

# Planning Commission

Official Public Notice



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## 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 March 18, 2021, Planning Commission Meeting  
Date mailed: March 3, 2021

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: 129 966 7474

### Remote Viewing Location:

City of Greenville Public Works Building, 475 Fairforest Way – Training Room

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.

The City of Greenville Planning Commission will hold a Virtual Public Hearing on Thursday, March 18, 2021, at 4:00 PM via Webex, for the purpose of considering the following Applications.

### OLD BUSINESS

**A. Z-13-2020** *Application to be deferred to April 15, 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)

Documents:

[Z-13-2020 PUBLIC NOTICE POSTING \(PREVIOUS SUBMISSION\).PDF](#)

[Z-13-2020 PUBLIC NOTICE POSTING \(MARCH 2021\).PDF](#)

**B. Z-2-2021**

Application by Timothy Kearns for a **REZONE** of 0.0067 acre located at **15 E STONE AVE** from R-6 to C-2 (a portion of TM# 003500-04-00600)

Documents:

[Z-2-2021 PUBLIC NOTICE POSTING \(MARCH 2021\).PDF](#)

**C. Z-5-2021** *Application to be deferred to April 15, 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)

Documents:

[Z-5-2021 PUBLIC NOTICE POSTING \(MARCH 2021\).PDF](#)

**D. MD-21-050**

Application by Legacy Oaks II, LP for a **MULTI-FAMILY DEVELOPMENT** on 6.34 acres located behind **740 WOODRUFF RD** for 90 apartment units (TM# 026100-01-02400)

Documents:

[MD-21-050 PUBLIC NOTICE POSTING \(MARCH 2021\).PDF](#)

**E. SD-21-051** *Application to be deferred to April 15, 2021 meeting*

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)

Documents:

[SD-21-051 PUBLIC NOTICE POSTING \(MARCH 2021\).PDF](#)

**NEW BUSINESS**

**A. SD-21-072**

Application by PHG Greenville LLC for a **SUBDIVISION** of 1.342 acre located at **950 S MAIN ST** from 1 LOT to 3 LOTS (TM# 007200-02-01000)

Documents:

[SD-21-072 PUBLIC NOTICE POSTING.PDF](#)

**B. SD-18-006M**

Application by CAP Camperdown LLC for a **MODIFICATION FOR A SUBDIVISION** of 1.086 acre located at **12 E BROAD ST** from 1 LOT to 3 LOTS (TM# 006100-03-04111)

Documents:

[SD-18-006M PUBLIC NOTICE POSTING.PDF](#)

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**C. AX-2-2021**

Application by Park Terrace Development for a **ANNEXATION** of 8.15 acres located at **WEBB RD** from S-1, Service district, in Greenville County, to RM-2, Single-family and multifamily residential district, in the City of Greenville (TM# 026000-01-01216, 026000-01-01215, 026000-01-01102, 026000-01-01100)

Documents:

[AX-2-2021 PUBLIC NOTICE POSTING.PDF](#)

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**D. Z-6-2021** *Application to be deferred to April 15, 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

Documents:

[Z-6-2021 PUBLIC NOTICE POSTING.PDF](#)

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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) – Item(s) D (New Business)
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – Item(s) A, B, and C (Old Business) and Item(s) C (New Business)
- Variances to the Stormwater Management Ordinance
- 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](http://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) – Item(s) D and E (Old Business) and Item(s) A and B (New Business)

- Approval of Final Development Plans for 'Planned Developments'
- 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 prior to the virtual meeting or during the public hearing portion of the live virtual meeting.

Procedure for Public Comment PRIOR TO Virtual Meeting

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](mailto:planning@greenvillesc.gov).

Written comments must be received by 2PM Friday before the hearing in order to be given adequate time for consideration by the commission before the hearing. Comments received after 2PM Friday 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 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.

#### **Steps for Online Virtual Meeting Access**

1. Visit [greenvillesc.gov/meeting](http://greenvillesc.gov/meeting). You can also go to [greenvillesc.gov](http://greenvillesc.gov) and click on ONLINE MEETING.
2. Join Event: Planning Commission Regular Meeting 3/18/2021  
Enter your: First Name  
Enter your: Last Name  
Enter your: Email Address  
Enter the event password: meetnow  
Click: Join Now

#### **Steps for Phone Virtual Meeting Access**

1. Dial: +1-415-655-0002
2. Enter Access Code: 129 966 7474

City of Greenville Planning and Development | 864-467-4476