

# Planning Commission

Official Public Notice



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## 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 April 21, 2022, Planning Commission Meeting**

Date mailed: April 6, 2022

The City of Greenville **Planning Commission** will hold an in-person Public Hearing on **Thursday, April 21, 2022, at 4:00 PM** at the **Greenville City Hall, Council Chambers at 206 S. Main Street** 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](https://www.greenvillesc.gov/1694/online-meetings)

### OLD BUSINESS

**A. MD-21-1004** *Applicant has requested deferral to May 2022*

Application by DHD Riley, LLC/Drew Schaumber for a **MULTI-FAMILY DEVELOPMENT** on approximately 5.75 acres located at **LOWNDES HILL ROAD AND I-385** for 88 units ("The Riley Overbrook") (TM# 019500-01-00201).

**B. SN-21-1005** *Applicant has requested deferral to May 2022*

Application by DHD Riley, LLC/Drew Schaumber for a **STREET NAME CHANGE** from Woodlark Street to Oakley Drive between Lowndes Hill Road and I-385.

**C. SD-22-128**

Application by Whitelane Acquisitions, LLC for a **SUBDIVISION** of 8.55 acres located at **200 FAIRFOREST ROAD** from portion of 1 LOT to 88 LOTS. ("Alston Park Townhomes") (TM# portion of M011010100307)

Documents:

[PUBLIC NOTICE PACKET SD-22-128 ALSTON PARK THS.PDF](#)

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**D. Z-1-2022** *City Requests Deferral to month yet to be determined*

Application by City of Greenville for a **TEXT AMENDMENT** to (1) Amend and replace Section 19-6.9. Single-family residential infill standards in order to modify single-family

use standards that pertain to the construction of new homes, additions, garages, carports, and driveways within established single-family residential areas; and, (2) Amend Section 19-2.3.18 Alternative Equivalent Compliance to allow application availability to Section 19-6.9 for the purpose of requesting alternatives to 19-6.9.2(A) Mass and Form Analysis.

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### **NEW BUSINESS**

#### **A. AX-4-2022**

Application by Andretta J Robinson for **ANNEXATION** and **REZONE** of approximately 3.001 acres located at **2550 N. PLEASANTBURG DRIVE** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0183030100401)

Documents:

[PUBLIC NOTICE PACKET AX-4-2022 2550 N. PLEASANTBURG DRIVE.PDF](#)

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#### **B. AX-5-2022**

Application by Parker Group Development, LLC for **ANNEXATION** and **REZONE** of approximately 0.16 acre located at **8 CALDER DRIVE** from C-2, Commercial district, in Greenville County to RDV, Redevelopment district, in the City of Greenville. (TM# 0121001001100)

Documents:

[PUBLIC NOTICE PACKET AX-5-2022 8 CALDER STREET.PDF](#)

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#### **C. AX-6-2022**

Application by Trey Cole/Artful Home Designs, LLC for **ANNEXATION** and **REZONE** of approximately 1.12 acres located at **ANDERSON ROAD and CONWELL STREET** from C-1, Commercial district, and C-2, Commercial District, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# 0112000900200, 0112000900400, 0112000900800, 0112000900900)

Documents:

[PUBLIC NOTICE PACKET AX-6-2022 ANDERSON ROAD AND CONWELL STREET.PDF](#)

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#### **D. AX-7-2022**

Application by Lead Academy for **ANNEXATION** and **REZONE** of approximately 16.704 acres located at **804 MAULDIN ROAD** from S-1, Services district, in Greenville County to S-1, Single-Service district, in the City of Greenville. (TM# M014010100802)

Documents:

[PUBLIC NOTICE PACKET AX-7-2022 804 MAULDIN ROAD.PDF](#)

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**E. SD-22-202**

Application by Rich Hincapie for a **SUBDIVISION** of 0.697 acre located at **25 WINN STREET AND ALLISON STREET** from 2 LOTS to 4 LOTS. ("Fondo Development") (TM# 0021000102012 and 0021000101900)

Documents:

[PUBLIC NOTICE PACKET SD-22-202 FONDO DEVELOPMENT.PDF](#)

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**F. Z-4-2022**

Application by Renaissance Custom Homes for a **PLANNED DEVELOPMENT** modification of 2.95 acres at **N. PLEASANTBURG DRIVE AND RENAISSANCE ROW DRIVE** for the addition of 36 single-family attached lots. ("Renaissance Place") (TM# 0276000300501, 0276000301505)

Documents:

[PUBLIC NOTICE PACKET Z-4-2022 RENAISSANCE PLACE PD MODIFICATION\\_.PDF](#)

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**G. MD-21-658M**

Application by MHK Architecture for a **MULTI-FAMILY DEVELOPMENT** modification on approximately 0.97 acre located at **MAYBERRY STREET AND DELANO DRIVE** for 97 apartment units. ("The Delano") (TM# 0055000200115)

Documents:

[PUBLIC NOTICE PACKET MD-21-658M THE DELANO.PDF](#)

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**H. Z-5-2022**

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.3.13 *Land development* to create procedures for naming of developments reviewed by the Planning Commission.

Documents:

[PUBLIC NOTICE PACKET Z-5-2022 TEXT AMENDMENT.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.greenville.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**:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Land Management Ordinance (Zoning/Land Development Regulations) – **Old Business Item(s) D and New Business Item(s) H**
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **New Business Item(s) A, B, C, D, and F**
- 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):

- Matters pertaining to the Design and Specifications Manual
- Approval of Land Development Permits (Major Subdivisions and Multifamily Residential Development proposals) – **Old Business Item(s) A, C and New Business Item(s) E and G**
- Approval of Final Development Plans for 'Planned Developments'
- Street name changes – **Old Business Item(s) B**
- Variances to the Stormwater Management Ordinance or Alternative Equivalent Compliance applications
- 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@greenvillesc.gov](mailto: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](mailto: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.

### **Procedure for Public Comment DURING Meeting**

1. The Planning Commission chairperson will open the public comment portion of each agenda item after the staff report has been given and any questions related to the report have been addressed. 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 on the specific agenda item. 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.

