



City of Greenville  
Planning Commission  
Agenda Workshop  
12:00 PM Tuesday, June 15, 2021

*Please use the following methods to attend the meeting.*

Virtual Meeting Viewing  
<https://www.greenvillesc.gov/meeting>  
Password: meetnow

Telephone: 1-415-655-0002  
WebEx Event Number: [139 944 3021](#)

*Note: The primary purpose of this workshop is for the Planning Commission to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the commission on any agenda item at the workshop. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on June 17, 2021.*

*Application materials are included with the Public Notice for the June 17, 2021, Public Hearing.*

#### AGENDA

1. Call to Order
2. Roll Call
3. Stormwater Presentation
4. OLD BUSINESS

A. **Z-6-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-2.21, 19-5.12, 19-6.1.11 of the City's Land Management Ordinance to create affordable and workforce housing incentives

B. **FDP-21-216** *Application requested to be deferred to July 15, 2021 meeting*

Application by Stone Property Management LLC for a **MULTI-FAMILY DEVELOPMENT** and **FINAL DEVELOPMENT PLAN** on 5.278 total acres located at **HOWE ST AND HAYNIE ST** for 179 apartment units (TM# 009101-08-01400, 009101-08-01500, 009101-08-01600, 009101-08-01601, 009101-08-01603, 009101-08-01700, 009101-08-01800, 009101-08-01900, 009101-08-02000, 009101-08-02100, 009101-08-02200, 009101-08-02300, 009101-08-02400, 009101-08-02500, 009101-08-02700, 009101-08-02701, 009101-08-02702, 009101-08-02703, 009101-08-02704, 009101-08-02705, 009101-08-02800, 009101-08-03000)

5. NEW BUSINESS

A. **SD-21-051M**

Application by Arbor Engineering for a **SUBDIVISION MAJOR MODIFICATION** of 1.29 total acre located at **317 WILKINS ST** from 2 LOTS to 5 LOTS (TM# 009500-08-00500, 010600-02-00300)

**B. Z-22-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-6.10 of the City's Land Management Ordinance to amend the requirements for a traffic impact analysis

**C. Z-23-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-6.1.3 and Table 19-6.1-1 of the City's Land Management Ordinance to modify off-street parking requirements for restaurants and bars/nightclubs and to add parking standards for breweries, wineries and distilleries

**D. Z-24-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-1.11, 19-4.1.2, and Table 19-4.1-2 of the City's Land Management Ordinance modifying the Table of Uses to promote land use compatibility between certain nonresidential uses and existing residential

**E. Z-25-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-7.5 and 19.7.6.2 of the City's Land Management Ordinance to create additional stormwater control standards for commercial and multifamily developments that abut and drain to a single-family detached use

**6. Executive Session, if required**

**7. Adjournment**