

**Greenville County Planning and Development Committee Minutes**  
**May 15, 2023 at 5:00 p.m.**  
**Conference Room D at County Square**

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

**Members Absent:** A. Mitchell

**Councilors Present:** None.

**Planning Commission Present:** None.

**Staff Present:** M. Tollison; D. Campbell; R. Jeffers-Campbell; J. Henderson; T. Baxley; K. Mulherin; 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 May 1, 2023 - Committee meeting**

**Motion:** by Mr. Bradley to approve the minutes of the May 1, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote with one absent (A. Mitchell).

**4. Rural Residential Development Discussion**

Tee Coker provided a presentation on Rural Residential Development focused on potential policy tools.

**Discussion:** Chairman Fant stated there is limited usable land and asked how we use the land efficiently to provide for the projected 250,000 incoming residents while finding common ground with existing residents. Chairman Fant expressed his discomfort with septic tank usage. Chairman Fant stated he wanted to explore ideas that limit the use of septic tanks, increase buffers from waterways, and maintain land value.

Mr. Harrison explained, in the past, Council has been reactive but it's important they be proactive. Mr. Harrison stated they needed to ensure any actions taken don't impact the availability of affordable housing. Mr. Harrison stated he appreciated the inclusion of the Transfer of Development Rights and was interested in exploring that option further.

Mr. Bradley stated many people have bored wells and believed one acre lots would be ideal.

Chairman Fant stated he liked the idea of a greenspace tax.

Mr. Harrison stated a free market solution is a good way to go.

Mr. Coker explained staff is working to compile data and conduct research. Mr. Coker asked that staff have time to provide an additional presentation.

Chairman Fant suggested items to be included in the presentation.

**5. Adjourn**

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:48 p.m.

Respectfully submitted,

*Nicole Miglionico*  
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Recording Secretary