

**Greenville County Planning and Development Committee Minutes**  
**October 14, 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:** None.

**Planning Commission Present:** D. Franklin; F. Hamond

**Staff Present:** D. Campbell; T. Coker; A. Price; T. Baxley; K. Mulherin; A. Lovelace; S. Terry; N. Miglionico; IS Staff

**1. Call to Order**

Chairman Fant called the meeting to order at 5:03 p.m.

**2. Invocation**

Mr. Bradley provided the invocation.

**3. Approval of the minutes of the September 16, 2024 - Committee meeting**

**Motion:** by Mr. Mitchell to approve the minutes of the September 16, 2024 Committee meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2024-055**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-055.

The subject parcel, zoned R-12, Single-Family Residential District is located along Ridgeway Drive, a two-lane County-maintained residential road, E Dorchester Boulevard, a two-lane County-maintained residential road, and Williamsburg Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow transparency for any future development of the property while providing a supportive need to the surrounding community. Staff feels allowing a Medical Clinic use within the existing Community Center would not create an adverse impact on surrounding properties.

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.
2. Maintain and establish a landscape buffer, building setback, and signage requirements as specified in the Memo on Comment Responses provided by Staff.

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. Mitchell, to approve with conditions CZ-2024-055. The motion carried unanimously by voice vote.

**CZ-2024-058**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-058.

The subject parcel, zoned R-MHP, Residential Manufactured Home Park District, is located along Furman Hall Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services District would not create an adverse impact on surrounding parcels. Additionally, the requested zoning district is consistent with adjacent parcels.

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-2024-058. The motion carried unanimously by voice vote.

**CZ-2024-061**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-061.

The subject property, zoned R-S, Residential Suburban District is located along Feaster Road, a two to three-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would be consistent with the Plan Greenville County Comprehensive plan designation of *Suburban Mixed-Use* which lists office space as a primary use. The proposed zoning district would also be consistent with other parcel zoning in the area.

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

**Discussion:** None.

**Motion:** by Mr. Harrison, to approve CZ-2024-061. The motion carried unanimously by voice vote.

**CZ-2024-062**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-062.

The subject property, zoned R-20, Single-Family Residential District is located along Pelham Road, a five-lane State-maintained arterial road, Hudson Road, a two to five-lane State-maintained collector

road, and Jamestown Drive, a two-lane County-maintained local road. Staff is of the opinion that the request for FRD, Flexible Review District for office and financial uses would not be consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Neighborhood*. A commercial development would also be inconsistent with current land uses on the north side of Pelham Road. Additionally, staff feels that the creation of an access on Hudson Road would go against previous development precedents to reduce ingress/egress points near the Pelham and Hudson intersection.

Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District.

Approval Conditions:

1. Under the signage Section of the SOI, please add a note that wayfinding and interior signage will conform to Section 6.2.9 of the Greenville County Sign Ordinance.
2. Update the parking table on the Preliminary Development Plan (PDP) and in the Statement of Intent (SOI) to reflect a maximum of 30,000 square feet of gross floor area.
3. Revise Note 14 on the PDP to reflect a 25' setback along Pelham and Hudson Roads, with a 40' setback along other external property lines.
4. Revise the SOI to specify "evergreen shrubs" instead of "Dwarf Yaupon Hollies" to allow for flexibility in plant palette and reduce monoculture planting on site.
5. Under the "Amenities and Landscaping" section of the SOI, revise the referenced Greenville County Land Development Regulation buffer requirement to state 'Section 8.21'.
6. Remove the northbound left turn lane into the development from Hudson Road.
7. Submit a Final Development Plan for approval before any Land Development or Building Permits are issued.

**Discussion:** Chairman Fant asked for the location of the left turn lane. Mr. Baxley pointed out the left turn lane and explained that SCDOT would require a right-in-right-out and a concrete median. Mr. Baxley explained that SCDOT had additional concerns about the concrete median impeding backed-up traffic, but staff is working with SCDOT to obtain clarification. Chairman Fant asked how large the buffer from the home was. Mr. Baxley stated 40 feet.

Mr. Harrison asked if residents could turn left out of the development. Mr. Baxley stated yes.

