

Planning Commission

Official Public Notice



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 August 19, 2021, Planning Commission Meeting

Date mailed: August 4, 2021

The City of Greenville **Planning Commission** will hold an in-person Public Hearing on **Thursday, August 19, 2021, at 4:00 PM** at the Greenville Convention Center at 1 Exposition Drive 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. FDP-21-216 *Application requested to be deferred to September 16, 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 ("ParkSouth") (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. MD-21-506

Application by Stanley Martin Homes for a **MULTI-FAMILY DEVELOPMENT** on

approximately 3.92 acres located at **GIBBS STREET AND WESTFIELD STREET** for 104 condominium units ("Mayberry Village") (TM# 0051000300100, 0051000300400, 0051000300401, 0051000300500, 0051000300600, 0051000300700, 0051000300800, 0051000300900, 0051000301000, 0051000301100, 0051000301200, 0051000301300, 0051000301400, 0051000301500, 0051000301600)

Documents:

[MD-21-506 PUBLIC NOTICE POSTING \(AUGUST 2021\).PDF](#)

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NEW BUSINESS

A. AX-4-2021

Application by Reid Hipp for **ANNEXATION** and **REZONE** of 0.28 acre located at **PROSPERITY AVENUE AND PLANTATION ROAD** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville (TM# 0367000111800, 0367000111900)

Documents:

[AX-4-2021 PUBLIC NOTICE POSTING.PDF](#)

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B. AX-5-2021

Application by SeamonWhiteside for **ANNEXATION** and **REZONE** of 0.03 acre located at **1007 HAMPTON AVENUE** from S-1, Services district, in Greenville County to S-1, Service district, in the City of Greenville (TM# 0026000300900)

Documents:

[AX-5-2021 PUBLIC NOTICE POSTING.PDF](#)

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C. SD-19-011M

Application by Shouse Development Corp LLC for a **SUBDIVISION MAJOR MODIFICATION** of 1.16 acre located at **207 ANDERSON STREET** from 1 lot to 9 lots ("West End Townes") (TM# 0082000201200)

Documents:

[SD-19-011M PUBLIC NOTICE POSTING.PDF](#)

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D. SD-21-577

Application by Niyonu McDowell Wharton for a **SUBDIVISION** of 0.238 acre located at **801 PENDLETON STREET** from 1 lot to 4 lots (TM# 0078000402300)

Documents:

[SD-21-577 PUBLIC NOTICE POSTING.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.GREENVILLESC.GOV/PC](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 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:

- o Matters pertaining to the Comprehensive Plan
- o Amendments to the text of the Land Management Ordinance (Zoning/Land Development Regulations)
- o Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **New Business Item(s) A and B**
- o Variances to the Stormwater Management Ordinance
- o 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](http://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):

- o Matters pertaining to the Design and Specifications Manual
- o Approval of Land Development Permits (Major Subdivisions and Multifamily Residential Development proposals) –**Old Business Item(s) A and B; New Business Item(s) C and D**
- o Approval of Final Development Plans for 'Planned Developments' – **Old Business Item(s) A**

- Street name changes
- Variances to the Stormwater Management Ordinance
- 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@greenville.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.

Documents:

[PUBLIC NOTICE TEMPLATE MAILER_AUGUST 2021.PDF](#)