

# Planning Commission

Official Agenda



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## AGENDA

City of Greenville  
Planning Commission  
Regular Meeting  
4:00 PM April 21, 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. March 15, 2022 Agenda Workshop
  - b. March 17, 2022 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

**A. MD-21-1004** *Applicant has requested deferral to May 2022*

Application by DHD Riley, LLC/Drew Schaumber for a **MULTI-FAMILY DEVELOPMENT** on approximately 5.75 acres located at **LOWNDES HILL ROAD AND I-385** for 88 units ("The Riley Overbrook") (TM# 019500-01-00201).

**B. SN-21-1005** *Applicant has requested deferral to May 2022*

Application by DHD Riley, LLC/Drew Schaumber for a **STREET NAME CHANGE** from Woodlark Street to Oakley Drive between Lowndes Hill Road and I-385.

**C. SD-22-128**

Application by Whitelane Acquisitions, LLC for a **SUBDIVISION** of 8.55 acres located at **200 FAIRFOREST ROAD** from portion of 1 LOT to 88 LOTS. ("Alston Park Townhomes") (TM# portion of M011010100307)

Documents:

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**D. Z-1-2022** *City requests deferral to month yet to be determined*

Application by City of Greenville for a **TEXT AMENDMENT** to (1) Amend and replace Section 19-6.9. Single-family residential infill standards in order to modify single-family use standards that pertain to the construction of new homes, additions, garages, carports, and driveways within established single-family residential areas; and, (2) Amend Section 19-2.3.18 Alternative Equivalent Compliance to allow application availability to Section 19-6.9 for the purpose of requesting alternatives to 19-6.9.2(A) Mass and Form Analysis.

**9. NEW BUSINESS**

**A. AX-4-2022**

Application by Andretta J Robinson for **ANNEXATION** and **REZONE** of approximately 3.001 acres located at **2550 N. PLEASANTBURG DRIVE** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0183030100401)

Documents:

[AGENDA PACKET AX-4-2022 2550 N. PLEASANTBURG DRIVE.PDF](#)

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**B. AX-5-2022**

Application by Parker Group Development, LLC for **ANNEXATION** and **REZONE** of approximately 0.16 acre located at **8 CALDER DRIVE** from C-2, Commercial district, in Greenville County to RDV, Redevelopment district, in the City of Greenville. (TM# 0121001001100)

Documents:

[AGENDA PACKET AX-5-2022 8 CALDER STREET.PDF](#)

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**C. AX-6-2022**

Application by Trey Cole/Artful Home Designs, LLC for **ANNEXATION** and **REZONE** of approximately 1.12 acres located at **ANDERSON ROAD** and **CONWELL STREET** from C-1, Commercial district, and C-2, Commercial District, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# 0112000900200, 0112000900400, 0112000900800, 0112000900900)

Documents:

[AGENDA PACKET AX-6-2022 ANDERSON ROAD AND CONWELL STREET.PDF](#)

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**D. AX-7-2022**

Application by Lead Academy for **ANNEXATION** and **REZONE** of approximately 16.704 acres located at **804 MAULDIN ROAD** from S-1, Services district, in Greenville County to S-1, Service district, in the City of Greenville. (TM# M014010100802)

Documents:



[AGENDA PACKET AX-7-2022 804 MAULDIN ROAD.PDF](#)

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**E. SD-22-2022** *Applicant has requested deferral to May 2022*

Application by Rich Hincapie for a **SUBDIVISION** of 0.697 acre located at **25 WINN STREET AND ALLISON STREET** from 2 LOTS to 4 LOTS. ("Fondo Development") (TM# 0021000102012 and 0021000101900)

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**F. Z-4-2022**

Application by Renaissance Custom Homes for a **PLANNED DEVELOPMENT** modification of 2.95 acres at **N. PLEASANTBURG DRIVE AND RENAISSANCE ROW DRIVE** for the addition of 36 single-family attached lots. ("Renaissance Place") (TM# 0276000300501, 0276000301505)

Documents:

[AGENDA PACKET Z-4-2022 RENAISSANCE PLACE PD MODIFICATION.PDF](#)

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**G. MD-21-658M**

Application by MHK Architecture for a **MULTI-FAMILY DEVELOPMENT** modification on approximately 0.97 acre located at **MAYBERRY STREET AND DELANO DRIVE** for 97 apartment units. ("The Delano") (TM# 0055000200115)

Documents:

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

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**H. Z-5-2022**

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.3.13 Land development to create procedures for naming of developments reviewed by the Planning Commission.

Documents:

[AGENDA PACKET Z-5-2022 TEXT AMENDMENT.PDF](#)

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**I. WAV-22-248** *NOT A PUBLIC HEARING*

Application by The Gateway Companies/Josh Mandell for a **WAIVER** to the one-year wait period for resubmittal of a **STORMWATER MANAGEMENT VARIANCE** on 8.3 acres located on **WEBB ROAD**. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)

Documents:

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**10. Other Business**

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

**B. Upcoming Dates:**

**May 17, 2022 – PC Workshop**

**May 19, 2022 – PC Public Hearing**

**11. Executive Session, if required**

**12. Adjournment**

Presenter

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



**Planning Staff Report to  
Greenville Planning Commission  
April 15, 2022  
for the April 21, 2022 Public Hearing**

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**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 (9.4 acres)  
**Zoning:** S-1, Service District  
**Proposal:** Major subdivision for an 88-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 88 lots for a single-family attached residential development located on Fairforest Way and Ridge Road. This includes 88 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 Ridge Road and another connection to a commercial drive accessing Ridge Road. Sidewalks are to be installed along the new streets and along Ridge Road, and a pedestrian pathway will connect the internal sidewalk network to the existing sidewalk on Fairforest Way. Common open space is provided in areas throughout the development.

**Procedural Requirements:**

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***Pre-Application and Development Meetings***

A pre-application meeting was held between the applicant and City Staff prior to submittal of this development plan on September 30, 2021. Discussions focused on orientation of units towards existing streets, parking, street layout and connectivity, sidewalks, stormwater, tree requirements and traffic. The Applicant also met with City Staff to discuss opportunities for affordable housing and has incorporated additional units into the development plan to accommodate eight affordable units. Modifications made after the pre-application meeting reflect plans that more closely align with the overall goals of the City. The applicant increased the land purchase from 8.55 to 9.4 acres to accomplish these modifications.

### ***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 with the agenda packet for this item. A member of City Planning Staff attended this meeting.

### ***Site Information***

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The applicant proposes to subdivide 1 lot into 88 lots for a single-family attached development with an additional common space lot. This subdivision will occur on a portion of a larger parcel, 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:***

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#### ***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 provides evidence that a compliant layout for single-family attached residences is feasible. Single-family attached dwelling units will need to generally comply with design standards for multifamily units outlined in Land Management Ordinance Section 19-6.8, and will be reviewed for compliance during the site plan and building permit review process.

#### ***Vehicle and Pedestrian Access***

The roadways throughout the development are planned to be private. Townhome Option II typical section will need to be used for Gadwell Way, and Townhome Option IV will need to be used for Muscovy Trail, according to City Civil Engineer comments for this development. Cul-de-sacs terminating the streets will need to be increased to 48 feet radii to meet requirements in the Design and Specifications Manual.

The development has two vehicular entrances – a direct full access off of Ridge Road opposite to the JL Mann High School entrance, and a connection to a private commercial drive, accessing Ridge Road. A permanent access easement is required to utilize the access point at the commercial drive.

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. Any change to the street names will require review by the Planning Commission.

Sidewalks with curb lawns will be installed along all roadways interior to the development and along the extent of the project along Ridge Road. A pedestrian connection will also be installed from the cul-de-sac on Gadwell Way to Fairforest Way and will not be required to meet typical construction standards for a sidewalk.

#### ***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. All driveway access should occur from newly constructed interior streets and no required parking shall extend into sidewalks. Guest parking is provided on-street through parallel or 90-degree perpendicular spaces along Gadwell Way and Muscovy Trail.

#### ***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, as shown on the plat, includes an area for a dog park and plenty of additional open areas throughout the development.

Open space required: 17,600 SF (0.4 acres)

Open space provided: +/- 3.0 acres

#### **STAFF RECOMMENDATION:**

**APPROVE with Staff comments and conditions**

#### **Staff Comments & Conditions**

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##### **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." Compliance will be confirmed by City Staff during the site plan and building permit review process.
- 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**

Application review approval is subject to the applicant satisfying all conditions and requirements 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) 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.
- 4) 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**

- 5) Right of Way Encroachment Permits – Ridge Road is a SCDOT road. All improvements within Ridge Road will require a SCDOT encroachment permit.
- 6) 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.

- 7) Townhome Option II typical section will need to be used for Gadwell Way and Townhome Option IV will need to be used for Muscovy Trail. Both of these typical sections require a five foot wide sidewalk on both sides of the street and a five foot wide curb lawn.
- 8) Both cul-de-sacs will need to have a minimum 48' radius.

### **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 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**

Submissions provided requested tree survey. All trees over 6-inch DBH will require mitigation in the form of inch-per-inch replacement or fee-in-lieu. Site permits will require a mitigation plan and landscape plan that meets the minimum landscape requirements.

#### **Fire Department Comments**

Fire access to at least one complete side of every building must be achieved within the confines of the fire code.

#### **Parks & Recreation Comments**

Reviewed, no comment.





# 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                           |
| *E mail:  | 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 9.40

\*# ORIGINAL LOTS 0 \*# PROPOSED LOTS 89 (88 Individual Lots + 1 HOA Common)

### 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 December 6, 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><br>\$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><br>\$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.

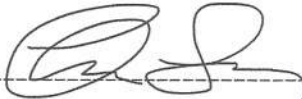
Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(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.

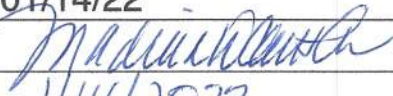


3/14/2022

\*APPLICANT SIGNATURE

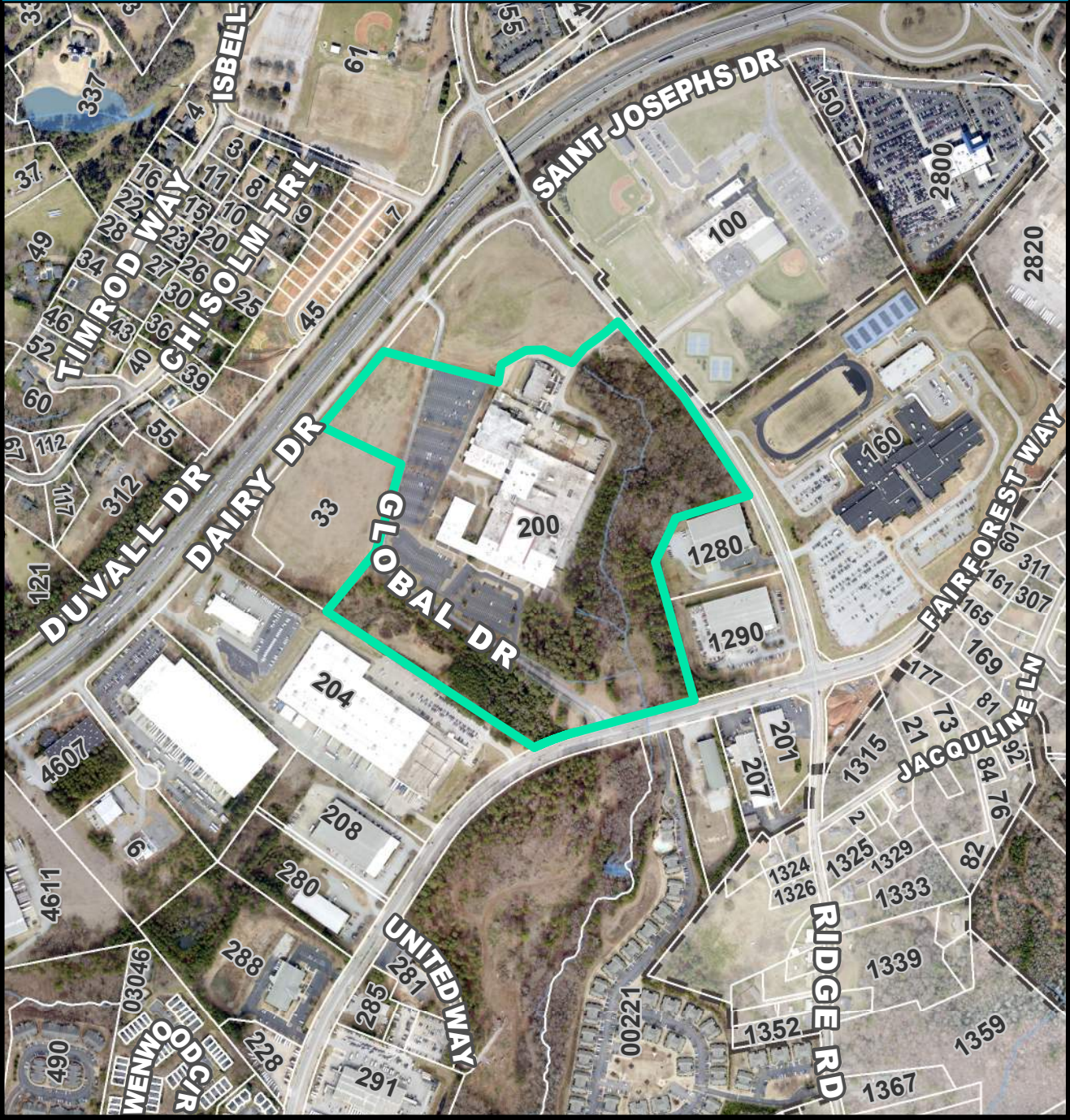
DATE

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.

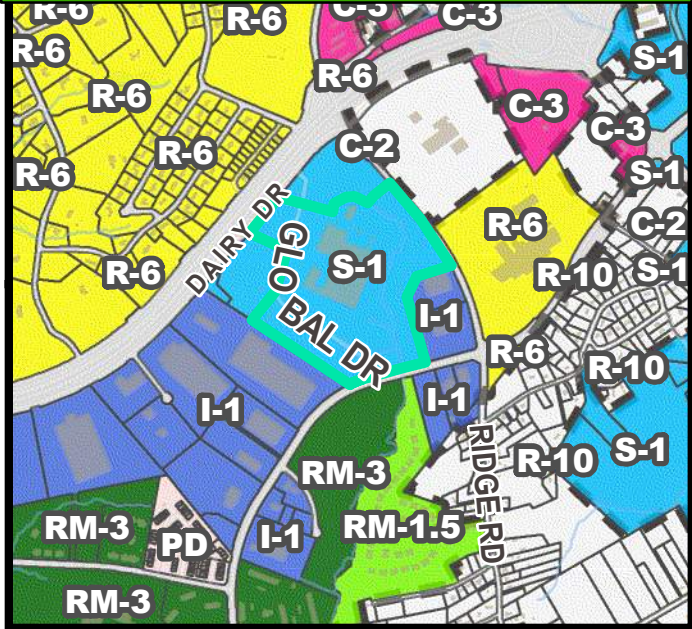
|                                 |                                                                                    |
|---------------------------------|------------------------------------------------------------------------------------|
| *Signatures                     |                       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



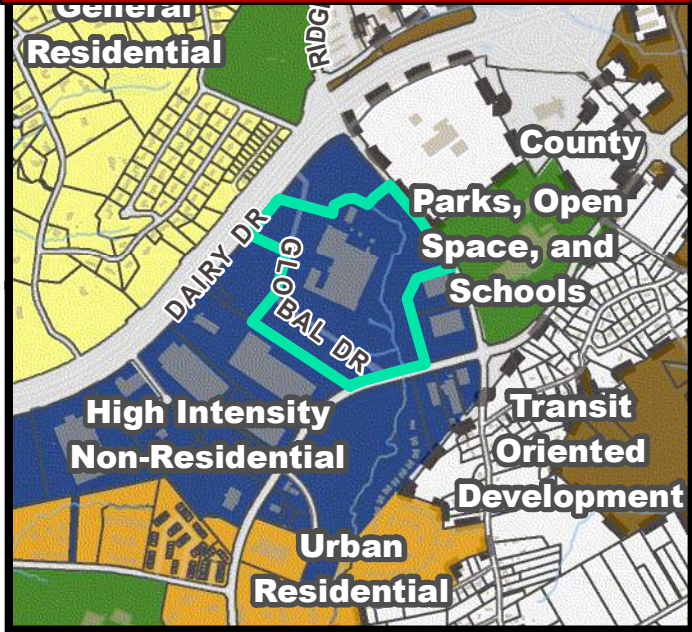
## AERIAL VIEW



## CURRENT ZONING

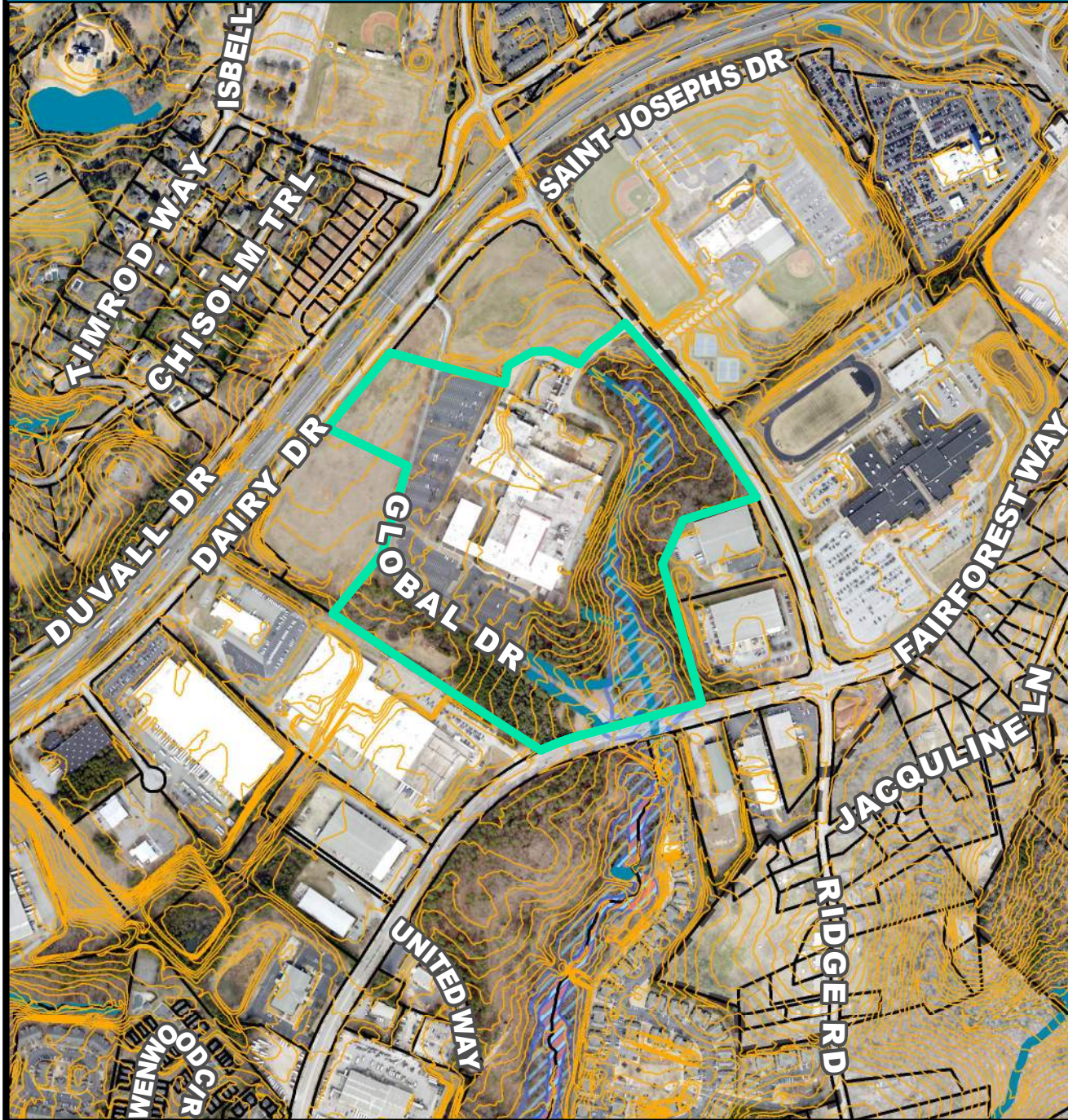


## FUTURE LAND USE

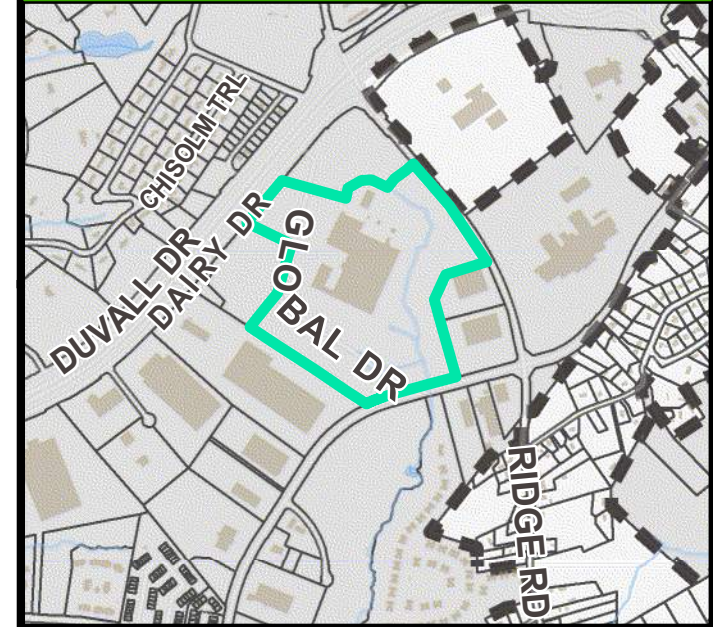




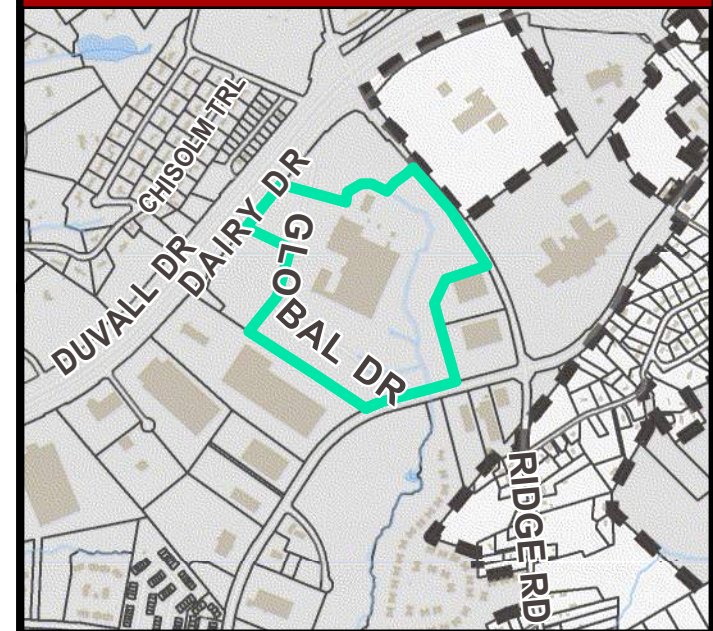
NATURAL / ENVIRONMENTAL FEATURES



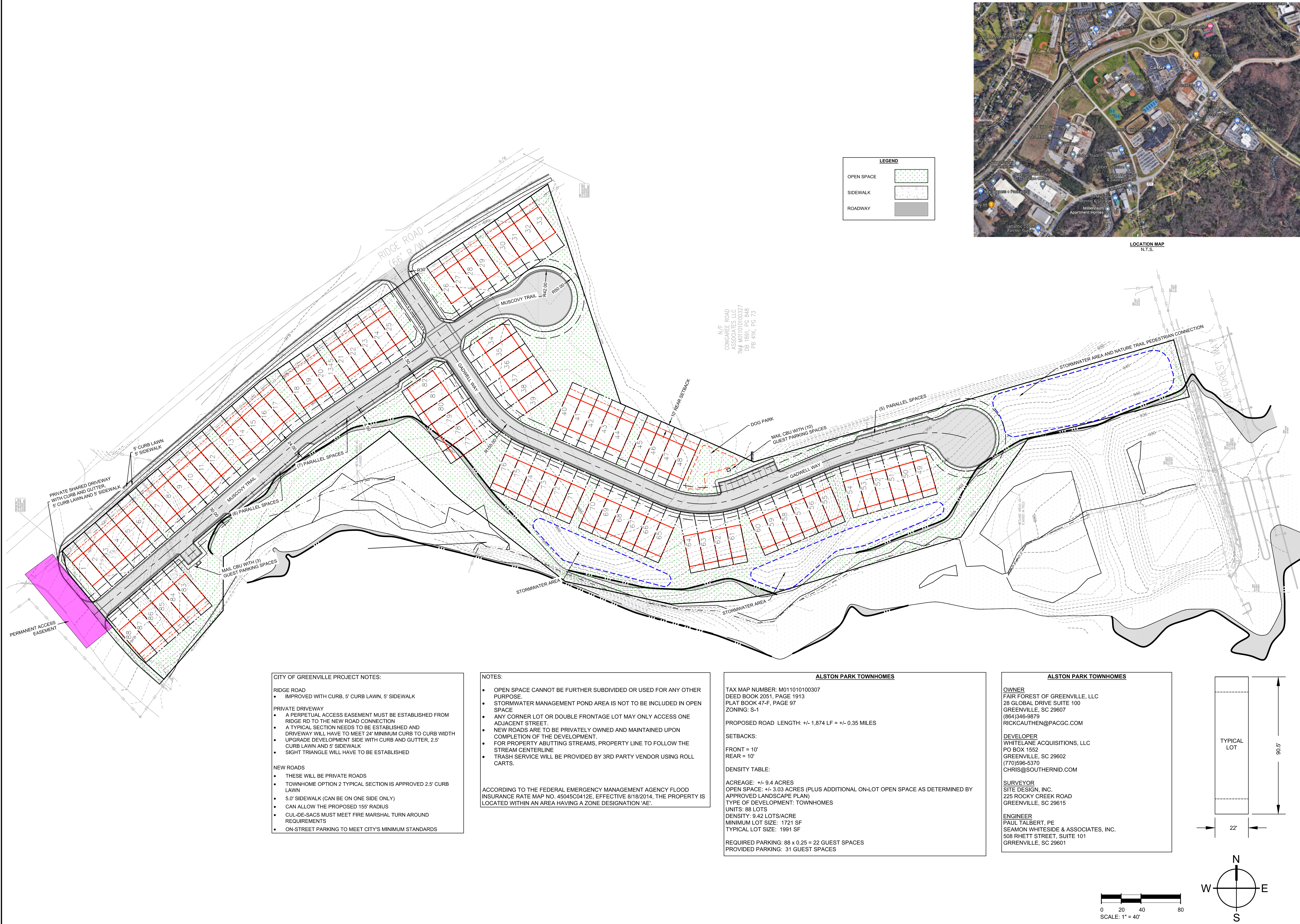
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS







**CITY OF GREENVILLE PROJECT NOTES:**

**RIDGE ROAD**

- IMPROVED WITH CURB, 5' CURB LAWN, 5' SIDEWALK

**PRIVATE DRIVEWAY**

- A PERPETUAL ACCESS EASEMENT MUST BE ESTABLISHED FROM RIDGE RD TO THE NEW ROAD CONNECTION
- A TYPICAL SECTION NEEDS TO BE ESTABLISHED AND DRIVEWAY WILL HAVE TO MEET 24" MINIMUM CURB TO CURB WIDTH
- UPGRADE DEVELOPMENT SIDE WITH CURB AND GUTTER, 2.5' CURB LAWN AND 5' SIDEWALK
- SIGHT TRIANGLE WILL HAVE TO BE ESTABLISHED

**NEW ROADS**

- THESE WILL BE PRIVATE ROADS
- TOWNHOME OPTION 2 TYPICAL SECTION IS APPROVED 2.5' CURB LAWN
- 5.0' SIDEWALK (CAN BE ON ONE SIDE ONLY)
- CAN ALLOW THE PROPOSED 155' RADIUS
- CUL-DE-SACS MUST MEET FIRE MARSHAL TURN AROUND REQUIREMENTS
- ON-STREET PARKING TO MEET CITY'S MINIMUM STANDARDS

**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**

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

PROPOSED ROAD LENGTH: +/- 1,874 LF = +/- 0.35 MILES

**SETBACKS:**

FRONT = 10'  
REAR = 10'

**DENSITY TABLE:**

ACREAGE: +/- 9.4 ACRES  
OPEN SPACE: +/- 3.03 ACRES (PLUS ADDITIONAL ON-LOT OPEN SPACE AS DETERMINED BY APPROVED LANDSCAPE PLAN)  
TYPE OF DEVELOPMENT: TOWNHOMES  
UNITS: 88 LOTS  
DENSITY: 9.42 LOTS/ACRE  
MINIMUM LOT SIZE: 1721 SF  
TYPICAL LOT SIZE: 1991 SF

REQUIRED PARKING: 88 x 0.25 = 22 GUEST SPACES  
PROVIDED PARKING: 31 GUEST SPACES

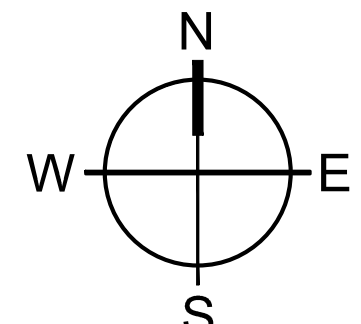
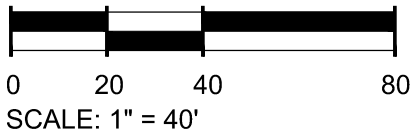
**ALSTON PARK TOWNHOMES**

**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



| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
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|     |             |
|     |             |







February 14, 2022

City of Greenville  
Planning & Development Department  
Planning Commission

Re: Alston Park Subdivision  
Application for Major Subdivision

Staff and Planning Commission Members:

Southern Investment and Development, LLC (Southern ID) through its subsidiary, Whitelane Acquisitions, LLC, respectfully requests approval of the Application for Major Subdivision for the proposed development known as Alston Park, comprised of 78 for-sale townhomes.

This 8.55-acre parcel is being subdivided from the Global Business Commerce Park adjacent to JL Mann High School and St Joseph's Catholic School near the intersection of Ridge Road and Fairforest Way. The development will help address the "missing middle" housing dilemma facing many of our community's residents and can act as an appropriate buffer between the school and commercial uses along Fairforest Way.

The two-story townhomes will be 22 feet in width allowing for a 10% larger footprint than many similar two-story products in the area. While conceptual in nature, the attached plans will be approved through the standard staff permit process to address materials and final exterior selections. Each home will feature a one-car enclosed garage with two available surface parking spaces in each home's respective driveway area. Additional guest parking has been provided to exceed the minimum requirements as stipulated by City Code.

Pedestrian and vehicular connectivity is achieved via a network of city standard road designs including a tie-in to Fairforest Way as requested by planning staff during our December 3, 2022 pre-development conference. Open space will include a minimum of 220 square feet on each homesite, as well as a +/- 6,000 square foot community recreation field and +/- 3,000 square foot dog park.





Although a common detention basin already exists to service the business park and this subject parcel, at engineering staff's recommendation, we are proposing new stormwater management structures. For the stormwater management structures, we are planning 7-8 foot depths with wall structures, privacy fencing, and vegetative buffer landscaping. Our preference is to avoid any development activities (ie, fill) occurring within the FEMA floodplain or identified wetlands buffer. Should an encroachment be necessary for the installation of the road network or stormwater facilities, we acknowledge the requirements of buffer averaging and/or compensatory storage mitigation.

A tree study has been completed by a licensed third-party arborist and a final mitigation strategy meeting the new tree ordinance will be agreed upon during the staff permit process once a final landscape plan has been approved. A traffic study was completed, and the attached summary finds no infrastructure improvements are suggested at this time. However, we are proposing two traffic calming measures (raised concrete crosswalks) within the community.

60 individual notices were mailed to surrounding property owners within 1000' of the proposed site for our neighborhood meeting on February 7, 2022. Two property owners attended and viewed a presentation of the material discussed herein.

Attached you will find our completed application, traffic study, and conceptual imagery. We appreciate your review of this project and ask that you please contact our team if you have any additional questions or concerns.

Thank you,

Chris Laney

CC (via email): Wil Brasington, City of Greenville District 4 Council Member



## 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](mailto:chris@southernid.com)



**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 SACS | 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       |
| 6                   |                       |                               |
| 7                   |                       |                               |
| 8                   |                       |                               |
| 9                   |                       |                               |
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**Planning Staff Report to  
Greenville Planning Commission  
April 15, 2022  
for the April 21, 2022 Public Hearing**

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|                              |                                                                                                                                                                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>AX-4-2022</b>                                                                                                                                                                                                                                                                                        |
| <b>Applicant:</b>            | Andretta J. Robinson                                                                                                                                                                                                                                                                                    |
| <b>Property Owners:</b>      | Goodwill Industries of Upstate/Midlands South Carolina, Inc                                                                                                                                                                                                                                             |
| <b>Property Location:</b>    | 2550 N. Pleasantburg Drive                                                                                                                                                                                                                                                                              |
| <b>Tax Map Number:</b>       | <b>018303-01-00401</b>                                                                                                                                                                                                                                                                                  |
| <b>Acreage:</b>              | 2.933 acres<br>Right-of-way area: 1.392 acres<br>Total area (to be annexed): 4.325 acres                                                                                                                                                                                                                |
| <b>Existing Zoning:</b>      | C-3, commercial district (Greenville County)                                                                                                                                                                                                                                                            |
| <b>Proposed Zoning:</b>      | C-3, Regional commercial district (City of Greenville)                                                                                                                                                                                                                                                  |
| <b>Adjacent Zoning:</b>      | N: PD, Planned Development District (Greenville County)<br><br>E: C-3, Commercial District (Greenville County)<br><br>S: C-2, Commercial District (Greenville County) and C-3, Regional Commercial District (City of Greenville)<br><br>W: R-12, Single-family Residential District (Greenville County) |
| <b>District:</b>             | Council District 1                                                                                                                                                                                                                                                                                      |
| <b>Staff Recommendation:</b> | <b>Recommend Approval for Annexation, Rezone, and Future Land Use Designations of Community Mixed-use and Corridor Mixed-use</b>                                                                                                                                                                        |

**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*

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## **Project Overview:**

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The applicant has petitioned the City of Greenville to annex approximately 2.933 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. Approximately 1.392 acres of right-of-way will also 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 City conducted a neighborhood meeting on March 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**

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The subject property is located at 2550 N. Pleasantburg Drive and is currently zoned C-3, Commercial district, in Greenville County. The property is not located in any Special Emphasis Neighborhood. The site is currently occupied by Goodwill Industries.

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 the subject area for annexation as “*Community Mixed-use*” and “*Corridor Mixed-use*”. 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. Corridor Mixed-use is defined as major streets that connect nodes to each other, to Greenville’s traditional neighborhoods, and to established nodes such as downtown Greenville. They are designed to safely support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step-up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.
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 include a mix of residential and commercially zoned properties within the County. North of the site, in Greenville County, is a Planned Development that includes the Montebello community. The immediately abutting PD-zoned properties appear to be platted for single-family residential development, but do not currently contain any structures. West, across Cypress Street in Greenville County, is a single-family residence. The adjacent property to the east is currently vacant and zoned C-3 in Greenville County. South, across Pleasantburg and within the City limits, are properties zoned C-3 with a mix of commercial uses. The subject parcel is

currently occupied by Goodwill Industries, a retail use. The proposed C-3 zoning classification is compatible with the surrounding properties and uses.

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 N. Pleasantburg Drive
6. Will not result in "strip" or ribbon commercial development: The site is currently developed and occupied by Goodwill. The existing driveway configuration appears to contemplate shared ingress and egress with the adjacent property to the east.
7. Will not create an isolated zoning district: Adjacent properties in the City are zoned C-3 and contain commercial uses. Adjacent County properties are zoned PD, C-3, C-2, and R-12. The proposed C-3 zoning designation is consistent with zoning districts of nearby properties that have been annexed along N. Pleasantburg Drive.
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 city environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Parker Fire District and will remain within it upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains an 8-inch, looped water main on N. Pleasantburg Drive capable of serving the property. The property is also currently within the Greater Greenville Sanitation District.

#### **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*" and "*Corridor Mixed-use*" in accordance with the Greenville 2040 Comprehensive Plan.

##### **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.

##### **Civil Engineer Comments**

**Recommend:** Approve

**Comments:**

Approved with no comments.

##### **Environmental Engineer Comments**



**Recommend:** Approve w/ Comments

**Comments:**

\*1. Sanitary sewer service to existing building is served by Parker Sewer District.

**Parks & Recreation Comments**

**Recommend:** Approve

**Comments:**

Reviewed, no comments.

**Traffic Engineer Comments**

**Recommend:** Approve

**Comments:**

No comments.

**Fire Department Comments**

**Recommend:** Approve

**Tree and Landscape Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Any future permits will be subject to the tree mitigation and landscape ordinance



# 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:    | Andretta J. Robinson      | Goodwill Industries of Upstate/Midlands South Carolina, Inc. |
| *Title:   | Vice President of Finance | N/A                                                          |
| *Address: | 115 Haywood Road          | 115 Haywood Road                                             |
| *State:   | Greenville                | Greenville                                                   |
| *Zip:     | 29607                     | 29607                                                        |
| *Phone:   | (864) 351-0104            | (864) 351-0104                                               |
| *Email:   | arobinson@goodwillsc.org  | arobinson@goodwillsc.org                                     |

#### LEGAL REPRESENTATIVE (if applicable)

|          |                                                      |
|----------|------------------------------------------------------|
| Name:    | Rivers S. Stillwell, Esq.                            |
| Title:   | Partner with Nelson Mullins Riley & Scarborough, LLP |
| Address: | 2 W Washington Street, Ste 400, Greenville, SC 29601 |
| Phone:   | (864) 373-2217                                       |
| Email:   | rivers.stillwell@nelsonmullins.com                   |

### PROPERTY INFORMATION

\*TAX MAP #(S) 0183030100401

\*TOTAL ACREAGE TO BE ANNEXED 3.001 acres

\*CURRENT ZONING DESIGNATION (County) C-3 - Commercial District

\*PROPOSED ZONING DESIGNATION (City) C-3 - Regional Commercial District

\*DEED RESTRICTIONS Declaration of Covenant to the City of Greenville (Book DE 3497, Page 975)

### 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.

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 12/22/2021

PAGE 1 OF 3



## 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@Greenville.gov](mailto:Planning@Greenville.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.

Andretta J. Robinson  
2/1/22

\*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                       |                             |
| Date                            |                             |
| Property Owner/Authorized Agent | <u>Andretta J. Robinson</u> |
| Date                            | <u>2/1/22</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:**

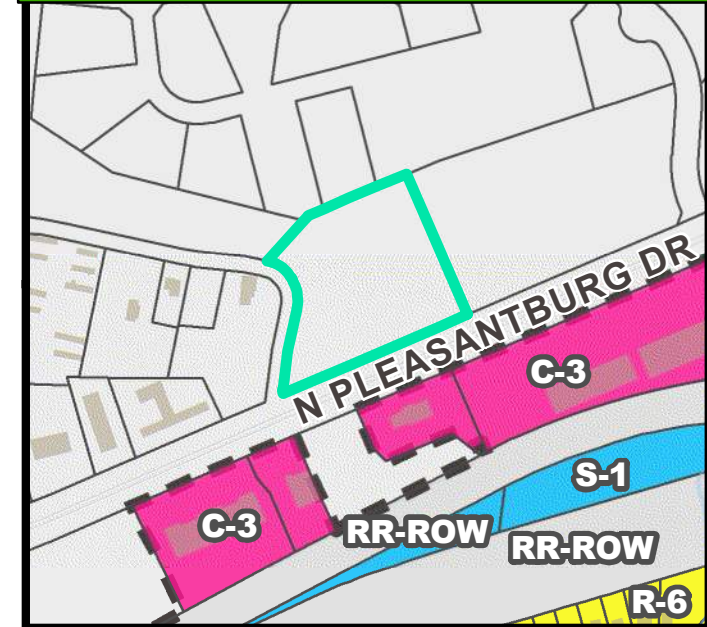
Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.

**AX-4-2022 • 2550 N. PLEASANTBURG DRIVE**

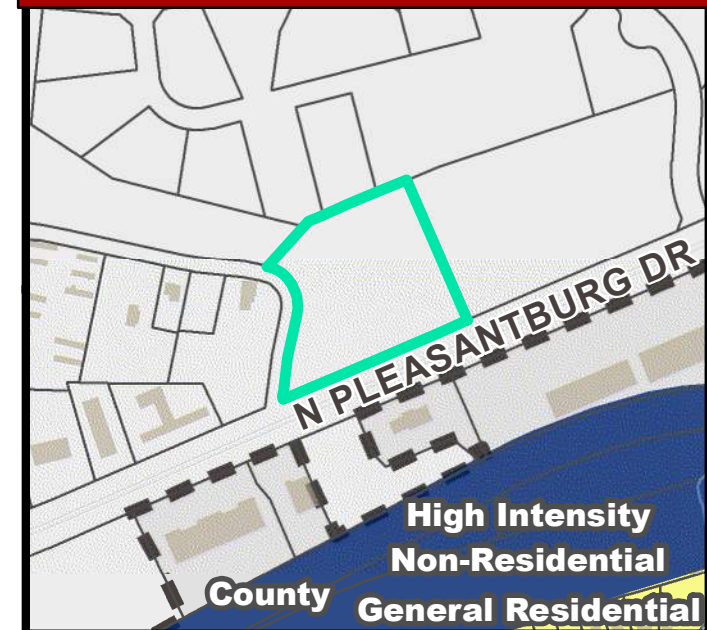
**AERIAL VIEW**



**CURRENT ZONING**



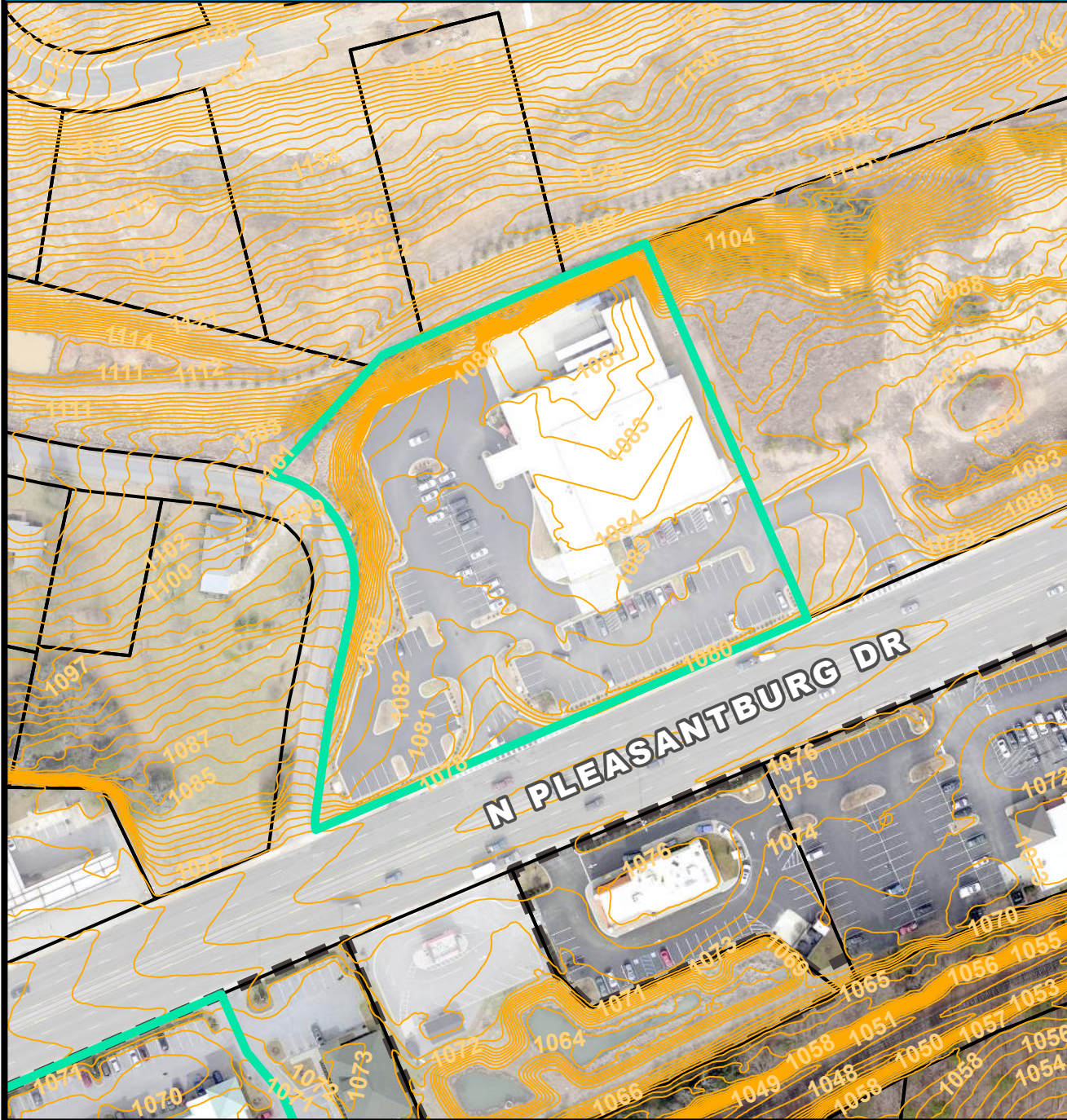
**FUTURE LAND USE**



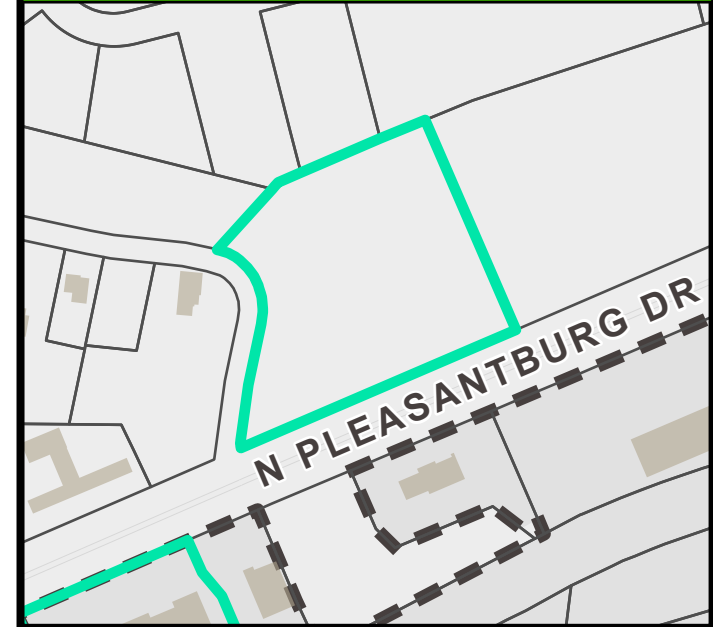


# AX-4-2022 • 2550 N. PLEASANTBURG DRIVE

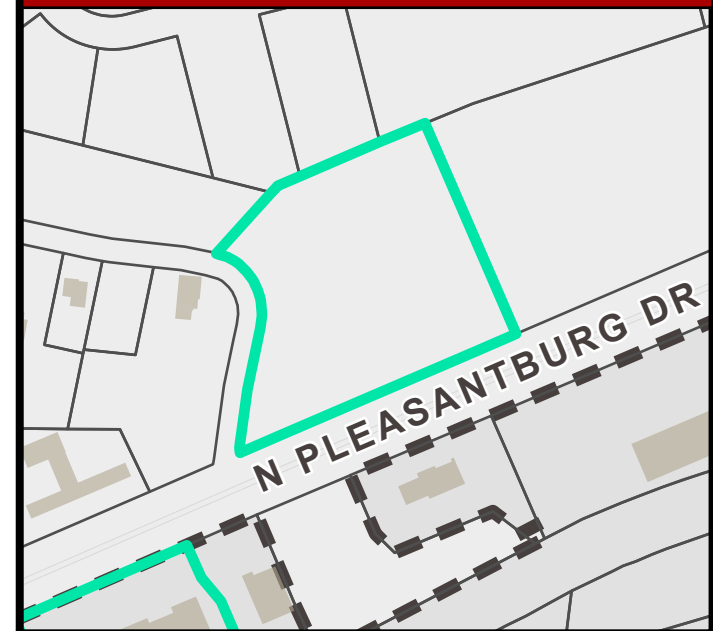
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS





**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 2550 N Pleasantburg Drive, Greenville, South Carolina 29609 and consisting of approximately 3.001 acres. That area is identified more particularly by the tax map parcel number(s) provided below and that certain plat entitled "Goodwill Industries of Upstate/Midlands South Carolina, Inc. Cypress Street & N. Pleasantburg Drive, Greenville County, South Carolina" being of recording in the Office of the Register of Deeds for Greenville County on June 7, 2016 in Plat Book 1240 at Page 87-88 to be referenced in conjunction with this petition. A copy of said plat is attached hereto as Exhibit A. 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                                                     | Address/Tax Map Number                                             | Signature                   | Date   |
|--------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------|--------|
| Goodwill Industries of<br>Upstate/Midlands South<br>Carolina, Inc. | 2550 N Pleasantburg Drive<br>Greenville, SC 29609<br>0183030100401 | <i>Andretta J. Robinson</i> | 2/1/22 |



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

**PETITION FOR ANNEXATION**

**DATE OF PETITION:** This petition is dated this <sup>31</sup> day of January 2022 before the first signature below is attached.

| Property Owner                                                     | Address/Tax Map Number                                             | Signature                   | Date   |
|--------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------|--------|
| Goodwill Industries of<br>Upstate/Midlands South<br>Carolina, Inc. | 2550 N Pleasantburg Drive<br>Greenville, SC 29609<br>0183030100401 | <i>Andretta J. Robinson</i> | 2/1/22 |





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

**CERTIFICATION OF PETITION SIGNATURE**

I, Andretta J. Robinson, Vice President of Finance, be authorized by the Board of Directors of Goodwill Industries of Upstate/Midlands South Carolina, Inc., a South Carolina nonprofit corporation, have this day of January 2022 certified my signature previously given and dated for the annexation into the City of Greenville of one (1) parcel in which Goodwill Industries of Upstate/Midlands South Carolina, Inc., a South Carolina nonprofit corporation, have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number is 0183030100401.

