

Planning Commission

Official Agenda



AGENDA

City of Greenville

Planning Commission

Regular Meeting

4:00 PM March 17, 2022

Greenville City Hall, 10th Floor, Council Chambers, 206 S. Main Street

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. February 15, 2022 Agenda Workshop
 - b. February 17, 2022 Public Hearing
 - c. February 24, 2022 Special Called Workshop
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

A. 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 17 LOTS. ("Leach Street Commons") (TM# 008400-05-00100)

Documents:

[FINAL AGENDA POSTING SD-21-747.PDF](#)

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B. MD-21-1004 *Applicant requests deferral to the April 2022 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).

C. SN-21-1005 *Applicant requests deferral to the April 2022 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.

9. NEW BUSINESS

A. AX-3-2022

Application Harry Clayton for **ANNEXATION** and **REZONE** of approximately 2.5 acres located at **533 WOODRUFF ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0260000101610)

Documents:

[FINAL AGENDA POSTING AX-3-2022.PDF](#)

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B. V-22-125

Application by The Gateway Companies/Josh Mandell for a **STORMWATER MANAGEMENT VARIANCE** for 8.3 acres located on **WEBB ROAD**. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)

Documents:

[FINAL AGENDA POSTING V-22-125.PDF](#)

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C. SD-22-128

Application by Whitelane Acquisitions, LLC for a **SUBDIVISION** of 8.55 acres located at **200 FAIRFOREST ROAD** from portion of 1 LOT to 79 LOTS. ("Alston Park Townhomes") (TM# portion of M011010100307)

Documents:

[FINAL AGENDA POSTING SD-22-128.PDF](#)

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D. Z-2-2022

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.2.4
Neighborhood meetings to provide exceptions to the neighborhood meeting requirements.

Documents:

[FINAL AGENDA POSTING Z-2-2022.PDF](#)

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E. Z-3-2022

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-4.5.3 Specific
standards for certain uses and structures to allow food trucks in residential amenity
areas.

Documents:

[FINAL AGENDA POSTING Z-3-2022.PDF](#)

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F. MD-19-237M

Application by David Anderssen/Johnston Design Group for a **MULTI-FAMILY
DEVELOPMENT** modification on approximately 1.9 acres located at **301 E. BROAD
STREET** for 38 apartment units. ("Broadview") (TM# 0062000100100)

Documents:

[FINAL AGENDA POSTING MD-19-237M.PDF](#)

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10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

April 19, 2022 – PC Workshop

April 21, 2022 – PC Public Hearing

11. Executive Session, if required

12. Adjournment

Documents:

[PC AGENDA_3.17.22 PUBLIC HEARING.PDF](#)

City of Greenville Planning and Development | 864-467-4476



**Planning Staff Report to
Greenville Planning Commission
March 11, 2022
for the March 17, 2022 Public Hearing**

Docket Number: SD 21-747

Applicant: James D. Martin III, Arbor Land Design, LLC

Property Owner: Chelsea Investments, LLC

Property Location: 111 S. Leach Street

Tax Map Number(s): 0084000500100

Acreage: ± 1.00 acres

Zoning: RM-2, Single- & Multi-Family Residential District

Proposal: Major subdivision for a 17 lot, single-family attached residential development

Staff Recommendation: **APPROVE, with staff comments and conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.2(A), *Administrative and decision-making bodies, Planning commission, Powers and duties*
Sec. 19-2.2.4(C), *Common procedures, Neighborhood meetings, Neighborhood meeting required*
Sec. 19-2.3.13(A), *Land development, Subdivision*
Sec. 19-6.7.2, *Access standards*
Sec. 19-6.7.3, *Utility standards*

Project Overview:

The applicant proposes a major subdivision of 1 lot into 17 lots, for single-family attached residences, located on S. Leach Street. This development utilizes existing public roads to meet road frontage requirements and proposes no new streets. Sidewalks are existing on S. Leach Street with new sidewalks proposed along Ethel Street and Griffin Street. Common Open Space is provided at the northeast side of the development.

This application is a modification to the original application heard during the January 20, 2022 Planning Commission meeting. The previously submitted preliminary plat included 18 residential lots and direct vehicular access from the development on to Griffin Street and Ethel Street. The new application requests 17 lots for residences and vehicular access off S. Leach Street to driveways internal to the development. At January PC meeting, the Planning Commission did not take final action on the major subdivision request.

Procedural Requirements:

Pre-Application and Development Meetings

Multiple pre-application meetings were held between the applicant and City Staff with the Planning, Civil Engineering, Environmental Engineering, Traffic Engineering, and Fire departments prior to original submittal of this development plan. Those discussions included orientation of units towards existing streets,

interior driveways and garages, setbacks, improvements to Ethel Street and Griffin Street, and provision of open space. No additional meetings were held with City Staff prior to resubmittal of the application.

Neighborhood Meeting

The Applicant held a neighborhood meeting as part of the Sterling Neighborhood Association Meeting, on October 14, 2021, as required by subsection 19-2.2.4 of the Land Management Ordinance.

An additional meeting between the Applicant, members of the Sterling Community, and City Staff was conducted on October 27, 2021 to discuss some of the concerns presented by the neighborhood at the October 14th meeting.

Prior to the most recent submittal, the Applicant held a neighborhood meeting, as part of the Sterling Neighborhood Association Meeting, on February 10, 2022. A list of attendees and their concerns is included in the meeting packet. A member of City Planning Staff attended this meeting.

Site Information

The applicant proposes to subdivide 1 lot into 17 lots for single-family attached residences located along the east side of S. Leach Street between intersections with Griffin Street and Ethel Street, 0.15 miles south of Pendleton Street.

The property is zoned RM-2, Single- & Multi-Family Residential District and is in the Sterling Special Emphasis Neighborhood. Adjacent land uses, on all sides, include single-family detached residential. The GVL2040 Future Land Use Map shows this property as an "Urban Residential" designated area, which prescribes a "mixture of low-density and medium-density housing types, including multifamily units, single-family detached and single-family attached dwellings" at a density of 10-20 dwelling units per acre.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

The RM-2, Single- & Multi-Family Residential District allows for development density up to 20 residential units per acre, with no minimum lot size for single-family attached developments. The total acreage for this project is 1.0 acres, which could allow 20 residential dwellings.

The location of units on the plan reflect compliance with minimum dimensional standards for single-family attached residences. Orientation of the front of the structures towards the existing streets, as proposed, is desirable and consistent with standards for attached residential units. Corner units should incorporate a design that presents similar architectural features on the secondary frontage as is required on the front of the units, specifically relevant to units on Lots 5 and 11.

Vehicle and Pedestrian Access

No new roadways are proposed with this application. Griffin Street will be widened with curbing on the south side of the street to the extent of the project to allow for sufficient width for one-way traffic. The apron at the Griffin Street intersection with S. Leach Street will need to be replaced due to its poor condition. Ethel Street will be widened to allow for sufficient width for two-way traffic and fire aerial access, as necessary. Curbing will be installed along the north side of Ethel Street, with the street width tapering to the existing width of the street as it approaches the eastern extent of the project. Internal driveways for the development will be accessible from S. Leach Street, with this entrance similarly located to the existing curb cut.

A private paved drive is proposed to the interior of the site, with two-way traffic to access garages at the rear of all proposed lots, with guest parking on the east side of the property.

Existing sidewalks and curb lawn will be maintained along S. Leach Street. New 5-foot-wide sidewalks, with 2-foot curb lawns, are proposed on the development side of both Griffin Street and Ethel Street. The front entrance of each new unit will need to be connected to the existing or new sidewalks proposed along the street.

Parking

Parking requirements, for a single-family attached development, is a minimum of 2 spaces per dwelling with an additional 0.25 guest spaces per unit. Parking for individual units will be provided in garage spaces accessed at the rear of all units. Guest parking is provided, with spaces at the east side of the development, at the termination of the private drive.

Landscaping, Buffering & Open Space

A preliminary landscape plan has not been submitted. Street tree requirements will be enforced along the existing and proposed roads. Landscape and tree protection will be addressed during the permit process.

Common open space or recreational space is required at a rate of 200 square feet per dwelling unit for single-family attached residential developments. Open space has been provided at the minimum required rate for this project.

STAFF RECOMMENDATION:

APPROVE, with staff comments and conditions

Staff Comments & Conditions

Planning Conditions

- 1) Design of the single-family attached units shall meet standards consistent with the multifamily design standards and will be reviewed for compliance during building permit plan review.
- 2) Corner units shall incorporate a design that presents similar architectural features on the secondary frontage as is required on the front of the units, specifically relevant to units on Lots 5 and 11.
- 3) The front entrance of each new unit shall be connected to the existing or new sidewalks proposed along each street.

City Engineer Comments

Recommend approval subject to the applicant satisfying all conditions of the Engineering Divisions.

Civil Engineer Comments and Conditions

Standard Comments

- 1) The development shall meet the requirements of *Article 19-2.3.13(A) Land Development – Subdivision* of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.
- 4) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.
- 5) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure

improvements shall be permitted, constructed and accepted by the respective agencies or a bond in the amount of 125% of the infrastructure costs shall be provided to the City prior to recording the final plat.

Site Specific Comments

- 6) The sidewalk on Ethel Street and Griffin Street will need to be five-foot sidewalk and two-foot curb lawn.
- 7) City Driveway Apron - If a driveway is to be constructed the driveway apron must meet the requirements of the City of Greenville's *Residential/Commercial* Driveway Detail as shown in standard drawing 13.01/13.02.
- 8) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of the stormwater management features, green space and other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.
- 9) Solid Waste Collection – The development shall subject to providing a solid waste management plan in accordance with Chapter 32 of the City Code of Ordinances. The plan shall indicate how the solid waste will be collected and the location and placement of any proposed dumpsters or rolled carts proposed with the plan.
- 10) Due to the utility cuts on Ethel Street and Griffin Street, these streets will need to be milled and repaved the entire length of the new development.
- 11) The driveway apron at the intersection of Griffin Street and South Leach Street will need to be removed and replaced. It is already in bad shape, but with all the traffic during construction, it will definitely need to be redone.

Environmental Engineer Comments and Conditions

- 1) Final Plat approval will require a 25' sanitary sewer easement for the sewer mains serving this site.
- 2) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 3) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence

- c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 4) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Traffic Engineer Comments and Conditions

The driveway coming from Leach St. needs to be better aligned with the internal driveway. Current alignment is less than ideal.

Tree and Landscape Comments and Conditions

A tree survey will be required at time of permit submission. Tree survey should include all trees on site that are greater than 6" DBH. Site plan should show all trees that will be removed due to construction. Mitigation will be required for any protected trees that are removed with either inch per inch replacement or fee-in-lieu. A landscape plan will be required showing the required street trees, parking lot trees, and replacement trees should that apply. Tree density of 1 per 2000 sf minus building footprints should be maintained for each individual lot.

Fire Department Comments and Conditions

If building heights exceed 30 feet as measured in 2018 IFC D105.1, street widths will have to be increased to meet the requirements for aerial access. At time of site plan submittal for permit, all fire access requirements and provisions of 2018 IFC D105 must be met.



city of greenville

APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	JAMES D. MARTIN III	LITHESEA INVESTMENTS, LLC
*Title:	LANDSCAPE ARCHITECT	OWNER
*Address:	49 GREENLAND DRIVE, GREENVILLE	101 E. WASHINGTON STREET STE 400
*State:	SC	SC
*Zip:	29615	29601
*Phone:	864-444-1896	864-655-5160
*Email:	JDM3@ALD.LLC.NET	KONRADELOBBLESTONEHOMES.COM

PROPERTY INFORMATION

*SELECT SUBDIVISION TYPE: _____ Major Preliminary (3-10 lots) ☒ Major Preliminary (11+ lots) _____ Minor (2 lots)
_____ Major Final (3-10 lots) _____ Major Final (11+ lots)
_____ Modification (Major 3+ lots) _____ Modification (Minor 2 lots)

*STREET ADDRESS 111 S. LEACH STREET, GREENVILLE, SC, 29601

*TAX MAP #(S) 0084000500100

*CURRENT ZONING DESIGNATION R-M2

*ORIGINAL APPLICATION # N/A

*SUBDIVISION PLAT # N/A

*SUBDIVISION NAME LEACH STREET COMMONS

*TOTAL ACREAGE 1.0

*# ORIGINAL LOTS 1 (5 DUPLEX UNITS) *# PROPOSED LOTS 19

INSTRUCTIONS

1. The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

PREAPPLICATION MEETING DATE Oct. 14, 2021

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. Major Subdivision – New (3-10 lots)	\$300.00 – Preliminary Plat review, <i>public hearing required</i> \$300.00 – Final Plat review, <i>administrative review</i>
B. Major Subdivision – New (11+ lots)	\$550.00 – Preliminary Plat review, <i>public hearing required</i> \$550.00 – Final Plat review, <i>administrative review</i>
C. Major Subdivision – Modification	\$150.00 / \$275.00 – <i>public hearing may be required</i>
D. Minor Subdivision – New (2 lots)	\$300.00 – Summary Plat review, <i>administrative review</i>
E. Minor Subdivision – Modification	\$150.00 – <i>administrative review</i>

4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’. Please refer to **Section 19-2.3.13, Land Development**, for additional information.
6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

Major Subdivision applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

_____ Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

***APPLICANT SIGNATURE** _____

7. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**

8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

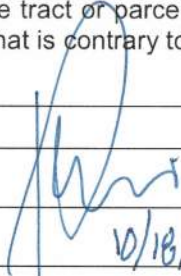
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

***APPLICANT SIGNATURE**

DATE

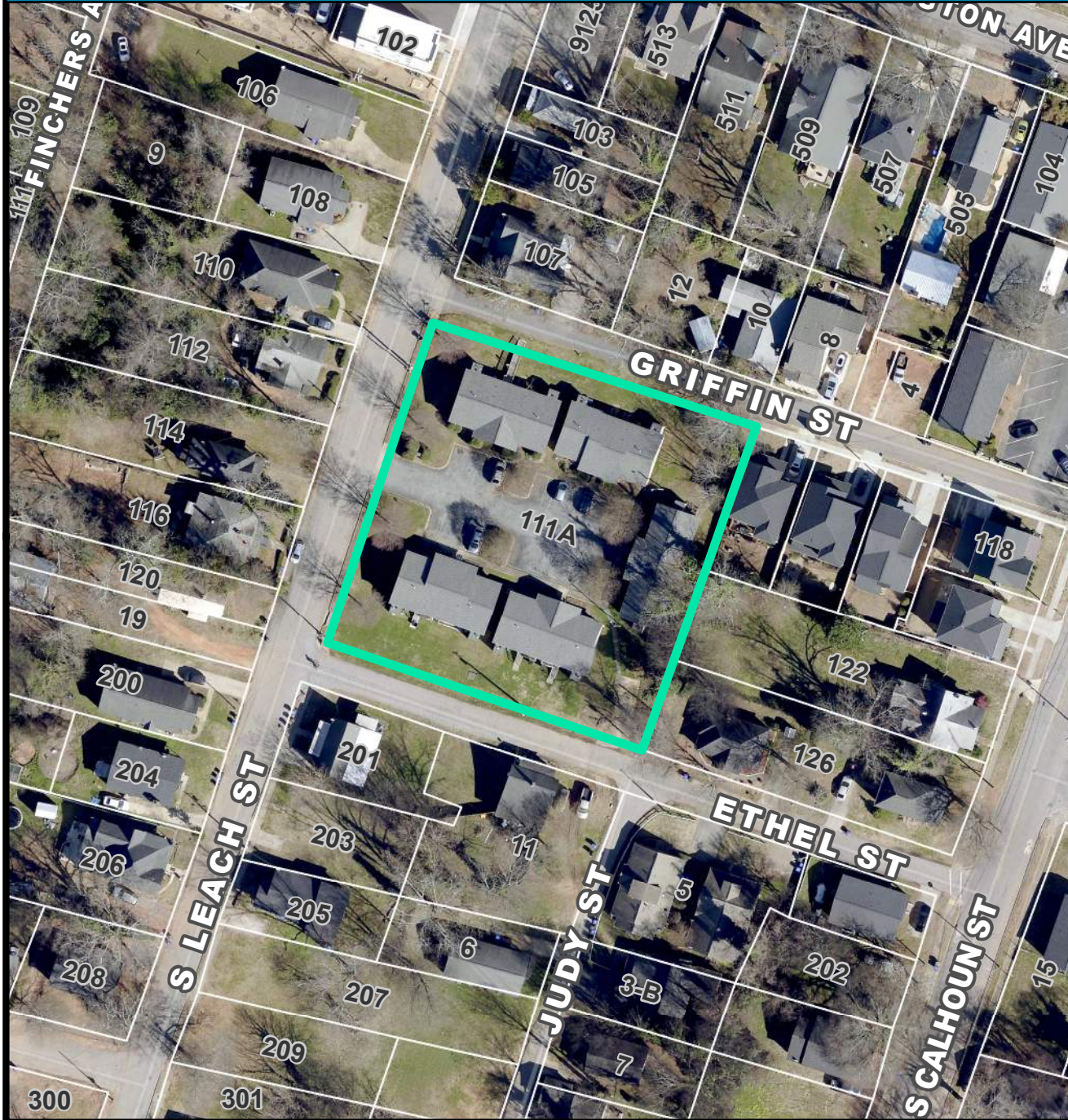
OCT 18, 2021

9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ____ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	10/18/21
Property Owner/Authorized Agent	James D. Martin III
Date	10/18/21

SD-21-747 • 111 S. LEACH STREET

AERIAL VIEW



CURRENT ZONING

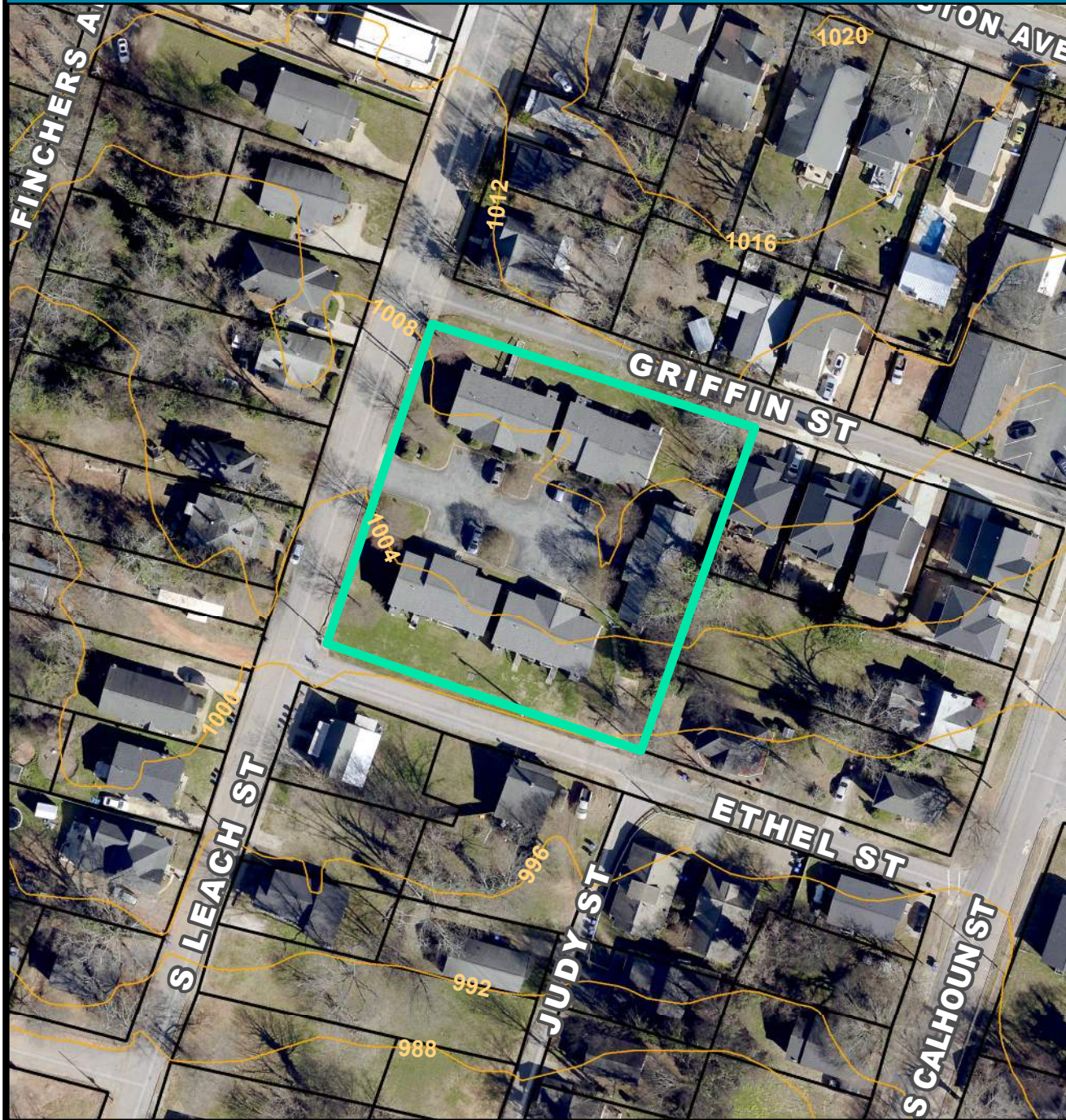


FUTURE LAND USE

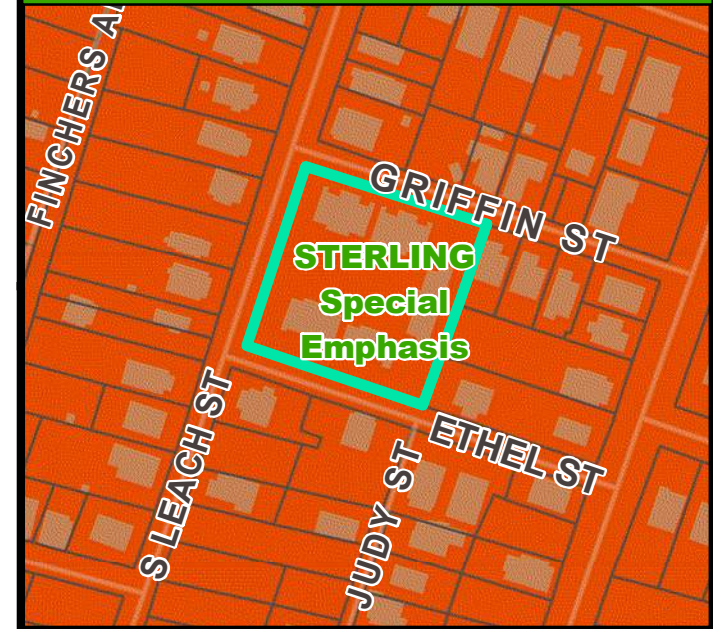


SD-21-747 • 111 S. LEACH STREET

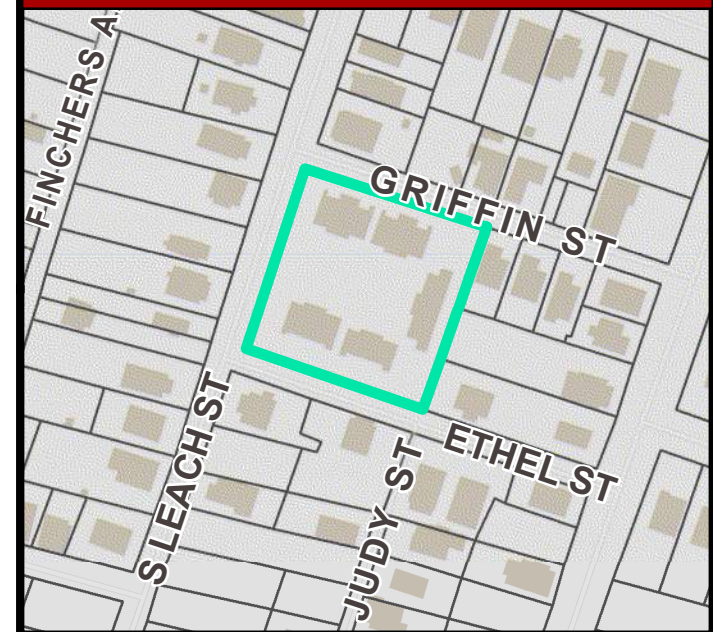
NATURAL / ENVIRONMENTAL FEATURES

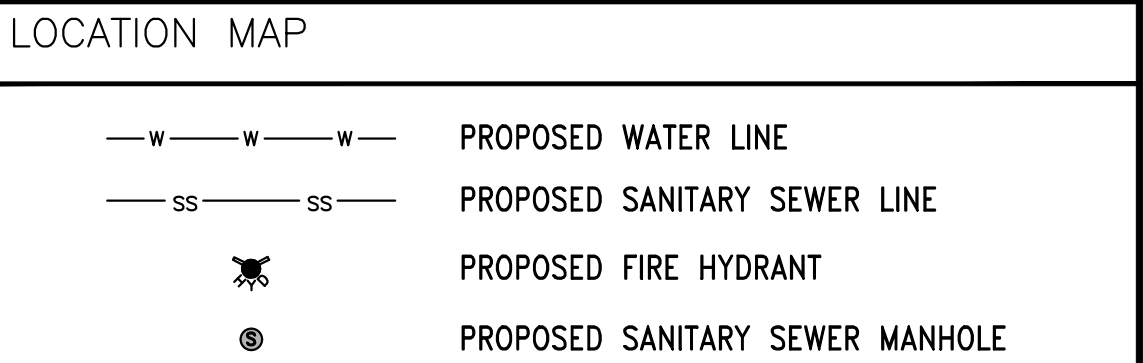
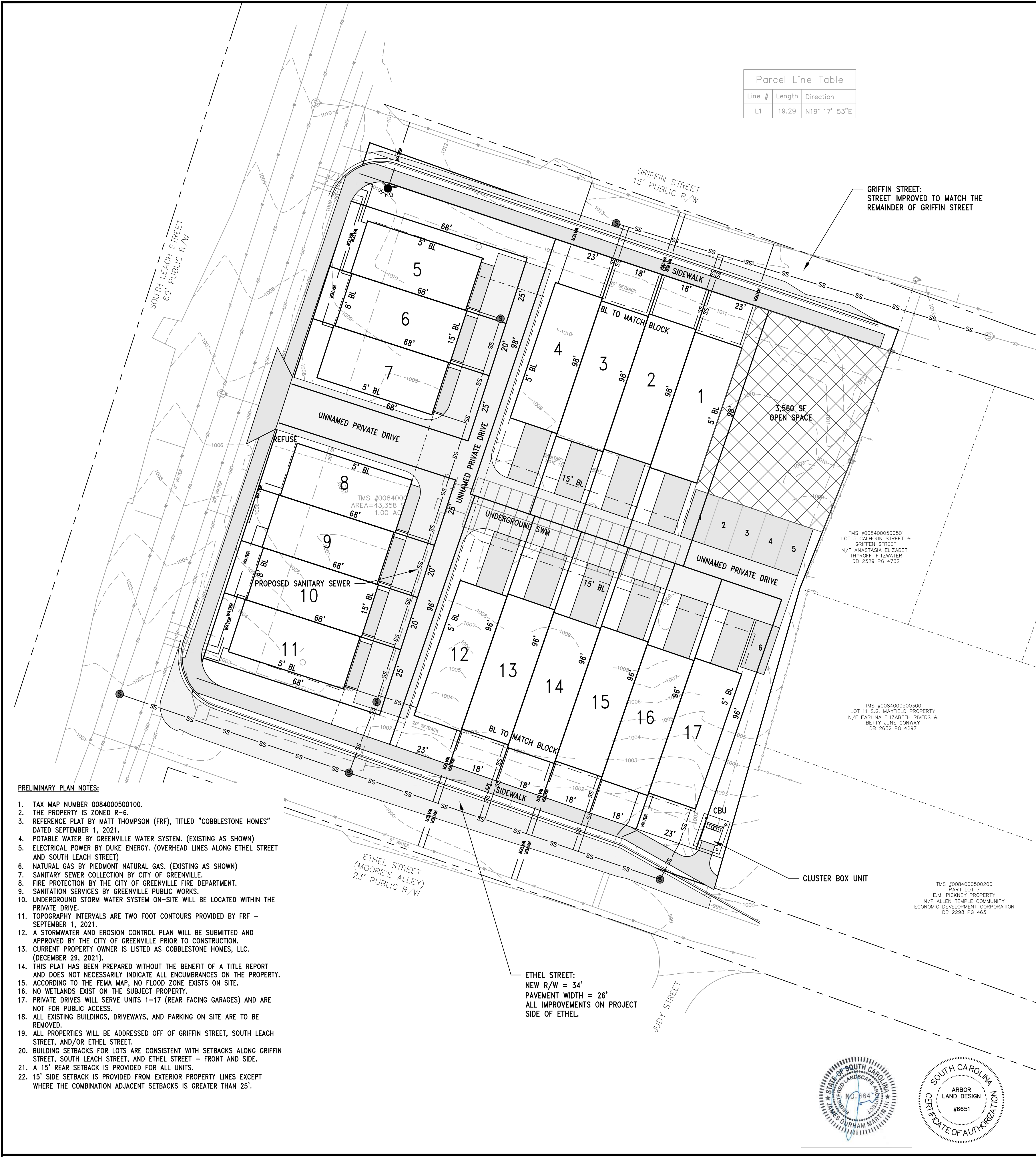


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





DENSITY NOTES:

SITE: 1.00 AC +/-

ZONING: RM-2

DENSITY ALLOWED: 20 UNITS/AC=20 UNITS

DENSITY PROVIDED: 17 SF ATTACHED UNITS

OPEN SPACE REQUIRED: 200 SF/UNIT=3,400 SF

OPEN SPACE PROVIDED: 3,560 SF

REVISED - FEBRUARY 23, 2022 PER CITY COMMENTS

SCALE: 1" = 20'

20' 0' 20' 40'

SCALE: 1"=20'

PRELIMINARY PLAN

LEACH STREET COMMONS

COBBLESTONE HOMES
955 W WADE HAMPTON BLVD #11B
GREER, SC 29650
(864) 655-5160
DEVELOPER

ARBOR LAND DESIGN, LLC
P.O. BOX 263
GREENVILLE, SC 29602
(864) 495-4446
ENGINEER

NO. OF ACRES 1.00 MILES NEW ROAD 0.00 NO OF LOTS 17

ARBOR LAND DESIGN, LLC

Box 263 Greenville, S.C. 29602
Telephone: (864) 495-4446
Fax: (864) 233-6274
Email: postmaster@aldllc.net

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN JM3 DESIGN JM3 CHECK AMA DATE: JANUARY 31, 2022

FILE 21157-PLM.DWG JOB NUMBER F21157

LEACH STREET COMMONS MEETING MINUTES
A PART OF THE STERLING NEIGHBORHOOD ASSOCIATION MEETING
FEBRUARY 10, 2022 – 6 PM

On Thursday February 10, 2022, Arbor Land Design and Cobblestone Homes were invited to present the proposed development of 1 acre of land surrounded by Griffin Street to the north, South Leach Street to the west, and Ethel Street to the south. The property is better identified by the tax map number 0084000500100 – the owner of record is Cobblestone Homes LLC – having taken ownership on December 29, 2021, following the previous neighborhood meeting. The presentation occurred during the regular monthly meeting of the Sterling Neighborhood Association. Konrad Nyblom (Cobblestone) and James Martin presented the project and fielded questions and concerns from the community.

