



City of Greenville  
Planning Commission  
Agenda Workshop  
12:00 PM Tuesday, April 13, 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: [129 666 7559](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 April 15, 2021.*

*Application materials are included with the Public Notice for the April 15, 2021, Public Hearing.*

**AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. OLD BUSINESS**
  - A. Z-13-2020 *Application requested to be deferred to May 20, 2021 meeting***  
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 requested to be deferred to May 20, 2021 meeting***  
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. SD-21-051**  
Application by Arbor Engineering for a **SUBDIVISION** of 1.29 acre located at **317 WILKINS ST** from 2 LOTS to 7 LOTS (TM# 009500-08-00500, 010600-02-00300)
  - D. Z-6-2021 *Application requested to be deferred to May 20, 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

**4. NEW BUSINESS**

**A. SD-15-406M**

Application by Verdae Development Inc. for a **SUBDIVISION MAJOR MODIFICATION** of 24.26 acres located at **NORLIN DR AND MANGUM DR** from 82 LOTS to 82 LOTS (TM# 026200-01-01500, 026206-01-08300, 026200-01-02800)

**B. SD-17-447M**

Application by Greenville Camperdown Hotel LLC for a **SUBDIVISION MAJOR MODIFICATION** of 0.583 total acre located at **315 S MAIN ST** from 1 LOT to 5 LOTS (TM# 006100-03-04104)

**C. SD-21-206**

Application by AV Real Estate LLC for a **SUBDIVISION** of 3.019 acres located at **CONESTEE RD AND SPANCO DR** from 1 LOT to 28 LOTS (TM# 042200-01-00300)

**D. Z-8-2021**

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-4.3.2, 19-4.3.3, 19-4.3.4 of the City's Land Management Ordinance to amend use-specific standards after midnight.

**5. Executive Session, if required**

**6. Adjournment**