

**Greenville County Planning and Development Committee Minutes**  
**November 1, 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; X. Norris

**Planning Commission Present:** None

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

**1. Call to Order**

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

**2. Invocation**

Mr. Harrison provided the invocation.

**3. Approval of the Minutes of the October 18, 2021 Committee Meeting**

**Motion:** by Mr. Harrison to approve the minutes of the October 18, 2021 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2021-92**

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-92.

The subject parcel, zoned R-M20, Multifamily Residential and C-2, Commercial, is located along White Horse Road a Seven-lane State-maintained Arterial road. A successful rezoning would not only accomplish the applicant's goals of allowing for a car wash, but would also fix a split zone parcel and align with the uses along this automotive thoroughfare.

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

**Motion:** by Mr. Barnes, to approve CZ-2021-92. The motion carried unanimously by voice vote.

**CZ-2021-93**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-93.

The subject parcel, zoned R-12, Single-family Residential, is located along Old Pelzer Road a two-lane State-maintained Collector road. Staff is of the opinion that the request for I-1, Industrial is appropriate for this site, since I-1, Industrial zoning is adjacent to the site. Further, the South Greenville Area Plan and the Plan Greenville County Comprehensive Plan call for Industrial for this area.

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

**Motion:** by Mr. Harrison, to approve CZ-2021-93. The motion carried unanimously by voice vote.

**CZ-2021-95**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-95.

The subject parcel zoned FRD, Flexible Review District and R-7.5, Single-family Residential is located along Bryant Street, a two-lane County-maintained local road. The requested changes to the FRD allow for increased safety in regards to traffic circulation, while still achieving many of the applicant's goals in the previously approved Flexible Review District. Staff is also of the opinion that the proposed 25% reduction in parking will not cause an adverse impact on the surrounding area due to the availability of shared and/or remote parking and other means of transportation.

Based on these reasons, staff recommends approval with the following condition:

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

**Motion:** by Mr. Fant, to approve with condition CZ-2021-95. The motion carried unanimously by voice vote.

**CZ-2021-96**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-96.

The subject parcel zoned R-S, Residential Suburban is located along Reid School Road, a two-lane State-maintained residential road. The density requested in the Flexible Review District does not align with the Greenville County Comprehensive Plan. Staff is of the opinion that the Comprehensive Plan's future land use designation for this area is appropriate.

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

**Motion:** by Mr. Shaw, to deny CZ-2021-96. The motion carried unanimously by voice vote.

**CZ-2021-97**

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-97.

The subject parcel zoned C-3, Commercial, located along S Hwy 14 is a Four-lane State-maintained Arterial Road. Staff is of the opinion that rezoning to C-2, Commercial is appropriate for the area and will not have an adverse impact on this commercial corridor.

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

**Motion:** by Mr. Harrison, to approve CZ-2021-97. The motion carried unanimously by voice vote.

**CZ-2021-98**

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-98.

The subject parcel zoned R-S, Residential Suburban is located along Sullivan Road a two-lane county-maintained residential road, and Blue Springs Way, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-12, Single-Family Residential is consistent with the development patterns and zoning classification present in the immediate area.

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

**Motion:** by Mr. Fant, to approve CZ-2021-98. The motion carried unanimously by voice vote.

**CZ-2021-99**

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-99.

The subject parcel zoned R-7.5, Single-Family Residential, C-2, Commercial, and R-M20, Multifamily Residential is located along Hampton Avenue Ext a two-lane county-maintained collector road, Kelly Avenue a two-lane county-maintained residential road, and Cedar Lane Ct a two-lane county-maintained residential road. Staff is of the opinion that while the proposed development will not meet the primary uses in the comprehensive plan, Mixed Employment Center calls for Multifamily Residential as a secondary use. This use will provide additional housing opportunities for the commercial activity in the immediate area. Additionally, the project will serve as a gateway to downtown Greenville aiding in the development of pedestrian pathways.

The development will have to meet the following conditions:

1. Revise handicap spaces to meet the current adopted version of ANSI 117.1 as required by Building Codes.
2. Submit a site plan for review and approval prior to issuance of any land development or building permits.

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

**Motion:** by Mr. Fant, to approve with conditions CZ-2021-99. The motion carried unanimously by voice vote.

**CZ-2021-101**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-101.

The subject parcel, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane, State-maintained arterial road, and Fork Shoals Road, a two-lane, State-maintained collector road. Staff has concerns with the density and scale of the area requested to be rezoned in conjunction with a rezoning request of similar acreage and density on an adjacent parcel without specific plans; points of ingress/egress and connectivity; and inconsistencies with the Future Land Use Map and South Greenville Area Plan.

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

**Motion:** by Mr. Fant, to deny CZ-2021-101. The motion carried by voice vote with 4 in favor (M. Barnes; C. Harrison; E. Fant; S. Shaw) and 1 in opposition (J. Dill).

### **CZ-2021-102**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-102.

The subject parcel, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane, State-maintained arterial road, and Fork Shoals Road, a two-lane, State-maintained collector road. Staff is of the opinion that though there is commercial zoning at the intersection of these two thoroughfares, a successful rezoning to C-3, Commercial would further extend commercial development along these predominantly residential roads.

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

### **Discussion:**

Mr. Harrison stated C-3 is an appropriate use for this lot. Mr. Harrison explained the rezoning would provide services to the surrounding housing.

**Motion 1:** by Mr. Harrison, to approve CZ-2021-102. The motion failed by hand vote with 2 in favor (J. Dill; C. Harrison) and 3 in opposition (M. Barnes; E. Fant; S. Shaw).

**Motion 2:** by Mr. Fant, to deny CZ-2021-102. The motion carried by hand vote with 3 in favor (M. Barnes; E. Fant; S. Shaw) and 2 in opposition (J. Dill; C. Harrison).

### **CZ-2021-103**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-103.

The subject parcel, zoned R-R1, Rural Residential, is located along West Georgia Road, a two-lane, State-maintained arterial road. Staff has concerns with the density and scale of the area requested to be rezoned in conjunction with a rezoning request of similar acreage and density on an adjacent parcel without specific plans; points of ingress/egress and connectivity; potential adverse impacts on the Huff Creek Watershed; and inconsistencies with the Future Land Use Map and South Greenville Area Plan.

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

**Motion:** by Mr. Fant, to deny CZ-2021-103. The motion carried by hand vote with 3 in favor (M. Barnes; E. Fant; S. Shaw) and 1 in opposition (J. Dill) and 1 no vote (C. Harrison).

5. **Held Rezoning Requests**

**CZ-2021-90**

Ms. Denny introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-90.

The subject parcel zoned R-S, Residential Suburban is located along Hwy 651, a two-lane state-maintained collector road. Despite the proposed uses being permitted under NC, Neighborhood Commercial and Neighborhood Commercial being considered a review district, staff is of the opinion that rezoning to NC, Neighborhood Commercial is not the appropriate zoning classification for the request due to Section 8:3.1. More specifically, this section notes that “NC commercial development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance.”

Based on these reasons, staff recommends denial of the requested rezoning to NC, Neighborhood Commercial.

**Discussion:**

Mr. Harrison suggested sending the application back to Planning Commission to review the newly provided sound study and traffic study documents.

**Motion:** by Mr. Fant, to deny CZ-2021-90. The motion carried by hand vote with 3 in favor (M. Barnes; E. Fant; S. Shaw) and 2 in opposition (J. Dill; C. Harrison).

6. **Adjourn**

Mr. Fant made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:27 p.m.

Respectfully submitted,

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Nicole Miglionico  
Recording Secretary