



City of Greenville
Planning Commission
Meeting and Public Hearing Overview

**** NOTICE ****
COVID-19 EMERGENCY INFORMATION

The City of Greenville has modified City service delivery practices through Tuesday, March 31, to protect citizens and minimize opportunities to spread COVID-19 in our community. In consideration of CDC recommendations on social distancing and measures taken across the nation, the City is taking the precautionary measure of restricting access to public buildings. As a result, public meetings will be hosted online and can be accessed at greenvillesc.gov/meeting using the password **meetnow**.

Welcome to the Planning Commission Meeting

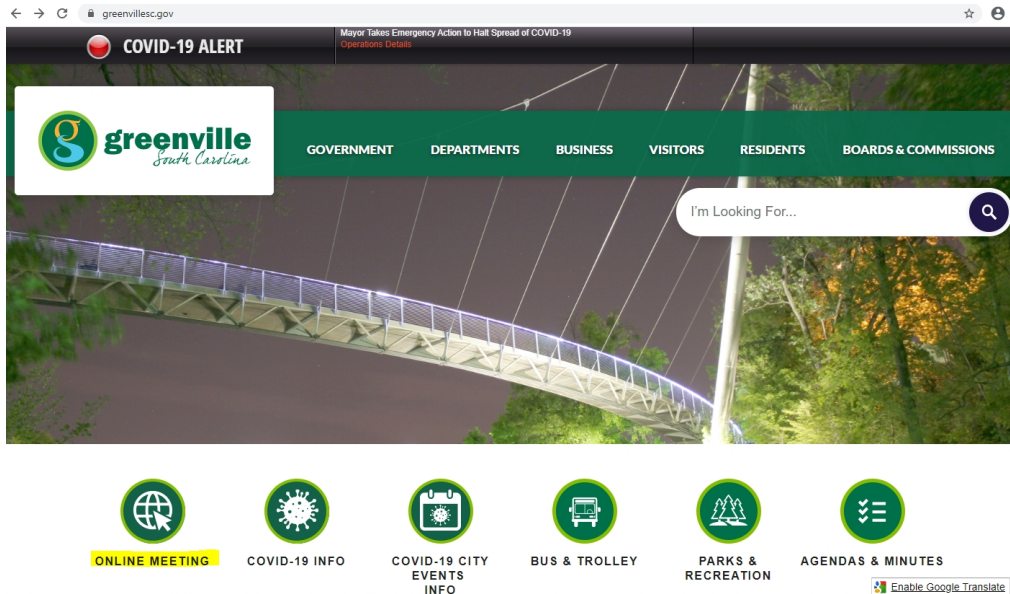
The Planning Commission is responsible for reviewing and taking action on various types of land development applications, including subdivisions, multifamily residential projects and final development plans. Additionally, the Planning Commission makes recommendations to City Council on planning-related studies, the Comprehensive Plan and proposed zoning ordinance and map amendments (“re-zonings”). The Planning Commission usually meets the third Thursday of each month, and as needed for special called meetings. For your convenience and to help you follow along with the meeting, below is an overview of the meeting procedure. Please take a few moments to familiarize yourself with the process and locate the item(s) of interest to you on the agenda.

Public Hearing Rules and Procedures

- For each item, the Commission will first hear the City staff report and a presentation from the applicant.
- After the staff and applicant presentations, the chairperson will open the public hearing for that item. Comments in favor of the application are heard first, followed by those opposed. Any member of the public wishing to comment has **3 minutes** to do so. **Please review the “Procedure for Public Comment” section below.*
- After all comments are offered, the chairperson will close the public hearing for that item. Once closed, no additional public comments will be heard.
- After the public hearing portion, the Commissioners will deliberate among themselves. A decision will usually be rendered at this meeting; however, the item may be deferred to provide additional time to revise the application, provide supplemental information, etc.

Steps for Online Access

1. Visit greenvillesc.gov/meeting. You can also go to greenvillesc.gov and click on ONLINE MEETING.



2. Join Event: *Planning Commission Regular Meeting 3/19/2020*

Enter your: **First Name**

Enter your: **Last Name**

Enter your: **Email Address**

Enter the event password: **meetnow**

Click: **Join Now**



Event Information: Planning Commission Regular Meeting 3/19/2020

English - New York Time

Event status: Not started
Date and time: Thursday, March 19, 2020 4:00 pm
Eastern Daylight Time (New York, GMT-04:00)
[Change time zone](#)
Duration: 4 hours
Description: Planning Commission Regular Meeting - March 19, 2020

By joining this event, you are accepting the Cisco Webex [Terms of Service](#) and [Privacy Statement](#).

