

Greenville County Planning and Development Committee Minutes
June 3, 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: None.

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

1. Call to Order

Chairman Fant called the meeting to order at 5:01 p.m.

2. Invocation

Mr. Bradley provided the invocation.

3. Approval of the minutes of the May 6, 2024 - Committee meeting

Motion: by Mr. Barnes to approve the minutes of the May 6, 2024 Committee meeting, as presented. The motion carried unanimously by voice vote.

4. Rezoning Requests

CZ-2024-029

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-029.

The subject parcel zoned R-7.5, Single-Family Residential District is located along Camden Drive, a two-lane County-maintained local road. Staff is of the opinion that the requested 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 zoning districts to the south and west.

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

Discussion: None.

Motion: by Mr. Bradley, to approve CZ-2024-029. The motion carried unanimously by voice vote.

CZ-2024-030

Mr. Baxley introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-030.

The subject parcel zoned R-12, Single-Family Residential District is located along Alco Street, a two-lane County-maintained residential road and Hallcox Street, a two-lane County-maintained residential

road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Traditional Neighborhood* and suggests a density of 6 to 20 units per acre. Staff also feels the requested zoning district would not have an adverse impact on surrounding properties.

Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.

Discussion: None.

Motion: by Mr. Harrison, to approve CZ-2024-030. The motion carried unanimously by voice vote.

CZ-2024-032

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

The subject parcel, zoned R-12, Single-Family Residential District, is located along Roberts Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-M2, Multifamily Residential District would not be consistent with the Plan Greenville County Comprehensive Plan which designates the area as Suburban Edge with a density of 0-1 dwellings per acre. Additionally, the proposed zoning district is not consistent with zoning districts in the surrounding area.

Based on these reasons, staff recommends denial of the requested rezoning to R-M2, Multifamily Residential District.

Discussion: Chairman Fant asked why staff recommended approval for CZ-2024-030 but not for this application. Mr. Baxley explained the requested R-6 zoning for CZ-2024-030 was on the adjacent street and the property size was smaller and more consistent with the requested zoning.

Motion: by Mr. Barnes, to deny CZ-2024-032. The motion carried unanimously by voice vote.

CZ-2024-033

Mr. Baxley stated CZ-2024-033 had been withdrawn

5. Adjourn

Mr. Harrison made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 5:10 p.m.

Respectfully submitted,

Nicole Miglionico
Recording Secretary