

# Planning Commission

Official Agenda



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## AGENDA

**City of Greenville  
Planning Commission  
Special Called Meeting  
4:00 PM June 9, 2021**

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: 173 606 3097

Remote Viewing Location:  
Greenville Convention Center, 1 Exposition Drive

### **AGENDA**

- 1. Call to Order**
- 2. Welcome and Opening Remarks from the Chair**
- 3. Roll Call**
- 4. Acceptance of Agenda**
- 5. Call for Public Comment**
- 6. Conflict of Interest Statement**
- 7. NEW BUSINESS**

#### **A. Z-11-2021**

Application by City of Greenville for a TEXT AMENDMENT to Section 19-6.5.7 in order to limit orientation of outdoor dining and other outdoor activities adjacent to residential uses.

Documents:

[Z-11-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**B. Z-12-2021**

Application by City of Greenville for a TEXT AMENDMENT to Sections 19-6.5.7 and 19-6.8.9 to prohibit commercial refuse containers between building and adjacent residential use.

Documents:

[Z-12-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**C. Z-13-2021**

Application by City of Greenville for a TEXT AMENDMENT to Sections 19-1.11; 19-4.3; 19-6.4; 19-6.6; and 19-6.8.9 to provide maximum lighting levels at property lines; to require reduction of lighting levels after business hours and to provide "pre" and "menu" board illumination and noise standards.

Documents:

[Z-13-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**D. Z-14-2021**

Application by City of Greenville for a TEXT AMENDMENT to Section 19-1.11, 19-2.3.14 in order to provide requirement for a notarized affidavit of substantial compliance be received from the project general contractor or the person signing on his/her behalf in order to certify exterior of structures and site work comply with approved plans.

Documents:

[Z-14-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**E. Z-15-2021**

Application by City of Greenville for a TEXT AMENDMENT to Sections 19-1.11, 19-4.3.3; 19-6.2.2; Tables 19-6.2-1; 19-6.2.3; 19-6.5.7; 19-6.8.9; Figure 19-6.8.11; and Figure 19-6.5.14 in order to amend existing buffering and screening requirements for all nonresidential or multi-family developments that abut single-family uses.

Documents:

[Z-15-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**F. Z-16-2021**

Application by City of Greenville for a TEXT AMENDMENT to Sections 19-4.3; 19-5.1; 19-5.2; 19-6.5.7; 19-6.8.9; Tables 19-4.3-1 and 19-5.1-1 in order to provide a maximum building height and introduces a step-back provision for any nonresidential or multifamily structure adjacent to a single-family use (excluding C-4).

Documents:

[Z-16-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**G. Z-17-2021**

Application by City of Greenville for a TEXT AMENDMENT to Sections 19-5.1 and Table 19-5.1-1 in order to modify maximum impervious coverage for all non-residential zoning districts, except for C-4, for projects adjacent to single-family uses.

Documents:

[Z-17-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**H. Z-18-2021**

Application by City of Greenville for a TEXT AMENDMENT to Sections 19-5.1, 19-6.5.7; 19-6.8.9; and Table 19-5.1-1 in order to provide an increased rear setback for nonresidential and multifamily projects adjacent to single-family uses.

Documents:

[Z-18-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**I. Z-19-2021**

Application by City of Greenville for a TEXT AMENDMENT to Tables 2.60; 2.70; 2.80; 2.90; and Section 5.60(C) of the Unity Park Neighborhood District Code to remove maximum lot width and depth requirements.

Documents:

[Z-19-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**J. Z-20-2021**

Application by City of Greenville for a TEXT AMENDMENT to Article 19-2 in order to provide a process to adjudicate undue hardships for properties adjacent to single-family detached uses.

Documents:

[Z-20-2021 FINAL AGENDA POSTING JUNE 9 2021.PDF](#)

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**8. Adjournment**

Documents:

[PC AGENDA\\_6.9.21 SPECIAL CALLED PUBLIC HEARING.PDF](#)