

Greenville County Planning and Development Committee Minutes
October 31, 2022 at 3:00 p.m.
Conference Room D at County Square

Members Present: J. Dill, Chairman; M. Barnes; C. Harrison; E. Fant

Members Absent: S. Shaw

Councilors Present: L. Ballard

Planning Commission Present: None.

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

1. Call to Order

Chairman Dill called the meeting to order at 3:00 p.m.

2. Invocation

Mr. Fant provided the invocation.

3. Approval of the minutes of the October 17, 2022 - Committee meeting

Motion: by Mr. Barnes to approve the minutes of the October 17, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote with one absent (S. Shaw).

4. Rezoning Requests

CZ-2022-087

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-087.

The subject parcels, zoned PD, Planned Development District are located along Old Spartanburg Road, a five-lane State-maintained arterial road. Staff is of the opinion that the requested zoning of PD-MC, Planned Development, Major Change, would allow for rebuilding of a commercial building on TMS #0538130100105, and would be consistent with the surrounding land uses.

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 of the requested rezoning to PD-MC, Planned Development – Major Change with the aforementioned condition.

Discussion: None.

Motion: by Mr. Harrison, to approve with condition CZ-2022-087. The motion carried unanimously by voice vote with one absent (S. Shaw).

CZ-2022-088

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-088.

The subject parcel, zoned R-R3, Rural Residential is located along Gilliam Road, 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 and the R-S, Residential Suburban zoning to the south. Staff is of the opinion that a successful rezoning 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. Barnes, to approve CZ-2022-088. The motion carried unanimously by voice vote with one absent (S. Shaw).

CZ-2022-090

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-090.

The subject parcels, zoned C-1, Commercial District are located along Farris Bridge Road, a five-lane State-maintained arterial road and White Horse Road, a seven-lane State-maintained arterial road. The parcels are designated as Commercial/Office in the Berea Community Plan. Furthermore, the requested zoning is consistent with the adjacent uses. Staff is of the opinion that a successful rezoning to C-3, Commercial District would not create additional adverse impacts on the surrounding areas.

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-2022-090. The motion carried unanimously by voice vote with one absent (S. Shaw).

CZ-2022-092

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-092.

The subject parcel zoned I-1, Industrial is located along Donaldson Road, a two-lane State-maintained collector road; Exchange Street, a two-lane County-maintained local road; and Perimeter Road, a two-lane County-maintained local road. The proposed rezoning to S-1, Services District is consistent with the zoning of adjacent parcels. Additionally, the subject parcels are included in the South Greenville Area Plan, where they are designated as Service/Industrial. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the surrounding area.

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

Discussion: None.

Motion: by Mr. Fant, to approve CZ-2022-092. The motion carried unanimously by voice vote with one absent (S. Shaw).

CZ-2022-093

CZ-2022-93 was withdrawn by the applicant.

CZ-2022-094

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-094.

The subject parcel is located along Hilltop Avenue, a two-lane County-maintained local road. The subject parcel was platted for two separate parcels, which were then combined. Based on County records, it appears each initial parcel was slightly less than 7,500 square feet in area. Staff is of the opinion that rezoning the subject parcel to R-6, Single-Family Residential to allow the parcel to be subdivided is consistent with the surrounding area and would not create adverse impacts 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. Barnes, to approve CZ-2022-094. The motion carried unanimously by voice vote with one absent (S. Shaw).

CZ-2022-095

CZ-2022-095 was withdrawn by the applicant.

CZ-2022-096

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-096.

The subject parcels, zoned R-R1, Rural Residential are located along Garrison Road, a two to three-lane State-maintained collector road; Reedy Fork Road, a two to three-lane State-maintained collector road; and Mamie Black Road, a two-lane County-maintained residential road. The Plan Greenville County Comprehensive Plan designates the parcels as Suburban Mixed Use and Rural Living. Staff is of the opinion that a successful rezoning to PD, Planned Development to allow for 41 single-family detached homes, 64 single-family attached homes, and 42,000 sq. ft. of commercial use is consistent with the Future Land Use Map.

