

Greenville County Planning and Development Committee Minutes
February 5, 2024 at 5:00 p.m.
Council Committee Room at County Square

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

Members Absent: A. Mitchell

Councilors Present: None.

Planning Commission Present: None.

Staff Present: D. Campbell; T. Coker; J. Henderson; C. Nalley; T. Stone; 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 Bradley provided the invocation.

3. Approval of the minutes of the December 4, 2023 - Committee meeting

Motion: by Mr. Barnes to approve the minutes of the December 4, 2023 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2024-001

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-001.

The subject parcel, zoned R-M20, Multifamily Residential District, is located along Old Augusta Road Extension, a two-lane, State-maintained local road & Moon Acres Road, a two-to-three lane, County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as Mixed Employment Center and the South Greenville Area Plan, which designates the parcel as Commercial.

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

Discussion: None.

Motion: by Mr. Bradley, to approve CZ-2024-001. The motion carried unanimously by voice vote.

CZ-2024-002

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-002.

The subject parcel zoned S-1, Services District is located along S. Old White Horse Road, a two-lane County-maintained local road and Page Drive, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to R-7.5, Single-Family Residential District would be consistent

with adjacent uses to the South and would not create additional adverse impacts on surrounding properties.

Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2024-002. The motion carried unanimously by voice vote.

CZ-2024-004

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-004.

The subject parcel zoned R-S, Residential Suburban District is located along Greenbriar Drive, a two lane County-maintained local road and Log Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that while the requested zoning district is consistent the Plan Greenville County Comprehensive Plan in terms of density (3 – 5 dwellings per acre), the compatibility with uses along Greenbriar Drive and the surrounding area characteristics are not consistent.

Based on these reasons, staff recommends denial of the requested rezoning to R-10, Single-Family Residential District.

Discussion: Mr. Harrison stated it was important to note that the nearby R-10 zoning is within Mauldin City limits.

Motion: by Mr. Harrison, to deny CZ-2024-004. The motion carried unanimously by voice vote.

CZ-2024-005

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-005.

The subject parcel zoned R-S, Residential Suburban District is located along State Park Road, a two-lane, State-maintained arterial road. Staff is of the opinion that the requested rezoning to R-12, Single-Family Residential District is not consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Suburban Edge* and recommends a gross density of 0 to 1 dwelling per acre. Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential District.

Discussion: None.

Motion: by Harrison, to deny CZ-2024-005. The motion carried unanimously by voice vote.

Chairman Fant recused himself.

CZ-2024-007

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-007.

The subject parcel, zoned R-S, Residential Suburban District is located along Griffin Mill Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential District would be consistent with other approved rezoning requests along Griffin Mill Road. The potential residential density of 2.9 units per acre would be less than what is called for under the comprehensive plan designation of *Mixed Employment Center (3-8 units/acre)*, and only slightly above what is called for under the South Greenville Area Plan designation of *Rural Residential (1-2 units/acre)*.

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-family Residential District.

Discussion: Mr. Bradley stated the area is rapidly growing and at some point, there will need be infrastructure improvements.

Motion: by Mr. Barnes, to deny CZ-2024-007. The motion carried unanimously by voice vote. *This motion was reconsidered resulting in the subsequent motion for approval.*

Motion: by Mr. Barnes, to approval CZ-2024-007. The motion carried by voice vote with two in favor (M. Barnes; C. Harrison) and one in opposition (R. Bradley).

Chairman Fant returned

CZ-2024-008

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-008.

The subject parcels, zoned FRD, Flexible Review District are located along Farmers Circle, a one-lane County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would remove protections assured to residents of Farmers Circle which were conditions of approval for the Flexible Review District rezoning. Staff also feels that allowing a commercial use, especially one utilizing large trucks, to encroach onto the narrow road could pose a safety risk.

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

Discussion: Mr. Bradley asked if the FRD gave residents the assurance there would be no commercial trucks on the road. Mr. Barnes explained the FRD prevented entrance from the back of the property for emergencies. Mr. Barnes stated it is for emergency exit only. Mr. Henderson stated the proposed use is emergency exit only but it would not be required to maintain emergency use only.

Mr. Harrison stated nothing can be guaranteed but he supports S-1 in the area.

Motion: by Mr. Barnes, to approve CZ-2024-008. The motion carried unanimously by voice vote.

CZ-2024-009

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-009.

