

# Planning Commission

Official Agenda



---

## AGENDA

City of Greenville

Planning Commission

Regular Meeting

4:00 PM November 18, 2021 - *AMENDED 11/16/2021*

Greenville Convention Center, 1 Exposition Drive

### AGENDA

**\*NOTE: STAFF REPORTS TO BE POSTED MONDAY NOVEMBER 11TH\***

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
  - a. October 19, 2021 Workshop
  - b. October 21, 2021 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. 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)

Documents:

[AGENDA PACKET MD-21-658 THE DELANO.PDF](#)

--

**B. 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](#)

---

**9. 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)

Documents:

[AGENDA PACKET Z-33-2021 WATER TOWER CROSSING PD.PDF](#)

----

**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)

Documents:

[AGENDA PACKET AEC-21-810 FOR 1114 PENDLETON ST.PDF](#)

-----

**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)

Documents:

[AGENDA PACKET SD 21-577M\\_801 PENDLETON ST SFA.PDF](#)

-----

**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)

Documents:

[AGENDA PACKET Z-34-2021 ENCLAVE LAURENS PD.PDF](#)

-----

**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)

Documents:

[AGENDA PACKET SD-21-812 PRESERVE AT PARKINS MILL PHASE 2.PDF](#)

-----

**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.

Documents:

[AGENDA PACKET Z-35-2021 TEXT AMENDMENT UNITY PARK TABLE 5.60.PDF](#)

-----

**10. Other Business**

**A. Staff Update on Current Planning Processes**

**B. Approval of the 2022 Planning Commission Calendar**

Documents:

[PC 2022 -PLANNING COMMISSION CALENDAR.PDF](#)

-----

**C. Upcoming Dates:**

**December 14, 2021 – PC Workshop**

**December 16, 2021 – PC Public Hearing**

**11. Executive Session, if required**

**12. Adjournment**