



City of Greenville Planning Commission
Agenda Workshop Meeting Minutes
Virtual WebEx Meeting
12:00 PM March 15, 2022

Meeting Notice Posted March 10, 2022

Minutes prepared by Sharon Key

Members Present: Derek Enderlin, Diane Eldridge, Mike Martinez, Meg Terry, Jeff Randolph

Members Absent: Pamela Adams, Trey Gardner

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on January 14, 2022, via the Greenville City Website. In addition, the agenda for this meeting was posted and emailed to all persons, organizations, and news media requesting notice.

CALL TO ORDER: Meeting wall called to order at 12:05 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning staff on the following applications, which were scheduled for the public hearing on March 17, 2022:

OLD BUSINESS

A. 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 17 LOTS. ("Leach Street Commons") (TM# 008400-05-00100)

- Staff Report presented by Principal Development Planner Kris Kurjiaka
- The Commission inquired about procedures for this application since it had previously not been approved.

B. MD-21-1004 *Applicant requests deferral to the April 2022 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).

- Senior Development Planner Ross Zelenske reported that this item had requested deferral to April.

C. SN-21-1005 *Applicant requests deferral to the April 2022 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.

- Senior Development Planner Ross Zelenske reported that this item had requested deferral to April.

NEW BUSINESS

A. AX-3-2022

Application Harry Clayton for **ANNEXATION** and **REZONE** of approximately 2.5 acres located at **533 WOODRUFF ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0260000101610)

- Staff Report presented by Senior Development Planner Ross Zelenske

B. V-22-125

Application by The Gateway Companies/Josh Mandell for a **STORMWATER MANAGEMENT VARIANCE** for 8.3 acres located on WEBB ROAD. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)

- Staff Report presented by Senior Development Planner Ross Zelenske
- Commissioner Eldridge inquired about how the buffer would not be impacted during construction.
- Commissioner Randolph inquired about the apartment building construction and layout.

C. SD-22-128 *Applicant requests deferral to the April 2022 meeting*

Application by Whitelane Acquisitions, LLC for a **SUBDIVISION** of 8.55 acres located at **200 FAIRFOREST ROAD** from portion of 1 LOT to 79 LOTS. ("Alston Park Townhomes") (TM# portion of M011010100307)

- Senior Development Planner Ross Zelenske reported that this item had requested deferral to April.

D. Z-2-2022

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.2.4 *Neighborhood meetings* to provide exceptions to the neighborhood meeting requirements.

- Staff Report presented by Senior Development Planner Ross Zelenske
- Commissioner Eldridge inquired if a neighborhood meeting would be required if an annexation involved a County residential zoning district to City commercial zoning district.

E. Z-3-2022

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-4.5.3 *Specific standards for certain uses and structures* to allow food trucks in residential amenity areas.

- Staff Report presented by Principal Development Planner Kris Kurjiaka

F. MD-19-237M

Application by David Anderssen/Johnston Design Group for a **MULTI-FAMILY DEVELOPMENT** modification on approximately 1.9 acres located at **301 E. BROAD STREET** for 38 apartment units. ("Broadview") (TM# 0062000100100)

- Staff Report presented by Senior Urban Designer Barrett Armstrong

ADJOURNMENT: The meeting was adjourned at 12:30 PM.