

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM July 21, 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. June 14, 2022 Agenda Workshop
 - b. June 16, 2022 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

A. AX-11-2022/Z-10-2022

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)

Documents:

[AGENDA PACKET AX-11-2022_Z-10-2022 WOVEN PD.PDF](#)

--

9. NEW BUSINESS

A. AX-14-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 1.13 acres located on **CHURCHILL CIRCLE** from R-12, Single-family residential district, in Greenville County to R-9, Single-family residential district, in the City of Greenville. (TM# portion of 0390000100113)

Documents:

[AGENDA PACKET AX-14-2022 CHURCHILL CIRCLE.PDF](#)

B. AX-15-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 0.20 acre located on **E. PINE LAKE CIRCLE** from R-MA, Multifamily residential district, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# 0421000104800)

Documents:

[AGENDA PACKET AX-15-2022 E. PINE LAKE CIRCLE.PDF](#)

C. AX-16-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 0.22 acre located on **W. PINE LAKE CIRCLE** from R-MA, Multifamily residential district, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# 0421000107800)

Documents:

[AGENDA PACKET AX-16-2022 W. PINE LAKE CIRCLE.PDF](#)

D. AX-17-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 0.41 acre located on **W. PINE LAKE CIRCLE** from R-MA, Multifamily residential district, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# 0421000202000, 0421000202100)

Documents:

[AGENDA PACKET AX-17-2022 W. PINE LAKE CIRCLE.PDF](#)

E. AX-18-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 7.136 acres located on **CHURCHILL CIRCLE** from R-12, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (TM# 0393000200900)

Documents:

[AGENDA PACKET AX-18-2022 CHURCHILL CIRCLE.PDF](#)

F. AX-19-2022

Application by Conestee Foundation INC for **ANNEXATION** and **REZONE** of approximately 3.86 acres located on **MAULDIN ROAD** from C-2, Commercial district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (portion of TM# 0423000100100)

Documents:

[AGENDA PACKET AX-19-2022 MAULDIN ROAD.PDF](#)

G. AX-20-2022

Application by Brian P. Schick for **ANNEXATION** and **REZONE** of approximately 8.29 acres located at **1121 TSALI CIRCLE** from FRD, Flexible review district, in Greenville County to FRD, Flexible review district, in the City of Greenville. (TM# 0140000100101)

Documents:

[AGENDA PACKET AX-20-2022 1121 TSALI CIRCLE.PDF](#)

H. AX-21-2022

Application by Paul Gray for **ANNEXATION** and **REZONE** of approximately 11.8 acres located on **RIDGE ROAD** from R-M16, Multifamily residential district, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# M011020202400)

Documents:

[AGENDA PACKET AX-21-2022 RIDGE ROAD.PDF](#)

I. AX-22-2022

Application by Paul Gray for **ANNEXATION** and **REZONE** of approximately 1.72 acres located on **210 THURGOOD DRIVE** from R-10, Single-family residential district, in Greenville County to S-1, Service district, in the City of Greenville. (TM# M011020203601)

Documents:

[AGENDA PACKET AX-22-2022 210 THURGOOD DRIVE.PDF](#)

J. AX-23-2022

Application by Paul Gray for **ANNEXATION** and **REZONE** of approximately 0.08 acre located on **LAURENS ROAD** from R-10, Single-family residential district, in Greenville County to S-1, Service district, in the City of Greenville. (portion of TM# M011020203608)

Documents:

[AGENDA PACKET AX-23-2022 LAURENS ROAD.PDF](#)

K. APL-22-411

Application by Ben Settle for an **APPEAL** located at **17 CRABAPPLE COURT** from Section 19-6.9 Single-family residential infill standards for a front garage addition. (TM# 0212000400408)

Documents:

[AGENDA PACKET APL-22-411 17 CRABAPPLE CT.PDF](#)

10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

August 16, 2022 – PC Workshop

August 18, 2022 – PC Public Hearing*

*** - Meeting to move to the Prisma Health Welcome Center at Unity Park**

11. Executive Session, if required

12. Adjournment



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

Docket Number:	AX-11-2022/Z-10-2022
Applicant:	Brian Schick and Michael Watts
Property Owner:	Wingspan Properties LLC, Watch Properties LLC, Village at West Greenville LLC, Perry Street Partners II LLC
Property Location:	Pendleton Street, Traction Street, Smith Street, and Saco Street
Tax Map Number:	0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700, 0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, 0118001400400
Acreage:	2.91 Acres
Existing Zoning:	R-7.5, Single-family residential district (County); and C-1, Neighborhood commercial district, and RDV, Redevelopment district (City)
Adjacent Zoning:	N: RDV, Redevelopment district (City) E: RDV, Redevelopment district (City) S: R-7.5, Single-family residential district (County) W: R-7.5, Single-family residential district (County), RDV, Redevelopment district (City)
Proposal:	Annex and Rezone 1.366 acres from Unincorporated County to PD and Rezone 1.54 acres currently within City to PD for a mixed-use Planned Development (Development and PD name "Woven")
District:	Council District 4
Staff Recommendation:	Recommend Approval of Annexation and PD Rezoning to City Council with Modifications and Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec. 19-1.3, *Purpose and Intent*

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

Sec.19-2.1.2 (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*

Sec. 19-6.5, *Design Standards for Nonresidential Development*

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

Sec. 19-2.3.3, *Planned Development District*

Procedural Requirements:

Pre-Application and Development Meeting

The applicant held a series of pre-application meetings with City Staff on November 19, 2021, February 14, 2022, and April 11, 2022. Discussions centered around site layout, massing and form, architecture, storefronts, and affordable housing. Subsequent meetings were also held with staff on June 2, 2022, and June 8, 2022, to discuss the neighborhood comments received, prior to proposal.

Neighborhood Meeting

The applicant held a formal developer-led neighborhood meeting on May 10, 2022. A list of meeting attendees and meeting summary provided by the applicant are included within the Planning Commission packet. According to the application, the developer held a series of public engagement opportunities in addition to the formal neighborhood meeting.

DRB Informal Review

The Design Review Board-Urban Panel reviewed the proposed PD at their June 2, 2022, meeting. Their comments and recommendations are provided below.

Staff Analysis:

Applicant Request

The application proposes the annexation and rezoning of six parcels currently located in unincorporated Greenville County, plus rezoning an additional six parcels currently within the City limits bordered by Pendleton Street (north), Traction Street (east), Smith Street (internal), and Saco Street (west). These parcels are requested to be rezoned from R-7.5, Single-family residential district, in unincorporated Greenville County, and C-1, Neighborhood commercial district, and RDV, Redevelopment district, in the City, to PD, Planned Development District. The six parcels currently within the City limits are also within the West Greenville Special Emphasis Neighborhood.

The site currently has several single-family homes, a former bank which has been converted to artist studios, and vacant land. The property is surrounded by commercial, including retail and restaurants, and single-family homes. Two converted historic textile mills, Brandon Mill and Woodside Mill, are nearby as well.

The development is intended to be an integrated mixed-use project with multi-family residential, retail, restaurant, and commercial uses. The plan includes two mixed-use buildings with up to 254 multifamily residential units and up to 30,000 square feet of commercial space. A community park will be available to the rear of the project next to the relocated Morgan House.

One of the historic mill homes, the two-story Morgan House, will be saved and moved to a different location within the development. In addition, through a private arrangement, three more mill homes will be relocated elsewhere in the Brandon Mill community.

Affordability

According to the application, 10% of the residential units will be workforce affordable housing at 80% AMI. The developer has indicated a desire to staff to increase the affordable makeup to 20% if available partnerships with the City and/or County can be completed. The Woven PD also includes below market rate commercial space with five retail and commercial incubator spaces—approximately 2,900 square feet—along Traction Street. The Statement of Intent explains these are “intend[ed] to be leased at below market-rates to provide affordable commercial opportunities for local entrepreneurs, artists, etc.”

Connectivity and Mobility

Site access will be provided by the existing street network and pedestrian walkways. Vehicular access to the garage will be provided at two points: from Smith Street and Saco Street. While Pendleton Street is a South Carolina Department of Transportation (SCDOT) right-of-way, Traction Street, Saco Street, and Smith Street are City Roads along their extents adjacent to current City properties. The annexed portions of Smith Street and Saco Street will be turned over from the County to the City pending the annexation. Street upgrades meeting Fire and Engineering standards are required to support the new development.

Proposed pedestrian infrastructure includes a new and wider sidewalk along Pendleton Street, plus sidewalks where none exist today on Traction Street, Smith Street, and Saco Street. Public bicycle spaces will be provided

Woven PD

on-site, with separate internal bike storage provided for residents. The site is roughly two neighborhood blocks away from a future County multi-use trail extension.

The site is adjacent to an existing Greenlink stop at the corner of Pendleton Street and Traction Street. The applicant has indicated a willingness to work with Greenlink on improvements to the stop.

Consistency with GVL2040

The GVL2040 future land use map for this property calls for the area to develop as Corridor Mixed-Use, Urban Node Mixed-use, and Areas Suitable for Missing Middle Housing. The Corridor Mixed-Use designation calls for a mix of land uses including commercial, retail, and residential along major roads with buffering to adjacent neighborhoods. Urban Node Mixed-use designation calls for an urban form of 4-6 stories with public spaces designed to the human-scale. Average density is 30 units/acre. Areas suitable for Missing Middle Housing are noted areas of the City that are a 5 minute or ¼ mile walk from key centers of activity including downtown and other urbanized areas. The applicant proposes approximately 46,500 square feet of public open space on the site through public plazas, a new community park, and other areas.

