

**Greenville County Planning and Development Committee Minutes**  
**June 19, 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:** B. Blount

**Planning Commission Present:** S. Bichel

**Staff Present:** D. Campbell; C. Antley; T. Coker; R. Jeffers-Campbell; J. Henderson; T. Stone; S. Terry; A. Wilson; N. Miglionico; IS Staff

**1. Call to Order**

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

**2. Invocation**

Chairman Fant provided the invocation.

**3. Approval of the minutes of the June 5, 2023 - Committee meeting**

**Motion:** by Mr. Barnes to approve the minutes of the June 5, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote with one absent (A. Mitchell).

**4. Application for Historic Property Designation- Slater Hall**

Suzanne Terry presented a Historic Property Designation application for Slater Hall. Slater Hall dates to 1934 when it was dedicated by H. Nelson Slater as a community center for his employees at Slater Manufacturing Company. The building is constructed on a continuous brick foundation and stands three stories tall. For nearly nine decades Slater Hall has been a central community space for meetings, plays, athletics, and countless events, and is currently undergoing a much-needed renovation.

**Discussion:** None.

**Motion:** by Mr. Bradley, to approve the Application for Historic Property Designation – Slater Hall. The motion carried unanimously by voice vote with one absent (A. Mitchell).

**5. Application for Historic Property Designation- Cedar Falls Park**

Suzanne Terry presented a Historic Property Designation application for Cedar Falls Park, a place of historical significance to the Fountain Inn area of Greenville County. Where early industrialists built a dam along the river in 1820 to provide electricity to a sawmill, textile mill, and cotton gin. In 1910, a larger dam was built to power nearby Fork Shoals Mill. The dam operated for four decades until it was torn down in 1950. The County has preserved the ruins of the old mill on the park site.

**Discussion:** None.

**Motion:** by Mr. Bradley, to approve the Application for Historic Property Designation – Cedar Falls Park. The motion carried unanimously by voice vote with one absent (A. Mitchell).

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

Rashida Jeffers-Campbell provided an overview of staff's finding and current challenges utilizing the following points:

- In theory, public sewer capacity is limitless as long as adequate resources are available to invest in repairs and/or upgrades without resulting in exorbitant fee increases for the end users i.e. the general public but available funding is limited.
- The challenge is that the majority of sewer lines experience heavy inflow and infiltration of storm water runoff during wet weather events due to leaky sewer pipes and manholes. The majority of sewer lines have proven to be at capacity because of the amount of storm water they carry in addition to untreated sewage resulting in harmful environmental impacts and limitations on growth opportunities within older communities.
- Consequently, the coordination of land use policies and fiscally sound public sewer investments to effectively accommodate and guide anticipated growth is an exercise of identifying priority investments areas based on high development demand near the existing sewer service boundary and the redevelopment potential of areas within the existing sewer service area.
- REWA's public sewer expansion plan is a priority investment strategy based on the severity of wet weather incidences and the County's future land use map.
- Staff has worked with REWA and Metro to identify high growth areas beyond existing public sewer areas that will accommodate a substantial share of growth in the next 20 years.
- Staff is currently refining a geospatial methodology to assess land use issues within sewer basins with respect to planned versus actual zoned density.
- A critical step in the collaborative planning effort is the identification of priority investment areas for coordinated investment and orderly growth. With high growth areas identified, the next step is to identify reinvestment areas based on an evaluation of sewer capacity issues and redevelopment potential.

**Discussion:** Chairman Fant stated that the development community should not be directing where sewer is provided and pointed out County Council deviates from the Future Land Use map often causing a disconnect from what Metro Sewer and County Council is trying to accomplish.

Mr. Harrison stated the market and Government would need to work together to decide where development and infrastructure is best suited.

Ms. Jeffers-Campbell explained we need to focus on expanding as well as reinvesting in existing infrastructure.

Chairman Fant suggested a more coordinated effort between ReWa, Metro Sewer, and Greenville County will go a long way to cut down on development confusion.

#### **7. LDR Amendment Proposal - Use of Community Septic Systems**

Tee Coker presented an LDR amendment proposal for use of community septic systems. Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of an amendment to the Greenville County Land Development Regulations that will amend Article 2 Definitions, Article 7 Section 7.2 Water and Sewer Systems, and Article 22 Section 22.3.6 (F) Required Open Space (Open Space Network). This amendment will add new definitions relating to community septic systems, prohibit the use of community septic systems as an onsite wastewater system for all subdivisions, development and design review districts, and remove language allowing community wastewater collection and treatment systems.

**Discussion:** None.

**Motion:** by Mr. Bradley, to approve the LDR Amendment Proposal - Use of Community Septic Systems. The motion carried unanimously by voice vote with one absent (A. Mitchell).

**8. Adjourn**

Mr. Bradley made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:31 p.m.

Respectfully submitted,

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Nicole Miglionico  
Recording Secretary