ATTENDEES

Please accept this list in lieu of a sign-in sheet. The meeting took place on Zoom, and the list of attendees was taken from that source. Dorothy Russell remains the point of contact.

Dot Russell	Clint	Denise German	Monique Mattison
Betty Pinkston	Konrad Nyblom	iPad (5)	PDOW
Lillian Flemming	Shirley Allmond	Jackie Rodgers	Rebecca Edwards
14705735061	Jason Semanyk	James Thompson	Ross Zelenske
Carmen Ogles	Austin Rutherford	Jeanine Cox	Sean Dogan
John Taylor	John 609 Arlington	Sherry Barrett	Sean Dogan
Julie Meredith	Lucinda Martin	Betty Robinson	Sylvia Vandross
18033519232	Aristo 4+	Veretta	Julie Meredith

PRESENTATION

James Martin and Konrad Nyblom focused on the following items in the presentation of the project:

Limited to the revisions from last meeting

1. The Traffic Impact Study was provided to Dorothy Russell. The study called for no change to the traffic on adjacent streets.
2. The developer has revised the plan so that all traffic from the development will access South Leach Street directly instead of Griffin Street (One-Way) and Ethel Street (Narrow).
3. Although the zoning allows 20 Units, the developer has reduced the previous submittal of 18 units to 17 units.

QUESTIONS/COMMENTS

1. What is the price point? Konrad responded that the price point has not been established at this time. The cost of the land, the cost of development, and the market evaluation will determine the cost. Whether it be products for sale or rent, the cost will be market rate.
2. Can you provide the proposed layout? The proposed layout was shared with the letters distributed to the community. Konrad shared the layout within the Zoom Meeting.
3. When will this go to Planning Commission? Konrad and James indicated that this would be on the

March Planning Commission docket. Konrad informed the neighbors of the process following that meeting (if approved): 3 months to permit, 6 months of land disturbance, and 2 years of vertical construction.

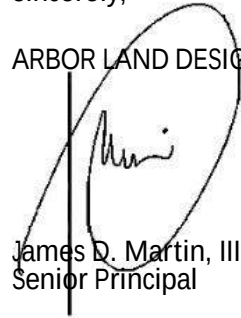
4. Have the residents been notified? Konrad indicated that the residents have been notified of the change in property management. Konrad indicated that the residents have NOT been notified of relocation. The reason the residents have not been notified is that this will NOT be a project until it is approved by the Planning Commission. Once this has been approved the residents will be notified, AND the developer will offer funding for the relocation on a tiered basis starting at \$2,000 and reducing on a monthly basis.
5. What is the amount of the funding? Konrad reiterated \$2,000.
6. What is the approval process? James indicated that the Subdivision approval is first. Land Disturbance and Building Permits will follow. The process will take 3-6 months after subdivision approval.
7. Where will these units be located? James and Konrad indicated that 4 units will face Griffin, 6 will face Ethel, and 7 will face South Leach.
8. Dorothy called for action – Are we satisfied? Do we have any concerns?
9. Who will be in charge of the relocation of residents? Konrad that the Property Management company will take the lead on relocation. A potential relocation has been identified. Konrad does not know its location, but he confirmed that it is not in the Sterling Community, and it cannot house all of the current residents.
10. Will Greenville Community Development share resources for the relocation of residents? Monique indicated the Community Development would share resources.
11. Where will these units be located? James and Konrad indicated that 4 units will face Griffin, 6 will face Ethel, and 7 will face South Leach.
12. Will all traffic exit to Leach Street? James indicated that it would.
13. Will sidewalks be provided? James indicated that they would be provided.
14. Ethel Street is extremely narrow. There ensued a lengthy discussion about the City standards width, the requirements by the fire marshal, and the current condition of the street. The following items were noted: The street is currently 16 feet wide. The street does not meet the City standard which is 22-24'. The road will be widened to 26' to meet the fire marshal's comments.
15. Dorothy requested the concerns of the neighbors. The concerns of the neighbors are summed up with two items – the current residents and the traffic.
16. Konrad indicated at this point that the size of the homes dictates the cost of the units. Unless the property is rental it would not be considered affordable housing. The rental rates may not be indicative of affordable housing based on the market.
17. Dorothy closed the matter by asking if we get a “thumbs up”? Two residents spoke up during this time. One indicated that he was thankful that we were listening to, and working with, the community. One indicated that the response to the relocation of the residents was a sign of “being helpful”. Dorothy indicated that she agreed with those comments. She indicated that she would discuss this with the community.
18. Dorothy indicated that she would update us on a letter.
19. Planning Commission on March 17th at 4 pm. All distributions (plans, Traffic Study, etc.) will be through Dorothy.

Our portion of the meeting agenda ended at this point. The discussion of the plan occurred between 6:15-6:35 more or less. Again, please accept the attendance list in these meeting minutes in lieu of a sign in sheet.

Please accept these as the minutes for the meeting. Members of the Sterling Neighborhood Association, the City of Greenville, and other presenters were in attendance.

Sincerely,

ARBOR LAND DESIGN LLC

A handwritten signature in black ink, appearing to read "J. Martin", is written over a vertical line. The signature is enclosed within a large, hand-drawn oval.

James D. Martin, III, RLA
Senior Principal



**Planning Staff Report to
Greenville Planning Commission
March 11, 2022
for the March 17, 2022 Public Hearing**

Docket Number: AX-3-2022

Applicant: Harry Clayton

Property Owners: Clayton Goddard LLC

Property Location: 533 Woodruff Road

Tax Map Number: 026000-01-01610

Acreage: 2.436 acres
Right-of-way area: 0 acres
Total area (to be annexed): 2.436 acres

Existing Zoning: S-1, Services district (Greenville County)

Proposed Zoning: C-3, Regional commercial district (City of Greenville)

Adjacent Zoning: N: S-1, Services District (Greenville County)
E: S-1, Services District (Greenville County)
S: S-1, Service District (City of Greenville)
W: S-1, Services District (Greenville County)

District: Council District 4

Staff Recommendation: **Recommend Approval for Annexation, Rezone, and Future Land Use Designations of Community Mixed-use**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 Function, Powers, and Duties of the Planning Commission
Sec 19-1.3 Purpose and Intent
Sec.19-2.1.2 (A) (2) (b) Zoning District Map Amendments (Rezoning)
Sec.19-2.1.2 (A) (10) Annexation of properties into the corporate limits
Sec.19-2.3.2 (E) (2) Amendments to Zoning District Map
Sec.19-3.2 District Descriptions

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 2.436 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. No right-of-way will be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application.

Neighborhood Meeting

The applicant conducted a neighborhood meeting on February 8, 2022, as required by subsection 19-2.2.4 of the Land Management Ordinance. The meeting attendance record and meeting notes are attached to the packet.

Site Information

The acreage is located at 533 Woodruff Road and is currently zoned S-1, Services district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

The applicant requests to annex the property into the City with a C-3 zoning designation. The C-3 zone is intended to establish and preserve distinct areas for regional retail shopping centers. The district typically is located along major arterials. Residential uses are allowed; light manufacturing uses may be allowed.

Staff Analysis:

Staff offers the following responses to the standards to rezone found at Section 19-2.3.2 (E) (2), *Amendments to Zoning District Map*.

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate a portion of the subject area for annexation as “*Urban Residential*”. Community Mixed-use is defined as areas generally located adjacent to highways and major thoroughfares and are buffered from the Sub-urban Residential areas. They serve the larger Greenville community and contain a diverse mix of mid-size to large-size employers in commercial, light manufacturing/industrial, distribution, medical offices, institutional, etc. Multi-family developments are also included with appropriate buffers when adjacent to high intensity uses.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-3 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses includes a mix of similar zoned properties within the County, single-family residential uses, and service-oriented uses. The site is currently under construction for a new private school that was permitted through Greenville County. The proposed C-3 zoning classification will allow for development that is compatible with the surrounding properties and proposed use.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area. The C-3 designation has been used for previous annexations along the same block of Woodruff Road.
6. Will not result in “strip” or ribbon commercial development: The site will be the future home of a private school.
7. Will not create an isolated zoning district: Adjacent properties in the City are zoned S-1 in the Verdae development and were developed as single-family homes. Adjacent County properties are zoned S-1. The proposed C-3 zoning designation is consistent with zoning districts of nearby properties that have been annexed along the north block of Woodruff Road.

8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The C-3 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Wade Hampton Fire District and will remain within it upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains a 16-inch, looped water main on Woodruff Road capable to serve the property.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

1. Staff recommends that the Future Land Use designation be "*Community Mixed-use*" in accordance with the Greenville 2040 Comprehensive Plan.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing Metropolitan sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from Metro and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
- 2) Stormwater Management – Any proposed development must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence

- c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Fire Department Comments

Recommend: Approve

Parks & Recreation Comments

Recommend: Approve

Comments:

Plans reviewed, no comments.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

A tree survey will be required at time of permit submission. Tree survey should include all trees on site that are greater than 6" DBH. Site plan should show all trees that will be removed due to construction. Mitigation will be required for any protected trees that are removed with either inch per inch replacement or fee-in-lieu. A landscape plan will be required showing the required street trees, parking lot trees, and

replacement trees should that apply. Tree density of 1 per 2000 sf minus building footprints should be maintained for each individual lot.



city of greenville

APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476
planning@greenvillesc.gov

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

	APPLICANT	PROPERTY OWNER
*Name:	Harry Clayton	Clayton Goddard LLC
*Title:	Manager	
*Address:	121 Venture Blvd Ste A	121 Venture Blvd, Suite A
*State:	Spartanburg, SC 29306	Spartanburg, SC
*Zip:	29306	29306
*Phone:	864-576-1901	
*Email:	hclayton@claytonconstruction.net	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-01610

*TOTAL ACREAGE TO BE ANNEXED 2.5

*CURRENT ZONING DESIGNATION (County) City Service District

*PROPOSED ZONING DESIGNATION (City) C-3, Regional commercial district

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@Greenvillesc.gov to schedule an appointment.
2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Please refer to **Section 19-1.9, Annexations** for additional information.
6. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.
Upon planning commission recommendation, the application item will be scheduled for city council hearing.
The Neighborhood meeting shall be setup by staff prior to the Planning Commission meeting and will invite the applicant to attend to meet the requirements of Section 19-2.2.4, neighborhood meetings
7. **Please verify that all required information is reflected on the application, and submit one (1) electronic or hard version of the application submittal package.**
8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.
Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

[Signature]
1-27-22

***APPLICANT SIGNATURE**

DATE

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	<u>[Signature]</u>
Date	<u>1-27-22</u>
Property Owner/Authorized Agent	<u>[Signature]</u>
Date	<u>1-27-22</u>

APPLICATION REQUIREMENTS CHECKLIST



A completed application form.

Annexation petition signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.

IMPORTANT NOTE:

Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 533 Woodruff Road (address) and consisting of approximately 2.5 acres located on 1 parcel (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Claycon Goddard LLC	533 Woodruff Road/ 026 000-01-01610		1-27-22



CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, W Harry Clayton, have this 27th day of January, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

026000-01-01610


Signature

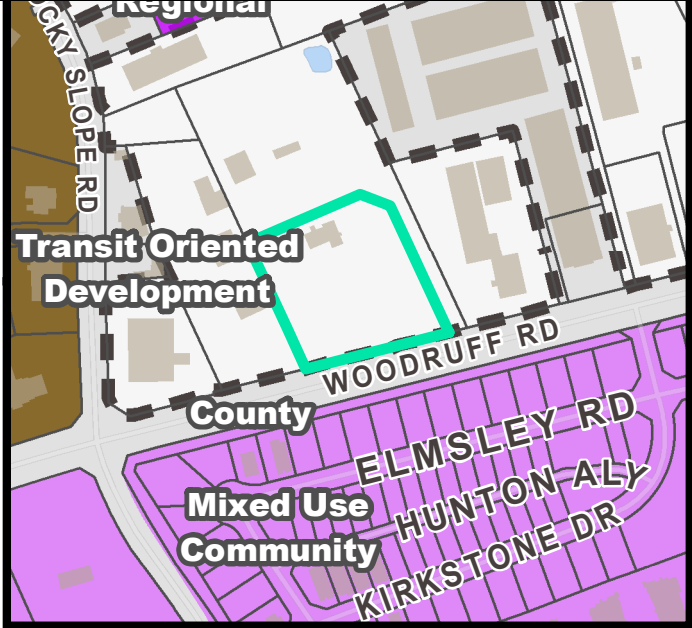
AERIAL VIEW



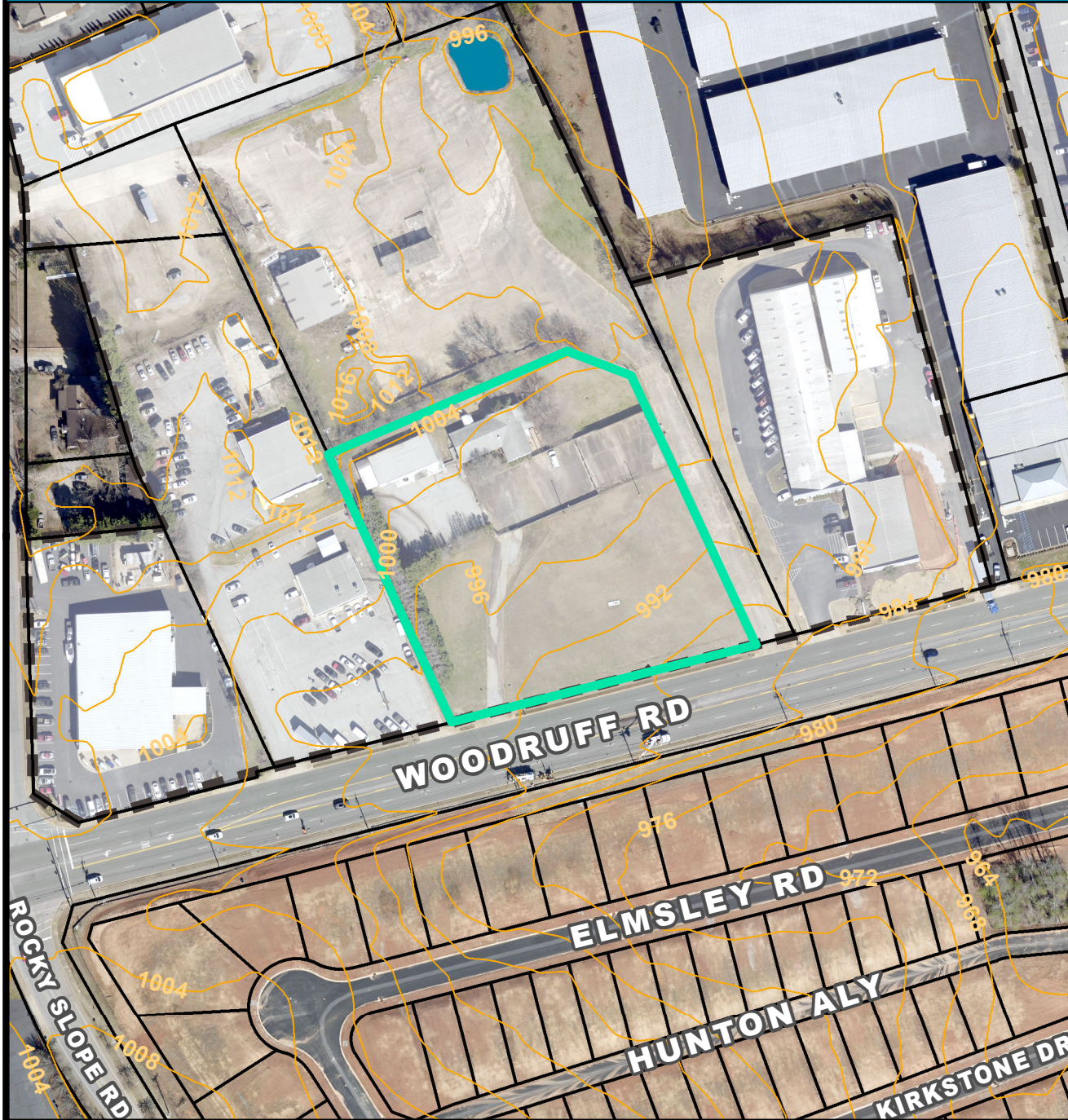
CURRENT ZONING



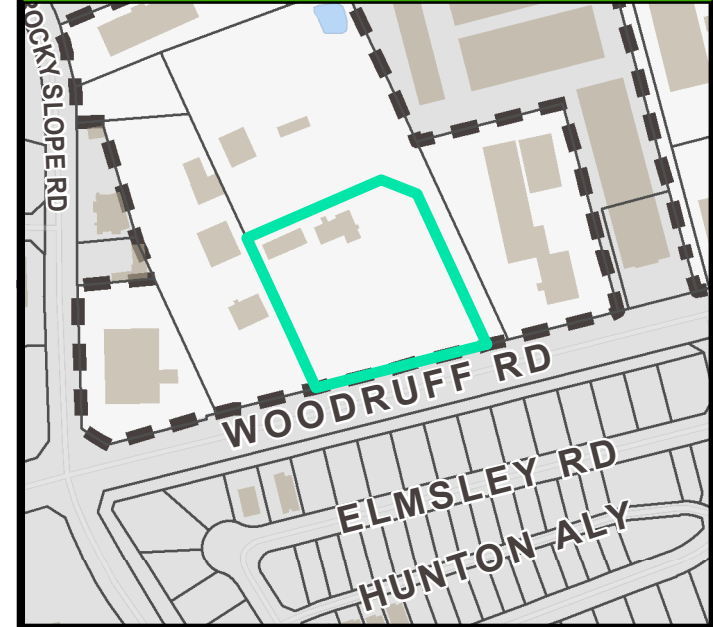
FUTURE LAND USE



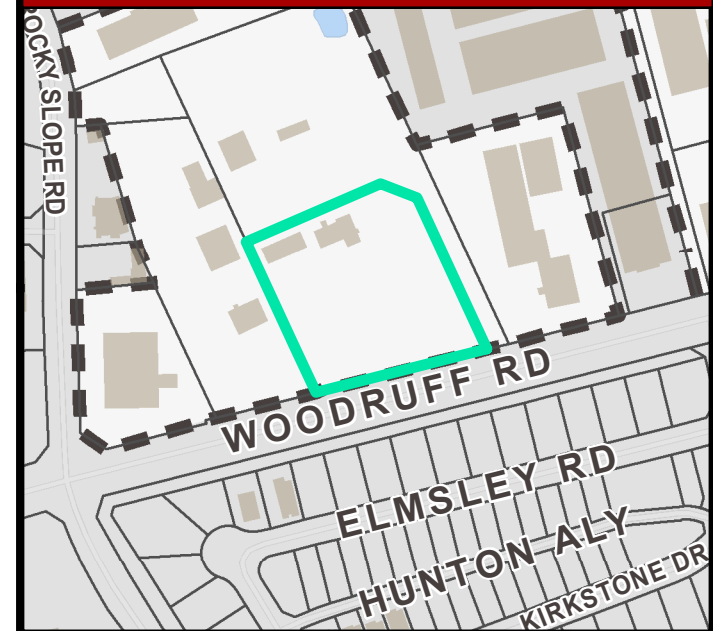
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



**UNINCORPORATED
GREENVILLE COUNTY**

0260000107300

0260000101607

0260000101606

0260000101612

0260000101600

REAL PROPERTY:
106,093.105 SQFT
2.436 ACRES

0260000101610

0259000100200

WOODRUFF RD

**CITY OF
GREENVILLE**

ELMSLEY RD

0262090103200

0262000100800



ANNEXATION MAP

for
533 Woodruff Road
Tax Map No.
0260000101610
into the
City of Greenville

-  Total Annexation Area
-  Greenville City Limits

Total Area of Annexation:
106,093.105 Sq.Ft.
Total Acreage of Annexation:
2.436 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-3-2022**



Feet

0 100 200

This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC.

Tracie B. Lawless
City Attorney *7.7.22* Date

EXHIBIT A

THE PROPERTY

ALL that piece, parcel or tract lot of land with all buildings and improvements situate, lying and being in Greenville County, South Carolina, on the northern side of Woodruff Road (SC Highway 146) being shown as 2.50 acres on a Plat of the property of Metromont Materials recorded in the RMC Office for Greenville County, South Carolina in Plat Book 11F, Page 3, and having according to a survey for Family Enterprises made by Freeland-Clinkscales & Associates, Inc., Engineers, dated July 10, 1991, the following metes and bounds to-wit:

BEGINNING at a rebar on the northern side of Woodruff Road at the corner of property now or formerly owned by Charles and Barbara Carter and running thence with the line of said property N 24-28 W 318 feet to an iron pin; thence along the line of property now formerly owned by Metromont Materials N 67-04 E 272 feet to an iron pin; thence continuing with said line S 68-43 E 71.65 feet to an iron pin; thence continuing with said line S 24-30 E 317.55 feet to an iron pin on the northern side of the right-of-way of Woodruff Road; thence with the northern side of the right-of-way of Woodruff Road S 75-46 W 327.3 feet to the point of beginning.

LESS AND EXCEPT ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN THAT CERTAIN Title to Real Estate (right-of-way purposes) from Family Enterprises, a South Carolina General Partnership to South Carolina Department of Transportation, dated February 5, 2002, filed for record June 4, 2022 at 9:00 a.m., recorded in Book 1997, Page 308, aforesaid Records.

This being the same property as conveyed by that certain Deed from Family Enterprises (a South Carolina General Partnership) to E.L.P. LLC, dated October 14, 2004, filed for record November 18, 2004, at 3:12 P.M., recorded in Book 2117, Page 1992 in the Register of Deeds office for Greenville County, South Carolina.

TMS # 026000101610.

HAULTON ROAD
CRACKY
WATERED
IN 1980
143-45W
75.0

CHRISTINE JONES -

AMERICAN ALUMINUM FORDY

EDGAR & BESSIE ATKINS

N68-06E-01P
188.2

N70-21E
363.0

227.2
584-31E

- 3.94 AC -

EXISTING BLOCS

58.5
58.5

55.2
24.6

50.5
14.1

C.D. & MARGA BISHOP

CHARLES & BARBARA CARTER

- 6.44 AC -
TOT.

N67-09E
272.0

- 2.50 AC -

733.7

- 524-30E

568-43E
71.65

317.55
- 524-30E

THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE GREENVILLE
COUNTY SUBDIVISION REGULATIONS.

Chairman, Secretary, or Director of
Planning.

Greenville County Planning Commission

1.2.1985

FILED
GREENVILLE CO. S.C.
JAN 7 4 40 PM '85
DONNIE S. TARKERSLEY
R.M.C.

475 TO
LALLTON ROAD

368.0
327.3

WOODRUFF
WATER IL ROAD

(S.C. HWY 146)

SURVEY FOR
METROMONT MATERIALS
NEAR GREENVILLE, GREENVILLE COUNTY, S.C.
SCALE: 1"=100' 5 JULY 1984
REV 12 NOV 1984

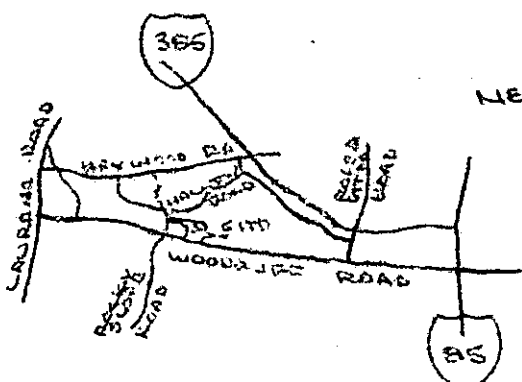
100 50 0 100

I Certify that the Ratio Of Precision Of The Field survey
is 1/7000+ As Shown Hereon And That The Area
Determined By D.M.D. Method Or Area Calculations.

R. B. [Signature]
RCS # 1952

CAROLINA SURVEYING CO.
112 MAINLY ST.
GREENVILLE, S.C.

LOCATION MAP
NO SCALE



11-F-3 20211

2 JA 7 85 441

5.0001

276-13

260-1-16.6 & 260-1-73

73806

533 Woodruff Road Neighborhood Meeting

February 8, 2022 at 6:00 – 6:30 PM

Attendance:

Austin Rutherford – City staff

John Hamlett – City staff

Max Clayton – 535 Woodruff Road

Jim Sweet – No address provided.

Lavette Wright – Stenhouse Drive, hwright7013@bellsouth.net

Notes:

Why does it require a rezoning? - Annexing into City requires rezoning.



**Planning Staff Report to
Greenville Planning Commission
March 11, 2022
for the March 17, 2022 Public Hearing**

Docket Number:	V 22-125
Proposal:	Variance from Section 19-7, Stormwater Management
Applicant:	The Gateway Companies/Josh Mandell
Property Owner:	Mbvm-2 LLC
Property Location:	Webb Road
Tax Map Number:	026000-01-01216, 026000-01-01215, 026000-01-01100, 026000-01-01102
Acreage:	8.3 acres
Zoning:	RM-2, Single- & Multi-Family Residential District
Staff Recommendation:	Approve with Conditions

Applicable Section(s) of City Code:

- *Section 19-2.2.8(C), Public hearings*
- *Article 19-7, Stormwater Management*
- *Section 19-7.7.4, Buffer areas*
- *Section 19-7.9, Variances, waivers, and appeals*

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held on February 2, 2022, between the applicant and Engineering staff about the property and its need for a variance from buffer areas in order to develop for a low-income multi-family development. Discussions centered around the boundary of the existing jurisdictional waters, how the shape and size affect the proposed project and how the Buffer Areas portion of the ordinance is defined.

Neighborhood Meeting

The applicant presented their project at a neighborhood meeting on February 7, 2022, via a virtual meeting for this request and the pending multi-family request. Discussions primarily focused on pedestrian safety, traffic, sewer capacity, amenity areas, and concerns over low-income housing in the area.

Planning Commission Authority to Grant Stormwater Variances

Per Section 19-7.9.1(B), the Planning Commission has the authority to grant variances after conducting a public hearing and upon finding that the request meets the applicable standards of the Land Management Ordinance.

The Planning Commission may, subject to the process and standards in Section 19-7.9.1, grant variances to the provisions of Article 19-7, Stormwater Management, provided such variances will not cause detriment to the public good, safety, or welfare, nor be contrary to the spirit, purpose, and intent of the Land Management Ordinance. Variances may be granted in situations where unique and exceptional physical circumstances or conditions of a

particular property would result in an unreasonable hardship, if the literal requirements of the stormwater provisions were enforced. Additional specific standards for variances are listed in Section 19-7.9.1(C).

