

Greenville County Planning and Development Committee Minutes
July 18, 2022 at 4:30 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: W. Meadows; L. Ballard

Planning Commission Present: S. Bichel; C. Clark

Staff Present: T. Coker; H. Gamble; D. Campbell; J. Henderson; M. Baxley; L. Mann; N. Miglionico;
IS Staff

1. Call to Order

Chairman Dill called the meeting to order at 4:34 p.m.

2. Invocation

Mr. Barnes provided the invocation.

3. Approval of the Minutes of the June 20, 2022 Committee Meeting

Motion: by Mr. Fant to approve the minutes of the June 20, 2022 Committee meeting, as presented.
The motion carried unanimously by voice vote.

4. Impact Fee Presentation

Chip Bentley, Deputy Director at the Appalachian Council of Governments, provided an overview of impact fees in the State of South Carolina.

Discussion: Mr. Fant asked if there had been push-back from the development community. Mr. Bentley stated the development communities are not a fan of impact fees. Mr. Fant asked if the cost is typically passed on to the purchaser. Mr. Bentley stated yes.

Mr. Harrison asked, if impact fees are adopted, are they required to be adopted county-wide? Mr. Bentley stated yes.

Chairman Dill explained there is concern about the large amount of growth in Greenville County and current residents do not want to bear the cost burden of improvements needed for incoming residents.

5. Rezoning Requests

CZ-2022-054

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-054.

The subject property, zoned R-M20, Multifamily Residential District, is located on N. Franklin Road, a five-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District, is consistent with the Greenville County Comprehensive Plan and would not have an adverse impact on this area.

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.

Discussion: None.

Motion: by Mr. Fant, to approve CZ-2022-054. The motion carried unanimously by voice vote.

CZ-2022-055

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-055.

The subject property, zoned R-S, Residential Suburban District, is located on Rutledge Lake Road, a two-lane, State-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial District, would be too intensive for the predominately rural residential area and would not be consistent with the Plan Greenville County Comprehensive Plan.

Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial District.

Discussion: Mr. Harrison stated based on the existing business and adjacent I-1, the quickest solution to these issues would be to approve this request.

Chairman Dill stated he agreed.

Motion: by Mr. Harrison, to approve CZ-2022-055. The motion carried unanimously by voice vote.

CZ-2022-056

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-056.

The subject parcel, zoned R-R1 Rural Residential District, is located along Watson Road, a two lane County-maintained residential road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District, would keep with the character of the surrounding area and would not have an adverse impact on the area.

Based on these reasons, Staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.

Discussion: None.

Motion: by Mr. Fant, to approve CZ-2022-056. The motion carried unanimously by voice vote.

CZ-2022-057

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-057.

The subject parcel zoned R-10, Single-Family Residential District is located along Donaldson Road, a two lane State-maintained Collector road. Staff is of the opinion that the requested rezoning to S-1, Services District does not align with the Plan Greenville County Comprehensive Plan, which designates this area for *Suburban Neighborhood*. Further, the surrounding land uses are all residential, with no service type uses in the immediate area. Staff also has concerns that some of the allowed uses in the S-1, Services District may have an adverse impact on the surrounding areas.

Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.

Discussion: None.

Motion: by Mr. Fant, to deny CZ-2022-057. The motion carried unanimously by voice vote.

CZ-2022-058

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-058.

The subject property, zoned S-1, Services District, is located on Augusta Road, a five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential, is not consistent with the Plan Greenville County Comprehensive Plan, which designates this property as *Industrial*.

Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily Residential District.

Discussion: Mr. Shaw stated he was concerned about the need for workforce housing in the area.

Chairman Dill asked for clarification on the ingress and egress of the location. Mr. Henderson stated SCDOT would decide ingress and egress. Chairman Dill stated he would be interested in holding the application.

Motion: by Mr. Shaw, to hold CZ-2022-058. The motion failed by voice vote with two in favor (S. Shaw; J. Dill) and three in opposition (M. Barnes; C. Harrison; E. Fant).

Motion: by Mr. Fant, to deny CZ-2022-058. The motion carried by voice vote with four in favor (E. Fant; S. Shaw; M. Barnes; C. Harrison) and one in opposition (J. Dill).