Consistency with Village of West Greenville Micro Area Plan

In January 2022, the Planning Commission recommended approval of the Village of West Greenville Micro Area Plan. The plan asserts that the current RDV zoning district is incompatible with the Village character due to lack of appropriate design guidelines and development regulations. It also states that the 20 unit-per-acre density limit in RDV presents “challenges to developing new housing within the Village to support neighborhood-oriented services and retailers and at price points affordable to artists and working households.” The plan calls for extending the storefront development pattern along Pendleton Street and annexing property towards Brandon Mill. In addition, the plan outlines so-called Catalyst Zones with medium and large-scale mixed-use development up to 6 stories and 90 units per acre when 10% affordable housing and 15% of public open/civic space are provided.

Building Height

The development proposes a maximum height of 75 feet, with two stories transitioning to five stories along Pendleton Street. The building progresses to include a basement level to the rear of the property. The current RDV and C-1 districts along Pendleton allow for a maximum height of 40 feet with potential increased height as the building is setback further from the property lines. The proposed height is comparable to the nearby historic Brandon and Woodside Mills. After the DRB comments, staff suggested the applicant reduce the scale and massing along the adjacent single-family properties to the rear of the development, which resulted in the proposed step-back at the rear. Planning Commission may have additional feedback on how to address the scale of the building as part of this review.

Planned Development Analysis

As stated in Sec. 19-3.2 (N), *Planned Development*, a PD is intended to encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals by:

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

Comment: The current zoning designations of the site are R-7.5 (County), C-1 (City), and RDV (City). The current C-1 and RDV zoning districts would allow residential multi-family development up to 20 units/acre and allows for certain commercial uses. The County R-7.5 district allows for single-family lots of no less than 7,500 square feet. According to the applicant, the additional density and the multi-family use are needed to support the goals of creating both an urban node and new affordable housing.

The density proposed for the Woven PD is 89.75 units/acre, which exceeds the density currently permitted by the predominant RDV zoning district in this area. Such densities are currently permitted in the C-4 Central Business District and within certain subdistricts of the Unity Park Neighborhood Character Code. There is precedent for concentrations of high-density multifamily development around the Village of West Greenville, with the converted Brandon Mill (186 units) and Woodside Mill (307 units) buildings.

The development will comply with the standard parking requirements of the Land Management Ordinance. Up to 415 on-site parking spaces are proposed, but the number may vary somewhat based on the final

determined uses. The City's shared parking formula may be used. Under the current base zoning requirements, the multi-family component requires 381 parking spaces alone. Approximately 36 of the parking spaces within the proposed parking garage will be dedicated for public use.

As mentioned previously, the development includes approximately 2,900 square feet of representative retail and incubator commercial space available at below-market rates to local entrepreneurs, non-profits, and artists. Staff recommends that these spaces be provided at below-market rates for the life of the project, as such spaces are essential to support the budding entrepreneurial and artistic fabric of the Village and necessary to foster inclusive growth.

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

Comment: The site fronts on Pendleton Street and has direct access to three other perpendicular streets. The applicant has provided two vehicular connections into the parking garage – one on Smith Street and another on Saco Street. Pedestrian connectivity has been increased by upgrading the pedestrian realm on Pendleton Street and offering sidewalks on Saco, Smith, and Traction Streets where they currently do not exist. The commercial areas and public amenities also serve as an extension of the Village, providing new spaces for the public to shop and visit.

The design incorporates open space and recreational amenities meant to enhance the Village area. The plaza and pocket park will increase the open space available for public use. Currently, the only public open space area is a 0.08-acre portion of right-of-way that was converted to a new plaza at the end of Perry Avenue a few years ago, which is known as the Village of West Greenville Plaza. The public open spaces in the proposed development are estimated to add more than one (1) acre of open space accessible to the public.

The applicant proposes a downtown-like sidewalk and plaza experience with street furniture and storefront activation. Staff wishes to work with the applicant to refine the Plaza design as part of the Final Development Plan (FDP). Also, the sidewalk treatment should match the existing streetscape design recently constructed by the City elsewhere along Pendleton Street, including but not limited to the elements specific to the Village, such as the sidewalk medallions and the pedestrian-scaled lights.

The applicant worked with City staff to ensure trash and other utilities are handled on-site and within the building, while ensuring they do not become predominant design features.

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

Comment: Proposed commercial spaces within the Woven PD include a restaurant, office, art studio, and similar uses, with some space dedicated to below-market rents. The applicant proposes C-3 zoning district uses with the exception of kennels, veterinary clinic, landscape nursery, funeral home, vehicles sales and service, automobile parts store, bail bonding, or restaurant with drive-through.

Staff does not believe the C-3 zoning district should provide the basis for allowable land uses within the Woven PD. Even with the exceptions noted, many C-3 uses would be inconsistent with the Village character and incompatible with the existing commercial and residential uses along Pendleton Street, which is majority RDV in the City and C-2 in the County. Therefore, in order to provide compatible commercial uses and to account for the Greenville Development Code rewrite in 2023—which may abolish and replace some of the city's current zoning districts—staff proposes that the commercial uses within the Woven PD be same commercial uses ultimately permitted within the Village of West Greenville under the new Development Code, once adopted. The Village of West Greenville is defined in subsection 8-33(p) of the City of Greenville Code of Ordinances as provided here and illustrated in Exhibit A:

“(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 applicant has not provided the prospective uses for the moved Morgan House. Staff believes the same uses or less-intensive uses shall be allowed within it, provided that any residential units do not exceed the maximum density approved for the PD.

Buildings will be restricted to a maximum building height of 75 feet. The applicant proposes 89.75 units/acre while meeting the affordable housing and open space incentives.

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

Comment: The storefronts along Pendleton Street are oriented, scaled, and massed to complement the historic, yet artistically retrofitted, storefronts within the Village. The multifamily addition is set back from the storefront to ensure the shorter storefront massing along Pendleton Street is not disrupted. The multifamily along Pendleton Street and continuing down a portion of Traction, Saco, and Smith Streets has a design that emulates the Brandon and Woodside Mills. To accomplish this, the buildings use extensive brick work with large fenestration patterns. Further down, the design of the apartments turns more modern. The applicant has noted the color palette for this modern portion was chosen to emphasize a connection to the Arts District. Staff wishes to work with the applicant to refine the façades through the FDP stage.

The applicant also proposes placement for public art. Staff notes that the final art designs for these will require approval by the Arts in Public Places Commission.

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

Comment: The proposed PD would allow for more intensive multifamily residential use than what would be allowed under the current RDV, C-1, and County R-7.5 zoning districts. The project promotes urban and traditional design by extending the storefronts within the Village and using Textile Mill-like architecture for the Village-facing facades.

The buildings are oriented and designed to engage the public realm on each street frontage and open space throughout the development. The addition of a community park and a public plaza on Pendleton Street increases the amount of publicly available open space within the area.

Overall, the project appears to exceed the requirements of the current Land Management Ordinance by emphasizing additional urban features such as increased density, affordable workforce housing, pedestrian-activated storefronts, public open space, and a historically architectural sensitive design along Pendleton Street.

The Purpose paragraph of Section 19-3.2.2(N)(1) concludes: *"In return for flexibility in site design and development, planned developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities; incorporates creative design in the layout of buildings, open space, and circulation; ensures compatibility with surrounding land uses and neighborhood character; and, provides greater efficiency in the layout and provision of roads, utilities, and other infrastructure."*

Staff finds the application to be in general compliance to the purpose and intent of a planned development district as stated above.

Public facilities and services

Public facilities and services are available for this site. The unincorporated property is currently in the Parker Fire District. As the development will span two fire districts, the City Fire Department has indicated they will work with Parker to take over fire protection for the entire project in the future. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains water lines along Pendleton Street, Traction Street, Smith Street, and Saco Street.

As mentioned previously, the site is adjacent to an existing Greenlink stop at the corner of Pendleton Street and Traction Street. The applicant has indicated a willingness to work with Greenlink on improvements to the stop.

Design Review Board Comments from June 2, 2022:

- The relocated historic building could potentially be used for artist space.
- This project looks fabulous, and you've done a great job integrating all of the requests from various interest groups.
- The color palette is successful picking up the mill aesthetic while still reflecting the neighborhood.
- The color gradient balconies could be stronger. I would suggest a wider range of color tones - it's more successful in the green than it is elsewhere. Suggest using the red paint as a variant color instead.
- Local artists have been engaged to study location for relocated art from the front of the old bank building (1279 Pendleton). Recommend considering the middle courtyard as the location for the larger sculpture.
- The traffic calming measures mentioned (road diet, protected bike lane, speed bumps) would be value adds if feasible.
- The building fits with the integrity of the Village, and it's a nice tie to the Brandon Mill, and you've introduced unique architectural elements as a new approach. I think the balconies with the modifications mentioned would signify the building as an indicator of where we are now. I think you've started to create a framework that will positively inform how the Village grows in the future.
- I would urge you to go for 20% at 60% AMI. Would encourage you to accept affordable housing vouchers.
- This is an arts district; let's make it feel that all the way through. In West Greenville there's an abundance of art, sculptures, murals - your eye rests everywhere on things that are interesting. The whole pool wall could be covered in art.
- Regarding the step back on Pendleton Street, as long as from the street it appears as a two-story, that's appropriate.
- How the hardy trim is converted into a cornice needs to be well-thought out – when it's blended with dissimilar materials it's a challenge.

