



City of Greenville
Planning Commission
Regular Meeting
4:00 PM August 17, 2023

Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. June 6, 2023 Special Called Workshop
 - b. June 15, 2023 Public Hearing
 - c. July 20, 2023 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS - None
9. NEW BUSINESS
 - A. [AX-15-2023](#)

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 1.14 acres located on **W. FARIS ROAD** from PD, Planned Development district, and R-20, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville. (portion of TM# 0220000100101)
 - B. [AX-16-2023](#)

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 3.02 acres located on **454 JACQUINE LANE** from C-2, Commercial district, in Greenville County to CV, Civic District, in the City of Greenville. (M010020100700, M010020100701)
 - C. [AX-17-2023](#)

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 1.24 acres located at **75 MARKET POINT DRIVE** from I-1, Industrial district, in Greenville County to CV, Civic District, in the City of Greenville. (0547010101605)
 - D. [SD-23-473](#) *Vested under Land Management Ordinance*

Application by Charles B Stone for a **MAJOR SUBDIVISION** for 0.70 acre located at **Rutherford Road, Orange Street, and Cotton Street** from 2 LOTS to 12 LOTS. (TM# 0177000203502, 0177000203503) ("Rutherford Ridge")
 - E. [AX-18-2023](#)

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 0.01 acre located on **MARGARET COURT** from I-1, Industrial district, in Greenville County to RC-2, Community-Scale 2 District, in the City of Greenville. (portion of TM# 0150001701500)
 - F. [AX-19-2023](#)

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 5.23 acres located on **PETE HOLLIS BLVD, ALEXANDER STREET, MONTGOMERY AVENUE, AND BUNCOMBE ROAD** from I-1, Industrial district, in Greenville County to RC-5, Community-Scale 5 District,

in the City of Greenville. (TM# 0150001600100, 0150001600600, 0150001600700, 0150001600800, 0150001601000, 0150001701200, 0150001700600, 0150001700300, and 0150001700100)

G. [AX-20-2023](#)

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 0.24 acre located on **MONTGOMERY AVENUE** from I-1, Industrial district, in Greenville County to RC-5, Community-Scale 5 District, in the City of Greenville. (TM# 0150001700200)

H. [SD-23-517](#) Vested under Land Management Ordinance

Application by Steve McNair, Palmetto Alliance Property Group, LLC for a **MAJOR SUBDIVISION** for 4.00 acres located at **Rutherford Road, W. Stone Avenue, and Pete Hollis Blvd** from 9 LOTS to 62 LOTS. (TM# 0020000200300, 0030000102400, 0020000300900, 0020000300800, 0020000300600, 0030000102300, 0020000300901, 0020000200900, 0020000201000) (“West Stone Village Townhomes”)

I. [SD-23-530](#) Vested under Land Management Ordinance

Application by Austin Allen for a **MAJOR SUBDIVISION** for 2.47 acres located at **E. Faris Road and McAlister Road** from 1 LOT to 39 LOTS. (TM# 0267000301500) (“Faris Townes”)

J. [MD-23-544](#) Vested under Land Management Ordinance

Application by Paul J Harrison for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.52 acres located at **5 Century Drive** for 28 units. (“Overbrook Station”) (TM# 0193030200905)

K. [MD-23-545](#) Vested under Land Management Ordinance

Application by Matthew Jones for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.627 acre located at **704-710 E. McBee Avenue** for 10 units. (“The McDaniel Phase II”) (TM# 0064000300700, 0064000300800, 0064000300900)

L. [Z-6-2023](#) Application deferred to September 21, 2023

Application by the City of Greenville for a **TEXT AMENDMENT** to clarify restrictions and standards for Body Piercing/Tattoo Establishment by amending Sections 19-3.2.2. *Use Table*, 19-3.3.4. *Commercial Uses*, and 19-3.4.4 *Commercial Use Standards*.

M. [Z-7-2023](#)

Application by the City of Greenville for a **TEXT AMENDMENT** to clarify Bonus Development standards by amending Section 19-4.2.1. *Affordable Housing and Open Space*.

10. Other Business

A. Staff Update on Current Planning Processes

B. Update for Prior Approved Multifamily Projects:

a. MD-22-55

Application by McMillan Pazdan Smith/Rob Couch for a **MULTI-FAMILY DEVELOPMENT** on approximately 1.0 acre located at **846, 850 WEST WASHINGTON STREET** for 54 units (“Washington Senior Apartments”) (TM# 0023000202900, 0023000203000, 0023000203100, 0023000203200).

b. MD-23-367

Application by Bluewater Civil Design, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.91 acre located at **OSCAR, MEADOW, AND NASSAU STREETS** for 56 units. (“Parkside Lofts”) (TM# 0052000500600, 0052000500700, 0052000500800, 0052000500900, 0052000501000, 0052000501001, 0052000501100, 0052000501200, 0052000501300)

C. Approval of Modified 2023 Calendar

D. Upcoming Dates:

September 21, 2023 – Planning Commission Public Hearing

11. Executive Session, if required

12. Adjournment