**GOODWILL INDUSTRIES OF  
UPSTATE/MIDLANDS SOUTH  
CAROLINA, INC.,**  
a South Carolina nonprofit corporation

By: *Andretta J. Robinson*

Name: Andretta J. Robinson

Title: Vice President of Finance



Office of the Register of Deeds

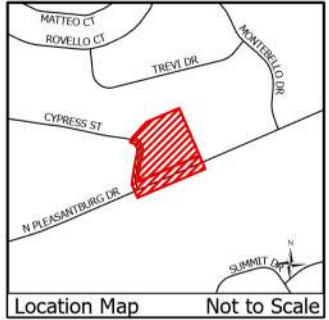
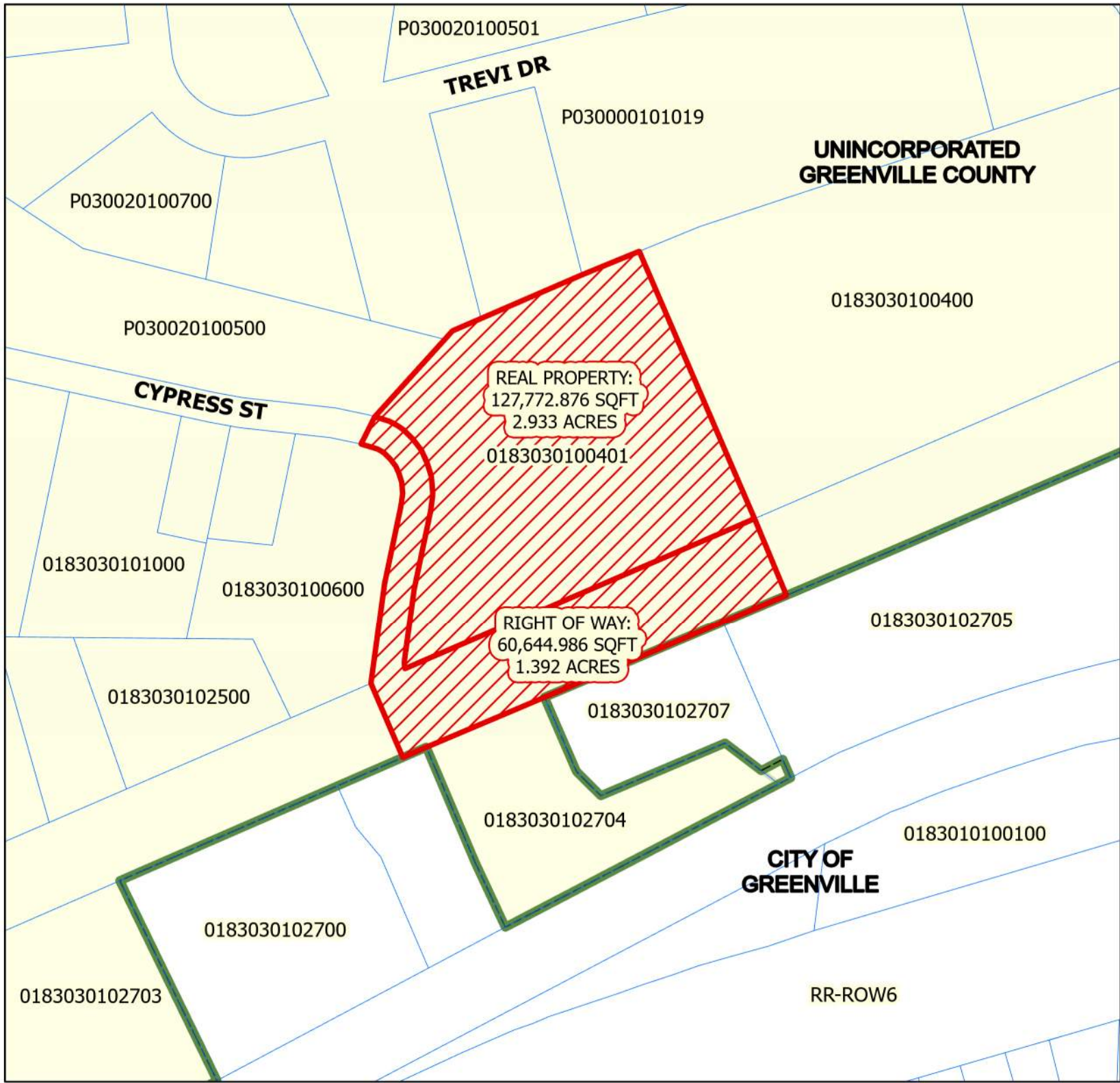
Timothy L. Nanney  
Register of Deeds  
(864) 467-7240  
www.greenvillegov.org/rod

## File Page

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PLAT/LG Book: PL 1240 Page: 0087 - 0088 2 Pgs  
June 7, 2016 04:16:47 PM  
Fee: \$10.00  
FILED IN GREENVILLE COUNTY, SC *Timothy L. Nanney*



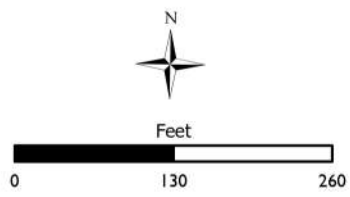




**ANNEXATION MAP**  
for  
**2550 N. Pleasantburg Dr.**  
**Tax Map No.**  
**0183030100401**  
into the  
**City of Greenville**

- Total Annexation Area
- Greenville City Limits

Total Area of Annexation:  
**188,417.853 Sq. Ft.**  
Total Acreage of Annexation:  
**4.325 Acres**  
Existing County Zoning: **C-3**  
Proposed City Zoning: **C-3**  
City Council District: **1**  
Census Tract: **23.04**  
File Number: **AX-4-2022**



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.  
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### **Real Property Description**

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as 3.00 acres on North Pleasantburg Drive-SC Highway 291, as shown on a survey entitled Survey For Goodwill Industries of Upstate/Midlands South Carolina, Inc., prepared by The John R. McAdams Company, Inc., dated February 4, 2016 and recorded in the ROD Office for Greenville County in Plat Book PL 1240 at Page ~~0087-0088~~, reference to said survey being made for the complete metes and bounds description thereof.

This being a portion of the property as conveyed to North Point, LLC by deed of Rallis Holdings, LLC, dated September 5, 2014 of record in the ROD Office for Greenville County in Deed Book 2451 at Page 0393 on September 5, 2014.

TMS# 0183030100400

### **Property Description for Right-of-Way**

To include the 1.392 acres of N. Pleasantburg Drive and Cypress Street right-of-way as shown within the associated Annexation Map exhibit.

## **AX-4-2022 | 2550 N. Pleasantburg Drive Annexation Neighborhood Meeting**

### **Attendance:**

Austin Rutherford – Staff

John Hamlett – Staff

Andretta Robinson – Representative of the Owner

Tracey Knight – [traceyknight@inviewsolutions.com](mailto:traceyknight@inviewsolutions.com)

Andrian Harris – [kammholdings@yahoo.com](mailto:kammholdings@yahoo.com)

Lewis McKelvey

Ellen Thomas

### **Notes of Discussion:**

How do you define annexation? Grow City limits

Does this effect adjacent property owners? No

Concerns over disappearing property owners.

How do we stay on top of annexations? – Staff explained public process

Where is the property? Goodwill Industries across from Bojangles

What are the adjacent R/W? N. Pleasantburg Drive and Cypress Street adjacent to property.

Will this affect zoning elsewhere? No, it will not.





**Planning Staff Report to  
Greenville Planning Commission  
April 15, 2022  
for the April 21, 2022 Public Hearing**

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|                              |                                                                                                                                                                                                                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>AX-5-2022</b>                                                                                                                                                                                                 |
| <b>Applicant:</b>            | Parker Group Development, LLC                                                                                                                                                                                    |
| <b>Property Owners:</b>      | 1304 Pendleton, LLC                                                                                                                                                                                              |
| <b>Property Location:</b>    | 8 Calder Street                                                                                                                                                                                                  |
| <b>Tax Map Number:</b>       | <b>012100-10-01100</b>                                                                                                                                                                                           |
| <b>Acreage:</b>              | 0.165 acre<br>Right-of-way area: 0.229 acre<br>Total area (to be annexed): 0.394 acre                                                                                                                            |
| <b>Existing Zoning:</b>      | C-2, commercial district (Greenville County)                                                                                                                                                                     |
| <b>Proposed Zoning:</b>      | RDV, Redevelopment district (City of Greenville)                                                                                                                                                                 |
| <b>Adjacent Zoning:</b>      | N: C-2, Commercial District (Greenville County)<br>E: RDV, Redevelopment District (City of Greenville)<br>S: RDV, Redevelopment District (City of Greenville)<br>W: C-2, Commercial District (Greenville County) |
| <b>District:</b>             | Council District 2                                                                                                                                                                                               |
| <b>Staff Recommendation:</b> | <b>Recommend Approval for Annexation, Rezone, and Future Land Use Designations of Corridor Mixed-use and Areas Suitable for Missing Middle Housing</b>                                                           |

**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 0.165 acres of lot area into the Greenville city limits and to zone it RDV, Redevelopment district. Approximately 0.229 acres of right-of-way will also 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 on August 24, 2021.

### ***Neighborhood Meeting***

The City conducted a neighborhood meeting on March 7, 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**

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The subject property is located at 8 Calder Street and is currently zoned C-2, Commercial district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County, and currently contains a single-family home. The property is situated within the Brandon Mill community.

The applicant requests to annex the property into the City with a RDV zoning designation. The RDV zone is intended to promote appropriate investment and development in areas that are depressed or underdeveloped. New developments are intended to enhance and support adjacent communities by providing housing and job opportunities as well as convenient access to necessary goods and services. Development should improve the quality of life who live, work, or shop in the area. The RDV zoning district is intended to create a gathering place for adjacent neighborhoods, upgrade and improve the physical, social, and economic character of the area and to promote mixed-use developments.

## **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 the subject area for annexation as “*Corridor Mixed-use*” and “*Areas Suitable for Missing Middle Housing*.” Corridor Mixed-use is defined as major streets that connect nodes to each other, to Greenville’s traditional neighborhoods, and to established nodes such as downtown Greenville. They are designed to safely support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step-up near Urban Nodes. Adjacent neighborhoods should be buffered where needed. Areas Suitable for Missing Middle Housing are areas for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County.
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 RDV zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses include a mix of zoned properties within the County and RDV zoning in the City. The proposed RDV zoning classification allows 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 RDV designation is used for surrounding City commercial areas.
6. Will not result in “strip” or ribbon commercial development: Any proposed development on the site will be required to follow the City’s LMO, which regulates strip or ribbon commercial development.
7. Will not create an isolated zoning district: Adjacent properties in the City are zoned RDV and contain commercial uses. Adjacent County properties are zoned C-2 and S-1. The proposed RDV zoning designation is consistent with zoning districts of nearby properties.
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 RDV 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 Parker Fire District and will remain within it upon annexation. Parker Sewer District is the primary sanitary sewer provider for the property, but will be switched to Metro on July 1st. Greenville Water maintains an 8-inch, looped water main on Pendleton Street or 6-inch on Calder Street capable to serve the property. The property is also currently within the Greater Greenville Sanitation District.

**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 “*Corridor Mixed-use*” and “*Areas Suitable for Missing Middle Housing*” in accordance with the Greenville 2040 Comprehensive Plan.

**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.

**Civil Engineer Comments**

**Recommend:** Approve

**Comments:**

Approved with no comments.

**Environmental Engineer Comments**

**Recommend:** Approve w/ Comments

**Comments:**



Property is served by Parker Sanitary Sewer District for SS service.

**Parks & Recreation Comments**

**Recommend:** Approve

**Comments:**

Reviewed, no comments.

**Traffic Engineer Comments**

**Recommend:** Approve

**Comments:**

No comments.

**Fire Department Comments**

**Recommend:** Approve

**Tree and Landscape Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Any future permits will be subject to the tree mitigation and landscape ordinance.



# 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 \_\_\_\_\_

\*Indicates Required Field

### APPLICANT/OWNER INFORMATION

Clear Form

#### APPLICANT

#### PROPERTY OWNER

|           |                                 |                                 |
|-----------|---------------------------------|---------------------------------|
| *Name:    | Parker Group Development, LLC   | 1305 Pendleton, LLC             |
| *Title:   | Developer                       | Property Owner                  |
| *Address: | 123 Welborn Street, Suite 201   | 123 Welborn Street, Suite 201   |
| *State:   | South Carolina                  | South Carolina                  |
| *Zip:     | 29601                           | 29601                           |
| *Phone:   | 864-380-5825                    | 864-380-5825                    |
| *Email:   | dparker@parkergroupservices.com | dparker@parkergroupservices.com |

#### LEGAL REPRESENTATIVE (if applicable)

|          |                                 |
|----------|---------------------------------|
| Name:    | Drew Parker                     |
| Title:   | Developer/Manager               |
| Address: | 123 Welborn Street, Suite 201   |
| Phone:   | 864-380-5825                    |
| Email:   | dparker@parkergroupservices.com |

### PROPERTY INFORMATION

\*TAX MAP #(S) 0121001001100

\*TOTAL ACREAGE TO BE ANNEXED 0.16

\*CURRENT ZONING DESIGNATION (County) C2

\*PROPOSED ZONING DESIGNATION (City) BDV

\*DEED RESTRICTIONS None

### 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@Greenville.gov](mailto:Planning@Greenville.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.

x Dan Paul **\*APPLICANT SIGNATURE**  
2/16/2022 **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.

| <b>*Signatures</b>              |                   |
|---------------------------------|-------------------|
| Applicant                       | x <u>Dan Paul</u> |
| Date                            | <u>2/16/2022</u>  |
| Property Owner/Authorized Agent | x <u>Dan Paul</u> |
| Date                            | <u>2/16/2022</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.

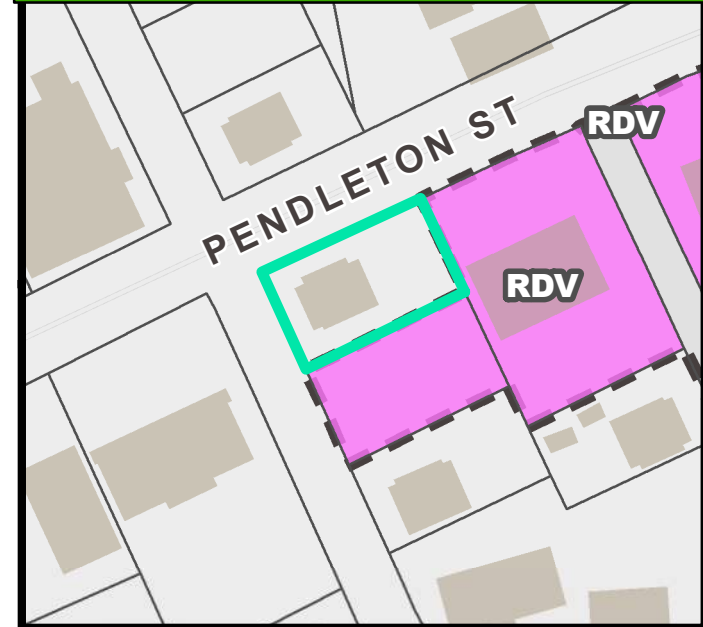
#### **IMPORTANT NOTE:**

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.

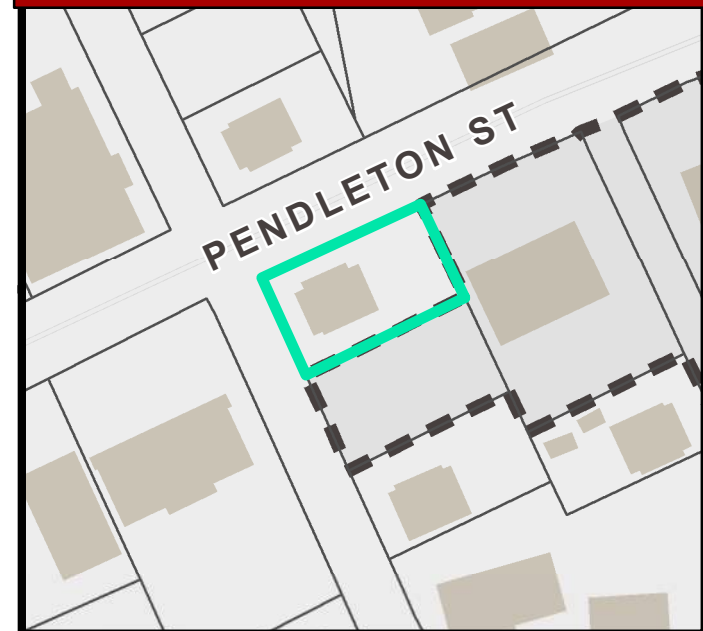
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



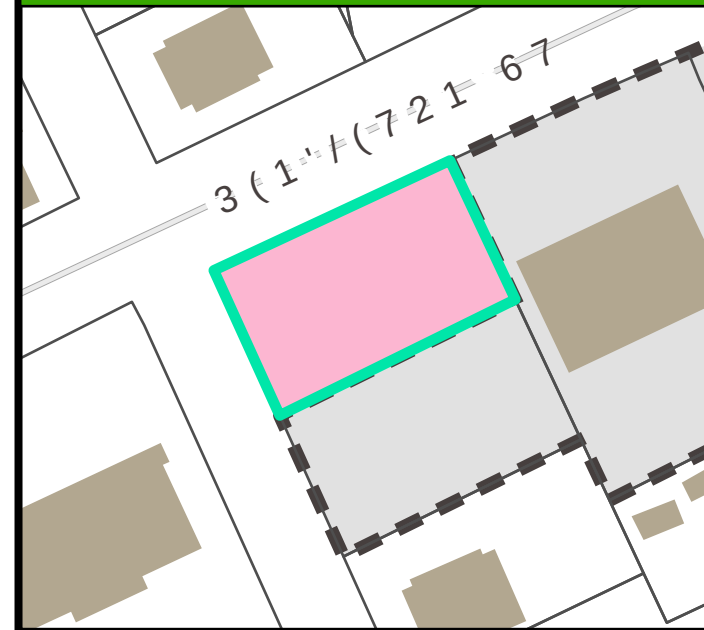


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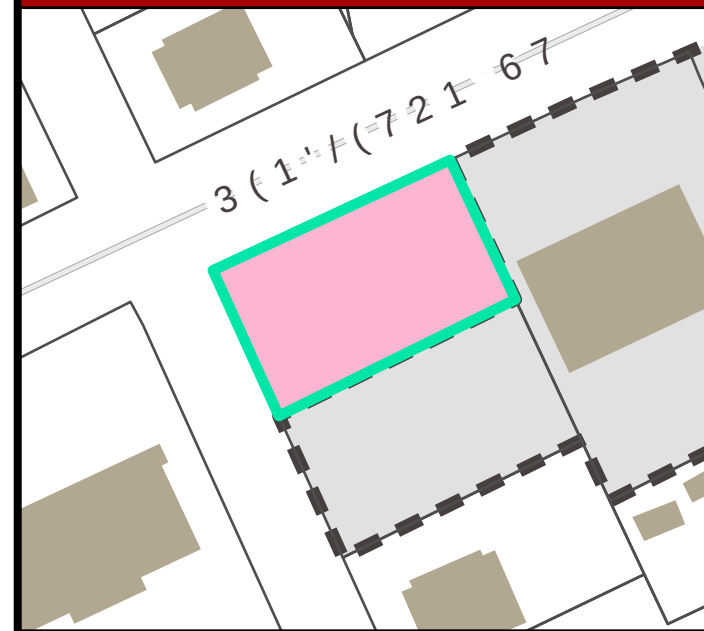
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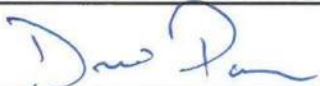


**CITY OF GREENVILLE**  
**206 South Main Street**  
**P.O. Box 2207**  
**Greenville, SC 29602**

**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 8 CALDER ST (address) and consisting of approximately 0.16 acres located on 0121001001100 (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    |
|--------------------|-------------------------------|--------------------------------------------------------------------------------------|---------|
| 1305 Pendleton LLC | 8 CALDER ST.<br>0121001001100 |  | 2/16/22 |
|                    |                               |                                                                                      |         |
|                    |                               |                                                                                      |         |
|                    |                               |                                                                                      |         |
|                    |                               |                                                                                      |         |



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

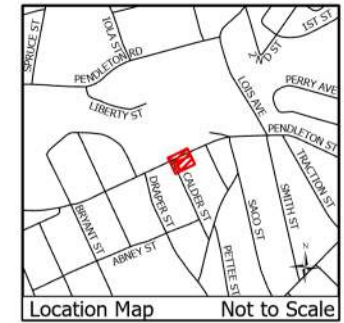
CERTIFICATION OF PETITION SIGNATURE

I, JAMES ANDREW (DREW) PARKER, have this 16 day of FEBRUARY, 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:

0121001001100

Signature

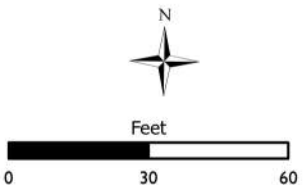
A handwritten signature in blue ink, appearing to read 'James Parker', written over a horizontal line.



**ANNEXATION MAP**  
for  
**1305 Pendleton Street**  
**Tax Map No.**  
**0121001001100**  
into the  
**City of Greenville**

-  Total Annexation Area
-  Greenville City Limits

Total Area of Annexation:  
**17,144.051 Sq. Ft.**  
Total Acreage of Annexation:  
**0.394 Acres**  
Existing County Zoning: **C-2**  
Proposed City Zoning: **RDV**  
City Council District: **2**  
Census Tract: **8**  
File Number: **AX-5-2022**



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Copyright: The City of Greenville, SC

**UNINCORPORATED  
GREENVILLE COUNTY**

0121000700300

0121000700600

0121000700200

0121000600502

RIGHT OF WAY:  
9,977.242 SQFT  
0.229 ACRES

0121001001100

REAL PROPERTY:  
7,166.809 SQFT  
0.165 ACRES

0121001000200

**CITY OF  
GREENVILLE**

0121001001000

**CALDER ST**

0121001101300

0121001000900

0121001100300

0121001000600



### **Property Description**

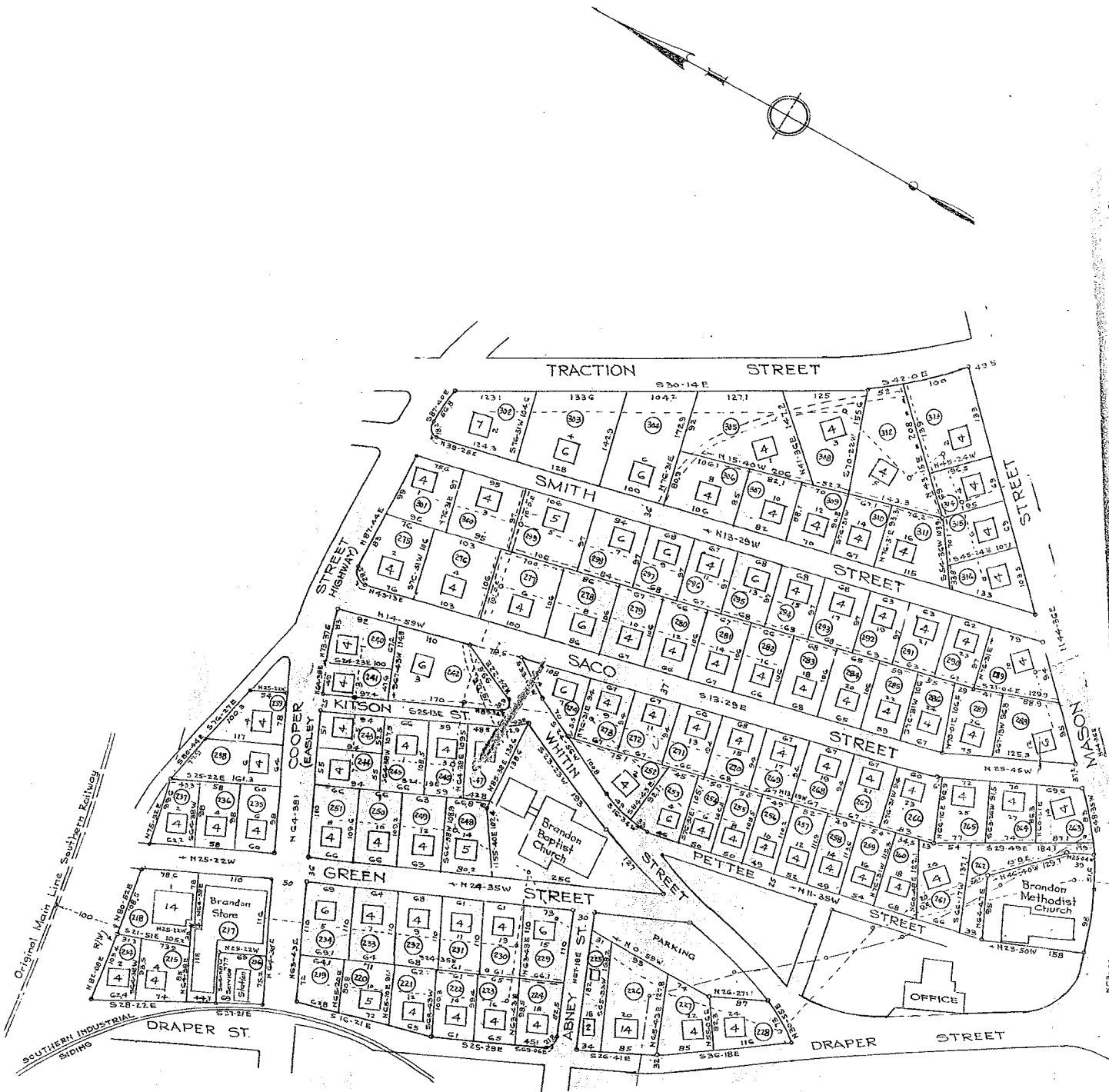
All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in or near the City of Greenville, and being more particularly shown and designated as Lot No. 251, Section 2, Abney mills, Brandon Plant, Greenville, South Carolina on plat thereof, said plat being dated February 1959, made by Dalton & Neves and being recording in the Office for Greenville County, SC in Plat Book QQ at Pages 56-59, and having such metes and bounds as appear thereon with reference being made thereto.

DERIVATION: This being the same property conveyed to Mountain Creek Real Estate, LLC by deed of American Home Mortgage Servicing, Inc. recorded on March 27, 2009 in Book 2355 at Page 434 in the Greenville County Register of Deeds.

GREENVILLE COUNTY TMS Number: 0121001001100

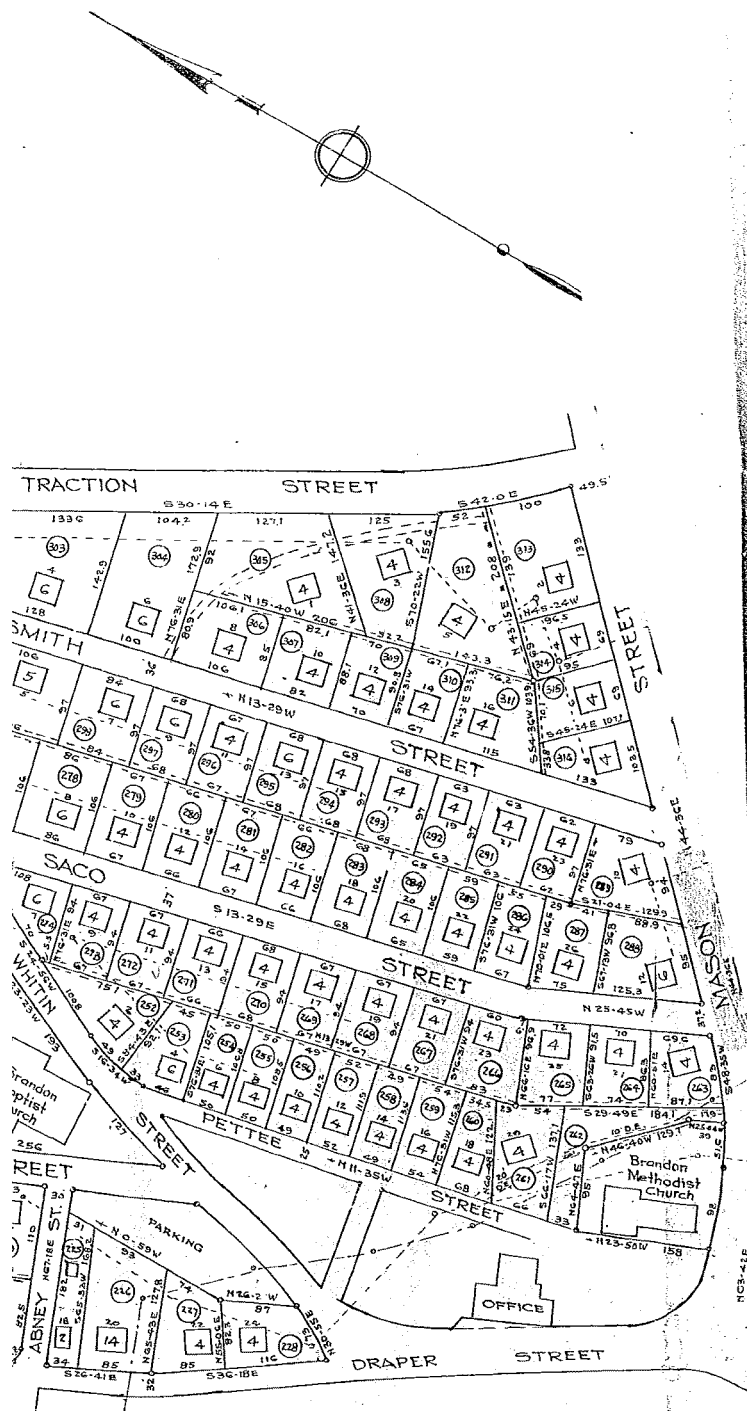
### **Property Description for Right-of-Way**

To include the 0.229 acres of Pendleton Street and Calder Street right-of-way as shown within the associated Annexation Map exhibit.



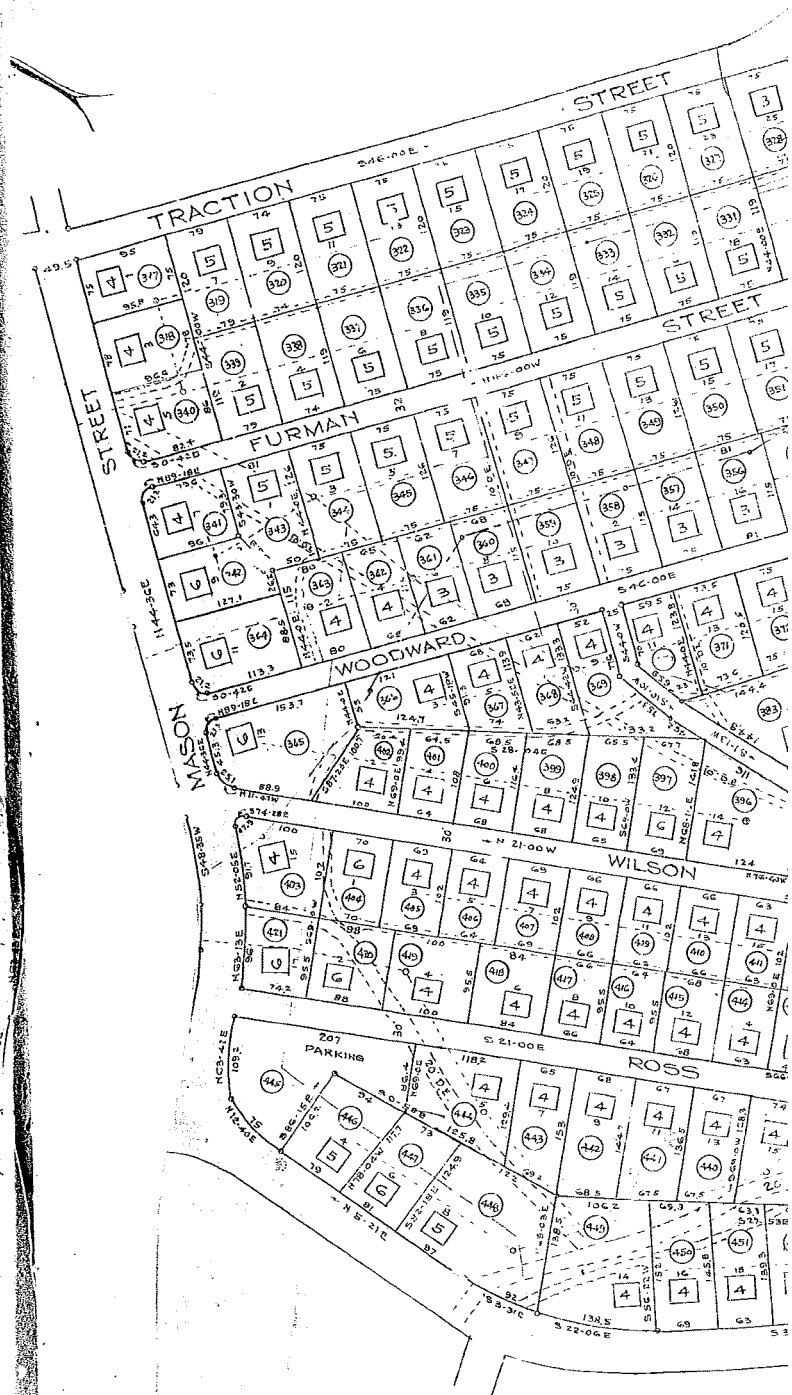
SECTION NO. 2.  
 SUBDIVISION FOR  
 ABNEY MILLS  
 BRANDON PLANT  
 GREENVILLE S. C.  
 Scale 1"=100' Feb. 1959

DALTON & MEVES  
 GREENVILLE S. C.



SECTION NO. 2.  
SUBDIVISION FOR  
ABNEY MILLS  
BRANDON PLANT  
GREENVILLE S. C.  
Scale 1"=100' Feb. 1955

DALTON & NEVES  
GREENVILLE S.C.







## **AX-5-2022 | 8 Calder Street Annexation Neighborhood Meeting**

### **Attendance:**

Cherington Shucker – 1266 Pendleton Street

Margaret McGinty

Matthew Maccaroni – mmpasta55@gmail.com

Megan Davis – 28 Bryant Street

Paula and Ed McMinn – epm576@yahoo.com

Tammy Smith

Marion Steen

Bill McLendon and Danielle Fontaine – daniellefontaine44@gmail.com

Matt Alexander – Applicant

### **Notes of Discussion:**

Any sidewalk improvements? – Yes

What is planned for the site? – Plans are in infancy, but will be residential use and not extremely dense. Will not be apartments, but more townhomes.

Number of Units? – density allows for us to 20 units/acre

Concerns regarding adjacent MF project – Yes in residential, but not the mass and scale of adjacent project. This will be less dense.

What is scale along Pendleton Street in future? – Staff notes Comp Plan and VOWG and code rewrite.

Will these look like M West? – Will respect look and feel of the surrounding area.

How to not allow wall of residents along Pendleton Street and block out traditional homes adjacent? -

Do properties need to be contiguous to annex? - Yes



**Planning Staff Report to  
Greenville Planning Commission  
April 15, 2022  
for the April 21, 2022 Public Hearing**

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|                              |                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>AX-6-2022</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Applicant:</b>            | Trey Cole/Artful Home Designs LLC                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Property Owners:</b>      | CMSterling LLC                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Property Location:</b>    | Anderson Road and Conwell Street                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Tax Map Number:</b>       | 0112000900200, 0112000900400, 0112000900800, 0112000900900                                                                                                                                                                                                                                                                                                                                          |
| <b>Acreage:</b>              | 1.106 acres<br>Right-of-way area: 0.026 acre<br>Total area (to be annexed): 1.132 acres                                                                                                                                                                                                                                                                                                             |
| <b>Existing Zoning:</b>      | C-2, Commercial district and C-1, Commercial district (Greenville County)                                                                                                                                                                                                                                                                                                                           |
| <b>Proposed Zoning:</b>      | RM-2, Single-family and multifamily residential district (City of Greenville)                                                                                                                                                                                                                                                                                                                       |
| <b>Adjacent Zoning:</b>      | N: R-M20, Multifamily residential district (Greenville County), RM-2, Single-family and multifamily residential district (City of Greenville)<br><br>E: RM-1, Single-family and multifamily residential district (City of Greenville)<br><br>S: RM-2, Single-family and multifamily residential district (City of Greenville)<br><br>W: R-M20, Multifamily residential district (Greenville County) |
| <b>District:</b>             | Council District 2                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Staff Recommendation:</b> | <b>Recommend Approval for Annexation, Rezone, Future Land Use Designations of Urban Residential, and within the Sterling Special Emphasis Neighborhood</b>                                                                                                                                                                                                                                          |

**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 1.106 acres of lot area into the Greenville city limits and to zone it RM-2, Single-family and multifamily residential district. Approximately 0.026 acre of right-of-way will also 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 City conducted a neighborhood meeting on April 14, 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 subject area is located between Anderson Road and Conwell Street and is currently zoned C-1, Commercial district, and C-2, Commercial district, in Greenville County. The property is located in the Sterling Special Emphasis Neighborhood within Greenville County. One of the parcels to be annexed currently has a vacant commercial building upon it; the other lots are vacant.

The applicant requests to annex the property into the City with a RM-2 zoning designation. The RM-2 zone is intended to encourage a mixture of medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. The maximum density for multifamily development is 20 units per acre. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, 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 the subject area for annexation as “*Urban Residential*.” Urban Residential is defined as a mixture of low-density and medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. Urban Residential neighborhoods are in close proximity to the downtown area and pockets east of Laurens Road. This classification allows for a density of 10-20 units per acre and is intended to allow compact development within Greenville’s historic and traditional neighborhoods with smaller lots and walkable streets. Complementary uses customarily found in residential districts, such as community recreation facilities, places of workshop, and schools, may be allowed.
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 RM-2 zoning designation allows for a range of appropriate uses for the area.
4. Compatible with surrounding uses: Surrounding uses include a mix of County and City zoning that allows multi-family. The proposed RM-2 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 RM-2 designation is used for surrounding City residential areas.
6. Will not result in “strip” or ribbon commercial development: Any proposed development on the site will be required to follow the City’s LMO, which regulates strip or ribbon commercial development.

7. Will not create an isolated zoning district: Adjacent properties in the City are zoned RM-1 and RM-2 and contain an assortment of housing types. Adjacent County properties are zoned R-M20, which allows up to 20 units/acre. The proposed RM-2 zoning designation is consistent with zoning districts of nearby properties.
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 RM-2 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning map 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 Parker Fire District and will remain within it upon annexation. Parker Sewer District is the primary sanitary sewer provider for the property, but will be merged into Metro on July 1st. Greenville Water maintains an 8-inch, looped water main on Anderson Road and 2-inch on Conwell Street capable of serving the property. The property is also currently within the Greater Greenville Sanitation District.

**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 "*Urban Residential*" in accordance with the Greenville 2040 Comprehensive Plan and to be in the Sterling Special Emphasis Neighborhood.

**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.

**Civil Engineer Comments**

**Recommend:** Approve

**Comments:**

Approved with 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 Parker Sewer District mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from

- the Parker 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.
- 2) Stormwater Management – Proposed development on these parcels 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.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

#### **Parks & Recreation Comments**

**Recommend:** Approve

**Comments:**

Reviewed, no comments.

#### **Traffic Engineer Comments**

**Recommend:** Approve

**Comments:**

No comments.

#### **Fire Department Comments**



**Recommend:** Approve

**Tree and Landscape Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Any future permits will be subject to the tree mitigation and landscape ordinance.



## 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:    | Trey Cole/Artful Home Designs, LLC | CMSterling LLC |
| *Title:   | Owner                              | Owner          |
| *Address: | 1040 W. Washington St.             | 1 Big Oak Ct.  |
| *State:   | South Carolina                     | South Carolina |
| *Zip:     | 29601                              | 29681          |
| *Phone:   | 864-233-1606                       |                |
| *Email:   | trey@treycollection.com            |                |

#### LEGAL REPRESENTATIVE (if applicable)

|          |  |
|----------|--|
| Name:    |  |
| Title:   |  |
| Address: |  |
| Phone:   |  |
| Email:   |  |

### PROPERTY INFORMATION

\*TAX MAP #(S) 0112000900200, 0112000900400, 0112000900800, 0112000900900

Deed book/pg. 2497/2993, 2573/4368, 2552/3132, 2552/3132

\*TOTAL ACREAGE TO BE ANNEXED 1.12

\*CURRENT ZONING DESIGNATION (County) map #s ending in 400, 800, 900 are C1, 200 is C2

\*PROPOSED ZONING DESIGNATION (City) RM2

\*DEED RESTRICTIONS none

### TYPE OF ANNEXATION

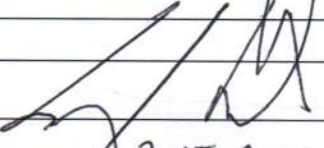
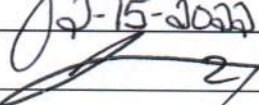
\*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

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

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.

\_\_\_\_\_  
2-15-2022  
\_\_\_\_\_  
\*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                       |          |
| Date                            | 2-15-2022                                                                                 |
| Property Owner/Authorized Agent |  2/25/22 |
| Date                            |                                                                                           |

#### 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.

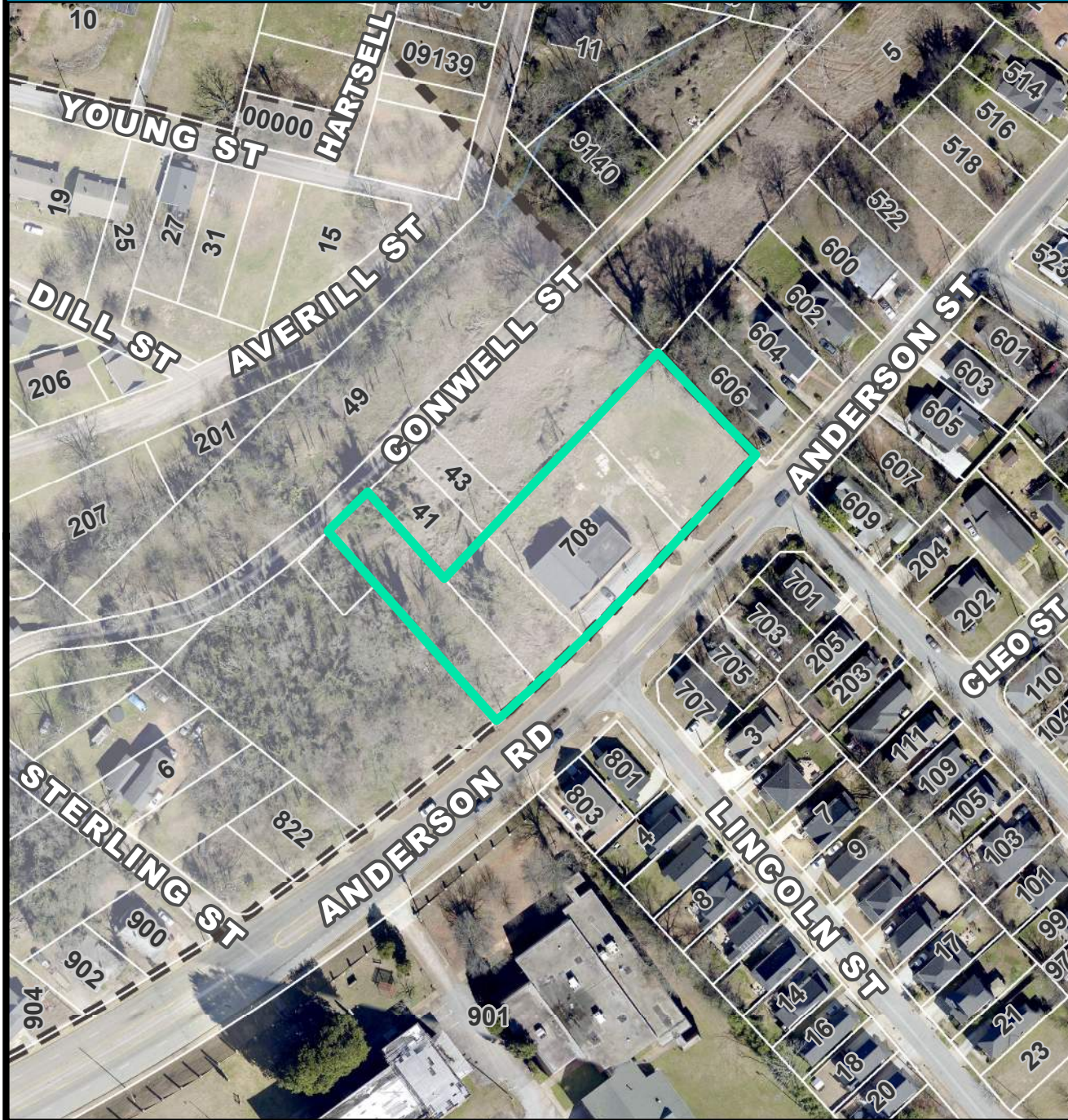
#### **IMPORTANT NOTE:**

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.

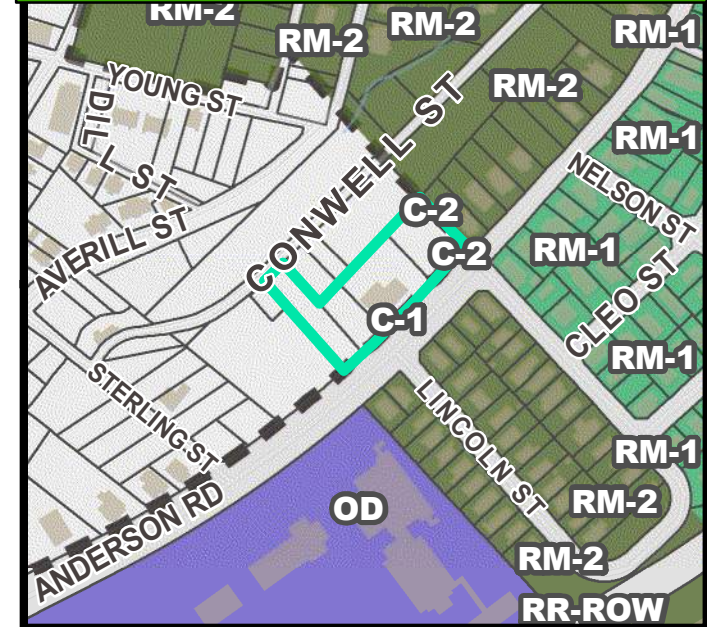


# AX-6-2022 • ANDERSON ROAD AND CONWELL STREET

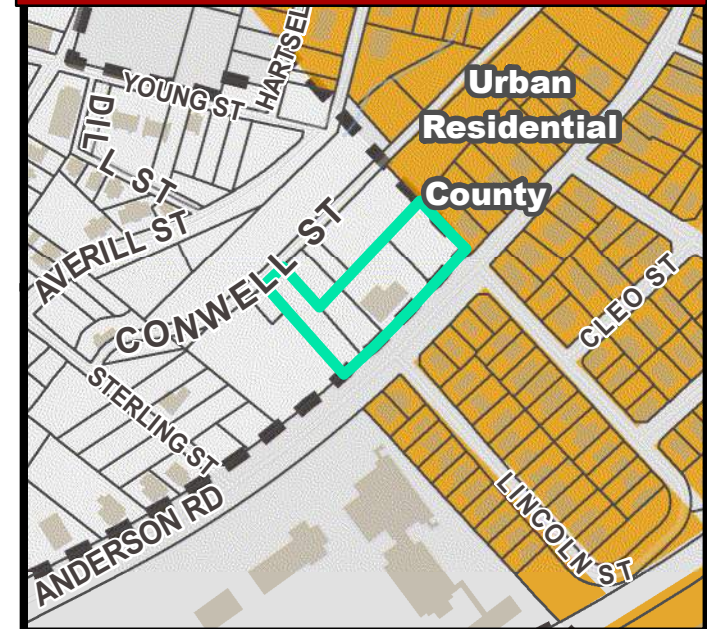
## AERIAL VIEW



## CURRENT ZONING



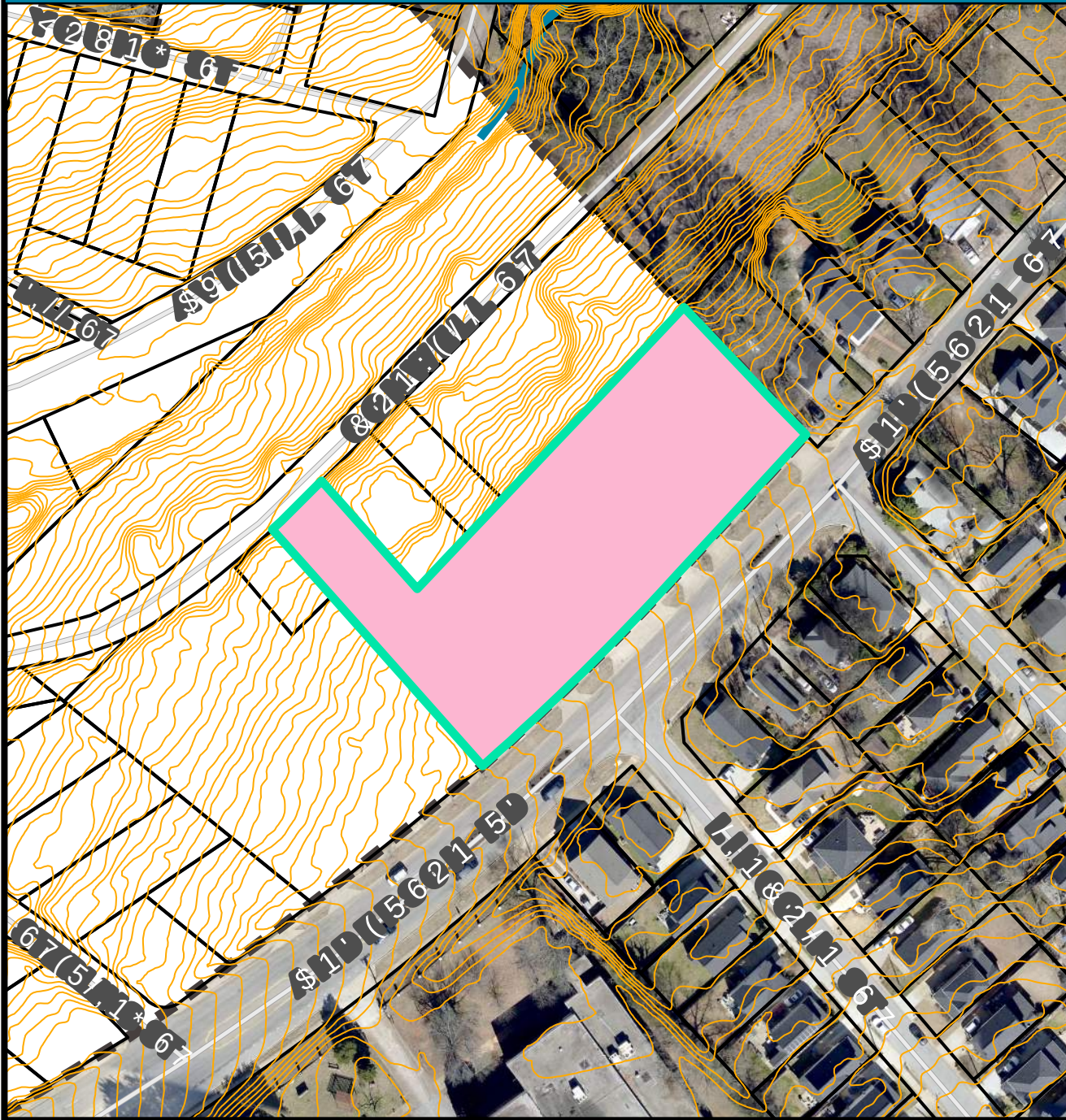
## FUTURE LAND USE



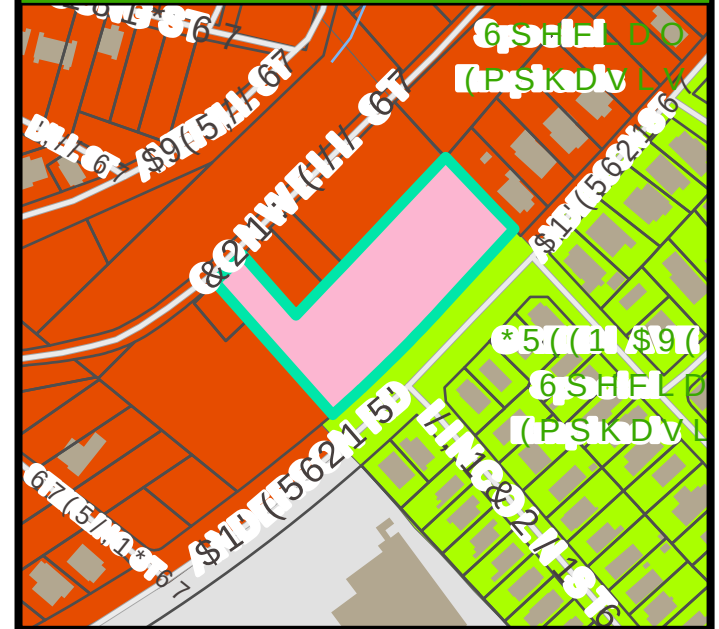


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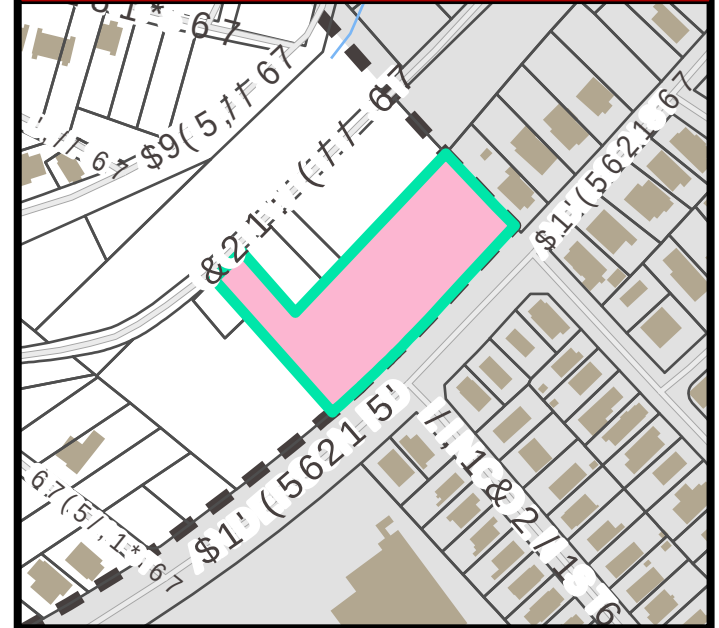
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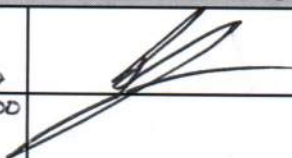


**CITY OF GREENVILLE**  
**206 South Main Street**  
**P.O. Box 2207**  
**Greenville, SC 29602**

**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 708 Anderson St. Greenville, SC 29601 (address) and consisting of approximately 1.12 acres located on See below (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    |
|-------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------|
| Cm Sterling, LLC  | 0112000900200<br>0112000900400<br>0112000900800, 0112000900900<br>0112000900900 |  | 2/25/22 |
|                   |                                                                                 |                                                                                      |         |
|                   |                                                                                 |                                                                                      |         |
|                   |                                                                                 |                                                                                      |         |
|                   |                                                                                 |                                                                                      |         |





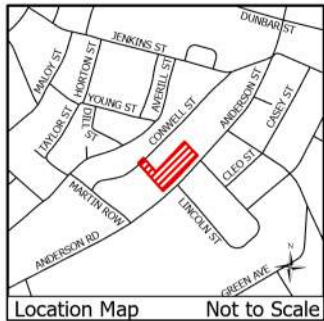
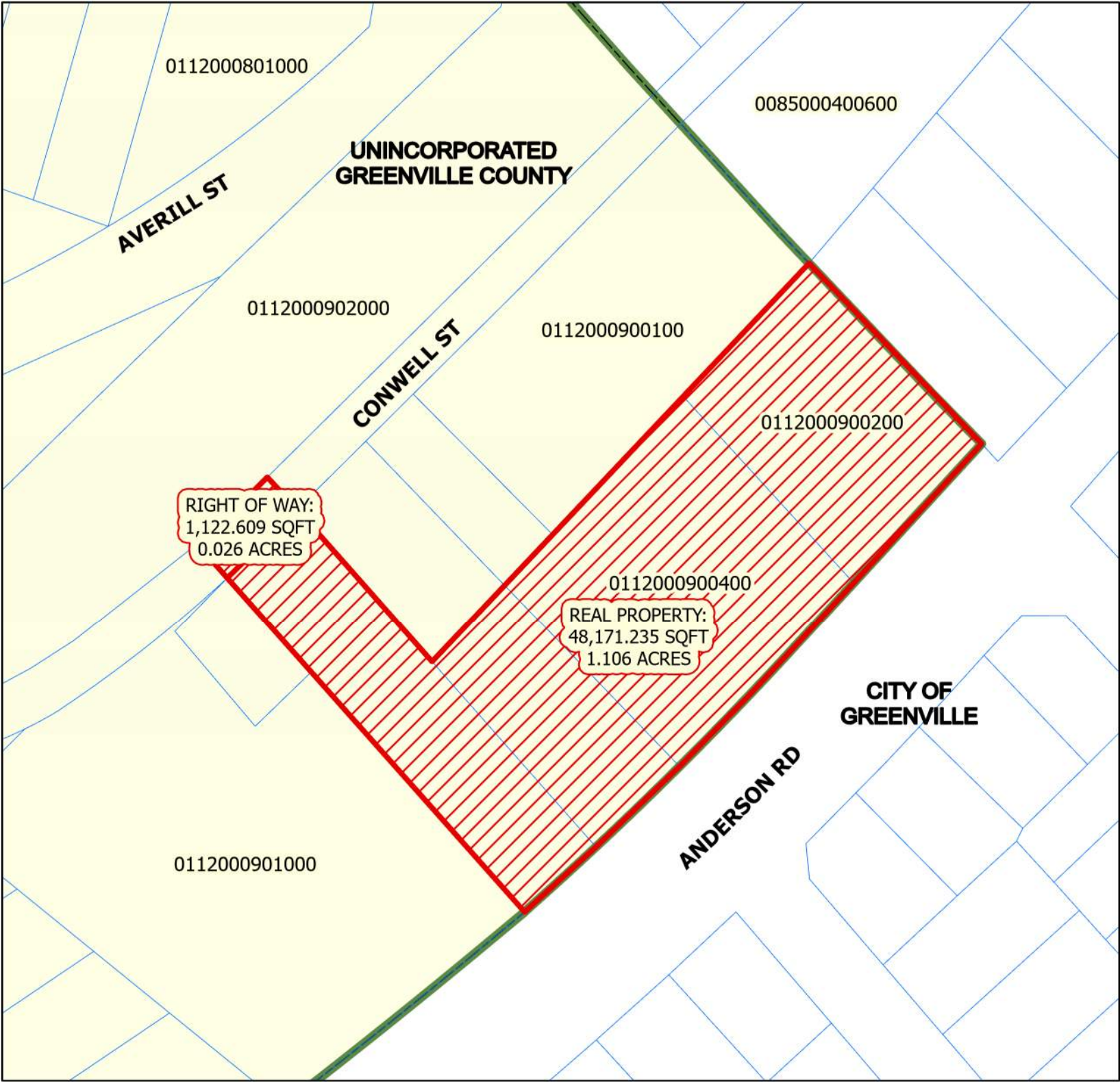
**CITY OF GREENVILLE**  
**206 South Main Street**  
**P.O. Box 2207**  
**Greenville, SC 29602**

**CERTIFICATION OF PETITION SIGNATURE**

I, Robert J. [Signature], have this 25 day of Feb, 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:

0112000900200  
0112000900400  
0112000900800  
0112000900900  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

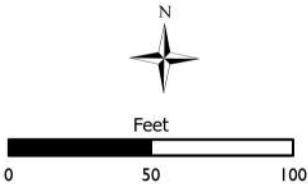
[Signature]  
Signature



**ANNEXATION MAP**  
for  
**Tax Map No. 0112000900200,  
0112000900400, 0112000900800,  
and 0112000900900  
into the  
City of Greenville**

- Total Annexation Area
- Greenville City Limits

Total Area of Annexation:  
**49,293.844 Sq. Ft.**  
Total Acreage of Annexation:  
**1.132 Acres**  
Existing County Zoning: **C-1, C-2**  
Proposed City Zoning: **RM-2**  
City Council District: **2**  
Census Tract: **21.05**  
File Number: **AX-6-2022**



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

## Property Description

### **Parcel 1**

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated 0.40 acres, as shown on a plat entitled Survey for Premilia, LLC, prepared by Jay Dunn Land Surveyor, dated April 27, 2015 and recorded in the Office of the ROD for Greenville County, SC on April 29, 2015 in Plat Book 1206 at Page 45. Reference to said plat is hereby made for a more complete description of metes and bounds thereof.

