

Greenville County Planning and Development Committee Minutes
April 3, 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; T. Baxley; K. Mulherin; N. Miglionico; IS Staff

1. Call to Order

Chairman Fant called the meeting to order at 5:09 p.m.

2. Invocation

Chairman Fant provided the invocation.

3. Approval of the minutes of the March 6, 2023 - Committee meeting

Motion: by Mr. Barnes to approve the minutes of the March 6, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2023-016

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-016.

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 the requested rezoning to AG, Agricultural Preservation District would be consistent with the zoning of the parcel to the north. Additionally, the requested rezoning to AG, Agricultural Preservation District aligns with the Plan Greenville County Comprehensive Plan, which designates this parcel as *Rural*.

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

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2023-016. The motion carried unanimously by voice vote.

CZ-2023-019

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-019.

The subject parcel, zoned NC, Neighborhood Commercial District, is located along Hatcher Creek Street, a one-lane County-maintained residential road, and Ellis Mill Street, a one-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to NC – MC,

Neighborhood Commercial – Major Change would allow for a change of uses that would not have an adverse impact on the surrounding area.

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 NC – MC, Neighborhood Commercial – Major Change with the aforementioned condition.

Discussion: None.

Motion: by Mr. Bradley, to approve with condition CZ-2023-019. The motion carried unanimously by voice vote.

CZ-2023-020

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-020.

The subject parcel, zoned FRD, Flexible Review District, is located along Old Bramlett Road, a two lane State-maintained local road. The Statement of Intent approved in October 2022 allows for a maximum of 300 single-family lots. The current proposal includes fewer lots; however, the proposed minimum lot width is narrower than what is approved. Staff is of the opinion that a successful rezoning to FRD – MC, Flexible Review District – Major Change to allow for a maximum of 285 single-family residential lots is consistent with the previously approved documents for this district, as well as the Future Land Use Map in 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 – MC, Flexible Review District – MC with the aforementioned condition.

Discussion: Chairman Fant asked what road improvements would be required. Mr. Coker stated it was his understanding there were extensive improvements needed along Old Bramlett Road. Chairman Fant stated, Mr. Blount asked about requiring the use of sod. Mr. Henderson stated County Council could make that a condition of approval.

Motion: by Mr. Barnes, to approve CZ-2023-020 with condition and an additional condition to require sod planting around the development. The motion carried unanimously by voice vote.

CZ-2023-021

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-021.

The proposed changes will allow for Mixed Use development, or residential use in conjunction with commercial use on parcels in the C-1, C-2, and C-3, Commercial Districts. However, residential uses will no longer be permitted as the only use in the aforementioned commercial zoning districts. See

page 4 for the ordinance with proposed changes and see page 7 for a clean draft. The changes are summarized below:

1. To remove the definitions from Condition 28 and place them in Article 4;
2. To remove single-family (attached and detached), multifamily, and two-family (duplex) as a permitted conditional use in Table 6.1 in these commercial districts;
3. To add Mixed Use Developments and Mixed Use Structures as a new use category in Table 6.1 as permitted by condition in the NC, Neighborhood Commercial District and C-1, C-2, and C-3, Commercial Districts;
4. To amend Condition 28 to remove provisions for single-family and multifamily and other necessary changes for the Mixed Use Development and Mixed Use Structure regulations.

Staff is of the opinion that the proposed changes, which will only allow residential uses in Commercial zoning districts as part of a Mixed Use Development or Mixed Use Structure, will prevent Commercial zoning districts from being used for residential development. Additionally, the proposed changes keep with the intent of the Commercial districts outlined in the Zoning Ordinance.

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

Discussion: Mr. Coker followed up on a request by Mr. Harrison to review minimum commercial use requirements. Mr. Coker explained that under the State Enabling Act, a planned development district requires a minimum of 20% residential or commercial uses. Mr. Coker stated the Committee should discuss creating minimum requirements for the amount of commercial development that needs to exist for residential areas to also exist within the C-1, C-2, C-3, and neighborhood commercial districts. Mr. Henderson shared a current example and stated this requirement would help ensure the developments are completed as County Council desires and not as a single use.

Chairman Fant asked if staff had a recommendation. Mr. Coker stated if the Committee was interested in pursuing this, staff would come back with a formal recommendation.

Motion: by Mr. Bradley, to approve CZ-2023-021. The motion carried unanimously by voice vote.

CZ-2023-022

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-022.

The proposed changes will allow property owners of existing automobile or personal motor vehicle sales and rental lots that do not meet the minimum parcel size, but otherwise conform to the Zoning Ordinance, to make changes to their facilities. Below is the proposed amendment to Article 6, Section 6.2 (31) Automobile and Personal Motorized Vehicle Sales and Rental to include the following language (in red):

- A. Minimum Parcel Size
 1. Minimum parcel size for this use shall be one (1) acre (43,560 square feet).
 2. If the property includes multiple uses or tenants requiring permits, only those areas designated for vehicle sales/rental operations shall be used towards meeting the minimum parcel size requirement.
 3. Minimum parcel size only applies to new developments and does not apply to existing

non-conforming automobile or personal motorized vehicle sales and rental lots that do not currently have one (1) acre and are existing at the time of this Amendment.

The proposed change only applies to existing automobile and personal motorized vehicle sales and rental lots that do not meet the minimum lot size. Staff is of the opinion that the proposed changes will allow property owners to maintain and update the facilities on these sites, benefitting the subject parcels as well as adjacent property owners.

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

Discussion: None.

Motion: by Mr. Mitchell, to approve CZ-2023-022. The motion carried unanimously by voice vote.

5. **Held**

CZ-2022-074

Mr. Baxley 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: Mr. Henderson stated the application is back because they have narrowed down a use.

Chairman Fant stated there is still no sewer at the location. The applicant, Leif Busby, explained the intent would be to develop something with a low sewer demand, like a plumbing or landscaping business that could rely on septic.

Mr. Harrison stated this provides the benefits of a review district without being a review district because it limits the type of uses.

Motion: by Mr. Harrison, to approve CZ-2022-074. The motion carried unanimously by voice vote.

6. **Request to Initiate a Text Amendment to the Greenville County Zoning Ordinance that will amend Article 5, Section 5:9.7-8 Patio or Deck to amend the minimum square footage.**

Discussion: None.

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

7. **Request to Initiate the adoption process of the Augusta Road Corridor Strategic Plan as an amendment to the *Plan Greenville County Comprehensive Plan* and hold a public hearing in accordance with state law.**

Discussion: Chairman Fant said the timing of this plan is perfect, particularly with the growth of Lockheed Martin. Chairman Fant explained there would be signage referring to Greenville County as the home of the F-16 aircraft.

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

8. **Adjourn**

Mr. Bradley made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:46 p.m.

Respectfully submitted,

Nicole Miglionico
Nicole Miglionico
Recording Secretary