Under the current language of Article 7, Section 7:3.4, Side Setbacks in Single-family Residential Districts, of the Greenville County Zoning Ordinance, accessory structures on residential lots are only permitted in the side or rear yard. This is limiting on rural lots which tend to be larger and may contain both residences and agricultural uses. For example, under the current language of the Zoning Ordinance a 10-acre property with a home on the rear of the lot could not place a barn or stable closer to the road than the front line of the home. To address that limitation, this amendment proposes to add the following language to Section 7:3.4:

In the R-R1, Rural Residential District, R-R3, Rural Residential District, and AG, Agricultural Preservation District, accessory buildings, barns, and stables are permitted to be located in the front yard so long as the setbacks of the underlying zoning district are met. In the R-S, Residential Suburban District, accessory buildings, barns, and stables are permitted in the front yard when the minimum acreage of the parcel is at least 1 acre and the setbacks of the underlying zoning district are met. In the R-R1, R-R3, AG, and R-S districts, accessory structures in front yards shall not be set back less than 30 feet from any right-of-way line and may not occupy more than 20 percent of the front yard.

Staff is of the opinion that the proposed changes would allow for more flexibility when laying out lots in rural zoning districts. It may also allow homeowners with agricultural accessory uses to utilize their land more efficiently.

Based on these reasons, staff recommends approval of the proposed text amendment.

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2024-009. The motion carried unanimously by voice vote.

Mr. Barnes requested docket CZ-2024-007 be reconsidered.

Motion: by Mr. Barnes, to reconsider CZ-2024-007. The motion carried unanimously by voice vote.

CZ-2024-007 was reconsidered and a motion for approval was carried forward.

5. **Held Rezoning Request**

CZ-2023-082

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-082.

The subject parcel, zoned R-S, Residential Suburban District is located along Geer Highway, a four to five-lane State-maintained arterial road and Keeler Road, a two-lane State-maintained local road. Staff is of the opinion that requested zoning district of R-M12, Multifamily Residential District would not be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as Suburban Edge. The requested zoning would also not be consistent with the surrounding area.

Based on these reasons, staff recommends denial of the requested rezoning to R-M12, Multifamily Residential District.

Discussion: Mr. Harrison stated the applicant is interested in holding some meetings to figure out his options moving forward. Mr. Harrison asked what options the applicant had since a rezoning to R-M12 was unlikely. Mr. Baxley stated his options will depend on what he wants to do with the property. Mr. Baxley explained there had been conflicting information on the proposed land use.

Mr. Harrison recommended holding the application to provide the applicant additional time.

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

6. Returned Rezoning Request

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 explained the applicant obtained a variance to waive the 15-foot buffer width but they still need to provide screening at the property line. Mr. Henderson stated the current property that they are trying to rezone is going to be combined with the property to the north-west that will be redeveloped as a bank. There was no request to rezone that property and if this property is rezoned the properties would be split-zoned.

Mr. Harrison stated the main uses are already within C-2 zoning.

Motion: by Mr. Bradley, to approve CZ-2023-80. The motion carried unanimously by voice vote.

7. Returned Rezoning Request

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: Mr. Harrison asked for a brief summary of the Planning Commission comments on the application and why staff recommended denial. Mr. Henderson stated there was no discussion from the Planning Commission. Mr. Henderson explained the parcel is within a platted subdivision area and allowing all farm animals would be inconsistent with the surrounding character of the area.

Mr. Fant stated he asked staff if there was a way to rezone the property for now, then it goes back to its original zoning if the current property owner sells the land or passes away. Mr. Henderson stated no, there is no sunset provision for this type of rezoning request. Mr. Fant stated he would be willing to do it if it were possible. Mr. Fant stated he had received complaints from neighbors who believed they were being ignored.

Mr. Bradley stated he would love to see the kids be able to keep the animals, but he doesn't see how they could change the rules.

Mr. Barnes pointed out the residents bought the property with R-15 zoning.

Motion: by Mr. Barnes, to deny CZ-2023-070. The motion carried unanimously by voice vote.

8. Discussion on Mobile Food Units

Mr. Henderson pointed out potential issues that County Council may want to address with Mobile Food Units. Mr. Henderson explained these businesses are currently unregulated, unpermitted, not inspected for structural or life/safety issues, and are only inspected once by SCDHEC. Mr. Henderson stated in March the fire department will begin conducting yearly inspections.

Mr. Fant was not interested in overregulation or high permit fees.

Mr. Harrison questioned how we would know if a citizen started a mobile food unit business.

Mr. Barnes stated it was unfair for food trucks to occupy areas without permits because restaurants have to apply for many permits to ensure they are complying with food safety standards.

Ms. Jeffers-Campbell asked Mr. Nalley to address the new life/safety initiative the Code Compliance Department is starting. Mr. Nalley explained Code Compliance will be enforcing the food truck regulations from the International Fire Code in conjunction with the local fire departments. Mr. Nalley stated when a food truck passes inspection it would receive a sticker and license.

Mr. Harrison was concerned with food safety.

Mr. Fant was interested in keeping the businesses safe without adding additional taxes and fees.

9. Adjourn

Mr. Bradley made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 6:11 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico
Recording Secretary