



City of Greenville
Planning Commission
Regular Meeting
4:00 PM February 1, 2024

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 7, 2023 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-2-2024

Application by Reid Hipp for a **REZONE** of 0.581 acre located at **25 WINN STREET** from MX-2, Mixed Use 2 District, to RH-D, House-Scale D District. (portion of TM# 0021000101900)

B. Z-15-2023 *Applicant requests deferral to March 2024*

Application by the City of Greenville for a **TEXT AMENDMENT** to Article 19-3. *Use Regulations* and Division 19-7.2. *Defined Terms* of the Greenville Development Code pertaining to residential uses.

C. AX-1-2024

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 96.122 acres located on **NORTH PLEASANTBURG DRIVE, WORLEY ROAD, TULIP STREET, FURMAN HALL ROAD, SYLVANIA AVENUE, STATE PARK ROAD, AND POINSETT HIGHWAY** from C-1, Commercial district, C-2, Commercial district, C-3, Commercial district, R-12, Single-family residential district, S-1, Services district, and I-1, Industrial district, in Greenville County to BH, Business Heavy District, BG, Business General District, and IG, Industrial General District, in the City of Greenville. (TM# portion of 0174020703200, portion of 0174020703203, 0174020702500, 0174020604500, 0174020702000, 0174020702300, 0174020702400, 0174020703400, 0174020700300, 0174020700200, 0174020700100, 0174020600700, 0174010103201, 0174010103000, 0174010102904, 0174010102906, 0174010102900, 0174010102901, 0174010102902, 0174010102903, 0173010400102, 0173010400104, 0173010400105, 0173010400103, 0173010400101, 0173010400106, 0173010500103, 0173010500102, 0173010500100, 0174040100101, 0173010600100, 0173010600300, 0173010600400, 0173010600500, 0173010600600, 0173010600700, 0173010600800, 0173010601101, 0173010601100, 0173010601200, 0173010600900, and 0173010601000)

D. AX-2-2024

Application by James White for **ANNEXATION** and **REZONE** of approximately 0.123 acre located at **9 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# 0150001501000)

E. Z-3-2024

Application by Madina W. Cauthen for a **REZONE** of 46.465 acres located on **DAIRY DRIVE, GLOBAL DRIVE, RIDGE ROAD, AND FAIRFOREST WAY** from IG, Industrial General District, to IX, Industrial Flex District. (TM# M011010100313 and M011010100307)

F. [Z-4-2024](#)

Application by Elizabeth Blackwell for a **REZONE** of 12.42 acres located at **319 Garlington Road** from IG, Industrial General District, to IX, Industrial Flex District. (TM# 0547030100138)

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 13, 2024 – Special Called Planning Commission Public Hearing

March 7, 2024 – Planning Commission Public Hearing

11. Executive Session, if required

12. Adjournment