

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM June 16, 2022

Greenville Convention Center, 1 Exposition Drive

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. May 17, 2022 Agenda Workshop
 - b. May 19, 2022 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

A. SD-22-287

Application by Drew Parker/Parker Design Group for a **SUBDIVISION** of 2.35 acres located at **N. LEACH STREET AND DOUTHIT STREET** from 9 LOTS to 40 LOTS. ("Vardrey West") (TM# 0075000300300, 0075000300206, 0075000300202, 0075000300203, 0075000301101, 0075000301100, 0075000301000, 0075000300900, 0075000300800)

Documents:

[AGENDA PACKET SD 22-287 VARDREY WEST.PDF](#)

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B. Z-8-2022

Application by Joseph Bradley for a **TEXT AMENDMENT** to Section 19-4.1. Table of Uses to add "Body piercing/tattoo establishment" as a permitted use in the RDV zoning

designation.

Documents:

[AGENDA PACKET Z-8-2022 TEXT AMENDMENT_TATTOO.PDF](#)

9. NEW BUSINESS

A. AX-8-2022/Z-6-2022 *Staff has determined this item to be insufficient*

Application by Gracely Investments, LLC/Derek Gracely for **ANNEXATION** and **REZONE** of approximately 0.117 acre portion from C-2, Commercial district, in Greenville County to S-1, Service district, in the City of Greenville and **REZONE** of 2.897 acres portion from C-2, Local commercial district, to S-1, Service district located on **MAULDIN ROAD** (TM# M014030100506)

B. AX-9-2022

Application by David Hudson for **ANNEXATION** and **REZONE** of approximately 10.1 acres located at **2836 LAURENS ROAD** from C-2, Commercial district, C-3, Commercial district, and I-1, Industrial District in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# M010020100102)

Documents:

[AGENDA PACKET AX-9-2022 2836 LAURENS ROAD.PDF](#)

C. AX-10-2022

Application by Brian Cherry for **ANNEXATION** and **REZONE** of approximately 0.829 acre located at **101 HALTON ROAD** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0260000100814)

Documents:

[AGENDA PACKET AX-10-2022 101 HALTON ROAD.PDF](#)

D. AX-11-2022/Z-10-2022 *Applicant requests deferral to the July 2022 meeting*

Application by Brian Schick/Michael Watts for **ANNEXATION** and **REZONE** of approximately 1.366 acres from R-7.5, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville and **REZONE** of 1.54 acres from C-1, Neighborhood commercial district, and RDV, Redevelopment district to PD, Planned development district located at **PENDLETON STREET, TRACTION STREET, SMITH STREET, AND SACO STREET** ("Woven") (TM# 0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700,

0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, 0118001400400)

E. AX-12-2022

Application by City of Greenville for **ANNEXATION** and **REZONE** of approximately 29.14 acres located at **E. BRAMLETT ROAD, REEDY STREET, POWER STREET, PEACE STREET, W. WASHINGTON STREET, HAMPTON AVE EXT** from I-1, Industrial district, and R-7.5, single-family residential district in Greenville County to I-1, Industrial district, and R-6, Single-family residential district in the City of Greenville. (TM# 0137000400100, 0141000200400, 0137000301300, 0137000500900, 0137000301500, 0137000301600, 0137000301700, 0137000301800, 0137000900400, 0137000800500)

Documents:

[AGENDA PACKET AX-12-2022 DUKE PROPERTY.PDF](#)

F. AX-13-2022

Application by Halton Medical Plaza Owners' Association for **ANNEXATION** and **REZONE** of approximately 1.446 acres located at **361, 365, 369 HALTON ROAD** from S-1, Services district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (TM# 0260000101504, 0260000101511, 0260000101514, 0260000101513)

Documents:

[AGENDA PACKET AX-13-2022 361, 365, 369 HALTON ROAD.PDF](#)

G. SD-22-351

Application by Nash Homes LLC for a **SUBDIVISION** of 0.378 acre located on **BAYWOOD AVENUE** from 1 LOT to 4 LOTS. (TM# 0282000402801)

Documents:

[AGENDA PACKET SD 22-351 BAYWOODAVE.PDF](#)

H. Z-11-2022

Application by Lynn A. Solesbee for a **REZONE** of 1.57 acres located at **710, 718 LOWNDES HILL ROAD** from RM-3 to OD (TM# 0282000402805, 0282000401800)

Documents:

[AGENDA PACKET Z-11-2022 REZONE 710 AND 718 LOWNDES HILL RD RM-3 TO OD.PDF](#)

I. V-22-365

Application by The Gateway Companies/Josh Mandell for a **STORMWATER**

MANAGEMENT VARIANCE for 8.3 acres located on **WEBB ROAD**. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)

Documents:

[AGENDA PACKET V-22-365 WEBB ROAD.PDF](#)

J. MD-22-366

Application by Porter Christensen for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.1 acres located on **AUGUSTA ROAD** for 42 units. ("Isabel's Place") (TM# M015010200600)

Documents:

[AGENDA PACKET MD-22-366 ISABELLS PLACE.PDF](#)

K. MD-22-368

Application by Benjamin Settle for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.47 acre located at **507, 509 JENKINS STREET** for 7 units. ("Baxter Norris Villa") (TM# 0085000300201, 0085000300200)

Documents:

[AGENDA PACKET MD-22-368 BAXTER NORRIS VILLA.PDF](#)

10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

July 19, 2022 – PC Workshop

July 21, 2022 – PC Public Hearing

11. Executive Session, if required

12. Adjournment



**Planning Staff Report to
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing**

Docket Number: SD 22-287

Applicant: Parker Group Development (Drew Parker)

Property Owner: Leach Propco LLC

Property Location: N Leach Street at Douthit Circle

Tax Map Number(s): 0075000300202; 0075000300203; 0075000300206; 0075000300300;
0075000300800; 0075000300900; 0075000301000; 0075000301100;
0075000301101

Acreage: 2.35 acres

Zoning: RM-2, Single- & Multi-Family Residential District
West Greenville Neighborhood Revitalization Overlay District

Proposal: Major subdivision for a 40-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 9 lots into 40 lots for a single-family attached residential development located on N Leach Street and Douthit Street. An additional lot for common area and private roads is also shown on the plat. This development proposes the installation of one new private streets accessing both N Leach Street and Douthit Street. Sidewalks are to be installed along the new streets and through common areas within the development. Common open space is provided throughout the development.

The subject property was rezoned from R-M1, Single-Family and Multifamily Residential, District to RM-2, Single- and Multi-Family Residential District, was approved by the Greenville City Council in regular session on February 28, 2022, by Ordinance No. 2021-14, Case Z-30-2021. The rezoning was requested by the applicant in order to pursue this subdivision project.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and City Staff prior to submittal of this development plan. Discussions focused on orientation of units towards existing streets, parking, street

layout, garage orientation, closure of Douthit Circle, and overall development layout. Modifications made after the pre-application meeting reflect plans that more closely align with the overall goals of the City.

Neighborhood Meeting

The Applicant held a neighborhood meeting on October 12, 2021, 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

The applicant proposes to subdivide 9 lots into 40 lots for a single-family attached development with an additional lot for common space lot. This subdivision is located along N Leach Street and Douthit Street, north of S Academy Street.

The property is zoned S-1, Service District, and is located within the West Greenville Neighborhood Revitalization Overlay District and the West Greenville Special Emphasis Neighborhood. Adjacent land uses include single-family residential to the west and north, vacant to the east, and S Academy to the south of the subject parcel.

The GVL2040 Future Land Use designation for this property is "Urban Residential", which includes a mixture of low-density and medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. The site is also identified as "Areas Suitable for Missing Middle Housing," which would include single-family attached dwellings as a appropriate housing type.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

The RM-2, Single- & Multi-Family Residential 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 2.35 acres, which could allow 47 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 (LMO) Section 19-6.8, and will be reviewed for compliance during the site plan and building permit review process. Single-family infill standards in LMO Section 19-6.9 apply for those homes facing N Leach Street, and the Design Standards for Neighborhood Revitalization Overlay Districts in LMO Section 19-6.12 apply to the entire development, with exception for driveway/garages on internal units (those not facing N Leach Street). All facades facing public or private streets will be required to provide architectural improvements similar to requirements for the front of the units/buildings.

Vehicle and Pedestrian Access

One private street (Rockfield Trail) is proposed within the development, and will connect to the east end of Douthit Street on the cul de sac, and to N Leach Street at the center of the property frontage. Rockfield Trail will have a 22-foot pavement width and 40-foot wide right-of-way. As the units are restricted to thirty (30) feet in height under Section 19-6.12(B)(6), additional pavement width for Fire Department aerial access is not necessary. Additional access spurs behind Building A and Building B are not proposed as or required to meet road standards, however 20 feet pavement width as shown is required for two-way vehicle travel along these drives.

The one street in the development is named Rockfield Trail. Approval by the Planning Commission of this preliminary plat will constitute approval of the street name. Any change to the street names will require review by the Planning Commission.

Sidewalks with curb lawns will be installed along most of Rockfield Trail, with the sidewalks diverting around Building A and Building B. The sidewalk extending in front of Building I and terminating at the driveway in front of Unit 27 should be extended to N Leach Street, a crosswalk/crossing provided to connect to the sidewalk north of Rockfield Trail, or connect to the sidewalk to the rear of Building I along the drive

separating Building A from Building I. Sidewalks along N Leach Street are existing, but do not meet the current width requirements in the Design and Specifications Manual. Sidewalks along the extent of the project on N Leach Street must meet the comply with applicable width, cross-slope, and curb lawn standards.

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 spaces, driveways, and perpendicular parking along Rockfield Trail. All driveway access will occur from newly constructed interior streets and no required parking shall extend into sidewalks.

Landscaping, Buffering & Open Space

A preliminary site plan including location of trees to be retained was submitted. A full tree survey and landscape plan will be required during Site Plan Permit administrative review. All trees subject to the tree protection ordinance will be required mitigation via fee in lieu or inch per inch replacement with applicable trees. Landscape plans should show all require street, density, buffering and parking lot landscaping for permit approvals. It is suggested to choose a selection of diverse vegetation to encourage pollinators and habitat.

The proposed plat shows open space area throughout the development, with the most significant area provided adjacent to Buildings G, H, and I. The applicant has provided the open space calculations for the development that shows an overall open space area significantly greater than that of the minimum requirement.

Open space required: 8,000 SF (0.18 acres)

Open space provided: 0.88 acres

STAFF RECOMMENDATION:

APPROVE with Staff comments and conditions

Staff Comments & Conditions

Planning Comments & Conditions

- 1) Single-family attached dwelling units will need to generally comply with design standards for multifamily units outlined in Land Management Ordinance (LMO) Section 19-6.8, and will be reviewed for compliance during the site plan and building permit review process.
- 2) Single-family infill standards in LMO Section 19-6.9 apply for those homes facing N Leach Street.
- 3) Design Standards for Neighborhood Revitalization Overlay Districts in LMO Section 19-6.12 apply to the entire development, with exception for driveway/garages on internal units (those not facing N Leach Street).
- 4) Facades of Building A and B facing N Leach Street and Rockfield Trail must include architectural improvements similar to the front of a building. Front entrances should face N Leach Street.
- 5) Similarly, facades of Buildings G & F facing Douthit Street and Academy Street must include architectural improvements similar to the front of a building, although entrances may occur towards Rockfield Trail.
- 6) The sidewalk extending in front of Building I and terminating at the driveway in front of Unit 27 should be extended to N Leach Street, a crosswalk/crossing provided to connect to the sidewalk north of Rockfield Trail, or connect to the sidewalk to the rear of Building I along the drive separating Building A from Building I.
- 7) Sidewalks along N Leach Street are existing, but do not meet the current width requirements in the Design and Specifications Manual. Sidewalks along the extent of the project on N Leach Street must meet the comply with applicable width, cross-slope, and curb lawn standards.

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) Right of Way Encroachment Permits - All improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or bonded prior to approving the final plat for recording.
- 5) A Site Plan Permit shall be approved for the development of the site detailing the demolition, grading and stormwater, utility improvements and site access.
- 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.

Site Specific Comments

- 1) The centerline alignment of the road approaching N Leach Street needs to be revised. The centerline curve is too small.
- 2) Sidewalks along N Leach Street are existing, but do not meet the current width requirements in the Design and Specifications Manual. Sidewalks along the extent of the project on N Leach Street must meet the comply with applicable width, cross-slope, and curb lawn standards.

Environmental Engineer Comments

- 1) Project is planning to utilize underground detention for stormwater management, which will be subject to review on the Stormwater permit application.
- 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 has confirmed 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). That Capacity request expires 6/25/2022
 - 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 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. The proposed development creates a new impervious surface greater than or equal to 0.25 acres, therefore water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 4) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Traffic Engineer Conditions

Traffic impact analysis has been received and reviewed.

Tree and Landscape Comment

All trees subject to the tree protection ordinance will be required mitigation via fee in lieu or inch per inch replacement with applicable trees. Landscape plans should show all require street, density, buffering and parking lot landscaping for permit approvals. It is suggested to choose a selection of diverse vegetation to encourage pollinators and habitat.

Fire Department Conditions

Please make sure you are coordinating with your civil engineer. Road widths on your property will need to be no less than 26 feet wide as opposed to the 22 shown. This requirement is for any of the structures that are over 30 feet. Would like verification that the lot size will be able to meet this requirement or please respond if you do not believe your development is required to meet this provision.



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:	Drew Parker - Parker Group Development	Leach Propco LLC
*Title:	Owners Representative	Brian Coulter, Authorized Agent
*Address:	147 Welborn Street, Suite A2	1911 N Fort Meyer Drive
*State:	Greenville, SC	Arlington, VA
*Zip:	29601	22209
*Phone:	864-326-5047	(240) 997-8749
*Email:	dparker@theparkercompanyre.com	brianpcoulter@gmail.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 206 & 214 N Leach St, Greenville, SC 29601 – 4, 6, 8, & 10 Douthit Cir, Greenville, SC 29601

0075000300300, 0075000300206, 0075000300202, 0075000300203, 0075000301101,

*TAX MAP #(S) 0075000301100, 0075000301000, 0075000300900, 0075000300800

R-M2

*CURRENT ZONING DESIGNATION

*ORIGINAL APPLICATION # N/A

*SUBDIVISION PLAT # N/A

*SUBDIVISION NAME Vardrey West

*TOTAL ACREAGE 2.35 AC

*# ORIGINAL LOTS 9

*# PROPOSED LOTS 41 (40 residential + 1 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 July 8, 2021

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

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

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

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

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

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

(To be filled out at time of application submittal)

DP Public Hearing signs are acknowledged as received by the applicant

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

***APPLICANT SIGNATURE**

Drew B.

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.

Drew B.
Drew Parker (Apr 18, 2022 11:41 EDT)

4/18/22

***APPLICANT SIGNATURE**

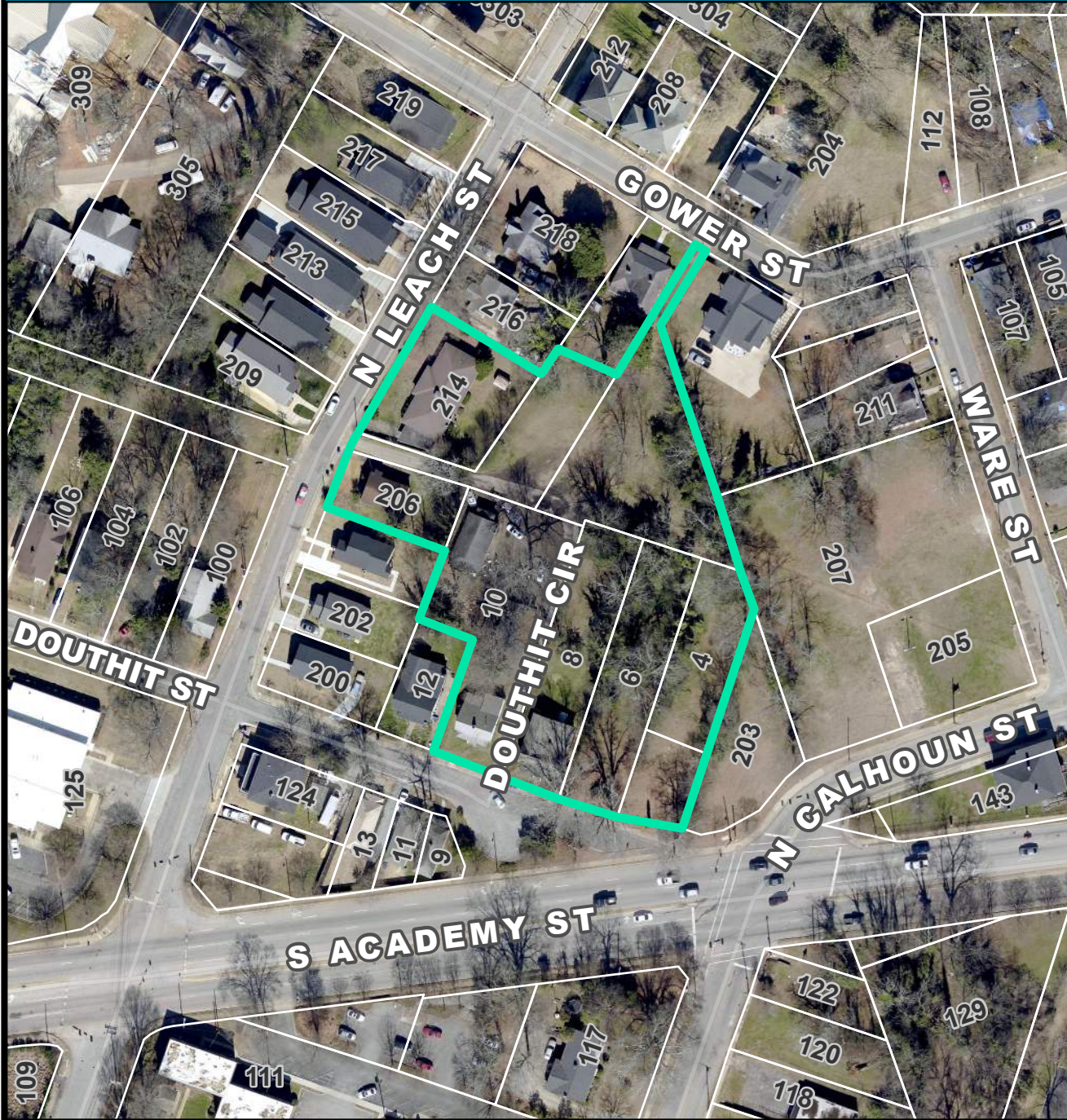
DATE

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

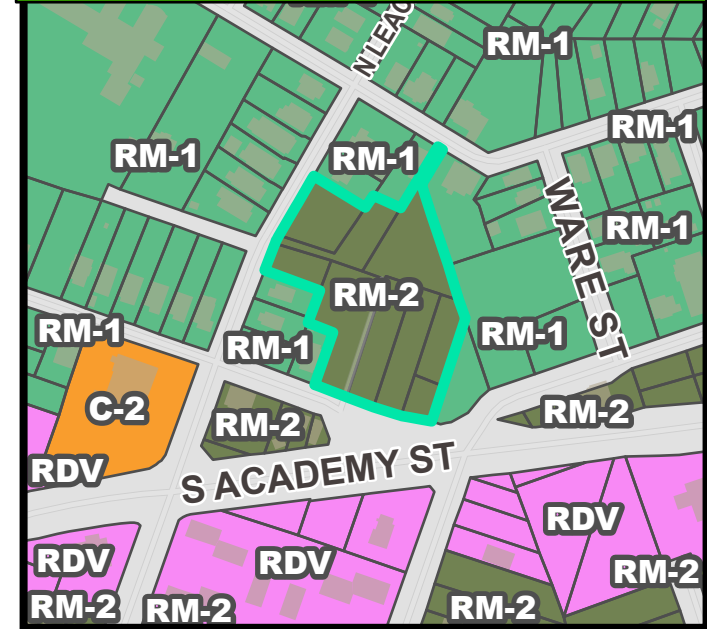
*Signatures	
Applicant	<u>Drew A.</u> Drew Parker (Apr 18, 2022 11:41 EDT)
Date	4/18/22
Property Owner/Authorized Agent	<u>Brian P. Coulter</u> Brian P. Coulter (Apr 18, 2022 12:11 EDT)
Date	April 18, 2022

SD-22-287 • N. LEACH STREET AND DOUTHIT STREET

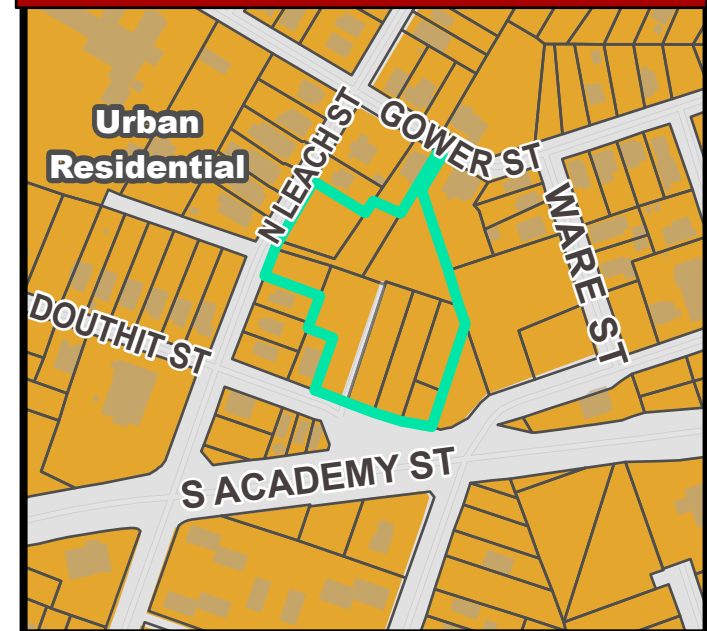
AERIAL VIEW



CURRENT ZONING

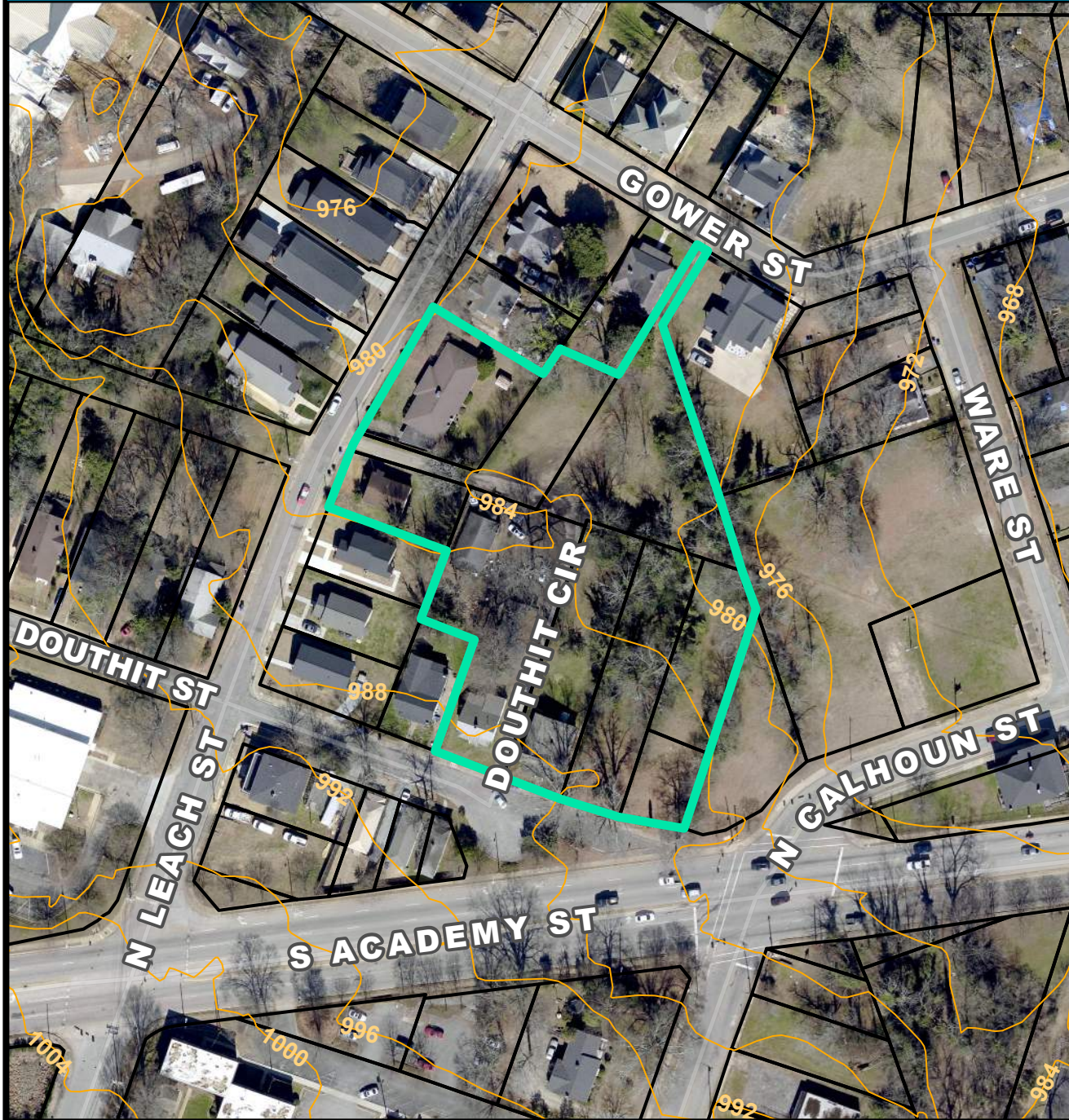


FUTURE LAND USE

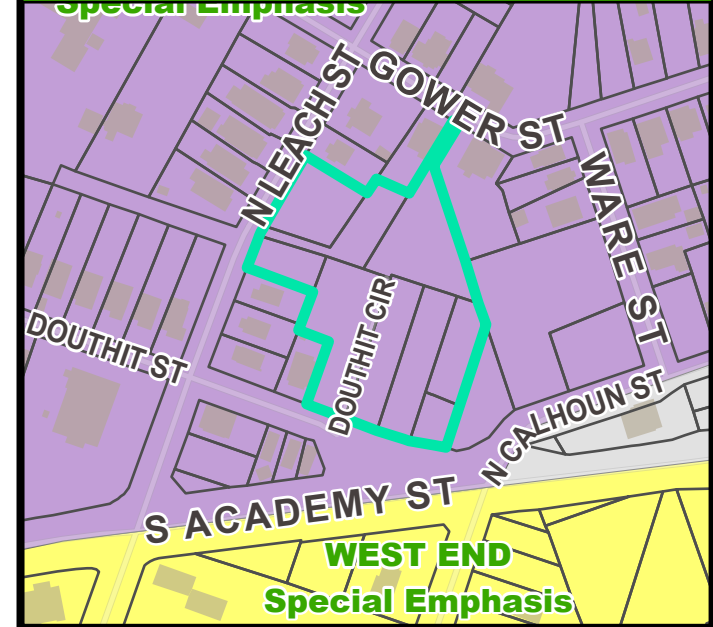


SD-22-287 • N. LEACH STREET AND DOUTHIT STREET

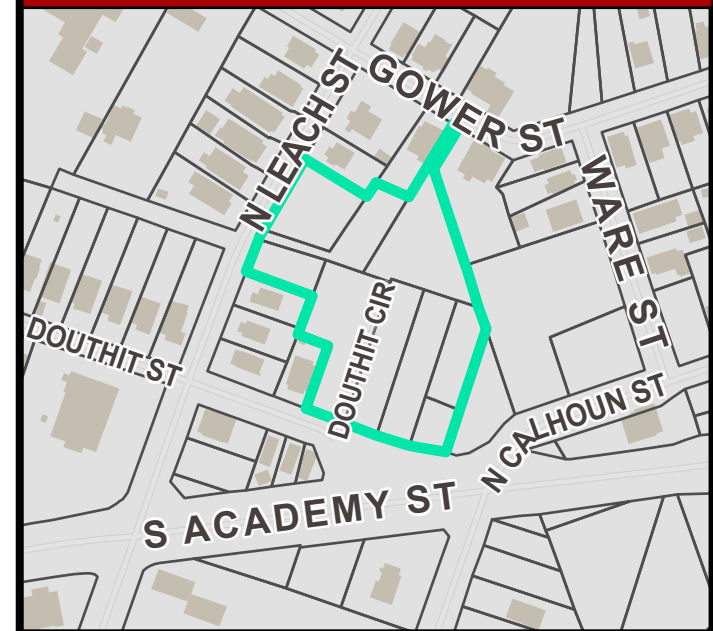
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





City of Greenville
Attn: Members of Planning Commission
206 S Main Street
Greenville, SC 29601

April 18, 2022

To the members of the Greenville Planning Commission

Thank you for your consideration of the townhome subdivision at North Leach Street and Douthit Street. We are very excited to be at this stage after months of productive dialogue with city staff, the neighborhood, and the Greenville Housing Fund. During these conversations we have been focused on three things:

- 1) Ensuring that the development plan aligns with GVL2040
- 2) The site plan improves the neighborhood's connectivity, walkability, and infrastructure while also providing a buffer from HWY 123
- 3) Providing an element of affordability within the neighborhood.

We are pleased to say that with collaboration from both the public and private sectors, each of these will be incorporated into the project. The West Greenville Neighborhood Association has provided very valuable feedback throughout the design process, and we are grateful to have their support.

There are additional members of the neighborhood, however, who have expressed their concern that the project will add an element of traffic to the neighborhood. During the planning process we have taken the following actions to ensure the impact of any future traffic was fully understood:

- Pre-emptively invested in a Traffic Impact Analysis (TIA) even though the project's size is well below the city's threshold for TIA being a requirement
 - The TIA showed that the daily trips generated by the Project will "not be significant from a trip generation standpoint."
- Attended three separate neighborhood meetings to keep the community updated on the project's status and hear ideas how the project could best meet the needs of the community.
- Met in person and spoke on the phone with individual homeowners on several occasions to hear comments or concerns relating to traffic
- Met with surrounding landowners to determine the best method for ingress and egress

After hearing the concerns, the following elements have been incorporated in the design of the project in an effort to alleviate any potential effects of added traffic within the neighborhood:



- **Garages & Driveways:** Most all units will have a 2-car, attached garage. In addition, most units also will have the ability to park a vehicle in the driveway. These two factors will keep vehicles off the street which was a main element of concern
- **Public & Guest Parking** will be incorporated at the end of Douthit Street. With this and the additional landscaping, this will provide the residential area a buffer from the busy Hwy 123 corridor. Additionally, it will allow parking spaces for the vehicles that congest North Leach Street by parking along the curb
- **Sidewalks** are incorporated throughout the community which will tie into the existing sidewalk network. This will encourage walkability while minimizing the need for a vehicle in order to access other parts of the neighborhood and surrounding attractions (AJ Whittenburg, Kroc Center, Unity Park, Main Street, etc)

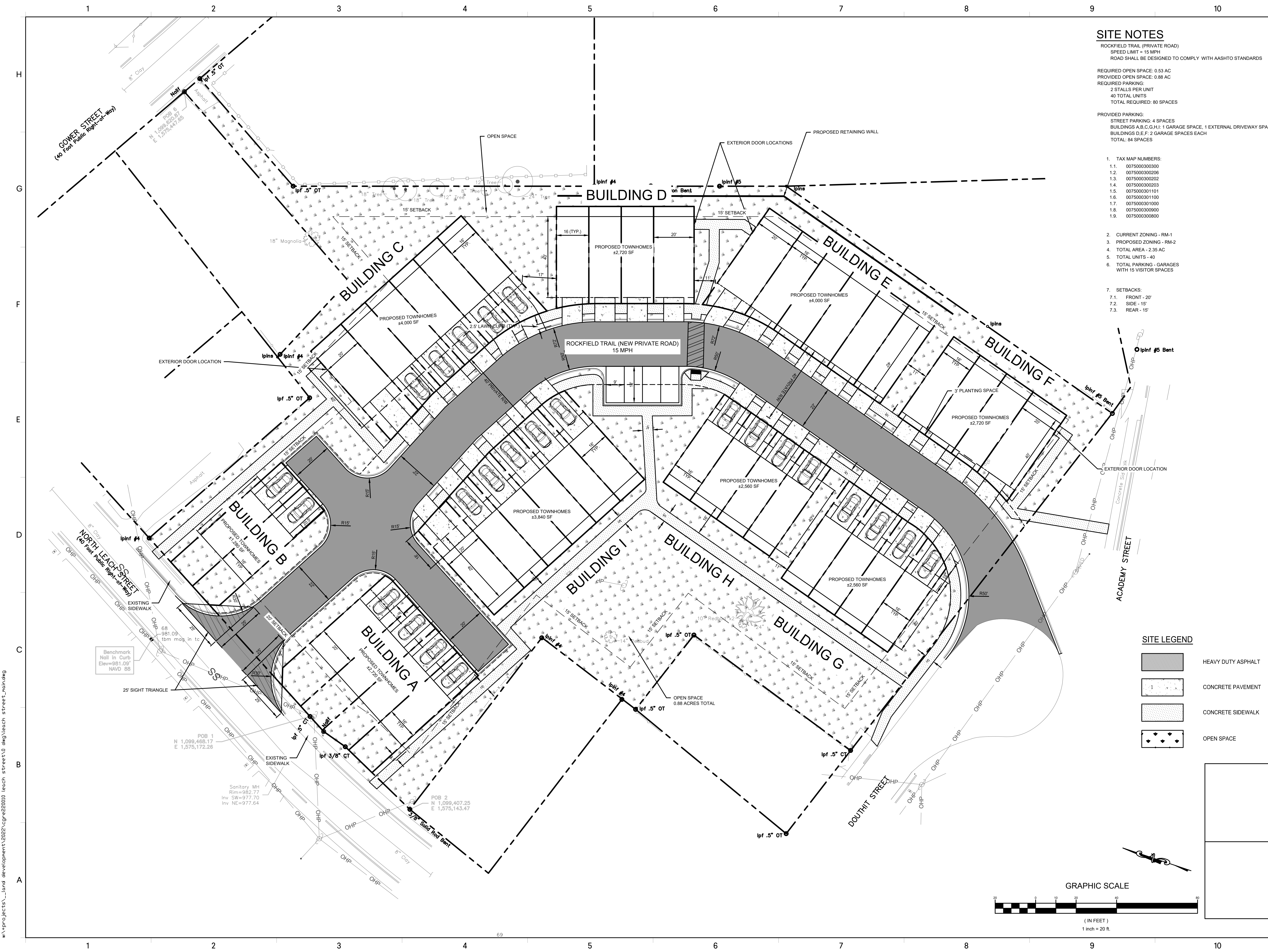
Please don't hesitate to contact us if we can answer any questions. We look forward to continuing to work together so that Greenville is a better place for everyone to live, work and play.

Thank you

Sincerely,

A handwritten signature in black ink that reads "Drew Parker".

Drew Parker
Principal & CEO
Parker Group Development



SITE NOTES

ROCKFIELD TRAIL (PRIVATE ROAD)
SPEED LIMIT = 15 MPH
ROAD SHALL BE DESIGNED TO COMPLY WITH AASHTO STANDARDS

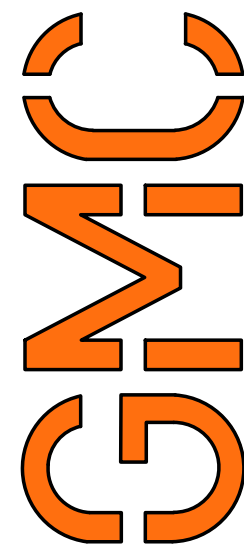
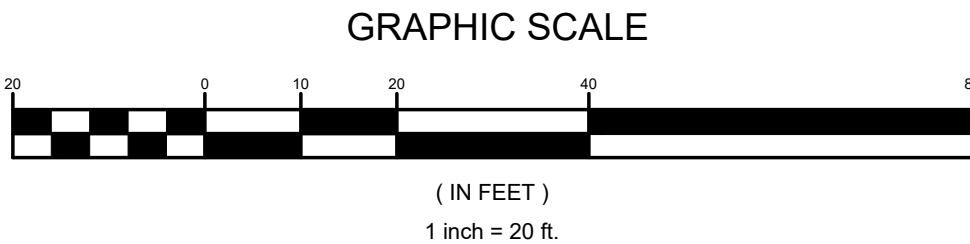
REQUIRED OPEN SPACE: 0.53 AC
PROVIDED OPEN SPACE: 0.88 AC
REQUIRED PARKING:
2 STALLS PER UNIT
40 TOTAL UNITS
TOTAL REQUIRED: 80 SPACES

PROVIDED PARKING:
STREET PARKING: 4 SPACES
BUILDINGS A,B,C,G,H,I: 1 GARAGE SPACE, 1 EXTERNAL DRIVEWAY SPACE
BUILDINGS D,E,F: 2 GARAGE SPACES EACH
TOTAL: 84 SPACES

1. TAX MAP NUMBERS:
1.1. 0075000300300
1.2. 0075000300206
1.3. 0075000300202
1.4. 0075000300203
1.5. 0075000301101
1.6. 0075000301100
1.7. 0075000301000
1.8. 0075000300900
1.9. 0075000300800
2. CURRENT ZONING - RM-1
3. PROPOSED ZONING - RM-2
4. TOTAL AREA - 2.35 AC
5. TOTAL UNITS - 40
6. TOTAL PARKING - GARAGES WITH 15 VISITOR SPACES
7. SETBACKS:
7.1. FRONT - 20'
7.2. SIDE - 15'
7.3. REAR - 15'

SITE LEGEND

- HEAVY DUTY ASPHALT
CONCRETE PAVEMENT
CONCRETE SIDEWALK
OPEN SPACE



617 East McBee Avenue, Suite 200
Greenville, SC 29601
T 864.527.0460
GMCNETWORK.COM

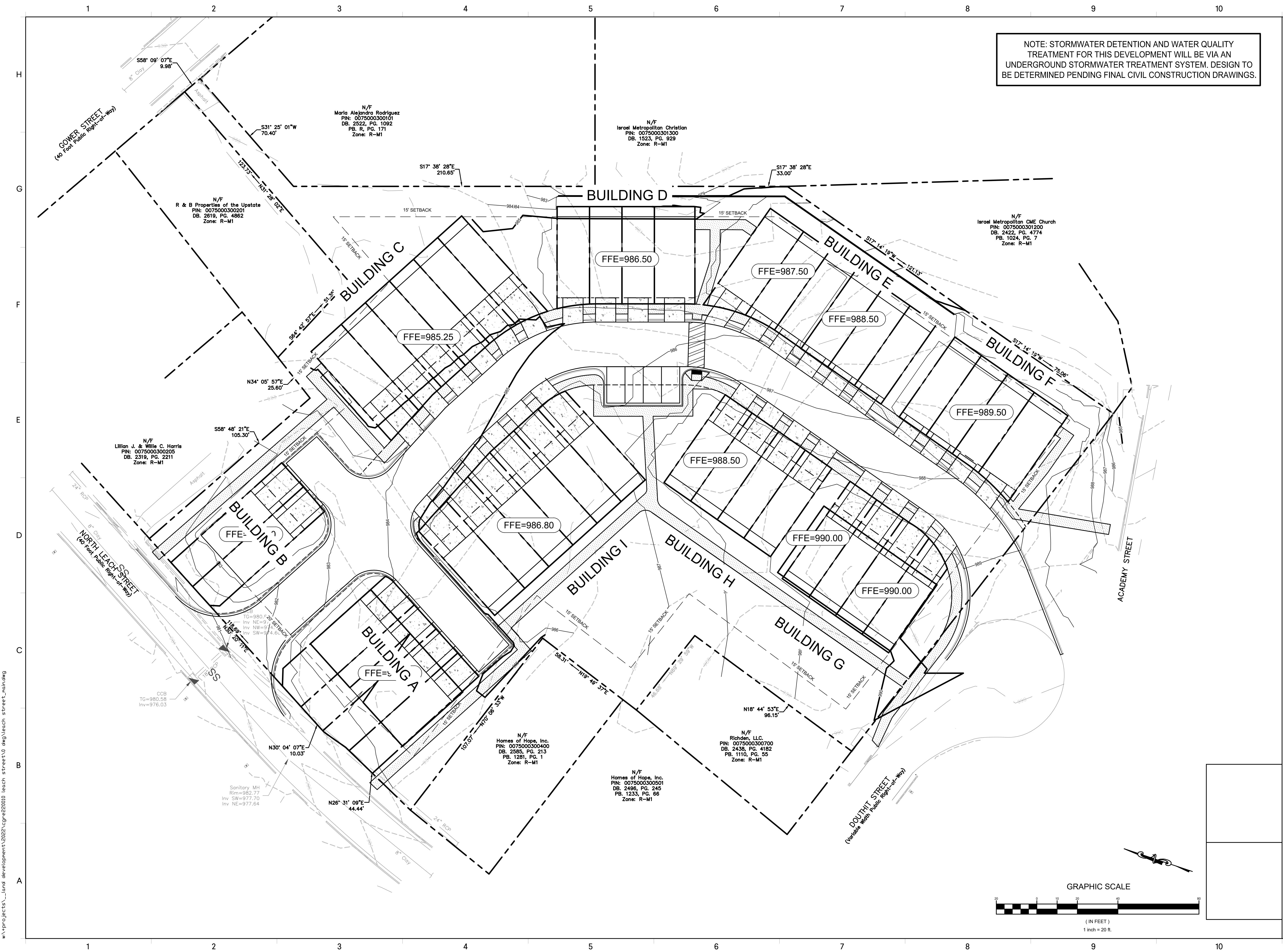
ISSUE DATE

VARDREY WEST
200 N LEACH ST
GREENVILLE, SC 29601
GREENVILLE COUNTY

PRELIMINARY
SITE PLAN

C-101

DRAWN BY: EHM
CHECKED BY: DH



617 East McBee Avenue, Suite 200
Greenville, SC 29601
T 864.527.0460
GMCNETWORK.COM

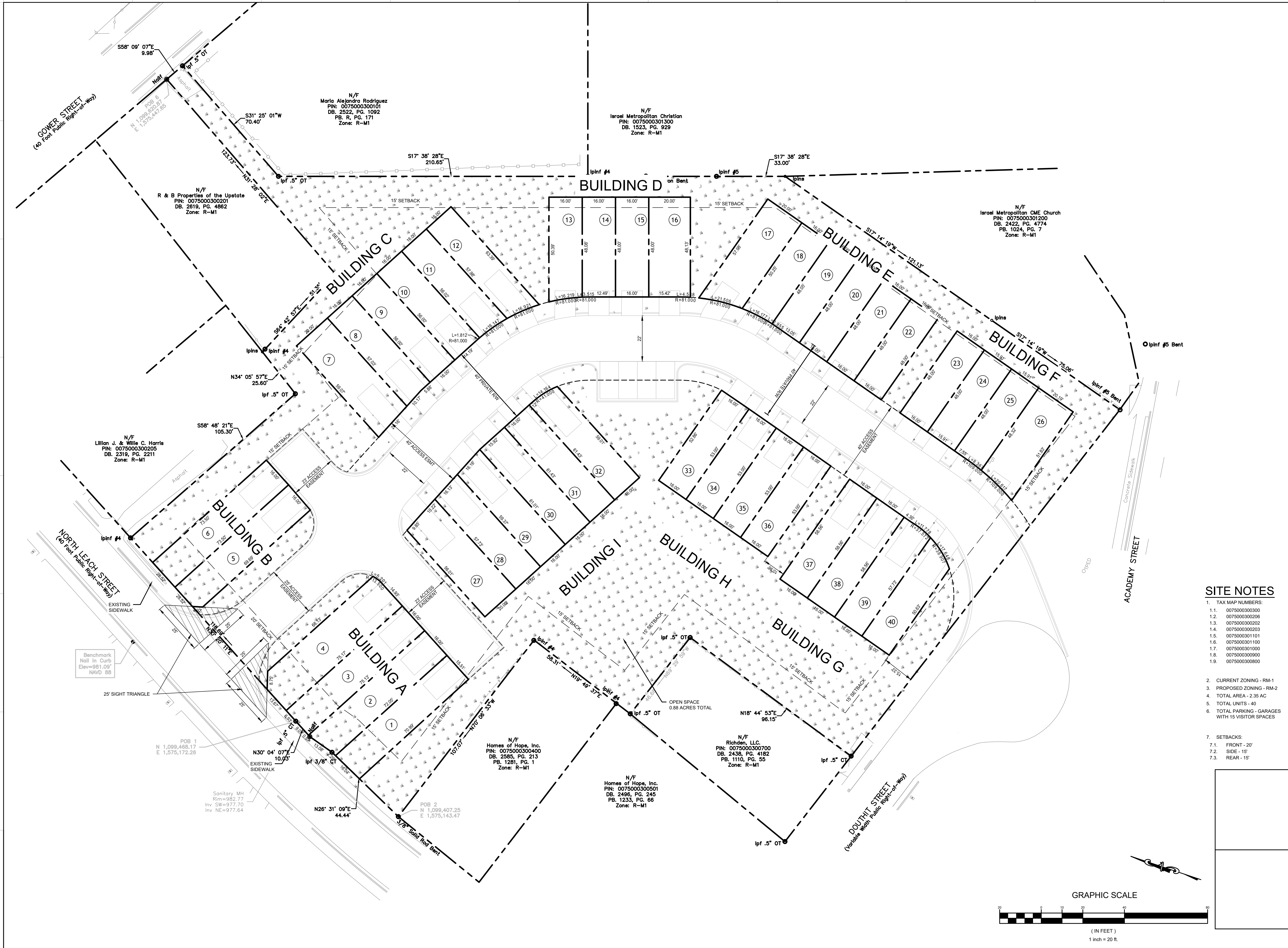
ISSUE	DATE
DRAWN BY:	EHM
CHECKED BY:	DH

VARDREY WEST
200 N LEACH ST
GREENVILLE, SC 29601
GREENVILLE CO

PRELIMINARY GRADING & DRAINAGE PLAN

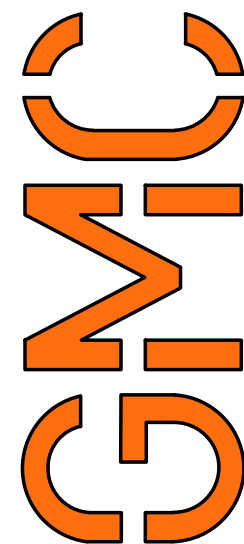
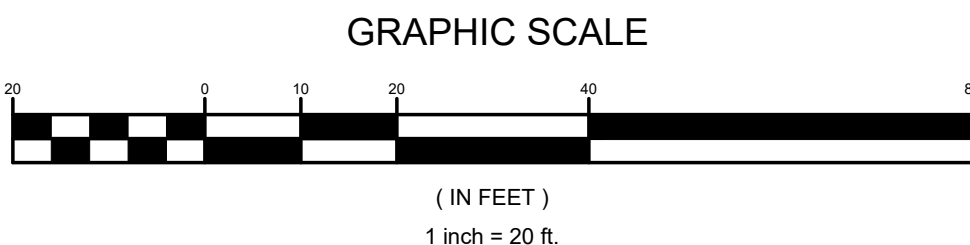
C-201

w:\4\projects\...\land development\2022\cgrs20200 leach street\0 dwg\leach street_mandng



SITE NOTES

- 1. TAX MAP NUMBERS:
 - 1.1. 0075000300300
 - 1.2. 0075000300206
 - 1.3. 0075000300202
 - 1.4. 0075000300203
 - 1.5. 0075000301101
 - 1.6. 0075000301100
 - 1.7. 0075000301000
 - 1.8. 0075000300900
 - 1.9. 0075000300800
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- 7. SETBACKS:
 - 7.1. FRONT - 20'
 - 7.2. SIDE - 15'
 - 7.3. REAR - 15'



617 East McBee Avenue, Suite 200
Greenville, SC 29601
T 864.527.0460
GMCNETWORK.COM

ISSUE DATE

VARDREY WEST
200 N LEACH ST
GREENVILLE, SC 29601
GREENVILLE COUNTY

PRELIMINARY
PROPERTY LINE EXHIBIT

DRAWN BY: EHM
CHECKED BY: DH

Austin Rutherford

From: Matt Alexander <malexander@theparkercompanyre.com>
Sent: Friday, October 15, 2021 2:36 PM
To: Austin Rutherford; Ross Zelenske; Drew Parker
Cc: Ross Kistler; Courtney Powell; Planning
Subject: Re: Z-30-2021 - Neighborhood Meeting Instructions and Sign Posting Requirements

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

Austin,

As I mentioned on our phone call, I am still waiting on the Neighborhood Association to prepare and send the meeting minutes. We were one of four topics on the agenda so conversation lasted 15-20 minutes. Please see below of an outline of topics discussed and feedback received:

- Items presented:
 - Overall project and site plan and location
 - Specified the current number of units (7 vacant/abandoned) on the site and how many are being proposed with RM2 Zoning
 - Stated our project goals of:
 - Livability & Improved Neighborhood Safety (Current structures on site are abandoned and attract unwanted/dangerous activity)
 - Enhanced & Improved Infrastructure
 - Affordability—20% of the community will be reserved for 60-80% AMI and stated the corresponded rents
- Community Feedback
 - No negative comments regarding affordable housing or lack thereof
 - The feedback we did receive
 - Density: Two people were concerned that the added units would have an adverse effect on traffic within their neighborhood.
 - Architectural aesthetics: Design and fitting neighborhood character is very important to them
 - For Rent vs. For Sale: Residents asked if a portion of the community could be for sale rather than 100% for rent. We told them we would get them feedback on this as we have opportunity zone requirements that need to be met
 - Standards for renters: Just like HOA covenants, they requested that leases include rules about trash cans, parking in the street, general upkeep, etc.
 - 2-3 residents spoke in favor of the project specifically to the points of:
 - Density is necessary in order to make the very important affordable housing component possible.
 - A resident stated and provided data that West Greenville used to be much more populated than it is today
 - Also relating to density, it was mentioned that the plan simply aligns with the city's GVL2040 plan which calls for increased density in this "node"

Since the meeting two of the residents that mentioned density and rental concerns asked me to meet them over coffee. Those meetings went very well.

Thanks, Austin, and please let me know if you need anything else.

Matt

--

Matt Alexander

The Parker Group

147 Welborn Street, Suite A2

Greenville, SC 29601

(864) 326-5047 office

(404) 583-0073 cell

(888) 877-8167 fax

malexander@parkergroupservices.com

www.parkergroupservices.com

From: Austin Rutherford <arutherford@greenvillesc.gov>

Date: Wednesday, October 6, 2021 at 11:35 AM

To: Matt Alexander <malexander@theparkercompanyre.com>, Ross Zelenske <rzelenske@greenvillesc.gov>, Drew Parker <dparker@parkergroupservices.com>

Cc: Ross Kistler <rosskistler@projectplussc.com>, Courtney Powell <cdpowell@greenvillesc.gov>, Planning <planning@greenvillesc.gov>

Subject: RE: Z-30-2021 - Neighborhood Meeting Instructions and Sign Posting Requirements

Matt,

Thank you for the affidavit.



Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Matt Alexander <malexander@theparkercompanyre.com>

Sent: Wednesday, October 6, 2021 11:22 AM

To: Austin Rutherford <arutherford@greenvillesc.gov>; Ross Zelenske <rzelenske@greenvillesc.gov>; Drew Parker <dparker@parkergroupservices.com>

Cc: Ross Kistler <rosskistler@projectplussc.com>; Courtney Powell <cdpowell@greenvillesc.gov>; Planning <planning@greenvillesc.gov>

Subject: Re: Z-30-2021 - Neighborhood Meeting Instructions and Sign Posting Requirements

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

Good morning,

Please see attached for signed affidavit and photos confirming the placement of signs for application Z-30-2021. Please confirm receipt and let me know if anything else is required. Be advised that Douthit Circle is a public alley so I posted the sign along the alley way in a conspicuous location.

We are currently on the agenda for October 12th meeting of the West Greenville Neighborhood Association and in the coming days will confirm information of that meeting with your office.

Thank you
Matt Alexander

--

Matt Alexander
The Parker Group
147 Welborn Street, Suite A2
Greenville, SC 29601
(864) 326-5047 office
(404) 583-0073 cell
(888) 877-8167 fax
malexander@parkergroupservices.com
www.parkergroupservices.com

From: Austin Rutherford <arutherford@greenvillesc.gov>
Date: Wednesday, October 6, 2021 at 9:39 AM
To: Ross Zelenske <rzelenske@greenvillesc.gov>, Matt Alexander <malexander@theparkercompanyre.com>, Drew Parker <dparker@parkergroupservices.com>
Cc: Ross Kistler <rosskistler@projectplussc.com>, Courtney Powell <cdpowell@greenvillesc.gov>
Subject: RE: Z-30-2021 - Neighborhood Meeting Instructions and Sign Posting Requirements

Hello Matt and Drew,

A reminder that signs are to be posted and the affidavit signed, completed and returned to staff by 2 PM today.

Thank you,



Austin Rutherford, AICP
Senior Development Planner | Planning & Development
arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)
Phone: 864-467-4247

From: Ross Zelenske <rzelenske@greenvillesc.gov>
Sent: Friday, October 1, 2021 10:34 AM
To: Matt Alexander <malexander@theparkercompanyre.com>; Drew Parker <dparker@parkergroupservices.com>

Cc: Ross Kistler <rosskistler@projectplussc.com>; Courtney Powell <cdpowell@greenvillesc.gov>; Austin Rutherford <arutherford@greenvillesc.gov>

Subject: RE: Z-30-2021 - Neighborhood Meeting Instructions and Sign Posting Requirements

Just an FYI. Signs have been left at the rear of City Hall for you to pick up at any time.



Ross Zelenske

Development Planner | Planning & Development Services

zelenske@greenvillesc.gov | www.greenvillesc.gov

Phone: 864-467-4251



From: Austin Rutherford <arutherford@greenvillesc.gov>

Sent: Friday, September 10, 2021 2:42 PM

To: Matt Alexander <malexander@theparkercompanyre.com>; Drew Parker <dparker@parkergrupservices.com>; Ross Zelenske <zelenske@greenvillesc.gov>

Cc: Ross Kistler <rosskistler@projectplussc.com>; Courtney Powell <cdpowell@greenvillesc.gov>

Subject: RE: Z-30-2021 - Neighborhood Meeting Instructions and Sign Posting Requirements

Matt,

Please see below.

For reference, City Council recently passed a text amendment for neighborhood meetings that now requires them to be held before the formal application is submitted.

This application is vested under the old process, but we wished to make you aware for future projects to prevent any confusion

Hello,

The next steps for your rezoning application are below and attached. Due to the delay, please come to 131 Falls Street, Suite 201 to pick up your signs. Please post the sign/s on the property along Leach Street (1), Gower Street (1), Douthit Circle (1), and Douthit Street (1).

The property is within the West Greenville neighborhood. I believe the neighborhood's monthly should be on Tuesday, October 12th, which happens to be the last day possible to hold your public meeting.

Please be cognizant of the pending deadlines.

This email contains information regarding the neighborhood meeting and sign posting requirements for your pending Planning Commission application #Z-30-2021. It is the responsibility of the applicant/developer to organize and conduct the neighborhood meeting. **Standard neighborhood meeting procedures may be modified amid COVID-19 Pandemic. Applicants shall still provide an opportunity to provide information regarding the proposed application request and offer the opportunity for neighborhood comments and input. Letters shall still be sent to surrounding property owners detailing the proposal and how one may provide input to the applicant/developer. If a meeting venue is to be reserved, then the letter shall also include the venue location and invite community members to attend. If you have any questions regarding appropriate alternative neighborhood meeting protocols, please feel free to reply back to this email.**

Attached to this email:

1. Neighborhood Meeting Instructions
2. Sign-In Form
3. Sample Mail-Out Letter
4. Mailing List for property owners within 1000ft of the project site
5. Sign posting requirements

Scheduling Your Neighborhood Meeting

- Follow the attached instructions for scheduling your neighborhood meeting.
- Neighborhood meetings should occur near the project site. You may select a library, church, business, community center, hotel conference room, etc.
- The City of Greenville has many active and engaged neighborhood associations. If your project is in an area with an active neighborhood association, it is you **MUST** schedule your neighborhood meeting to coincide with the association's regular meeting schedule and location (if this is the case, additional info is provided below). They are usually happy to include you on their meeting agenda.
- **The last day to conduct your neighborhood meeting is Tuesday, October 12, 2021.** Meetings beyond this date **MUST** be pre-approved by staff. Otherwise, if you miss this date, your application may be deferred to the next month.

Mailing Letters to Surrounding Property Owners

- Letters need to be mailed out to all property owners within 1000 ft. of the project. Planning staff has generated this list and attached for your convenience.
- You may use the attached sample letter to prepare your mail-outs. Make sure you update the highlighted sections with information specific for your project and meeting.
- **Letters MUST be mailed AT LEAST 10 days before the meeting. NO EXCEPTIONS.**

Working with Neighborhood Associations

- Staff recommends engaging the community and maintaining communication with local neighborhood associations early and often in your planning process.
- If your project is in an area with an active neighborhood association(s), you **MUST** reach out to the president(s) via phone and/or email AND mail them a physical copy of your neighborhood meeting letter.
- **Local Neighborhood Association**

West Greenville Neighborhood Association	Rev. Vardrey Fleming	241 Lowndes A
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Keep Planning Staff Informed

- Email us the details/letter prior to your neighborhood meeting so that we may attend. Send all emails to: arutherford@greenvillesc.gov; rzelenske@greenvillesc.gov; cdpowell@greenvillesc.gov; planning@greenvillesc.gov; and lfletcher@greenvillesc.gov.

Additionally, as part of the public hearing process, public hearing signs are required to be posted 15 days prior to the public hearing. Attached is the sign affidavit with further instructions and details.

In addition, you may pick up a hardcopy of the affidavit as well as the required number of signs that need to be posted on the property for your project at City Hall. You will find the signs located at the back entrance of City Hall. **Please pick-up the signs with your name and project number. Signs must be posted October 6, 2021, by 2 pm.**

Failure to adhere to the neighborhood meeting requirements and sign posting requirements may result in deferral of your application.

