stricter. For example, the current residential standard requires a 20-foot undisturbed buffer, whereas the Mountain Creek proposal mandates a 50-foot undisturbed buffer. Furthermore, current stormwater riparian buffers scale from 50 to 100 feet based on drainage acreage, but this proposal caps it at a flat 100 feet.

Ms. Plumbee noted they were only in the initiation phase. She stated that they would continue evaluating the proposal for potential issues across all three upcoming readings, as they did not yet have a complete answer regarding total alignment with current LDR and zoning laws.

Mr. Blount noted via Zoom that section 8:13.5.1 of the proposal institutes a 100-year storm standard, whereas the typical standard is 10 to 25 years, representing a significant change. He

noted that the beginning of the LDR contains a clause stating that if any local, state, or federal ordinance establishes a stricter or "higher standard" than the LDR, it supersedes the LDR requirements.

Mr. McGahhey expressed support for the stricter standards but emphasized wanting to ensure the committee would not encounter legal issues later regarding a 100-foot buffer.

Mr. Blount asked for clarification on whether an overlay district simply allows the county to expand regulations in specific areas, meaning it would not pose a legal issue because the rules apply strictly within that geographic boundary. Mr. Henderson confirmed that was correct, comparing it to existing overlays like Scuffletown or the Taylors' Pelham Road Corridor. The higher standards (such as larger roadside buffers) apply strictly to major subdivisions within those designated boundaries.

Mr. McGahhey asked if property owners who found themselves unable to build due to the new regulations could seek relief. Mr. Henderson confirmed that options for variances exist through the Board of Zoning Appeals (BZA) to ensure property owners have recourse.

Motion: by Mr. McGahhey, to move forward with a text amendment to the zoning ordinance based on the Mountain Creek Overlay District. The motion carried unanimously by voice vote.

5. Resolution No. 1948 – Informational Only

Mr. Carlile presented a report satisfying a 2023 council resolution directing staff and the planning commission to review the future land use map and zoning map for necessary updates.

Discussion: Mr. Carlile reported that after looking at development patterns, economic trends, demographic shifts, and housing indicators, there is no immediate need for major updates to either map. He recommended deferring future changes until the 2030 10-year Comprehensive Plan update. He noted that the report was for information only, meaning no committee action was required, though the planning commission holds the authority to direct changes if they see fit.

Mr. McGahhey inquired about who primarily compiled the report and if anyone higher up had reviewed it. Mr. Carlile stated that the report was compiled by himself and Jonathan Hanna (Long Range Planning Manager). Mr. Carlile added that it was reviewed and unanimously approved by the Planning Commission before being sent to the Planning and Development committee. Mr. McGahhey asked whether the Planning Commission had specific feedback. Mr. Carlile noted from a 50,000-foot view that there were no major comments, resulting in a unanimous vote to forward it for review.

6. Resolution No. 1949 – Informational Only

Mr. Carlile presented an annual update report stemming from a 2023 council resolution regarding the number of subdivisions utilizing septic systems versus public sewer connections

Discussion: Mr. Carlile presented data from the year 2025:

- 72.4% of all county subdivisions (21 out of 29) utilize public sewer systems.
- 93.3% of individual lots created in 2025 (1,430 out of 1,532) are served by public sewer.

- Public sewer developments accounted for 83.4% of developed acreage (706 out of 847 acres).
- Only one septic subdivision, totaling eight lots, was approved within the unzoned area last year.

Mr. McGahhey noted that they could not find the specific amendment changing the resolution's sunset date on the provided form, which still displayed a 2023 date. Staff and committee members verified that an amendment was passed earlier in the year extending the reporting requirement to the year 2028. Mr. Carlile confirmed they will return next year with the 2026 data report.

7. Adjourn

M. McGahhey made a motion to adjourn. The motion carried unanimously by voice vote, and the meeting was adjourned at 5:13 p.m.

Respectfully submitted,

Dakota Sanders

Dakota Sanders

Recording Secretary