



City of Greenville
Planning Commission
Agenda Workshop
12:00 PM Tuesday, February 15, 2022

Please use the following methods to attend the meeting.

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

Telephone: 1-415-655-0002
WebEx Event Number: 2341 649 2365

Note: The primary purpose of this workshop is for the Planning Commission to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the commission on any agenda item at the workshop. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on February 17, 2022.

Application materials are included with the Public Notice for the February 17, 2022, Public Hearing.

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **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 - A. **SD-21-890** *Applicant has withdrawn this request*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).
 - 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.
4. **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).

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*.

5. SoISmart Program Zoning Review

6. Executive Session, if required

7. Adjournment