Please let me know if you have any additional questions.

Thank you,



Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Matt Alexander <malexander@theparkercompanyre.com>

Sent: Thursday, September 9, 2021 12:02 PM

To: Austin Rutherford <arutherford@greenvillesc.gov>; Drew Parker <dparker@parkergroupservices.com>; Ross Zelenske <rzelenske@greenvillesc.gov>

Cc: Ross Kistler <rosskistler@projectplussc.com>; Courtney Powell <cdpowell@greenvillesc.gov>

Subject: Re: Z-30-2021 - Neighborhood Meeting Instructions and Sign Posting Requirements

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

Good afternoon, Austin and Ross.

Since this project has been deferred to October, can you please provide an updated timeline for all the information you gave us below (Aug 26th email)? We would like to get everything prepared well in advance of the October meeting. So far as neighborhood meetings, we are on the agenda for this coming Tuesday's West Greenville Neighborhood meeting to introduce ourselves and the project. Will this satisfy the requirement for neighborhood meetings even though the mailers have not been distributed? Thank you!

Matt

--

Matt Alexander

The Parker Group

147 Welborn Street, Suite A2

Greenville, SC 29601

(864) 326-5047 office

(404) 583-0073 cell

(888) 877-8167 fax

malexander@parkergroupservices.com

www.parkergroupservices.com

From: Austin Rutherford <arutherford@greenvillesc.gov>

Date: Thursday, August 26, 2021 at 1:40 PM

To: Drew Parker <dparker@parkergroupservices.com>, Ross Zelenske <rzelenske@greenvillesc.gov>

Cc: Ross Kistler <rosskistler@projectplussc.com>, Matt Alexander <malexander@parkergroupservices.com>, Courtney Powell <cdpowell@greenvillesc.gov>

Subject: RE: Z-30-2021 - Neighborhood Meeting Instructions and Sign Posting Requirements

Drew,

Email to defer to the next month is received.

Thank you,



Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Drew Parker <dparker@parkergroupservices.com>

Sent: Thursday, August 26, 2021 1:02 PM

To: Ross Zelenske <rzelenske@greenvillesc.gov>

Cc: Ross Kistler <rosskistler@projectplussc.com>; Matt Alexander <malexander@parkergroupservices.com>; Courtney Powell <cdpowell@greenvillesc.gov>; Austin Rutherford <arutherford@greenvillesc.gov>

Subject: Re: Z-30-2021 - Neighborhood Meeting Instructions and Sign Posting Requirements

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

Austin,

We have made the decision to defer this application until next month's hearing. Please let me know what I need to do to make that official.

Thank you,

Drew Parker

On Wed, Aug 25, 2021 at 3:59 PM Ross Zelenske <rzelenske@greenvillesc.gov> wrote:

Hello,

The next steps for your rezoning application are below and attached. Public hearing sign/s have been placed at the rear of City Hall for you to pick up. Please post the sign/s on the property along Leach Street (1), Gower Street (1), Douthit Circle (1), and Douthit Street (1).

The property is within the West Greenville neighborhood. I believe the neighborhood's monthly meeting date will fall beyond the deadline stated in the email. Please contact the neighborhood leadership to inform them of the project, but you will likely need to make your own meeting arrangements. Virtual meetings are acceptable.

Please be cognizant of the pending deadlines. You have a short window of time to ensure all notice requirements are met.

This email contains information regarding the neighborhood meeting and sign posting requirements for your pending Planning Commission application #Z-30-2021. It is the responsibility of the applicant/developer to organize and conduct the neighborhood meeting. **Standard neighborhood meeting procedures may be modified amid COVID-19 Pandemic. Applicants shall still provide an opportunity to provide information regarding the proposed application request and offer the opportunity for neighborhood comments and input. Letters shall still be sent to surrounding property owners detailing the proposal and how one may provide input to the applicant/developer. If a meeting venue is to be reserved, then the letter shall also include the venue location and invite community members to attend. If you have any questions regarding appropriate alternative neighborhood meeting protocols, please feel free to reply back to this email.**

Attached to this email:

1. Neighborhood Meeting Instructions
2. Sign-In Form
3. Sample Mail-Out Letter
4. Mailing List for property owners within 1000ft of the project site
5. Sign posting requirements

Scheduling Your Neighborhood Meeting

- Follow the attached instructions for scheduling your neighborhood meeting.
- Neighborhood meetings should occur near the project site. You may select a library, church, business, community center, hotel conference room, etc.
- The City of Greenville has many active and engaged neighborhood associations. If your project is in an area with an active neighborhood association, it is you MUST schedule your neighborhood meeting to coincide with the association's regular meeting schedule and location (if this is the case, additional info is provided below). They are usually happy to include you on their meeting agenda.
- **The last day to conduct your neighborhood meeting is Tuesday, September 7, 2021.** Meetings beyond this date MUST be pre-approved by staff. Otherwise, if you miss this date, your application may be deferred to the next month.

Mailing Letters to Surrounding Property Owners

- Letters need to be mailed out to all property owners within 1000 ft. of the project. Planning staff has generated this list and attached for your convenience.
- You may use the attached sample letter to prepare your mail-outs. Make sure you update the highlighted sections with information specific for your project and meeting.
- **Letters MUST be mailed AT LEAST 10 days before the meeting. NO EXCEPTIONS.**

Working with Neighborhood Associations

- Staff recommends engaging the community and maintaining communication with local neighborhood associations early and often in your planning process.
- If your project is in an area with an active neighborhood association(s), you MUST reach out to the president(s) via phone and/or email AND mail them a physical copy of your neighborhood meeting letter.
- **Local Neighborhood Association**

West Greenville Neighborhood Association	Rev. Vardrey Fleming	241 Lowndes
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Keep Planning Staff Informed

- Email us the details/letter prior to your neighborhood meeting so that we may attend. Send all emails to: zelenske@greenvillesc.gov; cdpowell@greenvillesc.gov; planning@greenvillesc.gov; and lfletcher@greenvillesc.gov.

Additionally, as part of the public hearing process, public hearing signs are required to be posted 15 days prior to the public hearing. Attached is the sign affidavit with further instructions and details.

In addition, you may pick up a hardcopy of the affidavit as well as the required number of signs that need to be posted on the property for your project at City Hall. You will find the signs located at the back entrance of City Hall. **Please pick-up the signs with your name and project number. Signs must be posted September 1, by 2 pm.**

Failure to adhere to the neighborhood meeting requirements and sign posting requirements may result in deferral of your application.

Please let me know if you have any additional questions.

Thank you,



Ross Zelenske

Development Planner | Planning & Development Services

zelenske@greenvillesc.gov | www.greenvillesc.gov

Phone: 864-467-4251



--

Drew Parker, CCIM

Principal

The Parker Group

147 Welborn Street, Suite A2

Greenville, SC 29601

(864) 326-5047 office

(864) 380-5825 cell

(888) 877-8167 fax

dparker@parkergrupservices.com

www.parkergrupservices.com

E-mails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until and unless a written contract is signed by the parties.



**Planning Staff Report to
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing**

Docket Number: Z-8-2022

Applicant: Joseph Bradley

Proposal: **TEXT AMENDMENT** to Section 19-4.1. *Table of Uses* to add “Body piercing/tattoo establishment” as a permitted use in the RDV zoning designation.

Staff Recommendation: **Recommend Approval with conditions limiting such uses to properties with RDV zoning in the Village of West Greenville**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers, and Duties of Planning Commission.*
Sec. 19-2.3.2 *Amendments to the text and zoning district map*
Sec. 19-4.1 *Table of Uses.*
Sec. 19-4.3 *Use-specific standards*

Background

Section 19-2.3.2(C)(1) authorizes any citizen or property owner of the City of Greenville to initiate the process for a text amendment to the Land Management Ordinance. This application for a zoning text amendment has been duly submitted by Joseph Bradley, a property owner within the city limits.

The applicant has submitted this text amendment to add “Body piercing/tattoo establishment” as a permitted use in the RDV, Redevelopment district. The applicant is an owner of property that is currently zoned RDV, with a prospective tenant intending to operate a tattoo establishment use.

Staff Analysis:

The proposed amendment would allow body piercing and tattoo establishments as a permitted use within the RDV zoning district. Currently, the only zoning district that permits these uses is the S-1, Service District.

The responses submitted with the application contemplate body piercing and tattoo establishments most particularly within the Village of West Greenville, which is currently zoned RDV. The Village of West Greenville Micro Area Plan includes tattoo establishments among the list of “[a]rts and cultural establishments [that] should be encouraged.” The application states that the use is consistent with the Village as an arts district and has community support.

While staff is generally supportive of allowing body piercing and tattoo establishments in the Village of West Greenville, which recently underwent a planning process that specifically envisioned such “unconventional artistic commercial uses compatible with the Village’s identity,” staff has concerns that such establishments are not appropriate or compatible in other areas of the City with RDV zoning. Body piercing and tattoo establishments may also not be desirable adjacent to single-family residential neighborhoods. Limiting body piercing and tattoo establishments to the Village of West Greenville may be more appropriate at this time. Staff therefore submits the conditions below, which limits body piercing and tattoo establishments to RDV parcels in the Village of West Greenville as set forth in subsection 8-33(p) of the Land Management Ordinance:

(p). The Village of West Greenville means that area bounded by Textile Avenue, Traction Street, Perry Avenue, Lois Avenue to the Railroad Tracks, and Pendleton from Textile Avenue to the corporate limits of the City.

The map provided as Exhibit A with this staff report illustrates the area as defined in subsection 8-33(p).

STAFF RECOMMENDATION:

APPROVE, with staff conditions

1. In order to limit body piercing and tattoo uses within compatible areas of the City, staff submits that the use be allowed within the RDV zoning district as a Conditional Use with the following conditions to be incorporated in Section 19-4.3 *Use specific standards*:

19-4.3.3. *Commercial uses*

[. . .]

(F) *Retail sales and service*

[. . .]

(3) ~~Reserved.~~ *Body piercing/tattoo establishment.* In the RDV district, these uses shall comply with the following standards:

- (a) Body piercing and/or tattoo establishments shall only be permitted within the Village of West Greenville as defined in subsection 8-33(p).
- (b) The uses shall not be permitted when adjacent to a single-family detached residential use or single-family residential district.

2. An applicant will be required to submit for a Conditional Use Permit with staff for the proposed use.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

Approved.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Recommend: N/A

Comments:

No comments.

Fire Department Comments

Recommend: N/A

Tree and Landscape Comments

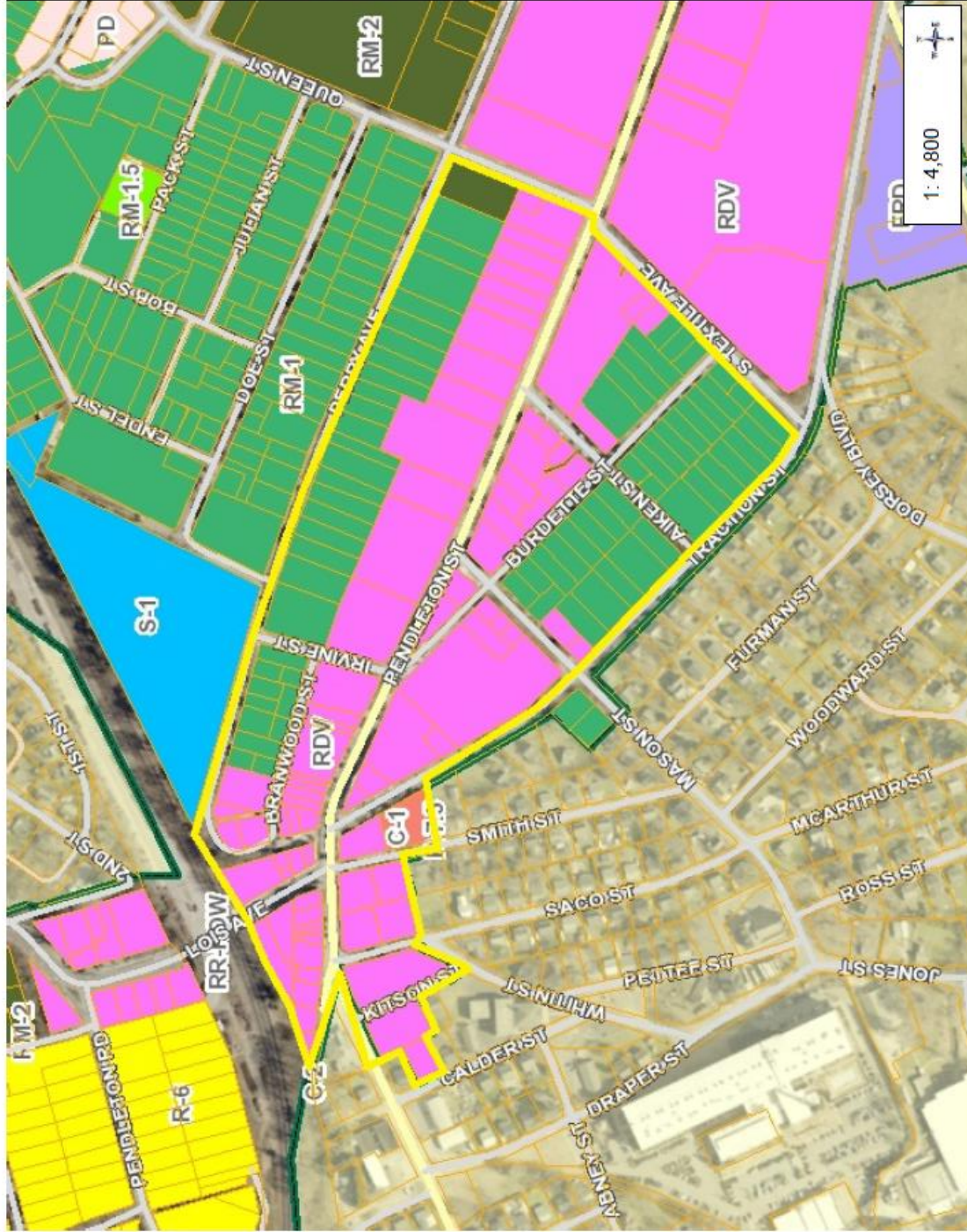
Recommend: Approve

Comments:

No comments.



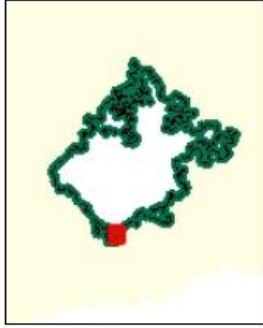
Exhibit A - Village of West Greenville per Sec. 8-33(p)



This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.

800 0 400 800 Feet

NAD_1983_StatePlane_South_Carolina_FIPS_3600_Feet_Int
© City of Greenville, SC Date Created: 5/13/2022



Legend

- Parcels with Ownership
- Zoning
 - C-1, Neighborhood Commercial District
 - C-2, Local Commercial District
 - C-3, Regional Commercial District
 - C-4, Central Business District
 - FRD, Flexible Review District
 - I-1, Industrial District
 - OD, Office and Institutional District
 - PD, Planned Development District
 - R-6, Single Family Residential District
 - R-8, Single Family Residential District
 - RDV, Redevelopment District
 - RM-1, Single- and Multi-Family Residential
 - RM-1.5, Single- and Multi-Family Residential
 - RM-2, Single- and Multi-Family Residential
 - RM-3, Single- and Multi-Family Residential
 - S-1, Service District
 - UP-C, Unity Park Core
 - UP-DT, Unity Park Downtown Transitional
 - UP-F, Unity Park Frontage
 - UP-NCE, Unity Park Neighborhood Center
 - UP-NCO, Unity Park Neighborhood Core
 - UP-SD, Unity Park Special District
- City of Greenville Limits
- County Background

Notes

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

NAME Joseph Bradley
 ADDRESS 22 E Mountainview Ave
Greenville SC 29609
 PHONE 864 201 9479

FAX jbrad771@yahoo.com
 EMAIL [Signature]
 SIGNED 4/18/22
 DATE

REQUEST

Section 19-4.1 table of uses _____

PERTINENT CODE SECTION(S) _____

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

Request for Body Piercing & Tattoo Establishment be
 added to the RDV zone in the Village of
 West Greenville as a permitted use.

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 most recent plan for the Village of West Greenville was approved and already contained language to include TATTOO as a type of business that is consistent with the area and growth of this node in the city. This plan would not be codified until 2023 and we are simply requesting that it be added so that the business can begin in September.

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

Currently the use is only allowed in S-1, we are proposing to make an special excpetion use in the Village of West Greenville only.

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

Village of West greenville plan was approved by city council earlier this year.

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

The Village of West Greenville is an arts disctrict that is creating an identity around artistic endeavors, businesses, and community. This kind of business is consistent that identity, has community support, and would allow for the inclusion of tattoo artists into the artistic community of an already established arts disctrict.

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.

Tattoo was already recommended for the Village of West Greenville's comprehensive plan and deemed to be consistent with its development and growth.

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

TATTOO was already identified by the city council as a type of business that promotes the identity of the Village of West Greenville. This type of business brings a captive audience of relatives and friends who will support the business activities of arts district.

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.

not applicable

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).

Having additional types of businesses on the street will ensure more eyes in the Village of West Greenville, thereby creating a safer space for those visiting the area, and provide another point of contact for Police, Fire, and Emergency Services.

Table 19-4.1-2: Table of Uses

KEY:

"P" = Permitted Use. A "P" in a cell indicates that a use category is allowed by right in the respective district, subject to compliance with the use-specific regulations set forth in the final column of the table. Permitted uses are subject to all other applicable regulations of this chapter, including those set forth in article 19-6, development and design standards.

"S" = Special Exception Use. An "S" in a cell indicates that a use category is allowed only if reviewed and approved as a special exception in accordance with the special exception review procedures of subsection 19-2.3.5, special exception permit.

"C" = Conditional Use. A "C" in a cell indicates that a use category is allowed conditionally in the respective district, subject to compliance with the use-specific regulations set forth in the final column of the table and administrative approval in accordance with the procedures of section 19-2.2, common procedures.

Blank Cell = Prohibited Use. A blank cell indicates that the use type is prohibited in the district.

Use Category	Use Type	Residential						Nonresidential								Additional Regulations
		R6	R9	RM 1	RM 1.5	RM2	RM3	OD	C1	C2	C3	C4	S1	I1	RDV	
RESIDENTIAL USES																
Household living	Manufactured home subdivision					S										19-4.3.1(A)(1)
	Manufactured home					P										19-4.3.1(A)(1)
	Multiple-family dwelling			P	P	P	P	P	P	P	P	P	P		P	19-6.8
	High-rise multiple-family dwelling ¹						P	P		P	P	P	P			19-4.3.1(A)(2)
	Single-family dwelling, attached ¹			P	P	P	P	P	P	P	P	P	P		P	19-6.8
	Single-family dwelling, detached	P	P	P	P	P	P	P	P	P	P	P	P		P	19-6.9
	Duplex dwelling			P	P	P	P	P	P	P	P	P	P		P	19-6.9
	Cottage subdivision ¹	P	P	P	P	P	P	P	P	P	P		P		P	19-4.3.1(A)(4)
	Upper-story dwelling							P	P	P	P	P	P		P	
Group living	Boardinghouse					S	S	S		S	S					19-4.3.1(B)
	All other uses			S	S	S	S	S							S	

PUBLIC AND INSTITUTIONAL USES ^{1, 4}																
Community service	All uses	S	S	S	S	S	S	P	P	P	P	P	P		P	
Day care	Day care center (13+ people)			S	S	S	S	S	S	S	P	P	P		P	19-4.3.2(C)
	Group day care home (7 to 12 people)			S	S	S	S	S	S	S	P	P	P		P	19-4.3.2(C)
	Preschool			S	S	S	S	P	C	P	P	P	P		P	19-4.3.2(C)
Educational facilities	Business school							P	S	P	P	P	P		P	19-4.3.2(D) (1)
	College or university			S	S	S	S	P			P	P	P		P	
	School, public or private	S	S	S	S	S	S	P	S	P	P	P	P		S	19-4.3.2(D) (2)
	Trade school												P	S		19-4.3.2(D) (3)
Government facilities	Detention center										S					
	Emergency response facility	S	S	S	S	S	S	P	S	P	P	P	P	P	S	
	Maintenance, storage, and distribution facility										P		P	P		
	Police substation	S	S	P	P	P	P	P	P	P	P	P	P	P	P	
	Post office							P		S	P	P	P	P	P	
Health care facilities	Hospital			S	S	S	S	P			S		P			
	Medical facility, other than hospital							P	C	P	P		P		P	19-4.3.2(E)
Institutions	Religious institution	S	S	S	S	S	S	P	P	P	P	P	P	S	P	19-4.3.2(F)
	Alternative/post incarceration facilities										S		S			
	All other uses			S	S	S	S	P			S		P		S	

	Restaurant, with indoor seating only							S	P*	P	P	P	P		P	19-4.3.3(C) (2)
	Restaurant with no seating							S	P*	P	P	P	P		P	19-4.3.3(C) (2)
*Restaurants serving alcoholic beverages in C-1 require a special exception permit																
Offices	Bail bonding							P			P	P	P			
	Radio or TV broadcasting studio										P	P	P			
	All other uses					S	S	P	C	P	P	P	P		P	19-4.3.3(D)
Outdoor entertainment	All uses										S	S	P		S	
Parking commercial	Parking lot	C	C	C	C	C	C	P		P	P	P	P	P	P	19-4.3.3(E)
	Parking structure							P			P	P	P			
Retail sales and services	Automobile parts store									P	P	P	P	P		19-4.3.3(F) (1)
	Bank, financial institution, or ATM ⁴							P	P	P	P	P	P		P	19-4.3.3(F) (2)
	Barbershop, beauty shop, or spa							P	P	P	P	P	P		P	19-4.3.3(F) (11)
	Bodily fluid collection establishment												P			
	Body piercing/tattoo establishment												P		P	
	Casino or gambling establishment												C			19-4.3.3(F) (4)



**Planning Staff Report to
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing**

Docket Number:	AX-9-2022
Applicant:	David Hudson
Property Owners:	Greenville Lex Property LLC
Property Location:	2836 Laurens Road
Tax Map Number:	M01002-01-00102
Acreage:	10.06 acres Right-of-way area: 1.26 acres Total area (to be annexed): 11.32 acres
Existing Zoning:	C-2, Commercial district, C-3, Commercial district, and I-1, Industrial district (Greenville County)
Proposed Zoning:	C-3, Regional commercial district (City of Greenville)
Adjacent Zoning:	N: C-2, Commercial District (Greenville County), C-3, Regional commercial district (City of Greenville) E: C-2, Commercial District (Greenville County), C-3, Regional commercial district (City of Greenville) S: R-6, Single-family residential district (City of Greenville) W: R-6, Single-family residential district (City of Greenville)
District:	Council District 4
Staff Recommendation:	Recommend Approval for Annexation, Rezone, and Future Land Use Designations of Corridor Mixed-use

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 10.06 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. Approximately 1.26 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 May 17, 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 2836 Laurens Road and is currently split-zoned C-2, Commercial district, C-3, Commercial district, and I-1, Industrial district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County, and currently is under construction for a new Lexus dealership.

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 “*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 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 zoned properties within the County and C-3 zoning in the City. The proposed C-3 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 C-3 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. Currently under construction is a new Lexus car dealership, which is under a Greenville County permit.

7. Will not create an isolated zoning district: Adjacent properties in the City are zoned C-3 and R-6 and contain similar auto dealer uses, gas station, and a high school. Adjacent County properties are zoned C-2. The proposed C-3 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 C-3 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Mauldin 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 a 16-inch, looped water main on Laurens Road or 12-inch on Fairforest Way capable to serve the property.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

1. Staff recommends that the Future Land Use designation be "*Corridor Mixed-use*" and 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

Comments:

Approved with no comments.

Parks & Recreation Comments

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve

Tree and Landscape Comments

Recommend: Approve

Comments:

No comments



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:	David Hudson	Greenville Lex Property LLC
*Title:	Authorized Representative	
*Address:	225 Seven Farms Dr Suite 200	7301 Parkway Drive
*State:	SC	Hanover, Maryland
*Zip:	29492	21076
*Phone:	843.790.8656	
*Email:	JBurnham@hudsonauto.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) M01002-01-00102

*TOTAL ACREAGE TO BE ANNEXED 10.1

*CURRENT ZONING DESIGNATION (County) C-2, Commercial district, and C-3, Commercial district

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

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

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

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

INSTRUCTIONS

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

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



*APPLICANT SIGNATURE

4/26/2022

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.

*Signatures	
Applicant	
Date	4/26/2022
Property Owner/Authorized Agent	
Date	4/26/2022

APPLICATION REQUIREMENTS CHECKLIST

☐
☐

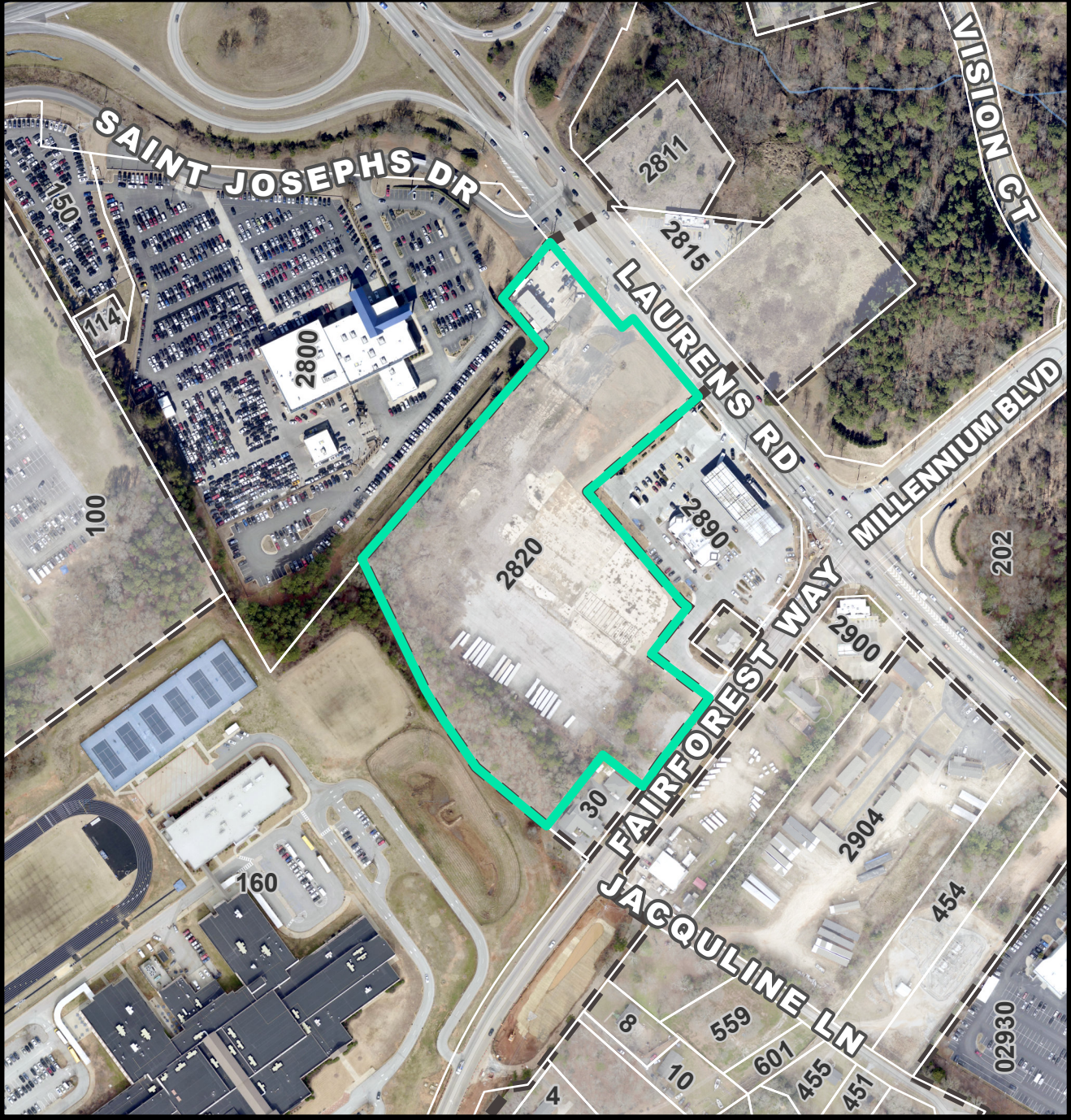
A completed application form.

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.

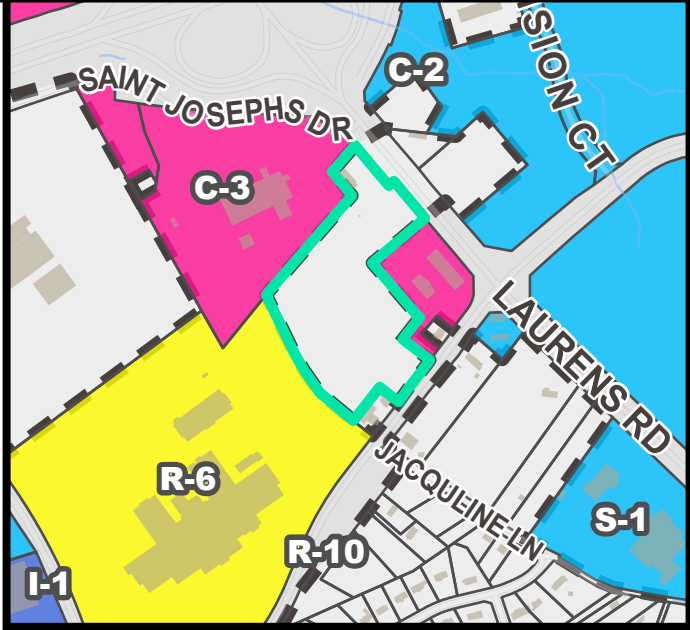
IMPORTANT NOTE:

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



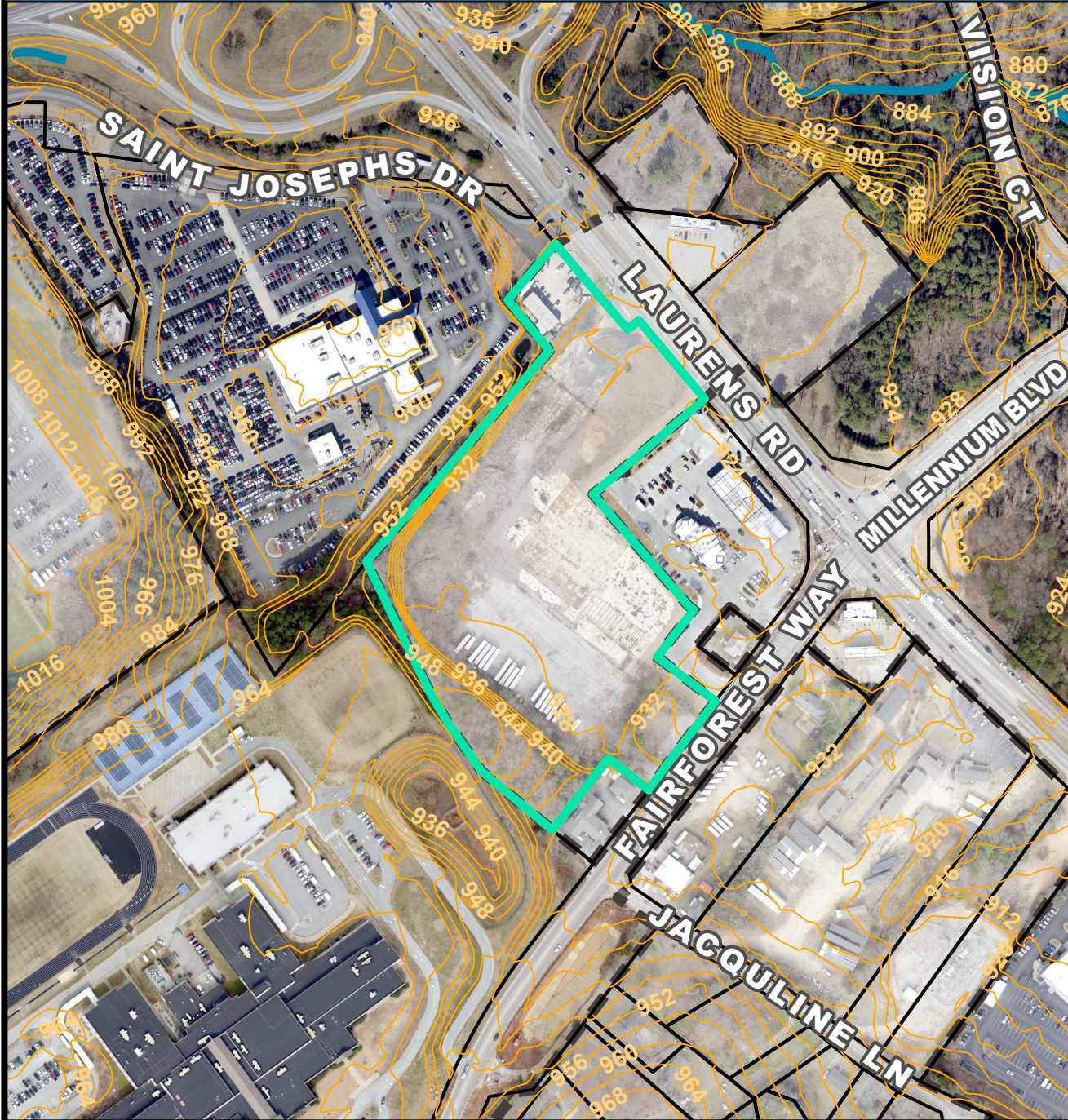
CURRENT ZONING



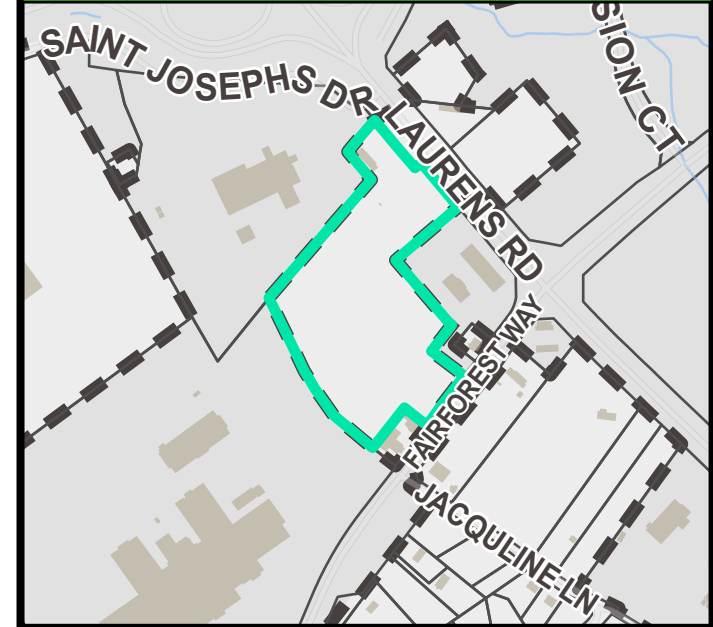
FUTURE LAND USE



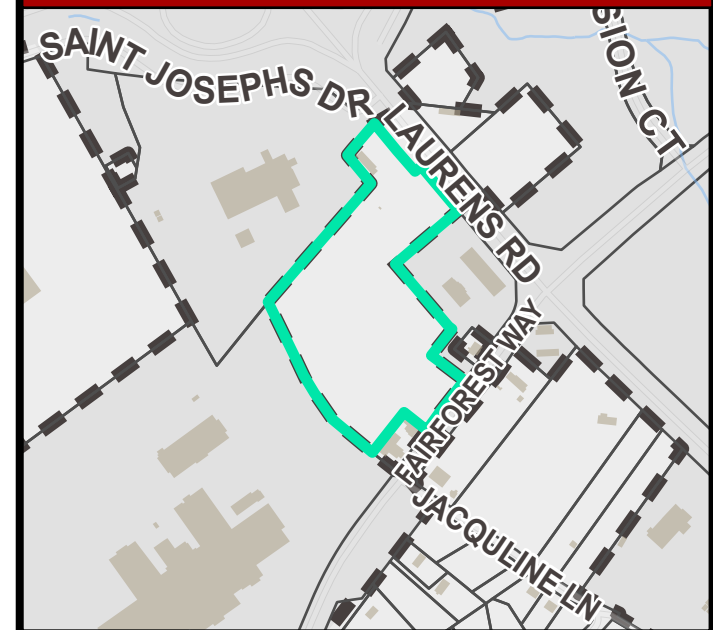
NATURAL / ENVIRONMENTAL FEATURES



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 2836 Laurens Road (address) and consisting of approximately 10.1 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
Greenville Lex Property LLC	2836 Laurens Road/ M01002-01-00102		4/26/2022



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

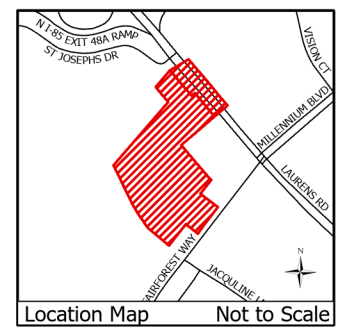
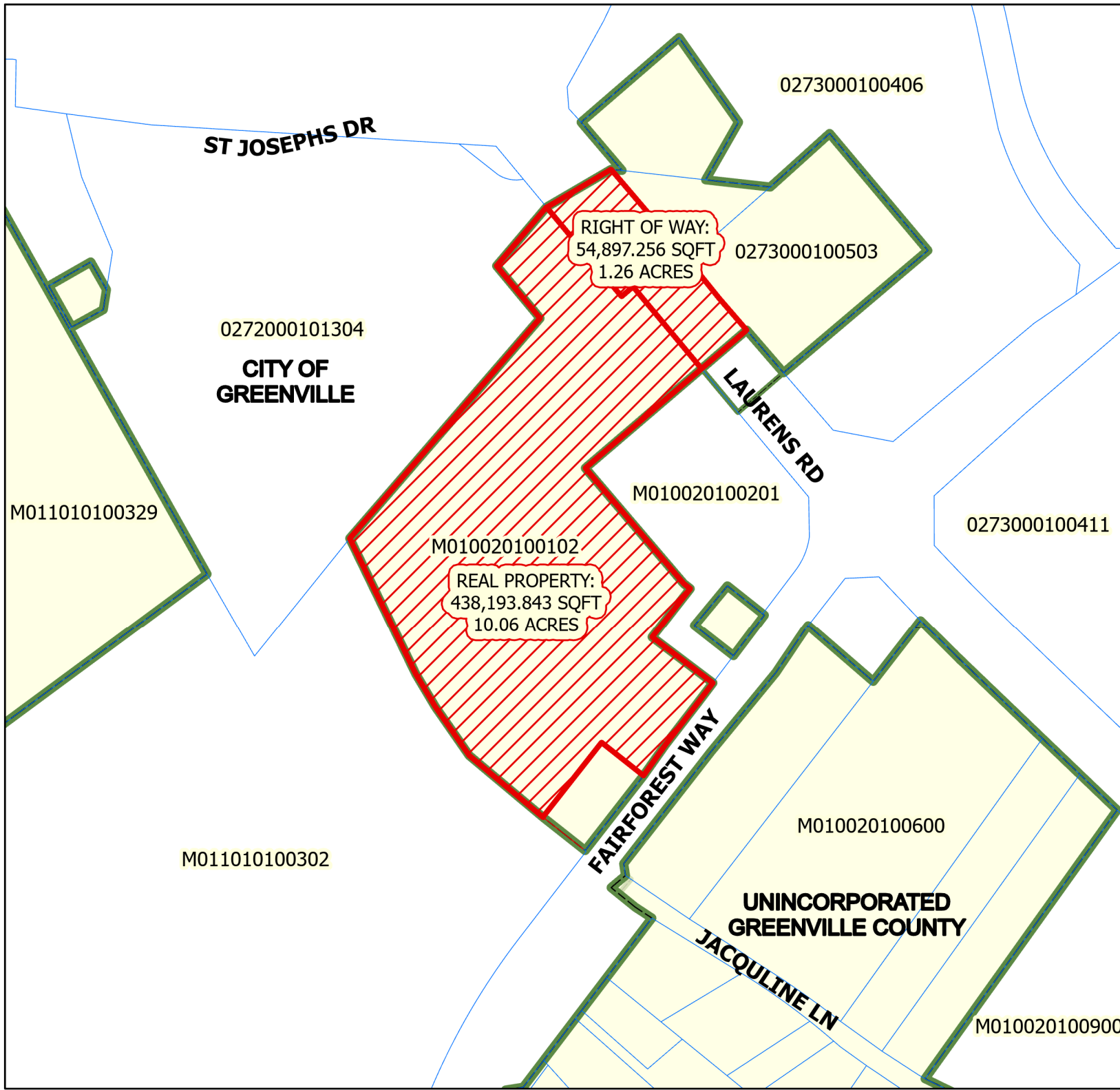
CERTIFICATION OF PETITION SIGNATURE

I, David Hudson, have this 26th day of April, 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:

M01002-01-00102

A handwritten signature in blue ink, appearing to be 'D. Hudson', written over a horizontal line.

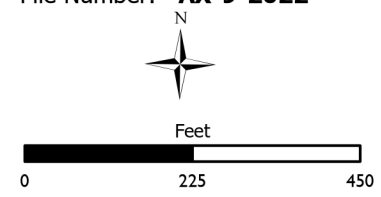
Signature



ANNEXATION MAP
for
Tax Map No. M010020100102
into the
City of Greenville

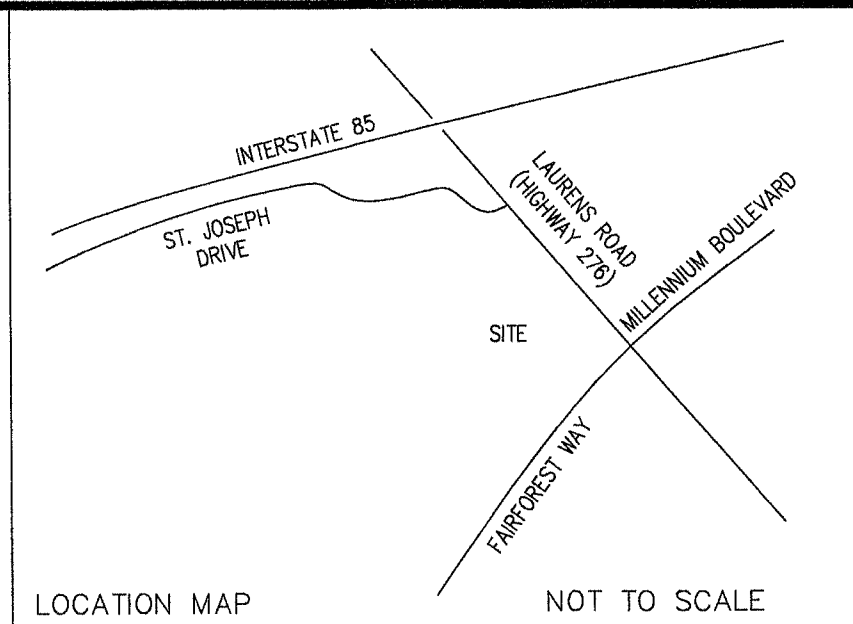
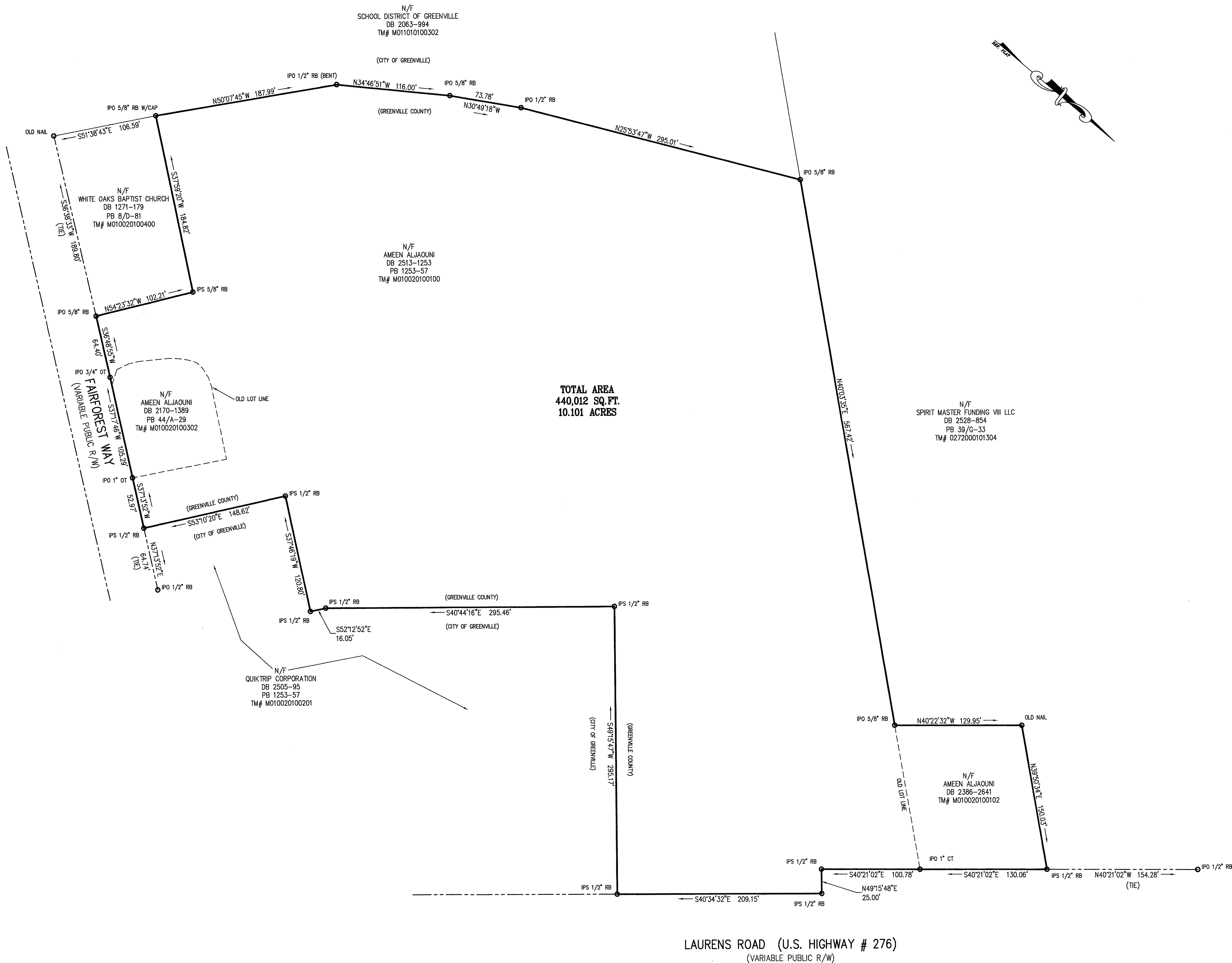
- Greenville City Limits
- Total Annexation Area

Total Area of Annexation:
493,091.1 Sq. Ft.
Total Acreage of Annexation:
11.32 Acres
Existing County Zoning:
C-2, C-3, I-1
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **29.01**
File Number: **AX-9-2022**



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

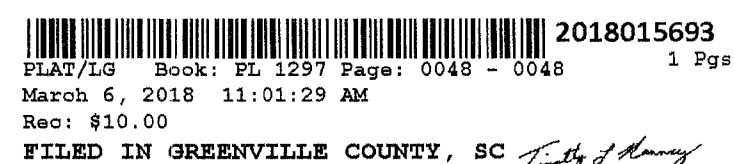
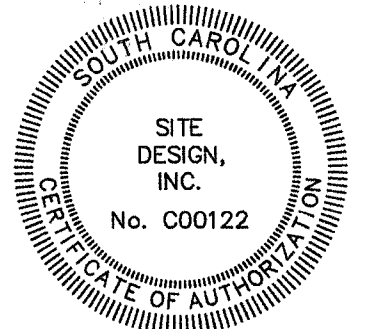
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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; ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

- REFERENCE:
- 1) PLAT BOOK 2386, PAGE 2641
 - 2) DEED BOOK 2386, PAGE 2641
 - 3) DEED BOOK 2513, PAGE 2941
 - 4) DEED BOOK 2170, PAGE 1389

Dan R. Augustine
DAN R. AUGUSTINE, P.E.
S.C. REG. NO. 35293



THE PURPOSE OF THIS PLAT IS TO COMBINE TAX MAP #'S M010020100302 AND M010020100100 INTO TAX MAP # M010020100102

LEGEND		
BL. BUILDING LINE	TEL. TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB
CL. CENTERLINE	EM. ELECTRIC METER	TW/BW TOP/BOTTOM WALL
OMP CORRUGATED METAL PIPE	CB CATCH BASIN	VCP VITRIFIED CLAY PIPE
CT CRIMP TOP	DI DROP INLET	WM WATER METER
DE DRAINAGE EASEMENT	EL. ELEC TRANS	WV WATER VALVE
EP EDGE OF PAVEMENT	EL. ELEVATION	CTV CABLE TV
IPX IRON PIN SET-OLD	FX FIRE HYDRANT	X FENCE LINE
IPS IRON PIN SET-NEW	GM GAS METER	FOC FIBER OPTIC CABLE
N&C NAIL & CAP	GV GAS VALVE	GL GAS LINE
OT OPEN TOP	LP LIGHT POLE	OH OVERHEAD POWER
RB REBAR	PP POWER POLE	OHT OVERHEAD TELEPHONE
RCP REINFORCED CONC PIPE	GP GUY ANCHOR	SD STORM DRAIN
R/W RIGHT OF WAY	SMH SD MANHOLE	SS SANITARY SEWER
SD STORM DRAIN	SMH SS MANHOLE	UG UNDERGROUND POWER
SS SANITARY SEWER	TMH TELEPHONE MANHOLE	UGT UNDERGROUND TEL
SSE SS EASEMENT	CO CLEAN OUT	W WATER LINE

RECOMBINATION PLAT FOR AMEEN ALJAOUNI			
GREENVILLE COUNTY, SOUTH CAROLINA			
SCALE 1"=50'	PROPERTY ADDRESS 2836 LAURENS ROAD	TAX PIN AS NOTED	
DATE 2-19-18	50 0 50 100	FIELD CREW TH/MS	DRAWN BY JG
SITE DESIGN, INC.			
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS			
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601			
PH: (864)271-0496 FAX: (864)271-0402			
www.sitedesign-inc.com			

NOTE: THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

AX-9-2022 | 2836 Laurens Road Annexation Neighborhood Meeting 5/17/2022 at 6:00 PM

Attendance:

Riyad Brothers – Representative of owner

Notes of Discussion:

No member of the public attended.



**Planning Staff Report to
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing**

Docket Number: AX-10-2022

Applicant: Brian Cherry

Property Owners: EKCCJC Holdings LLC

Property Location: 101 Halton Road

Tax Map Number: 026000-01-00814

Acreage: 0.883 acre
Right-of-way area: 0 acres
Total area (to be annexed): 0.883 acres

Existing Zoning: C-3, Commercial district (Greenville County)

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

Adjacent Zoning: N: C-2, Local commercial district (City of Greenville)
E: S-1, Services District (Greenville County)
S: C-2, Commercial district (Greenville County)
W: C-3, Regional Commercial district (City of Greenville)

District: Council District 4

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

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.883 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. No right-of-way will be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

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

Neighborhood Meeting

A neighborhood meeting was not required by subsection 19-2.2.4 of the Land Management Ordinance.

Site Information

The subject property is located at 101 Halton Road and is currently zoned C-3, Commercial district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

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

Staff Analysis:

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

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate a portion of the subject area for annexation as “Community 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.
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 similar zoned properties within the County and City. The site is the current home to medical offices. The proposed C-3 zoning classification will allow for development that is compatible with the surrounding properties and proposed use.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area. The C-3 designation is used for adjacent properties.
6. Will not result in “strip” or ribbon commercial development: The site is currently developed for medical offices.
7. Will not create an isolated zoning district: Adjacent properties in the City are zoned C-3 and C-2. Adjacent County properties are zoned S-1 and C-2. The proposed C-3 zoning designation is consistent with zoning districts of adjacent 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 C-3 zoning designation is compatible with other properties in the area.

9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Wade Hampton Fire District and will remain within it upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains an 8-inch, looped water main on Halton Road capable to serve the property.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

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

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

City Engineer Comments

Recommend: Approve

Comments:

Approved.

Fire Department Comments

Recommend: Approve

Parks & Recreation Comments

Tree and Landscape Comments

Recommend: Approve

Comments:

No comments



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:	Brian Cherry	EKCCJC Holdings LLC
*Title:	Owner	
*Address:	101 Halton Road	101 Halton Road, Suite A
*State:	Greenville, SC	Greenville, SC
*Zip:	29607	29607
*Phone:	864-603-2464	
*Email:	briancherry07@gmail.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-00814

*TOTAL ACREAGE TO BE ANNEXED 0.829

*CURRENT ZONING DESIGNATION (County) C-3, Commercial district

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

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

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

[Signature] *APPLICANT SIGNATURE
5/2/22 5/2/2022 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.

*Signatures	
Applicant	<i>[Signature]</i>
Date	<u>5/2/22</u> <u>5/2/2022</u>
Property Owner/Authorized Agent	<i>[Signature]</i>
Date	<u>5/2/22</u> <u>5/2/2022</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.



