



**City of Greenville
Planning Commission
Meeting and Public Hearing Overview**

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: [129 504 5539](#)

Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive, Room 202A

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.

Welcome to the Planning Commission Meeting

The Planning Commission is responsible for reviewing and taking action on various types of land development applications, including subdivisions, multifamily residential projects and final development plans. Additionally, the Planning Commission makes recommendations to City Council on planning-related studies, the Comprehensive Plan and proposed zoning ordinance and map amendments (“re-zonings”). The Planning Commission usually meets the third Thursday of each month, and as needed for special called meetings. For your convenience and to help you follow along with the meeting, below is an overview of the meeting procedure. Please take a few moments to familiarize yourself with the process and locate the item(s) of interest to you on the agenda.

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.

Webex Virtual Meeting Instructions

Steps for Online 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 5/20/2021*

Enter your: **First Name**

Enter your: **Last Name**

Enter your: **Email Address**

Enter the event password: **meetnow**

Click: **Join Now**

Steps for Phone Access

1. **Dial:** +1-415-655-0002
2. **Enter Access Code:** 129 504 5539

Written Comments and Materials

Any comments that were submitted to the Planning & Development Services Department before the meeting have already been provided to the Commissioners for their review and consideration.

Overview of Planning Commission Actions on Specific Applications

Decision of the Planning Commission

The Commission's action for the following types of applications constitutes a Decision of the Planning Commission; that is, no further actions are required. If approved, the applicant may proceed to the next stage of their project.

- Preliminary Plats for Major Subdivisions (defined as 3 or more lots)
- Applications for multifamily residential developments (e.g. apartments and condominiums)
- Approval of Final Development Plans (FDPs) for PD-Planned Developments
- Applications for street name changes
- Matters pertaining to the Design and Specifications Manual
- 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
- Variances to the Stormwater Management Ordinance

Recommendation to City Council

The following types of applications are presented to the Planning Commission for a public hearing and to receive a formal recommendation before being sent to City Council for action:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Zoning Ordinance
- Amendments to the Zoning District Map ("re-zonings")
- Applications involving PD-Planned Developments and FRD-Flexible Review Districts
- Variances to the Stormwater Management Ordinance
- Planning-related studies and plans

Upon receipt of a formal recommendation at the Planning Commission meeting, these items will move forward to City Council for its consideration and final action. An ordinance to approve (or disapprove) a proposal requires two readings by City Council. You will not receive a separate notice of those meetings; however, you are invited to attend and sign up to speak before the meeting if you wish to comment on an application at the meeting(s). You can contact the City Clerk's Office at (864) 467-4441 to verify the date of the City Council meeting or refer to the City's online meeting schedule at www.greenvillesc.gov.

Deferred Applications

You may notice that some agenda items have been deferred to a future meeting. This means that the item will not be discussed or voted on at today's meeting. Applicants often request a deferral so they can modify their proposal in response to staff comments or community concerns. Once the applicant is ready to bring their application back before the Commission, it will be posted and advertised according to the City's public notice procedures.

Public Meeting Disclosure

All written comments and materials submitted to the Planning & Development Services Department or the Planning Commission, as well as audio recordings of public hearings, are considered public records and subject to FOIA requests under the South Carolina Freedom of Information Act. Additionally, all public meetings are open to the media and may be covered or recorded by them.

Thank you for your interest and attendance. Public participation in the planning process helps the City make reasoned and informed decisions about the growth and development in our community.



City of Greenville
Planning Commission
Regular Meeting
4:00 PM May 20, 2021

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. April 13, 2021 PC Workshop
 - b. April 15, 2021 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Call for Public Comment
8. Conflict of Interest Statement
9. OLD BUSINESS

A. Z-13-2020

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)

B. Z-5-2021 *Application withdrawn*

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)

C. Z-6-2021 *Application requested to be deferred to June 17, 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

10. NEW BUSINESS

A. FDP-21-216

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)

B. Z-9-2021

Application by Michael Redmon for a **REZONE** of 5.1 acres located at **330 PELHAM RD** from RM-2 to OD (TM# 027900-02-00600, 027900-02-00611, 027900-02-00612, 027900-02-00613)

C. SD-21-318

Application by Lynn Solesbee for a **SUBDIVISION** of 0.74 acre located at **ANDERSON ST AND CONWELL ST** from **2 LOTS to 12 LOTS** (TM# 008500-04-00300, 008500-04-00400)

D. Z-10-2021

Application by NHE Inc. for a **REZONE** of 3.87 acres located at **1200 LAURENS RD** from R-6 and C-3 to PD (TM# 019800-04-03200, 019800-04-00200, 019800-04-00300)

- E. Z-11-2021**
Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 in order to limit orientation of outdoor dining and other outdoor activities adjacent to residential uses.
- F. Z-12-2021**
Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 to prohibit commercial refuse containers between building and adjacent residential use.
- G. 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.
- H. Z-14-2021**
Application by City of Greenville for a **TEXT AMENDMENT** to Section 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.
- I. Z-15-2021**
Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3.3; 19-6.2.2; Table 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.
- J. Z-16-2021**
Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3; 19-5.1-1; 19-5.2; Table 19-5.1-1; Table 19-4.3-1; 19-6.8.9 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).
- K. 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.
- L. Z-18-2021**
Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7; 19-6.8.9; and Table 19-4.1-2 in order to provide an increased rear setback for nonresidential and multifamily projects adjacent to single-family uses.
- M. Z-19-2021**
Application by City of Greenville for a **TEXT AMENDMENT** to Tables 2.60; 2.70; 2.80; 2.90; and 5.60 of the Unity Park Neighborhood District Code to remove maximum lot width and depth requirements.

11. Other Business

A. Upcoming Dates:

June 15, 2021 – PC Workshop
June 17, 2021 – PC Public Hearing

12. Adjournment