The development would have to meet the following conditions:

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 of the requested rezoning to PD, Planned Development with the aforementioned conditions.

Discussion: Ms. Mann stated the applicant requested to hold the applicant to provide time for a community meeting.

Chairman Dill asked if there was a scheduled time and place for the community meeting.

Mr. Ballard stated the meeting is scheduled at Core on November 10th at 6 p.m.

Approximately 28 audience members stood in opposition to the rezoning application.

Motion: by Mr. Fant, to hold CZ-2022-096. The motion carried unanimously by voice vote with one absent (S. Shaw).

CZ-2022-097

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-097.

The subject parcel, zoned R-S, Residential Suburban District, is located along West Georgia Road, a two to three-lane State-maintained arterial road and Rocky Creek Road, a two to three-lane State-maintained collector road. The Plan Greenville County Comprehensive Plan designates the Future Land Use as Suburban Neighborhood, which recommends a density of 3 to 5 units per acre. The proposal is for a maximum of 61 units, which equals 5 units per acre and is consistent with the Future Land Use. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, is appropriate for the area.

The development would have to meet the following conditions:

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 FRD, Flexible Review District with the aforementioned condition.

Discussion: Chairman Dill asked if the site had sewer availability. Paul Harrison, the project engineer, stated they have submitted sewer approval letters in their application packet. Paul Harrison explained there are existing traffic delays that will not worsen with the addition of their development, however, they will need to provide a left turn lane off Rocky Creek Road into the development.

Mr. Fant asked if there would be any improvements at the intersection. Paul Harrison explained they do not own the property near the intersection but they have set the development back from the road to allow for future road improvements.

Mr. Harrison stated he appreciated the development effort and believed there are a lot of good qualities about the development.

Seven audience members stood in favor and nine in opposition of the application.

Motion: by Mr. Fant, to deny CZ-2022-076. The motion carried by voice vote with three in favor (J. Dill, E. Fant, M. Barnes), one in opposition (C. Harrison) and one absent (S. Shaw).

5. Community Meetings and the Subdivision Review Process

Mr. Stone presented a brief overview of peer community research on community meetings within the subdivision review process. Mr. Stone stated staff reviewed the merit of requiring a community meeting before the subdivision review process and feel there are many other engagement opportunities that are not currently being leveraged and need to be reviewed. Mr. Stone explained funding, staff time, expectations, and education would need to be considered. Mr. Stone stated a community meeting is merely a part of an engagement strategy.

Discussion: Chairman Dill stated he has heard many complaints that citizens were unaware of upcoming land changes. Chairman Dill explained developers spend a lot of money and then find out the community doesn't want the proposed project in their area. Chairman Dill stated we should work together for better awareness for citizens and developers.

Mr. Ballard explained there is limited time between sign postings and Council meetings. Mr. Ballard suggested posting the signs earlier.

Mr. Coker stated time and funding need to be considered when proposing community meetings.

Ms. Jeffers-Campbell explained the Planning Department is working on ways to improve community engagement and staff capacity needed to be considered if County Council wanted to require community meetings.

Mr. Harrison explained not every development would need a community meeting and suggested staff utilize mail-out notifications to engage citizens.

Mr. Barnes stated community meetings would show developers if their project is worth pursuing.

Chairman Dill explained community meetings in his district have allowed developers time to adjust their project or do away with it. Chairman Dill stated we need to find a way to ensure citizens know what changes are being proposed in their community.

6. Impact Fees for All New Residential Development in the Stallings Road / Reid School Road / Edwards Mill Road / State Park Road Corridor

Discussion: Mr. Harrison stated he believed Mr. Shaw brought the ordinance to the Committee to start a discussion but believed it needed more fine tuning.

Mr. Fant asked if impact fees in a specific area would be allowed.

Dean Campbell stated staff would need to look at the Ordinance and State Law before moving forward.

Motion: by Mr. Harrison, to hold the ordinance. The motion carried unanimously by voice vote with one absent (S. Shaw).

7. Adjourn

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 3:57 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico
Recording Secretary