

**Greenville County Planning and Development Committee Minutes**  
**October 18, 2021 at 5:00 p.m.**  
**Conference Room D at County Square**

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

**Members Absent:** None

**Councilors Present:** L.Ballard; B.Kirven

**Planning Commission Present:** S.Bichel

**Staff Present:** P.Gucker; D.Campbell; T.Coker; J.Henderson; A.Lovelace; M.Staton; N.Miglionico; IS Staff

**1. Call to Order**

Chairman Dill called the meeting to order at 5:01 p.m.

**2. Invocation**

Mr. Harrison provided the invocation.

**3. Approval of the Minutes of the October 4, 2021 Committee Meeting**

**Motion:** by Mr. Harrison to approve the minutes of the October 4, 2021 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2021-91**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-91.

Staff is of the opinion that the proposed amendments will provide a new zoning option for property owners who wish to zone land characterized by agricultural activities.

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

**Discussion:**

Mr. Shaw asked the staff if the rural densities of the comprehensive plan matched the densities in the proposed text amendment. He questioned if the rural areas had already been mapped out and if the Ag District would be compatible with those areas.

Mr. Stone stated there are several areas in the comprehensive plan that speak to rural densities. Mr. Stone explained the areas have already been mapped out; however, they are general because there are currently no land-use regulations in most of Greenville County that would prohibit density. He said the proposed text amendment would be compatible with the rural areas in the comprehensive plan and would be an option for people who live in those areas to designate the density on their property. Mr. Stone stated there is currently no density minimum in unzoned areas of the County.

Mr. Shaw stated much of the opposition is fear from people who don't want zoning. He asked if staff envisions an overlap of the people who want to zone their property with the comprehensive plan.

Mr. Stone stated he believes there would be some interest from residents. He explained County Council has never zoned property themselves; the property is rezoned at the request of the property owner.

Mr. Harrison asked for the minimum area allowed for zoning requests.

Mr. Stone stated it is a square mile or approximately 640 contiguous acres.

Mr. Fant asked if staff confirmed the proposed text amendment was compatible with the Right to Farm Act.

Mr. Henderson stated he has not looked into that.

Mr. Fant asked for clarification on what required acreage is in the proposed text amendment and what it means.

Mr. Henderson stated the minimum lot size for this zone is 5 acres. Mr. Henderson said this was mirrored after the State Law definition of a subdivision and the Planning Enabling Act. He explained the minimum lot size to zone property to the Ag District or to subdivide already zoned property is 5 acres.

**Motion:** by Mr. Harrison, to approve CZ-2021-91. The motion was approved by voice vote.

**6. Adjourn**

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:10 p.m.

Respectfully submitted,

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Nicole Miglionico  
Recording Secretary