



City of Greenville
Planning Commission
Agenda Workshop
12:00 PM Tuesday, June 14, 2022

Please use the following methods to attend the meeting.

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

Telephone: 1-415-655-0002
WebEx Event Number: 2341 600 0708

Note: The primary purpose of this workshop is for the Planning Commission to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the commission on any agenda item at the workshop. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on June 16, 2022.

Application materials are included with the Public Notice for the June 16, 2022, Public Hearing.

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **OLD BUSINESS**

A. SD-22-287

Application by Drew Parker/Parker Design Group for a **SUBDIVISION** of 2.35 acres located at **N. LEACH STREET AND DOUTHIT STREET** from 9 LOTS to 40 LOTS. ("Vardrey West") (TM# 0075000300300, 0075000300206, 0075000300202, 0075000300203, 0075000301101, 0075000301100, 0075000301000, 0075000300900, 0075000300800)

B. Z-8-2022

Application by Joseph Bradley for a **TEXT AMENDMENT** to Section 19-4.1. *Table of Uses* to add "Body piercing/tattoo establishment" as a permitted use in the RDV zoning designation.

4. NEW BUSINESS

A. AX-8-2022/Z-6-2022 *Staff has determined this item to be insufficient*

Application by Gracely Investments, LLC/Derek Gracely for **ANNEXATION** and **REZONE** of approximately 0.117 acre portion from C-2, Commercial district, in Greenville County to S-1, Service district, in the City of Greenville and **REZONE** of 2.897 acres portion from C-2, Local commercial district, to S-1, Service district located on **MAULDIN ROAD** (TM# M014030100506)

B. AX-9-2022

Application by David Hudson for **ANNEXATION** and **REZONE** of approximately 10.1 acres located at **2836 LAURENS ROAD** from C-2, Commercial district, C-3, Commercial district, and I-

1, Industrial District in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# M010020100102)

C. AX-10-2022

Application by Brian Cherry for **ANNEXATION** and **REZONE** of approximately 0.829 acre located at **101 HALTON ROAD** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0260000100814)

D. AX-11-2022/Z-10-2022 Applicant requests deferral to the July 2022 meeting

Application by Brian Schick/Michael Watts for **ANNEXATION** and **REZONE** of approximately 1.366 acres from R-7.5, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville and **REZONE** of 1.54 acres from C-1, Neighborhood commercial district, and RDV, Redevelopment district to PD, Planned development district located at **PENDLETON STREET, TRACTION STREET, SMITH STREET, AND SACO STREET** ("Woven") (TM# 0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700, 0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, 0118001400400)

E. AX-12-2022

Application by City of Greenville for **ANNEXATION** and **REZONE** of approximately 29.14 acres located at **E. BRAMLETT ROAD, REEDY STREET, POWER STREET, PEACE STREET, W. WASHINGTON STREET, HAMPTON AVE EXT** from I-1, Industrial district, and R-7.5, single-family residential district in Greenville County to I-1, Industrial district, and R-6, Single-family residential district in the City of Greenville. (TM# 0137000400100, 0141000200400, 0137000301300, 0137000500900, 0137000301500, 0137000301600, 0137000301700, 0137000301800, 0137000900400, 0137000800500)

F. AX-13-2022

Application by Halton Medical Plaza Owners' Association for **ANNEXATION** and **REZONE** of approximately 1.446 acres located at **361, 365, 369 HALTON ROAD** from S-1, Services district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (TM# 0260000101504, 0260000101511, 0260000101514, 0260000101513)

G. SD-22-351

Application by Nash Homes LLC for a **SUBDIVISION** of 0.378 acre located on **BAYWOOD AVENUE** from 1 LOT to 4 LOTS. (TM# 0282000402801)

H. Z-11-2022

Application by Lynn A. Solesbee for a **REZONE** of 1.57 acres located at **710, 718 LOWNDES HILL ROAD** from RM-3 to OD (TM# 0282000402805, 0282000401800)

I. V-22-365

Application by The Gateway Companies/Josh Mandell for a **STORMWATER MANAGEMENT VARIANCE** for 8.3 acres located on **WEBB ROAD**. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)

J. MD-22-366

Application by Porter Christensen for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.1 acres located on **AUGUSTA ROAD** for 42 units. ("Isabel's Place") (TM# M015010200600)

K. MD-22-368

Application by Benjamin Settle for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.47 acre located at **507, 509 JENKINS STREET** for 7 units. ("Baxter Norris Villa") (TM# 0085000300201, 0085000300200)

5. **Executive Session, if required**
6. **Adjournment**