

Planning Commission

Official Public Notice



PUBLIC NOTICE

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 May 19, 2022, Planning Commission Meeting

Date mailed: May 4, 2022

The City of Greenville Planning Commission will hold an in-person Public Hearing on **Thursday, May 19, 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](https://www.greenvillesc.gov/1694/online-meetings)

OLD BUSINESS

A. 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 RILEY OVERBROOK.PDF](#)

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B. 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](#)

C. SD-22-202

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)

Documents:

[PUBLIC NOTICE PACKET SD-22-202 FONDO DEVELOPMENT.PDF](#)

NEW BUSINESS

A. Z-7-2022

Application by Reid Hipp for a **REZONE** of 0.20 acre portion located at **205 WILTON STREET** from RM-1 to OD. (portion of TM# 0008000402200)

Documents:

[PUBLIC NOTICE PACKET Z-7-2022 205 WILTON STREET.PDF](#)

B. MD-22-283

Application by Parke Lammerts/Arris Greenville, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 15.415 acres located at **HAYWOOD ROAD AND TRANSIT DRIVE** for 252 units. ("The Abbey") (TM# 0259000100600, 0259000100602, 0259000100603, 0259000100604, 0259000100605)

Documents:

[PUBLIC NOTICE PACKET MD-22-283 THE ABBEY.PDF](#)

C. SD-22-287

Application by Drew Parker/Parker Design Group for a **SUBDIVISION** of 2.35 acres located at **N. LEACH STREET AND DOUTHIT STREET** from 9 LOTS to 40 LOTS. ("Vardrey West") (TM# 0075000300300, 0075000300206, 0075000300202, 0075000300203, 0075000301101, 0075000301100, 0075000301000, 0075000300900, 0075000300800)

Documents:

[PUBLIC NOTICE PACKET SD-22-287 VARDREY WEST.PDF](#)

D. Z-8-2022

Application by Joseph Bradley for a **TEXT AMENDMENT** to Section 19-4.1. Table of Uses to add "Body piercing/tattoo establishment" as a permitted use in the RDV zoning designation.

Documents:

[PUBLIC NOTICE PACKET Z-8-2022 TEXT AMENDMENT.PDF](#)

E. SD-22-289

Application by Alvin T. Johnson Jr for a **SUBDIVISION** of 32.04 acres located at **CONESTEE ROAD AND CONESTEE LAKE ROAD** from 1 LOTS to 110 LOTS. ("Reedy Mill") (TM# M013020100100)

Documents:

[PUBLIC NOTICE PACKET SD-22-289 REEDY MILL.PDF](#)

F. Z-9-2022

Application by James R Freeland Jr for a **REZONE** of 0.035 acre portion located at **1167 E. NORTH STREET** from C-1 to RM-1. (portion of TM# 0190000201500)

Documents:

[PUBLIC NOTICE PACKET Z-9-2022 1617 E. NORTH STREET.PDF](#)

G. MD-22-124

Application by Graycliff Capital Partners, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 10.31 acre located at **N. PLEASANTBURG DRIVE AND LOWNDES HILL ROAD** for 206 apartment units. ("Encore Lowndes Hill") (TM# 0282000201300, 0282000201400, 0282000201401)

Documents:

[PUBLIC NOTICE PACKET MD-22-124 ENCORE LOWNDES HILL.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) D**
- Amendments to the Zoning District Map (including 'Planned Developments' and 'Flexible Review Districts') – **New Business Item(s) A, F**
- Planning-related studies and plans

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
- Approval of Land Development Permits (Major Subdivisions and Multifamily Residential Development proposals) – **Old Business Item(s) A, C and New Business Item(s) B, C, E, G**
- Approval of Final Development Plans for 'Planned Developments'
- Street name changes – **Old Business Item(s) B**
- Variances to the Stormwater Management Ordinance or Alternative Equivalent Compliance applications
- 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.