



City of Greenville Planning Commission
Agenda Workshop Meeting Minutes
Virtual WebEx Meeting
12:00 PM January 18, 2022

Meeting Notice Posted January 14, 2022

Minutes prepared by Sharon Key

Members Present: Jeff Randolph, Derek Enderlin, Diane Eldridge, Mike Martinez, Trey Gardner, Meg Terry

Members Absent: Pamela Adams

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on January 14, 2022, via the Greenville City Website. In addition, the agenda for this meeting was posted and emailed to all persons, organizations, and news media requesting notice.

CALL TO ORDER: Meeting was called to order at 12:03 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning staff on the following applications, which were scheduled for the public hearing on January 20, 2022:

OLD BUSINESS

- A. **Z-32-2021** Application by City of Greenville for adoption of the Village of West Greenville Small Area Plan.

Staff report presented by Mr. Evangelista

- B. **SD-21-747**

Application by James D. Martin III for a **SUBDIVISION** of 1.00 acre located at **111 S. LEACH STREET** from 1 LOT to 18 LOTS. ("Leach Street Commons") (TM# 008400-05-00100)

Staff report presented by Mr. Kurjiaka

- C. **SD-21-890** *Applicant has requested deferral to the February 17th meeting*

Application by Saint Capital, LLC for a **SUBDIVISION** of 3.18 acres located at **100, 102, 104, 106, 108 PERRY AVENUE AND 121, 125, 127 WARE STREET** from 10 LOTS to 47 LOTS. ("Ware Street Townhomes") (TM# 007900-02-01100, 007900-02-01200, 007900-02-01300, portion of 007900-02-02800, 007900-02-03500, 007900-02-03506, 007900-02-03507, 007900-02-03508, 007900-02-03509, 007900-02-03510)

NEW BUSINESS

A. AX-1-2022

Application by James H Brown for **ANNEXATION** and **REZONE** of approximately 0.8 acre located at **2901 E. North Street** from R-20, Single-family residential district, in Greenville County to R-9, Single-family residential district, in the City of Greenville. (TM# 027700-02-00701)

Staff report presented by Mr. Rutherford

B. AX-2-2022

Application by Alvin Johnson for **ANNEXATION** and **REZONE** of approximately 31.9 acres located at **Conestee Road and Conestee Lake Road** from R-S, Residential suburban district, in Greenville County to RM-1, Single-family and multi-family residential district, in the City of Greenville. (TM# M01302-01-00100)

Staff report presented by Mr. Rutherford

C. FDP-10-2021

Application by NHE, Inc/Taylor Davis for a **FINAL DEVELOPMENT PLAN** on approximately 3.87 acres located at **1200 LAURENS ROAD** for Z-10-2021. ("The Alliance") (TM# 0198000403200, 0198000400200, 0198000400300)

Staff report presented by Mr. Rutherford

D. MD-21-1004 *Applicant has requested deferral to the February 17th meeting*

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).

E. SN-21-1005 *Applicant has requested deferral to the February 17th meeting*

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.

F. Z-1-2022

Application by City of Greenville for a **TEXT AMENDMENT** to (1) Section 19-6.9. *Single-family residential infill standards* in order to modify standards herein regarding construction of new homes, additions, garages, carports, and driveways within established single-family residential areas; (2) Amend the Design Specifications Manual for *Guidelines for Green Infrastructure & Low Impact Development*; and, (3) Provide Planning & Development Services Staff to administratively create and amend a *Single-Family Infill Instructions and Pattern Book*.

Staff report presented by Mr. Kurjiaka

ADJOURNMENT: The meeting was adjourned at 1:03 PM.