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 101 Halton Road (address) and consisting of approximately 0.829 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
EKCCJC Holdings LLC	101 Halton Road/ 026000-01-00814		5/2/22
EKCCJC Holdings LLC	101 Halton Road/ 026000-01-00814		5/2/2022



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

CERTIFICATION OF PETITION SIGNATURE

I, Brian R. Cherry and [Signature], have this 2nd day of May, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

026000-01-00814

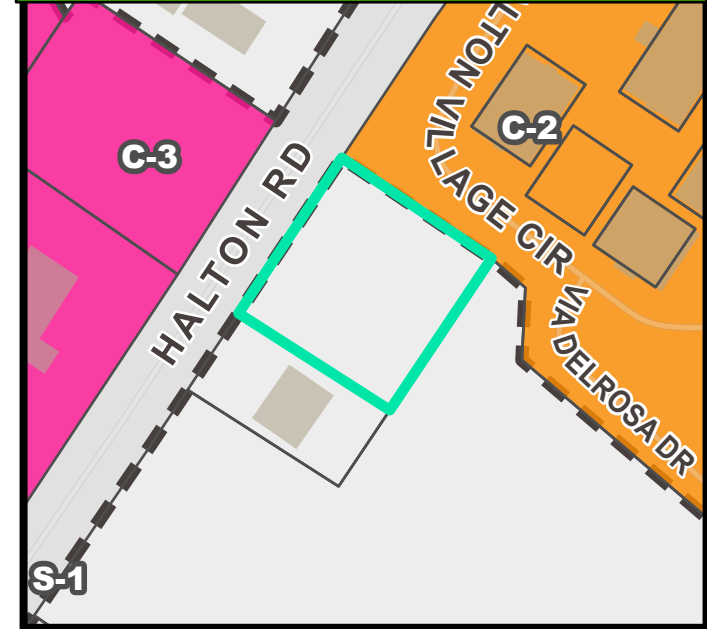
[Signature]
Signature

[Signature]
Signature

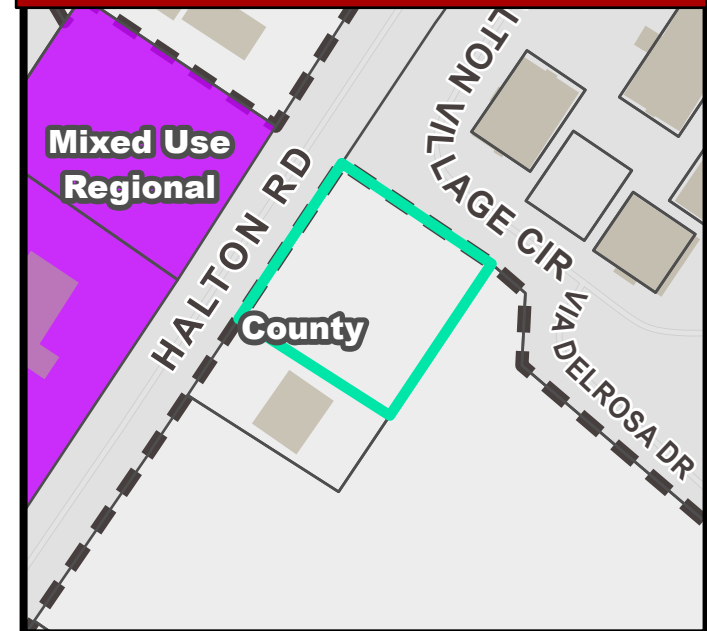
AERIAL VIEW



CURRENT ZONING



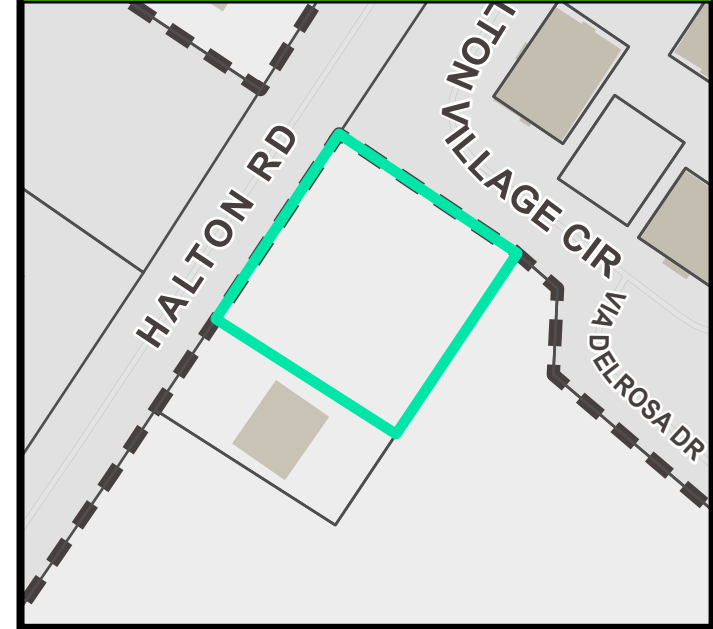
FUTURE LAND USE



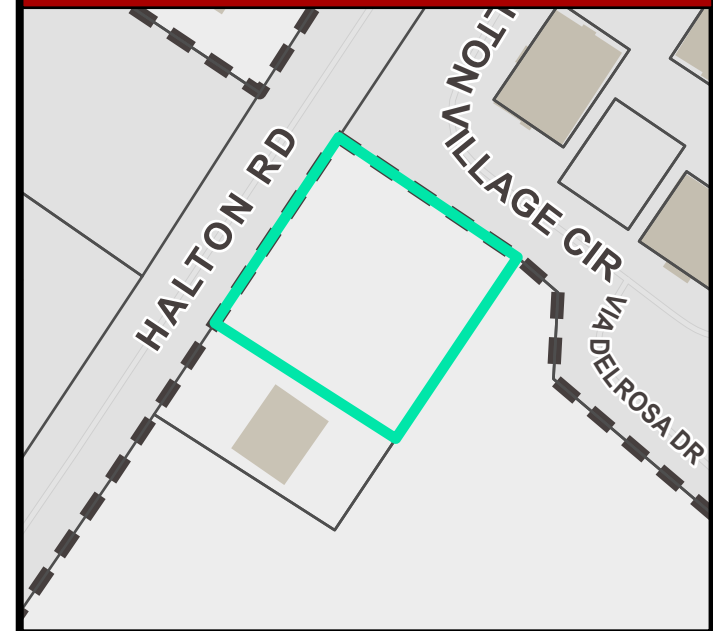
NATURAL / ENVIRONMENTAL FEATURES

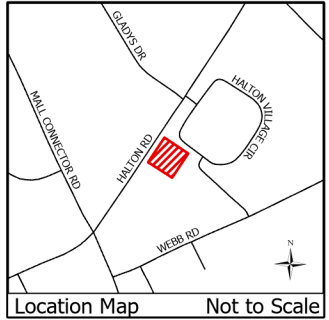
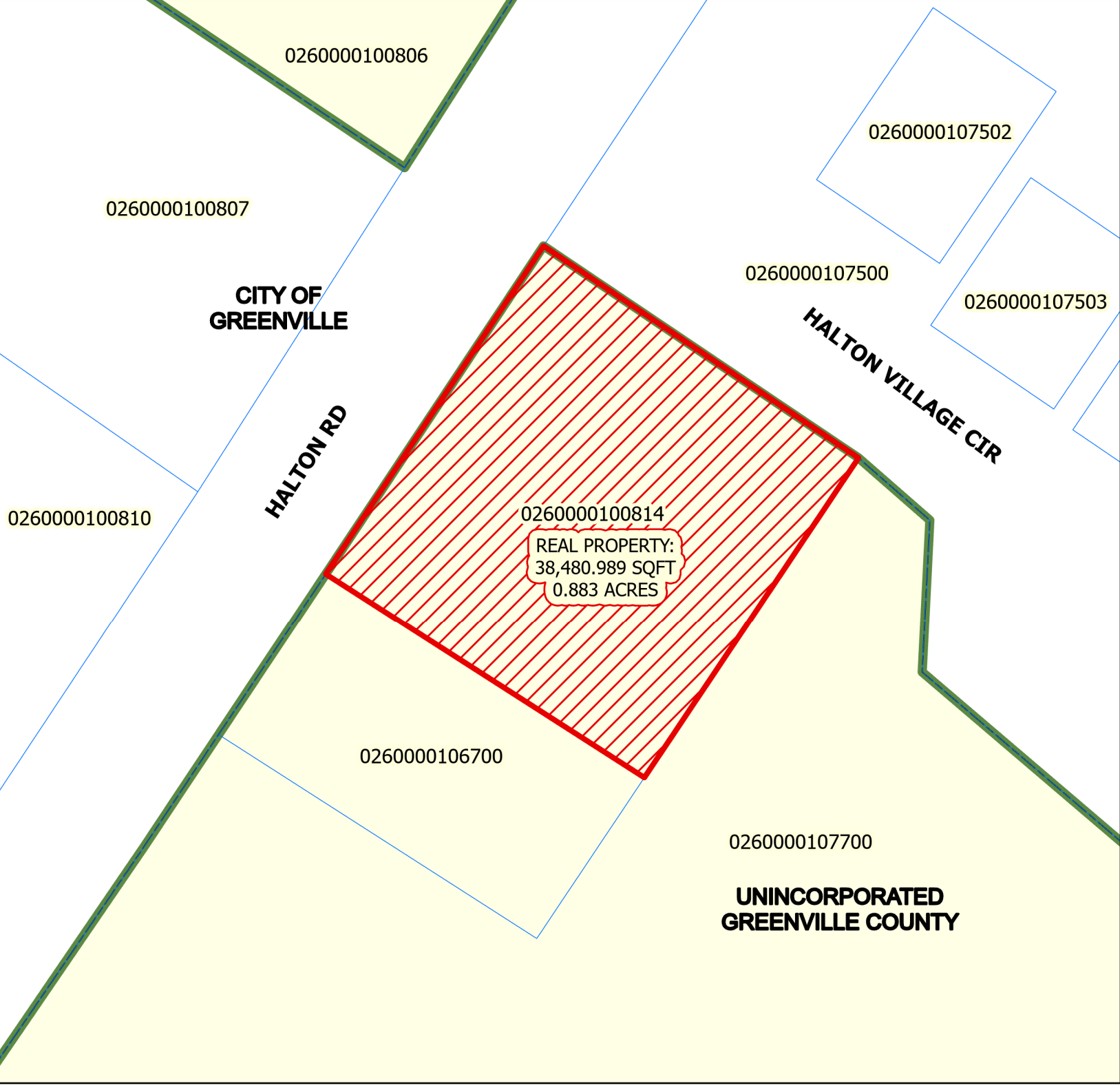


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

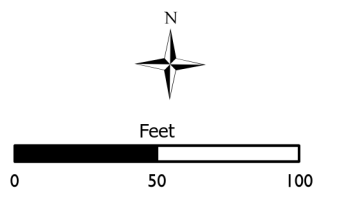




ANNEXATION MAP
for
101 Halton Road
Tax Map No. 0260000100814
into the
City of Greenville

- Greenville City Limits
- Total Annexation Area

Total Area of Annexation:
38,480.989 Sq. Ft.
Total Acreage of Annexation:
.8834 Acres
Existing County Zoning: **C-3**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-10-2022**



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Copyright: The City of Greenville, SC

TITLE EXCEPTIONS:

INVESTORS TITLE INSURANCE COMPANY
COMMITMENT # 23372016000038
EFFECTIVE: MAY 25, 2016

2. MATTERS AS SHOWN ON PB. 0-103; * AFFECTS, NO MATTERS ON PLAT TO PLOT HEREON.

3. MATTERS AS SHOWN ON PB. 18S-55; * NO LONGER AFFECTS, PLAT DEPICTS R/W TAKEN FOR WIDENING OF HALTON ROAD, CURRENT R/W SHOWN HEREON. *TO BE DELETED

5. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DB. 1401-257; * NO LONGER AFFECTS. *TO BE DELETED

THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

2016065566
PLAT/LG Book: PL 1248 Page: 0014 - 0014 1 Pgs
August 25, 2016 09:42:03 AM
Rec: \$10.00
FILED IN GREENVILLE COUNTY, SC

N/F
GERALD D. HUSKAMP,
TRUSTEE OF CARSON
JONES GREEN REFORMED
TRUST AND JOHN DAVID
GREEN REFORMED TRUST
TMS # 0260000107700
D.B. 2358-4624
P.B. 1090-43

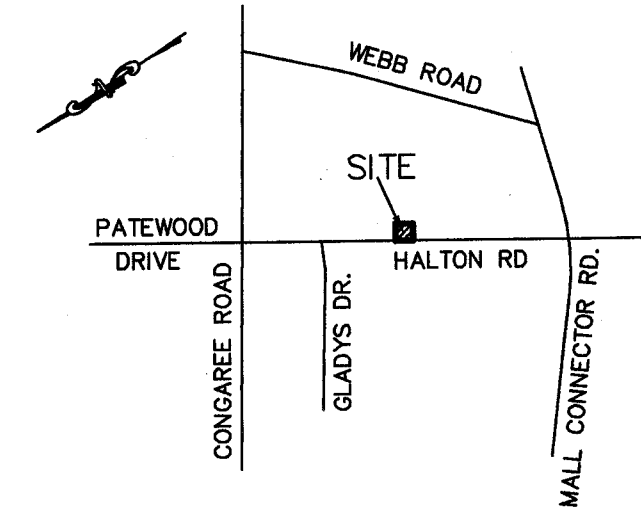
SURVEYOR'S NOTES:

1.) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

3.) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

4.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.



VICINITY MAP (NOT TO SCALE)

POSSIBLE PROJECTIONS:

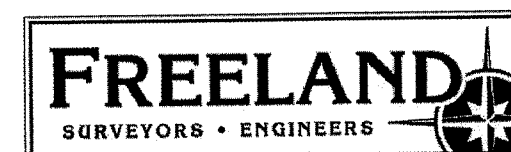
NONE OBSERVED

LAND AREA:

36,122 SQ.FT.
0.829 ACRES

BASIS OF BEARINGS:

BASIS OF BEARINGS ON
PLAT BOOK 06-251



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHIEF: SB CHECKED: JCC

REF. PLAT BOOK: 0/103 AND 1024-82

REF. DEED BOOK: 2442-2522

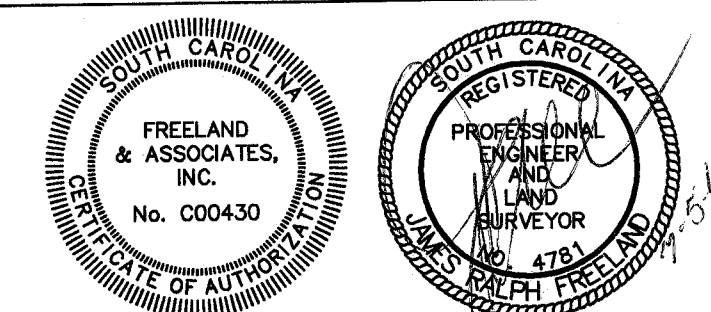
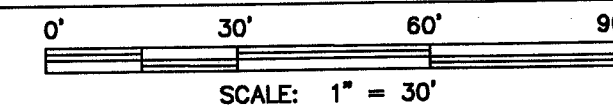
TAX MAP : 0260000100814

DATE OF SURVEY: 6-14-2016

DATE DRAWN: 6-16-2016

DRAWING NO: 67175

DATE OF LAST REVISION:



PLS: JAMES R. FREELAND
NO: 4781

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

ALTA/NSPS LAND TITLE SURVEY FOR EKCCJC HOLDINGS, LLC

(HAPPY VALLEY FARMS- LOT 13)

SITE ADDRESS:
HALTON ROAD
GREENVILLE, SC 29607

ALTA/NSPS CERTIFICATE:

TO: EKCCJC HOLDINGS, LLC and INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-14-2016.

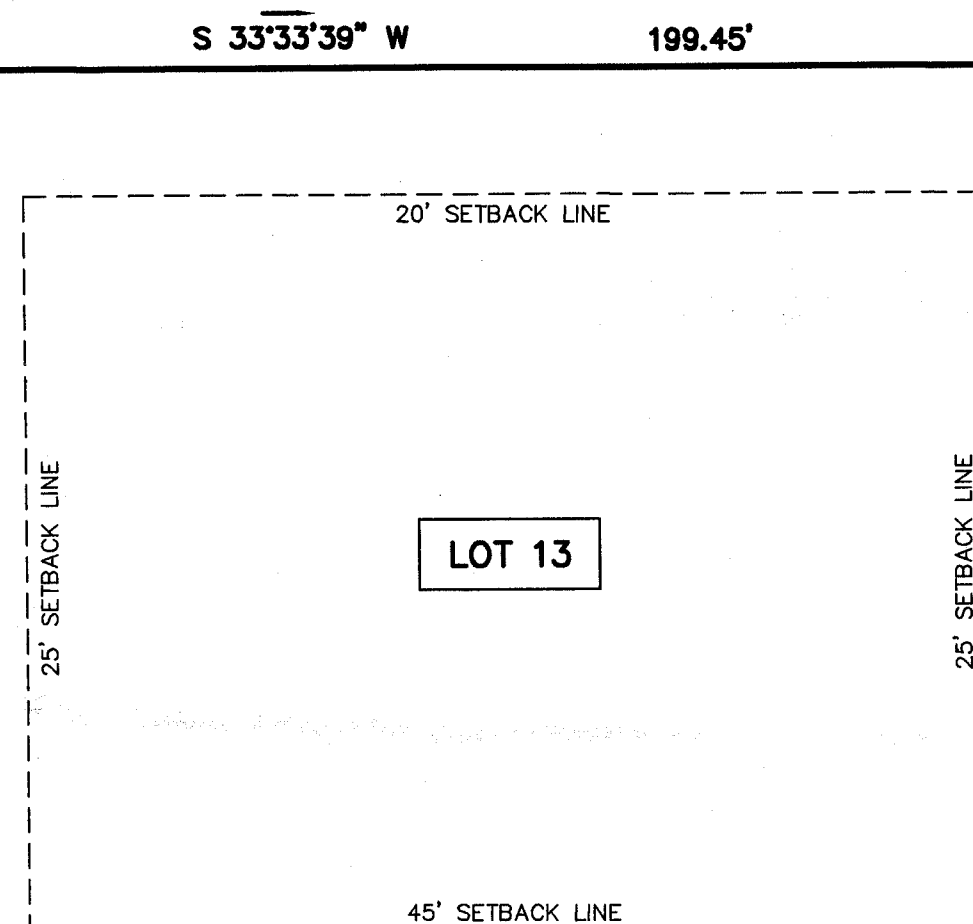
DATE OF PLAT OR MAP: 6-16-2016

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT #23372016000038).

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 4781

LEGEND:

- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- ⊕ PP POWER POLE
- ☆ LIGHT POLE
- ⊙ SDMH STORM DRAIN MANHOLE
- CBMH CATCH BASIN MANHOLE
- CO CLEANOUT
- OE — OVERHEAD ELECTRIC LINE
- UE — UNDERGROUND ELECTRIC LINE
- OT — OVERHEAD TELEPHONE LINE
- ===== STORM DRAIN PIPE



HALTON ROAD
(80' RIGHT-OF-WAY)

ZONING INFORMATION:

ZONED: S-1 (SERVICES)

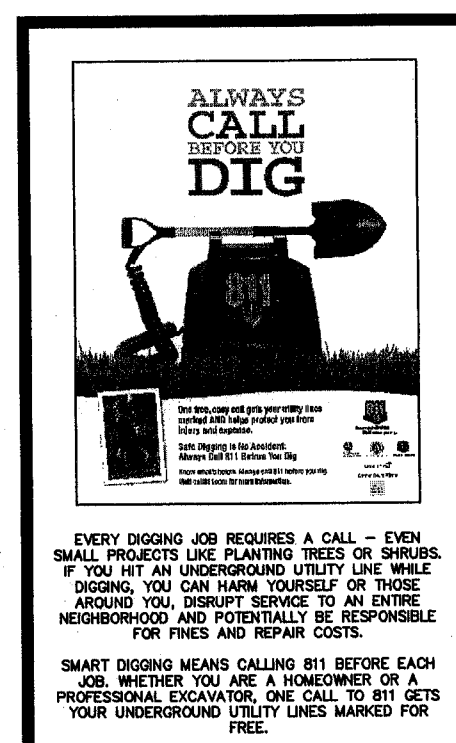
SETBACK LINE

FRONT: 45'
SIDE: 25'
BACK: 20'
MAXIMUM BUILDING HEIGHT: 45'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"

(PER NFIP FIRM COMMUNITY
PANEL NO. 45045C0404E
EFFECTIVE DATE: AUGUST 18, 2014.





**Planning Staff Report to
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing**

Docket Number:	AX-12-2022
Applicant:	City of Greenville
Property Owners:	Duke Power Company
Property Location:	E. Bramlett Road, Reedy Street, E. Center Street, Power Street, Peace Street, W. Washington Street, and Hampton Avenue Extension
Tax Map Number:	0137000400100, 0141000200400, 0137000301300, 0137000500900, 0137000301500, 0137000301600, 0137000301700, 0137000301800, 0137000900400, 0137000800500
Acreage:	29.14 acres Right-of-way area: 6.603 acres Total area (to be annexed): 35.738 acres
Existing Zoning:	I-1, Industrial district, and R-7.5, Single-family residential district (Greenville County)
Proposed Zoning:	I-1, Industrial district, and R-6, Single-family residential district (City of Greenville)
Adjacent Zoning:	N: R-7.5, Single-family residential district, O-D, Office district, C-3, Commercial district (Greenville County) E: FRD, Flexible review district, I-1, Industrial district (Greenville County) S: RDV, Redevelopment District (City of Greenville) W: C-2, Commercial District, R-MA, Multifamily residential district, R-7.5, Single-family residential district, PD, Planned development district, C-1, Commercial district (Greenville County)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone, and Future Land Use Designations of Community Mixed-use for I-1 zoned properties and Sub-urban Residential for R-6 zoned properties

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*

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 29.14 acres of lot area into the Greenville city limits and to zone it I-1, Industrial district, and R-6, Single-family residential district. Approximately 6.603 acres of right-of-way will also be annexed.

Request Summary Per Parcel:

TMS#	Zoning District	FLUM
0137000400100	I-1	Community Mixed-use
0141000200400	I-1	Community Mixed-use
0137000301300	I-1	Community Mixed-use
0137000500900	R-6	Sub-urban Residential
0137000301500	I-1	Community Mixed-use
0137000301600	I-1	Community Mixed-use
0137000301700	I-1	Community Mixed-use
0137000301800	I-1	Community Mixed-use
0137000900400	I-1	Community Mixed-use
0137000800500	R-6	Sub-urban Residential

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

A neighborhood meeting was not required by subsection 19-2.2.4 of the Land Management Ordinance.

Site Information

The subject property is located at E. Bramlett Road, Reedy Street, E. Center Street, Power Street, Peace Street, W. Washington Street, and Hampton Avenue Extension and is currently zoned I-1, Industrial district, and R-7.5, Single-family residential district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County, and currently contains Duke Energy facilities. The area is within the City View neighborhood.

The applicant requests to annex the property into the City with a I-1 and R-6 zoning designations. The I-1 zone is intended to primarily accommodate those uses of a manufacturing and industrial nature and secondary, functionally related uses, such as distribution, storage, and processing. General commercial uses are allowed but are considered incidental to the predominantly industrial nature of the district. Residential uses, other than caretaker dwellings, are not permitted.

The R-6 zone is intended to preserve and encourage single-family residential development with a minimum lot size of 6,000 square feet. 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 “*Community Mixed-use*” and “*Sub-urban Residential*.” Community Mixed-use is defined as areas generally located adjacent to highways and major thoroughfares and are buffered from the Sub-urban Residential areas. They serve the larger Greenville community and contain a diverse mix of mid-size to large-size employers in commercial, light manufacturing/industrial, distribution, medical offices, institutional, etc. Multi-family developments are also included with appropriate buffers when adjacent to high intensity uses. Sub-urban residential is defined as largely comprised of single-family homes, with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes.
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 I-1 and R-6 zoning designations allow 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 I-1 and R-6 zoning classifications allow for development that is compatible with the surrounding properties and proposed use.
5. Promotes logical development pattern: The proposed zoning designations provide uses that are logical to the future development pattern of the area. The I-1 and R-6 designations have similar zoning designations used for adjacent County properties.
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 a charter school. Adjacent County properties are an assortment of zoned properties including further I-1 and R-7.5 properties. The proposed I-1 and R-6 zoning designations are 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 I-1 and R-6 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 water lines on adjacent roadways. 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*” for I-1 zoned properties and “*Sub-urban Residential*” for R-6 zoned properties 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) Floodplain – A portion of the subject property is located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.
- 2) *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.

Restrictions: Preservation of wetlands shall be provided by deed or plat restrictions.

Parks & Recreation Comments

Recommend: Approve

Comments:

Reviewed, no comment.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve

Tree and Landscape Comments

Recommend: Approve

Comments:

No comments



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:	City of Greenville	Duke Power Company
*Title:		owner
*Address:	206 S. Main Street	PO Box 2178
*State:	Greenville, SC	Charlotte, NC
*Zip:	29601	28201
*Phone:	864-467-4247	
*Email:	planning@greenvillesc.gov	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 013700-04-00100, 014100-02-00400, 013700-03-01300, 013700-05-00900,
013700-03-01500, 013700-03-01600, 013700-03-01700, 013700-03-01800

*TOTAL ACREAGE TO BE ANNEXED 31.21

*CURRENT ZONING DESIGNATION (County) I-1, except for 013700-05-00900, R-7.5

*PROPOSED ZONING DESIGNATION (City) I-1, except for 013700-05-00900, R-6

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

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

X [Signature] *APPLICANT SIGNATURE
X 5/12/2022 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.

*Signatures	
Applicant	X <u>[Signature]</u>
Date	X <u>5/12/2022</u>
Property Owner/Authorized Agent	<u>Linda Hannon</u>
Date	<u>3/23/22</u>

APPLICATION REQUIREMENTS CHECKLIST

☒
☒

A completed application form.

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

IMPORTANT NOTE:

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



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

**100 Percent
PETITION FOR ANNEXATION**

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as multiple, see below (address) and consisting of approximately 31.21 acres located on see below 8 parcels (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
Duke Power Company	0 W. Washington Street/ 013700-04-00100	Linda Hannon	3/23/22
Duke Power Company	1523 Hampton Ave Extension/ 014100-02-00400	Linda Hannon	3/23/22
Duke Power Company	0 Power Street/ 013700-03-01300	Linda Hannon	3/23/22
Duke Power Company	0 Power Street/ 013700-05-00900	Linda Hannon	3/23/22
Duke Power Company	0 Peace Street/ 013700-03-01500	Linda Hannon	3/23/22
Duke Power Company	901 Peace Street/ 013700-03-01600	Linda Hannon	3/23/22



city of
greenville
South Carolina

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Duke Power Company	0 Peace Street/ 013700-03-01700	Linda Yannon	3/23/22
Duke Power Company	0 Peace Street 013700-03-01800	Linda Yannon	3/23/22



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

CERTIFICATION OF PETITION SIGNATURE

I, LINDA S HANNON, have this 23 day of MARCH, 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:

013700-04-00100
014100-02-00400
013700-03-01300
013700-03-00900
013700-03-01500
013700-03-01600
013700-03-01700
013700-03-01800

Linda S Hannon
Signature



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:	City of Greenville	Duke Power Company
*Title:		Owner
*Address:	206 S. Main Street	Po Box 2178
*State:	Greenville, SC	Charlotte, NC
*Zip:	29601	28201
*Phone:	864-467-4247	
*Email:	planning@greenvillesc.gov	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 013700-09-00400, 013700-01-00500

*TOTAL ACREAGE TO BE ANNEXED 1.14 acres

*CURRENT ZONING DESIGNATION (County) -00400=County I-1, -00500=County R-7.5

*PROPOSED ZONING DESIGNATION (City) -00400=City I-2, -00500=City R-6

*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.

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 X 5/12/2022 DATE

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

*Signatures	
Applicant	X <u>[Signature]</u>
Date	X <u>5/12/2022</u>
Property Owner/Authorized Agent	<u>LINTA HAWKINS</u>
Date	<u>3/23/22</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.

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Duke Power Company	013700-08-00500 013700-08-00500	Linda S. Hannon	3/23/22



city of
greenville
South Carolina

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

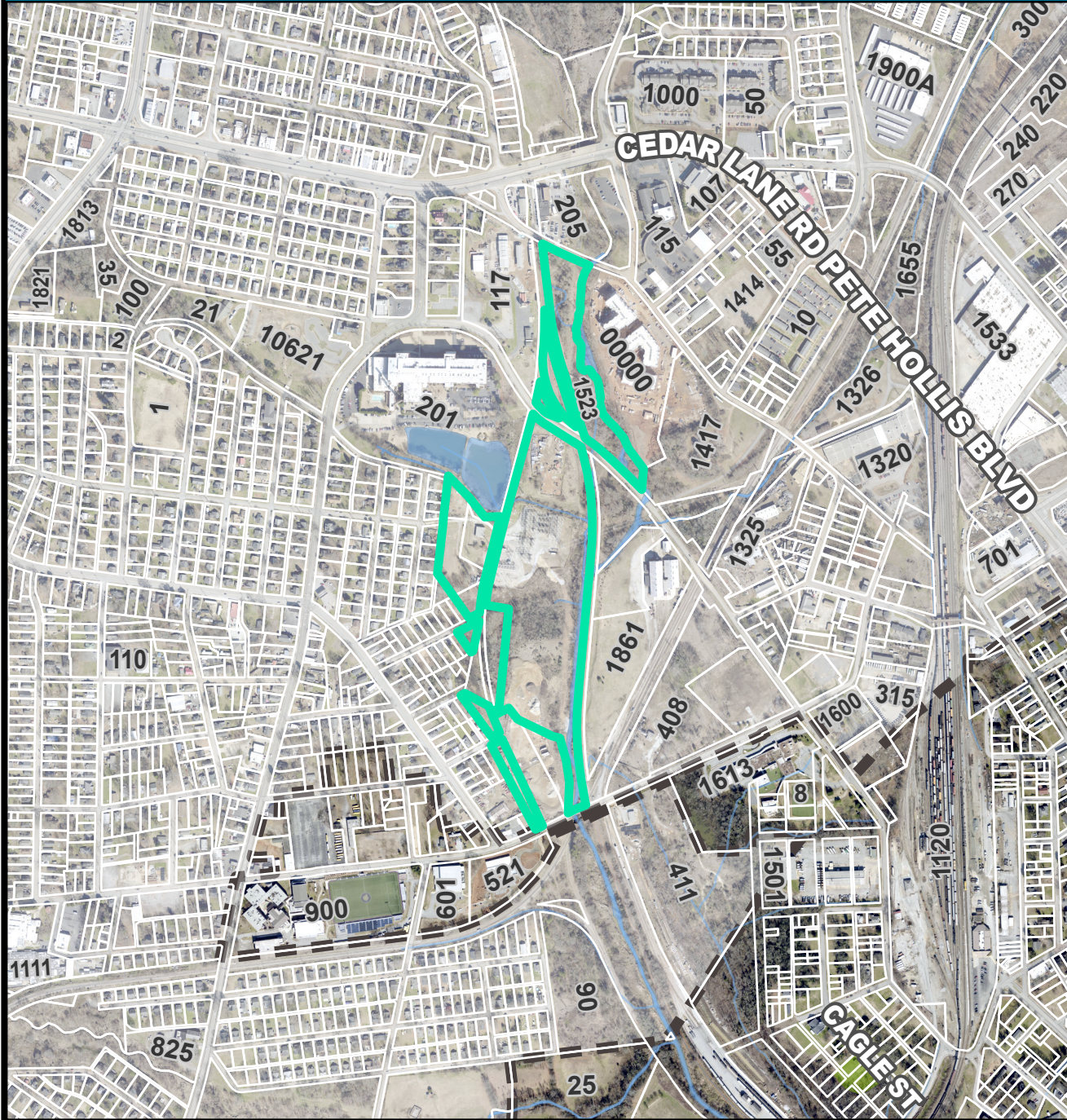
CERTIFICATION OF PETITION SIGNATURE

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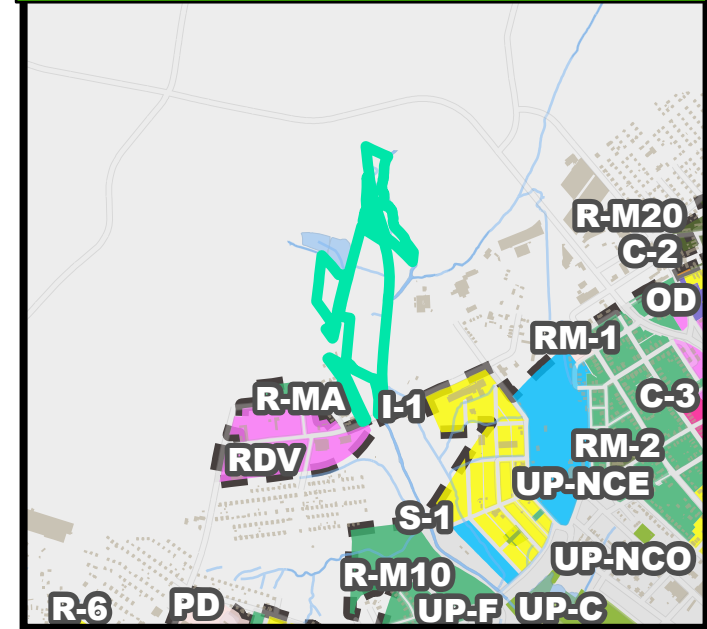
013700-09-00400
013700-09-00500

Linda S Hannon
Signature

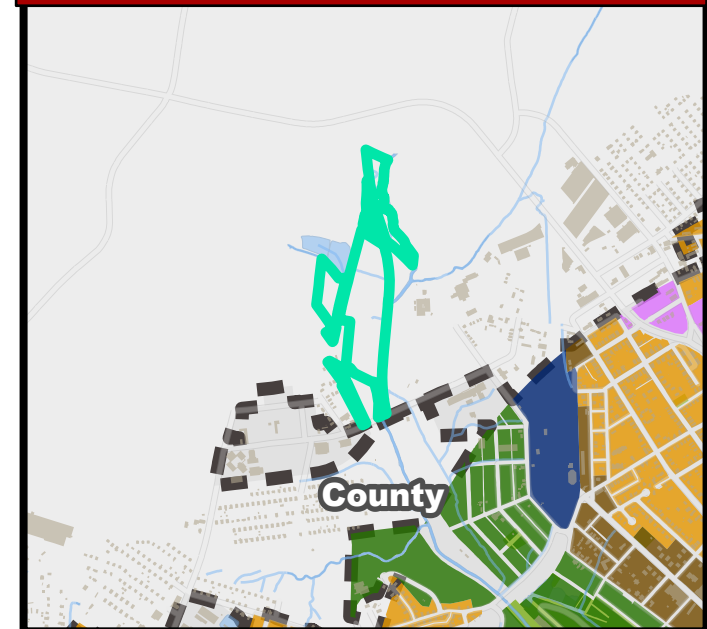
AERIAL VIEW



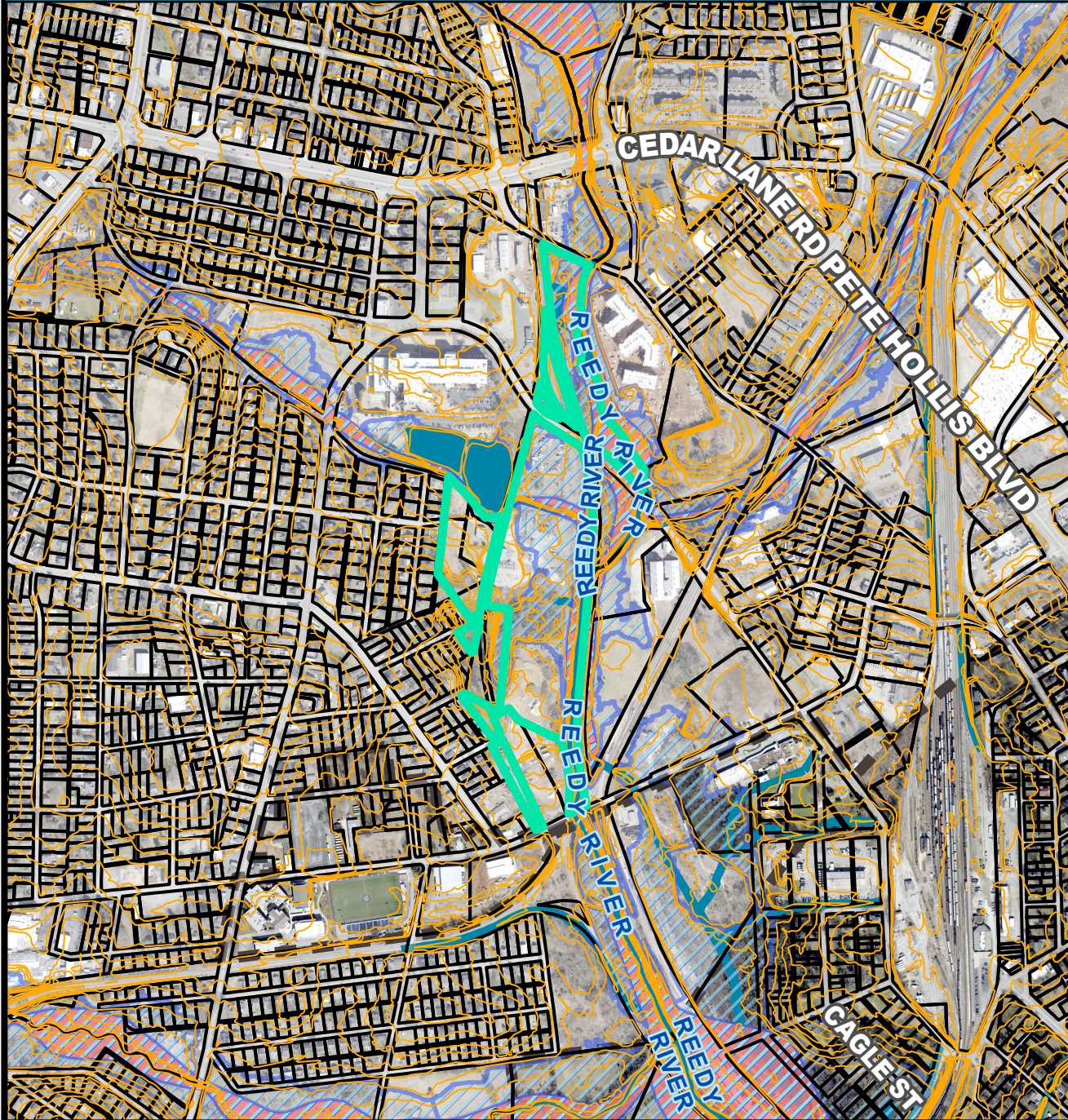
CURRENT ZONING



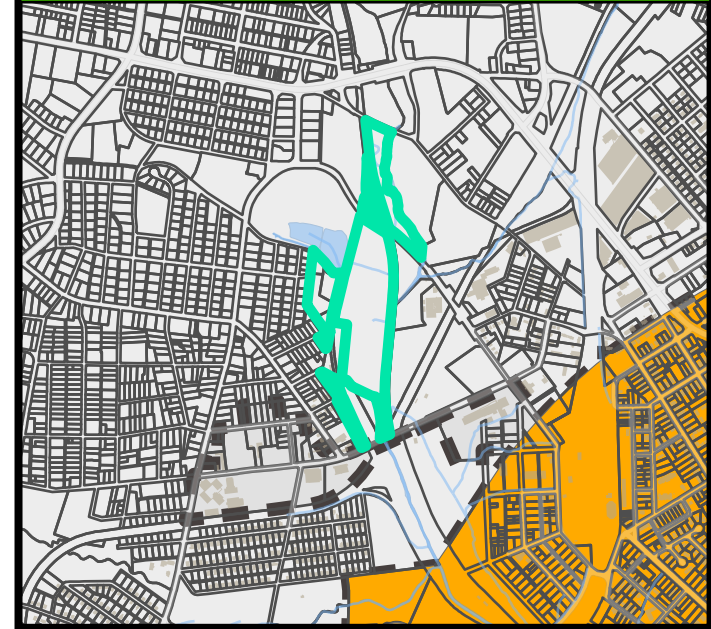
FUTURE LAND USE



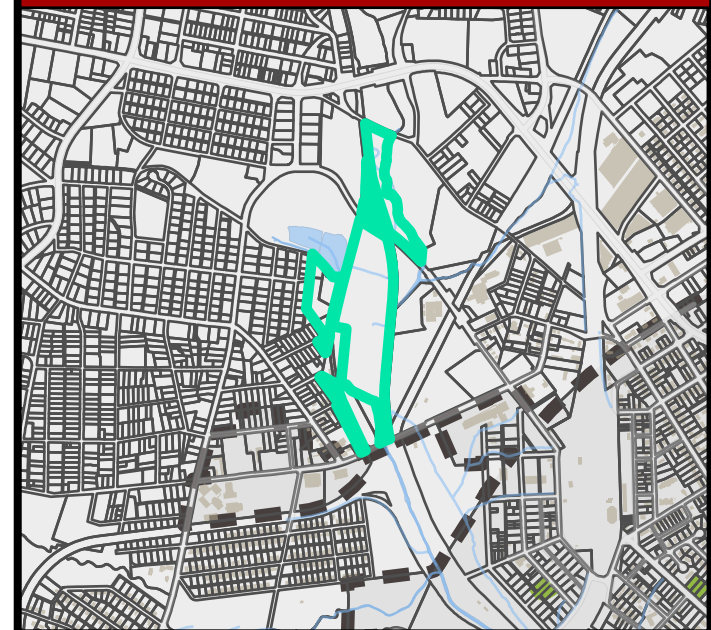
NATURAL / ENVIRONMENTAL FEATURES

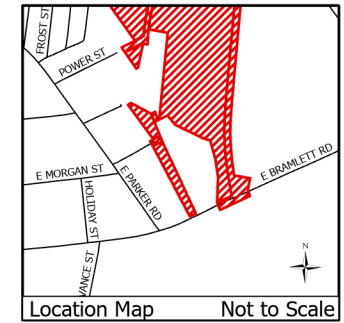


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





ANNEXATION MAP for Tax Map Nos.

**0137000900400, 0137000800500
0137000400100, 0137000500900
0137000301300, 0137000301500
0137000301600, 0137000301700
0137000301800, 0141000200400**

into the

City of Greenville

-  Greenville City Limits
-  Total Annexation Area

Total Area of Annexation:

1,556,768.722 Sq. Ft.

Total Acreage of Annexation:

35.738 Acres

Existing County Zoning: **I-1, R-75**

Proposed City Zoning: **I-1, R-6**

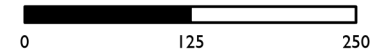
City Council District: **2**

Census Tract: **22.03**

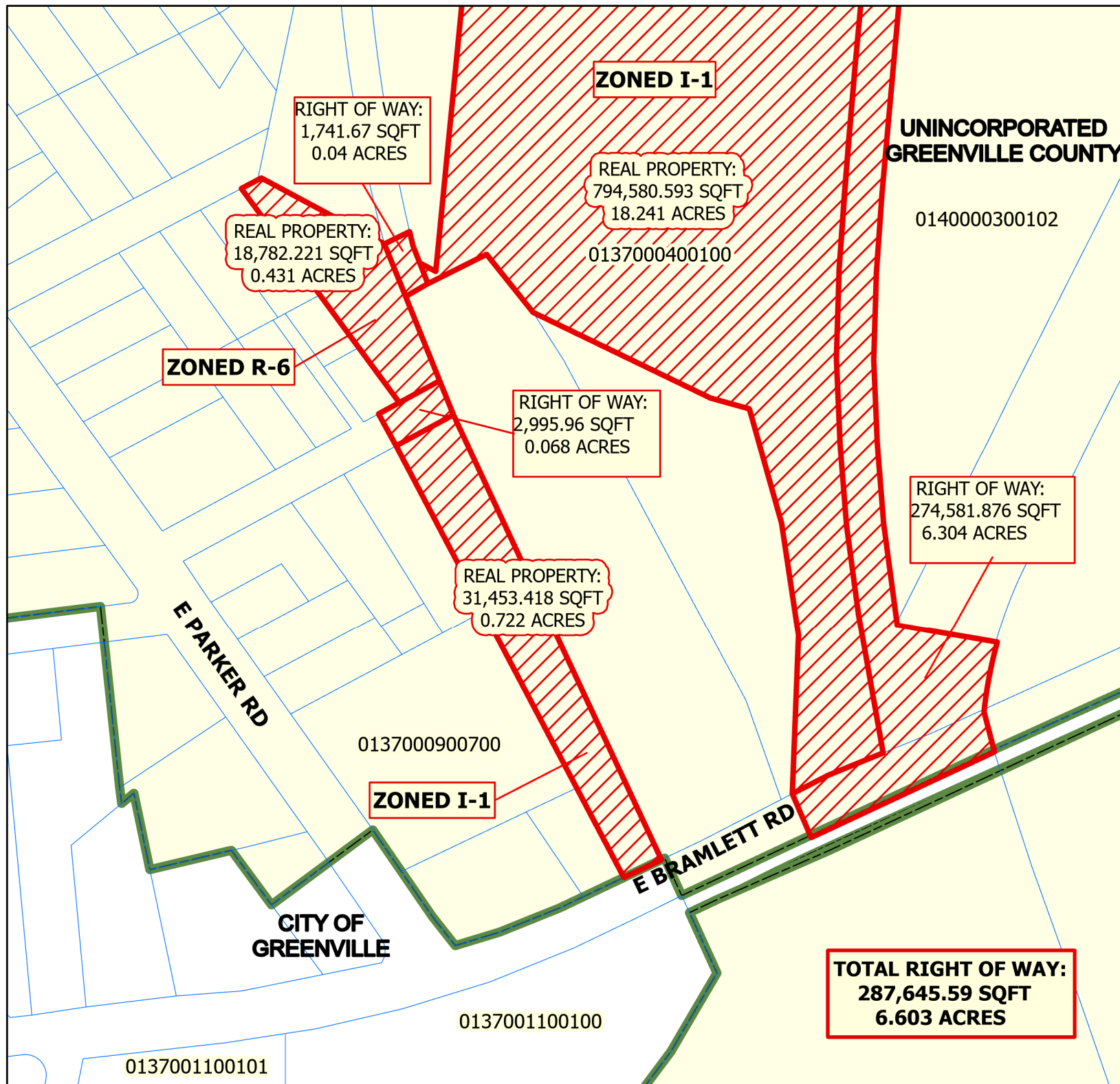
File Number: **AX-12-2022**

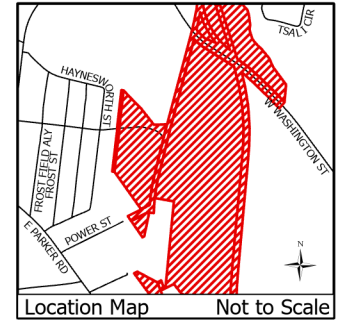


Feet



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





ANNEXATION MAP for Tax Map Nos.

**0137000900400, 0137000800500
0137000400100, 0137000500900
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**into the
City of Greenville**

-  Greenville City Limits
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Proposed City Zoning: **I-1, R-6**

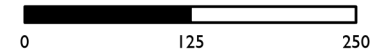
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Census Tract: **22.03**

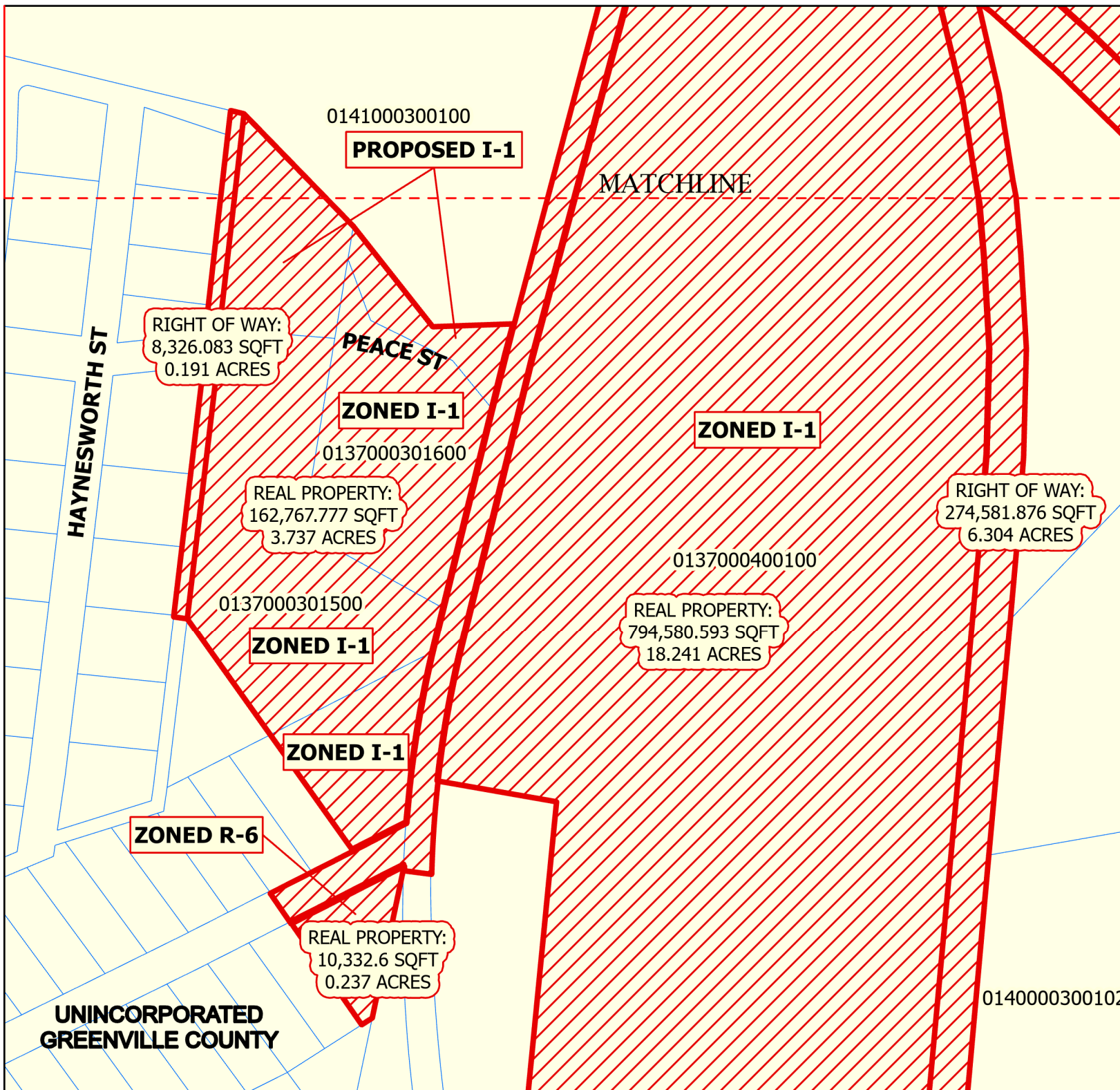
File Number: **AX-12-2022**

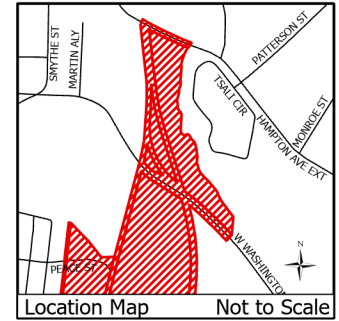


Feet



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Copyright: The City of Greenville, SC





ANNEXATION MAP for Tax Map Nos.

**0137000900400, 0137000800500
0137000400100, 0137000500900
0137000301300, 0137000301500
0137000301600, 0137000301700
0137000301800, 0141000200400**

into the
City of Greenville

-  Greenville City Limits
-  Total Annexation Area

Total Area of Annexation:

1,556,768.722 Sq. Ft.

Total Acreage of Annexation:

35.738 Acres

Existing County Zoning: **I-1, R-75**

Proposed City Zoning: **I-1, R-6**

City Council District: **2**

Census Tract: **22.03**

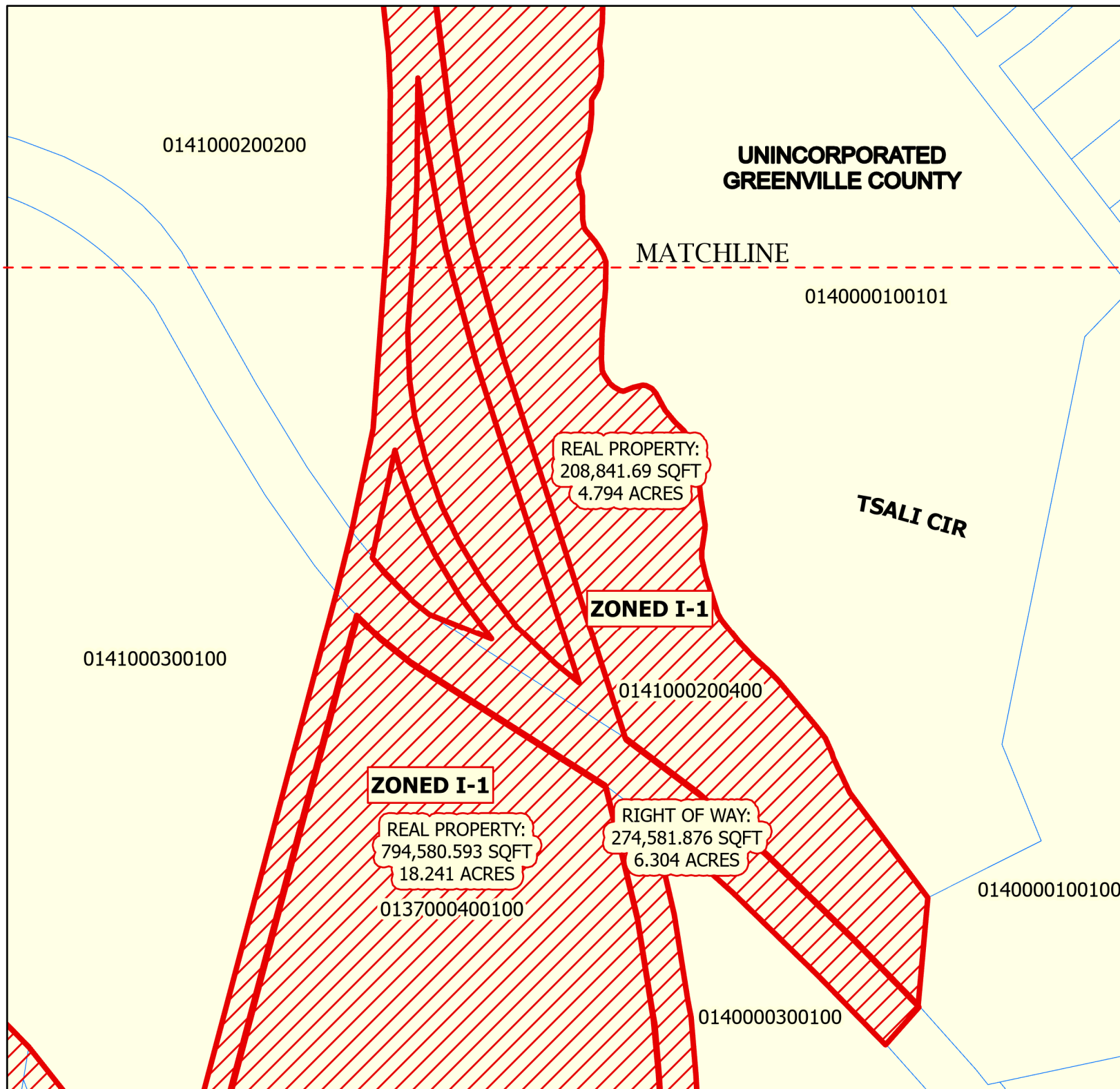
File Number: **AX-12-2022**

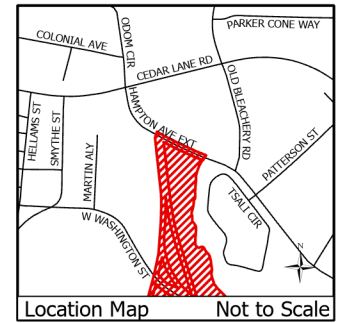


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Greenville City Limits



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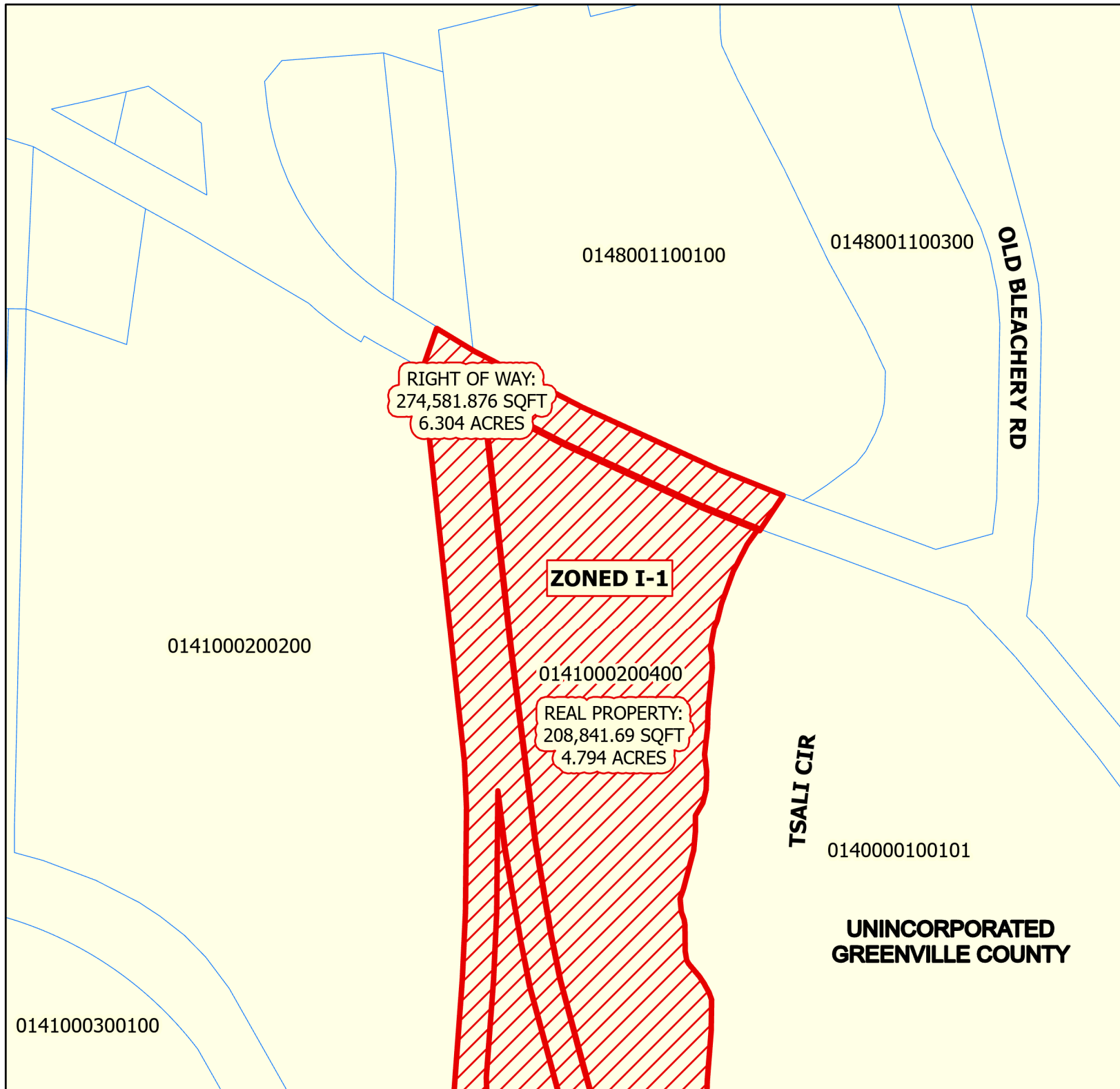
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**Planning Staff Report to
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing**

Docket Number:	AX-13-2022
Applicant:	Halton Medical Plaza Owners' Association
Property Owners:	Pham Huong, 3050 S. Hwy 14, LLC; Halton Medical Plaza Owners' Association; Voss Properties LLC; GBM Enterprises LLC
Property Location:	361, 365, and 369 Halton Road
Tax Map Number:	026000-01-01504, 026000-01-01511, 026000-01-01514, 026000-01-01513
Acreage:	1.538 acres Right-of-way area: 0 acres Total area (to be annexed): 1.538 acres
Existing Zoning:	S-1, Services district (Greenville County)
Proposed Zoning:	C-2, Local commercial district (City of Greenville)
Adjacent Zoning:	N: S-1, Service district (City of Greenville) E: S-1, Services district (Greenville County) S: S-1, Services district (Greenville County); S-1, Service district (City of Greenville) W: S-1, Services district (City of Greenville)
District:	Council District 4
Staff Recommendation:	Recommend Approval for Annexation, Rezone, and Future Land Use Designations of Community Mixed-use

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 1.538 acres of lot area into the Greenville city limits and to zone it C-2, Local commercial district. No right-of-way will be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

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

Neighborhood Meeting

A neighborhood meeting was held on June 8, 2022 as required by subsection 19-2.2.4 of the Land Management Ordinance. A list of attendees and meeting is included within this packet.

Site Information

The subject property is located at 361, 365, and 369 Halton Road and is currently zoned S-1, Services district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

The applicant requests to annex the property into the City with a C-2 zoning designation. The C-2 zone is intended to provide a limited range of general retail, business, and service uses as well as professional and business offices, but not intensive business or industrial activities, to persons living in surrounding neighborhoods. This district is typically located on minor arterials and at the intersection of minor and major arterials. 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 a portion of the subject area for annexation as "Community 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.
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-2 zoning designation allows for an appropriate range of uses for the area. The site is home to medical offices.
4. Compatible with surrounding uses: While adjacent surrounding properties in the areas are zoned S-1 in both the City and County, the C-2 designation has been used for a nearby annexation on the block. The proposed C-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 C-2 designation is used for adjacent properties
6. Will not result in "strip" or ribbon commercial development: The site is currently developed for medical offices.
7. Will not create an isolated zoning district: Adjacent properties in the City are zoned S-1. Adjacent County properties are also zoned S-1. The proposed C-2 zoning designation is consistent with zoning districts of nearby, prior annexed 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 C-2 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Wade Hampton Fire District and will remain within it upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains an 8-inch, looped water main on Halton Road capable to serve the property.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

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

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

City Engineer Comments

Recommend: Approve

Comments:

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

Fire Department Comments

Recommend: Approve

Parks & Recreation Comments

Recommend: Approve

Comments:

Reviewed, no comment.

