



City of Greenville
Planning Commission
Agenda Workshop
12:00 PM Tuesday, July 13, 2021

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: [173 712 7483](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 July 15, 2021.

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

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **OLD BUSINESS**

A. **FDP-21-216** *Application deferred to the August 19, 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)

4. **NEW BUSINESS**

A. **AX-3-2021**

Application by Flournoy Development Group for **ANNEXATION** of 0.536 acre of street right-of-way of **GLADYS DR** from Greenville County to the City of Greenville (in front of TM# 0260000100400)

B. **Z-26-2021**

Application by Greenville Technical College for a **REZONE** of 13.97 acres located at **N PLEASANTBURG DRIVE, SKYVIEW DRIVE, AND WINTERBERRY COURT** from C-3, Regional commercial district, to OD, Office and institutional district (TM# 00267000100306, 0269000101104, 0269000101107, 0269000101102, 0269000103101, 0269000103601, 0269000108800, 0269000101109)

C. MD-21-506

Application by Stanley Martin Homes for a **MULTI-FAMILY DEVELOPMENT** on approximately 3.88 acres located at **GIBBS STREET AND WESTFIELD STREET** for 104 condominium units ("Wimbledon Heights") (TM# 0051000300100, 0051000300400, 0051000300401, 0051000300500, 0051000300600, 0051000300700, 0051000300800, 0051000300900, 0051000301000, 0051000301100, 0051000301200, 0051000301300, 0051000301400, 0051000301500, 0051000301600)

D. SD-21-511

Application by Chosen Generation Properties for a **SUBDIVISION** of 0.51 acre located at **102 POTOMAC AVENUE** from 1 lot to 3 lots (TM# 0211000802800)

E. Z-28-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-1.11 and 19-6.1 of the City's Land Management Ordinance to define the term 'adaptive reuse', create eligibility criteria for adaptive reuse projects, and reduce minimum parking requirements for eligible adaptive reuse projects.

F. Z-29-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-2.2.4 and 19-2.2.7 of the City's Land Management Ordinance to update the neighborhood meeting standards and requirements for public hearing applications.

5. Executive Session, if required

6. Adjournment