



City of Greenville  
Planning Commission  
Agenda Workshop  
12:00 PM Tuesday, April 19, 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: 2330 311 8529**

*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 April 21, 2022.*

*Application materials are included with the Public Notice for the April 21, 2022, Public Hearing.*

**AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. OLD BUSINESS**
  - A. MD-21-1004 *Applicant has requested deferral to May 2022***  
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).
  - B. SN-21-1005 *Applicant has requested deferral to May 2022***  
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.
  - 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)
  - 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*.
- 4. 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)

**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)

**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)

**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)

**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)

**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)

**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)

**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.

**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)

**5. Staff and Commission discussion for future Planning Commission meetings.**

**6. Executive Session, if required**

**7. Adjournment**