

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 July 15, 2021, Planning Commission Meeting

Date mailed: June 30, 2021

The City of Greenville **Planning Commission** will hold an in-person Public Hearing on **Thursday, July 15, 2021, at 4:00 PM** at the Greenville Convention Center at 1 Exposition Drive for the purpose of considering the following applications. Those wishing to provide public comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may view the meeting at the following web address:

[HTTPS://WWW.GREENVILLESC.GOV/1694/ONLINE-MEETINGS](https://www.greenville.org/1694/online-meetings)

OLD BUSINESS

A. FDP-21-216 *Application requested to be deferred to August 19, 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 ("ParkSouth") (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)

NEW BUSINESS

A. AX-3-2021

Application by Flournoy Development Group for **ANNEXATION** of 0.536 acre of street right-of-way of **GLADYS DR** from Greenville County to the City of Greenville (in front of TM# 0260000100400)

Documents:

[AX-3-2021 PUBLIC NOTICE POSTING.PDF](#)

...

B. Z-26-2021

Application by Greenville Technical College for a **REZONE** of 13.97 acres located at **N PLEASANTBURG DRIVE, SKYVIEW DRIVE, AND WINTERBERRY COURT** from C-3, Regional commercial district, to OD, Office and institutional district (TM# 00267000100306, 0269000101104, 0269000101107, 0269000101102, 0269000103101, 0269000103601, 0269000108800, 0269000101109)

Documents:

[Z-26-2021 PUBLIC NOTICE POSTING.PDF](#)

....

C. MD-21-506

Application by Stanley Martin Homes for a **MULTI-FAMILY DEVELOPMENT** on approximately 3.88 acres located at **GIBBS STREET AND WESTFIELD STREET** for 104 condominium units ("Wimbledon Heights") (TM# 0051000300100, 0051000300400, 0051000300401, 0051000300500, 0051000300600, 0051000300700, 0051000300800, 0051000300900, 0051000301000, 0051000301100, 0051000301200, 0051000301300, 0051000301400, 0051000301500, 0051000301600)

Documents:

[MD-21-506 PUBLIC NOTICE POSTING.PDF](#)

.....

D. SD-21-511

Application by Chosen Generation Properties for a **SUBDIVISION** of 0.51 acre located at **102 POTOMAC AVENUE** from 1 lot to 3 lots (TM# 0211000802800)

Documents:

[SD-21-511 PUBLIC NOTICE POSTING.PDF](#)

.....

E. Z-28-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-1.11 and 19-

6.1 of the City's Land Management Ordinance to define the term 'adaptive reuse', create eligibility criteria for adaptive reuse projects, and reduce minimum parking requirements for eligible adaptive reuse projects

Documents:

[Z-28-2021 PUBLIC NOTICE POSTING.PDF](#)

.....

F. Z-29-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-2.2.4 and 19-2.2.7 of the City's Land Management Ordinance to update the neighborhood meeting standards and requirements for public hearing applications

Documents:

[Z-29-2021 PUBLIC NOTICE POSTING.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](http://www.greenville.org/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:

- o Matters pertaining to the Comprehensive Plan
- o Amendments to the text of the Land Management Ordinance (Zoning/Land Development Regulations) -**New Business Item(s) E and F**
- o Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') - **New Business Item(s) A and B**
- o Variances to the Stormwater Management Ordinance
- o 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) – **Old Business Item(s) A and New Business Item(s) C and D**
- Approval of Final Development Plans for 'Planned Developments' – **Old Business Item(s) A**
- 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 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.

Documents:

[PUBLIC NOTICE TEMPLATE MAILER_JULY 2021.PDF](#)