Mr. Mitchell asked if the conditions for approval made the application acceptable to staff. Mr. Henderson stated no because it does not meet the Comprehensive Plan or comments outlined in the staff conclusion. Mr. Henderson stated that with the issues from SCDOT, it seemed like there would be additional problems now because of the utilization of a concrete median. Mr. Mitchell asked if anything had been presented that would be acceptable for the site. Mr. Baxley stated that the comprehensive plan and local community called for residential use.

Mr. Bradley stated that Mr. Tzouvelekas requested that the Committee deny this application due to its nonconformance with the Comprehensive Plan and the opposition petition.

Chairman Fant did not believe anybody would want to build a house facing Pelham Road.

Mr. Bradley thought the residents should have an opportunity to see the plan.

Chairman Fant stated that residents have plenty of time to see the plan before the final reading.

Mr. Harrison stated he liked the plan but could not support it due to potential precedent-setting circumstances.

**Motion:** by Mr. Barnes, to approve with conditions CZ-2024-062. The motion carried by voice vote with three in favor (M. Barnes; E. Fant; A. Mitchell) and two in opposition (C. Harrison; R. Bradley).

**CZ-2024-063**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-063.

The subject property, zoned R-20, Single-Family Residential District is located along Edwards Street, a two-lane State-maintained local road and Cline Street, a two-lane County-maintained local 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 designation of *Suburban Neighborhood* and would not have an adverse impact on the surrounding area.

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

**Discussion:** None.

**Motion:** by Mr. Barnes, to approve CZ-2024-063. The motion carried unanimously by voice vote.

**CZ-2024-064**

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-064.

The subject property, zoned R-20, Single-Family Residential District is located along Sheffield Lane, a two-lane County-maintained local road and Owens Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Neighborhood* and would not have an adverse impact on surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.

**Discussion:** Chairman Fant asked if the staff made their decisions based on the Comprehensive Plan or considered other factors. Mr. Baxley stated that they consider other factors, but their recommendation should be heavily based on the Comprehensive Plan.

**Motion:** by Mr. Bradley, to approve CZ-2024-064. The motion carried unanimously by voice vote.

**CZ-2024-065**

Ms. Terry introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-065.

The subject properties are located in a rural, northeastern portion of Greenville County. The owners of the subject properties have requested to initiate zoning of their respective properties in an effort to preserve the rural character of the area. Staff is of the opinion that a successful initiation of zoning to districts typical of a rural setting would help maintain the existing character of the Gowensville community and help manage potential growth in the area.

Based on these reasons, staff recommends approval of the requested initial zoning to AG, Agricultural Preservation, R-R3, Rural Residential and R-R1, Rural Residential, R-S, Residential Suburban.

**Discussion:** Chairman Fant expressed concern with devaluing long-term property value.

**Motion:** by Mr. Barnes, to approve CZ-2024-065. The motion carried unanimously by voice vote.

**CP-2024-001**

Mr. Lovelace introduced the staff report and presentation into the record as background information for Piedmont Area Plan.

Over the past year, community residents, stakeholders, public officials, and county staff participated in a series of community meetings, events, and other public input sessions to develop the Piedmont Area Plan. Because the Piedmont study area partially lies within Anderson County jurisdiction, the project involved a collaborative partnership with their Special Projects Manager and Planning and Development Department.

The Piedmont Area Plan reflects the Piedmont community’s future vision and identifies recommendations and strategies for priority areas. These priority areas include downtown revitalization, natural and cultural resource preservation, parks and recreation, bike and pedestrian infrastructure, promotion of the local economy, community participation and events, adaptive reuse and infill development, and socioeconomic development. The plan provides direction for community leaders and stakeholders and serves as a guide for future growth and development.

**Discussion:** None.

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

**5. Returned Rezoning Request**

**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:** Chairman Fant believed it was failed leadership to allow this docket to be held multiple times with no changes.

Mr. Harrison agreed and thought making an applicant wait this long was ridiculous.

Mr. Mitchell stated he was under the impression that additional research would be conducted and sent to the Committee, but it never happened.

Discussion ensued on the additional research the Committee was told would be conducted.

Mr. Henderson explained that two people spoke in opposition and that 59 people were in opposition.

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

**6. Adjourn**

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:49 p.m.

Respectfully submitted,

*Nicole Miglionico*  
Nicole Miglionico  
Recording Secretary