

Greenville County Planning and Development Committee Minutes
February 6, 2023 at 5:00 p.m.
Conference Room D at County Square

Members Present: E. Fant, Chairman; C. Harrison; M. Barnes; R. Bradley; A. Mitchell

Members Absent: None.

Councilors Present: None.

Planning Commission Present: None.

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

1. Call to Order

Chairman Fant called the meeting to order at 5:00 p.m.

2. Invocation

Mr. Barnes provided the invocation.

3. Approval of the minutes of the December 5, 2022 - Committee meeting

Motion: by Mr. Harrison to approve the minutes of the December 5, 2022 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Held Rezoning Requests

CZ-2022-096

Mr. Henderson 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 73 single-family detached homes and 26,000 sq. ft. of commercial use is consistent with the Future Land Use Map.

The development would have to meet the following condition:

- Submit Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Discussion: Mr. Harrison stated this was a tough situation but believed the developer did a good job of engaging the community and provided a good plan using good planning practices.

Motion: by Mr. Bradley, to deny CZ-2022-096. The motion carried by voice vote with four in favor (E. Fant; M. Barnes; R. Bradley; A. Mitchell) and one in opposition (C. Harrison).

5. Rezoning Requests

CZ-2023-001

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-001.

The subject parcel zoned R-S, Residential Suburban is located along Fork Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent with adjacent uses and give adequate access to the existing business located at 2860B Fork Shoals Road.

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

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2023-001. The motion carried unanimously by voice vote.

CZ-2023-004

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-004.

The subject parcel zoned S-1, Services District is located along Main Street, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District would not be consistent with the Conestee Community Plan which designates this area as Service Sector. Additionally, the requested rezoning to R-MA, Multifamily Residential District would not be consistent with the zoning of adjacent parcels.

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

Discussion: None.

Motion: by Mr. Barnes, to deny CZ-2023-004. The motion carried unanimously by voice vote.

CZ-2023-005

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-005.

The subject parcel zoned R-10, Single-Family Residential District is located along Oak Drive, a two-lane State-maintained residential road; Fortner Avenue, a two-lane County-maintained residential road; and South Florida Avenue, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District is appropriate for the area and consistent with adjacent residential uses. Additionally, the proposed use is consistent with the Future Land Use from the Plan Greenville County Comprehensive Plan, which designates the parcel as Traditional Neighborhood.

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

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2023-005. The motion carried unanimously by voice vote.

CZ-2023-006

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-006.

The subject parcel zoned R-7.5, Single-Family Residential District is located along East Blue Ridge Drive, a four-lane State-maintained arterial road and Arbor Street, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District to allow for one additional parcel would be consistent with adjacent uses and would not create adverse impacts on the area. Additionally, the proposed use is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as Traditional Neighborhood.

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

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2023-006. The motion carried unanimously by voice vote.

CZ-2023-007

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-007.

The subject parcel zoned C-2, Commercial District is located along White Horse Road, a five-lane State-maintained arterial road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent with adjacent uses and the zoning of the parcel to the south. Additionally, a successful rezoning would not create adverse impacts on surrounding properties.

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

Discussion: None.

Motion: by Mr. Barnes, to deny CZ-2023-007. The motion carried unanimously by voice vote.

CZ-2023-008

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-008.

The subject parcels zoned R-S, Residential Suburban is located along Fairview Street Extension, a two-lane, State-maintained collector road and North Nelson Drive, a two- to three-lane, State-maintained residential road. Staff is of the opinion that the requested rezoning to I-1, Industrial District would be consistent with the Future Land Use Map in the Plan Greenville County Comprehensive Plan, which designates the parcels as *Industrial*. Additionally, a successful rezoning would not create additional adverse impacts on adjacent properties because of the natural vegetative buffers.

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

Discussion: None.

Motion: by Mr. Bradley, to approve CZ-2023-008. The motion carried unanimously by voice vote.

CZ-2023-009

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-009.

The subject parcel zoned S-1, Services District is located along Main Street, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District would be consistent with adjacent uses and zoning and would not create additional adverse impacts on surrounding properties.

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

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2023-009. The motion carried unanimously by voice vote.

CZ-2023-010

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-010.

It has come to Staff's attention that the current language of Article 8, Section 8:9.2 Applicability, which pertains to the Scuffletown Rural Conservation District (SRCD) does not allow for subdivisions on any lot less than eight (8) acres in size due to the four (4) acre minimum lot size outlined in Section 8:9.4-2. Further, the requirements of the SRCD cannot be remedied through a rezoning, as that would only alter the underlying zoning and not the SRCD overlay requirements.

