



City of Greenville
Planning Commission
Agenda Workshop
12:00 PM Tuesday, August 15, 2023

Please use the following methods to attend the meeting.

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

Telephone: 1-415-655-0002
WebEx Event Number: 2331 455 9351

Note: The primary purpose of this workshop is for the Planning Commission to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the commission on any agenda item at the workshop. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on August 17, 2023.

Application materials are included with the Public Notice for the August 17, 2023, Public Hearing.

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **OLD BUSINESS - None**

4. **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 JACQUILINE 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*.

5. Executive Session, if required

6. Adjournment