

**Greenville County Planning and Development Committee Minutes
December 2, 2024 at 4:00 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; M. Barnes; R. Bradley; A. Mitchell

Members Absent: C. Harrison

Councilors Present: None.

Planning Commission Present: None.

Staff Present: D. Campbell; T. Coker; R. Jeffers-Campbell; A. Price; T. Baxley; K. Mulherin; C. Hill; IS Staff

1. Call to Order

Chairman Fant called the meeting to order at 4:01 p.m.

2. Invocation

Chairman Fant provided the invocation.

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

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

4. Rezoning Requests

CZ-2024-071

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-071.

The subject parcel, zoned R-S, Residential Suburban District is located along N. Rutherford Road, a two-lane State-maintained collector road and Pine Drive, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District would not create an adverse impact on surrounding properties. Additionally, based on historical imagery, it appears that the property has been agricultural in nature for at least two decades.

Based on these reasons, staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.

Discussion: None.

Motion: by Mr. Barnes, to approve CZ-2024-071. The motion carried unanimously by voice vote.

CZ-2024-072

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-072.

The subject parcel, zoned R-M20, Multifamily Residential District, is located along Earle Drive, a two-lane County-maintained local road and Larry Court, a one-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to C-3, Commercial District would permit uses that are not compatible with the area and could create adverse impacts on surrounding properties.

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

Discussion: Chairman Fant asked why the applicant is frequently denied. Mr. Baxley stated that this is a historically residential road that the applicant's development was encroaching upon. Staff is of the opinion that commercial encroachment on the residential area is not appropriate. Chairman Fant pointed out that staff recommends denial every time the applicant requests to rezone.

There was some discussion about where the site was being accessed. Mr. Henderson pointed out the internal location.

Mr. Mitchell asked staff to display the orientation of the property and asked where the Habitat for Humanity homes would be located. Mr. Henderson stated he was unsure. Chairman Fant stated they were at the end of the road.

Motion: by Mr. Mitchell, to deny CZ-2024-072. The motion carried unanimously by voice vote.

CZ-2024-073

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2024-073.

The subject property, zoned R-MA, Multifamily Residential District is located along Bethuel Road, a two-lane State-maintained collector road and Augusta Road, a four to five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with adjacent zoning in the area. While the requested Services District would not be consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Neighborhood*, the property is directly adjacent to land designated as *Industrial* by the comprehensive plan and there are other service and industrial related uses nearby.

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-2024-073. The motion carried unanimously by voice vote.

5. Request to Initiate Zoning Map Amendment in District 25 – Fant

Chairman Fant explained that developers are developing unzoned parcels of District 25 because they are not required to rezone the land. Chairman Fant stated zoning the properties would provide County Council the opportunity to review any zoning changes on the parcels and provide better oversight.

Discussion: Mr. Bradley stated that no County Council members had backed his attempt to rezone his district. Mr. Bradley pointed out that zoning R-S would not require resident participation. Mr. Bradley stated he would not be in support at this time.

Motion: by Mr. Barnes, to approve the request to initiate zoning map amendment in District 25. The motion carried by voice vote with four in favor (E. Fant; M. Barnes; C. Harrison; A. Mitchell) and one in opposition (R. Bradley).

Discussion ensued after the vote regarding various solutions and past problems.

6. Adjourn

Mr. Barnes made a motion to adjourn. The motion carried unanimously by voice vote and the meeting was adjourned at 4:26 p.m.

Respectfully submitted,

Nicole Miglionico
Recording Secretary