



City of Greenville  
Planning Commission  
Agenda Workshop  
12:00 PM Tuesday, November 15, 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: 2341 065 6137

*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 17, 2022.*

*Application materials are included with the Public Notice for the November 17, 2022, Public Hearing.*

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **OLD BUSINESS**
  - A. **Z-14-2022 *Applicant requests deferral to the December 15th meeting***

Application by City of Greenville for a **TEXT AMENDMENT** to revise the annexation process by amending Sections 19-2.1.2 *Planning Commission*, 19-2.3.2 *Amendments to text and zoning district map*, 19-2.2.4 *Neighborhood meetings*, and Table 19-2.2-1 *Required Notice and Timing*, and creating Section 19-2.3.21 *Annexation*.
4. **NEW BUSINESS**
  - B. **AX-32-2022**

Application by Greg Amaral for **ANNEXATION** and **REZONE** of approximately 1.164 acres located on **535 CONGAREE ROAD** from C-2, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0543010102702)
  - C. **SD-22-524M**

Application by Parker Group for a **SUBDIVISION MODIFICATION** of 1.41 acres located on **PENDLETON STREET, SACO STREET, WHITIN STREET, KITSON STREET, AND CALDER STREET** from 4 LOTS to 28 LOTS to approve "Rockwell Street." ("The Kitson") (TM# 0121001000200, 0121001001100, 0121001001000, 0121000900200)
  - D. **Z-16-2005 FDP Phase III *NOT A PUBLIC HEARING***

Application by Jeffery B Randolph for a **FINAL DEVELOPMENT PLAN** Phase III on approximately 1.16 acres located at **PENDELTON STREET AND MALLARD STREET** for Z-

16-2005. ("Pendleton West") (TM# 0080000400103, 0080000400100)

**E. SD-22-791**

Application by A. Clay Jones for a **SUBDIVISION** of 40 acres located at **UNIVERSITY RIDGE, S. CHURCH STREET, HOWE STREET, PRESIDENT STREET, THRUSTON STREET, AND WAKEFIELD STREET** from 7 LOTS to 29 LOTS. ("Greenville County Square") (TM# 0069000300300, 0069000300301, 0069000300303, 0091010200100, 0091010100100, 0091010700200, 0091010700100)

**F. SD-22-792**

Application by Kerley Construction, LLC for a **SUBDIVISION** of 0.57 acre located at **W. STONE AVENUE AND WILTON STREET** from 3 LOTS to 11 LOTS. ("Wilton Place Townhomes") (TM# 0008000402200, 0008000402100, 0008000402000)

**G. SD-22-793**

Application by Nash Homes LLC for a **SUBDIVISION** of 1.45 acres located at **1019 RUTHERFORD ROAD** from 1 LOT to 6 LOTS. ("Broughton Row") (TM# 0183010501701)

**5. Other Business**

**A. MD-21-1004** - Follow Up Staff Report ***NOT A PUBLIC HEARING***

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)

**6. Executive Session, if required**

**7. Adjournment**