



City of Greenville
Planning Commission
Agenda Workshop
12:00 PM Tuesday, May 17, 2022

Please use the following methods to attend the meeting.

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

Telephone: 1-415-655-0002
WebEx Event Number: 2345 487 5468

Note: The primary purpose of this workshop is for the Planning Commission to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the commission on any agenda item at the workshop. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on May 19, 2022.

Application materials are included with the Public Notice for the May 19, 2022, Public Hearing.

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. 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).
 - 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.
 - 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)
- 4. 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)
 - 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)

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

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

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)

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)

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)

5. Discussion Regarding the Waiver from the 1-Year Wait Time Period for a Denial

6. Executive Session, if required

7. Adjournment