

**Greenville County Planning and Development Committee Minutes**  
**June 5, 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:** M. Shockley

**Planning Commission Present:** None.

**Staff Present:** D. Campbell; T. Coker; R. Jeffers-Campbell; J. Henderson; T. Stone; T. Baxley; K. Mulherin; A. Wilson; N. Miglionico; IS Staff

**1. Call to Order**

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

**2. Invocation**

Mr. Harrison provided the invocation.

**3. Approval of the minutes of the May 15, 2023 - Committee meeting**

**Motion:** by Mr. Barnes to approve the minutes of the May 15, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2023-032**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-032.

The subject parcel, zoned R-M20, Multifamily Residential District, is located along West Lee Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to I-1, Industrial District could have adverse impacts on the surrounding properties. Additionally, more than half of the parcel is designated as Traditional Neighborhood in the Plan Greenville County Comprehensive Plan.

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

**Discussion:** None.

**Motion:** by Mr. Barnes, to approve CZ-2023-032. The motion carried by voice vote with three in favor (E. Fant; C. Harrison; M. Barnes) and one in opposition (R. Bradley) with one absent (A. Mitchell).

**CZ-2023-033**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-033.

Staff is of the opinion that the proposed changes would amend an inconsistency between two sections of the Zoning Ordinance and allow for the creation of patios and/or decks of a more reasonable size in Manufactured Home Parks.

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

**Discussion:** None.

**Motion:** by Mr. Bradley, to approve CZ-2023-033. The motion carried unanimously by voice vote with one absent (A. Mitchell).

**CZ-2023-035**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-035.

The subject parcels zoned R-S, Residential Suburban District are located along Antioch Church Road, a two-lane, State-maintained collector road. Staff is of the opinion that while the request for I-1, Industrial District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcels as Industrial, it would not be consistent with the South Greenville Area Plan which designates the parcels as Suburban Residential. Staff recognizes that there are multiple adjacent properties already zoned I-1, Industrial; however, these have access onto alternate streets with better visibility. Antioch Church Road has narrow to non-existent shoulders and is also seeing a number of residential developments being built along it. Staff is concerned that adding large commercial vehicles on this street could create a safety hazard for the growing number of residents living along Antioch Church Road.

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

**Discussion:** Mr. Bradley stated Antioch Church Road is a narrow road.

Mr. Harrison stated he is in favor due to lack of I-1 zoning.

Chairman Fant stated he is in favor of adding I-1 zoning when possible. Mr. Fant explained if the area is not developed commercially, it will be developed for residential use.

Mr. Harrison pointed out there would be more traffic volume if the property was developed as a subdivision.

**Motion:** by Mr. Harrison, to approve CZ-2023-035. The motion carried unanimously by voice vote with one absent (A. Mitchell).

**CZ-2023-036**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-036.

The subject portion of the parcel zoned C-2, Commercial District is located along Hwy 25 (Augusta Road), a four to five-lane State-maintained arterial road and Donaldson Road, a two to three-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 the zoning of the parcels to the north. 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 approve CZ-2023-036. The motion carried unanimously by voice vote with one absent (A. Mitchell).

**CP-2023-01**

Mr. Stone introduced the staff report and presentation into the record as background information for Comprehensive Plan Amendment CP-2023-01.

The Augusta Road Corridor Strategic Plan reflects the community's vision for its future and identifies goals and objectives in five focus areas. These focus areas include Connectivity (multi-modal), Form-Based Design Standards, Mixed-Income Housing, Streetscape Design, and Interstate 85 Beautification. The plan provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment in the area.

Therefore, staff is requesting that the Planning Commission approve by resolution the Augusta Road Corridor Strategic Plan as an amendment to the *Plan Greenville County Comprehensive Plan* and forward this plan to the Planning & Development Committee of Council for their consideration and approval.

**Discussion:** None.

**Motion:** by Mr. Harrison, to approve CP-2023-01. The motion carried unanimously by voice vote.

**5. The Future of Rural Residential Development Discussion**

Rashida Jeffers-Campbell stated in preparation for the Planning and Development meeting on June 19th, staff is meeting with ReWa and Metro Sewer to review their growth expansion plan which is based on the County's future land use map. Staff will be analyzing the growth capacity of the County based on the number of units sewer can support in areas with:

- Existing sewer capacity
- Future capacity
- Potential to expand capacity based on market demand

Ms. Jeffers Campbell stated at the next Planning and Development meeting staff plan to share:

- A map delineating areas with current sewer capacity, future sewer capacity, and the potential to expand sewer capacity based on market demand.
- A map depicting areas where the future land use recommendations conflict with existing zoning and development patterns.
- Analysis regarding opportunities for updating the future land use map and initial or upzoning in areas with current capacity, future capacity, and high growth areas.

Committee members discussed the previously proposed limit of 1 acre per septic tank. Some preferred increasing the limit to 1.5 acres but ultimately moved forward with 1 acre.

Mr. Harrison suggested the use of a type of cluster design to provide property owners land use flexibility.

Mr. Bradley stated he was concerned about septic tank lines.

Further debate ensued regarding 1 acre or 1.5 acres.

Mr. Coker explained in the next meeting the data provided by staff will provide context to assist in narrowing down lot size recommendations.

Chairman Fant asked staff to maintain 1 acre and they would pick up discussions at the next meeting.

**6. Adjourn**

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:26 p.m.

Respectfully submitted,

---

Nicole Miglionico  
Recording Secretary