



AGENDA

REGULAR MEETING OF PLANNING COMMISSION

THURSDAY, JUNE 5, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street

1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
 - A. Approval of Minutes for meeting on May 1, 2025
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-13-2025**

Application by Powerstar Auto, LLC for **ANNEXATION** and **REZONE** of approximately 1.2 acres located at **12 WEBB ROAD** from S-1, Services district, in Greenville County to BH, Business Heavy District, in the City of Greenville. (TM# 0545010100106)
 - B. **AX-14-2025/Z-8-2025**

Application by Sterling Land Trust for **ANNEXATION** and **REZONE** of approximately 0.48 acre located at from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville and **REZONE** of 0.04 acre from Unzoned to RN-A, Neighborhood A District located at **S. CALHOUN STREET, JENKINS STREET, AND SHORT MINUS STREET**. (TM#s 0112000200700, 0112000200500, and 0112000200200)
 - C. **AX-15-2025**

Application by A. Foster McKissick, IV for **ANNEXATION** and **REZONE** of approximately 4.71 acres located at **351 HALTON ROAD** from S-1, Services district, in Greenville County to BH, Business Heavy District, in the City of Greenville. (TM# 0260000101505)
 - D. **AX-16-2025**

Application by Keith Kiser for **ANNEXATION** and **REZONE** of approximately 34.32 acres located at **100 ST JOSEPHS DRIVE** from C-2, Commercial district, in Greenville County to CM, Campus District, in the City of Greenville. (TM# M011010100329)

E. **Z-9-2025**

Application by Jamil Woody for a **REZONE** of 0.26 acre located at **104 PINE STREET** from RH-D, House D District, to RN-A, Neighborhood A District (TM# 0026000101400)

F. **Z-10-2025**

Application by Scott Carlin for a **REZONE** of 0.38 acre located at **402 ANSEL STREET** from RH-D, House D District, to CM, Campus District (TM#s 0082000201900 and 0082000202000)

G. **Z-11-2025**

Application by Jeff McGehee for a **REZONE** of 0.18 acre located at **GURLEY AVENUE, MAULDIN ROAD, AND WATERS AVENUE** from MX-2, Mixed Use 2 District, to RH-C, House C District (portion of TM# 0211000607902)

H. **SD-22-791M** *Vested Under Land Management Ordinance*

Application by GT-RP Greenville, LLC for a **MAJOR SUBDIVISION MODIFICATION** for an additional road name located between University Ridge and Virginia Uldrick Circle on a 0.21-acre portion of the 38-acre subdivision (TM# 0069000300307) ("County Square")

9. PUBLIC MEETING ITEMS (No Public Hearing)

A. **SD-25-396**

Application by Michael McCarthy for a **MAJOR SUBDIVISION** for 66.38 acres located on **RIDGE ROAD** from 1 LOT to 19 LOTS. (TM# M012030100104) ("Ridgepoint")

10. OTHER BUSINESS

A. Staff Update on Planning Projects and Initiatives

B. Upcoming Dates:

July 13, 2025- Planning Commission Special Called Workshop 12pm

No July Planning Commission Meeting

August 7, 2025- Planning Commission Public Hearing

September 4, 2025- Planning Commission Public Hearing

11. Executive Session, if required

12. Adjournment