



Public Notice

Planning and Zoning

From: Planning and Development Staff
Subject: **Public Hearing (If Necessary) -- Consideration of the Greenville Development Code and Official Zoning Map – May 2, 2023, Special Called Planning Commission Meeting**

The City of Greenville **Planning Commission** will hold an in-person Public Hearing, if necessary, on **Tuesday, May 2, 2023, at 4:00 PM** at the **Greenville Convention Center, 1 Exposition Drive** for the purpose of considering the following applications. The purpose of this notice is to provide a fixed date, time, and location for a Public Hearing pursuant to Section 19-2.2.18(A)(5) of the City of Greenville Code of Ordinances in the event Planning Commission does not vote on these applications at its Public Hearing Continuance on April 11, 2023.

Citizens may view the meeting at the following web address: <https://www.greenvillesc.gov/1694/online-meetings>

NEW BUSINESS

A. Z-1-2023A

Application by the City of Greenville to adopt a new **City of Greenville Development Code** to replace **Chapter 19 – Land Management Ordinance**, of the current Code of Ordinances, City of Greenville, South Carolina.

[Link to Draft Development Code](#)

B. Z-1-2023B

Application by the City of Greenville to adopt a new **Official Zoning Map** and replace the current **Official Zoning Map** for the City of Greenville.

[Link to Draft Official Zoning Map](#) and [Draft Downtown Design Guidelines Map](#)

Comments on A and B will be received together.

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>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

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) – **New Business Item(s) A**
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **New Business Item(s) B**
- 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).

Public Comment Instructions

Should the Planning Commission not vote to recommend the items for consideration to City Council during its April 11, 2023, Public Hearing, attendees wishing to speak will be able to share their comments at the Public Hearing on May 2, 2023. 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.

Procedure for Public Comment PRIOR TO Meeting

You may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602 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.

Procedure for Public Comment DURING Meeting

1. Note: The Public Hearing will only be held if the Planning Commission does not vote on these applications at its April 11, 2023, Public Hearing.
2. At the the Public Hearing, the chairperson will ask for members of the public that wish to speak. Members of the public wishing to speak should approach the podium as directed by the chairperson.
3. Each member of the public will have 3 minutes to speak. When speaking:
 - a. 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.
 - b. 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.
 - c. Direct all comments and questions to the chairperson. The chairperson may respond or direct the question to the appropriate party for response.
4. Once all public comment has been provided, the public portion for that specific agenda item will be closed.