Applicant Request

The applicant seeks a variance from the minimum width of the required buffer in select areas in order to access portions of the property. Specifically, Section 19-7 7.4 (H)(j) of the stormwater ordinance states:

Buffer averaging. The buffer width for a development site may be varied to a minimum of one-half of the buffer width required, upon approval of the administrator or designee, provided that the total buffer area required is achieved adjacent to the waters of the United States or waters of the state being buffered.

The applicant needs a variance to allow select areas of the buffer to be less than one-half of the buffer requirement.

The configuration of the wetlands restricts access to the rear of the site without encroachment into the buffers.

Variance Requirements

Staff offers the following responses to the standards of Section 19-7.9.1(C):

- (1) Showing of good and sufficient cause; and

Staff response: The applicant's stated reason for the stormwater variance request is primarily related to the buffer areas and the need to provide access to the rear of the site.

- (2) A determination that the variance is the minimum necessary to afford relief; and

Staff response: The applicant is only asking for encroachment into the required minimum buffer width.

- (3) A finding that failure to grant the variance would result in exceptional hardship to the applicant; and

Staff response: If the variance is not granted, then much of the property will not be accessible.

- (4) A finding that the granting of a variance would not result in increased flood heights, additional threats to public safety, or any public expense, nor create nuisances, cause fraud or victimization of the public, nor conflict with existing local laws or ordinances and that all buildings will be protected by methods that minimize flood damage during the base flood elevation; and

Staff response: This parcel is not located within a floodway, nor would simply granting the variance cause any nuisance or public safety concerns.

- (5) A finding that the development activity cannot be located outside the regulatory floodplain; and

Staff response: The property is not located in a regulatory floodway. This criterion does not apply.

- (6) A determination that the activity is not in a regulatory floodway, or if the activity is located within a regulatory floodway, a determination that: (i) the property associated with the development activity contained either a primary structure used for commercial purposes which was damaged or destroyed as a result of a casualty, or a secondary structure integral to the business operated on the property which was damaged or destroyed as a result of a casualty; (ii) no portion of the property was located within a regulatory floodway at the time the owner acquired the property; (iii) no portion of the property was located within a regulatory floodway when the structure was originally constructed; (iv) the structure was in use as an active business being operated as a going concern at such time that any portion of the property was placed in the regulatory floodway by virtue of regulatory action; (v) said use was continuously in operation until such time as the structure was damaged or destroyed as a result of a casualty; (vi) it would be inequitable to deny the property owner of the opportunity to rebuild a structure of the same footprint or less such that the business activity occurring prior to the casualty may be resumed; and (vii) the development activity would not result

in any increase in flood levels during the base flood discharge. For development located within a regulatory floodway, no variance shall be granted where the variance was requested more than five years after the damage or destruction of the structure as a result of a casualty. Otherwise, no variances shall be granted to any development located in a regulatory floodway; and

Staff response: The property is not located in a regulatory floodway.

- (7) The applicant's circumstances are unique and do not represent a general problem; and

Staff response: The configuration of the buffer areas inhibit access to the rear of the site.

- (8) The granting of the variance will not alter the essential character of the area involved including existing stream uses.

Staff response: Wetland impacts are minimized with the proposed layout.

STAFF RECOMMENDATION:

APPROVE, with staff comments and conditions

Staff Comments and Conditions

Civil Engineer Comments

Recommend: N/A

Comments:

No comments.

Parks & Recreation Comments

Recommend: Approve

Comments:

Reviewed, no comment.

Traffic Engineer Comments

Recommend: N/A

Comments:

No comments.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

A tree survey will be required at time of permit submission. Tree survey should include all trees on site that are greater than 6" DBH. Site plan should show all trees that will be removed due to construction. Mitigation will be required for any protected trees that are removed with either inch per inch replacement or fee-in-lieu. A landscape plan will be required showing the required street trees, parking lot trees, and replacement trees should that apply. Tree density of 1 per 2000 sf minus building footprints should be maintained for each individual lot.

Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



**APPLICATION FOR VARIANCE
GREENVILLE CITY CODE
SEC 19-7, STORMWATER MANAGEMENT**

APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
NAME:	<u>The Gateway Companies/Josh Mandell</u>	<u>Mbvm-2 LLC</u>
ADDRESS:	<u>22 Inverness Parkway, Ste. 222</u> <u>Birmingham, AL 35242</u>	<u>113 Moorcroft Way</u> <u>Greer, SC 29650</u>
PHONE:	<u>205-980-3245</u>	<u>864-787-9137</u>
FAX:	_____	_____
EMAIL:	<u>jmandell@gatewaymgt.com</u>	<u>sunnyinvestments72@gmail.com</u>

PROPERTY INFORMATION

STREET ADDRESS: Webb Road

DEED BOOK/PAGE 2583-3763 RECORDED DATE 12/09/2019

TAX PARCEL #: 0260000101216, 0260000101215,
0260000101100 & 0260000101102 ACREAGE 8.3

PROPOSED USE: 72 Units LIHTC Multi-family Apartments

REQUEST

CODE SECTION FROM WHICH VARIANCE IS REQUESTED: 19-7.7.4 Buffer Areas

DESCRIPTION OF REQUEST: _____

The request is for a reduction of the buffer width and the elimination of the
buffer zone in specific areas as shown on the attached plan sheet.

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 4:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.

2. THE APPLICANT/OWNER MUST RESPOND TO THE QUESTIONS ON PAGE 3 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR THE GRANTING OF A VARIANCE). SEE ALSO **SECTION 19-7.9, VARIANCES, WAIVERS, AND APPEALS**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.

3. YOU MUST ATTACH A SCALED DRAWING OF THE PROPERTY THAT REFLECTS, AT A MINIMUM, THE FOLLOWING: (a) PROPERTY LINES, EXISTING BUILDINGS, AND OTHER RELEVANT SITE IMPROVEMENTS; (b) THE NATURE (AND DIMENSIONS) OF THE REQUESTED VARIANCE; (c) EXISTING BUILDINGS AND OTHER RELEVANT SITE IMPROVEMENTS ON ADJACENT PROPERTIES; AND, (d) TOPOGRAPHIC, NATURAL FEATURES, ETC. RELEVANT TO THE REQUESTED VARIANCE.

4. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$250.00

5. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AND CITY COUNCIL AGENDAE. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A REPRESENTATIVE OF THE ENVIRONMENTAL ENGINEERING BUREAU WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4400 TO SCHEDULE AN APPOINTMENT.**

6. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS PRIOR TO THE SCHEDULED PLANNING COMMISSION HEARING DATE AND AT LEAST 30 DAYS PRIOR TO THE CITY COUNCIL HEARING DATE.

_____. SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

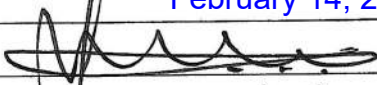
APPLICANT'S SIGNATURE

7. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION, INCLUDING ANY/ALL SUPPLEMENTAL INFORMATION, IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

IN ADDITION, THE APPLICANT AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT X RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

_____	<i>Josh Markov</i>	APPLICANT
_____	February 14, 2022	DATE
_____		PROPERTY OWNER
_____	02/10/2022	DATE

APPLICANT RESPONSE TO SECTION 19-7.9.1

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE UNIQUE AND EXCEPTIONAL CIRCUMSTANCES, OR SPECIFIC CONDITIONS OF THE PROPERTY, WHEREBY THE LITERAL ENFORCEMENT OF THE PROVISIONS OF THE STORMWATER ORDINANCE WOULD CREATE AN UNREASONABLE HARDSHIP.

See attached sheet.

2. EXPLAIN HOW THIS REQUEST IS THE MINIMUM ACTION NECESSARY TO AFFORD RELIEF FROM THE ORDINANCE.

See attached sheet.

3. DESCRIBE THE WAYS IN WHICH FAILURE TO GRANT THE VARIANCE WOULD RESULT IN EXCEPTIONAL HARDSHIP TO THE APPLICANT.

See attached sheet.

4. IF APPLICABLE, PROVIDE DOCUMENTATION IN SUPPORT OF THE FACT THAT GRANTING THE VARIANCE WILL NOT RESULT IN INCREASED FLOOD HEIGHTS, THREATS TO PUBLIC SAFETY, OR ANY PUBLIC EXPENSE. IN ADDITION, DESCRIBE THE WAYS IN WHICH GRANTING THE VARIANCE WILL NOT CREATE A NUISANCE, CAUSE FRAUD OR VICTIMIZATION OF THE PUBLIC, NOR CONFLICT WITH THE GREENVILLE CITY CODE.

See attached sheet.

5. IF APPLICABLE, EXPLAIN WHY THE PROPOSED DEVELOPMENT CANNOT BE LOCATED OUTSIDE THE REGULATORY FLOODPLAIN?

See attached sheet.

6. EXPLAIN HOW GRANTING THE VARIANCE WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE AREA INVOLVED, INCLUDING EXISTING STREAM USES.

See attached sheet.

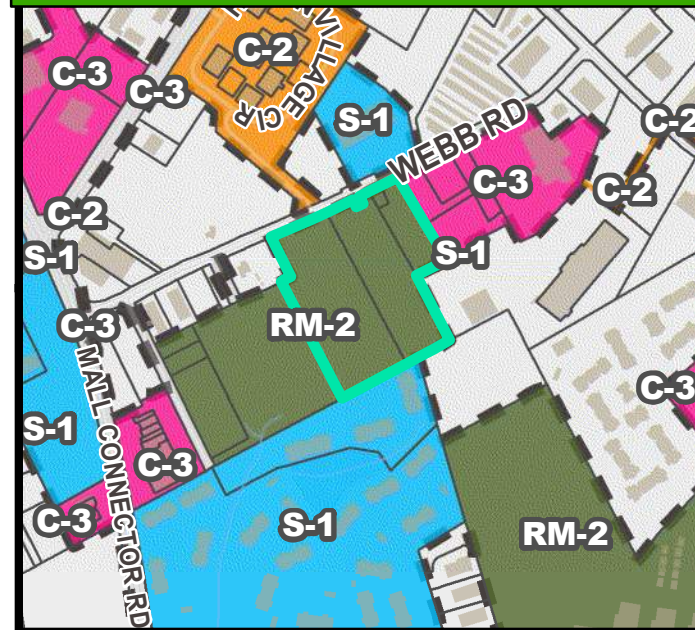
1. Our site consists of 8.3 acres of which 3.05 acres have been delineated as wetlands. Per City of Greenville Ordinance Section 19-7.7.4.A.2.c this requires a 50' wetland buffer. The buffer area measures 2.47 acres. When you add together the wetlands and the City of Greenville required buffer, the total area of wetlands and buffer equate to 5.52 acres, which is 66.5% of our entire site. The way the wetlands are positioned on our site, the wetlands run from the west boundary to the east boundary, essentially cutting off the rear of the property from the public roadway access. As the staff interprets the intent of the ordinance, no encroachment into half of the buffer is allowed for any reason. In order to access the rear of the site, the wetlands would either need to be filled in or spanned via an arched culvert or bridge in excess of 190-linear feet. In addition, because of how the wetlands are configured in a linear shape, the buffer required calculates to an area that is 81% of the wetlands area in itself.
2. Simply because of the configuration of the wetlands we cannot access the rear of the site without encroachment into the buffers. In addition, as shown on the provided site plan exhibits, the required roadways, both for access and for fire protection require we encroach into the buffers for placement of the roads and the most rear building. As the wetlands branch off in the rear of the site, this causes a unique layout of the buffer, which if not encroached on would not allow for the placement of the building, access roadway, parking, or fire apparatus set up should a fire need to be fought.
3. If this variance is not granted, the entire rear of the property would be inaccessible and undevelopable. Without variances being granted, this ordinance could have an unintended, disproportionately adverse effect on affordable/LIHTC new construction projects. As you know, inherent existing constraints, such as required set-backs, jurisdictional wetlands and routine easements usually reduce the total buildable area of a given site. Sites that competitively score and qualify to receive LIHTC awards tend to be on smaller tracts, in well-located, infill-type areas. As LIHTC projects generally have more limited construction budgets and maximum permitted unit counts, these projects generally must be low-rise garden style construction, as opposed to more dense, mid-rise style. Consequently, a large number of LIHTC sites that must sacrifice additional acreage to satisfy the Ordinance, will likely make it untenable to develop for LIHTC housing.
4. This site is not adjacent to an existing stream or flood plain. The issue is the wetland buffer. The State of South Carolina DHEC's NPDES General Construction permit allows for the reduction and the elimination of buffers for wetlands and streams NPDES General Permit 3.2.4.C.II.(b) and 3.2.4.C.II.(c). We would follow the guidelines set forth in the General Permit.
5. No flood plain present.
6. As mentioned above, over 66.5% of our site is either covered in wetlands or buffers. If granted, we would see a very minimal reduction in the size of the buffer. This would result in a loss of only 0.33 acres of buffer, mostly associated with the required roadways to both access the rear of the site and to provide adequate fire access. This correlates to a 13% reduction in the buffer; however, because we are not going to be impacting or filling any of the wetlands, the site will go from a total wetland and buffer coverage of 66.5% to 62.4%; which in our opinion, based on the use we are proposing would still be beneficial to the public.

V-22-125 • WEBB ROAD

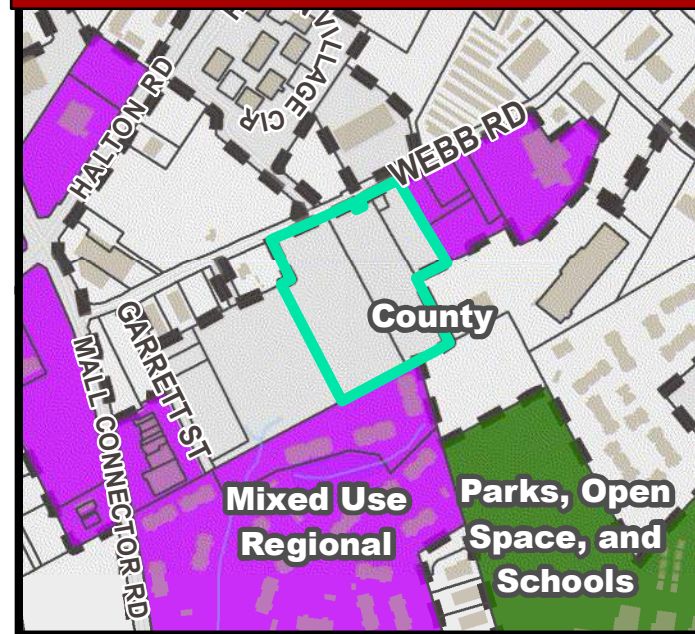
AERIAL VIEW



CURRENT ZONING

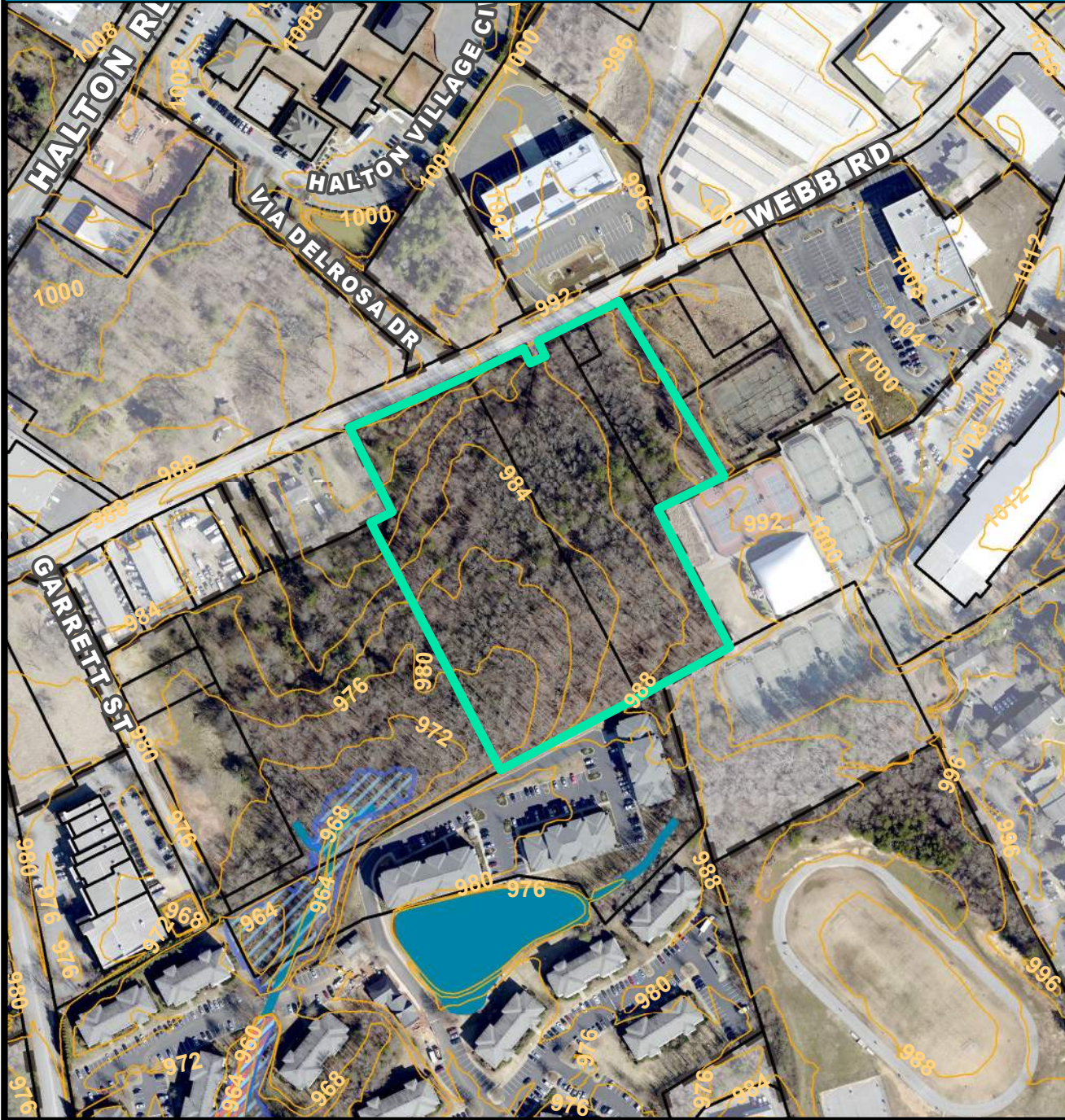


FUTURE LAND USE

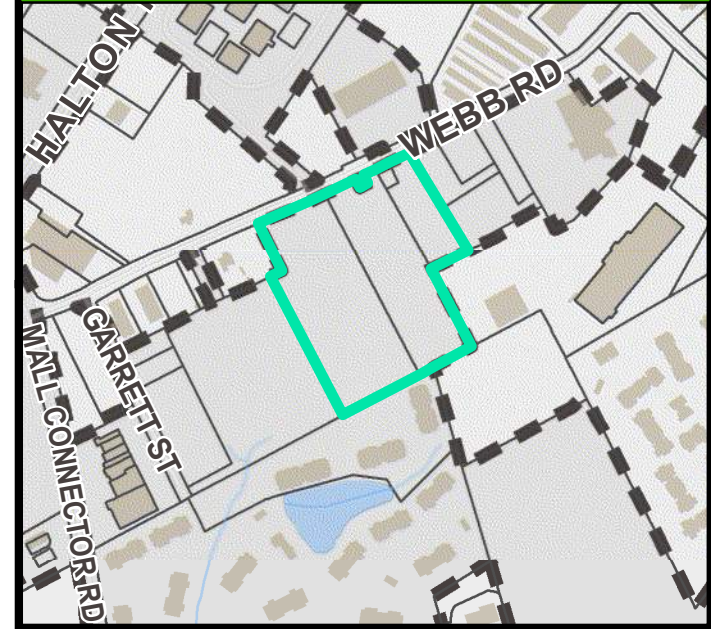


V-22-125 • WEBB ROAD

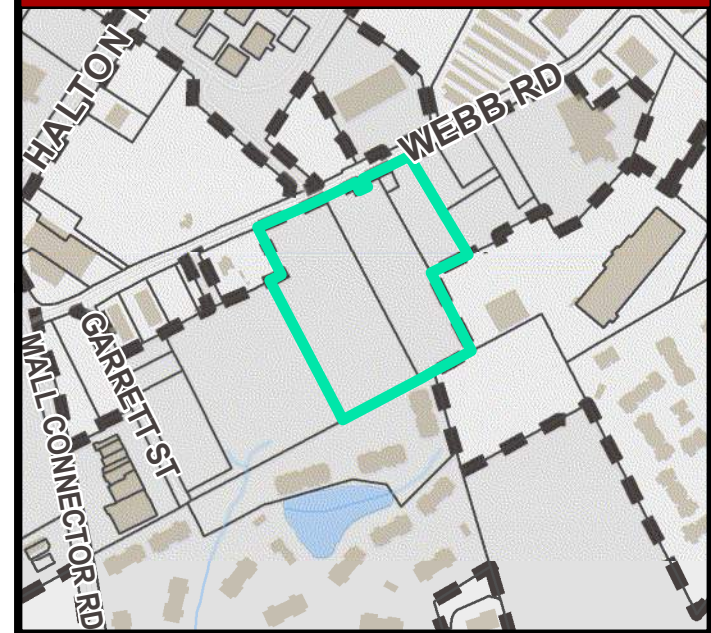
NATURAL / ENVIRONMENTAL FEATURES

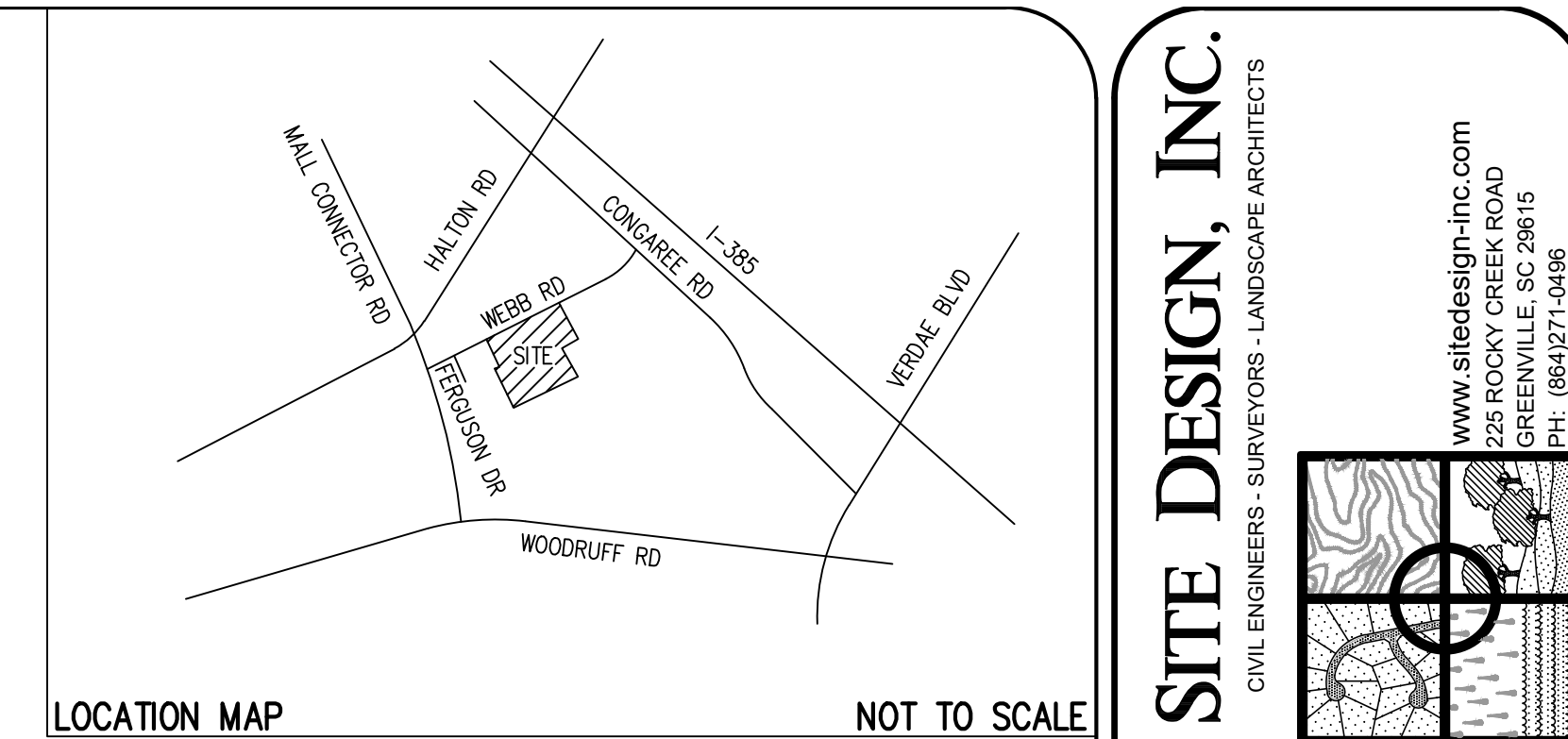


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





% OF SITE COVERED BY CITY REQUIRED BUFFER = 29.8 %
% OF SITE IN TOTAL COVERED BY WETLAND AND BUFFER = 66.5 %
* REQUIRED BUFFER IS 81% THE SIZE OF THE WETLAND ITSELF.

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN APPROVAL OF SITE DESIGN, INC. ANY CHANGES TO THIS DRAWING MUST BE MADE BY A REPRESENTATIVE OF SITE DESIGN, INC. ANY UNAUTHORIZED CHANGES WILL BE AT THE USER'S RISK. THIS DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED BY OTHERS EXCEPT AS AUTHORIZED BY SITE DESIGN, INC. FOR THE WORK OF THIS SPECIFIC PROJECT.

SITE
DESIGN,
INC.
No. C00122

CERTIFICATE OF
NO VIOLATION OF
NORTH CAROLINA
WATERS
ACT

SC REG NO

**GATEWAY
GREEN**

**CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA**

[illegible]



CAUTION



Know what's below.
Call before you dig.

HORIZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
DESIGNED BY:	AGB
DRAWN BY:	AGB
CHECKED BY:	CW
DATE:	02/14/2023
S210570 BASECURRENT.dwg	

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

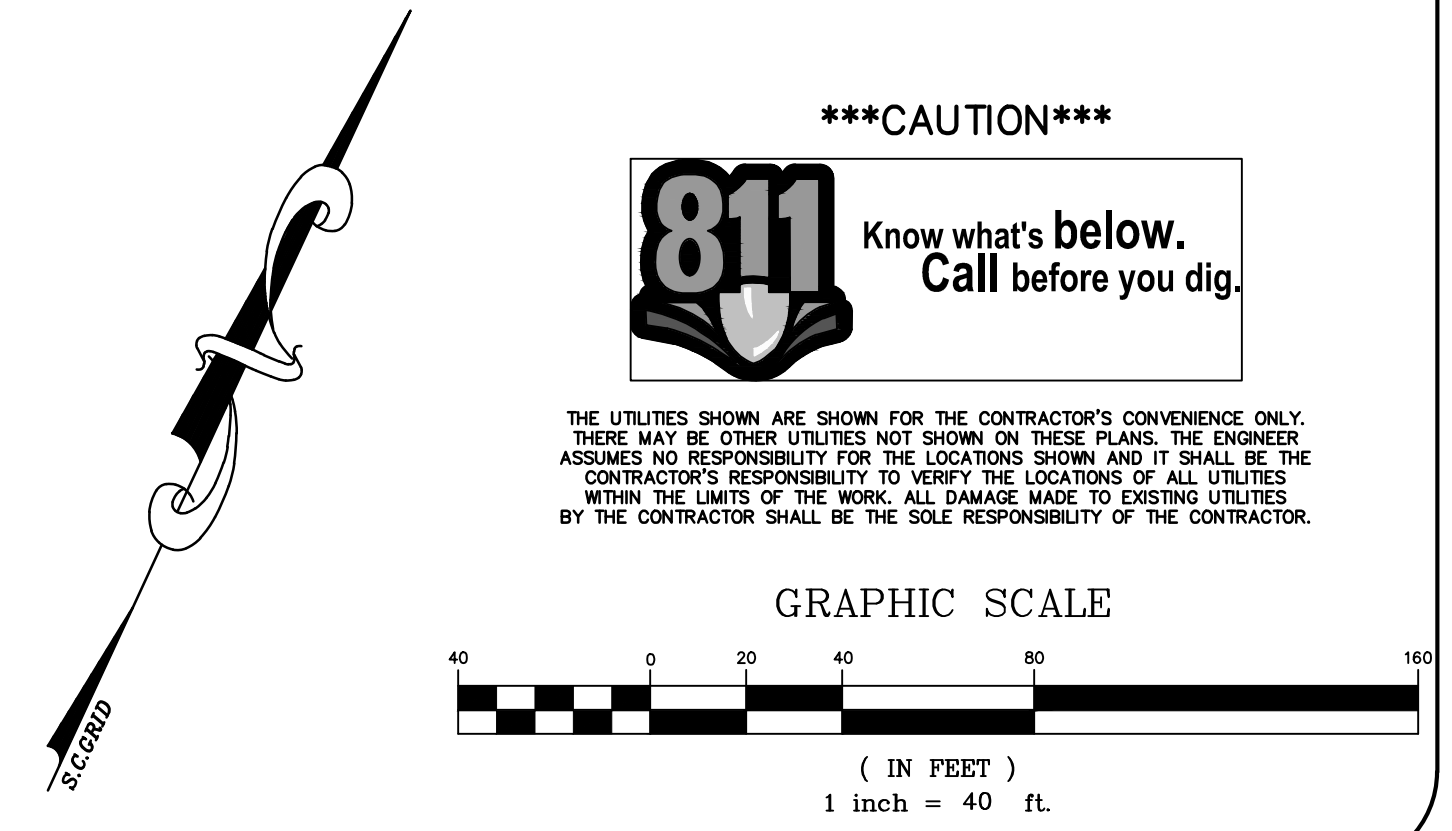
GRAPHIC SCALE

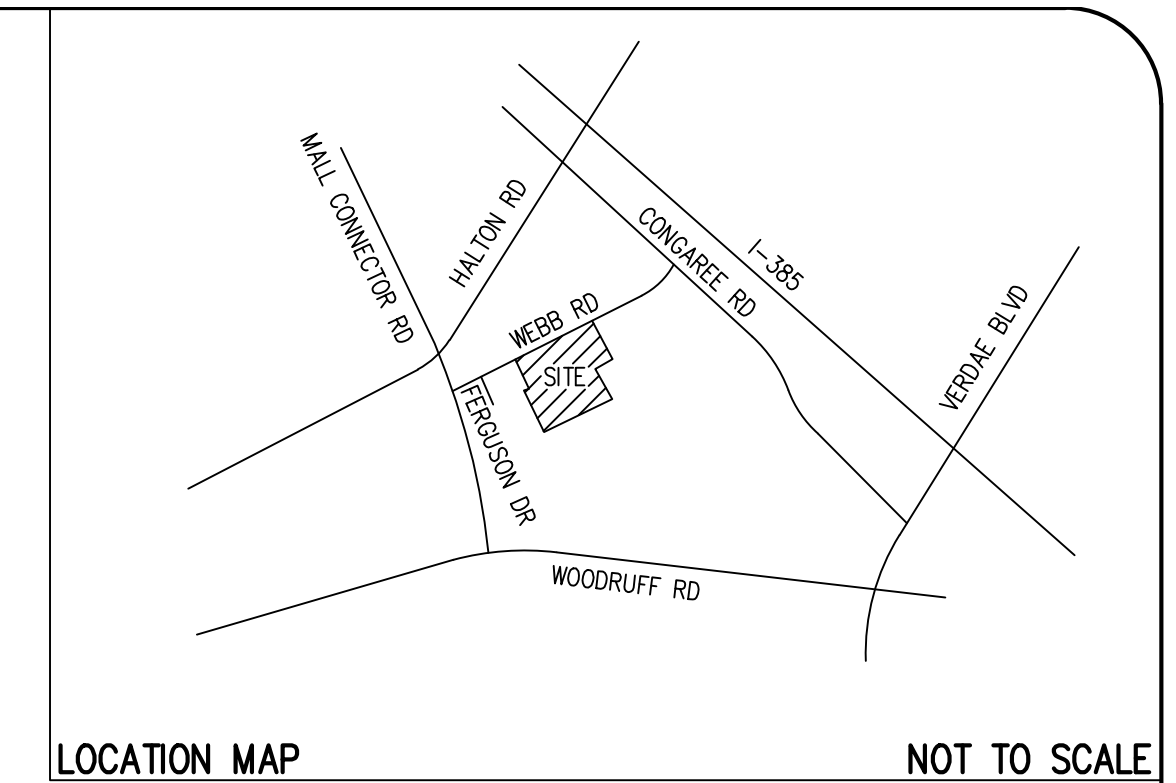
(IN FEET)
1 inch = 40 ft.

**WETLANDS
& BUFFER
EXHIBIT**

SHEET 1 OF 2

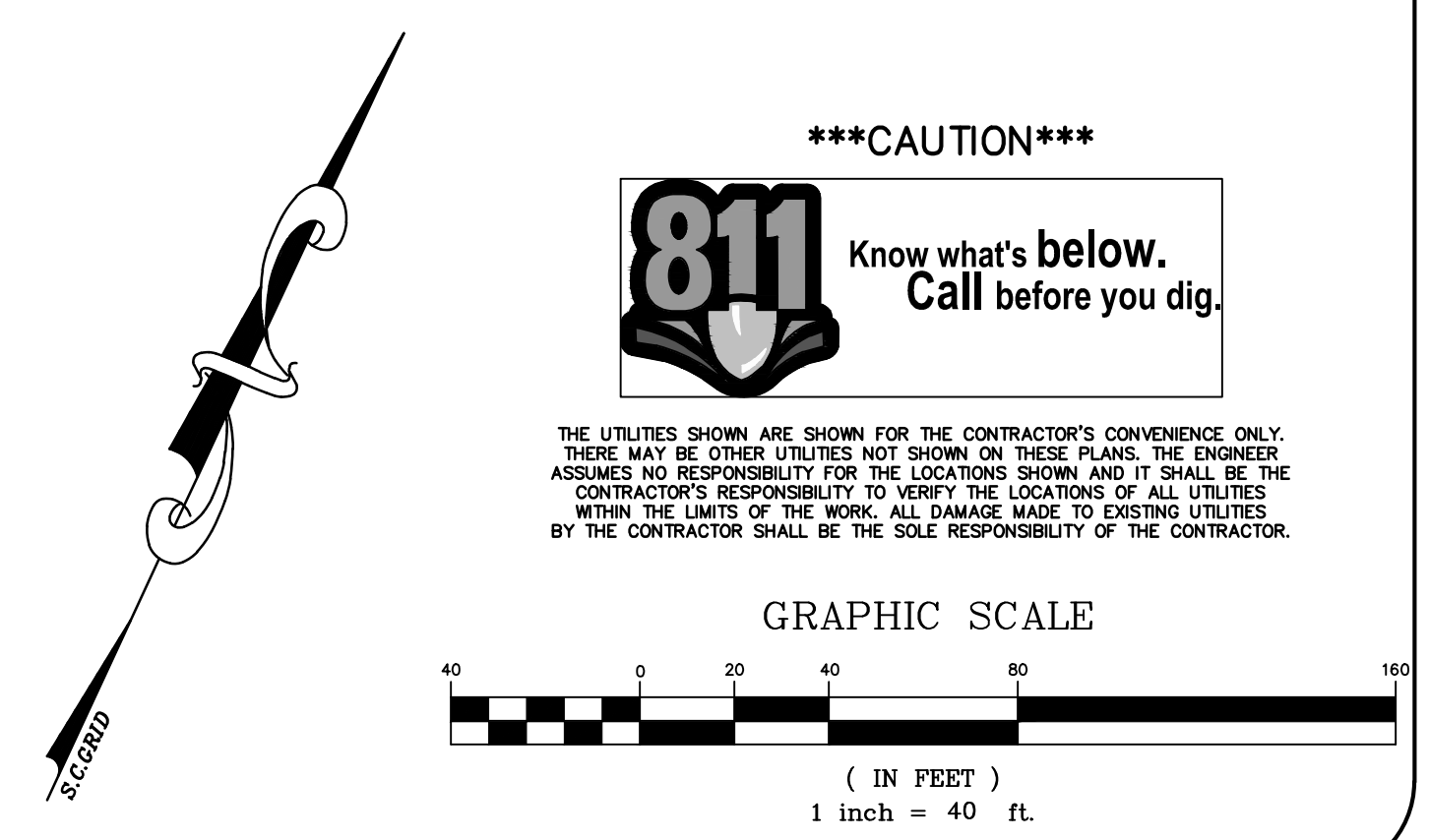
C210





BUFFER ENCROACHMENT DATA:

TOTAL AREA OF BUFFER ENCROACHMENT TO BE ELIMINATED = 0.33 AC (14,377 SF)
AREA OF VARIED BUFFER REMAINING = 2.14 AC (93,089 SF) 13% REDUCTION
% OF SITE IN TOTAL COVERED BY WETLAND AND VARIED BUFFER = 62.4%



SITE DESIGN, INC. CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS									
www.sitedesign-inc.com 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 PH: (864)271-0496									
									
									
									
									
									
									
									
									
									
									

Neighborhood Meeting Summary - Webb Road Design Review Board Application

February 7, 2022 – 6:00 PM via Zoom

Meeting Attendees

Meeting Hosts:

1. Josh Mandell – The Gateway Companies
2. Thompson Gooding – Park Terrace Company
3. Travis Ismir – Park Terrace Company
4. Jason Freeman – The Gateway Companies

Attendees:

1. Mr. and Mrs. Warren Smith – Site Neighbor
2. Mr. Bootie Cothran – Site Neighbor
3. John Wooten – Site Neighbor
4. Andrew Bolen – Site Neighbor
5. Building Engineer (Name not verified) – City of Greenville
6. Ben Abdo – City of Greenville
7. Craig Winnall – Site Design Engineering

Meeting Summary:

Mr. Mandell opened the meeting with a brief presentation of the Site location, the Applicant's development background and track record, and the Applicant's plans for development of the Site. Included in the presentation were drafts of the development site plan and building elevations.

Mr. Bolen inquired about whether there would be a sidewalk in front of the property, and whether there would be adequate parking. Mr. Winnall confirmed both answers affirmatively. Mr. Bolen also asked about future plans for widening Webb Road and asked if Gateway would consider developing senior housing in the area.

Mr. Cothran asked about sewer capacity for the project and Mr. Winnall answered there would be adequate capacity.

Mr. Wooten inquired whether the Site's would have a swimming pool, and whether the Site would need to cross other private property for sewer access. Mr. Mandell explained "no" for both questions.

Mr. Smith inquired about whether a traffic study was needed and Mr. Winnall explained that one was not warranted per governing rules regarding traffic counts.

Mr. and Mrs. Smith also questioned whether the Site needed to accommodate low income residents and voiced concerns that this type of resident would attract crime, as opposed to higher end clientele.

The meeting adjourned around 6:50 PM.



**Planning Staff Report to
Greenville Planning Commission
March 10, 2022
for the March 17, 2022 Public Hearing**

Docket Number: SD 22-128
Applicant: Whitelane Acquisitions, LLC (Christopher Laney)
Property Owner: Fair Forest of Greenville, LLC
Property Location: 200 Fairforest Way
Tax Map Number(s): M011010100307
Acreage: 8.55 acres
Zoning: S-1, Service District
Proposal: Major subdivision for a 79 lot single-family attached residential development

Staff Recommendation: **APPROVE with Staff comments and conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.2(A), *Administrative and decision-making bodies, Planning commission, Powers and duties*
Sec. 19-2.2.4(C), *Common procedures, Neighborhood meetings, Neighborhood meeting required*
Sec. 19-2.3.13(A), *Land development, Subdivision*
Sec. 19-6.7.2, *Access standards*
Sec. 19-6.7.3, *Utility standards*

Project Overview:

The applicant proposes a major subdivision of 1 lot into 78 lots of a larger parcel, for a single-family attached residential development, located on Fairforest Way and Ridge Road. This includes 78 lots to be improved with attached residential units and one common area lot. This development proposes the installation of two new private streets with full access off Fairforest Way, Ridge Road, and Global Drive. Sidewalks are to be installed along the new streets, along Ridge Road, and will connect to the existing sidewalk on Fairforest Way. Common Open Space is provided in areas throughout the development.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and City Staff in the Planning, Civil Engineering, Environmental Engineering, Traffic Engineering and Fire departments prior to submittal of this development plan. Discussions focused around orientation of units towards existing streets, parking, street layout and connectivity, sidewalks, stormwater, tree requirements and traffic. Modifications made after the meeting reflect plans that more closely align with the overall goals of the City, but still include some design deficiencies.

Neighborhood Meeting

The Applicant held a neighborhood meeting on February 7, 2022, as required by subsection 19-2.2.4 of the Land Management Ordinance. A list of attendees and their concerns is included at the end of this report. A member of City Planning Staff attended this meeting.

Site Information

The applicant proposes to subdivide 1 lot into 79 lots for a single-family attached development, extending from Fairforest Way to Ridge Road, to the rear of Global Trade Park on Global Drive, and across Ridge Road from JL Mann High School.

The property is zoned S-1, Service District. Adjacent land uses include townhomes to the south and east and industrial to the west and north. The GVL2040 Future Land Use Map shows this property as a "Community Mixed Use" designated area, which are characterized as follows:

They serve the larger Greenville community and contain a diverse mix of mid-size to large-size employers in commercial, light manufacturing/ industrial, distribution, medical offices, institutional, etc. Multi-family developments are also included with appropriate buffers when adjacent to high intensity uses.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

The S-1, Service District allows for a density of up to 20 residential units per acre, with no minimum lot size. The total acreage for this project is 8.55 acres, which could allow 171 residential dwellings.

The conceptual location of units on the plan provide evidence that a compliant layout that conforms to applicable dimensional standards, for single-family attached residences, is feasible. Requirements to replace the hammerhead on the south end of Muscovy Trail necessitates a reconfiguration of lots to accommodate a cul-de-sac, and dimensional standards will similarly apply to those lots.

Vehicle and Pedestrian Access

The roadways throughout the development are planned to be private. The roads are proposed at a width of 24 feet from face-of-curb to face-of-curb, but through Civil Engineering Department conditions are required to be 28 feet in width. Pavement widths will need to be adjusted accordingly. The hammerhead turnaround at the south end of Muscovy Trail does not comply with the City's Design and Specification Manual, and will need to be replaced with a cul-de-sac. Civil Engineering Staff is confident this can be handled during the site plan permit review process. To maintain activation of Ridge Road, installation of an offset cul-de-sac should be offset towards the interior of the property.

The development has three vehicular entrances – a right-in/right-out access off Fairforest Way, a full access opposite to the JL Mann entrance on Ridge Road, and a connection to Global Drive, a private drive accessing Ridge Road.

There are two proposed roadways, with road names as follows: Muscovy Trail, and Gadwall Avenue. Approval by the Planning Commission of this preliminary plat will constitute approval of the street names (subject to further approval by Greenville County E911). Any change to the street names will require review by the Planning Commission.

Sidewalks will be installed along all roadways interior to the development and along the extent of the project along Ridge Road. Interior roadways will have sidewalks along both sides of the street, except along the southern portion of Gadwell Avenue where units are located along only one side of the street. A sidewalk connection is provided along Gadwell Avenue to the existing sidewalk on Fairforest Way.

Parking

Parking requirements for this type of development is a minimum of 2 spaces per dwelling. Parking is planned to be provided through a mixture garage and driveway parking, with guest parking provided at a rate of one space per four dwelling units. All driveway access should occur from newly constructed interior streets.

Landscaping, Buffering & Open Space

A tree inventory was provided, however a preliminary landscape plan has not been submitted. Compliance with tree protection standards, street tree requirements, and other landscape requirements will be enforced during site plan permit review.

The proposed plat shows open space area throughout the development. The applicant has provided the open space calculations for the development that shows an overall open space area significantly greater than that of the minimum requirement.

Open space required: 15,600 SF

Open space provided: +/-100,000 SF

The proposed plat provides plenty of space between proposed units and adjacent properties to provide landscaped buffering as needed.

STAFF RECOMMENDATION:

APPROVE with Staff comments and conditions

Staff Comments & Conditions

Planning Comments & Conditions

- 1) Per Land Management Ordinance 19-4.3.1(3), "Single-family attached dwellings shall comply, as applicable, with the standards in subsection 19-6.8."
- 2) Direct vehicular access to parking for individual units shall not be provided off existing streets (Ridge Road or Fairforest Way. Garages for units 1 through 31 shall face away from Ridge Road.
- 3) Parking for units shall not obstruct sidewalks proposed for the development.
- 4) To maintain activation of Ridge Road, installation of an offset cul-de-sac should be offset towards the interior of the property.

City Engineer Conditions

See all comments and conditions by Engineering.

Civil Engineer Comments and Conditions**Standard Comments**

- 1) The development shall meet the requirements of Article 19-2.3.13(A) Land Development – Subdivision of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) Right of Way Encroachment Permits - All improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or bonded prior to approving the final plat for recording.
- 5) A Site Plan Permit shall be approved for the development of the site detailing the demolition, grading and stormwater, utility improvements and site access.

Site Specific Comments

- 6) Right of Way Encroachment Permits - All improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 7) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of the stormwater management features, green

space and other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.

- 8) On the southeast side of Muscovy Trail, the two hammerhead road configurations will not be allowed. A cul-de-sac will be required to be built; therefore, the townhome layout in this area will need to be modified.
- 9) The typical section provided does not meet the City's standard. The road will need to be a minimum of 28 feet in width (face of curb to face of curb).

Environmental Engineer Comments

- 1) Final Plat approval will require a 25' sanitary sewer easement for the newly constructed sewer mains serving this development.
- 2) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR). PSSAR form approved 12/3/2021
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 3) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 4) Floodplain – A portion of the subject property is located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.
 - a. Compensatory storage is required for all storage lost or displaced in a regulatory floodplain. Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine

regulatory floodplain shall be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas shall be designed to drain freely and openly to the channel and shall be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing ten-year frequency flood elevation must be replaced below the proposed ten-year frequency flood elevation. The regulatory floodplain storage volume lost above the ten-year existing frequency flood elevation must be replaced above the proposed ten-year frequency elevation.

- b. If the proposed development would result in a change in the mapped regulatory floodplain, regulatory floodway, or the BFE on a site, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC). All adjacent property owners, communities, and the state department of natural resources shall be notified prior to any alteration or relocation of a floodplain, and submit copies of such notifications to the city. A LOMC due to fill does not preclude a development from meeting the compensatory storage requirements.
- 5) *Wetland provisions:* All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.
- a. *Submittal requirements:*
 1. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.
 2. All federal and state permitting documents relating to wetlands shall be provided to the city along with all permits issued.
 3. All federal and state wetland monitoring reports shall be provided to the city.
 - b. *Restrictions:* Preservation of wetlands shall be provided by deed or plat restrictions.

Traffic Engineer Comments and Conditions

Ensure that a permanent agreement is in place to allow connectivity to the private driveway to the north of the site.

Tree and Landscape Comment

A tree survey will be required at time of permit submission. Tree survey should include all trees on site that are greater than 6" DBH. Site plan should show all trees that will be removed due to construction. Mitigation will be required for any protected trees that are removed with either inch per inch replacement or fee-in-lieu. A landscape plan will be required showing the required street trees, parking lot trees, and replacement trees should that apply. Tree density of 1 per 2000 sf minus building footprints should be maintained for each individual lot.

Fire Department Comments

No comments provided for review.



city of greenville

APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Whitelane Acquisitions, LLC	Fair Forest of Greenville, LLC
*Title:	By Christopher Laney, Member	Authorized Agent
*Address:	Po Box 1552, Greenville	28 Global Drive, Suite 100, Greenville
*State:	South Carolina	South Carolina
*Zip:	29602	29607
*Phone:	770-596-5370	864-346-9879
*Email:	Chris@SouthernID.com	rickcauthen@pacgc.com

PROPERTY INFORMATION

*SELECT SUBDIVISION TYPE: ___ Major Preliminary (3-10 lots) ☒ Major Preliminary (11+ lots) ___ Minor (2 lots)

___ Major Final (3-10 lots)

___ Major Final (11+ lots)

___ Modification (Major 3+ lots)

___ Modification (Minor 2 lots)

*STREET ADDRESS Portion of 200 Fairforest Road

*TAX MAP #(S) M011010100307

*CURRENT ZONING DESIGNATION S-1

*ORIGINAL APPLICATION #

*SUBDIVISION PLAT #

*SUBDIVISION NAME Alston Park

*TOTAL ACREAGE 8.55

*# ORIGINAL LOTS 0

*# PROPOSED LOTS ~~82 (81 Individual Lots + 1 HOA Common)~~

79 (78 Individual Lots + 1 HOA Common)

INSTRUCTIONS

- The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

PREAPPLICATION MEETING DATE December 6, 2021

- If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. Major Subdivision – New (3-10 lots)	\$300.00 – Preliminary Plat review, <i>public hearing required</i> \$300.00 – Final Plat review, <i>administrative review</i>
B. Major Subdivision – New (11+ lots)	\$550.00 – Preliminary Plat review, <i>public hearing required</i> \$550.00 – Final Plat review, <i>administrative review</i>
C. Major Subdivision – Modification	\$150.00 / \$275.00 – <i>public hearing may be required</i>
D. Minor Subdivision – New (2 lots)	\$300.00 – Summary Plat review, <i>administrative review</i>
E. Minor Subdivision – Modification	\$150.00 – <i>administrative review</i>

4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’. Please refer to **Section 19-2.3.13, Land Development**, for additional information.
6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

Major Subdivision applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

 Public Hearing signs are acknowledged as received by the applicant

 Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

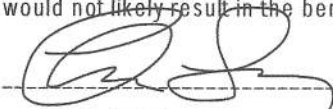
***APPLICANT SIGNATURE**



7. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**
8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

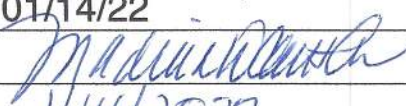


01/14/22

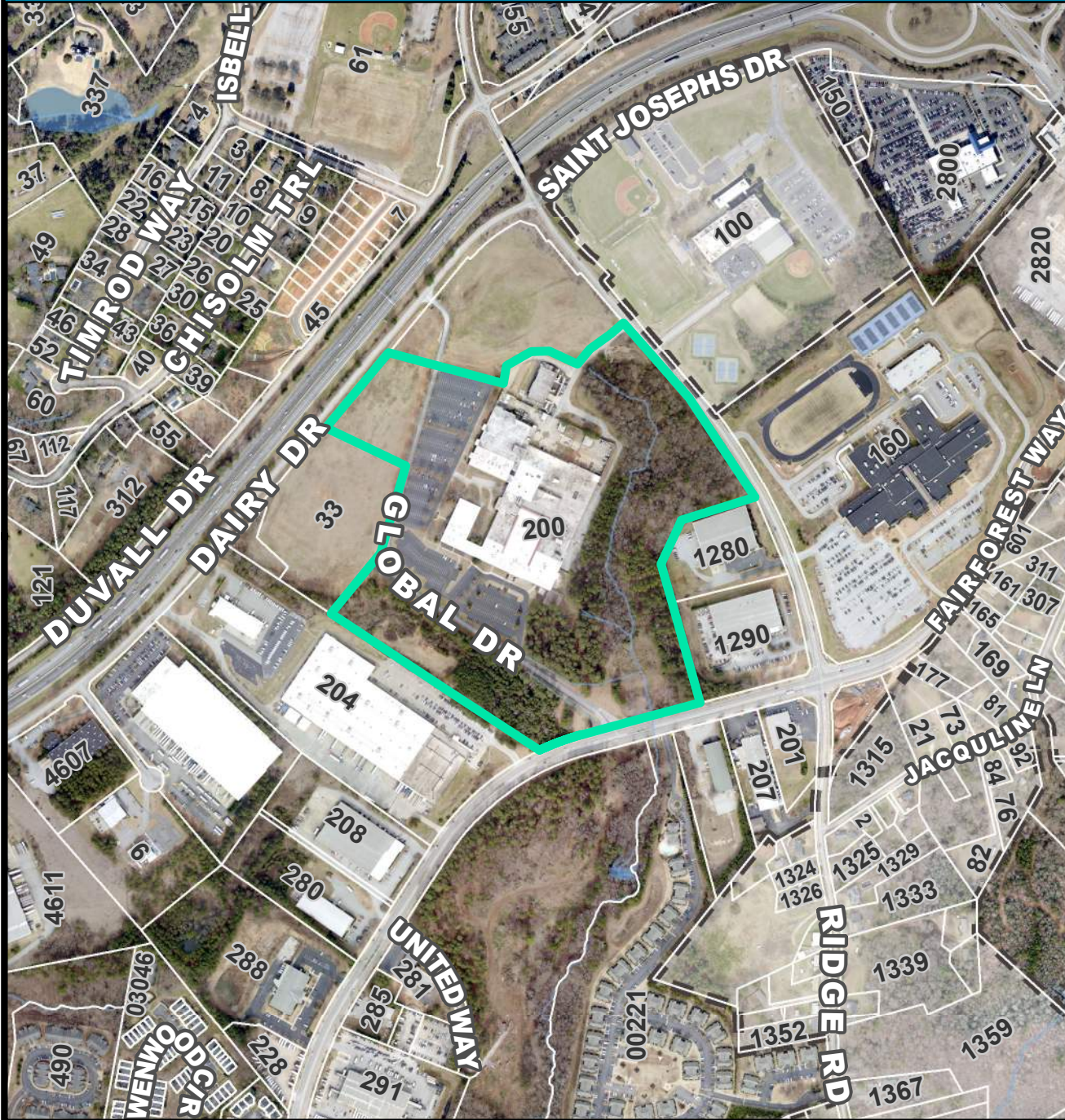
***APPLICANT SIGNATURE**

DATE

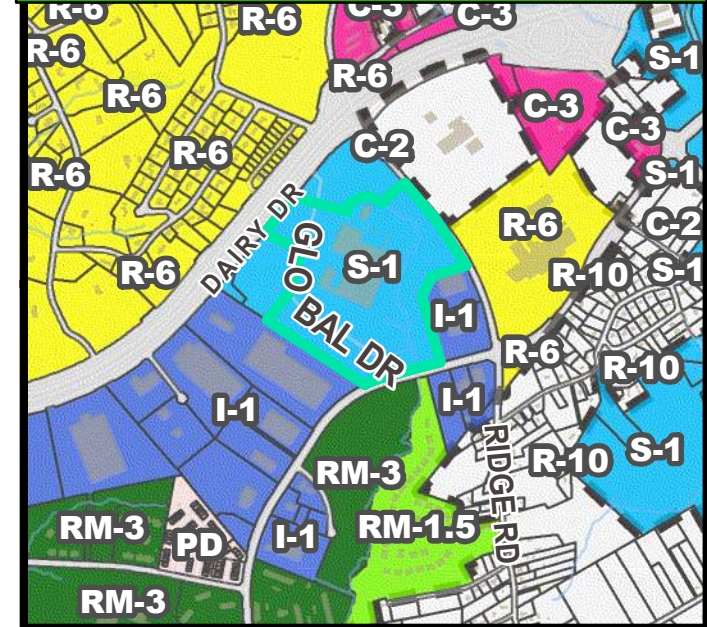
9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	01/14/22
Property Owner/Authorized Agent	
Date	1/14/2022

