

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM June 16, 2022

Greenville Convention Center, 1 Exposition Drive

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. May 17, 2022 Agenda Workshop
 - b. May 19, 2022 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

A. SD-22-287

Application by Drew Parker/Parker Design Group for a **SUBDIVISION** of 2.35 acres located at **N. LEACH STREET AND DOUTHIT STREET** from 9 LOTS to 40 LOTS. ("Vardrey West") (TM# 0075000300300, 0075000300206, 0075000300202, 0075000300203, 0075000301101, 0075000301100, 0075000301000, 0075000300900, 0075000300800)

Documents:

[AGENDA PACKET SD 22-287 VARDREY WEST.PDF](#)

B. Z-8-2022

Application by Joseph Bradley for a **TEXT AMENDMENT** to Section 19-4.1. Table of Uses to add "Body piercing/tattoo establishment" as a permitted use in the RDV zoning

designation.

Documents:

[AGENDA PACKET Z-8-2022 TEXT AMENDMENT_TATTOO.PDF](#)

9. NEW BUSINESS

A. AX-8-2022/Z-6-2022 *Staff has determined this item to be insufficient*

Application by Gracely Investments, LLC/Derek Gracely for **ANNEXATION** and **REZONE** of approximately 0.117 acre portion from C-2, Commercial district, in Greenville County to S-1, Service district, in the City of Greenville and **REZONE** of 2.897 acres portion from C-2, Local commercial district, to S-1, Service district located on **MAULDIN ROAD** (TM# M014030100506)

B. AX-9-2022

Application by David Hudson for **ANNEXATION** and **REZONE** of approximately 10.1 acres located at **2836 LAURENS ROAD** from C-2, Commercial district, C-3, Commercial district, and I-1, Industrial District in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# M010020100102)

Documents:

[AGENDA PACKET AX-9-2022 2836 LAURENS ROAD.PDF](#)

C. AX-10-2022

Application by Brian Cherry for **ANNEXATION** and **REZONE** of approximately 0.829 acre located at **101 HALTON ROAD** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0260000100814)

Documents:

[AGENDA PACKET AX-10-2022 101 HALTON ROAD.PDF](#)

D. AX-11-2022/Z-10-2022 *Applicant requests deferral to the July 2022 meeting*

Application by Brian Schick/Michael Watts for **ANNEXATION** and **REZONE** of approximately 1.366 acres from R-7.5, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville and **REZONE** of 1.54 acres from C-1, Neighborhood commercial district, and RDV, Redevelopment district to PD, Planned development district located at **PENDLETON STREET, TRACTION STREET, SMITH STREET, AND SACO STREET** ("Woven") (TM# 0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700,

0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300,
0118001400400)

E. AX-12-2022

Application by City of Greenville for **ANNEXATION** and **REZONE** of approximately 29.14 acres located at **E. BRAMLETT ROAD, REEDY STREET, POWER STREET, PEACE STREET, W. WASHINGTON STREET, HAMPTON AVE EXT** from I-1, Industrial district, and R-7.5, single-family residential district in Greenville County to I-1, Industrial district, and R-6, Single-family residential district in the City of Greenville. (TM# 0137000400100, 0141000200400, 0137000301300, 0137000500900, 0137000301500, 0137000301600, 0137000301700, 0137000301800, 0137000900400, 0137000800500)

Documents:

[AGENDA PACKET AX-12-2022 DUKE PROPERTY.PDF](#)

F. AX-13-2022

Application by Halton Medical Plaza Owners' Association for **ANNEXATION** and **REZONE** of approximately 1.446 acres located at **361, 365, 369 HALTON ROAD** from S-1, Services district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (TM# 0260000101504, 0260000101511, 0260000101514, 0260000101513)

Documents:

[AGENDA PACKET AX-13-2022 361, 365, 369 HALTON ROAD.PDF](#)

G. SD-22-351

Application by Nash Homes LLC for a **SUBDIVISION** of 0.378 acre located on **BAYWOOD AVENUE** from 1 LOT to 4 LOTS. (TM# 0282000402801)

Documents:

[AGENDA PACKET SD 22-351 BAYWOODAVE.PDF](#)

H. Z-11-2022

Application by Lynn A. Solesbee for a **REZONE** of 1.57 acres located at **710, 718 LOWNDES HILL ROAD** from RM-3 to OD (TM# 0282000402805, 0282000401800)

Documents:

[AGENDA PACKET Z-11-2022 REZONE 710 AND 718 LOWNDES HILL RD RM-3 TO OD.PDF](#)

I. V-22-365

Application by The Gateway Companies/Josh Mandell for a **STORMWATER**

MANAGEMENT VARIANCE for 8.3 acres located on **WEBB ROAD**. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)

Documents:

[AGENDA PACKET V-22-365 WEBB ROAD.PDF](#)

J. MD-22-366

Application by Porter Christensen for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.1 acres located on **AUGUSTA ROAD** for 42 units. ("Isabel's Place") (TM# M015010200600)

Documents:

[AGENDA PACKET MD-22-366 ISABELLS PLACE.PDF](#)

K. MD-22-368

Application by Benjamin Settle for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.47 acre located at **507, 509 JENKINS STREET** for 7 units. ("Baxter Norris Villa") (TM# 0085000300201, 0085000300200)

Documents:

[AGENDA PACKET MD-22-368 BAXTER NORRIS VILLA.PDF](#)

10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

July 19, 2022 – PC Workshop

July 21, 2022 – PC Public Hearing

11. Executive Session, if required

12. Adjournment