



City of Greenville
Planning Commission
Agenda Workshop
12:00 PM Tuesday, October 18, 2022

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: 2343 428 1736

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 October 20, 2022.

Application materials are included with the Public Notice for the October 20, 2022, Public Hearing.

AGENDA

1. Call to Order
2. Roll Call
3. **OLD BUSINESS**

A. None

4. **NEW BUSINESS**

A. **AX-25-2022**

Application by Jonathan Jacobs for **ANNEXATION** and **REZONE** of approximately 4.83 acres located at 200, **250 EXECUTIVE CENTER DRIVE** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0547020103900, 0547020103700)

B. **AX-26-2022**

Application by NHRD Partners, LLC/Mike Metcalf for **ANNEXATION** and **REZONE** of approximately 11.569 acres located at **31 PATEWOOD DRIVE** from OD, Office district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (portion of TM# 0543010100100)

C. **AX-28-2022**

Application by Gene Crook for **ANNEXATION** and **REZONE** of approximately 0.887 acre located on **MAULDIN ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# M014030100304)

D. **AX-29-2022**

Application by Friddle & Friddle, LLC II for **ANNEXATION** and **REZONE** of approximately 0.75 acre located on **525 CONGAREE ROAD** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0543010102704)

E. AX-30-2022

Application by Alex Kemp for **ANNEXATION** and **REZONE** of approximately 1.681 acres located on **308 MILLS AVENUE** from C-1, Commercial district, in Greenville County to OD, Office and institutional district, in the City of Greenville. (TM# 0106000600103)

F. AX-31-2022

Application by Halton-Webb, LLC for **ANNEXATION** and **REZONE** of approximately 6.341 acres located on **125 HALTON ROAD** from S-1, Services district, in Greenville County to C-2, Commercial district, in the City of Greenville. (TM# 0260000107700)

G. MD-22-680

Application by Graycliff Capital Partners, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 10.46 acre located at **N. PLEASANTBURG DRIVE AND LOWNDES HILL ROAD** for 209 apartment units. ("Encore Lowndes Hill") (TM# 0282000201300, 0282000201400, 0282000201401, 0282000201500)

H. MD-22-681

Application by Rob Liebel for a **MULTI-FAMILY DEVELOPMENT** on approximately 5.9 acres located at **817 CLEVELAND STREET** for 118 units. ("ACRE Apartment Homes") (TM# 0202000300602)

I. MD-22-682

Application by Josh Mandell for a **MULTI-FAMILY DEVELOPMENT** on approximately 8.3 acres located on **WEBB ROAD** for 72 units. ("Gateway Green") (TM# 0260000101216, 0260000101215, 0260000101100, 0260000101102)

J. SD-22-688

Application by Trey Cole/Artful Home Designs LLC for a **SUBDIVISION** of 1.12 acres located at **708 ANDERSON ROAD** from 4 LOTS to 18 LOTS. ("Anderson Ridge City Homes") (TM# 0112000900200, 0112000900400, 0112000900800, 0112000900900)

K. SD-22-702

Application by Davis & Floyd, Inc/Jeffery Poole for a **SUBDIVISION** of 134.26 acres located at **LAURENS ROAD, DALLAS ROAD, RIDGE ROAD, AND JACQUILINE LANE** from 5 LOTS to 437 LOTS. ("Bridgeport") (TM# M011020202400, M011020203608, M011020203603, M011020203601, M011020203607)

L. Z-14-2022 *Applicant requests deferral to the November 17th meeting*

Application by City of Greenville for a **TEXT AMENDMENT** to revise the annexation process by amending Sections 19-2.1.2 *Planning Commission*, 19-2.3.2 *Amendments to text and zoning district map*, 19-2.2.4 *Neighborhood meetings*, and Table 19-2.2-1 *Required Notice and Timing*, and creating Section 19-2.3.21 *Annexation*.

5. Executive Session, if required

6. Adjournment