

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 March 19, 2020, Planning Commission Meeting
Date mailed: March 4, 2020

The City of Greenville Planning Commission will hold a Public Hearing on Thursday, March 19, 2020, at 4:00 PM in the 10th Floor Council Chambers at City Hall, for the purpose of considering the following Applications:

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OLD BUSINESS

A. Z-22-2019

Application by City of Greenville for a TEXT AMENDMENT to modify Section 19-3.2.2(Q), NRO: Neighborhood Revitalization Overlay District, and add new Section 19-6.12, Design Standards for Neighborhood Revitalization Overlay District.

Documents:

[Z-22-2019 PUBLIC NOTICE PACKET_UPDATED.PDF](#)

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B. SN 20-027

Application by Drew Parker for a STREET NAME CHANGE and NEW STREET NAME located near ECHOLS ST and PETE HOLLIS BLVD for a previously approved subdivision

Documents:

[SN 20-027 PUBLIC NOTICE PACKET.PDF](#)

NEW BUSINESS

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A. AX-2-2020

Application by Catherine Smith for an ANNEXATION of 0.287 acre located at OLD AUGUSTA RD and MONTEITH CIR and REZONE from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville (TM# 0365000200100)

Documents:

[AX-2-2020 PUBLIC NOTICE PACKET.PDF](#)

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B. SD 20-001

Application by Neal Fogleman for a SUBDIVISION of 1.00 acre located at 205 and 207 E STONE AV from 5 LOTS to 19 LOTS (TM#s 0035000501100; 0035000501200; 0035000501300; 0035000501501; 0035000501500)

Documents:

[SD 20-001 PUBLIC NOTICE PACKET.PDF](#)

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C. Z-1-2020

Application by Matthew Klein for a REZONE of 2.02 acres located at 316 GOWER ST; 417 BIRNIE ST; 415 BIRNIE ST; 413 BIRNIE ST; 411 BIRNIE ST; 2 HOWARD ST; 4 HOWARD ST; 6 HOWARD ST; 8 HOWARD ST; GOWER ST; 312 GOWER ST; 314 GOWER ST from RM-1, Single- & Multi-Family Residential District to RM-1.5, Single- & Multi-Family Residential District (TM#s 0076020400500; 0076020400501; 0076020400502; 0076020400503; 0076020400504; 0076020400505; 0076020400506; 0076020400507; 0076020400508; 0076020400509; 0076020400510; 0076020400511)

Documents:

[Z-1-2020 PUBLIC NOTICE PACKET.PDF](#)

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D. Z-2-2020

Application by Arbor Engineering INC for a STORMWATER MANAGEMENT VARIANCE on 1.32 acres located at 317 WILKINS ST from Sec. 19-7.9(1). (TM#s 0095000800500; 0106000200300)

Documents:

[Z-2-2020 PUBLIC NOTICE PACKET.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](http://www.greenvillesc.gov/pc) 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) - Item(s) A (Old Business)
 - Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – Item(s) A and C (New Business)
 - Variances to the Stormwater Management Ordinance – Item(s) D (New Business)
- 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(s) B (New Business)
- Approval of Final Development Plans for 'Planned Developments'
- Street name changes – Item(s) B (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