This is the same property conveyed to Rob Julian by deed of GSP Upstate Investors, LLC, dated March 7, 2016 and recorded in the Office of the ROD for Greenville County, SC on March 18, 2016 in Book 2484 at Page 1629

TMS No.: 0112.00-09-004.00

Property Address: 708 Anderson Road; Greenville SC 29601

Grantee Address: 1 Big Oak Court; Simpsonville, SC 29681

### **Parcel 2**

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, situate, lying and being known and designated as Lot 1, on a Plat entitled " Lisa Lee Sewell, Lot 1, Property of Melvin Davis and Dawn H. Davis", prepared by Freeland-Clinkscales & Associates, Inc., dated February 19, 1988 and recorded in the office of the ROD for Greenville, SC on March 16, 1988 in Plat Book 15-1 at Page 36. Reference to said plat is hereby made for a more complete description of metes and bounds thereof.

This is the same property conveyed to Robert Julian d/b/a Wellington Homes by deed of David Flint, dated September 13, 2016 and recorded in the Office of the ROD for Greenville County, SC on October 3, 2016 in Book 2497 at Page 2993.

Property Address: 700 Anderson Road; Greenville, SC 29601

Tax Map No.: 0112.00-09-002.00

Grantee Address: 1 Big Oak Court; Simpsonville, SC 29681

### **Parcels 3 & 4**

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot A and Lot B on a plat entitled Boundary Survey for Felicia Pepper, prepared by Carolina Surveying & Mapping, dated November 4, 2005 and recorded in the Office of the ROD for Greenville County, SC on June 12, 2006 in Plat Book 53 at Page 77. Reference to said plat is hereby made for a more complete description of metes and bounds thereof.

This is the same property conveyed to Robert Julian by deed of Judith A. Machmer, dated November 16, 2018 and recorded in the Office of the ROD for Greenville County, SC on November 16, 2018 in Book 2552 at Page 3132.

TMS No.: 0112.00-09-009.00 and 0112.00-09-008.00

Property Address: Anderson Road; Greenville, SC

Grantee Address: 1 Big Oak Court; Simpsonville, SC 29681

## Property Description for Right-of-Way

To include the 0.026 acres of Conwell Street right-of-way as shown within the associated Annexation Map exhibit.



112-9-1

FILED  
GREENVILLE CO., S.C.

MAR 16 3 47 PM '88

DONNIE S. TANKERSLEY  
R.M.C.

N 48-07E 93.4

GARAGE

CONC.

HOUSE

CONC.

CONC. S/W

"X"  
IN CONC.

S 44-23 W 99.5

10

123.7

S 43-54 E

IN



112-9-3

MAR 16 1988

ANDERSON ROAD

15-I-36

LINCOLN  
STREET

39842

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT WAS SURVEYED UNDER MY DIRECT SUPERVISION  
PROPERTY LINES AND IMPROVEMENTS SHOWN ARE LOCATED CORRECTLY AND THAT NO VISIBLE ENCROACHMENTS  
EXIST UNLESS OTHERWISE SHOWN THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA


 RLS JAMES R. FREELAND  
NO 4781

 STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY

LILA LEE SEWELL

LOT 1

PROPERTY OF  
MELVIN DAVIS

DAWN H. DAVIS 9649

 FREELAND-CLINKSCALES  
& ASSOCIATES, INC.  
Engineers • Land Surveyors  
323 WEST STONE AVENUE  
GREENVILLE, S.C.  
(803) 271-4924

PLAT BOOK

DEED BOOK 1091-16, 230-69

TAX MAP 112-9-2

PARTY CHIEF RAJ

DRAWN BY BR

DATE 5-2-1988

DWG. NO. 19214

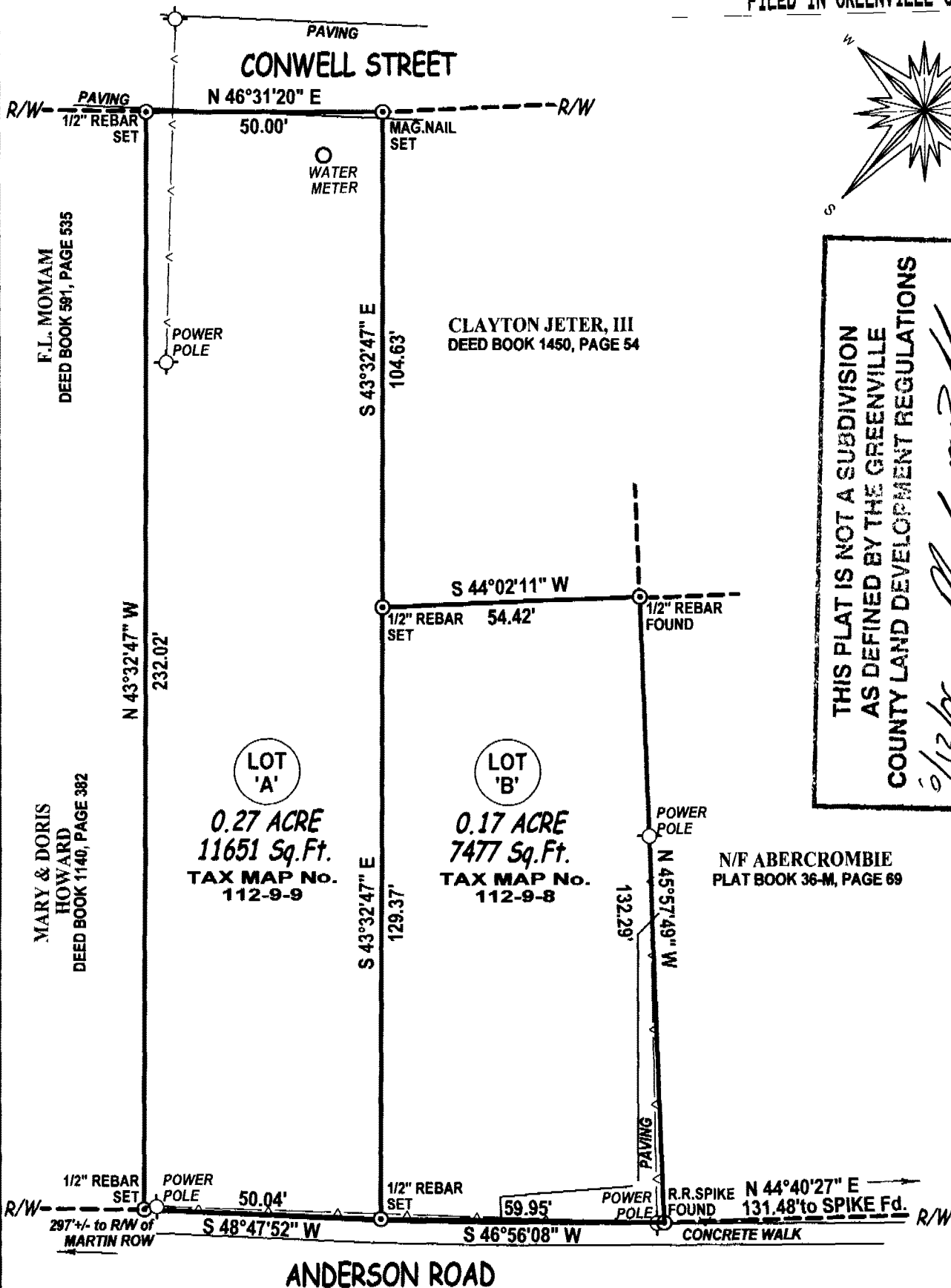
NOTE:  
THE IMPROVEMENTS ON THIS LOT ARE NOT LOCATED  
IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA.



2006055344 PLAT/SM  
1 PG  
Book PLS 53 Page:77-77

June 12, 2006 10:42 16 AM  
Rec:\$5.00 Cnty Tax:\$0.00 State Tax:\$0.00

FILED IN GREENVILLE COUNTY, SC



THIS PLAT IS NOT A SUBDIVISION  
AS DEFINED BY THE GREENVILLE  
COUNTY LAND DEVELOPMENT REGULATIONS  
0/12/06  
DATE  
AUTHORIZED REPRESENTATIVE OF  
GREENVILLE COUNTY PLANNING COMMISSION

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2006055344 Book:PLS 53 Page:77-77  
June 12, 2006 10:42:16 AM

*Timothy J. Hanney*

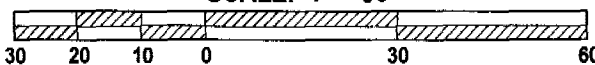
BOUNDARY SURVEY  
FOR  
FELICIA PEPPER

CITY OF GREENVILLE  
GREENVILLE COUNTY  
SOUTH CAROLINA  
NOVEMBER 04, 2005

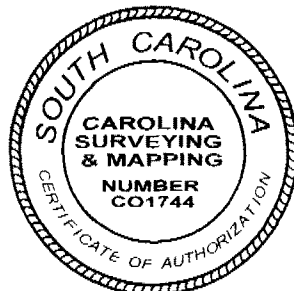
"I hereby state that to the best of my knowledge,  
information & belief, the survey shown herein  
was made in accordance with the requirements  
of the Minimum Standards Manual for the  
practice of Land Surveying in South Carolina  
and meets or exceeds the requirements for a  
Class A Survey as specified therein, also there  
are no visible encroachments or projections  
other than shown. This property is subject to  
any and all easements, rights of way and  
applicable zoning of record or not of record.  
Subsurface and environmental conditions have  
not been examined or considered as a part of  
this survey, except as shown hereon."

REFERENCE: THAT PROPERTY DESCRIBED  
IN DEED RECORDED IN  
DEED BOOK 2009, PAGE 521  
THE OFFICE OF GREENVILLE COUNTY R.O.D.

SCALE: 1" = 30'



*Terry D. Stogner*  
TERRY D. STOGNER, P.L.S.  
S.C.REG. #17377

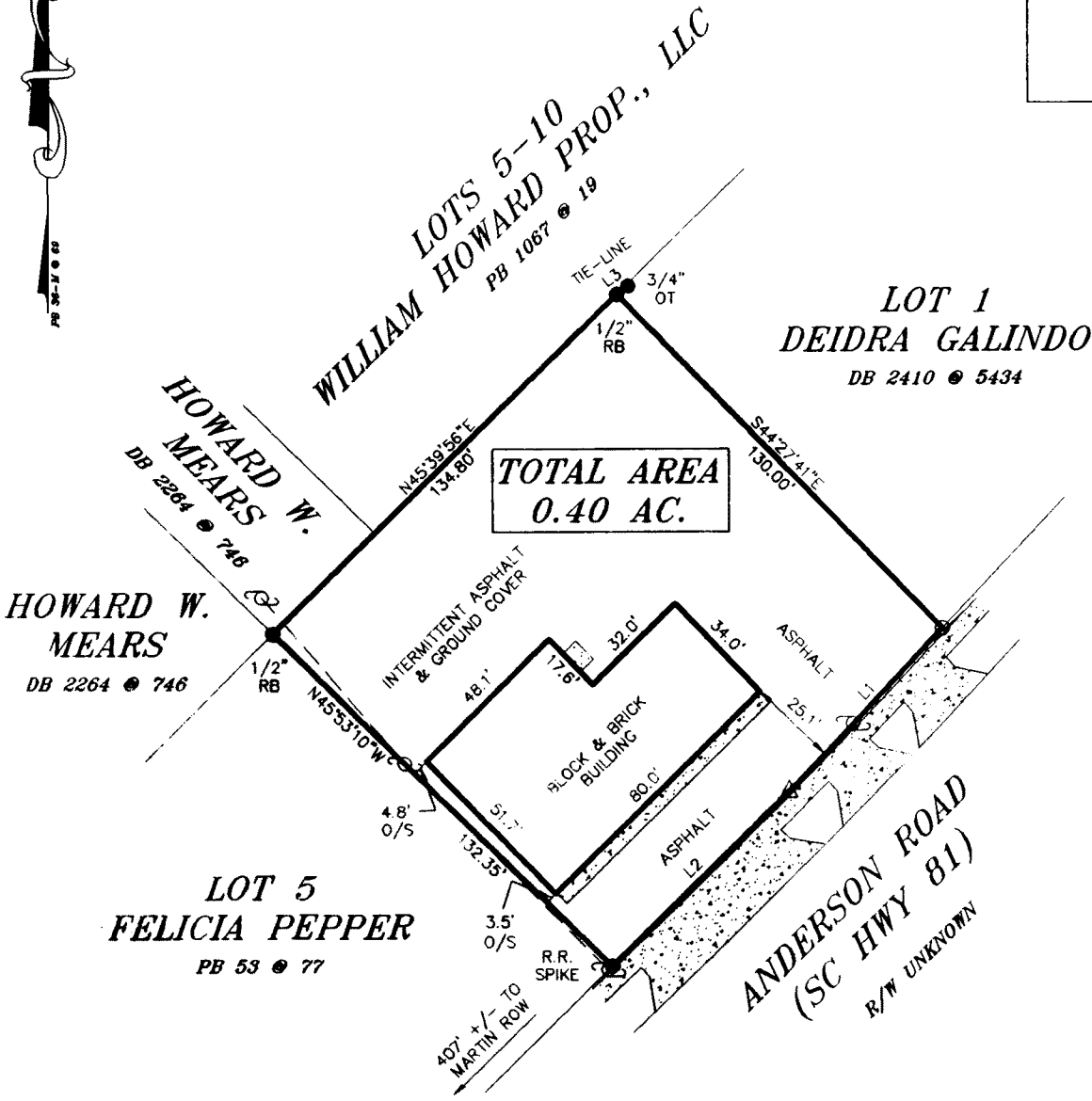
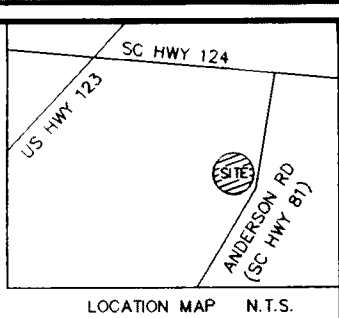


304-B N.MAIN STREET  
SIMPSONVILLE, S.C. 29681

(864) 963-8747  
FAX: (864) 967-9119

DRAWING No. 49834

2015030999  
1 Pgs  
PLAT/SM Book: PL 1206 Page: 0045 - 0045  
April 29, 2015 03:39:23 PM  
Rec: \$5.00  
FILED IN GREENVILLE COUNTY, SC *Timothy J. Dunn*



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 62.23  | S43°35'53"W |
| L2         | 69.32  | S45°37'15"W |
| L3         | 3.93   | N54°04'26"E |

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

4-29-15 *Timothy J. Dunn*  
Date Authorized Representative of Greenville County Planning Commission

EXEMPTION FROM REVIEW PROCESS  
This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.

*Jay Dunn*  
(SC Attorney, Registered Surveyor or Engineer)  
Printed Name: JAY DUNN  
Lic. Cert. or Bar #: PLS# 24276

Except as specifically stated or shown on this plat, this survey does not reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose. This survey does not constitute a title research, flood study, wetlands delineation or environmental inspection by the surveyor.

|                                                                                                                                                                           |                  |                                                                                                                                                                                                                                                                                                                    |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Survey For<br><b>PREMILA, LLC</b><br><b>LOTS 2, 3 &amp; 4 OF LILA LEE SEWELL SUBD.</b>                                                                                    |                  | <b>JAY DUNN Land Surveyor</b><br>Professional Land Surveyor # 24276<br>Post Office Box 1023<br>1649 E Main Street<br>Easley, South Carolina 29641<br>Office (864) 859-1358                                                                                                                                         |  |
| Property Designation: TMS # 0112000900300 &<br>TMS # 0112000900400<br>[J935] 708 ANDERSON ROAD, GREENVILLE, SC                                                            |                  | I hereby state that to the best of my professional knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein. |  |
| Deed Book Reference: 2199 Page 1205<br>Plat Book Reference: 36-M Page 69                                                                                                  |                  |                                                                                                                                                                                                                                                                                                                    |  |
| State SOUTH CAROLINA County GREENVILLE                                                                                                                                    |                  |                                                                                                                                                                                                                                                                                                                    |  |
| <div>Legend<br/>▲ Nail Set<br/>○ Iron Pin Set 1/2" Rebor (RB)<br/>● Iron Pin Found</div> <div>▲ Nail Found<br/>□ Point, Unless Otherwise Noted<br/>■ Conc. Mon. (F)</div> |                  |                                                                                                                                                                                                                                                                                                                    |  |
| Scale<br>1" = 50'                                                                                                                                                         | Date<br>04-27-15 | Graphic Scale<br>25' 0 50'                                                                                                                                                                                                                                                                                         |  |
|                                                                                                                                                                           |                  | Bobby Jay Dunn, F.L.S. No. 24276<br><i>[Signature]</i> 4/27/15                                                                                                                                                                                                                                                     |  |





**Planning Staff Report to  
Greenville Planning Commission  
April 15, 2022  
for the April 21, 2022 Public Hearing**

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|                              |                                                                                                                                                                                                                                                                                                          |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>AX-7-2022</b>                                                                                                                                                                                                                                                                                         |
| <b>Applicant:</b>            | Lead Academy                                                                                                                                                                                                                                                                                             |
| <b>Property Owners:</b>      | Lead Academy                                                                                                                                                                                                                                                                                             |
| <b>Property Location:</b>    | 804 Mauldin Road                                                                                                                                                                                                                                                                                         |
| <b>Tax Map Number:</b>       | <b>M01401-01-00802</b>                                                                                                                                                                                                                                                                                   |
| <b>Acreage:</b>              | 16.728 acres<br>Right-of-way area: 0.274 acre<br>Total area (to be annexed): 17.002 acres                                                                                                                                                                                                                |
| <b>Existing Zoning:</b>      | S-1 Services district (Greenville County)                                                                                                                                                                                                                                                                |
| <b>Proposed Zoning:</b>      | S-1, Service district (City of Greenville)                                                                                                                                                                                                                                                               |
| <b>Adjacent Zoning:</b>      | N: S-1, Services District (Greenville County)<br>E: C-3, Regional Commercial District (City of Greenville)<br>S: S-1, Service District, and R-6, Single-family Residential District (City of Greenville)<br>W: S-1, Services District (Greenville County) and S-1, Service District (City of Greenville) |
| <b>District:</b>             | Council District 2                                                                                                                                                                                                                                                                                       |
| <b>Staff Recommendation:</b> | <b>Recommend Approval for Annexation, Rezone, and Future Land Use Designations of Corridor Mixed-use</b>                                                                                                                                                                                                 |

**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:**

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The applicant has petitioned the City of Greenville to annex approximately 16.728 acres of lot area into the Greenville city limits and to zone it S-1, Service district. Approximately 0.274 acres of right-of-way will also 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 on February 15, 2022.

### ***Neighborhood Meeting***

The City conducted a neighborhood meeting on March 23, 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 subject property is located at 804 Mauldin 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 and is the home to Lead Academy, a private charter school.

The applicant requests to annex the property into the City with a S-1 zoning designation. The S-1 zone is intended to accommodate service-related uses, light manufacturing, and general commercial uses which may have large buildings and outdoor storage requirements. Residential uses are 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 the subject area for annexation as “*Corridor Mixed-use*.” Corridor Mixed-use is defined as major streets that connect nodes to each other, to Greenville’s traditional neighborhoods, and to established nodes such as downtown Greenville. They are designed to safely support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step-up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.
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 S-1 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses includes a mix of zoned properties within the County and City but are mostly zoned S-1 in both jurisdictions. The proposed S-1 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 S-1 designation is used for surrounding City service-oriented areas.
6. Will not result in “strip” or ribbon commercial development: Any proposed development on the site will be required to follow the City’s LMO, which regulates strip or ribbon commercial development.

7. Will not create an isolated zoning district: Adjacent properties in the City are zoned S-1, C-3, and R-6 and contain service, multi-family, and open space uses. Adjacent County properties are zoned S-1. The proposed S-1 zoning designation is consistent with zoning districts of nearby properties.
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 S-1 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed map amendment is not anticipated to have any adverse impacts on the natural environment. All potential future development is required to comply with environmental standards. The school is currently expanding with a new gym and classrooms under permit with the County.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Belmont Fire District and will be serviced by the Greenville City Fire Department upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains an 24-inch, looped water main on Pendleton Street.

**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 "*Corridor Mixed-use*" in accordance with the Greenville 2040 Comprehensive Plan.

**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.

**Civil Engineer Comments**

**Recommend:** Approve

**Comments:**

Approved with 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. It is unclear how the existing building is being served by sanitary sewer service, any future developments on this site will require confirmation 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.
- 2) Stormwater Management – Any future 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.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

#### **Parks & Recreation Comments**

**Recommend:** Approve

**Comments:**

Reviewed, no comments.

#### **Traffic Engineer Comments**

**Recommend:** Approve

**Comments:**

No comments.

#### **Fire Department Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Met with representatives for this property with the annexation team. Advised property representatives of Fires need of access and installation of Knox Box. If they adhere to our requests, Fire has no issues.

**Tree and Landscape Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Any future permits will be subject to the tree mitigation and landscape ordinances.



# 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:    | Lead Academy                 | Lead Academy                 |
| *Title:   | N/A                          | N/A                          |
| *Address: | 804 Mauldin Road, Greenville | 804 Mauldin Road, Greenville |
| *State:   | South Carolina               | South Carolina               |
| *Zip:     | 29607                        | 29607                        |
| *Phone:   | (864) 916-1459               | (864) 916-1459               |
| *Email:   | www.myleadacademy.com        | www.myleadacademy.com        |

#### LEGAL REPRESENTATIVE (if applicable)

|          |                                              |
|----------|----------------------------------------------|
| Name:    | Elias S. "Sonny" Surkin                      |
| Title:   | Chairman of the Board                        |
| Address: | 176 Tupelo Drive, Greer South Carolina 29651 |
| Phone:   | (864) 469-6311                               |
| Email:   | sonny.surkin@gmail.com                       |

### PROPERTY INFORMATION

\*TAX MAP #(S) <sup>2</sup> M014.01-01-008.00 (combined with M01401010080<sup>0</sup> on 06/15/2021 Plat 1401 Pg 0015-0015) as required by County Board of Zoning Appeals

\*TOTAL ACREAGE TO BE ANNEXED 16.704

\*CURRENT ZONING DESIGNATION (County) S-1 by Special Exception

\*PROPOSED ZONING DESIGNATION (City) S-1 in City

\*DEED RESTRICTIONS None

### 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.



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.

LEAD ACADEMY by [Signature], Chairman of the Board  
02/28/2022 DATE

\*APPLICANT SIGNATURE

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.

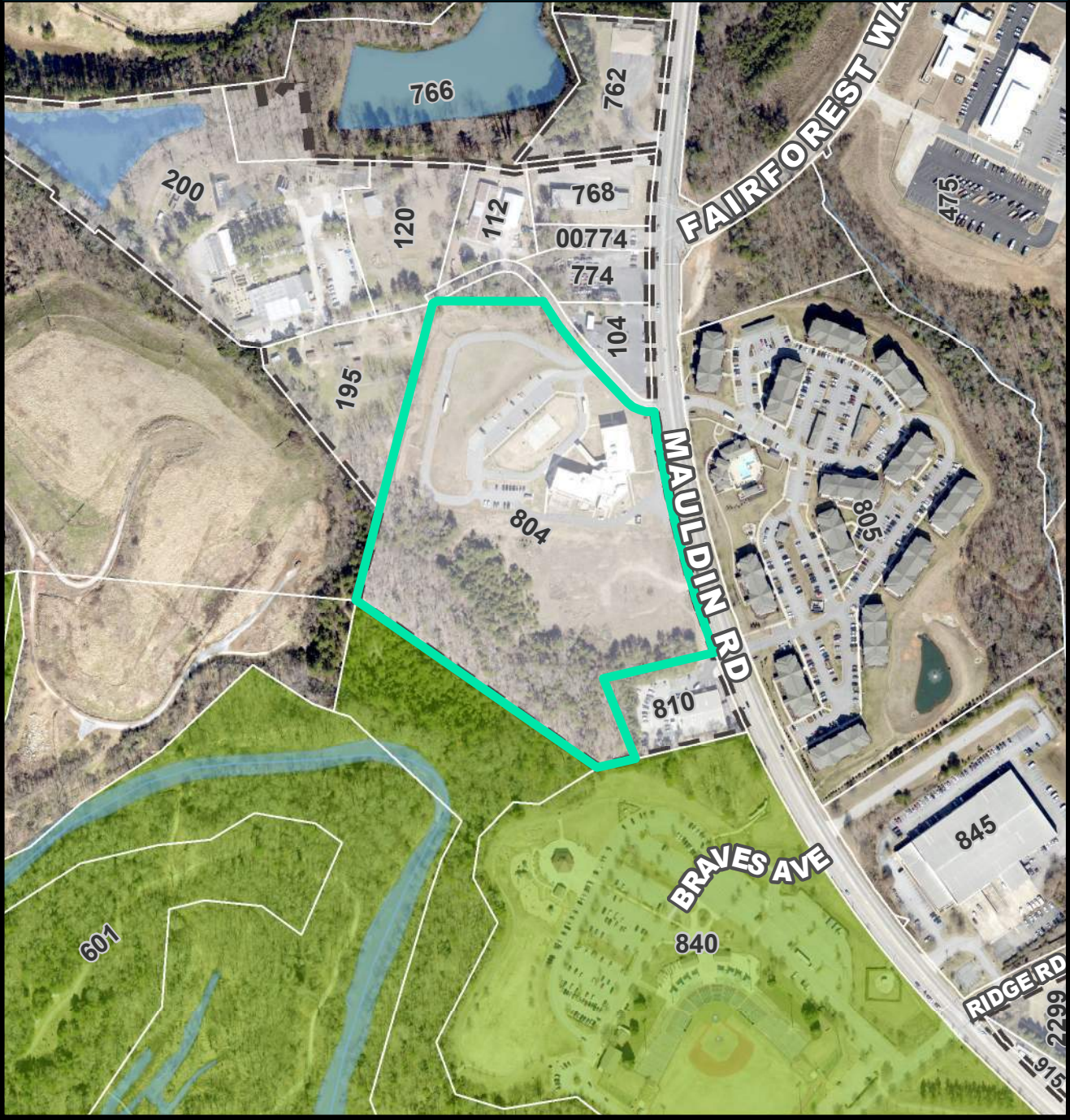
| *Signatures                     |                                                       |
|---------------------------------|-------------------------------------------------------|
| Applicant                       | LEAD ACADEMY                                          |
| Date                            | 02/28/2022                                            |
| Property Owner/Authorized Agent | by: <u>[Signature]</u> , <u>Chairman of the Board</u> |
| Date                            | 02/28/2022                                            |

#### APPLICATION REQUIREMENTS CHECKLIST

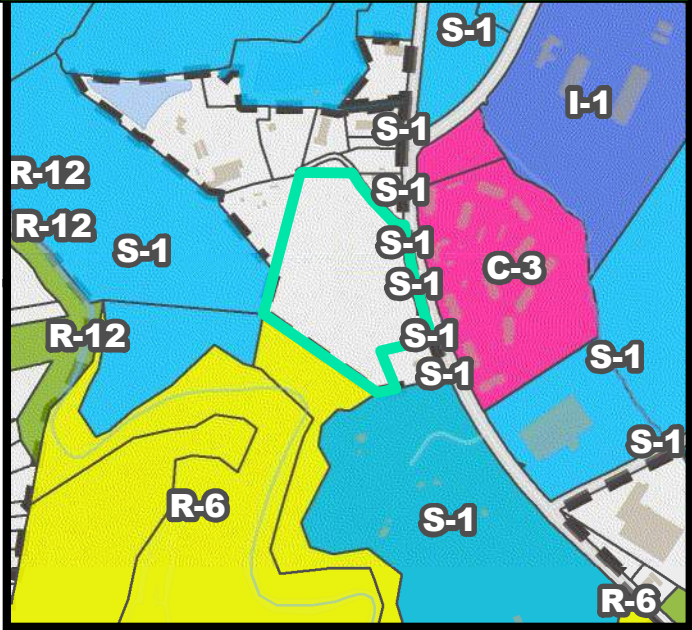
- ☒ **A completed application form.**
- ☒ **Annexation petition** signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer 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.



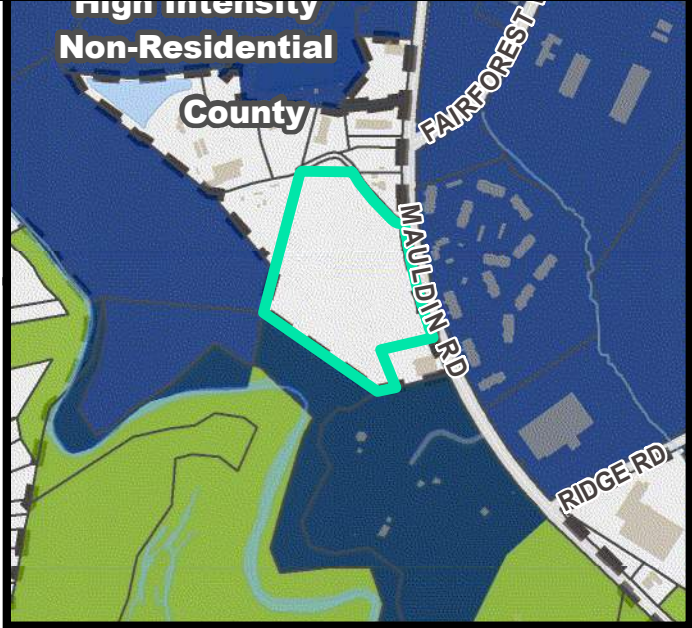
AERIAL VIEW



CURRENT ZONING



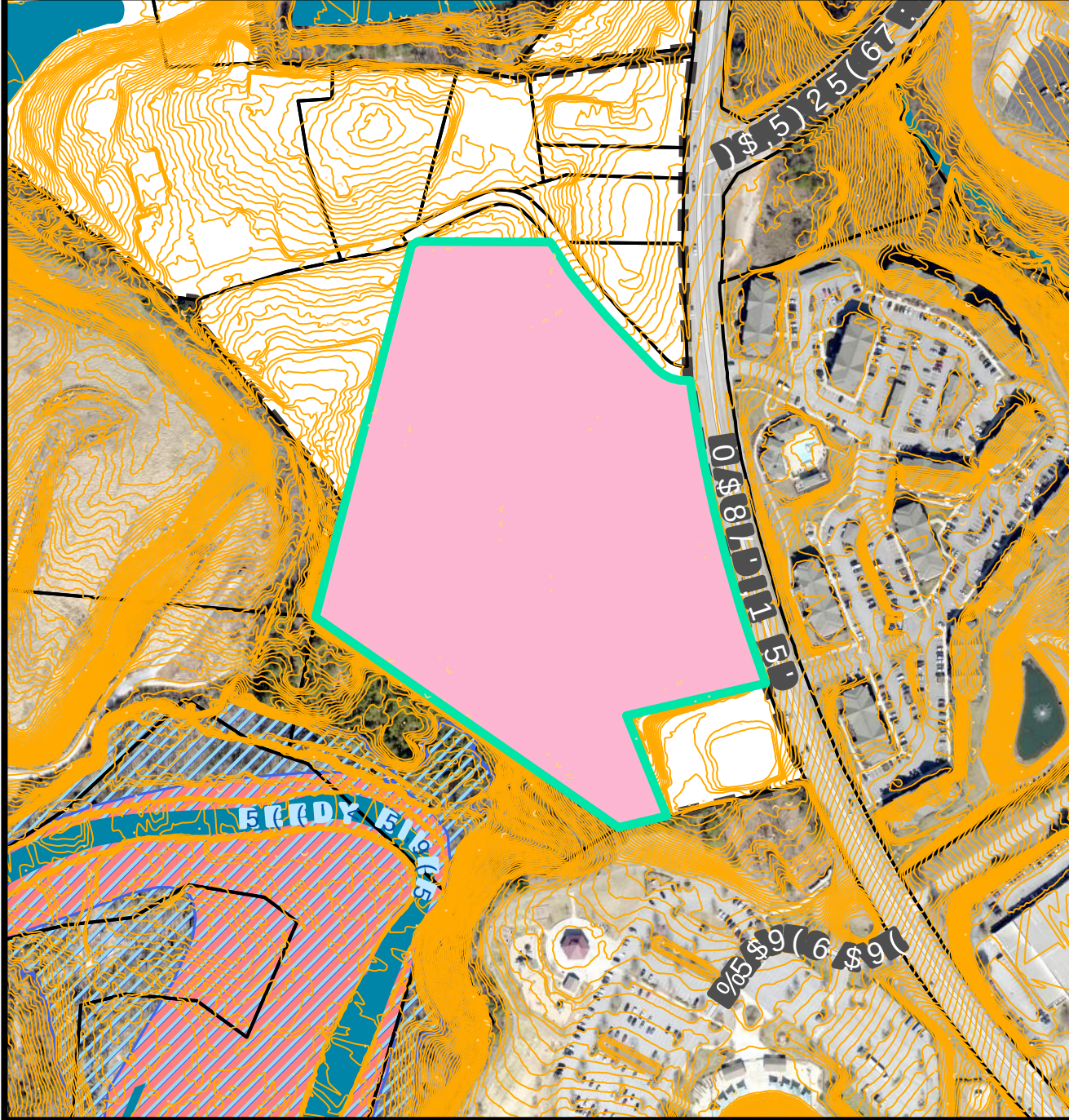
FUTURE LAND USE



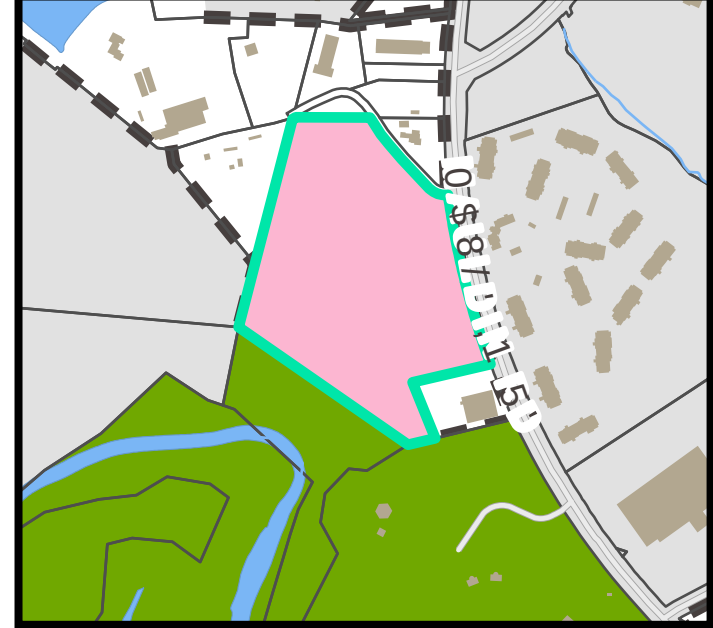


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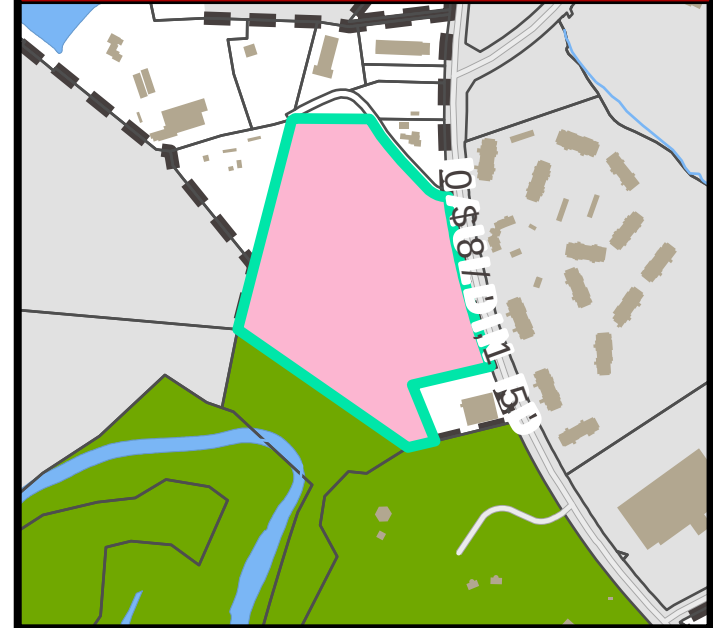
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**CITY OF GREENVILLE**  
**206 South Main Street**  
**P.O. Box 2207**  
**Greenville, SC 29602**

**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 804 MAULDIN RD (address) and consisting of approximately 16.724 acres located on M014.01-01-008.00 (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       |
|-------------------|--------------------------------------------------|-------------------------------------------------------------|------------|
| LEAD ACADEMY      | 804 MAULDIN RD<br>M014.01-01-008.00 <sup>2</sup> | By <i>[Signature]</i> CHAIRMAN of the BOARD<br>LEAD ACADEMY | 02/28/2022 |
|                   |                                                  |                                                             |            |
|                   |                                                  |                                                             |            |
|                   |                                                  |                                                             |            |
|                   |                                                  |                                                             |            |



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

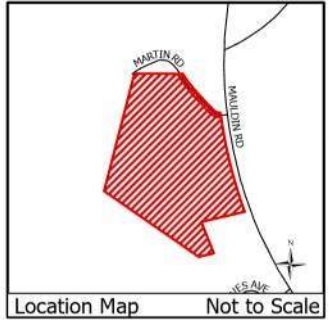
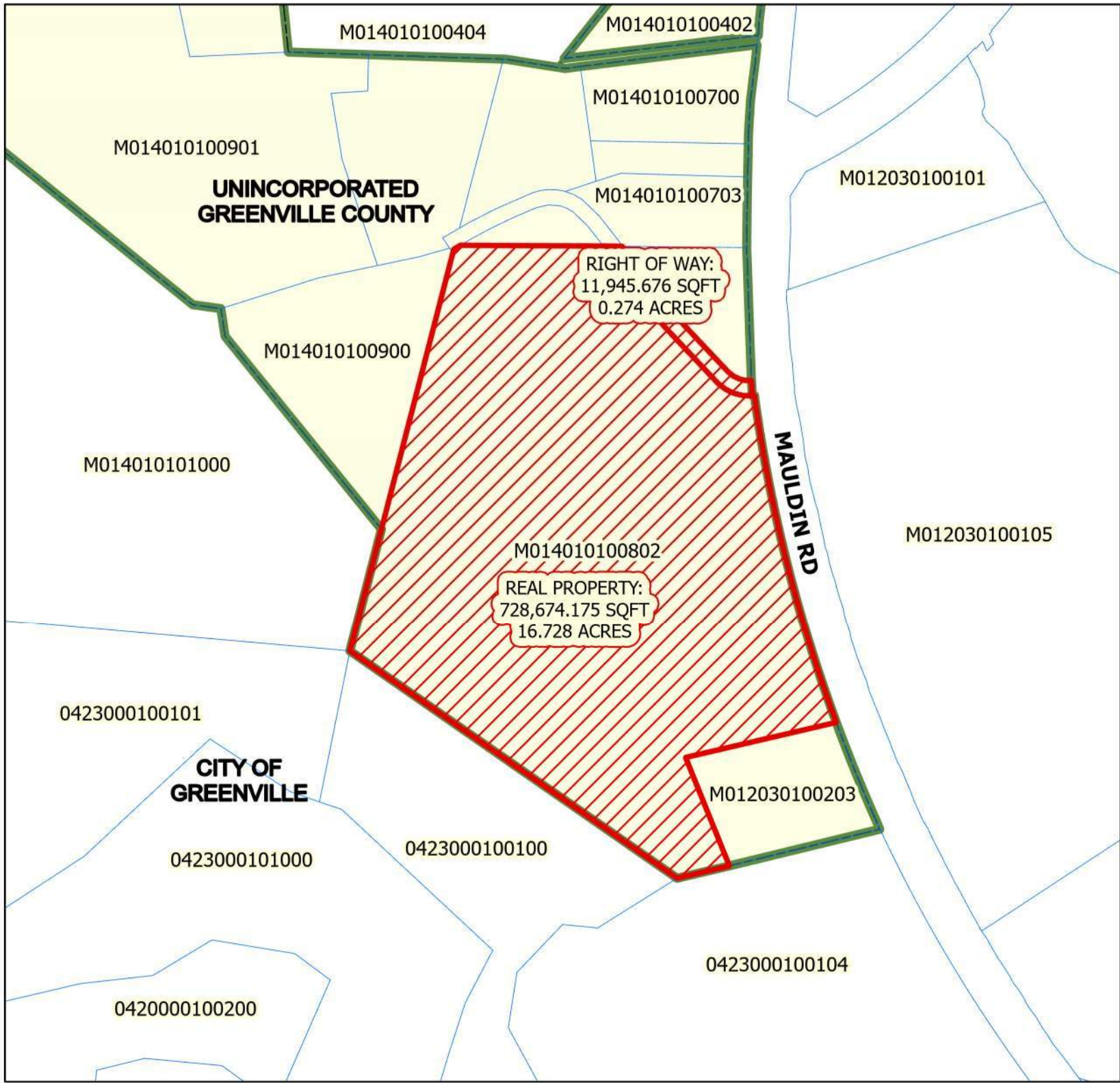
**CERTIFICATION OF PETITION SIGNATURE**

I, ELIAS S. JURKIN, CHAIRMAN OF LEAD ACADEMY, have this 28<sup>TH</sup> day of FEBRUARY, 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:

MD14.01-01-008.00<sup>2</sup>

Elias S. Jurkin, CHAIRMAN  
LEAD ACADEMY  
Signature

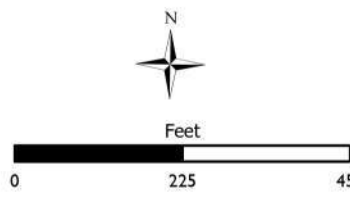




**ANNEXATION MAP**  
for  
**804 Mauldin Rd.**  
**Tax Map No. M014010100802**  
into the  
**City of Greenville**

- Total Annexation Area
- Greenville City Limits

Total Area of Annexation:  
**740,619.851 Sq. Ft.**  
Total Acreage of Annexation:  
**17.002 Acres**  
Existing County Zoning: **S-1**  
Proposed City Zoning: **S-1**  
City Council District: **2**  
Census Tract: **29.01**  
File Number: **AX-7-2022**



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



## **Property Description**

### **Property Description**

ALL that certain piece, parcel or tract of land, containing 7.90 acres, more or less, situate, lying and being on the western side of Mauldin Road, in the County of Greenville, State of South Carolina, as shown on a plat of survey entitled "Survey for Charles Greg Finley", dated October 25, 1999, prepared by Robert R. Spearman, RLS, and recorded in the ROD Office for Greenville County, South Carolina, in Plat Book 41-G at Page 8, and having according to said plat the following metes and bounds:

Beginning at the 1/2" pipe found on the western right of way of Mauldin Road (Road S 107) having South Carolina State Plane Coordinates North, 1,076,052.24, East 1,594,137.73 (Datum NAD83 2011); thence N. 85°29'44" W 791.94' to a 1/2" crimped pipe found; thence N 14°40'03" E 576.87'; to a # 5 rebar found near the southern edge of Martin Road; thence S 88°12'12" E 299.64' to a mag nail found in Martin Road; thence running in Martin Road S 36°46'41" E 235.65' to a mag spike set; thence S 53°06'14" E 146.05' to a nail found in Martin Road; thence S 76°53'10" E 24.61' to a nail found in Martin Road on the western right of way of Mauldin Road; thence running along the western right of way of Mauldin S 09°01'04" E 199.87' to a nail found; thence S 13°09'54" E 135.01' to a 1/2" pipe found which is the point of beginning, having an area of 343883 square feet, 7.89 acres.

TMS# M014. 01-01-008.02

This being the same property conveyed to CMH Homes, Inc. by deed of Charles Greg Finley, recorded in Deed Book 1878 at Page 210, Greenville County Register of Deeds.

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 8.85 acres, more or less, on a plat entitled, "Property of General Heating & Air Conditioning Co. of Greenville, Inc.," dated September 25, 1979, prepared by Freeland & Associates, and recorded September 27, 1979 in the ROD Office for Greenville County in Plat Book 7-Q, Page 5. Reference to said plat is hereby made for a more complete description thereof.

DERIVATION: This being the same property conveyed to Clark Family Partnership by deed of General Heating and Air Conditioning Co. of Greenville, Inc., dated November 21, 1997 and recorded February 11, 1998 in the ROD Office for Greenville County in Deed Book 1743, Page 521.

Tax Map No. M014.01-01-008.00

### **Property Description for Right-of-Way**

To include the 0.274 acres of Martin Road right-of-way as shown within the associated Annexation Map exhibit.