STAFF RECOMMENDATION:

Recommend Approval to City Council for Rezone to PD, Planned Development with modifications and conditions.

Planning Staff Comments:

Although not a part of the rezoning request, the applicant has expressed interest in the potential for the City to partner for the management of the public spaces within the parking garage. If the applicant wishes to pursue if the PD request is approved, this will require discussion and a development agreement with the City Manager's Office.

Planning Staff Modifications and Conditions:

1. The Final Development Plan (FDP) shall be reviewed and approved by the Planning Commission and shall address any conditions of the PD approval regarding the site plan and architecture prior to the application.
2. The six annexed parcels shall be provided with the future land use map designations of Corridor Mixed-Use, Urban Node Mixed-use, and Areas Suitable for Missing Middle Housing in accordance with the GVL2040 Comprehensive Plan.
3. The area shown as "Retail Incubator" on the Conceptual Ground Floor/Retail Plan consisting of 5 bays totaling approximately 2,900 square feet along Traction Street, and further described in the Statement of Intent as "up to 3,000 square feet of representative retail and incubator commercial spaces to be leased at below-market rates to support local entrepreneurs, nonprofits, artists etc." is considered a distinct land use within the Woven PD, separate from the market-rate retail component. The final development shall provide retail incubator space consistent with this floor area range. Removal of the Retail Incubator space or transitioning said space to Market Rate Retail shall constitute a major modification and require an amendment of the PD. The applicant is encouraged to work with the city's Economic Development department to determine appropriate below-market rental rates and identify potential tenants for these incubator spaces.
4. The applicant shall work with staff to modify the design in the following respects:

- a. The scale and prominence of the building entrances should be increased to distinguish the entrances as the primary access points into the buildings.
 - b. The design of the Pendleton Streetscape shall continue the new streetscape design recently installed by the City elsewhere in the Village.
 - c. The rear masonry wall along the rear of the property shall be 8 feet in height. The design of the wall shall be brick faced with a cap in similar design with the brick work elsewhere within the project.
 - d. Due to potential pedestrian conflicts with the street furniture in the Pendleton streetscape, the benches shall be included in the adjacent planter areas.
 - e. The details and furnishings of the proposed public plaza shall be refined with the goal of integrating the Woven development in with the fabric and character of the Village of West Greenville.
 - f. Some of the facades do not provide the same level of detail, materials, and patterns seen elsewhere on the renderings. These shall be refined to ensure they meet the same design philosophy as the rest of the project.
 - g. The developer shall work with city staff on the design and amenities for the new community park, which shall be the responsibility of the developer for maintenance in the future.
5. If improvements to the Greenlink bus stop do occur, the applicant shall work with Greenlink staff on the design of the bus stop.
6. The C-3 commercial district shall not provide the basis commercial permitted within the PD, even with the exceptions noted, as the C-3 district is not compatible with the existing character and land uses in the Village. Instead, to ensure that future commercial uses within the Woven project are appropriate and compatible with those in the immediate vicinity, allowed commercial uses within the Woven PD shall be the same as those permitted on properties fronting Pendleton Street within the Village of West Greenville under the new Development Code and accompanying zoning framework anticipated for adoption in early 2023. However, short-term rental use of 30 days or less shall not be permitted.
 - a. For the purposes of this condition, commercial uses within the project shall be consistent with the zoning classification assigned to properties fronting Pendleton Street within the extents of the Village of West Greenville as defined in subsection 8-33(p) of the *City of Greenville Code of Ordinances* and illustrated in Exhibit A of this staff report.
 - b. Should the new Development Code fail to be adopted before the commercial spaces are ready for tenants, the commercial uses shall be the same as those currently permitted in the RDV - Redevelopment District. Under this scenario, vehicle sales and service uses and restaurants with drive-throughs shall be prohibited, consistent with the current Statement of Intent.
 - c. Staff recommends commercial uses that provide goods and services to the neighborhood, or which activate the street and contribute to the artistic fabric and unique character of the Village.
7. The uses allowed within the Morgan House shall be limited to the commercial uses as provided in Condition #6 or less intensive uses, provided that the overall number of residential units cannot be increased.
8. The Staff-level FDP submittal shall include a Sign Package for the building noting the placement and type of sign (wall, projecting, etc), but not the design, which will come at the permit stage for each tenant.
9. The six parcels currently within the City limits shall remain within the West Greenville Special Emphasis Neighborhood. The six parcels to be annexed shall be incorporated into the West Greenville Special Emphasis Neighborhood as well.
10. All public art shall be approved by the Arts in Public Places Commission. Liaison is Tracy Ramseur, Cultural Arts Manager, in the City's Department of Parks, Recreation, and Tourism.
11. Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.
12. The Final Development Plan (FDP) shall be submitted to staff for approval within three years of the effective date of the approved ordinance. If the FDP is not submitted within this period, and Council determines following notice and a hearing that the landowner has failed to meet the terms of the conditional approval, then the Administrator shall initiate the rezoning of the property to an appropriate zoning classification in conformity with the comprehensive plan.

Community Development Conditions:

This project was submitted to the City of Greenville with an affordability component and will help achieve the affordable housing goals of the GVL2040 Comprehensive Plan. Of the up to 254 total units, up to 25 units (10%) will be provided at 80% Area Median Income (AMI). The financial structure of the affordable units is under discussion and is pending. Prior to issuance of building permits, the developer shall execute a Development

Agreement or Memorandum of Understanding (MOU) with the Community Development department regarding the affordable units.

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 and Parker/Metro sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City, Parker/Metro and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR). A capacity request has been received by the City of Greenville.
 - 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.

Traffic Engineer Comments

Recommend: Approve w/ Comments

Comments:

The traffic impact analysis for this project has been reviewed. The conclusions are reasonable in that a minimal increase in delay is expected to occur beyond existing conditions.

Tree and Landscape Comments

AX-11-2022/Z-10-2022

Woven PD

Recommend: Approve w/ Comments

Comments:

All applicable tree mitigation and landscaping requirements shall apply during site planning. As this is a PD, landscape plans should go above and beyond the minimum requirements.

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

Aerial access appears to also be needed on Smith St. Please confirm that the species of trees planted on any road prescribed as aerial access does not have the potential to grow in height to create an aerial obstruction. Road widths are indicated as 26' wide which is consistent and required for aerial access.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Civil Engineer Comments

Recommend: Approve

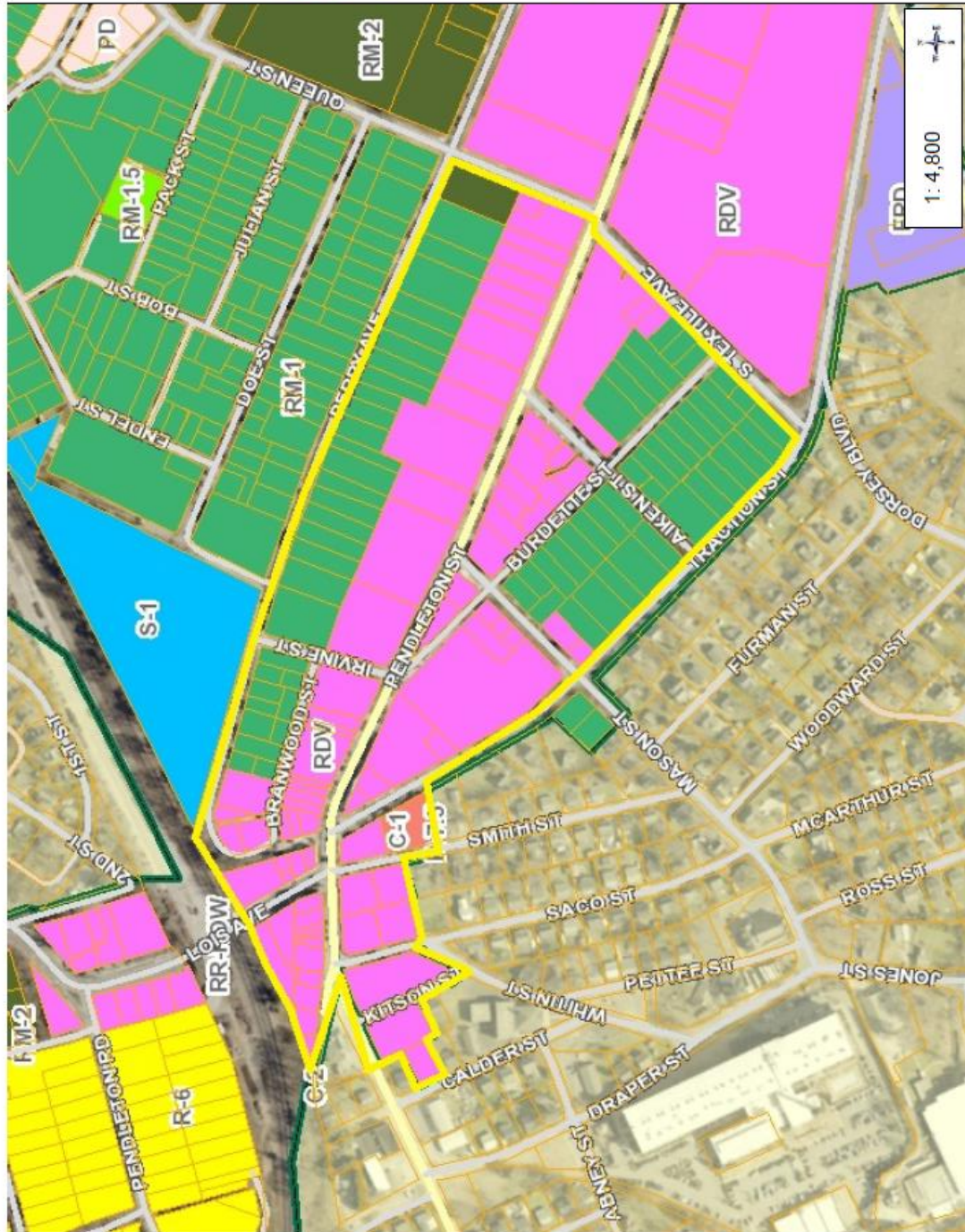
Comments:

Approved with no comments.

