



City of Greenville  
Planning Commission  
Agenda Workshop  
12:00 PM Tuesday, January 18, 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: 2348 233 8789**

*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 January 20, 2022.*

*Application materials are included with the Public Notice for the January 20, 2022, Public Hearing.*

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **OLD BUSINESS**
  - A. **Z-32-2021** Application by City of Greenville for adoption of the Village of West Greenville Small Area Plan.
  - 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)
  - C. **SD-21-890** *Applicant has requested deferral to the February 17<sup>th</sup> 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)
4. **NEW BUSINESS**
  - A. **AX-1-2021**  
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)

**B. AX-2-2021**

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)

**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)

**D. MD-21-1004** *Applicant has requested deferral to the February 17<sup>th</sup> 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 17<sup>th</sup> 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*.

**5. Executive Session, if required**

**6. Adjournment**