



City of Greenville
Planning Commission
Agenda Workshop
12:00 PM Tuesday, May 18, 2021

*Greenville City Hall is currently closed to the public.
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: [129 883 0396](https://www.greenvillesc.gov/meeting)

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 May 20, 2021.

Application materials are included with the Public Notice for the May 20, 2021, Public Hearing.

AGENDA

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

A. Z-13-2020

Application by Saint Capital, LLC for a **REZONE** of 4.51 acres located on **ACADEMY STREET, PERRY AVENUE, CALHOUN STREET, WARE STREET** from RM-2 and RDV to PD PLANNED DEVELOPMENT (TM# 007900-02-01900, 007900-02-02500, 007900-02-02600, 007900-02-02800, 007900-02-02700, 007900-02-02501, 007900-02-03500, 007900-02-03510, 007900-02-03509, 007900-02-03508, 007900-02-03507, 007900-02-03506, 007900-02-01100, 007900-02-01200, 007900-02-01300, 007900-02-01400)

B. Z-5-2021 *Application withdrawn*

Application by Reedy Property Group for a **REZONE** of 0.81 acre located at **9 TROTTER ST** from RM-1 to RM-2 (TM# 009500-10-01200, 009500-10-01300)

C. Z-6-2021 *Application requested to be deferred to June 17, 2021 meeting*

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

5. NEW BUSINESS

A. FDP-21-216

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)

B. Z-9-2021

Application by Michael Redmon for a **REZONE** of 5.1 acres located at **330 PELHAM RD** from RM-2 to OD (TM# 027900-02-00600, 027900-02-00611, 027900-02-00612, 027900-02-00613)

C. SD-21-318

Application by Lynn Solesbee for a **SUBDIVISION** of 0.74 acre located at **ANDERSON ST AND CONWELL ST** from **2 LOTS to 12 LOTS** (TM# 008500-04-00300, 008500-04-00400)

D. Z-10-2021

Application by NHE Inc. for a **REZONE** of 3.87 acres located at **1200 LAURENS RD** from R-6 and C-3 to PD (TM# 019800-04-03200, 019800-04-00200, 019800-04-00300)

E. Z-11-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 in order to limit orientation of outdoor dining and other outdoor activities adjacent to residential uses.

F. Z-12-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 to prohibit commercial refuse containers between building and adjacent residential use.

G. Z-13-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-1.11; 19-4.3; 19-6.4; 19-6.6; and 19-6.8.9 to provide maximum lighting levels at property lines; to require reduction of lighting levels after business hours and to provide "pre" and "menu" board illumination and noise standards.

H. Z-14-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.3.14 in order to provide requirement for a notarized affidavit of substantial compliance be received from the project general contractor or the person signing on his/her behalf in order to certify exterior of structures and site work comply with approved plans.

I. Z-15-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3.3; 19-6.2.2; Table 19-6.2-1; 19-6.2.3; 19-6.5.7; 19-6.8.9; Figure 19-6.8.11; and Figure 19-6.5.14 in order to amend existing buffering and screening requirements for all nonresidential or multi-family developments that abut single-family uses.

J. Z-16-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3; 19-5.1-1; 19-5.2; Table 19-5.1-1; Table 19-4.3-1; 19-6.8.9 in order to provide. a maximum building height and introduces a step-back provision for any nonresidential or multifamily structure adjacent to a single-family use (excluding C-4).

K. Z-17-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-5.1 and Table 19-5.1-1 in order to modify maximum impervious coverage for all non-residential zoning districts, except for C-4, for projects adjacent to single-family uses.

L. Z-18-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7; 19-6.8.9; and Table 19-4.1-2 in order to provide an increased rear setback for nonresidential and multifamily projects adjacent to single-family uses.

M. Z-19-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Tables 2.60; 2.70; 2.80; 2.90; and 5.60 of the Unity Park Neighborhood District Code to remove maximum lot width and depth requirements.

6. Executive Session, if required

7. Adjournment