



City of Greenville
Planning Commission
Regular Meeting
4:00 PM November 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. September 5, 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-17-2024](#)

Application by Scott Carlin for a **REZONE** of 62.3 acres located at **402 ROPER MOUNTAIN ROAD** from PD, Planned Development District, to CM, Campus District (TM# 0547020102503 and 0547020102507)

B. [Z-18-2024](#)

Application by Scott Carlin for a **REZONE** of 6.7 acres located at **301 E. CAMPERDOWN WAY** from RC-3, Community 3 District, to CV, Civic District and to remove the DDOD, Downtown Design Overlay District, from a portion thereof (TM# 0069000700100, 0069000100100, 0069000100200, 0069000100300, 0069000100400, 0069000100500, 0069000100600, 0069000101400, 0069000101500, 0069000101600, 0069000101700, 0069000101800)

C. [AX-25-2024](#)

Application by Evanely Hernandez and Carlos A Beltran for **ANNEXATION** and **REZONE** of approximately 0.34 acre located at **11, 13 STALL STREET AND 100 DAVID STREET** from R-M20, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (portions of TM# 0150001500800, 0150001500900, and 0150001401400)

D. [AX-26-2024](#)

Application by Austin Allen for **ANNEXATION** and **REZONE** of approximately 1.57 acres located on **GUESS STREET, ORR STREET, AND SETH STREET** from R-7.5, Single-family residential district, in Greenville County to RN-C, Neighborhood C District, in the City of Greenville. (TM# 0106000800300, 0106000800400, 0106000800600, 0106000800700, 0106000800800, and 0106001801300)

E. [AX-27-2024](#)

Application by Brian DeRoberts of Kristopher Homes for **ANNEXATION** and **REZONE** of approximately 3.89 acres located on **RIDGEWOOD DRIVE** from R-7.5, Single-family residential district, in Greenville County to RH-C, House C District, and CV, Civic District, in the City of Greenville. (TM# M012040301600, M012040301500, M012040301400, M012040301300, M012040301200, M012040301100, and a portion of M012040301700)

F. [AX-28-2024](#)

Application by Farm Products II LLC for **ANNEXATION** and **REZONE** of approximately 2.89 acres located on **EASLEY BRIDGE ROAD** from FRD, Flexible review district, in Greenville County to IX, Industrial Flex District, in the City of Greenville. (TM# 0113000100101)

G. [AX-29-2024](#)

Application by Ryan Polster Jolley and Adrienne Marie Moser for **ANNEXATION** and **REZONE** of approximately 0.2 acre located at **46 ORR STREET** from R-7.5, Single-family residential district, in Greenville County to RH-C, House C District, in the City of Greenville. (TM# 0106000900400)

H. [AX-30-2024](#)

Application by Kris Fox for **ANNEXATION** and **REZONE** of approximately 0.41 acre located at **17 PROSPERITY COURT** from R-10, Single-family residential district, in Greenville County to RH-C, House C District, in the City of Greenville. (portion of TM# 0222030400300)

I. **Z-15-2024 Item deferred by Applicant to the December 5th meeting**

Application by the City of Greenville to adopt the **GREENLINE-SPARTANBURG NEIGHBORHOOD PLAN UPDATE**.

J. **Z-16-2024 Item deferred by Applicant to the December 5th meeting**

Application by the City of Greenville for a **COMPREHENSIVE PLAN AMENDMENT** to facilitate the use of Accommodations Tax funds for the development of Workforce Housing pursuant to SC Code § 6-4-12.

K. [Z-20-2024](#)

Application by the City of Greenville to temporarily suspend the requirements for a Certificate of Appropriateness in Sections 19-6.2.6, 19-6.2.7, 19-6.2.8, and 19-6.2.9 of the Greenville Development Code to expedite storm damage repairs after Hurricane Helene.

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

A. [MD-22-56](#)

Application by McMillan Pazdan Smith/Rob Couch for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.1 acres located at **WEST WASHINGTON STREET, SOUTH HUDSON STREET, AND OSCAR STREET** for 93 units ("Southernside Senior Apartments") (TM# 0052000100200, 0052000100300, 0052000101500, 0052000101600).

10. **Other Business**

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

B. **Approval of the [2025 Planning Commission Calendar](#)**

C. **Upcoming Dates:**

December 5, 2024 – Planning Commission Public Hearing

TUESDAY, January 7, 2024 – Planning Commission Public Hearing

11. **Executive Session, if required**

12. **Adjournment**