



City of Greenville
Planning Commission
Regular Meeting
4:00 PM January 7, 2025

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. December 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-22-2024](#)

Application by N. Jackson Thacker for a **REZONE** of 0.271 acre located at **702 E. WASHINGTON STREET** from RNX-C, Neighborhood Flex C District, to MX-3, Mixed Use 3 District (TM# 0064000100700)

B. [Z-23-2024](#)

Application by Sheila Dogan for a **REZONE** of 0.115 acre located at **101 PINE STREET** from RH-D, House D District, to RN-A, Neighborhood A District (TM# 0026000700100)

C. [Z-2-2025](#)

Application by Rob Couch of McMillian Pazden Smith for a **MAJOR PLANNED DEVELOPMENT MODIFICATION (Z-11-2021)** of 3.87 acres located at **1200 LAURENS ROAD** (TM# 0198000403200, 0198000400200, 0198000400300)

D. [AX-1-2025](#)

Application by Mauricio Molina for **ANNEXATION** and **REZONE** of approximately 0.67 acre located at **2 TIMBERLAKE DRIVE** from R-M20, Multifamily residential district, in Greenville County to RH-B, House B District, in the City of Greenville. (TM# 0277000200826)

E. [AX-2-2025](#)

Application by Edward Connell for **ANNEXATION** and **REZONE** of approximately 9.23 acres located at **2435 EAST NORTH STREET** from C-2, Commercial district, in Greenville County to BG, Business General District, in the City of Greenville. (TM# 0276000302100)

F. [AX-3-2025](#) *Item deferred to the February 6th meeting*

Application by Christopher Laney and Toll Southeast LP Company Inc for **ANNEXATION** and **REZONE** of approximately 5.891 acres located on **HUDSON ROAD, PELHAM ROAD, REDLAND WAY, MEDLOCK DRIVE, AND COUNTRY SQUIRE COURT** from R-20, Single-family residential district, in Greenville County to PK, Park District, and RH-C, House C District, in the City of Greenville. (TM# 0543020100504, 0543150100200, 0543150101100, 0543150101600, 0543150101700, 0543150101800, 0543150101900, 0543150102200, and 0543150102400)

G. [Z-16-2024](#)

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.

H. **Z-1-2025**

Application by the City of Greenville for a **TEXT AMENDMENT** to **Chapter 19 - Greenville Development Code** of the Code of Ordinances, City of Greenville, South Carolina for the means of the 18-month update.

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

A. None

10. **Other Business**

A. Staff Update on Planning Projects and Initiatives

B. Election of Chair and Vice-Chair

C. Upcoming Dates:

February 6, 2025 – Planning Commission Public Hearing

March 6, 2025 - Planning Commission Public Hearing

11. Executive Session, if required

12. Adjournment