

Planning Commission

Official Public Notice



PUBLIC NOTICE

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 October 29, 2019, Special-Called Planning Commission Meeting
Date mailed: October 2, 2019

The City of Greenville Planning Commission will hold a Special-Called Public Hearing on Tuesday, October 29, 2019, at 4:00 PM in the 10th Floor Council Chambers at City Hall, for the purpose of considering the following Applications:

NEW BUSINESS

A. AX-10-2019

Application by AJ Bristow Contractors LLC for an ANNEXATION of 0.04 acre located at MINUS ST and REZONE from R-M10, Multifamily residential, in Greenville County, to RM-2, Single- & Multi-Family Residential District, in the City of Greenville (TM# 0084000300200)

Documents:

[AX-10-2019 BINDER1.PDF](#)

B. MD 19-003

Application by Pat Dilger for a MULTI-FAMILY DEVELOPMENT of 16 units on 0.81 acre located at W WASHINGTON ST, ANTLEY ST, and CAPITOL CT (TM#s 0024000101700; 0024000101500; 0024000101600; 0024000101701; 0024000101801)

Documents:

[MD 19-003 BINDER1.PDF](#)

C. SN 19-702

Application by Chris Laney to assign STREET NAMES in approved subdivision #SD

18-017 at 200 WOODRUFF RD (TM# 0263000400100)

Documents:

[SN 19-702 BINDER1.PDF](#)

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D. SD 19-013

Application by Christian Crear for a SUBDIVISION of 11.4 acres located at CHADSWORTH DR + VERDAE CREST DR from 1 LOT to 25 LOTS (TM# 0262000100805)

Documents:

[SD 19-013 BINDER1.PDF](#)

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E. SD 19-014

Application by Nathan Kaser for a SUBDIVISION of 4.7 acres located at N PLEASANTBURG DR from 2 LOTS to 27 LOTS (TM#s 0276000300503, 0276000300518)

Documents:

[SD 19-014 BINDER1.PDF](#)

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F. Z-21-2018 FDP Phase 1

Application by Nathan Kaser for a FINAL DEVELOPMENT PLAN of 8.7 acres located at N PLEASANTBURG DR – the Cottages in “Renaissance Place” Planned Development (TM#s 0276000300503; 0276000300518)

Documents:

[09.23.19 Z-21-2018 FDP PHASE 1 - BINDER 1.PDF](#)

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G. Z-21-2018 FDP Phase 2

Application by Taylor Davis, NHE Inc., for a FINAL DEVELOPMENT PLAN of 8.7 acres located at N PLEASANTBURG DR – multifamily development in “Renaissance Place” Planned Development (TM#s 0276000300503; 0276000300518)

Documents:

[Z-21-2018 FDP PHASE 2 BINDER1.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 [HTTP://WWW.GREENVILLE.GOV/PC](http://www.greenville.gov/pc) 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. 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.

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)
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') –Item(s) A (New Business)
- Variances to the Stormwater Management Ordinance
- 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) – Item(s) B, D, and E (New Business)
- Approval of Final Development Plans for 'Planned Developments' – Item(s) F and G (New Business)
- Street name changes – Item C (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