

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 February 28, 2019, Planning Commission Meeting**

Date mailed: February 13, 2019

The City of Greenville **Planning Commission** will hold a Public Hearing on **Thursday, February 28, 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-26-2018 *Deferred to March 21, 2019, meeting.*

Application by Dan Bruce for a **REZONE** of 19.4 acres located at **HAYWOOD RD and PELHAM RD** from R-6, Single-Family Residential District to PD, Planned Development District (TM#s 0278000200300, 0278000200301)

B. Z-28-2018

Application by NAI Earle Furman, LLC for a **REZONE** of 63.69 acres located at **28, 68, and 78 Global Dr and 700 Ridge Rd** from I-1, Industrial District and S-1, Service District to S-1, Service District (TM# M011010100307)

Documents:

[Z-28-2018.PDF](#)

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C. Z-30-2018

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-3.2.2(O) RDV: Redevelopment district deleting part (3) buffer and parking exemptions for mixed-use developments

Documents:

[Z-30-2018.PDF](#)

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D. SD 18-035 *Deferred to March 21, 2019, meeting.*

Application by Integras - Dallas Rd, LLC for a **SUBDIVISION** of 81.12 acres located at **DALLAS RD** from 1 LOT to 65 LOTS (TM# M010020101500)

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E. MD 18-005 (MFD 18-979)

Application by Arbor Engineering for a **MULTI-FAMILY DEVELOPMENT** on 1.32 acres located at **317 WILKINS ST** (TM#s 0095000800500; 0106000200300)

Documents:

[MD 18-005 SCANNED.PDF](#)

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F. SN 18-992

Application by Reid Hipp for a **STREET NAME CHANGE** to change BLISS WAY to JOSEPH MATHIS WAY and LAYMEN DR to ADAM WALKER DR in subdivision SD 18-021 located at **SUMLAR DR** (TM# 0201000101803)

Documents:

[SN 18-992.PDF](#)

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NEW BUSINESS

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A. Z-21-2018

Application by Nathan Kaser for a **MAJOR MODIFICATION PD REZONE** of 8.7 acres located at **N PLEASANTBURG DR** from PD, Planned Development District to PD, Planned Development District (TM#s 0276000300503; 0276000300518)

Documents:

[Z-21-2018.PDF](#)

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B. Z-31-2018

Application by Raitza Ramos for a **REZONE** of 0.35 acre located at **801 GREEN AV** from R-6, Single-Family Residential District to RM-1, Single- & Multi-Family Residential District (TM# 0107000401400)

Documents:

[Z-31-2018.PDF](#)

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C. Z-1-2019

Application by Bruce Aughtry for a **REZONE** of 0.241 acre located at **111 MISSION ST** from RM-1, Single- & Multi-Family Residential District to OD, Office & Institutional District (TM# 0219000102000)

Documents:

[Z-1-2019.PDF](#)

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D. Z-2-2019

Application by Seamon Whiteside Associates for a **MAJOR MODIFICATION PD REZONE** of the Augusta and Faris PD and **REZONE** of 0.83 acre located at **2101 AUGUSTA ST AND 18 & 20 E FARIS RD** from C-2, Local Commercial District and R-6, Single-Family Residential District to PD, Planned Development District (TM#s 0204001101900; 0204001102300; 0204001102400)

Documents:

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E. SD 18-029

Application by Jamie McCutchen for a **SUBDIVISION** of 52.31 acres located at **2930 LAURENS RD, 40 VANTROSS LN, THURGOOD DR, and JACQUILINE LN** from 7 LOTS to 232 LOTS (TM#s M010020100900; M010020101500; M011020203602; M011020203603; M011020203607; M011020203606; M010020101502; M011020203604; M011020203605; M011020200400)

Documents:

[SD 18-029.PDF](#)

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F. SD 19-001

Application by Mark III Properties for a **SUBDIVISION** of 17.94 acres located at **ROCKY SLOPE RD** from 1 LOT to 68 LOTS (TM# 0262000100800)

Documents:

[SD 19-001 SCANNED.PDF](#)

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G. SD 19-002

Application by Drew Parker for a **SUBDIVISION** of 0.71 acre located at **312 ECHOLS ST and WINN ST** from 1 LOT to 15 LOTS (TM# 0021000101201; 0021000101200)

Documents:

[SD 19-002 SCANNED.PDF](#)

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H. MD 18-007

Application by Chip Dillard for a **MULTI-FAMILY DEVELOPMENT** on 15.74 acres located at **HAYWOOD RD and TRANSIT DR** (TM#s 0259000100600, 0259000100602, 0259000100603, 0259000100604, 0259000100605)

Documents:

[MD 18-007.PDF](#)

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I. AX-1-2019

Application by Michael George for an **ANNEXATION** of 0.245 acre at **83 & 89 ROCKY SLOPE RD** (TM#s 0259000100201; 025900010400)

Documents:

[AX-1-2019.PDF](#)

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J. AX-2-2019

Application by Carolina Asset Management for an **ANNEXATION** of 0.45 acre at **5 RIDGE ST** (TM# 0106000201000)

Documents:

[AX-2-2019.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 [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. 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) – **Item C (Old Business)**
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **Item B (Old Business); Items A, B, C, D, I, and J (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) – **Item E (Old Business); Items E, F, G, and H (New Business)**
- Approval of Final Development Plans for 'Planned Developments'
- **Street name changes – Item F (Old Business)**
- 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