

**Greenville County Planning and Development Committee Minutes**  
**March 4, 2024 at 4:00 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

**Staff Present:** D. Campbell; T. Coker; J. Henderson; T. Stone; T. Baxley; K. Mulherin; N. Hannah; G. Sawadske  
IS Staff

**1. Call to Order**

Chairman Fant called the meeting to order at 4:00 p.m.

**2. Invocation**

Chairman Barnes provided the invocation.

**3. Approval of the minutes of the February 5, 2024 - Committee meeting**

**Motion:** by Mr. Mitchell to approve the minutes of the February 5, 2024 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2024-010**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-010.

The subject parcels zoned S-1, Services District are located along Park West Boulevard, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District is not consistent with the South Greenville Area Plan which designates the parcel as Service/Industrial. Additionally, a Multifamily Development is not compatible with developments being accessed from Park West Boulevard.

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

**Discussion:** None.

**Motion:** by Mr. Bradley, to deny CZ-2024-010. The motion carried unanimously by voice vote.

**CZ-2024-012**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-012.

The subject parcel, zoned R-M20, Multifamily Residential District, is located along Earle Drive, a two-lane County-maintained local road and Larry Court, a one-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would permit uses that are not compatible with the area and could create adverse impacts on surrounding properties.

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

**Discussion:** Mr. Harrison asked if the public concern of code violations were being looked into. Mr. Henderson stated violations are stayed until the rezoning process was completed.

Mr. Mitchell stated he was looking into the comments made at the public hearing.

**Motion:** by Mr. Mitchell, to deny CZ-2024-012. The motion carried unanimously by voice vote.

### **CZ-2024-013**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-013.

The subject parcel zoned C-1, Commercial District is located along Grove Reserve Parkway, a three to five-lane County-maintained arterial road and Old Grove Road, a two-lane State-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 request is consistent with the South Greenville Area Plan, which designates the parcel as Commercial.

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

**Discussion:** None.

**Motion:** by Mr. Harrison, to approve CZ-2024-013. The motion carried unanimously by voice vote.

### **CZ-2024-014**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-014.

The subject parcel, zoned R-S, Residential Suburban District is located along Meadow Reserve Place, a two-lane Subdivision-maintained local road. Staff is of the opinion that the requested rezoning to R-20, Single-family Residential District is consistent with the Plan Greenville County Comprehensive Plan, which suggests single-family detached homes as a primary use and suggests a density higher (3 – 5 dwellings per acre) than what is permitted in the R-20, Single-Family Residential District. Although the request is not consistent with the Five Forks Area Plan, which recommends R-S, Residential Suburban District, the requested proposed use and number of lots will not exceed the density that would be permitted under the current Zoning District.

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

**Discussion:** Mr. Harrison believed the developer could easily alter his plan to conform with the existing zoning.

**Motion:** by Mr. Harrison, to deny CZ-2024-014. The motion carried unanimously by voice vote.

### **CZ-2024-015**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-015.

The subject parcel, zoned C-2, Commercial District is located along Stratford Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a small-size home residential development would not create an adverse impact on surrounding properties. Additionally, the development could create a buffer between the residential neighborhoods and commercial uses accessed off of Augusta Road.

The development would have to meet the following condition:

1. Provide revisions to the Preliminary Development Plan and Statement of Intent as listed in the Memo on Comment Responses.
2. Submit Final 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:** Chairman Fant explained affordable housing is mostly being completed through developers and rentals. Staff was asked to figure out ways to create home ownership and affordable housing. Tee Coker shared a micro-community plan from Atlanta stating the concept may work in Greenville. The plan was forwarded to the Chairman of Planning Commission who thought it was a great idea as long as it was only for home ownership. The idea was supposed to be a pocket neighborhood but public funding was turned down by the County Administrator. To make the project work the density needed to be increased. The final result is a pocket neighborhood combined with a micro-community that could be used as a model neighborhood throughout South Carolina and the nation. Chairman Fant stated he has no ownership interest or money in the project. The project provides families the opportunity to own a home for under \$200,000 which helps build wealth.

Mr. Harrison explained he investigated the project and there was nothing nefarious going on. Mr. Harrison stated it was a good project. Mr. Harrison stated he was not involved in the project.

Steven Bichel, Chairman of the Planning Commission, stated he didn't want it to seem as though he was asking for favors from County Council. Mr. Bichel stated he and a few others own commercial property in front of the project property.

Chairman Fant asked Mr. Bichel what his motivation for the project was. Mr. Bichel stated it was a unique concept that he hopes to take elsewhere in Greenville County.

Mr. Mitchell stated he would like to talk to the developers of the Atlanta micro-community to see if the project is a viable concept for Greenville County. Mr. Mitchell asked to delay the application to provide all members of County Council an opportunity to have input.

Mr. Barnes stated he thought this was a positive direction for people.

Chairman Fant explained the project was in his district where it was needed, wanted and there was no opposition to it.

Mr. Bradley stated the citizens feel as this project is the “good old boys’ system.” Mr. Bradley explained the transparency is not available to the public.

Chairman Fant asked Mr. Bradley what he would like to see. Mr. Bradley stated he wanted to see if this would work in Greenville County.

Mr. Mitchell stated this was an election year and Council needed to be careful about what they are doing and saying. Mr. Mitchell asked for a couple more weeks to do additional research and dispel rumors.

Mr. Harrison stated this was a private development and the level of scrutiny needed to be the same for everyone.

**Motion:** by Mr. Mitchell, to hold CZ-2024-015 for two weeks. The motion carried unanimously by voice vote.

## 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 has requested to return to his original rezoning request which was O-D.

**Motion:** by Mr. Harrison, to amend CZ-2023-082 to O-D, Office District. The motion carried unanimously by voice vote.

**Motion:** by Mr. Harrison, to approve as amended CZ-2023-082. The motion carried unanimously by voice vote.

## 6. **Adjourn**

Mr. Bradley made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 4:43 p.m.

Respectfully submitted,

*Nicole Miglionico*

Nicole Miglionico  
Recording Secretary