

Greenville County Planning and Development Committee Minutes
March 18, 2024 at 5:30 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: J. Barbare

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

1. Call to Order

Chairman Fant called the meeting to order at 5:31 p.m.

2. Invocation

Mr. Harrison provided the invocation.

3. Approval of the minutes of the March 4, 2024 - Committee meeting

Motion: by Mr. Mitchell to approve the minutes of the March 4, 2024 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Held Rezoning Requests

CZ-2024-015

Chairman Fant stated CZ-2024-015 was withdrawn by the applicant.

Mr. Mitchell encouraged Committee members to stick to the facts and not succumb to rumors.

5. Returned Rezoning Request

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: Mr. Harrison asked Mr. Shaw to speak on behalf of the application.

Mr. Shaw requested approval of the application, stating it seemed there would be minimal impact. Mr. Shaw pointed out the rezoning would only affect one parcel.

Mr. Harrison was concerned the rezoning would lead to additional rezoning requests outside of the Future Land Use recommendation.

Mr. Bradley asked if the area was septic or sewer. Mr. Baxley stated there was no sewer availability.

Mr. Henderson explained that the applicant was looking to build an additional dwelling to move into, then rent out the existing dwelling.

Mr. Shaw asked if there was any other way for the applicant to accomplish their goal. Mr. Henderson stated no.

Mr. Barnes expressed concern with setting a precedent in the area.

Motion: by Mr. Barnes, to deny CZ-2024-005. 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 5:42 p.m.

Respectfully submitted,

Nicole Miglionico
Recording Secretary