

Greenville County Planning and Development Committee Minutes
June 20, 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

Planning Commission Present: S. Bichel

Staff Present: T. Coker; R. Jeffers-Campbell; 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. Fant provided the invocation.

3. Approval of the Minutes of the June 06, 2022 Committee Meeting

Motion: by Mr. Barnes to approve the minutes of the June 06, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Returned Rezoning Requests

CZ-2022-037

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-037.

The subject parcels zoned R-S, Residential Suburban are located along Locust Hill Rd., a two-lane State-maintained collector road and Lakeview Cir. a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to C-1, Commercial District is appropriate due to its location adjacent to additional commercially zoned property, as well as its location along Locust Hill Rd.

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

Discussion: Mr. Barnes asked the applicant representative for an update on the proposed rezoning. Ms. Wilkes stated they are in the process of submitting a new application to potentially change the request to Flexible Review District.

Mr. Dill asked for advice from Mr. Campbell on how to proceed with the application.

Motion: by Mr. Barnes to deny CZ-2022-037. The motion carried unanimously by voice vote.

5. Held Rezoning Requests

CZ-2022-052

Mr. Henderson 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 explained at the community meeting the citizens and developer came to a consensus on revisions to the application. Mr. Harrison provided an overview of the application revisions.

Mr. Dill asked Mr. Shaw what his residents are saying about this application. Mr. Shaw explained with the amendment he is still hearing opposition and concern.

Mr. Lowery, a nearby resident, expressed concern about traffic congestion and reiterated what was agreed upon in the community meeting.

Mr. Harter, a resident of Mr. Shaw's district, stated local residents are concerned about the impact to the intersection of Brushy Creek Road and Woodharbor Drive.

Mr. Martin, the project engineer, explained surrounding businesses have poor ingress and egress. Mr. Martin stated they would be installing a larger traffic pork chop to prevent traffic from exiting and crossing straight across the street onto Woodharbor Drive.

Mr. Harrison asked staff to provide road curb sizing data for the next meeting.

Motion: by Mr. Harrison to approve the June 20, 2022 version of the plan with conditions of CZ-2022-052. The motion carried with three in favor (M. Barnes; C. Harrison; E. Fant) and two in opposition (S. Shaw; J. Dill).

6. Joshua Henderson introduced a text amendment to the Greenville County Zoning Ordinance that will amend Section 3:2.11 Stay of Proceedings to read: A pending rezoning application stays any enforcement actions related to a violation of the GCZO on the property which is the subject of the rezoning request. If the rezoning application is withdrawn or denied, then any enforcement action will continue. Only one stay of enforcement action shall be granted pursuant to this section and no stay of enforcement action shall be granted after a decision has been made on the rezoning application that resulted in the stay.

Discussion: Mr. Fant asked what precipitated the request. Mr. Henderson explained there is a loophole in the Zoning Ordinance where a citizen can delay action due to violation by submitting sequential rezoning requests. Mr. Fant explained Council members are elected to set policy and recommended in the future, staff find a Council member to represent these types of requests and take them through the normal process that starts with first reading.

Mr. Shaw agreed these types of requests should be presented by a Council member.

Mr. Stone explained this is the initiation process and any text amendment would go through the typical channels.

Mr. Henderson explained the request is to allow staff the opportunity to begin the standard process of turning the request into a docket to get it on the agenda for a public hearing.

Mr. Dill stated we have always handed requests in this way. Mr. Dill explained loopholes needed to be addressed and did not see anything wrong with moving the request forward to full Council.

Mr. Fant stated text amendments needed to be initiated by Council members.

Mr. Dill called for a roll call vote.

Motion: by Mr. Fant to hold. The motion carried by roll call vote with four in favor (E. Fant; M. Barnes; C. Harrison; S. Shaw) and one in opposition (J. Dill).

7. Adjourn

Chairman Dill adjourned the meeting with no opposition at 5:43 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico
Recording Secretary