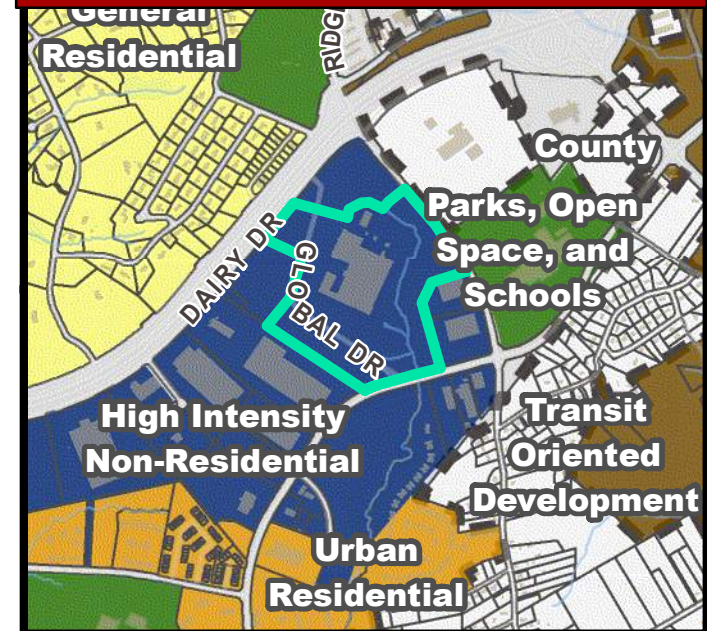
AERIAL VIEW



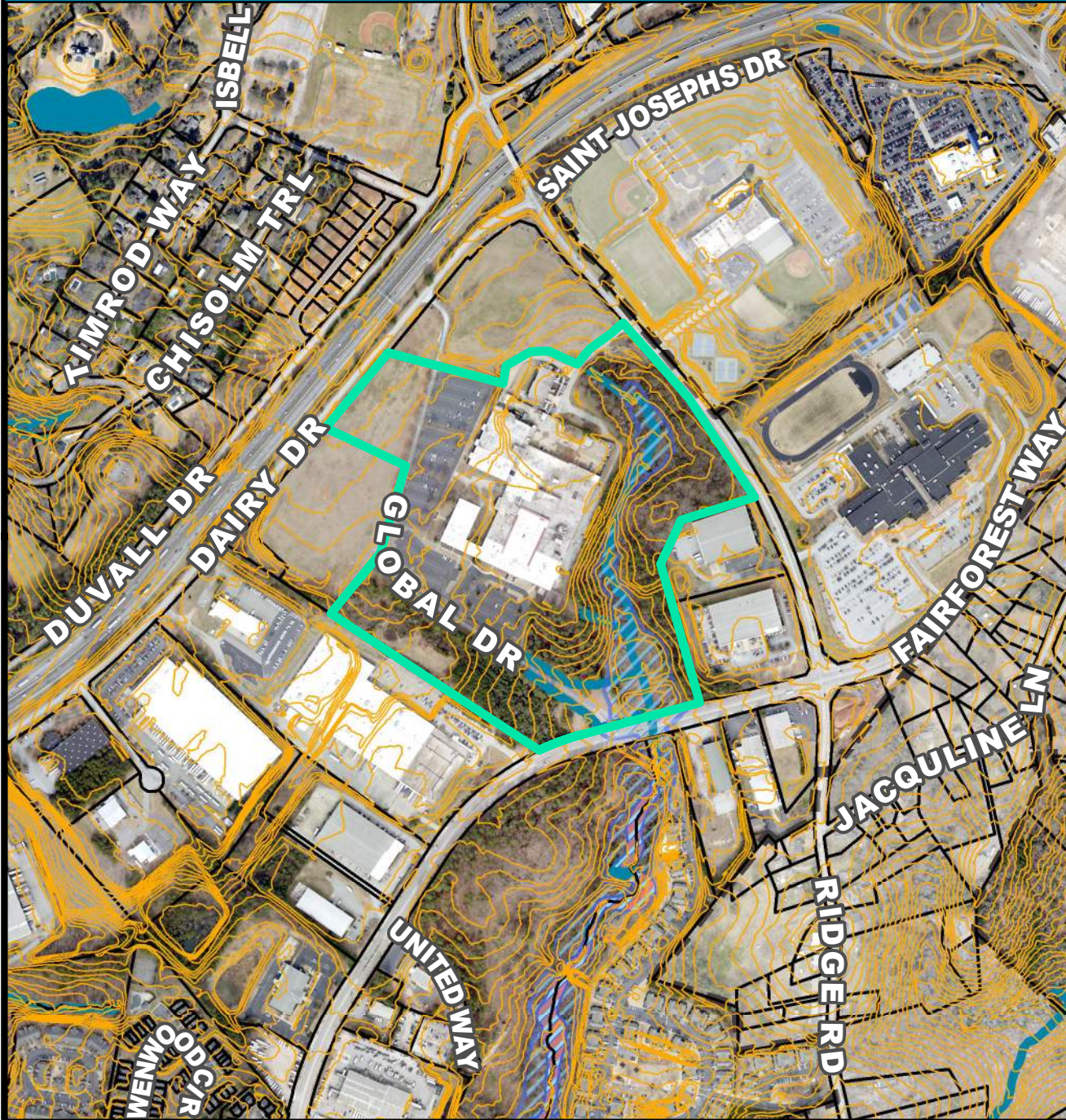
CURRENT ZONING



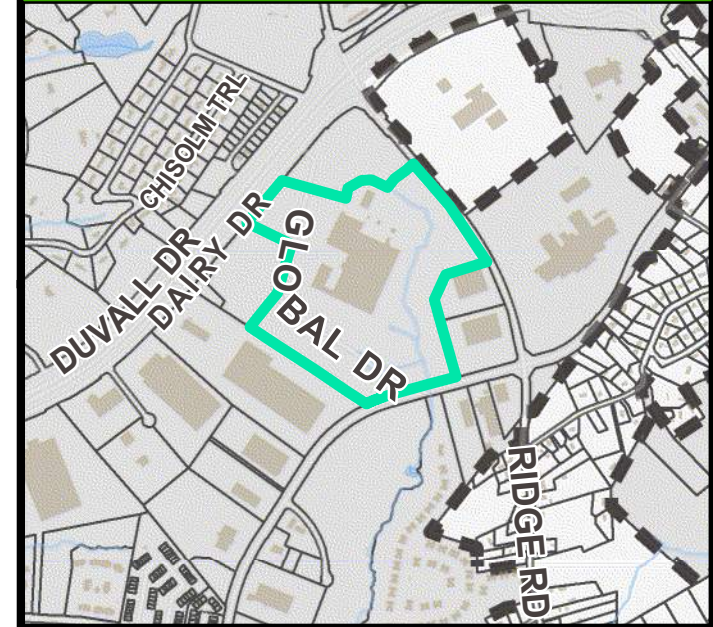
FUTURE LAND USE



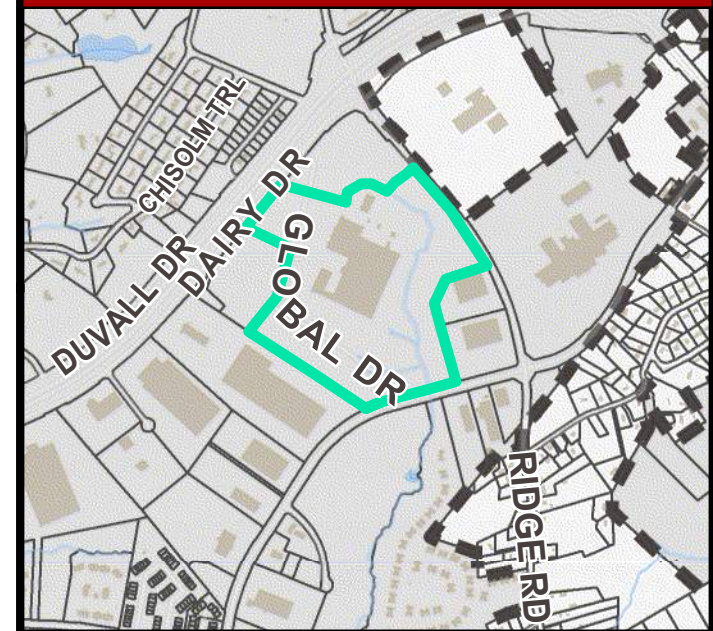
NATURAL / ENVIRONMENTAL FEATURES

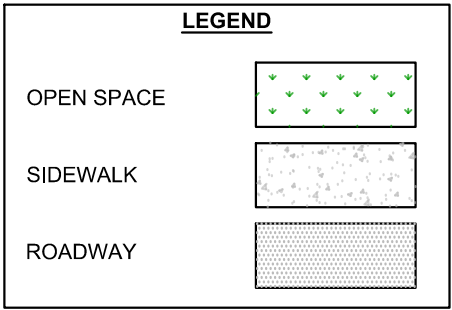
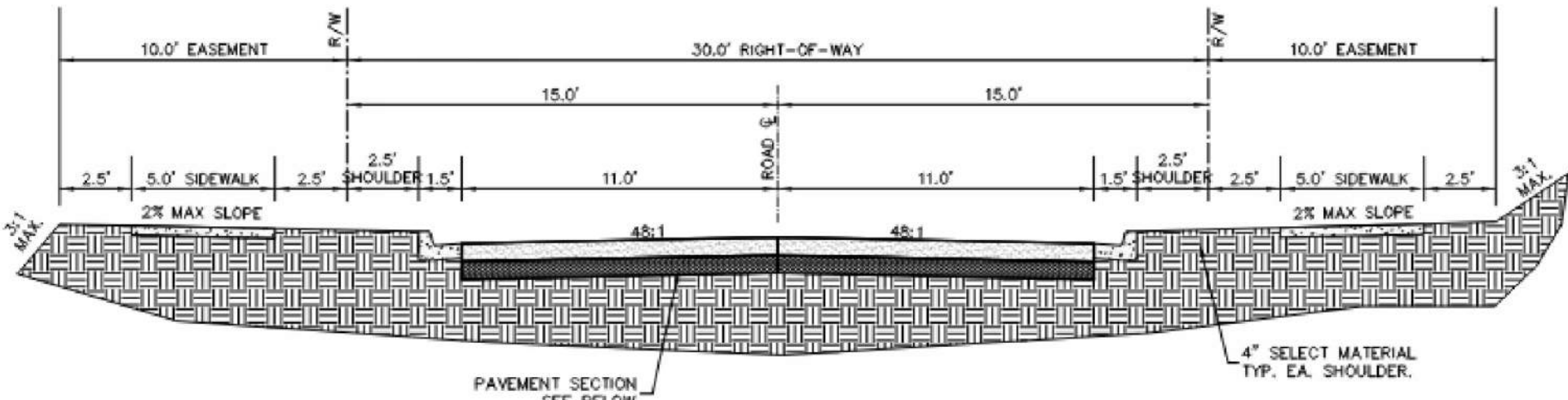


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





LOCATION MAP
N.T.S.

ALSTON PARK TOWNHOMES

OWNER
FAIR FOREST OF GREENVILLE, LLC
28 GLOBAL DRIVE SUITE 100
GREENVILLE, SC 29607
(864)346-9879
RICKCAUTHEN@PACGC.COM

DEVELOPER
WHITELANE ACQUISITIONS, LLC
PO BOX 1552
GREENVILLE, SC 29602
(770)596-5370
CHRIS@SOUTHERNID.COM

SURVEYOR
SITE DESIGN, INC.
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615

ENGINEER
PAUL TALBERT, PE
SEAMON WHITESIDE & ASSOCIATES, INC.
508 RHETT STREET, SUITE 101
GREENVILLE, SC 29601

TAX MAP NUMBER: M011010100307
DEED BOOK 2051, PAGE 1913
PLAT BOOK 47-F, PAGE 97
ZONING: S-1

PROPOSED ROAD LENGTH: +/- 2,376 LF = +/- 0.45 MILES

SETBACKS:

FRONT = 10'
REAR = 10'

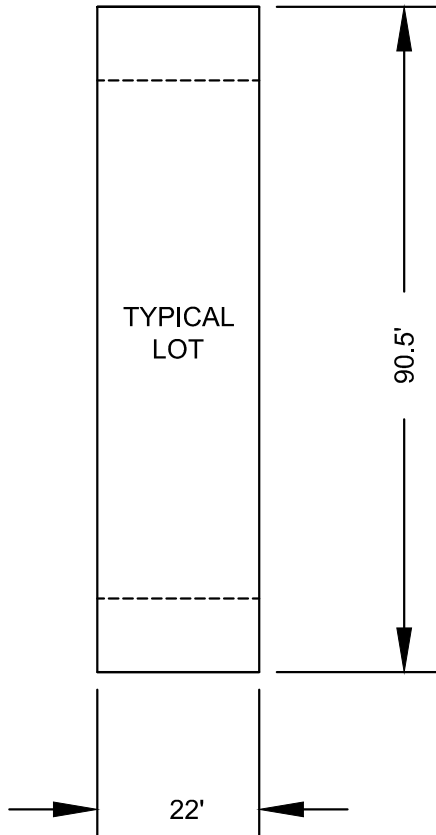
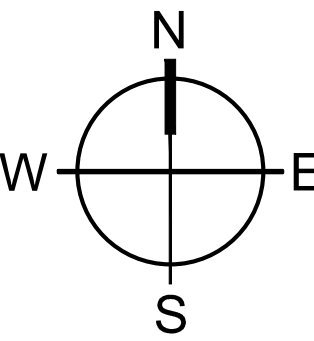
DENSITY TABLE:

ACREAGE: +/- 8.55 ACRES
OPEN SPACE: +/- 2.49 ACRES (PLUS ADDITIONAL ON-LOT OPEN SPACE AS DETERMINED BY APPROVED LANDSCAPE PLAN)
TYPE OF DEVELOPMENT: TOWNHOMES
UNITS: 78 LOTS
DENSITY: 9.12 LOTS/ACRE
MINIMUM LOT SIZE: 1878 SF
TYPICAL LOT SIZE: 1991 SF

REQUIRED PARKING: 78 x 0.25 = 20 GUEST SPACES
PROVIDED PARKING: 24 GUEST SPACES

- NOTES:**
- OPEN SPACE CANNOT BE FURTHER SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.
 - STORMWATER MANAGEMENT POND AREA IS NOT TO BE INCLUDED IN OPEN SPACE
 - ANY CORNER LOT OR DOUBLE FRONTAGE LOT MAY ONLY ACCESS ONE ADJACENT STREET.
 - NEW ROADS ARE TO BE PRIVATELY OWNED AND MAINTAINED UPON COMPLETION OF THE DEVELOPMENT.
 - FOR PROPERTY ABUTTING STREAMS, PROPERTY LINE TO FOLLOW THE STREAM CENTERLINE
 - TRASH SERVICE WILL BE PROVIDED BY 3RD PARTY VENDOR USING ROLL CARTS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 45045C0412E, EFFECTIVE 8/18/2014, THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'AE'.



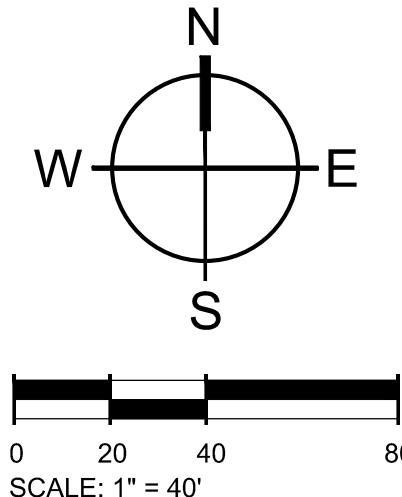
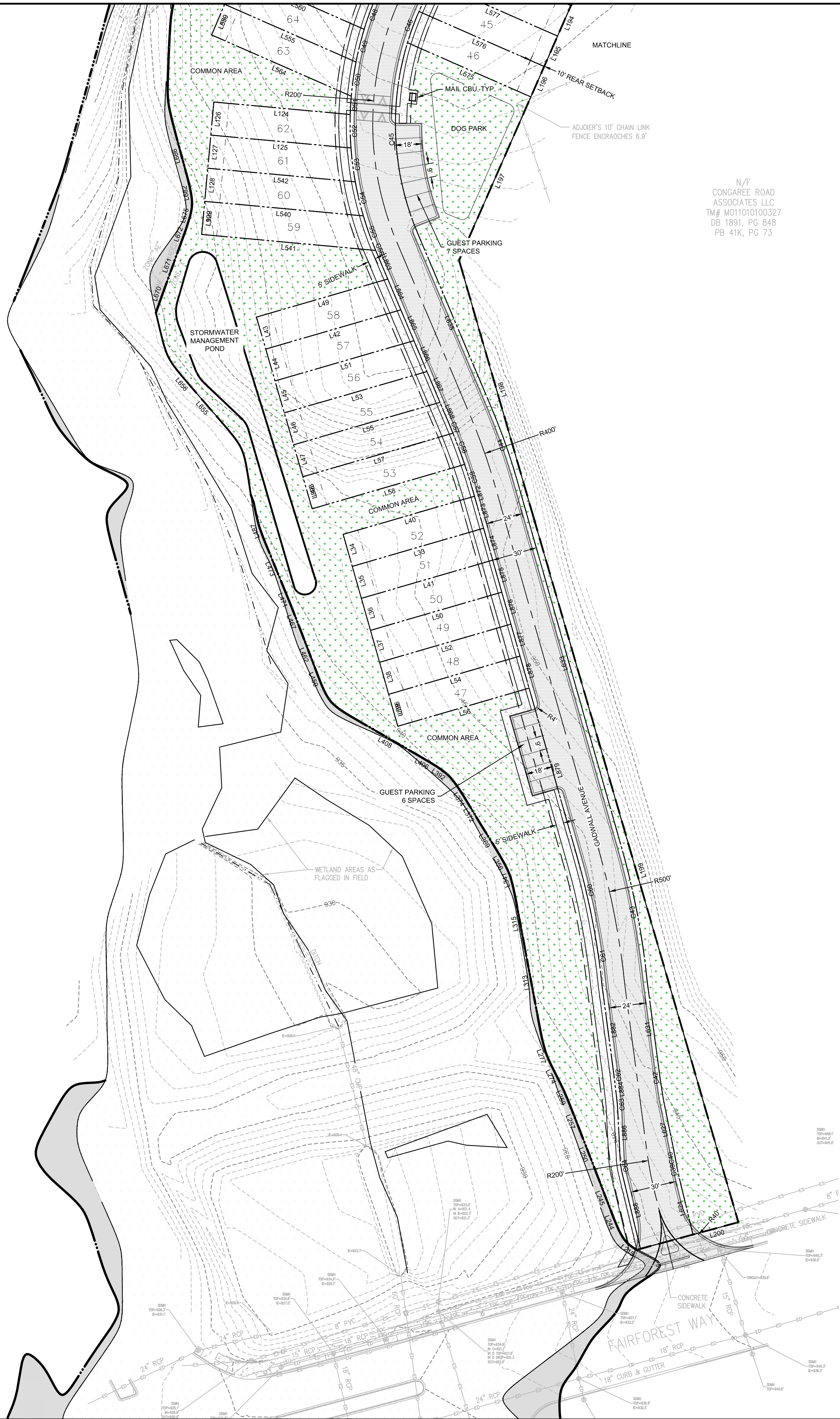
ALSTON PARK TOWNHOMES
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3945
DATE: 01/05/2022
DRAWN BY: DM
CHECKED BY: PT

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
PLAT - 1



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



ALSTON PARK TOWNHOMES
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3945
DATE: 01/05/2022
DRAWN BY: DM
CHECKED BY: PT

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
PLAT - 2

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
1	1991.00	0.05	225.000
2	1991.00	0.05	225.000
3	1991.00	0.05	225.000
4	1991.00	0.05	225.000
5	1991.00	0.05	225.000
6	1991.00	0.05	225.000
7	1991.00	0.05	225.000
8	1991.00	0.05	225.000
9	1991.00	0.05	225.000
10	1991.00	0.05	225.000
11	1991.00	0.05	225.000
12	1991.00	0.05	225.000
13	1991.00	0.05	225.000
14	1991.00	0.05	225.000
15	1991.00	0.05	225.000
16	1992.38	0.05	225.305
17	2024.60	0.05	225.751
18	1991.00	0.05	225.000
19	1991.00	0.05	225.000
20	1991.00	0.05	225.000
21	1991.00	0.05	225.000
22	1991.00	0.05	225.000
23	1991.00	0.05	225.000
24	1991.00	0.05	225.000
25	1991.00	0.05	225.000
26	1991.00	0.05	225.000
27	1991.00	0.05	225.000
28	1878.50	0.04	216.213
29	1878.50	0.04	216.213
30	1991.00	0.05	225.000
31	1991.00	0.05	225.000
32	1991.00	0.05	225.000
33	1991.00	0.05	225.000
34	1991.00	0.05	225.000
35	1991.00	0.05	225.000
36	1991.00	0.05	225.000
37	1991.00	0.05	225.000
38	2092.07	0.05	234.181
39	2150.40	0.05	239.283
40	2171.49	0.05	241.250
41	2172.51	0.05	241.501
42	2172.51	0.05	241.501
43	1991.00	0.05	225.000
44	1991.00	0.05	225.000
45	1991.00	0.05	225.000
46	1981.39	0.05	223.739
47	1991.03	0.05	225.003
48	1991.03	0.05	225.003
49	1991.03	0.05	225.003
50	1991.03	0.05	225.003

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
51	1991.03	0.05	225.003
52	1991.03	0.05	225.003
53	2300.19	0.05	252.686
54	2248.19	0.05	248.498
55	2191.10	0.05	243.345
56	2133.93	0.05	238.148
57	2076.76	0.05	232.951
58	2019.59	0.05	227.753
59	2426.45	0.06	267.363
60	2233.21	0.05	248.684
61	2098.52	0.05	235.723
62	2017.32	0.05	227.930
63	2150.07	0.05	240.762
64	2046.37	0.05	230.767
65	1993.96	0.05	225.763
66	1987.92	0.05	224.756
67	1991.00	0.05	225.000
68	1991.00	0.05	225.000
69	1991.00	0.05	225.000
70	1991.00	0.05	225.000
71	1991.08	0.05	225.028
72	1994.33	0.05	225.437
73	1991.00	0.05	225.000
74	1991.00	0.05	225.000
75	1991.00	0.05	225.000
76	1991.00	0.05	225.000
77	1991.00	0.05	225.000
78	1991.00	0.05	225.000

PARCEL LINE TABLE		
Line #	Bearing	Length
L33	S73°47'36"W	90.50
L34	S15°53'28"E	22.00
L35	S15°53'28"E	22.00
L36	S15°53'28"E	22.00
L37	S15°53'28"E	22.00
L38	S15°53'28"E	22.00
L39	S15°53'28"E	22.00
L40	S73°47'36"W	90.50
L41	S73°47'36"W	90.50
L42	S73°50'02"W	93.10
L43	S16°12'24"E	22.00
L44	S16°12'24"E	22.00
L45	S16°12'24"E	22.00
L46	S16°12'24"E	22.00
L47	S16°12'24"E	22.00
L48	S16°12'24"E	22.07
L49	S73°50'02"W	90.50
L50	S73°47'36"W	90.50
L51	S73°50'02"W	95.70
L52	S73°47'36"W	90.50
L53	S73°50'02"W	98.30
L54	S73°47'36"W	90.50
L55	S73°50'02"W	100.89
L56	S73°47'36"W	90.50
L57	S73°50'02"W	103.45
L58	S73°47'36"W	105.09
L59	N34°22'35"W	31.28
L60	N34°22'35"W	22.00
L61	N34°22'35"W	22.00
L62	N34°22'35"W	22.00
L63	N34°22'35"W	22.00
L64	N34°22'35"W	22.00
L65	N34°22'35"W	22.00
L66	N34°22'35"W	36.27
L67	N79°22'35"W	21.21
L68	S55°37'25"W	45.57
L73	S23°43'02"W	9.95
L74	S23°43'02"W	22.00
L75	S23°43'02"W	22.00
L76	S23°43'02"W	22.00
L77	S23°43'02"W	22.00
L78	S23°43'02"W	22.00
L79	S23°43'02"W	3.41
L80	N55°37'25"E	90.50
L81	N34°22'35"W	22.00
L82	N34°22'35"W	22.00
L83	N34°22'35"W	22.00
L84	N34°22'35"W	22.00
L85	N34°22'35"W	22.00
L86	N34°22'35"W	22.00

PARCEL LINE TABLE		
Line #	Bearing	Length
L87	N55°37'25"E	90.50
L88	N55°37'25"E	90.50
L89	N55°37'25"E	90.50
L90	N55°37'25"E	90.50
L91	N55°37'25"E	90.50
L92	N55°37'25"E	90.50
L93	S40°34'23"E	22.00
L94	S40°34'23"E	22.00
L95	S40°34'23"E	22.00
L96	S40°34'23"E	22.00
L97	S40°34'23"E	22.00
L98	S40°34'23"E	22.00
L99	N49°25'37"E	90.50
L100	S40°34'23"E	3.28
L101	S40°34'23"E	22.00
L102	S40°34'23"E	22.00
L103	S40°34'23"E	22.00
L104	S40°34'23"E	22.00
L105	S40°34'23"E	22.00
L106	S40°34'23"E	22.00
L107	S40°34'23"E	255.62
L109	S34°22'35"E	210.98
L110	S10°37'25"W	21.21
L111	S55°37'25"W	45.57
L115	S23°43'02"W	13.36
L116	S23°43'02"W	22.00
L117	S23°43'02"W	22.00
L118	S23°43'02"W	22.00
L119	S23°43'02"W	22.00
L120	S23°43'02"W	22.00
L121	N49°25'37"E	90.50
L122	N49°25'37"E	90.50
L123	N49°25'37"E	90.50
L124	N84°44'53"W	90.63
L125	N84°44'53"W	93.15
L126	S05°15'07"W	22.00
L127	S05°15'07"W	22.00
L128	S05°15'07"W	22.00
L129	S05°15'07"W	22.00
L130	N66°16'58"W	98.75
L131	N66°16'58"W	98.50
L132	S23°43'02"W	22.00
L133	S23°43'02"W	22.00
L134	S23°43'02"W	22.00
L135	S23°43'02"W	22.00
L136	S23°43'02"W	22.00
L137	N55°37'25"E	90.50
L138	N41°35'54"E	50.72
L139	N47°33'30"E	37.61
L140	N50°55'34"E	39.63

PARCEL LINE TABLE		
Line #	Bearing	Length
L141	N50°55'34"E	30.01
L142	N50°55'34"E	13.23
L143	N50°03'32"E	34.55
L144	N52°04'31"E	9.99
L146	N75°38'42"E	8.30
L148	N49°25'37"E	8.76
L149	S40°34'23"E	22.00
L150	S40°34'23"E	22.00
L151	S40°34'23"E	22.00
L152	S40°34'23"E	22.00
L153	S40°34'23"E	22.00
L154	S40°34'23"E	22.00
L155	S40°34'23"E	18.00
L156	S40°34'23"E	22.00
L157	S40°34'23"E	22.00
L158	S40°34'23"E	22.00
L159	S40°34'23"E	22.00
L160	S40°34'23"E	22.00
L161	S40°34'23"E	18.00
L162	S40°34'23"E	22.00
L163	S40°34'23"E	22.00
L164	S40°34'23"E	22.00
L165	S40°34'23"E	22.00
L166	S40°34'23"E	22.00
L167	S40°34'23"E	8.19
L168	S34°22'35"E	19.42
L169	S34°22'35"E	22.72
L170	S34°22'35"E	22.00
L171	S34°22'35"E	22.00
L172	S34°22'35"E	22.00
L173	S34°22'35"E	20.00
L174	S34°22'35"E	22.00
L175	S34°22'35"E	22.00
L176	S34°22'35"E	22.00
L177	S34°22'35"E	22.00
L178	S34°22'35"E	31.78
L179	S34°22'35"E	30.00
L180	S34°22'35"E	32.50
L181	S34°22'35"E	22.00
L182	S34°22'35"E	22.00
L183	S34°22'35"E	22.00
L184	S34°22'35"E	22.00
L185	S34°22'35"E	32.00
L186	S34°22'35"E	22.00
L187	S34°22'35"E	22.00
L188	S34°22'35"E	22.00
L189	S34°22'35"E	30.61
L190	S71°37'30"W	125.36
L191	S71°37'30"W	224.65
L192	S23°43'02"W	14.02

PARCEL LINE TABLE		
Line #	Bearing	Length
L193	S23°43'02"W	22.00
L194	S23°43'02"W	22.00
L195	S23°43'02"W	22.00
L196	S23°43'02"W	22.00
L197	S23°43'02"W	118.08
L198	S16°09'58"E	179.88
L199	S16°12'24"E	482.88
L200	S74°48'51"W	31.12
L215	N53°27'04"W	2.29
L244	N22°25'51"W	4.91
L245	N21°00'57"W	29.60
L250	N21°10'51"W	31.98
L257	N40°34'23"W	14.76
L259	N23°04'10"W	4.90
L274	N26°48'58"W	12.01
L277	N20°37'25"W	2.39
L313	N10°41'33"W	52.02
L315	N10°34'08"W	27.25
L341	N16°34'44"W	2.45
L356	N29°25'31"W	4.92
L369	N31°33'50"W	19.83
L372	N31°18'04"W	19.84
L374	N31°48'43"W	4.95
L392	N54°32'29"W	2.41
L406	N59°27'54"W	9.77
L408	N59°58'22"W	46.52
L459	N21°40'11"W	7.35
L462	N20°53'08"W	27.09
L467	N21°15'23"W	19.68
L471	N21°55'25"W	12.22
L473	N22°20'12"W	31.72
L487	N18°34'54"W	2.42
L494	N55°37'25"E	90.50
L495	S55°37'25"W	75.50
L496	N79°22'35"W	21.21
L497	N34°22'35"W	7.00
L498	N34°22'35"W	22.00
L499	N34°22'35"W	22.00
L500	N34°22'35"W	22.00
L501	N34°22'35"W	17.50
L502	N10°37'25"E	21.21
L503	N55°37'25"E	75.50
L504	S55°37'25"W	75.50
L505	N79°22'35"W	21.21
L506	N34°22'35"W	16.78
L507	N34°22'35"W	22.00
L508	N34°22'35"W	22.00
L509	N34°22'35"W	22.00
L510	N34°22'35"W	22.00
L511	N34°22'35"W	20.00

PARCEL LINE TABLE		
Line #	Bearing	Length
L512	N34°22'35"W	22.00
L513	N34°22'35"W	22.00
L514	N34°22'35"W	22.00
L515	N34°22'35"W	20.20
L519	N40°34'23"W	8.24
L520	N40°34'23"W	22.00
L521	N40°34'23"W	22.00
L522	N40°34'23"W	22.00
L523	N40°34'23"W	22.00
L524	N40°34'23"W	18.00
L525	N40°34'23"W	22.00
L526	N40°34'23"W	22.00
L527	N40°34'23"W	22.00
L528	N40°34'23"W	22.00
L529	N40°34'23"W	22.00
L530	N40°34'23"W	18.00
L531	N40°34'23"W	22.00
L532	N40°34'23"W	22.00
L533	N40°34'23"W	22.00
L534	N40°34'23"W	22.00
L535	N40°34'23"W	22.00
L536	N40°34'23"W	22.00
L537	N40°34'23"W	15.88
L538	N49°25'37"E	90.50
L539	N49°25'37"E	90.50
L540	N84°44'53"W	105.43
L541	N84°44'53"W	115.66
L542	N84°44'53"W	98.03
L543	N66°16'58"W	90.50
L544	S23°43'02"W	13.36
L545	S23°43'02"W	22.00
L546	S23°43'02"W	22.00
L547	S23°43'02"W	22.00
L548	S23°43'02"W	22.00
L549	N66°16'58"W	90.50
L550	S66°16'58"E	90.50
L551	S66°16'58"E	90.50
L552	S66°16'58"E	90.83
L553	N66°16'58"W	90.50
L554	N66°16'58"W	90.50
L555	N66°18'40"W	94.97
L556	S23°00'52"W	22.00
L557	S23°00'52"W	22.02
L558	S23°00'52"W	22.00
L559	S23°00'52"W	22.00
L560	N66°18'47"W	91.46
L561	N66°16'51"W	90.26
L562	N66°16'58"W	90.50
L563	N49°25'37"E	90.50
L564	N66°18'33"W	100.92



Neighborhood Meeting**Project Name:**

Alston Park Townhomes

Location:

Global Business Park

Time of the meeting:

6:00 PM

Date:

2/7/2022

Representative holding meeting:

Christopher Caney

Name	Street Address	Email
1 Terry Crosby SCS	100 St-Joseph's Drive	tcrosby@sjcatholic.school.org
2 Michael Atkinson	1324 ridge RD	mr. ATKinson 1970.45@gmail
3 Philip Farmer	28 Global D	farmerphil65@yahoo.com
4 Austin Rutherford	206 S. Main St	arutherford@greenville.sc.gov
5 Paul Pow	206 S. Main St.	p.pow@greenville.sc.gov
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Austin Rutherford

From: Christopher Laney <chris@southernid.com>
Sent: Tuesday, February 8, 2022 11:10 AM
To: Austin Rutherford
Cc: David White
Subject: Alston Park Community Meeting Summary
Attachments: AlstonPark_CommunityMeetingSignIn.pdf

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Austin,

Attached is the sign-in sheet from the Alston Park developer-led neighborhood meeting last night. We had two nearby property owners in attendance in addition to staff members from the City of Greenville and the property owner.

