



Public Notice

Planning and Zoning

To: City Property Owners and Residents located within 500 feet of the following Applications
Subject: **PUBLIC NOTICE -- Upcoming Applications for THURSDAY, February 1, 2024, Planning Commission Meeting**
Date mailed: January 17, 2024

The City of Greenville **Planning Commission** will hold an in-person public meeting on Thursday, February 1, 2024, at **4:00 PM** at the **Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street** for the purpose of considering the applications listed below, which require a public hearing pursuant to South Carolina State Law or Greenville City Code. Section 19-6.1.1 of the City Code requires mailed notification for Planning Commission applications involving Zoning Map Amendments and Street Names.

Citizens may view the meeting at the following web address: <https://www.greenvillesc.gov/1694/online-meetings>

APPLICATIONS FOR ZONING MAP AMENDMENTS

Z-2-2024

Application by Reid Hipp for a **REZONE** of 0.581 acre located at **25 WINN STREET** from MX-2, Mixed Use 2 District, to RH-D, House-Scale D District. (portion of TM# 0021000101900)

Z-15-2023 *Applicant requests deferral to the March 2024 meeting*

Application by the City of Greenville for a **TEXT AMENDMENT** to Article 19-3. *Use Regulations* and Division 19-7.2. *Defined Terms* of the Greenville Development Code pertaining to residential uses.

AX-1-2024

Application by City of Greenville for a 75% Method **ANNEXATION**, submitted under the provisions of S.C. Code §5-3-150(1), and **REZONE** of approximately 96.122 acres located on **NORTH PLEASANTBURG DRIVE, WORLEY ROAD, TULIP STREET, FURMAN HALL ROAD, SYLVANIA AVENUE, STATE PARK ROAD, AND POINSETT HIGHWAY** from C-1, Commercial district, C-2, Commercial district, C-3, Commercial district, R-12, Single-family residential district, S-1, Services district, and I-1, Industrial district, in Greenville County to BH, Business Heavy District, BG, Business General District, and IG, Industrial General District, in the City of Greenville. (TM# portion of 0174020703200, portion of 0174020703203, 0174020702500, 0174020604500, 0174020702000, 0174020702300, 0174020702400, 0174020703400, 0174020700300, 0174020700200, 0174020700100, 0174020600700, 0174010103201, 0174010103000, 0174010102904, 0174010102906, 0174010102900, 0174010102901, 0174010102902, 0174010102903, 0173010400102, 0173010400104, 0173010400105, 0173010400103, 0173010400101, 0173010400106, 0173010500103, 0173010500102, 0173010500100, 0174040100101, 0173010600100, 0173010600300, 0173010600400, 0173010600500, 0173010600600, 0173010600700, 0173010600800, 0173010601101, 0173010601100, 0173010601200, 0173010600900, and 0173010601000)

AX-2-2024

Application by James White for **ANNEXATION** and **REZONE** of approximately 0.123 acre located at **9 STALL STREET** from R-M20, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (portion of TM# 0150001501000)

Z-3-2024

Application by Madina W. Cauthen for a **REZONE** of 46.465 acres located on **DAIRY DRIVE, GLOBAL DRIVE, RIDGE ROAD, AND FAIRFOREST WAY** from IG, Industrial General District, to IX, Industrial Flex District. (TM# M011010100313 and M011010100307)

Z-4-2024

Application by Elizabeth Blackwell for a **REZONE** of 12.42 acres located at **319 Garlington Road** from IG, Industrial General District, to IX, Industrial Flex District. (TM# 0547030100138)

*The Planning Commission's action on Zoning Map Amendments constitute a **Recommendation to the City Council**. 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).*

APPLICATIONS FOR STREET NAMES

None

*The Commission's action for applications involving Street Names represent a **Decision of the Planning Commission** (i.e., no further actions are required).*

NOTE: Other projects and applications may be considered at the Planning Commission meeting in addition to those provided in this mailed notice, some of which may also be subject to a public hearing.

You are invited to review documents relating to these and other applications before the meeting. 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.

PUBLIC COMMENT INSTRUCTIONS

Any person may comment on an application requiring a public hearing at the Planning Commission meeting. 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. It is NOT necessary to register or sign up to speak before the Planning Commission meeting (however, City Council meetings do require pre-registration for public comments).

Procedure for Public Comment PRIOR TO Meeting

In addition to providing spoken comments at the hearing, 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 on the Monday before the meeting in order to be given adequate time for consideration by the Planning Commission prior to the meeting. Comments received after 2PM Monday will be provided to the Commissioners at the meeting. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

Please contact the Planning Office if you have any questions regarding this mailed notice (864) 467-4476 or planning@greenvillesc.gov.