

Planning Commission

Official Public Notice



PUBLIC NOTICE

To: Property Owners, Owners of property located within 500 feet of the following Applications, and Neighborhood Association Representatives.
From: Planning and Development Staff
Subject: Upcoming Applications for April 15, 2021, Planning Commission Meeting
Date mailed: March 31, 2021

Greenville City Hall is currently closed to the public. Please use the following methods to participate in the meeting.

Virtual Meeting Viewing

<https://www.greenvillesc.gov/meeting>
Password: meetnow
Telephone: 1-415-655-0002
WebEx Event Number: 129 363 9920

Remote Viewing Location:

Greenville Convention Center, 1 Exposition Drive, Room 102A

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

The City of Greenville Planning Commission will hold a Virtual Public Hearing on Thursday, April 15, 2021, at 4:00 PM via Webex, for the purpose of considering the following applications:

OLD BUSINESS

A. Z-13-2020 *Application to be deferred to May 20, 2021 meeting*

Application by Saint Capital, LLC for a **REZONE** of 4.51 acres located on **ACADEMY STREET, PERRY AVENUE, CALHOUN STREET, WARE STREET** from RM-2 and RDV to PD PLANNED DEVELOPMENT (TM# 007900-02-01900, 007900-02-02500, 007900-02-02600, 007900-02-02800, 007900-02-02700, 007900-02-02501, 007900-02-03500, 007900-02-03510, 007900-02-03509, 007900-02-03508, 007900-02-03507, 007900-02-03506, 007900-02-01100, 007900-02-01200, 007900-02-01300, 007900-02-01400)

Documents:

[Z-13-2020 PUBLIC NOTICE POSTING \(APRIL 2021\).PDF](#)

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- B. Z-5-2021** *Application to be deferred to May 20, 2021 meeting*
Application by Reedy Property Group for a **REZONE** of 0.81 acre located at **9 TROTTER ST** from RM-1 to RM-2 (TM# 009500-10-01200, 009500-10-01300)

Documents:

[Z-5-2021 PUBLIC NOTICE POSTING \(APRIL 2021\).PDF](#)

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- C. SD-21-051**
Application by Arbor Engineering for a **SUBDIVISION** of 1.29 acre located at **317 WILKINS ST** from 2 LOTS to 7 LOTS (TM# 009500-08-00500, 010600-02-00300)

Documents:

[SD-21-051 PUBLIC NOTICE POSTING \(APRIL 2021\).PDF](#)

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- D. Z-6-2021** *Application to be deferred to May 20, 2021 meeting*
Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-2.21, 19-5.12, 19-6.1.11 of the City's Land Management Ordinance to create affordable and workforce housing incentives

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NEW BUSINESS

- A. SD-15-406M**
Application by Verdae Development Inc. for a **SUBDIVISION MAJOR MODIFICATION** of 24.26 total acres located at **NORLIN DR AND MANGUM DR** from 82 LOTS to 82 LOTS (TM# 026200-01-01500, 026206-01-08300, 026200-01-02800)

Documents:

[SD-15-406M PUBLIC NOTICE POSTING.PDF](#)

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- B. SD-17-447M**
Application by Greenville Camperdown Hotel LLC for a **SUBDIVISION MAJOR MODIFICATION** of 0.583 total acre located at **315 S MAIN ST** from 1 LOT to 5 LOTS (TM# 006100-03-04104)

Documents:

[SD 17-477M PUBLIC NOTICE POSTING.PDF](#)

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- C. SD-21-206**
Application by AV Real Estate LLC for a **SUBDIVISION** of 3.019 total acres located at **CONESTEE RD AND SPANCO DR** from 1 LOT to 28 LOTS (TM# 042200-01-00300)

Documents:

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D. Z-8-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-4.3.2, 19-4.3.3, 19-4.3.4 of the City's Land Management Ordinance to amend use-specific standards after midnight.

Documents:

[Z-8-2021 PUBLIC NOTICE POSTING.PDF](#)

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You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at <http://www.greenvillesc.gov/pc>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Commission. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.

Following the public hearing, the Planning Commission will act upon the applications. The Commission's actions for the following types of applications constitute a Recommendation to the City Council:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Land Management Ordinance (Zoning/Land Development Regulations) – Item(s) D (Old Business) and Item(s) D (New Business)
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – Item(s) A and B (Old Business)
- Variances to the Stormwater Management Ordinance
- Planning-related studies and plans

The City Council will consider these items at scheduled, public Meetings (two readings of an ordinance to either approve, or disapprove, a proposal are required). You will not receive a separate notice of those meetings, but you are invited to attend and register with the City Clerk if you wish to comment upon an Application at the Meeting(s). You may contact the City Clerk's Office at (864) 467-4441 to verify the date of the City Council Meeting or refer to the meeting schedule reflected on the City's web site (www.greenvillesc.gov).

The Commission's action for the following types of applications constitutes a Decision of the Planning Commission (i.e., no further actions are required):

- Matters pertaining to the Design and Specifications Manual
- Approval of Land Development Permits (Major Subdivisions and Multifamily Residential Development proposals) – Item(s) C (Old Business) and Item(s) A, B, and C (New Business)
- Approval of Final Development Plans for 'Planned Developments'
- Street name changes
- Variances to the Stormwater Management Ordinance
- Appeals from the Decisions of the Administrator relative to the Design and Specifications Manual, or sections 19-6.7 through 19-6.10 of the Land Management Ordinance

Public Comment Instructions

You will have the opportunity to voice your comments prior to the virtual meeting or during the public hearing portion of the live virtual meeting.

Procedure for Public Comment PRIOR TO Virtual Meeting

You may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Friday before the hearing in order to be given adequate time for consideration by the commission before the hearing. Comments received after 2PM Friday will be provided to the commission at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

Procedure for Public Comment DURING Live Virtual Meeting

1. The Planning Commission Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking: Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information. Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group. Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.

Steps for Online Virtual Meeting Access

1. Visit greenvillesc.gov/meeting. You can also go to greenvillesc.gov and click on ONLINE MEETING.
2. Join Event: Planning Commission Regular Meeting 4/15/2021
Enter your: First Name
Enter your: Last Name
Enter your: Email Address
Enter the event password: meetnow
Click: Join Now

Steps for Phone Virtual Meeting Access

1. Dial: +1-415-655-0002
2. Enter Access Code: 129 363 9920

Documents:

[PUBLIC NOTICE MAILER APRIL 2021.PDF](#)