Topics discussed were:

1. Subject site size and proximity to the surrounding roads
2. Layout of the proposed development including site of homes, number of homes, open space, recreational areas, & provided guest parking
3. Engineering overview including lot widths/depths, road profiles, sidewalks, and stormwater management
4. Renderings of the site and conceptual home types

Questions from the Audience were:

1. Does this project use/interfere with the corner vacant lot at Ridge Road? (Answer: No, we are only under contract for the 8.55 acres)
2. Will we perform any Ridge Road improvements? (Answer: Traffic study being completed and will address any needs as identified by 3rd party engineer)
3. Are we using the existing retention basin at Global Office Park? (Answer: No, City requested we install new basins outside of floodplain)
4. Timing of approvals & development? (Answer: Submitting for March 17 Planning Commission, Permits/Approval Fall 2022, Commence 1st Qtr 2023)
5. Clarify access points? (Answer: At City's request, removed cul-de-sac and added right-in/right-out on Fairforest making 3 access points)

Without any further questions, the group adjourned at 6:30.

Thank you,
Chris Laney

Christopher Laney
Managing Partner
Southern Investment & Development



Direct: 770-596-5370
P.O. Box 1552
Greenville, SC 29602
chris@southernid.com



**Planning Staff Report to
Greenville Planning Commission
March 11, 2022
for the March 17, 2022 Public Hearing**

Docket Number: Z-2-2022
Applicant: City of Greenville
Proposal: **TEXT AMENDMENT** to **MODIFY** Section 19-2.2.4 *Neighborhood meetings* to provide exceptions to the neighborhood meeting requirements.

Staff Recommendation: **Recommend Approval to City Council**

Applicable Sections of the City of Greenville Code of Ordinances:

Section 19-2.2.4 *Neighborhood meetings*

Background:

Planning and Development staff submit this application request to amend existing provisions within Section 19-2.2.4 *Neighborhood meetings* to provide an exception to the requirement. The proposal is to remove the requirement when a Map Amendment (rezoning) is conducted in conjunction with an annexation into the City limits. A neighborhood meeting will still be required for new Planned Developments (PDs) or Flexible Review Districts (FRDs) that have not been previously approved by the County or that are proposed to be modified from their County approved ordinance.

Staff Analysis:

The proposed amendment is consistent with the Comprehensive Plan as it removes a requirement that deters annexation and will allow for consistent, manageable growth. The proposal retains neighborhood meetings for properties already within the City limits. The properties to be annexed will still receive a Public Hearing before Planning Commission and two readings before City Council as a part of the public review process.

This requested text amendment is the result of Council and staff's joint effort to grow the City limits and to streamline the steps for annexation. Both recognize the City's annexation efforts as a community need.

STAFF RECOMMENDATION:

APPROVE

City Engineer Comments

Recommend: Approve

Comments:

Approved.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Parks & Recreation Comments

Recommend: Approve

Comments:

Reviewed, no comment.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Tree and Landscape Comments

Recommend: Approve

Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



APPLICATION FOR ORDINANCE TEXT AMENDMENT CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

City of Greenville

NAME
206 S. Main Street, Greenville, SC 29601

ADDRESS

864-232-2273

PHONE

FAX
planning@greenvillesc.gov

EMAIL

SIGNED

DATE

REQUEST

19-2.2.4

PERTINENT CODE SECTION(S)

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

Text Amendment provides an exception to the neighborhood meeting requirements for map amendments conducted in conjunction with annexations unless the rezoning request is for a Planned Development (PD) or Flexible Review District (FRD) not previously approved by the County or is not proposed to be modified from the previous ordinance approved by the County.

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.

2. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A TEXT AMENDMENT). SEE ALSO **SECTION 19-2.3.2, AMENDMENTS TO TEXT AND ZONING DISTRICT MAP**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.

3. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$ 100.00.

4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**

APPLICANT RESPONSE TO SECTION 19-2.3.2(E)(1), AMENDMENTS TO TEXT
(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The Comprehensive plan details a path for controlled growth of the City. The amendment removes a requirement that deters the annexation of previously developed property into the City limits.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PROVISIONS OF THE ORDINANCE AND RELATED CITY REGULATIONS.

The proposal retains neighborhood meetings for properties already within the City limits.

3. DESCRIBE THE CONDITIONS THAT HAVE CHANGED FROM THE CONDITIONS PREVAILING AT THE TIME THAT THE ORIGINAL TEXT WAS ADOPTED.

City Council and staff wish to grow the City limits and reduce the steps required to conduct annexations.

4. DESCRIBE THE WAYS IN WHICH THE PROPOSAL ADDRESSES A DEMONSTRATED COMMUNITY NEED.

Council and staff recognize continued annexation efforts as a community need. This text amendment reduces the steps to conduct annexations.

5. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICTS IN THE ORDINANCE, WILL PROMOTE COMPATIBILITY AMONG USES, AND WILL PROMOTE EFFICIENT AND RESPONSIBLE DEVELOPMENT WITHIN THE CITY.

The proposed zoning districts will receive a Public Hearing before Planning Commission and two readings before City Council along with the annexation. Compatibility will be determined through this process just as it is currently.

6. DESCRIBE THE WAYS IN WHICH THE PROPOSAL PROMOTES A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.

All developments, whether conducted through annexation or existing within the City prior to development must meet the City's development regulations that are not proposed to be changed through this text amendment.

7. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN BENEFICIAL IMPACTS ON THE NATURAL ENVIRONMENT AND ITS ECOLOGY, INCLUDING BUT NOT LIMITED TO: WATER; AIR; NOISE; STORMWATER MANAGEMENT; WILDLIFE; VEGETATION; AND, WETLANDS.

This text amendment will not result in any development regulation changes in regards to the environment.

8. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES AND SERVICES (ROADS, POTABLE WATER, SEWERAGE, SCHOOLS, PARKS, POLICE, FIRE, AND EMERGENCY FACILITIES).

The properties contained within annexations will be served by the City in our capacities or through the Intergovernmental Agreements with other government bodies.

Sec. 19-2.2. Common procedures.

[...]

19-2.2.4. *Neighborhood meetings.*

- (A) *General.* The purpose of the neighborhood meeting is to provide an opportunity for informal communication between applicants, occupants, and owners of nearby properties who may be affected by development proposals; to educate the occupants and owners about the proposed development and application; to receive comments and address concerns about the development proposal; and to resolve conflicts and outstanding issues, where possible.
- (B) *Neighborhood meeting encouraged.* Where not otherwise mandatory, a neighborhood meeting is strongly encouraged for all applications requiring a public hearing prior to submission of an application, provided the neighborhood meeting is not required under Sec. 19-2.2.4(C).
- (C) *Neighborhood meeting required.* Unless a waiver is granted by the administrator, a neighborhood meeting shall be required to be conducted prior to submission of the following applications:
 - (1) Map amendment (rezoning), including PD (Planned Development) and FRD (Flexible Review District);
 - (2) Major subdivision;
 - (3) Special exception for: bed and breakfast inn.
 - (4) Multifamily or a Certificate of Appropriateness which includes a multifamily use; or
 - (5) Any application requiring a public hearing where the proposed project is commercial or multi-family in nature and abuts an existing single family detached use.
- (D) Notwithstanding the foregoing subsection and only with respect to applications requiring a public hearing, a neighborhood meeting may be required for a public hearing application under one or more of the following scenarios;
 - (1) The chairperson of the planning commission, design review board, board of zoning appeals may, during a public hearing, direct an applicant to conduct a neighborhood meeting if it is determined that the application could potentially have negative land use, appearance, traffic, or other public facility impacts on neighboring properties.
 - (2) The administrator may require an applicant to conduct a neighborhood meeting prior to a public hearing being scheduled if the administrator determines that:
 - (a) One or more property owners are directly abutting the subject property has requested, via standard mail or email, a neighborhood meeting; or
 - (b) Owners of 20 percent or more of the parcels within 1,000 feet of the subject property have requested, via standard mail or email, a neighborhood meeting.
- (E) *Procedure.* If a neighborhood meeting is convened, it should generally comply with the following procedures:
 - (1) *Time and place.* The neighborhood meeting should be held during the hours of 6:00 p.m. to 9:00 p.m., Monday through Friday, at a place that is generally accessible to occupants of property in close proximity to the land subject to the application. Meetings may be held at a time and day different from above at the neighborhood's request. Meetings shall be held

at least eight calendar days prior to the scheduled public hearing. Failure to do so may result in delay or denial of the application.

- (2) *Notification.* The applicant shall provide notification of the neighborhood meeting a minimum of five business days in advance of the meeting by first class mail to: all owners and occupants within 500 feet of the land subject to the application; any neighborhood organization that represents citizens within that area; the planning staff; and the review board. The notification shall state the time and place of the meeting.
- (3) *Conduct of meetings.* At the neighborhood meeting, the applicant shall explain the development proposal and application; answer questions; and, address the ways in which to resolve the attendees' concerns. Within two days of the meeting, the applicant shall provide the city a list of those in attendance with a summary of the attendee's concerns.

(F) Exceptions. A neighborhood meeting is not required for the following types of applications:

- (1) Map amendment (rezoning) that is conducted in conjunction with an annexation of the property into the Greenville city limits unless the request is for a PD (Planned Development or FRD (Flexible Review District) that has not been previously approved by the County or that is not proposed to be modified from the previous ordinance approved by the County.

[. . .]



**Planning Staff Report to
Greenville Planning Commission
March 11, 2022
for the March 17, 2022 Public Hearing**

Docket Number: Z-3-2022
Applicant: City of Greenville
Proposal: TEXT AMENDMENT to MODIFY Section 19-4.5.3(F)

Staff Recommendation: Recommend Approval to City Council

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-4.5.3(F) *Use of motor vehicle, trailer, or shipping container for sales, service, storage, or other business.*

Background

Planning and Development staff submits this application request to amend existing provisions within the Land Management Ordinance regulations for temporary uses and structures. Specifically, the text amendment will allow for the temporary use of food trucks in residential amenity areas. The proposed amendment will modify the existing regulations listed in Section 19-4.5.3(F).

Staff Analysis:

The proposed amendment will allow for the temporary use of food trucks at properties of two (2) acres or greater that have a residential amenity area as the principal use. The proposed amendment is intended to allow for a desirable, temporary use in zoning districts that would otherwise be prohibited. The restriction to amenity areas articulated in this modification ensures minimal to no adverse impact caused by the temporary use. The changes will maintain existing city regulations for food truck licensure and operations from other codes in the ordinance.

Specifically, staff believes that the allowance for this desired use in residential amenity areas will not be in opposition to the intent for residential development articulated in the GVL 2040 Comprehensive Plan. Since the modification is for temporary uses, there should be no longstanding impact on development patterns or specific projects in the near future. Furthermore, staff believes that the text amendment will promote the general welfare of the residents, which is consistent with the purpose and intent of the Land Management Ordinance. Applicants will need to obtain a temporary use permit, and food trucks locating in these areas must have the requisite licenses to operate in the City of Greenville.

STAFF RECOMMENDATION:

APPROVE

City Engineer Comments

Recommend: Approve

Comments:
Approved.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments

Parks & Recreation Comments

Recommend: Approve

Comments:

Reviewed, no comment.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Tree and Landscape Comments

Recommend: Approve

Application # _____	Fees Paid _____
Date Received: _____	Accepted by _____
Date deemed complete _____	App Deny Conditions _____



APPLICATION FOR ORDINANCE TEXT AMENDMENT CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

City of Greenville NAME	(864) 467-4510 FAX
206 S Main Street ADDRESS	planning@greenvillesc.gov EMAIL
Greenville, SC 29601	
(864) 467-4476 PHONE	SIGNED (City Manager) 02/25/2022 DATE

REQUEST

PERTINENT CODE SECTION(S):

Amendment to Article 19-4.5.3(F) of the Land Management Ordinance

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

This text amendment will amend an existing provision in the Land Management Ordinance for temporary uses and structures. Specifically, this would amend Section 19-4.5.2(F), "Use of motor vehicle, trailer, or shipping container for business", to add provisions that would allow for food trucks to operate as a temporary use in residential amenity areas greater than 2.0 acres.

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
2. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A TEXT AMENDMENT). SEE ALSO **SECTION 19-2.3.2, AMENDMENTS TO TEXT AND ZONING DISTRICT MAP**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
3. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$ 100.00.
4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**

APPLICANT RESPONSE TO SECTION 19-2.3.2(E)(1), AMENDMENTS TO TEXT (YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The GVL2040 Comprehensive Plan emphasizes the importance of ensuring the preservation of neighborhood character and quality life. The benefits of this proposed text amendment will improve the quality of life through newfound accessibility of food trucks in appropriate residential spaces larger than 2.0 acres. Restricting this use to amenity areas will ensure minimal adverse impact, while providing a convenient service that will limit neighborhood traffic during events at the amenity area. The adoption of this proposed amendment would be consistent with the intent for residential areas in the GVL2040 Comprehensive Plan.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PROVISIONS OF THE ORDINANCE AND RELATED CITY REGULATIONS.

The amendment proposes modification to existing provisions and proposes new text related to temporary uses in residential amenity areas larger than 2.0 acres. The text amendment expands the applicability of an existing provision for temporary use of sale of food products, with approved temporary use permit. These changes maintain city regulations from other codes in the ordinance while allowing for specific temporary uses in certain residential areas. The allowed uses will be consistent with the regulations and intent articulated in Section 19-4.5.2, *General standards for all temporary uses and structures*.

3. DESCRIBE THE CONDITIONS THAT HAVE CHANGED FROM THE CONDITIONS PREVAILING AT THE TIME THAT THE ORIGINAL TEXT WAS ADOPTED.

Greenville has experienced considerable growth in both commercial and residential development throughout the city over the past decade. When new development occurs near differing land uses, land use compatibility issues follow. Community events have gathered many members of the public at locations with residential amenities larger than 2.0 acres within the city. This text amendment allows for businesses to provide a service to members of the public in an appropriate fashion, where the principal use is a large residential amenity area as well as providing local businesses economic opportunity.

4. DESCRIBE THE WAYS IN WHICH THE PROPOSAL ADDRESSES A DEMONSTRATED COMMUNITY NEED.

The proposal addresses a demonstrated community need by providing an accessible, temporary eating use at properties with large residential amenities. The city continues to see considerable growth in both residential and commercial development and redevelopment and believes this proposal will be compatible with that growth while allowing for a desirable temporary use in residential areas.

5. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICTS IN THE ORDINANCE, WILL PROMOTE COMPATIBILITY AMONG USES, AND WILL PROMOTE EFFICIENT AND RESPONSIBLE DEVELOPMENT WITHIN THE CITY.

The proposal is consistent with the purpose and intent of the Ordinance which is to promote the general welfare of the property owners and residents of the city, and other members of the public. The proposal is particularly compatible with the Land Management Ordinance as the new temporary use will operate in conjunction with large residential amenities, which are classified as complementary uses customarily found in residential districts, as per Section. 19-3.2.2, *Establishment of zoning districts and specific purposes*. This text amendment will emphasize neighborhood compatibility and not create adverse impacts on existing surroundings, a tenet emphasized in Section 19-4.5.2.

6. DESCRIBE THE WAYS IN WHICH THE PROPOSAL PROMOTES A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.

The proposed text amendment is for a temporary use and will not have any longstanding impact on development patterns or specific projects in the near future. Applicants requesting permission for temporary use included in this proposed text amendment will be required to follow the necessary procedures and permitting requirements.

7. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN BENEFICIAL IMPACTS ON THE NATURAL ENVIRONMENT AND ITS ECOLOGY, INCLUDING BUT NOT LIMITED TO: WATER; AIR; NOISE; STORMWATER MANAGEMENT; WILDLIFE; VEGETATION; AND, WETLANDS.

The proposed text amendment will be subject to existing regulations and guidelines that are in effect to minimize or eliminate any adverse impact on existing surroundings, natural environment, and the community. In addition, the use being limited to properties where residential amenities are the principal use will meet the intent of neighborhood and community preservation.

8. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES AND SERVICES (ROADS, POTABLE WATER, SEWERAGE, SCHOOLS, PARKS, POLICE, FIRE, AND EMERGENCY FACILITIES).

The proposed text amendment is not anticipated to negatively affect the adequate provision of public facilities and services. The proposed amendment applies to temporary uses, which are subject to provisions in Section 19-4.5.2; temporary uses specific to this proposed text amendment should not require long-term access of public facilities and services and will have virtually no impact on such development.

Section 19-4.5.3. *Specific standards for certain temporary uses and structures.*

(F) *Use of motor vehicle, trailer, or shipping container for sales, service, storage, or other business.* The use of any motor vehicle, trailer, or shipping container in which, out of which, or from which any goods are sold, stored, services performed, or other businesses conducted shall be prohibited in all zoning districts. However, this subsection shall not prohibit the use of a motor vehicle, trailer, or shipping container for the following uses without benefit of a temporary use permit, *except where noted below*, pursuant to subsection 19-2.3.11:

- (1) The sale of food products at ~~a city-approved event~~;
 - a. a city-approved event; or
 - b. properties of 2.0 acres or more where the principal use is a residential amenity area, by vendors with a valid mobile food vendor decal permit, and with written consent by the applicable property owner and/or homeowners association, and approved temporary use permit.
- (2) Construction authorized by a building permit; or
- (3) The temporary loading and unloading of goods provided that no individual trailer or container is in place longer than 48 hours.



**Planning Staff Report to
Greenville Planning Commission
March 11, 2022
for the March 17, 2022 Public Hearing**

Docket Number: MD 19-237M
Applicant: David Anderssen
Property Owners: Broad Street Holdings, LLC
Property Locations: Northeast intersection of E Broad St and Doctor David C Frances St
Tax Map Number: 0062000100100
Proposal: **Modifications to Approved Multifamily Residential Development**

Staff Recommendation: **Approval with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372, *Function, Powers, and Duties of the Planning Commission*

Sec. 19-2.1.2, *Planning Commission Powers and Duties*

Sec. 19-6, *Development and Design Standards*

Sec. 19-6.8, *Design Standards for Multifamily Residential Development*

Project Request:

The applicant proposes modifications to the design of a high-rise multifamily building that was previously approved with conditions on May 16, 2019. The proposed building is within the OD, Office district, is 5 stories, and includes 38 units.

Most changes reflected in the application packet are minor in nature and are typical of design development; however, the balconies on the northern façade have been relocated to face Doctor David C. Francis St., which is considered a major modification. A summary of all notable changes is as follows:

- The balconies that previously faced the storage facility to the north of the site have been relocated to the western façade to face David C. Francis Street.
- The typical cornice profiles have been developed and additional brick detailing has been added at the top of the brick walls.
- The overhang and bracket at the southwest tower have been developed.
- Brick detailing has been modified on both towers to emphasize verticality of these elements. The continuous brick banding has been removed for a subtle change at the towers that provides more overall architectural variation.
- The fifth-floor canopy support at the southwest corner of the building has been developed to allow a continuous cornice.
- A double soldier brick header has been added at the fifth-floor doors and windows.
- The balcony edges have been thickened to cover the end of the structural steel outriggers.
- Subtle shifts have been made in the window locations in the southwest tower to work with stair clearances.

- Additional variation in the brick color, parapet heights, and door and window openings (with added 'Juliette' balcony) have been included on the east elevation.
- Larger windows have been added for unit H on the south courtyard elevation.
- Electric lanterns have been replaced with gas lanterns adjacent to the entries facing David C. Francis.
- Prefinished metal storefront doors are being proposed in lieu of wood doors at all building entries.

The previously approved materials palette, including range of brick colors, has not changed with this application.

Staff Analysis

The project is subject to section 19-6.8, Design Principles and Standards for Multifamily Residential Development. Staff reviewed the application for compliance with the design standards as follows:

19-6.8.9. Multifamily Design Standards

(A) Orientation

The building orientation has not changed and meets all applicable requirements.

(B) Setbacks and height

The building setbacks have not changed and meet all applicable setback requirements.

(C) Entrances

The building entrance locations have not changed and meet all applicable requirements. The proposed change to prefinished metal storefront doors in lieu of wood doors is in keeping with the ordinance.

(D) Building Facades

The proposed relocation of balconies from the northern façade to the more prominent western façade does not negatively impact the articulation and improves the overall design of the building with better activation on David C Francis Street. The additional detailing of cornices, windows, and doors are improvements to the previous design.

Staff finds that the removal of the horizontal banding from the towers acts to create visually distinctive vertical elements in keeping with the ordinance.

(E) Service Areas

Trash is proposed to be handled within the building. During the DRB informal review, HVAC unit locations were verbally indicated to be on the roof hidden behind the parapet; location and screening will be verified at the time of permitting.

(F) Roof Form

The building features a series of flat roofs, and additional cornice detailing has been provided to better address the ordinance.

(G) Transparency

The building transparency has not changed and meets the applicable requirements. Staff will ensure compliance at the permit stage.

(H) Materials

The primary building materials proposed are stone veneer, brick, stained concrete, and metal windows and doors. Stone will be utilized along the base of the building, particularly along the frontage. The brick colors include a light gray color for the field, and a darker gray/brown for accents. The proposed materials, including the approved range of brick colors, has not changed from the previously approved application.

No revisions to the site plan are proposed, therefore the remaining design guidelines pertaining to site design are not relevant to this submittal.

Neighborhood Meeting

The applicant held a neighborhood meeting on February 10, 2022 at the Next Innovation Center, with a virtual option via Microsoft Teams. During the meeting, the developer and architect gave a general overview of the general design development and reviewed updated perspective renderings depicting the revised balcony locations.

Design Review Board – Urban Panel Comments (03/03/2022)

- Great improvement on the relocation of the balcony. It activates the David C Francis Street frontage much better.
- All of the other additions make a lot of sense, especially removing the banding to make the towers stand out more as a vertical element.
- The brick palette and additional details are a beautiful stitch in this location, tying McBee Station over to McDaniel Avenue.
- The level of brick detailing is appreciated - the attention to detailing is what sets it apart.

Staff Recommendation:

Staff recommends approval of the application as submitted with the following comments and conditions:

Staff Comments and Conditions:

Planning Comments and Conditions:

1. All conditions included with previous Planning Commission approval on May 16, 2019 shall apply.

City Engineer Comments:

Recommend: N/A

Comments: N/A

Civil Engineering Comments:

Recommend: N/A

Comments: N/A

Environmental Engineer Comments:

Recommend: Approve

Comments:

Approved with no comments

Traffic Engineer Comments and Conditions:

Recommend: Approve w/ Conditions

Comments:

A TIA form has not yet been submitted for this development.

Original Comments (05/01/2019) - Traffic Impact Analysis form is required for all proposed developments. It can be found at: <http://www.greenvillesc.gov/TrafficImpactAnalysis>. Please fill out and submit online.

Fire Department Comments:

Recommend: N/A

Comments: N/A

Parks/Recreation Comments:

Recommend: N/A

Comments: N/A

Tree and Landscape Comments:

Recommend: Approve w/ Comments

Comments:

A tree survey will be required at time of permit submission. Tree survey should include all trees on site that are greater than 6" DBH. Site plan should show all trees that will be removed due to construction. Mitigation will be required for any protected trees that are removed with either inch per inch replacement or fee-in-lieu. A landscape plan will be required showing the required street trees, parking lot trees, and replacement trees should that apply. Tree density of 1 per 2000 sf minus building footprints should be maintained for each individual lot.



APPLICATION FOR MULTIFAMILY DEVELOPMENT

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	David Anderssen for Johnston Design Group	Terry Birch
*Title:	Principal	Owner
*Address:	411 University Ridge	183 Faris Circle
*State:	South Carolina	South Carolina
*Zip:	29601	29605
*Phone:	864-325-1352	704-634-1160
*Email:	david@johnstondesigngroup.us	terrybirch@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 301 East Broad Street

*TAX MAP # 0062000100100

*CURRENT ZONING DESIGNATION OD

*TOTAL ACREAGE 1.9

PROPOSED DEVELOPMENT INFORMATION

*TYPE OF APPLICATION: _____ New ☒ Modification – Major _____ Modification – Minor

*ORIGINAL APPLICATION # (put N/A if new application) MD 10-002

*NUMBER OF UNITS 38

*MULTIFAMILY DEVELOPMENT TYPE Condominium

*AGE RESTRICTED HOUSING (Y / N) N

NUMBER OF UNITS AND/OR PERCENTAGE OF AGE RESTRICTED UNITS (If applicable) _____

INSTRUCTIONS

- The applicant is **required** to schedule a pre-application meeting according to the dates outlined on the Board calendar. Call (864) 467-4476 to schedule an appointment.

*PREAPPLICATION MEETING DATE 12/17/2021

- If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
- All applications and fees (made payable to the City of Greenville) for designation as a Multifamily Development must be received by **no later than 2:00 pm** of the date reflected on the Board schedule.

- A. Multifamily development - New \$550.00 – *public hearing required*
- B. Multifamily development – Major Modification \$275.00 – *public hearing required*
- C. Multifamily development – Minor Modification \$150.00 – *administrative review*

4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will go back into the queue for review. Please refer to **section 19-2.3.13 (D), Multifamily residential development** for additional information.
5. **Public Notice Requirements.** Multifamily development applications require a Planning Commission public hearing. There is also an informal review from the Design Review Board required prior to the planning commission hearing.
6. The applicant is responsible for sign posting the subject property. Instructions will be provided at the time of submission.
7. Multifamily development applications also **require** a developer-led neighborhood meeting which is to be held at least eight (8) days prior to the scheduled Planning Commission hearing (Sec. 19-2.2.4, Neighborhood meetings). Information will be emailed within a few days of submittal to the listed applicant email provided on page one of this application.
8. Upon planning commission recommendation, the application item will be scheduled for city council hearing.

To be filled out at time of application submittal

- ☒ Public Hearing signs are acknowledged as received by the applicant
- ☒ Posting sign instructions and affidavit are acknowledged as received by the applicant

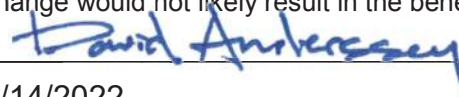
***APPLICANT SIGNATURE** David Anderssen

Digitally signed by David Anderssen
Date: 2022.02.13 09:54:09 -05'00'

9. Please verify that all required information is reflected on the plan(s), and **submit one (1) paper copy and one (1) electronic version** of the application submittal package.
10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.



