



City of Greenville
Planning Commission
Regular Meeting
4:00 PM April 3, 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. March 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-5-2025](#) *Item referred back to Planning Commission by City Council*
Application by Sam Tedde for **ANNEXATION** and **REZONE** of approximately 7.8 acres located on **DALLAS ROAD** from R-S, Residential-suburban district, in Greenville County to RN-C, Neighborhood C District, in the City of Greenville. (TM# M011020201408 and M011020201407)
- B. [AX-8-2025](#)
Application by Mallory Seiniger for **ANNEXATION** and **REZONE** of approximately 0.20 acre located at **11 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# 0118000100600)
- C. [AX-9-2025](#)
Application by Villar 360 Enterprises, LLC for **ANNEXATION** and **REZONE** of approximately 0.17 acre located at **105 DAVID STREET** from R-M20, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0150001500700)
- D. [AX-10-2025](#)
Application by SID Hudson Pointe, LLC and Toll Southeast LP Company, Inc. for **ANNEXATION** and **REZONE** of approximately 1.41 acres located on **REDLAND WAY AND MEDLOCK DRIVE** from R-20, Single-family residential district, in Greenville County to RH-C, House C District, in the City of Greenville. (TM# 0543150102500, 0543150102600, 0543150102700, 0543150100400, 0543150100500, 0543150100700, and 0543150102000)
- E. [AX-11-2025](#)
Application by William A. Burgess for **ANNEXATION** and **REZONE** of approximately 2.09 acres located on **BYRDLAND DRIVE** from S-1, Service district, in Greenville County to IX, Industrial Flex District, in the City of Greenville. (TM# 0284000201601, 0284000201900, and 0284000202300)
- F. [V-25-188](#)
Application by Hay Halton, LLC./Michael Persky for a **STORMWATER MANAGEMENT VARIANCE** for 3.609 acres located at **HALTON ROAD AND HAYWOOD ROAD**. (TM#s 0259000100334)

9. PUBLIC MEETING ITEMS (No Public Hearing)

A. None

10. Other Business

A. Staff Update on Planning Projects and Initiatives

B. Upcoming Dates:

May 1, 2025 - Planning Commission Public Hearing

June 5, 2025 – Planning Commission Public Hearing

11. Executive Session, if required

12. Adjournment