

# Planning Commission

Official Agenda



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## AGENDA

City of Greenville  
Planning Commission  
Regular Meeting  
4:00 PM February 17, 2022

Greenville Convention Center, 1 Exposition Drive

### AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
  - a. January 5, 2022 Special Called Workshop
  - b. January 18, 2022 Agenda Workshop
  - c. January 20, 2022 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. 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**A. SD-21-890** *Applicant has withdrawn this request*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**. ("Mosaic 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).

Documents:

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**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.

Documents:

[AGENDA PACKET SN-21-1005 WOODLARK STREET TO OAKLEY DRIVE.PDF](#)

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**9. 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)

Documents:

[AGENDA PACKET AEC-21-810M FOR 1114 PENDLETON ST MODIFICATION.PDF](#)

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**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).

Documents:

[AGENDA PACKET MD-22-55 WASHINGTON SENIOR HOUSING.PDF](#)

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**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).

Documents:

[AGENDA PACKET MD-22-56 SOUTHERNSIDE SENIOR HOUSING.PDF](#)

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**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).

Documents:

[AGENDA PACKET MD-22-57 CHESSER PLACE.PDF](#)

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**E. Z-1-2022** *Applicant requests deferral of the item*

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*.

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**10. Other Business**

**A. Staff Update on Current Planning Processes**

**B. SolSmart Program Zoning Review**

Documents:

[AGENDA PACKET SOLSMART ZONING MEMO STAFF REPORT.PDF](#)

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**C. Upcoming Dates:**

**March 15, 2022 – PC Workshop**

**March 17, 2022 – PC Public Hearing**

**11. Executive Session, if required**

**12. Adjournment**