



City of Greenville
Planning Commission
Regular Meeting
4:00 PM March 6, 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. February 6, 2025 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. [AX-6-2025](#)

Application by Highland Homes LLC for **ANNEXATION** and **REZONE** of approximately 0.10 acre located at **7 STALL STREET** from R-M20, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (portion of TM# 0150001501100)

B. [AX-7-2025](#)

Application by The Neighborhood Housing Corporation of Greenville and Carolina Crafted Construction, LLC for **ANNEXATION** and **REZONE** of approximately 0.25 acre located at **307 AND 309 MARIE STREET** from R-M20, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0150001401700 and 0150001401800)

C. [Z-3-2025](#)

Application by Palmetto Alliance Property Group, LLC – R. Steve McNair for a **REZONE** of 1.31 acres located at **AUGUSTA STREET AND DIXON STREET** from PD, Planned Development District, to MX-2, Mixed Use 2 District (TM# 0094000400700, 0094000400800, 0094000401900, and 0094000402000)

D. [Z-4-2025](#)

Application by Meghan Caldwell for a **REZONE** of a 0.06 acre portion located on **LANDWOOD AVENUE** from RN-C, Neighborhood C District, to MX-5, Mixed Use 5 District (portion of TM# 0266000100113)

E. [Z-6-2025](#)

Application by Kirk Conover for a **REZONE** of 0.35 acre located at **430 N. MAIN STREET** from CV, Civic District, to MXS-D, Shopfront Downtown District (TM# 0033000101101)

F. [Z-5-2025](#)

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

18-Month Rezone List							
Property Owner	Address(es)	TMS#(s)	Deed Book/Page	Current District	Proposed District	Acreage	Reason

City of Greenville	W. Washington St	0024000101500	2304/429	RNX-B	RNX-C	0.82	Provide for affordable housing opportunity
		0024000101600					
		0024000101700					
	Capitol Ct	0024000101701					
		0024000101801					
Unknown	1 Alameda St	0201001400100	n/a	RH-D	PK	0.55	Preserve cemetery as open space
City of Greenville	E. Faris Rd/Glenn Rd	0267000203000	2710/2733	RH-C	PK	2.43	Preserve as open space
City of Greenville	Ridge Rd	M012020100105	2723/1357	IX	PK	11.51	Preserve as open space

9. PUBLIC MEETING ITEMS (No Public Hearing)

A. None

10. Other Business

A. Staff Update on Planning Projects and Initiatives

B. Upcoming Dates:

April 3, 2025 – Planning Commission Public Hearing

May 1, 2025 - Planning Commission Public Hearing

11. Executive Session, if required

12. Adjournment