

Greenville County Planning and Development Committee Minutes
May 6, 2024 at 5:00 p.m.
Council Committee Room at 301 University Ridge Greenville, SC 29601

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online, at 301 University Ridge, Greenville, and made available to the newspapers, radio stations, television stations and concerned citizens.

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. Stone; T. Baxley; K. Mulherin; N. Miglionico; IS Staff

1. Call to Order

Chairman Fant called the meeting to order at 5:02 p.m.

2. Invocation

Mr. Mitchell provided the invocation.

3. Approval of the minutes of the April 1, 2024 - Committee meeting

Motion: by Mr. Bradley to approve the minutes of the April 1, 2024 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2024-021

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-021.

The subject parcel, zoned R-20, Single-Family Residential District is located along E. Lee Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan which designates the property as Suburban Neighborhood and lists a density of 3-5 dwellings per acre. Staff also feels that the requested zoning would not alter the residential character of the area.

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

Discussion: Mr. Harrison stated he didn't believe it would be a detriment to the area but adding R-10 to an area surrounded by R-20 looked bad. Mr. Harrison recommended holding the application to provide the applicant time to look into FRD zoning.

Mr. Mitchell stated there was opposition at the public hearing with concern for traffic. Mr. Mitchell asked if staff looked at the traffic or completed any traffic studies for the area. Mr. Baxley explained that due to the requested density the applicant would not be required to provide a traffic impact study.

Chairman Fant asked staff to explain their recommendation for approval. Mr. Henderson stated the rezoning was consistent with the comprehensive plan and the area had R-10 zoning nearby.

Mr. Barnes asked how many lots were being proposed. Chairman Fant stated if rezoned they could build up to eight lots.

Mr. Harrison made a motion to hold the application.

Mr. Henderson explained the applicant would have to start the process over if they switched to FRD zoning.

Mr. Harrison changed his motion to deny the application.

Motion: by Mr. Harrison, to deny CZ-2024-021. The motion carried unanimously by voice vote.

CZ-2024-022

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-022.

The subject parcel, zoned S-1, Services District is located along Page Drive, a two-lane County-maintained local road and White Horse Road, a seven to six-lane State maintained arterial road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a multifamily rental development would be consistent with the Plan Greenville County Comprehensive Plan which designates the property as Transitional Corridor and lists a gross density of 12-30 dwellings per acre. Staff also feels that a residential use of the property would be more fitting for this stretch of Page Drive than the commercial uses that would be allowed under the current S-1, Services District zoning.

The development would have to meet the following condition:
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. Mitchell, to approve with condition CZ-2024-022. The motion carried unanimously by voice vote.

CZ-2024-023

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-023.

The subject parcel, zoned O-D, Office District is located along Grove Road, a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with the Plan Greenville County Comprehensive Plan which designates the property as Transitional Corridor and specifies 'Commercial' as a primary use. Staff also feels that this rezoning would not have a negative impact on the surrounding area.

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-2024-023. The motion carried unanimously by voice vote.

CZ-2024-024

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-024.

The subject parcel, zoned R-M20, Multifamily Residential District is located along Hampton Avenue Extension, a two-lane State-maintained collector 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 property as Mixed-Use Corridor and allows for a blend of residential and commercial uses. Based on historical imagery, it also appears that the property has already been commercial in nature spanning nearly 2 decades.

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

Discussion: None.

Motion: by Mr. Mitchell, to approve CZ-2024-024. The motion carried unanimously by voice vote.

CZ-2024-026

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-026.

The subject parcel, zoned R-S, Residential Suburban District is located along Jenkins Bridge Road, a two-lane County-maintained local road, Highway 418, a two to three-lane State-maintained arterial road, and Nash Mill Road, a one to two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to C-2, Commercial District is not consistent with the Plan Greenville County Comprehensive plan which designates the parcel as *Suburban Neighborhood*.

Based on this reason, staff recommends denial of the requested rezoning to C-2, Commercial District.

Discussion: None.

Motion: by Mr. Bradley, to deny CZ-2024-026. The motion carried unanimously by voice vote.

CZ-2024-027

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-027.

The subject parcel zoned R-15, Single-Family Residential District is located along Old Easley Highway (SC-124), a two to five-lane State-maintained arterial road, Gethsemane Drive, a one to two-lane

County-maintained local road, and Old Bramlett Road, a two-lane County-maintained local road. Staff is of the opinion that while residential type uses are designated under the Plan Greenville County Comprehensive Plan and the Riverdale-Tanglewood Community Plan as a primary use; places of worship and small-scale commercial are listed as a secondary use under the *Suburban Edge* designation. Additionally, the proposed use could act as a buffer between the residences north of the parcel and the more intensive uses developed and planned to be developed on the south side of Old Easley Highway (SC-124).

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

Discussion: Chairman Fant asked if the church could be built in residential zoning. Mr. Baxley explained they would be allowed under a use by special exception, however, any changes on the site would require Board of Zoning Appeals approval.

Chairman Fant stated there was a concern with the other uses in C-3 zoning, if a church was not constructed. Mr. Henderson explained the highway was more suited for commercial use and there are strict setback requirements for the property.

Motion: by Mr. Harrison, to approve CZ-2024-027. The motion carried unanimously by voice vote.

5. **Mountain Creek Area Moratorium Discussion**

Tyler Stone presented the Mountain Creek Area Moratorium. Mr. Stone explained the proposal was reduced and stated there are about 256 acres that are over 5 acres in size.

Mr. Harrison asked if review districts were always included in the moratorium proposal. Mr. Stone stated it had been in the original proposal and was included to represent the current process and site plans that staff reviews. Mr. Harrison stated he didn't realize there would be a pause on commercial development as well as residential.

Chairman Fant asked how many developable acres would be taken out of production. Mr. Stone stated he estimated about 256 acres for nine months. Chairman Fant asked if staff shared the moratorium with the Home Builders Association and Greater Greenville Association of Realtors. Mr. Stone stated not to his knowledge. Chairman Fant asked staff to share the proposal with them.

Mr. Harrison asked if staff would be able to have an area plan completed in nine months. Ms. Jeffers-Campbell explained the department is short staffed and does not have the capacity to take on additional plans.

Mr. Shaw stated he spoke to Mr. Kernell and suggested hiring outside help to assist with the area plan. Mr. Shaw stated it seemed as though it was something that could be done.

6. **Adjourn**

Mr. Bradley made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico
Recording Secretary