

# Planning Commission

Official Agenda



---

## AGENDA

City of Greenville

Planning Commission

Regular Meeting

4:00 PM January 17, 2019

10<sup>th</sup> Floor Council Chambers, City Hall

---

**Welcome to the Planning Commission meeting.** The Commission is responsible for reviewing and taking action on various types of land development applications including subdivisions, multifamily residential projects, and final development plans. In addition, the Commission makes recommendations to City Council on planning-related studies, the Comprehensive Plan, and proposed zoning ordinance and map amendments ("re-zonings"). The Commission usually meets the third Thursday of each month. For your convenience and to help you follow along with the meeting, an overview of the meeting procedure is provided below. Please take a moment to familiarize yourself with the process and locate the item(s) of interest to you on the agenda.

**Public hearing rules and procedures:**

- For each item, the Commission will first hear the staff report and a presentation from the applicant.
- After the staff and applicant presentations, the chairperson will open the public hearing for that item. Comments in favor of the application are heard first, followed by those opposed.
- Any member of the audience wishing to comment has **3 minutes** to do so. It is not necessary to sign up to speak beforehand. All comments must be made into the podium microphone located at the front of the center aisle.
- Begin by clearly stating your name and address for the record. Please spell your name if it is prone to being misspelled. The 3-minute timer will start after you have provided this information.
- Please do not repeat information already presented by someone else, and avoid off-topic statements. People sharing similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
- All comments and questions must be directed to the chairperson, who will respond or direct the question to the appropriate party for response.

- After all comments are offered, the chairperson will close the public hearing for that item. Once closed, no additional public comments will be heard.
- After the public hearing portion, the Commissioners will deliberate amongst themselves. A decision will usually be rendered at this meeting; however, the item may be deferred to provide additional time to revise the application, provide supplemental information, etc.

Written comments and materials intended for the board members should be given to a staff member for distribution before the meeting begins. Any comments that were submitted to the Planning office prior to the meeting have already been provided to with the commissioners for their review consideration.

---

## AGENDA

**Revised 1/16/19 at 4:00 PM**

1. **Call to Order**
  2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes – December 20, 2018**
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statement**

.. \*\*

### 8. **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. **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)

*Deferred to February 21, 2019, meeting as requested by applicant.*

.... \*\*\*\*

#### 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](#)

..... -

## 9. 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](#)

..... --

### 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)

*Deferred to February 21, 2019, meeting as requested by applicant.*

..... ---

### 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](#)

... ----

### 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)

*Deferred to February 21, 2019, meeting as requested by applicant.*

. . . . - - - -

**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](#)

. . . . - - - -

**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)

*Deferred to February 21, 2019, meeting as requested by applicant.*

. . . . - - - -

**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](#)

. . . . - - - -

**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](#)

. . . . .

**I. Z-25-2018**

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](#)

.....

**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)

*Deferred to February 21, 2019, meeting.*

.....

**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](#)

.....

**10. Other Business**

- A. Monthly Comp Plan Update**
- B. Election of Planning Commission Officers**
  - 1. Chairperson: \_\_\_\_\_
  - 2. Vice-Chairperson: \_\_\_\_\_

**11. Adjournment**

---

**Thank you for attending the Planning Commission meeting.** Public participation in the planning process helps the City make informed decisions about growth and development in our community.

Please contact the Planning Department at (864) 467-4476 with any questions about this agenda as well as those for upcoming meetings. Visit our website at [HTTPS://GREENVILLE.GOV/172/PLANNING-ZONING](https://greenville.gov/172/PLANNING-ZONING) for more detailed information about

specific agenda items.

The Planning Commission is comprised of volunteers appointed by City Council. When selecting members for the board, Council strives to ensure a broad range of interests and viewpoints are represented. Current and previous board members have served with professional backgrounds in residential and commercial development, architecture, urban planning, education, legal practice, conservation, engineering, finance, and more. Standard board terms are 4 years. If you are interested in serving on the Planning Commission or another City board, please apply online at [HTTPS://GREENVILLESC.GOV/478/BOARDS-COMMISSIONS](https://greenvilleesc.gov/478/boards-commissions).

City of Greenville Planning and Development | 864-467-4476