

Planning Commission

Official Public Notice



PUBLIC NOTICE

The City of Greenville, South Carolina 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 July 18, 2019, Planning Commission Meeting

Date mailed: July 3, 2019

The City of Greenville **Planning Commission** will hold a Public Hearing on **Thursday, July 18, 2019, at 4:00 PM** in the **10th Floor Council Chambers at City Hall**, for the purpose of considering the following Applications:

OLD BUSINESS

A. Z-4-2019—*deferred until August 15, 2019 meeting*

Application by Flournoy Development Group for a **REZONE** of 10.675 acres located at **500 CONGAREE RD** from C-3, Regional Commercial District to PD, Planned Development District – Woods Crossing PD (TM# 0260000100400)

B. Z-10-2019—*deferred until August 15, 2019 meeting*

Application by County of Greenville for a **PD MAJOR MODIFICATION REZONE** of approximately 40 acres located at **UNIVERSITY RIDGE, THURSTON ST, HOWE ST, S CHURCH ST, PRESIDENT ST, and WAKEFIELD ST** from PD, Planned Development District to PD, Planned Development District (TM#s 0091010700100, 0091010700200, 0069000300300, 0069000300303, 0091010100100, 0091010200100, 0069000300301)

NEW BUSINESS

A. AX-5-2019

Application by Melissa Lindley for an **ANNEXATION** of 0.31 acre located at **33 GUESS ST** and **REZONE** from R-M10, Multifamily Residential District, to RM-1, Single- & Multi-Family Residential District (TM# 0106000100200)

Documents:

[AX-5-2019 PUBLIC NOTICE_FLATTENED.PDF](#)

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B. SD 19-010

Application by Christian Crear for a **SUBDIVISION** of 0.41 acre located at **JENKINS ST** (formerly 400 Jenkins St) from 2 LOTS to 3 LOTS (TM# 0085000103600; 0085000103601)

Documents:

[SD 19-010 PUBLIC NOTICE_FLATTENED.PDF](#)

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C. SD 19-011

Application by Coleman Shouse for a **SUBDIVISION** on 1.16 acres located at **205 ANDERSON ST** from 1 LOT to 10 LOTS (TM# 0082000201200)

Documents:

[SD 19-011 PUBLIC NOTICE_FLATTENED.PDF](#)

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D. V 19-537

Application by PETE HOLLIS 45 LLC for a **VARIANCE** on 0.835 acre located at **47 PETE HOLLIS BLVD** from Section 19-7, Stormwater Management (TM#s 0021000101001, 0021000101000)

Documents:

[V 19-357 PUBLIC NOTICE_UPDATED_FLATTENED.PDF](#)

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E. Z-12-2019

Application by CITY OF GREENVILLE for a **REZONE** of 1.497 acres located at **20 and 22 RIDGEWAY AV and 4, 6, and 8 RIDGE KNOLL CIR** from R-6, Single-Family Residential District and OD, Office & Institutional District to R-6, Single-Family

Residential District (TM#s 0257000805603, 0257010100100, 0257010100200, 0257010100900, 0257010101000, 0257010101100)

Documents:

[Z-12-2019 PUBLIC NOTICE_FLATTENED.PDF](#)

F. Z-13-2019

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-4.3.1(A)(4) Use-Specific Standards for Cottage Subdivisions

Documents:

[Z-13-2019 PUBLIC NOTICE_FLATTENED.PDF](#)

You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at [HTTPS://GREENVILLESC.GOV/642/UPCOMING-PROJECT-APPLICATIONS](https://greenvillesc.gov/642/upcoming-project-applications) and available for inspection in the Planning and Development Office on the 6th floor of City Hall, 206 South Main Street, Greenville, between 8:00 AM and 5:00 PM, Monday through Friday. You may contact the Planning Office at 864.467.4476 for more information. Application materials are subject to change.

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.

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.

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)
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **Item C (Old Business); Items A, B, and 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).

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) – **Items A and B (Old Business); Items D and E (New Business)**
- Approval of Final Development Plans for 'Planned Developments'
- Street name changes
- 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