CZ-2022-059

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-059.

The subject property, zoned R-S, Residential Suburban District, is located on Fowler Road, a two-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would not be consistent with surrounding land uses, the Plan Greenville County Comprehensive Plan, and could have an adverse impact on surrounding residential properties.

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

Discussion: None.

Motion: by Mr. Fant, to deny CZ-2022-059. The motion carried unanimously by voice vote.

CZ-2022-060

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-060.

The subject property, zoned R-S, Residential Suburban District, is located on Log Shoals Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to PD, Planned Development District would allow for controlled growth in what is currently a predominately rural residential area but is designated a *Mixed Employment Center* by the Plan Greenville County Comprehensive Plan.

The development will 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, Planned Development District with the aforementioned condition.

Discussion: Mr. Harrison asked when the school district would see the application. Mr. Henderson stated he did not know.

Mr. Fant asked if the site would require blasting during construction. Mr. Coker stated the people who spoke in opposition mentioned ground blasting.

Motion: by Mr. Harrison, to approve with condition CZ-2022-060. The motion carried unanimously by voice vote.

CZ-2022-061

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-061.

The subject property, zoned S-1, Services District, is located on Sentell Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial District would not be consistent with the Plan Greenville County Comprehensive Plan nor the Riverdale-Tanglewood Community Plan; additionally, staff has concerns that the uses permitted in the I-1, Industrial District could be too intensive for the area.

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

Discussion: Mr. Harrison asked staff to look into including recycling collection as a use in S-1 as a special exception.

Motion: by Mr. Harrison, to deny CZ-2022-061. The motion carried unanimously by voice vote.

CZ-2022-062

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-062.

The subject parcel, zoned R-S, Residential Suburban, is located along Griffin Mill Road, a two lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible

Review District to allow for a maximum of 101 single-family attached residential units and 57 single-family detached residential units is consistent with surrounding land uses.

The development would have to meet the following conditions:

1. Provide a revised capacity request form or will-serve letter with sewer capacity for all 158 proposed units.
2. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.
3. Receive approval from SCDOT on the Traffic Impact Study

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions.

Discussion: Mr. Fant explained the nearby bridge is narrow and SCDOT will not widen it due to an endangered frog species in the creek. Mr. Fant asked how many additional subdivisions would be approved in the area. Mr. Fant stated the area is crowded.

Mr. Harrison stated the application is an appropriate design but agrees with Mr. Fant.

Mr. Fant stated the residents feel encroached upon.

The Committee continued to discuss the amount of growth in the area and the opinion of SCDOT that no road improvements are needed.

Mr. Fant explained County Council needed to decide when and where development should stop in the area.

Mr. Harrison suggested creating an updated area plan.

Mr. Fant explained residents are purchasing property themselves to keep the developments out of the area.

Chairman Dill explained because the rezoning is for a Flexible Review District, staff will be able to control what the developers can and cannot do.

Motion: by Mr. Harrison, to approve with conditions CZ-2022-062. The motion carried unanimously by voice vote.

6. **Held Rezoning Request**

CZ-2022-013

Mr. Henderson 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: None.

Motion: by Mr. Fant, to deny CZ-2022-013. The motion carried unanimously by voice vote.

7. Held Rezoning Request

CZ-2022-023

Mr. Fant introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-023.

The subject parcel, zoned R-S, Residential Suburban, is located along Log Shoals Road, a two-lane State-maintained collector road. Staff is aware that the Future Land Use Map of *Mixed Employment Center* recommends uses permitted within the C-2, Commercial District; however, Staff is of the opinion that a successful rezoning to C-2, Commercial could be too intensive for the surrounding area.

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

Discussion: None.

Motion: by Mr. Harrison, to deny CZ-2022-023. The motion carried unanimously by voice vote.

- 8.** 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: None.

Motion: by Mr. Fant, to approve the initiation of the text amendment. The motion carried unanimously by voice vote.

9. Adjourn

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:37 p.m.

Respectfully submitted,



Nicole Miglionico
Recording Secretary