

# Planning Commission

Official Agenda



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## AGENDA

**City of Greenville  
Planning Commission  
Regular Meeting  
4:00 PM June 17, 2021**

### AGENDA

- 1. Call to Order**
- 2. Welcome and Opening Remarks from the Chair**
- 3. Approval of Minutes**
  - a. May 7, 2021 Special Called Workshop
  - b. May 12, 2021 Special Called Workshop
  - c. May 18, 2021 Workshop
  - d. May 20, 2021 Public Hearing
  - e. May 24, 2021 Special Called Workshop

- 4. Call for Public Notice Affidavit from Applicants**
- 5. Acceptance of Agenda**
- 6. Conflict of Interest Statement**
- 7. OLD BUSINESS**

#### **A. Z-6-2021**

Application by City of Greenville for a TEXT AMENDMENT to Section(s) 19-2.3, 19-5.2, 19-6.1 of the City's Land Management Ordinance to create affordable and workforce housing incentives

Documents:

[Z-6-2021 FINAL AGENDA POSTING JUNE 2021.PDF](#)

#### **B. FDP-21-216** *Application requested to be deferred to July 15, 2021 meeting*

Application by Stone Property Management LLC for a MULTI-FAMILY DEVELOPMENT and FINAL DEVELOPMENT PLAN on 5.278 total acres located at HOWE ST AND HAYNIE ST for 179 apartment units (TM# 009101-08-01400, 009101-08-01500, 009101-08-01600, 009101-08-01601, 009101-08-01603, 009101-08-01700, 009101-08-01800, 009101-08-01900, 009101-08-02000, 009101-08-02100, 009101-08-02200, 009101-08-02300, 009101-08-02400, 009101-08-02500, 009101-08-02700, 009101-08-02701, 009101-08-02702, 009101-08-02703, 009101-08-02704, 009101-08-02705, 009101-08-02800, 009101-08-03000)

## 5. NEW BUSINESS

### A. SD-21-051M

Application by Arbor Engineering for a SUBDIVISION MAJOR MODIFICATION of 1.29 total acre located at 317 WILKINS ST from 2 LOTS to 5 LOTS (TM# 009500-08-00500, 010600-02-00300)

Documents:

[SD-21-051M FINAL AGENDA POSTING.PDF](#)

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### B. Z-22-2021

Application by City of Greenville for a TEXT AMENDMENT to Section(s) 19-6.10 of the City's Land Management Ordinance to amend the requirements for a traffic impact analysis

Documents:

[Z-22-2021 FINAL AGENDA POSTING.PDF](#)

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### C. Z-23-2021

Application by City of Greenville for a TEXT AMENDMENT to Section 19-6.1.3 and Table 19-6.1-1 of the City's Land Management Ordinance to modify off-street parking requirements for restaurants and bars/nightclubs and to add parking standards for breweries, wineries and distilleries

Documents:

[Z-23-2021 FINAL AGENDA POSTING.PDF](#)

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### D. Z-24-2021

Application by City of Greenville for a TEXT AMENDMENT to Section(s) 19-1.11, 19-4.1.2, and Table 19-4.1-2 of the City's Land Management Ordinance modifying the Table of Uses to promote land use compatibility between certain nonresidential uses and existing residential

Documents:

[Z-24-2021 FINAL AGENDA POSTING.PDF](#)

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### E. Z-25-2021

Application by City of Greenville for a TEXT AMENDMENT to Section(s) 19-7.5 and 19.7.6.2 of the City's Land Management Ordinance to create additional stormwater control standards for commercial and multifamily developments that abut and drain to a single-family detached use

Documents:

[Z-25-2021 FINAL AGENDA POSTING.PDF](#)

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**9. Other Business**

**A. Upcoming Dates:**

July 13, 2021 – PC Workshop

July 15, 2021 – PC Public Hearing

**10. Adjournment**

Documents:

[PC AGENDA\\_6.17.21 PUBLIC HEARING FINAL.PDF](#)

City of Greenville Planning and Development | 864-467-4476