Parks & Recreation Comments

No Comments

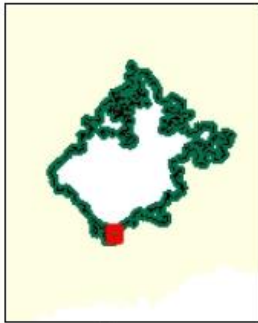
Exhibit A - Village of West Greenville per Sec. 8-33(p)



800 400 0 800 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3800_Feet_intl
© City of Greenville, SC Date Created: 6/13/2022

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.



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



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 1.366 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
Watch Properties, LLC	6 Saco Street/ 011800-13-00501	Michael Wally	5-2-22
Village at West Greenville, LLC	8 Saco Street/ 011800-13-00500	Eric P. Whit	5-2-22
Village at West Greenville, LLC	5 Smith Street/ 011800-13-02600	Eric P. Whit	5-2-22
Village at West Greenville, LLC	6 Smith Street/ 011800-14-00400	Eric P. Whit	5-2-22
Village at West Greenville, LLC	7 Smith Street/ 011800-13-02500	Eric P. Whit	5-2-22



Property Owner(s)	Address/ Tax Map Number	Signature	Date
Village at West Greenville, LLC	9 Smith Street/ 011800-13-02400		5-2-22 4-22-22



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

CERTIFICATION OF PETITION SIGNATURE

I, Michael Watts, have this 2nd day of May, 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:

6 Saco Street / 011800-13-00501

A handwritten signature in blue ink, appearing to read 'Michael Watts', is written over a horizontal line.

Signature

Watch Properties, LLC



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

CERTIFICATION OF PETITION SIGNATURE

I, Brian P. Schick, 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:

8 Saco Street - 011800-13-00500

5 Smith Street - 011800-13-02600

6 Smith Street - 011800-14-00400

7 Smith Street - 011800-13-02500

9 Smith Street - 011800-13-02400

A handwritten signature in blue ink, appearing to read 'Brian P. Schick', is written over a horizontal line.

Signature

Village at West Greenville, LLC



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:	Michael Watts	Watch Properties, LLC
*Title:	Manager	6 Saco Street
*Address:	7. N. Laurens Street, Suite 901	
*State:	S.C.	
*Zip:	29601	
*Phone:	864-420-4402	
*Email:	mwatts@thepsgroup.net	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 011800-13-00501

*TOTAL ACREAGE TO BE ANNEXED 0.243 of 1.366 total annexed

*CURRENT ZONING DESIGNATION (County) R-7.5, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) PD, Planned Development District

*DEED RESTRICTIONS April 27, 1959 Protective Covenants, Conditions and Restrictions (Subdivision for Abney Mills - attached)

TYPE OF ANNEXATION

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

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

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

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.

Michael Walls
May 2, 2022

*APPLICANT SIGNATURE

DATE

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

*Signatures	
Applicant	<u>Michael Walls</u>
Date	<u>May 2, 2022</u>
Property Owner/Authorized Agent	<u>Michael Walls</u>
Date	<u>May 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.



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 P. Schick	Village at West Greenville, LLC
*Title:	Manager	
*Address:	1121 Tsali Circle	
*State:	Greenville	
*Zip:	SC	
*Phone:	704-506-4692	
*Email:	bschick@woodfielddevelopment.net	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 011800-13-00500, 011800-13-02600, 011800-13-02500, 011800-13-02400, 011800-14-00400

*TOTAL ACREAGE TO BE ANNEXED 1.123 of 1.366 total annexed

*CURRENT ZONING DESIGNATION (County) R-7.5, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) PD, Planned Development District

*DEED RESTRICTIONS April 27, 1959 Protective Covenants, Conditions and Restrictions (Subdivision for Abney Mills - attached)

TYPE OF ANNEXATION

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

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

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 12/22/2021

PAGE 1 OF 3

INSTRUCTIONS

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

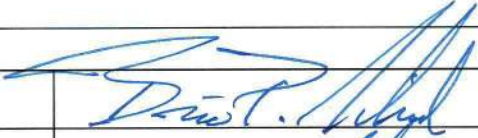
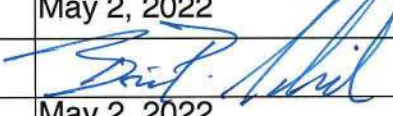
Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

May 2, 2022

*APPLICANT SIGNATURE

DATE

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

*Signatures	
Applicant	
Date	May 2, 2022
Property Owner/Authorized Agent	
Date	May 2, 2022

APPLICATION REQUIREMENTS CHECKLIST

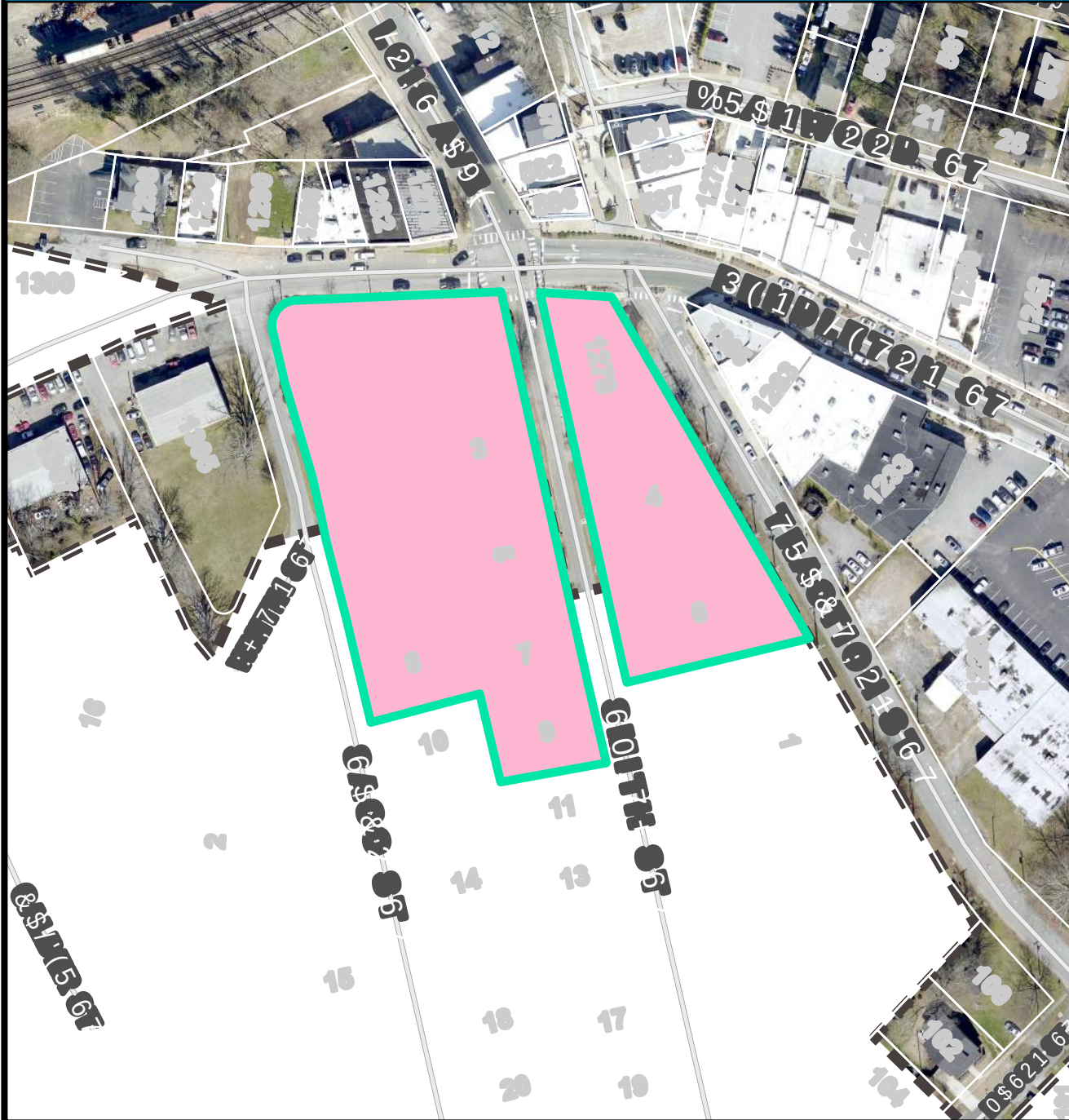
- ☒ **A completed application form.**
- ☒ **Annexation petition** signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer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

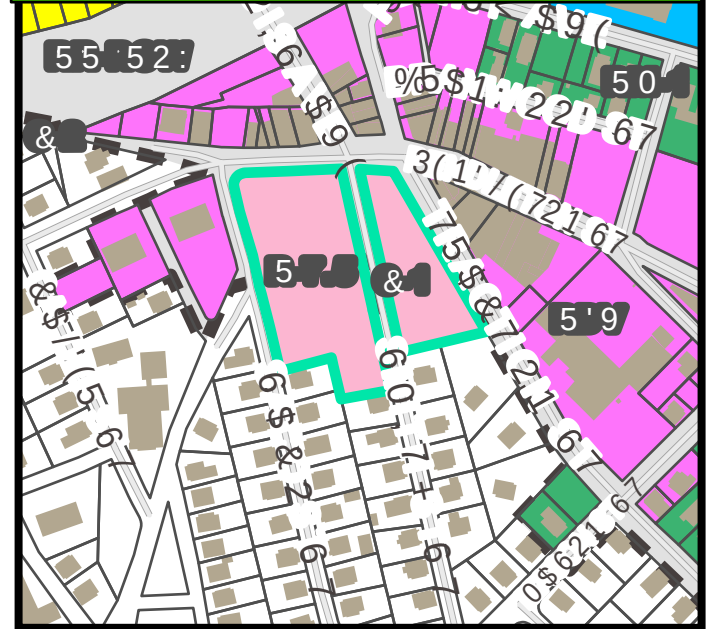
Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.

