



City of Greenville
Planning Commission
Regular Meeting
4:00 PM October 5, 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. None
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. [SD-23-530](#) *Vested under Land Management Ordinance, Deferred from the August PC Meeting*
Application by Austin Allen for a **MAJOR SUBDIVISION** for 2.47 acres located at **E. Faris Road and McAlister Road** from 1 LOT to 39 LOTS. (TM# 0267000301500) (“Faris Townes”)
 - B. [Z-9-2023](#)
Application by the City of Greenville for a **TEXT AMENDMENT** to provide regulations for Crematory incinerators by amending Sections 19-3.3.5. Industrial Uses, 19-3.4.5. Industrial Use Standards, and Division 19-7.3 Defined Terms.
 - C. [Z-10-2023](#)
Application by the City of Greenville to adopt the new **GREENVILLE ENGINEERING DESIGN AND SPECIFICATIONS MANUAL** to replace the current **CITY OF GREENVILLE DESIGN AND SPECIFICATIONS MANUAL** for the City of Greenville.
 - D. [Z-11-2023](#)
Application by the City of Greenville to adopt the **AIRPORT DISTRICT PLANNING STUDY**.
 - E. [AX-23-2023](#) *Applicant has withdrawn request*
Application by Jhonatan Aguirre for **ANNEXATION** and **REZONE** of approximately 1.866 acres located at **2544 N. PLEASANTBURG DRIVE** from C-3, Commercial district, in Greenville County to BH, Business Heavy District, in the City of Greenville. (TM# 0183030100400)
 - F. [Z-12-2023](#)
Application by the City of Greenville for a **REZONE** of 0.33 acre located on **N. MAIN STREET** from PD, Planned Development District, to MXS-D, Shopfront Downtown District. (TM# 0033000101000)
 - G. [Z-13-2023](#)
Application by Cary Perkins for a **REZONE** of 2.055 acres located at **300 AIRPORT ROAD** from IG, Industrial General District, to IX, Industrial Flex District. (TM# 0258000200104)
 - H. [SD-23-685](#) *Applicant has requested deferral, Vested under Land Management Ordinance*
Application by Richard Jackson for a **MAJOR SUBDIVISION** for 2.0 acres located on **E. Faris Road and Glenn Road** from 1 LOT to 6 LOTS. (TM# 0267000203000) (“Glenn Landing”)
9. PUBLIC MEETING ITEMS (No Public Hearing)

A. None

10. Other Business

A. Staff Update on Planning Projects and Initiatives

B. Staff Update on Items for Three-Month Review of Greenville Development Code – [Staff Memo](#)

C. Upcoming Dates:

November 2, 2023 – Planning Commission Public Hearing

November 14, 2023 = Board and Commission Training

11. Executive Session, if required

12. Adjournment