

Greenville County Planning and Development Committee Minutes
April 18, 2022 at 5:00 p.m.
Conference Room D at County Square

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

Members Absent: None

Councilors Present: W. Meadows; L. Ballard; X. Norris

Planning Commission Present: S. Bichel

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 5:01 p.m.

2. Invocation

Chairman Dill provided the invocation.

3. Approval of the Minutes of the April 4, 2022 Committee Meeting

Motion: by Mr. Barnes to approve the minutes of the April 4, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote with two absent (C. Harrison; E. Fant).

Mr. Harrison and Mr. Fant joined the meeting.

4. Boards and Commissions – Interviews and Nominations

Construction Board of Appeals – five vacancies and two applicants

- Troy Gilreath (D.21) incumbent
- Bryan Malone (D.20) incumbent

Motion: By Mr. Barnes to accept both incumbents and forward to full Council for nomination to the Construction Board of Appeals. The motion carried unanimously by voice vote.

5. A Resolution requesting the Greenville County School District to consider the feasibility of building a new high school in the Slater-Marietta Community.

Discussion: Chairman Dill spoke in favor of the resolution. Chairman Dill stated members of the community requested this resolution be presented to County Council. Chairman Dill explained the Greenville County School Board is conducting a long-range facility study and Slater- Marietta residents would like the Greenville County School Board to consider building a high school in Slater-Marietta. Chairman Dill stated the Slater-Marietta Community has the infrastructure for future growth.

Mr. Barnes made a motion to hold the resolution for 90 days to obtain information from Greenville County School District.

Mr. Shaw stated he had concerns about crossing County Council's purpose with the Greenville County School Board's purpose. Mr. Shaw read a letter he wrote to the Greenville County School District Superintendent, Burke Royster, expressing his support for a high school in the heart of the Slater-Marietta Community.

Motion: by Mr. Barnes, to hold the resolution for 90 days. The motion carried with four in favor (M. Barnes; C. Harrison; E. Fant; S. Shaw) and one in opposition (J. Dill)

6. Woodruff Road Parallel Area Corridor Plan

Keith Brockington presented and provided an overview of the Woodruff Road Parallel Area Corridor Plan.

Discussion: Mr. Harrison asked if the plan had been received favorably by the City of Mauldin and the City of Greenville. Mr. Brockington stated the City of Mauldin had some concerns that they were actively working through. Mr. Brockington stated the City of Greenville was in favor of the plan and are presenting it to City Council. Mr. Harrison thanked staff for being proactive and working on the project.

Chairman Dill asked if any funds would be needed for this project. Mr. Brockington stated no funds would be needed at this point in the project other than staff's time. Mr. Brockington explained any funds needed in the future would be brought back to County Council for approval.

Motion: by Mr. Harrison, to approve the Woodruff Road Parallel Area Corridor Plan and send to full Council. The motion carried unanimously by voice vote.

7. Held Rezoning Requests

CZ-2022-013

Mr. Henderson stated staff provided a list of options to the Committee and the applicant.

Discussion: Mr. Fant stated Greenville County staff provided great alternatives. Mr. Fant suggested holding the application to provide time to talk with the developer and decide what option the developer is comfortable with.

Chairman Dill explained he is concerned with the developer's commitment to the project due to neither the developer nor any representation being present at the meeting.

Chairman Dill stated he is against holding the application. Chairman Dill explained that members of the community need to know the plan for this area because if the subdivision is approved, the lack of infrastructure will cause issues for local residents.

Motion: by Mr. Fant, to hold CZ-2022-013 until the next meeting. The motion carried by voice vote with four in favor (M. Barnes; C. Harrison; E. Fant; S. Shaw) and one in opposition (J. Dill).

8. Adjourn

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

Nicole Miglionico
Recording Secretary