The proposed changes will allow property owners one (1) subdivision that complies with the underlying zoning district without regard to the Scuffletown Rural Conservation District (SRCD). Any parcel that has been previously subdivided using this method would not be eligible for further subdivision without complying with the other requirements of the SRCD. Below is the proposed addition in Article 8, Section 8:9.2 Applicability:

"A single parcel located in the Scuffletown Rural Conservation District that is greater than one acre in size but less than 8 acres in size may be subdivided into two parcels one time, following enactment of this provision, provided the resulting two parcels comply with the underlying zoning in the district. No parcel created by a subdivision authorized by this section is eligible for further subdivision, unless such subdivision is made in compliance with the other provisions of this Article."

Staff is of the opinion that the proposed amendment will provide property owners some flexibility to subdivide while still aligning with the original intent of the Scuffletown Rural Conservation District.

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

Discussion: None

Motion: by Mr. Harrison, to approve CZ-2023-010. The motion carried unanimously by voice vote.

CZ-2023-012

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-012.

The subject parcel zoned I-1, Industrial District is located along Furman Hall Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District would be consistent with the existing adjacent uses and would not create additional adverse impacts on surrounding properties.

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

Discussion: None.

Motion: by Mr. Mitchell, to approve CZ-2023-012. The motion carried unanimously by voice vote.

CZ-2023-013

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-013.

The subject parcel zoned I-1, Industrial District is located along Distribution Court, a two-lane Privately-maintained road. Staff is of the opinion that the requested rezoning to S-1, Services District would allow uses that are compatible with the adjacent uses and would not create additional adverse impacts on surrounding properties.

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

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2023-013. The motion carried unanimously by voice vote.

CZ-2023-014

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-014.

It has come to Staff's attention that the current language of Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached, which do not permit more than four (4) attached units per structure, is more restrictive than requirements in nearby jurisdictions and inconsistent with generally accepted planning principles. Additionally, the International Residential Code 2021 does not specify a maximum number of attached units in a townhouse building.

The proposed changes will allow up to six (6) attached single-family units within a single townhouse structure. No other changes are proposed. Below is the proposed amendment to Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached both to read (struck-through language is current and red text is proposed):

~~C. Attached units may be a duplex, triplex, or quadraplex and shall not exceed more than 4 attached units per structure.~~

C. Attached units shall not exceed more than 6 attached units per structure.

Staff is of the opinion that the proposed amendment does not conflict with the International Residential Code 2021 and will not create adverse impacts for the community. Further, the proposed amendment will allow more options for townhome residential development in Greenville County.

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

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2023-014. The motion carried unanimously by voice vote.

6. Held Rezoning Requests

CZ-2022-074

Ms. Mann introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2022-074.

The subject parcel zoned R-R1, Rural Residential, is located along Augusta Road, a five-lane State-maintained arterial road, and W. Georgia Road, a two to three-lane State-maintained collector road. The Plan Greenville County Comprehensive Plan designates the parcel primarily as *Rural Corridor* with a portion designated as *Suburban Mixed Use*. Additionally, the South Greenville Area Plan designates the parcel as *Transitional Residential* and *Transitional Commercial*. Staff is of the opinion that the requested rezoning aligns with existing plans and permits uses that are compatible with the surrounding area.

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

Discussion: Chairman Fant asked if there was a contract on the property. Ms. Mann stated the applicant confirmed there was no contract as of last week.

Motion: by Mr. Harrison, to hold CZ-2022-074 for three months. The motion carried unanimously by voice vote.

7. Held 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 and 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 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 conditions.

Added condition from Planning and Development Committee

1. Provide proper and adequate screening of the development from Duncan Chapel Road meeting Section 12:9 of the Greenville County Zoning Ordinance

Discussion: Mr. Bradley asked if there would be access to Old Buncombe Road. Mr. Henderson pointed out on the plan that there could not be any access other than for utilities. Mr. Henderson stated if the applicant ever wanted to put a road in that location, it would trigger a major change and be required to go back before Greenville County Council.

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

8. Greenville County Land Development Regulations Amendment / Scuffletown District – Single Parcel Division

Discussion: None.

Motion: by Mr. Harrison, to approve the amendment to the Greenville County Land Development Regulations. The motion carried unanimously by voice vote.

9. Request to Initiate a Text Amendment to the Official Greenville County Zoning Ordinance that will amend Article 6, Section 6.2 (31) Automobile and Personal Motorized Vehicle Sales and Rental.

Discussion: Mr. Mitchell asked if non-conforming use would be grandfathered in if the property was sold. Mr. Henderson stated there is a six-month window for cessation of non-conforming use.

Motion: by Mr. Barnes, to approve the initiation of the Text Amendment process. The motion carried unanimously by voice vote.

10. Request to Initiate a Text Amendment to the Official Greenville County Zoning Ordinance that will amend Article 4, Definitions, Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Section 6.2, Use Conditions (28) Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts

Discussion: None.

Motion: by Mr. Harrison, to approve the initiation of the Text Amendment process. The motion carried unanimously by voice vote.

11. Adjourn

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico
Recording Secretary