A circular logo for the South Carolina State of Automobiles. The outer ring contains the text "SOUTH CAROLINA" at the top and "STATE OF AUTOMOBILES" at the bottom. In the center, it reads "WTE DESIGN, INC." and "No. 000122".

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

6-15-88  
Date

  
Kenneth L. McPherson, Jr.  
County Board Planning Commissioner

1. THE PURPOSE OF THIS PLAT IS FOR THE NON-ADHERENCE TO BE CONSIDERED WITH AND MAKE A PART OF THE NON-ADHERENCE.
2. NO IMPROVEMENTS SHOWN THIS DATE.

[illegible]

|                   |                                |                        |
|-------------------|--------------------------------|------------------------|
| Scale<br>1" = 50' | Project Name<br>830 WINDY ROAD | City/State<br>AS NOTED |
| Date<br>03/23/21  | Client<br>JL/PA                | Project<br>GCC         |



## SITE DESIGN, INC.

CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS

225 ROCK CREEK ROAD, GREENVILLE, SC 29615  
PH: (864) 271-0488  
www.sitedesign-inc.com

**AX-7-2022 | 804 Mauldin Road Annexation Neighborhood Meeting**

**Attendance:**

Ann Sparkman – 200 Martin Road

**Notes of Discussion:**

None





**Planning Staff Report to  
Greenville Planning Commission  
April 15, 2022  
for the April 21, 2022 Public Hearing**

---

**Docket Number:** Z-4-2022  
**Applicant:** Nathan Kaser  
**Property Owner:** Bob Jones University  
**Property Location:** North Pleasantburg Drive  
**Tax Map Number:** 0276000300501; 0276000301505  
**Acreage:** 2.95 acres  
**Zoning:** PD, Planned Development District  
**Proposal:** **Request for a Major Modification -- PD-Planned Development Rezone of 2.95 acres for multi-family residential and commercial development at Renaissance Place**

**Staff Recommendation:** **Approve with Staff Comments and Conditions**

**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, *Planning Commission Powers and Duties*  
Sec. 19-6.5, *Design Standards for Nonresidential Development*  
Sec. 19-6.8, *Design Standards for Multifamily Residential*  
Sec. 19-2.3.3, *Planned Development District*  
Sec. 19-3.2(N), *PD: Planned Development District*

---

**Project Overview:**

*Original Annexation and PD Zoning*

The subject property was approved for annexation (AX-6-2006) by Greenville City Council on June 26, 2006, by **Ordinance No. 2006-051**, which consisted of five parcels totaling 13.5 acres. At the time of annexation, the City assigned zoning the classification of PD-Planned Development District to the property. The approved plan originally involved approximately 50,000 sq. ft. of retail development along North Pleasantburg Drive ("Pleasantburg") and up to 180 condominium units among four separate buildings behind the commercial area. The proposal was to be built in five phases and included several public improvements such as wastewater lines, streets, sidewalks, lighting, and a landscaped median on Pleasantburg along the extent of the project's frontage. The infrastructure improvements and commercial and residential components of the original 2006 PD were never developed.

*2016 Major Modification to PD*

In 2016, a Major Modification to the PD site was approved by **Ordinance No. 2016-25**. The modification addressed 0.34 acres of the original commercial portion at the northwest corner of the PD along Pleasantburg and two commercial buildings. The modification consisted of similar uses but with revised designs and a reduction of commercial square footage. A 7,358 sq. ft. dentist office fronting Pleasantburg has since been constructed on this portion of the site, and an outparcel for a 5,400 sq. ft. future building situated behind the dentist office remains vacant.

## 2018 Major Modification to PD

Another Major Modification (Z-21-2018) to the Planned Development was approved by Greenville City Council on March 4, 2019, by **Ordinance No. 2019-25**. The revision involved approximately 8.6 acres of the original residential portion of the Planned Development. The modification was approved for a cottage subdivision, totaling 4.21 acres, and included 20 units, six (6) of which were single-family attached structures, and a 60-unit multifamily residential senior affordable apartment building. The single-family residential dwellings and senior living apartment building (57 units) have since been constructed or obtained approved permits.

### Procedural Requirements:

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#### ***Pre-Application and Development Meetings***

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this application on December 14, 2021.

#### ***Neighborhood Meeting***

The developer conducted a neighborhood meeting on March 1, 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.

### **2022 Renaissance Place PD Major Modification**

#### **Summary**

The proposed PD modification pertains to approximately 2.95 acres in the southwestern quadrant of the PD. The new design retains 0.38 acres for commercial development at the corner of Pleasantburg and Renaissance Row Drive, near the existing pedestrian bridge. The desired use for the commercial space is a coffee shop, small restaurant (excluding fast food), and/or office space. A list of the permitted uses is outlined in the Statement of Intent. The remaining 2.57 acres converts a section of the original retail area to 36 single-family attached townhouses. As a result, the *total* Planned Development, including previously approved modifications, will have 56 single-family attached and detached units, 57 apartment units (senior living), and approximately 17,800 sq. ft. of commercial space. In comparison, the original Planned Development was approved in 2006 for 180 residential condominiums and 50,000 sq. ft. of retail.

#### **Staff Analysis**

The applicant provided a Statement of Intent (SOI), site plan, design concepts, and other documentation which address allowable uses, densities, configurations, design standards, and other development requirements established for the PD. The purpose of a Planned Development (PD) is outlined in Sec. 19-3.2(N) of the City of Greenville's Land Management Ordinance. Staff assessed this PD modification against the existing PD as well as standard zoning requirements for C-3, which is the predominant zoning designation along the Pleasantburg corridor within the City limits.

#### **Equivalent Townhouse Subdivision in C-3 vs. Proposed PD Townhouses**

|                     | <b>C-3 Requirement for single-family attached</b>                                                                                                                                                                       | <b>PD Proposal</b>                             | <b>Deviation Request</b>                                                      |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------|
| Min. Lot Width (ft) | None                                                                                                                                                                                                                    | 15 ft                                          | +15 ft                                                                        |
| Setbacks            | Front: 10 ft<br>Side: 3 ft (Zero lot line or common wall construction is allowed),<br>Rear: 15 ft (townhouses do not abut single-family detached residential, therefore increased setback requirements would not apply) | 6 ft on all sides; zero lot line between units | Front: -4 ft<br>Side: +3 ft; zero lot line allowance unchanged<br>Rear: -9 ft |
| Height              | 40 ft; 3 stories                                                                                                                                                                                                        | 30 ft; 3 stories                               | -10 ft; number of stories unchanged                                           |

|                     |                                                                                                |                                                                                                                                                                                                                                                                                                                                 |                                                                                                             |
|---------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Open Space          | <u>30% open space</u><br>7,200 sq ft<br>(36 units x 200 sq. ft./unit)                          | <u>30% open space</u><br>43,092 sq ft<br>(1,197 sq. ft./unit)                                                                                                                                                                                                                                                                   | +35,892 sq ft<br>or<br>+977 sq. ft./unit                                                                    |
| Density             | Up to 51 units allowed<br>(20 units/acre x 2.57 acres)                                         | 36 units<br>(14 units/acre)                                                                                                                                                                                                                                                                                                     | -15 units<br>(-6 units/acre)                                                                                |
| Parking             | <u>Parking ratio</u><br>1.5 spaces/unit<br>36 units x 1.5 spaces<br>= 54 spaces                | <u>Parking Ratios</u><br>1 space/efficiency unit<br>16 units x 1 space<br>= 16 spaces<br>1.5 spaces/regular unit<br>20 units x 1.5 spaces<br>= 30 spaces<br>1 Guest space/6 units<br>36 units/6 units<br>= 6 spaces<br>Total based on ratios: <b>52 spaces</b><br><br><u>Total Spaces Actually Proposed</u><br><b>56 spaces</b> | +2 spaces                                                                                                   |
| Design Requirements | Compliance with Sec. 19-6.1, 19-6.2, 19-6.3, 19-6.4, and 19-6.8; Requires Subdivision Approval | Staff level review of site plan and building plan act as Final Development Plan approvals; Subdivision Approval by PC                                                                                                                                                                                                           | Requires staff level review FDP, major modifications require PC review; subdivision requires approval by PC |

Equivalent Commercial Development in C-3 vs. Proposed PD Commercial Property

|                     | <b>C-3 Requirement for Commercial Development</b>               | <b>PD Proposal</b>                                                                        | <b>Deviation Request</b>                                               |
|---------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Setbacks            | Front: 10 ft<br>Side: 3 ft<br>Rear: 15 ft                       | Front: 25 ft<br>Side: 6 ft<br>Rear: 6 ft<br>Perimeter: 25 ft                              | Front: +15 ft<br>Side: +3 ft<br>Rear: -9 ft                            |
| Height              | 40 ft                                                           | 2-story building maximum                                                                  | n/a                                                                    |
| Max Coverage        | 100 percent                                                     | 100 percent                                                                               | None                                                                   |
| Parking             | Dependent on use per Sec. 19-6.1.                               | To follow City of Greenville standards; shared parking is allowed with parking agreements | None                                                                   |
| Design Requirements | Compliance with Sec. 19-6.1, 19-6.2, 19-6.3, 19-6.4, and 19-6.5 | Typical Final Development Plan approvals                                                  | Requires staff level review FDP, major modifications require PC review |



A PD is intended to encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual lots;

Setbacks:

*The PD proposes certain reductions in strict application of zoning and development standards. The deviation requests for required setbacks in C-3 for townhouses and commercial buildings are outlined in the table above. Precise setbacks are not provided in the original PD; however, based on concepts and renderings, the existing PD for this section had one small outparcel retail building toward the southwestern corner of the subject site and a larger retail building set back toward the rear of the subject site.*

Parking:

*The PD proposes minor deviations in parking from standard requirements, and significant reduction of parking from the existing PD, which is mostly attributed to the change in uses proposed. Of the 36 townhouses, 24 have rear loaded garages, of which eight (8) units have two-car garages and 16 efficiency units have one-car garages. The remaining 12 townhouses share 20 parking spaces along the front of the units on parking pads on a new private street, of which two (2) spaces are guest parking. Four (4) additional guest spaces are provided along a 20 ft shared driveway. In total, **56 parking spaces** are provided, which is a slight deviation of 2 parking spaces above the requirement in a C-3 district. No residential development was originally proposed in the subject site's location of the PD in 2006. However, the original PD proposed 180 condominiums, which staff estimates would have required 360 minimum parking spaces for residential development in the total PD.*

*Parking counts for the commercial parcel shall follow the City of Greenville standards for off-street parking and loading. Shared parking is allowed with parking agreements. Furthermore, landscaping shall be incorporated to City of Greenville standards. Two desirable uses highlighted in the SOI are 4,000 sq. ft. of office or 1,500 sq. ft. restaurant. Minimum required parking counts would be approximately 7 spaces for 4,000 sq. ft. of Office (1 space/600 sq. ft.), or 12 spaces for a 1,500 sq. ft. eating establishment with seating and no drive-through. Commercial parking in the existing PD was to accommodate 50,000 sq. ft. of retail development. Parking counts would depend on specific retail sales or services use, but using the 1 parking space/500 sq. ft. ratio for unspecified retail sales and services, the total amount of parking on the lot would have been 100 parking spaces in the whole PD. In total, the original PD if developed would have had approximately 460 parking spaces.*

*Most of the parking to serve the original commercial development was situated in the front of the site along Pleasantburg. Parking lot location for nonresidential development in a C-3 designation would allow no more than 20 percent of the total parking in the front yard adjacent to the primary street (Pleasantburg), and no more than 50 percent (length) of the first 30 feet (depth) of the primary lot frontage may be occupied by off-street surface parking spaces. This PD modification does not specify the proposed location of parking for the commercial property. However, the proposed location of the driveway is at the rear of the site accessed from the "New Road".*

- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

*The PD offers a cohesive design for access, light, open space, and design amenities. The PD provides a greater amount of open space than would be required by a C-3 district, and above the minimum allowed by the SOI. The PD modification provides approximately 43,092 sq. ft. of open space, which equates to 1,197 sq. ft./unit. The open space includes a dog park, community amenity area, and pedestrian pathways through green spaces that link to sidewalks and existing pedestrian pathways, offering full connectivity to all portions of the PD. Specifically, pedestrian access is provided from the pedestrian bridge and proposed Greenlink bus stop into the site.*

*The site plan shows vehicular access by a private loop street from Renaissance Row Drive and shared driveways. The new road will have a 30 ft right-of-way and will be 22 ft in width. Of the 36 units, 24 have rear loaded garages and 12 units provide parking through shared parking spaces at the front of the homes along a new private street. Eight (8) of the townhouses front Pleasantburg, which will be setback*

approximately 50 ft. as measured from the back of the existing curb. Pleasantburg is a South Carolina Department of Transportation (SCDOT) right-of-way. A knee wall with a fence and a planted road buffer will separate the front of these units and Pleasantburg. As specified in the SOI, a wooden privacy fence continues along the southern portion of the site. The landscaped buffer extends around the Logan Knoll Lane side of the community amenity, and between the townhouses along Pleasantburg and the commercial parcel.

The subject portion of the original PD in 2006 was comprised mostly of partially landscaped parking, sidewalks which extended the length of the parking area, and a village green toward the northeastern edge of what would be the currently proposed scope. The village green would connect to the multifamily component to the rear (eastern portion) of the site. It should be noted that a substantial portion of the existing scope, perhaps up to 40%, is currently covered with impervious surface, which the existing PD would largely maintain. Staff believes the redevelopment will substantially improve green space and connectivity on the site compared to the original PD or alternative developments individually developed on separate parcels under standard zoning.

- (c) Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

The Renaissance Place PD will have a mixture of uses and housing types. This PD modification proposes townhouses and office or an eating establishment. As a result, the total Planned Development, including previously approved modifications, will have 14 single-family detached cottage homes, 42 townhouses, 57 apartment units (senior living), and staff estimates up to 17,800 sq. ft. of commercial space for office and a restaurant or coffee shop. In comparison, the original Planned Development was approved in 2006 for 180 residential condominiums and 50,000 sq. ft. of retail.

- (d) Promoting quality urban and traditional neighborhood design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses;

The applicant proposes a mix of complementary land uses to the surrounding area and within the existing PD. The surrounding zoning includes the Renaissance Place PD to the north and east, C-2 to the south (in Greenville County), and OD across Pleasantburg. The Pleasantburg corridor through this area is predominantly C-2 (Greenville County) and OD (City of Greenville), with some C-3 zoning toward E North Street. Adjacent land uses to the subject site include a medical office, single-family residential, multifamily residential development, fraternal organization, and general office. More broadly, the surrounding section of the Pleasantburg corridor is mostly a range of general offices, retail sales and services, eating establishments, and Bob Jones University. The GVL2040 Future Land Use map calls for this area to be developed as Corridor Mixed Use. The Corridor Mixed Use designation accommodates a blend of vertical and horizontal mix of land uses including commercial, retail, and residential.

The PD modification takes advantage of its location to a pedestrian bridge that crosses Pleasantburg, which is a seven lane SCDOT-managed road. The bridge is located between the commercial and residential sections of the modification. The development also dedicates a pad for a Greenlink bus stop on the commercial side of the pedestrian bridge.

The modification will be supported by existing stormwater drainage, sanitary sewer, potable water, and underground utilities, which have capacity to serve the proposed development.

- (e) Encouraging quality urban and traditional neighborhood design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The PD does not propose increases in base densities compared to the original PD, or with what would be allowed in a C-3 district. Furthermore, any deviations such as reduction in setback requirements or provision of shared parking for some townhouses are justified by increases in the amount of open space, the integration of a network of pedestrian pathways, and offering of amenities. Open space will comprise 36.9% of the residential site acreage for the proposed PD modification and 35.1% of the total residential acreage of the Renaissance PD will be dedicated to open space.

*The maximum residential density for the C-3 zoning district is 20 units/acre, which in this case would allow up to 51 units (20 units x 2.57 acres). Within the subject area, the PD proposes 36 total residential units, a deviation of -15 units, or -6 units/acre. As a result of this PD modification, the total Renaissance Place PD will have 113 residential units. Furthermore, the maximum height for the residential portion is proposed to be 30 ft and 3 stories as opposed to the normally allowed 40 ft and 3 stories. Impervious area is not limited on the commercial portion of the development, which appears to be similar to the existing PD and to the C-3 district. The maximum allowable coverage for a C-3 district is 100%.*

### Conclusion

Per Section 19-3.2.2.(N), the PD Planned Development District is intended to encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals. In return for flexibility in site design and development, planned developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities; incorporates creative design in the layout of buildings, open space, and circulation; ensures compatibility with surrounding land uses and neighborhood character; and, provides greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

After reviewing the revised PD application, staff believes that the proposed rezoning request for a PD Modification meets the intent of such a district and recommends approval with staff comments and conditions. Staff believes the modification offers a superior urban form to the original PD particularly along Pleasantburg Drive. The 2006 PD had large area of parking surface along the Pleasantburg frontage, with retail buildings largely set significantly back from the street. The modification activates street frontages, links the existing street and sidewalk network, reduces impervious surfaces, and encourages quality infill development that integrates with zoning, and existing and future land uses.

### **Staff Comments and Conditions:**

#### Planning Staff Comments and Conditions

1. The Final Development Plan for the final site design for the single-family attached dwellings shall be reviewed by Planning Commission at the time of the preliminary plat review for major subdivision.
2. The Final Development Plan for architectural design of single-family attached dwellings shall be reviewed by staff.
3. The Final Development Plans for final site, landscape, and architectural designs for the commercial parcel shall be reviewed by staff.
4. The knee wall along N Pleasantburg Drive shall not exceed 30 inches in height measured from the finished grade at the base of the wall. The fence shall not be opaque and shall be a maximum of 36 inches in order to preserve activation of the street frontage.
5. Applicant should consider an additional pedestrian access point from the sidewalk along N Pleasantburg Drive to the residential portion of the site to improve activation of the street frontage.
6. The new street name shall be reviewed by Planning Commission with the preliminary plat review for major subdivision. The proposed street name shall be reviewed and approved by Greenville County E-911 prior to application submittal.
7. The Approved Uses identified in the Statement of Intent for the commercial portion shall be subject to the following conditions:
  - a. "Loan Company" may include a loan broker or small loan company, but shall exclude check cashing establishments, title loan lenders, and deferred presentment lenders.
  - b. "Coffee shop w/ drive-thru" may also include a coffee shop without a drive-through. If proposed with a drive-through, such use shall require a conditional use permit.
  - c. "Public Utility Building & Use" is not a commercial use and shall be removed from the list of Approved Uses.

### **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.

### **Civil Engineer Comments**

**Recommend:** Approve

**Comments:**

Approved with 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 City sewer mains available to serve this development, however this development will require new mains as shown. 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.
- 2) 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.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

### **Parks & Recreation Comments**

**Recommend:** Approve

**Comments:**

Reviewed, no comments.

**Traffic Engineer Comments**

**Recommend:** Approve

**Fire Department Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Developer needs to keep in mind, if these building exceed the 30-foot mark, fire will require 26' wide aerial access. Also, there are no obvious fire hydrants at this location and developer may be required to install.

**Tree and Landscape Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Site is currently clear of all trees, so no mitigation will be required, however at time of permitted all landscaping requirements must be addressed including street trees and density.

**Office Use Only:**Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_  
Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_**APPLICATION FOR REZONE –  
PLANNED DEVELOPMENT DISTRICT (PD)**

Contact Planning &amp; Development (864) 467-4476

**APPLICANT/OWNER INFORMATION****\*Indicates Required Field****APPLICANT****PROPERTY OWNER**

|                  |                          |                        |
|------------------|--------------------------|------------------------|
| <b>*Name:</b>    | Renaissance Custom Homes | Bob Jones University   |
| <b>*Title:</b>   | Nathan Kaser             |                        |
| <b>*Address:</b> | 1500 Wade Hampton Blvd   | 1700 Wade Hampton Blvd |
| <b>*State:</b>   | Greenville, SC           | Greenville, SC         |
| <b>*Zip:</b>     | 29609                    | 29614                  |
| <b>*Phone:</b>   | 864-908-1427             |                        |
| <b>*Email:</b>   | nathankaser@gmail.com    |                        |

**PROPERTY INFORMATION****\*STREET ADDRESS** 1234 & 1200 North Pleasantburg Drive**\*TAX MAP #(S)** 0276000300501 & 0276000301505**\*CURRENT ZONING DESIGNATION** PD**\*PROPOSED ZONING DESIGNATION** PD**\*TOTAL ACREAGE** 2.95**\*PROPOSED PD NAME** Renaissance Place Townhomes**INSTRUCTIONS**

1. The applicant is strongly 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 12-14-2021

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. If the application is to designate a portion of a property as Planned Development (PD), otherwise described by deed, a survey of the parcel reflecting the requested designation(s) by courses and distances must be included in the submittal package.
4. In addition to the Planned Development (PD) required documents, as set forth in **Sections 19-2.3.3, Planned development district**, and **19-3.2 (N), PD: Planned development district**, the applicant/owner must respond to the "Standards" questions on page 4 of this application. A separate sheet may be attached to address these questions.



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

- |                                   |                                                                     |
|-----------------------------------|---------------------------------------------------------------------|
| A. Planned Development (PD) - New | \$550.00 – Zoning Map Amendment, <i>public hearing required</i>     |
| B. Major Deviations               | \$275.00 – Planned Development (PD), <i>public hearing required</i> |
| C. Minor Deviations               | \$150.00 – Planned Development (PD), <i>administrative review</i>   |

6. 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.

7. Please refer to **Sections 19-2.3.3, Planned development district**, and **19-3.2 (N), PD: Planned development district** for additional information.

8. **Public Notice Requirements.** Planned Development (PD) applications require a planning commission public hearing. Additionally, informal review from the design review board is required prior to the planning commission 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.

Planned Development (PD) 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** \_\_\_\_\_

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

*Binder Requirements:*

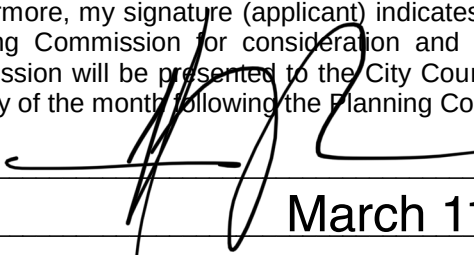
- Three-ring binder
- PD Name on front cover and spine of binder
- Five (5) Tabs with the following labels: Location / Existing Zoning; Submitted Application; Public Notice and Comments; Planning Commission / Staff Report; City Council / Ordinance

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.

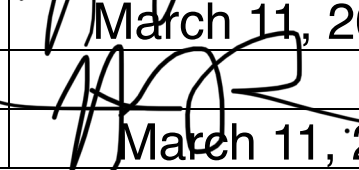
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

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.

  
 \_\_\_\_\_  
**March 11, 2022**      DATE

**\*APPLICANT SIGNATURE**

11. 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.

|                                 |                                                                                   |
|---------------------------------|-----------------------------------------------------------------------------------|
| <b>*Signatures</b>              |                                                                                   |
| Applicant                       |  |
| Date                            | <b>March 11, 2022</b>                                                             |
| Property Owner/Authorized Agent |  |
| Date                            | <b>March 11, 2022</b>                                                             |

#### APPLICATION REQUIREMENTS

1. Planned Development (PD) format and content requirements are reflected in the City of Greenville code under **Sections 19-2.3.3, Planned development district**, and **19-3.2 (N), PD: Planned development district**
2. Plan and information requirements:
  - a. PD Regulating Plan – submit a regulating master plan for the proposed planned development, which includes the following elements:
    - a. Contextual site information
    - b. Total acreage of overall site
    - c. Location and number of acres of various areas by type of use (Sec. 19-4.3, Use-specific standards)
    - d. Location, orientation, height and number of stories of existing and proposed buildings
    - e. Location of open space, landscaping and site features (Sec. 19-6.2, Landscaping, buffering, and screening)
    - f. Number of dwelling units and density of various residential types and approximate number of bedrooms in each residential unit
    - g. Square footage of non-residential use
    - h. Building elevations to depict mass, form, roofline, and fenestration patterns
    - i. Building and hardscape materials
    - j. Primary traffic circulation pattern
    - k. Location of parking areas and approximate number of spaces dedicated to each use type (Sec. 19-6.1, Off-street parking and loading)
  - b. Statement of Intent – submit a descriptive statement setting forth the characteristics and purpose of the proposed PD, which includes the following information:
    - a. Unique aspects of design and development

- b. Procedures of any proposed homeowners' association or other group maintenance agreement
- c. Proposed development schedule
- d. Public improvements both on and off-site and estimate time schedule for providing such improvements
- e. Impact on public facilities and letters from the appropriate agencies or districts verifying service availability
- f. Architectural style, appearance and orientation of proposed buildings
- c. Sign Plan – submit a comprehensive sign plan for the PD (Sec. 19-6.6, Sign regulations)
- d. Final Development Plan – upon public hearing approval, submit a final development plan for administrative review and approval

**SUPPORTING INFORMATION – STANDARDS QUESTIONS**  
**Applicant response to Section 19-3.2(N) General Development Parameters**  
*(Please attach separate sheet if additional space is need)*

See Statement of Intent for more information

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT PROVIDES A MIX OF USES.

The proposed plan is a revision of the existing Planned Development to revise a previously commercial portion of the development to single family attached(townhomes) and commercial. The remaining portions of the PD will remain the same mixed use development.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT UTILIZES CLUSTER OR TRADITIONAL NEIGHBORHOOD DEVELOPMENT PRINCIPLES TO THE GREATEST EXTENT POSSIBLE THAT IS INTERRELATED AND LINKED BY PEDESTRIAN WAYS, BIKE WAYS, AND TRANSPORTATION SYSTEMS.

The proposed plan utilizes some of the existing pedestrian paths in the development and extends the paths through the footprint of the plan to provide the future connectivity.

3. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT RESULTS IN LAND USE PATTERNS THAT PROMOTE AND EXPAND OPPORTUNITIES FOR PUBLIC TRANSPORTATION AND AN EFFICIENT AND COMPACT NETWORK OR STREETS, ETC.

The proposed PD is for a single family development and the proposed lots are subdivided off of Renaissance Row Dr, N Pleasantburg Dr, Logan Knoll Ln and a proposed new road. The new road is a proposed loop off of Renaissance Row Dr. The addition of the pedestrian pathways gives a path for residents to reach public transportation opportunities (existing or future) on Pleasantburg Drive. Additionally, a portion of the commercial parcel is reserved for a future bus stop location.

4. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT WILL BE COMPATIBLE WITH THE CHARACTER OF SURROUNDING LAND USES AND MAINTAIN AND ENHANCE THE VALUE OF SURROUNDING PROPERTIES.

The proposed townhome portion of the PD modification is situated across from Bob Jones University and along with the existing dentist office and proposed commercial portion of this PD modification, enhances the mixture of uses along this corridor of N. Pleasantburg Dr. The architectural style of the townhomes will be similar to the cottages and will tie the PD together.

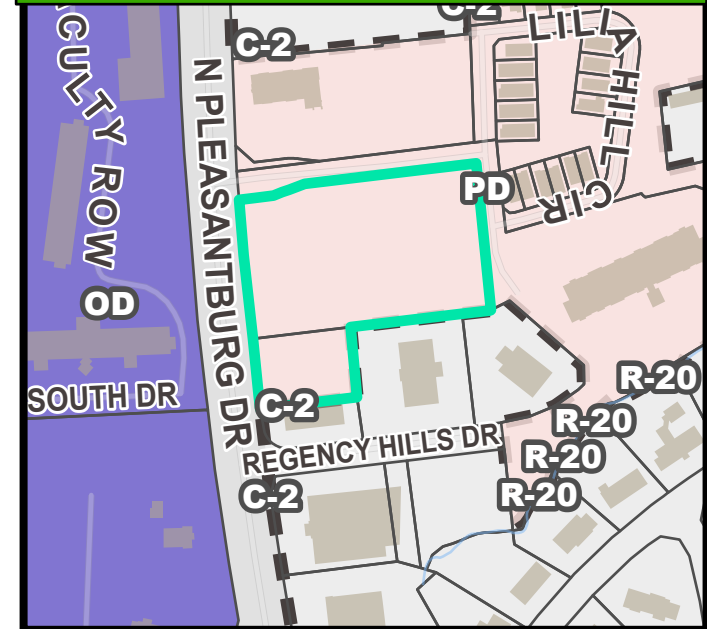


# Z-4-2022 • NORTH PLEASANTBURG DRIVE AND RENAISSANCE ROW DRIVE

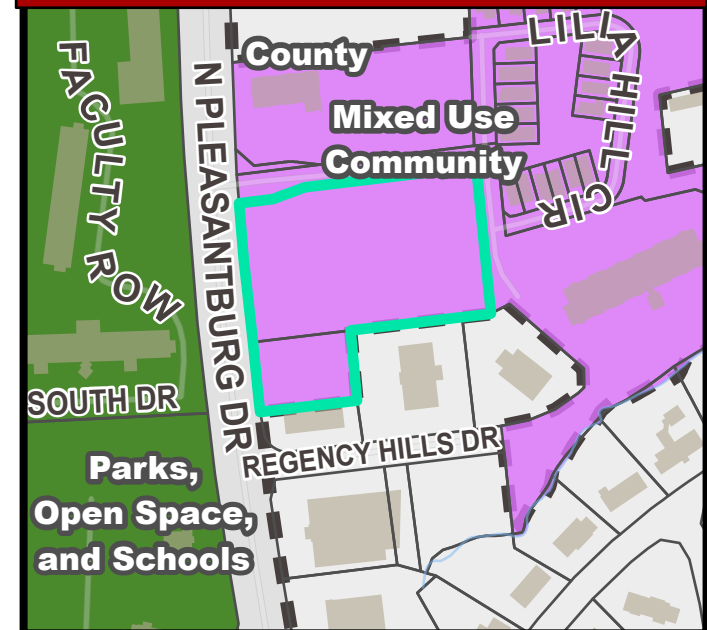
## AERIAL VIEW



## CURRENT ZONING



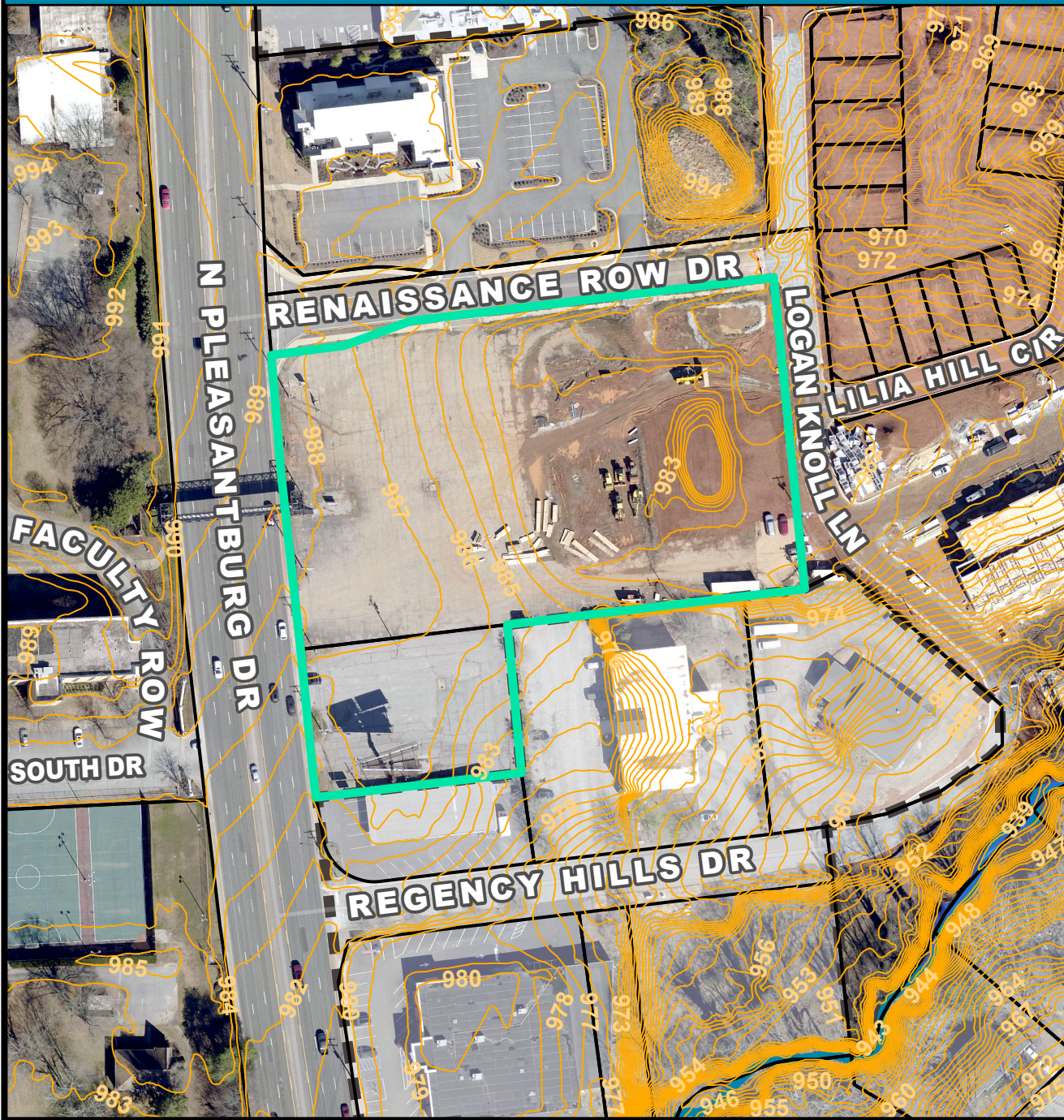
## FUTURE LAND USE



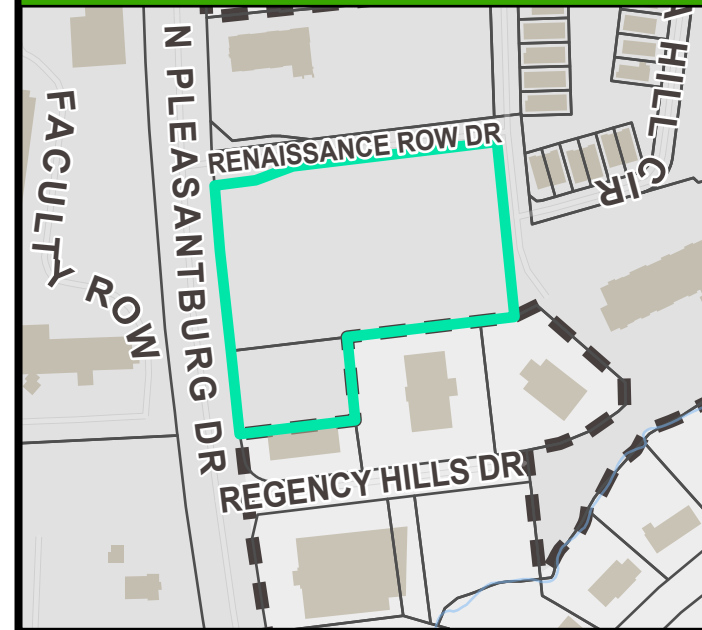


# Z-4-2022 • NORTH PLEASANTBURG DRIVE AND RENAISSANCE ROW DRIVE

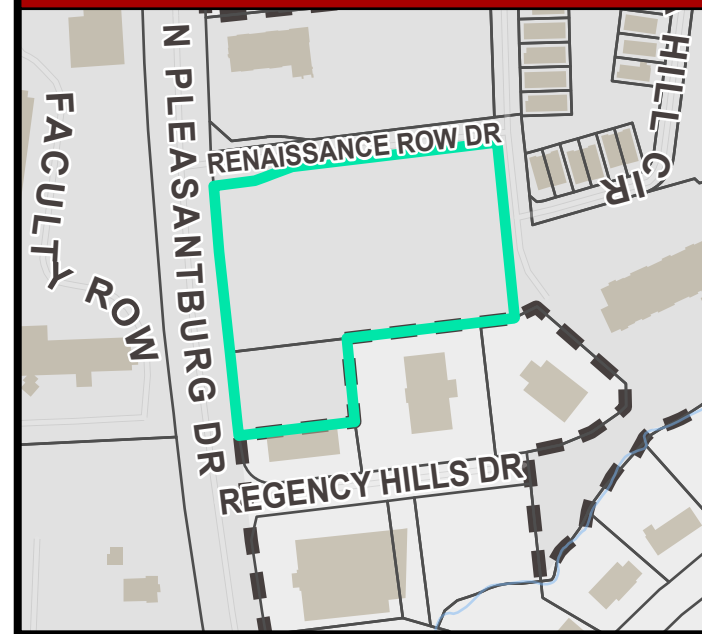
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS



## **Renaissance Place- Townhomes Modification 2022 Statement of Intent**

### **Request for PD Revision**

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The developer requests to submit Parcels 0276000300501 and 0276000300505 for a partial PD revision to the existing Renaissance Place PD (AX-6-2006.) The last revision was approved on March 4, 2019 (Z-21-2018). The proposed revision is only for the undeveloped parcels on the front portion of the development and is to include a townhome subdivision and a commercial parcel on the corner. Other portions of the PD are not affected by this change.

The entire PD consists of 13.4 acres and is a mixed use PD compromising of commercial and residential uses. The existing single family residential portion of the property consists of 4.21 acres. The previously approved PD modification proposed 20 single family homes (attached and detached).

The new design of the residential development will consist of an additional 36 single family attached homes located on +/- 2.57 acres between Logan Knoll Lane, Renaissance Row Drive and N. Pleasantburg Dr. These new units will consist of a mix of 4-6 attached townhomes in a variety of sizes.

The corner of the site consisting of +/- 0.38 ac between the existing pedestrian bridge and Renaissance Row Drive is proposed as commercial. This commercial parcel will be limited to uses in the list provided in this document.

During development of this plan, careful consideration was taken to address the applicable staff conditions as set forth in the AX-6-2006 PD and subsequent modification approvals.

The following report is created as an addendum to only the parcels mentioned here, all other statements of intent on the existing, developed portions will remain.

### **Overall Planned Development**

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#### **Overall Development Pedestrian Connectivity:**

The proposed townhome development will provide additional open space which will be connected to the existing open space in the PD through pedestrian paths. These paths provide full connectivity to all portions of the Renaissance Place Development. Open space is intended to be shared among developments.

#### **Traffic:**

An existing traffic impact study is on file with the City's traffic engineering office and was completed during the development of the dental office and installation of what is now referred to as Renaissance Row Drive. That traffic study included traffic for the potential development



consisting of 148 residential units, the dental office, 25,000 SF retail and 2,500 SF restaurant. Since this traffic study was completed, the development has been reduced in the as built and proposed uses. With the current proposed modification, there would be a reduction of each proposed use except for the existing dental office. There would be a total of 132 residential units (including 57 senior living), and a single 0.38 ac commercial parcel with a maximum size of approximately 4,000 SF office or 1,500 SF restaurant. We feel that with this reduction in use, the current Renaissance Row Drive entrance with dedicated left turn lane is suitable for the development. Trip generation for the proposed development showed that a traffic study would not be warranted under City of Greenville standards. If it is found a traffic study is warranted, the developer will provide the traffic study for review along with the site development permit.

**Overall Development Goal:**

The developer desires to expand this transitional community. The additional units and commercial piece do not alter the previous developed parcels. The open space for the townhomes will be accessible to the entire PD and will meet a minimum of 30% open space, identical to the amount set forth in the previous single family residential development. The density is a reduction from the original proposed density of the PD. Additionally, the pedestrian connectivity has been expanded across the entire development and creates public access between neighboring communities and Bob Jones University. With the addition of the commercial parcel and the existing commercial uses on the site the entire PD still meets a mixed use development. With the current modification proposal, the total site would have the following uses:

- 57 Unit Senior Living Multifamily development
- 42 Single Family Attached units
- 14 Single Family Detached units
- Dental office
- TBD Commercial use (likely office or small restaurant)

**Current Proposed Development (Townhomes & Commercial)**

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**Proposed Development Schedule:**

The proposed revision to the PD consists of up to 36 single family attached homes with associated drives, pedestrian connectivity, and other site development features as further discussed in this document. Total completion of home build out is estimated at 1-2 years and would be a continuation of the existing home sites from the single family development which is currently under construction.

The developer reserves the right to construct and phase the development as market conditions, financing availability, and sales deem necessary. Further, the developer has the right to change the development schedule at any time due to fluctuations.

**Proposed Public Improvements:**

All the new lots created will have vehicular access from a new road and/or shared driveways. The existing pedestrian walkway system will be continued throughout the remainder of the PD



providing direct pedestrian access to every door. Existing stormwater drainage, sanitary sewer, potable water and underground utilities have capacity to support the addition of lots. New mains of each will be extended through the site to serve each of the units and the commercial development. Will serve letters are attached.

The following is a list of site and lot specific features and intended regulations. These will be made part of the final site plan, final plat, and covenants and restrictions put forth within the development. The developer reserves the right to change or modify these regulations as they see fit or as final plans and market conditions require.

A proposed plan and architectural concepts are included in this package to illustrate the regulations set forth in this document. While this plan is a product of careful consideration and planning on the developer's part, the plan is still in development and subject to changes as required due to updated survey, grading concerns, utility layout, market conditions, City of Greenville's site plan approval, etc.

**Proposed Road Design requirements:**

- 22' wide EOP
- Crowned road
- 30-ft right of way
- Rolled and/or straight curb
- Sidewalk with curb lawn as feasible where sidewalk is needed for full pedestrian connectivity. Note, pedestrian connectivity is not always provided via street side sidewalk
- Parking pads allowed directly from rolled curb
- No stairs, porches, or decks shall be allowed in the right of way

**Renaissance Place Townhomes-Single Family Attached Development**

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**Specific features:**

- 6-ft setback on outside of individual property (outer setbacks of PD will still apply)
- Zero lot line between attached units
- +/- 50-ft front setbacks on Pleasantburg measured from the back of the existing curb
- 15-ft minimum lot width for attached structures
- Single family attached dwellings with zero setback line in between are proposed. No more than 6 units attached.
- 30-ft height restriction on all townhome units, 3 story units will be allowed on all lots within the townhome portion of the development. 30-ft shall be measured to the eave of a pitched roof to meet fire code for buildings without aerial access roads.

- Stairs, porches, walls and patios may encroach into any setback regardless of height
- No stairs, porches, or decks shall be allowed in the open space
- A mix of garages and parking pads will be located on the lot or in adjacent shared parking, using the parking counts provided below.
  - 1.5 spaces per regular unit
  - 1 space per efficiency unit
  - A minimum of 1 guest space for every 6 units
- A fence/wall buffer is intended along the outer portions of the PD and along Pleasantburg to buffer the front facing townhomes on Pleasantburg from the traffic and noise on the street. An internal sidewalk will provide individual front door access to the homes which face Pleasantburg. This is to discourage foot traffic from Pleasantburg directly to the residents. A concept drawing of this wall and fence has been included in the concept drawings attached. Wooden privacy fencing would also be utilized in certain areas along the outside of the Planned Development.

#### **Site Impervious:**

In accordance with current single family infill standards, the total roof area shall not exceed 40% of the total site and the total impervious area shall not exceed 60% (not including road r/w). This calculation shall be applied to the lots and open space together.

#### **Site Open Space:**

A minimum of 30% of the townhome portion of the site shall be dedicated to open space. Open space is defined as common area used for landscaping, buffering, shared parking/drives, sidewalks/pedestrian paths, and amenity areas. The open space shall provide shared amenities for the use of the residents.

#### **Architectural Style:**

Special attention is made to ensure that the architectural styles compliment the single family cottages, multifamily development, the adjacent dentist office building and also fit the townhome layout that they are intended for. The intended architectural style of the townhomes is Urban Farmhouse, individual units shall have varied front elevations with use of front setback or differing materials. – Concept Elevations are attached.

#### **Final Development Plan**

As the townhomes portion of the development is fully depicted in this plan, we request that the townhome portion of the development not require any additional planning commission approval and that staff approval of the site plan and building plans act as final development plan approvals. Major subdivision approval for the townhome development is required and will be applied for in a future application. However, this plan fully depicts the intended subdivision of land as well.

## **Renaissance Place Corner – Commercial Parcel**

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### **Overview:**

In addition to the townhomes, a 0.38 acre parcel is proposed as commercial within the Planned Development. Access is provided to the parcel as depicted on the site plan for pedestrian and vehicular access; no direct vehicular access will be provided to N. Pleasantburg Drive, Logan Knoll Ln, or Renaissance Row Drive.

### **Specific Features:**

- +/- 25-ft front setback along Pleasantburg to match the dentist office
- 6-ft side & rear setbacks
- Max. 2-story building
- Parking counts shall follow City of Greenville standards for the proposed use
  - Shared parking is allowed with parking agreements
- Building shall be oriented towards N Pleasantburg and/or Renaissance Row Dr
- Area for bus stop shall be dedicated on lot near pedestrian bridge access
- Landscaping shall be incorporated following City of Greenville Street tree and landscape ordinance for the use
- Impervious area is not limited for the commercial portion of the development

### **Approved Uses:**

The development team has narrowed down a list of approved uses they believe are suitable for the site. While the list below depicts a wide range of uses, the size of the site will limit any of the below uses to a “small scale”. These uses would not see a considerable traffic increase to the development. Any development on the commercial parcel will be required to go through typical final development plan requirements, including additional Planning Commission meetings.



## Approved Uses:

|                                                                               |                              |                          |                               |
|-------------------------------------------------------------------------------|------------------------------|--------------------------|-------------------------------|
| Accountant                                                                    | Camera Shop                  | Hardware Store           | Printing Shop                 |
| Advertising Agency                                                            | Candy Store                  | Hobby Shop               | Professional Offices          |
| Antique Shop                                                                  | Coffee Shop w/ drive-thru    | Insurance Agency         | Public Utility Building & Use |
| Apparel Store                                                                 | Dance Studio                 | Interior Decoration Shop | Realtor/Real Estate           |
| Art Store                                                                     | Delicatessen                 | Jewelry Store            | Restaurant (no fast food)     |
| Bank/Savings & Loan                                                           | Doctor Office                | Key Shop                 | Second story balcony          |
| Brokerage House                                                               | Drug Store                   | Loan Company             | Shoe Store/Repair Shop        |
| Bakery                                                                        | Dry Goods Store              | Music Store              | Sporting Goods Store          |
| Bank                                                                          | Dry Cleaning Store           | Newsstand                | Stationary Store              |
| Barber Shop                                                                   | Employment Agency            | Office Supplies Store    | Tailor                        |
| Beauty Shop                                                                   | Florist Shop                 | Optical Goods Sales      | Toy Store                     |
| Book Store                                                                    | Frame Shop                   | Pharmacy                 | Travel Bureau                 |
| Business Office                                                               | Fraternal & Civic Club Rooms | Photography Studio       |                               |
| Uses and structures customarily accessory to permitted uses                   |                              |                          |                               |
| Other uses which are considered to be compatible with the aforementioned uses |                              |                          |                               |
| Accessory buildings and uses customarily incidental to the above uses         |                              |                          |                               |
| Other uses which are considered to be compatible with the aforementioned uses |                              |                          |                               |



WADE HAMPTON BLVD

LAKE FOREST SHOPPING CENTER

N PLEASANTBURG DR

PECKNEL MUSIC

DENTIST OFFICE

RENAISSANCE ROW DR

COTTAGES

SENIOR LIVING

COMMERCIAL

TOWNHOMES

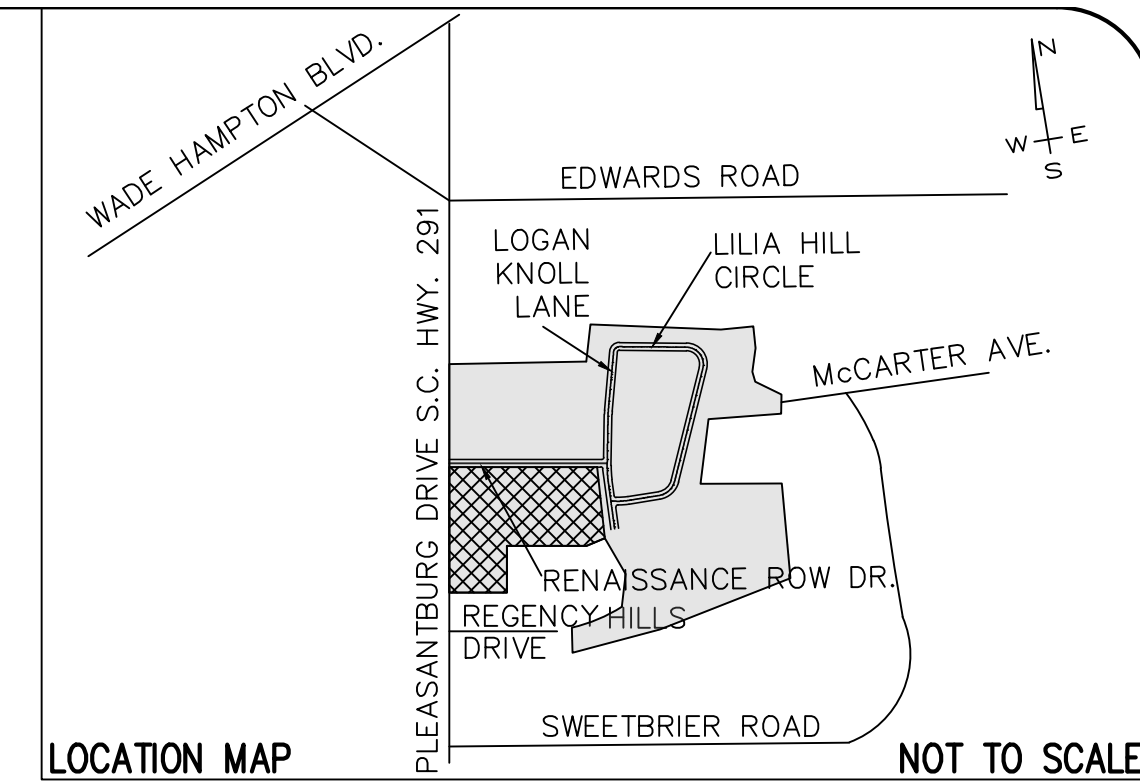
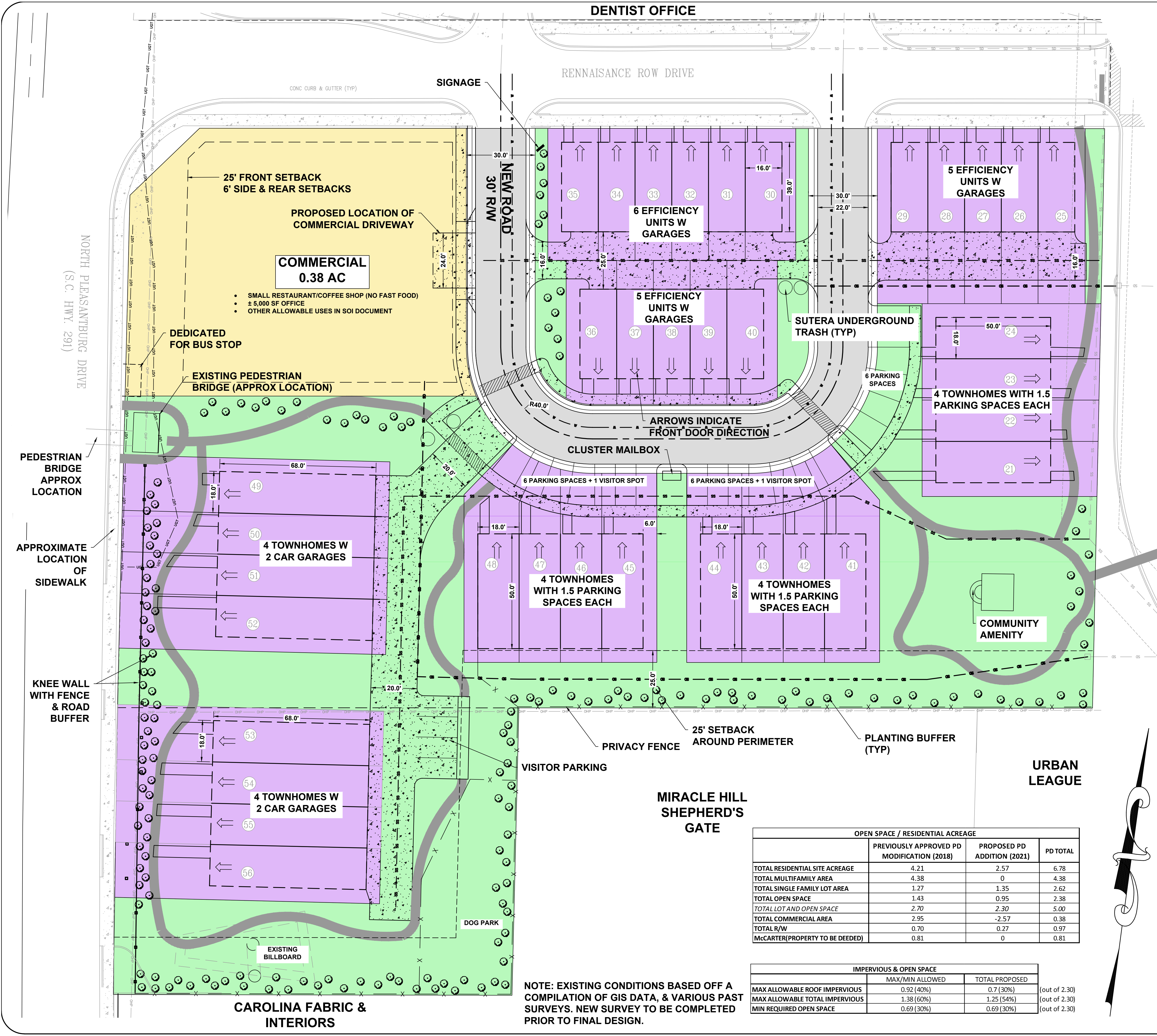
URBAN LEAGUE

MIRACLE HILL

CAROLINA FABRIC







**LOCATION MAP**

**NOT TO SCALE**

**SITE DATA:**

TOTAL PD AREA - 13.4 ACRES  
PHASE 1 SINGLE FAMILY - 4.205 AC  
PHASE 2 SINGLE FAMILY - 2.57 AC  
TOTAL SINGLE FAMILY\* = 6.78 AC

TOTAL MULTI FAMILY\* - 4.38 AC

REMAINING COMMERCIAL/RETAIL - 0.38 AC

\*INCLUDES R/W TO SERVE THE PARCELS

REVISION TO THE PD INCLUDES ADDITION OF 36 SINGLE FAMILY ATTACHED HOMES ON 2.57 AC

PIN: 0276000300501 & 0276000301505 2.95 AC

ZONED - PD  
TOTAL SINGLE FAMILY LOTS = 36  
TOTAL SINGLE FAMILY DENSITY = 14 UNITS/ACRE

25' SETBACK AROUND PERIMETER OF PD

INTERIOR LOT SETBACKS -  
ALL SIDES 6'  
ZERO LOT LINE BETWEEN UNITS

PARKING - (1 SPACE/EFFICIENCY UNIT, 1.5 SPACES/REGULAR UNIT + 1 GUEST SPACE FOR EVERY 6 UNITS

**LEGEND**

COMMON / OPEN AREA  
LOTS  
COMMERCIAL

**\*\*\*CAUTION\*\*\***

**811** Know what's below. Call before you dig.

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.

