

Greenville County Planning and Development Committee Minutes
September 20, 2021 at 4:00 p.m.
Conference Room D at County Square

Members Present: J.Dill, Chairman; M. Barnes; C.Harrison; E. Fant; S.Shaw (Late)

Members Absent: None

Councilors Present: X.Norris; L.Ballard

Planning Commission Present: S.Bichel; J.Bailey; M.Looper; M.Shockley

Staff Present: P.Gucker; M.Tollison; T. Coker; J.Henderson; A.Lovelace; B.Denny; M.Statton; N.Miglionico; IS Staff

1. Call to Order

Chairman Dill called the meeting to order at 4:00 p.m.

2. Invocation

Mr. Harrison provided the invocation.

3. Approval of the Minutes of the August 16, 2021 Committee Meeting

Motion: by Mr. Barnes to approve the minutes of the August 16, 2021 Committee meeting, as presented. The motion carried unanimously by voice vote, with one absent (Shaw).

4. Boards and Commissions – Interviews

Construction Board of Appeals – one vacancy and two applicants

- William Bartlett (D.20)
- Gregory Crum (D.24)

Mr. Shaw joined the meeting

By Ballot vote William Bartlett was nominated to fill one vacancy on the Construction Board of Appeals.

Motion: By Mr. Harrison to forward William Bartlett to Committee of the Whole for nomination to the Construction Board of Appeals. The motion carried unanimously by voice vote.

Historic Preservation Commission – five vacancies and twelve applicants with one applicant who withdrew.

- Dorothy Bishop (D.19)
- Christina Burgess-Griswold (D.26)
- Tyler Corn (D.20)
- Ruth Fabiano (D.27)
- Marcus Griffis (D.26)
- Walter Hursey (D.25)
- Richard Owens (D.27) former member
- Patricia Rush (D.21)
- Lindsey Strand (D.20) incumbent
- Judith Tanzola (D.27)
- Andrew Turner (D.23) Withdrawn

- Al Wills (D.24) incumbent

By Ballot vote Dorothy Bishop, Tyler Corn, Walter Hursey, Lindsey Strand and Al Wills were nominated to fill five vacancies on the Historic Preservation Commission.

Motion: By Mr. Shaw to forward Dorothy Bishop, Tyler Corn, Walter Hursey, Lindsey Strand and Al Wills to Committee of the Whole for nomination to the Historic Preservation Commission. The motion carried unanimously by voice vote.

Zoning Board of Appeals – one vacancy and three applicants

- Patricia Barbera (D.17) Withdrawn
- Ben Carper (D.25)
- Michelle Rash (D.25)

By Ballot vote Michelle Rash was nominated to fill one vacancy on the Zoning Board of Appeals.

Motion: By Mr. Barnes to forward Michelle Rash to Committee of the Whole for nomination to the Zoning Board of Appeals. The motion carried unanimously by voice vote.

5. **Rezoning Requests**

CZ-2021-71

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-71.

The subject parcel zoned S-1, Services is located along Beeco Road is a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial would not have an adverse impact on the area, due to existence of multiple other industrially-zoned properties in the vicinity. Additionally the I-1 Zoning Classification will align with the Greenville County Comprehensive Plan which designates this area as Industrial.

Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.

Motion: by Mr. Barnes, to approve CZ-2021-71. The motion carried unanimously by voice vote.

CZ-2021-72

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-72.

The subject parcel zoned R-M20, Multifamily Residential and located along Old Augusta Road is a two-lane state-maintained collector road. Staff is of the opinion that rezoning to C-3, Commercial is not appropriate for the area due to the prevalence of single-family residential surrounding the property. Additionally, the applicant's goals of retail could be achieved in a less intensive commercial zoning designation.

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

Motion: by Mr. Fant, to deny CZ-2021-72. The motion carried unanimously by voice vote.

CZ-2021-73

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-73.

The subject parcel, zoned I-1, Industrial and S-1, Services, is located along Gordon Street, a two-lane County-maintained local, 20Th Street, a two-lane State-maintained local, 8th Avenue, a two-lane County-Maintained local, and N. Georgia Avenue, a two-lane State-maintained local. Staff is of the opinion that a successful rezoning will be appropriate, as it will bring additional affordable housing to the area, as well as revitalizing a historic property.

The development will have to meet the following condition:

1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, staff recommends approval with the aforementioned condition of the requested rezoning to PD, Planned Development

Motion: by Mr. Fant, to approve with conditions CZ-2021-73. The motion carried unanimously by voice vote.

CZ-2021-74

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-74.

Staff is of the opinion that the proposed amendments would allow for more use of non-utilized industrial type buildings and also allow a new use in the NC, Neighborhood Commercial District to help fill the existing vacant tenant spaces in existing buildings.

Based on these reasons, Staff recommends approval of the proposed Text Amendment.

Discussion: Mr. Harrison stated he appreciated the staff's work on this Text Amendment.