Tree and Landscape Comments

Recommend: Approve

Comments:

No comments



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:	Halton Medical Plaza Owners' Assoc.	Pham Huong, 3050 S. Hwy 14 LLC
*Title:		
*Address:	361 Halton Road	PO Box 1537
*State:	Greenville, SC	Greer, SC
*Zip:	29607	29652
*Phone:	(864) 546-5343	
*Email:	muscpam@yahoo.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-01514

*TOTAL ACREAGE TO BE ANNEXED 0.105

*CURRENT ZONING DESIGNATION (County) S-1, Services District

*PROPOSED ZONING DESIGNATION (City) ~~S-1, Service District~~ C-2, Local Commercial District

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

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

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

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@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 _____ *APPLICANT SIGNATURE
 X 5/18/22 _____ DATE

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

*Signatures	_____	
Applicant	_____	X
Date	4/30/22	X 5/18/22
Property Owner/Authorized Agent	_____	
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.



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:	Halton Medical Plaza Owners' Assoc.	Halton Medical Plaza Owners' Assoc.
*Title:		
*Address:	361 Halton Road	361 Halton Road
*State:	Greenville, SC	Greenville, SC
*Zip:	29607	29607
*Phone:	(864) 430-5211	
*Email:	Jdross@VossVision.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-01504

*TOTAL ACREAGE TO BE ANNEXED 1.127

*CURRENT ZONING DESIGNATION (County) S-1, Services District

*PROPOSED ZONING DESIGNATION (City) ~~S-1, Service District~~ C-2, Local Commercial District

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

*Please select one (1) type: ☒ 100%

☐ 75%

☐ 25%

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[Signature] *APPLICANT SIGNATURE
4/26/2022 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.

*Signatures	
Applicant	<u>[Signature]</u>
Date	<u>4/26/2022</u>
Property Owner/Authorized Agent	<u>[Signature]</u>
Date	<u>5/18/22</u>

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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

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*Name:	Halton Medical Plaza Owners' Assoc.	Voss Properties LLC
*Title:		
*Address:	361 Halton Road	102 Plum Mill Court
*State:	Greenville, SC	Greer, SC
*Zip:	29607	29650
*Phone:	(864) 430-5211	
*Email:	Jdvoss@vossvision.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-01511

*TOTAL ACREAGE TO BE ANNEXED 0.108

*CURRENT ZONING DESIGNATION (County) S-1, Services District

*PROPOSED ZONING DESIGNATION (City) S-1, Service District C-2, Local Commercial District

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

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☐ 25%

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4/26/2022 DATE

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*Signatures	
Applicant	<u>[Signature]</u>
Date	<u>4/26/2022</u>
Property Owner/Authorized Agent	<u>[Signature]</u>
Date	<u>5/18/22</u>

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city of greenville

APPLICATION FOR ANNEXATION

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Date Complete _____ App Deny Conditions _____

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Clear Form

	APPLICANT	PROPERTY OWNER
*Name:	Halton Medical Plaza Owners' Assoc.	GBM Enterprises LLC
*Title:		
*Address:	361 Halton Road	15 Halidon Road
*State:	Greenville, SC	Greenville, SC
*Zip:	29607	29607
*Phone:	864-567-1829	
*Email:	garland@mattoxfamily.org	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-01513

*TOTAL ACREAGE TO BE ANNEXED 0.106

*CURRENT ZONING DESIGNATION (County) S-1, Services District

*PROPOSED ZONING DESIGNATION (City) ~~S-1, Service District~~ C-2, Local Commercial District

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

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Gauland Blatty X [Signature] *APPLICANT SIGNATURE
4/27/2022 X 5/18/22 DATE

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*Signatures	<u>Gauland Blatty</u>
Applicant	<u>HALTON MEDICAL PLAZA OWNERS ASSOCIATION</u>
Date	<u>4/27/2022</u>
Property Owner/Authorized Agent	<u>GBM ENTERPRISES LLC</u>
Date	<u>4/27/2022</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.



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 see below (address) and consisting of approximately 1.446 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
Halton Medical Plaza Owners' Assoc	Halton Road/ 026000-01-01504		4/26/2022
Voss Properties LLC	361 Halton Road/ 026000-01-01511		4/26/2022
Pham Huong, 3050 S. Hwy 14 LLC	365 Halton Road/ 026000-01-01514		4/30/22
GBM Enterprices LLC	369 Halton Road/ 026000-01-01513		4/27/2022

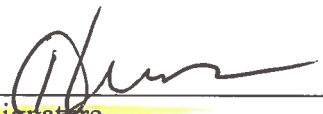


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Huong Pham, have this 30th day of April, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

026000-01-01514


Signature



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

CERTIFICATION OF PETITION SIGNATURE

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

026000-01-01514³

Garland B Mattox
Signature

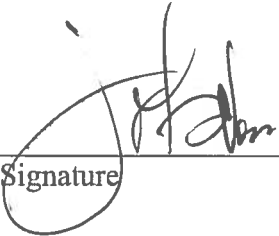


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, John D. Nox, have this 26 day of April, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

026000-01-01504


Signature



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

CERTIFICATION OF PETITION SIGNATURE

I, John D. Voss, have this 26 day of April, 20 22, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

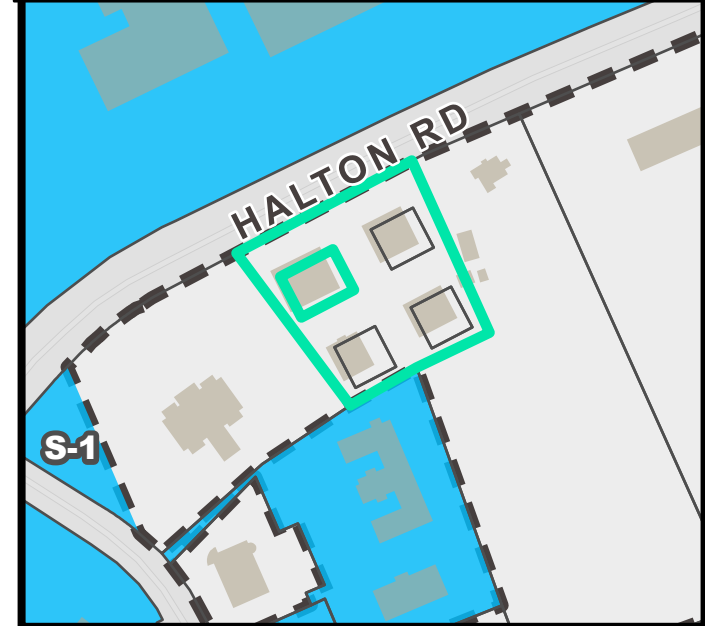
026000-01-01511


Signature

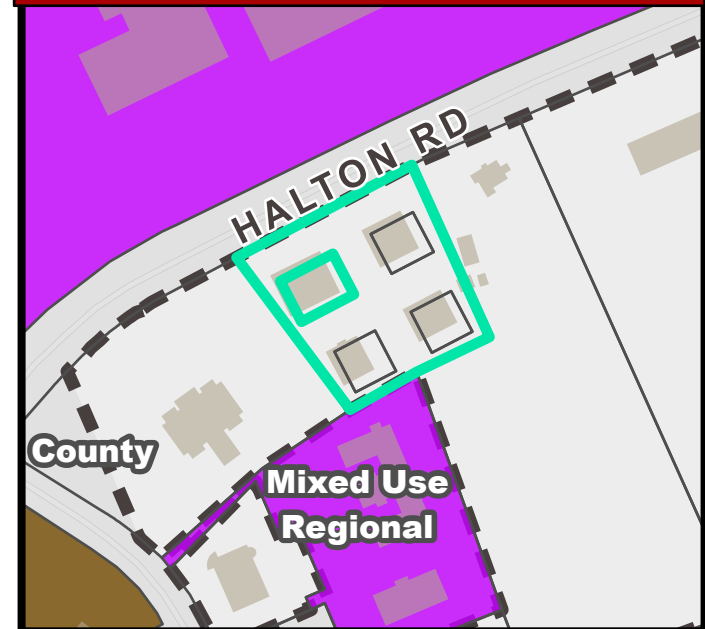
AERIAL VIEW



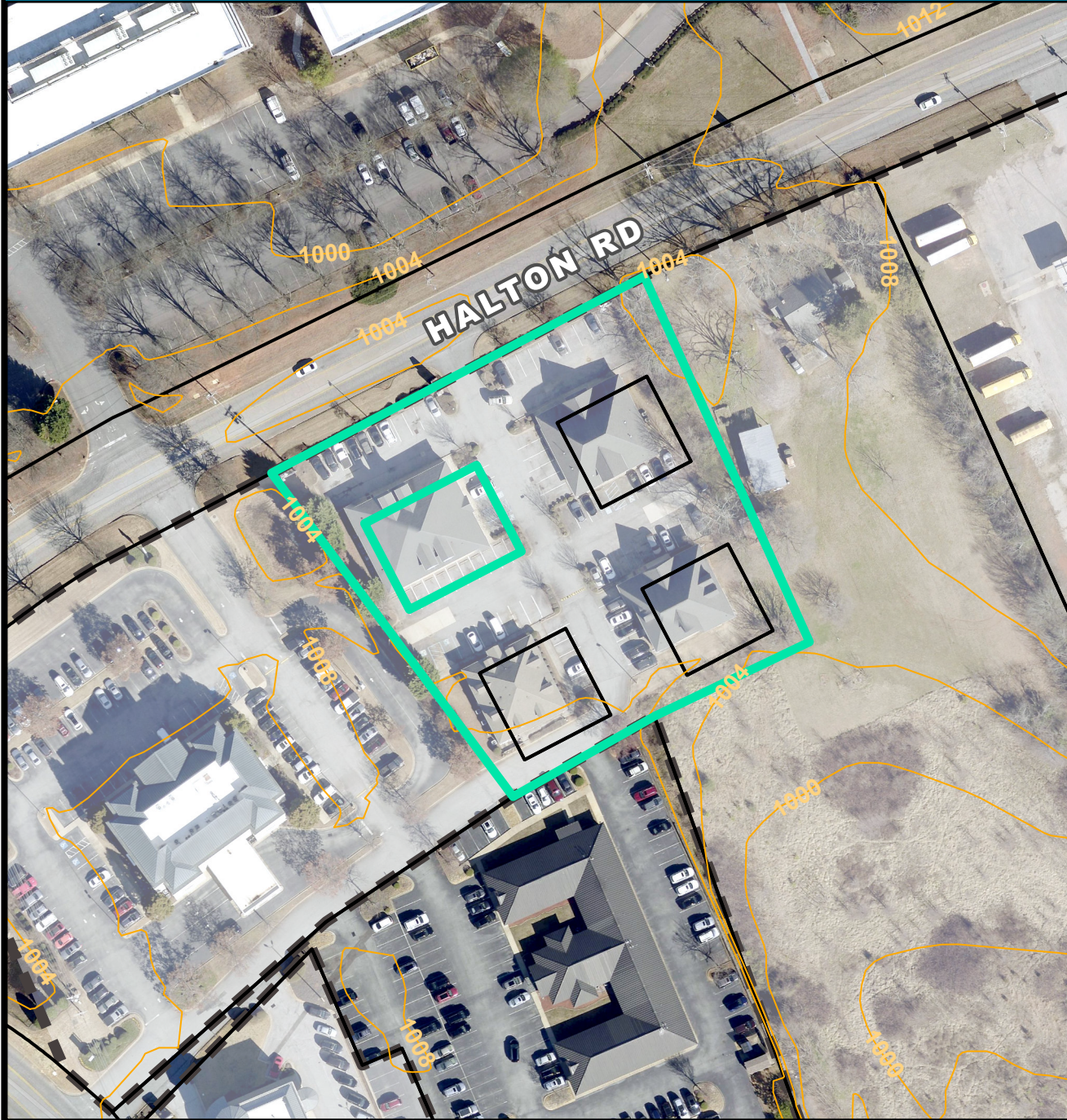
CURRENT ZONING



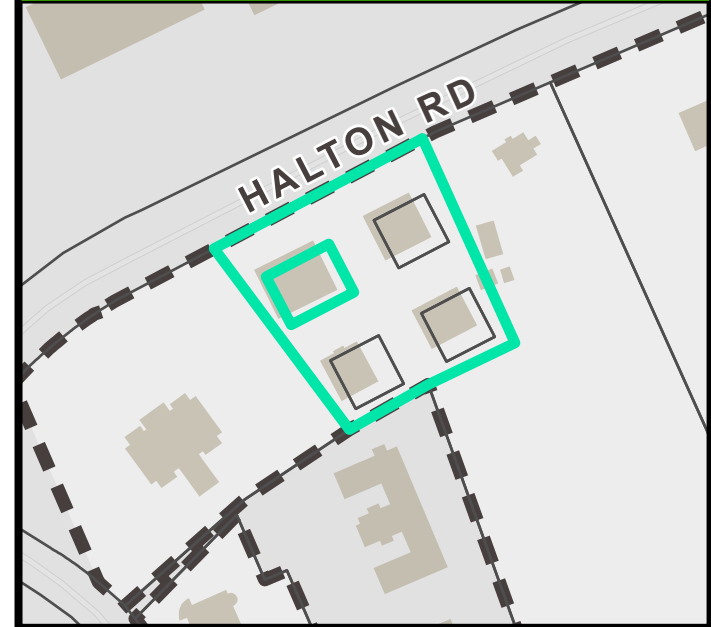
FUTURE LAND USE



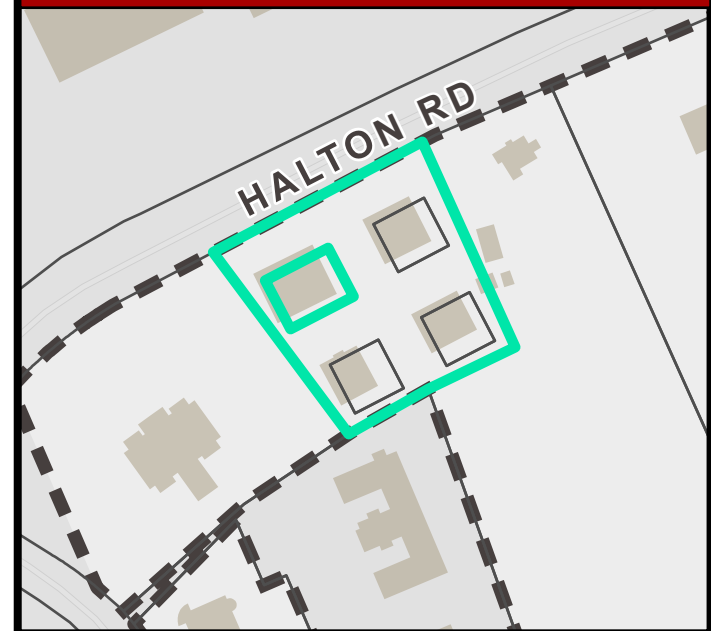
NATURAL / ENVIRONMENTAL FEATURES

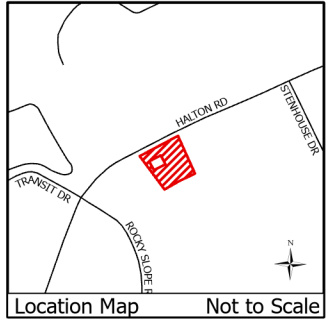
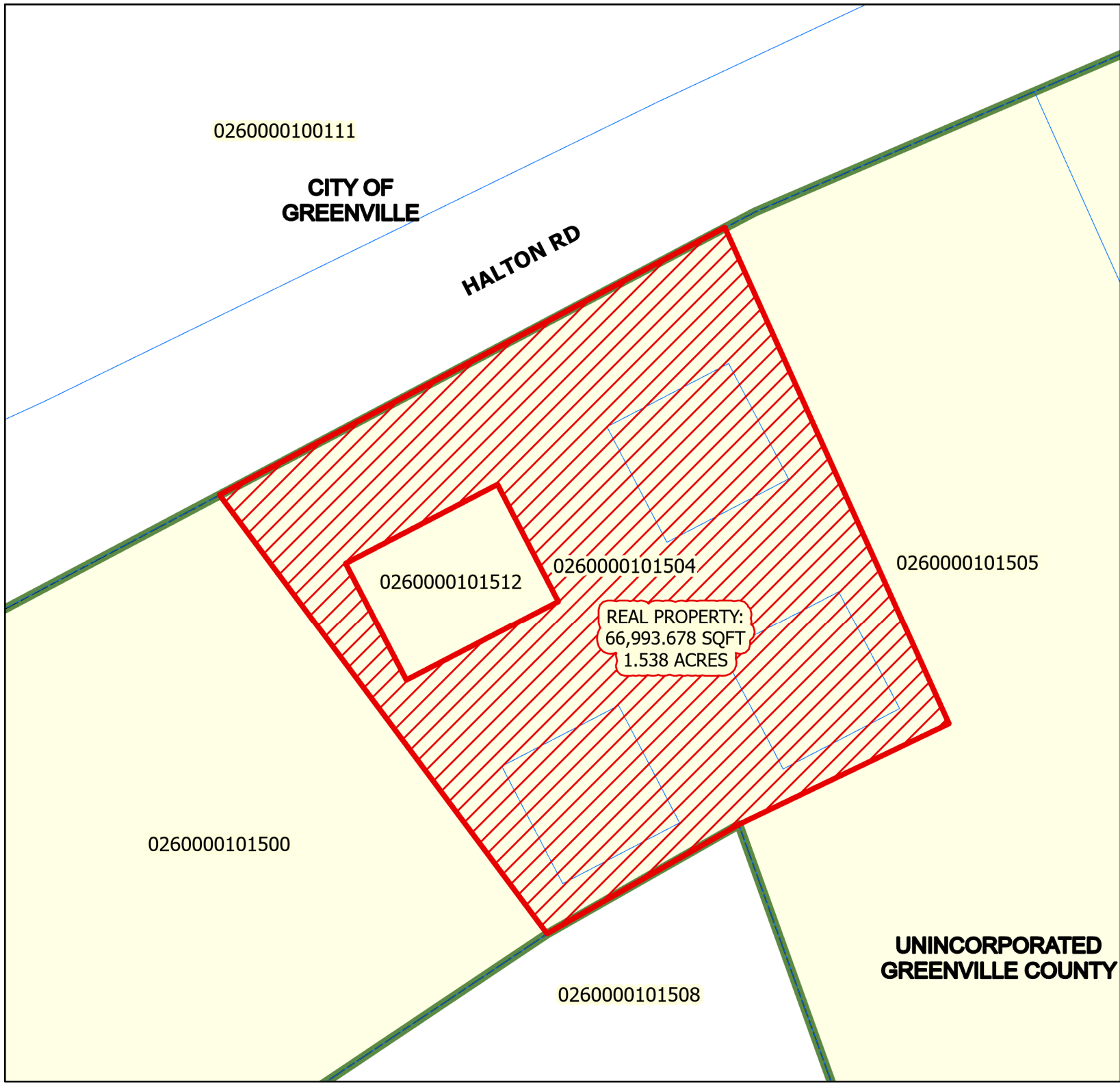


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

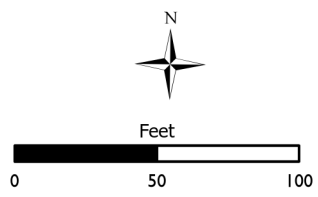




ANNEXATION MAP
for
Tax Map No.
0260000101504, 0260000101511
0260000101513, 0260000101514
into the
City of Greenville

- Greenville City Limits
- Total Annexation Area

Total Area of Annexation:
66,993.678 Sq. Ft.
Total Acreage of Annexation:
1.538 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-2**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-13-2022**



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

LEGEND			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
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49	50	51	52
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57	58	59	60
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81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

TAX MAP NO: 280-1-15.5
JOEL E. ATKINS &
CHARLES BRUCE ATKINS
N/F
D.B. 2106, PG. 283

TAX MAP NO: 280-1-15.8
CHEVIE L. BOOZER
RHONDA L. BOOZER
N/F
D.B. 2058, PG. 248
P.B. 47-8, PG. 29

FILED
GREENVILLE, SC

77415

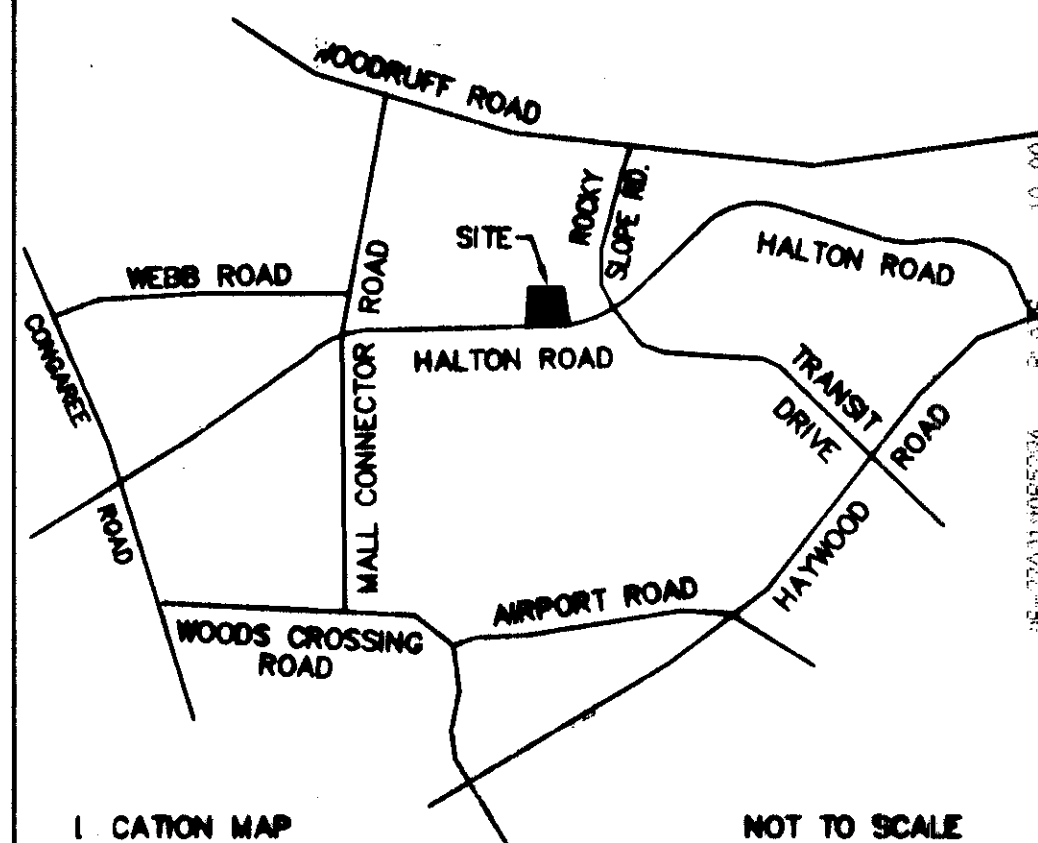
TIMOTHY L. NANNY
REGISTER OF DEEDS

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 48045C-04040, which bears an effective date of DEC. 2, 2004 and is not in a Special Flood Hazard Area. In addition, this property is not impacted by the City of Greenville's Flood Study.

NOTES:

- REFERENCE: PLAT ENTITLED "THOMAS WONG", DATED OCT. 08, 2004, PREPARED BY FANT ENGINEERING & SURVEYING CO., INC., RECORDED IN PLAT BOOK 48-4, PAGE 61 IN THE GREENVILLE COUNTY R.O.D. OFFICE.
- THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND AGREEMENTS CONTAINED IN THE MASTER DEED BOOK _____ PAGE _____ RECORDED IN THE GREENVILLE COUNTY R.O.D. OFFICE, WHICH HEREBY BECOMES A PART OF THIS PLAT.
- ALL PARCEL OWNERS ARE TO BE MEMBERS OF THE "HALTON MEDICAL PLAZA OWNERS ASSOCIATION".
- "COMMON AREA" IS THAT AREA OUTSIDE OF THE PARCEL LINES AND IS OWNED JOINTLY BY ALL PARCEL OWNERS AS MEMBERS OF HALTON MEDICAL PLAZA OWNER ASSOCIATION, INC. AND MAINTAINED BY THE "HALTON MEDICAL PLAZA OWNERS ASSOCIATION".
- A RIGHT OF INGRESS AND EGRESS TO ALL PARCELS ACROSS THE COMMON AREA CONNECTING TO HALTON ROAD IS HEREBY GRANTED TO ALL PARCEL OWNERS. SAID COMMON AREA WILL BE OWNED JOINTLY BY ALL PARCEL OWNERS AS MEMBERS OF HALTON MEDICAL PLAZA OWNER ASSOCIATION, INC.
- STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBANCE ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. (PLAN NO. 05-8181)
- BUILDING FOOTPRINTS TO BE LOCATED WITHIN PARCEL AREAS, BUT MAY NOT ENCROACH BUILDING SETBACKS.

SETBACK REQUIREMENTS:
Front: 45 feet
Side: 25 feet
Rear: 20 feet
Maximum Bldg. Height: 45 feet



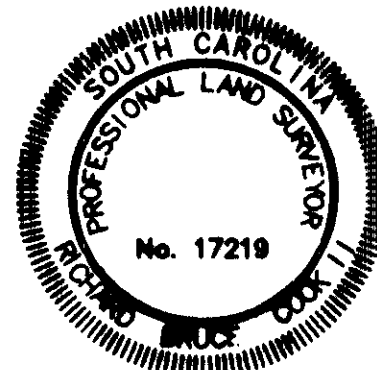
CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 _____ SURVEY AS SPECIFIED THEREIN.

8-17-05
DATE

RICHARD B. COOK II, PLS
DATE

17219
S.C. REGISTRATION NO



CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAN."

DATE 8/19/2005 SIGNED [Signature]

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENVILLE COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE GREENVILLE COUNTY PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS."

DATE _____ AUTHORIZED REPRESENTATIVE
GREENVILLE COUNTY GOVERNMENT

05-233

GROUP DEVELOPMENT FOR
HALTON MEDICAL, LLC

HALTON MEDICAL LLC 10 ENTERPRISE BLVD. SUITE 208 GREENVILLE, SC 29615	RICHARD B. COOK II PRECISION LAND SURVEYING, INC. 348-C FEASTER ROAD GREENVILLE, SC 29615
OWNER	PROFESSIONAL LAND SURVEYOR

NO. OF ACRES 1.58 MILES OF NEW ROAD 0
NO. OF LOTS 5 DATE FEBRUARY 24, 2005

ERROR OF CLOSURE 1:10,000

ZONING: S-1 (SERVICE DISTRICT)

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

TAX MAP NO: 280-1-15.5
JOEL E. ATKINS &
CHARLES BRUCE ATKINS
N/F
D.B. 2106, PG. 283

S24°00'31"E 285.67' TOTAL

REF. IFF
1" SP
at 7.12'

IPF 1" CT

N62°33'14"E 290.98'

EXISTING
DETENTION POND

±43' TO ROCKY SLOPE ROAD
IPF 1" CT
(BENT W/MAIL)

HALTON ROAD (S-311)
(75' R/W)

Each property owner is provided access to a public road by a private road of which each property owner has an undivided interest. The private access road will not be accepted and maintained as a public right-of-way until such time as it meets minimum county standards.

Group Development
THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE GREENVILLE
COUNTY LAND DEVELOPMENT REGULATIONS
8/22/05 Patricia C. [Signature]
DATE AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY PLANNING COMMISSION

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 12:48 PM
08/22/05 RECORDED IN PLAT
BOOK 49-2 PAGE 0080 THRU 0000
DOC # 2005077415

492-80

77415

MICROFILMED

AX-13-2022 | 361, 365, and 369 Halton Road Annexation Neighborhood Meeting 6/8/2022 at 6:00 PM

Attendance:

Garland Mattox – 369 Halton Road, property owner

Amanda Cooper

Notes of Discussion:

Wished to gain more information on the property.

Is this in front of the school bus lot? – to the side

Why is property annexing? – Covenant agreement



**Planning Staff Report to
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing**

Docket Number:	SD 22-351
Applicant:	Nash Homes LLD (Ashley James)
Property Owner:	Julian Frank Investments LLC; Poinsett Partners LLC
Property Location:	Baywood Ave (north side)
Tax Map Number(s):	0282000402801
Acreage:	0.378 acres
Zoning:	RM-3, Single- & Multi-Family Residential District
Proposal:	Major subdivision request for 4 single-family detached residential lots
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 lots into 4 lots on a 0.378 acre tract located along Baywood Avenue. The subdivision will be served by Baywood Avenue, with no new proposed streets. New sidewalks are required along the north side of Baywood Avenue within the extents of the development.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and City Planning, Civil Engineering and Environmental Engineering Department Staff. Discussions focused on lot dimensions, infrastructure improvements, and single-family infill standards. The proposed design more closely reflects the City's goals for residential development in this area.

Neighborhood Meeting

The Applicant held a neighborhood meeting on May 9, 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:

The proposed subdivision is located on Baywood Avenue, south of I-385 and west of Keith Drive. The subject property is across Baywood Avenue from the Queen Street Baptist Church.

The subject property is zoned RM-3, Single- & Multi-Family Residential District. Current land use of the property is vacant, with adjacent land uses to the east and west including vacant parcels, church use to the south, and I-385 to the north.

The GVL2040 Future Land Use designation for this property is “Urban Residential”, which includes a mixture of low-density and medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

The RM-3, Single- & Multi-Family Residential District allows a density of up to 20 residential units per acre with a prorated minimum lot area of 2,178. Typical lot dimensions in this development comply with minimum lot width and lot area requirements. Lots as proposed appear to have adequate space to meet setback requirements and remain developable. The single-family detached residential use is a permitted use in the RM-3, Single- & Multi-Family Residential District .

Vehicle and Pedestrian Access and Circulation

Proposed lots on this site will be served by existing public streets. All four proposed lots will front Baywood Avenue. A 5ft sidewalk with required curb lawn is not shown on the preliminary plat, but is required along the south side of Baywood Avenue along the extent of the project.

Landscaping, Buffering, and Common Open Space

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

STAFF RECOMMENDATION:

APPROVE, with staff comments and conditions

Staff Comments and Conditions

Planning Comments

- 1) Single-family residential infill standards apply to this site and resultant parcels, as outlined in the Land Management Ordinance (LMO) Section 19-6.9.
- 2) Lines L1 and L2 were determined to be side property lines, and side setbacks will apply along these property lines as applicable.

City Engineer Comments and Conditions

Recommend preliminary subdivision approval subject to conditions and requirements of the Civil, Traffic and Environmental 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) Right of Way Encroachment Permits - All improvements or construction activity performed within the public right of way of Baywood Avenue will require an approved City encroachment permit.

- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or bonded prior to approving the final plat for recording.
- 5) A Site Plan Permit shall be approved for the development of the site detailing the demolition, grading and stormwater, utility improvements and site access.

Site Specific Comments

- 6) Access – The development is proposing to access an existing public street, Baywood Ave, owned by the City to provide access to all lots in the subdivision.
- 7) Baywood Avenue Sidewalk – A new sidewalk and curb lawn shall be constructed along the property frontage of Baywood Avenue.
- 8) Utility Road Repair - Per City Ordinance 36-109, any utility cut exceeding 20 feet in length or width may require repaving the road up to 100 feet on either side of the repair area. It is anticipated that Baywood Avenue will have to be resurfaced due to the impacts of the various proposed utility cuts associated with Lots 1-4. The utility impacts and street repair requirements will be evaluated further and permitted with the required site permit but it the developer will be required to mill and/or resurface the street within the entire limits of the proposed utility work area to meet City ordinance requirements.
- 9) 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 any proposed stormwater management features and/or other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.

Environmental Engineer Comments and Conditions

- 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. 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 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. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - b. 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.

Traffic Engineer Comments

No comments

Fire Department Comments

No comment

Tree and Landscape Comments

Full extent of the tree protection ordinance applies (19-6.3).



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:	Nash Homes LLC	Julian Frank Investments LLC
*Title:	Ashley James - Partner	+ Pinsett Partners LLC
*Address:	5 Century Dr. Ste 210	P.O. Box 6102
*State:	Greenville SC 29607	Greenville SC
*Zip:	29607	29606
*Phone:	864-207-0476	864-270-0761
*Email:	ashley@ruellandray.com	frank.hammond@colliers.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 Baywood Ave

*TAX MAP #(S) 0282000402801

*CURRENT ZONING DESIGNATION RM3

*ORIGINAL APPLICATION # N/A

*SUBDIVISION PLAT # N/A

*SUBDIVISION NAME N/A

*TOTAL ACREAGE .378

*# ORIGINAL LOTS 1 *# PROPOSED LOTS 4

INSTRUCTIONS

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

PREAPPLICATION MEETING DATE 4/8/22

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

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

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

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

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

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

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

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

***APPLICANT SIGNATURE**



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

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

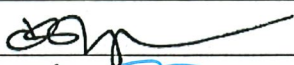
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

_____ 
5/10/22

***APPLICANT SIGNATURE**

DATE

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

*Signatures	
Applicant	
Date	5/10/22
Property Owner/Authorized Agent	
Date	5/10/22

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



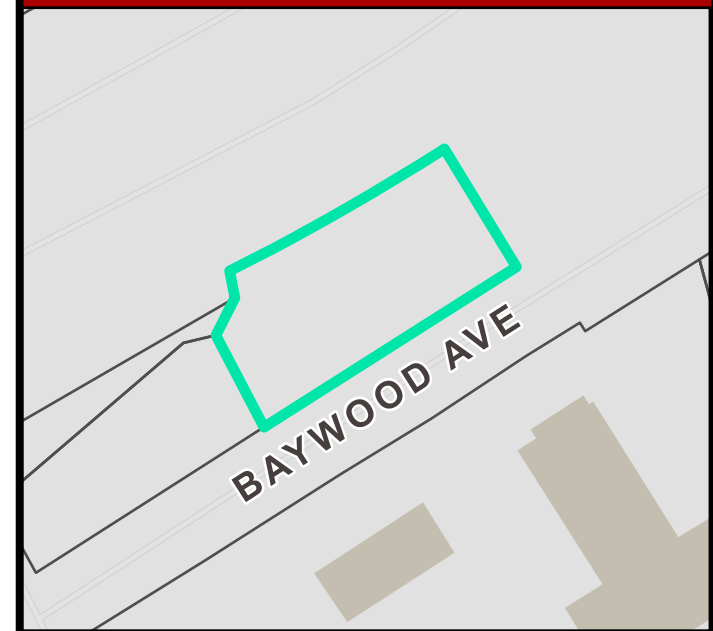
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING 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, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE AN EXISTING ROAD OR ALTER ANY PROPERTY LINES.
THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

OWNER: JULIAN FRANK INVESTMENTS, LLC
DEED BOOK 2298, PAGE 1436
PLAT BOOK 1054, PAGE 19
PART OF TMS# 0282000402801

NOTES:

1.) ACCORDING TO FIRM PANEL 45045C0401 FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, THIS PROPERTY IS NOT LOCATED IN A DESINAGTED FLOOD HAZARD AREA.

2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

4.) PER GREENVILLE COUNTY GIS:

ZONING: RM-3
BUILDING SETBACKS:
FRONT: 20 FEET

SIDE: 5 FEET FOR SINGLE FAMILY DETACHED & DUPLEX;
15 FEET FOR OTHER USES.

REAR: 15 FEET

SDMH TOP: 969.55
24" RCP (E) IE: 963.82
24" RCP IE: 963.76

TERMINUS
UNKNOWN

N/F
QUEEN STREET
BAPTIST CHURCH
DB 2161-28
PB. 50 G-34
TMS# 0282000406100

INTERSTATE-385
(VARIABLE R/W)
(PER SCDOT FILE 23.477A SH 13)

S.C. DEPARTMENT OF TRANSPORTATION
DB. 1981-743

LOT 4
4,120 SQ.FT.
0.09 ACRES

LOT 4
4,124 SQ.FT.
0.09 ACRES

LOT 2
4,127 SQ.FT.
0.09 ACRES

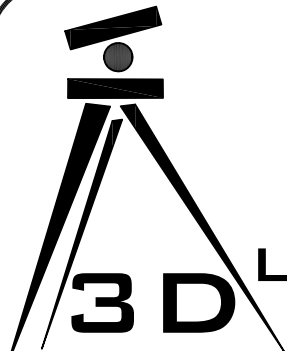
LOT 1
4,120 SQ.FT.
0.09 ACRES

BAYWOOD AVE
(VARIABLE R/W)
(PER SCDOT FILE 23.477A SH 16)

LINE	BEARING	DISTANCE
L1	N26°36'59"E	26.56'
L2	N11°54'45"W	17.55'
L3	N62°15'21"E	20.17'
L4	N62°15'21"E	10.82'

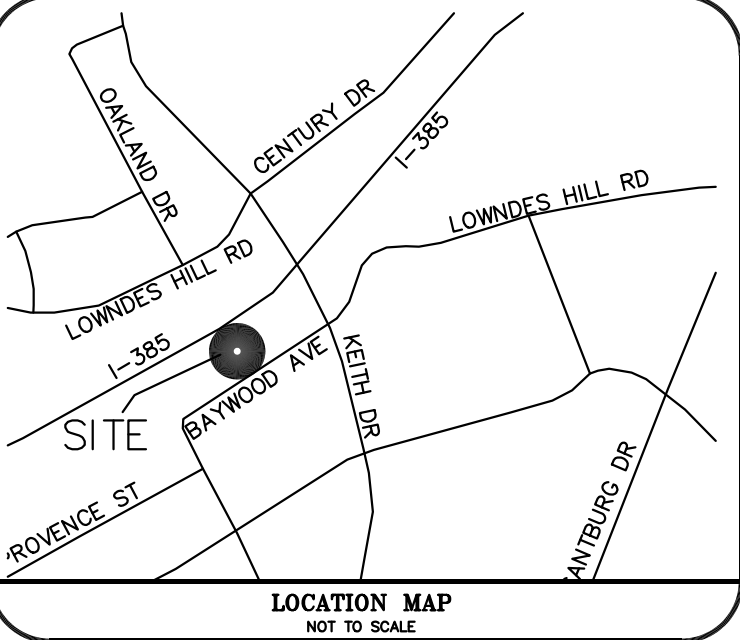
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1636.88'	33.04'	33.04'	N60°42'34"E	1°09'24"
C2	1636.88'	46.11'	46.10'	N59°19'28"E	1°36'50"
C3	1636.88'	46.73'	46.72'	N57°41'59"E	1°38'08"

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

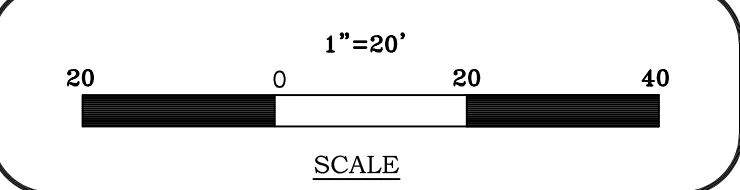


3D LAND SURVEYING

P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 info@3dls.net



DRAWN BY: ONS	DATE: 2-4-22	DEED BOOK: 2298-1436
CHWD BY: DMM	DATE: 2-4-22	PLAT BOOK: 1054-19
FIELD CREW: BC/SB/JP	DATE: 2-1-22	3DLS PROJECT#: 3D-220017
TAX MAP# 0282000402801		
REVISIONS		
REV#	DATE:	DESCRIPTION
1	3-7-22	SPLIT BOUNDARY (EXHIBIT)



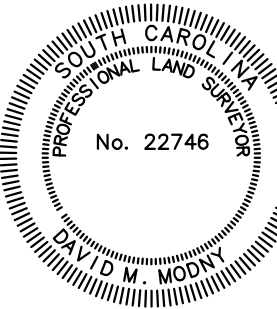
LEGEND	
CT CRIMP TOP	ov X GAS VALVE
EP EDGE OF PAVEMENT	LP X LIGHT POLE
SR SOLID ROD	MHSD X MANHOLE (SD)
N&C NAIL & CAP	MHSS X MANHOLE (SS)
OT OPEN TOP	PP X POWER POLE
RB REBAR	TEL X TELEPHONE PED
R/W RIGHT OF WAY	TM X WATER METER
S ELEC TRANS	WV X WATER VALVE
GAS METER	CB X CATCH BASIN
FIRE HYDRANT	DI X DROP INLET
CTV CABLE TV	SD STORM DRAIN
FENCE LINE	SS SANITARY SEWER
FOC FIBER OPTIC CABLE	UGP UNDERGROUND POWER
GAS GAS LINE	UGT UNDERGROUND TEL
OHP OVERHEAD POWER	W WATER LINE
OHT OVERHEAD TELEPHONE	

EXHIBIT FOR

RUELL + RAY

BAYWOOD DRIVE, CITY OF GREENVILLE
GREENVILLE COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



Neighborhood Meeting**Project Name:** Baywood Ave**Location:** 5 Century Dr Ste 210 Greenville SC 29607**Time of the meeting:** 6:00 pm**Date:** 5/9/22**Representative holding meeting:** Ashley James & Adam Plous

Name	Street Address	Email
1 Rachel Elliott	112 Astoria St	RLLELLI089@gmail
2 Adam Plous	5 Century Dr.	adam@confeder
3 Ashley James	5 Century Dr.	ashley@ruellandrap.com
4 Helen Smith	610 Lowndes Hill Rd.	—
5 James Saffar	610 Lowndes Hill	Jdasmith6X@gmail
6 Treva Darline	562 Lowndes Hill	QTdar22@yahoo.com
7 Greg Paulino	16 Fleming St.	gregpaulino@yahoo
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25		

Austin Rutherford

From: ashley james <ashley@ruellandray.com>
Sent: Tuesday, May 10, 2022 10:34 AM
To: Planning; Austin Rutherford; Ben M. Abdo; Rebecca Edwards; Monique Mattison; Shannon Lavrin; Mary Douglas Hirsch
Subject: Baywood Ave Neighborhood Meeting Executed
Attachments: Baywood Ave Sign in Sheet.pdf; Baywood LOT SPLIT.pdf

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

Hi all,

We successfully held a neighborhood meeting yesterday 5/9/22 at 5 Century Dr Ste 210 Greenville, SC at 6pm concerning our 4 lot split on Baywood Ave.

Topics Discussed:

- Tree Removal
- Adjacent property transferred truck parking (not on proposed land)
- Sound and Noise on 385 (SCDOT issue)
- Square footage of proposed homes on each lot

No major concerns were mentioned about the 4 lot split themselves. We addressed Tree Removal and that the City had a tree ordinance in place, that if any tree over a certain size was removed, we would have to replace "x" amount depending on tree size.

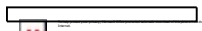
Some showed excitement of new homes being built in the area and in return, perhaps would increase their homes values.

Attached is the sign in sheet along with the proposed plat map.
Let us know how to proceed.

Thank you,
Ashley

--

Ashley James
864.207.0476
@ruellandray
www.ruellandray.com





**Planning Staff Report to
Greenville Planning Commission
June 10, 2022**
for the June 16, 2022 Public Hearing

Docket Number: Z-11-2022

Applicant: Lynn A. Solesbee, Member of Civil Land Partners LLC

Property Owner: Civil Land Partners LLC

Property Location: 710 and 718 Lowndes Hill Rd, Greenville, SC 29607

Tax Map Number(s): 0282000402805 and 0282000401800

Acreage: 1.57

Future Land Use: Urban Node Mixed-Use

Existing Zoning: RM-3, Single- & Multi-Family Residential District

Proposed Zoning: OD, Office & Institutional District

Adjacent Zoning:

N:	OD, Office & Institutional District C-3, Regional Commercial District
E:	C-3, Regional Commercial District RM-3, Single- & Multi-Family Residential District
S:	RM-3, Single- & Multi-Family Residential District
W:	RM-3, Single- & Multi-Family Residential District

Special Emphasis District: Arcadia Hills

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

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.19-2.3.2 (E) (2) Amendments to Zoning District Map

Sec.19-3.2 District Descriptions

Project Overview:

The applicant, Lynn A. Solesbee, seeks to rezone two parcels from RM-3 to OD to align the zoning with their historical and current uses. The current land use on both properties is listed as office. The properties were granted Special Exception for office use in 1972. In 2008, the properties were granted another Special Exception to allow religious institutions and accessory uses. The properties have been used as office for at

least twenty years, and the applicant has stated a community need for the public to be adequately informed of the uses on site.

Procedural Requirements:

Pre-Application and Development Meeting

The applicant had a pre-application conference with staff on March 23, 2022.

Neighborhood Meeting

The applicant held a neighborhood meeting on May 5, 2022, after sending the required mailers. A list of meeting attendees and the meeting summary provided by the applicant is included with the Planning Commission packet.

Staff Analysis:

The parcels are currently zoned RM-3, which allows a maximum residential density of 20 units/acre, a variety of public and institutional uses, and a limited number of commercial uses by Special Exception or Conditional Use. Adjacent zoning includes RM-3 and C-3, as well as C-3 and OD across Lowndes Hill Rd.

The OD district is intended to provide for a wide variety of professional and business offices and institutions. This district is different from the other commercial districts in that, in most cases, retail sales are not allowed. In limited cases, retail may be allowed as a special exception and subject to specific criteria if its primary purpose is to serve the workers within the district. Residential uses are allowed. The OD district may be used as a buffer between residential and more intense nonresidential districts.

Staff offers the following responses to the standards for rezoning found in Section 19-2.3.2(E)(2), *Amendments to the Zoning District Map*, based on the information submitted by the applicant and the information provided previously in this report.

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM) associated with the GVL2040 Comprehensive Plan designates the subject area for rezone as “*Urban Node Mixed-Use*.” In the Urban Node Mixed-Use classification, the urban nodes have an urban form of 4 to 6 story buildings and front streets and other public spaces designed to a human scale. These areas include more vertical mixed-use than horizontal mixed-use with a preference for commercial/retail uses on the first two floors and office and/or residential uses on the upper floors. Average residential density is 30 housing units per acre. Emphasis is on quality urban design that seamlessly integrates the public and private realms to create a vibrant atmosphere that encourages walking, biking, and higher levels of transit service. Staff believes that the requested OD zoning would align with the existing FLUM designations.
2. Changed conditions since the original designation: Since the original RM-3 designation, GVL2040 has been adopted by City Council recognizing the area as Urban Node Mixed-Use. The uses on the site have included office and religious institution for at least 20 years.
3. Addresses a demonstrated community need: The OD zoning designation allows for an appropriate range of uses for the area and would accurately reflect the current and future uses on the site.
4. Compatible with surrounding uses: Adjacent land uses include general offices and a mini warehouse along Lowndes Hill Rd and Keith Dr, which are compatible with the proposed zoning. Single-family detached residential dwellings adjacent to the south and southeastern portions of 718 Lowndes Hill Rd, along Eisenhower Dr and Hutton Ct.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area. The OD zoning also allows for upper-story dwellings, which promotes mixed-use development consistent with the urban node mixed use urban form.

6. Will not result in “strip” or ribbon commercial development: No ribbon or strip development is anticipated because of the rezone. Any development at the subject location must comply with the applicable standards of the Land Management Ordinance, which include several site design and access requirements that preclude strip and ribbon commercial developments.
7. Will not create an isolated zoning district: Properties across Lowndes Hill Rd are zoned OD, which allows contiguous zoning to the subject properties. Other surrounding zoning designations include C-3 and RM-3.
8. Surrounding property values: It is not anticipated this rezone will have a negative effect on surrounding property values. The OD zoning designation is consistent with zoning districts of nearby properties.
9. Effect on natural environment: The rezone and subsequent development is not anticipated to have adverse effects to the natural environment. All future development is required to comply with all applicable environmental regulations, including the City’s stormwater, site development standards, and recent text amendments regarding trees and buffers.
10. Public facilities and services: Public facilities and services are available to the site. The property will remain in the Greenville City Fire District and is approximately 1.6 miles from a Greenville City Fire Station. The property is already served by Greenville Water with access 8-inch water line. Sewer is already provided by the City of Greenville with access to 8- and 10-inch sewer gravity mains.

Staff Comments and Conditions

Planning Staff Comments:

Recommend: Approve w/ Comments

Comments:

1. Staff recommends the rezone action as it maintains the Future Land Use Map (FLUM) designations of “*Urban Node Mixed-Use*.” Property will remain within the Arcadia Hills Special Emphasis Neighborhood.

**Office Use Only:**Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____**APPLICATION FOR REZONE - BASIC**

Contact Planning & Development (864) 467-4476

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Lynn A. Solesbee	Civil Land Partners LLC
*Title:	Member of Civil Land Partners LLC	Blue Line Environmental Consultants
*Address:	718 Lowndes Hill Road, Greenville	
*State:	South Carolina	
*Zip:	29607	
*Phone:	864-735-5453	
*Email:	lynn@bluewatercivil.com	

PROPERTY INFORMATION

*STREET ADDRESS 710 and 718 Lowndes Hill Road, Greenville, SC 29607

*TAX MAP #(S) 710: 0282000402805 and 718: 0282000401800

*DEED BOOK/PAGE 710: DB 2582, PG 1874 and 718: DB 2500, PG 5406

*CURRENT ZONING DESIGNATION R-M3

*PROPOSED ZONING DESIGNATION O-D

*TOTAL ACREAGE 710: 0.65 acres and 718: 0.92 acres

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 March 23, 2022

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 within this Zoning Map Amendment request, otherwise described by deed, a survey and legal description of the parcel reflecting the requested designation(s) by courses and distances must be included in the submittal package.
4. In addition to the Zoning Map Amendment required documents, as set forth in **Sections 19-2.3.2, Amendments to Text and Zoning District Map**, the applicant/owner must respond to the "Standards" questions on page 3 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 Zoning Map Amendment must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. Zoning Map Amendment

\$550.00 – public hearing required

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 **Section 19-2.3.2, Amendments to Text and Zoning District Map** for additional information.
8. **Public Notice Requirements.** Zoning Map Amendment 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 hearing date.

Zoning Map Amendment 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** Ryan A. Sobolewski

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.

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.

Ryan A. Sobolewski

***APPLICANT SIGNATURE**

May 11, 2022

May 11, 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 X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	<i>Ryan A. Solalbee</i>
Date	May 11, 2022
Property Owner/Authorized Agent	<i>Ryan A. Solalbee</i> <i>Ann Blanger</i>
Date	May 11, 2022

SUPPORTING INFORMATION – STANDARDS QUESTIONS

Applicant response to Section 19-2.3.2 (E)(2), Amendments to Zoning District Map

(Please attach separate sheet if additional space is need)

- DESCRIBE THE WAYS IN WHICH THE PROPOSED ZONING DESIGNATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.
Neighboring properties to the north are zoned O-D and neighboring properties to the east are zoned C-3.
- DESCRIBE THE CONDITIONS THAT HAVE CHANGED FROM CONDITIONS PREVAILING AT THE TIME THAT THE ORIGINAL DESIGNATION WAS ADOPTED.
This building has been a continuous office since at least 1981 when a special exemption was granted for the office use. Since 1981, residential homes have been removed on surrounding properties for road improvements to Keith Drive and Lowndes Hill Road. Now there are no residential properties along Lowndes Hill Road from Keith Drive to Pleasantburg Drive.
- DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT ADDRESSES A DEMONSTRATED COMMUNITY NEED.
Zoning the property appropriately for the past, present and future will use it to inform the public on the current and future uses of the property and eliminate any confusion among future planning staff.
- DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS COMPATIBLE WITH EXISTING AND PROPOSED USES SURROUNDING THE SUBJECT LAND AND IS THE APPROPRIATE ZONING DISTRICT FOR THE LAND.
Neighboring properties to the north are zoned O-D and neighboring properties to the east are zoned C-3.

5. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT PROMOTES A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.

The property has been used as an office building for over twenty years under a special exemption.

6. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN UNDESIRABLE STRIP OR RIBBON COMMERCIAL DEVELOPMENT.

Neighboring properties to the north are zoned O-D and neighboring properties to the east are zoned C-3. No changes to our property are being made since the office is already built and has been used as an office building for over 20 years.

7. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN THE CREATION OF AN INAPPROPRIATELY ISOLATED ZONING DISTRICT UNRELATED TO ADJACENT AND SURROUNDING ZONING DISTRICTS.

Neighboring properties to the north are zoned O-D and neighboring properties to the east are zoned C-3.

8. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN SIGNIFICANT ADVERSE IMPACTS ON THE PROPERTY VALUES OF SURROUNDING LANDS.

Neighboring properties to the north are zoned O-D and neighboring properties to the east are zoned C-3. No changes to our property are being made since the office is already built and has been used as an office building for over 20 years.

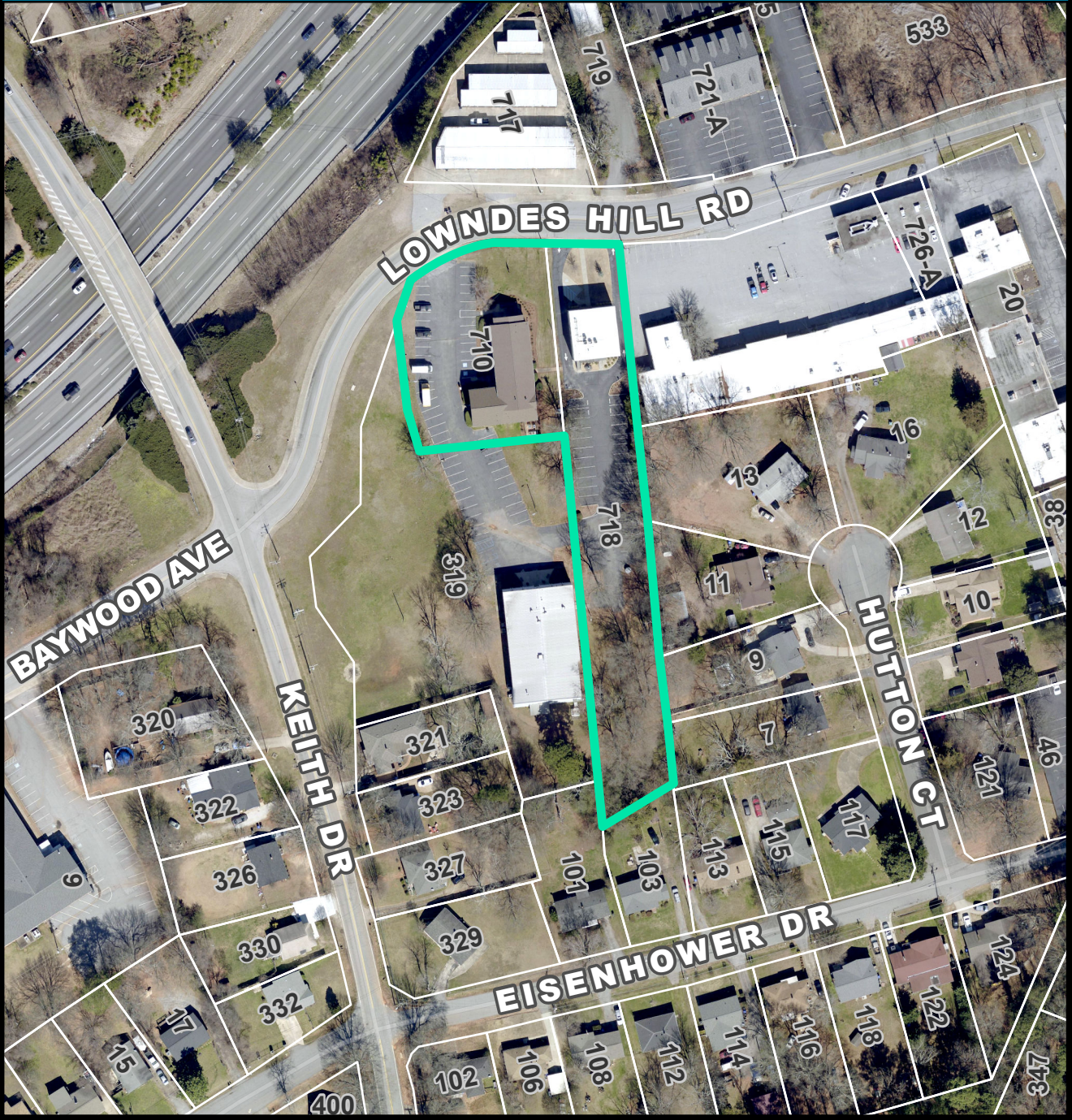
9. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN DETRIMENTAL IMPACTS ON THE NATURAL ENVIRONMENT AND ITS ECOLOGY, INCLUDING BUT NOT LIMITED TO: WATER; AIR; NOISE; STORMWATER MANAGEMENT; WILDLIFE; VEGETATION; AND, WETLANDS.

Neighboring properties to the north are zoned O-D and neighboring properties to the east are zoned C-3. No changes to our property are being made since the office is already built and has been used as an office building for over 20 years.

