

**Greenville County Planning and Development Committee Minutes**  
**July 17, 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:** S. Shaw

**Planning Commission Present:** S. Bichel; J. Bailey; J. Barbare

**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 5:02 p.m.

**2. Invocation**

Mr. Mitchell provided the invocation.

**3. Approval of the minutes of the June 19, 2023 - Committee meeting**

**Motion:** by Mr. Barnes to approve the minutes of the June 19, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2023-038**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-038.

The subject parcel zoned C-1, Commercial District is located along White Horse Road, a six to seven-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would not have an adverse impact on the surrounding area. Additionally, a successful rezoning would be consistent with the Berea Community Plan which designates this parcel as Commercial/Office and the Plan Greenville County Comprehensive Plan which primarily designates the parcel as Transitional Corridor.

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.

**Discussion:** None.

**Motion:** by Mr. Bradley to approve CZ-2023-038. The motion carried unanimously by voice vote.

**CZ-2023-041**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-041.

The subject portion of a parcel, zoned C-2, Commercial District is located on White Horse Road, a six-lane State-maintained arterial road and Eastbourne Road, a two to three-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to C-1, Commercial District aligns

with the Greenville County Comprehensive Plan which designates the parcel as Transitional Corridor and Suburban Edge. Additionally, a successful rezoning to C-1, Commercial District aligns with the Berea Community Plan which designates the parcel as Commercial/Office.

Based on these reasons, Staff recommends approval of the requested rezoning to C-1, Commercial District.

**Discussion:** None.

**Motion:** by Mr. Harrison to approve CZ-2023-041. The motion carried unanimously by voice vote.

#### **CZ-2023-042**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-042.

The subject parcels zoned R-S, Residential Suburban District are located on Lee Vaughn Road (HWY 417), a two-lane State-maintained arterial road and Woodruff Road (HWY 146), a two to eight-lane State-maintained arterial road. Staff is of the opinion that the proposed development includes uses which are consistent with the Five Forks Area Plan. Additionally, the proposed uses for the requested rezoning to FRD, Flexible Review District could support a growing residential area and could potentially alleviate some traffic going towards the Five Forks area by having similar uses available.

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 condition.

**Discussion:** Mr. Harrison stated the plan was well organized and kept with the Five Forks Area plan but there needed to be a compromise.

**Motion:** by Mr. Harrison, to deny CZ-2023-042. The motion carried unanimously by voice vote.

#### **CZ-2023-043**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-043.

The subject property, zoned R-S, Residential Suburban District, and R-12, Single-Family Residential District, is located along Adams Mill Road, a two-lane State-maintained residential road and Five Forks Road, a two to three-lane State-maintained collector road. Staff is of the opinion that the proposed development does not meet the intent of the Flexible Review District zoning classification. A townhome development would already be allowed under the R-12 zoning classification for part of the property, and allowed with greater density by rezoning to another standard zoning district. Upon review of the submitted Statement of Intent and Preliminary Development Plan staff finds no unique elements, extraordinary circumstances, or public improvements which would warrant the rezoning to a Flexible Review District.

Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.

**Discussion:** None.

**Motion:** by Mr. Harrison, to deny CZ-2023-043. The motion carried unanimously by hand vote.

**CZ-2023-044**

Mr. Baxley introduced the staff report and presentation into the record as background information for Comprehensive Plan Amendment CZ-2023-044.

The proposed text amendment includes the following changes:

1. To remove Uses Permitted, Uses by Special Exception, Conditional Uses and Prohibited Uses from Section 8:10.1-3 and add them to Table 6.1; Uses Permitted, Uses by Special Exception, and Conditional uses
2. Add new Signage Design Standards to Section 8:10.8 Signs
3. Add additional language to Section 8:10.9 Landscaping, Buffers, and Screening
4. Revise and add additional standards for Section 8:10.11 Architectural Form

Staff is of the opinion that the proposed text amendments would establish better criteria for guiding developers and reviewing projects within the BTM District to ensure a higher quality product which matches the original intent of the district.

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

**Discussion:** None.

**Motion:** by Mr. Bradley, to approve CZ-2023-044. The motion carried unanimously by voice vote.

**CZ-2023-045**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-045.

Current zoning regulations require a swimming pool on a residential lot to be located in the rear yard only. Staff often reviews pool applications for properties that are peculiar in shape, topography, easement placement, or have some other unique circumstance which would not allow a pool to be located entirely within a rear yard. The homeowners have no choice but to seek a variance from the Board of Zoning Appeals. The frequency with which this happens leads to a large number of these cases being reviewed by the BZA. The Board members with input from staff have drafted a revised set of ordinances which would give staff the ability to approve pools that encroach into a side yard in the event of a demonstrable hardship.

As part of these text amendments, a definition for “Swimming Pool” would be added to Article 4: Definitions.

Additionally, the following amendments would be made to Condition 18-B: Swimming Pool Requirements under Article 6, Section 6:2: Use Conditions:

1. Establish criteria by which the Zoning Administrator or their agent may grant permission for a pool to encroach into a side yard.
2. Set limits on how much of the side yard a pool could occupy.
3. Update setback requirements for swimming pools.
4. Establish screening requirements for pools which extend into a side yard.
5. Add detail to the restrictions on swimming pool lighting.

Staff is of the opinion that the proposed text amendments would provide better flexibility for reviewing pool construction projects on lots with unique circumstances. This flexibility would reduce the number of homeowners forced to seek variances which can be a hindrance for those who have unconventional lots.

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

**Discussion:** None.

**Motion:** by Mr. Harrison, to approve CZ-2023-045. The motion carried unanimously by voice vote.

**5. LDR Amendment / Subdivision Application Wait Time**

Ms. Jeffers-Campbell presented a request to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Land Development Regulations (LDR) to establish a waiting period of one hundred twenty (120) days for the submission of subdivision applications following a denial by the Planning Commission.

**Discussion:** Mr. Fant stated the Committee would like to amend the waiting period from 120 days to 60 days.

Mr. Bradley stated he would like to maintain the 120 days.

**Motion:** by Mr. Harrison, to amended the application to reduce the waiting period from 120 days to 60 days. The motion carried by voice vote with three in favor (E. Fant; C. Harrison; M. Barnes) and two in opposition (R. Bradley; A. Mitchell).

**Motion:** by Mr. Harrison, to approve as amended. The motion carried by voice vote with three in favor (E. Fant; C. Harrison; M. Barnes) and two in opposition (R. Bradley; A. Mitchell).

**6. Adjourn**

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:37 p.m.

Respectfully submitted,

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Nicole Miglionico  
Recording Secretary