

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM March 16, 2023

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. February 16, 2023 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

A. **SD-23-42**

Application by The Parker Group for a **SUBDIVISION** of 1.12 acres located at **BIRNIE STREET, GOWER STREET, MCCALL STREET, AND ALVINS ALLEY** from 2 LOTS to 10 LOTS. (TM# 0075000100500, 0075000100200) ("Park Hill Townhomes")

Documents:

[AGENDA PACKET SD 23-42 BIRNIE ST AND GOWER ST.PDF](#)

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9. NEW BUSINESS

A. **AX-3-2023**

Application by RDS Associates, LLC for **ANNEXATION** and **REZONE** of approximately 7.07 acres located at **825, 827 CONGAREE ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0545010101002)

Documents:

[AGENDA PACKET AX-3-2023 825, 827 CONGAREE ROAD.PDF](#)

B. AX-4-2023

Application by Jonathan Jacobs for **ANNEXATION** and **REZONE** of approximately 2.31 acres located at **650 EXECUTIVE CENTER DRIVE** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0547020103800)

Documents:

[AGENDA PACKET AX-4-2023 650 EXECUTIVE CENTER DRIVE.PDF](#)

C. AX-5-2023

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 0.07 acre located at **510 OLD AUGUSTA ROAD** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (portion of TM# 0222030401500)

Documents:

[AGENDA PACKET AX-5-2023 510 OLD AUGUSTA ROAD.PDF](#)

D. SD-23-98

Application by Silver Hammer Ventures, LLC for a **SUBDIVISION** of 1.39 acres located at **100 BLYTHE DRIVE AND 24 OLD AUGUSTA ROAD** from 2 LOTS to 5 LOTS. (TM# 0212000400800, 0212000401100)

Documents:

[AGENDA PACKET SD 23-98 BLYTHE DRIVE.PDF](#)

E. MD-23-99

Application by Paul Talbert for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.835 acres located at **450 EAST PARK AVENUE** for 32 units. ("Creekview Townes") (TM# 0039020200600)

Documents:

[AGENDA PACKET MD 23-99 CREEKVIEW TOWNES.PDF](#)

F. Z-3-2023 Application Withdrawn by Applicant

Application by the City of Greenville for a **TEXT AMENDMENT** to modify board and commission procedures by amending Sections 19-2.2.1. Authority to file applications.

10. Other Business

A. Staff Update on Current Planning Processes

B. Rules of Procedures for Special Called Public Hearing on March 30th

C. Upcoming Dates:

March 30th, 2023 – PC Special Called Public Hearing

April 18, 2023 – PC Agenda Workshop

April 20, 2023 – PC Public Hearing

11. Executive Session, if required

12. Adjournment