

Planning Commission

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To: Property Owners, Owners of property located within 500 feet of the following Applications, and Neighborhood Association Representatives.

From: Planning and Development Staff

Subject: Upcoming Applications for January 20, 2022, Planning Commission Meeting

Date mailed: January 5, 2022

The City of Greenville **Planning Commission** will hold an in-person Public Hearing on **Thursday, January 20, 2022, at 4:00 PM** at the Greenville Convention Center at 1 Exposition Drive for the purpose of considering the following applications. Those wishing to provide public comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may view the meeting at the following web address:

<HTTPS://WWW.GREENVILLESC.GOV/1694/ONLINE-MEETINGS>

OLD BUSINESS

A. Z-32-2021

Application by City of Greenville for adoption of the Village of West Greenville Small Area Plan.

Documents:

[PUBLIC HEARING PACKET Z-32-2021 VOWG-NOVEMBER 2021.PDF](#)

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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)

Documents:

[PUBLIC NOTICE PACKET SD-21-747 LEACH STREET COMMONS SUBDIVISION.PDF](#)

C. SD-890 Applicant has requested deferral to February 2022

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)

Documents:

[PUBLIC NOTICE PACKET AX-1-2022 2901 E. NORTH STREET - 1.PDF](#)

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)

Documents:

[PUBLIC NOTICE PACKET AX-2-2021 CONESTEE ROAD.PDF](#)

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)

Documents:

[PUBLIC NOTICE PACKET FDP-10-2021 THE ALLIANCE.PDF](#)

D. 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).

Documents:

[PUBLIC NOTICE PACKET MD-21-1004 THE RILEY OVERBROOK.PDF](#)

E. 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.

Documents:

[PUBLIC NOTICE PACKET SN-21-1005 STREET NAME CHANGE.PDF](#)

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*.

Documents:

[PUBLIC NOTICE PACKET Z-1-2022 INFILL TEXT AMENDMENT.PDF](#)

You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at <http://www.greenvillesc.gov/pc>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Commission. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.

Following the public hearing, the Planning Commission will act upon the applications.

The Commission's actions for the following types of applications constitute a

Recommendation to the City Council:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Land Management Ordinance (Zoning/Land Development Regulations) – **New Business Item(s) F**
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **New Business Item(s) A and B**
- Planning-related studies and plans – **Old Business Item(s) A**

The City Council will consider these items at scheduled, public Meetings (two readings of an ordinance to either approve, or disapprove, a proposal are required). You will not receive a separate notice of those meetings, but you are invited to attend and register with the City Clerk if you wish to comment upon an Application at the Meeting(s). You may contact the City Clerk's Office at (864) 467-4441 to verify the date of the City Council Meeting or refer to the meeting schedule reflected on the City's web site (www.greenvillesc.gov).

The Commission's action for the following types of applications constitutes a Decision of the Planning Commission (i.e., no further actions are required):

- Matters pertaining to the Design and Specifications Manual – **New Business Item(s) F**
- Approval of Land Development Permits (Major Subdivisions and Multifamily Residential Development proposals) – **New Business Item(s) D**
- Approval of Final Development Plans for 'Planned Developments' - **New Business Item(s) C**
- Street name changes – **New Business Item(s) D**
- Variances to the Stormwater Management Ordinance or Alternative Equivalent Compliance applications – **New Business Item(s) E**
- Appeals from the Decisions of the Administrator relative to the Design and Specifications Manual, or sections 19-6.7 through 19-6.10 of the Land Management Ordinance

Public Comment Instructions

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group.

Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at planning@greenvillesc.gov.

Procedure for Public Comment PRIOR TO Meeting

You may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602 or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Commission before the hearing. Comments received after 2PM Monday will be provided to the Commission at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

Procedure for Public Comment DURING Meeting

1. The Planning Commission chairperson will open the public comment portion of each agenda item after the staff report has been given and any questions related to the report have been addressed. Members of the public wishing to speak should approach the podium as directed by the chairperson.
2. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
 - a. Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
 - b. Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
 - c. Direct all comments and questions to the chairperson. The chairperson may respond or direct the question to the appropriate party for response.
3. Once all public comment has been provided, the public portion for that specific agenda item will be closed.

Documents:

[PUBLIC NOTICE TEMPLATE MAILER_JANUARY 2022.PDF](#)