Motion: by Mr. Harrison, to approve CZ-2021-74. The motion carried unanimously by voice vote.

CZ-2021-75

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-75.

The subject parcel, zoned R-S, Residential Suburban, is located along Old Bent Bridge Rd. and Gethsemane Dr. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with surrounding land uses and density and would not have an adverse impact on this area.

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

Motion: by Mr. Fant, to approve CZ-2021-75. The motion carried unanimously by voice vote.

CZ-2021-77

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-77.

The subject parcel, zoned R-10, Single-Family Residential, is located along W. Parker Road a four-lane state-maintained arterial road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for infill development and align with the Greenville County Comprehensive plan.

The development will have to meet the following conditions:

1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District.

Discussion: Mr. Shaw asked why the Planning Commission recommended denial. Ms. Denny explained there was a motion for approval that failed in a tie vote 4-4 which resulted in automatic denial. Ms. Denny also stated there were citizen concerns based on the density.

Mr. Fant spoke on the topography of this location. He noted that this design was likely the only solution other than leaving it vacant land.

Mr. Harrison agreed with Mr. Fant. Mr. Harrison stated FRD would provide more control with other aspects of the plan.

Motion: by Mr. Fant, to approve with conditions CZ-2021-77. The motion carried unanimously by voice vote.

6. Rezoning Requests Held in Committee

CZ-2021-58

Mr. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-58.

The subject parcel zoned R-S, Residential Suburban is located along Taylor Road is a two-lane county-maintained residential road, Old Pelzer Road is a two-lane state-maintained collector road, Old Greenville Road is a two-lane county-maintained residential road, Piedmont Hwy is a two-lane state-maintained arterial road, and Interstate 185 is a four-lane state-maintained arterial road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be an appropriate zoning classification for this parcel due to the immediate access to major thoroughfares. Additionally the R-12 Zoning Classification will align with the Greenville County Comprehensive Plan which designates this area as Suburban Neighborhood.

Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

At the July 28, 2021 Planning Commission meeting the Commission Members voted 5-4 to recommend denial to the requested rezoning to R-12, Single-Family Residential, citing concerns over sewer availability and accessibility.

At the August 16, 2021 Planning and Development Committee meeting, the Committee approved the request of the applicant to Hold this docket until the September 20, 2021 Committee meeting.

Discussion: Mr. Ballard spoke on the history of this docket. He stated it was held because the developer did not present his plan at the public hearing. The developer had a community meeting with nearby residents to present this plan. The nearby residents are still opposed to the proposed subdivision; they feel the density is too high for the area. Mr. Ballard stated he would be voting in opposition.

Mr. Shaw asked what the Planning Commission recommended.

Mr. Henderson explained the Planning Commission recommended denial based on a vote of 5-4, citing concerns of sewer availability and accessibility.

Mr. Ballard said sewer is available off of the property. The developer would have to go down the existing right of way and Metro Sewer would provide the collection service.

Mr. Harrison pointed out the inconsistency with the Future Land Use, Comprehensive Plan and South Greenville Area Plan. He also made note that this location is next to the highway.

Motion: by Mr. Barnes, to approve CZ-2021-58. The motion carried by voice vote with 4 in favor (M.Barnes; C.Harrison; S.Shaw; E.Fant) and 1 in opposition (J.Dill).

CZ-2021-60

Ms. Staton stated that CZ-2021-60 had been withdrawn by the Applicant.

CZ-2021-64

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-64.

The subject property is located along N Hwy 101, a two-lane State-maintained Collector road, and Pine Drive, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to C-2, Commercial for the addition of ABC liquor sales to this site would not have an adverse effect on the surrounding area, due to the primarily rural character, and due to the site's location along N. Hwy 101.

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

At the August 16, 2021 Planning and Development Committee meeting, the Committee approved the request of the applicant to Hold this docket until the September 20, 2021 Committee meeting.

Motion: by Mr. Barnes, deny CZ-2021-64. The motion carried by voice vote with 4 in favor (J.Dill; M.Barnes; S.Shaw; E.Fant) and 1 in opposition (C.Harrison).

7. Rezoning Request voted to return to Planning and Development Committee

CZ-2021-63

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-63.

The subject property is located along Gunter Road, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential is not appropriate

for this area due to the rural future land use designations within both the Plan Greenville County Comprehensive Plan and the South Greenville Area Plan, as well as the surrounding zoning.

Based on these reasons, staff recommends denial of the requested rezoning to R-20, Single-Family Residential

Discussion: Mr. Fant explained this citizen has the ability to place a trailer, for her Grandmother, in her yard now. However, the citizen wants to rezone to have the ability to keep a trailer in this location. He states that is not the precedent we need to start in Greenville County.

Motion: by Mr. Fant, deny CZ-2021-63. The motion carried unanimously by voice vote.

6. **Adjourn**

Mr. Harrison made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:17 p.m.

Respectfully submitted

Nicole Miglionico
Recording Secretary