

**Greenville County Planning Commission Minutes  
February 22, 2023 at 4:30 p.m.  
Conference Room D at County Square**

**Commissioners Present:** S. Bichel, Chair; J. Bailey, Vice Chair; J. Rogers; F. Hammond; M. Looper; M. Shockley; J. Howard; J. Barbare

**Commissioners Absent:** None.

**County Councilors Present:** None.

**Staff Present:** T. Coker; R. Jeffers-Campbell; T. Stone; J. Henderson; L. Mann; K. Mulherin; N. Miglionico; IS Staff

**1. Call to Order**

Chairman Bichel called the meeting to order at 4:30 p.m.

**2. Invocation**

Mr. Howard provided the invocation.

**3. Approval of the Minutes of the January 25, 2023 Commission Meeting**

**Motion:** by Mr. Looper, seconded by Mr. Howard, to approve the minutes of the January 25, 2023 Commission meeting, as presented. The motion carried unanimously by voice vote.

**4. Rezoning Requests**

**CZ-2023-015**

Mr. Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2023-015.

The subject property is located along N. Hwy 101, a two-lane State-maintained Collector road, and Pine Drive, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to C-2, Commercial District does not align with the Future Land Use of the Plan Greenville County Comprehensive Plan, which designates the parcel as *Suburban Neighborhood*. Additionally, Staff is of the opinion that C-2, Commercial District would allow uses too intensive for the surrounding zoning.

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

**Discussion:** Mr. Howard asked what the current use is. Mr. Henderson stated a convenient store and they are looking to rezone to provide an ABC Liquor store which would only be permitted in the C-2 zoning classification.

Mr. Rogers how the change would be more intensive in terms of traffic. Mr. Henderson stated ABC Liquor sales are not the issue, it is the other permitted uses in C-2 zoning that would not be fitting for the area.

Mr. Barbare explained there was a community effort by the citizens in this area to get the area zoned. Mr. Barbare stated County Council has largely stuck to the zoning for over twenty years. Mr. Barbare explained the citizens wanted zoning to have some control over land use in the area. Mr. Barbare stated he believed the Commissioners should maintain what the community decided they wanted for their area almost twenty years ago.

**Motion:** by Mr. Bailey, seconded by Mr. Howard, to deny CZ-2023-015. The motion carried by voice vote with six in favor (S. Bichel; M. Bailey; F. Hammond; M. Shockley; J. Howard; J. Barbare), one in opposition (J. Rogers) and one abstained (M. Looper).

**5. Preliminary Subdivision Applications**

~~PP 2022 231~~ — ~~Trinity Cove~~ **Withdrawn by Applicant**

~~PP 2022 213~~ — ~~Piedmont Village~~ **Withdrawn by Applicant**

**6. Planning Report**

Ms. Jeffers-Campbell presented the February Planning Report.

**7. Old Business**

None.

**8. New Business**

None.

**9. Adjourn**

Without objection, Chairman Bichel adjourned the meeting at 4:41 p.m.

Respectfully submitted,

*Nicole Miglionico*

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Recording Secretary