

**Greenville County Planning and Development Committee Minutes  
December 6, 2021 at 5:00 p.m.  
Conference Room D at County Square**

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

**Members Absent:** None

**Councilors Present:** L. Ballard

**Planning Commission Present:** None

**Staff Present:** P. Gucker; D. Campbell; C. Antley; T. Coker; J. Henderson; A. Lovelace; M. Staton; 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. Barnes provided the invocation.

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

**Motion:** by Mr. Barnes to approve the minutes of the November 1, 2021 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2021-104**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-104.

The subject parcel, zoned C-2, Commercial, is located along Palmetto Avenue, a two-lane, County-maintained residential road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would be consistent with adjacent zoning and would not have an adverse impact on the surrounding established neighborhood.

Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.

**Motion:** by Mr. Fant, to approve CZ-2021-104. The motion carried unanimously by voice vote.

**CZ-2021-105**

Chairman Dill stated CZ-2021-105 has been withdrawn by the applicant.

*Mr. Harrison joined the meeting via zoom.*

**CZ-2021-106**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-106.

The subject parcels, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane, State-maintained arterial road, and Rocky Creek Road, a two-lane, State-maintained collector road.

Staff is of the opinion that the density allowed within the requested district would be too intense for the existing predominantly single-family residential area and is not consistent with the density recommended for this area in the Plan Greenville County Comprehensive Plan.

Based on these reasons, staff recommends denial of the requested rezoning R-M8, Multifamily Residential.

**Discussion:** Mr. Fant asked Planning Staff if this was the same property that applied a few months ago. Mr. Henderson stated it was the same property but the request had less density than the previous submission.

**Motion:** by Mr. Fant, to hold CZ-2021-106. The motion carried unanimously by voice vote.

#### **CZ-2021-107**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-107.

The subject parcel, zoned C-2, Commercial, is located along West Blue Ridge Drive, a four-lane, State-maintained arterial road, and Highlawn Avenue, a two-lane, County-maintained residential road. Staff has concerns with the uses that would be permitted under the S-1, Services District. Additionally, the zoning classification and some of its permitted uses would not be consistent with the Future Land Use Map.

Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.

**Motion:** by Mr. Fant, to deny CZ-2021-107. The motion carried unanimously by voice vote.

#### **CZ-2021-108**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-108.

The subject parcel, zoned S-1, Services, is located along New Easley Highway, a four-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-1, Commercial is appropriate for this area and would not have an adverse impact on this area. Additionally, the uses permitted in the C-1, Commercial District are consistent with the Riverdale-Tanglewood Area Plan.

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

**Motion:** by Mr. Fant, to approve CZ-2021-108. The motion carried unanimously by voice vote.

#### **CZ-2021-109**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-109.

The subject parcel, zoned R-10, Single-Family Residential, is located along White Horse Road a Six-lane State-maintained Arterial road, and Bent Bridge Road a two-lane county-maintained residential road. Staff is of the opinion that the uses allowed within the S-1, Services district are too intense for this residential area. Further, due to the nature of the parcel and site constraints, the existing zoning classification of R-10, Single-Family Residential is appropriate for the subject property.

Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.

**Motion:** by Mr. Fant, to deny CZ-2021-109. The motion carried unanimously by voice vote.

**CZ-2021-110**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-110.

The subject parcel zoned R-S, Residential Suburban; located along Harrison Bridge Road is a two-lane state-maintained collector road and Neely Ferry Road a two-lane state-maintained residential road. Staff is of the opinion that rezoning to C-1, Commercial is not appropriate for the area due to the intensity and proximity to single-family residential and the absence of any commercial zoning in the immediate area.

Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial.

**Motion:** by Mr. Barnes, to deny CZ-2021-110. The motion carried unanimously by voice vote.

**CZ-2021-111**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-111.

The subject parcel zoned C-2, Commercial and is located along Cedar Lane Road a two-lane state-maintained arterial road, and Orchid Drive, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to S-1, Services is not appropriate for the area due to the adjacent Single-Family Residential. Further, staff believes that the existing zoning of C-2, Commercial is an appropriate zoning classification for this area.

Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.

**Motion:** by Mr. Barnes, to hold CZ-2021-111 until the next meeting. The motion carried unanimously by voice vote.

**CZ-2021-112**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-112.

The subject parcel zoned R-15; Single-Family Residential is located along Reid School Road a two-lane state-maintained arterial road. Staff is of the opinion that while a proposed use of a riding academy will produce some commercial traffic; Rezoning to R-S, Residential Suburban will be in keeping with the rural nature of the immediate area.

Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban

**Discussion:** Mr. Shaw asked Planning Staff what the impact on density would be. Ms. Staton stated the rezoning would reduce the density.

