



City of Greenville
Planning Commission
Regular Meeting

4:00 PM August 1, 2024 – Amended 7/30/2024

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. June 6, 2024 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A. [Z-11-2024](#) – *Applicant has withdrawn request. Request will no longer be heard.*

Application by Bret Hewett for a **REZONE** of 2.997 acres located at **500-505 N. MAIN STREET** from MX-2, Mixed Use 2 District, and MX-3, Mixed Use 3 District, to MX-3, Mixed Use 2 District, and MX-5, Mixed Use 5 District. (TM# 0003000200100)

B. [AX-14-2024](#)

Application by William Gray for **ANNEXATION** and **REZONE** of approximately 0.49 acre located at **821, 823, AND 825 GREEN AVENUE** from R-7.5, Single-family residential district, in Greenville County to RH-D, House D District, in the City of Greenville. (TM# 0107000601400, 0107000601300, 0107000601200)

C. [AX-15-2024](#)

Application by Jay Navarro for **ANNEXATION** and **REZONE** of approximately 0.2 acre located at **9 TRACTION STREET** from R-7.5, Single-family residential district, in Greenville County to RH-D, House D District, in the City of Greenville. (TM# 0118000100500)

D. [AX-16-2024](#)

Application by Rory Tyler for **ANNEXATION** and **REZONE** of approximately 3.243 acres located at **1135 SOUTH PLEASANTBURG DRIVE** from R-10, Single-family residential district, in Greenville County to RH-B, House B District, in the City of Greenville. (portion of TM# M015030409600)

E. [AX-17-2024](#)

Application by Wesley Taubel for **ANNEXATION** and **REZONE** of approximately 13.41 acres located at **2000 WADE HAMPTON BOULEVARD** from C-2, Commercial district, and O-D, Office District, in Greenville County to CM, Campus District, in the City of Greenville. (TM# 0276000200303)

F. [AX-18-2024](#)

Application by David Smith and Christina Moir for **ANNEXATION** and **REZONE** of approximately 0.25 acre located at **109 STALL STREET** from R-6, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (portion of TM# 0150001401200)

G. [AX-19-2024](#)

Application by Lindsey Tully for **ANNEXATION** and **REZONE** of approximately 0.2 acre located at **15 TRACTION STREET** from R-7.5, Single-family residential district, in Greenville County to RH-D, House D District, in the City of Greenville. (TM# 0118000100800)

H. [AX-20-2024](#)

Application by Kevin Scully for **ANNEXATION** and **REZONE** of approximately 11.57 acres located at **ROPER MOUNTAIN ROAD AND INDEPENDENCE BOULEVARD** from S-1, Service district, O-D, Office District, and R-20, Single-family residential district, in Greenville County to CV, Civic District, and RNX-B, Neighborhood Flex B District, in the City of Greenville. (TM# 0547020101300 and 0547020101400)

I. [AX-21-2024](#)

Application by David Stone for **ANNEXATION** and **REZONE** of approximately 0.06 acre located on **S. LEACH STREET** from R-M10, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (portions of TM# 0084000200300 and 0084000200400)

J. [SN-24-538](#)

Application by Saint Capital, LLC to establish the new **STREET NAMES** of “Mosaic Drive” and “Motley Way” for the related “Mosaic Townes” development. (TM# 0079000203506, 0079000203507, 0079000203508, 0079000203500, 0079000203509, 0079000203510, 0079000200800, 0079000200900, 0079000201000, 0079000201100, 0079000201200, 0079000201300, 0079000202800, 0079000202700, 0079000202600, 0079000202501, 0079000202500, 0079000201900, 0079000201400, 0079000201401, and 0079000101500)

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

A. [SD-24-528](#)

Application by Eric White for a **MAJOR SUBDIVISION** for 6.86 acres located at **S. ACADEMY STREET, N. CALHOUN STREET, PERRY AVENUE, WARE STREET, and MCCALL STREET** from 21 LOTS to 18 LOTS. (TM#s 0079000203506, 0079000203507, 0079000203508, 0079000203500, 0079000203509, 0079000203510, 0079000200800, 0079000200900, 0079000201000, 0079000201100, 0079000201200, 0079000201300, 0079000202800, 0079000202700, 0079000202600, 0079000202501, 0079000202500, 0079000201900, 0079000201400, 0079000201401, and 0079000101500) (“Mosaic Townes”)

10. **Other Business**

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

B. **Upcoming Dates:**

August 15, 2024 - Joint City Council/Planning Commission Workshop

September 5, 2024 – Planning Commission Public Hearing

October 3, 2024 – Planning Commission Public Hearing

11. **Executive Session, if required**

12. **Adjournment**