**LEGEND**

BL BUILDING LINE  
CL CENTERLINE  
CMP CORRUGATED METAL PIPE  
CT CRIMP TOP  
DE DRAINAGE EASEMENT  
EP EDGE OF PAVEMENT  
FFE FINISHED FLOOR ELEVATION  
FG FINISHED GRADE  
IE INVERT ELEVATION  
IPO IRON PIN OLD  
IPS IRON PIN SET  
N&C NAIL & CAP  
OT OPEN TOP  
RB REBAR  
RCP REINFORCED CONC PIPE  
R/W RIGHT OF WAY  
SD STORM DRAIN  
SSE SANITARY SEWER  
SSE SS EASEMENT

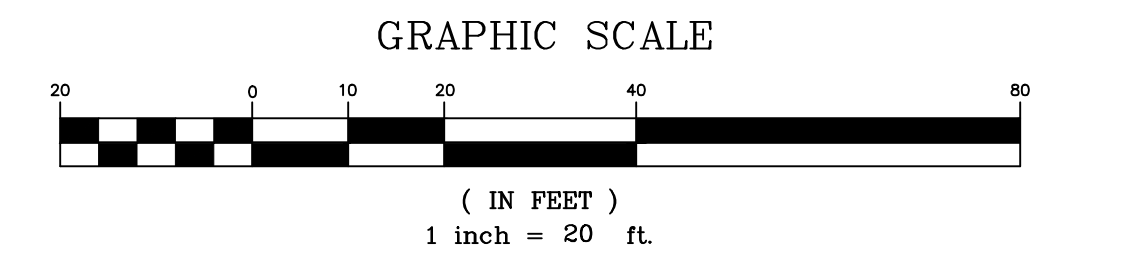
TEL TELEPHONE PEDESTAL  
CATV CABLE TV PEDESTAL  
ELECTRIC METER  
CB CATCH BASIN  
DI DROP INLET  
ELEC TRANS  
90.0 ELEVATION  
FIRE HYDRANT  
GAS METER  
GAS VALVE  
LIGHT POLE  
POWER POLE  
GUY ANCHOR  
SDH SD MANHOLE  
SSH SS MANHOLE  
TMH TELEPHONE MANHOLE  
CO CLEAN OUT

GREASE TRAP MANHOLE  
TOP/BOTTOM CURB  
TOP/BOTTOM WALL  
VCP VITRIFIED CLAY PIPE  
WATER METER  
WATER VALVE  
POST INDICATOR VALVE  
STORMWATER FLOW  
TRAFFIC FLOW

**LINE TYPES**

— CTV — CABLE TV  
— CHAIN LINK FENCE (PROPOSED)  
— CHAIN LINK FENCE (EXISTING)  
— 680 — CONTOURS — EXIST. GRADE  
— (675) — CONTOURS — FINISHED GRADE  
— FOC — FIBER OPTIC  
— FM — FORCE MAIN  
— GAS — GAS LINE  
— OHP — OVERHEAD POWER  
— OHT — OVERHEAD TELEPHONE  
— RD — ROOF DRAIN — NEW

— SS — SANITARY SEWER — EXIST.  
— SS — SANITARY SEWER — NEW  
— SF — SILT FENCE  
— SD — STORM SEWER — EXIST.  
— SD — STORM SEWER — NEW  
— UGP — UNDERGROUND POWER  
— UGT — UNDERGROUND TEL  
— W — WATER LINE — EXIST.  
— W — WATER — NEW  
— WF — WOOD FENCE  
— LPDS — LIMITS OF DISTURBANCE



NOTE: EXISTING CONDITIONS BASED OFF A COMPILATION OF GIS DATA, & VARIOUS PAST SURVEYS. NEW SURVEY TO BE COMPLETED PRIOR TO FINAL DESIGN.

| OPEN SPACE / RESIDENTIAL ACREAGE |                                            |                             |          |
|----------------------------------|--------------------------------------------|-----------------------------|----------|
|                                  | PREVIOUSLY APPROVED PD MODIFICATION (2018) | PROPOSED PD ADDITION (2021) | PD TOTAL |
| TOTAL RESIDENTIAL SITE ACREAGE   | 4.21                                       | 2.57                        | 6.78     |
| TOTAL MULTIFAMILY AREA           | 4.38                                       | 0                           | 4.38     |
| TOTAL SINGLE FAMILY LOT AREA     | 1.27                                       | 1.35                        | 2.62     |
| TOTAL OPEN SPACE                 | 1.43                                       | 0.95                        | 2.38     |
| TOTAL LOT AND OPEN SPACE         | 2.70                                       | 2.30                        | 5.00     |
| TOTAL COMMERCIAL AREA            | 2.95                                       | -2.57                       | 0.38     |
| TOTAL R/W                        | 0.70                                       | 0.27                        | 0.97     |
| McCARTER (PROPERTY TO BE DEEDED) | 0.81                                       | 0                           | 0.81     |

| IMPERVIOUS & OPEN SPACE        |                 |                |
|--------------------------------|-----------------|----------------|
|                                | MAX/MIN ALLOWED | TOTAL PROPOSED |
| MAX ALLOWABLE ROOF IMPERVIOUS  | 0.92 (40%)      | 0.7 (30%)      |
| MAX ALLOWABLE TOTAL IMPERVIOUS | 1.38 (60%)      | 1.25 (54%)     |
| MIN REQUIRED OPEN SPACE        | 0.69 (30%)      | 0.69 (30%)     |

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com  
225 ROCKY CREEK ROAD  
GREENVILLE, SC 29615  
PH: (864) 271-0496

**RENAISSANCE PLACE TOWNHOMES**

CITY OF GREENVILLE  
GREENVILLE COUNTY  
SOUTH CAROLINA

**HORIZ. SCALE:** 1" = 20'

**VERT. SCALE:** N/A

**DESIGNED BY:** SPG

**DRAWN BY:** MCP

**CHECKED BY:** SPG

**DATE:** 12/10/2021

S150098.10/BASECURRENT.dwg

**SITE PLAN**

SHEET 3 OF 1

**C200**





**RENAISSANCE PLACE**  
**TOWNHOMES**  
CITY OF GREENVILLE, SC





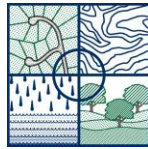


Renaissance Place Townhomes Architectural Concepts



| Renaissance Place Townhomes       |          |           |                 |              |     |       |              |     |       |
|-----------------------------------|----------|-----------|-----------------|--------------|-----|-------|--------------|-----|-------|
| N Pleasantburg Dr                 |          |           |                 |              |     |       |              |     |       |
| City of Greenville                |          |           |                 |              |     |       |              |     |       |
| Weekday Trip Generation*          |          |           |                 |              |     |       |              |     |       |
| Land Use                          | ITE Code | Intensity | Average Weekday | AM Peak Hour |     |       | PM Peak Hour |     |       |
|                                   |          |           |                 | In           | Out | Total | In           | Out | Total |
| Trip Generation Rates             |          |           |                 |              |     |       |              |     |       |
| Residential Condominium/Townhouse | 230      | 1 du      | 5.86            | 17%          | 83% | 0.44  | 67%          | 33% | 0.54  |
| Trip Generation Summary           |          |           |                 |              |     |       |              |     |       |
|                                   |          |           | DU's            |              |     |       |              |     |       |
| Proposed Facility                 |          | 36        | 211             | 3            | 13  | 16    | 13           | 6   | 19    |

*\*Based on 6th edition of the ITE Trip Generation Manual*



# SITE DESIGN, INC.

CIVIL ENGINEERS ▪ SURVEYORS ▪ LANDSCAPE ARCHITECTS

**Renaissance Place Townhomes**  
*Neighborhood Meeting Notes*  
*Applied Studies Building*  
*South Drive on Bob Jones University campus*  
*3/1/22 from 6:30-7:45*

A brief overview was given by the developer and representative: This is an application for a rezoning for a portion of the planned development. The 2.57 acre portion of the PD in question is currently zoned for commercial and the proposed rezoning is for single family attached with a 0.38 acre parcel to remain commercial. Both the residential and commercial portions will be accessed off of Renaissance Row.

- There will be a knee wall with a fence on top with landscape buffering along Pleasantburg that will likely wrap around the side of the property as well; it will be approximately 6-8-ft in height. The townhomes facing Pleasantburg will be about 40-ft from the property line to the face of the house to establish a buffer for these townhomes from Pleasantburg.
- The elevations, number of stories, cost, square footage, and type of development (section 8, etc.) were discussed. In general, the style of the existing single family cottages was liked by all and this style was preferred to be continued with the townhomes. The community was also in favor of the townhomes not being section 8 and were accepting of the price range remaining similar to the single family cottages that are currently being sold. The efficiency units, and the townhomes facing Pleasantburg will be likely 3 story with garages on the first floor. The remaining townhomes will likely be 2 story. The current plan is for the max height to the eaves to be 30-ft to meet fire code.
- There were concerns about traffic being generated on Pleasantburg and people navigating through the Greenville County neighborhood roads to avoid the left turn out of Renaissance Row. A new traffic study will likely have to be done for the new townhomes.
- It was mentioned that the sidewalk on Pleasantburg should not be directly on the road.
- It was discussed which police jurisdiction covers Pleasantburg and a neighbor commented that the split runs through the middle of Pleasantburg – half is the City’s jurisdiction and half is the County’s jurisdiction.
- A suggestion for the commercial parcel was something with a rooftop view to see the sunset. In general the community liked that fast food was prohibited and were
- It was discussed how involved the County is in the project as this site is in the City, but the directly surrounding areas are in the County. It was also mentioned that the majority of the taxes that the homeowners pay actually will go to the County.
- Overall, the community was very receptive of the project and didn’t have any major objections.





**Planning Staff Report**  
**Greenville Planning Commission**  
**April 15, 2022**  
*for the April 21, 2022 Public Hearing*

---

|                              |                                            |
|------------------------------|--------------------------------------------|
| <b>Docket Number:</b>        | <b>MD 21-658 (Major Modification)</b>      |
| <b>Applicant:</b>            | MHK Architecture                           |
| <b>Property Owner:</b>       | KPWT NO LIMIT LLC                          |
| <b>Property Location:</b>    | <b>Mayberry Street and Delano Drive</b>    |
| <b>Tax Map Number:</b>       | 0055000200115                              |
| <b>Acreage:</b>              | 0.97 acre                                  |
| <b>Zoning:</b>               | UP-F, Unity Park Frontage                  |
| <b>Proposal:</b>             | 97-unit multi-use development on 0.97 acre |
| <b>Staff Recommendation:</b> | <b>Approve with Conditions</b>             |

**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*  
*Unity Park Neighborhood District Code*

---

**Project Overview:**

The proposed project is a multi-family development located at the intersection of Mayberry Street and Delano Drive, and was previously approved at the November 18, 2021, Planning Commission. The applicant proposes major modifications to the approved design, including the incorporation of an additional floor of residential units and the replacement the rooftop restaurant and amenity area with office space. Staff notes that there are a few locations in the submittal which still indicate the rooftop use as restaurant/bar. The building footprint and site plan have not changed.

The proposed development now includes 72 market-rate units and 25 units at 80% AMI, qualifying for the Development Flexibility Incentives as outlined in the Unity Park Neighborhood District Code (UPNDC). To qualify for these Flexible Development incentives, the developer must secure a Development Agreement with the Community Development Department. As a multifamily project, the design and architecture also require informal review and comment before the Design Review Board – Urban Panel, and formal approval by the Planning Commission.

**Procedural Requirements:**

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***Pre-Application and Development Meetings***

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

***Neighborhood Meeting***

The developer conducted a neighborhood meeting on February 10, 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.

### **Staff Analysis**

- Acreage – The subject property is approximately 0.97 acre in size.
- Zoning – The property is UP-F, Unity Park Frontage.
- Density – The proposed project consists of 97 units in a single multifamily building (72 market-rate apartments, and 25 apartments at 80% AMI). At 0.97 acre, the density is 100 units/acre. This is below the UP-F zoning district maximum of 110 units/acre with the Development Flexibility Incentives.
- Height – The maximum height in the UP-F zoning district is 110 feet with the Development Flexibility Incentives, per the recently approved text amendment Z-35-2021. Based on the elevations provided, the approximate height of the building appears to be approximately 111 feet, exceeding the maximum height by 1 foot. Staff notes that the proposed height should be lowered by 1 foot to meet this requirement.
- Parking – The applicant proposes 115 spaces within the project. This is less than the standard parking requirement for a mixed-use project (detailed breakdown below). The applicant has requested an Administrative Deviation under Section 7.20 of the UPNDC, reducing the required parking to 131 spaces; staff is agreeable to this deviation. The final 16 spaces will be secured through a shared parking agreement approved by the City of Greenville.
- Building coverage – The building footprint has not changed from the previously approved plans, and lot coverage may be unlimited with the Development Flexibility Incentives for affordable housing.

Staff reviewed the application for compliance with the UPNDC and Land Management Ordinance (LMO); specifically, Section 19-6.8, Design Principles and Standards for Multifamily Residential Development. The analysis on project compliance is as follows:

### ***Unity Park Character District Code***

Within the UPNDC, the subject area is zoned Unity Park - Frontage, or UP-F. The UP-F sub-district is intended to be a buffer between the park and the railroad and industrial uses. The building is a Mid-Rise as presented in the UPNDC

#### ***2.60 Unity Park Frontage (UP-F)***

- Per the UPNDC, the application appears to meet all setback requirements.
- The applicant has not supplied a pervious/impervious calculation of their lot coverage. Per the UPNDC Development Flexibility Incentives, impervious coverage is unlimited.

#### ***3.170 Mid-Rise***

- The UPNDC states this building type is four to eight stories and should provide for multiple uses. With the revision to the Development Flexibility Incentives (Z-35-2021), the additional allowable height enables a potential additional floor for this building type. With the incorporation of affordable housing, the proposed height of the 9-story structure is allowable.

#### ***5.30(A) Mechanical Equipment and Utility Standards***

- The site plan has not changed and indicates screening for transformer and dumpster locations.

#### ***5.40 Parking and Loading Standards***

- The parking requirements for the mixed-use project are as follows:

| <b>Retail</b>                | 1 space per 500 sf  | 3,200 sf | 7 spaces   |
|------------------------------|---------------------|----------|------------|
| <b>Multi-family (market)</b> | 1.5 spaces per unit | 72 units | 108 spaces |

|                                  |                    |              |                   |
|----------------------------------|--------------------|--------------|-------------------|
| <b>Multi-family (affordable)</b> | 1 space per unit   | 25 units     | 25 spaces         |
| <b>Office</b>                    | 1 space per 600 sf | 8,065 sf     | 14 spaces         |
|                                  |                    | <b>Total</b> | <b>154 spaces</b> |

As mentioned previously, the applicant proposes 115 spaces within the project. This is 39 spaces less than the standard requirement. The applicant has requested a 15% deviation from the parking requirement per Section 7.20.A, which would reduce the requirement to 131 spaces. The applicant has also provided a shared parking calculation to demonstrate that the provided 115 spaces is sufficient for all uses throughout the day, in accordance with Table 19-6.1-7.

- Although no bicycle parking is required per the UPNDC, staff highly suggests the applicant consider locations for bicycle parking for their tenants given the proximity to the Swamp Rabbit Trail. No bike parking has been shown on the plans.
- The parking garage utilizes retail/office space to buffer it with the public right-of-way, in compliance with code requirements.

#### **19-6.8.9. Multifamily Design Standards**

##### **(A) Orientation**

- The building orientation, footprint, and activation at the street level have not changed from the previously approved submittal. Staff finds the activation of Mayberry Street with proposed retail space meets this requirement.
- The building scale and massing are appropriate per the UPNDC.
- Previous DRB comments regarding orientation are provided below.

##### **(B) Setbacks**

- Setbacks have not changed and appear to comply to the UP-F standards.

##### **(C) Entrances**

- There are building and retail entrances at Mayberry Street. The entrances appear to be activated for pedestrian use.

##### **(D) Building Facades**

- The façades have undergone some minor changes from the previous approval and provide architectural features in compliance with the multifamily design standards.
  - The outdoor rooftop amenity space has been consolidated to the central portion of the southeast elevation. The facades of the additional office space are treated as extensions of the façade below, simplifying the overall design.
  - On the southeastern elevation, the elevator shaft has been incorporated into the façade with a simpler design while retaining its transparency and articulation.
- The upper story office space is oriented away from single-family properties to preserve privacy for the single-family properties.
- The DRB-Urban Panel previously provided comments on the design. These are provided below.

##### **(E) Service Areas**

- Garbage and transformer screening has been indicated on the plans, but heights and screening details have not been provided.
  - At the time of permit submission, the screen design, material and placement shall be shown to meet the requirements of Section 19-6.8.9(E)(3) b.

##### **(F) Roof Form**

- The roof form is flat, and the enclosure of the top floor appears as an extension of the roofline. The variations in wall plane give the appearance of multiple changes in roofline from the street perspective.



*(G) Transparency*

- The development appears to meet the 20% transparency requirements for street and parking-facing facades and the 10% for side facades.

*(H) Materials*

- The proposed exteriors are consistent with the previously approved plans, and primary materials include glass, granite, and board-formed concrete.

*(I) Open Space*

- The provided open space appears to meet the minimum requirements and the new Unity Park will be within a short distance away.

*(J) Parking Lot Location*

- Per the previous approval, the applicant plans to meet the street cross-section requirements of the UP Code for on-street parking. On-site parking is provided within a parking structure.

*(K) Access and Circulation*

- The site plan has not changed. Access is provided to Mayberry Street via an extension to Delano Drive. Staff previously noted that the shared drive for the Delano Drive extension would require an agreement with the City Manager's Office.

*(L) Landscaping and Screening*

- The design appears to meet planting and buffer requirements; compliance with landscape requirements in the zoning ordinance will be verified at the time of site plan and permit review.

*(M) Exterior Lighting*

- Exterior lighting has been provided, but a photometric plan has not. Photometrics will be verified at the time of site plan and permit review.

*(N) Pedestrian Walkways*

- Pedestrian connections are consistent with the previously approved plans.

*(O) Fences and Walls*

- Exposed walls along Mayberry Street are also consistent with previously approved plans.

**Design Review Board Comments**

The project design was presented to the Design Review Board – Urban Panel for informal review on October 13, 2021. Given that the overall appearance of the building has not changed from the previous approval, staff determined that the modifications did not warrant an additional presentation to the Design Review Board. The DRB's comments are provided below for reference:

- Architectural elements are highly expressed and allow it to be distinctive from other buildings in Greenville.
- Materials will need to be of high quality.
- Transparency allows the building to not be monolithic and mitigate raising the structure due to the flood zone.
- It will be interesting how massing will appear once neighboring properties are developed.
- Due to the size of the park, the building's massing will allow this project to be a good edge precedent.
- The board formed concrete is a good product and suggested the fiberon be replaced with it.

**RECOMMENDATION**

**Staff recommends approval with the following mandatory conditions:**

- 1) All conditions from the previous approval on November 18, 2021, shall apply.

- 2) The applicant shall secure a Development Agreement with the Community Development department prior to submitting for site plan permitting.
- 3) The shared parking agreement shall be recorded with the Register of Deeds prior to issuance of a building permit in accordance with Sec. 19-6.1.9(A)(3).
- 4) Because the structure is currently shown to be 12 inches taller than the maximum height allowed by Z-35-2021, the structure shall be lowered to an even 110 ft or lower at the time of permitting.
- 5) All art to be incorporated into the walls facing Mayberry Street must be coordinated with Arts In Public Places for final approval.



# city of greenville

## 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:    | CASEY SMITHLING         | Krish Patel               |
| *Title:   | Commercial Director     | Managing Partner          |
| *Address: | 816 S MAIN ST SUITE 100 | 105 E N. ST. SUITE 100    |
| *State:   | SC                      | SC                        |
| *Zip:     | 29601                   | 29601                     |
| *Phone:   | 864 417 5193            | 864 275 5605              |
| *Email:   | csmithling@MHAAP.com    | Krish.patel@thecwcinc.com |

### PROPERTY INFORMATION

\*STREET ADDRESS NA  
\*TAX MAP # 0055000200115  
\*CURRENT ZONING DESIGNATION UP-F  
\*TOTAL ACREAGE .97 acres

### PROPOSED DEVELOPMENT INFORMATION

\*TYPE OF APPLICATION: \_\_\_\_\_ New ☒ Modification – Major \_\_\_\_\_ Modification – Minor  
\*ORIGINAL APPLICATION # (put N/A if new application) 21-658  
\*NUMBER OF UNITS 97  
\*MULTIFAMILY DEVELOPMENT TYPE Highrise 9 story  
\*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 11/28/2022

- 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**

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.

\_\_\_\_\_ 2/14/2022

**\*APPLICANT ACKNOWLEDGEMENT SIGNATURE**

**\*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                      |   | Casey Smithling |
| *Applicant                       | Krish Patel                                                                          | CASEY SMITHLING |
| *Date                            | 2/14/2022                                                                            |                 |
| *Property Owner/Authorized Agent |  |                 |
| *Date                            | 2/14/2022                                                                            |                 |

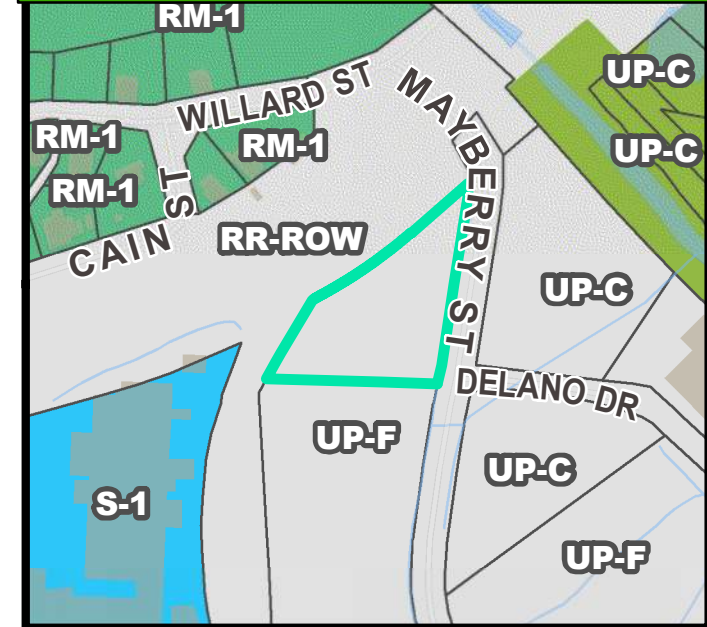


# MD-21-658 • MAYBERRY ST. AND DELANO DR.

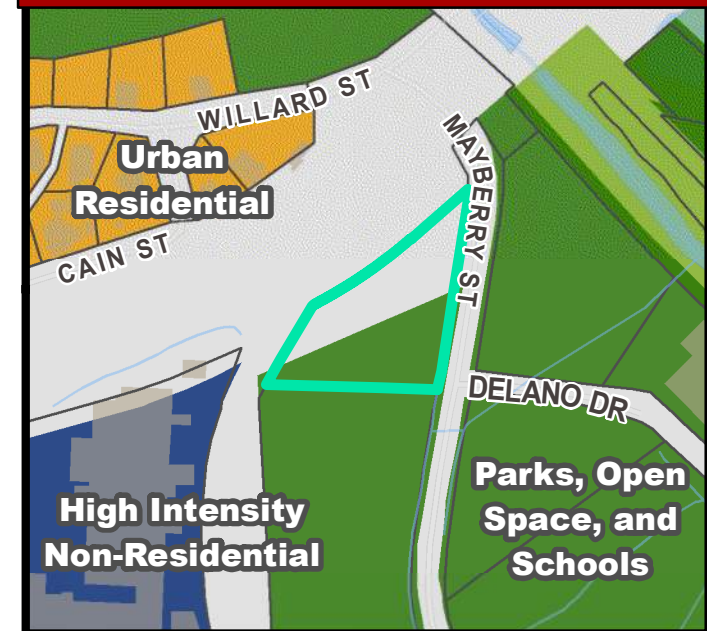
AERIAL VIEW



CURRENT ZONING



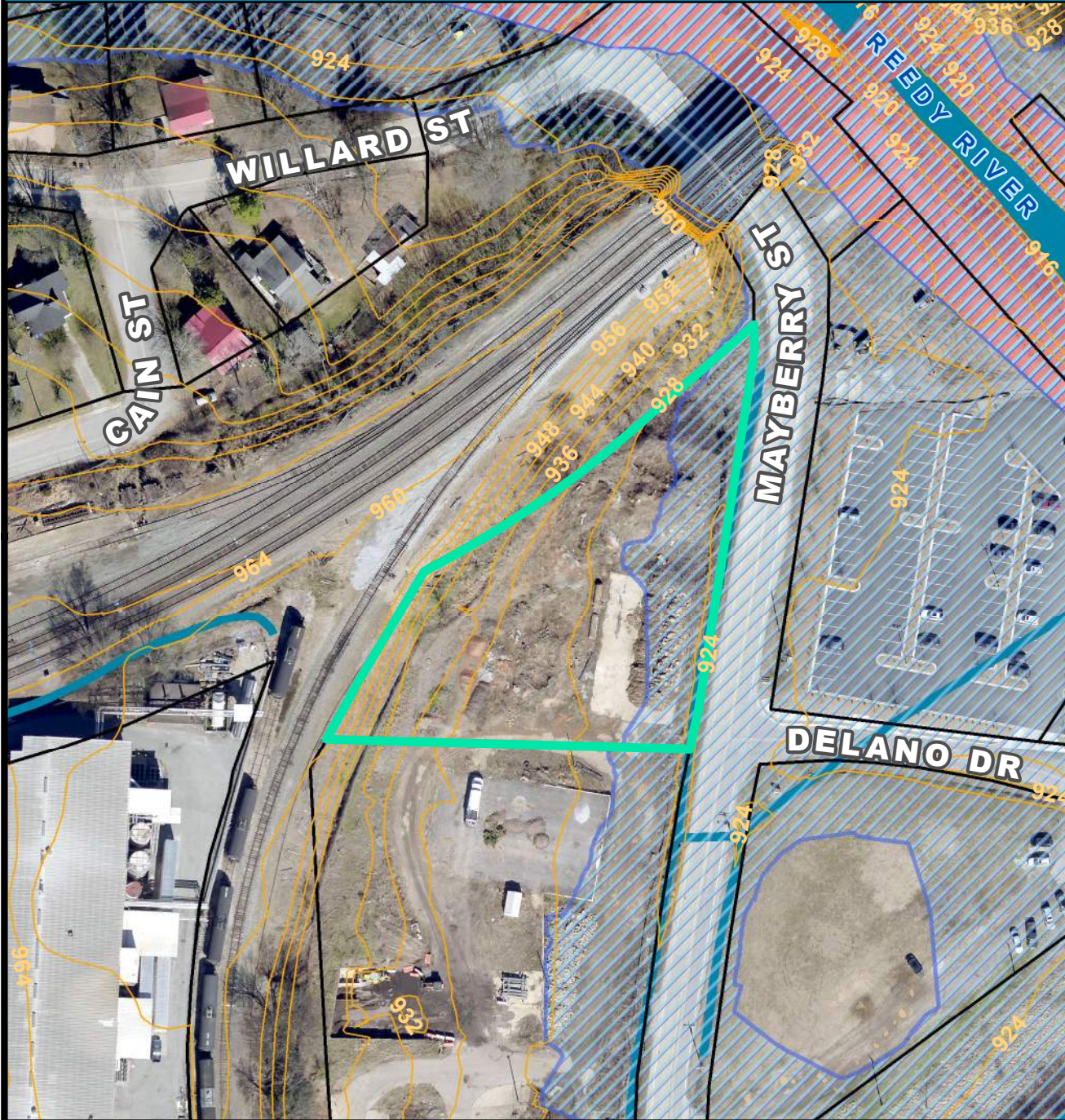
FUTURE LAND USE



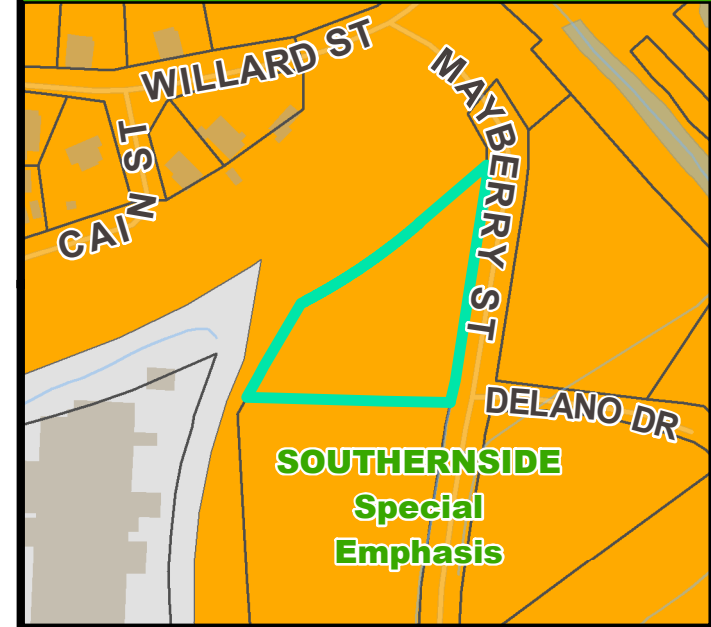


# MD-21-658 • MAYBERRY ST. AND DELANO DR.

## NATURAL / ENVIRONMENTAL FEATURES



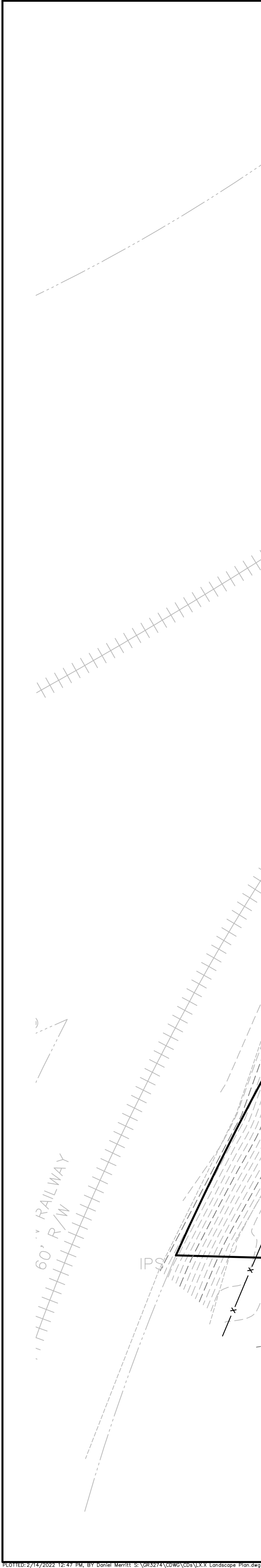
## SPECIAL EMPHASIS NEIGHBORHOODS



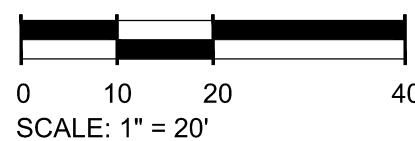
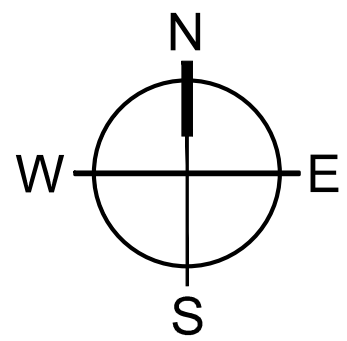
## PRESERVATION OVERLAYS







TMS 00556  
EXISTING SITE PHOTOS



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



## DELANO AT UNITY PARK

CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3274  
DATE: 2021-09-20  
DRAWN BY: WDM  
CHECKED BY: CW

### REVISION HISTORY

| NO. | DESCRIPTION |
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### EXISTING CONDITIONS

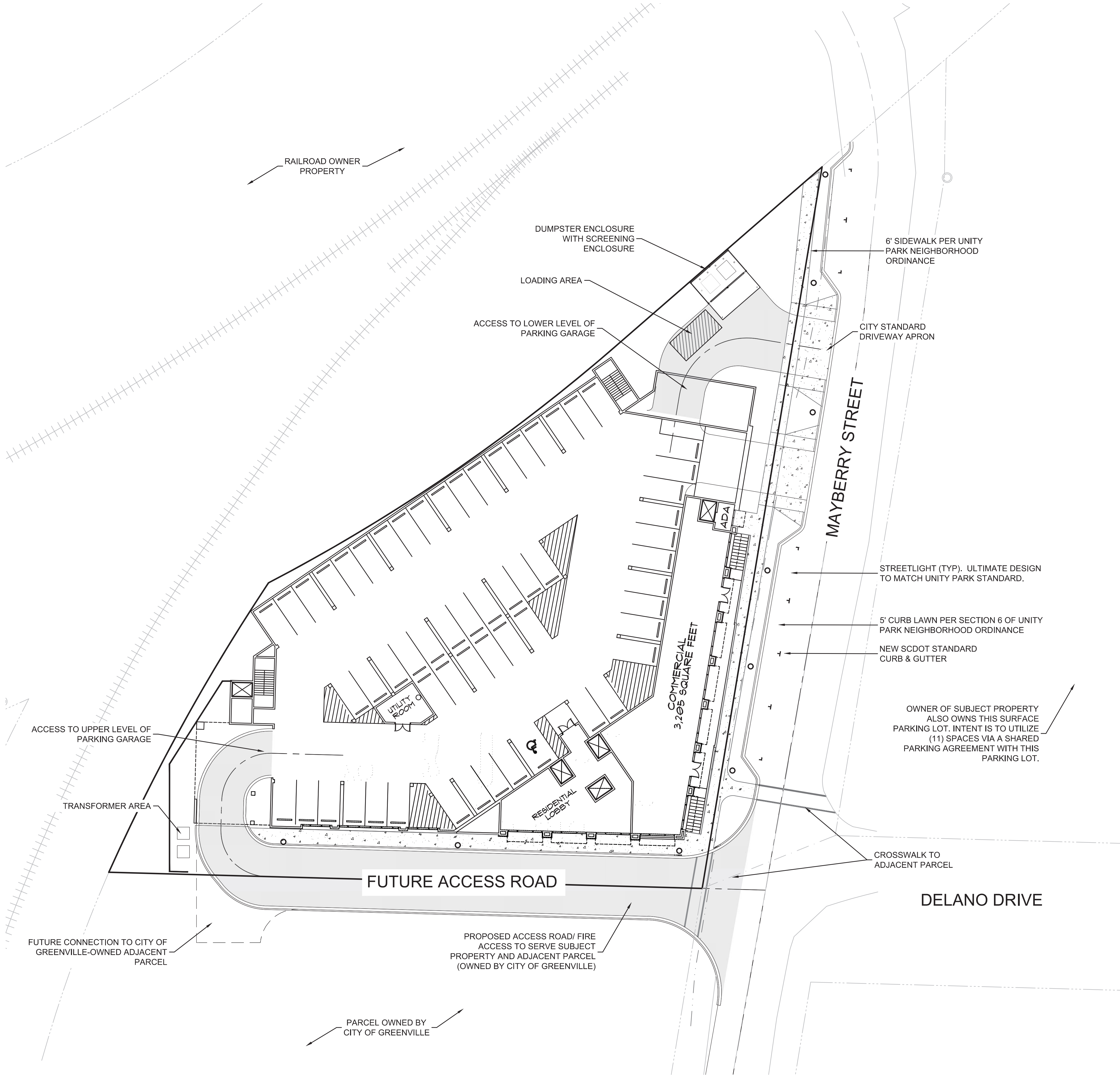


THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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2024.08.27 12:45 PM, BY: Daniel Merrill, S:\GR3274\CD\W\CD\X Site Plan.dwg

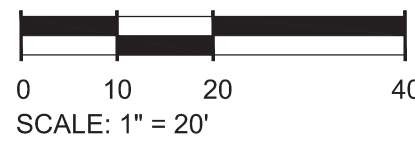
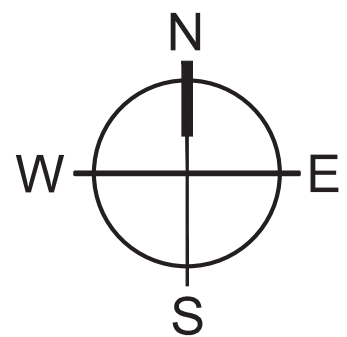


CONTEXT MAP (NTS)

| SITE DATA:           |                          | EX. ZONING |
|----------------------|--------------------------|------------|
| Acreage:             | 0.97 Ac.                 |            |
| TMS#'s:              | 0055000200115            | UP-F       |
| Proposed Land Use:   | Multi-Family / Mixed Use |            |
| Max Allowed Density: | 70 Units                 |            |
| Density Proposed:    | 70 Units                 |            |

**BUILDING SETBACKS:**

| Required Per Base Zoning: |         |
|---------------------------|---------|
| Front Yard:               | 0' Min  |
| Side Yard:                | 10' Min |
| Rear Yard:                | 0' Min  |



MOUNT PLEASANT, SC  
843.884.1667  
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**DELANO AT UNITY PARK**

CITY OF GREENVILLE, SOUTH CAROLINA

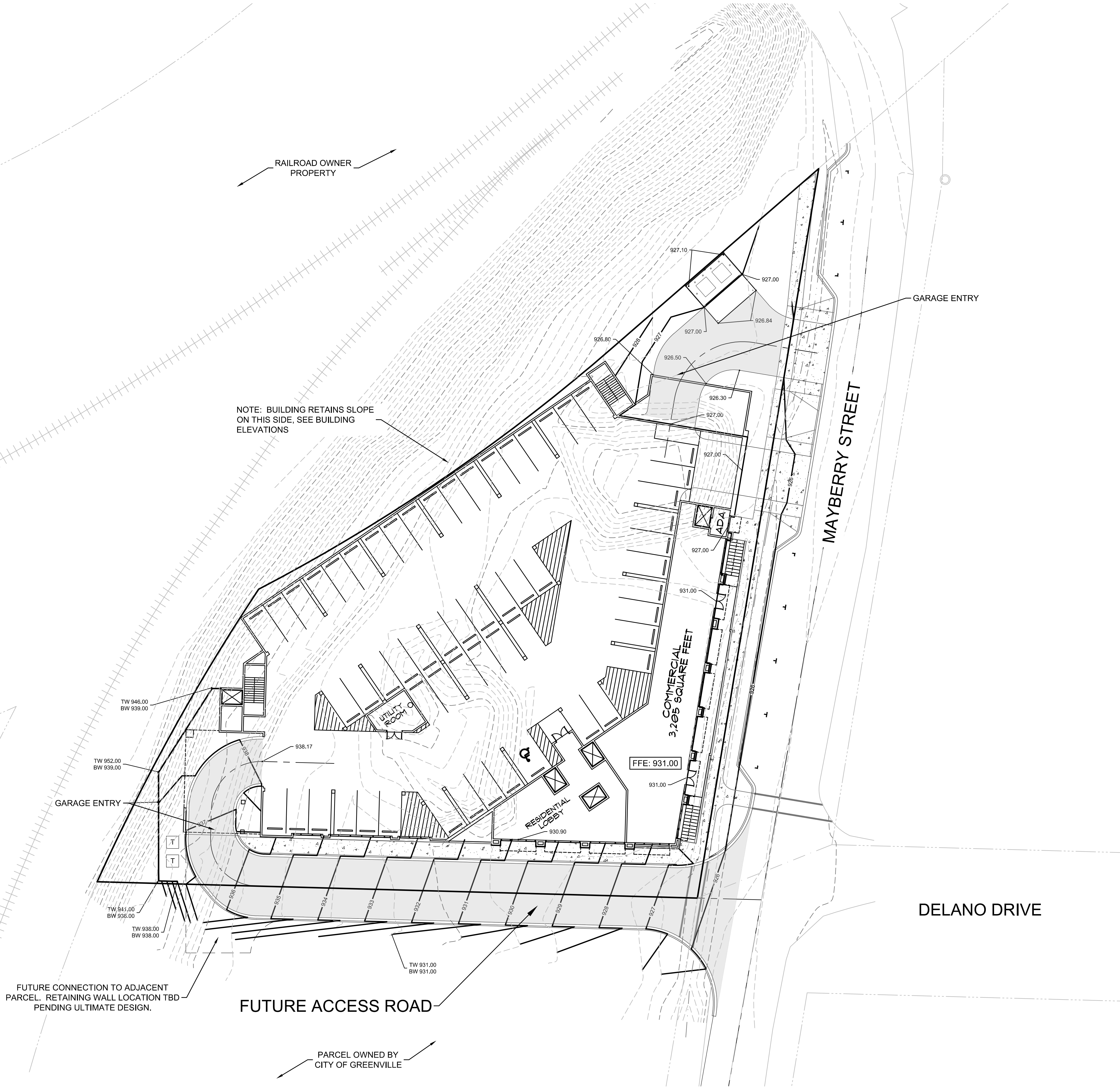
SW+ PROJECT: GR3274  
DATE: 2021-09-20  
DRAWN BY: WDM  
CHECKED BY: CW

**REVISION HISTORY**

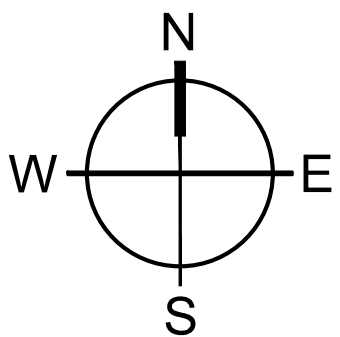
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**SCHEMATIC  
SITE PLAN**





NOTE: STORMWATER DETENTION AND TREATMENT FOR THIS DEVELOPMENT WILL BE VIA AN UNDERGROUND STORMWATER TREATMENT SYSTEM, DESIGN TBD PENDING FINAL CIVIL CONSTRUCTION DRAWINGS.