**Motion:** by Mr. Shaw, to approve CZ-2021-112. The motion carried unanimously by voice

vote.

**CZ-2021-113**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-113.

The subject parcel, zoned R-S, Residential Suburban, is located along Roberts Circle a two-lane County-maintained Local road. Staff is of the opinion that the requested zoning district of R-20, Single-Family Residential is consistent with the surrounding zoning districts and densities, and will promote infill in an area where mixed density residential is already present.

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

**Motion:** by Mr. Harrison, to approve CZ-2021-113. The motion carried unanimously by voice vote.

**CZ-2021-114**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-114.

The subject portion of a parcel zoned R-12, Single-family Residential is located along Wade Hampton Blvd a six-lane State-maintained Arterial road. Staff is of the opinion that the requested zoning of C-2, Commercial is appropriate due to the existence of multiple parcels adjacent to the property that also have C-2, Commercial zoning. The rezoning request will also remove a split-zone issue on the overall parcel.

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

**Motion:** by Mr. Shaw, to approve CZ-2021-114. The motion carried unanimously by voice vote.

**CZ-2021-115**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-115.

The subject parcel zoned R-12, Single-Family Residential is located along White Horse Road, a seven-lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to C-3, Commercial is appropriate due to all parcels surrounding the property also having Commercial zoning. Additionally, the request aligns with both the Plan Greenville County Comprehensive Plan and the Berea Community Plan.

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

**Motion:** by Mr. Barnes, to hold CZ-2021-115 until the next meeting. The motion carried unanimously by voice vote.

**CZ-2021-116**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-116.

The subject parcel zoned O-D, Office District is located along Woodruff Road, a two-lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to FRD, Flexible Review District would bring more commercial opportunities to this area of Woodruff Rd. while also being consistent with the Plan Greenville County Comprehensive Plan and the Five Forks Area Plan. The proposed development will have to meet the following condition:

1. Submit a Final Development Plan prior to issuance of Land Development or Building Permits.

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

**Motion:** by Mr. Fant, to approve with condition CZ-2021-116. The motion carried unanimously by voice vote.

#### **CZ-2021-117**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-117.

The subject parcel zoned R-S, Residential Suburban is located along Roper Mountain Road, a two-lane State-maintained Arterial road. This parcel is adjacent to property zoned R-15, Single-Family Residential and aligns with the Plan Greenville County Comprehensive Plan. Staff is of the opinion that the requested zoning district and property constraints limiting what could be placed on this site make the request appropriate.

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

**Motion:** by Mr. Harrison, to approve CZ-2021-117. The motion carried unanimously by voice vote.

#### **CZ-2021-119**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-119.

The subject parcel, zoned S-1, Services, is located along Cedar Lane Road, a four-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial is appropriate for this area and would provide housing options not allowed under the current zoning.

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

**Motion:** by Mr. Fant, to hold CZ-2021-119 until the next meeting. The motion carried unanimously by voice vote.

#### **5. REQUEST TO INITIATE TEXT AMENDMENT TO THE GREENVILLE COUNTY ZONING ORDINANCE**

Mr. Henderson addressed the Committee members with a request for a text amendment to the Greenville County Zoning Ordinance that will amend Section 3:2.3 Subsection B. This will amend the

process for initial zoning.

**Discussion:** Mr. Henderson stated the text amendment would streamline the initiation of the zoning process for unzoned properties in Greenville County. Mr. Henderson explained the required acreage would be reduced from 640 contiguous acres to 320, would increase property owner signatures from 25% to 100%, and would remove the 120 day petition restriction. Mr. Henderson stated the process was designed to make it easier for citizens to zone their properties from unzoned areas.

Mr. Shaw stated 25% to 100% is a significant difference. Mr. Shaw asked if one person in the middle that didn't want to be zoned would eliminate the option for the other landowners. Mr. Henderson explained the 320 contiguous acres would not necessarily include all nearby properties.

Mr. Fant asked if there was any flexibility with the 100% requirement. Ms. Gucker explained the 100% requirement ensures the application is comprised only of people who want their properties zoned and the contiguous acres would work around property owners who do not want to be zoned. Ms. Gucker stated this would shorten the application process to three months.

Mr. Harrison asked if the current process is affiliated with State Law. Ms. Gucker stated it was not and the current process was put together a long time ago by Greenville County Staff.

Mr. Dill stated many landowners want their properties zoned but are discouraged by the length of the current process.

Mr. Ballard explained the applications would be easier to process and approve with 100% participation.

**MOTION:** By Mr. Fant to forward the request for a text amendment to the Greenville County Public Hearing. The motion carried unanimously by voice vote.

**6. Adjourn**

Mr. Shaw made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:39 p.m.

Respectfully submitted,

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Nicole Miglionico  
Recording Secretary