

Greenville County Planning and Development Committee Minutes
August 14, 2023 at 5:00 p.m.
Council Committee Room at County Square

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

Members Absent: None.

Councilors Present: J. Russo; L. Seaman

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 5:08 p.m.

2. Invocation

Mr. Bradley provided the invocation.

3. Approval of the minutes of the July 17, 2023 - Committee meeting

Motion: by Mr. Mitchell to approve the minutes of the July 17, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2023-046

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-046.

The subject parcel zoned I-1, Industrial District is located along South Batesville Road, a two-lane state-maintained arterial road. Staff is of the opinion that a successful rezoning to the C-3, Commercial District would be consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Mixed Employment Center*. With that said, staff does not wish to see the rezoning process used as a tool to skirt enforcement action. The parcel contains multiple structures which were built recently without permits, which do not meet ordinance requirements, and which are being occupied by businesses that did not obtain certificates of occupation. While staff has based its decision on what to recommend based on the comprehensive plan, we do not wish for this to set a precedent for others hoping to ask forgiveness rather than permission. Were the property vacant, staff's recommendation would be the same.

Based on these reasons, staff recommends approval of the requested rezoning to C-3. Commercial District.

Discussion: Mr. Harrison explained the request for C-3 came from working with Greenville County staff to find a solution that fits the area and would not hinder the small businesses operating out of the site. Mr. Harrison stated there are many issues the owner would still need to resolve if the property was rezoned.

Mr. Fant stated development cannot occur in the wrong zoning or without permits. Mr. Fant believed approving the application would set a dangerous precedent.

Motion: by Mr. Bradley, to deny CZ-2023-046. The motion carried by voice vote with four in favor (E. Fant; M. Barnes; R. Bradley; A. Mitchell) and one in opposition (C. Harrison).

CZ-2023-047

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-047.

The subject parcel, zoned R-S, Residential Suburban District, is located along Vaughn Road, a two-lane County-maintained local road. The Plan Greenville County Comprehensive Plan designates the area as Suburban Neighborhood, which recommends a density of 3 to 5 units per acre. Staff is of the opinion that the proposed rezoning to FRD, Flexible Review District, to allow for a maximum of 35 units, is not consistent with the Comprehensive Plan and that the proposed density is too high for the surrounding area.

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

Discussion: Mr. Harrison stated after working with Greenville County staff and SCDOT there is a plan to fix Vaughn Road at the developer's expense. Mr. Harrison explained he would be requesting a contingency to make the intersection of Vaughn Road and Woodruff Road a right-in and right-out only traffic pattern. Mr. Harrison stated Greenville County staff nor Planning Commission were aware of the road improvement proposal when they made their recommendation.

Mr. Mitchell stated he appreciated the holistic viewpoint but would be voting according to staff's recommendation.

Mr. Fant was concerned about the residents on Vaughn Road.

Mr. Harrison explained the proposal would improve a road that otherwise would not be improved.

Mr. Bradley stated staff didn't recommend denial due to traffic.

Mr. Harrison stated the community is happy with the development if the road can be improved. Mr. Harrison explained the proposed road improvement was recommended by SCDOT to cut down on cut-through traffic and not hinder the existing residents.

Mr. Fant stated holding the application for 30 days allows the Committee to get the proposal in writing and hear from the community to ensure they are happy with the proposal.

Motion: by Mr. Harrison, to approve CZ-2023-047 contingent on the intersection of Vaughn Road and Woodruff road being transitioned into a right-in, right-out only. To be completed at the developer's expenses with no certificates of occupancy given until completion. The motion carried unanimously by voice vote.

Motion: by Mr. Barnes, to hold CZ-2023-047 until the next meeting. The motion carried unanimously by voice vote.

Motion: by Mr. Bradley, to approve CZ-2023-047 as amended. The motion carried unanimously by voice vote.

CZ-2023-047 was amended and held until the next meeting.

CZ-2023-048

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-048.

The subject parcel, zoned O-D, Office District, is located along Orders Street, a two-lane, State Maintained residential road. Staff is of the opinion that a successful rezoning to R-7.5, Single-Family Residential District is appropriate for the area and consistent with the surrounding zoning. Additionally, a successful rezoning and proposed use would be consistent with the Plan Greenville County, Comprehensive Plan which designates the parcel as *Traditional Neighborhood*. Based on these reasons, Staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.

