

Planning Commission

Official Public Notice



PUBLIC NOTICE

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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 January 17, 2019, Planning Commission Meeting

Date mailed: January 2, 2018

The City of Greenville **Planning Commission** will hold a Public Hearing on **Thursday, January 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. SD 18-027

Application by Jay Martin for a **SUBDIVISION** of 1.86 acres located at **808 MCDANIEL AV** from 1 LOT to 6 LOTS (TM# 0217000500700)

Documents:

[SD 18-027.PDF](#)

B. <!--[endif]-->Z-26-2018

Application by Dan Bruce for a **REZONE** of 19.4 acres located at **HAYWOOD RD and PELHAM RD** from R-6, Single-Family Residential District to PD, Planned Development

District (TM#s 0278000200300, 0278000200301)

Documents:

[Z-26-2018.PDF](#)

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C. MD 18-004 (MFD 18-978)

Application by W. Norman Hamilton for a **MULTI-FAMILY DEVELOPMENT** on 3.7 acres located at **254 S PLEASANTBURG DR** (TM#s 0266000130100, 0266000130101)

Documents:

[MD 18-004.PDF](#)

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NEW BUSINESS

A. SD 18-032

Application by Arbor Engineering for a **SUBDIVISION** of 1.38 acres located at **607, 611, and 617 N MAIN ST** from 3 LOTS to 25 LOTS (TM#s 0004000102100, 0004000101800, 0004000101900)

Documents:

[SD 18-032.PDF](#)

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B. SD 18-033

Application by John Lattimore for a **SUBDIVISION** 0.705 acre located at **ZORA DR and WEBSTER RD** from 1 LOT to 4 LOTS (TM# 0199030100104)

Documents:

[SD 18-033.PDF](#)

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C. SD 18-034

Application by Blue Bridge Properties LLC for a **SUBDIVISION** 0.15 acre located at **W PARK AV** from 1 LOT to 3 LOTS (TM# 0004000101500)

Documents:

[SD 18-034.PDF](#)

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D. SD 18-035

Application by Integras - Dallas Rd, LLC for a **SUBDIVISION** of 81.12 acres located at **DALLAS RD** from 1 LOT to 65 LOTS (TM# M010020101500)

Documents:

[SD 18-035.PDF](#)

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E. SD 18-036

Application by CAP Camperdown LLC for a **SUBDIVISION** of 1.022 acres located at **S MAIN ST, FALLS ST, E BROAD ST, and JAPANESE DOGWOOD LN** from 1 LOT to 4 LOTS (TM# 0061000304101)

Documents:

[SD 18-036.PDF](#)

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F. MD 18-005 (MFD 18-979)

Application by Arbor Engineering for a **MULTI-FAMILY DEVELOPMENT** on 1.32 acres located at **317 WILKINS ST** (TM#s 0095000800500; 0106000200300)

Documents:

[MD 18-005.PDF](#)

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G. SN 18-992

Application by Reid Hipp for a **STREET NAME CHANGE** to change BLISS WAY to JOSEPH MATHIS WAY in subdivision SD 18-021 located at **SUMLAR DR** (TM# 0201000101803)

Documents:

[SN 18-992.PDF](#)

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H. A 18-1035

Application by John Batson Jr. for an **APPEAL** located at **103 MORNINGDALE DR** from Sec. 19-6.9 Single-family residential infill standards (TM# 0180000200400)

Documents:

[A 18-1035.PDF](#)

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I. Z-25-2018 (orig. public notice 12/17/18)

Application by City of Greenville for a **STRATEGIC PLAN** to adopt the **WADE HAMPTON BOULEVARD STRATEGIC PLAN** for properties on BEVERLY LA, BROOKSIDE CIR, BUENA VISTA AV, CHICK SPRINGS RD, DUPONT DR, E STONE AV, GAY ST, ITASCA DR, MT ZION AV, MOHAWK DR, N CHURCH ST, N PLEASANTBURG DR, SPARTANBURG ST, STAG ST, TYTAN CT, WADE HAMPTON BLVD, and WELLINGTON AV (see project documents for TM#s)

Documents:

[Z-25-2018.PDF](#)

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J. Z-28-2018

Application by NAI Earle Furman, LLC for a **REZONE** of 63.69 acres located at **200 FAIRFOREST WAY** from I-1, Industrial District and S-1, Service District to S-1, Service District (TM# M011010100307)

Documents:

[Z-28-2018.PDF](#)

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K. Z-30-2018

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-3.2.2(O) RDV: Redevelopment district deleting part (3) buffer and parking exemptions for mixed-use developments

Documents:

[Z-30-2018.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 [HTTPS://GREENVILLESC.GOV/642/UPCOMING-PROJECT-APPLICATIONS](https://greenvilleesc.gov/642/upcoming-project-applications) 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. 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) – **Item K (New Business)**
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **Item B (Old Business); Item J (New Business)**
- Variances to the Stormwater Management Ordinance
- Planning-related studies and plans – **Item I (New Business)**

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) – **Items A and C (Old Business); Items A, B, C, D, E, and F (New Business)**
- Approval of Final Development Plans for 'Planned Developments'
- Street name changes – **Item G (New Business)**
- 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 – **Item H (New Business)**