



City of Greenville Planning Commission  
Agenda Workshop Meeting Minutes  
Virtual WebEx Meeting  
12:00 PM February 15<sup>th</sup>, 2022

Meeting Notice Posted February 10, 2022

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Minutes prepared by Sharon Key

Members Present: Derek Enderlin, Pamela Adams, Diane Eldridge, Meg Terry

Members Absent: Jeff Randolph, Mike Martinez, Trey Gardner

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**NOTICE OF MEETING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on December 9, 2021, 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 wall called to order at 12:02 PM.

**AGENDA WORKSHOP:** The Planning Commission received an overview from Planning staff on the following applications, which were scheduled for the public hearing on February 17, 2022:

**OLD BUSINESS**

**A. SD-21-890 *Applicant has withdrawn this request***

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)

**B. MD-21-1004**

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).

The Commission requested further information for the application.

**C. SN-21-1005**

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.

**NEW BUSINESS**

**A. AEC-21-810M**

Application by Jeff Dezen/Dup Oz LLC for an **ALTERNATIVE EQUIVALENT COMPLIANCE** modification located at 1114 PENDLETON STREET. (TM# 007700-01-00200)

**B. MD-22-55**

Application by McMillan Pazdan Smith/Rob Couch for a **MULTI-FAMILY DEVELOPMENT** on approximately 1.0 acre located at **846, 850 WEST WASHINGTON STREET** for 54 units ("Washington Senior Apartments") (TM# 0023000202900, 0023000203000, 0023000203100, 0023000203200).

**C. MD-22-56**

Application by McMillan Pazdan Smith/Rob Couch for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.1 acres located at **WEST WASHINGTON STREET, SOUTH HUDSON STREET, AND OSCAR STREET** for 93 units ("Southernside Senior Apartments") (TM# 0052000100200, 0052000100300, 0052000101500, 0052000101600).

The Commission inquired whether if the neighborhood had an issue with the project name. There were further questions regarding the design.

**D. MD-22-57**

Application by Luke Perry for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.26 acre located at 301 SHAW STREET for 5 units ("Chesser Place") (TM# 0150001301200).

**E. Z-1-2022**

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*.

Staff noted the City is requesting deferral.

**1. SolSmart Program Zoning Review**

**ADJOURNMENT:** The meeting was adjourned at 12:33 PM.