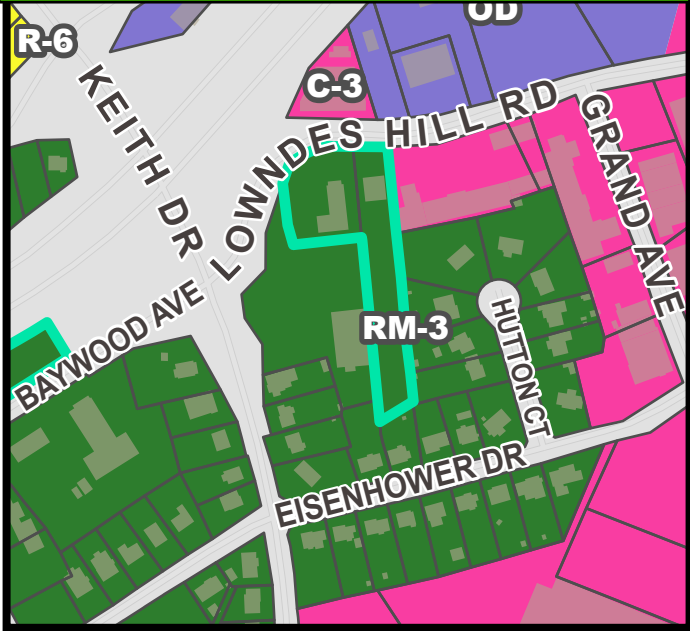
10. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL RESULT IN DEVELOPMENT THAT IS ADEQUATELY SERVED BY PUBLIC FACILITIES AND SERVICES (ROADS, POTABLE WATER, SEWERAGE, SCHOOLS, PARKS, POLICE, FIRE, AND EMERGENCY FACILITIES).

Neighboring properties to the north are zoned O-D and neighboring properties to the east are zoned C-3. No changes to our property are being made since the office is already built and has been used as an office building for over 20 years with adequate public facilities and services.

AERIAL VIEW



CURRENT ZONING



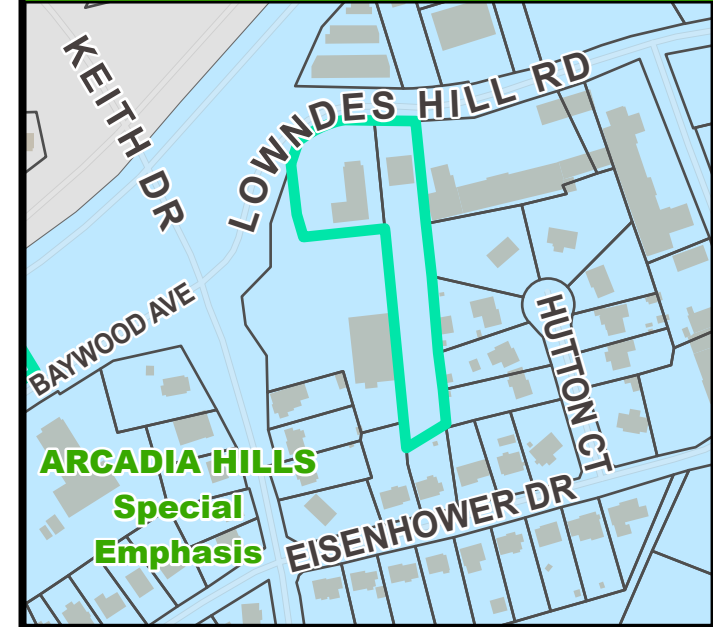
FUTURE LAND USE



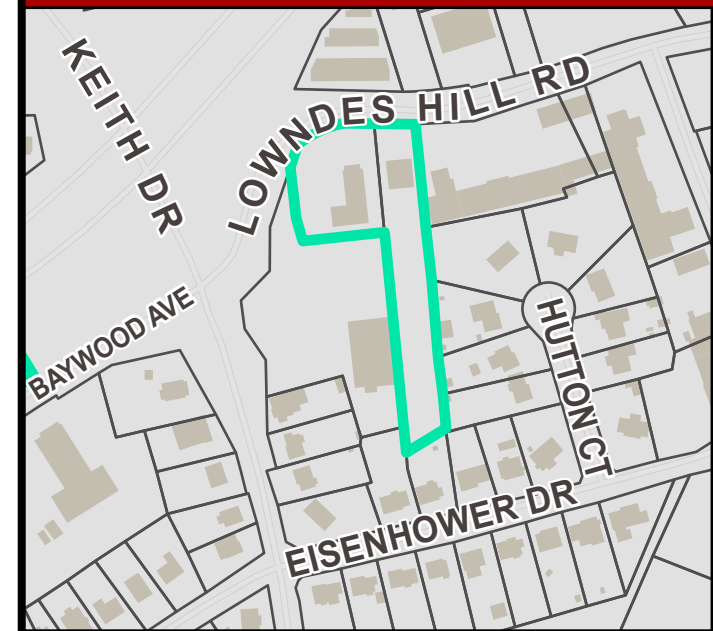
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Neighborhood Meeting**Project Name:** Rezoning of 710 and 718 Lowndes Hill Road, Greenville, SC 29607**Location:** 710 Lowndes Hill Road, Greenville, SC 29607**Time of the meeting:** 6 PM**Date:** May 05, 2022**Representative holding meeting:**

Name	Street Address	Email
1 PAUL HARRISON	718 Lowndes Hill Road	Paul@bluewatercivil.com
2 Irene Darling	652 Lowndes Hill Road	QTdar22@yahoo.com
3 Eric Abernethy	710 Lowndes Hill Rd	erregreer26@aol.com
4 Lois Bishop	GREENVILLE HOUSING AUTHORITY	LOISB@TGNA.NET
5 John & Elizabeth Orner	11 Hutten Ct	bo424@aol.com
6 Greg Paulino	16 Fleming St.	gregpaulino@yahoo.com
7 Julie Baer	718 Lowndes Hill Rd	julie@bluewatercivil.com
8 Laura Belanger	710 Lowndes Hill Rd	Laura.belanger@bluegreenenviro.com
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May 9, 2022

Austin Rutherford
Senior Development Planner
City of Greenville Planning & Development
131 Falls Street
Second Floor
Greenville, SC 29601
arutherford@greenvillesc.gov
864.467.4247

RE: 710 & 718 Lowndes Hill Road Zoning Amendment Application (R-M3 to O-D)
“Neighborhood Meeting Summary”
Lowndes Hill Road & Keith Drive - Greenville, SC

Austin:

A neighborhood meeting was conducted on 05/05/2022 at 6:00 PM in the office of Environment Permitting Consultants, Inc. located at 710 Lowndes Hill Road. This meeting was conducted to discuss the above listed zoning amendment application and answer any questions that neighboring property owners had. Five residents/property owners/representatives showed up to this meeting and a summary of their questions are listed below. Please feel free to contact me (paul@bluewatercivil.com or 864-735-5068) if you have any comments or questions concerning this submittal.

Regards,



Paul J. Harrison, P.E. (Partner)
Bluewater Civil Design, LLC

Attendees at Meeting:

- Paul Harrison (Applicant - Bluewater Civil Design - 718 Lowndes Hill Road)
- Julie Baer (Applicant - Bluewater Civil Design - 718 Lowndes Hill Road)
- Laura Belanger (Applicant - Environmental Permitting Consultants - 710 Lowndes Hill Road)
- Austin Rutherford (City of Greenville Representation)
- Five Residents/Property Owners/Representative (See attached Sign-In Sheet)

Questions/Concerns of Attendees:

1. What was the reasoning for the rezoning request?
 - a. We explained the reasoning for the rezoning request was to rezone the property to an office zoning classification to match the historical use and current use of the property.
2. Would this rezoning application have any effect at all on the Arcadia Hills Development to the West of the subject property?
 - a. We explained that this rezoning application would have no effect on Arcadia Hills or its existing zoning classification.
3. Would the allowed uses in an O-D Zoning District have a negative impact on the Church located directly behind the subject properties?
 - a. We explained the allowed uses in the O-D Zoning District and more importantly explained the uses that would not be allowed.

That concluded all the questions and concerns that the neighboring citizens had. The meeting went great and there did not seem to be any major concerns from any of the citizens in attendance.



**Planning Staff Report to
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing**

Docket Number:	V 22-365
Proposal:	Variance from Section 19-7, Stormwater Management
Applicant:	The Gateway Companies/Josh Mandell
Property Owner:	Mbvm-2 LLC
Property Location:	Webb Road
Tax Map Number:	026000-01-01216, 026000-01-01215, 026000-01-01100, 026000-01-01102
Acreage:	8.3 acres
Zoning:	RM-2, Single- & Multi-Family Residential District
Staff Recommendation:	Approve with Staff Comments

Applicable Section(s) of City Code:

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

Procedural Requirements:

Pre-Application and Development Meetings

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

Neighborhood Meeting

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

Application History

The original variance application was denied by the Planning Commission at its March meeting. Subsequently, the applicant applied for a waiver from the 1-year wait time to provide further information to the Commission. This waiver was approved by the Commission in April 2022.

Planning Commission Authority to Grant Stormwater Variances

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

The Planning Commission may, subject to the process and standards in Section 19-7.9.1, grant variances to the provisions of Article 19-7, Stormwater Management, provided such variances will not cause detriment to the public good, safety, or welfare, nor be contrary to the spirit, purpose, and intent of the Land Management Ordinance. Variances may be granted in situations where unique and exceptional physical circumstances or conditions of a particular property would result in an unreasonable hardship, if the literal requirements of the stormwater provisions were enforced. Additional specific standards for variances are listed in Section 19-7.9.1(C).

Applicant Request

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

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

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

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

Variance Requirements

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

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

Staff response: The applicant's stated reason for the stormwater variance request is primarily related to the buffer areas and the need to provide access to the rear of the site. Without the allowed variance, portions of the site will not be accessible and would require 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 States 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 adverse impacts to wetlands, streams and other aquatic resources to the extent practicable.

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

Staff response: The applicant is only asking for encroachment into the required minimum buffer width. The project as proposed will conserve the existing wetlands.

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

Staff response: If the variance is not granted, then much of the property will not be accessible. Without the allowed variance, portions of the site will not be accessible and would require alternate designs. Furthermore, alternative designs may result in the loss of wetlands.

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

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

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

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

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

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

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

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

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

Staff response: Wetland impacts are minimized with the proposed layout. Denial of the variance may result in loss of wetlands from alternative designs.

Staff Comments

Staff recommends approval as the Stormwater Variance will not allow for future degradation of the wetlands and will institute a City-held conservation easement over the remaining buffer and wetlands.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

Prior comments given by DFM Hindman still applicable. As development continues, FMO (Fire Marshal Office) will be looking for compliance to Fire Access and the presentation by civil engineer to show compliance.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

Full extend of the tree protection ordinance (19-6.3) will apply. Vegetation contributing to wetland functionality should be considered when submitting site plans to encourage biodiversity and proper wetland functionality.

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



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

APPLICANT/OWNER INFORMATION

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

PROPERTY INFORMATION

STREET ADDRESS: Webb Road

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

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

PROPOSED USE: 72 Units LIHTC Multi-family Apartments

REQUEST

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

DESCRIPTION OF REQUEST: _____

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

INSTRUCTIONS

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

APPLICANT RESPONSE TO SECTION 19-7.9.1

(YOU MAY ATTACH A SEPARATE SHEET)

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

See attached sheet.

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

See attached sheet.

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

See attached sheet.

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

See attached sheet.

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

See attached sheet.

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

See attached sheet.

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

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

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

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

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

____ SIGN(S) ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT



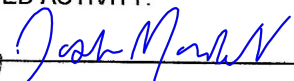
APPLICANT'S SIGNATURE

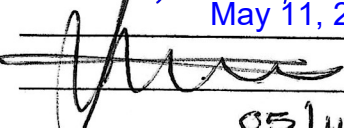
7. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION, INCLUDING ANY/ALL SUPPLEMENTAL INFORMATION, IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

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

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

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



May 11, 2022


MBVM-2 LLC
05/11/2022

APPLICANT

DATE

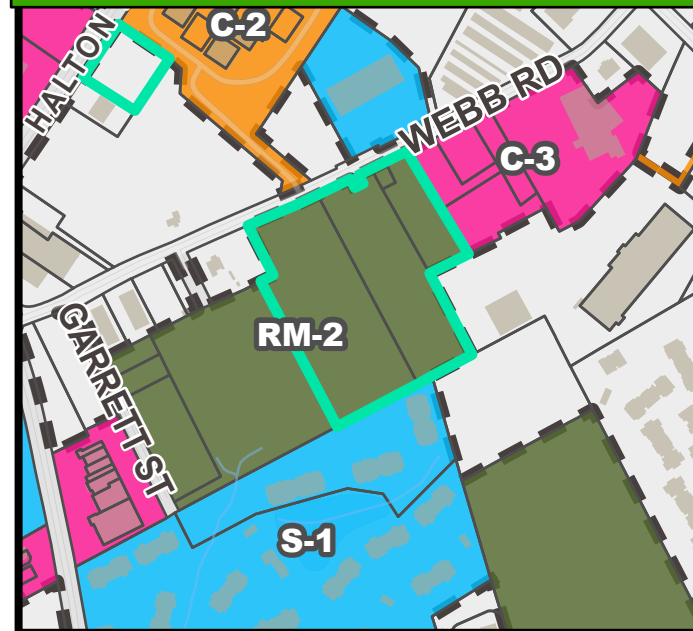
PROPERTY OWNER

DATE

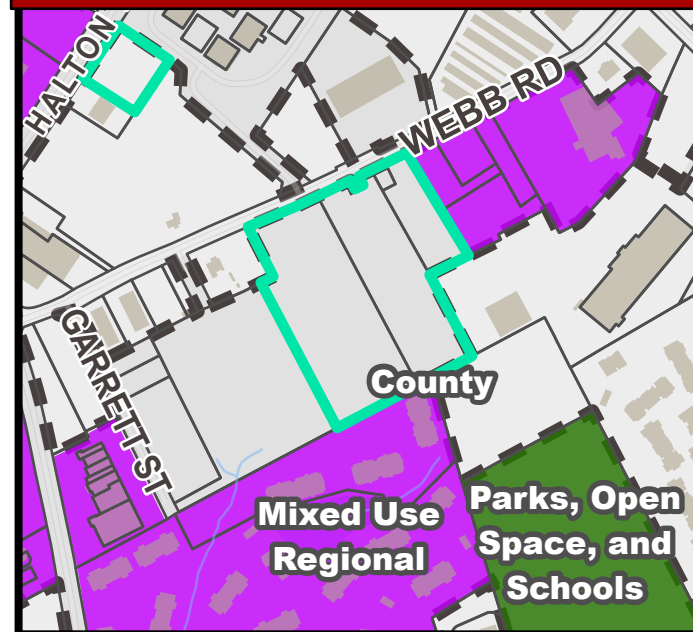
AERIAL VIEW



CURRENT ZONING



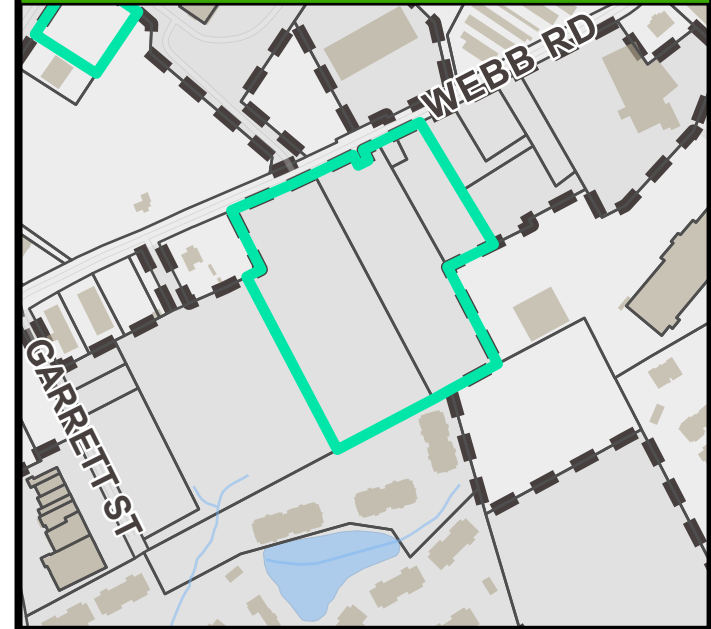
FUTURE LAND USE



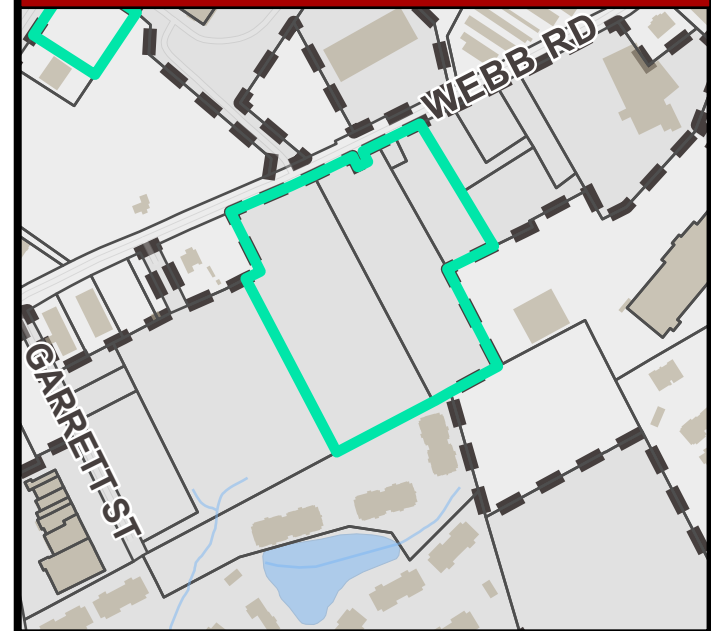
NATURAL / ENVIRONMENTAL FEATURES

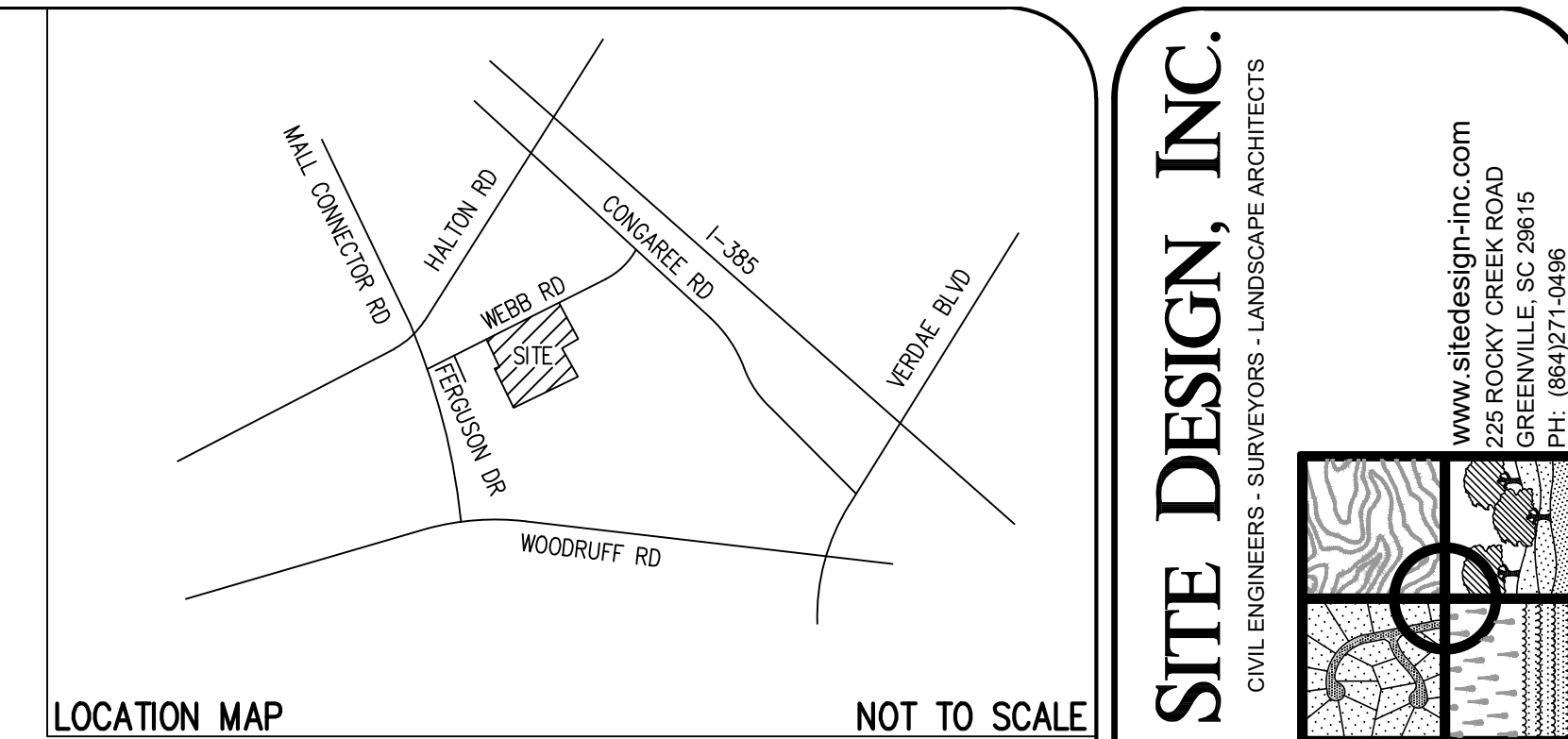


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



[illegible]

**GATEWAY
GREEN**

**CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA**

[illegible]



CAUTION



Know what's below.
Call before you dig.

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

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

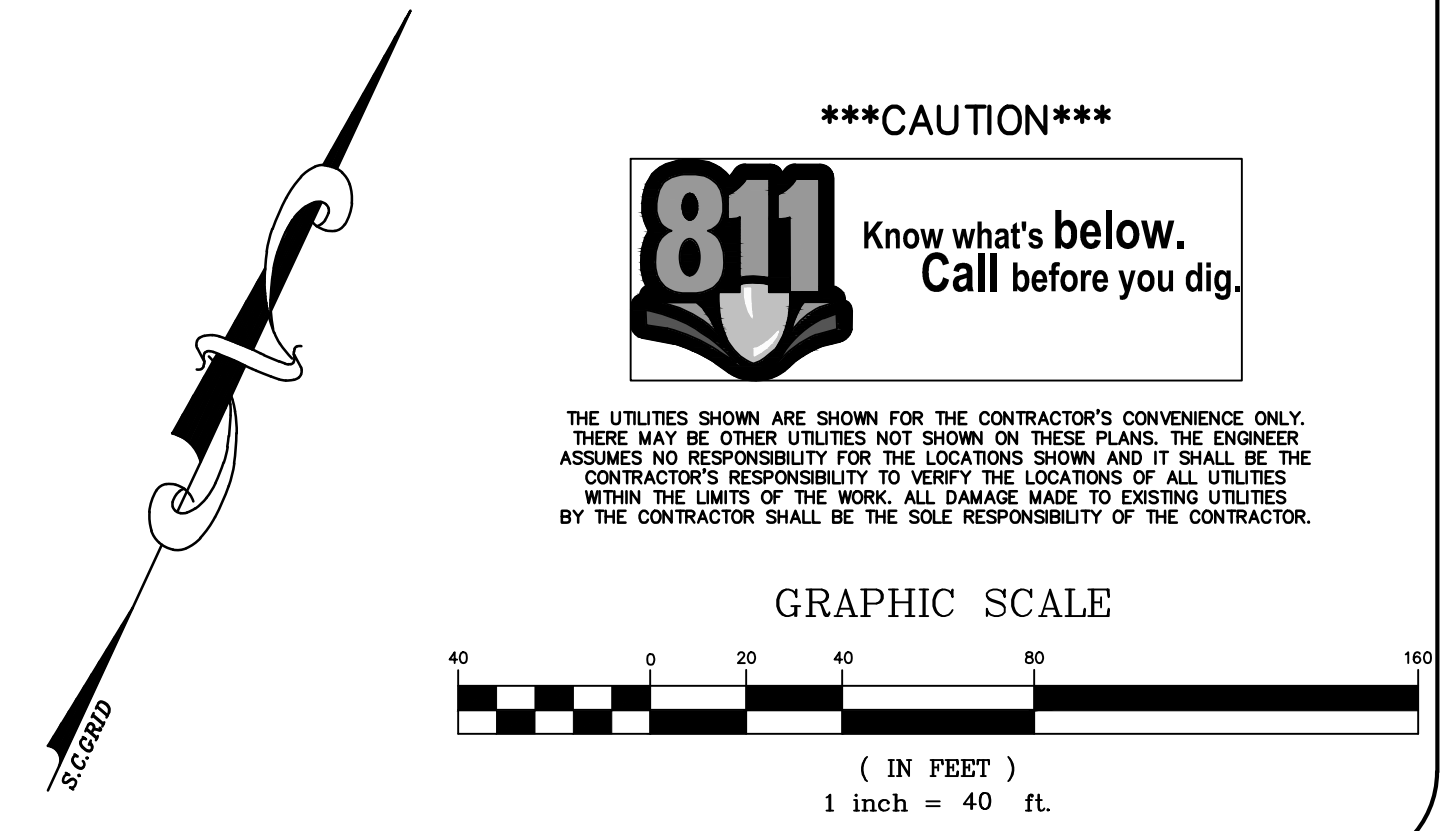
GRAPHIC SCALE

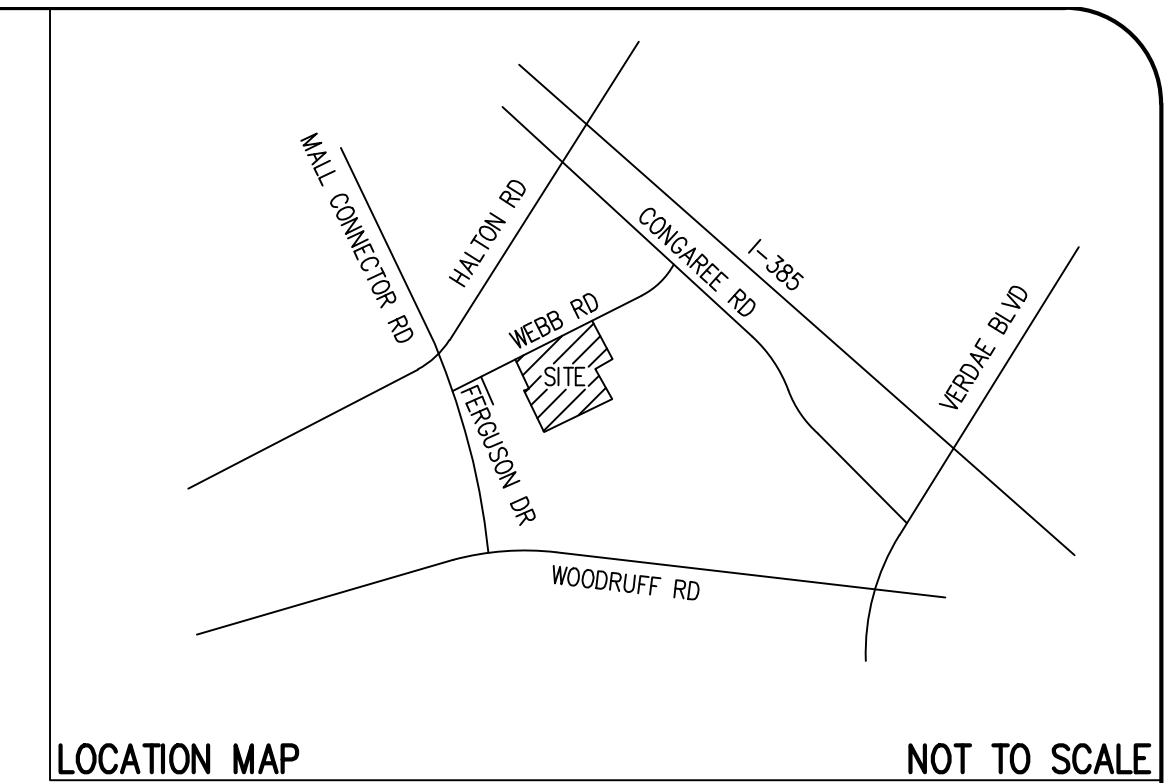
(IN FEET)
1 inch = 40 ft.

**WETLANDS
& BUFFER
EXHIBIT**

SHEET 1 OF 2

C210





BUFFER ENCROACHMENT DATA:

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

CAUTION

811

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

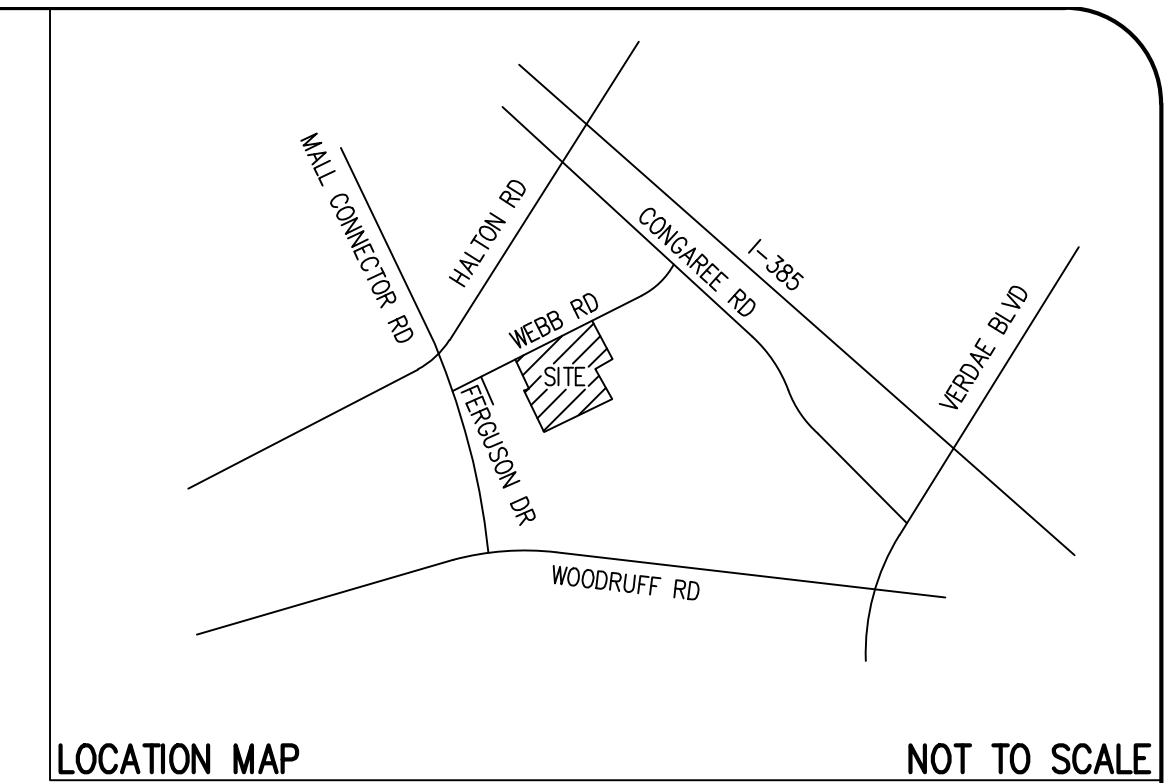
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GRAPHIC SCALE

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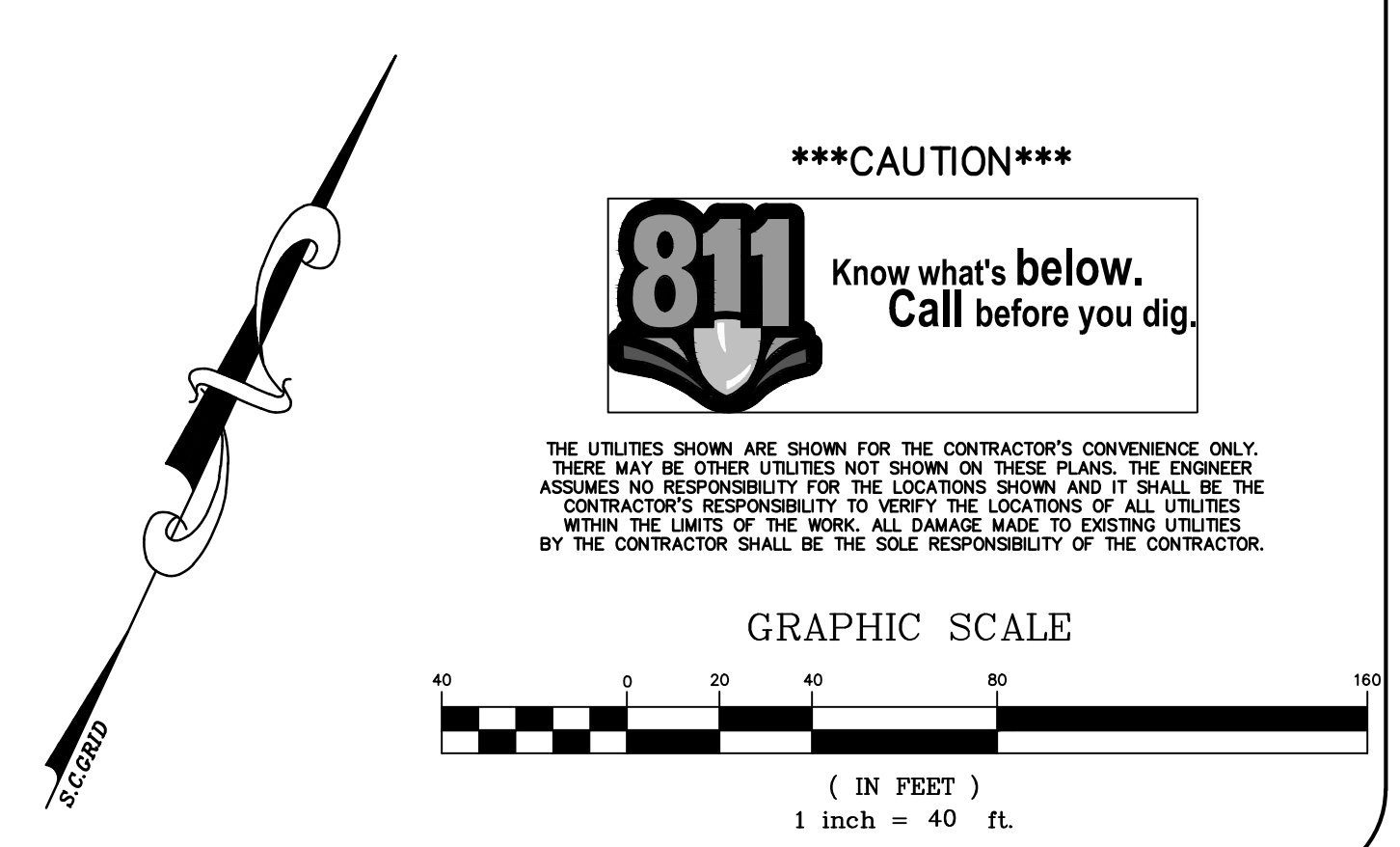
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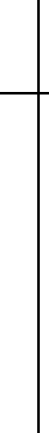
SITE DESIGN, INC. CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS									
www.sitedesign-inc.com 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 PH: (864)271-0496									
									
									
									
									
									
									
									
									
									



BUFFER ENCROACHMENT DATA:

TOTAL AREA OF BUFFER ENCROACHMENT TO BE AVERAGED ELSEWHERE = 12,847 SF
TOTAL AREA OF ADDED BUFFER AS SHOWN = 12,960 SF
TOTAL AREA OF BUFFER REQUESTING VARIANCE = 14,377 SF (SEE SHEET C211)



SITE DESIGN, INC.									
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS									
www.sitedesign-inc.com 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 PH: (864)271-0496									
									
									
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NO. _____									
THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. FURTHERMORE, THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. THE USER IS REQUIRED FOR THE WORK OF THIS SPECIFIC PROJECT. GATEWAY GREEN CITY OF GREENVILLE GREENVILLE COUNTY SOUTH CAROLINA HORIZ. SCALE: 1" = 40' VERT. SCALE: N/A DESIGNED BY: AGB DRAWN BY: AGB CHECKED BY: CW DATE: 02/14/2022 S210570 BASECURRENT.dwg BUFFER AVERAGING SHEET 3 OF 3 C212									

Neighborhood Meeting Summary - Webb Road Design Review Board Application

February 7, 2022 – 6:00 PM via Zoom

Meeting Attendees

Meeting Hosts:

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

Attendees:

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

Meeting Summary:

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

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

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

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

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

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

The meeting adjourned around 6:50 PM.



Planning Staff Report
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing

Docket Number:	MD 22-366
Applicant:	Porter Christensen, SummaTerra Ventures
Property Owner:	Collins Properties L P
Property Location:	3505 Augusta Road
Tax Map Number:	M015010200600
Acreage:	2.10 acres
Zoning:	C-2, Local Commercial District
Proposal:	42-unit multifamily housing development
Staff Recommendation:	Approve with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec. 19-2.1.2, Planning Commission Powers and Duties

Sec. 19-6, Development and Design Standards

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

Project Overview:

The proposed project is a 42-unit multifamily housing development located at 3505 Augusta Road, directly adjacent to the Augusta Road public library. As a multifamily project, the design and architecture require informal review before the Design Review Board – Urban Panel, and formal approval by the Planning Commission.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held on April 7, 2022 between the applicant and city staff about the property and its redevelopment. Discussions centered around general multifamily requirements, stormwater requirements, vehicular and pedestrian access, and setbacks. A pre-application meeting with the Urban Design team was held on April 4, 2022 to discuss the proposed architecture and multifamily design guidelines.

Neighborhood Meeting

The applicant presented their project at a special neighborhood meeting held virtually on May 10, 2022. Discussions primarily focused on the general design and program of the development. A list of meeting attendees and meeting summary provided by the applicant are included with the Planning Commission packet.

Site Information:

The proposed multifamily housing development is located along Augusta Road south of the Mauldin Road intersection, directly adjacent to the Augusta Road public library.

The subject property is zoned C-2, Local Commercial District and is not located within a Neighborhood Revitalization Overlay District or Special Emphasis Neighborhood. The lot is currently vacant. Adjacent land uses include community service/library, office, and retail.

The GVL2040 Future Land Use designation for the property is "Corridor Mixed-Use." Corridors are the 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.

Staff Analysis:

- **Acresage** – The subject property is 2.10 acres in size according to the applicant provided survey.
- **Zoning** – The property is zoned C-2, Local Commercial District. Multifamily is a permitted use in the C-2 district.
- **Density** – The proposed project consists of 42 units contained within a single building. At 2.10 acres, the density is 20 units/acre. This meets the C-2 zoning district maximum of 20 units/acre.
- **Height** – The standard maximum height in the C-2 zoning district is 40 feet. Based on the plans provided, the maximum height of the proposed building(s) is 34'-3".
- **Parking** – A total of 63 surface parking spaces are provided on site. This meets the minimum requirement of 63 spaces based on the number of units. Two bays of covered parking spaces are provided for 14 of the spaces. A total of 6 bicycle parking spaces are required, but no bicycle parking spaces have been provided.
 - 6 bicycle parking spaces are required and will be verified at the time of building permit.

Staff reviewed the application for compliance with the 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:

19-6.8.9. Multifamily Design Standards

(A) Orientation

- The building is oriented toward Augusta Road with primary entrances facing the street, open spaces, and the main parking lot entrance.
- The proposed building is three stories in height, and the only building immediately adjacent to the project is the one and one-half story library which sits more than 25 feet above the proposed building and is buffered by a large stand of mature trees.

(B) Setbacks & Height

- The building exceeds the minimum 10' front setback and does not border any existing buildings. The development also does not abut any single-family detached uses or parcels zoned R-6 or R-9.
- The building height is 34'-3" and falls within the maximum height of 40 feet.

(C) Entrances

- Wall-mounted sconces are indicated at all primary building entrances except at the left elevation entrance. Final satisfaction of the lighting requirements will be verified at the time of building permit.
- Ground-level units contain private porches oriented towards the street or parking lot.
- Shared entrances are not covered with canopies or overhangs.
 - Emphasis shall be placed on shared entrances into the building. Pedestrian-scaled canopies or overhangs must be provided in these locations per Section 19-6.8.9(C)(4). This will be verified at the time of building permit.

(D) Building Facades

- All building facades feature consistent design, textures, and colors, and are broken up into a series of projections and recesses from the primary wall plane.
- The building does incorporate changes in wall plane, distinctive architectural features, and changes in texture and color of wall surfaces; however, the right and left elevations contain large sections of unarticulated walls that may be visible from Augusta Road.
 - Staff recommends the addition of architectural features, detailing, or openings that will act to reduce the monotony of these sections.

(E) Service Areas

- An in-ground trash collection system is indicated behind the parking lot and will be screened from public view.
- No mechanical equipment has been indicated in the plans. All exterior equipment shall be screened from view of public and common areas and adjacent properties per Section 19.6.8.9(E)(2). This will be verified at the time of building permit.

(F) Roof Form

- A flat roof system is employed that features an overhanging canopy that accentuates the building cap.
- With the exception of one brick section on the front façade that interrupts the roofline, the entire roofline is at one elevation.
 - Given the scale of the building and repeated vertical elements that provide adequate articulation and reduction of the building's mass, staff finds that the roofline is acceptable and in keeping with the style of the architecture.

(G) Transparency

- The front elevation exceeds the minimum requirement of 20% glazing, and all other facades are in excess of 10% glazing.

(H) Materials

- The building features a consistent palette of colors and materials on all sides of the building. The proposed metal shade structures within the parking lot are also fairly similar in style to the building's canopies with the exception of the galvanized metal roof.
 - To simplify the overall color palette and de-emphasize the shade structures, staff recommends black as the metal roof color.

(I) Open Space

- A total of 8,400sf of open space is required for this development. The site plan indicates a series of accessible open lawn areas adjacent to the building that are in excess of 9,000sf, satisfying this requirement.

(J) Parking Lot Location

- The development's parking lot is primarily located behind the building from Augusta Road, with approximately 20% of the parking located in the side yard.
- An auto maintenance/car wash space has also been indicated in the site plans.

MD 22-366
Isabell's Place

(K) Access and Circulation

- The site is not located on a Greenlink route, and vehicular access into the site complements the surrounding entrances.

(L) Landscaping and Screening

- The proposed building and parking lot has been sited to minimize alterations to the existing topography as much as possible. A retaining wall near the rear of the site enables the preservation of a large stand of mature trees.
- Stormwater management facilities are indicated as a subgrade system within a portion of the parking lot.
- The landscape plans provided indicate foundation plantings and screening of parking lots and utility panels as required. The portion of parking adjacent to Augusta Road is further buffered by a retaining wall between the lot and proposed sidewalk.

(M) Exterior Lighting

- Although renderings show conceptual light fixtures, lighting has not been indicated in the site plans for the parking lot or along any of the proposed walkways. Lighting has been provided at all shared entrances into the building with the exception of the left elevation entrance.
 - Exterior lighting in conformance with Section 19-6.8.9(M) will be verified at the time of building permit.

(N) Pedestrian Walkways

- Connectivity to all adjacent sidewalks has been provided from primary building entrances and the parking lot. Walkways provided also create sufficient access to all proposed open space within the development.

(O) Fences and Walls

- Given the extreme grade differential across the site, a retaining wall is indicated at the rear of the development that is approximately 12 feet tall at its highest point. The portions of the wall that will be visible from Augusta Road are indicated to be between 2 and 5 feet in height.
- Two retaining walls are also indicated along the Augusta Road frontage:
 - Adjacent to the parking lot, a 5-foot retaining wall faces the public ROW.
 - Adjacent to the southwest corner of the building, a 3'-6" retaining wall faces the public ROW.
- No materials or details have been provided for the proposed retaining walls.
 - Given the prominence and amount of retaining walls employed in the design, the final detailing of the walls and necessary railings shall complement the architecture and shall be of a similar color and/or materials palette for consistency.

Design Review Board Comments

The project design was presented to the Design Review Board – Urban Panel for informal review on June 2, 2022. The board provided the following comments:

- It has more of a unique look than most current projects, which is a plus.
- The soffit presents an opportunity to bring in some Nichiha or other detailing versus the fiber cement that's shown.
- The massing is appropriate for the area.
- I like the color palette but would like to see a different color versus the "site white" that's selected just to give it some more character. It's actually a very light green, so maybe just taking that a bit further.
- Size of the windows in relation to the massing is good.
- Would like to see more detailing of the brick – not full traditional detailing, but just something a little more. Projections to give some nice shadow would be preferable.
- The transparency on such a long façade is good and references the Old Colony building.
- The larger massing is deliberate and successful in the way it treats its primary elements.

STAFF RECOMMENDATION:

Recommend approval with conditions

Staff Comments and Conditions

Planning Comments and Conditions

Comments:

- 1) A minimum of 6 bicycle parking spaces must be provided as required by Section 19-6.1.3(C).
- 2) Canopies or overhangs must be provided at all primary building entrances per Section 19-6.8.9(C)(4).
- 3) The applicant shall work with staff to provide articulation or further detailing on the left and right elevations of the building to eliminate large expanses of blank walls.
- 4) The galvanized roof material selected for the parking shade structures shall be revised to black to match the primary architecture materials per Section 19-6.8.9(H)(3).
- 5) The final detailing of the proposed retaining walls and railings (if necessary) shall complement the architecture and shall be of a similar color and/or materials palette for overall consistency of the design. Final landscape design shall reflect and complement the proposed retaining wall locations and height.
- 6) All signage shall obtain a sign permit. Each sign is required to obtain its own individual permit. Signage must meet the requirements of Appendix J: Sign Standards and Design Guidelines.
- 7) Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.

City Engineer Comments and Conditions

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 and Conditions

Recommend: Approve w/ Comments

Comments:

MFD STANDARD COMMENTS

- 1) 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.
- 2) All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right of way require an approved encroachment permit.
- 3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.
- 4) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
- 5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading

zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Traffic Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Traffic Impact Analysis form is required for all proposed developments. It can be found at: https://cityofgreenvillesc.formstack.com/forms/tia_use_and_intensity. Please fill out and submit online. Lighting plan is acknowledged as received. Please include this plan in the future site grading permit submittal.

Fire Department Comments and Conditions

Fire access shown does not meet the minimum 15-foot maximum 30-foot requirement for distances from/to building. This is only applicable if these 3 story buildings exceed 30-feet in height to accompany 26-foot fire access road.

Parks & Recreation Comments

Recommend: Approve

Comments:

Reviewed, no comment.

Trees & Landscape Comments

Recommend: Approve w/ Comments

Comments:

Landscape plan associated with the application appears to meet the requirements. Submitted tree survey is appropriate, however it should be kept in mind that only canopy trees count for mitigation. No understory or crape myrtles will count towards mitigation credits.

**PZ Application for Multi Family Development**

Your Name	Porter Christensen
Your Title	Senior Project Manager
Your Address	79 West 900 North, Suite B
Your City, State	Springville, UT
Your ZIP	84663
Your Phone	801-989-2890
Your Email	porter@summaterraventures.com
Street Address(es)	3505 Augusta Rd, Greenville, SC 29605
Tax Map #(s)	M015010200600
Current Zoning Designation(s)	C-2, Local Commercial District
Total Acreage	2.1
Type of Application	New
Number of Units	42
Affordable or Workforce Component	No
Age Restricted Housing?	No
Proposed Development Name	Isabel's Place

1. The applicant is required to schedule a pre-application neighborhood meeting prior to the application submittal deadline. Instructions for the neighborhood meeting may be provided by staff and upon request of the applicant following the pre-application staff meetings.

Pre-Application Meeting with City Planning, Engineering, And Fire Staff Date 04/07/2022

Pre-Application Meeting Date with Urban Design Team 04/21/2022

2. The applicant is required to schedule a pre-application neighborhood meeting prior to the application submittal deadline. Instructions for the neighborhood meeting may be provided by staff and upon request of the applicant following the pre-application staff meetings.

Pre-Application Neighborhood Meeting Date 05/10/2022

3. 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.

4. All applications for Multifamily Development must be received by no later than 2:00 pm of the date reflected on the Commission's 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

Once processed by staff, an invoice and payment instructions shall be provided to the applicant.

5. 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. An insufficient determination may result in the item to be pushed back to a later public hearing date. 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.

6. Public Notice Requirements. Multifamily development applications require a Planning Commission public hearing. There is also an informal review from the Design Review Board – Urban Panel required prior to the Planning Commission hearing. The DRB-Urban Panel meeting is held on the 1st Thursday of the month.

7. The applicant is responsible for sign posting the subject property. Instructions will be provided by the staff liaison approximately one week prior to the public hearing notice.

8. Please verify that all required information is reflected on the plan(s), and submit one (1) electronic version of the application submittal package to staff by the posted deadline.

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

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

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

**Applicant Acknowledgement
Signature**

Porter Christensen

Signature Date

05/16/2022

Per acknowledgement and understanding of item #9, 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.

is not

Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.

Please review Section 19-6.8, Design standards for multifamily residential development and other pertinent Code Sections in their entirety prior to submittal.

Applications with incomplete checklists or submittal documents not reflecting checklist requirements will be considered insufficient.

Pre-Application Neighborhood Meeting Attendance List and Meeting Notes are included.	• Attached
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Reserved Development Name with Michele Perdue (mperdue@greenvillecounty.org) at Greenville County E911 Services.	• Attached
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Context Map - Shows relationship of proposed development to the surrounding neighborhood.	• Attached
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Photographs of surrounding area	• Attached
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Site Plan - Shows building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.).	• Attached
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Grading Plan - Shows existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls).	• Attached
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Tree Plan - Tree survey that shows pre-existing conditions of 6"+ caliper trees (caliper, species, location, health) contained within the site and trees affected by development on neighboring properties with an "X" on trees proposed to be removed. Plan shall show a table of those trees to be removed and a summary of the tree mitigation fee and/or replanting. Review Section 19-6.3 for details.

- Attached

Building elevations, of all sides of the building(s), with exterior materials, colors, and dimensions indicated.

- Attached

Elevation and/or 3-D Plan showing form and massing of proposed building(s) in relation to adjoining structures.

- Attached

Building floor plans of every floor of every proposed building including dimensions

- Attached

Landscape plan - Shows existing vegetation that will remain, new plants to be added, and new trees to be used to offset any tree removal mitigations.

- Attached

Lighting Plan - Shows location of light fixtures (on site and on building), cut sheets of the proposed light fixtures, and wattage.

- Attached

Materials Board - Shows all materials in the color and texture as to be constructed

- Attached

Please click on the link below to download the Owner Signature form, fill out and upload in the field below.

<https://www.greenvillesc.gov/DocumentCenter/View/20872/Owner-Signature-Form-for-Boards-Cmsns>

Owner Signature Form

File(s) attached:



4-27-2022 Owner Authorization Form Isabel's Place.pdf

Submittal Package

File(s) attached:



5-10-2022 Attendance List Neighborhood Meeting Isabel's Place.pdf



5-10-2022 Neighborhood Meeting Notes Isabel's Place.pdf



4-22-2022 Reserved Development Name Isabel's Place (1).pdf



5-12-2022 Vicinity Map Isabel's Place.pdf



5-13-2022 Preliminary Architectural Package Isabel's Place.pdf



5-11-2022 Site & Grading Plans Isabel's Place.pdf



5-16-2022 Landscape Plan Isabel's Place.pdf



5-13-2022 Lighting Plan Isabel's Place.pdf



city of
greenville

**Property Owner Acknowledgement Form for
Applications to Boards & Commissions**

131 Falls Street, Suite 201
Greenville, SC 29601

PHONE: 864-232-2273
planning@greenvillesc.gov

Board/Commission:	Planning & Zoning
Nature of Approval Requested (e.g. rezoning, variance, etc.):	Application for Multi-family Development
Parcel IDs (TMS No.):	M015010200600
Property Address:	3505 Augusta Rd, Greenville, SC 29605
Property Owner Name(s):	Collins Properties L P
Property Owner Phone:	770-853-4605
Property Owner Email:	Kathy@ParadiseManagementLLC.com
Authorized Agent Name(s):	Summa Terra Development Group, LLC
Authorized Agent Phone:	801-989-2890
Authorized Agent Email:	porter@summaterraventures.com

I, Katherine L Schneider, CEO/President (*print property owner name*), hereby certify that the Applicant specified above has my permission to submit the above-referenced application for consideration by the applicable City of Greenville Board/Commission.