Discussion: None.

Motion: by Mr. Mitchell, to approve CZ-2023-048. The motion carried unanimously by voice vote.

CZ-2023-049

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-049.

The subject parcel zoned R-S, Residential Suburban District is located along Woodruff Road, a two to eight-lane State-maintained arterial road. Staff is of the opinion that the requested rezoning to C-2, Commercial District would permit uses that would not have an adverse impact on the existing surrounding properties. Additionally, a successful rezoning would be consistent with the Five Forks Area Plan, which designates the parcel as *Commercial Center*. Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2023-049. The motion carried unanimously by voice vote.

CZ-2023-050

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-050.

The subject parcel zoned R-12; Single-Family Residential is located along West Road, a two lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District would not have an adverse impact on surrounding properties. Additionally, the requested rezoning would be consistent with surrounding zoning and uses.

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2023-050. The motion carried unanimously by voice vote.

- 5. Initiation of Zoning Map/Text Amendment: Pelham Road Commercial Corridor Overlay District**
Tyler Stone presented the Pelham Road Commercial Corridor Overlay District. The PCC Overlay District reflects the business community's desire to encourage development and corridor design that is compatible with mixed-use commercial thoroughfares and mixed-use employment centers located along Pelham Road from Blacks Drive to SC Hwy 14. As such, the standards of the PCC Overlay District focuses on site design of commercial properties, walkability, vehicular connectivity, beautification, and signage.

Therefore, staff is requesting that the Planning & Development Committee initiate the adoption process for the PCC Overlay District as an amendment to Article 8 of the Greenville County Zoning Ordinance by adding Section 8.22 PCC, Pelham Road Commercial Corridor Overlay District – a new Special Purpose District.

Discussion: Mr. Harrison stated this will not be a burden to existing business owners and is designed to be done overtime as the area redevelops.

Motion: by Mr. Harrison, to approve and forward to full Council. The motion carried unanimously by voice vote.

- 6. LDR Amendment Proposal: Septic Subdivision Requirements and Riparian Buffers**
Ms. Jeffers-Campbell presented an amendment to the Greenville County Land Development Regulations with the goal to establish countywide riparian buffer standards and septic design standards for development in the unzoned areas of the County.

The amendment was drafted in response to:

1. The growth management and water quality issues identified by the Comp Plan - The County's official policy statement regarding the physical growth and development within a 20-year horizon
2. An increase in proposals for large high-density septic developments in unzoned areas lacking public sewer, adequate transportation facilities and other services.
3. New MS4 Permit compliance standards that will require the County to regulate septic development in order to meet minimum water quality standards.
4. Staff's ongoing conversation with the Planning and Development Committee regarding rural residential development

Discussion: Mr. Fant asked what the minimum set back requirement was. Ms. Jeffers-Campbell stated currently, there are no countywide riparian buffer standards in Greenville County. Ms. Jeffers-Campbell explained SCDHEC requires Greenville County to be responsible for pollutants.

Mr. Fant asked if the set-back could change from 100 feet to 50 feet. Ms. Jeffers-Campbell stated research shows you need at least 100 feet.

Mr. Harrison stated the concern is the decrease in developable area which would devalue the existing property or increase the cost of new homes. Ms. Jeffers-Campbell explained the

proposal is creating more of a phased approach to growth. Mr. Harrison stated he was worried about devaluing people's property.

Mr. Mitchell asked if this setback was for any water body or flowing water. Ms. Jeffers-Campbell stated it would be required for a subdivision with 10 or more lots, with septic, and streams on site.

Mr. Harrison stated he is in favor of the environmental benefits but is concerned about unintended consequences.

Mr. Bradley stated he hasn't heard from anybody in his district who owns property that are in opposition of the proposal.

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

7. Resident Request to Initiate Zoning Text Amendment: Paris Mountain Access

Joshua Henderson stated an appeal was submitted, therefore, this item was stayed under the Zoning Ordinance.

8. Adjourn

Mr. Bradley made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 6:07 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico

Recording Secretary