

**Greenville County Planning and Development Committee Minutes
December 4, 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: S. Shaw

Planning Commission Present: None.

Staff Present: D. Campbell; T. Coker; J. Henderson; T. Baxley; K. Mulherin; N. Miglionico; IS Staff

1. Call to Order

Chairman Fant called the meeting to order at 5:09 p.m.

2. Invocation

Chairman Mitchell provided the invocation.

3. Approval of the minutes of the November 6, 2023 - Committee meeting

Motion: by Mr. Mitchell to approve the minutes of the November 6, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2023-073

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-073.

The subject parcel, currently Unzoned, is located along Terry Road, a one-lane County-maintained Residential Road. Staff is of the opinion that the requested rezoning to R-R3, Rural Residential District is consistent with surrounding zoning districts and allows for similar uses. Additionally, the request is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Rural*.

Based on these reasons, staff recommends approval of the requested rezoning to R-R3, Rural Residential District.

Discussion: None.

Motion: by Mr. Bradley, to approve CZ-2023-073. The motion carried unanimously by voice vote.

CZ-2023-074

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-074.

The subject parcel zoned R-S, Residential Suburban is located along Conestee Road, a two-to-three lane State-maintained Collector road, Lakewood Drive, a two-lane County-maintained Residential road, Mauldin Road, a five-lane State-maintained Arterial road, and West Butler Road, a five-to-six lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent the Plan Greenville County Comprehensive Plan, which designates a majority of the

parcel as *Mixed Employment Center*. Additionally, the requested rezoning is consistent with Zoning Districts adjacent to the parcel.

Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.

Discussion: Mr. Fant stated he received a few last-minute emails in objection to the rezoning and asked Taft Matney about the meetings he had with the nearby church. Mr. Matney explained they met with the deacon board, held a community meeting and answered questions. Mr. Matney stated they have not received any objection to the rezoning since the community meeting.

Motion: by Mr. Harrison, to approve CZ-2023-074. The motion carried unanimously by voice vote.

CZ-2023-075

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-075.

The subject parcels zoned R-S, Residential Suburban District are located along Griffin Road, a two lane County-maintained Residential Road. Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential District is more consistent with the Plan Greenville County Comprehensive Plan, which designates the parcels as *Suburban Mixed Use* and suggests a density of 6 to 20 dwellings per acre. Additionally, the proposed use is consistent with adjacent developments.

Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential District.

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2023-075. The motion carried unanimously by voice vote.

CZ-2023-076

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-076.

The subject parcel, zoned C-2, Commercial District, is located along Impact Drive, a two-lane County-maintained Residential road. Staff is of the opinion the that the requested rezoning to FRD, Flexible Review District is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Transitional Corridor*. Additionally, the proposed use and intent behind the rezoning is consistent with the Augusta Road Corridor Strategic Plan, which suggests Multifamily and Supportive Housing Services.

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. Barnes, to approve with condition CZ-2023-076. The motion carried unanimously by voice vote.

CZ-2023-077

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-077.

The proposed amendment would remove a portion of parcel T008000300101, approximately 7.95 acres, from the Taylors Main Street Development District boundary per Section 8:11.3 Official MSDD Boundary of the Greenville County South Carolina Official Zoning Map. By doing so, this portion of the parcel will be subject to the development regulations as outlined in Greenville County Zoning Ordinance for the underlying zoning districts. The property is currently split zoned C-3, Commercial District, R-20, Single-Family Residential District, and R-M10, Multifamily Residential District.

Staff is of the opinion that the proposed changes would allow for this portion of the parcel that fronts Wade Hampton Boulevard to be developed in a more consistent way with other developments in the area.

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

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2023-077. The motion carried unanimously by voice vote.

CZ-2023-078

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-078.

The proposed amendment would change the minimum parking requirements for community recreation areas to be based off of *site amenity area*, additionally swimming pools shall require one space for every 100 square feet of water surface area. Staff is proposing the following language;

Community recreation area (proposed text)

One space for each 2000 sq. ft. of site amenity area. In addition, swimming pools shall require one space for every 100 square feet of water surface area.

Staff is of the opinion that the proposed changes would allow for more amenities to be provided within subdivisions while reducing the hardscape required by the current language.

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

Discussion: None.

Motion: by Mr. Mitchell, to approve CZ-2023-078. The motion carried unanimously by voice vote.

CZ-2023-079

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-079.

The subject parcel, zoned R-10, Single-Family Residential District is located along W. Parker Road, a four-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to O-D, Office District would allow for uses that could be of service to the surrounding community. Furthermore, the proposed use of a community center is in line with the Greenville County Comprehensive Plan which lists civic facilities as a secondary use in Mixed-Use Corridors.

Based on these reasons, staff recommends approval of the requested rezoning to O-D, Office District.

Discussion: None.

Motion: by Mr. Bradley, to approve CZ-2023-079. The motion carried unanimously by voice vote.

CZ-2023-080

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-080.

The subject parcel, zoned R-20, Single-Family Residential District is located along Elizabeth Drive, a two-lane County-maintained local 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, the creation of the proposed 15' foot landscape buffer adjacent to residential would be an increase in the buffer area currently provided.

