

**Greenville County Planning and Development Committee Minutes**  
**September 18, 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:** None.

**Planning Commission Present:** S. Bichel; J. Wood; M. Shockley

**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. Barnes provided the invocation.

**3. Approval of the minutes of the August 14, 2023 - Committee meeting**

**Motion:** by Mr. Bradley to approve the minutes of the August 14, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2023-052**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-052.

The subject parcel, zoned I-1, Industrial District, is located along Roper Mountain Road, a two to four-lane State-maintained arterial road and Snipes Road, a two-lane County-maintained Local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would not be consistent with the Plan Greenville County Comprehensive Plan, which designates the majority of the parcel as *Industrial*. It would also be inconsistent with the Dublin Road Area Plan which also designates the parcel as *Industrial*. Furthermore, the Dublin Road Area Plan states that no increase in residential density is warranted without improvements to the area's infrastructure.

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

**Planning Commission added conditions**

- Install SCDOT approved left turn lane onto Snipes Road
- Use stormwater management to hold back the 100-year floodplain
- Allocate right-of-way along Snipes Road for road improvements
- Submit a Final Development Plan for Review and approval prior to the issuance of any land development or building permits
- The development will have to contribute \$100,000 dollars in escrow with the County (P&D amendment)

**Discussion:** Mr. Harrison stated stormwater is an issue in the area and he would like the developer to contribute \$100,000 in escrow with Greenville County to be used solely for additional stormwater management to be used within the Dublin Road Area Plan community.

Chairman Fant stated after discussions with staff, neighbors and GADC they don't see the property being utilized for industrial use.

**Motion:** by Mr. Harrison, to approve CZ-2023-052 amendment. The motion carried unanimously by voice vote.

**Motion:** by Mr. Harrison, to approve CZ-2023-052. The motion carried unanimously by voice vote.

#### **CZ-2023-054**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-054.

The subject parcel, zoned R-7.5, Single-Family Residential District, is located along Gridley, Morris, and Bailey Streets which are all two-lane, County maintained local roads. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Traditional Neighborhood*.

The development would have to meet the following condition:

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:** None.

**Motion:** by Mr. Mitchell, to approve with conditions CZ-2023-054. The motion carried unanimously by voice vote.

#### **CZ-2023-055**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-055.

The subject parcels zoned R-S, Residential Suburban District are located along Brown Road, a two-lane, State-maintained arterial road, Highway 153, a two to three-lane, State-maintained arterial road, and Interstate 185 Exit 12 Ramp, a one-lane, State-maintained road. Staff is of the opinion that the requested rezoning to S-1, Services District would permit uses that would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcels as *Mixed Employment Center* and the South Greenville Area Plan, which designates the parcels as *Service/Industrial*. Additionally, Staff believes the permitted uses would not have an adverse impact on the current surrounding uses.

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-2023-055. The motion carried by voice vote with four in favor (E. Fant; M. Barnes; C. Harrison; A. Mitchell) and one in opposition (R. Bradley).

**CZ-2023-056**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-056.

The subject parcel, zoned PD, Planned Development District is located along Highway 14, a two to six-lane State-maintained arterial road and Vaughn Road, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to PD-MC, Planned Development Major Change, to revise the Statement of Intent altering the signage standards would not have an adverse impact on the surrounding properties.

The development would have to meet the following conditions:

1. Submit a Sign Permit Application for review.

Based on these reasons, Staff recommends approval of the requested rezoning to PD-MC, Planned Development District - Major Change.

**Discussion:** None.

**Motion:** by Mr. Harrison, to approve with conditions CZ-2023-056. The motion carried unanimously by voice vote.

**CZ-2023-058**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-058.

The subject parcel, zoned R-R3, Rural Residential is located along Old Hundred Road, a two-lane State-maintained Collector road. Staff is of the opinion that while the requested rezoning to R-R1, Rural Residential, is not consistent with the [Plan Greenville County Comprehensive Plan](#) with regards to permitted gross density, the request is consistent with surrounding parcel sizes in the area and would not create an adverse impact on surrounding properties.

Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.

**Discussion:** Mr. Harrison commended the community for previously zoning the area.

**Motion:** by Mr. Bradley, to deny CZ-2023-058. The motion carried unanimously by voice vote.

**5. Held Rezoning Request**

CZ-2023-047 was withdrawn by the Applicant

**6. Initiation of a map amendment to the Taylors Main Street Development District.**

Mr. Baxley presented a request to initiate a map amendment to the Taylors Main Street Development District. This will be to remove a portion of parcel T008000300101 (as shown as Tract 1 on the

attached survey) from this overlay. By doing so, the portion of the parcel will be subject to the development regulations as outlined in the Greenville County Zoning Ordinance for the C-3, Commercial District.

**Discussion:** Alex Reynolds, of Taylors Town Square, explained this is a part of a larger transaction where the developer plans to donate other parcels in the area to Taylors Town Square and rezone this parcel for development. Mr. Reynolds stated the parcel would no longer front Main Street in Taylors.

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

**7. Initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 12, Table 12.1 Community Recreation Area.**

Mr. Baxley presented a request to initiate a text amendment to the Greenville County Zoning Ordinance that will amend Article 12, Table 12.1 Community Recreation Area that will change the parking requirements for Community Recreation Areas as outlined below:

**Community recreation area (existing text)**

~~With Swimming Pool—One space for every 100 square feet of water surface area. Without Swimming Pool—One space per 30 square feet of assembly area.~~

**Community recreation area (proposed text)**

- One space per each 2000 sq. ft. of site amenity area

The current regulations make it very onerous on subdivisions that wish to have amenity areas which require very high parking standards. Reducing the minimum parking requirements for these uses is fitting since the amenity areas within subdivisions are mainly accessible by walking.

**Discussion:** Mr. Henderson stated the intent is to reduce the number of vehicles and impervious area because the residents are typically walking to the amenities.

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

**8. Adjourn**

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

Respectfully submitted,

*Nicole Miglionico*

Nicole Miglionico

Recording Secretary