

**Greenville County Planning and Development Committee Minutes**  
**October 2, 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. Barbare; B. Kirven; B. Blount

**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 5:04 p.m.

**2. Invocation**

Mr. Harrison provided the invocation.

**3. Approval of the minutes of the September 18, 2023 - Committee meeting**

**Motion:** by Bradley to approve the minutes of the September 18, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2023-060**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-060.

The subject portion of a parcel zoned R-15, Single-Family Residential is located along Lockman Drive, a two-lane County-maintained Residential Road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would not be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Suburban Neighborhood* and recommends a density of 3 to 5 dwellings per acre. Additionally, the current parcel is a buildable lot, and if rezoned will continue to be a buildable lot; however, reduction of the parcel size would not be consistent with surrounding parcel sizes in the area.

Based on these reasons, staff recommends denial of the requested rezoning to R-6, Single-Family Residential District.

**Discussion:** None.

**Motion:** by Mr. Barnes to approve CZ-2023-060. The motion carried unanimously by voice vote.

**CZ-2023-062**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-062.

The subject parcels, zoned I-1, Industrial District, are located along Pinckney Street, a two-lane, County-maintained local road. Staff is of the opinion that the proposed uses, as outlined in the

Statement of Intent, will bring a community driven atmosphere to Poe Mill and have a positive impact on the surrounding area.

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:** None.

**Motion:** by Mr. Mitchell to approve with condition CZ-2023-062. The motion carried unanimously by voice vote.

### **CZ-2023-063**

Mr. Baxley stated CZ-2023-063 had been withdrawn.

### **CZ-2023-064**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-064.

The subject parcels zoned R-S, Residential Suburban District are located along Fork Shoals Road, a two-lane State-maintained Collector road and Talley Scott Road, a one-lane County-maintained Residential road. Staff is of the opinion that requested density and zoning district is consistent with Single-Family Residential Developments in the area and will not have an adverse impact on adjacent properties.

Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.

**Discussion:** Chairman Fant pointed out that we continue to approve rezoning applications that are inconsistent with the future land use map. Chairman Fant stated there needed to be consistency with rezoning approvals. Mr. Stone explained there is an opportunity to review the future land use map in 2024 when they update the Comprehensive Plan.

**Motion:** by Mr. Harrison to approve CZ-2023-064. The motion carried unanimously by voice vote.

## **5. Returned Rezoning Request**

### **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 commended Mr. Kirven, Ms. Phillips, the developer and White Hall Plantation HOA for coming to an agreement that satisfies everyone.

**Motion:** by Mr. Harrison to approve with condition CZ-2023-042. The motion carried unanimously by voice vote.

**8. Adjourn**

Mr. Bradley made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:18 p.m.

Respectfully submitted,

*Nicole Miglionico*

Nicole Miglionico  
Recording Secretary