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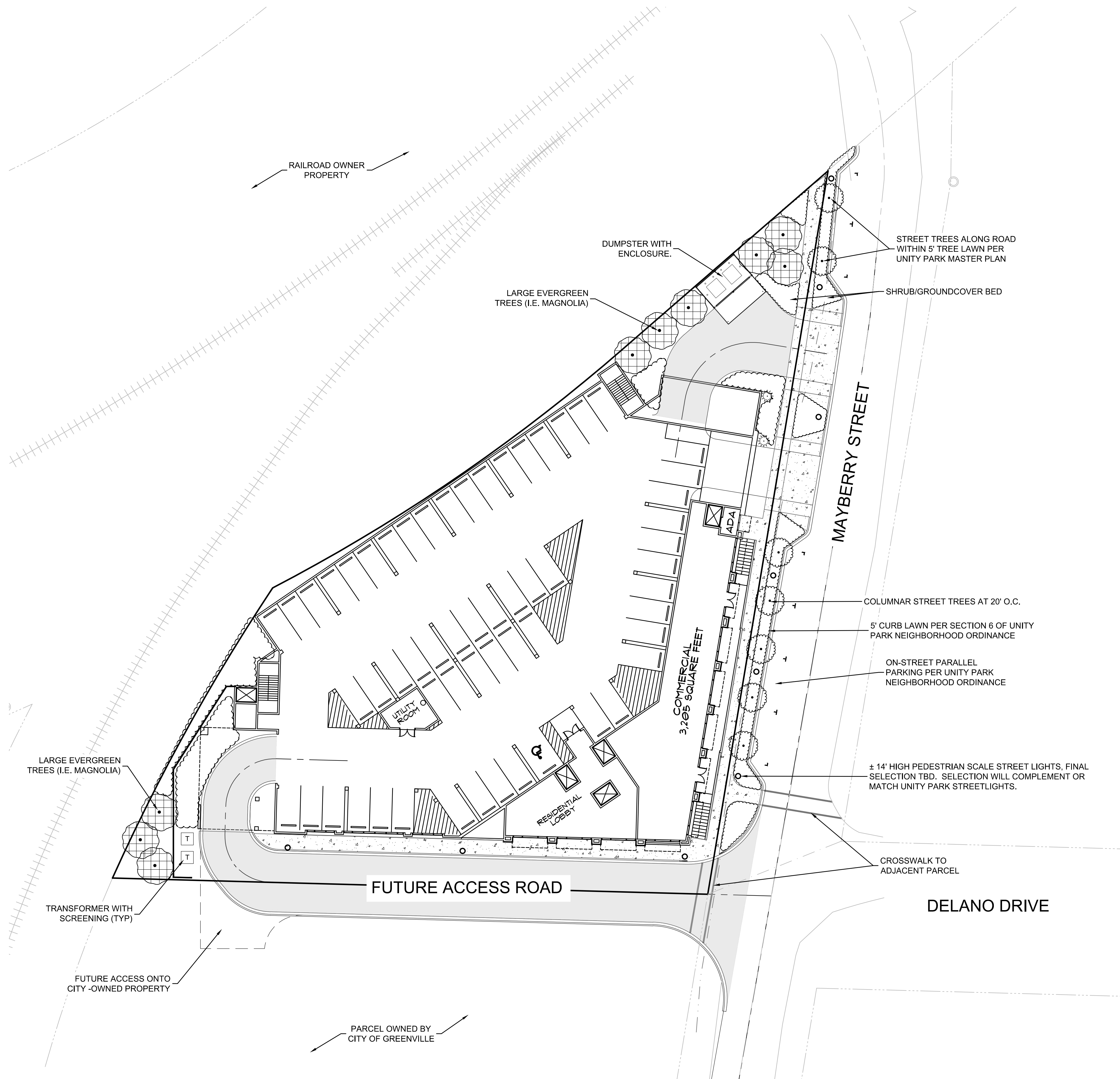
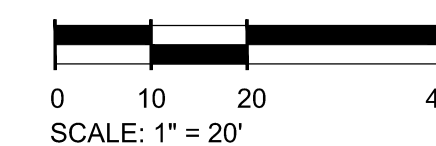




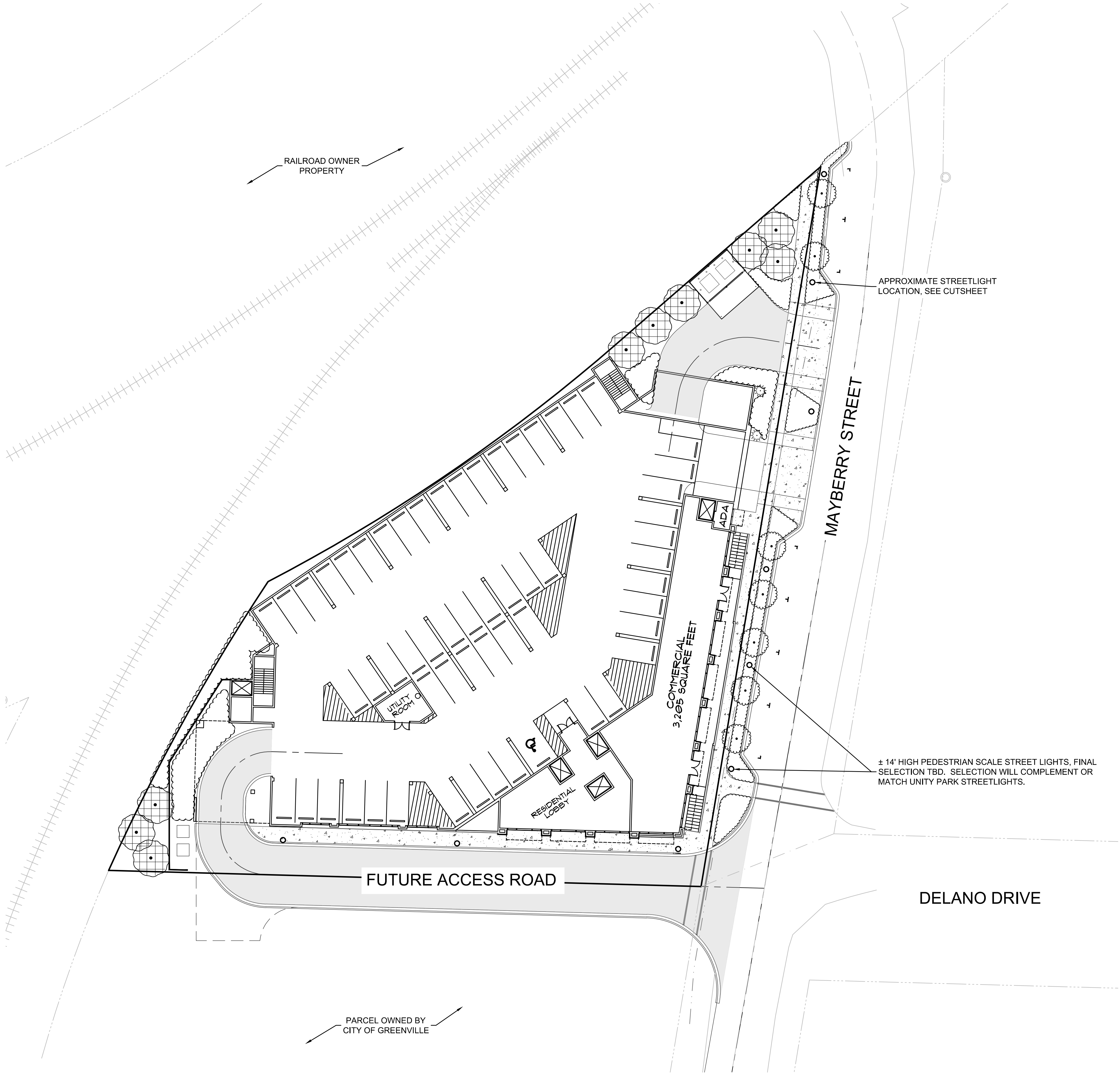
## REVISION HISTORY

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C3.0







Outdoor Lighting

**Mitchell Top Hat LED**  
*(with ribs, bands and medallions)*

Part of the Masterpiece Series, the energy-efficient Mitchell Top Hat LED with ribs, bands and medallions enhances the character and prestige of streetscapes and parking lots, as well as pedestrian areas and greenways. This fixture provides safety and security in commercial settings and will complement any neighborhood with its classic, elegant design.

|                                      |                                                                |
|--------------------------------------|----------------------------------------------------------------|
| LED<br><i>(light-emitting diode)</i> | 50 watts                                                       |
| Mounting height                      | 12'                                                            |
| Color                                | Black                                                          |
| Poles                                | Colonial concrete<br>Victorian concrete<br>Washington concrete |
| Applications                         | Neighborhoods<br>Parks<br>Shopping centers<br>Streets          |

Outdoor Lighting

**Mitchell Top Hat LED** *(with ribs, bands and medallions)*

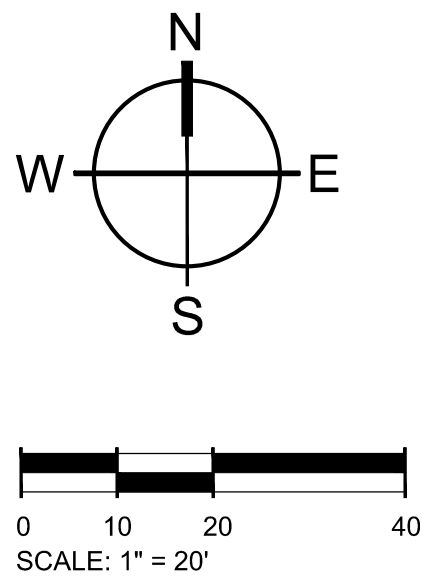
Light source: LED *(white)*  
Wattage: 50  
Lumens: 4,180  
Light pattern: IESNA Type III *(oval)*  
IESNA cutoff classification: Non-cutoff  
Color temperature: 4,000K  
Warm-up and restrike time: Instant on (no warm-up or restrike time)

light distribution pattern

|                     |                            |
|---------------------|----------------------------|
| Pole available:     |                            |
| Name                | Mounting height      Color |
| Colonial concrete   | 12'      Black             |
| Victorian concrete  | Black, Gray-green          |
| Washington concrete | Black, Gray                |

|                                                    |                                                  |
|----------------------------------------------------|--------------------------------------------------|
| Features                                           | Benefits                                         |
| Little or no installation cost                     | Frees up capital for other projects              |
| Design services by lighting professionals included | Meets industry standards and lighting ordinances |
| Maintenance included                               | Eliminates high and unexpected repair bills      |
| Electricity included                               | Less expensive than metered service              |
| Warranty included                                  | Worry-free                                       |
| One low monthly cost on your electric bill         | Convenience and savings for you                  |
| Turnkey operation                                  | Provides hassle-free installation and service    |
| Backed by over 40 years of experience              | A name you can trust today ... and tomorrow      |

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| NO. | DESCRIPTION |
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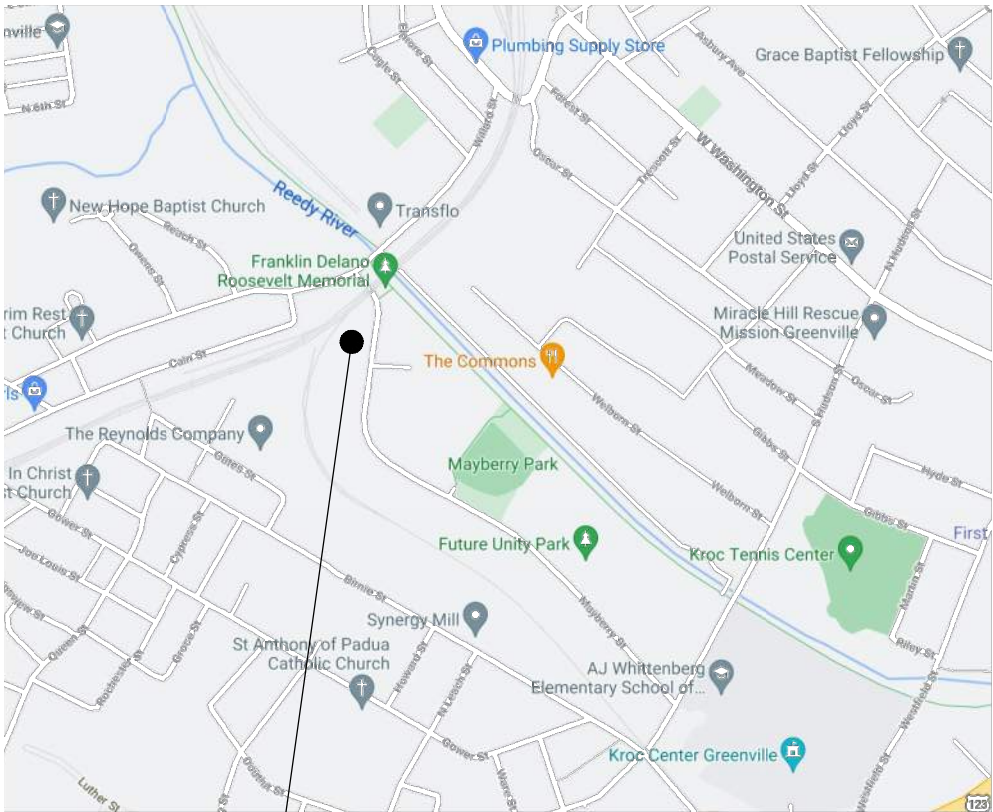


TUE 05 APR 2022 4:11:21:42AM EST> \\MKSERVER\DRAWING\2027 MAYBERRY\_MIXED\_USE\_GREENVILLE\_PATL\_ARCHITECTURE\DRAWINGS\CAPLES\BASEFILES\SCHEMATICS\MKH-MAYBERRY-17.DWG

DRAWING INDEX:

|             |                                                 |
|-------------|-------------------------------------------------|
| SHEET COVER | PROJECT SUMMARY, LOCATION MAP                   |
| SHEET # P1  | SURROUNDING AREAS PHOTOGRAPHS                   |
| SHEET # P2  | SURROUNDING AREAS PHOTOGRAPHS                   |
| SHEET #SK1  | PROPOSED FIRST LEVEL GARAGE PLANS AND SITE PLAN |
| SHEET #SK2  | PROPOSED SECOND LEVEL GARAGE PLAN               |
| SHEET #SK3  | PROPOSED 3RD FLOOR PLAN                         |
| SHEET #SK4  | PROPOSED 4TH FLOOR PLAN                         |
| SHEET #SK5  | PROPOSED 5TH FLOOR PLAN                         |
| SHEET #SK6  | PROPOSED 6TH FLOOR PLAN                         |
| SHEET #SK7  | PROPOSED 1TH FLOOR PLAN                         |
| SHEET #SK8  | PROPOSED 1TH FLOOR PLAN                         |
| SHEET #SK9  | PROPOSED 8TH FLOOR PLANS & ROOF PLAN            |
| SHEET #SK10 | BUILDING ELEVATION                              |
| SHEET #SK11 | BUILDING ELEVATION                              |
| SHEET #SK12 | BUILDING ELEVATION                              |
| SHEET #SK13 | BUILDING ELEVATION                              |
| SHEET #SK14 | BUILDING SECTION                                |
| SHEET #SK15 | COLOR BUILDING ELEVATION                        |
| SHEET #SK16 | COLOR BUILDING ELEVATION                        |
| SHEET #SK17 | COLOR BUILDING ELEVATION                        |
| SHEET #SK18 | COLOR BUILDING ELEVATION                        |
| SHEET #SK19 | ONE BEDROOM UNIT PLANS                          |
| SHEET #SK20 | ONE BEDROOM UNIT PLANS                          |
| SHEET #SK21 | ONE BEDROOM UNIT PLAN & ONE BEDROOM + DEN       |
| SHEET #SK22 | LOFT UNIT & TWO BEDROOM UNIT PLANS              |
| SHEET #SK23 | TWO BEDROOM UNIT PLANS                          |
| SHEET #SK24 | TWO BEDROOM UNIT PLANS                          |
| SHEET #SK25 | TWO BEDROOM & TWO BEDROOM + DEN                 |
| SHEET #SK26 | THREE ROOM UNIT PLAN & FOUR ROOM UNIT PLAN      |
| SHEET #SK27 | BUILDING ILLUSTRATIONS                          |
| SHEET #SK28 | BUILDING ILLUSTRATIONS                          |
| SHEET #SK29 | BUILDING ILLUSTRATIONS                          |
| SHEET #SK30 | BUILDING ILLUSTRATIONS                          |
| SHEET #SK31 | BUILDING ILLUSTRATIONS                          |
| SHEET #SK32 | BUILDING ILLUSTRATIONS                          |
| SHEET #SK33 | AERIAL ILLUSTRATIONS FOR SURROUNDING BUILDINGS  |
| SHEET #SK34 | LIGHTING FIXTURES                               |
| SHEET #SK35 | LIGHTING FIXTURES                               |
| SHEET #SK36 | BUILDING MATERIALS AND COLORS                   |

PROJECT NOTES:

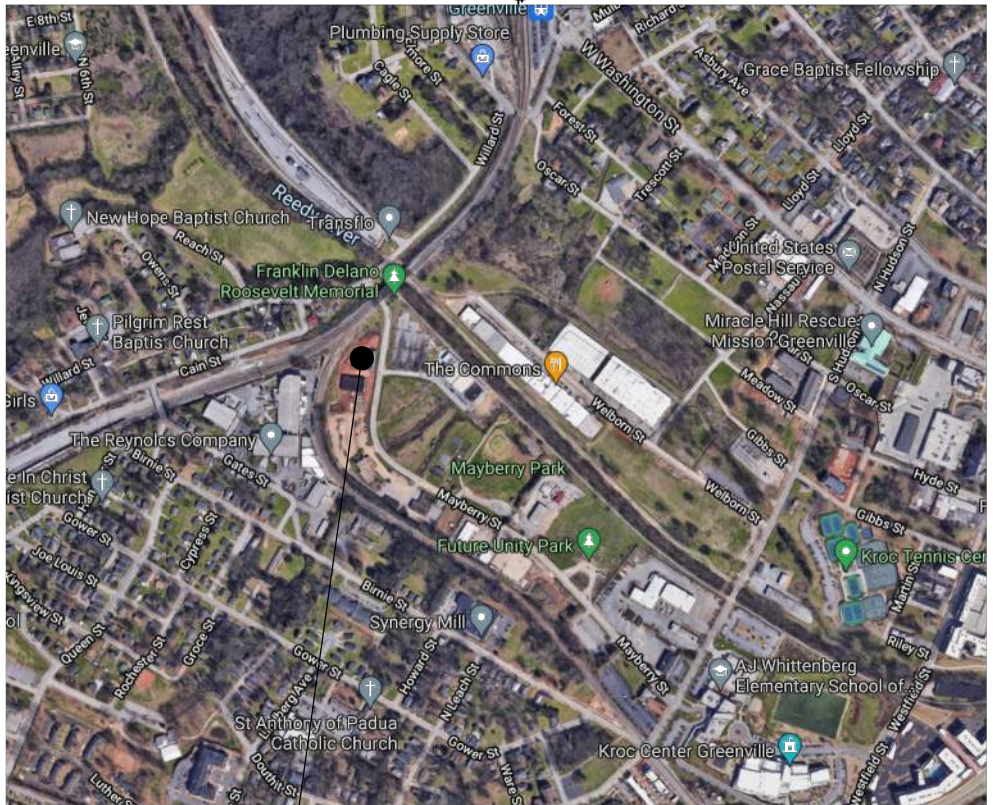


PROJECT SITE



PROJECT LOCATION MAP

SCALE: N.T.S.



PROJECT SITE



PROJECT AERIAL PHOTO

SCALE: N.T.S.



PROJECT SUMMARY:

THE MAYBERRY MIXED USE BUILDING PROJECT IS A MIXED USE DEVELOPMENT THAT INCLUDES AN APPROXIMATELY 3,200 S.F. OF UNDEFINED COMMERCIAL SPACE ON THE 2ND FLOOR WITH RESIDENTIAL UNITS ON THE 3RD THROUGHT 8TH FLOORS AND 9TH FLOOR EXECUTIVE OFFICE CENTER. PARKING IS PROVIDED ENTIRELY UNDER THE BUILDING ON THE GROUND LEVEL AND SECOND LEVEL. THE PROJECT REQUIRES A TOTAL OF 166 PARKING SPACES WHERE 113 PARKING SPACES ARE PROVIDED ON SITE.

Delano at Unity Park Mixed Use Development  
Greenville, South Carolina

2059 TAMAIMI TRAIL E.  
NAPLES FLORIDA 34112  
PHONE: (239) 331-7092  
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MHK ARCHITECTURE & PLANNING

COVER  
APRIL 04, 2022





EASTERN VIEW DOWN MAYBERRY (FRONTAGE)



MAYBERRY AND DELANO INTERSECTION

ACROSS MAYBERRY (CENTER OF SITE)



VIEW DOWN MAYBERRY (FROM WEST)



TUE 05 APR 2022 <11:21:44AM EST> \\MHSERVER\PROJECTS\2022\_MAYBERRY\_MIXED\_USE\_GREENVILLE\_PATEL\_ARCHITECTURE\DRAWINGS\COPIES\BASEFILES\SCHEMATICS\MHK-MAYBERRY-17.DWG





VIEW FROM RAILWAY TO ADJACENT PARKING (SHARED PARKING)



VIEW FROM RAILWAY TO MAYBERRY AND BRIDGE OVERPASS

VIEW TO NORTH (FROM RAILWAY)



WESTERN EDGE OF PROPERTY (RAILWAY OVERPASS)



TUE 05 APR 2022 4:11:21-49AM EST \\MHK\SERVER\PROJECTS\2022 MAYBERRY\_MIXED\_USE\_GREENVILLE\_PATEL\_ARCHITECTURE\DRAWINGS\SCHEMATICS\MHK-MAYBERRY-17.DWG

Delano at Unity Park Mixed Use Development  
Greenville, South Carolina  
SURROUNDING AREA PHOTOS

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DEVELOPMENT STANDARDS:  
SITE AREA: 42,191 SQUARE FEET / 0.91 ACRES  
MAXIMUM DENSITY: 73 UNITS PER ACRE = 70 UNITS  
PROPOSED DENSITY: 91 UNITS

PARKING CALCULATION:

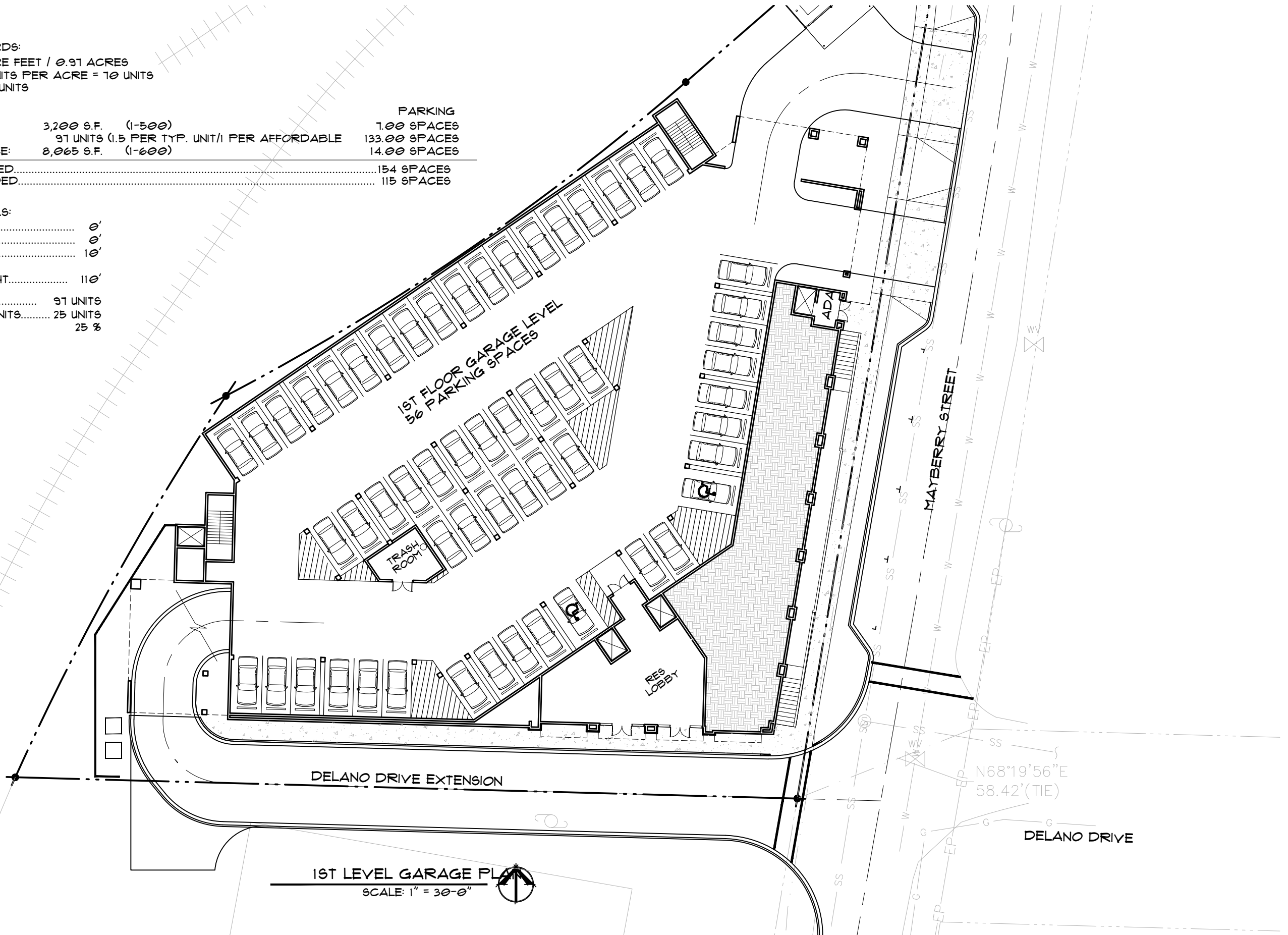
|                             |                                               |            |               |
|-----------------------------|-----------------------------------------------|------------|---------------|
| 1ST FLOOR COMMERCIAL:       | 3,200 S.F. (1-500)                            | PARKING    | 1.00 SPACES   |
| 3RD- 8TH FLOOR UNITS:       | 91 UNITS (1.5 PER TYP. UNIT/1 PER AFFORDABLE) |            | 133.00 SPACES |
| 9TH FLOOR OFFICE SPACE:     | 8,065 S.F. (1-600)                            |            | 14.00 SPACES  |
| TOTAL PARKING REQUIRED..... |                                               | 154 SPACES |               |
| TOTAL PARKING PROVIDED..... |                                               | 115 SPACES |               |

DEVELOPMENT SETBACKS:

|                         |     |
|-------------------------|-----|
| FRONT AND REAR.....     | 0'  |
| INTERNAL SIDE YARD..... | 0'  |
| EXTERNAL SIDE YARD..... | 10' |

MAXIMUM BUILDING HEIGHT..... 110'

|                               |                  |
|-------------------------------|------------------|
| TOTAL UNITS.....              | 91 UNITS         |
| AFFORDABLE HOUSING UNITS..... | 25 UNITS<br>25 % |



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Greenville, South Carolina

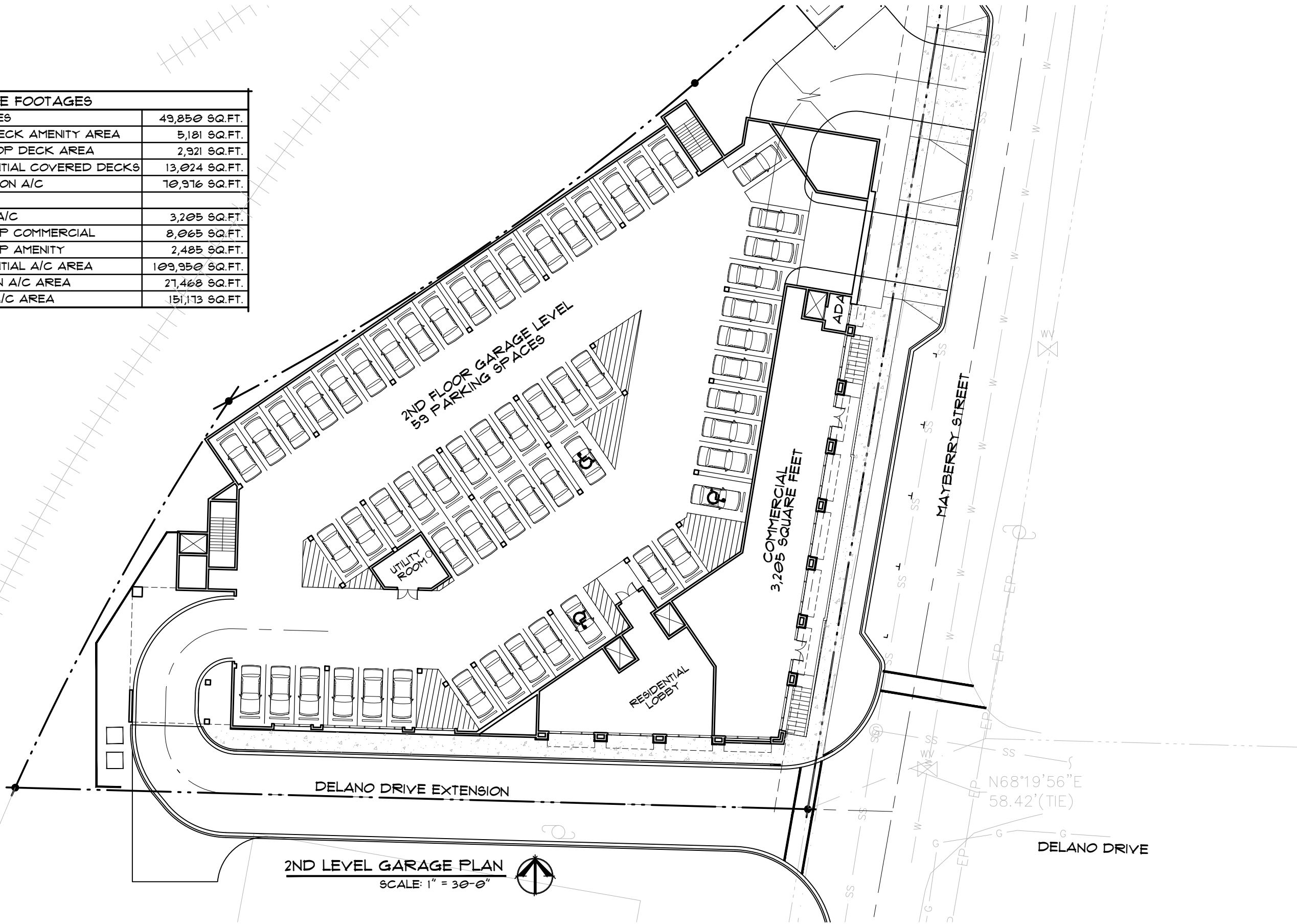
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**SK1**  
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| SQUARE FOOTAGES           |                |
|---------------------------|----------------|
| GARAGES                   | 49,850 SQ.FT.  |
| POOL DECK AMENITY AREA    | 5,181 SQ.FT.   |
| ROOF TOP DECK AREA        | 2,921 SQ.FT.   |
| RESIDENTIAL COVERED DECKS | 13,024 SQ.FT.  |
| TOTAL NON A/C             | 70,976 SQ.FT.  |
|                           |                |
| RETAIL A/C                | 3,205 SQ.FT.   |
| ROOFTOP COMMERCIAL        | 8,065 SQ.FT.   |
| ROOFTOP AMENITY           | 2,485 SQ.FT.   |
| RESIDENTIAL A/C AREA      | 109,950 SQ.FT. |
| COMMON A/C AREA           | 27,468 SQ.FT.  |
| TOTAL A/C AREA            | 151,113 SQ.FT. |



2ND LEVEL GARAGE PLAN  
SCALE: 1" = 30'-0"

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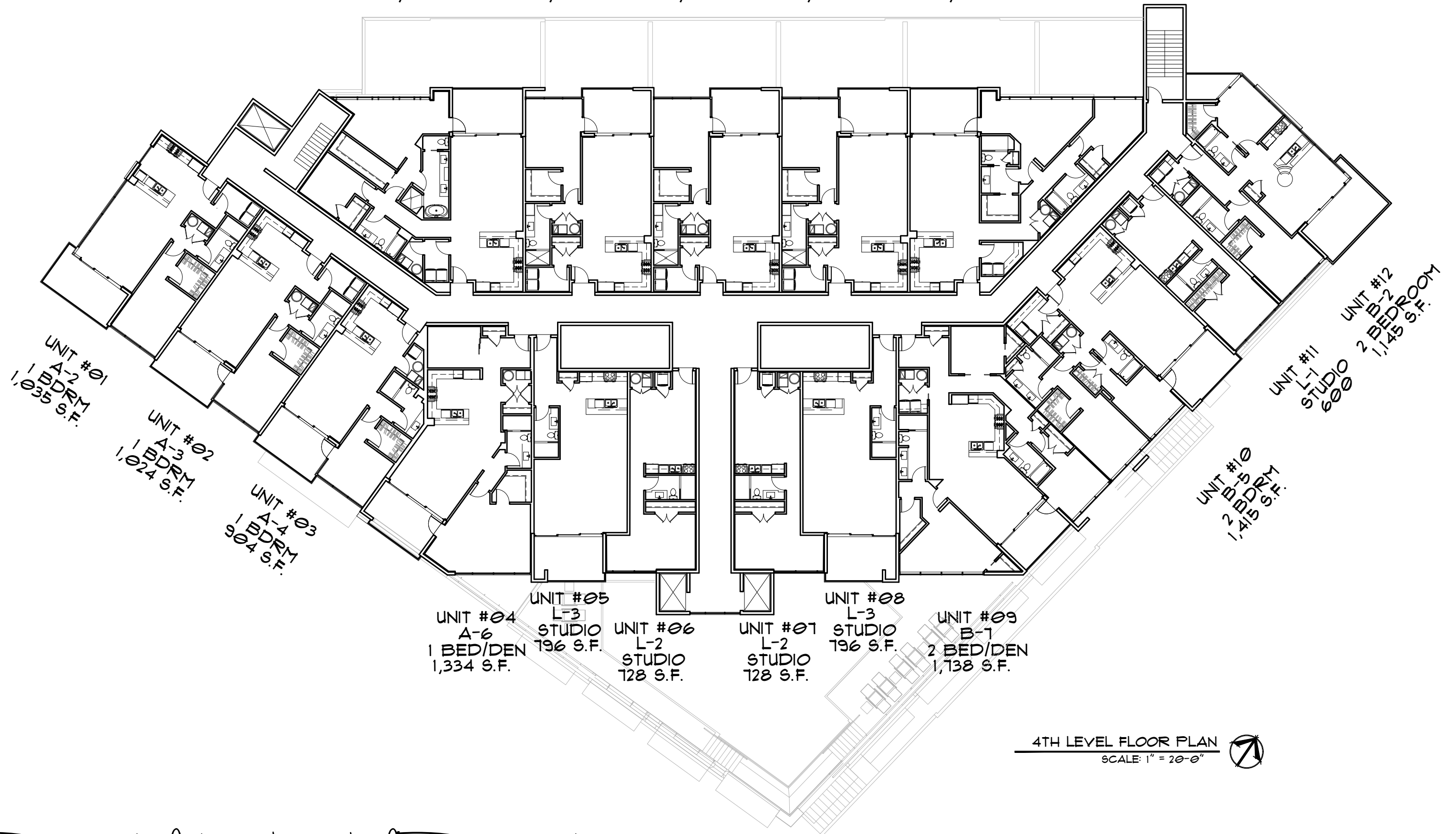
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UNIT #13  
B-4  
2 BDRM  
1,485 S.F.



SCALE: 1" = 20'-0"



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UNIT #16  
B-3  
2 BDRM  
1,520 S.F.

UNIT #15  
A-1  
1 BDRM  
1,080 S.F.

UNIT #14  
A-1  
1 BDRM  
1,080 S.F.

UNIT #13  
A-1  
1 BDRM  
1,080 S.F.

UNIT #12  
B-4  
2 BDRM  
1,485 S.F.

UNIT #01  
A-2  
1 BDRM  
1,035 S.F.

UNIT #02  
A-3  
1 BDRM  
1,024 S.F.

UNIT #03  
A-4  
1 BDRM  
904 S.F.

UNIT #04  
A-6  
1 BED/DEN  
1,334 S.F.

UNIT #05  
L-3  
STUDIO  
796 S.F.

UNIT #06  
L-2  
STUDIO  
728 S.F.

UNIT #07  
L-2  
STUDIO  
728 S.F.

UNIT #08  
L-3  
STUDIO  
796 S.F.

UNIT #09  
B-1  
2 BED/DEN  
1,738 S.F.

UNIT #10  
B-5  
2 BDRM  
1,415 S.F.

UNIT #11  
L-1  
STUDIO  
600 S.F.

UNIT #12  
B-2  
2 BEDROOM  
1,145 S.F.

5TH LEVEL FLOOR PLAN  
SCALE: 1" = 20'-0"



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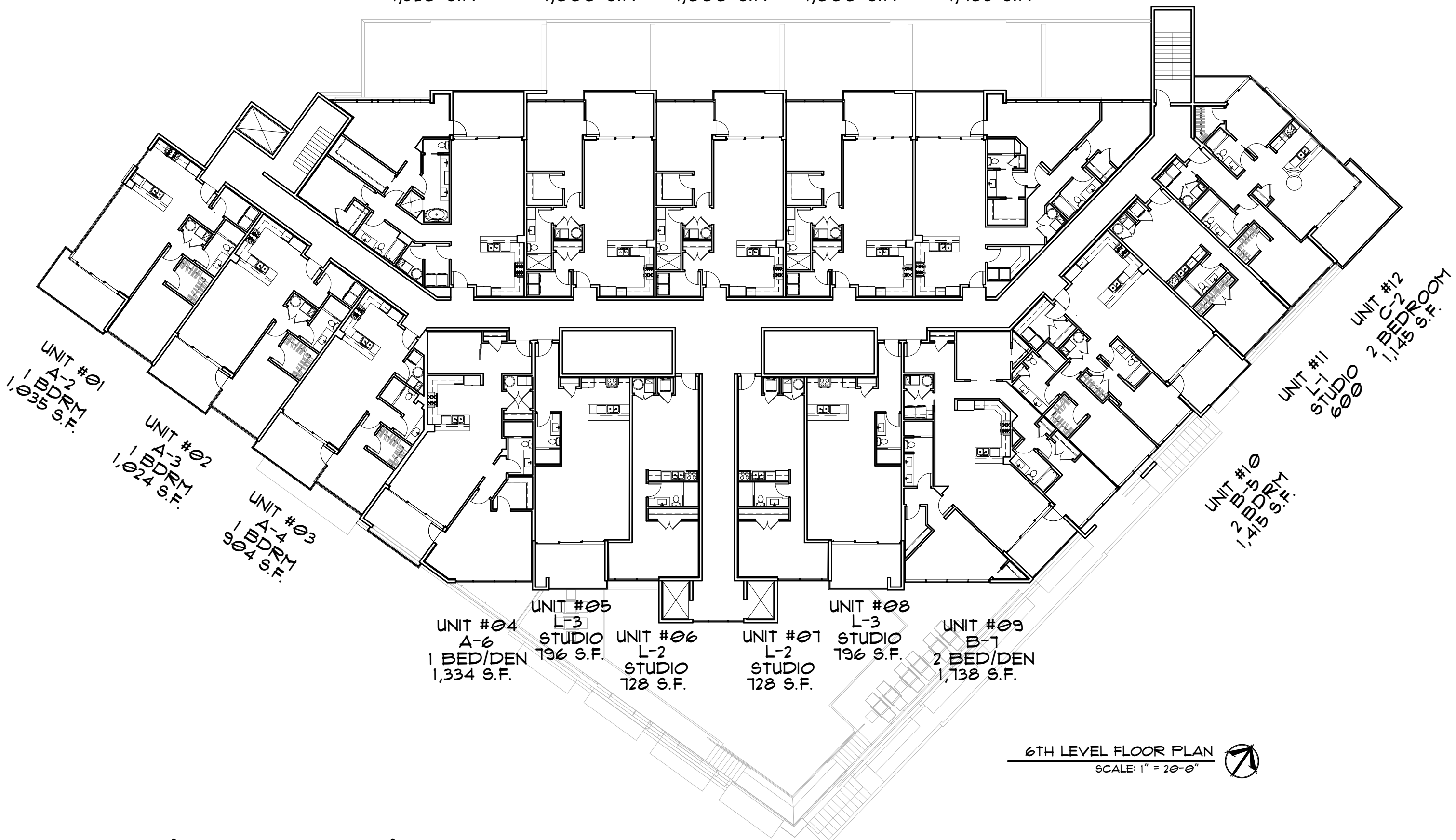
UNIT #16  
B-3  
2 BDRM  
1,520 S.F.

UNIT #15  
A-1  
1 BDRM  
1,080 S.F.

UNIT #14  
A-1  
1 BDRM  
1,080 S.F.

UNIT #13  
A-1  
1 BDRM  
1,080 S.F.

UNIT #12  
B-4  
2 BDRM  
1,485 S.F.



6TH LEVEL FLOOR PLAN  
SCALE: 1" = 20'-0"



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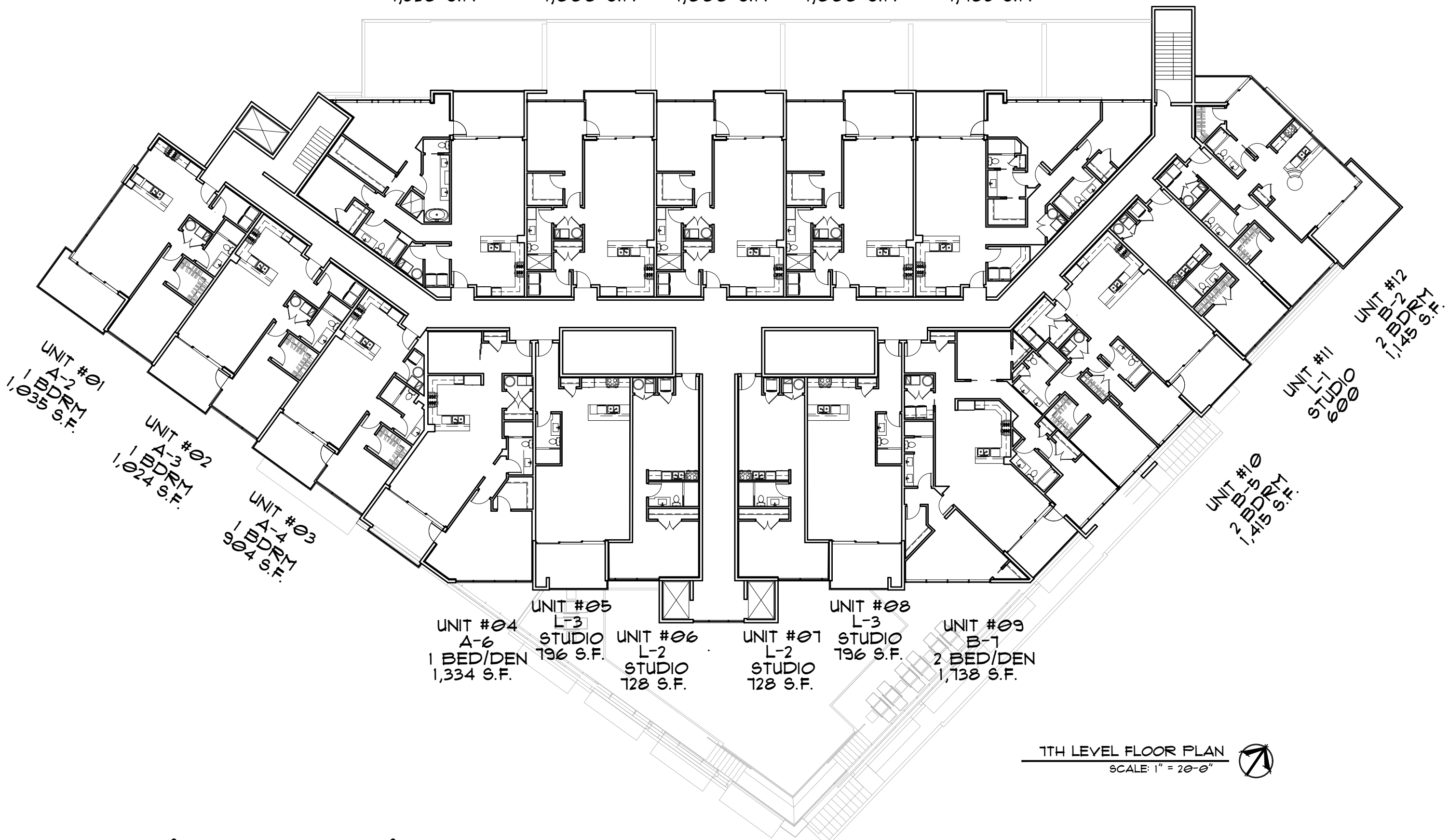
UNIT #16  
B-3  
2 BDRM  
1,520 S.F.

UNIT #15  
A-1  
1 BDRM  
1,080 S.F.

UNIT #14  
A-1  
1 BDRM  
1,080 S.F.

UNIT #13  
A-1  
1 BDRM  
1,080 S.F.

UNIT #12  
B-4  
2 BDRM  
1,485 S.F.



1TH LEVEL FLOOR PLAN  
SCALE: 1" = 20'-0"



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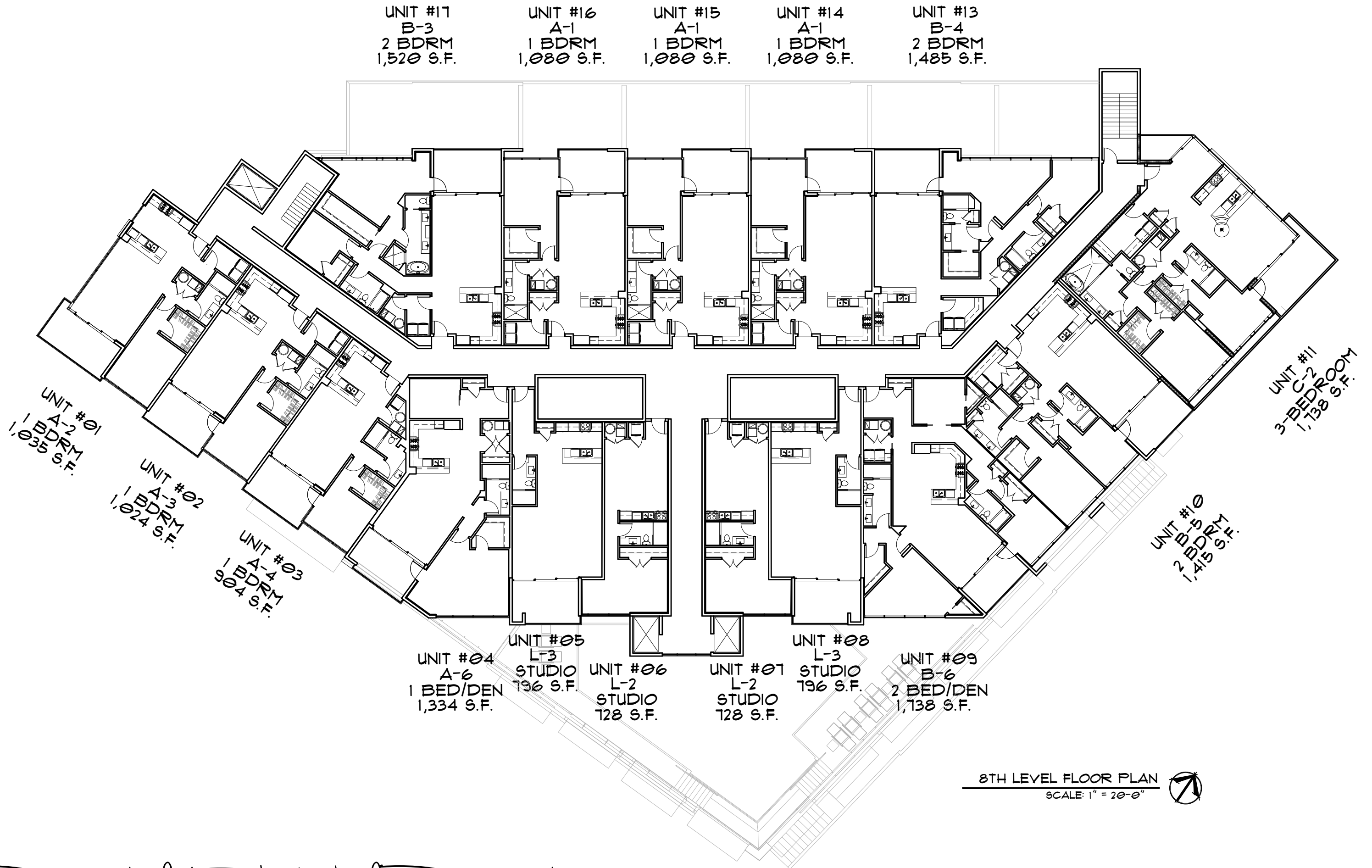
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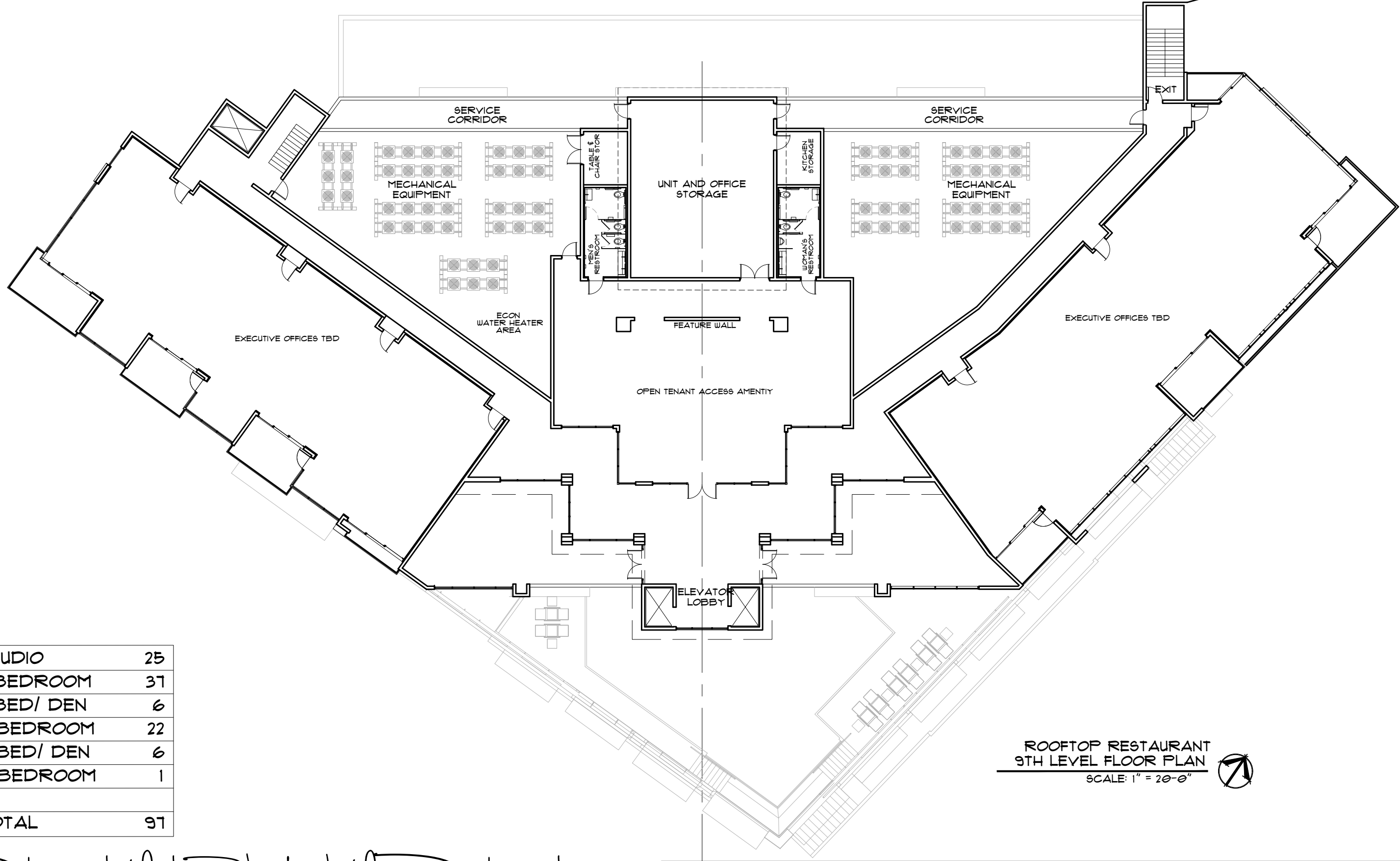
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|            |    |
|------------|----|
| STUDIO     | 25 |
| 1 BEDROOM  | 31 |
| 1 BED/ DEN | 6  |
| 2 BEDROOM  | 22 |
| 2 BED/ DEN | 6  |
| 3 BEDROOM  | 1  |
| TOTAL      | 91 |

Delano at Unity Park Mixed Use Development  
Greenville, South Carolina



ROOFTOP RESTAURANT  
9TH LEVEL FLOOR PLAN  
SCALE: 1" = 20'-0"



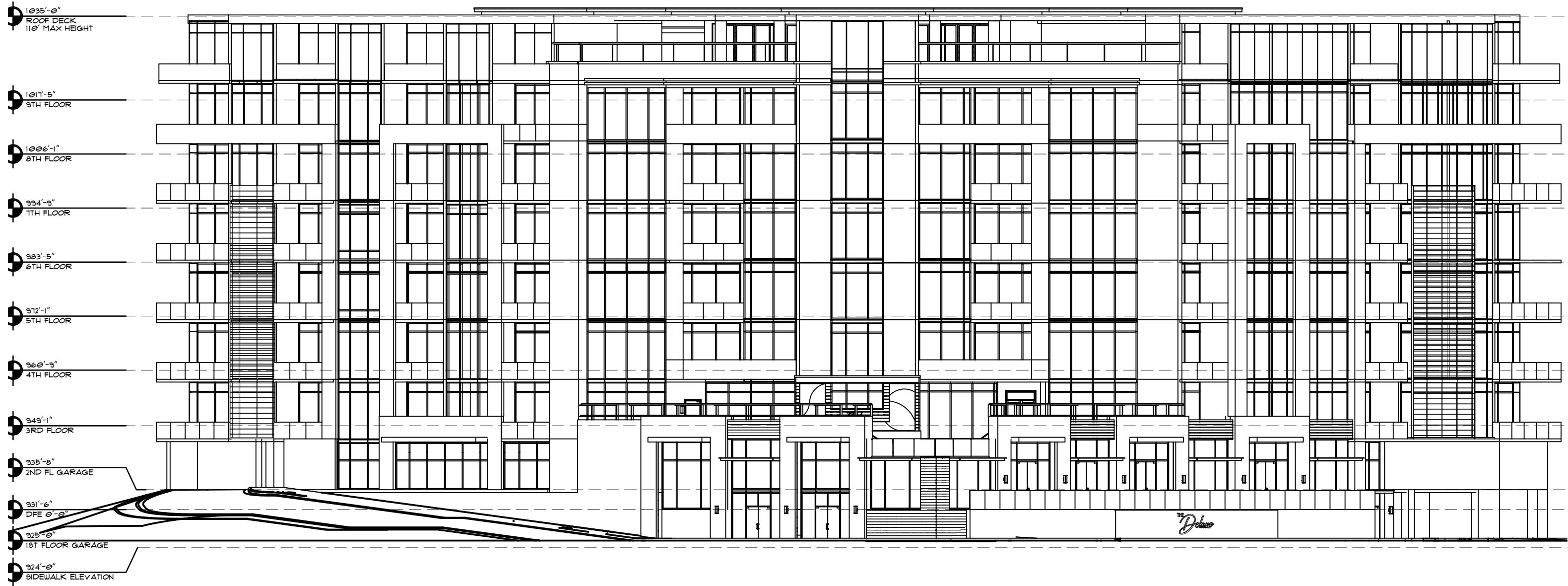
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S.E. MAIN FRONT ELEVATION  
SCALE: 1" = 20'-0"



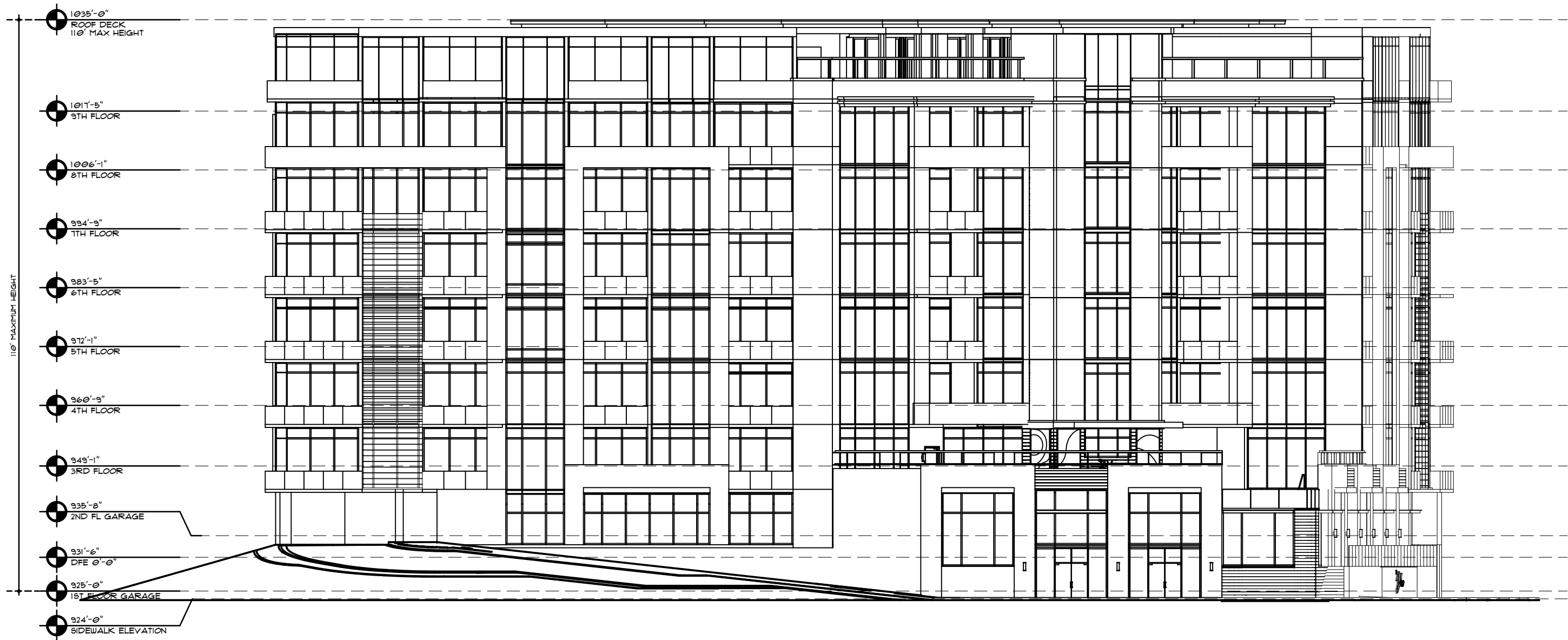
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WEST ELEVATION