\$; = ± 3(1'/(721 675((7 75\$&7,21 675((7 60,7+ 675((7 6\$&2 675((

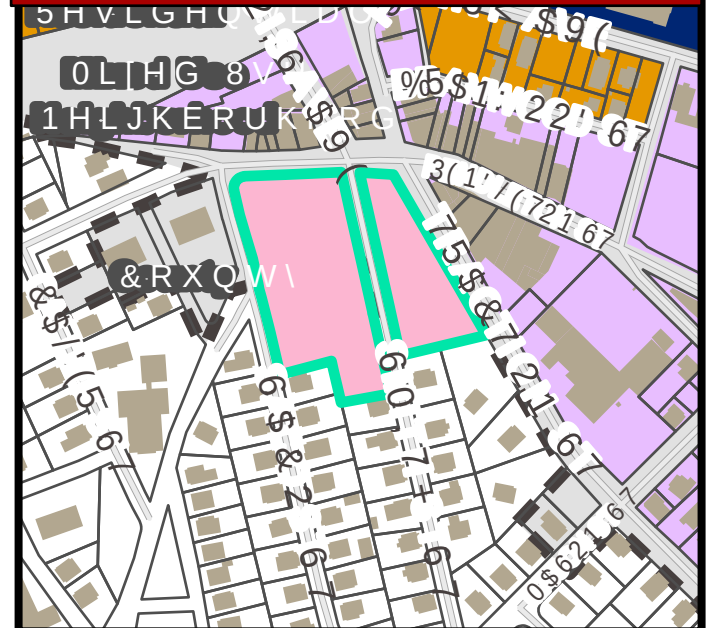
\$(5,\$/ 9,(:



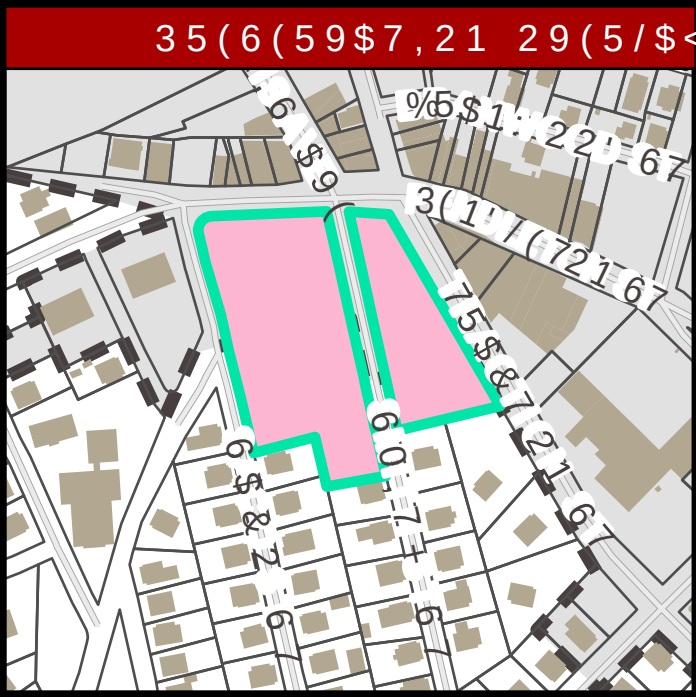
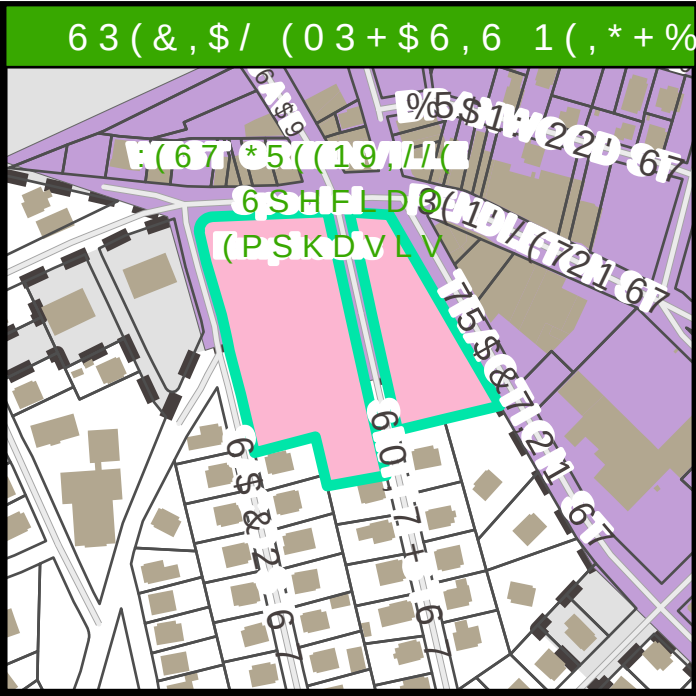
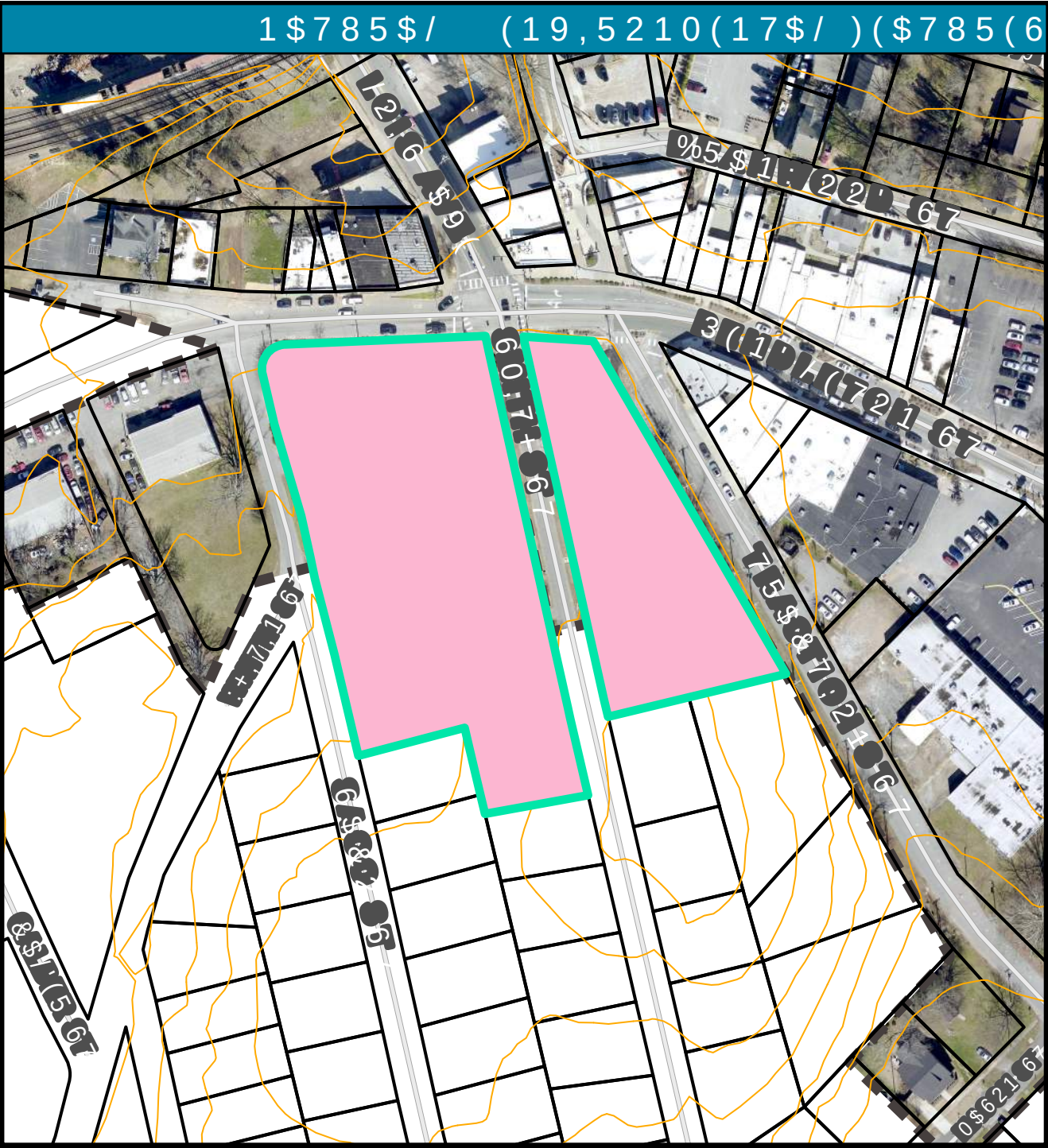
&855(17 =21,1*

