

**Greenville County Planning and Development Committee Minutes**  
**June 6, 2022 at 5:00 p.m.**  
**Conference Room D at County Square**

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

**Members Absent:** None

**Councilors Present:** Mr. Meadows

**Planning Commission Present:** None

**Staff Present:** T. Coker; D. Campbell; R. Jeffers-Campbell; J. Henderson; M. Staton; A. Lovelace; L. Mann; N. Miglionico; IS Staff

**1. Call to Order**

Chairman Dill called the meeting to order at 5:02 p.m.

**2. Invocation**

Mr. Harrison provided the invocation.

**3. Approval of the Minutes of the May 16, 2022 Committee Meeting**

**Motion:** by Mr. Barnes to approve the minutes of the May 16, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2022-042**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-042.

Woodside Avenue is a two-lane State-maintained Collector Rd. Staff is of the opinion that the requested rezoning is appropriate due to the significant site constraint that the floodplain places on the property, which would make it difficult to develop single-family residential on the site.

Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.

**Discussion:** None

**Motion:** by Mr. Shaw to approve CZ-2022-042. The motion carried unanimously by voice vote with one absent (E. Fant).

*Mr. Fant joined the meeting.*

**CZ-2022-043**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-043.

The subject parcel is located along Hawkins Street, a two-lane State-maintained Residential road, Ninth Street, a two-lane State-maintained Residential road, and Tenth Street is a two-lane State-maintained Residential road. Staff is of the opinion that the requested rezoning to R-6, Single-Family

Residential is appropriate as it allows for the property to achieve lot sizes that are consistent with many of those in the neighborhood, as well as the existing R-6 zoned parcels across the street. Additionally, this rezoning supports the goals of the Judson Community Plan, which designates this area as *Infill Housing*.

Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.

**Discussion:** None

**Motion:** by Mr. Harrison to approve CZ-2022-043. The motion carried unanimously by voice vote.

**CZ-2022-044**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-044.

White Horse Rd. is a six-lane State-maintained arterial road. This corridor is characterized by service and commercial uses that front White Horse Rd. Staff is of the opinion that C-2, Commercial would not be of detriment to this area, given the specific location and size of the site.

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

**Discussion:** None

**Motion:** by Mr. Fant to deny CZ-2022-044. The motion carried unanimously by voice vote.

**CZ-2022-046**

Ms. Staton introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-046.

The property is located at the intersection of Old Buncombe Rd, a three-lane State-maintained arterial rd. and Sulphur Springs Rd, a five-lane State-maintained collector rd. Staff is of the opinion that the requested zoning of C-1, Commercial aligns with the Plan Greenville County Comprehensive Plan. Additionally, the requested zoning fits with the other land uses and zoning districts found on the other three corners of the intersection.

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

**Discussion:** None

**Motion:** by Mr. Barnes to approve CZ-2022-046. The motion carried unanimously by voice vote.

**CZ-2022-047**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-047.

The subject portion of a parcel, zoned R-S, Residential Suburban, is located along Ben Hamby Drive, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to I-1,

Industrial is consistent with surrounding land uses and would resolve the split-zoning of the entire parcel.

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

**Discussion:** None

**Motion:** by Mr. Harrison to approve CZ-2022-047. The motion carried unanimously by voice vote.

**CZ-2022-048**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-048.

The subject parcel, zoned R-S, Residential Suburban, is located along Garlington Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential is consistent with surrounding land uses and the density recommended by the Greenville County Comprehensive Plan.

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

**Discussion:** Mr. Harrison stated the application is consistent with the Dublin Road Area Plan and recommended approval.

**Motion:** by Mr. Harrison to approve CZ-2022-048. The motion carried unanimously by voice vote.

**CZ-2022-050**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-050.

The subject parcels, zoned R-7.5, Single-Family Residential, are located along Rutherford Road, a four-to-five lane State-maintained Arterial road; Marie Street, a two lane County-maintained Local road; Scott Street, a two lane County-maintained Local road; and Emory Street, a two-lane County-maintained Local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, which would allow for single-family residential uses, 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 conditions:

1. Include a buffer meeting Section 8.21 of the Land Development Regulations, Forested Natural Vegetative and/or Landscaped Buffer.
2. 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 conditions.

**Discussion:** None

**Motion:** by Mr. Harrison to approve with conditions CZ-2022-050. The motion carried unanimously by voice vote.

**CZ-2022-051**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-051.

The subject parcel zoned R-7.5, Single-Family Residential is located along Rutherford Rd., a four-to-five lane State-maintained Arterial road; Clay St., a two lane County-maintained residential road; and Emory St., a two-lane County maintained residential road. The requested rezoning aligns with the Plan Greenville County Comprehensive Plan, which designates this area for Traditional Neighborhood. Additionally, the requested rezoning will only allow for two additional dwelling units than allowed under the current zoning. With that, Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential would not have an adverse impact on the area.

Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.

**Discussion:** None

**Motion:** by Mr. Fant to approve CZ-2022-051. The motion carried unanimously by voice vote.

**CZ-2022-052**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-052.

The subject parcels, zoned PD, Planned Development District; POD, Planned Office District; and R-15, Single-Family Residential District are located along Old Spartanburg Road, a three-lane State-maintained arterial road; Hudson Road, a three-lane State-maintained collector road; and Brushy Creek Road, a three-lane State-maintained arterial road. Staff is of the opinion that the requested zoning of PD-MC, Planned Development, Major Change, would allow for an expansion of the existing Hudson Center Planned Development and would be consistent with the surrounding land uses.

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 PD-MC, Planned Development, Major Change with the aforementioned condition.

**Discussion:** Mr. Harrison stated the applicant submitted a revised plan and requested to hold the application to allow for public comment on the revised plan.

**Motion:** by Mr. Harrison to hold CZ-2022-052 until June 20, 2022. The motion carried unanimously by voice vote.

5. Mr. Fant presented an Ordinance establishing a moratorium on the approval of preliminary plat applications and the issuance of building permits for residential development in the Augusta Road Corridor Strategic Plan Study Area and vicinity for a period of six months.

**Discussion:** Mr. Dill stated he received an email from a citizen who was concerned about restrictions on a property that may be located in this area.

Mr. Fant stated the property would still be able to be sold and the moratorium is only for six months.

Mr. Dill stated he wanted to find out where the citizens' property was located to ensure they are not harming the individual's project.

Mr. Harrison stated he is in favor of the moratorium due to the limited scope and area.

**Motion:** by Mr. Fant to approve and forward to Full Council. The motion carried with four in favor (M. Barnes; C. Harrison; E. Fant; S. Shaw) and one in opposition (J. Dill)

**6. New Business**

Mr. Dill asked the Planning Staff to provide the Planning and Development Committee information on developer impact fees for the next meeting.

**7. 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