SCALE: 1" = 20'-0"



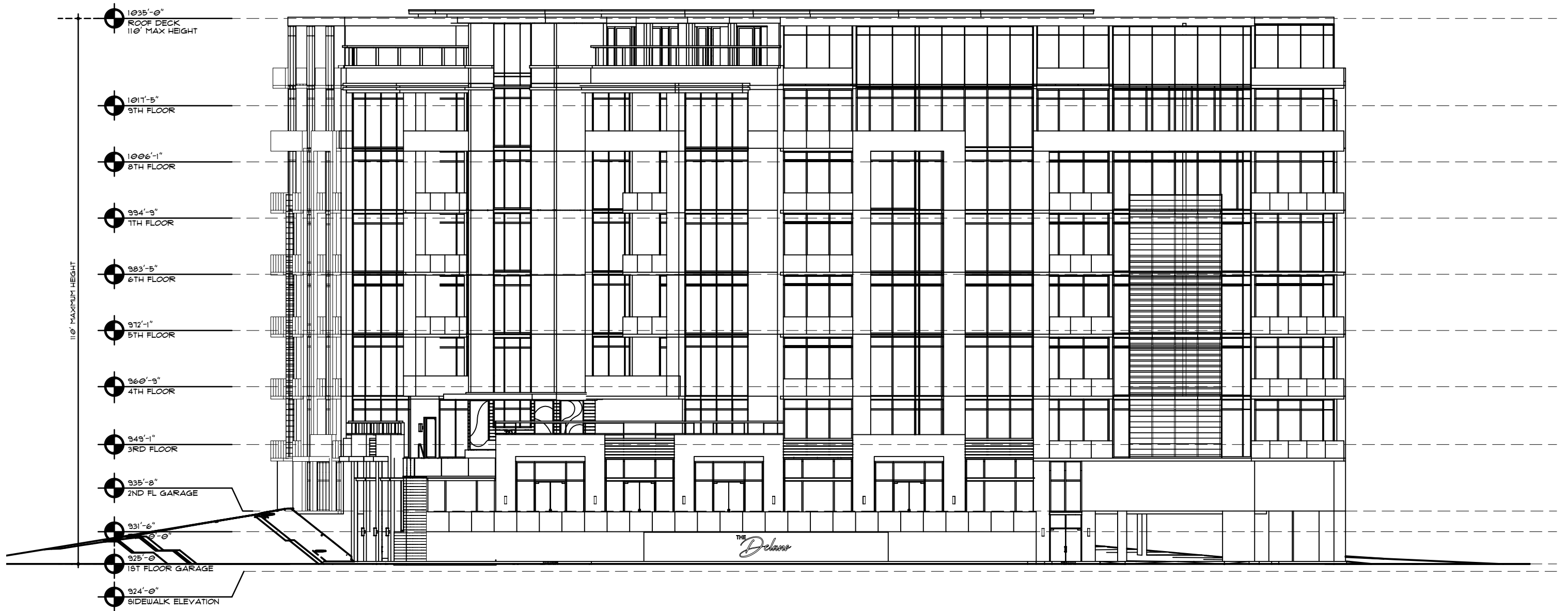
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SCALE: 1" = 20'-0"



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Greenville, South Carolina

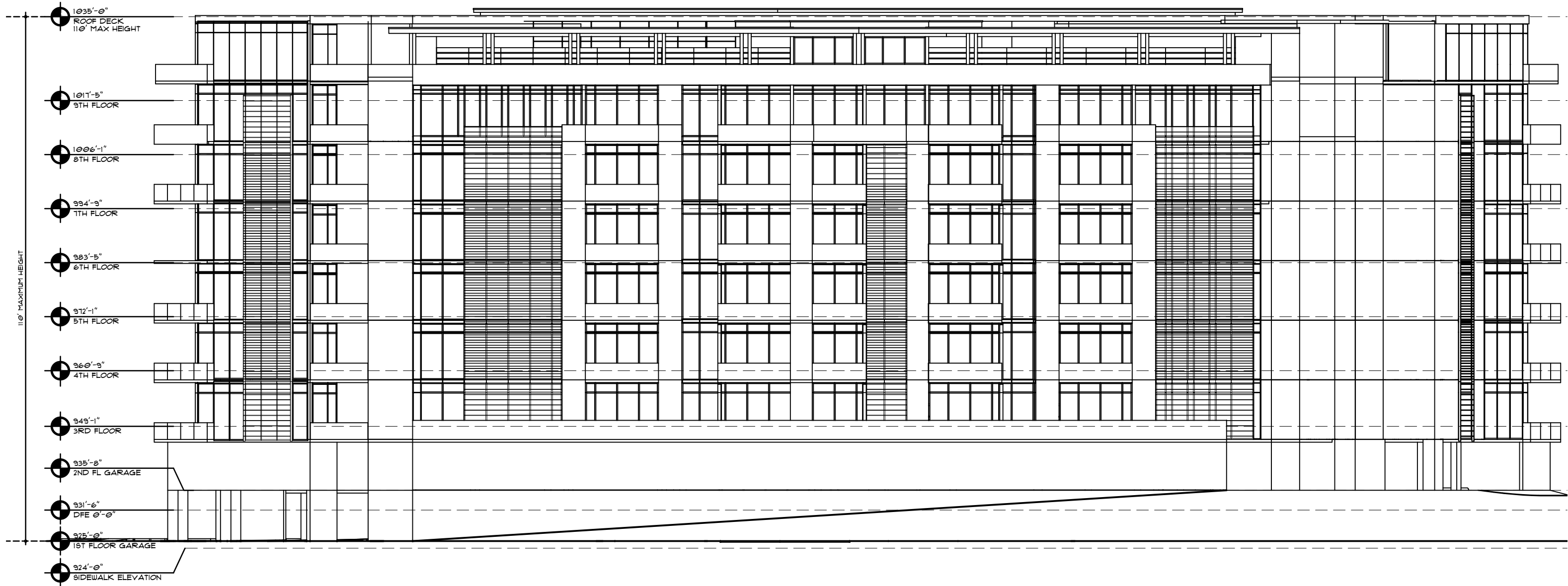
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SK12

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N.W. REAR ELEVATION

SCALE: 1" = 20'-0"



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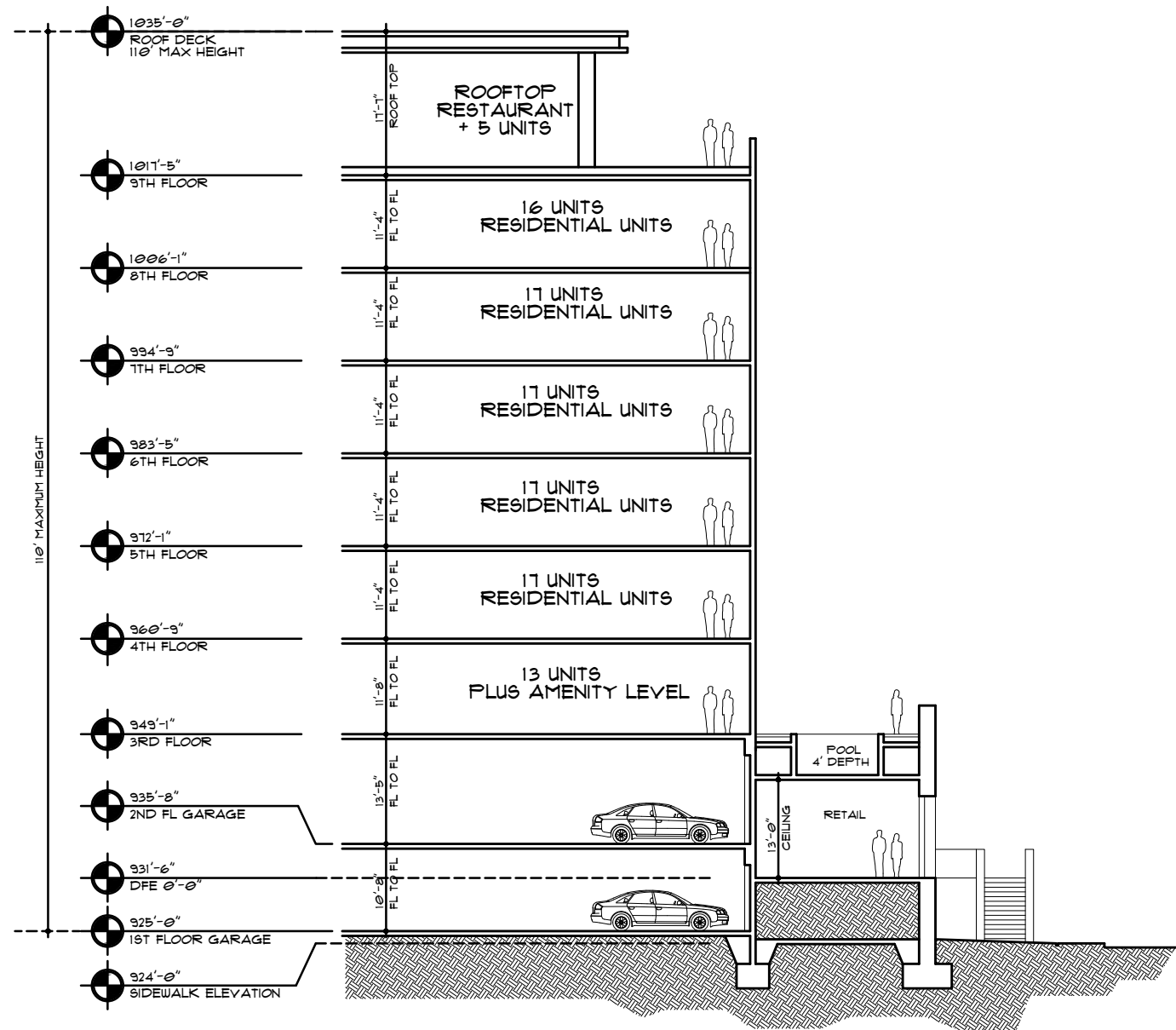
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**SK13**

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SCHEMATIC BLD SECTION

SCALE: 1" = 20'-0"



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3K15  
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WEST ELEVATION  
SCALE: 1" = 20'-0"



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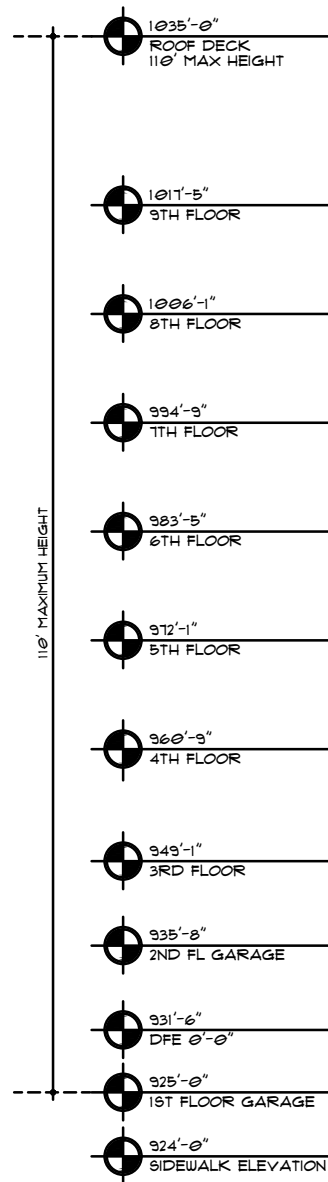
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EAST ELEVATION

SCALE: 1" = 20'-0"



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N.W. REAR ELEVATION

SCALE: 1" = 20'-0"

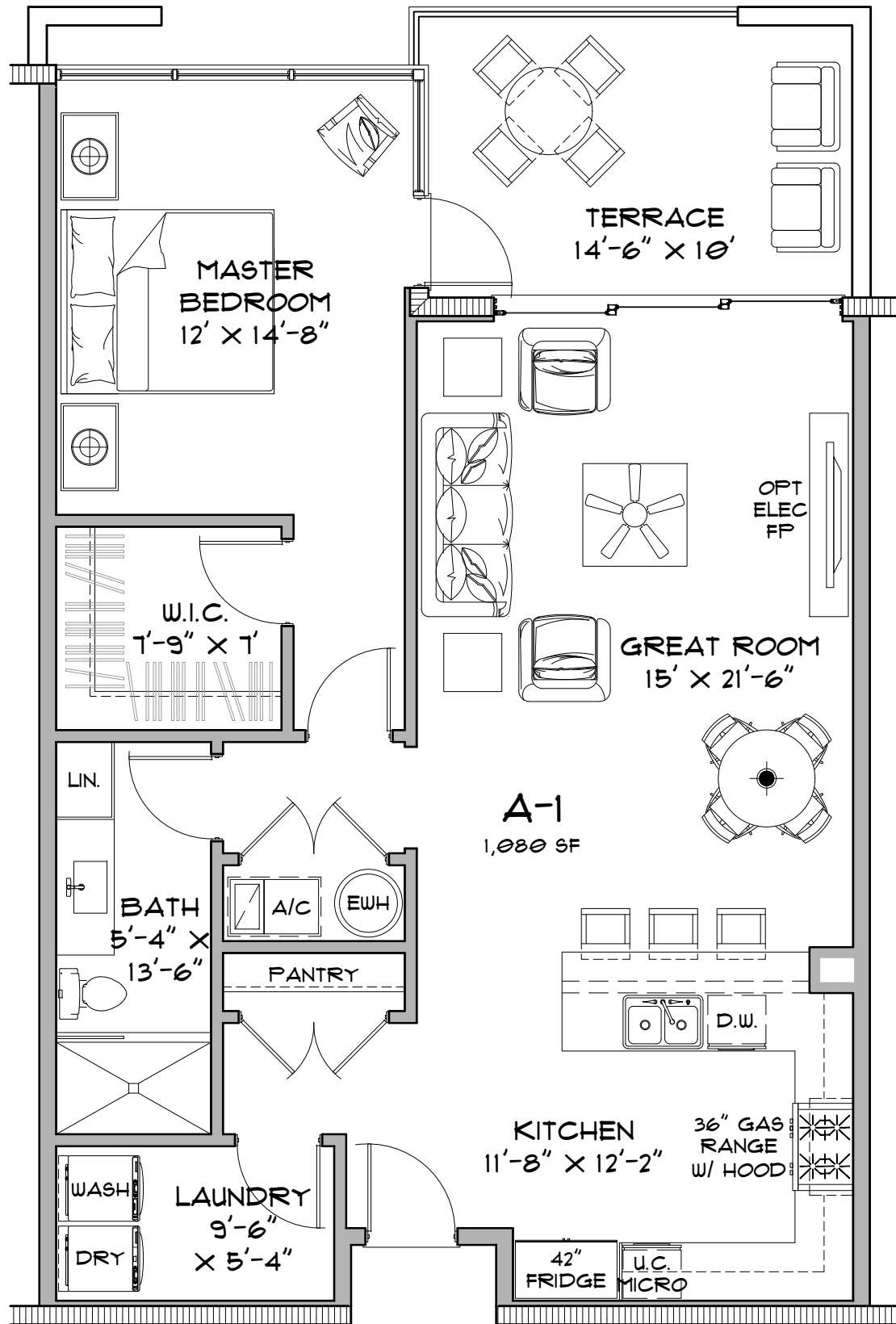


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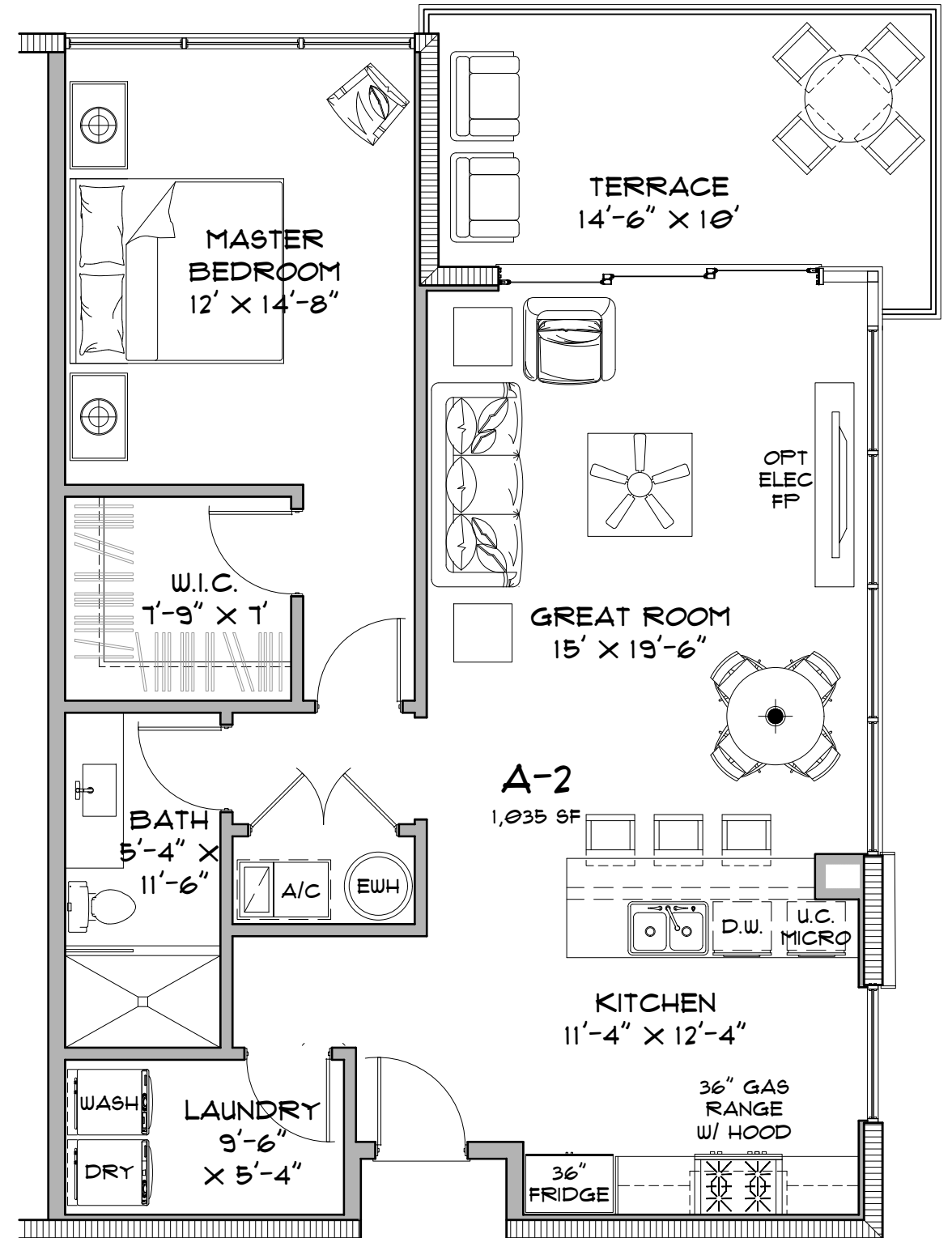
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UNIT FLOOR PLAN  
SCALE: 3/16" = 1'-0"



UNIT FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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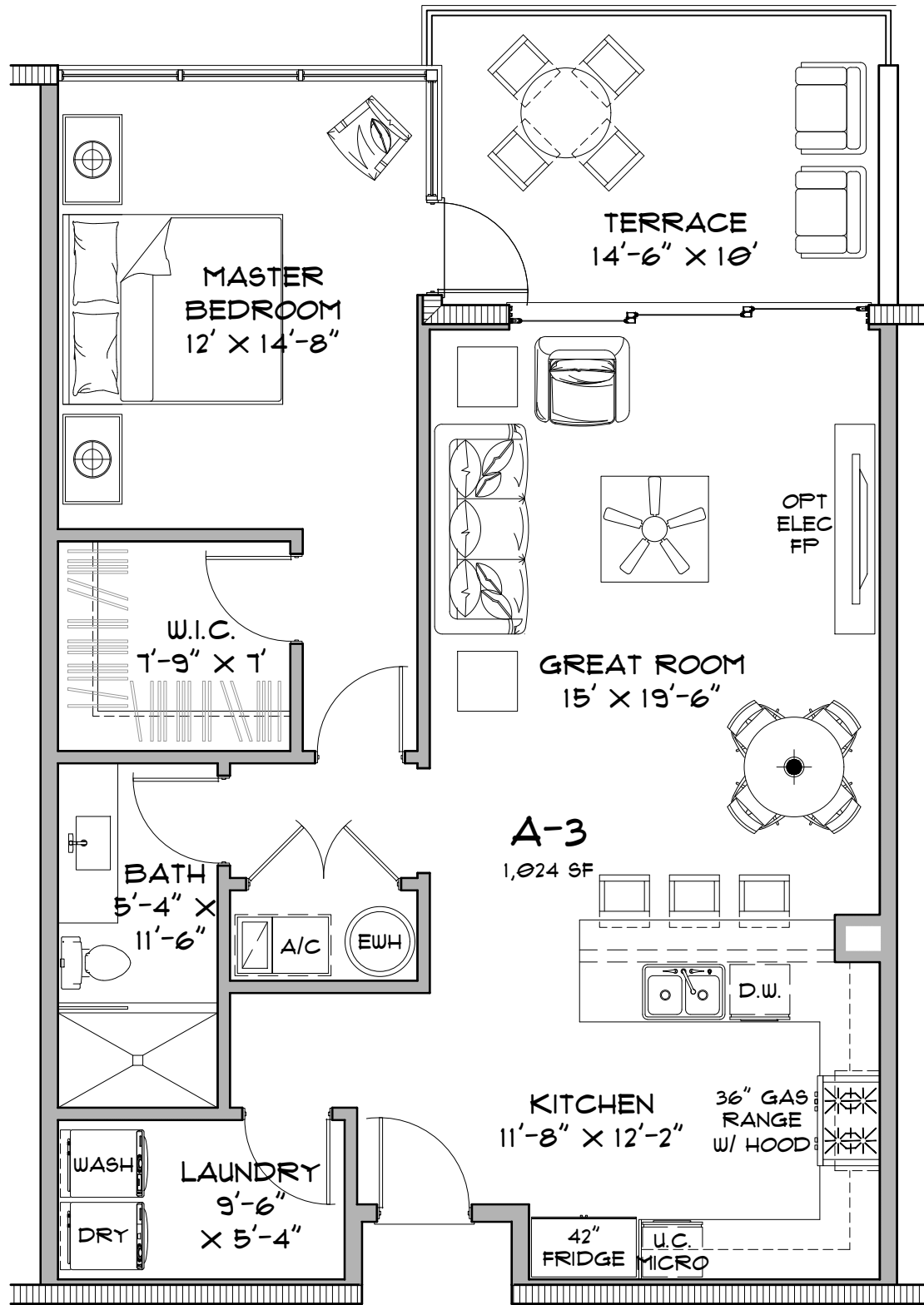
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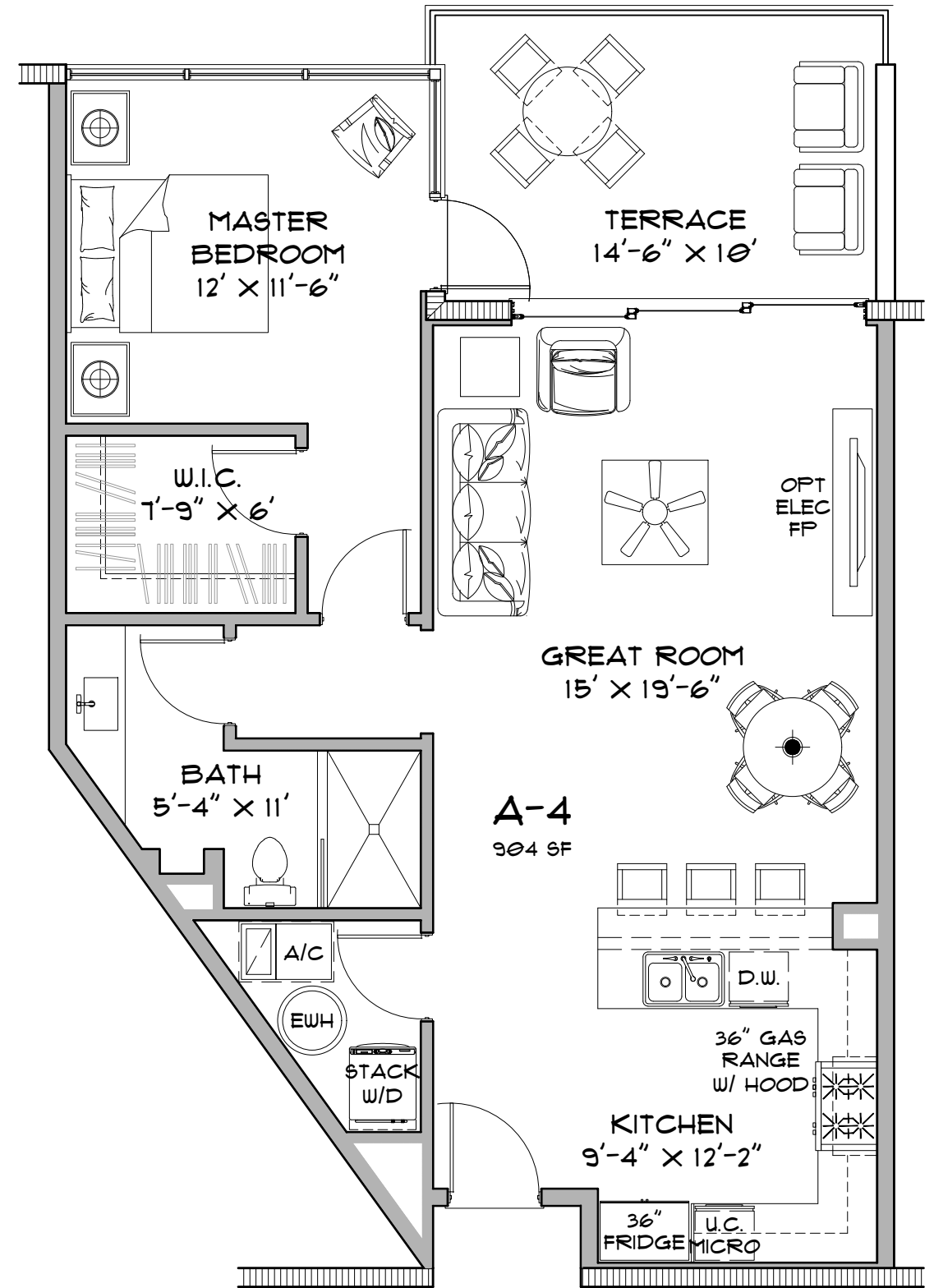
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**SK19**  
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UNIT FLOOR PLAN  
SCALE: 3/16" = 1'-0"



UNIT FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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**SK20**  
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**PRIVATE BALCONY**  
21'-6" X 16'

**MASTER BEDROOM**  
12' X 11'-6"

**W.I.C.**  
1'-9" X 6'

**BATH**  
5'-4" X 11'

**LAUNDRY**  
5'-1" X 10'

**GREAT ROOM**  
15' X 21'-6"

**KITCHEN**  
9'-4" X 12'-2"

**TERRACE**  
14'-6" X 10'

**A-5**  
1,017 SF

OPT ELEC FP

36" GAS RANGE W/ HOOD

36" FRIDGE

U.C. MICRO

EWI

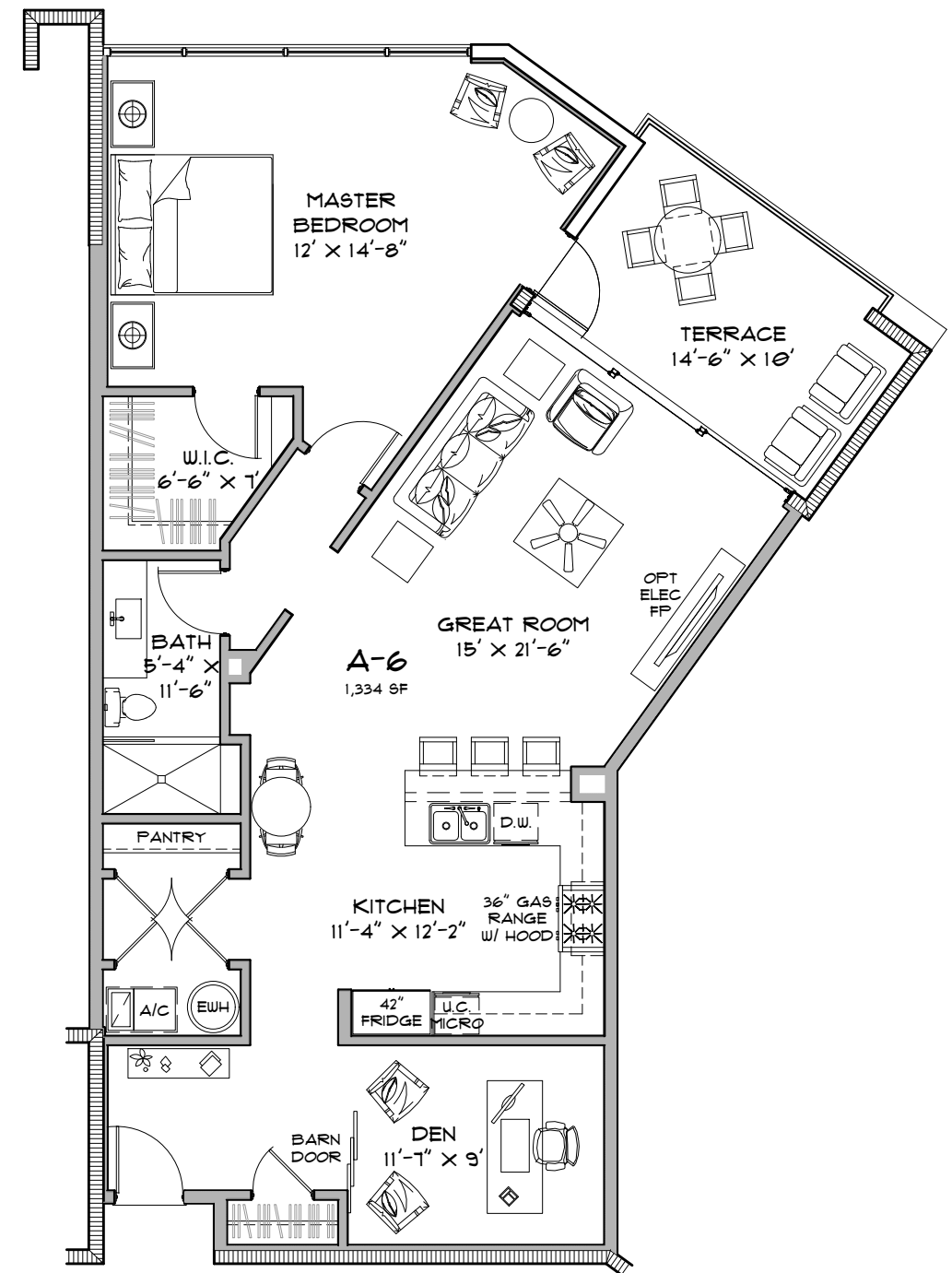
A/C

DRY WASH

LINEN

UNIT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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Greenville, South Carolina



UNIT FLOOR PLAN  
SCALE:  $1/8" = 1'-0"$

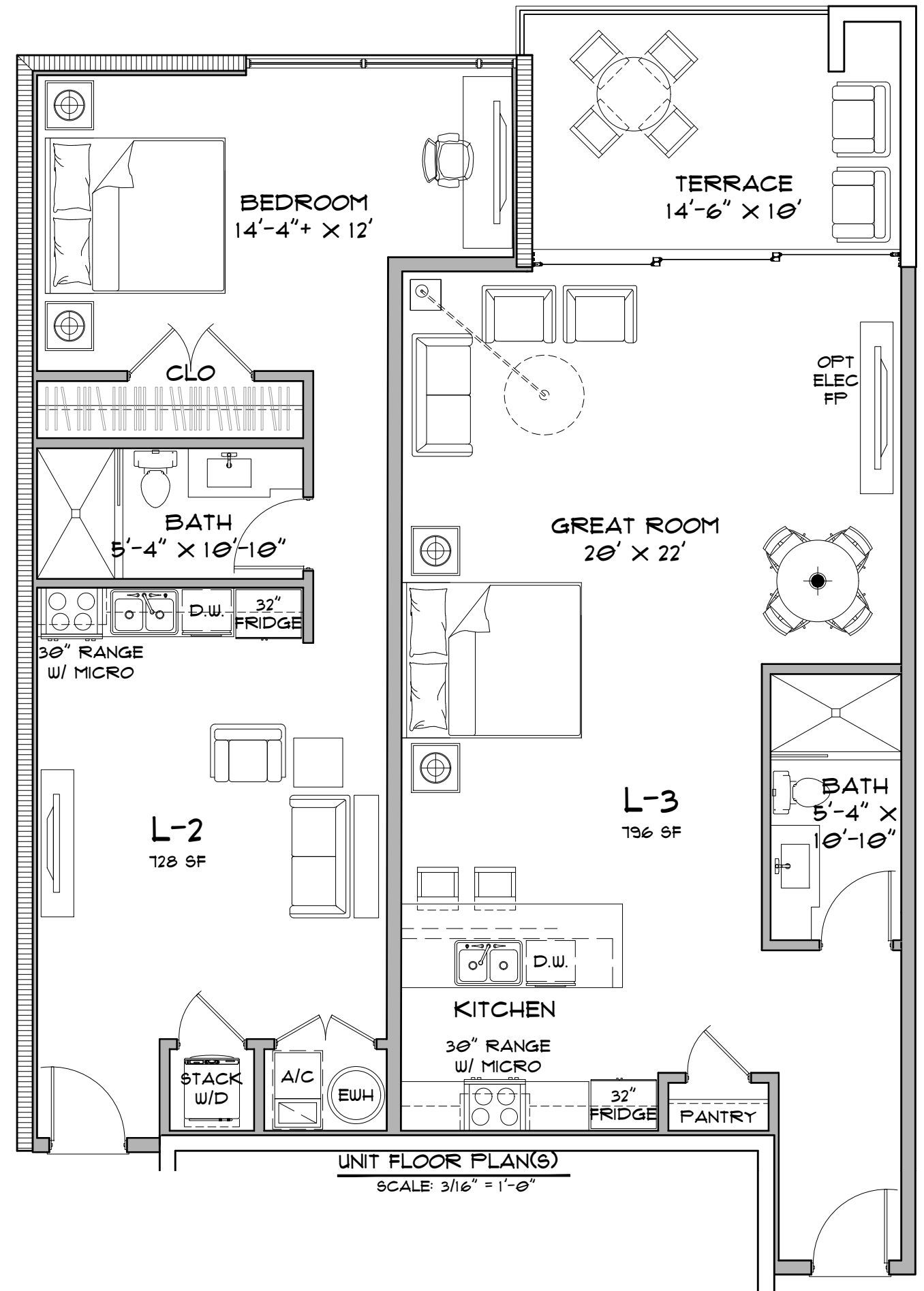
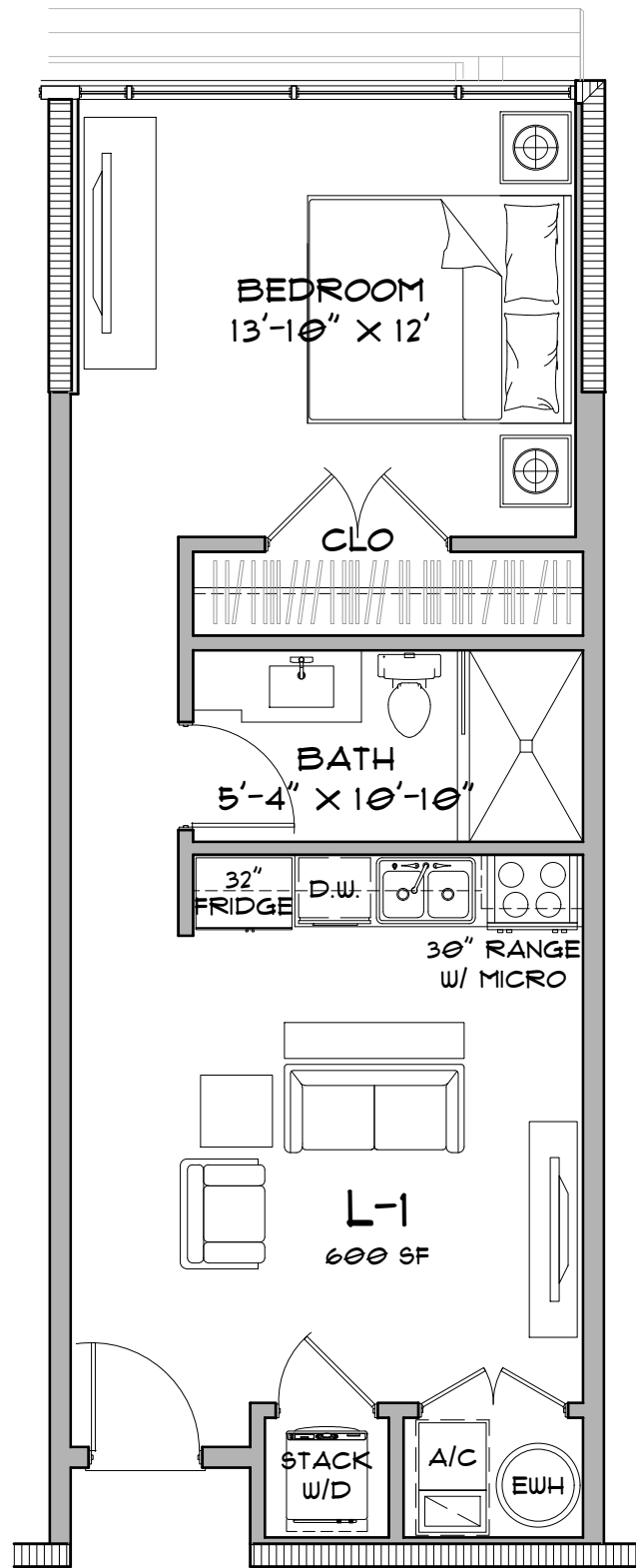
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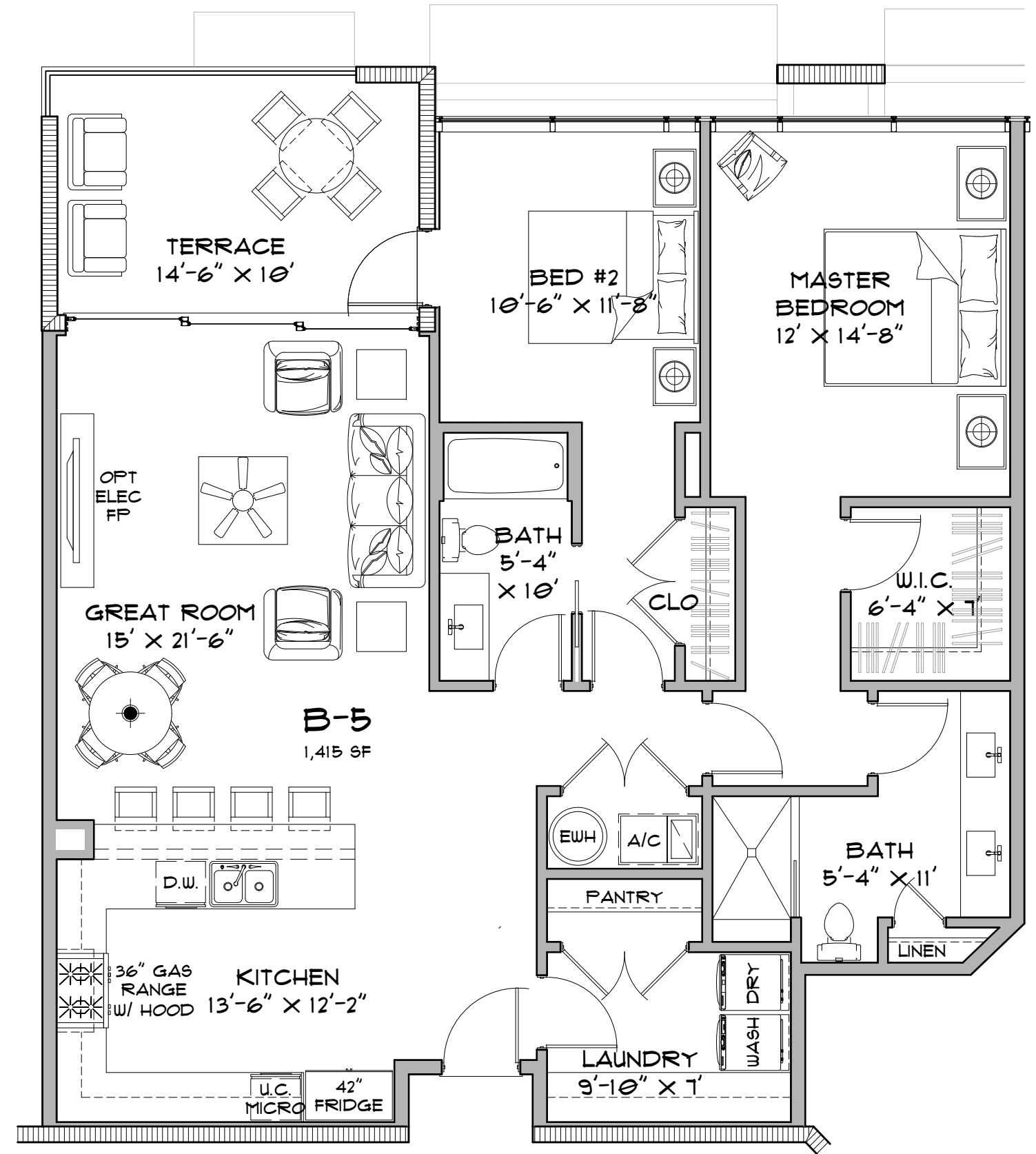
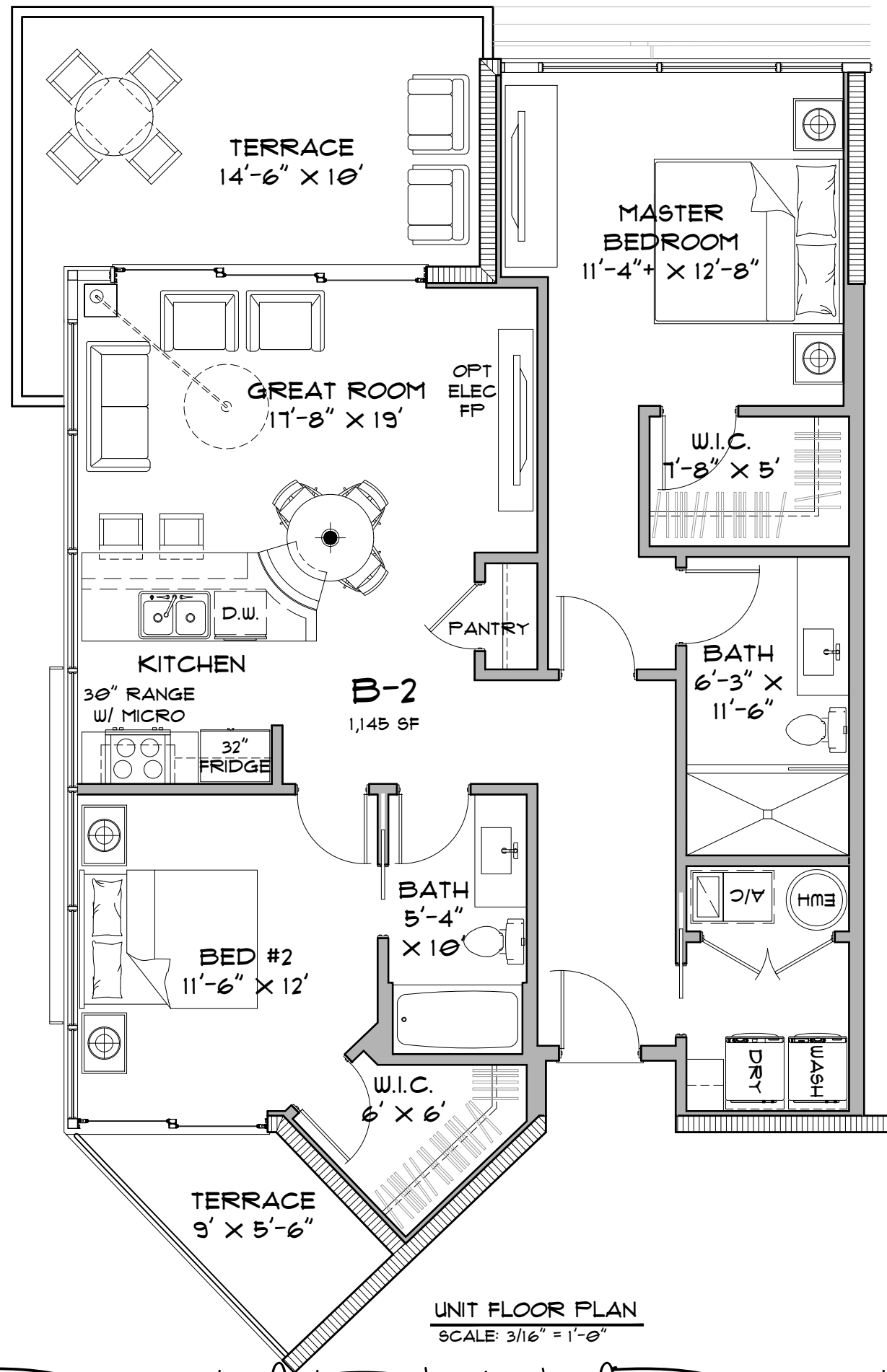
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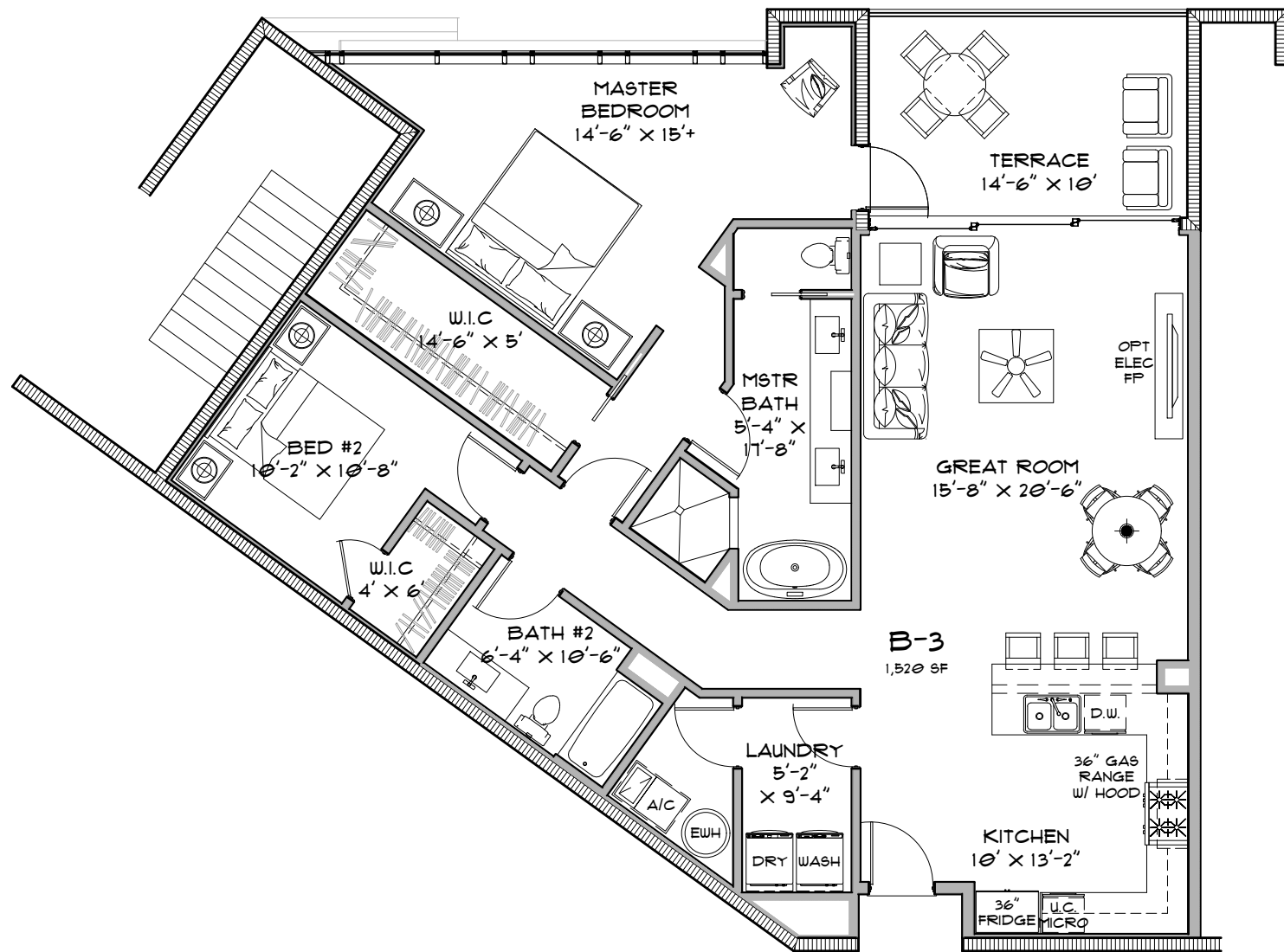
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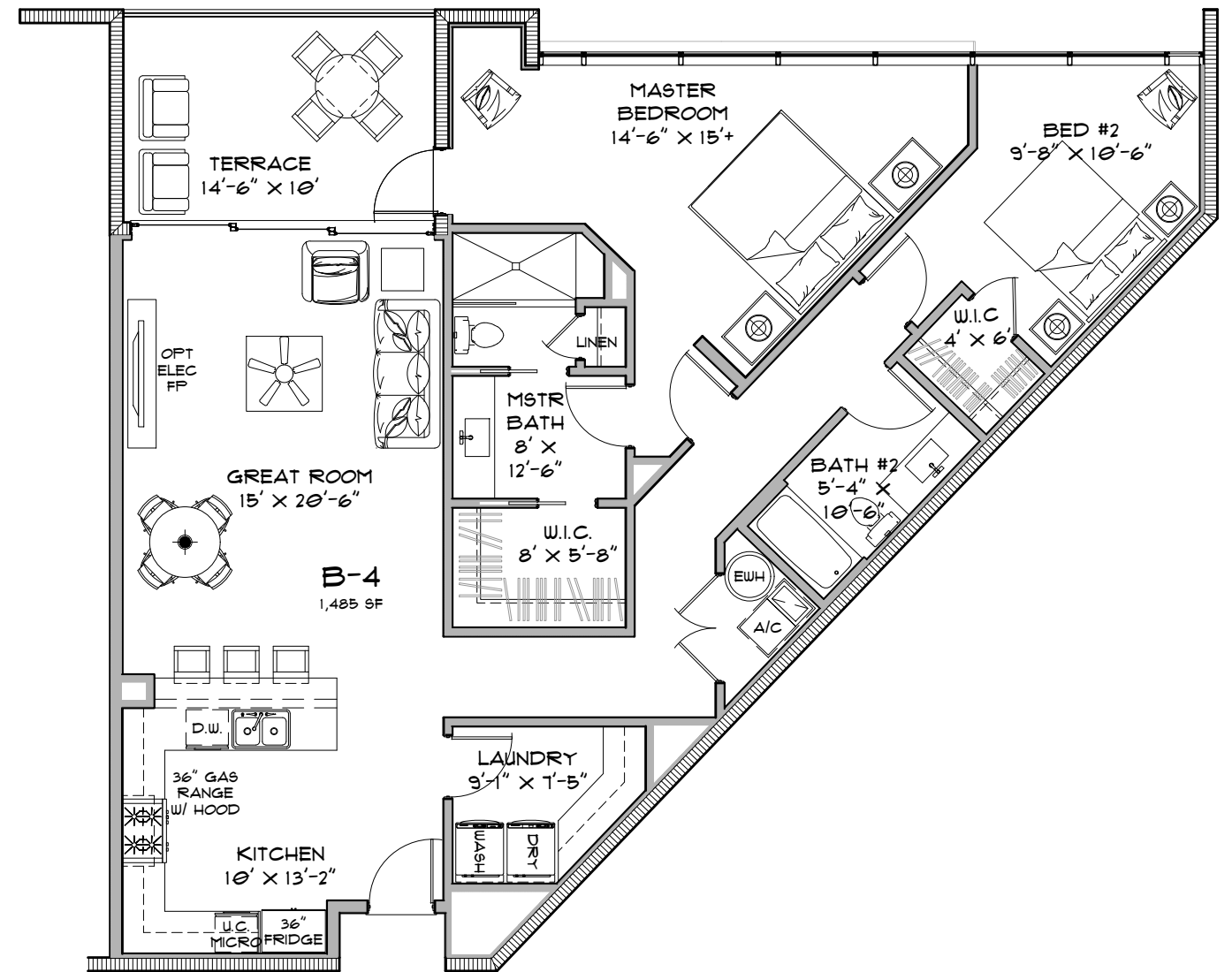
**SK23**  
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UNIT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