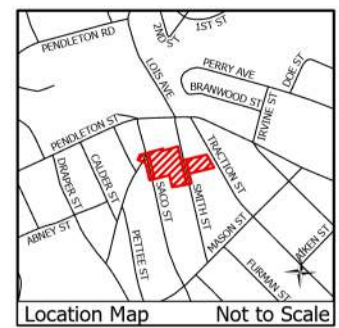
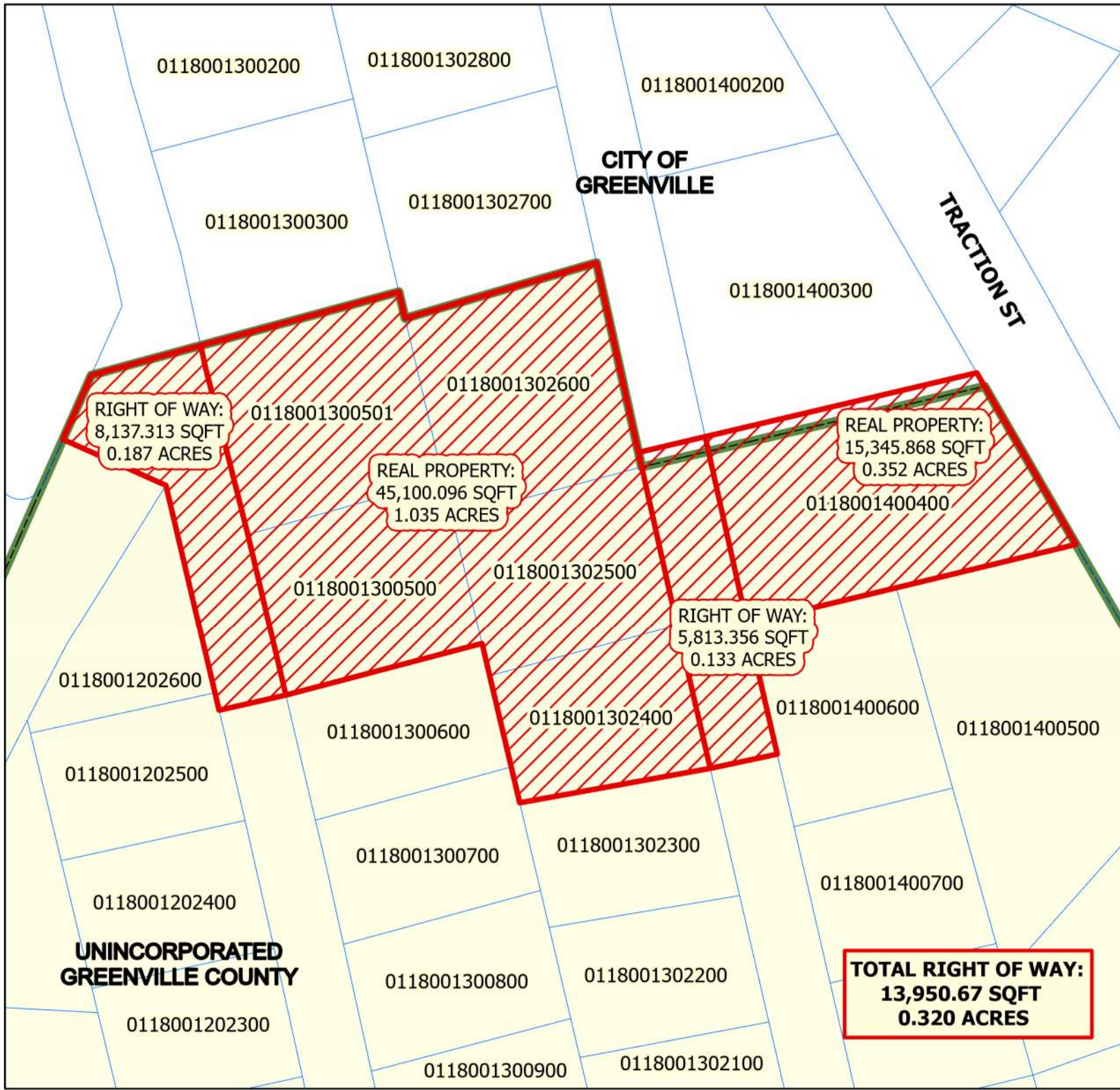


)8785(/\$1' 86(



\$; = ± 3(1'/(721 675((7 75\$&7,21 675((7 60,7+ 675((7 6\$&2 675((7



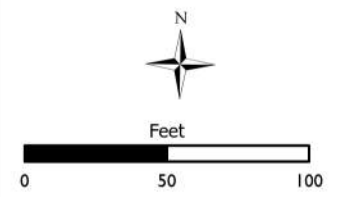


ANNEXATION MAP
for Tax Map Nos.
**0118001300501, 0118001300500,
0118001302600, 0118001302500
0118001302400, 0118001400400**
into the
City of Greenville

- Greenville City Limits
- Total Annexation Area

Total Area of Annexation:
70,741.459 Sq. Ft.
Total Acreage of Annexation:
1.624 Acres

Existing County Zoning: **R-75**
Proposed City Zoning: **PD**
City Council District: **2**
Census Tract: **21.05**
File Number: **AX-11-2022**



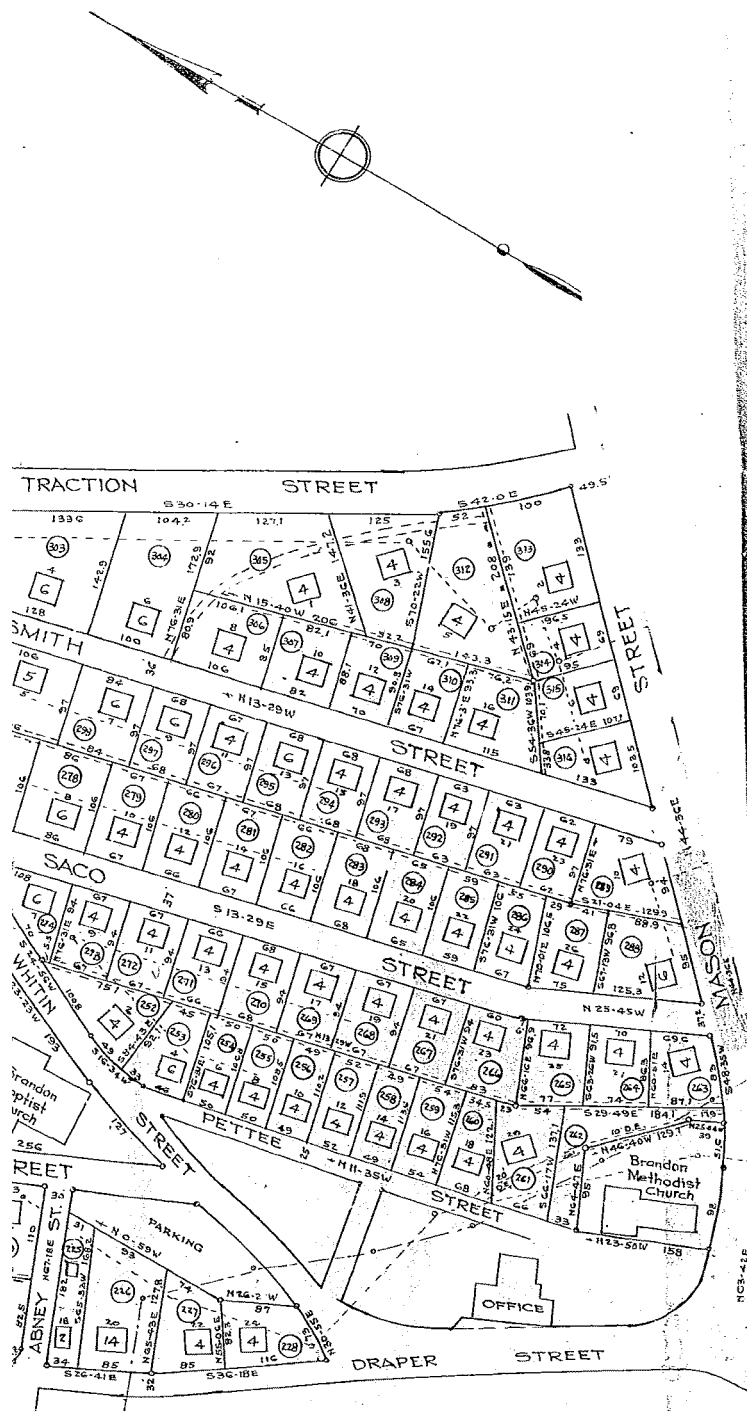
This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with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