Katherine L Schneider, CEO/President
(Signature of Property Owner)

04/27/2022
(Date)

(Signature of Property Owner)

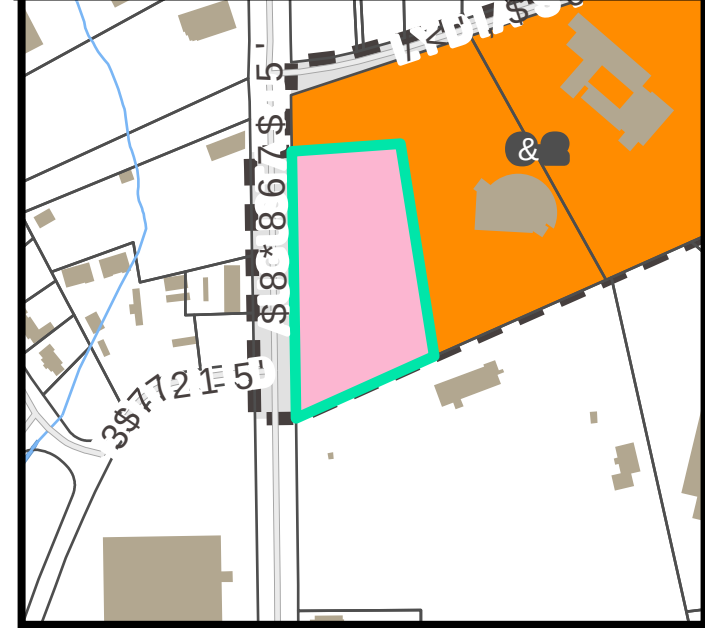
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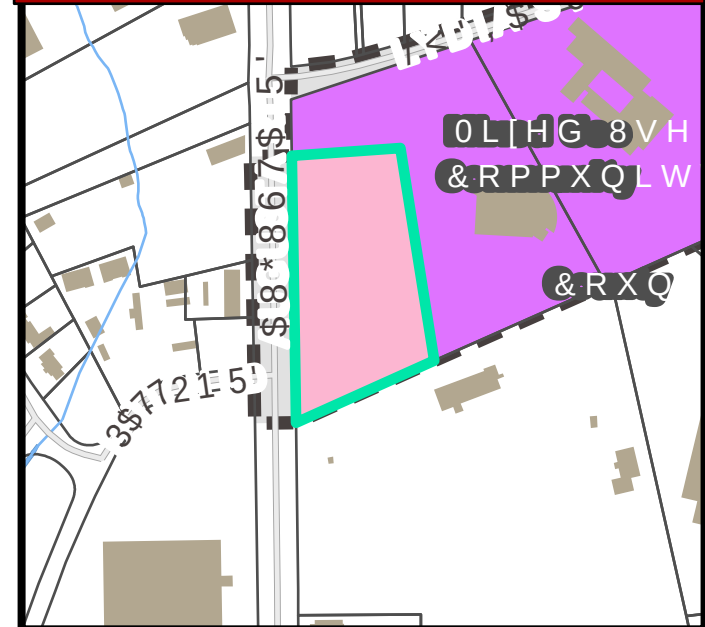
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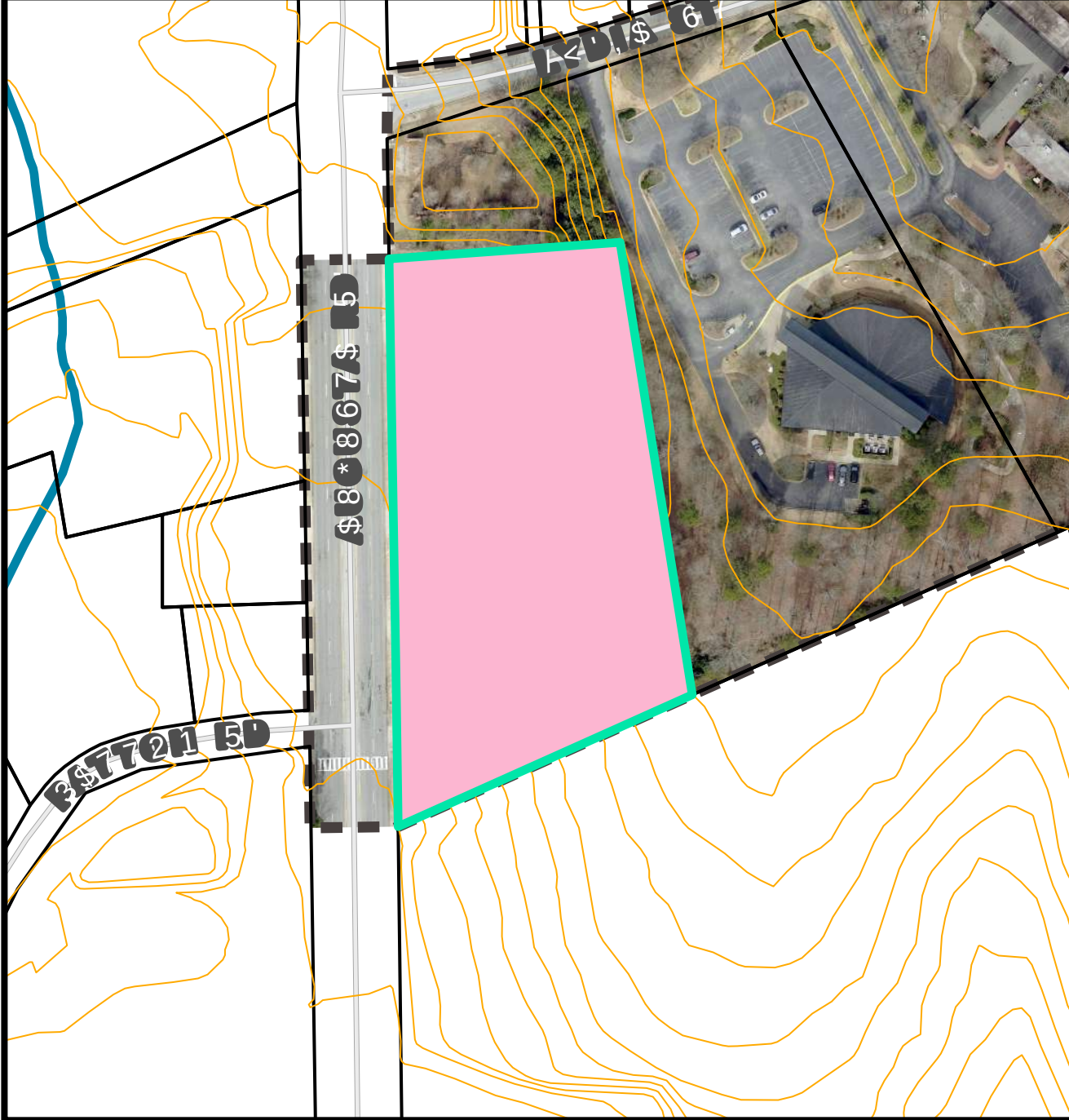


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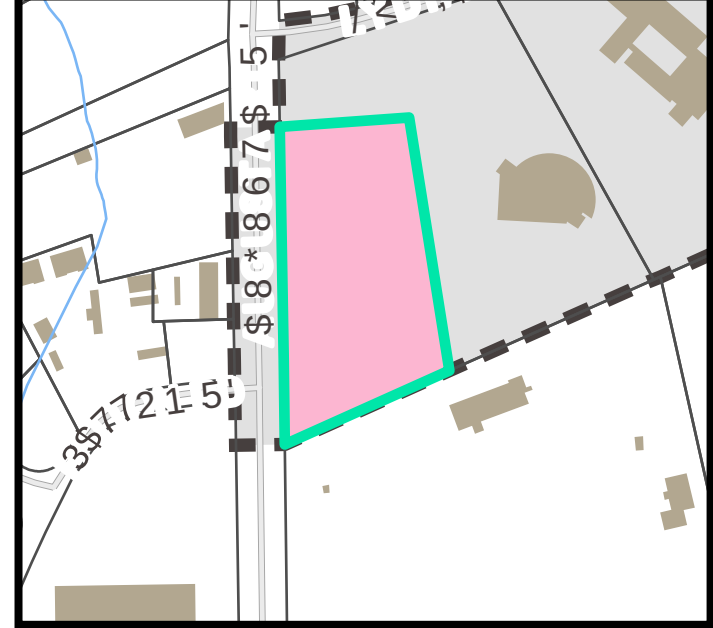


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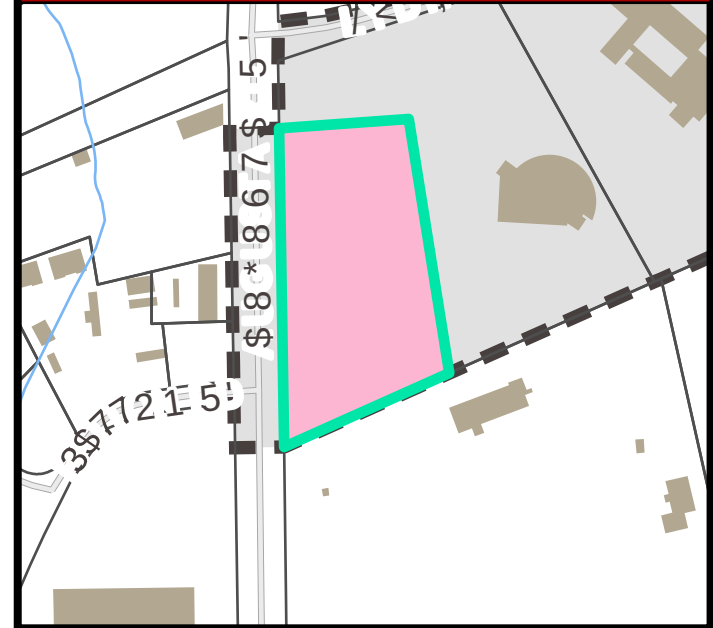
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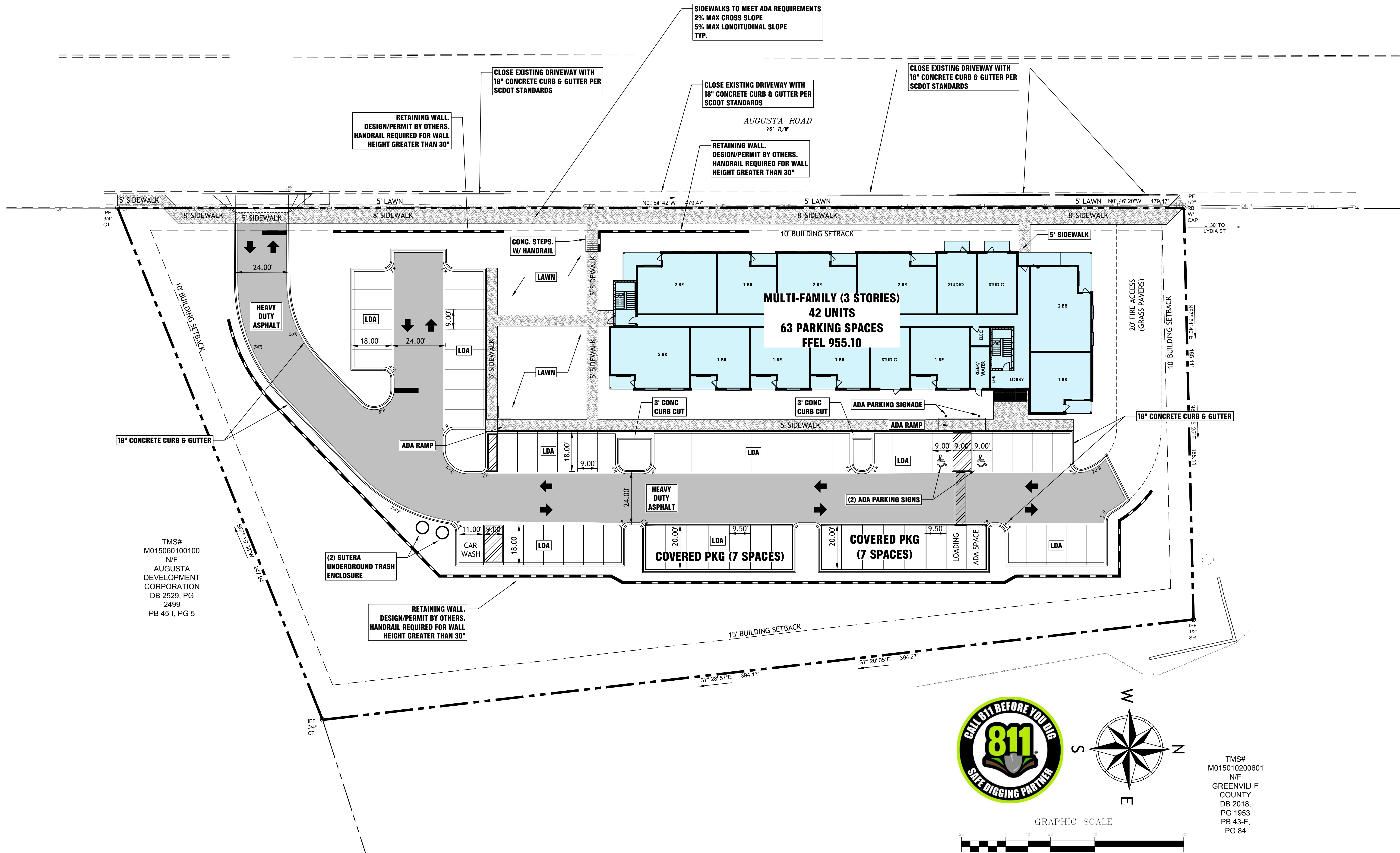
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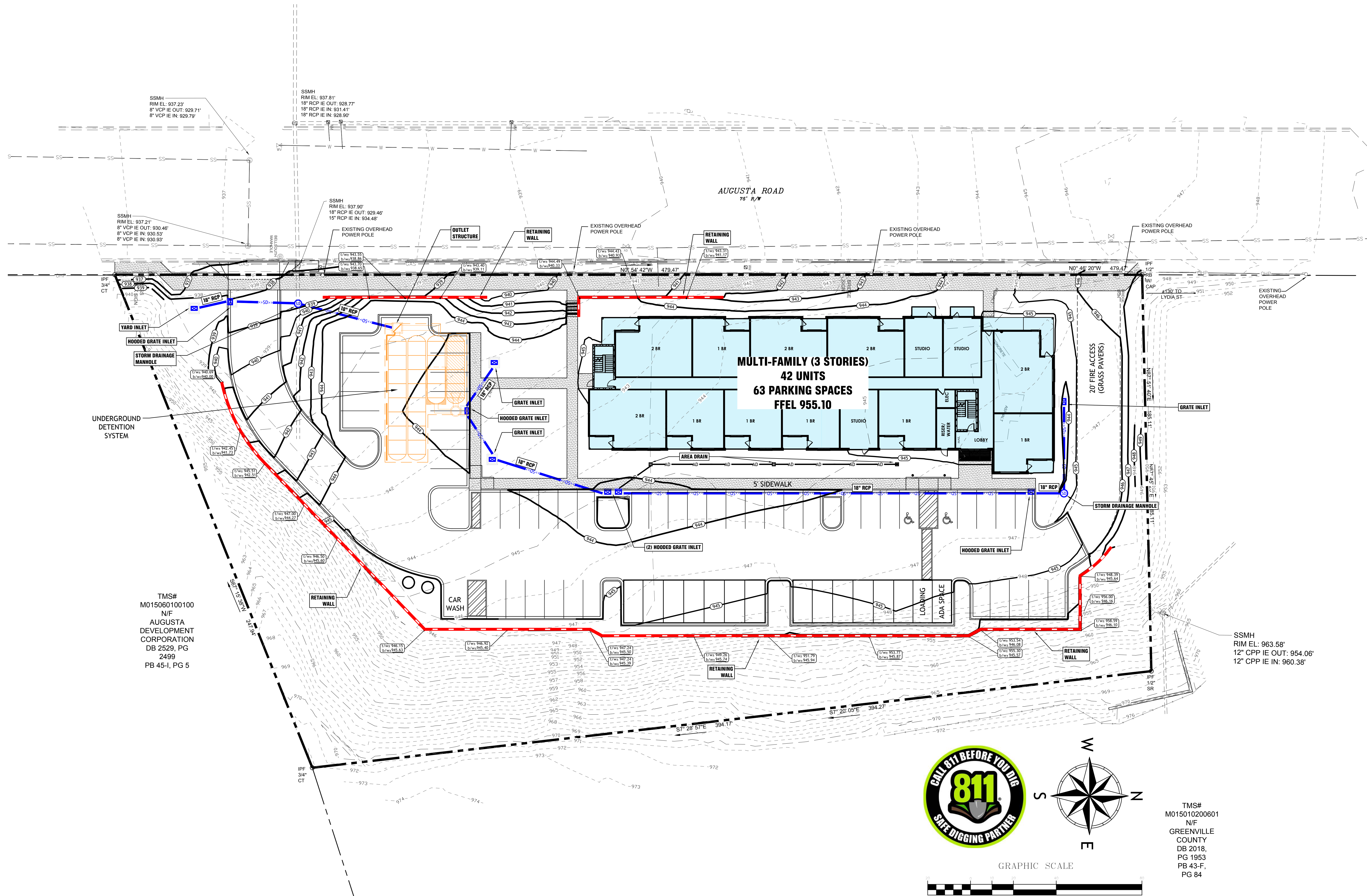


VICINITY MAP

ISABELS PLACE APARTMENTS

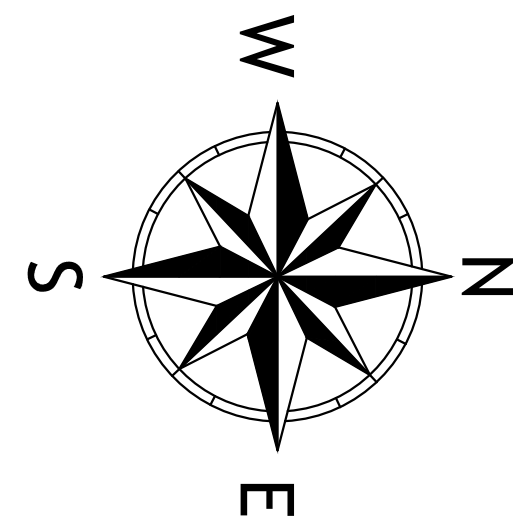


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N/F
AUGUSTA
DEVELOPMENT
CORPORATION
DB 2529, PG
2499
PB 45-I, PG 5

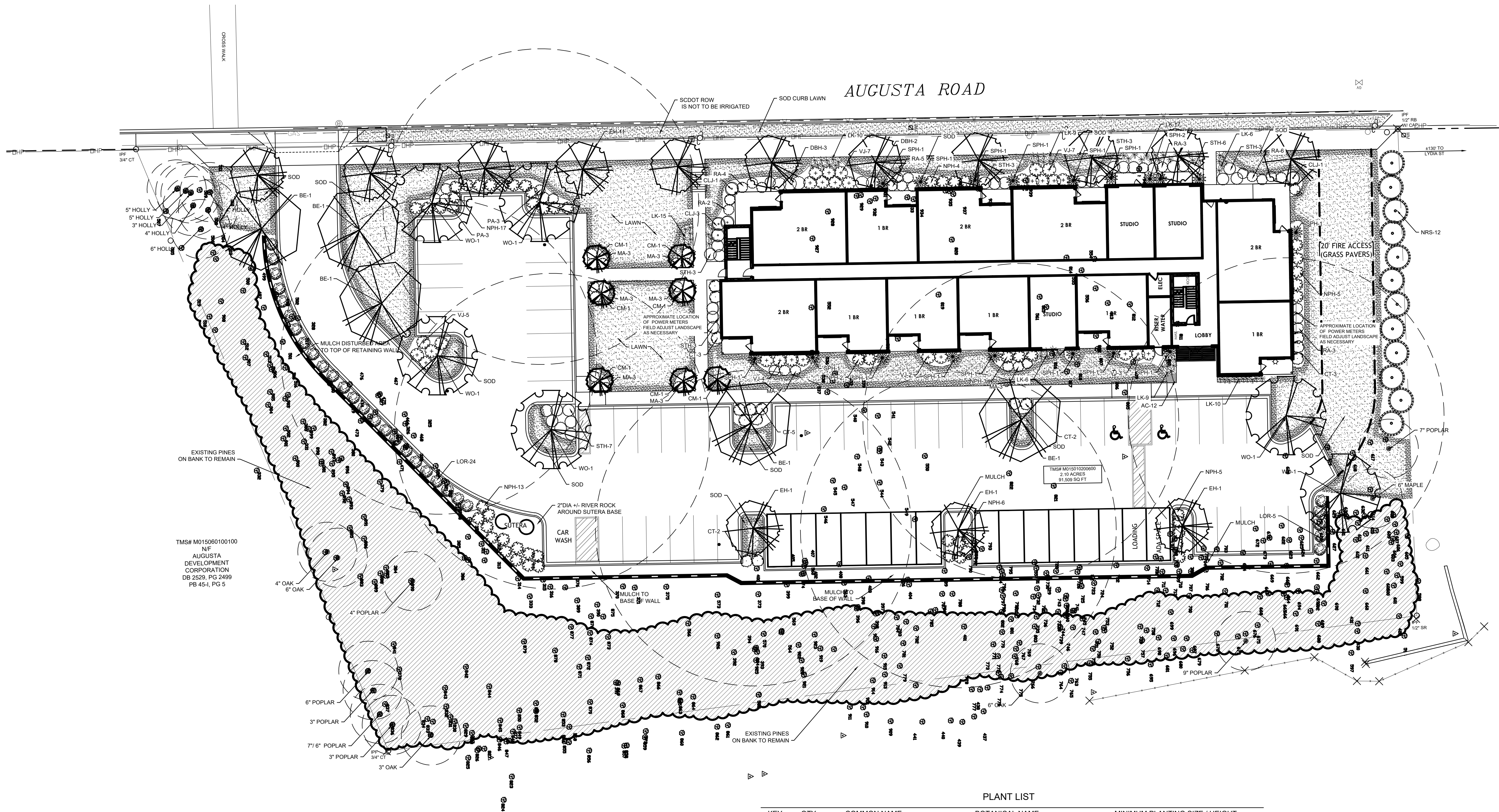
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GREENVILLE
COUNTY
DB 2018,
PG 1953
PB 43-F,
PG 84



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



TMS# M015060100100
N/F
AUGUSTA
DEVELOPMENT
CORPORATION
DB 2529, PG 2499
PB 454, PG 5

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	MINIMUM PLANTING SIZE / HEIGHT
EH	14	EUROPEAN HORNBEAM	CARPINUS BETULUS FASTIGIATA	3" * CALIPER
BE	5	BOSQUE ELM	ULMUS PARVIFOLIA 'BOSQUE'	3" * CALIPER
WO	6	WILLOW OAK	QUERCUS PHELLOS	3" * CALIPER
CM	7	NATCHEZ CRAPE MYRTLE	LAGERSTROMIA INDICA 'NATCHEZ'	3" * CALIPER - (3) 1" CANES
CLJ	5	CLEYERA	CLEYERA JAPONICA	3 GALLON
CT	15	COPPERTONE DISTYLUM	DISTYLUM 'PIIDIST-III'pp25,304	3 GALLON
LK	81	LITTLE KITTEN MAIDEN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN	3 GALLON
LOR	29	RUBY LOROPETALUM	LOROPETALUM CHINENSE 'RUBY'	3 GALLON
NPH	55	NEEDLEPOINT HOLLY	ILEX CORNUTA 'NEEDLEPOINT'	3 GALLON
NRS	12	NELLIE R. STEVENS HOLLY	ILEX NELLIE R. STEVENS	6 HEIGHT
MA	23	MARDI GRAS ABELIA	ABELIA x. GRANDIFLORA 'MARDI GRAS'	3 GALLON
PA	6	PROSTRATE ABELIA	ABELIA x. GRANDIFLORA 'PROSTRATA'	3 GALLON
RA	23	RADIANCE ABELIA	ABELIA x. GRANDIFLORA 'RADIANCE'	3 GALLON
STH	28	SOFT TOUCH HOLLY	ILEX ORENATA 'SOFT TOUCH'	3 GALLON
SPH	18	SKY PENCIL HOLLY	ILEX ORENATA 'SKY PENCIL'	7 GALLON
VJ	35	VINTAGE JADE DISTYLUM	DISTYLUM MYRICOIDES 'VINTAGE JADE'	3 GALLON
AC	12	ANNUAL COLOR		
MULCH		DOUBLE GROUND HARDWOOD		
SOD		BERMUDA		

NOTE:
**PLANT QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY.
CONTRACTOR IS TO VERIFY ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION

PLANT LIST				
KEY	QTY	COMMON NAME	BOTANICAL NAME	MINIMUM PLANTING SIZE / HEIGHT
EH	14	EUROPEAN HORNBEAM	CARPINUS BETULUS FASTIGIATA	3" " CALIPER
BE	5	BOSQUE ELM	ULMUS PARVIFOLIA 'BOSQUE'	3 " CALIPER
WO	6	WILLOW OAK	QUERCUS PHELLOS	3" CALIPER
CM	7	NATCHEZ CRAPE MYRTLE	LAGERSTROMIA INDICA 'NATCHEZ'	3" CALIPER - (3) 1" CANES
CLJ	5	CLEYERA	CLEYERA JAPONICA	3 GALLON
CT	15	COPPERTONE DISTYLUM	DISTYLUM 'PIDIST-II'pp25,304	3 GALLON
LK	81	LITTLE KITTEN MAIDEN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN	3 GALLON
LOR	29	RUBY LOROPETALUM	LOROPETALUM CHINENSE 'RUBY'	3 GALLON
NPH	55	NEEDLEPOINT HOLLY	ILEX CORNUTA 'NEEDLEPOINT'	3 GALLON
NRS	12	NELLIE R. STEVENS HOLLY	ILEX NELLIE R. STEVENS	6 HEIGHT
MA	23	MARDI GRAS ABELIA	ABELIA x. GRANDIFLORA 'MARDI GRAS'	3 GALLON
PA	6	PROSTRATE ABELIA	ABELIA x. GRANDIFLORA 'PROSTRATA'	3 GALLON
RA	23	RADIANCE ABELIA	ABELAI x. GRANDIFLORA 'RADIANCE'	3 GALLON
STH	28	SOFT TOUCH HOLLY	ILEX CRENATA 'SOFT TOUCH'	3 GALLON
SPH	18	SKY PENCIL HOLLY	ILEX CRENATA 'SKY PENCIL'	7 GALLON
VJ	35	VINTAGE JADE DISTYLUM	DISTYLUM MYRICOIDES 'VINTAGE JADE'	3 GALLON
AC	12	ANNUAL COLOR		
MULCH		DOUBLE GROUND HARDWOOD		
SOD		BERMUDA		

NOTE:

*PLANT QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY.
CONTRACTOR IS TO VERIFY ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION

LANDSCAPE ORDINANCE REQUIREMENTS

19-6.2.2 (C) STREET TREE PLANTING:

CITY OF GREENVILLE REQUIRES:
1 SHADE TREE PER 40 LF OF STREET FRONTAGE

AUGUSTA STREET = 385 LF / 40 = 11 CANOPY TREES REQUIRED
PROVIDED: 11 UPRIGHT CANOPY TREES PROVIDED DUE TO OHP AND BULIDING LOCATION

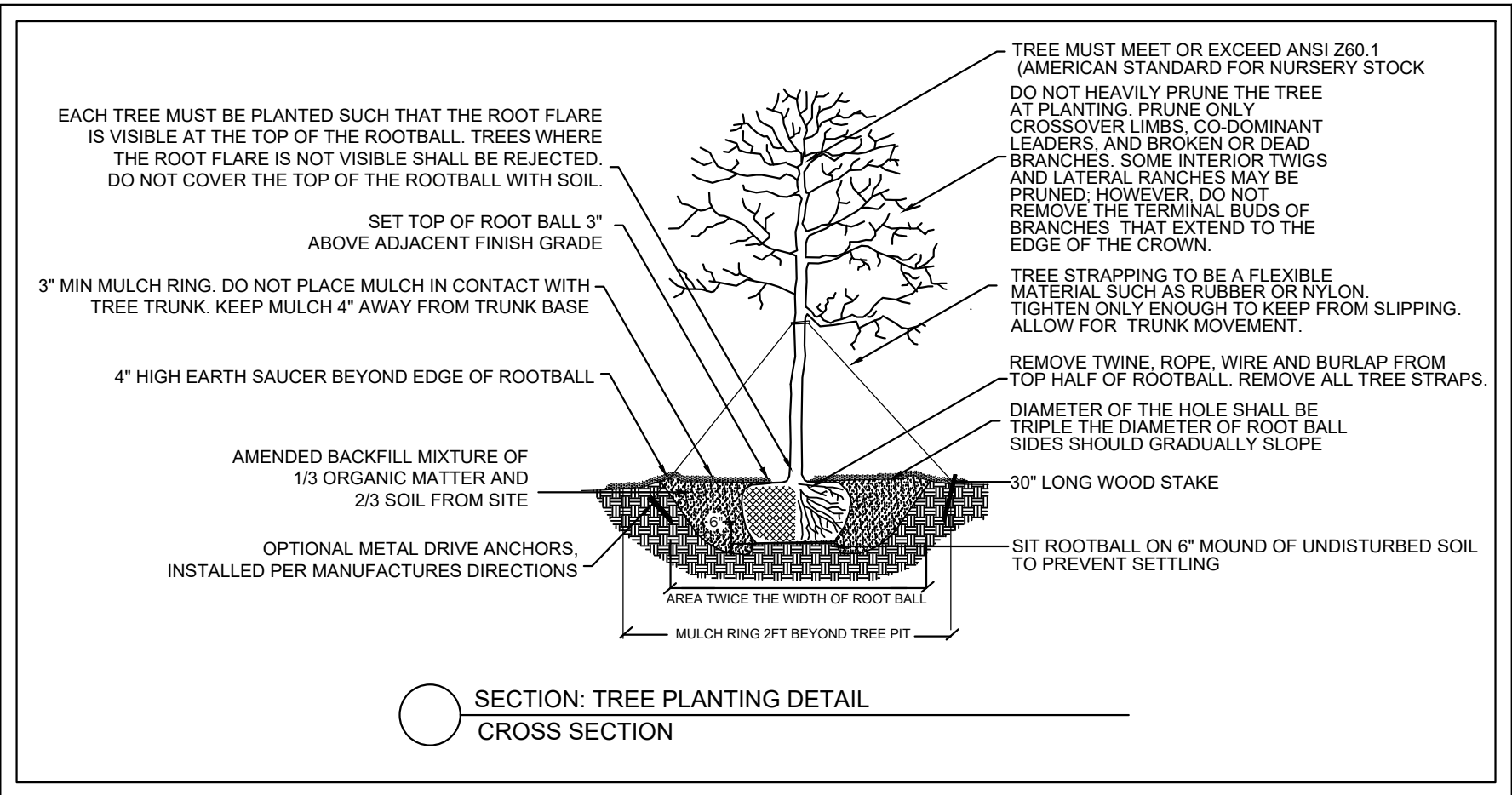
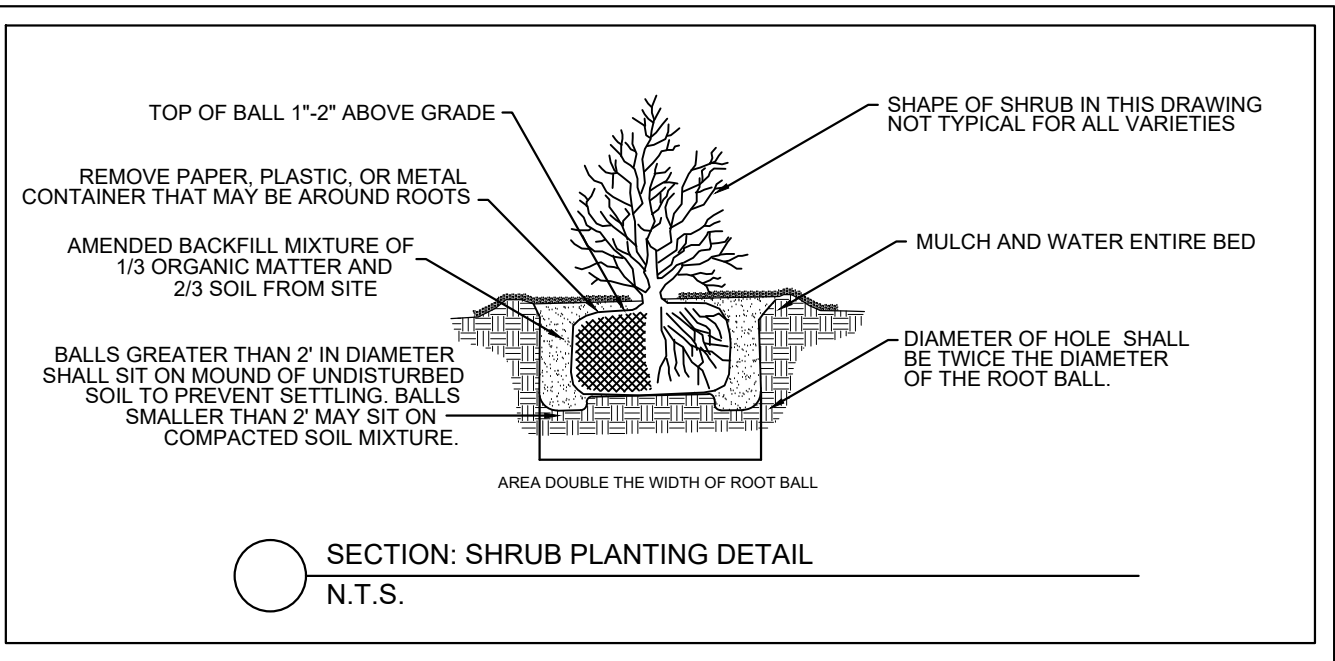
INTERIOR PARKING LOT LANDSCAPING:

PARKING LOT SIZE:	24,000 SF
1 SHADE TREE PER 2000 SQ. FT	12 TREES REQUIRED 14 TREES PROVIDED
8 SHRUBS PER 2000 SQ. FT	96 SHRUBS REQUIRED 96 SHRUBS PROVIDED

19-6.8 DESIGN STANDARDS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT:

**BUILDING FOUNDATIONS SHALL BE LANDSCAPED ALONG THE FULL LENGTH
OF EACH FRONT AND REAR FACADE. LANDSCAPING SHALL WRAP AROUND
THE CORNERS AND SHALL CONTINUE ALONG BUILDING SIDES.

**BUFFER YARDS PROVIDED ALONG LOT LINES ABUTTING SINGLE-FAMILY DETACHED
DWELLINGS AND BETWEEN ANY ADJACENT RESIDENTIAL DWELLING

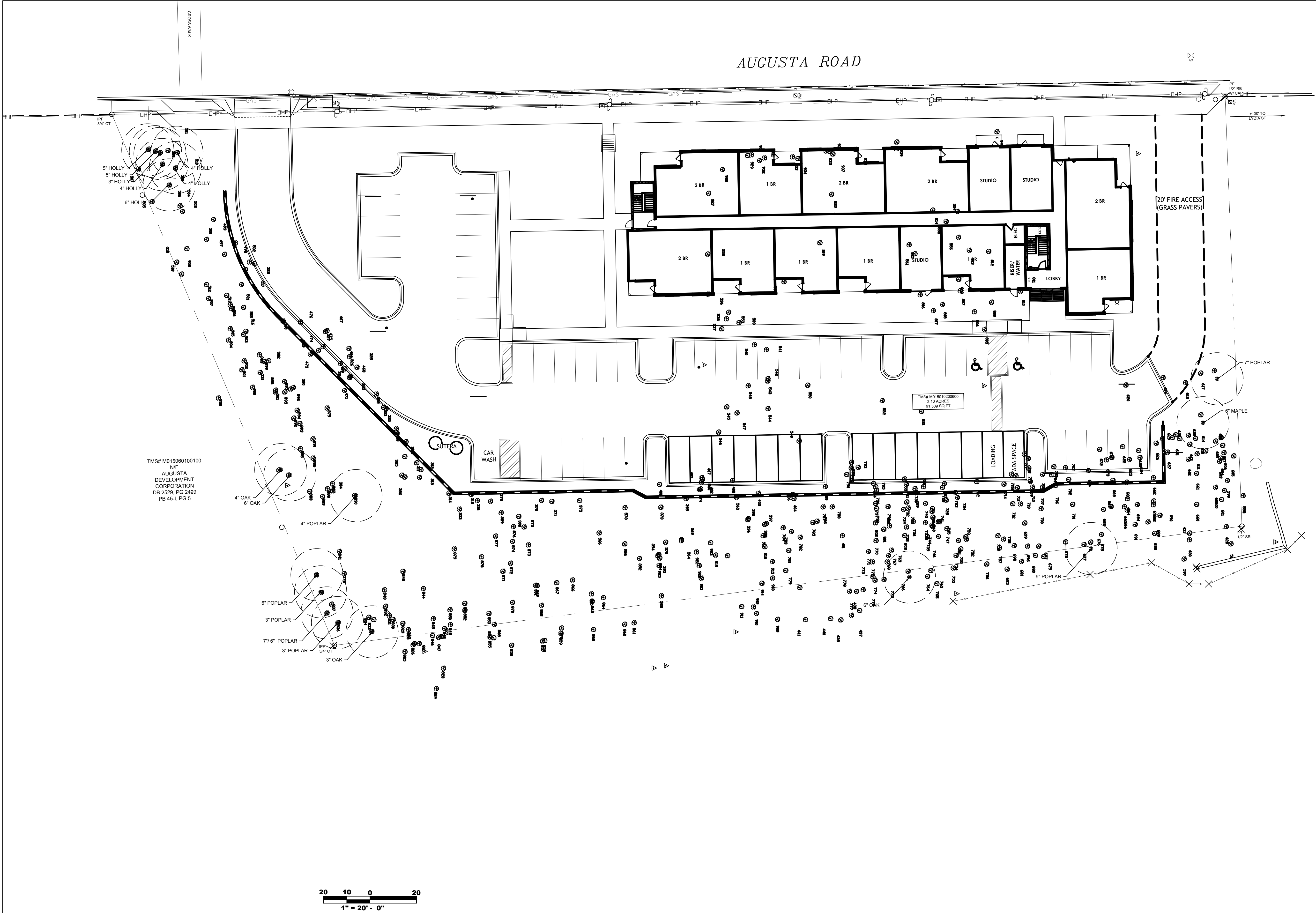


General Landscape Notes

City of Greenville SC
Department of Parks and Recreation

The following notes, conditions, including landscape plan and specifications are to be strictly followed in order to receive a final Certificate of Occupancy or Final Inspection. Any changes in the species, quantity, or size must be approved prior to installation by the city's Senior Landscape Architect. The plant material and sizes are minimums and will be measured for compliance at the time of Final Inspection.

- (City Code Section 19-6.2.1 E) Maintenance . The owner of the property where the landscaping is required shall be responsible for maintenance and protection of all plant and screening material for the duration of the premises.
 - All landscape material, maintenance, and management shall conform to the minimum standards of the American National Standards Institute (ANSI) A300 Standards for Tree Care Operations.
 - Landscaped areas shall be maintained in good condition and kept free of all dead plants, weeds, or debris. Failure to maintain or replace dead, damaged or diseased plant material or to repair broken wall or fence within 30 days of notification shall constitute a violation. Replaced plant material must be in compliance with the minimum size, spacing, and quality standards Section 19-6-2.
 - Trees may not be trimmed severely beyond the standards of ANSI A300 Standards for Tree Care Operations. If aggressive trimming occurs, the property will be considered nonconforming and required to replace the trees with trees meeting the minimum size, spacing and quality standards of Section 19-6-2. " Crape Murder" shall be considered a violation and replacements will be enforced
 - Buffer and screening material shall be maintained to meet the minimum size, spacing and quantity standards of table 19-6.2.1 of this section.
- (City Code Section 19-6.2.2 A7) General . The entire planting area must be scarified and contain amended on-site soil or a soil mix to a depth of 18 inches.
- (Code Section 19-6.2.2 B) Minimum planting size/height requirements . All landscaping plant material shall conform to the minimum size or height standards in table 19-6.2-1 at the time of planting as well as meet the standards of ANSIZ60.1 American Standards for Nursery Stock.
 - For newly planted trees the caliper measurement of the trunk shall be taken six inches above the top of the root flare up to and including four inch caliper size. If the caliper at six inches above the top of the root flare exceeds four inches, the caliper should be measured at 12 inches above the top of the root flare.
 - For existing trees the diameter measurement of the trunk shall be taken at DBH (diameter breast height) four and one -half feet above the average ground level.
- (City Code Section 19-6.3.2 B6) Tree protection and replacement. If the minimum protection standards are not met, or if trees are observed by the city to be injured or threatened, they may be deemed ineligible for meeting these requirements and additional trees will be required.
- (City Code Section 19-6.3.2 C3) Protection and replacement of heritage and historic trees storage, or any other activity shall be allowed within the critical rootzone of a heritage or historic tree unless the steps taken to adequately ensure the health of the tree are submitted in writing to the city's Senior Landscape Architect for approval.
- (City Code Section 19-6.3.2 C4) Protection and replacement of heritage and historical trees. removed, pushed over, killed, harmed,trimmed, sprayed, or destroyed without written approval from the city's Senior Landscape Architect.
- (City Code Section 19-6.3.3 A) Tree protections during construction
 - Before grading begins, fencing shall be required, at a minimum, around the critical root zone of all trees that are to be preserved. Additional fencing shall be required around the critical root zone of trees on adjacent properties or located in the right-of-way.
 - Type of fencing: All fencing required by this section shall be a minimum of four feet high and of durable construction; such as wood or metal fencing.
 - Signs. Signs shall be installed on the protective fence visible on all sides of the fenced in area (minimum on each side and/or every 300 linear feet) The size of each sign must be at a minimum of one foot x one and one-half feet and shall contain the following: " TREE PROTECTION ZONE: KEEP OUT"
 - Activity within a fenced protection zone. No construction, grading, parking, equipment, or material storage, or any other activity shall be allowed within the fenced area.
 - Maintenance of fencing. For existing trees to be counted towards tree credits, they must be protected during the entire development period, beginning prior to commencement of site work. Encroachment within the tree protection zone is permitted too allow the landscape contractor access to complete the site work.
- (F) Critical root zone. The minimum area beneath a tree that must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The critical root zone is typically represented by a concentric circle centering on the tree trunk with a radius equal in feet to one (1) times the number of inches of the trunk diameter: (CRZ in ft = 1 x Diameter inches)
 - (City Code Section 19-6.3.3 B) Tree protection during construction . Encroachment within the critical root zones of any tree being preserved to comply with required tree credits, or within designated tree protection zones, shall occur only in rare instances. If such an encroachment is anticipated , a written request must be made to the city's Senior Landscape Architect for allowance of encroachment. Request must detail preventative measures taken. If approved the following preventative measures shall be employed:
 - Clearing activities. The removal of trees adjacent to a tree protection zone can cause inadvertent damage to the protected trees. Whenever possible, it is advisable to cut minimum two foot trenches along the limits of land disturbance, so as to cut, rather than tear, root. Trenching is required for the protection of historic and heritage trees.
 - Soil compaction. Where compaction might occur due to traffic or materials through the tree protection zone, the area must first be mulched with a minimum four inch layer of processed bark or wood chips or a six inch layer of pinestraw. Equipment or materials storage shall not be allowed within tree protection areas.
- (City Code Section 19-6.4) Irrigation .If irrigation is provided, a rain sensor must be installed such that it shuts off irrigation system when up to $\frac{1}{4}$ " of rain has fallen.
- The bicycle rack specification and detail is to be installed as shown on plan unless written approval is granted by the city's Senior Landscape Architect. prior to installation
- For landscape or bicycle parking questions, contact



TREE TABLE		TREE TABLE	
ID #	SIZE (INCH)	ID #	SIZE (INCH)
310	TREE PINE 10"	396	TREE PINE 4" XXX
311	TREE PINE 12"	399	TREE PINE 4" XXX
312	TREE PINE 6"	400	TREE PINE 4" XXX
313	TREE PINE 6"	401	TREE PINE 4" XXX
314	TREE PINE 20"	402	TREE PINE 4" XXX
315	TREE PINE 18"	403	TREE PINE 4" XXX
316	TREE PINE 10"	404	TREE PINE 4" XXX
317	TREE PINE 24"	405	TREE PINE 4" XXX
318	TREE PINE 12"	406	TREE PINE 4" XXX
319	TREE PINE 8" XXX	407	TREE PINE 4" XXX
320	TREE PINE 4" XXX	408	TREE PINE 4" XXX
321	TREE PINE 3" XXX	428	TREE PINE 7" XXX
322	TREE PINE 12" XXX	430	TREE PINE 6" XXX
323	TREE PINE 12" XXX	431	TREE HICKORY 7" XXX
324	TREE PINE 9" XXX	437	TREE SYCAMORE 8" XXX
325	TREE PINE 8" XXX	438	TREE SYCAMORE 4X2 XXX
326	TREE PINE 5" XXX	439	TREE HICKORY 8" XXX
327	TREE PINE 10" XXX	440	TREE HICKORY 8" XXX
328	TREE PINE 16" XXX	441	TREE SYCAMORE 7" XXX
329	TREE PINE 16" XXX	468	TREE PINE 4"
330	TREE PINE 16" XXX	467	TREE PINE 9"
331	TREE PINE 16" XXX	468	TREE PINE 10"
332	TREE PINE 16" XXX	469	TREE PINE 3"
333	TREE PINE 20" XXX	471	TREE PINE 11"
370	TREE PINE 12" XXX	473	TREE POPLAR 3"
371	TREE PINE 8" XXX	474	TREE POPLAR 3"
373	TREE PINE 12" XXX	475	TREE PINE 5"
374	TREE PINE 12" XXX	487	TREE PINE 11" XXX
375	TREE PINE 12" XXX	488	TREE POPLAR 8" XXX
376	TREE PINE 12" XXX	490	TREE PINE 3" XXX
377	TREE PINE 12" XXX	500	TREE PINE 7" XXX
378	TREE PINE 12" XXX	501	TREE PINE 7" XXX
379	TREE PINE 8" XXX	502	TREE PINE 8" XXX
380	TREE PINE 8" XXX	503	TREE PINE 11" XXX
381	TREE PINE 8" XXX	504	TREE PINE 11" XXX
382	TREE PINE 8" XXX	505	TREE PINE 8" XXX
383	TREE PINE 8" XXX	506	TREE PINE 8" XXX
384	TREE PINE 8" XXX	507	TREE PINE 15" XXX
385	TREE PINE 8" XXX	508	TREE HOLLY 4" XXX
386	TREE PINE 6" XXX	509	TREE HOLLY 4" XXX
387	TREE PINE 6" XXX	510	TREE HOLLY 4" XXX
388	TREE PINE 6" XXX	511	TREE PINE 5" XXX
390	TREE PINE 6" XXX	512	TREE PINE 5" XXX
391	TREE PINE 6" XXX	513	TREE PINE 6" XXX
392	TREE PINE 4" XXX	514	TREE PINE 6" XXX
393	TREE PINE 4" XXX	515	TREE PINE 6" XXX
394	TREE PINE 4" XXX	516	TREE PINE 12" XXX
395	TREE PINE 4" XXX	517	TREE POPLAR 8" XXX
396	TREE PINE 4" XXX	518	TREE PINE 6" XXX
397	TREE PINE 4" XXX		

TREE TABLE	
ID #	SIZE (INCH)
519	TREE PINE 5" XXX
520	TREE HOLLY 5" XXX
521	TREE HOLLY 5" XXX
522	TREE HOLLY 3" XXX
536	TREE SWEET GUM 12" XXX
537	TREE POPLAR 6" XXX
538	TREE POPLAR 6" XXX
539	TREE POPLAR 6" XXX
540	TREE POPLAR 10" XXX
541	TREE POPLAR 7" XXX
542	TREE POPLAR 7" XXX
543	TREE POPLAR 4" XXX
544	TREE BIRCH 4" XXX
545	TREE OAK 6" XXX
546	TREE PINE 8" XXX
547	TREE POPLAR 4" XXX
548	TREE OAKWOOD 3" XXX
549	TREE POPLAR 4" XXX
550	TREE BRADFORD 14" XXX
551	TREE GUM 12" XXX
552	TREE POPLAR 12" XXX
553	TREE BIRCH 8" XXX
554	TREE GUM 20" XXX
555	TREE GUM 18" XXX
556	TREE GUM 24" XXX
557	TREE PINE 10" XXX
558	TREE PINE 10" XXX
559	TREE POPLAR 10" XXX
560	TREE OAK 16" XXX
561	TREE GUM 12" XXX
563	TREE PINE 6" XXX
564	TREE PINE 6" XXX
565	TREE PINE 8" XXX
566	TREE PINE 8" XXX
568	TREE PINE 12" XXX
569	TREE PINE 8" XXX
570	TREE PINE 8" XXX
571	TREE PINE 10" XXX
572	TREE PINE 10" XXX
573	TREE PINE 12" XXX
586	TREE PINE 8"
597	TREE GREY PINE 14"
598	TREE PINE 8"
599	TREE PINE 3"
600	TREE PINE 4"
601	TREE PINE 5"
602	TREE PINE 5"
603	TREE PINE 8"
604	TREE PINE 6"
605	TREE PINE 7"

TREE TABLE	
ID #	SIZE (INCH)
606	TREE PINE 3"
607	TREE PINE 4"
608	TREE PINE 9"
609	TREE PINE 4"
610	TREE PINE 7"
611	TREE PINE 7"
612	TREE PINE 4"
613	TREE PINE 4"
614	TREE PINE 4"
615	TREE MAPLE 6"
616	TREE POPLAR 7"
617	TREE PINE 4"
618	TREE PINE 6"
619	TREE BS 4" 4" 4"
620	TREE OAK 4"
622	TREE PINE 6"
623	TREE PINE 9"
624	TREE PINE 7"
625	TREE PINE 7"
626	TREE PINE 15"
627	TREE PINE 4" 7"
628	TREE PINE 6"
629	TREE PINE 6"
630	TREE PINE 9"
631	TREE PINE 7"
632	TREE PINE 6"
633	TREE PINE 8"
634	TREE PINE 10"
635	TREE PINE 4"
636	TREE PINE 4"
637	TREE PINE 4"
638	TREE PINE 4"
639	TREE PINE 4"
640	TREE PINE 4"
641	TREE PINE 4"
642	TREE PINE 4"
643	TREE PINE 4"
644	TREE PINE 4"
645	TREE PINE 4"
646	TREE PINE 4"
647	TREE PINE 4"
648	TREE PINE 4"
649	TREE PINE 4"
650	TREE PINE 4"
651	TREE PINE 4"
652	TREE PINE 4"
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654	TREE PINE 4"
655	TREE PINE 4"
656	TREE PINE 4"
657	TREE PINE 4"
658	TREE PINE 4"
659	TREE PINE 4"
660	TREE PINE 4"
661	TREE PINE 4"
662	TREE PINE 4"
663	TREE PINE 4"
664	TREE PINE 4"
665	TREE PINE 4"
666	TREE PINE 4"
667	TREE PINE 4"
668	TREE PINE 4"
669	TREE PINE 4"
670	TREE PINE 4"
671	TREE PINE 4"
672	TREE PINE 4"
673	TREE PINE 4"
674	TREE PINE 4"
675	TREE PINE 4"
676	TREE PINE 4"
677	TREE PINE 4"
678	TREE PINE 4"
679	TREE PINE 4"
680	TREE PINE 4"
681	TREE PINE 4"
682	TREE PINE 4"
683	TREE PINE 4"
684	TREE PINE 4"
685	TREE PINE 4"
686	TREE PINE 4"
687	TREE PINE 4"
688	TREE PINE 4"
689	TREE PINE 4"
690	TREE PINE 4"

TREE TABLE	
ID #	SIZE (INCH)
691	TREE PINE 7"
692	TREE PINE 4"
693	TREE PINE 4"
694	TREE PINE 4"
695	TREE PINE 4"
696	TREE PINE 4"
697	TREE PINE 4"
698	TREE PINE 6"
699	TREE PINE 6"
700	TREE PINE 8"
701	TREE POPLAR 4"
702	TREE PINE 9"
703	TREE PINE 10"
704	TREE PINE 6"
705	TREE PINE 6"
706	TREE PINE 8"
707	TREE PINE 8"
708	TREE PINE 10"
709	TREE PINE 5"
710	TREE PINE 3"
711	TREE PINE 8"
712	TREE PINE 8"
713	TREE PINE 8"
714	TREE PINE 10"
715	TREE PINE 4"
716	TREE PINE 4"
717	TREE PINE 6"
718	TREE PINE 4"
719	TREE PINE 4"
722	TREE PINE 10"
723	TREE PINE 8"
724	TREE PINE 5"
725	TREE PINE 5"
726	TREE PINE 8"
727	TREE PINE 10"
728	TREE PINE 8"
729	TREE PINE 7"
730	TREE PINE 4"
731	TREE PINE 12"
732	TREE PINE 3"
733	TREE PINE 5"
734	TREE PINE 5"
735	TREE PINE 4"
736	TREE PINE 6"
737	TREE PINE 4"
738	TREE PINE 6"
739	TREE PINE 6"
740	TREE PINE 6"
741	TREE PINE 4"
742	TREE PINE 6"

TREE TABLE	
ID #	SIZE (INCH)
743	TREE PINE 6"
744	TREE PINE 6"
745	TREE PINE 3"
746	TREE PINE 3"
747	TREE PINE 3"
750	TREE PINE 6"
751	TREE PINE 4"
752	TREE PINE 6"
753	TREE PINE 4"
754	TREE PINE 6"
756	TREE POPLAR 4"
757	TREE PINE 4"
758	TREE PINE 4"
759	TREE PINE 3"
760	TREE POPLAR 6"
761	TREE PINE 10"
762	TREE PINE 4"
763	TREE PINE 4"
764	TREE POPLAR 4"
765	TREE POPLAR 4"
766	TREE POPLAR 4"
767	TREE PINE 6"
768	TREE PINE 6"
769	TREE PINE 6"
770	TREE PINE 8"
771	TREE PINE 6"
772	TREE PINE 4"
773	TREE PINE 6"
774	TREE POPLAR 4"
775	TREE POPLAR 4"
776	TREE POPLAR 4"
777	TREE POPLAR 4"
778	TREE POPLAR 4"
779	TREE OAK 10"
780	TREE POPLAR 6" 6"
781	TREE PINE 4"
782	TREE PINE 4"
783	TREE PINE 4"
784	TREE PINE 6"
785	TREE PINE 6"
786	TREE PINE 11"
787	TREE PINE 7"
788	TREE PINE 4"
789	TREE PINE 8"
790	TREE PINE 5"
791	TREE PINE 4"
792	TREE POPLAR 8"
793	TREE POPLAR 8"
794	TREE PINE 3"
795	TREE PINE 4"
796	TREE PINE 7"
797	TREE PINE 4"
798	TREE PINE 4"

TREE TABLE	
ID #	SIZE (INCH)
799	TREE PINE 6"
800	TREE PINE 6"
801	TREE PINE 4"
802	TREE PINE 4"
803	TREE PINE 4"
805	TREE SWEETGUM 4"
806	TREE SWEETGUM 4" 4" 3"
807	TREE SWEETGUM 4" 4" 3"
808	TREE SWEETGUM 4" 4" 3"
809	TREE POP 3"
810	TREE SWEETGUM 6"
811	TREE POP 4"
812	TREE SWEETGUM 4" 4" 3"
813	TREE SWEETGUM 6"
814	TREE SWEETGUM 6" 4"
815	TREE POPLAR 6" 4"
816	TREE POP 4"
817	TREE SWEETGUM 4" 4" 3"
818	TREE SWEETGUM 4" 4" 3"
819	TREE SWEETGUM 4" 4" 3"
820	TREE SWEETGUM 4" 4" 3"
821	TREE SWEETGUM 3" 3" 3"
822	TREE OAK 22"
823	TREE OAK 22"
824	TREE OAK 22"
825	TREE PINE 10"
826	TREE PINE 6"
827	TREE PINE 6"
828	TREE PINE 6"
829	TREE PINE 3"
830	TREE PINE 10"
831	TREE PINE 7"
832	TREE PINE 6"
833	TREE PINE 6"
834	TREE PINE 6"
835	TREE OAK 3"
836	TREE POP 3"
837	TREE PINE 30"
838	TREE POP 7" 6"
839	TREE POP 3"
840	TREE POP 6"
841	TREE PINE 10"
842	TREE PINE 6"
843	TREE PINE 14"
844	TREE PINE 3" 3" 3"
845	TREE PINE 7"
846	TREE PINE 4"
847	TREE PINE 9"
848	TREE PINE 4"
849	TREE PINE 10"

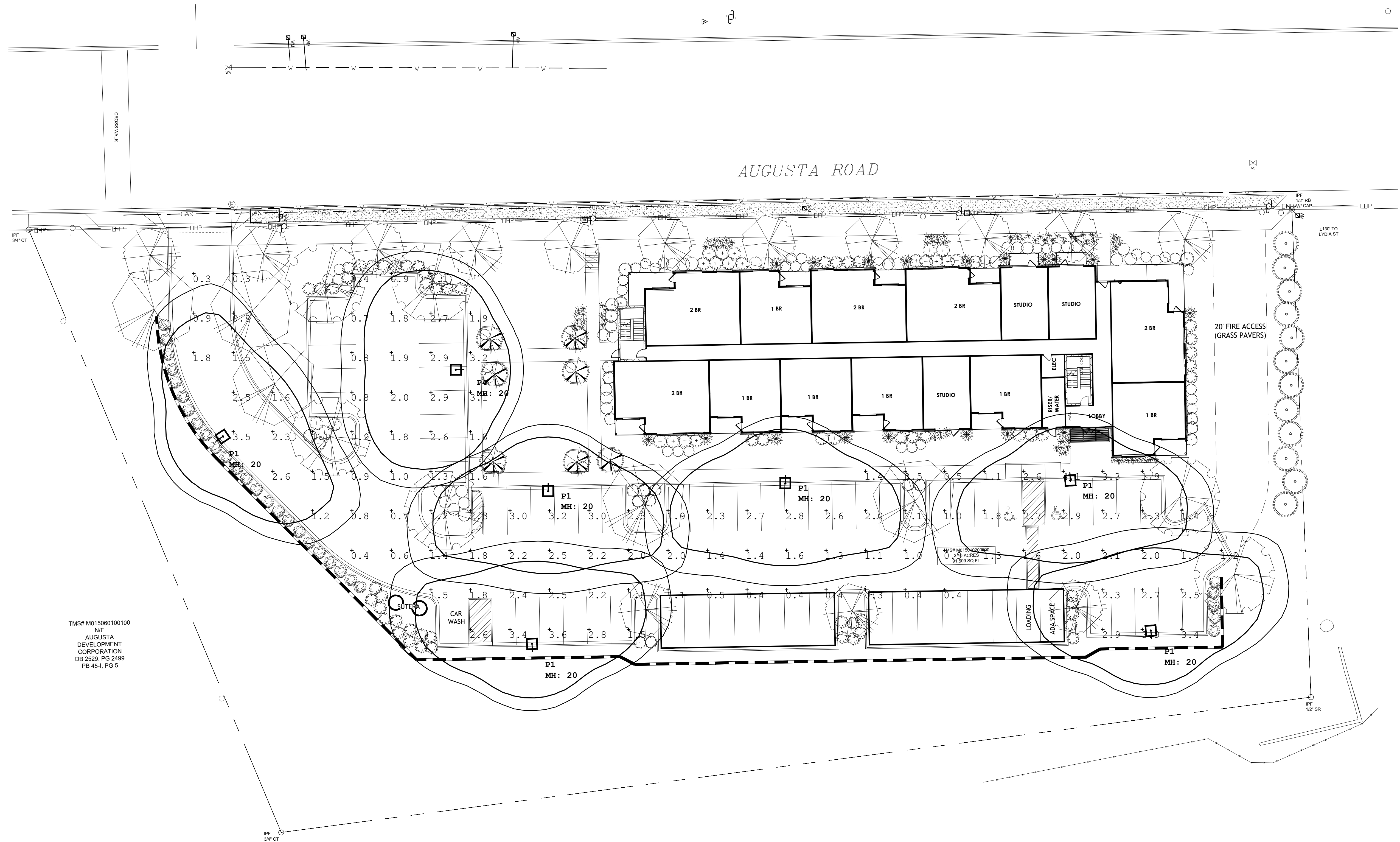
TREE TABLE	
ID #	SIZE (INCH)
850	TREE PINE 4"
851	TREE PINE 4"
852	TREE PINE 8"
853	TREE PINE 5" 4"
854	TREE PINE 4"
855	TREE PINE 16"
856	TREE POP 4"
857	TREE POP 4"
858	TREE POP 4"
859	TREE PINE 24"
860	TREE POP 11"
861	TREE POP 11"
862	TREE POP 3"
863	TREE PINE 7"
864	TREE PINE 10"
865	TREE PINE 10"
866	TREE PINE 3"
867	TREE PINE 8" 3"
868	TREE PINE 10"
869	TREE PINE 3" 4" 4"
870	TREE PINE 24"
871	TREE PINE 10"
872	TREE PINE 4"
873	TREE PINE 8"
874	TREE PINE 4"
875	TREE PINE 6"
876	TREE PINE 8"
877	TREE PINE 4"
878	TREE PINE 6" 4"
879	TREE PINE 6"
881	TREE OAK 6"
882	TREE OAK 6"
883	TREE PINE 6"
885	TREE PINE 4"
886	TREE PINE 11"
887	TREE PINE 5"
888	TREE PINE 7"
889	TREE PINE 6"
890	TREE POP 4"
891	TREE PINE 4"
892	TREE PINE 6"
893	TREE PINE 4"
894	TREE PINE 5"
895	TREE PINE 4"
896	TREE PINE 8"
897	TREE PINE 6"
898	TREE PINE 6"
899	TREE PINE 11"
900	TREE PINE 5"
901	TREE PINE 7"

TREE TABLE	
ID #	SIZE (INCH)
902	TREE PINE 4"
903	TREE PINE 8"
904	TREE PINE 4"
905	TREE PINE 6"
906	TREE PINE 4"
907	TREE PINE 4"
908	TREE PINE 4"
909	TREE SWEETGUM 4"
910	TREE SWEETGUM 4"
911	TREE SWEETGUM 4"
912	TREE SWEETGUM 4" 4" 3"
913	TREE PINE 7"
914	TREE PINE 3"
915	TREE PINE 4" 4"
916	TREE PINE 4"
917	TREE PINE 4"
918	TREE SWEETGUM 4"
919	TREE PINE 26"
920	TREE PINE 18"
921	TREE PINE 4"
922	TREE PINE 8"
923	TREE PINE 4"
924	TREE PINE 4"
925	TREE PINE 4"
926	TREE PINE 18"
927	TREE BRAD 6"
928	TREE BRAD 6" XXX
929	TREE SWEETGUM 6"
930	TREE SWEETGUM 6"
931	TREE SWEETGUM 6"
932	TREE SWEETGUM 6"
933	TREE SWEETGUM 5" 3"
934	TREE SWEETGUM 5" 8"
935	TREE SWEETGUM 5" 8"
936	TREE OAK 6"
937	TREE OAK 6"
938	TREE OAK 7"
939	TREE BRAD 16-18-12-8"
940	TREE PINE 12"

TREE REQUIREMENTS PER LANDSCAPE ORDINANCE

This table is to be used to determine the minimum number of trees that will be required per the landscape ordinance.

