

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 November 18, 2021, Planning Commission Meeting

Date mailed: November 3, 2021

The City of Greenville **Planning Commission** will hold an in-person Public Hearing on **Thursday, November 18, 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>

OLD BUSINESS

A. MD-21-658

Application by MHK Architecture for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.97 acre located at **MAYBERRY STREET AND DELANO DRIVE** for 70 apartment units ("The Delano") (TM# 0055000200115)

Documents:

[MD-21-658 PUBLIC NOTICE PACKET THE DELANO.PDF](#)

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B. Z-32-2021

Application by City of Greenville for adoption of the Village of West Greenville Small Area Plan.

Documents:

[Z-32-2021 PUBLIC NOTICE PACKET VILLAGE OF WEST GREENVILLE SMALL AREA PLAN.PDF](#)

NEW BUSINESS

A. Z-33-2021

Application by Melanie Anderson/Johnston Design Group for a **REZONE** of 1.416 acres located at **1007 HAMPTON AVENUE** from S-1 and RM-1 to PD. ("Water Tower Crossing") (TM# 002600-03-00700, 002600-03-00701, 002600-03-00900)

Documents:

[Z-33-2021 PUBLIC NOTICE PACKET WATER TOWER CROSSING PD.PDF](#)

B. AEC-21-810

Application by Jeff Dezen/Dup Oz LLC for an **ALTERNATIVE EQUIVALENT COMPLIANCE** from Land Management Ordinance Sec. 19-6.2 located at **1114 PENDLETON STREET**. (TM# 007700-01-00200)

Documents:

[AEC-21-810 PUBLIC NOTICE PACKET 1114 PENDLETON STREET.PDF](#)

C. SD-21-747

Application by James D. Martin III for a **SUBDIVISION** of 1.00 acre located at **111 S. LEACH STREET** from 1 LOT to 19 LOTS. ("Leach Street Commons") (TM# 008400-05-00100)

Documents:

[SD-21-747 PUBLIC NOTICE PACKET LEACH STREET COMMONS SUBDIVISION.PDF](#)

D. SD-21-577M

Application by Niyonu McDowell Wharton to modify an approved **SUBDIVISION** of 0.238 acre located at **801 PENDLETON STREET** from 1 lot to 4 lots. ("Wharton Townhomes") (TM# 0078000402300)

Documents:

[SD-21-577M PUBLIC NOTICE PACKET 801 PENDLETON STREET.PDF](#)

E. Z-34-2021

Application by Marcus McCall for a **REZONE** of 12.79 acres located at **NORTH PLEASANTBURG, LAURENS ROAD, AND AIRPORT ROAD** from C-3 to PD. ("Enclave Laurens") (TM# 025600-06-00100, 025600-06-00101, 025600-06-00102, 025600-06-01201, 025600-06-00200)

Documents:

[Z-34-2021 PUBLIC NOTICE PACKET ENCLAVE LAURENS PD.PDF](#)

F. SD-21-812

Application by Boxwood Homes, LLC for a **SUBDIVISION** of 2.96 acre located on **SWALLOWTAIL PLACE** from 1 LOT to 5 LOTS. ("The Preserve at Parkins Mill Phase 2") (TM# 026303-01-05501)

Documents:

[SD-21-812 PUBLIC NOTICE PACKET THE PERSERVE AT PARKINS MILLS PHASE 2.PDF](#)

G. Z-35-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Table 5.60 of the Unity Park Neighborhood District Code (UPNDC) in order to rectify identified inconsistencies with the affordable housing incentives.

Documents:

[Z-35-2021 PUBLIC NOTICE PACKET TEXT AMENDMENT FOR UPNDC.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>. 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:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Land Management Ordinance (Zoning/Land Development Regulations) – **New Business Item(s) G**
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **New Business Item(s) A and E**
- Planning-related studies and plans – **Old Business Item(s) B**

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, D, and F**
- Approval of Final Development Plans for 'Planned Developments'
- Street name changes
- Variances to the Stormwater Management Ordinance or Alternative Equivalent Compliance applications – **New Business Item(s) B**
- 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.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Commission before the hearing. Comments received after 2PM Monday will be provided to the Commission at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

Procedure for Public Comment DURING Meeting

1. The Planning Commission chairperson will open the public comment portion of each agenda item after the staff report has been given and any questions related to the report have been addressed. Members of the public wishing to speak should approach the podium as directed by the chairperson.
2. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
 - a. 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.
 - b. 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.
 - c. Direct all comments and questions to the chairperson. The chairperson may respond or direct the question to the appropriate party for response.
3. Once all public comment has been provided, the public portion for that specific agenda item will be closed.

Documents:

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