

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM April 21, 2022

Greenville City Hall, 10th Floor, Council Chambers, 206 S. Main Street

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. March 15, 2022 Agenda Workshop
 - b. March 17, 2022 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

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

Application by DHD Riley, LLC/Drew Schamber 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 Schamber 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:

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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.

9. 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:

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

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:

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

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:

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

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, Service district, in the City of Greenville. (TM# M014010100802)

Documents:

AGENDA PACKET AX-7-2022 804 MAULDIN ROAD.PDF

E. SD-22-2022 *Applicant has requested deferral to May 2022*

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)

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:

[AGENDA PACKET Z-4-2022 RENAISSANCE PLACE PD MODIFICATION.PDF](#)

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:

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

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:

[AGENDA PACKET Z-5-2022 TEXT AMENDMENT.PDF](#)

I. WAV-22-248 *NOT A PUBLIC HEARING*

Application by The Gateway Companies/Josh Mandell for a **WAIVER** to the one-year wait period for resubmittal of a **STORMWATER MANAGEMENT VARIANCE** on 8.3 acres located on **WEBB ROAD**. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)

Documents:

10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

May 17, 2022 - PC Workshop

May 19, 2022 - PC Public Hearing

11. Executive Session, if required

12. Adjournment

Presenter

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