



AGENDA

REGULAR MEETING OF PLANNING COMMISSION

THURSDAY, AUGUST 7, 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 the following meetings:
 - A. June 5, 2025 Public Hearing
 - B. June 13, 2025 Special Called Workshop
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-17-2025**

Application by City of Greenville for a 75% Method **ANNEXATION**, submitted under the provisions of S.C. Code §5-3-150(1), and **REZONE** of approximately 17.96 acres located on **KITSON STREET, WHITIN STREET, CALDER STREET, PETTEE STREET, ABNEY STREET, DRAPER STREET, JONES STREET, WACO STREET, BENNETT STREET, HATCH STREET, LEDBETTER STREET, BALDWIN STREET, AND BRYANT STREET** from C-2, Commercial district, R-7.5, Single-family residential district, O-D, Office district, NC, Neighborhood Commercial district, PD, Planned development district, and I-1, Industrial district, in Greenville County to RH-D, House D District, RNX-B, Neighborhood Flex B District, RNX-C, Neighborhood Flex C District, MX-5, Mixed Use 5 District, IX, Industrial Flex District, and IG, Industrial General District, in the City of Greenville. (TM# 0121001000500, 0121001000600, 0121002100600, 0118001200200, 0118001200300, 0118001200800, 0121002100300, 0121002200100, 0121002200106, 0121002200107, 0121002000200, 0121002200104, 0121002200103, 0117000701300, 0117000701200, 0117000901700, and 0117000901600)

B. **AX-18-2025**

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 1.35 acres located at **DRAPER STREET AND MELROSE AVENUE** from S-1, Services district, in Greenville County to PK, Park District, in the City of Greenville. (TM# 0121002400200)

- C. **AX-19-2025**
Application by Toll Southeast LP Company, Inc for **ANNEXATION** and **REZONE** of approximately 0.89 acre located on **REDLAND WAY** from R-20, Single-family residential district, in Greenville County to RH-C, House C District, in the City of Greenville. (TM# 0543150100300, 0543150100900, 0543150101000, and 0543150101500)
- D. **AX-20-2025**
Application by C. Daniel Hathaway for **ANNEXATION** and **REZONE** of approximately 9.2 acres located at **1000 WATER TOWER CIRCLE** from FRD, Flexible review district, in Greenville County to RC-5, Community 5 District, in the City of Greenville. (TM# 0140000100100 and 0140000100200)
- E. **AX-21-2025**
Application by Wes McAdams for **ANNEXATION** and **REZONE** of approximately 13.04 acres located at **HAMPTON AVENUE EXTENSION, HUFF LINE, CEDAR LANE COURT, PETE HOLLIS BOULEVARD, AND BUNCOMBE ROAD** from FRD, Flexible review district, in Greenville County to IX, Industrial Flex District, in the City of Greenville. (TM# 0139000100100, 0139000100300, 0149000800200, and 0149000800100)
- F. **AX-22-2025**
Application by Simon Tuohy for **ANNEXATION** and **REZONE** of approximately 4.94 acres located at **HAMPTON AVENUE EXTENSION, CEDAR LANE COURT, AND KELLY AVENUE** from FRD, Flexible review district, in Greenville County to RC-3, Community 3 District, in the City of Greenville. (TM# 0139000601800, 0139000600301, 0139000600300, 0139000600400, 0139000600500, 0139000600501, 0139000600700, 0139000600900, 0139000601000, 0139000601100, 0139000601200, 0139000601300, 0139000601400, 0139000500100, and 0139000500200)
- G. **AX-23-2025**
Application by Greater Greenville Sanitation District for **ANNEXATION** and **REZONE** of approximately 0.73 acre located at **1501 WEST WASHINGTON STREET** from R-6, Single-family residential district, in Greenville County to MX-3, Mixed Use 3 District, in the City of Greenville. (portion of TM# 0025000401000)
- H. **AX-24-2025**
Application by Greater Greenville Sanitation District for **ANNEXATION** and **REZONE** of approximately 6.55 acres located on **WEST WASHINGTON STREET, EAST BRAMLETT ROAD, AND BARTONS ALLEY** from R-7.5, Single-family residential district, and I-1, Industrial District, in Greenville County to MX-3, Mixed Use 3 District, in the City of Greenville. (TM# 0139001000300, 0139000900200, 0139000900300, 0139000900400, 0139000701500, 0139000701600, and 0139000701700)
- I. **AX-25-2025**
Application by Andrew Butcher for **ANNEXATION** and **REZONE** of approximately

28.66 acres located at **2000, 2006 WADE HAMPTON BOULEVARD** from O-D, Office district, and C-2, Commercial District, in Greenville County to RC-3, Community 3 District, and MX-3, Mixed Use 3 District, in the City of Greenville. (TM# 0276000200303 and 0276000200107)

J. **AX-26-2025**

Application by Ryan Anderson for **ANNEXATION** and **REZONE** of approximately 0.28 acre located at **301 PROSPERITY AVENUE** from R-10, Single-family residential district, in Greenville County to RH-C, House C District, in the City of Greenville. (portion of TM# 0367000100200)

K. **AX-27-2025**

Application by Sheila Dogan for **ANNEXATION** and **REZONE** of approximately 0.12 acre located at **31 YOUNG STREET** from R-M20, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0112000800700)

L. **Z-12-2025**

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 24-month update.

M. **Z-13-2025**

Application by the City of Greenville to amend the **GREENVILLE ENGINEERING DESIGN AND SPECIFICATIONS MANUAL** for a required review.

9. PUBLIC MEETING ITEMS (No Public Hearing)

A. **Z 34-2021 FDP Phase 1**

Application by Marcus McCall for a **FINAL DEVELOPMENT PLAN** for **PHASE 1** of the **ENCLAVE LAURENS** Planned Development located at **LAURENS ROAD, PLEASANTBURG DRIVE, AND AIRPORT ROAD**. (TM#'s 0256000600100, 0256000600101, 0256000600102, 0256000601201, & 0256000600200)

10. OTHER BUSINESS

A. Staff Updates on Planning Projects and Initiatives

B. Upcoming Dates:

- September 4, 2025- Planning Commission Public Hearing
- October 2, 2025- Planning Commission Public Hearing
- November 6, 2025- Planning Commission Public Hearing

11. Executive Session, if required

12. Adjournment