***APPLICANT ACKNOWLEDGEMENT SIGNATURE**

2/14/2022

***DATE**

11. Per acknowledgement and understanding of item #8, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

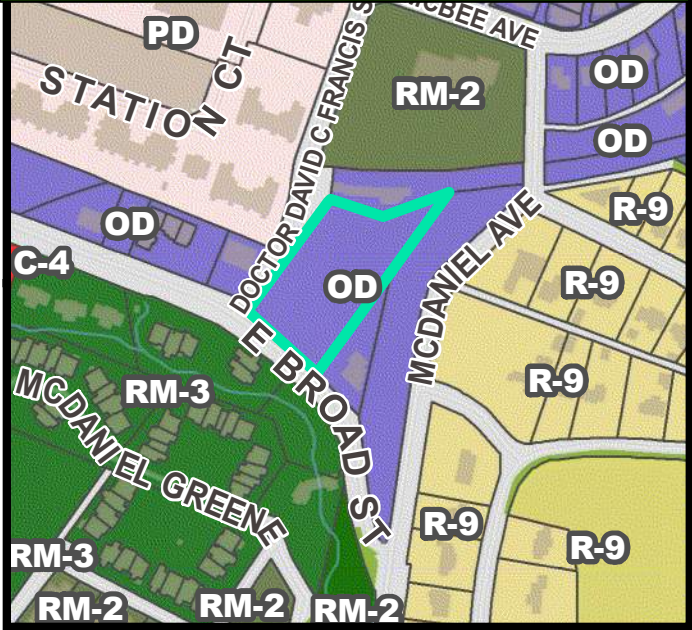
*Signatures	
*Applicant	
*Date	2/14/2022
*Property Owner/Authorized Agent	
*Date	02/14/22

MD-19-237M • 301 E. BROAD STREET

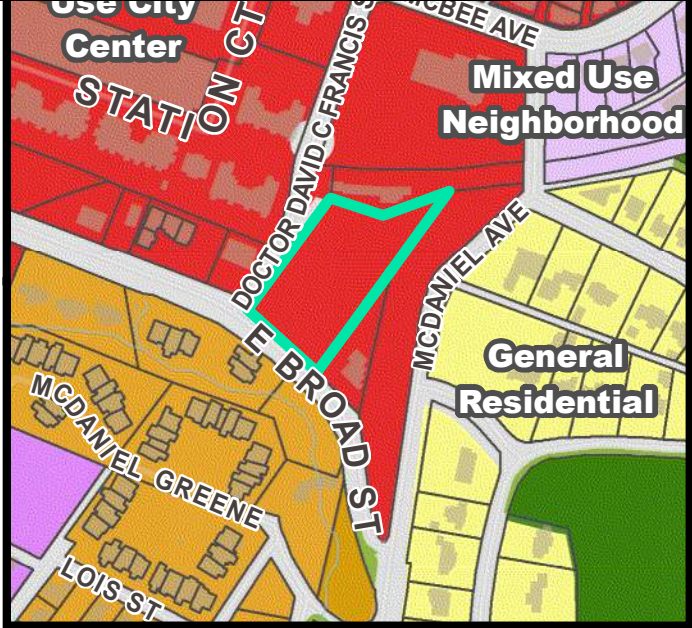
AERIAL VIEW



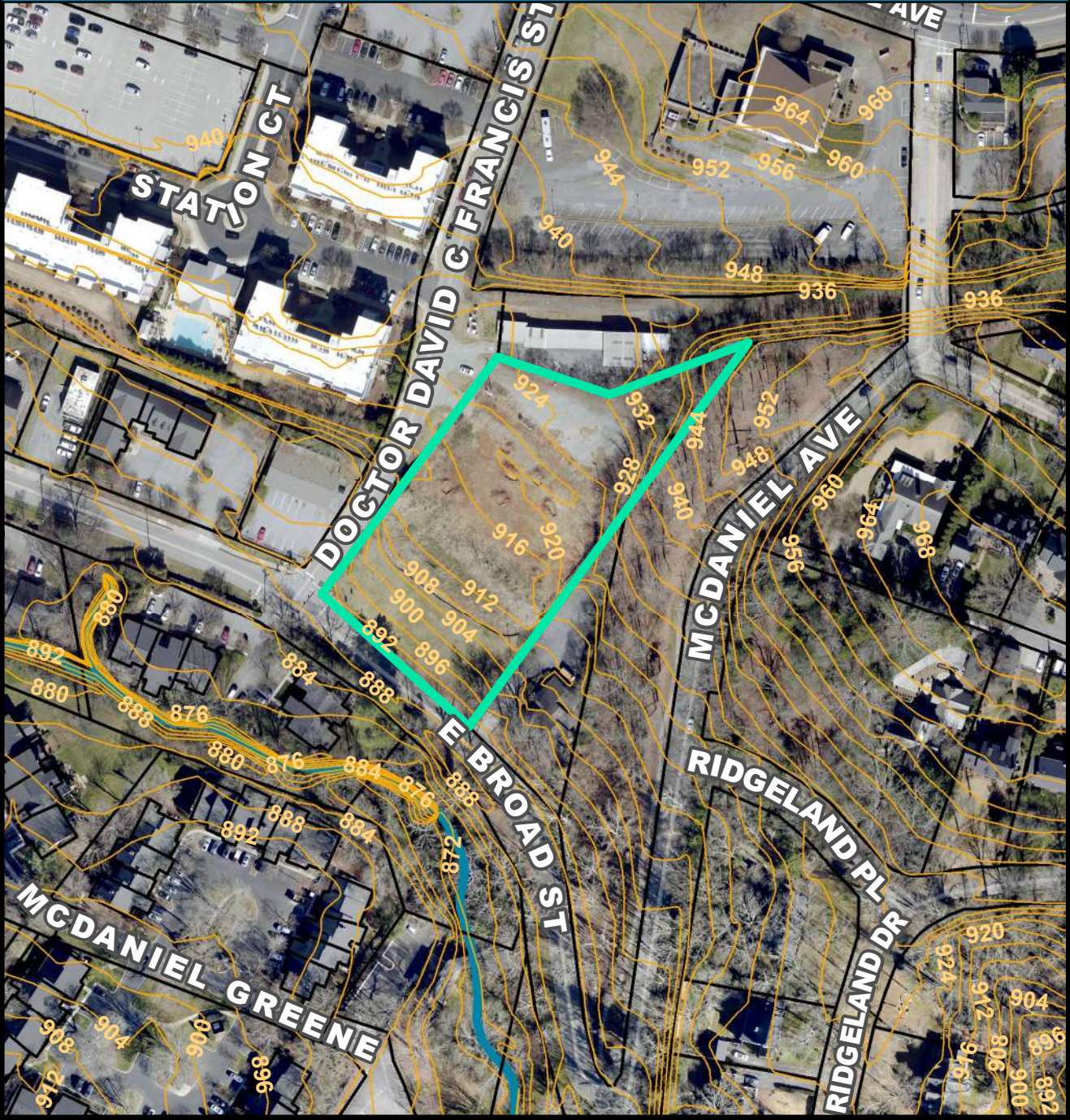
CURRENT ZONING



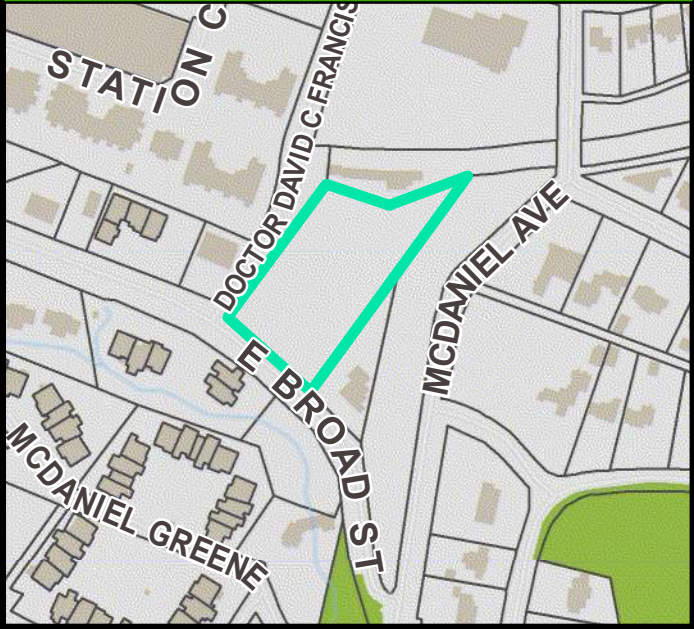
FUTURE LAND USE



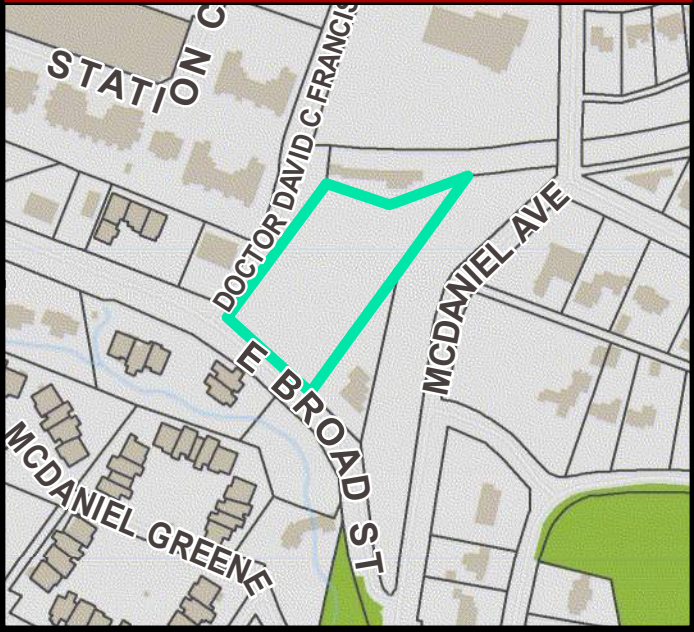
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





APPLICATION FOR MULTIFAMILY DEVELOPMENT

Contact Planning & Development (864) 467-4476

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Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
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*Zip:	29601	29605
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*Email:	david@johnstondesigngroup.us	terrybirch@gmail.com

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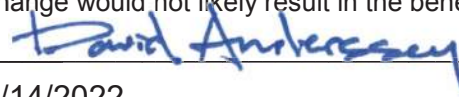
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2/14/2022

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*Signatures	
*Applicant	
*Date	2/14/2022
*Property Owner/Authorized Agent	
*Date	02/14/22

APPLICATION REQUIREMENTS

1. Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.
2. The submitted information shall include at a minimum:
 - a. Completed application for Multifamily development;
 - b. Context map, showing relationship of proposed development to the surrounding neighborhood;
 - c. Photographs of surrounding area;
 - d. Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.);
 - e. Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
 - f. Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
 - g. Plan showing elevation of proposed buildings in relation to adjoining structures;
 - h. Building floor plans;
 - i. Landscape plan, showing existing vegetation that will remain and the new plants to be added;
 - j. Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage; and
 - k. Materials board.
3. Please refer to **Section 19-6.8, Design standards for multifamily residential development** for additional information.

Agenda for Developer-led Neighborhood Meeting

February 10, 2022

project update

design development review

revision to previously approved multi-family
development application



View from upper David C. Francis St.



View from lower David C. Francis St.



View from Broad St.

Original Corner Balcony



2019 Approval

Revised Corner Balcony



2022 Proposed

Thank You

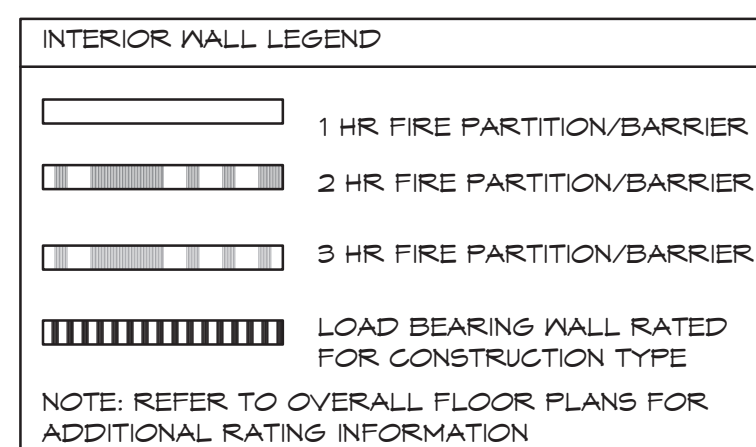
Development Manager: Terry Birch
terryrbirch@gmail.com

Architect: David Anderssen for Johnston Design Group
david@johnstondesigngroup.us

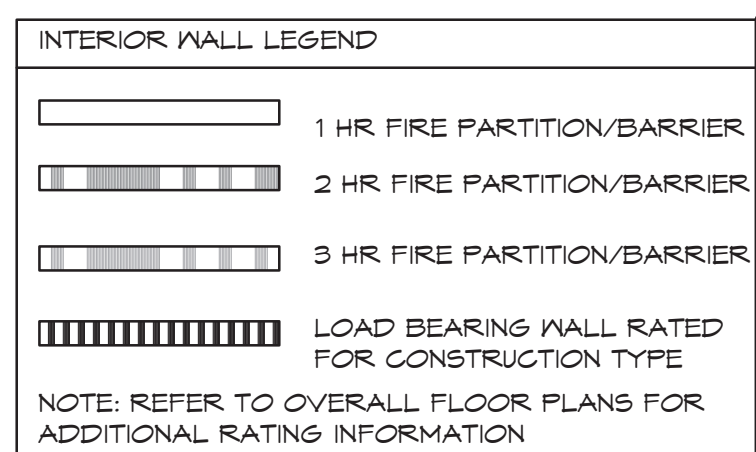


02.14.2022 UPDATE

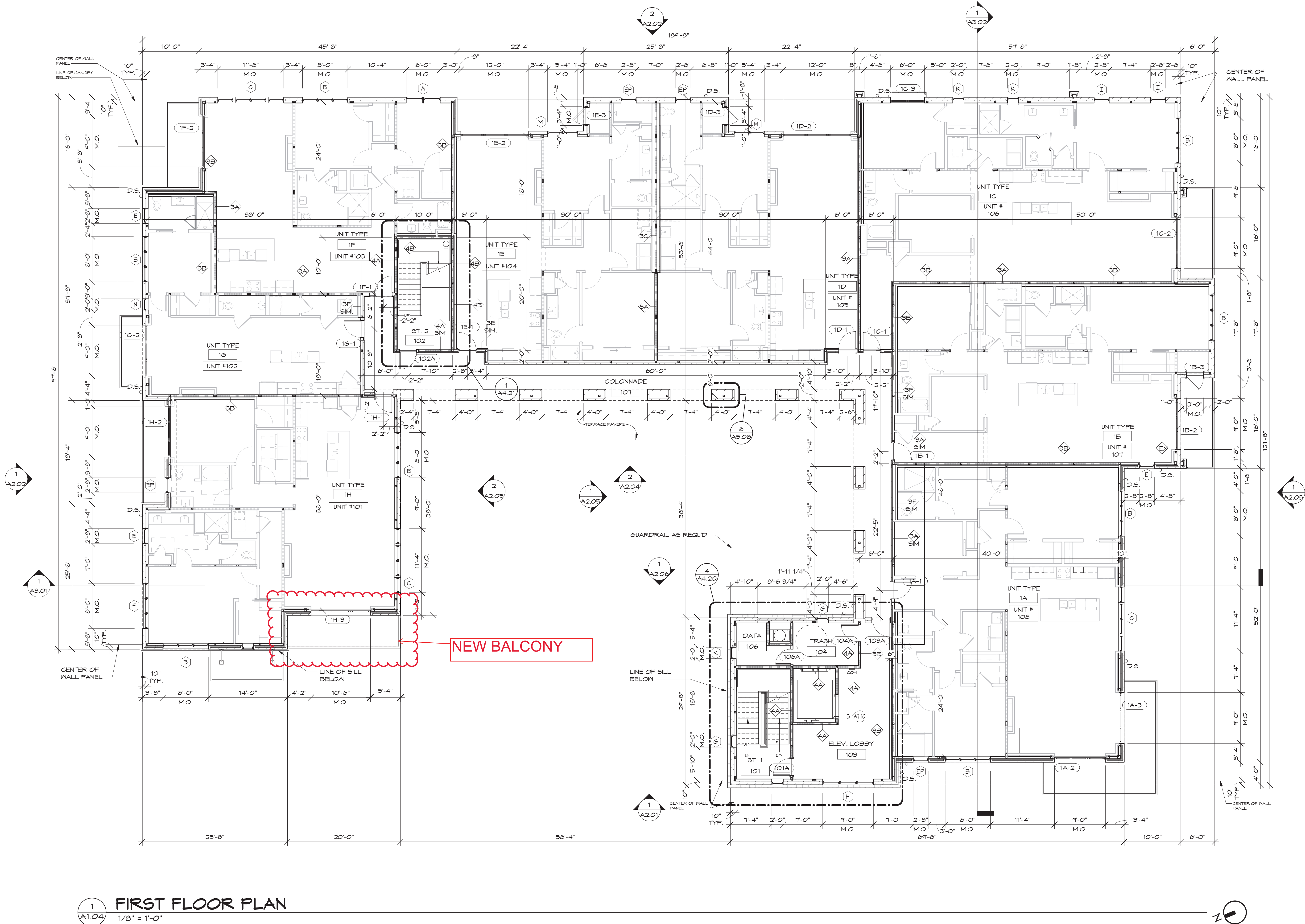




02/14/2022 UPDATE



02/14/2022 UPDATE



1 FIRST FLOOR PLAN
1/8" = 1'-0"

INTERIOR WALL LEGEND	
	1 HR FIRE PARTITION/BARRIER
	2 HR FIRE PARTITION/BARRIER
	3 HR FIRE PARTITION/BARRIER
	LOAD BEARING WALL RATED FOR CONSTRUCTION TYPE
NOTE: REFER TO OVERALL FLOOR PLANS FOR ADDITIONAL RATING INFORMATION	

02/14/2022 UPDATE



BROADVIEW
MULTI-FAMILY

95 DR. DAVID C.
FRANCIS ST.
GREENVILLE, SOUTH
CAROLINA 29601

JOHNSTON DESIGN GROUP, LLC
Suite D
411 University Ridge
Greenville, SC
29601
ph: 864.250.0701
johnstondesigngroup.us

Revisions:

no.	date	by	checked	description
0	11.10.21			PODIUM PERMIT
1	02.11.22			BLDG PERMIT

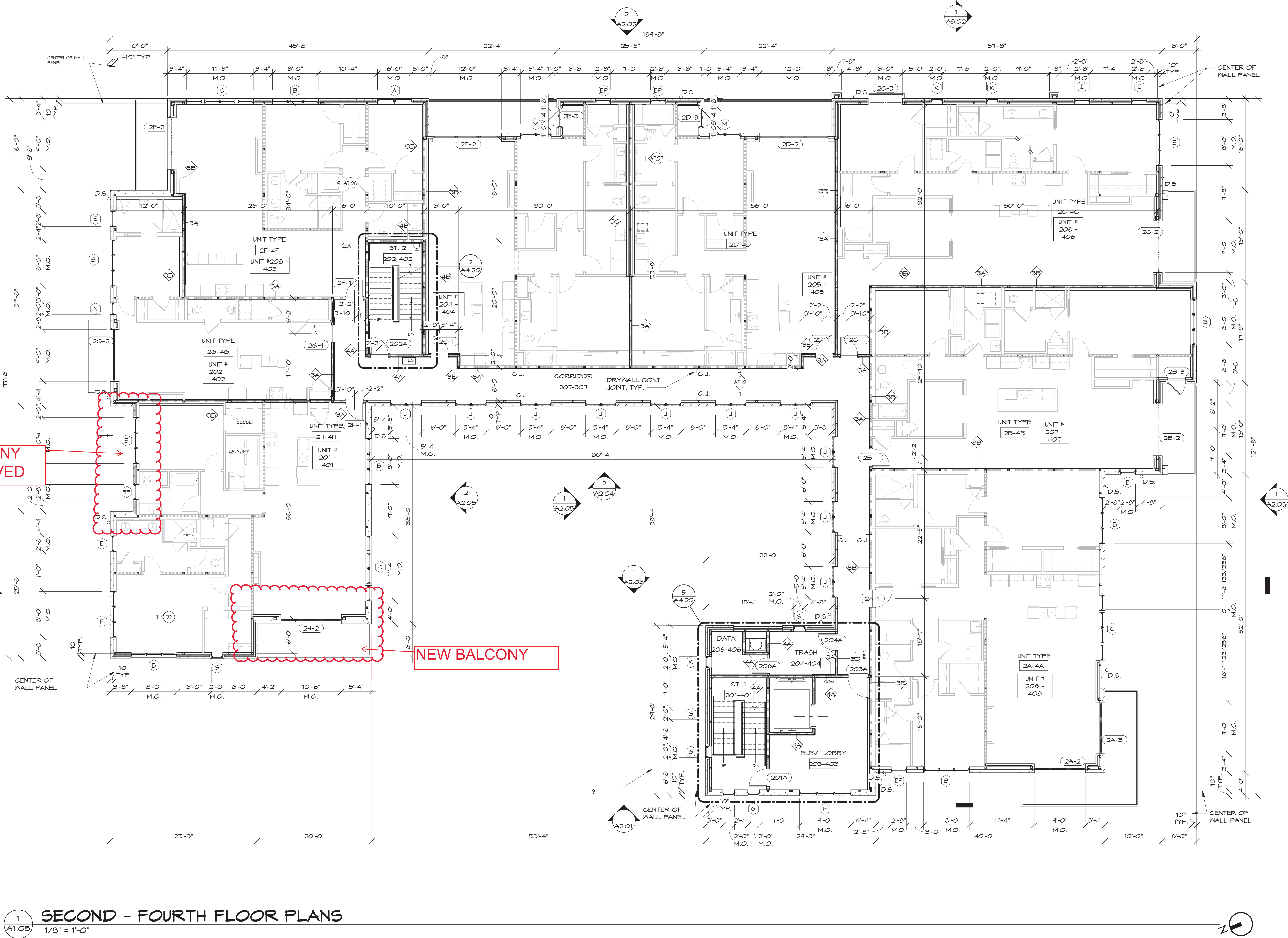
Commission: 218017

Drawn By: CS, MP

Checked By: DA, JSJ

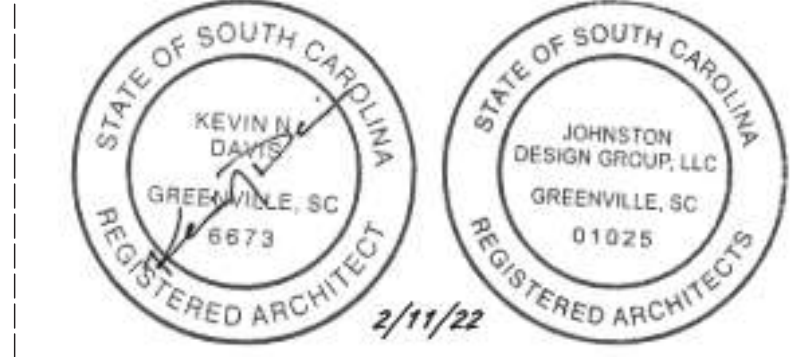
1ST FLOOR
PLAN

A1.04



1 SECOND - FOURTH FLOOR PLANS
1/8" = 1'-0"

INTERIOR WALL LEGEND	
	1 HR FIRE PARTITION/BARRIER
	2 HR FIRE PARTITION/BARRIER
	3 HR FIRE PARTITION/BARRIER
	LOAD BEARING WALL RATED FOR CONSTRUCTION TYPE
NOTE: REFER TO OVERALL FLOOR PLANS FOR ADDITIONAL RATING INFORMATION	



BROADVIEW
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no.	date	description
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1	02.11.22	BLDG PERMIT

Commission: 218017
Drawn By: CLS, MP
Checked By: DA, JSJ

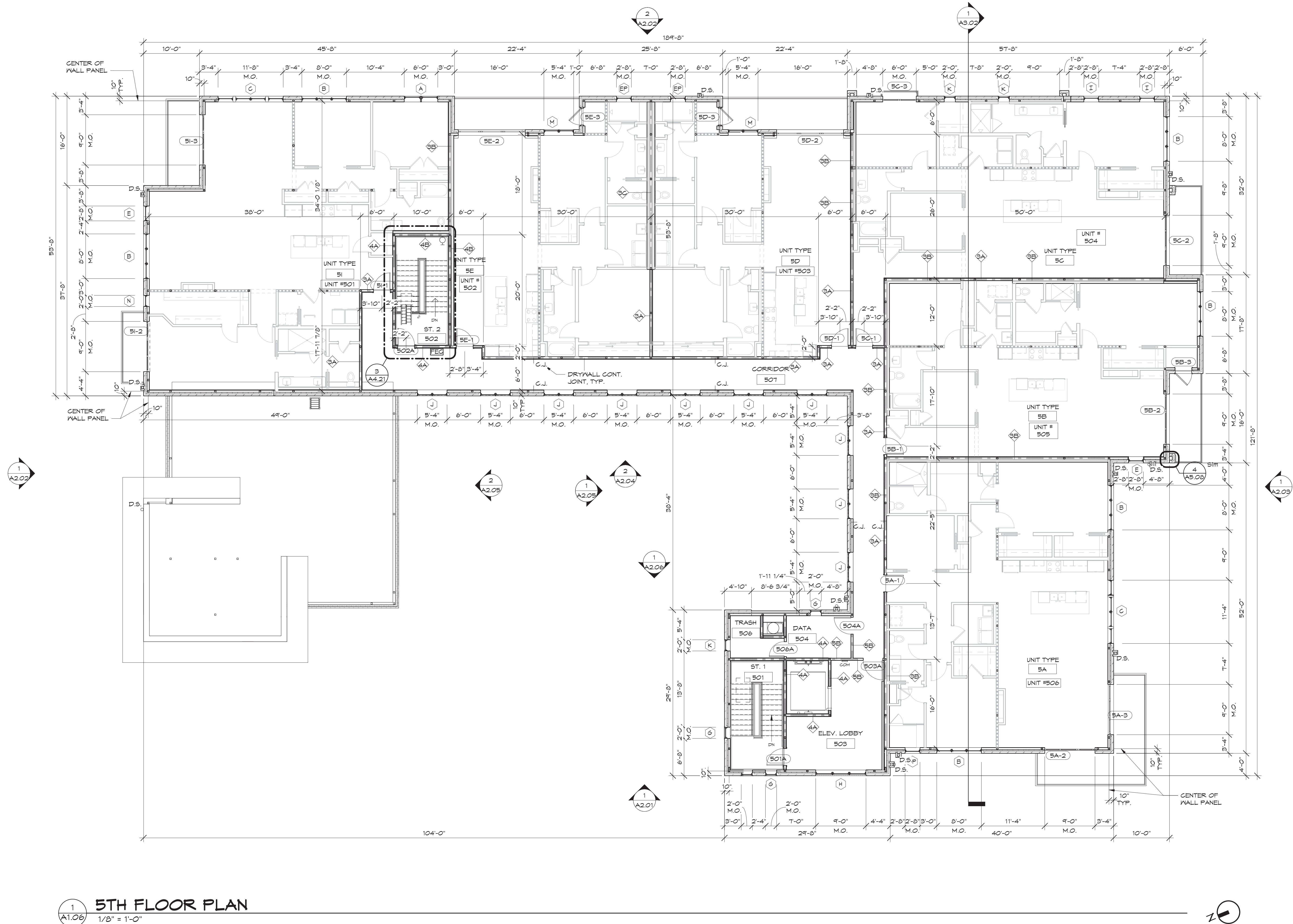
2ND - 4TH
FLOOR
PLANS
A1.05

02/14/2022 UPDATE

Commission: 218017
Drawn By: CLS, MP
Checked By: DAA, JSJ

A1.06

02/14/2022 UPDATE



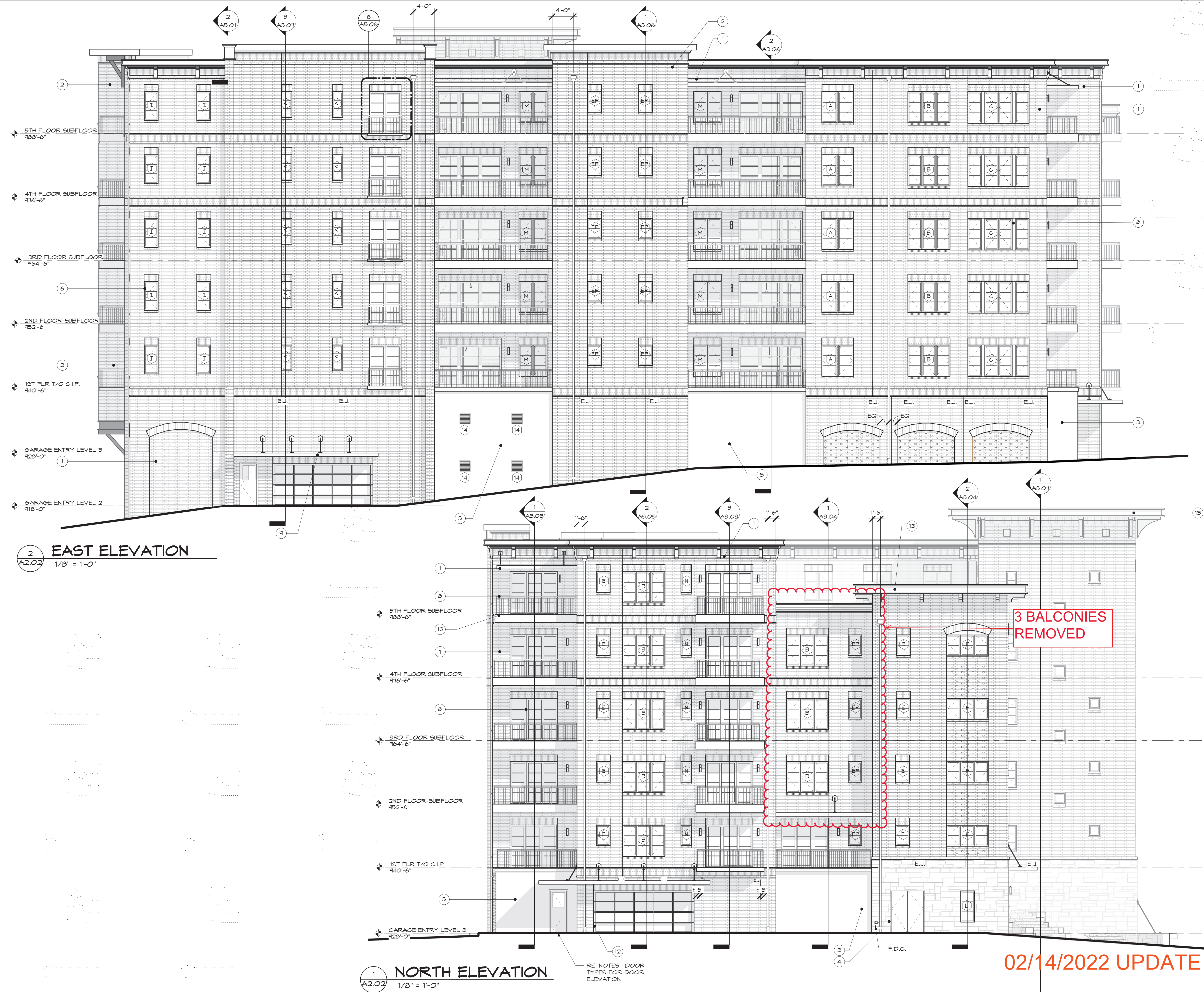


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1	12.28.21			PLAN REVIEW COMMENTS
2	02.11.22			BLDG PERMIT

