

Greenville County Planning and Development Committee Minutes
December 5, 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 (zoom)

Members Absent: None.

Councilors Present: X. Norris; L. Ballard

Planning Commission Present: J. Barbare

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

1. Call to Order

Chairman Dill called the meeting to order at 5:01 p.m.

2. Invocation

Mr. Barnes provided the invocation.

3. Approval of the minutes of the November 14, 2022 - Committee meeting

Motion: by Mr. Fant to approve the minutes of the November 14, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2022-100

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-100.

The subject parcels, zoned C-1, Commercial and R-10, Single-Family Residential are located along Poinsett Highway, a five-lane State-maintained arterial road Duncan Chapel Road, a two-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District, to allow for a maximum of 72 multifamily residential units is consistent with surrounding land uses and the Future Land Use designated by the Plan Greenville County Comprehensive Plan.

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 FRD, Flexible Review District with the aforementioned conditions.

Discussion: Mr. Fant asked if staff were working to stop multifamily housing from developing in commercial areas. Mr. Coker explained there is draft language in the Unified Development Ordinance to restrict it.

Motion: by Mr. Harrison, to hold CZ-2022-100. The motion carried unanimously by voice vote.

CZ-2022-101

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-101.

The subject parcel, zoned R-S, Residential Suburban District, is located along Fairview Road a two-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District is consistent with the existing character of the area and would not create adverse impacts.

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-2022-101. The motion carried unanimously by voice vote.

CZ-2022-103

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-103.

The subject parcel, zoned O-D, Office District, is located along Old Grove Road, a two-lane, State-maintained residential road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential District is appropriate for the area and consistent with the surrounding zoning.

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

Discussion: None.

Motion: by Mr. Fant, to approve CZ-2022-103. The motion carried unanimously by voice vote.

CZ-2022-104

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-104.

The subject parcels, zoned R-10, Single-Family Residential, are located on Hunts Bridge Road, a five-lane State-maintained minor arterial road. The parcels are mostly designated as Medium Density Residential in the Berea Community Plan, which recommends 4 to 8 units per acre. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District, would allow a density which is consistent with the Berea Community Plan.

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

Discussion: Mr. Fant asked what the maximum number of units would be. Mr. Henderson stated 219 units.

Mr. Barnes made a motion to deny based on the projects high density.

Mr. Harrison stated the plan aligns with the Berea Community Plan but is willing to support the motion for denial.

Motion: by Mr. Barnes, to deny CZ-2022-104. The motion carried unanimously by voice vote.

CZ-2022-106

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-106.

The subject parcels, zoned PD, Planned Development District are located along Garlington Road, a two to three-lane State-maintained collector road; Honbarrier Drive, a two-lane State-maintained local road; and Entertainment Boulevard, a two-lane private drive. Staff is of the opinion that the requested zoning to PD-MC, Planned Development Major Change, to revise the Statement of Intent allowing additional signage is appropriate.

Based on these reasons, Staff recommends approval of the requested rezoning to PD-MC, Planned Development District Major Change.

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2022-106. The motion carried unanimously by voice vote.

CZ-2022-107

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-107.

The subject parcels zoned NC, Neighborhood Commercial, are located along Blackwood Street, a two-lane County-maintained residential road and Marble Street, a two-lane County-maintained residential road. The subject parcels were zoned R-M20, Multifamily Residential District until 2016. Staff is of the opinion that a successful rezoning to allow for residential uses is consistent with adjacent uses and zoning and would not create adverse impacts on the surrounding area.

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

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2022-107. The motion carried unanimously by voice vote.

CZ-2022-108

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-108.

The subject property zoned R-R1, Rural Residential District is located along King Rd., a two-lane County-maintained residential road and Augusta Rd., a five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential, which would allow for one additional dwelling unit is consistent with the uses in the surrounding area and would not create additional adverse impacts.

Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential.

Discussion: None.

Motion: by Mr. Fant, to approve CZ-2022-108. The motion carried unanimously by voice vote.

CZ-2022-109

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-109.

The subject property zoned R-R1, Rural Residential District is located along King Rd., a two-lane County-maintained residential road and Augusta Road, a five-lane State-maintained arterial road. The parcel is designated as Rural Corridor in the Plan Greenville County Comprehensive Plan. Staff is of the opinion that a successful rezoning to C-3, Commercial District, would be consistent with the future land use designation.

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

Discussion: Mr. Ballard explained the commercial usage is consistent with the surrounding area.

Motion: by Mr. Harrison, to approve CZ-2022-109. The motion carried by voice vote with four in favor (M. Barnes; C. Harrison; E. Fant; S. Shaw) and one in opposition (J. Dill).

5. Held Rezoning Requests

CZ-2022-079

CZ-2022-079 was withdrawn by the applicant.

6. Adjourn

Mr. Fant made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

Nicole Miglionico
Recording Secretary