



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

***Greenville City Hall is currently closed to the public.  
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: 129 363 9920**

**Remote Viewing Location:**  
**Greenville Convention Center, 1 Exposition Drive, Room 102A**

*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](http://greenvillesc.gov/meeting). You can also go to greenvillesc.gov and click on ONLINE MEETING.
2. Join Event: *Planning Commission Regular Meeting 4/15/2021*

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:** 129 363 9920

## 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](http://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.

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**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 April 15, 2021

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
  - a. March 16, 2021 PC Workshop
  - b. March 18, 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 requested to be deferred to May 20, 2021 meeting*

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 requested to be deferred to May 20, 2021 meeting*

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. **SD-21-051**

Application by Arbor Engineering for a **SUBDIVISION** of 1.29 acre located at **317 WILKINS ST** from 2 LOTS to 7 LOTS (TM# 009500-08-00500, 010600-02-00300)

D. **Z-6-2021** *Application requested to be deferred to May 20, 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. **SD-15-406M**

Application by Verdae Development Inc. for a **SUBDIVISION MAJOR MODIFICATION** of 24.26 total acres located at **NORLIN DR AND MANGUM DR** from 82 LOTS to 82 LOTS (TM# 026200-01-01500, 026206-01-08300, 026200-01-02800)

B. **SD-17-447M**

Application by Greenville Camperdown Hotel LLC for a **SUBDIVISION MAJOR MODIFICATION** of 0.583 total acre located at **315 S MAIN ST** from 1 LOT to 5 LOTS (TM# 006100-03-04104)

C. **SD-21-206**

Application by AV Real Estate LLC for a **SUBDIVISION** of 3.019 total acres located at **CONESTEE RD AND SPANCO DR** from 1 LOT to 28 LOTS (TM# 042200-01-00300)

D. **Z-8-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-4.3.2, 19-4.3.3, 19-4.3.4 of the City's Land Management Ordinance to amend use-specific standards after midnight.

**11. Other Business**

**A. Upcoming Dates:**

**May 18, 2021 – PC Workshop**

**May 20, 2021 – PC Public Hearing**

**12. Adjournment**