Commission: 218017
Drawn By:
Checked By: DA

EXTERIOR ELEVATIONS

A2.02



02/14/2022 UPDATE

95 DR. DAVID C.
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CAROLINA 29601

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ph: 864.250.0701
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[illegible]

Commission: 218017
Drawn By:
Checked By: DA

EXTERIOR ELEVATIONS

A2.03



95 DR. DAVID C.
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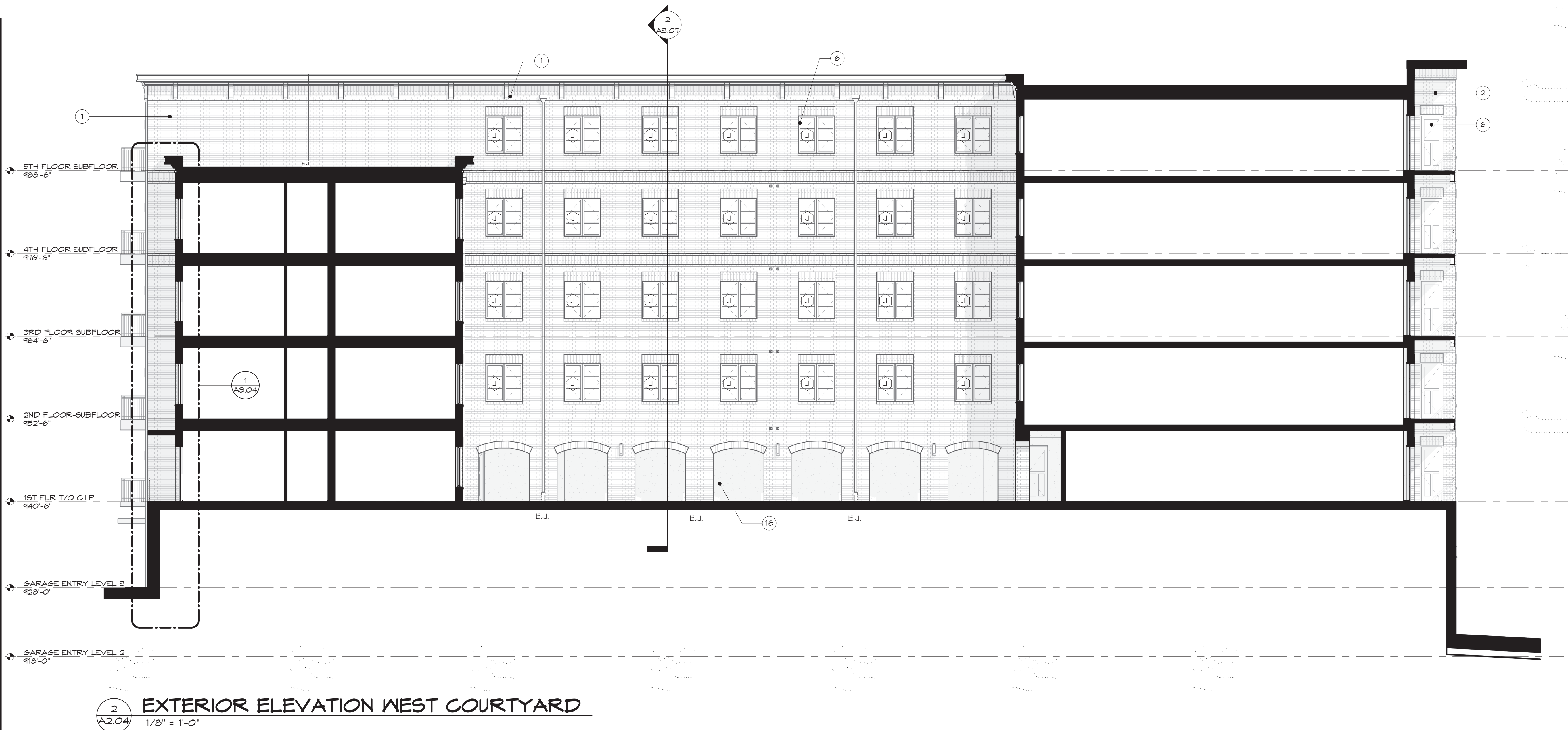
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Commission: 218017
Drawn By:
Checked By: DA

EXTERIOR ELEVATIONS

A2.04

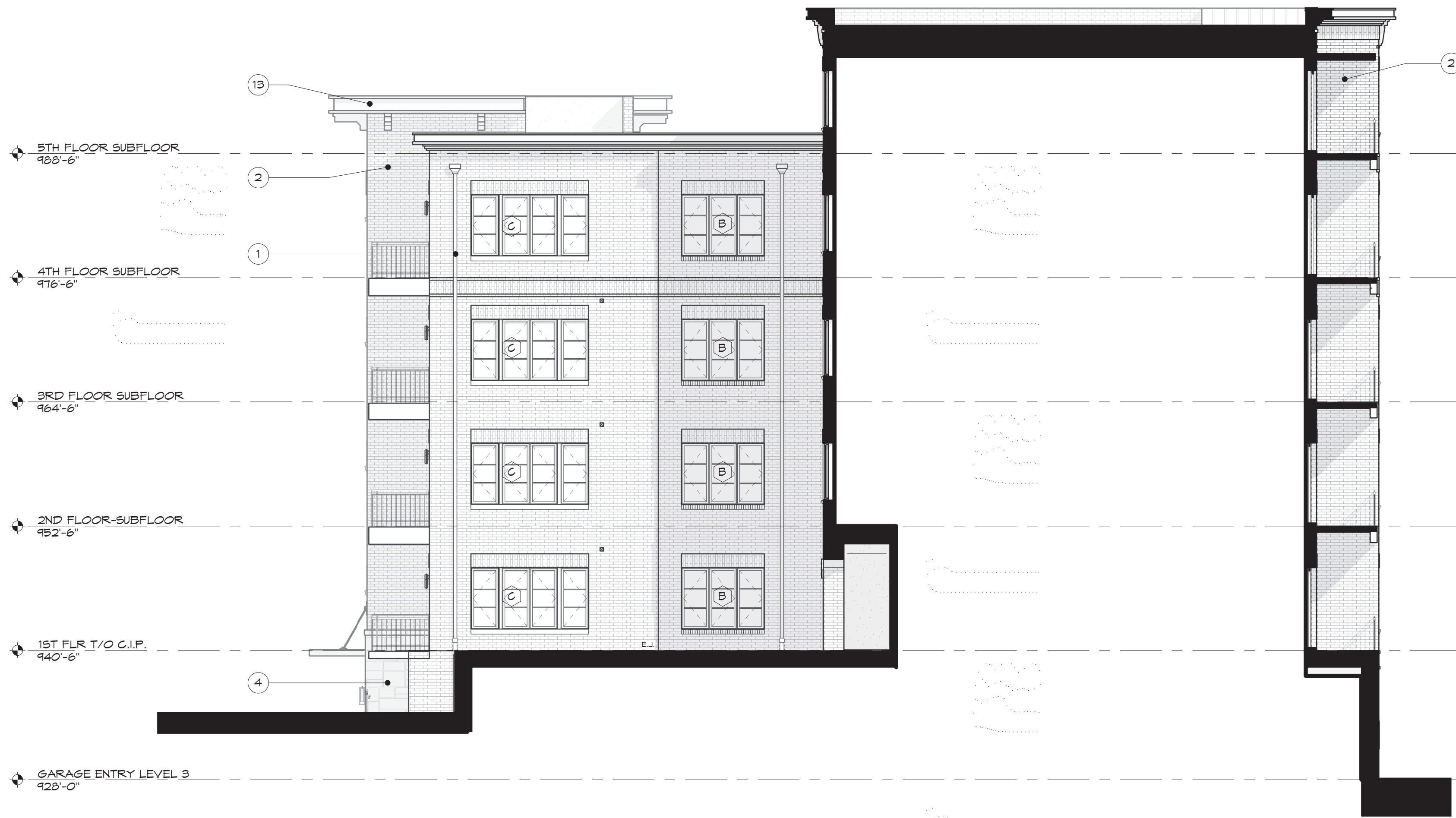
02/14/2022 UPDATE



2
A2.05

EXTERIOR ELEVATION SOUTH COURTYARD

1/8" = 1'-0"



1
A2.05

EXTERIOR ELEVATION NORTH COURTYARD

1/8" = 1'-0"

5TH FLOOR SUBFLOOR
988'-6"

4TH FLOOR SUBFLOOR
976'-6"

3RD FLOOR SUBFLOOR
964'-6"

2ND FLOOR-SUBFLOOR
952'-6"

1ST FLR T/O C.I.P.
940'-6"

GARAGE ENTRY LEVEL 3
928'-0"

REFERENCE GRADE PLANE FOR I.B.C.
BUILDING HEIGHT DETERMINATION
922'-6"

GARAGE ENTRY LEVEL 2
918'-0"



2/11/22

BROADVIEW
MULTI-FAMILY

95 DR. DAVID C.
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Revisions:

no.	date	by	checked	description
0	11.10.21			PODIUM PERMIT
1	12.28.21			PLAN REVIEW COMMENTS
2	02.11.22			BLDG PERMIT

Commission: 218017

Drawn By:

Checked By: DA

EXTERIOR
ELEVATIONS

A2.05

02/14/2022 UPDATE

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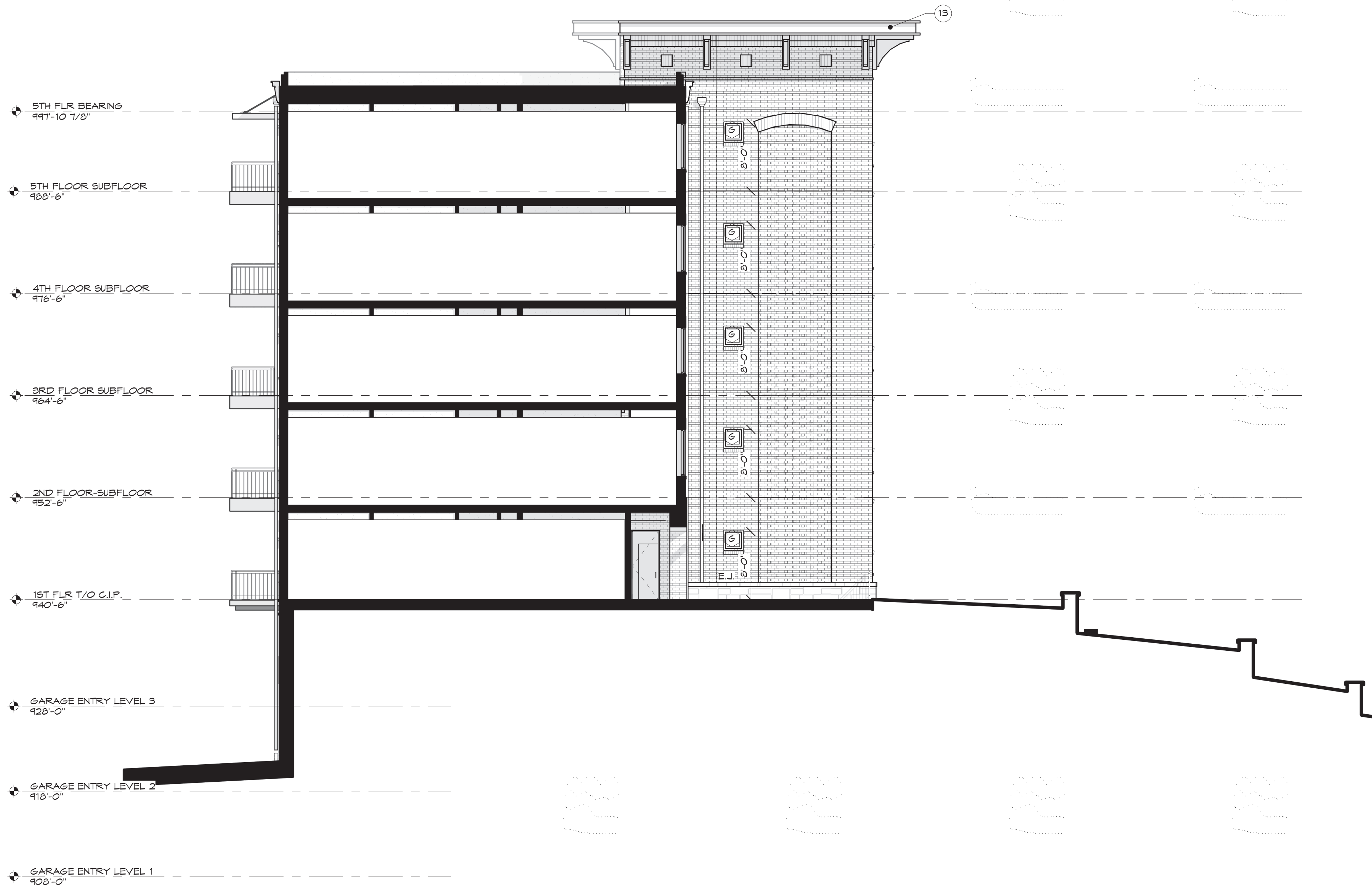
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Commission: 218017
Drawn By:
Checked By: DA

EXTERIOR ELEVATIONS

A2.06

02/14/2022 UPDATE



1
A2.06 EXTERIOR ELEVATION EAST COURTYARD
1/8" = 1'-0"



JOHNSTON DESIGN GROUP, LLC
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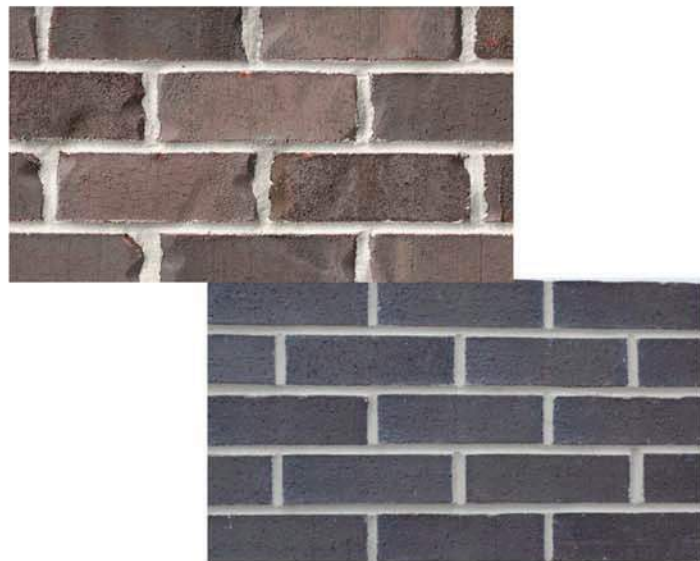
CONCEPTUAL RENDERINGS

A9.01

02/14/2022 UPDATE



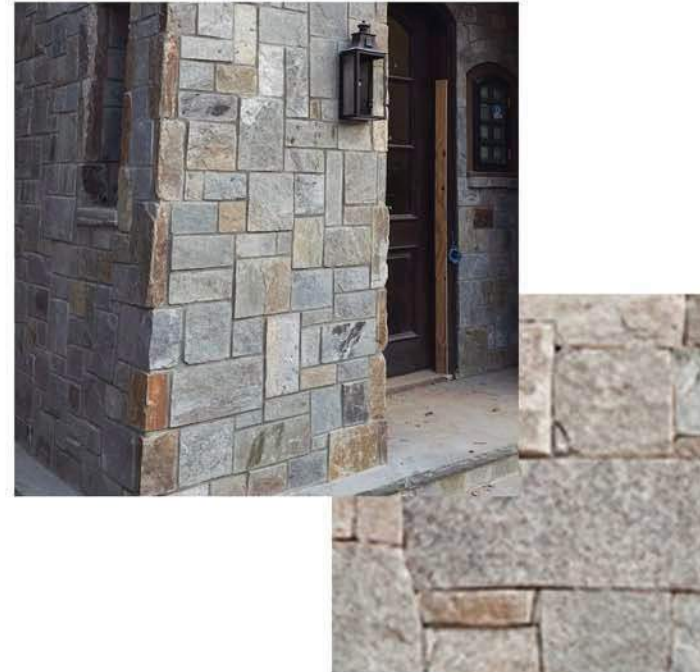
- ① **BRICK (FIELD)**
MATERIAL: NORMAN BRICK & MORTAR
SELECTED BY ARCHITECT
COLOR: WHITE - LIGHT GRAY



- ② **BRICK (ACCENT)**
MATERIAL: NORMAN BRICK & MORTAR
SELECTED BY ARCHITECT
COLOR: BLACK/DARK GRAY



- ③ **STAINED CONCRETE**
MATERIAL: PENETRATING STAIN APPLIED
TO SMOOTH CONCRETE
COLOR: MEDIUM-TONE, WARM GRAY



- ④ **NATURAL STONE VENEER**
MATERIAL: NATURAL STONE VENEER,
RANDOM RECTANGULAR COURSING
COLOR: THREE RIVERS SWANNANOA BLEND
(SIMILAR)

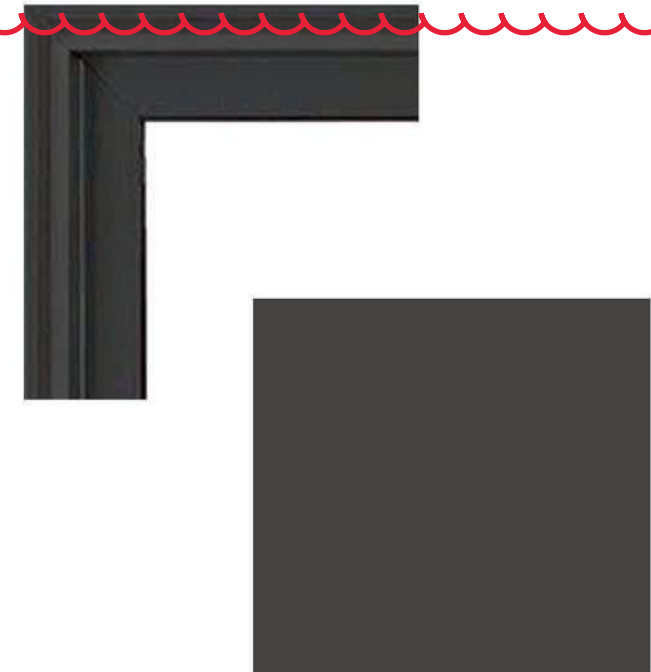
EXTERIOR MATERIALS SELECTION

3/18/2019



- ⑤ **CORTEN STEEL**
MATERIAL: CORTEN STEEL PANEL
COLOR: NATURAL PATINA
#5 NOT USED (reference to this material was omitted from the
original MF application as approved)

02.14.2022



- ⑥ **METAL WINDOWS & DOORS**
MATERIAL: PREFINISHED ALUMINUM
COLOR: DARK GRAY/BLACK



7 SPECIALITY WOOD ENTRY DOORS

MATERIAL: WOOD
COLOR: NATURAL STAIN

#7: ground floor common pedestrian entrances to to be metal and glass
(prefinished aluminum storefront)

02.14.2022



8 ARCHITECTURAL METAL & RAILINGS

MATERIAL: ALUM/STEEL
COLOR: DARK GRAY/BLACK



GROUND FLOOR ENTRY



RESIDENTIAL BALCONY

9 EXTERIOR BUILDING LIGHTING

02.14.2022



Alternate/Option fixture selection for GROUND FLOOR ENTRY

Frisco

Open Flame:

Natural Gas or Propane Gas

Electric: (optional)

Candelabra Socket – Max 60 watt bulb

Edison Base Socket – Max 660 watt bulb

Automatic Ignition:

Either Natural Gas or Propane Gas, requires 110 line voltage and allows you to operate your gas lantern with a light switch or other device.



Brick selection proposed to comply with prior approved range, size shall be queen or modular (oversized) engineer.



Meeting Minutes

Re: **BroadView Developer Led Neighborhood Meeting**
Attendees: Re. online attendance report attached
Mtg. Date: February 10, 2022
Distribution: City of Greenville Planning c.o. Austin Rutherford
Author: David Anderssen

Developer led neighborhood meeting was held to review project development in the context of application for major modification to the multi-family development application. The meeting was hosted by Johnston Design Group at the main conference room in the Next Innovation Center with virtual option via Microsoft teams. All attendees opted to join the virtual web conference. City planning and engineering staff were in attendance in addition to several neighbors. The following was discussed:

1. Developer gave a brief overview of the purpose of the meeting with a description of the major revision to multi-family application summarized by planning staff.
2. Developer and Architect presented revised perspective renderings depicting general design development to the building to date.
3. Developer and Architect presented perspective views illustrating the revised balcony locations that are considered a major change to the previously approved multi-family application.
4. Attendees were advised of the upcoming public hearings and encouraged to attend.
5. Ben Abdo provided a link to communicate comments for those who may not be able to attend the planning commission meeting.

If contents of these notes omit topics or deviate from original discussion



**City of Greenville
Planning Commission
Meeting and Public Hearing Overview**

Greenville City Hall, 10th Floor, Council Chambers, 206 S. Main Street

Welcome to the Planning Commission Meeting

The Planning Commission is responsible for reviewing and taking action on various types of land development applications, including subdivisions, multifamily residential projects and final development plans. Additionally, the Planning Commission makes recommendations to City Council on planning-related studies, the Comprehensive Plan and proposed zoning ordinance and map amendments (“re-zonings”). The Planning Commission usually meets the third Thursday of each month, and as needed for special called meetings. For your convenience and to help you follow along with the meeting, below is an overview of the meeting procedure. Please take a few moments to familiarize yourself with the process and locate the item(s) of interest to you on the agenda.

Procedure for Public Comment During Meeting

1. The Planning Commission chairperson will open the public comment portion of each agenda item after the staff report has been given and any questions related to the report have been addressed. Members of the public wishing to speak should approach the podium as directed by the chairperson.
2. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
 - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
 - Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
 - Direct all comments and questions to the chairperson. The chairperson may respond or direct the question to the appropriate party for response.
3. Once all public comment has been provided, the public portion for that specific agenda item will be closed.

Written Comments and Materials

Any comments that were submitted to the Planning & Development Services Department before the meeting have already been provided to the Commissioners for their review and consideration.

Overview of Planning Commission Actions on Specific Applications

Decision of the Planning Commission

The Commission’s action for the following types of applications constitutes a Decision of the Planning Commission; that is, no further actions are required. If approved, the applicant may proceed to the next stage of their project.

- Preliminary Plats for Major Subdivisions (defined as 3 or more lots)
- Applications for multifamily residential developments (e.g. apartments and condominiums)
- Approval of Final Development Plans (FDPs) for PD-Planned Developments
- Applications for street name changes
- Matters pertaining to the Design and Specifications Manual
- Appeals from the Decisions of the Administrator relative to the Design and Specifications Manual, or sections 19-6.7 through 19-6.10 of the Land Management Ordinance
- Variances to the Stormwater Management Ordinance

Recommendation to City Council

The following types of applications are presented to the Planning Commission for a public hearing and to receive a formal recommendation before being sent to City Council for action:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Zoning Ordinance
- Amendments to the Zoning District Map (“re-zonings”)
- Applications involving PD-Planned Developments and FRD-Flexible Review Districts
- Variances to the Stormwater Management Ordinance
- Planning-related studies and plans

Upon receipt of a formal recommendation at the Planning Commission meeting, these items will move forward to City Council for its consideration and final action. An ordinance to approve (or disapprove) a proposal requires two readings by City Council. You will not receive a separate notice of those meetings; however, you are invited to attend and sign up to speak before the meeting if you wish to comment on an application at the meeting(s). You can contact the City Clerk’s Office at (864) 467-4441 to verify the date of the City Council meeting or refer to the City’s online meeting schedule at www.greenvillesc.gov.

Deferred Applications

You may notice that some agenda items have been deferred to a future meeting. This means that the item will not be discussed or voted on at today’s meeting. Applicants often request a deferral so they can modify their proposal in response to staff comments or community concerns. Once the applicant is ready to bring their application back before the Commission, it will be posted and advertised according to the City’s public notice procedures.

Public Meeting Disclosure

All written comments and materials submitted to the Planning & Development Services Department or the Planning Commission, as well as audio recordings of public hearings, are considered public records and subject to FOIA requests under the South Carolina Freedom of Information Act. Additionally, all public meetings are open to the media and may be covered or recorded by them.

Thank you for your interest and attendance. Public participation in the planning process helps the City make reasoned and informed decisions about the growth and development in our community.



City of Greenville
Planning Commission
Regular Meeting
4:00 PM March 17, 2022

Greenville City Hall, 10th Floor, Council Chambers, 206 S. Main Street

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. February 15, 2022 Agenda Workshop
 - b. February 17, 2022 Public Hearing
 - c. February 24, 2022 Special Called Workshop
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS
 - A. **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 17 LOTS. ("Leach Street Commons") (TM# 008400-05-00100)
 - B. **MD-21-1004** *Applicant requests deferral to the April 2022 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).
 - C. **SN-21-1005** *Applicant requests deferral to the April 2022 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.
9. NEW BUSINESS
 - A. **AX-3-2022**
Application Harry Clayton for **ANNEXATION** and **REZONE** of approximately 2.5 acres located at **533 WOODRUFF ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0260000101610)
 - B. **V-22-125**
Application by The Gateway Companies/Josh Mandell for a **STORMWATER MANAGEMENT VARIANCE** for 8.3 acres located on WEBB ROAD. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)
 - C. **SD-22-128**
Application by Whitelane Acquisitions, LLC for a **SUBDIVISION** of 8.55 acres located at **200 FAIRFOREST ROAD** from portion of 1 LOT to 79 LOTS. ("Alston Park Townhomes") (TM# portion of M011010100307)
 - D. **Z-2-2022**
Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.2.4 *Neighborhood meetings* to provide exceptions to the neighborhood meeting requirements.
 - E. **Z-3-2022**

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-4.5.3 *Specific standards for certain uses and structures* to allow food trucks in residential amenity areas.

F. MD-19-237M

Application by David Anderssen/Johnston Design Group for a **MULTI-FAMILY DEVELOPMENT** modification on approximately 1.9 acres located at **301 E. BROAD STREET** for 38 apartment units. ("Broadview") (TM# 0062000100100)

10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

April 19, 2022 – PC Workshop

April 21, 2022 – PC Public Hearing

11. Executive Session, if required

12. Adjournment