LF of lot adjacent to street (to determine street tree requirements)	457
SF of parking lot (to determine parking lot requirements)	21436
SF of disturbed area (to determine tree density requirements)	32240
Combined Building Footprints	13381
Athletic fields and courts	0
Number of Existing Trees between 3" and 6" to be saved	20
Total area for 1 tree per 2,000sf	18859
No. of Trees	
Trees required for 1 per 2,000sf	



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	P1	Single	QSR-LED-4850-PLD-III-NW	0.950	10349	79	474
	1	P4	Single	QSR-LED-4850-PLD-IV-NW	0.950	10270	79	79

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.79	4.1	0.3	5.97	13.67



1



2



3



4



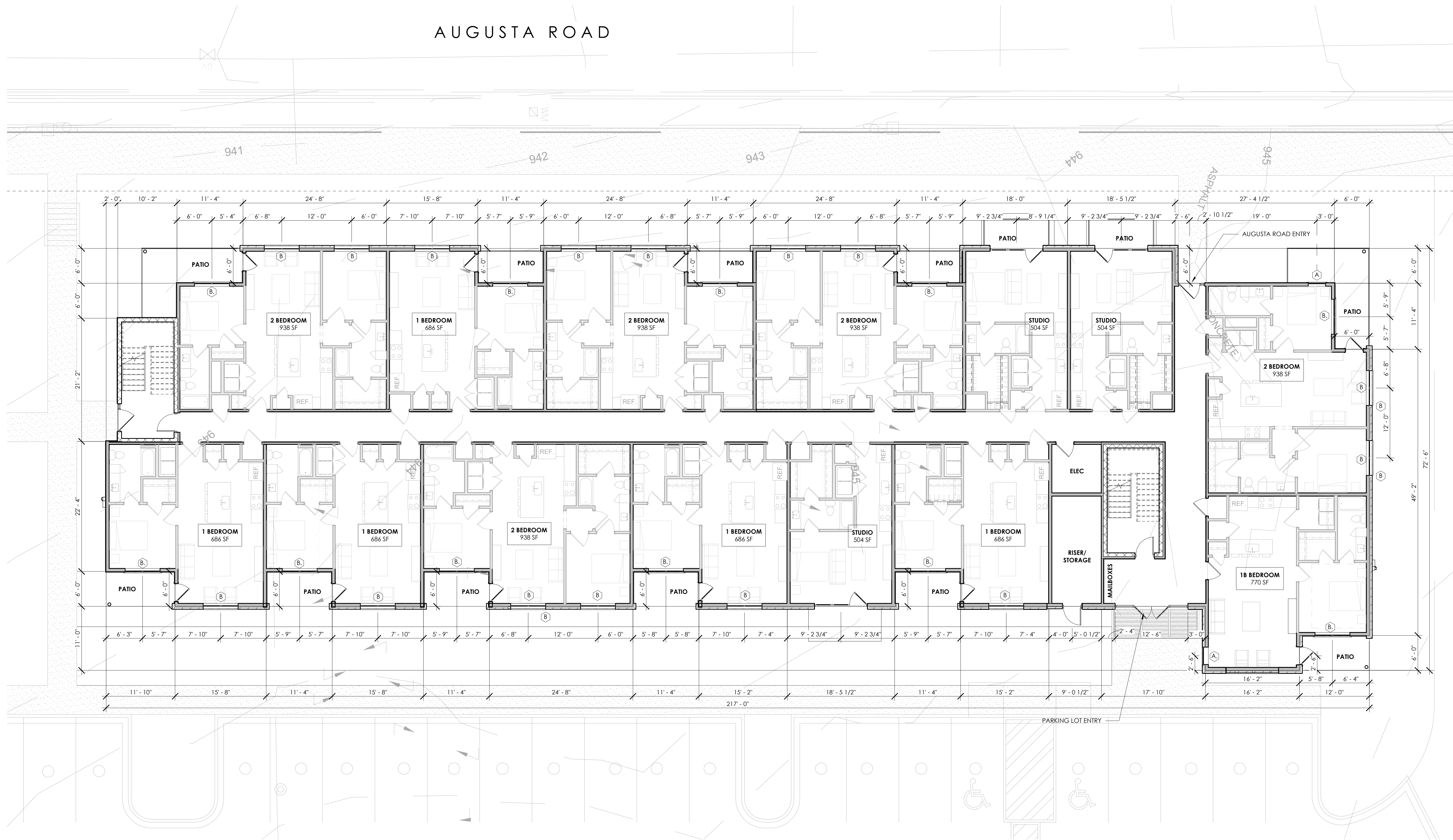
SITE IMAGERY



SURROUNDING ARCHITECTURE

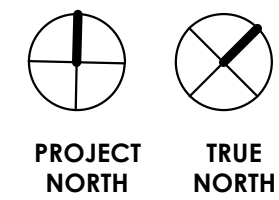






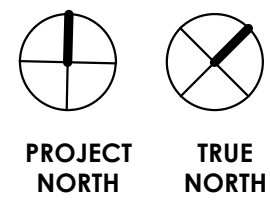
1 LEVEL 1

1/8" = 1'-0"



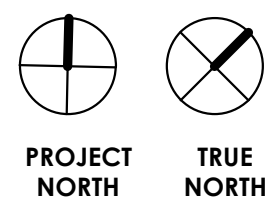


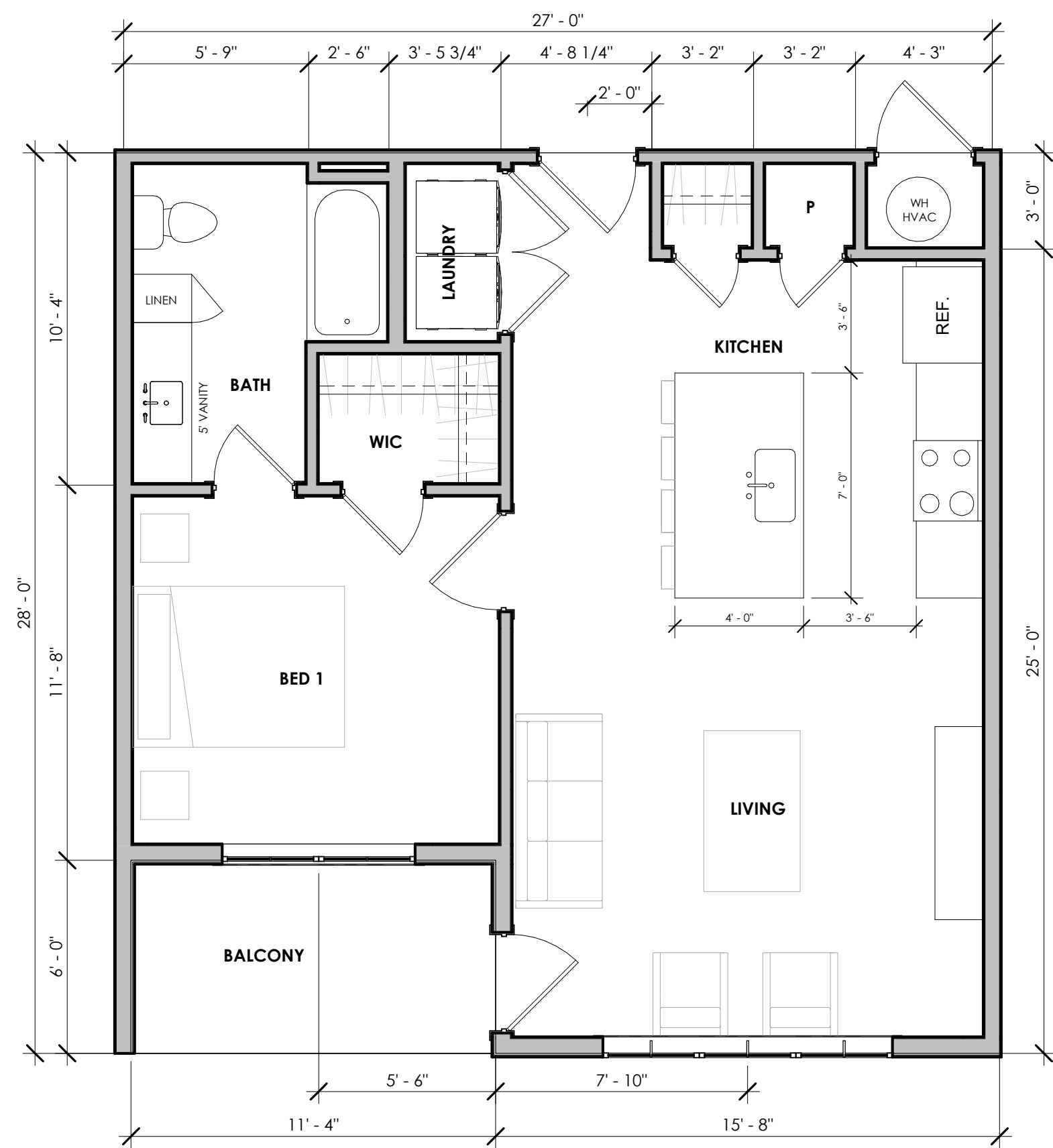
1 LEVEL 2
1/8" = 1'-0"



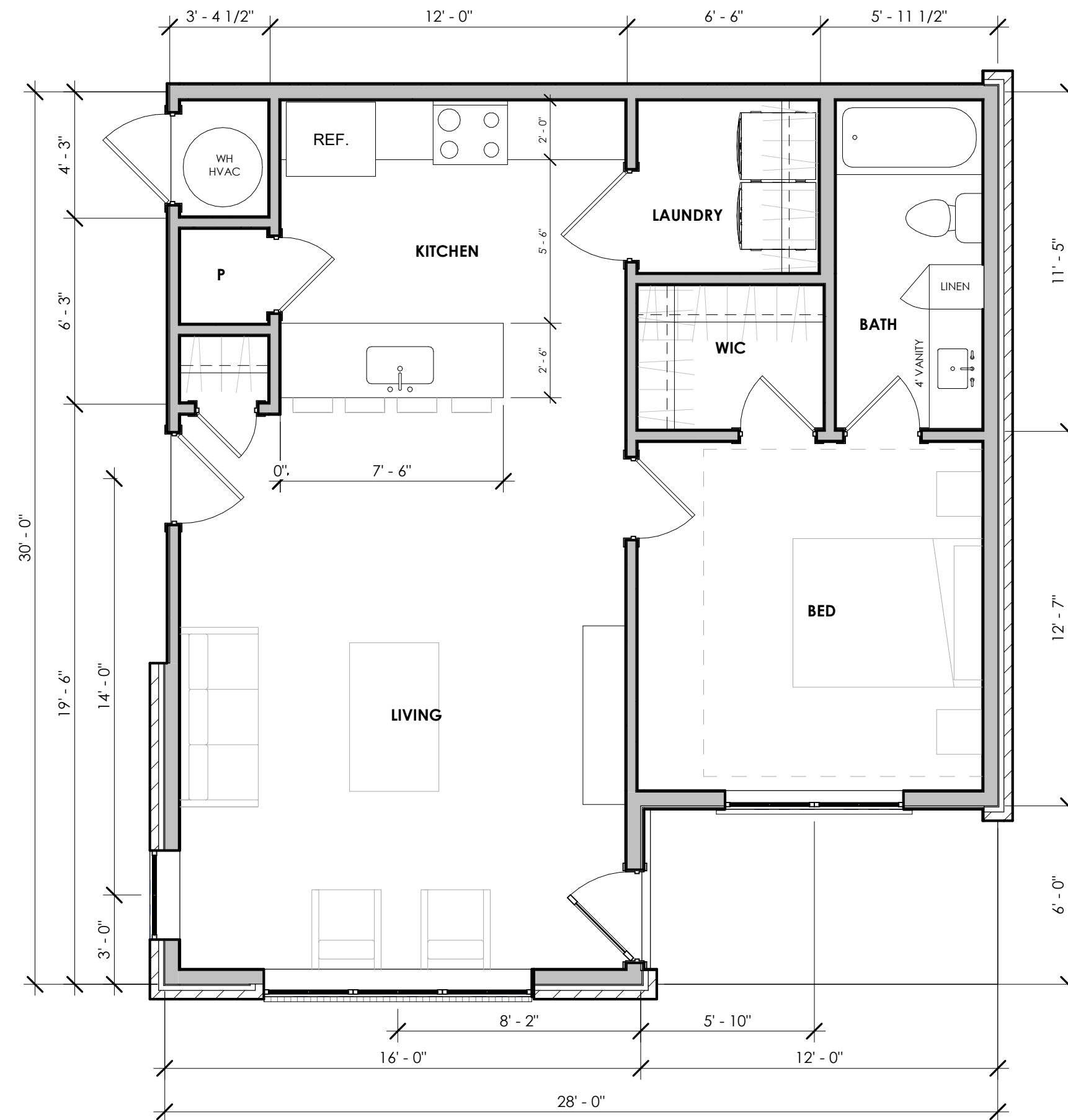


1 LEVEL 3
1/8" = 1'-0"





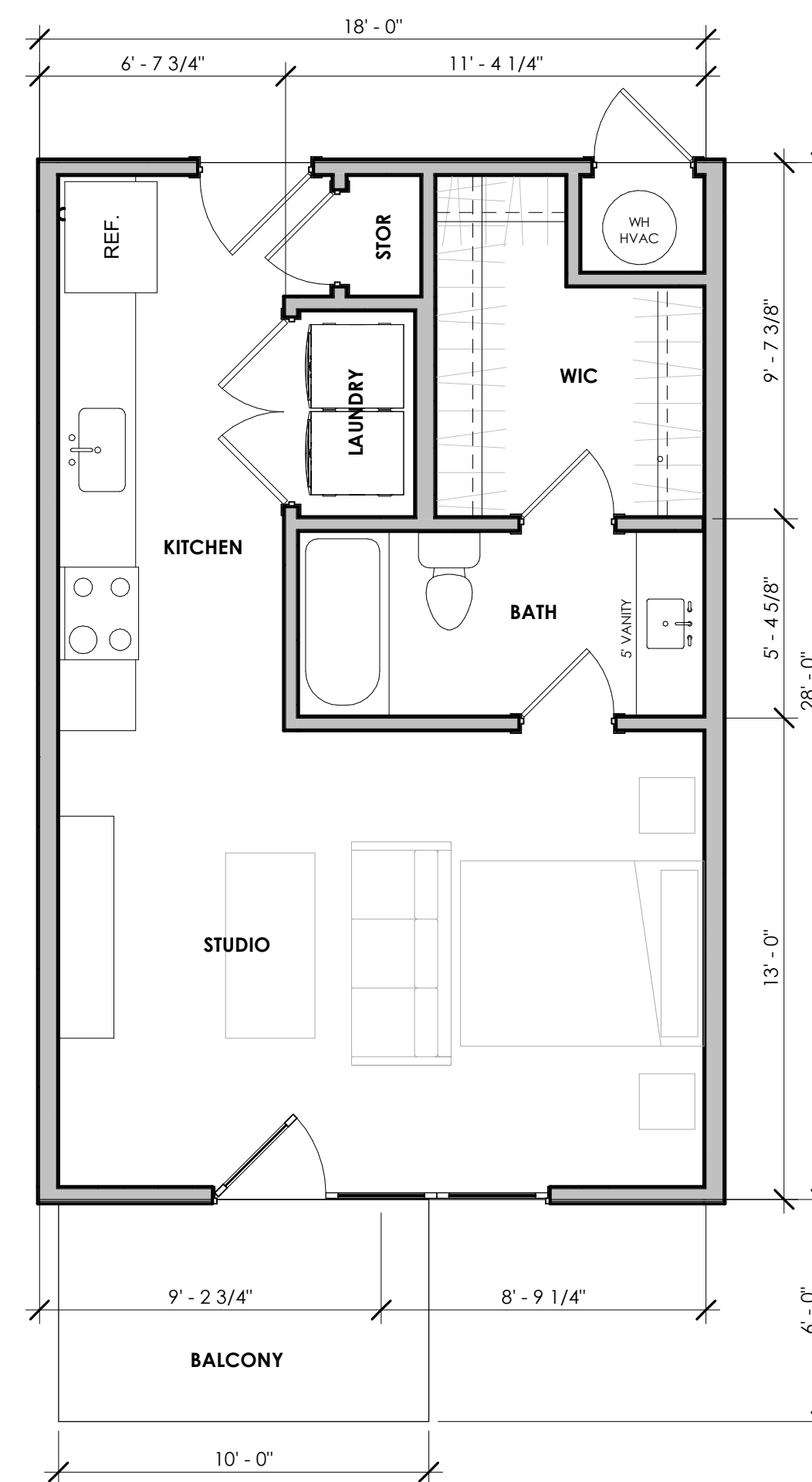
1 BEDROOM
1/4" = 1'-0"



1.5 BEDROOM
1/4" = 1'-0"



2 BEDROOM
1/4" = 1'-0"



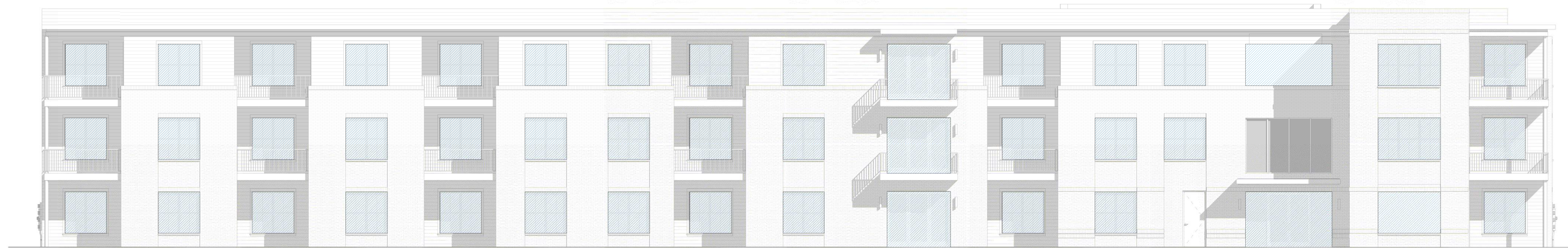
3 STUDIO
1/4" = 1'-0"



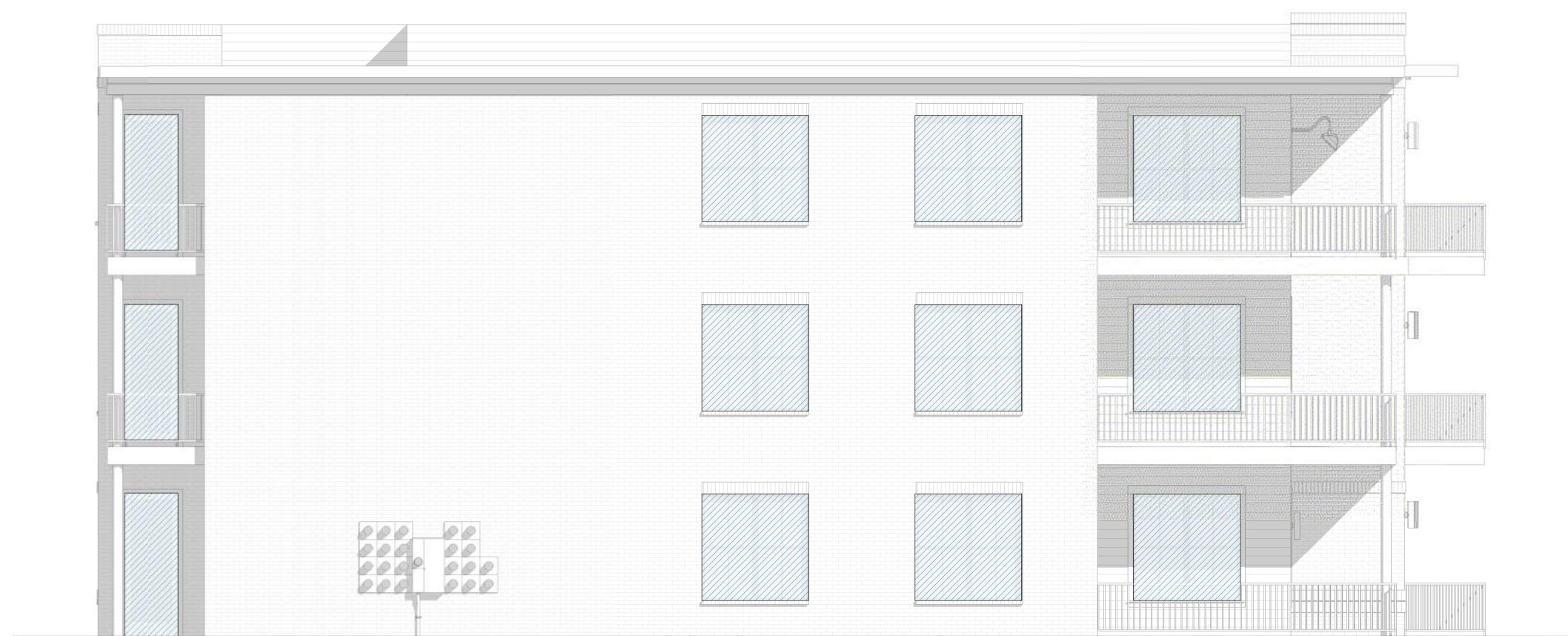


1 ZONING - FRONT
1/8" = 1'-0"

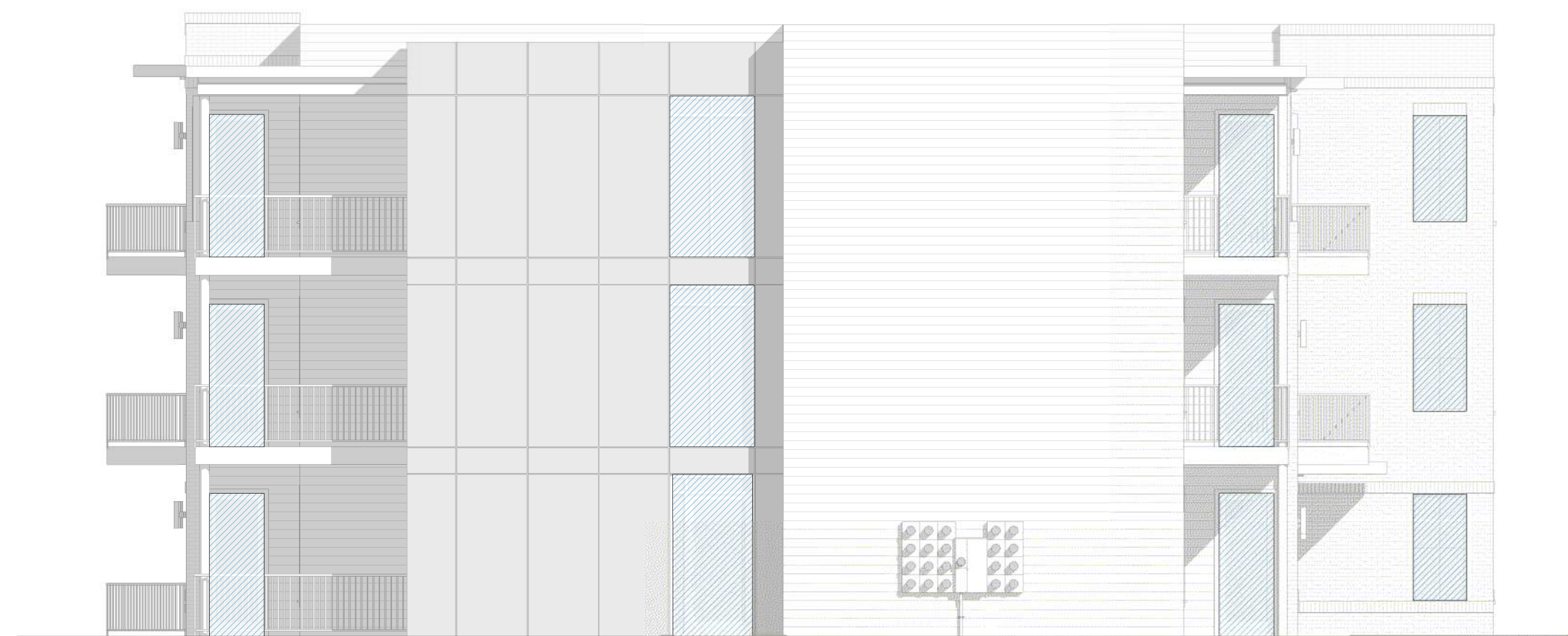
BASE: HORIZONTAL RAILING, WINDOW SILL BANDING, LANDSCAPING
MIDDLE: DOUBLE HEIGHT BAY
TOP: LAP SIDING AND ROOF STRUCTURE



2 ZONING - REAR
1/8" = 1'-0"



4 ZONING - RIGHT
1/8" = 1'-0"



3 ZONING - LEFT
1/8" = 1'-0"

TRANSPARENCY KEY			
FACADE	EXTERIOR SF	GLAZING SF	%
FRONT	7330 SF	1808 SF	24%
REAR	7472 SF	1923 SF	26%
RIGHT	2492 SF	395 SF	15%
LEFT	2488 SF	330 SF	13%



BRICK 1 (OR APPROVED SIMILAR)
GENERAL SHALE
COLOR: BRYCE CANYON
SIZE: MODULAR
MORTAR: HOLCIM LIGHT BUFF



BRICK 2 (OR APPROVED SIMILAR)
GENERAL SHALE
COLOR: DRIFTWOOD
SIZE: MODULAR
MORTAR: HOLCIM OYSTER WHITE



FIBER CEMENT LAP SIDING
JAMES HARDIE (OR APPROVED SIMILAR)
COLOR: CUSTOM - IRON ORE
FINISH: CEDAR MILL



HARDIE REVEAL SYSTEM
(OR APPROVED SIMILAR)
PAINTED SITE WHITE (SW 7070)



METAL RAILING
THIN PICKETS/ CLEAN DESIGN
COLOR: BLACK



GOOSE NECK WALL SCONCE (OR APPROVED SIMILAR)
RAB
COLOR: YELLOW; TBD
SHADE: ANGLED CONE
ARM: GOOSE 3



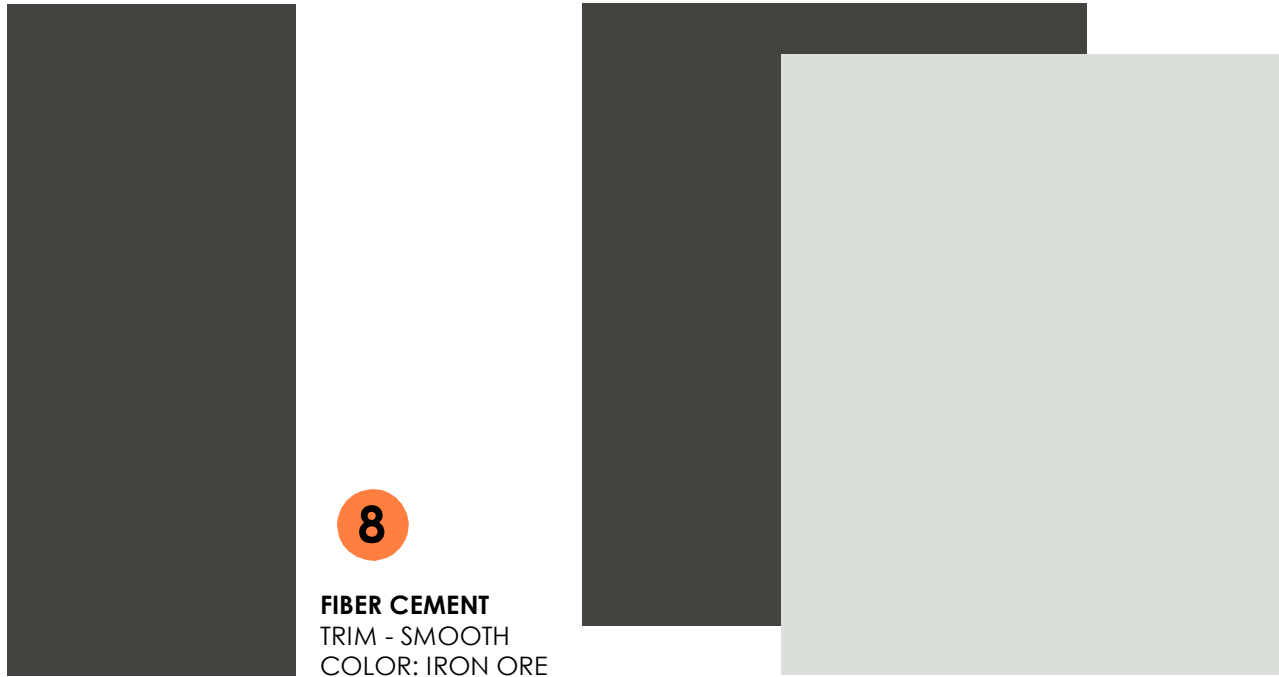
VINYL SINGLE HUNG
MANUFACTURER: TBD
COLOR: BLACK



VINYL FULL LITE DOOR
MANUFACTURER: TBD
COLOR: BLACK



CYLINDER WALL SCONCE (OR APPROVED SIMILAR)
ALCON LIGHTING
COLOR: BLACK; TBD
LED 4" ROUND TALL



FIBER CEMENT
TRIM - SMOOTH
COLOR: IRON ORE

PAINT COLORS
SHERWIN WILLIAMS
IRON ORE (SW-7069)
SITE WHITE (SW 7070)

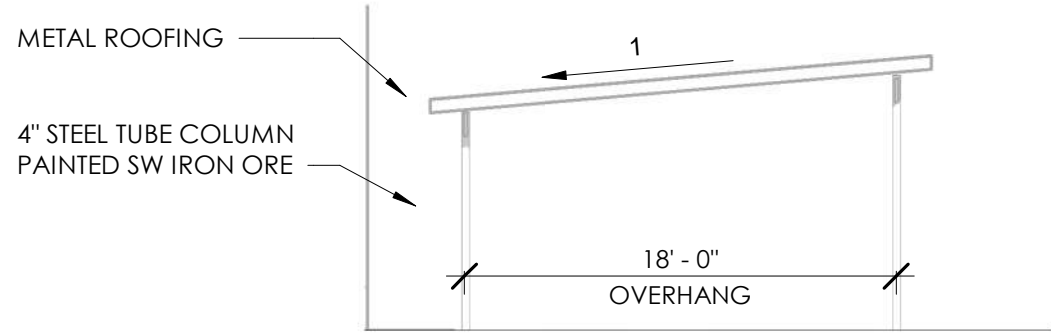
MATERIAL SELECTIONS



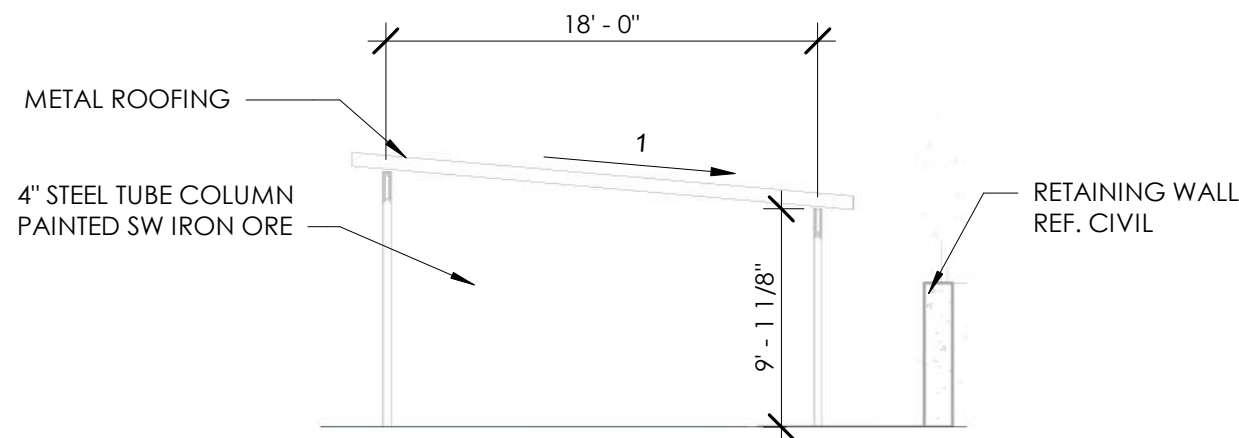
1 ALUMINUM POST AND BEAM
COLOR: BLACK



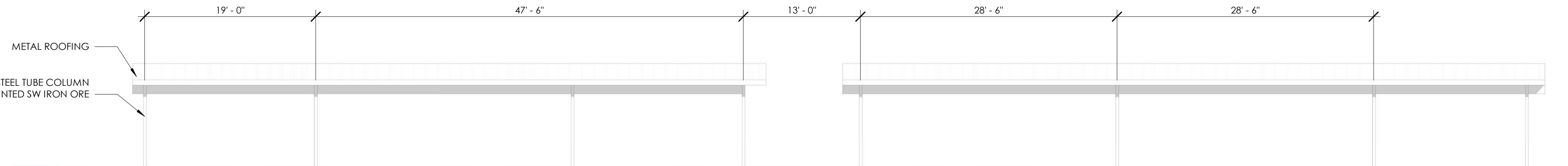
2 METAL ROOF
MANUFACTURER: TBD
COLOR: GALVANIZED ALUMINUM



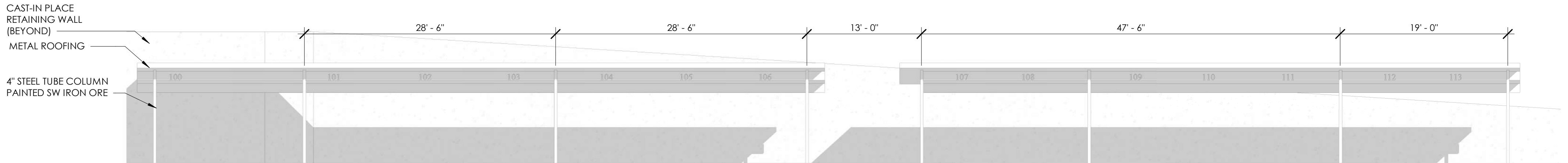
5 CARPORT - RIGHT
1/8" = 1'-0"



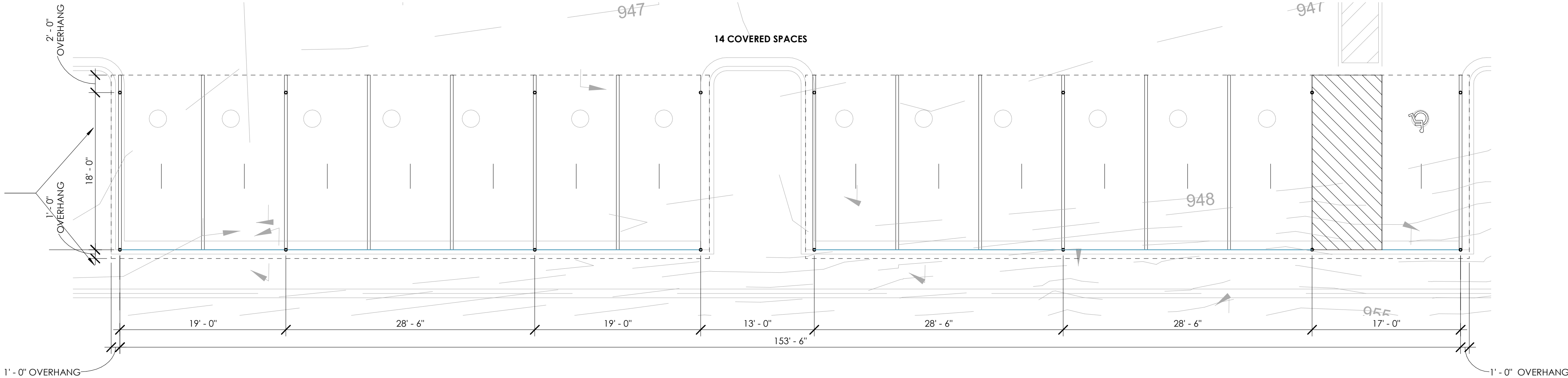
4 CARPORT - LEFT
1/8" = 1'-0"



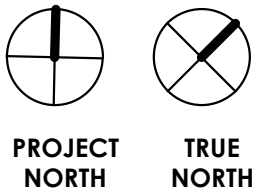
3 CARPORT - REAR
1/8" = 1'-0"



2 CARPORT - FRONT
1/8" = 1'-0"



1 CARPORT
1/8" = 1'-0"



Neighborhood Meeting

Project Name: Isabel's Place

Location: Online

Time of Meeting: 6:00 PM-6:17 PM EST

Date: 5/10/2022

Representative holding Meeting: Porter Christensen and Tanner Hiatt with Summa Terra Ventures

Name	Street Address	Email
Catherin Tatem	120 Mauldin Rd, Greenville 29605	
Barrett Armstrong	City of Greenville	barmstrong@greenvillesc.gov

Neighborhood Meeting Notes/Summary

Introduction:

Summa Terra Development Group, LLC is looking to develop the property at 3505 Augusta Rd. It is currently a vacant parcel that is zoned C-2. We are looking to develop this property into a 42 unit apartment complex that is 3 stories tall. Multi-family is a use by right in the C-2 zone.

Discussion Points

- There was only one attendee from the neighborhood. She only had a few questions. Most of them were focused around trying to locate exactly where this project is. She also asked if this was in line with the city's overall plan for the area and Barrett said that it was.



Planning Staff Report
Greenville Planning Commission
June 10, 2022
for the June 16, 2022 Public Hearing

Docket Number:	MD 22-368
Applicant:	Benjamin Settle, Arcisan Inc.
Property Owner:	City of Greenville
Property Location:	507 & 509 Jenkins Street
Tax Map Number:	0085000300200, 0085000300201
Acreage:	0.47 acres
Zoning:	RM-2, Single- & Multi-Family Residential District
Proposal:	7-unit affordable townhouse development
Staff Recommendation:	Approve with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372, Function, Powers, and Duties of the Planning Commission
Sec. 19-2.1.2, Planning Commission Powers and Duties
Sec. 19-6, Development and Design Standards
Sec. 19-6.8, Design Standards for Multifamily Residential Development

Project Overview:

The proposed project is a 7-unit affordable townhouse development located at 507 Jenkins Street between Averill and Conwell Streets. The applicant intends for 100% of the proposed affordable units to fall between 30 and 80% AMI. As a multifamily project, the design and architecture require informal review before the Design Review Board – Urban Panel, and formal approval by the Planning Commission.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held on March 4, 2022 between the applicant and city staff about the property and its redevelopment. Discussions centered around general multifamily requirements, vehicular and pedestrian access, and buffering requirements between the adjacent properties. A meeting with the Urban Design team was conducted on May 4, 2022 to discuss the architecture and multifamily design guidelines.

Neighborhood Meeting

The applicant presented their project at the Sterling neighborhood meeting held virtually on May 12, 2022. Discussions primarily focused on affordable housing, buffering between adjacent properties, security, and naming of the development. A list of meeting attendees and meeting summary provided by the applicant are included with the Planning Commission packet.

Site Information:

The proposed multifamily affordable housing development is located 507/509 Jenkins Street between Averill and Conwell Streets.

The subject property is zoned RM-2, Single- & Multi-Family Residential District and is located within the Sterling Special Emphasis Neighborhood. The lot is currently vacant and is directly bordered by multifamily buildings on all sides.

The GVL2040 Future Land Use designation for the property is "Sub-urban Residential." Land within this designation is largely comprised of single-family homes, with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes.

Staff Analysis:

- **Acreage** – The subject property is 0.47 acres in size according to the applicant provided survey.
- **Zoning** – The property is zoned RM-2, Single- & Multi-Family Residential District. Multifamily is a permitted use in the RM-2 District.
- **Density** – The proposed project consists of 7 units within a single row of townhomes. A separate storage building is also located near the rear of the property. At .47 acres, the density is 14.9 units/acre. This is under the RM-2 zoning district maximum of 20 units/acre.
- **Height** – The standard maximum height in the RM-2 zoning district is 40 feet. Based on the plans provided, the maximum height of the proposed building(s) is 22'-6".
- **Parking** – A total of 11 surface parking spaces are provided on site. This meets the minimum requirement of 1.5 spaces per unit. No garages are provided. Two bicycle racks are provided for a total of 4 potential parking spaces.

Staff reviewed the application for compliance with the 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:

19-6.8.9. Multifamily Design Standards

(A) Orientation

- The mass of the building is primarily oriented perpendicular to Jenkins Street largely because of the geometry of the site; however, the design of the façade facing Jenkins Street resembles a two-story single-family home with its front door facing the street.

(B) Setbacks & Height

- Based on the information available to staff, the adjacent multifamily buildings appear to have an average setback of approximately 25' from their respective property lines. The proposed building has a setback of 15', which is less than the required 20-foot setback for RM-2 and less than 75% of the average setback within its block.
 - Staff recommends placing the building an additional 5 feet away from the front property line (a total setback of 20'-0"), which will fall within 75% of the average setback for the block.
- The proposed building is 22'-6" at its highest point, which is below the maximum allowable height of 40 feet.

(C) Entrances

MD 22-368
Baxter Norris Villa

- No architectural lighting locations have been indicated in the drawings, but a porch ceiling light fixture was included in the material selections sheet. Per Section 19-6.8.9(C)(1), all entrances shall be adequately illuminated. Final satisfaction of lighting requirements will be verified at the time of building permit.
- All unit entrances include a covered front porch and are oriented to promote natural surveillance.
- The entrance into the unit facing Jenkins Street is pedestrian in scale and activates the front of the building.

(D) Building Facades

- The entire building features consistent design, colors, and textures, and the mass of the building is broken down into a series of projections and recesses from the primary building façade.
- The architecture includes changes in wall plane, roofline changes, and distinct changes in texture and color of wall surfaces.
- The storage building employs similar style and materials utilized on the primary building.

(E) Service Areas

- Private storage is included in a separate structure to the rear of the property. The rear façade of this building is indicated to be block but is concealed behind a solid masonry wall at the edge of the property.
- Mechanical equipment is indicated along the western side of the building and is screened by evergreen shrubs as required.
- An in-ground trash collection system is located near Jenkins Street and is screened by shrubs.
 - If an in-ground system is to be used, staff is concerned the location of the screen plantings will conflict with the service and clearance required. Staff recommends revising the planting plan or location to accommodate use while providing screening on three sides. Alternatively a standard roll-out system may be employed with proper screening as required by Section 19-6.8.9(E).

(F) Roof Form

- The step-down gable roof system is consistent with the character of the surrounding neighborhood and includes a variation of planes to break up the mass of the roof.
- The overhanging eaves all extend more than 6 inches past the supporting walls.
- No vents or pipes are shown on the drawings. Per Section 19-6.8.9(F)(8), all roof penetrations should be of a color that will minimize visual impact as seen from the street or adjacent properties. This will be verified at the time of building permit.
 - Per DRB comments, positive drainage must be maintained along the portico roofline at the front entrance of the unit facing Jenkins Street.

(G) Transparency

- The primary façade facing Jenkins Street is in excess of 20% transparency, and all other facades on the primary building contain more than 10% transparency.
- Windows are located to allow for casual surveillance of the parking lot, and locations also avoid direct views into windows of adjacent residences.

(H) Materials

- The materials palette includes a mix of fiber cement applications, brick, and architectural shingles. The color scheme is a range of blue to dark gray and white tones. Visually heavier elements are located below the lighter elements on each façade.
- The palette is consistent throughout the development and with the surrounding neighborhood, particularly the recently constructed multifamily buildings on the opposite side of Jenkins Street.

(I) Open Space

- With 7 proposed units, a total of 1,400sf of open space must be provided with the development. The open lawn near the rear of the property is in excess of 2,000sf and meets this requirement.

(J) Parking Lot Location

- The parking lot is located along the eastern side of the property in the side yard of the development and minimizes visual impacts from Jenkins Street as much as possible; however, the placement is directly adjacent to the neighboring multifamily building.
 - Staff recommends the incorporation of a 6-foot-tall opaque fence between the parking lot and neighboring multifamily buildings per Section 19-6.2.3(C)(3). This fence must match the material and detail of the fencing already being used in the development.
 - Staff notes that the extreme grade differential across the site is resulting in non-ADA compliance within the parking lot. This must be addressed prior to permitting.

(K) Access and Circulation

- Driveway access into the development is similar in scale and placement to those in the surrounding area. Ingress and egress is limited to a single entrance on Jenkins Street.
 - Staff notes that the extreme grade differential across the site is resulting in non-ADA compliance within the parking lot and sidewalks. This must be addressed prior to permitting.

(L) Landscaping and Screening

- Continuous building foundation plantings have not been provided on the front and rear of the building in accordance with Section 19-6.8.9(L)(6). The parking lot has also not been screened from Jenkins Street as required.
 - Staff recommends additional plantings to be provided along the front of the building and parking lot along Jenkins Street where appropriate and around the rear of the storage building at the south end of the site.

(M) Exterior Lighting

- Light poles have been indicated throughout the parking lot, but a fixture selection was not provided. A porch ceiling light fixture was included in the material selections sheet, but locations were not indicated on the building plans. All exterior lights shall conform with Section 19-6.8.9(M) and will be verified at the time of building permit.

(N) Pedestrian Walkways

- The proposed site plan provides a continuous 5-foot walkway that also fronts Jenkins Street and allows for a future public sidewalk connection.
 - Staff notes that the extreme grade differential across the site is resulting in non-ADA compliant sidewalks. This must be addressed prior to permitting.

(O) Fences and Walls

- In the civil plans, a low retaining wall is shown on the eastern property line facing the abutting property. No details are provided.
- In the landscape plans, an 8-foot masonry wall is indicated along the property line as a buffer between the neighboring residences.
 - Per Section 19-6.8.9(O)(5), all exposed portions of wall facing adjacent properties must appear as the “finished” side. This will be verified at the time of building permit.
 - For consistency, staff recommends that the same material and details be utilized for all masonry walls planned for the development.
- A 6-foot Charleston-style wood privacy fence is also shown surrounding the existing creek. This was incorporated by the applicant per a request from neighboring residents.

Design Review Board Comments

The project design was presented to the Design Review Board – Urban Panel for informal review on June 2, 2022. The board provided the following comments:

- The sloping of the site helps tremendously with the massing, forcing the stepped roof.
- To give the residents some individualization, it would help to switch up the colors for each unit. The proposed colors are nice, but the building could be a bit brighter.

- The only concerning thing with the building geometry is the portico along Jenkins Street – it creates a strange detail with a valley where the wall is recessed. The enunciator with the gable over the front door makes sense, but it needs to be resolved to avoid detailing issues.
- In general, the design fits with the community.
- The detached storage structure, being similar in color and materials, is appropriate.

STAFF RECOMMENDATION:

Recommend approval with conditions

Staff Comments and Conditions

Planning Comments and Conditions

Comments:

- 1) The proposed building must be sited to account for a 20-foot front setback per Table 19-5.1-1 and Section 19-6.8.9(B)(1).
- 2) Positive drainage must be provided at the portico roofline at the front entrance of the unit facing Jenkins Street. This will be verified at the time of building permit.
- 3) All parking and pedestrian-accessible routes must be ADA-compliant. This will be verified at the time of building permit.
- 4) If used, the in-grade trash collection system shall be located within private property in a location to accommodate service and adequately screened.
- 5) Foundation plantings must be provided along Jenkins Street and the rear of the storage building as required by Section 19-6.8.9(L)(6). Plantings must also be provided to screen the parking lot along Jenkins Street.
- 6) A 6-foot-tall fence shall be provided along the eastern property line between the proposed parking and neighboring residences per Section 19-6.8.9(C)(3). This fence should match the material and detailing of the proposed Charleston-style fence near the rear of the property.
- 7) All masonry walls proposed within the development must utilize similar materials and detailing
- 8) All signage shall obtain a sign permit. Each sign is required to obtain its own individual permit. Signage must meet the requirements of Appendix J: Sign Standards and Design Guidelines.
- 9) Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.

City Engineer Comments

Recommend: Approve

Comments:

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

Civil Engineer Comments

Reviewed By: Eddie Littleton

Date: 5/25/2022

Recommend: Approve w/ Comments

Comments:

MFD STANDARD COMMENTS

- 1) 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.

- 2) All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right of way require an approved encroachment permit.
- 3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.
- 4) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
- 5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.

Site Specific Requirements

- 6) Install a minimum three foot curb lawn between the curb and sidewalk.

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. 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.
- 4) *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.

Restrictions: Preservation of wetlands shall be provided by deed or plat restrictions.

Traffic Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Traffic Impact Analysis form is required for all proposed developments. It can be found at: https://cityofgreenvillesc.formstack.com/forms/tia_use_and_intensity. Please fill out and submit online.

Fire Department Comments and Conditions

Recommend: Approve

Parks & Recreation Comments

Recommend: N/A

Trees & Landscape Comments

Recommend: Approve w/ Comments

Comments:

MD 22-368
Baxter Norris Villa

Landscape plans and submitted survey are appropriate. However, keep in mind only 3 inch caliper canopy trees only count for mitigation and existing preserved trees only count as mitigation if they are not protected by the ordinance (between 3 and 6 inch DBH).

Community Development Comments

"Baxter Norris Villa" development as proposed will provide permanent stable homeownership to families by offering 100% development at 30-80% AMI. The 7-unit development will provide stable housing to individuals contributing to Greenville's workforce and economy at an affordable rate. Development exceeds affordable housing goals in GVL 2040 and will increase available affordable housing stock for individuals with specific housing needs.



PZ Application for Multi Family Development

Your Name	BENJAMIN SETTLE
Your Title	ARCHITECT
Your Address	214 CHICK SPRINGS RD.
Your City, State	GREENVILLE, SC
Your ZIP	29609
Your Phone	864-607-2428
Your Email	BEN@ARCISANDESIGN.COM
Street Address(es)	507 and 509 JENKINS ST.
Tax Map #(s)	0085000300201, 0085000300200
Current Zoning Designation(s)	RM2
Total Acreage	0.47
Type of Application	New
Number of Units	7
Affordable or Workforce Component	Yes
Provide Percent of Units and Target AMI	100% of units; 30-80% AMI
Age Restricted Housing?	No
Proposed Development Name	BAXTER NORRIS VILLA

1. The applicant is required to schedule a pre-application neighborhood meeting prior to the application submittal deadline. Instructions for the neighborhood meeting may be provided by staff and upon request of the applicant following the pre-application staff meetings.

Pre-Application Meeting with City Planning, Engineering, And Fire Staff Date	03/04/2022
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Pre-Application Meeting Date with Urban Design Team	05/04/2022
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2. The applicant is required to schedule a pre-application neighborhood meeting prior to the application submittal deadline. Instructions for the neighborhood meeting may be provided by staff and upon request of the applicant following the pre-application staff meetings.

Pre-Application Neighborhood Meeting Date	05/12/2022
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3. 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.

4. All applications for Multifamily Development must be received by no later than 2:00 pm of the date reflected on the Commission’s 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

Once processed by staff, an invoice and payment instructions shall be provided to the applicant.

5. 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. An insufficient determination may result in the item to be pushed back to a later public hearing date. 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.

6. Public Notice Requirements. Multifamily development applications require a Planning Commission public hearing. There is also an informal review from the Design Review Board – Urban Panel required prior to the Planning Commission hearing. The DRB-Urban Panel meeting is held on the 1st Thursday of the month.

7. The applicant is responsible for sign posting the subject property. Instructions will be provided by the staff liaison approximately one week prior to the public hearing notice.

8. Please verify that all required information is reflected on the plan(s), and submit one (1) electronic version of the application submittal package to staff by the posted deadline.

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

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

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

Applicant Acknowledgement Signature	BENJAMIN SETTLE
Signature Date	05/16/2022

Per acknowledgement and understanding of item #9, 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.

Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.

Please review Section 19-6.8, Design standards for multifamily residential development and other pertinent Code Sections in their entirety prior to submittal.

Applications with incomplete checklists or submittal documents not reflecting checklist requirements will be considered insufficient.

Pre-Application Neighborhood Meeting Attendance List and Meeting Notes are included.	• Attached
--	------------

Reserved Development Name with Michele Perdue (mperdue@greenvillecounty.org) at Greenville County E911 Services.	• Attached
--	------------

Context Map - Shows relationship of proposed development to the surrounding neighborhood.	• Attached
---	------------

Photographs of surrounding area	• Attached
---------------------------------	------------

Site Plan - Shows building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.).	• Attached
--	------------

Grading Plan - Shows existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls).	• Attached
---	------------

Tree Plan - Tree survey that shows pre-existing conditions of 6"+ caliper trees (caliper, species, location, health) contained within the site and trees affected by development on neighboring properties with an "X" on trees proposed to be removed. Plan shall show a table of those trees to be removed and a summary of the tree mitigation fee and/or replanting. Review Section 19-6.3 for details.

- Attached

Building elevations, of all sides of the building(s), with exterior materials, colors, and dimensions indicated.

- Attached

Elevation and/or 3-D Plan showing form and massing of proposed building(s) in relation to adjoining structures.

- Attached

Building floor plans of every floor of every proposed building including dimensions

- Attached

Landscape plan - Shows existing vegetation that will remain, new plants to be added, and new trees to be used to offset any tree removal mitigations.

- Attached

Lighting Plan - Shows location of light fixtures (on site and on building), cut sheets of the proposed light fixtures, and wattage.

- Attached

Materials Board - Shows all materials in the color and texture as to be constructed

- Attached

Please click on the link below to download the Owner Signature form, fill out and upload in the field below.

<https://www.greenvillesc.gov/DocumentCenter/View/20872/Owner-Signature-Form-for-Boards-Cmsns>

Owner Signature Form

File(s) attached:



Owner Signature Form for Boards-Cmsns.pdf

Submittal Package

File(s) attached:



220516_BAXTER NORRIS VILLA.pdf



city of
greenville

**Property Owner Acknowledgement Form for
Applications to Boards & Commissions**

131 Falls Street, Suite 201
Greenville, SC 29601

PHONE: 864-232-2273
planning@greenvillesc.gov

Board/Commission:	PLANNING COMMISSION
Nature of Approval Requested (e.g. rezoning, variance, etc.):	Habitat for Humanity Townhouse Project
Parcel IDs (TMS No.):	0085000300201, 0085000300200
Property Address:	509 & 507 Jenkins St. 29601
Property Owner Name(s):	City of Greenville
Property Owner Phone:	864-467-4247
Property Owner Email:	planning@greenvillesc.gov
Authorized Agent Name(s):	JOHN LATTIMORE
Authorized Agent Phone:	615-870-7859
Authorized Agent Email:	JOHNL@HABITATGREENVILLE.ORG

I, John McDonough, City Manager (*print property owner name*), hereby certify that the Applicant specified above has my permission to submit the above-referenced application for consideration by the applicable City of Greenville Board/Commission.