**TOTAL RIGHT OF WAY:
13,950.67 SQFT
0.320 ACRES**



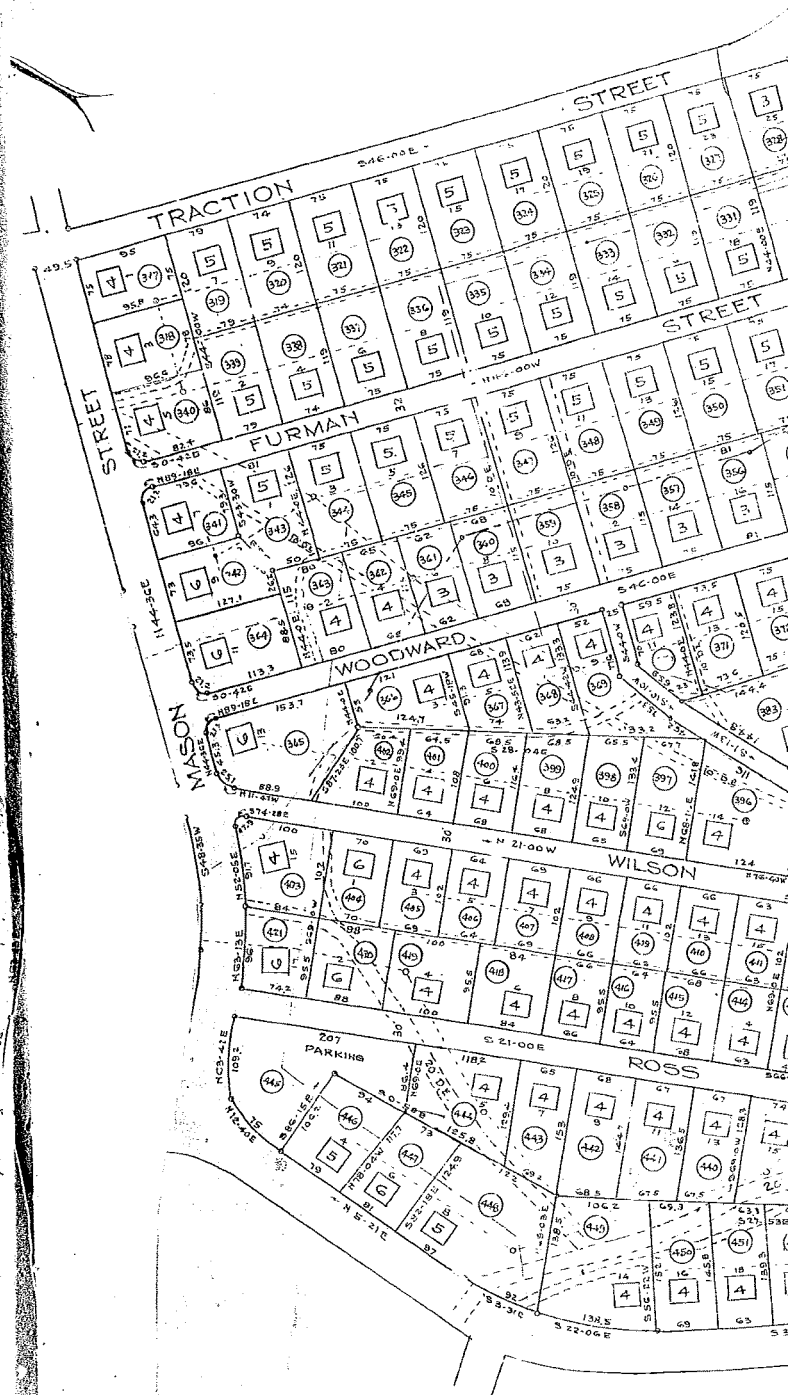
SECTION NO. 2.
 SUBDIVISION FOR
 ABNEY MILLS
 BRANDON PLANT
 GREENVILLE S. C.
 Scale 1"=100' Feb. 1959

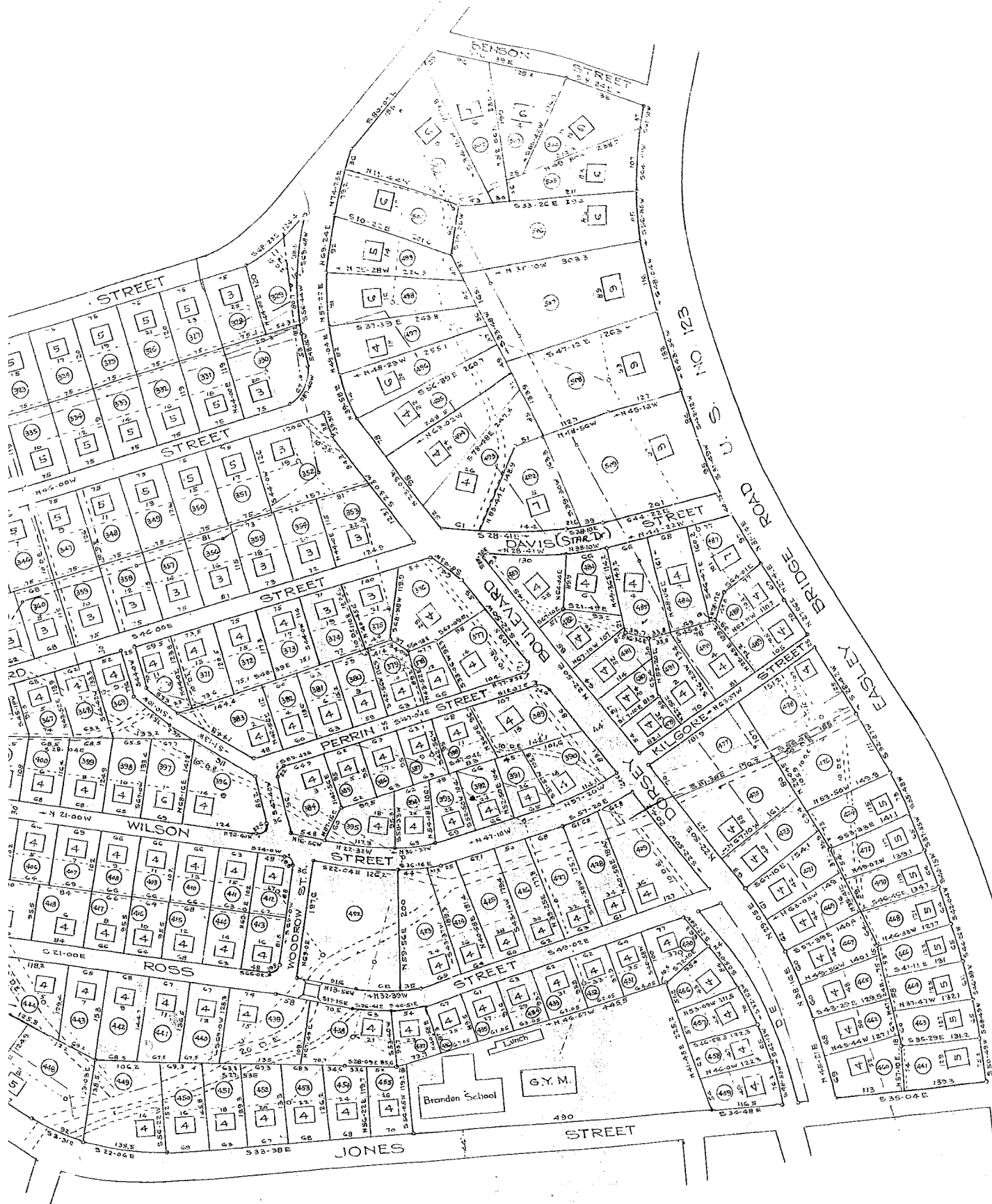
DALTON & MEVES
 GREENVILLE S. C.



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

DALTON & NEVES
GREENVILLE S.C.





LEGEND:

- Sanitary Sewers - - - - -
- Water Mains - - - - -
- Easement - - - - -
- Elec. Pole Lines - - - - -
- Iron Pins at all Corners

37955 Plat Book 24
 and Recorded in Vol. 24
 Page 58, 59, 60
 Registered in the Office of the Recorder of Deeds, Lexington, Ky.



Office Use Only:

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

**APPLICATION FOR REZONE –
 PLANNED DEVELOPMENT DISTRICT (PD)**

Contact Planning & Development (864) 467-4476

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER	
*Name:	Brian P. Schick	Village at West Greenville, LLC	Additional Property Owners: Michael Watts & Ryan Johnston C/O: Watch Properties LLC Wingspan Properties LLC Perry Street Partners II LLC
*Title:	President		
*Address:	1121 Tsali Circle	7474 Creedmoor Road, Box 306	
*State:	Greenville SC	Raleigh NC	
*Zip:	29601	27613	
*Phone:	704-506-4692	704-506-4692	
*Email:	bschick@woodfielddevelopment.net	bschick@woodfielddevelopment.net	

PROPERTY INFORMATION

*STREET ADDRESS		South of intersection of Pendleton Street and Saco / Smith / Traction Street in Greenville, SC		
*TAX MAP #(S)	see table to right	Parcel ID	Existing Zoning	Acreage
*CURRENT ZONING DESIGNATION	see table to right	0118001400200	RDV (City)	0.25
		0118001400300	C-1 (City)	0.36
		0118001400400	R-7.5 (County)	0.36
*PROPOSED ZONING DESIGNATION	Planned Development (PD)	0118001300200	RDV (City)	0.19
		0118001302800	RDV (City)	0.18
*TOTAL ACREAGE	±2.83 acres	0118001300300	RDV (City)	0.25
		0118001302700	RDV (City)	0.21
*PROPOSED PD NAME	Woven	0118001300501	R-7.5 (County)	0.24
		0118001302600	R-7.5 (County)	0.24
		0118001300500	R-7.5 (County)	0.21
		0118001302500	R-7.5 (County)	0.19
		0118001302400	R-7.5 (County)	0.15
<u>INSTRUCTIONS</u>				

INSTRUCTIONS

- The applicant is strongly encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
 PREAPPLICATION MEETING DATE 4/11/2022
- If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
- If the application is to designate a portion of a property as Planned Development (PD), otherwise described by deed, a survey of the parcel reflecting the requested designation(s) by courses and distances must be included in the submittal package.
- In addition to the Planned Development (PD) required documents, as set forth in **Sections 19-2.3.3, Planned development district**, and **19-3.2 (N), PD: Planned development district**, the applicant/owner must respond to the "Standards" questions on page 4 of this application. A separate sheet may be attached to address these questions.