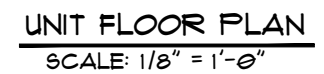
UNIT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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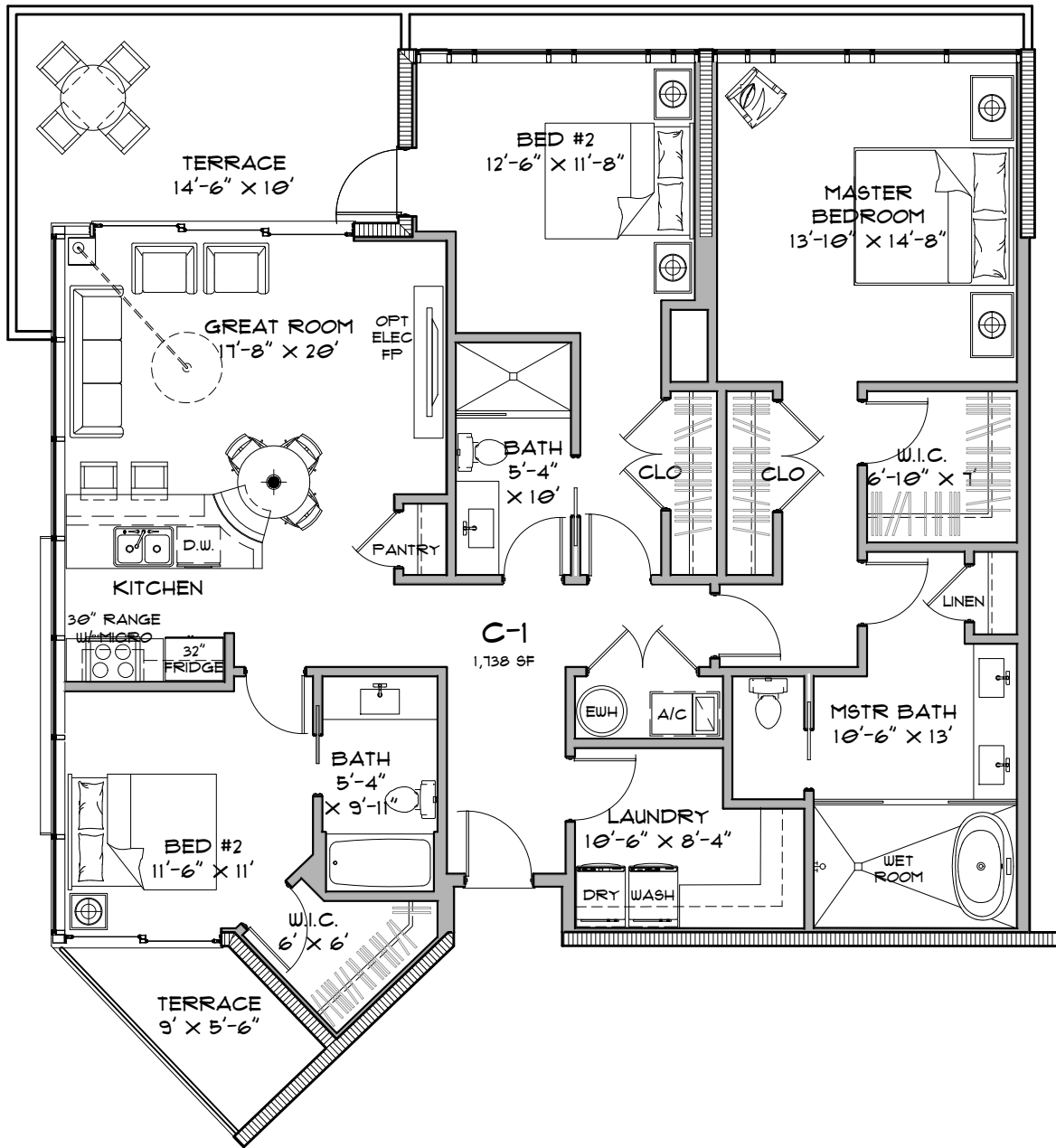
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**SK24**  
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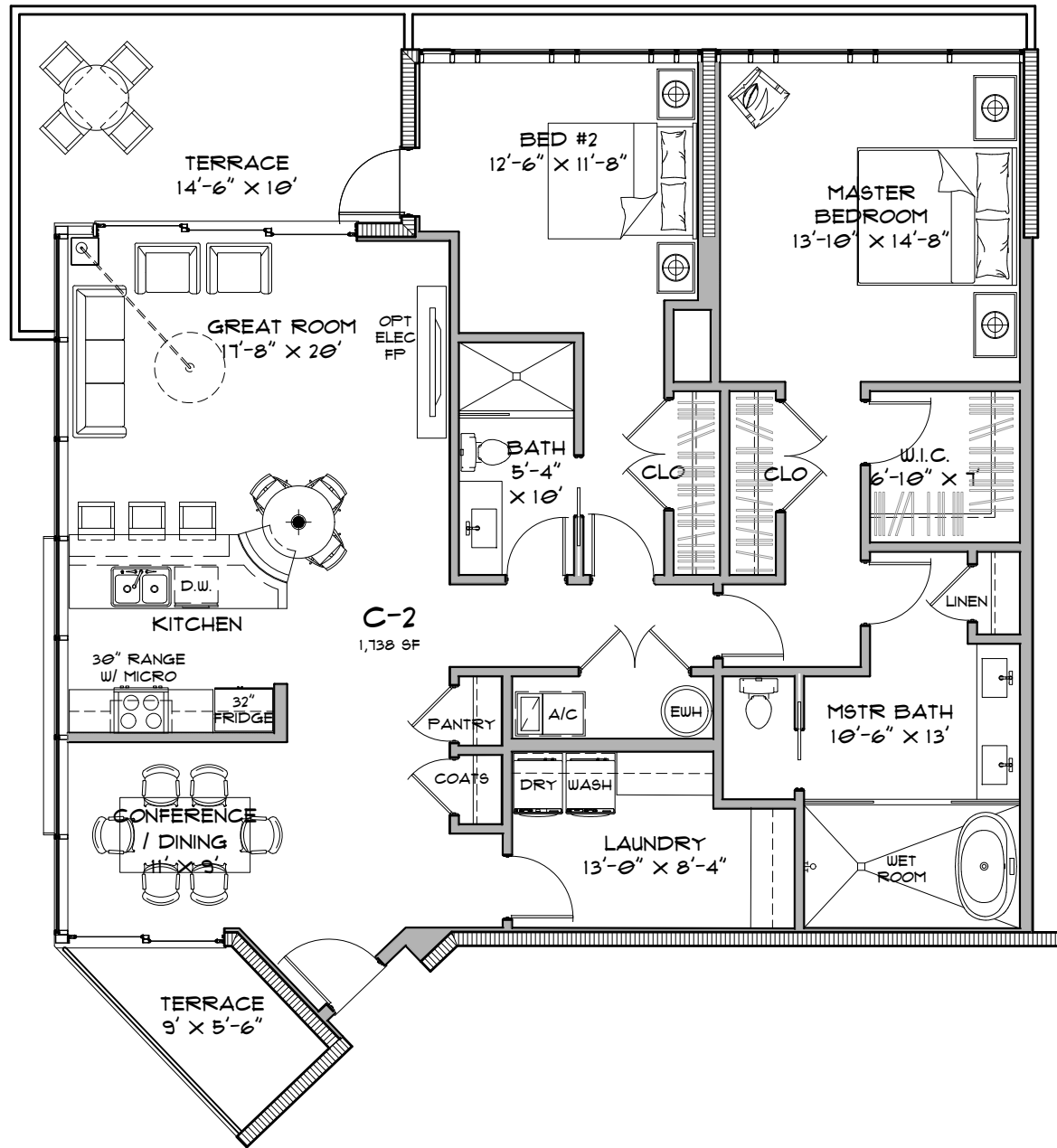




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UNIT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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STREETSCAPE SHOWN FOR CONTEXT ONLY. REFER TO SCHEMATIC SITE PLAN FOR STREETSCAPE DESIGN



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# TEGEL 18 WALL SCONCE



# TEGEL 18 WALL SCONCE



Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of three finish choices ensures this design profile successfully blends with all architectural aesthetics.

**High quality LM80-tested LEDs**  
for consistent long-life performance and color

**Outstanding protection against the elements:**

- Powder coat finishes
- Impact-resistant, UV stabilized frosted acrylic lensing
- Up light and down light options, with 10° and 36° beam spread options

SPECIFICATIONS

|                       |                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------|
| DELIVERED LUMENS      | 2419 Up-Downlight / 1212 Downlight                                                                                          |
| WATTS                 | 29.9 Up-Downlight / 15.6 Downlight                                                                                          |
| VOLTAGE               | Universal 120-277V, with integral transient 2.5kV surge protection (driver)                                                 |
| DIMMING               | 0-10, ELV                                                                                                                   |
| LIGHT DISTRIBUTION    | Symmetric Up/Down Lighting, or Down Only                                                                                    |
| MOUNTING OPTIONS      | Wall                                                                                                                        |
| OPTICS                | 10° and 36°                                                                                                                 |
| PERFORMANCE OPTIONS   | Photocontrol / Surge Protector                                                                                              |
| CCT                   | 2700K, 3000K or 4000K                                                                                                       |
| CRI                   | 80+                                                                                                                         |
| COLOR BINNING         | 3 Step                                                                                                                      |
| BUG RATING            | Up-Downlight B1-U5-G0 / Downlight B1-U0-G0                                                                                  |
| DARK SKY              | Compliant (Downlight)                                                                                                       |
| WET LISTED            | IP65                                                                                                                        |
| GENERAL LISTING       | ETL                                                                                                                         |
| CALIFORNIA TITLE 24   | Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required. |
| START TEMP            | -30°C                                                                                                                       |
| FIELD SERVICEABLE LED | Yes                                                                                                                         |
| CONSTRUCTION          | Aluminum                                                                                                                    |
| HARDWARE              | Stainless Steel                                                                                                             |
| FINISH                | Powder Coat                                                                                                                 |
| LED LIFETIME          | L70; 70,000 Hours                                                                                                           |
| WARRANTY*             | 5 Years                                                                                                                     |
| WEIGHT                | 8 lbs.                                                                                                                      |

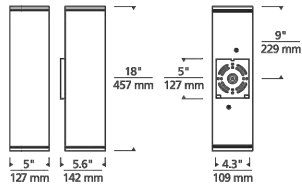
\* Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

| 7000WTEG | CRI/CCT       | LENGTH | BEAM SPREAD*       | LENS    | FINISH     | FUNCTION             | VOLTAGE       | OPTIONS                                     |
|----------|---------------|--------|--------------------|---------|------------|----------------------|---------------|---------------------------------------------|
| 827      | 80 CRI, 2700K | 18 18" | N 10° NARROW       | C CLEAR | B BLACK    | DO DOWNLIGHT ONLY    | UNV 120V-277V | NONE                                        |
| 830      | 80 CRI, 3000K |        | W 36° WIDE         |         | Z BRONZE   | UD UPLIGHT/DOWNLIGHT |               | PC BUTTON PHOTOCONTROL                      |
| 840      | 80 CRI, 4000K |        | NN 10° UP AND DOWN |         | H CHARCOAL |                      |               | SP SURGE PROTECTION                         |
|          |               |        | WW 36° UP AND DOWN |         | Y GRAY     |                      |               | PCSP BUTTON PHOTOCONTROL & SURGE PROTECTION |
|          |               |        | NW 10° AND 36°     |         |            |                      |               |                                             |

\*N, W= DOWNLIGHT ONLY (DO); NN, WW, NW = UP AND DOWNLIGHT ONLY (UD)

techlighting.com



Tegel 18

PHOTOMETRICS\*

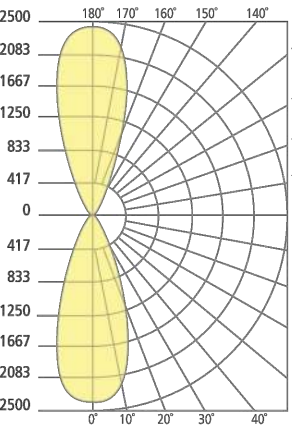
\*For latest photometrics, please visit [www.techlighting.com/OUTDOOR](http://www.techlighting.com/OUTDOOR)

TEGEL 18 UP/DOWN

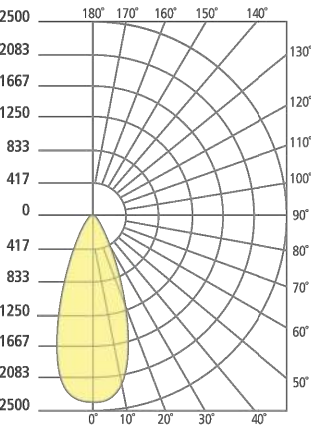
Total Lumen Output: 2419  
Total Power: 29.9  
Luminaire Efficacy: 80.6  
Color Temp: 3000K  
CRI: 80+  
BUG Rating: B1-U5-G0

TEGEL 18 DOWN

Total Lumen Output: 1212  
Total Power: 15.6  
Luminaire Efficacy: 77.7  
Color Temp: 3000K  
CRI: 80+  
BUG Rating: B1-U0-G0



Up-downlight



Downlight

PROJECT INFO

| FIXTURE TYPE & QUANTITY | JOB NAME & INFO | NOTES |
|-------------------------|-----------------|-------|
|                         |                 |       |
|                         |                 |       |



VISUAL COMFORT & CO.

7400 Linder Avenue, Skokie, Illinois 60077  
T 847.410.4400 F 847.410.4500



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SK34  
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## 1" INGROUND - SQUARE

1051



### PRODUCT DESCRIPTION

Landscape 1" recessed in-ground luminaire for up, down, side light applications.

### FEATURES

- IP68 rated, Suitable for continuous immersion under water
- Factory sealed water tight fixtures
- Solid stainless steel construction
- Stainless steel spring clip allows wall or downlight applications
- Available Concrete Pour Adapter
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

### ORDERING NUMBER

|      |        | Color Temp |       | Finish |                 |
|------|--------|------------|-------|--------|-----------------|
| 1051 | Square | 30         | 3000K | SS     | Stainless Steel |

1051-30SS

## WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

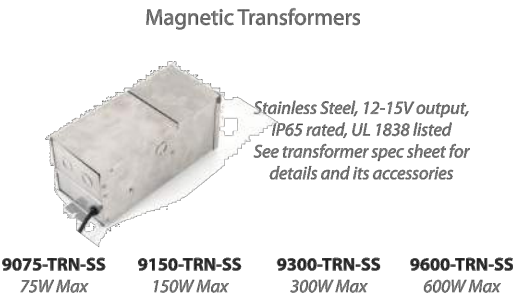
Location:

### SPECIFICATIONS

**Input:** 9 - 15VAC (Transformer is required)  
**Power:** 1.9W / 3VA  
**Brightness:** 80 lm  
**Beam Angle:** 50°  
**CRI:** 85  
**Rated Life:** 70,000 hours

## 1" INGROUND - SQUARE

1051



## WAC LANDSCAPE LIGHTING

1" Concrete Pour Adapter



1000-CON-PVC

### TESTED MAGNETIC LOW VOLTAGE (MLV) DIMMERS

| Luminaire | Dimmer       |         |          |              |            |                                   |
|-----------|--------------|---------|----------|--------------|------------|-----------------------------------|
|           | Manufacturer | Family  | Model    | Power Rating | Range*     | Note                              |
| 1051      | Lutron       | Diva    | DVLV-600 | 600W         | 28% - 100% | Output maxes at 70% dimming level |
|           |              | Skylark | SLV-600P | 600W         | 20% - 100% | Output maxes at 70% dimming level |
|           |              | Skylark | S-10P    | 1000W        |            | Not recommended                   |

\*Low end of this range is determined by output current which may not directly translate to the perceived light output

WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.

wacighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 2016

wacighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
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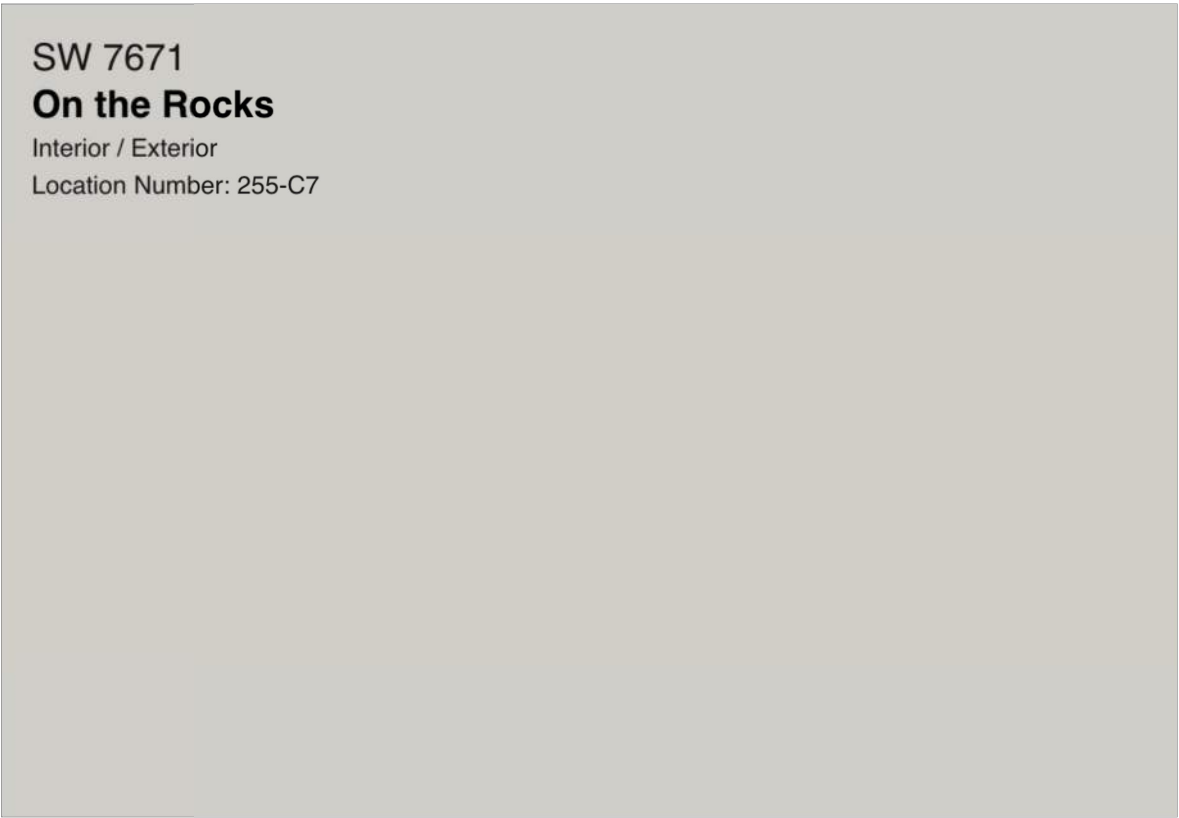


FIBERON COMPOSITE CLADDING  
SWT CLAD WLD EDEN MORA



VEINED GRANITE TBD

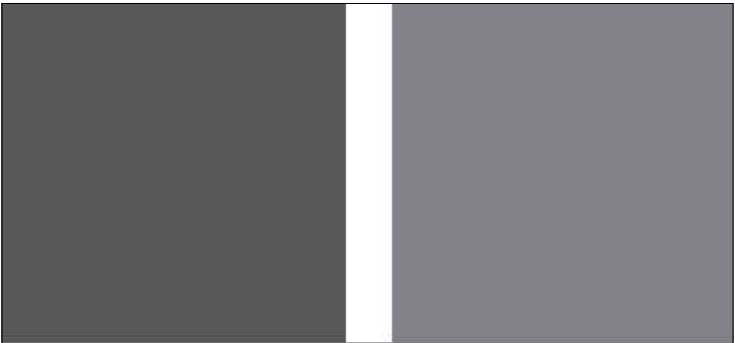
SW 7671  
**On the Rocks**  
Interior / Exterior  
Location Number: 255-C7



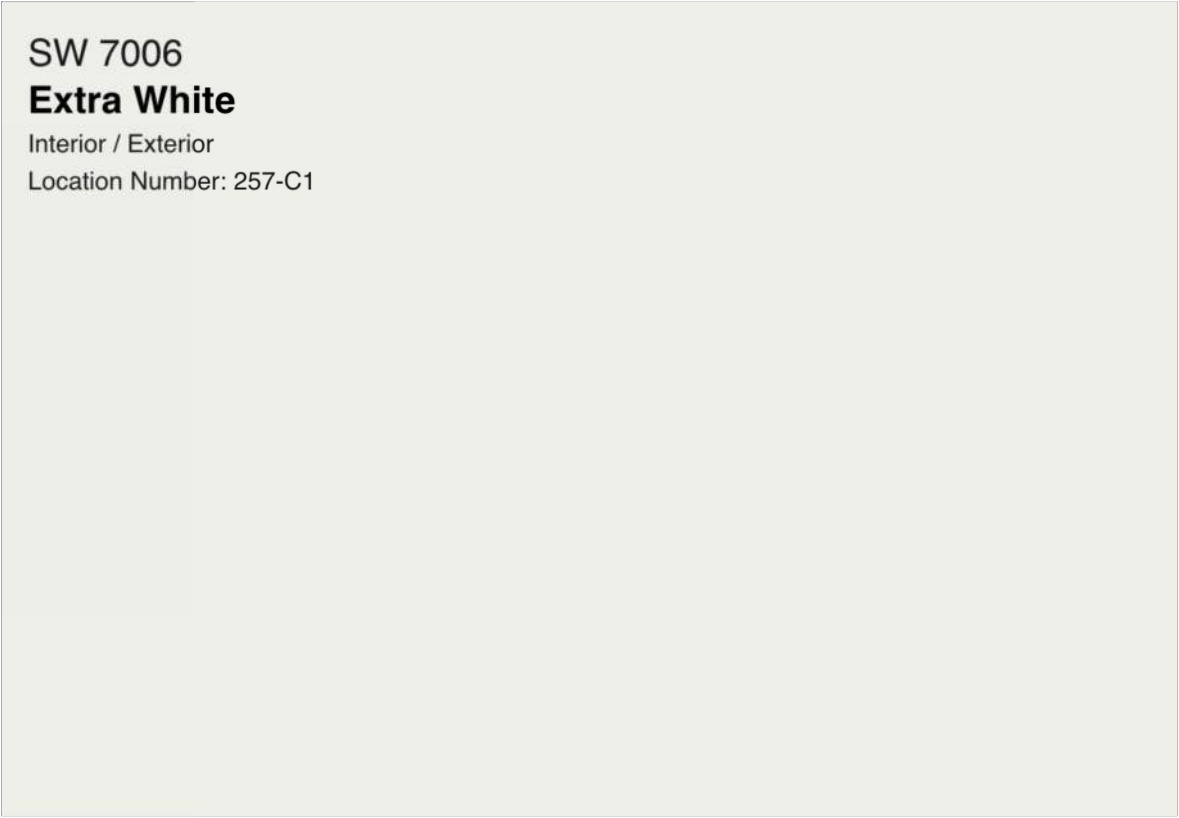
BOARD FORMED CONCRETE



BRONZE LOW-E GLAZING



SW 7006  
**Extra White**  
Interior / Exterior  
Location Number: 257-C1



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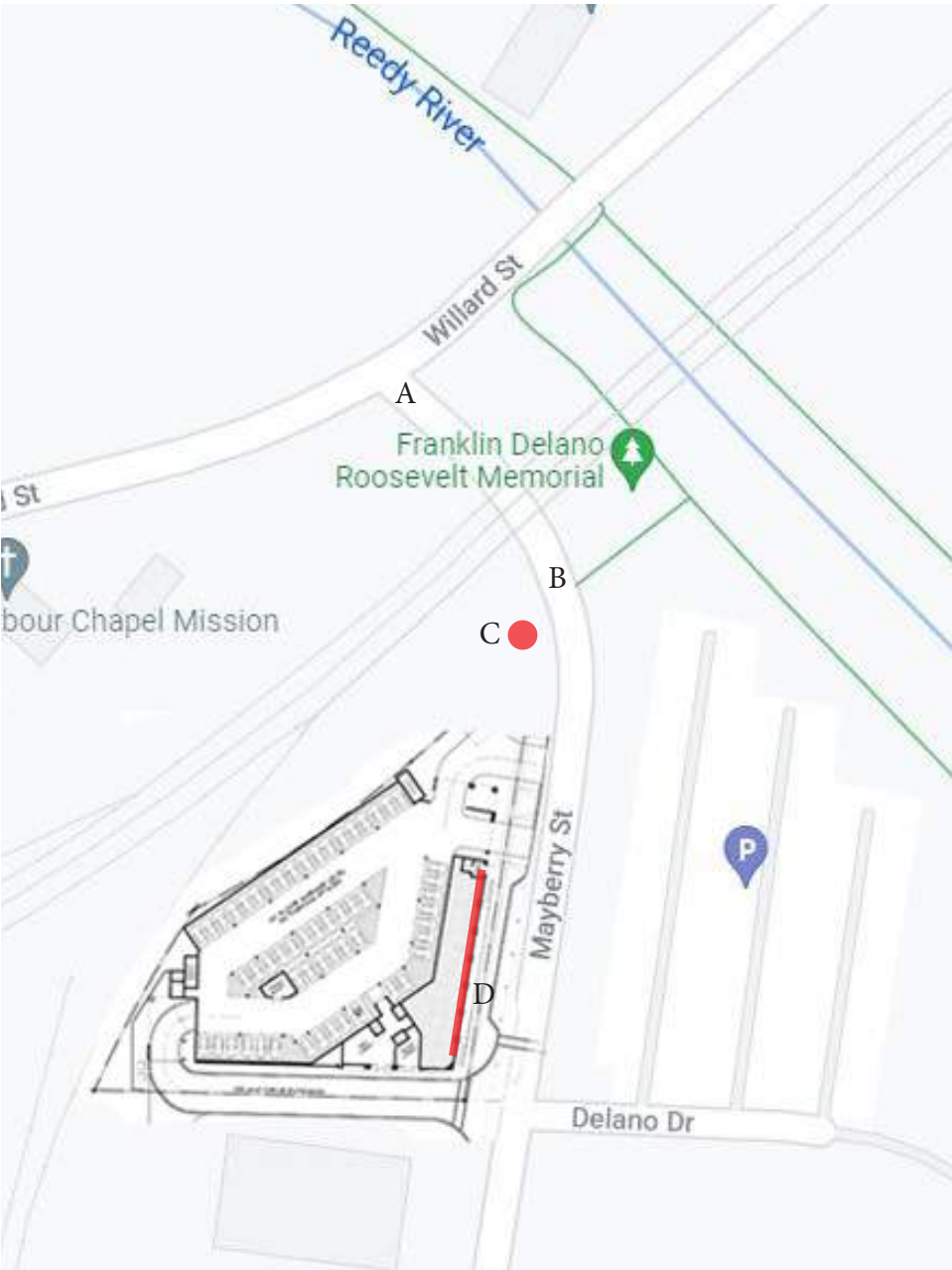




KEYNOTE A: Approach to site from Willard St.



KEYNOTE B: View of site on right



KEYNOTE C: Location for possible landmark/art feature. Location has high visibilty from Swamp Rabbit Trail and from site access point

KEYNOTE D: Board form concrete wall location



Landmark art example



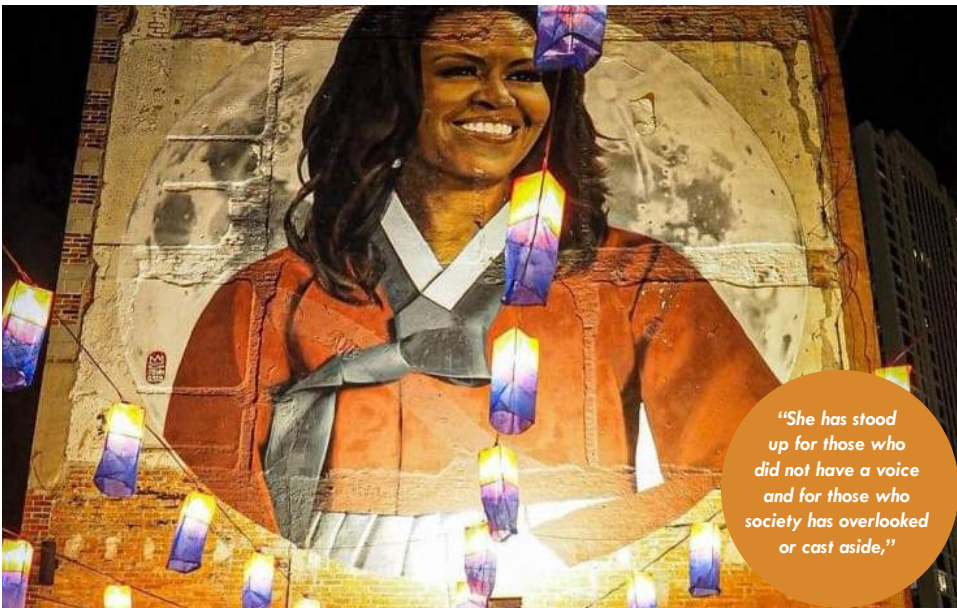
Landmark art example

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Mayberry Mixed-Use Building  
Greenville, South Carolina







POWERFUL STATEMENTS...  
FROM ACCOMPLISHMENTS TO  
PERSONALITY TRAITS OF THOSE  
WHO CONTRIBUTED TO THE  
SOUTHERNSIDE COMMUNITY

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Mayberry Mixed-Use Building  
Greenville, South Carolina

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Mayberry Mixed-Use Building  
Greenville, South Carolina



## DRB Comment Response

Project: Mayberry Mixed Use

Mandatory Conditions:

- 1) If the rooftop area is defined as a bar use, then a special exception permit, approved by the Board of Zoning Appeals, will be required.  
**MHK response: Acknowledged, will comply should program be defined as bar use**
- 2) Because the structure is currently shown to be 6 inches taller than the maximum height allowed, the structure shall be lowered to an even 100 ft or lower at the time of permit. However, if Z-35-2021 is approved by City Council and a DA with Community Development is approved, the height shall be compliant.  
**MHK response: Building height is currently 100' tall**
- 3) At the time of permit, the applicant must provide an additional 10 or 14 parking spaces on-site, or through a shared parking arrangement off-site, to comply with the parking requirements of the proposed uses. These spaces cannot be obtained on the surface lot across Mayberry Street because the City has an existing parking agreement for this lot and there are currently no available spaces left. However, if a DA with Community Development is approved, the proposed number of spaces shall be fine if it complies Table 5.60 of the UP Code.  
**MHK response: Owner intends to create a shared use parking agreement with the developments in the area.**
- 4) At the time of permit, the applicant shall supply lot coverage calculations for the project. Lot coverage shall not exceed 80%.  
**MHK response: Acknowledged, will comply**
- 5) At the time of permit, the applicant shall provide the transformer screen design and placement for review and approval. In addition, the applicant shall provide plans for the trash enclosure to show compliance with code requirements.  
**MHK response: Acknowledged, will comply**
- 6) The material uses of stucco along Delano Drive, within 12 feet of grade, shall be true, three-coat applied, stucco and not Styrofoam-backed or synthetic stucco.  
**MHK response: Acknowledged, will comply**
- 7) The applicant shall supply a scaled wall mockup for review and approval by staff during construction for the board formed concrete texture and stucco treatment.  
**MHK response: Acknowledged, will comply. Intent is to have sand-blasted wood of varying thicknesses to create a wood-grain texture along the wall surface.**
- 8) An agreement with the City Manager's Office must be approved for the Delano Drive extension on the City property adjacent to the subject property.  
**MHK response: Acknowledged, will comply**



- 9) At the time of permit, the lighting plan shall be updated with a photometric plan.  
**MHK response: Acknowledged, will comply**
- 10) At the time of permit, a Traffic Impact Analysis form shall be submitted to and approved by Traffic Engineering.  
**MHK response: Acknowledged, will comply**
- 11) Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.  
**MHK response: Acknowledged, will comply**

## SNIA Community Meeting Notes

Project: Mayberry Mixed Use

Meeting Date: 2/10/2022 at 7:00 PM

Meeting Location: Zoom

Attending:

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| Mary Duckett         | SNIA President                                              |
| Officer Thomas Tardo | Greenville City Fire Department                             |
| Dorothy Dowe         | Greenville City Council                                     |
| Monique Mattison     | City of Greenville Community Planner                        |
| Austin Rutherford    | City of Greenville Development Planner                      |
| Renee Lean           | 8 Keat Avenue                                               |
| Jackie Jones         | 9 Trescott Street                                           |
| Daniel Merritt       | Seamon Whiteside 508 Rhett Street, Suite 101 (Greenville)   |
| Mitch Lehde          | MHK Architecture & Planning 816 S. Main Street (Greenville) |
| Casey Smithling      | MHK Architecture & Planning 816 S. Main Street (Greenville) |

Additional attendees: Jamie McCutchen, Dana Spark, Rich, Angela, Annelise, Sarah Anderson, Bishop Samuel Zimmerman, Brian Habig, Brown, Diane Keller, Eddie, Eddie Littleton, Jon Wilson, Kate French, Ken Kolb, Liz Elm, M Hayes, Pdow, Ralph Braun, Rob couch, Daniel Robinson.

- Mitch Lehde with MHK presented the latest elevation changes and floorplan changes with neighborhood. It was explained that although the height increased by 10'-0", the number of affordable housing units increased to 26 units. Casey Smithling with MHK reviewed the intent behind the neighborhood engagement art wall along Mayberry Street and explained the intent to have design sessions with the neighborhood to work through the details of the design and conjointly work with Art in Public Places.



- A comment about the additional height of the project was made, MHK clarified that this site presents constraints without expanding vertically and that this modification allowed the number of affordable units to increase.
- No comments were made about the other physical aspects of the project.
- Neighborhood expressed interest in understanding the for-rent cost of the 1 and 2 bedroom units. Monique Mattison explained the HUD rental cost breakdowns for Greenville County. It is understood that the AMI rates vary for Greenville City.  
***Action: Owners to identify AMI used for this project and identify target rental rates for the project to share with the neighborhood.***
- Austin Rutherford noted that March 3<sup>rd</sup> there will be an informal commentary at the Greenville Convention Center at 4:00. The planning commission will meet to review this project on March 17<sup>th</sup> at 4:00 at the Greenville Convention Center.



**Planning Staff Report to  
Greenville Planning Commission  
April 15, 2022  
for the April 21, 2022 Public Hearing**

---

**Docket Number:** Z-5-2022  
**Applicant:** City of Greenville  
**Proposal:** **TEXT AMENDMENT** to Section 19-2.3.13 of the Land Management Ordinance, establishing Section 19-2.3.13(E) *Development naming*.

**Staff Recommendation:** **Recommend Approval**

**Applicable Sections of the City of Greenville Code of Ordinances:**

Sec. 2-372 *Function, Powers, and Duties of Planning Commission*.  
Sec. 19-2.3.13(E) *Development Naming*.

**Background**

Planning and Development staff submits this text amendment to add a provision within the Land Management Ordinance for review of development names. Specifically, the text amendment will create a process similar to street naming for development names, requiring development projects reviewed by the Planning Commission to also have the development name or name change approved by the Planning Commission.

**Staff Analysis:**

The proposed amendment creates a process that assigns Planning Commission the authority to review and approve development names as part of a public hearing process. The intent of this text amendment is to ensure that names assigned to developments in the City of Greenville consider the values, history, and character, of the community and its neighborhoods, while providing the public with a forum to express their support or potential concerns about a proposed development name.

The GVL 2040 Comprehensive Plan emphasizes the importance of fostering an inclusive community, with future decisions made with the viewpoints and perspectives of all residents being weighed and considered. The proposed text amendment outlines a process that will be followed in conjunction with standard development review process before Planning Commission, and will factor into decisions made by the appointed body.

Criteria for the naming of future development agreements will include approval from Greenville County E911 Services and other authoritative bodies overseeing public utilities. All applicants will need to follow existing procedures for correspondence with outside jurisdictions pertaining to the naming of developments.

With the adoption of this text amendment, development names must be included on the project application moving forward. A separate public hearing is not required for the development name. Rather, as with new road names presented on a preliminary plat, the development name is considered as part of the overall project. Unless otherwise specified, approval of the development by the Planning Commission also constitutes approval of the development name. Any changes to the originally approved name shall require application and a new public hearing before the Planning Commission.

As general practice, names that duplicate or approximate an existing project name in Greenville County or the City of Greenville are not permitted, consistent with Greenville County E-911 requirements. Under the new proposed



process, if staff is notified of concerns about a proposed project name, staff may recommend denial of the name and the developer must submit a new name for their project. If concerns are raised during the public hearing, the Planning Commission may deny the development name but approve other parts of the application, in which case the applicant must likewise submit a new name for their project.

**STAFF RECOMMENDATION:**

**APPROVE, with staff comments**

1. Sub-part (2) of the proposed amendment language contains a scrivener's error and shall be corrected as follows:

**(2) *Applicability.* This section applies to the initial naming ~~of~~ or change in name of any development (public and private) subject to review by the Planning Commission within the city. The process of street naming or street name changing is not included in this provision and is subject to subsection 19-2.3.13(C).**



|                            |                           |
|----------------------------|---------------------------|
| 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<br>NAME   | (864) 467-4510<br>FAX                                                                      |
| 206 S Main Street<br>ADDRESS | <a href="mailto:planning@greenvillesc.gov">planning@greenvillesc.gov</a><br>DocuSigned by: |
| Greenville, SC 29601         | EMAIL<br><i>John McDonough</i><br>5062AC15040F440<br>SIGNED (City Manager)<br>4/6/2022     |
| (864) 467-4476<br>PHONE      | DATE                                                                                       |

**REQUEST**

PERTINENT CODE SECTION(S):

Text Amendment to ADD to Section 19-2.3.13

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

The proposed amendment creates a process that vests Planning Commission with the authority to review and approved development names as the public hearing process is conducted. The intent of this text amendment is to ensure that the naming of approved developments considers the values, character and collective outlook of neighboring communities while establishing a fair and just process that is conducted in a thorough, appropriate process. It has been brought to staff's attention that the recent naming of proposed developments has been considered unfavorable and controversial amongst existing Greenville residents and communities. Such issues may continue exacerbate tension and rifts between communities and applicants rather than fostering partnerships and alliances that the City envisions for the future of its neighborhoods.

**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 GVL 2040 Comprehensive plan emphasizes the importance of fostering an inclusive community. The decisions made by city officials will include the wide-ranging perspectives shared by the residents of



Greenville. In addition to ensuring that the naming of development agreements is conducted in an appropriate fashion, the text amendment will consider the values, feelings, and outlooks of neighboring communities in the determination of development agreement names.

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

This amendment will create a process that mirrors the orderly and logical fashion in the naming of rights-of-way mandated in Sec. 19-2.13(C). This will create another standard that applicants will be required to meet in order to obtain development approval.

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

It has been brought to staff's attention that the recent naming of proposed developments has been unfavorable to existing Greenville residents. This will ensure a harmonious process that includes the perspectives and standpoints of both applicants and impact residents.

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

This process will eliminate the possibility of any development agreement naming that could be deemed insensitive and/or inappropriate from a social, cultural or economic standpoint. City officials and appointed board members will be tasked with determining the appropriateness with the naming of development agreement; such consideration will be added to the criterion for development agreement approval.

**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.**

An ordinance that facilitates the naming of development agreements in an orderly fashion will ensure that all new developments are compatible with the existing surroundings while establishing a trend of appropriately named development agreements.

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

The newly proposed amendment will ensure that development agreements are named in an appropriate fashion utilizing specific administrative standards and procedures.

**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.**

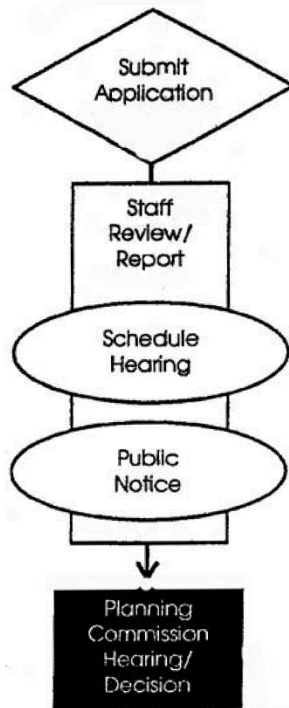
This amendment will not have any negative/detrimental impact on the natural environment as the proposed text amendment will only affect the naming of future development agreements.

**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).**

Criteria for the naming of future development agreements will include the input and approval of E911. All applicants will need to follow existing procedures for correspondence with outside jurisdictions pertaining to the naming of development agreements (and the naming of future internal streets?).

**Sec. 19-2.3.13(E)**

(E) *Development naming*



- (1) *Purpose.* The purpose of this subsection is to provide a procedure to ensure that developments are given names and that development naming occurs in an orderly and logical fashion.
- (2) *Applicability.* This section applies to the initial naming of change in name of any development (public and private) subject to review by the Planning Commission within the city. The process of street naming or street name changing is not included in this provision and is subject to subsection 19-2.3.13(C).
- (3) *Initiation.* An application for authorization for a development name shall be initiated pursuant to subsection 19-2.2.1, authority to file applications. An application for authorization for a development name may be undertaken simultaneously with and as part of an application for subdivision approval (subsection 19-2.3.13(A)).
- (4) *Procedure.*
  - (a) *Application review, notification, and scheduling hearing.* The procedures and requirements for submission and review of the application, public notification, and scheduling the public hearing are established in section 19-2.2, common procedures.
  - (b) *Review and action by planning commission.* The planning commission shall conduct a public hearing on the application pursuant to subsection 19-2.2.18, public hearing procedures. At the public hearing, the planning commission shall consider the application, the relevant support materials, the staff report, and the evidence presented at the public hearing. After the close of the public hearing, the planning commission shall approve or disapprove the application based on the standards in subsection 19-2.3.13(C)(5), standards.



- (5) ***Standards.*** Development names shall not be duplicated within the city and shall be in conformance with the requirements of the design and specifications manual.
- (6) ***Recordation.*** Upon approval of a final plat for subdivision, the applicant shall file a request for recordation with the country register of deeds pursuant to the provisions of subsection 19-2.3.13(A)(5)(e)6, which plat shall reflect the approved development names.
- (7) ***Amendment.*** An amendment to a development name may be made only pursuant to the procedures and standards established for its original approval.



**Planning Staff Report to  
Greenville Planning Commission  
April 15, 2022  
for the April 21, 2022 Public Hearing**

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|                              |                                                                    |
|------------------------------|--------------------------------------------------------------------|
| <b>Docket Number:</b>        | <b>WAV 22-248</b>                                                  |
| <b>Proposal:</b>             | <b>Variance from Section 19-7, Stormwater Management</b>           |
| <b>Applicant:</b>            | The Gateway Companies/Josh Mandell                                 |
| <b>Property Owner:</b>       | Mbvm-2 LLC                                                         |
| <b>Property Location:</b>    | Webb Road                                                          |
| <b>Tax Map Number:</b>       | 026000-01-01216, 026000-01-01215, 026000-01-01100, 026000-01-01102 |
| <b>Acreage:</b>              | 8.3 acres                                                          |
| <b>Zoning:</b>               | RM-2, Single- & Multi-Family Residential District                  |
| <b>Staff Recommendation:</b> | <b>Approve with staff comments</b>                                 |

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*Applicable Section(s) of City Code:*

- *Section 19-2.2.15. Waiver of time limit for disapproved applications*
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**Procedural Requirements:**

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**Project History:**

In March 2022, the Planning Commission denied a Stormwater Management Variance request , Docket Number V 22-125, to allow more than 50-percent encroachment into the City's wetland buffer requirements for a proposed multi-family development on Webb Road. Since this time, the applicant has informed staff that they have additional information that should be considered for the Variance request. In order for this new information to be presented and for the variance request to be reconsidered, the applicant must first receive a waiver from the one-year time period for disapproved applications from the Planning Commission.

**Waiver Provisions:**

Per the provisions of Section 19-2.2.15 *Waiver of time limit for disapproved applications*, the owner or owner's agent may request a waiver from the one-year resubmittal waiting period to the Planning Commission. For the Planning Commission to approve the waiver, a two-thirds majority of the commissioners must vote for approval.

The Planning Commission may grant a waiver to the one-year application wait period if it finds one of the following:

- (1) There is a substantial change in circumstances relevant to the issues and/or facts considered during review of the application that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed in the application;
- (2) New or additional information is available that was not available at the time of the review that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed;
- (3) A new application is proposed to be submitted that is materially different from the prior application; or



- (4) The final decision on the application was based on a material mistake of fact.

**Application:**

The applicant proposes to meet the second provision above by providing new or additional information that was not available at the time of review in March.

The additional information includes explanation regarding the potential loss of wetland and aquatic resources from alternate designs. It is possible, with appropriate permitting through the United State Army Corps of Engineering and with compensatory mitigation (e.g., mitigation bank payments, etc.), that the developer may receive authorization to fill a portion of the wetlands in a manner that would shift or remove the required buffer. This approach would result in direct loss of wetland and aquatic resources. The previously requested variance would have resulted in encroachment into the buffer zone, but no immediate impacts to the actual wetlands. The application notes that due to the denial, the developer has started the permit process with the United State Army Corps of Engineering to impact the wetlands in order to access the rear of the site and provide appropriate fire access.

Wetlands and aquatic resources within the City are a diminishing resource. Staff is concerned that strict application of the buffer ordinance requirements may inadvertently encourage the further loss of wetland and aquatic resources, when limited relief through the variance process can still facilitate development while preserving these environmentally sensitive areas. The application in March 2022 avoids and minimizes the adverse impacts to wetlands, streams, and other aquatic resources to the extent practicable.

**Staff Conclusion:**

To grant the waiver of the one-year wait period, the Planning Commission must find that there was potential evidence not known at the time that may influence the decision of the original variance denial. Staff notes that this does not mean the variance should be approved, but merely, be able to be reconsidered with the new evidence.

Staff finds that a wetland disturbance permit with the Army Corps of Engineers may contain plausible evidence that may influence the decision for a Stormwater Management Variance.

**STAFF RECOMMENDATION:**

**APPROVE, with staff comments**

**Planning Staff Comments and Conditions**

1. A new variance application must be submitted to staff. Pending sufficiency review and public notice posting, it will be taken to the next available Planning Commission meeting.

**City Engineer Comments**

**Recommend:** Approve w/ Comments

**Comments:**

The application notes that the applicant proposes to meet the second provision above by providing new or additional information that was not available at the time of review in March.

Additional information not provided at the March 2022 Planning Commission meeting includes an explanation regarding the potential loss of wetland and aquatic resources from alternate designs. It is possible, with appropriate permitting and compensatory mitigation (e.g., mitigation bank payments, etc.), that an alternative development could create a loss of wetland and aquatic resources to avoid jurisdictional water restrictions. The application notes that due to the denial, they have begun the permit process with the United State Army Corps of Engineering to impact the wetlands to access the rear of the site and provide appropriate fire access.

Wetlands and aquatic resources within the City are a diminishing resource and it is not the desire of City staff that buffer ordinance requirements become an encouragement for the further loss of those resources by encouraging developments to remove them from consideration.

The application in March 2022 avoids and minimizes the adverse impacts to wetlands, streams and other aquatic resources to the extent practicable.

**Environmental Engineer Comments**

**Recommend:** Approve

**Tree and Landscape Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Any future permit applications will require a tree survey showing all trees to be retained and removed that are greater than 6-inch DBH. Trees removed will require appropriate mitigation via replacement of the total inches removed or pay a fee-in-lieu of \$50 per inch removed. Landscape plans showing mitigation and other landscaping requirements should be submitted with site permitting.





Waive the one year waiting period from the March 2022 Planning Commission meeting.

## INSTRUCTIONS

1. PURSUANT TO **SECTION 19-2.2.15, WAIVER OF TIME LIMIT FOR DISAPPROVED APPLICATIONS**, IF AN APPLICATION FOR WHICH A PUBLIC HEARING IS REQUIRED IS DENIED BY THE DECISION-MAKING BODY, AN APPLICATION OF THE SAME TYPE FOR ALL OR A PORTION OF THE SITE MAY NOT BE CONSIDERED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF DISAPPROVAL UNLESS A "WAIVER OF TIME LIMIT" IS APPROVED BY THE DECISION-MAKING BODY PURSUANT TO THE PROVISIONS OF SECTION 19-2.2.15. THIS APPLICATION MUST BE SUBMITTED TO THE APPROPRIATE ADMINISTRATOR TO INITIATE A REQUEST FOR THE WAIVER.
2. 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.
3. THE APPLICANT/OWNER 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 THE WAIVER). SEE ALSO **SECTION 19-2.2.15, STANDARDS**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
4. YOU MUST ATTACH ALL INFORMATION NECESSARY TO SUPPORT YOUR RESPONSES TO THE "STANDARDS" QUESTIONS.
5. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: ONE-HALF OF ORIGINAL APPLICATION FEE, NOT TO EXCEED \$200.00.
6. 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.**
7. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

\_\_\_\_\_ SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

8. 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.

|                             |                |
|-----------------------------|----------------|
| _____<br><i>Josh Mark V</i> | APPLICANT      |
| April 5, 2022               | DATE           |
| _____<br><i>[Signature]</i> | PROPERTY OWNER |
| _____<br><i>04/07/2022</i>  | DATE           |



**APPLICANT RESPONSE TO**  
**SECTION 19-2.2.15(D), STANDARDS**  
**(YOU MAY ATTACH A SEPARATE SHEET)**

1. DESCRIBE THE WAYS IN WHICH THERE IS SUBSTANTIAL CHANGE IN CIRCUMSTANCES RELEVANT TO THE ISSUES AND/OR FACTS CONSIDERED DURING REVIEW OF THE APPLICATION THAT MIGHT REASONABLY AFFECT THE DECISION-MAKING BODY'S APPLICATION OF THE RELEVANT REVIEW STANDARDS TO THE DEVELOPMENT PROPOSED IN THE APPLICATION.

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**OR**

2. PROVIDE NEW OR ADDITIONAL INFORMATION THAT WAS NOT AVAILABLE AT THE TIME OF THE ORIGINAL REVIEW THAT MIGHT REASONABLY AFFECT THE DECISION-MAKING BODY'S APPLICATION OF THE RELEVANT REVIEW STANDARDS TO THE DEVELOPMENT PROPOSED.

Because of the denial, we have begun permitting with the USACOE to impact the wetlands in order to access the rear of the site and provide the appropriate fire access. The permitting was not addressed and wasn't an option at the time of the hearing.

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**OR**

3. PROVIDE A NEW APPLICATION THAT IS MATERIALLY DIFFERENT FROM THE PRIOR APPLICATION.

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**OR**

4. DESCRIBE THE WAYS IN WHICH THE ORIGINAL FINAL DECISION ON THE APPLICATION WAS BASED ON A MATERIAL MISTAKE OF FACT.

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