(Signature of Property Owner)

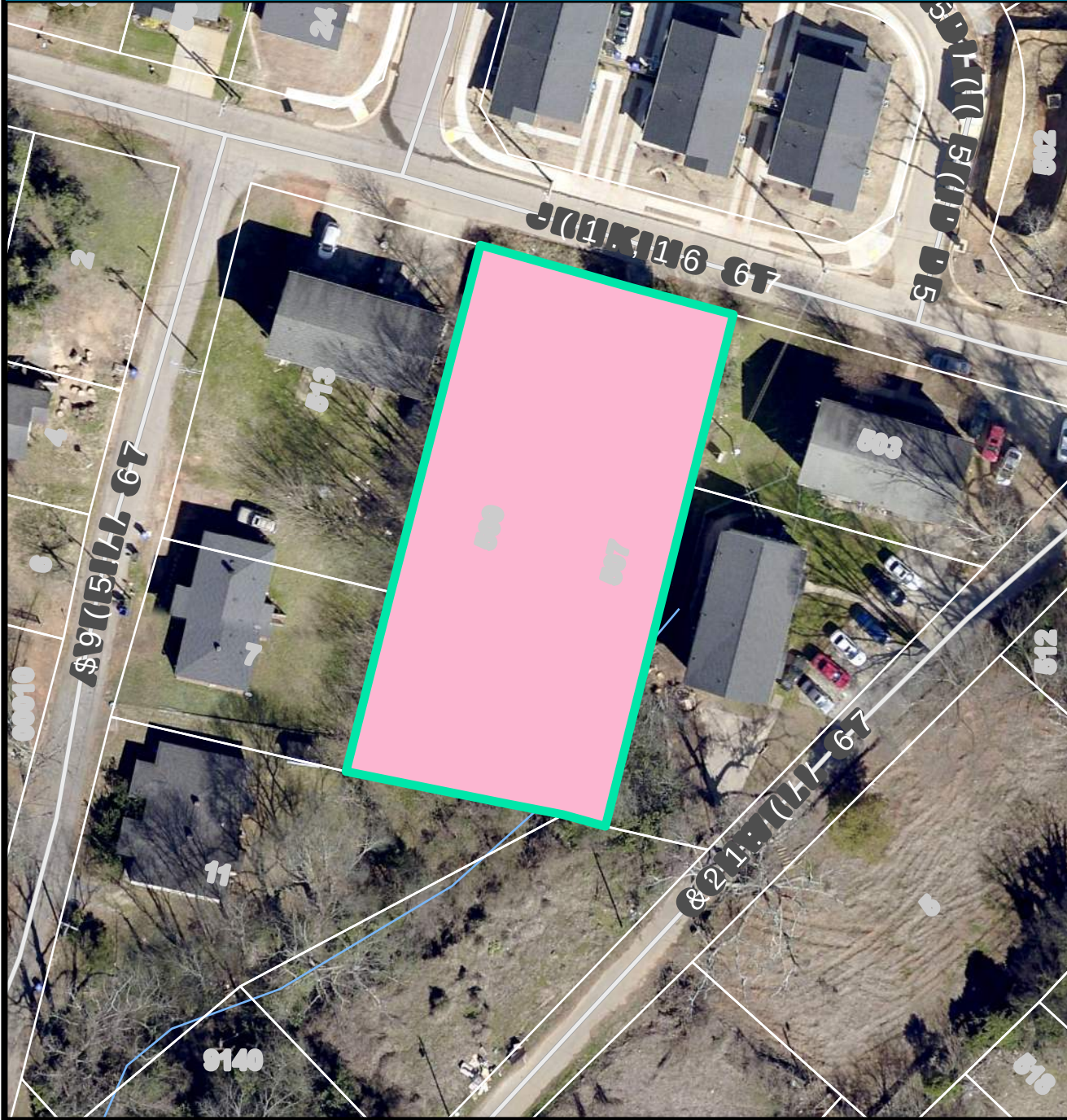
5/17/2022
(Date)

(Signature of Property Owner)

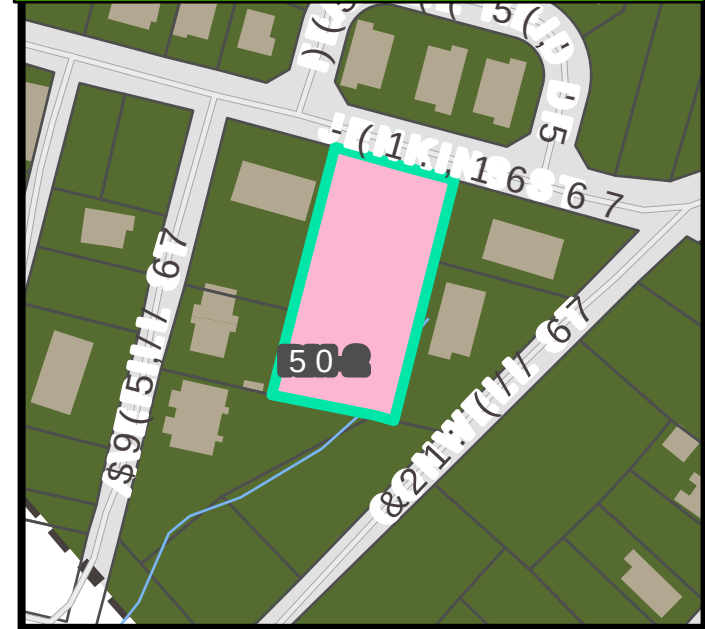
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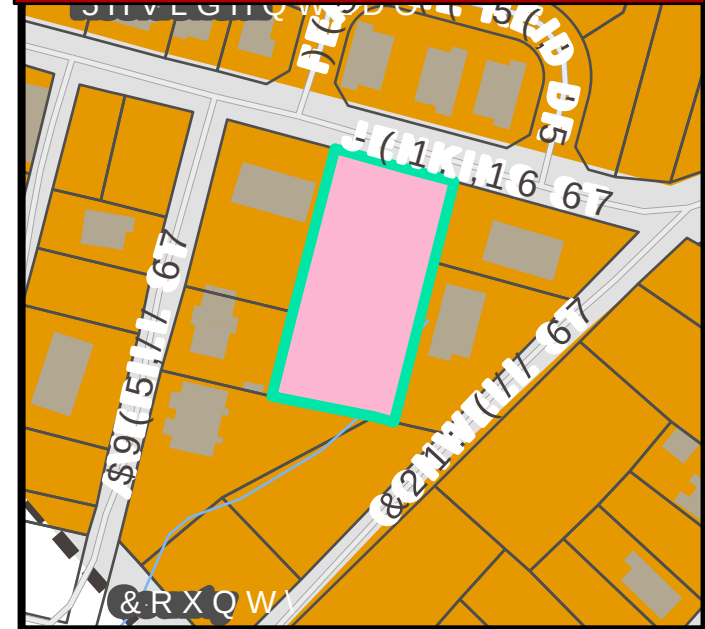
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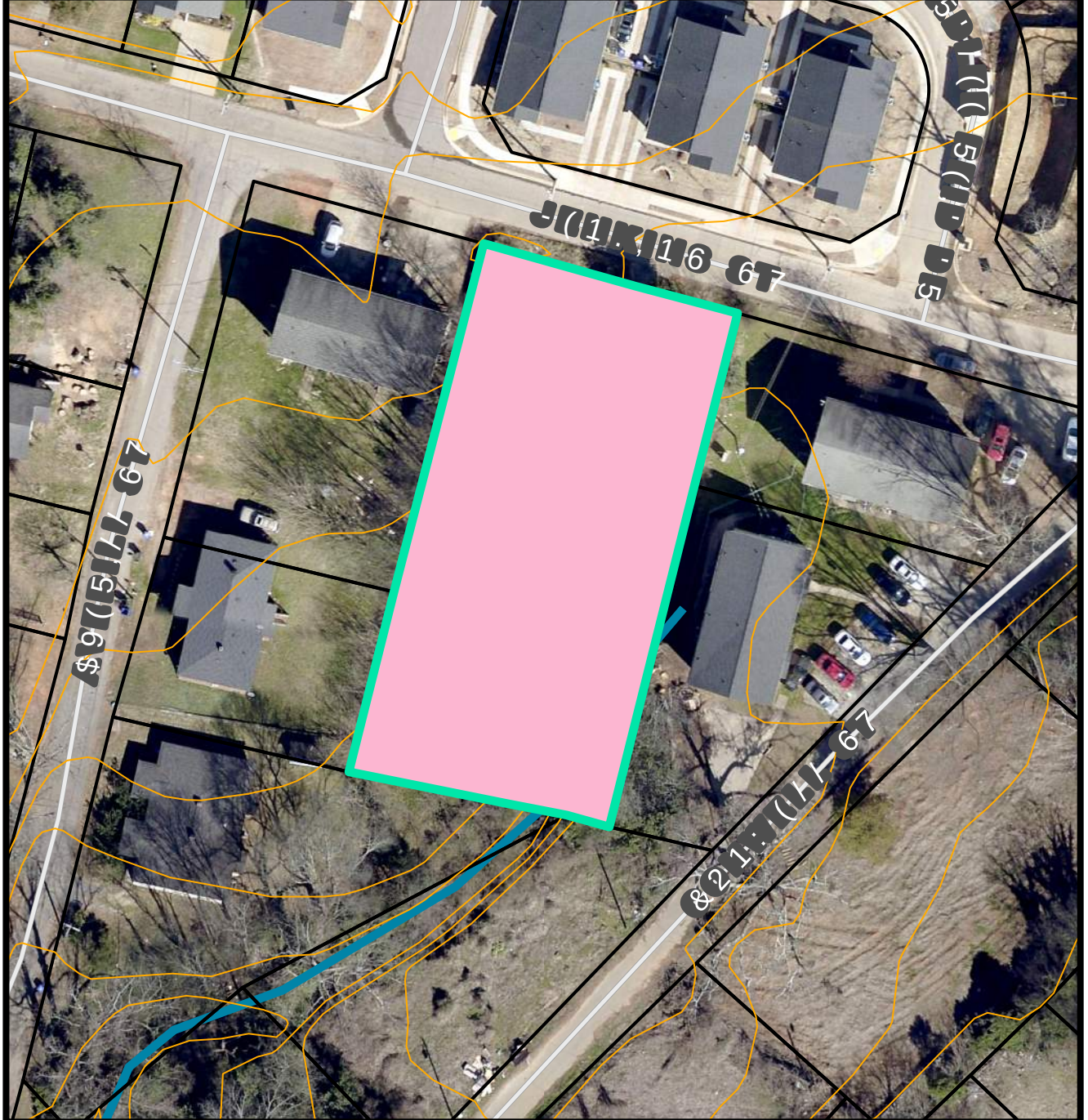


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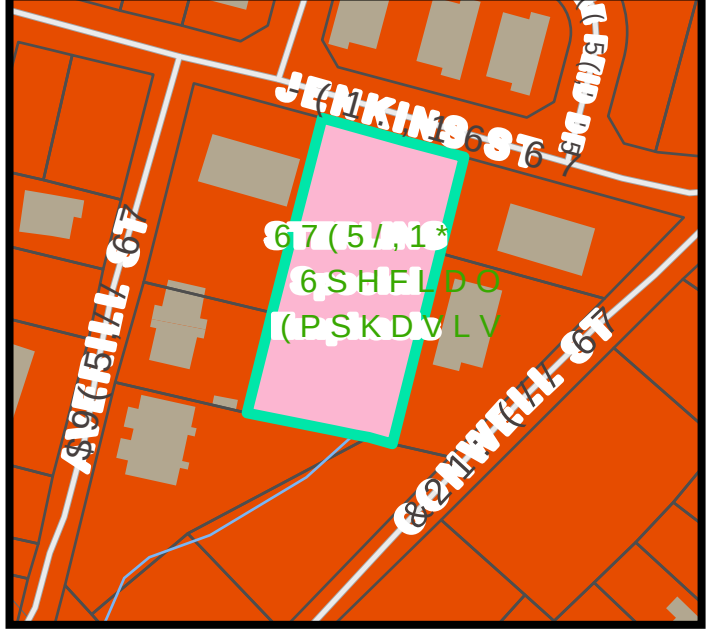


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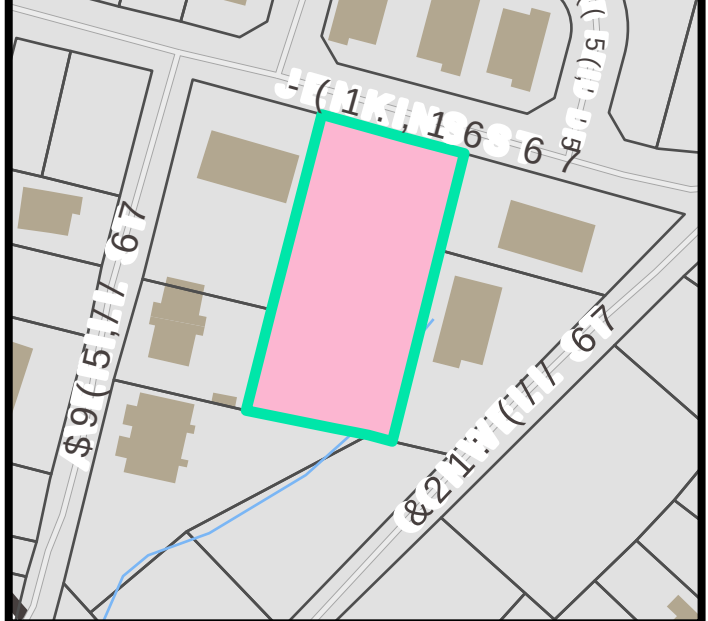
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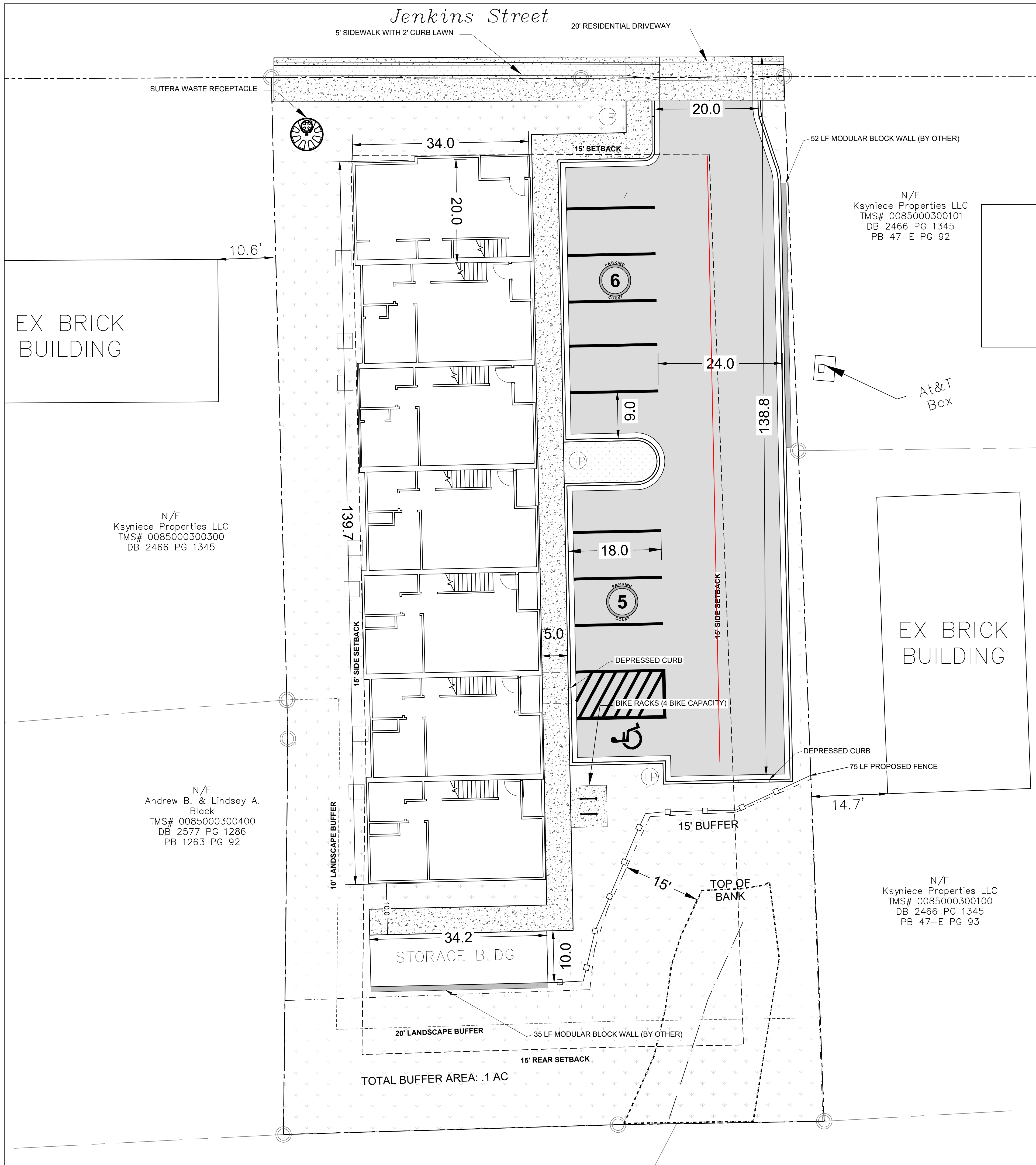


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LEGEND

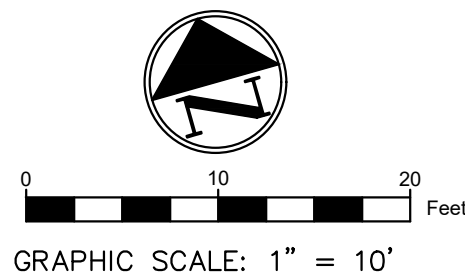
- CONCRETE
- STANDARD DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- PROPERTY PIN
- SETBACK LINE
- LIGHT POLE

OPEN SPACE	
REQUIRED (250 SF/UNIT)	1,750 SF
PROVIDED	8,419 SF

SITE SETBACKS	
FRONT	15'
SIDE	15'
REAR	15'

ZONING:	R-M2
SURROUNDING ZONING:	R-M2

REQUIRED PARKING	
PARKING SPACES PER UNIT:	1.5
TOTAL UNITS:	7
TOTAL REQUIRED SPACES:	11 SPACES
PROVIDED PARKING:	12 SPACES

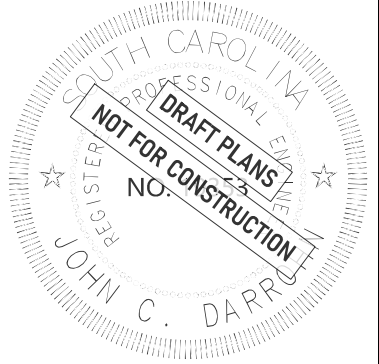
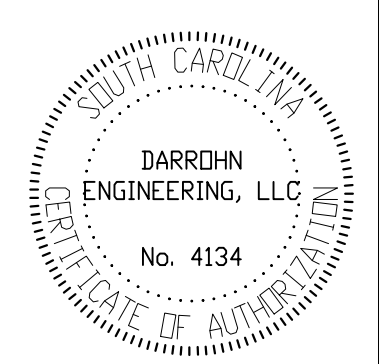


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PO BOX 504
GREENVILLE, SC
29602-0504

(864) 603-1988
INFO@DARROHNENGINEERING.COM
WWW.DARROHNENGINEERING.COM



509 JENKINS STREET
RESIDENTIAL DEVELOPMENT
FOR
HABITAT FOR HUMANITY
CITY OF GREENVILLE, SC

PROJECT: 21063

DRAWN/CHECKED BY: JCD/JDR

NO.	DATE	REVISIONS
1	5/3/2024	REVISION FOR PLAN SET
2	5/15/2024	CITY OF GREENVILLE SUBMITTAL

GEOMETRY
PLAN



GRADING & DRAINAGE NOTES

1. CONTRACTOR SHALL VERIFY ALL SURVEY DATA GIVEN AND SUPPLEMENT IT AS REQUIRED TO INSTALL PAVING IN SMOOTH, GRADUAL SLOPES, AS SHOWN, AS SPECIFIED AND ACCORDING TO ALL APPLICABLE CODES AND LEGAL REQUIREMENTS. ENSURE POSITIVE DRAINAGE.
2. AT ALL LIMITS OF WORK PROVIDE A SMOOTH AND GRADUAL TRANSITION BETWEEN ALL NEW WORK AND ADJACENT EXISTING CONDITIONS. IF APPLICABLE, IN THE 15 FOOT TRANSITION ZONES EXISTING ASPHALT COURSES ARE TO BE MILLED AND REPLACED AS REQUIRED AND AS APPROVED BY ENGINEER. TRANSITION ZONES ARE TO BE INSTALLED ONLY AS REQUIRED TO SMOOTH GRADING TRANSITIONS AND/OR TO INSURE POSITIVE DRAINAGE.
3. GRADE ALL SIDEWALK CROSS SLOPES IN A STRAIGHT LINE FROM ELEVATION AT FACE OF BUILDING OR BACK OF SIDEWALK TO TOP OF CURB, UNLESS OTHERWISE SHOWN.
4. EXTREME CHANGES IN ELEVATION OR ANY OTHER GRADING FIELD PROBLEMS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER IN WRITING FOR REVIEW.
5. GRADES TO CONFORM TO EXISTING CONDITIONS AT PAVEMENTS, DOORWAYS, BUILDING FACES AND THE LIKE.
6. ALL EXISTING UNDER-SIDEWALK CROSS-DRAINS AND ROOF DRAINS @ CURB FACE SHALL BE REMOVED AND REPLACED. SLOPE TO DRAIN AND DAYLIGHT AT FACE OF CURB.
7. EXISTING MANHOLE TOPS, VALVE BOXES, METERS, CATCH BASINS, ELECTRICAL VAULTS AND OTHER ITEMS MAY REQUIRE ADJUSTMENT OF TOP ELEVATIONS TO MATCH FINISH GRADE ELEVATIONS. CONTACT ALL UTILITY COMPANIES BEFORE PERFORMING WORK. THIS CONTRACTOR SHAL ADJUST ALL TOP ELEVATIONS TO CONFORM TO NEW GRADES OR AS DIRECTED BY CITY.
8. THE TOP OF ALL NEW VERTICAL CURBS WILL BE 6" ABOVE EXISTING PAVEMENT ELEVATIONS AT ALL LOCATIONS.
9. NO OPEN EXCAVATION LEFT ALONG ROADWAY PAVEMENT.
10. ALL SUITABLE BACKFILL SHALL BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR COMPACTION USING MECHANICAL TAMPING EQUIPMENT.
11. PROVIDE INLET PROTECTION FOR EXISTING DRAINAGE STRUCTURES.
12. CLEAN OUT ALL DRAINAGE STRUCTURES AFTER CONSTRUCTION IS COMPLETE.
13. POINTS WHERE VARYING GRADES INTERSECT EACH OTHER ARE TO BE ROUNDED AS TO NOT HAVE TOO SHARP OF A TRANSITION ANGLE.

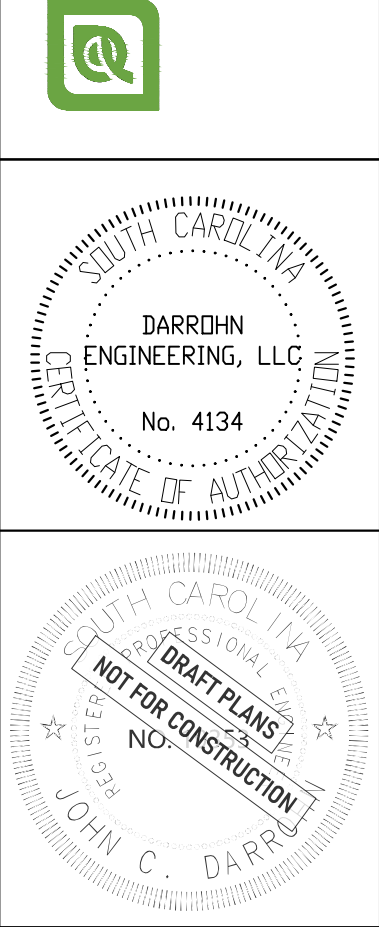
LEGEND

- NPDES LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- BW: 978.5 BOTTOM OF WALL
- TW: 978.5 TOP OF WALL
- TC: 978.5 TOP OF CURB
- BC: 978.5 BOTTOM OF CURB

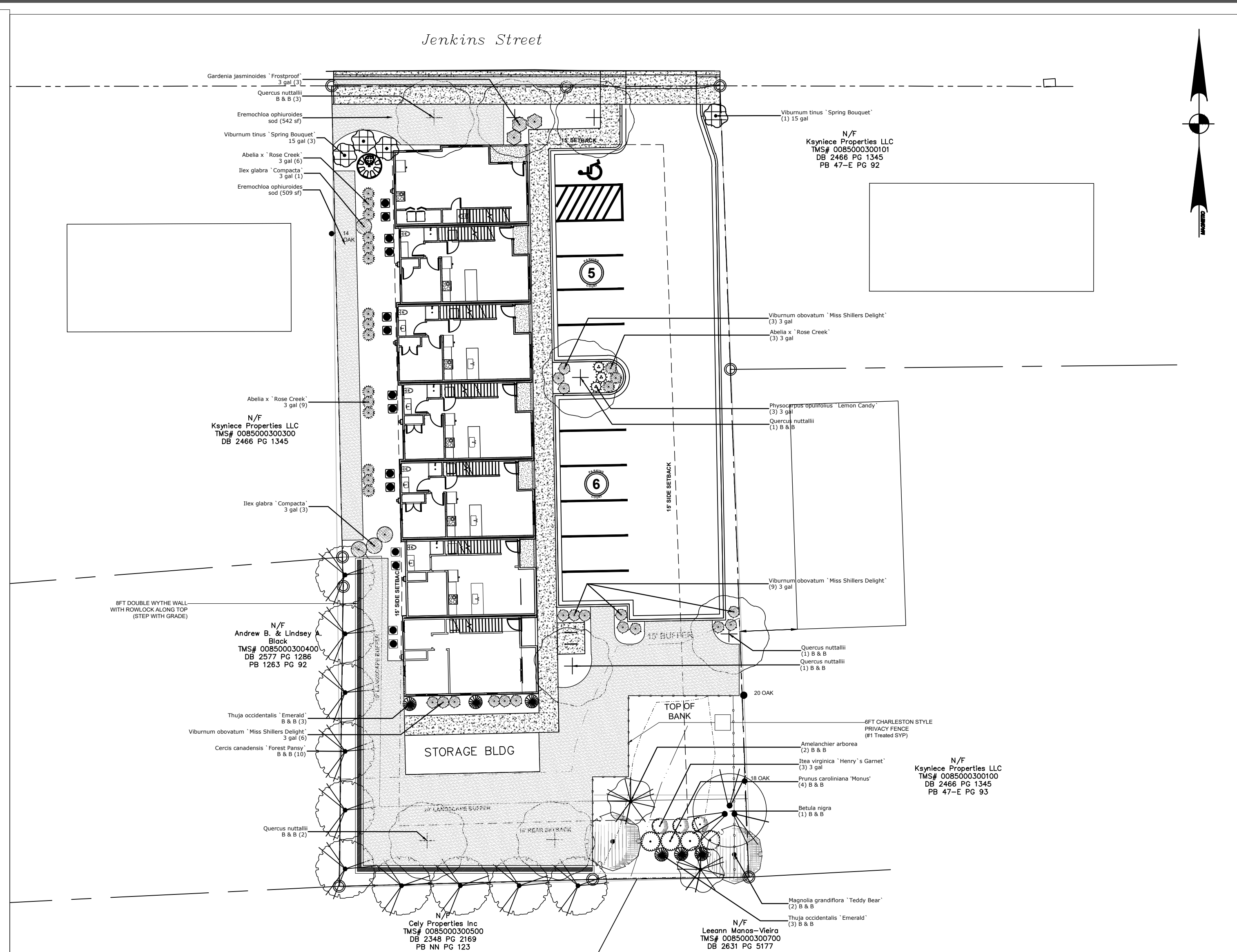


0 10 20 Feet

GRAPHIC SCALE: 1" = 10'



NO.	DATE	REVISIONS
1	7/3/2024	REVISION FOR PLAN SET
2	5/15/2022	CITY OF GREENVILLE SUBMITTAL
3		
4		
5		
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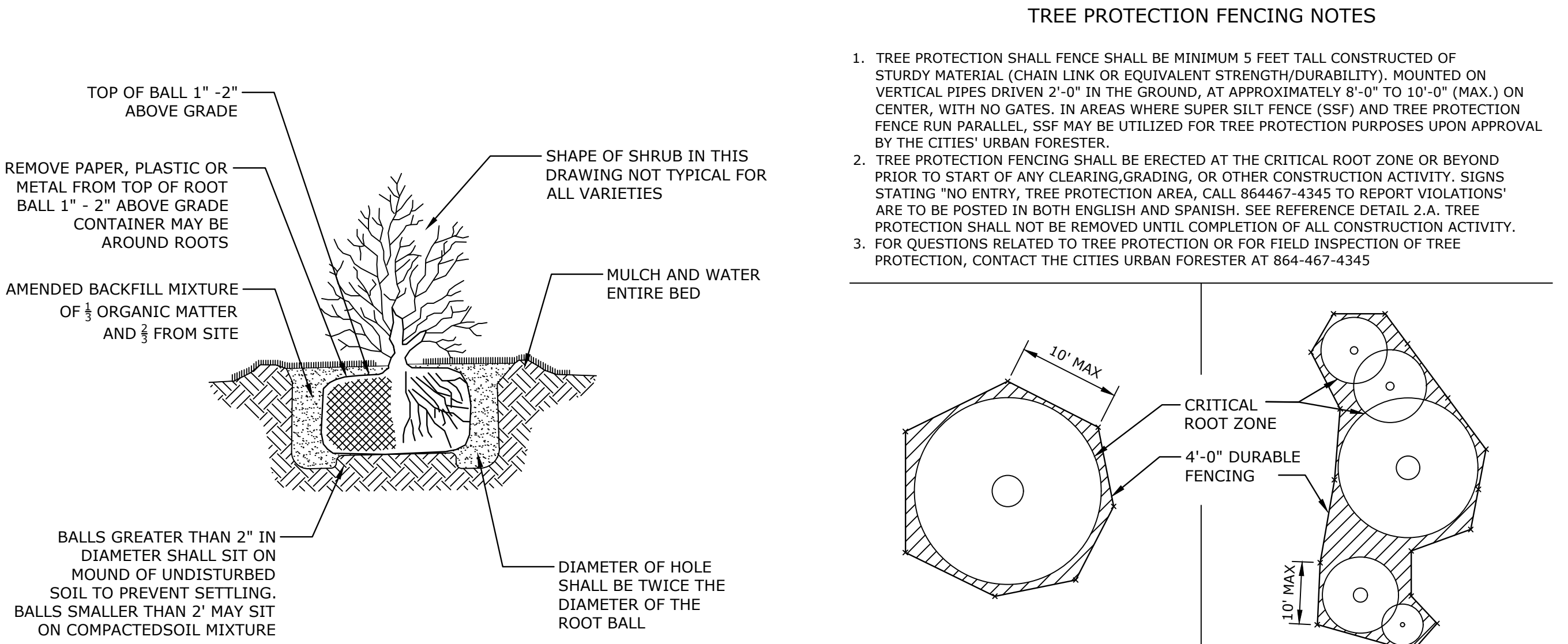
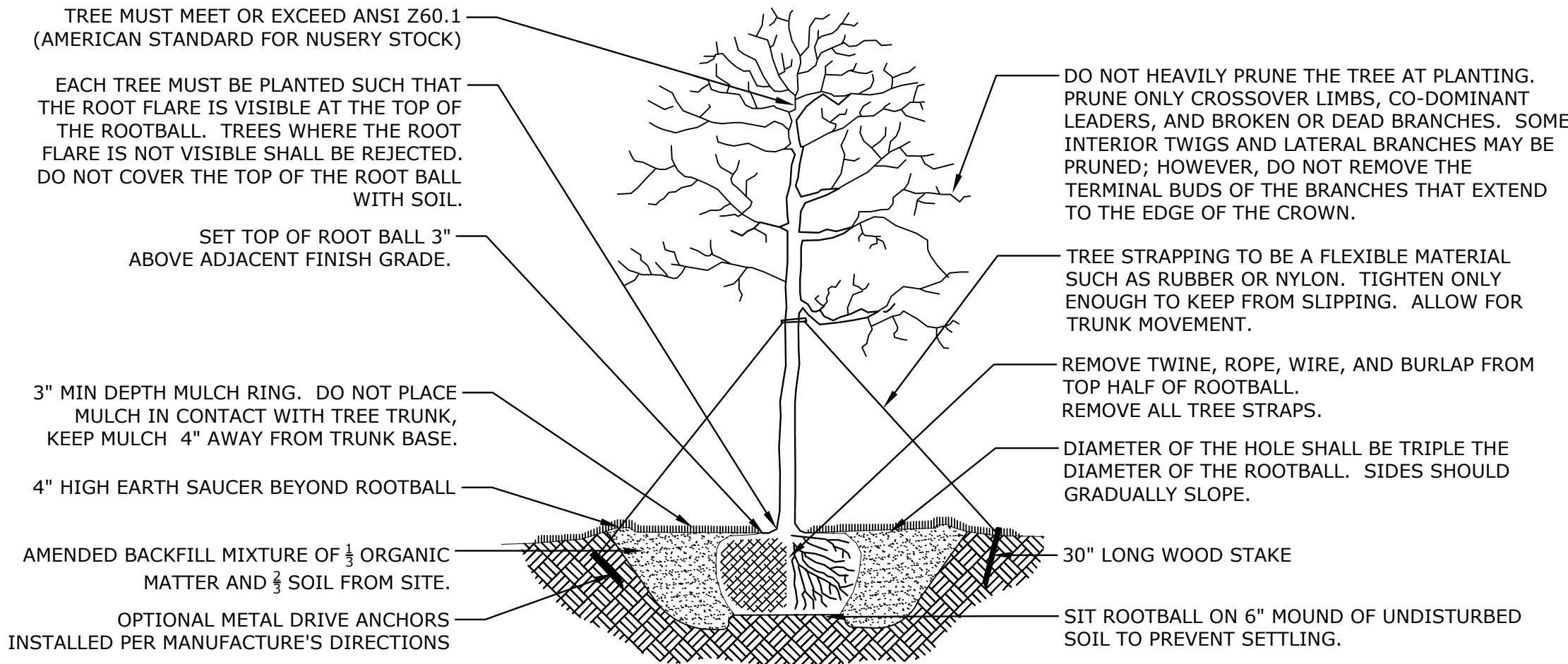


\$2,850 Optional Fee-in-lieu of for mitigation
\$0 Mandatory Heritage tree removal fees
\$2,850 Total of Fee-in-lieu-of plus Heritage Removal Fees

<u>DECIDUOUS TREES</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>	<u>QTY</u>
Amelanchier arborea / Downy Serviceberry	B & B	2"Cal	10` H	2
Betula nigra / River Birch	B & B	3" CAL	12`	1
Cercis canadensis `Forest Pansy` / Forest Pansy Redbud	B & B	2"Cal	10` H	10
Quercus nuttallii / Nuttall Oak	B & B	3" CAL	12` HT	8
<u>EVERGREEN TREES</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>	<u>QTY</u>
Magnolia grandiflora `Teddy Bear` / Teddy Bear Southern Magnolia	B & B	2"Cal	10` H	2
Thuja occidentalis `Emerald` / Emerald Arborvitae	B & B	1"Cal	6` H	6
<u>SHRUBS</u>	<u>CONT</u>	<u>HT</u>	<u>HT</u>	<u>QTY</u>
Abelia x `Rose Creek` / Rose Creek Abelia	3 gal			18
Gardenia jasminoides `Frostproof` / Frostproof Gardenia	3 gal			3
Ilex glabra `Compacta` / Compact Inkberry	3 gal			4
Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	3 gal			3
Physocarpus opulifolius `Lemon Candy` / Lemon Candy Ninebark	3 gal			3
Prunus caroliniana `Monus` / Bright `N Tight Carolina Laurel Cherry	B & B		6FT MIN	4
Viburnum obovatum `Miss Shillers Delight` / Viburnum obovatum	3 gal			18
Viburnum tinus `Spring Bouquet` / Spring Bouquet Laurestinus	15 gal		4FT MIN	4
<u>SOD/SEED</u>	<u>CONT</u>			
Eremochloa ophiuroides / Centipede Sod	sod			4,001 sf



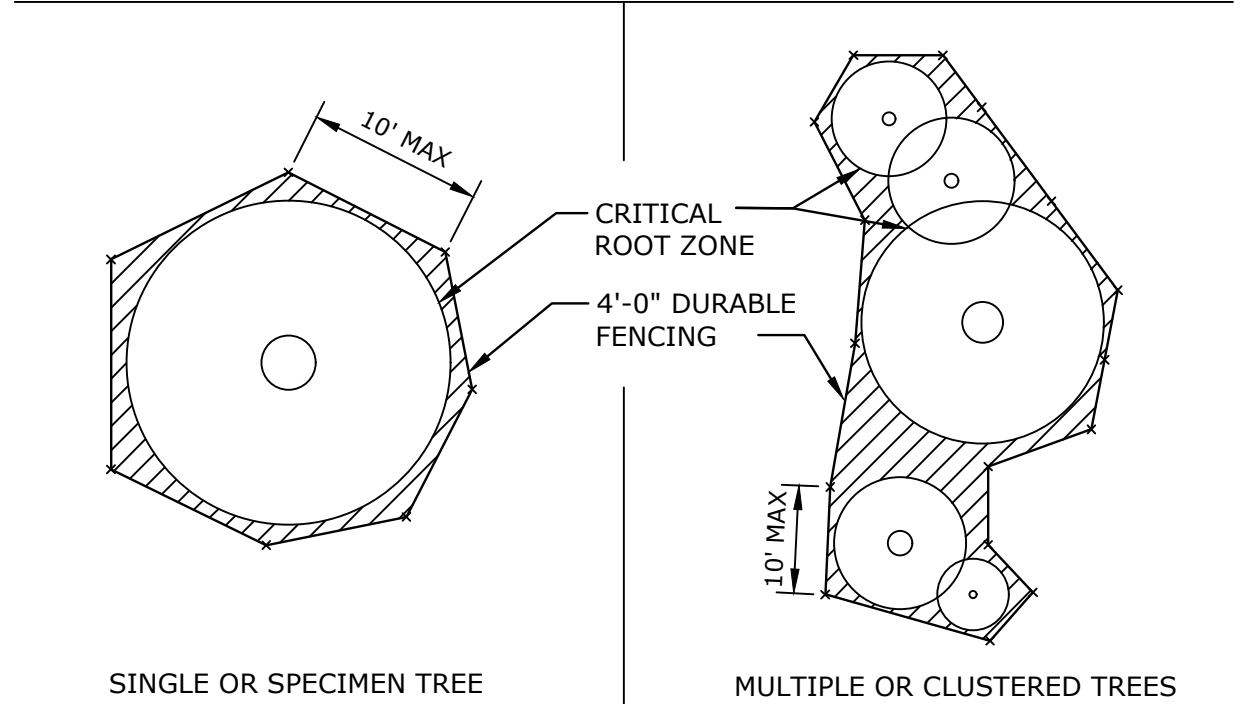
1 TREE PLANTING DETAIL - SINGLE TRUNK
3/16" = 1'-0"



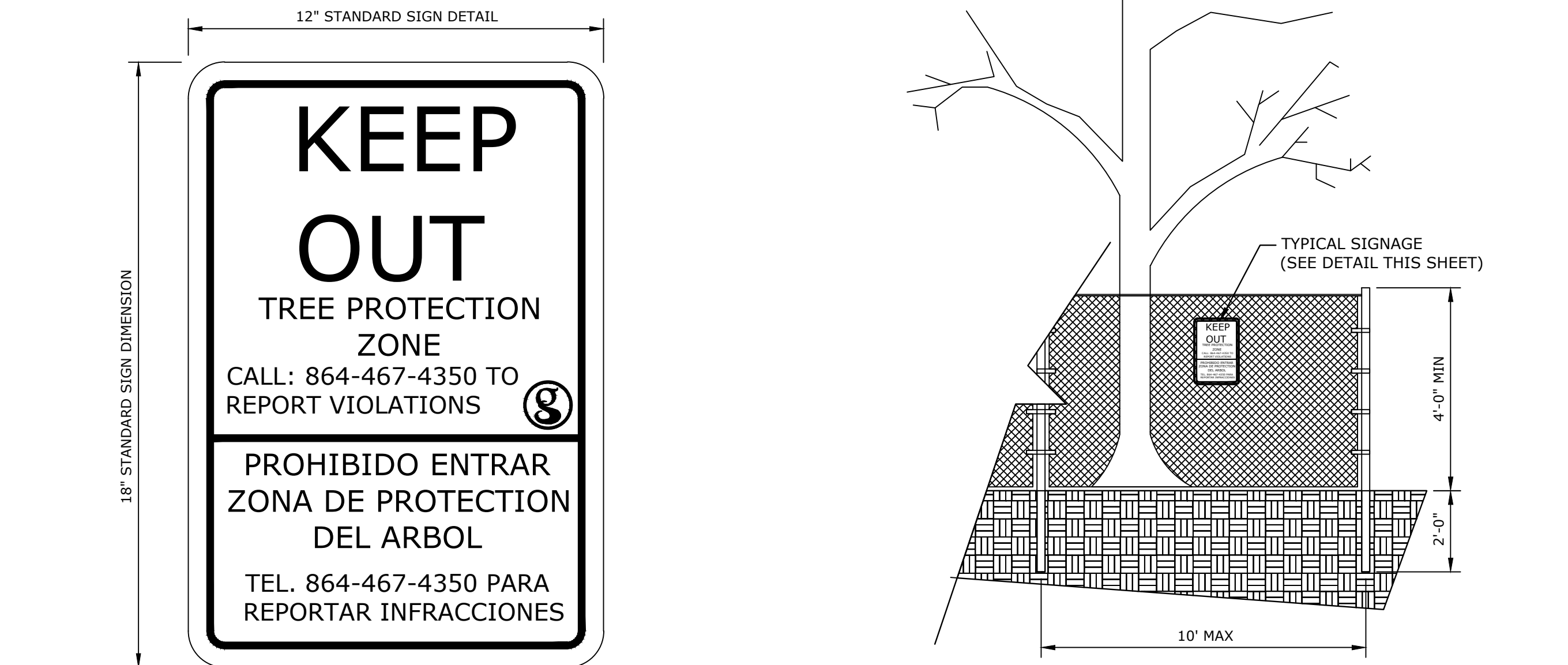
2 SHRUB PLANTING DETAIL
3/16" = 1'-0"

TREE PROTECTION FENCING NOTES

1. TREE PROTECTION SHALL FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN LINK OR EQUIVALENT STRENGTH/DURABILITY). MOUNTED ON VERTICAL PIPES DRIVEN 2'-0" IN THE GROUND, AT APPROXIMATELY 8'-0" TO 10'-0" (MAX.) ON CENTER, WITH NO GATES. IN AREAS WHERE SUPER SILT FENCE (SSF) AND TREE PROTECTION FENCE RUN PARALLEL, SSF MAY BE UTILIZED FOR TREE PROTECTION PURPOSES UPON APPROVAL BY THE CITIES' URBAN FORESTER.
2. TREE PROTECTION FENCING SHALL BE ERECTED AT THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO START OF ANY CLEARING, GRADING, OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 864-467-4345 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE REFERENCE DETAIL 2.A. TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
3. FOR QUESTIONS RELATED TO TREE PROTECTION OR FOR FIELD INSPECTION OF TREE PROTECTION, CONTACT THE CITIES URBAN FORESTER AT 864-467-4345



3 TREE PROTECTION FENCE DETAIL
1" = 1'-0"



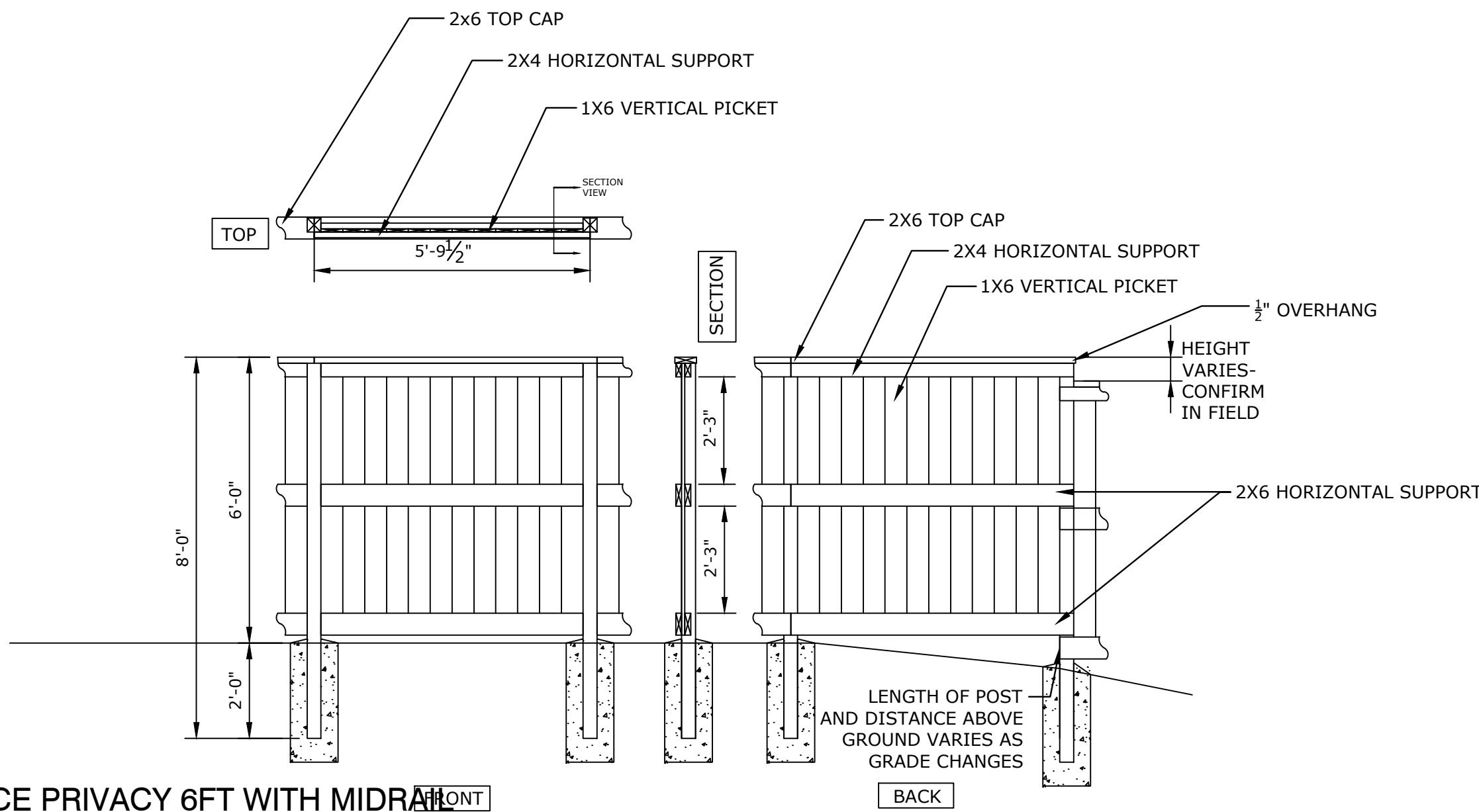
4 TREE PROTECTION SIGN DETAIL
NOT TO SCALE

5 TREE PROTECTION FENCE ELEVATION
1" = 1'-0"

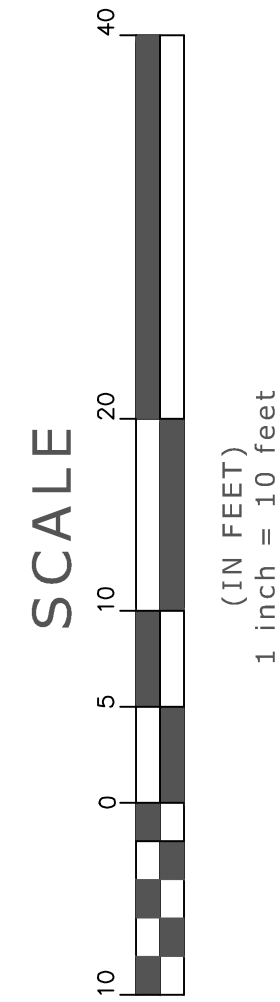
GENERAL NOTES:

1. GRADING All final grading shall be the responsibility of the landscape contractor.
2. BACKFILL/TOPSOIL Landscape contractor to coordinate and verify any additional backfill/topsoil needed with general contractor prior to beginning work. Per the City of Greenville Landscaping requirements, all planting areas should be scarified to a depth of 18" and amended with an organic, screened topsoil. Two inches (2") of organic, screened topsoil should be added to and incorporated into all plant beds.
3. ORGANIC AMENDMENTS Organic amendments, comprised of 50% composted leaf mulch, 50% mushroom compost, should be added to all single planting holes and back fill for all plant beds and be thoroughly cultivated 6 inches deep to a fine texture (no clods over $\frac{1}{2}$ ") with a mechanical tiller. Organic matter should comprise approximately 10 to 20 percent of this total soil volume. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED. In addition, during planting, all plants shall receive a mycorrhizal based fertilizer amendment - see item 7 below.
4. PLANT QUALITY All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" (published by the American Association of Nurserymen) and meet ANSI Z60.1 standards. All 3 gallon deciduous material shall be a minimum of 2' in height. All 3 gallon evergreen material shall be a minimum of 18" height with the exception of the dwarf gardenia which should be a minimum of 12". All 5 gallon material shall be a minimum of 3' in height. All 7 gallon material shall be a minimum of 4' in height. **The owner and Landscape Architect reserve the right to modify plant selection during contract negotiations. If a particular species or cultivar is unavailable, the owner or Landscape Architect must approve a substitution.**
5. PLANTING HOLES Trees and shrubs: Remove rock and construction debris from planting area. Dig holes two to three times as wide as the rootball and almost as deep as the height of the root ball. Soil at the bottom of the hole is left undisturbed. The rootball of trees should sit 2"- 3" above the surrounding soil. See planting detail additional information.
6. SETTING OF PLANTS The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that the top of the root ball will be slightly above the adjacent soil line. SINGLE PLANTING HOLE - backfill bottom half of space around the rootball with loosened original soil (use amended soil only when necessary for good soil tilth. (See ORGANIC AMENDMENTS). Tamp lightly. Finish filling the hole with loose soil and then tamp again. SHRUB BEDS - Backfill bottom half of bed surrounding shrubs with amended backfill (see ORGANIC AMENDMENTS). Tamp lightly and water to settle soil. Finish filling hole with loose amended backfill and gently tamp again. Water shrub bed to settle soil. Mulch plant beds with 3" double ground hard wood mulch - KEEP MULCH OFF OF TREE TRUNKS AND PLANT STEMS.
7. FERTILIZING During planting, all plants shall receive a mycorrhizal based fertilizer amendment, such as Bio-Plex 5-in-1 Complete Planting granules, or equal (if approved by landscape architect), according to manufacturer's instructions. **This product must be incorporated into the soil used for backfill and cannot be installed on the surface after planting.**
8. STAKING OF TREES All trees over 5' height should be staked when planted. The Landscape Contractor is responsible for all wind damage to trees. (provided winds are less than 60 mph) during the guarantee period, and may stake other trees (for his own protection) at his option. Landscape Contractor will be responsible for removal of all staking material one year after installation. Any trees leaning more than 15 degrees from upright at the end of the the year guarantee must be replaced by the landscape contractor.
9. IRRIGATION All shrub beds and trees should be irrigated with drip - Rainbird, Torro or equal. Include rain sensor and ground moisture probes. System must shut off after $\frac{1}{4}$ in rain event Lawn areas to receive spray heads. Provide shop drawing of final layout.
10. UTILITY LOCATION: The Landscape Contractor is responsible for contacting the utility locator service and is responsible for any damage done to utilities.
11. QUANTITIES Plant quantities are shown for the contractor's convenience only. PLANTS SHALL BE INSTALLED AS SHOWN. Contractor is responsible for confirming all quantities prior to bidding and installation.
12. BIDS In order to keep all bids standard, all bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contractor beginning work. This will be a unit price contract.
13. CLEAN UP Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.
14. INSPECTION It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.
15. LICENSES The contractor will be responsible for obtaining all licenses necessary to complete the work.
16. INSURANCE With the submittal of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.
17. GUARANTEE All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractors control which result from natural causes such as floods, lightning, storms freezing rain, or winds over 60 miles per hour, fire, vandalism or theft.

6 FENCE PRIVACY 6FT WITH MIDRAIL
3/8" = 1'-0"



P-ED-FEN-10



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ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION



HABITAT FOR
HUMANITY
ADDRESS

JENKINS STREET

Landscape
& Hardscape
Plan

DATE DRAWN: 05/13/2022
LAST REVISED:

DESIGNER: BROWN, ETHRIDGE
DRAWN BY: PME

SHEET #:

2 of 2

JOB #: 22443



509 JENKINS ST.
GREENVILLE SC 29601

[illegible]

SITE CONTEXT

AO



Revisions:

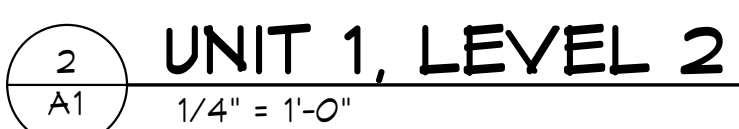
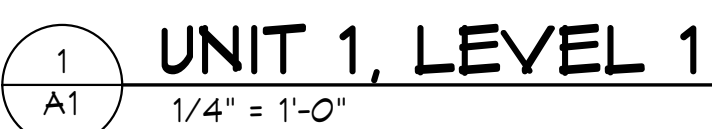
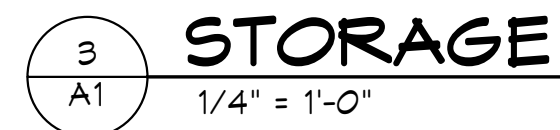
Project #:	22-HABITAT JENKINS
Date:	5/16/22
Drawn By:	Author
Checked By:	Checker

CONTEXT
PHOTOS

AO.1



509 JENKINS ST.
GREENVILLE SC 29601

[illegible]

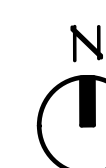
Project #: 22-HABITAT JENKINS
Date: 5/16/22
Drawn By: BS
Checked By: BS

FLOOR PLANS, UNIT 1 & STORAGE

509 JENKINS ST.
GREENVILLE SC 29601



UNIT 3, 5, 7 (HANDICAP ACCESSIBLE)
3 BEDROOM/ 2 BATH
HEATED FLOOR AREA: 1,160 SF
638 SF- LOWER
522 SF- UPPER


$$1/4'' = 1'-0''$$

RESERVED FOR BUILDING DEPARTMENT

Project #:	22-HABITAT JENKINS
Date:	5/16/22
Drawn By:	BS
Checked By:	BS

A2



509 JENKINS ST.
GREENVILLE SC 29601

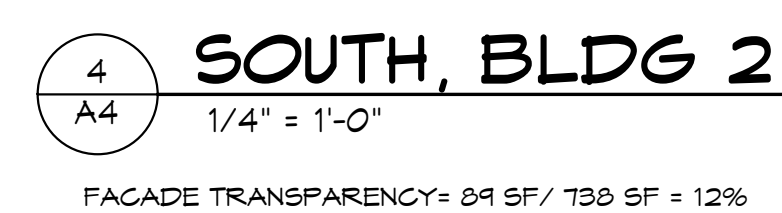
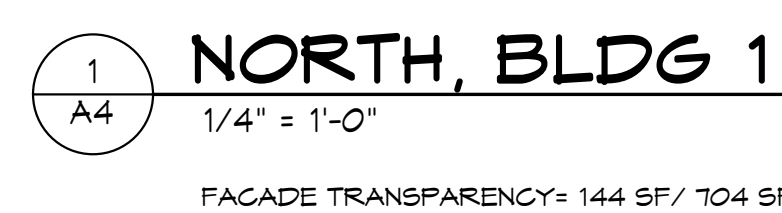
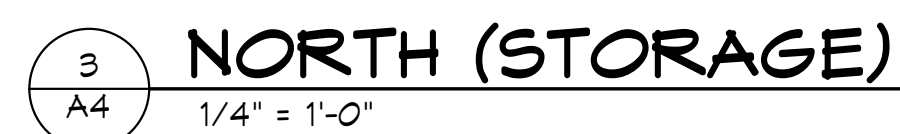
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Project #:	22-HABITAT JENKINS
Date:	5/16/22
Drawn By:	BS
Checked By:	BS

RESERVED FOR BUILDING DEPARTMENT

EXTERIOR ELEVATIONS

A3



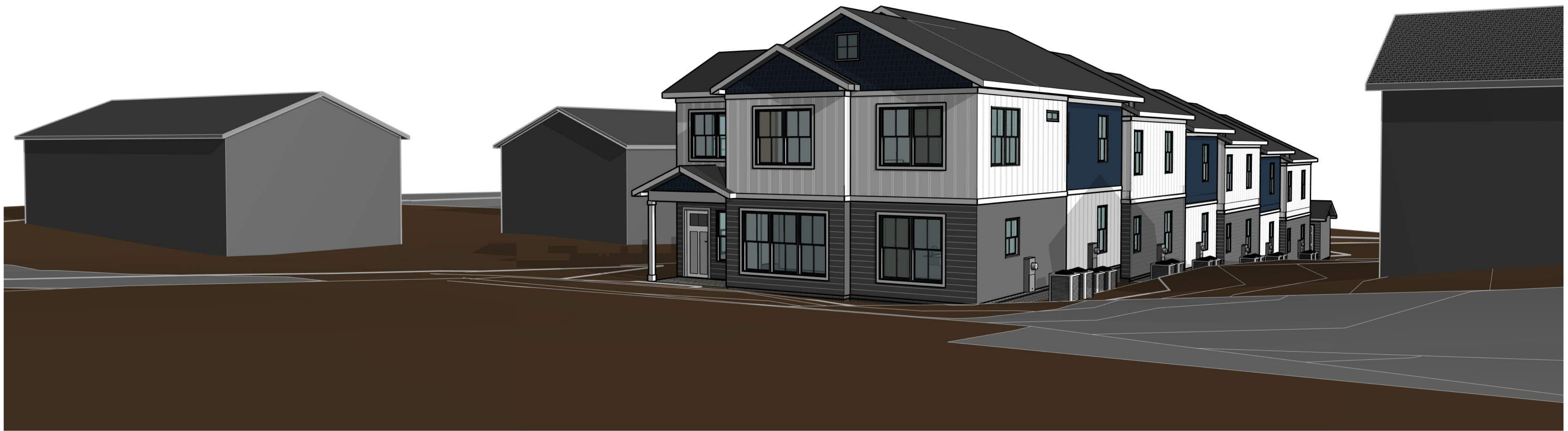
Revisions:

[illegible]

Project #:	22-HABITAT JENKINS
Date:	5/16/22
Drawn By:	BS
Checked By:	BS

EXTERIOR ELEVATIONS

A4



2
A6

BAXTER
NORRIS VILLA
(HABITAT FOR
HUMANITY)

509 JENKINS ST.
GREENVILLE SC 29601

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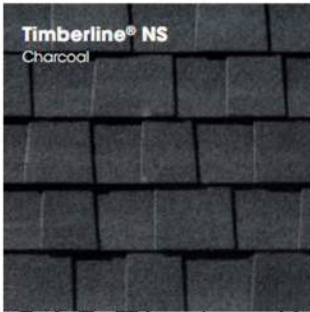
Project #:	22-HABITAT JENKINS
Date:	5/16/22
Drawn By:	Author
Checked By:	Checker

3D VIEWS

A6

EXTERIOR MATERIALS

Habitat Jenkins St. Townhomes



GAF Timberline Architectural Shingles "Charcoal"



Hardie Trim/Smooth 4/4 "Arctic White"



Porch Ceiling Light 11" Round/ 3000K "Black"



Hardie Shingle Siding/ Straight Edge Panel "Evening Blue"



Hardie Panel Vertical Board & Batten Siding "Arctic White"



Single-hung vinyl window/ 2 over 2 lite/ "White"



Hardie Plank Lap Siding/ Smooth "Night Gray"



Entry Door ThermaTru Craftsman2 Panel Shaker/ "White"



Watson Town Brick "Black Matte"



Sterling Neighborhood Association Meeting

Date: 5/12/22

Attendees: Ben Settle, architect (Arcisan, Inc.); John Lattimore (Habitat for Humanity of Gvl Co); John Darrohn (Darrohn Eng); ANTHONY COX; BENNETT; SHIRLEY ALMOND; LT JASON SEMANYK; DAVID RACKLEY ; JANINE; NONA HENDERSON; MTB; STERLING (DOT RUSSELL) ; DAVIS (GC SHERIFFS DEPUTY); GREENVILLE NAACP (LILLIAN BROCK FLEMING); WEST END FIREHOUSE; CHARLIE BENDICK; JUSTIN PATTERSON; JAMES BATTLE; IPHONE? ; MONIQUE MATTISON; VERETTA LINDSEY; IPHONE?2; TAMMY D. BAILEY; BRIA; DAVID MITCHELL; DAVID RACKLEY; SEAN DOGAN; MARY NEAL; PMERLO

Author: Ben Settle, architect

Meeting was called to order at 6:00 PM.

The project was presented by Ben Settle, John Darrohn, and John Lattimore.

One resident inquired about the cost of the units. John Lattimore stated that this is yet to be determined, but they would be catering to the 30-80% AMI thresholds.

There were no objections to the design or proposal. A few residents complimented the design aesthetic.

(DISCUSSION ON BUFFER – BORDER)

(DISCUSSION OF HOUSE/CHURCH AND CRIMINAL activity TAMMY)

NAMING CHOICES – BAXTER TOWNES NORRIS TOWNES. Resident proposed combining names into one ie. Baxter Norris Villa

Other non-related neighborhood issues were discussed.

Meeting was ended at 7:15 PM.