

**Greenville County Planning and Development Committee Minutes**  
**November 6, 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:** B. Kirven

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

**Staff Present:** D. Campbell; T. Coker; R. Jeffers-Campbell; J. Henderson; T. Baxley; K. Mulherin; 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 October 2, 2023 - Committee meeting**

**Motion:** by Mr. Mitchell to approve the minutes of the October 2, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2023-067**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-067.

The subject parcel, zoned R-S, Residential Suburban District, is located along Five Forks Road, a two to five-lane State-maintained Collector road and Parkside Drive, a two-lane County-maintained Residential road. Staff feels the design of the parking area and the relationship of the building front to the street is not consistent with the intent of the Neighborhood Commercial District. The materials indicated on the elevation drawings may also be out of place for the area. Additionally, Staff is left with unknowns as to how grading, stormwater management, and tree preservation will be handled on the site. Staff is of the opinion that a successful rezoning to NC, Neighborhood Commercial District with the Preliminary Development Plan provided does not meet the intent of the Neighborhood Commercial District.

Based on these reasons, staff recommends denial of the requested rezoning to NC, Neighborhood Commercial District.

**Discussion:** None.

**Motion:** by Mr. Harrison, to deny CZ-2023-067. The motion carried unanimously by voice vote.

**CZ-2023-068**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-068.

The subject parcel, zoned R-S, Residential Suburban District, is located along State Park Road, a two-lane State-maintained Collector road and Wild Orchard Road, a one-lane County-maintained Residential road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District is consistent with the existing character of the area and would not have an adverse impact.

Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.

**Discussion:** Chairman Fant pointed out the importance of zoning. Chairman Fant explained it is the best way to control what uses are allowed in your area.

**Motion:** by Mr. Barnes, to approve CZ-2023-068. The motion carried unanimously by voice vote.

#### **CZ-2023-069**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-069.

The subject parcel, zoned R-S, Residential Suburban District and S-1, Services District, is located on the northern corner of Fairview Road, a two to five-lane State-maintained arterial road and Neely Ferry Road, a two-lane State-maintained Residential Road. Staff is of the opinion that while a successful rezoning to C-3, Commercial District would not be consistent with the Plan Greenville Comprehensive Plan which designates the property as Suburban Neighborhood, it would allow for less intensive uses than are currently permitted under the S-1, Services District.

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

**Discussion:** None.

**Motion:** by Mr. Bradley, to hold CZ-2023-069. The motion carried unanimously by voice vote.

#### **CZ-2023-070**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-070.

The subject parcel zoned R-15, Single-Family Residential District is located along Tulane Avenue, a two-lane County-maintained Residential road. Staff is of the opinion that the existing zoning is appropriate for this area which is mainly characterized by single-family residential uses and allowing the proposed use of farm animals could have an adverse impact on surrounding properties.

Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.

**Discussion:** Chairman Fant pointed out the surrounding zoning and homes. Chairman Fant stated approving the application would set a dangerous precedent.

Chairman Fant asked what would happen long-term if they approved the application. Mr. Henderson stated a rezoning would allow for any animals or livestock on the property with no animal limit.

Mr. Harrison explained the decision was difficult due to the neighbors being in favor of the rezoning. Mr. Henderson stated there was public opposition to the application.

**Motion:** by Mr. Mitchell, to deny CZ-2023-070. The motion carried by voice vote with three in favor (E. Fant; M. Barnes; A. Mitchell) and two in opposition (C. Harrison; R. Bradley).

**CZ-2023-072**

Mr. Stone introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-072.

The Pelham Road Commercial Corridor Overlay District is intended 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. Considerations include site design of commercial properties, walkability, vehicular connectivity, beautification, and signage. The district also aims to protect investments in commercial and residential properties by ensuring new development is consistent with the visions outlined in the Plan Greenville County Comprehensive Plan.

Therefore, staff is requesting approval by resolution of the Pelham Road Commercial Corridor Overlay District standards as an amendment to the Greenville County Zoning Ordinance.

**Discussion:** Mr. Harrison stated Planning Commission recommended denial due to questions and clarification needed. Mr. Harrison asked for the item to be returned to Planning Commission.

Mr. Henderson explained staff had discussed the concerns of the Planning Commission and would be happy to address those concerns.

Ms. Jeffers-Campbell explained many of the concerns were about transparency and clarified that transparency is only required in sub-area a. Ms. Jeffers-Campbell stated another issue was in regards to buffer requirements. Ms. Jeffers-Campbell explained the setback and buffer requirements work together as one. Ms. Jeffers-Campbell stated the last concern was about sidewalk requirements in the industrial areas due to the size of the industrial buildings. Ms. Jeffers-Campbell explained if the desire is for the area to be a walkable, sidewalks will be needed.

Mr. Harrison agreed with staff and stated there was a great stakeholder group involved with the overlay development. Mr. Harrison explained that because the questions had been addressed he would like to send the application forward.

**Motion:** by Mr. Harrison, to approve CZ-2023-072. The motion carried unanimously by voice vote.

**5. Initiation of a Text Amendment to the Greenville County Zoning Ordinance that will amend Article 7, Section 7:3.4 Side Setbacks in Single-Family Residential Districts.**

Mr. Henderson presented the initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 7, Section 7:3.4 Side Setbacks in Single-Family Residential Districts that will provide rural residential districts the ability to have accessory buildings, barns, and stables to be located in the front yard. These districts are unique in that they are mostly large parcels that have

additional agricultural activity; and requiring these structures to be located in side and rear yards (as the Zoning Ordinance currently allows) makes it very difficult when the dwelling is placed so far back into the parcel.

**Discussion:** Mr. Henderson explained there have been several cases going to the Board of Zoning Appeals where large parcels have barns in their front yard but the requirements would make them move the barns to their back or side yards away from the pasture land. Mr. Henderson stated this would help the rural districts.

Mr. Harrison asked if there were already many barns in the front yard. Mr. Henderson stated yes there are many existing non-conforming and un-permitted uses.

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

6. *\*Agenda item 6 was presented before item 5\**

**Request to Recommend a Resolution for Adoption requiring the Planning Commission to submit an annual report assessing the impact of major subdivisions served by septic systems in the unzoned areas of Greenville County**

Ms. Jeffers-Campbell presented a Resolution that assigns the Planning Commission to submit an annual report assessing the impact of major subdivisions served by septic systems in the unzoned areas of Greenville County.

**Discussion:** None.

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

7. **Request to Recommend a Resolution for Adoption directing the Planning Commission to study, develop, and recommend future land use map and zoning map amendments for Greenville County**

Ms. Jeffers-Campbell presented a Resolution that assigns the Planning Commission to study, develop, and recommend future land use map and zoning map amendments for Greenville County.

**Discussion:** None.

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

8. **Adjourn**

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

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Nicole Miglionico  
Recording Secretary