

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM January 20, 2022
Greenville Convention Center, 1 Exposition Drive

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. December 14, 2021 Workshop
 - b. December 16, 2021 Public Hearing
 - c. December 17, 2021 Special Called Workshop
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS
 - A. Z-32-2021
Application by City of Greenville for adoption of the Village of West Greenville Small Area Plan.

Documents:

[AGENDA PACKET Z-32-2021 VOWG.PDF](#)

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B. 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 18 LOTS. ("Leach Street Commons") (TM# 008400-05-00100)

Documents:

C. SD-21-890 *Applicant has requested deferral to the February 17th meeting*

Application by Saint Capital, LLC for a SUBDIVISION of 3.18 acres located at 100, 102, 104, 106, 108 PERRY AVENUE AND 121, 125, 127 WARE STREET from 10 LOTS to 47 LOTS. ("Ware Street Townhomes") (TM# 007900-02-01100, 007900-02-01200, 007900-02-01300, portion of 007900-02-02800, 007900-02-03500, 007900-02-03506, 007900-02-03507, 007900-02-03508, 007900-02-03509, 007900-02-03510)

9. NEW BUSINESS

A. AX-1-2021

Application by James H Brown for **ANNEXATION** and **REZONE** of approximately 0.8 acre located at 2901 E. North Street from R-20, Single-family residential district, in Greenville County to R-9, Single-family residential district, in the City of Greenville. (TM# 027700-02-00701)

Documents:

[AGENDA PACKET AX-1-2022 2901 E. NORTH STREET.PDF](#)

B. AX-2-2021

Application by Alvin Johnson for **ANNEXATION** and **REZONE** of approximately 31.9 acres located at Conestee Road and Conestee Lake Road from R-S, Residential suburban district, in Greenville County to RM-1, Single-family and multi-family residential district, in the City of Greenville. (TM# M01302-01-00100)

Documents:

[AGENDA PACKET AX-2-2022 CONESTEE ROAD.PDF](#)

C. FDP-10-2021

Application by NHE, Inc/Taylor Davis for a **FINAL DEVELOPMENT PLAN** on approximately 3.87 acres located at **1200 LAURENS ROAD** for Z-10-2021. ("The Alliance") (TM# 0198000403200, 0198000400200, 0198000400300)

Documents:

[AGENDA PACKET FDP-10-2021 THE ALLIANCE.PDF](#)

D. MD-21-1004 Applicant has requested deferral to the February 17th 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).

E. SN-21-1005 Applicant has requested deferral to the February 17th 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.

F. Z-1-2022

Application by City of Greenville for a **TEXT AMENDMENT** to (1) Section 19-6.9. *Single-family residential infill standards* in order to modify standards herein regarding construction of new homes, additions, garages, carports, and driveways within established single-family residential areas; (2) Amend the Design Specifications Manual for *Guidelines for Green Infrastructure & Low Impact Development*; and, (3) Provide Planning & Development Services Staff to administratively create and amend a *Single-Family Infill Instructions and Pattern Book*.

Documents:

[AGENDA PACKET Z-01-2022 TEXT AMENDMENT_INFILL ORDINANCE.PDF](#)

10. Other Business

A. Staff Update on Current Planning Processes

B. Election of 2022 Chair and Vice-Chair

C. Upcoming Dates:

February 15, 2022 – PC Workshop

February 17, 2022 – PC Public Hearing

11. Executive Session, if required

12. Adjournment