

# Planning Commission

Official Agenda



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## 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](#)

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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:

[AGENDA 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:

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

Documents:

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

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**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)

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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:

[AGENDA 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:

[AGENDA 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:

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

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**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:

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**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