

Planning Commission

Official Agenda



AGENDA

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

Documents:

[PC MINUTES_04.13.21 WORKSHOP FINAL.PDF](#)
[PC MINUTES_04.15.21 PUBLIC HEARING FINAL.PDF](#)

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)

Documents:

[Z-13-2020 FINAL AGENDA POSTING.PDF](#)

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- B. Z-5-2021 *Application withdrawn*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)

Documents:

[FDP 21-216 FINAL AGENDA POSTING.PDF](#)

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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)

Documents:

[Z-9-2021 FINAL AGENDA POSTING.PDF](#)

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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)

Documents:

[SD 21-318 FINAL AGENDA POSTING.PDF](#)

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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)

Documents:

[Z-10-2021 FINAL AGENDA POSTING.PDF](#)

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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.

Documents:

[Z-11-2021 FINAL AGENDA POSTING.PDF](#)

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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.

Documents:

[Z-12-2021 FINAL AGENDA POSTING.PDF](#)

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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.

Documents:

[Z-13-2021 FINAL AGENDA POSTING.PDF](#)

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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.

Documents:

[Z-14-2021 FINAL AGENDA POSTING.PDF](#)

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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.

Documents:

[Z-15-2021 FINAL AGENDA POSTING.PDF](#)

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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).

Documents:

[Z-16-2021 FINAL AGENDA POSTING.PDF](#)

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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.

Documents:

[Z-17-2021 FINAL AGENDA POSTING.PDF](#)

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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.

Documents:

[Z-18-2021 FINAL AGENDA POSTING.PDF](#)

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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.

Documents:

[Z-19-2021 FINAL AGENDA POSTING.PDF](#)

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11. Other Business

A. Upcoming Dates:

June 15, 2021 – PC Workshop

June 17, 2021 – PC Public Hearing

12. Adjournment

Documents:

[PC AGENDA_5.20.21 PUBLIC HEARING FINAL.PDF](#)