



Public Notice

Planning and Zoning

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 August 17, 2023, Planning Commission Meeting**
Date mailed: August 2, 2023

The City of Greenville **Planning Commission** will hold an in-person Public Hearing on **Thursday, August 17, 2023, at 4:00 PM** at the **Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street** for the purpose of considering the following applications. Those wishing to provide public comment on an item may either provide written comment to staff or attend the in-person meeting.

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

OLD BUSINESS

A. None

NEW BUSINESS

A. [AX-15-2023](#)

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 1.14 acres located on **W. FARIS ROAD** from PD, Planned Development district, and R-20, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville. (portion of TM# 0220000100101)

B. [AX-16-2023](#)

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 3.02 acres located on **454 JACQUILINE LANE** from C-2, Commercial district, in Greenville County to CV, Civic District, in the City of Greenville. (M010020100700, M010020100701)

C. [AX-17-2023](#)

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 1.24 acres located at **75 MARKET POINT DRIVE** from I-1, Industrial district, in Greenville County to CV, Civic District, in the City of Greenville. (0547010101605)

D. [SD-23-473](#) *Vested under Land Management Ordinance*

Application by Charles B Stone for a **MAJOR SUBDIVISION** for 0.70 acre located at **Rutherford Road, Orange Street, and Cotton Street** from 2 LOTS to 12 LOTS. (TM# 0177000203502, 0177000203503) ("Rutherford Ridge")

E. [AX-18-2023](#)

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 0.01 acre located on **MARGARET COURT** from I-1, Industrial district, in Greenville County to RC-2, Community-Scale 2 District, in the City of Greenville. (portion of TM# 0150001701500)

F. [AX-19-2023](#)

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 5.23 acres located on **PETE HOLLIS BLVD, ALEXANDER STREET, MONTGOMERY AVENUE, AND BUNCOMBE ROAD** from I-1, Industrial district, in Greenville County to RC-5, Community-Scale 5 District, in the City of Greenville. (TM# 0150001600100, 0150001600600, 0150001600700, 0150001600800, 0150001601000, 0150001701200, 0150001700600, 0150001700300, and 0150001700100)

G. [AX-20-2023](#)

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 0.24 acre located on **MONTGOMERY AVENUE** from I-1, Industrial district, in Greenville County to RC-5, Community-Scale 5 District, in the City of Greenville. (TM# 0150001700200)

H. [SD-23-517](#) Vested under Land Management Ordinance

Application by Steve McNair, Palmetto Alliance Property Group, LLC for a **MAJOR SUBDIVISION** for 4.00 acres located at **Rutherford Road, W. Stone Avenue, and Pete Hollis Blvd** from 9 LOTS to 62 LOTS. (TM# 0020000200300, 0030000102400, 0020000300900, 0020000300800, 0020000300600, 0030000102300, 0020000300901, 0020000200900, 0020000201000) (“West Stone Village Townhomes”)

I. [SD-23-530](#) Vested under Land Management Ordinance

Application by Austin Allen for a **MAJOR SUBDIVISION** for 2.47 acres located at **E. Faris Road and McAlister Road** from 1 LOT to 39 LOTS. (TM# 0267000301500) (“Faris Townes”)

J. [MD-23-544](#) Vested under Land Management Ordinance

Application by Paul J Harrison for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.52 acres located at **5 Century Drive** for 28 units. (“Overbrook Station”) (TM# 0193030200905)

K. [MD-23-545](#) Vested under Land Management Ordinance

Application by Matthew Jones for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.627 acre located at **704-710 E. McBee Avenue** for 10 units. (“The McDaniel Phase II”) (TM# 0064000300700, 0064000300800, 0064000300900)

L. [Z-6-2023](#) Application deferred to September 21, 2023

Application by the City of Greenville for a **TEXT AMENDMENT** to clarify restrictions and standards for Body Piercing/Tattoo Establishment by amending Sections 19-3.2.2. *Use Table*, 19-3.3.4. *Commercial Uses*, and 19-3.4.4 *Commercial Use Standards*.

M. [Z-7-2023](#)

Application by the City of Greenville for a **TEXT AMENDMENT** to clarify Bonus Development standards by amending Section 19-4.2.1. *Affordable Housing and Open Space*.

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.

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 1,000’ 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) – **New Business Items L and M**
- Amendments to the Zoning District Map (including ‘Planned Developments’ and ‘Flexible Review Districts’) – **New Business Items A, B, C, E, F, G**
- 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) – **New Business Item(s) D, H, I, J, K**
- Street name changes
- Variances to the Stormwater Management Ordinance or Alternative Equivalent Compliance applications

- 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

Public Comment Instructions

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.

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. The Planning Commission chairperson will open the public comment portion of each agenda item after the staff report has been given and any questions related to the report have been addressed. Members of the public wishing to speak should approach the podium as directed by the chairperson.
2. Each member of the public will have 3 minutes to speak on the specific agenda item. 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.
3. Once all public comment has been provided, the public portion for that specific agenda item will be closed.