

Greenville County Planning and Development Committee Minutes
April 1, 2024 at 5:00 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: None.

Staff Present: D. Campbell; T. Coker; J. Henderson; T. Stone; K. Mulherin; N. Miglionico; IS Staff

1. Call to Order

Chairman Fant called the meeting to order at 5:30 p.m.

2. Invocation

Chairman Fant provided the invocation.

3. Approval of the minutes of the March 18, 2024 - Committee meeting

Motion: by Mr. Barnes to approve the minutes of the March 18, 2024 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2024-016

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-016.

The subject portion of the parcel zoned S-1, Services District is located along S. Charles Drive, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District will not create an adverse impact on surrounding properties. Additionally, the requested zoning district is consistent with adjacent parcels to the North.

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

Discussion: Mr. Fant asked why the rezoning request was for R-MA. Mr. Henderson explained the applicants adjacent property is R-MA and he is bringing it into conformance.

Motion: by Mr. Bradley, to approve CZ-2024-016. The motion carried unanimously by voice vote.

CZ-2024-018

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-018.

The subject parcel, zoned O-D, Office District, is located along Ponders Court, a two-lane County-maintained local road, Independence Boulevard, a two-lane State-maintained local road, and Interstate 85-South, a State-maintained highway. Staff is of the opinion that a successful rezoning to

S-1, Services District is consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Mixed Employment Center*. Additionally, the requested zoning district is consistent with adjacent parcels on the South side of Independence Boulevard.

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

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2024-018. The motion carried unanimously by voice vote.

CZ-2024-019

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-019.

The subject parcel, zoned R-12, Single-Family Residential District is located along Worley Road, a two-lane State-maintained collector road and Haughty Court, a two-lane County-maintained local road. Staff is of the opinion that the requested zoning of S-1, Services District is not consistent with the Plan Greenville County Comprehensive Plan which designates the property as Suburban Residential. The proposed district and use are also not consistent with the predominately residential properties along Worley Road, and could therefore have an adverse impact on the area.

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

Discussion: None.

Motion: by Mr. Mitchell, to deny CZ-2024-019. The motion carried unanimously by voice vote.

CZ-2024-020

Ms. Mulherin introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-020.

The subject parcel, zoned C-1, Commercial District is located along E. North Street, a five-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 Suburban Center. Suburban Center calls for regional commercial uses that serve community shopping and service needs in areas of high-frequency transit. The proximity of the property to the intersection of higher traffic roads creates a node for denser mixed-use commercial centers.

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

Discussion: Chairman Fant asked if it was required to rezone the entire shopping center for the liquor store to move. Mr. Henderson stated it was not required because there was nothing in the zoning ordinance that prohibits split zoned properties but the setbacks for each zoning classification would still apply. Chairman Fant asked how long the liquor store had been at the location. Mr. Henderson stated before C-2 zoning was the only zoning classification that allows liquor sales. Chairman Fant asked if any neighbors objected. Mr.

Henderson stated there had been no opposition and there was a petition of 114 people in favor.

Motion: by Mr. Bradley, to approve CZ-2024-020. The motion carried unanimously by voice vote.

5. **Adjourn**

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Nicole Miglionico

Nicole Miglionico
Recording Secretary