



City of Greenville Planning Commission  
Agenda Workshop Meeting Minutes  
Virtual WebEx Meeting  
12:00 PM May 17, 2022

Meeting Notice Posted May 13, 2022

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Minutes prepared by Sharon Key

Members Present: Derek Enderlin, Diane Eldridge, Meg Terry, Pamela Adams, Jeff Randolph

Members Absent: Mike Martinez, Trey Gardner

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**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 May 19, 2022:

**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).

*Staff report presented by Barrett Armstrong, Senior Urban Designer*

**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.

*Staff report presented by Austin Rutherford, Senior Development Planner*

**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)

*Staff report presented by Kris Kurjiaka, Principal Development Planner*

## **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)

*Staff report presented by Austin Rutherford, Senior Development Planner*

### **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)

*Staff report presented by Barrett Armstrong, Senior Urban Designer*

### **C. SD-22-287 Applicant requests deferral to June 2022 *Deferred***

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)

### **D. Z-8-2022 Applicant requests deferral to June 2022 *Deferred***

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.

### **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)

*Staff report presented by Kris Kurjiaka, Principal Development Planner*

### **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)

*Staff report presented by Ben Abdo, Development Planner*

### **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)

*Staff report presented by Barrett Armstrong, Senior Urban Designer*

## **Updates:**

- **Discussion of Waiver from 1 – year wait time period for denial**

**ADJOURNMENT:** The meeting was adjourned at 12:45 PM.