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

Discussion: Mr. Henderson stated that Mr. Tzoulevekis requested the application be amended to request C-1 zoning. Mr. Henderson explained it would require the adjacent property to be rezoned to C-1 because this portion is being added to it, otherwise it would be a split zoned property.

Mr. Harrison asked if they amend the rezoning would it accomplish all of the goals the applicant has or would it take an additional three months to resolve. Mr. Henderson stated yes and explained if this property is rezoned to C-1 it would be a split zoned property which is not considered good planning practice but is not prohibited.

Motion: by Mr. Harrison, to approve CZ-2023-080. The motion carried by voice vote with three in favor (E. Fant; C. Harrison; R. Bradley) and two in opposition (A. Mitchell; M. Barnes).

CZ-2023-081

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-081.

The subject parcel, zoned R-10, Single-Family Residential District is located along W. Parker Road, a

four-lane State-maintained arterial road and Clark Drive, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as Traditional Neighborhood. A multifamily development would not be out of place adjacent to the apartment complex on the opposite side of Clark Drive.

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

Discussion: Mr. Bradley asked for clarification on the proposed parking of thirty parking spaces with up to twenty-six units allowed. Mr. Baxley stated the applicant is proposing five duplexes. Mr. Harrison clarified that legally they could build twenty-six units but physically the land would not allow that many units.

Motion: by Mr. Mitchell, to approve CZ-2023-081. The motion carried unanimously by voice vote.

CZ-2023-082

Mr. Baxley stated the applicant has requested to hold the application until February 5, 2024 to allow for time to meet with neighbors. Mr. Baxley stated the applicant is planning to request an amendment to the application to C-1.

Discussion: None.

Motion: by Mr. Harrison, to hold CZ-2023-082. The motion carried unanimously by voice vote.

CZ-2023-083

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-083.

The subject parcel, zoned R-S, Residential Suburban District is located along Old Boiling Springs Road, a two-lane State-maintained local road and Buena Vista Way, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a townhome development would be consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as Suburban Mixed-Use and would not have an adverse impact on the surrounding area.

The development would have to meet the following conditions:

1. Provide revisions to the Preliminary Development Plan and Statement of Intent as listed in the Memo on Comment Responses.
2. Submit 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 conditions.

Discussion: None.

Motion: by Mr. Harrison, to approve with conditions CZ-2023-083. The motion carried unanimously by voice vote.

CZ-2023-084

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-084.

The subject parcel, zoned R-S, Residential Suburban District is located along Old Boiling Springs Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to create a single-family detached development would be consistent with the Plan Greenville County Comprehensive Plan which designates the property as Suburban Neighborhood and would not have an adverse impact on the surrounding area.

The development would have to meet the following conditions:

1. Provide revisions to the Preliminary Development Plan and Statement of Intent as listed in the Memo on Comment Responses.
2. Submit 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 conditions.

Discussion: Mr. Harrison stated the developer did a great job communicating with the neighbors and providing run-off mitigation.

Motion: by Mr. Harrison, to approve with conditions CZ-2023-084. The motion carried unanimously by voice vote.

5. Held Rezoning Request

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 approve CZ-2023-069. The motion carried unanimously by voice vote.

6. Mountain Creek Study Area: Moratorium

Mr. Shaw requested to approve and forward to full Council an Ordinance imposing a moratorium on the acceptance of new applications for preliminary plans, review district zoning map amendments, and multifamily residential developments within the Mountain Creek Area Plan study area for a period of nine (9) months.

Discussion: Mr. Fant asked for the geographical size of the area. Mr. Stone stated staff was unsure of the exact size but could look into it and get back to the Committee.

Mr. Shaw stated the purpose of the Ordinance was to work in conjunction with the riparian buffer Resolution. Mr. Shaw pointed out major waterways and low areas in the Mountain Creek study area. Mr. Shaw believed the area was working to be redefined, to create a recreational area and recognize the historical significance of the area. Mr. Shaw stated he is asking for a nine month pause to provide staff time to come up with an overlay to protect the unique area.

Mr. Bradley recused himself from further discussion on the item.

Mr. Harrison asked if Mr. Shaw knew how much area the study area included. Mr. Shaw estimated 6-7 square miles.

Mr. Fant asked for the current general zoning of the area. Mr. Stone stated single-family residential ranging from R-12 to R-S. Mr. Fant asked what percentage of the area had access to water and sewer. Mr. Stone stated most of the area has access to water but was unsure how far sewer went north of State Park Road and Reid School Road.

Mr. Harrison stated he was concerned with the size and length of time being requested. Mr. Harrison suggested a moratorium on rezoning requests in a smaller area.

Mr. Stone stated staff is working with residents to create an area plan for the community.

Mr. Campbell stated he believed with the limited time and area the Ordinance would withstand judicial scrutiny.

Mr. Barnes pointed out that it was a large portion of land.

Mr. Fant stated his concern was that new residents coming to Greenville County needed a place to live. Mr. Fant explained if development will be restricted where there isn't water and sewer then also restricted in areas where there is access, where are developers supposed to build.

Mr. Fant suggested bringing back something with a smaller area.

Motion: by Mr. Barnes, to deny. The motion carried unanimously by voice vote with one recused (R. Bradley).

7. Adjourn

Mr. Harrison made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 6:03 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico
Recording Secretary