



City of Greenville
Planning Commission
Agenda Workshop
12:00 PM Tuesday, November 16, 2021

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: 2339 971 1527

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 November 18, 2021.

Application materials are included with the Public Notice for the November 18, 2021, Public Hearing.

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **OLD BUSINESS**
 - A. **MD-21-658**
Application by MHK Architecture for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.97 acre located at **MAYBERRY STREET AND DELANO DRIVE** for 70 apartment units ("The Delano") (TM# 0055000200115)
 - B. **Z-32-2021**
Application by City of Greenville for adoption of the Village of West Greenville Small Area Plan.
4. **NEW BUSINESS**
 - A. **Z-33-2021**
Application by Melanie Anderson/Johnston Design Group for a **REZONE** of 1.416 acres located at **1007 HAMPTON AVENUE** from S-1 and RM-1 to PD. ("Water Tower Crossing") (TM# 002600-03-00700, 002600-03-00701, 002600-03-00900)
 - B. **AEC-21-810**
Application by Jeff Dezen/Dup Oz LLC for an **ALTERNATIVE EQUIVALENT COMPLIANCE** from Land Management Ordinance Sec. 19-6.2 located at **1114 PENDLETON STREET**. (TM# 007700-01-00200)
 - C. **SD-21-747** *Applicant has requested deferral to the January 20, 2022 meeting*

Application by James D. Martin III for a **SUBDIVISION** of 1.00 acre located at **111 S. LEACH STREET** from 1 LOT to 19 LOTS. ("Leach Street Commons") (TM# 008400-05-00100)

D. SD-21-577M

Application by Niyonu McDowell Wharton to modify an approved **SUBDIVISION** of 0.238 acre located at **801 PENDLETON STREET** from 1 lot to 4 lots. ("Wharton Townhomes") (TM# 0078000402300)

E. Z-34-2021

Application by Marcus McCall for a **REZONE** of 12.79 acres located at **NORTH PLEASANTBURG, LAURENS ROAD, AND AIRPORT ROAD** from C-3 to PD. ("Enclave Laurens") (TM# 025600-06-00100, 025600-06-00101, 025600-06-00102, 025600-06-01201, 025600-06-00200)

F. SD-21-812

Application by Boxwood Homes, LLC for a **SUBDIVISION** of 2.96 acre located on **SWALLOWTAIL PLACE** from 1 LOT to 5 LOTS. ("The Preserve at Parkins Mill Phase 2") (TM# 026303-01-05501)

G. Z-35-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Table 5.60 of the Unity Park Neighborhood District Code (UPNDC) in order to rectify identified inconsistencies with the affordable housing incentives.

5. Executive Session, if required

6. Adjournment