

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 October 17, 2019, Planning Commission Meeting
Date mailed: October 2, 2019

The City of Greenville Planning Commission will hold a Public Hearing on Thursday, October 17, 2019, 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-4-2019—deferred until November 21, 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)

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B. Z-10-2019

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)

Documents:

[Z-10-2019 BINDER2.PDF](#)

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NEW BUSINESS

A. Z-17-2019

Application by City of Greenville for a TEXT AMENDMENT to ADOPT THE UNITY PARK NEIGHBORHOOD DISTRICT CODE and AMEND Sections 19-3.2.2, Establishment of zoning districts and specific purposes; 19-4.1.2, Table of Uses; and

19-5.1 Table of Dimensional Standards

Documents:

[Z-17-2019 BINDER1.PDF](#)

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B. Z-18-2019

Application by City of Greenville for a REZONE of approximately 260 acres located along ANTLEY ST, ASBURY AVE, BIRNIE ST, BROAD ST, CAPITOL CT, COOK ST, DELANO DR, EMBASSY CT, FOREST ST, GIBBS ST, HUDSON ST, HYDE ST, LLOYD ST, MADISON ST, N MARKLEY ST, MARTIN ST, MAYBERRY ST, MEADOW ST, NASSAU ST, OSCAR ST, RILEY ST, SHIRLEY ST, TRESCOTT ST, WASHINGTON ST, WELBORN ST, and WESTFIELD ST to UPND, Unity Park Neighborhood District (see project documents for TM#s)

Documents:

[Z-18-2019 BINDER1.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](http://www.greenville.org/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)
- Amendments to the Zoning District Map (including 'Planned Developments' and

'Flexible Review Districts') – Item(s) B (Old Business); Item(s) A and B (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)
- 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