

**Greenville County Planning and Development Committee Minutes
February 28, 2022 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: None

Staff Present: T. Coker; D. Campbell; J. Henderson; A. Lovelace; L. Mann; N. Miglionico; IS Staff

1. Call to Order

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

2. Invocation

Mr. Shaw provided the invocation.

3. Approval of the Minutes of the January 31, 2022 Committee Meeting

Motion: by Mr. Barnes to approve the minutes of the January 31, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Boards and Commissions – Interviews and Nominations

Zoning Board of Appeals – one vacancy and two applicants

- Brittany Farrar (D.24) incumbent
- Michelle Rash (D.25)

By ballot vote Brittany Farrar was nominated to fill one vacancy on the Zoning Board of Appeals.

Motion: By Mr. Shaw to forward Brittany Farrar to full Council for nomination to the Zoning Board of Appeals. The motion carried unanimously by voice vote.

5. Rezoning Requests

CZ-2022-016

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-016.

The subject parcel, zoned R-12, Single-Family Residential, is located along Carruth St, a two-lane County-maintained residential road, as well as Hatcher Creek St and Ellis Mill St, both one-lane County-maintained residential roads. Staff is of the opinion that a successful rezoning to NC, Neighborhood Commercial would allow for additional parking for the adjacent commercial building next door and would not have an adverse impact on the surrounding area.

The development would have to meet the following condition:

1. Submit a Final Development 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 NC, Neighborhood Commercial with the aforementioned condition.

Discussion: None

Motion: by Mr. Fant, to approve with condition CZ-2022-016. The motion carried unanimously by voice vote.

CZ-2022-017

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-017.

The subject portion of the parcel zoned R-S, Residential Suburban is located along Woodruff Rd., a four-lane State-maintained arterial road. Staff is of the opinion that rezoning the portion of the subject property would allow ingress/egress to the adjacent commercial property where ingress/egress would not otherwise be allowed. The adjacent property is currently accessed through curb cuts on Woodruff Road and Highway 14. The curb cuts will be removed by SCDOT eliminating direct access to the property. The subject property being zoned R-S surrounds the adjacent commercial property. Greenville County Zoning Ordinance does not allow access to a commercial property through a residential zoned property. The rezoning of the portion of the subject property would create a commercial strip of land to be used to access the adjacent commercial property.

Based on these reasons, staff recommends approval of the requested rezoning of the portion of R-S, Residential Suburban zoned property to C-2 Commercial.

Discussion: Mr. Harrison stated the rezoning is an appropriate solution to help access and other issues for the applicant. Mr. Harrison explained the rezoning would not change the current commercial use, it would only allow for better access to the site.

Motion: by Mr. Harrison, to approve CZ-2022-017. The motion carried unanimously by voice vote.

Mr. Harrison recused himself.

CZ-2022-018

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-018.

The subject parcels zoned R-20, Single-Family Residential are located along Pelham Rd., a four-to-six-lane State-maintained Minor Arterial road, Hudson Rd., a two-to-five-lane State-maintained Major Collector, and Country Squire Ct., a two-lane County-maintained residential road. Staff is aware that the proposed density does not align with the allotted density of the Future Land Use; however, this site has frontage/access on arterial and major collector roads, as well as, access provided at signalized intersections. With that, Staff is of the opinion that a successful rezoning to R-7.5, Single-Family Residential would permit a residential development adjacent to other residential areas and provide a more diverse variety of housing.

Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.

Discussion: Mr. Fant stated the residents do not want this parcel rezoned to R-7.5. Mr. Fant explained that Mr. Tzouvelekas represents this area and has not forfeited his right to district deferment. Mr. Fant stated Mr. Tzouvelekas asked the Committee to deny this application.

Motion: by Mr. Fant, to deny CZ-2022-018. The motion carried by voice vote with one recused (C. Harrison).

Mr. Harrison returned.

6. **Held Rezoning Requests**

CZ-2022-013

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-013.

The subject parcel zoned S-1, Services is located along Old Bramlett Rd., a two-lane State-maintained local road and Frady Rd., a two-lane County-maintained local road. Staff is of the opinion that while the proposed density for R-15, Single-Family Residential does not align with the Future Land Use of the Comprehensive Plan, the parcels, however, are surrounded by similar zoning and density.

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

Discussion: Mr. Lovelace stated the applicant requested to hold the application until the April 4, 2022 Planning and Development Committee meeting.

Mr. Shaw asked a local resident how approval of this application would affect them. The local resident expressed concerns about the plans not showing potential impact on Frady Road, possible road frontage loss to local residents, and the road being used as a cut through to Easley.

Chairman Dill asked how the developers would access the site and what would be accomplished by holding the application. The applicant stated there are no current plans to access the site through Frady Road and they are requesting to hold the application to provide more time to work through a site plan. Mr. Henderson explained the site plan is not a requirement for rezoning and could change when it is submitted to Subdivision Administration.

Mr. Fant explained the applicant is requesting a hold to work on a site plan that will reduce the amount of proposed density.

Motion: by Mr. Fant, to hold CZ-2022-013 until the April 4, 2022 meeting. The motion carried unanimously by voice vote.

CZ-2022-015

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-015.

The subject parcels zoned R-S, Residential Suburban are located along Woodruff Rd., a two-lane State-maintained arterial road. Staff is of the opinion that while the proposed density does not align with the Future Land Use of the Comprehensive Plan, it does, however, align with the density of the Five Forks Area Plan. The proposed zoning will also be consistent with surrounding zoning and densities.

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

Discussion: Mr. Harrison asked the Committee to allow Mr. Kirven to provide an update on the community meeting he attended for this development plan.

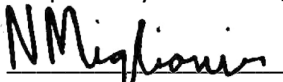
Mr. Kirven stated the meeting was well attended and provided an understanding of the future project for the area. Mr. Kirven stated the developer agreed to commission an independent traffic study and to abide by the recommendations of the study as well as all recommendations that will come forward from SCDOT to mitigate the impact of traffic on Woodruff Road from this proposed development. Mr. Kirven explained he believes the development complies with the spirit and content of the Five Forks Area Plan. Mr. Kirven recommends approval.

Motion: by Mr. Harrison, to approve CZ-2022-015. The motion carried unanimously by voice vote.

7. Adjourn

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

Respectfully submitted,



Nicole Miglionico
Recording Secretary