



Public Notice

Planning and Zoning

From: Planning and Development Staff
Subject: **Public Hearing Continuance -- Consideration of the Greenville Development Code and Official Zoning Map – May 15, 2023, Special Called Planning Commission Meeting**

MODIFIED ON April 28, 2023 FOR STAFF ADDENDA TO DRAFT DOCUMENTS

The City of Greenville **Planning Commission** will hold an in-person Public Hearing Continuance on **Monday, May 15, 2023, at 4:00 PM** at the **Prisma Health Welcome Center at Unity Park, 111 Welborn Street** for the purpose of considering the following applications. The purpose of this notice is to provide a fixed date, time, and location for a Public Hearing Continuance pursuant to Section 19-2.2.18(A)(5) of the City of Greenville Code of Ordinances as the Planning Commission did not vote on these applications at its Public Hearing on March 30, 2023 or Public Hearing Continuance on April 11, 2023. At the the Public Hearing Continuance, the chairperson will reopen the public comment portion of the meeting.

Citizens may view the meeting at the following web address: <https://www.greenvillesc.gov/1694/online-meetings>

NEW BUSINESS – APRIL 28, 2023 PROPOSED CODE AND ZONING MAP STAFF MODIFICATIONS TO MARCH 15, 2023 DRAFT DOCUMENTS

A. Z-1-2023A

Application by the City of Greenville to adopt a new **City of Greenville Development Code** to replace **Chapter 19 – Land Management Ordinance**, of the current Code of Ordinances, City of Greenville, South Carolina.

[Link to March 15, 2023 Draft Development Code](#)

B. Z-1-2023B

Application by the City of Greenville to adopt a new **Official Zoning Map** and replace the current **Official Zoning Map** for the City of Greenville.

[Link to Modified April 28, 2023 Draft Official Zoning Map](#) and [March 15, 2023 Draft Downtown Design Guidelines Map](#)

Comments on A and B will be received together.

Any member of the public who wishes to speak at the May 15th Public Hearing Continuance is encouraged to register to speak [HERE](#). If you plan to attend the meeting, but do not plan to speak, please do not register. It is not required to register in order to speak, however, members of the public who register will be chosen first to speak.

There are no April 28, 2023 proposed modifications to the [Draft Downtown Design Guidelines Map](#).

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>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

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**:

- Matters pertaining to the Comprehensive Plan

- Amendments to the text of the Land Management Ordinance (Zoning/Land Development Regulations) – **New Business Item(s) A**
- Amendments to the Zoning District Map (including ‘Planned Developments’ and ‘Flexible Review Districts’) – **New Business Item(s) B**
- 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).

Public Comment Instructions

The Planning Commission will hold a public hearing on combined applications. 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@greenvillesc.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 12PM, Friday, May 12th before the hearing in order to be given adequate time for consideration by the Commission before the hearing. Comments received after 12PM Friday 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.

Procedure for Public Comment DURING Meeting

1. At the the Public Hearing Continuance, the chairperson will reopen the public comment portion of the meeting. Members of the public wishing to speak should approach the podium as directed by the chairperson.
2. Each member of the public will have 3 minutes to speak. When speaking:
 - a. Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
 - b. Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
 - c. Direct all comments and questions to the chairperson. The chairperson may respond or direct the question to the appropriate party for response.
3. Once all public comment has been provided, the public portion for that specific agenda item will be closed.