



City of Greenville Planning Commission
Agenda Workshop Meeting Minutes
Virtual WebEx Meeting
12:00 PM April 19, 2022

Meeting Notice Posted April 18, 2022

Minutes prepared by Sharon Key

Members Present: Derek Enderlin, Diane Eldridge, Mike Martinez, Meg Terry, Trey Gardner, Pamela Adams, Jeff Randolph

Members Absent: None

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 12:02 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning staff on the following applications, which were scheduled for the public hearing on April 21, 2022:

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)
 - Staff Report presented by Principal Development Planner Kris Kurjiaka

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*.

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)

- Staff Report presented by Senior Development Planner Austin Rutherford

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)

- Staff Report presented by Senior Development Planner Austin Rutherford

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)

- Staff Report presented by Senior Development Planner Austin Rutherford

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)

- Staff Report presented by Senior Development Planner Austin Rutherford

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)

- Staff Report presented by Development Planner Ben Abdo
- Jeff Randolph asked about sidewalk improvements.

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)

- Staff Report presented by Senior Urban Designer Barrett Armstrong

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.

- Staff Report presented by Associate Planner Jordan Harris

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)

- Staff Report presented by Senior Development Planner Austin Rutherford
- Diane Eldridge asked about Public Notice requirements. Staff noted it was not required for a waiver request.

Future Planning Commission Meeting:

- **Discussion for Public Hearing start times**
- **Discussion for continuance of Agenda Workshops in CY2023**

ADJOURNMENT: The meeting was adjourned at 1:01 PM.