

Planning Commission

Official Agenda



AGENDA

A

City of Greenville
Planning Commission
Regular Meeting
4:00 PM October 20, 2022

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. September 13, 2022 Agenda Workshop
 - b. September 15, 2022 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

A. None

9. 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)

Documents:

[AGENDA PACKET AX-25-2022 200,250 EXECUTIVE CENTER DRIVE.PDF](#)

B

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)

Documents:

[AGENDA PACKET AX-26-2022 31 PATEWOOD DRIVE.PDF](#)

C

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)

Documents:

[AGENDA PACKET AX-28-2022 MAULDIN ROAD.PDF](#)

D

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)

Documents:

[AGENDA PACKET AX-29-2022 525 CONGAREE ROAD.PDF](#)

E

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)

Documents:

[AGENDA PACKET AX-30-2022 308 MILLS AVENUE.PDF](#)

F

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)

Documents:

[AGENDA PACKET AX-31-2022 125 HALTON ROAD.PDF](#)

G

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)

Documents:

[AGENDA PACKET MD 22-680 - ENCORE AT LOWNDES HILL.PDF](#)

H

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)

Documents:

[AGENDA PACKET MD-22-681 - 817 CLEVELAND_ACRE APARTMENTS.PDF](#)

I

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)

Documents:

[AGENDA PACKET MD-22-682 - GATEWAY AT THE GREEN_UPDATED.PDF](#)

J

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)

Documents:

[AGENDA PACKET SD 22-688_ANDERSON RIDGE CITY HOMES.PDF](#)

K

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)

Documents:

[AGENDA PACKET SD 22-706_BRIDGEPORT SD_UPDATED.PDF](#)

L

L. 2-14-2022 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.

10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

November 15, 2022 – PC Workshop

November 17, 2022 – PC Public Hearing

11. Executive Session, if required

12. Adjournment