Join Event Now

You cannot join the event now because it has not started.

First name:
Last name:
Email address:
Event password:

NEW!

If you are the host, [start your event](#).

Before you join the event, please [click here](#) to make sure that you have the appropriate players to view UCF (Universal Communications Format) rich media files in the event.

Steps for Phone Access

- 1. Dial:** +1-415-655-0002
- 2. Enter Access Code:** 714 944 066

Procedure for Public Comment

1. The Planning Staff Liaison will communicate directly with the public on each item to poll attendees who wish to provide public comment on the specific agenda item.
2. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
3. The Planning Staff Liaison will take a list of names, which will be called in order, to provide public comment on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
 - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
 - Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
 - Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed

Written Comments and Materials

Any comments that were submitted to the Planning & Development Services Department before the meeting have already been provided to the Commissioners for their review and consideration.

Overview of Planning Commission Actions on Specific Applications

Decision of the Planning Commission

The Commission's action for the following types of applications constitutes a Decision of the Planning Commission; that is, no further actions are required. If approved, the applicant may proceed to the next stage of their project.

- Preliminary Plats for Major Subdivisions (defined as 3 or more lots)
- Applications for multifamily residential developments (e.g. apartments and condominiums)

- Approval of Final Development Plans (FDPs) for PD-Planned Developments
- Applications for street name changes
- Matters pertaining to the Design and Specifications Manual
- 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

Recommendation to City Council

The following types of applications are presented to the Planning Commission for a public hearing and to receive a formal recommendation before being sent to City Council for action:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Zoning Ordinance
- Amendments to the Zoning District Map (“re-zonings”)
- Applications involving PD-Planned Developments and FRD-Flexible Review Districts
- Variances to the Stormwater Management Ordinance
- Planning-related studies and plans

Upon receipt of a formal recommendation at the Planning Commission meeting, these items will move forward to City Council for its consideration and final action. An ordinance to approve (or disapprove) a proposal requires two readings by City Council. You will not receive a separate notice of those meetings; however, you are invited to attend and sign up to speak before the meeting if you wish to comment on an application at the meeting(s). You can contact the City Clerk’s Office at (864) 467-4441 to verify the date of the City Council meeting or refer to the City’s online meeting schedule at www.greenvillesc.gov.

Deferred Applications

You may notice that some agenda items have been deferred to a future meeting. This means that the item will not be discussed or voted on at today’s meeting. Applicants often request a deferral so they can modify their proposal in response to staff comments or community concerns. Once the applicant is ready to bring their application back before the Commission, it will be posted and advertised according to the City’s public notice procedures.

Public Meeting Disclosure

All written comments and materials submitted to the Planning & Development Services Department or the Planning Commission, as well as audio recordings of public hearings, are considered public records and subject to FOIA requests under the South Carolina Freedom of Information Act. Additionally, all public meetings are open to the media and may be covered or recorded by them.

Thank you for your interest and attendance. Public participation in the planning process helps the City make reasoned and informed decisions about the growth and development in our community.



City of Greenville
Planning Commission
Regular Meeting
4:00 PM March 19, 2020
~~10th Floor Council Chambers, City Hall~~
Webex Online Meeting
Agenda Modified March 18, 2020 at 11:20 am

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. February 18, 2020 Workshop
 - b. February 20, 2020 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. 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.
 - B. **SN 20-027 Applicant requests to defer application to April Planning Commission Meeting**
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
9. New Business
 - 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)
 - 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)
 - 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)
 - D. **Z-2-2020 Applicant requests to defer application to April Planning Commission Meeting**
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)
10. Other Business
 - A. Monthly Comp Plan Update
 - B. Upcoming Dates:
 1. 12:00 PM Tuesday, April 14, 2020 - PC Agenda Workshop
 2. 4:00 PM Thursday, April 16, 2020 - PC Public Hearing
11. Adjournment

Please contact the Planning & Development Services Department at (864) 467-4476 with any questions regarding this agenda and/or any upcoming meetings. Visit our website at <https://greenvillesc.gov/PC> for more detailed information about specific agenda items.

The Planning Commission is comprised of volunteers appointed by City Council. When selecting Planning Commission members, City Council strives to ensure a broad range of interests and viewpoints are represented. Current and previous board members have served with professional backgrounds in residential and commercial development, architecture, urban planning, education, legal practice, conservation, engineering, finance and more. Standard board terms are four years. If you are interested in serving on the Planning Commission or another City board or commission, please apply online at <https://greenvillesc.gov/478/Boards-Commissions>.