



City of Greenville
Planning Commission
Regular Meeting
4:00 PM March 7, 2024

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. February 1, 2024 Public Hearing
 - B. February 13, 2024 Special Called Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. PUBLIC HEARING ITEMS (Public Hearing Required)

A. Z-15-2023 Applicant requests deferral to April 2024

Application by the City of Greenville for a **TEXT AMENDMENT** to Article 19-3. *Use Regulations* and Division 19-7.2. *Defined Terms* of the Greenville Development Code pertaining to residential uses.

B. Z-5-2024

Application by the City of Greenville to amend the **GREENVILLE ENGINEERING DESIGN AND SPECIFICATIONS MANUAL** for a required three-month review.

C. AX-3-2024

Application by Steve McNair for **ANNEXATION** and **REZONE** of approximately 2.987 acres located on **ANCIENT WAY** from R-10, Single-family residential district, in Greenville County to RN-C, Neighborhood C District, in the City of Greenville. (TM#s M011020200400, M011020200401, M011020200402)

D. SN-24-92

Application by Bret Hewett to establish the new **STREET NAMES** of “Olmsted Place” and “Winona Terrace” for the related “Cleveland Townes” development. (TM# 0202000300602)

E. Z-6-2024

Application by the City of Greenville to **AMEND** the **OFFICIAL ZONING MAP** for the City of Greenville, South Carolina for the means of the required six-month update with the below:

Address/Road	TMS#	Acreage	GDC Zoning	Requested Zoning
427 Birnie Street	0076020400400	2.11	CV	RC-2
520 Rutherford Rd	0176000302600	1.92	RN-A	MX-2
514 Rutherford Rd	0176000302800	0.86	MX-2	CV
241 Hampton Ave	0015000200500	0.17	Included in DDOD	Remove DDOD
231 Hampton Ave	0015000200400	0.26		
110 Butler Ave	0015000200600	0.13		

15 Endel St	0123000701900	0.17	Included in DDOD	Remove DDOD
	0123000701801	0.19		
301 E Camperdown Way <i>Property Owner has requested these parcels to be removed. They will be considered with a future application</i>	0069000100100	0.1	Included in DDOD	Remove DDOD
	0069000100200	0.1		
	0069000100300	0.1		
	0069000100400	0.12		
	0069000100500	0.11		
	0069000100600	0.09		
	0069000101400	0.09		
	0069000101500	0.1		
	0069000101600	0.13		
	0069000101700	0.12		
	0069000101800	0.13		
Ridge Rd/Fairforest Way	M011010100339	9.78	IG	RC-2
814 Hampton Avenue	0026000200701	0.17	RN-A	CV
	0026000200600	0.19		
218 Viola Street	0010000106800	0.22	RN-A	CV
204 Viola Street	0010000102001, 0010000106500, 0010000106600	2.12	RN-A	PK

F. [Z-7-2024](#)

Application by the City of Greenville for a **TEXT AMENDMENT** to Division 19-4.6.2 *Vehicle Parking* of the Greenville Development Code for the purposes of providing provisions for recreational vehicles and trailer parking in residential districts.

9. **PUBLIC MEETING ITEMS (No Public Hearing)**

A. [SD-24-91](#)

Application by Bret Hewett for a **MAJOR SUBDIVISION** for 5.89 acres located at **817 Cleveland Street** from 1 LOT to 3 LOTS (82 SUBLOTS). (TM# 0202000300602) ("Cleveland Townes")

10. **Other Business**

A. **Staff Update on Planning Projects and Initiatives**

B. **Upcoming Dates:**

April 4, 2024 – Planning Commission Public Hearing

May 2, 2024 - Planning Commission Public Hearing

11. **Executive Session, if required**

12. **Adjournment**