

**Greenville County Planning and Development Committee Minutes**  
**May 16, 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; W. Meadows; X. Norris

**Planning Commission Present:** None

**Staff Present:** T. Coker; H. Gamble; D. Campbell; J. Henderson; M. Staton; A. Lovelace; L. Mann; 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 May 2, 2022 Committee Meeting**

**Motion:** by Mr. Barnes to approve the minutes of the May 2, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Held Rezoning Requests**

**CZ-2022-041**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-041.

The subject parcels, zoned R-S, Residential Suburban, are located along Batesville Road, a two-lane State-maintained arterial road, and Roper Mountain Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, which would allow for a senior living community, would be consistent with the residential uses in the area and would not have an adverse impact on this area.

The development would have to meet the following condition:

1. Submit 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 with conditions of the requested rezoning to FRD, Flexible Review District with the aforementioned condition.

**Discussion:**

Mr. Harrison made a motion to amend the application as follows:

1. Provide an additional 50% of stormwater retention and rain gardens.
2. Provide a landscape buffer between the neighboring development and proposed development.
3. Complete a wetland delineation study before any land disturbance permits are issued to ensure the boundaries are clearly outlined and wetlands are not disturbed.

4. Submit a revised Statement of Intent that emergency vehicles shall not utilize sirens or emergency lights, whenever possible, while on the premises.
5. Submit a revised Statement of Intent to permit duplexes within the development.

Chairman Dill asked Mr. Campbell if the application can be changed in Committee. Mr. Campbell stated the Committee can make a recommendation to full Council. Chairman Dill asked if the application needed to have another public hearing. Mr. Campbell stated holding another public hearing was at the discretion of the Committee. Mr. Henderson read the Greenville County Zoning Ordinance Section 3:2.7: "The Planning and Development Committee shall consider information presented at the public hearing and the staff review and recommendation received from the Greenville County Planning Commission before making a recommendation to County Council. In its recommendation, the Planning Commission may request an additional comment session. The Planning and Development Committee may return the zoning docket to the Planning Commission and require an additional public comment session on the zoning docket based on the Committee's determination or based on the request by the Planning Commission. Should the docket be returned to the Planning Commission for comment purposes, the public comment session shall be held at the next regularly scheduled meeting of the Planning Commission..."

Mr. Harrison detailed the proposed application amendments and stated the increase in rain gardens and stormwater retention are significantly more than is required and will hopefully alleviate existing problems.

Chairman Dill asked if the amendments would be binding. Mr. Campbell stated the amendments will be binding if they are approved by full Council.

**Motion:** by Mr. Harrison to approve with amendments CZ-2022-041. The motion carried unanimously by voice vote.

**5. Text Amendment**

Mr. Henderson presented a Text Amendment to the Greenville County Zoning Ordinance that will amend Article 4 Definitions, Article 6, Table 6:1 Uses Permitted, Uses by Special Exception, and Conditional Uses, Article 6, Section 6:2 Use Conditions, and Article 12, Table 12:1 Minimum Parking Requirements.

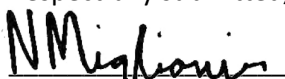
**Discussion:** None.

**Motion:** by Mr. Harrison to move forward to full Council. The motion carried unanimously by voice vote.

**6. Adjourn**

Mr. Harrison made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:19 p.m.

Respectfully submitted,

  
Nicole Millionico  
Recording Secretary

