

**Greenville County Planning and Development Committee Minutes**  
**August 15, 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; J. Barbare

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

**1. Call to Order**

Chairman Dill called the meeting to order at 5:03 p.m.

**2. Invocation**

Mr. Harrison provided the invocation.

**3. Approval of the minutes of the July 18, 2022 - Committee meeting**

**Motion:** by Mr. Shaw to approve the minutes of the July 18, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2022-063**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-063.

Staff is of the opinion that the proposed amendments will provide the ability for Community Centers to open in areas that are fitting for Greenville County residents without having to go through rezoning requests and allow Staff the opportunity to have better regulations in reviewing these types of uses.

Based on these reasons, Staff recommends approval of the proposed Text Amendment.

**Discussion:** None.

**Motion:** by Mr. Harrison, to approve CZ-2022-063. The motion carried unanimously by voice vote.

**CZ-2022-064**

CZ-2022-064 has been administratively withdrawn.

**CZ-2022-065**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-065.

The subject parcels, zoned R-R3, Rural Residential are located along Chickadee Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential, is consistent with surrounding land uses. Currently, the subject parcels are existing nonconforming and would permit 3 dwelling units. Staff is of the opinion that a successful rezoning to

permit a reconfiguration of lot lines and only 2 dwelling units would be consistent with the uses in the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.

**Discussion:** None.

**Motion:** by Mr. Fant, to approve CZ-2022-065. The motion carried unanimously by voice vote.

**CZ-2022-066**

CZ-2022-066 was withdrawn by the applicant.

**CZ-2022-067**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-067.

The subject parcel, zoned S-1, Services District, is located along Old Bramlett Road, a two lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow for a maximum of 300 single-family residential units is consistent with the Future Land Use Map in the Plan Greenville County Comprehensive Plan and the Future Land Use Map in the Riverdale-Tanglewood Community Plan.

The development would have to meet the following conditions:

1. Provide a revised Traffic Impact Study satisfying the comments of the Greenville County Traffic Engineer.
2. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

**Discussion:** Mr. Fant asked for the comments provided by the Greenville County Traffic Engineer. Mr. Henderson explained Old Bramlett Road will require four feet of road widening. Mr. Fant explained the road would need to be widened four feet for a distance of 3,000 feet and questioned if the request was realistic due to cost and right-of-way attainment. Mr. Henderson stated it is a requirement of the Ordinance. Mr. Fant asked if there was a way around this requirement. Mr. Henderson stated Hessa Gamble would need to answer that question.

Mr. Harrison asked if road widening was mentioned in the traffic impact study. Mr. Henderson stated that was a question for the County Traffic Engineer. Mr. Harrison stated this is the first time they have seen this large of a requirement from the County in a long time.

Chairman Dill stated citizens attended the meetings and left with the understanding that Old Bramlett Road would be widened. Chairman Dill stated if the developer wants to construct this development he should improve the road.

Mr. Harrison stated his concern was not with the requirement but the timing of the requirement. Mr. Harrison asked when the developer was informed of the requirement to widen the road. Mr. Henderson stated originally there was no traffic impact study because it was a typical rezoning and included Frady Road. The traffic impact study became necessary when the application changed to a Review District utilizing Old Bramlett Road.

Mr. Fant explained when County Council works with people and comes to an agreement, it can be frustrating when additional hurdles show up. Mr. Fant asked if there was a way to approve this application and waive the road widening requirement. Mr. Henderson stated there may be a variance process the applicant could go through.

Staff and Council members continued to discuss the timing of the road widening requirement and similar scenarios from the past.

Mr. Fant suggested they hold the application to provide staff time to research how this applicant would apply for a variance.

Chairman Dill stated he is in favor of the motion to hold to provide the citizens with the opportunity to hear the changes that are being proposed with this application.

Mr. Coker stated the road widening would include the development frontage of 1,200 feet, not 3,000 feet.

**Motion:** by Mr. Barnes, to hold CZ-2022-067. The motion carried unanimously by voice vote.

#### **CZ-2022-068**

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-068.

The subject parcel zoned R-20, Single-Family Residential is located along Stephenson St. Ext., a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-7.5, Single-Family Residential to allow for a maximum of 8 units is appropriate for the area as it would be consistent with the parcels zoned R-7.5 abutting the rear of the subject parcel. Additionally, the property has unique constraints with regards to floodplain and existing infrastructure.

Based on these reasons, staff recommends approval of the requested rezoning R-7.5, Single-Family Residential District.

**Discussion:** None.

**Motion:** by Mr. Barnes, to approve CZ-2022-068. The motion carried unanimously by voice vote.

5. Mr. Henderson introduced the request to Initiate a Text Amendment to the Greenville County Zoning Ordinance that will amend Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses to allow Recycling Collection and Processing Center as a Use by Special Exception in the S-1, Services District.

**Discussion:** Mr. Harrison explained this request is the result of a previous rezoning request that was unable to put a private recycling center in S-1 zoning despite a public recycling center being permitted. Mr. Harrison stated we should encourage recycling centers and make them more attainable.

Mr. Henderson explained the Board of Zoning Appeals would use four main criteria to evaluate the use by special exception as well as the requirements of section 11:10 in the Greenville County Zoning Ordinance.

Mr. Fant asked if there was opposition from the neighbors.

Mr. Harrison explained I-1 zoning was the main pushback due to its other uses and residents were worried about sludge. Mr. Harrison stated the request was based on a specific example, but County Council may see this problem in the future. Mr. Harrison clarified this does not guarantee an applicant will be allowed to have a recycling center. The applicant would have to have approval from the Board of Zoning Appeals.

Mr. Shaw asked for the typical uses in S-1 zoning. Mr. Henderson S-1 provides more service and less retail, such as a pool company.

Mr. Fant asked for the definition of "Recycling Center". Mr. Henderson read the Greenville County Zoning Ordinance definition of Recycling Process Center.

Recycling Processing Center – A facility that accepts, stores, and processes recyclable materials whether or not maintained in connection with another business. Processing includes, but is not limited to, bailing, briquetting, crushing, compacting, grinding, shredding, sawing, shearing, composting and sorting of recyclable materials, and may include the heat reduction or melting of such materials.

Examples of such facilities include:

- a) Materials Recovery Facility ("MRF") – A facility which accepts recyclable materials that have been separated from the waste stream and are delivered either by private citizens, businesses or recyclables collectors (i.e. "source separated" recyclables) to be processed in order to meet market specifications.
- b) Dirty Materials Recovery Facility ("DMRF") – A facility which separates recyclable materials from a combined stream of household refuse and processes the recyclables in order to meet market requirements.
- c) Co-composting Facility – A facility which accepts yard waste, industrial process wastes, agricultural wastes, residues from agricultural products processing, or sludge, functioning as a nitrogen source, to be combined in a manner that will lead to its biological or natural degradation.

Mr. Harrison explained he thought this would be a good solution but understands the concern.

Mr. Fant suggested they move this on and let it have a Public Hearing to see how the citizens feel about it.

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

**6. Adjourn**

Chairman Dill adjourned the meeting at 5:44 p.m.

Respectfully submitted,

*Nicole Miglionico*

Nicole Miglionico  
Recording Secretary