

Planning Commission

Official Public Notice



PUBLIC NOTICE

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City of Greenville

Planning Commission

Regular Meeting

4:00 PM July 21, 2022

Greenville Convention Center, 1 Exposition Drive

AGENDA

1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
 - a. **June 14, 2022 Agenda Workshop**
 - b. **June 16, 2022 Public Hearing**
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statement**
8. **OLD BUSINESS**

A. AX-11-2022/Z-10-2022

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)

Documents:

[AGENDA PACKET AX-11-2022_Z-10-2022 WOVEN PD.PDF](#)

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NEW BUSINESS

A. AX-14-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 1.13 acres located on **CHURCHILL CIRCLE** from R-12, Single-family residential district, in Greenville County to R-9, Single-family residential district, in the City of Greenville. (portion of TM# 0390000100113)

Documents:

[PUBLIC NOTICE PACKET AX-14-2022 CHURCHILL CIRCLE.PDF](#)

B. AX-15-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 0.20 acre located on **E. PINE LAKE CIRCLE** from R-MA, Multifamily residential district, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# 0421000104800)

Documents:

[PUBLIC NOTICE PACKET AX-15-2022 E. PINE LAKE CIRCLE.PDF](#)

C. AX-16-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 0.22 acre located on **W. PINE LAKE CIRCLE** from R-MA, Multifamily residential district, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# 0421000107800)

Documents:

[PUBLIC NOTICE PACKET AX-16-2022 W. PINE LAKE CIRCLE.PDF](#)

D. AX-17-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 0.41 acre located on **W. PINE LAKE CIRCLE** from R-MA, Multifamily residential district, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# 0421000202000, 0421000202100)

Documents:

[PUBLIC NOTICE PACKET AX-17-2022 W. PINE LAKE CIRCLE.PDF](#)

E. AX-18-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 7.136 acres located on **CHURCHILL CIRCLE** from R-12, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (TM# 0393000200900)

Documents:

[PUBLIC NOTICE PACKET AX-18-2022 CHURCHILL CIRCLE.PDF](#)

F. AX-19-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 3.86 acres located on **MAULDIN ROAD** from C-2, Commercial district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (portion of TM# 0423000100100)

Documents:

[PUBLIC NOTICE PACKET AX-19-2022 MAULDIN ROAD.PDF](#)

G. AX-20-2022

Application by Brian P. Schick for **ANNEXATION** and **REZONE** of approximately 8.29 acres located at **1121 TSALI CIRCLE** from FRD, Flexible review district, in Greenville County to FRD, Flexible review district, in the City of Greenville. (TM# 0140000100101)

Documents:

[PUBLIC NOTICE PACKET AX-20-2022 1121 TSALI CIRCLE.PDF](#)

H. AX-21-2022

Application by Paul Gray for **ANNEXATION** and **REZONE** of approximately 11.8 acres located on **RIDGE ROAD** from R-M16, Multifamily residential district, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM#

M011020202400)

Documents:

[PUBLIC NOTICE PACKET AX-21-2022 RIDGE ROAD.PDF](#)

I. **AX-22-2022**

Application by Paul Gray for **ANNEXATION** and **REZONE** of approximately 1.72 acres located on **210 THURGOOD DRIVE** from R-10, Single-family residential district, in Greenville County to S-1, Service district, in the City of Greenville. (TM# M011020203601)

Documents:

[PUBLIC NOTICE PACKET AX-22-2022 210 THURGOOD DRIVE.PDF](#)

J. **AX-23-2022**

Application by Paul Gray for **ANNEXATION** and **REZONE** of approximately 0.08 acre located on **LAURENS ROAD** from R-10, Single-family residential district, in Greenville County to S-1, Service district, in the City of Greenville. (portion of TM# M011020203608)

Documents:

[PUBLIC NOTICE PACKET AX-23-2022 LAURENS ROAD.PDF](#)

K. **APL-22-411**

Application by Ben Settle for an **APPEAL** located at **17 CRABAPPLE COURT** from Section 19-6.9 Single-family residential infill standards for a front garage addition. (TM# 0212000400408)

Documents:

[PUBLIC NOTICE PACKET APL 22-411 17 CRABAPPLE CT.PDF](#)

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)
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **Old Business Item(s) A and New Business Item(s) A, B, C, D, E, F, H, I, J.**
- 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)
- Approval of Final Development Plans for 'Planned Developments'
- Street name changes – **New Business Item(s) L**
- Variances to the Stormwater Management Ordinance or Alternative Equivalent Compliance applications
- 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 – **New Business Item(s) K**

Public Comment Instructions

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group.

Alternatively, 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.

Procedure for Public Comment PRIOR TO Meeting

You may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602 or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Commission before the hearing. Comments received after 2PM Monday 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 Meeting

1. The Planning Commission chairperson will open the public comment portion of each agenda item after the staff report has been given and any questions related to the report have been addressed. Members of the public wishing to speak should approach the podium as directed by the chairperson.
2. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
 - a. 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.
 - b. 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.
 - c. Direct all comments and questions to the chairperson. The chairperson may respond or direct the question to the appropriate party for response.
3. Once all public comment has been provided, the public portion for that specific agenda item will be closed.