5. All applications and fees (made payable to the City of Greenville) for designation as a Planned Development (PD) must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
 - A. Planned Development (PD) - New \$550.00 – Zoning Map Amendment, *public hearing required*
 - B. Major Deviations \$275.00 – Planned Development (PD), *public hearing required*
 - C. Minor Deviations \$150.00 – Planned Development (PD), *administrative review*
6. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
7. Please refer to **Sections 19-2.3.3, Planned development district**, and **19-3.2 (N), PD: Planned development district** for additional information.
8. **Public Notice Requirements.** Planned Development (PD) applications require a planning commission public hearing. Additionally, informal review from the design review board is required prior to the planning commission hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

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

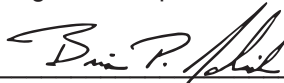
Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

XX Public Hearing signs are acknowledged as received by the applicant

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

***APPLICANT SIGNATURE**



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

Binder Requirements:

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

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

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

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

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

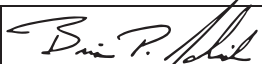
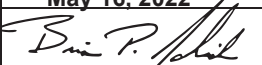


May 16, 2022

***APPLICANT SIGNATURE**

DATE

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

*Signatures	
Applicant	
Date	Brian P. Schick May 16, 2022
Property Owner/Authorized Agent	
Date	Brian P. Schick May 16, 2022

APPLICATION REQUIREMENTS

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

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

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

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT PROVIDES A MIX OF USES.
see separate document "Application Standard Questions" included as part of this submittal

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT UTILIZES CLUSTER OR TRADITIONAL NEIGHBORHOOD DEVELOPMENT PRINCIPLES TO THE GREATEST EXTENT POSSIBLE THAT IS INTERRELATED AND LINKED BY PEDESTRIAN WAYS, BIKE WAYS, AND TRANSPORTATION SYSTEMS.
see separate document "Application Standard Questions" included as part of this submittal

3. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT RESULTS IN LAND USE PATTERNS THAT PROMOTE AND EXPAND OPPORTUNITIES FOR PUBLIC TRANSPORTATION AND AN EFFICIENT AND COMPACT NETWORK OR STREETS, ETC.
see separate document "Application Standard Questions" included as part of this submittal

4. DESCRIBE THE WAYS IN WHICH THE PROPOSED PLANNED DEVELOPMENT WILL BE COMPATIBLE WITH THE CHARACTER OF SURROUNDING LAND USES AND MAINTAIN AND ENHANCE THE VALUE OF SURROUNDING PROPERTIES.
see separate document "Application Standard Questions" included as part of this submittal

APPLICATION FOR REZONE – PLANNED DEVELOPMENT DISTRICT (PD)

SUPPORTING INFORMATION – STANDARD QUESTIONS

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

The proposed Redevelopment Site is intended to be an integrated mixed-use development with multi-family residential (apartments) and various commercial offerings including, but not limited to, retail, art galleries, office, and/or restaurants.

Additionally, one of the mill houses (currently located at 4 Smith Street), known as the “Morgan House”, will be preserved and relocated to the southern portion of the site. In this new location, the 2-story house, in conjunction with a new pocket park, will serve to help transition from the 5-story apartment building to the adjacent single-family homes to the south. The pocket park will consist primarily of open, green space and landscaping but may also include some furnishings and be programmed for passive activities such as a walking path.

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

In total, project will consist of multi-family residential (apartments) not to exceed 275 dwelling units and up to 20,000 square feet of indoor commercial space. Generally, the commercial uses are strategically positioned along Pendleton Street to help anchor the Node, activate the public realm, and to extend the existing commercial corridor. The proposed Redevelopment Site seeks to create a vibrant, mixed-use urban Node along Pendleton Street in the heart of The Village of West Greenville as prescribed in the Greenville 2040 Comprehensive Plan (GVL 2040) where growth is directed to Nodes that are well-suited to become small downtowns. These principles are consistent with the goals of the GVL 2040 Comprehensive Plan by embracing a higher density urban form and using it as a model for growth in community Nodes distributed across the City.

Enhanced streetscape improvements will be included to create an aesthetically pleasing and safe streetscape for all users. The streetscape will strive to adhere to the spirit of the Greenville Downtown Design Guidelines and create an inviting and active pedestrian realm. Along Pendleton Street, a commercial corridor, the streetscape will include a an 8' sidewalk zone and a 6' planting zone. Landscape and outdoor finishes at the commercial space will form an urban plaza at the entrance to the site, and will include street trees, site furnishings, pavers or other decorative paving, and pedestrian-scale outdoor lighting. This space will be human scaled and inviting to accommodate pedestrian ingress/egress and provide an intimate environment for other pedestrian-oriented activities. Along Saco Street, a sidewalk zone of up to 6' and a planting zone of up to 5' will be provided. Smith Street, which is currently very narrow and contains no pedestrian infrastructure will be completely revamped to include a 5' sidewalk and a curb lawn up to 3.5' in width utilizing street trees in tree wells on both sides of the street. Traffic will be calmed, and pedestrian safety enhanced through the installation of raised crosswalks which will create a much-improved public realm and more inviting streetscape. Traction Street will include a sidewalk zone of up to 6' and a planting zone of up to 8' will be provided in areas to break up the parallel parking.

Smith Street is currently substandard at $\pm 19'$ and will be widened and improved as part of this project to include a 44' right-of-way, 26' roadway with curb & gutter, sidewalk with curb lawn, street trees, and traffic calming (raised crosswalks).

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

Public transit opportunities will be offered via an existing Greenlink bus stop located at the corner of Traction Street and Pendleton Street. It is the intent of the developer to work with Greenlink to ensure this bus stop is integrated and complimentary to the streetscape and architecture of the development. Ridesharing (i.e., Uber and Lyft) will also be accommodated with a safe and convenient internal drop-off location on Smith and Traction Streets.

The vast majority of parking will be provided via structured parking. The extensive use of structured parking, as well as underground detention, allows for greater densities to be achieved in a compact, efficient development while also preserving essential space for amenities, landscaping, and open space.

These principles are consistent with the goals of the GVL 2040 Comprehensive Plan by embracing a higher density urban form and using it as a model for growth in community Nodes distributed across the City.

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

The proposed Redevelopment Site seeks to create a vibrant, mixed-use urban Node along Pendleton Street in the heart of The Village of West Greenville as prescribed in the Greenville 2040 Comprehensive Plan (GVL 2040) where growth is directed to Nodes that are well-suited to become small downtowns. In that spirit, commercial uses are placed along Pendleton Street which include wide sidewalks, plazas, and other gathering spaces to emphasize the urban “Main Street” concept. All ground-level residential units will have direct access to Saco Street, Smith Street, and Traction Street to help fully activate the public realm. Through the strategic placement and design of these elements, the project seeks to honor the existing environment and context of the Pendleton Commercial Corridor (“Main Street” of The Village of West Greenville), the history of Brandon Mill, the Brandon and West Village Communities, and the City of Greenville as a whole.

To accomplish this, the development has been guided by and conforms to existing community policy and planning documents. The following documents were the result of tremendous time and monetary expenditures by local governments, input by planning and design professionals, and extensive community outreach and have driven the design concepts of this project:

- ☐ Greenville 2040 Comprehensive Plan (GVL 2040) – 2020
 - “Encouraging a higher density urban form Directed to Nodes...4-6 stories”
- ☐ Village of West Greenville Action Plan – 2021
 - “Encourage densities up to 90 units per acre”
- ☐ Brandon Community Plan – 2015
 - “Encourage appropriate development and redevelopment”
- ☐ Greenville West Side Comprehensive Plan – 2014
 - “Urge an emphasis on higher density forms of housing”
- ☐ West Greenville Master Plan – 2002
 - Pendleton Vision: “Plan recommends the maximum allowable residential densities”

The architecture of the residential buildings will continue the existing character and narrative of the surrounding land uses factory and industrial influence, with modernized, streamlined and simplified detailing. The architecture of the commercial buildings is in keeping with the urban location of the development featuring

warehouse and industrial influences on structures with expansive storefronts allowing views into the buildings.

A large, central courtyard / plaza will be hardscaped with decorative paving and include public art, seating, landscaping. This large courtyard / plaza space is intended to not only serve the adjacent commercial uses but to also provide a community gathering space. Additional plaza spaces are proposed on the corners of Pendleton Street and Smith Street to further emphasize the urban, "Main Street" character and activate the public realm. New retail offerings will provide greater opportunity for residents of both the Redevelopment Site and other nearby neighborhoods to walk or bike to shopping and dining, as well as create a destination for shopping, dining, and cultural experiences within The Village of West Greenville.

The Developer will reserve a minimum of 10% of the for-rent multifamily apartment units as affordable, income-restricted housing for residents earning up to 80% of Area Median Income in accordance with the guidelines outlined in the GVL 2040 Comprehensive Plan. Such affordable housing units will be professionally leased and managed in a manner consistent with the development's market-rate units and in accordance with applicable rules and law.

In addition to affordable housing units, the Developer will provide up to 3,000 square feet of representative retail and incubator commercial spaces to be leased at below-market rates to support local entrepreneurs, non-profits, artists etc.

WOVEN PLANNED DEVELOPMENT STATEMENT OF INTENT

1.0 INTRODUCTION

This statement of intent is to describe in detail the proposed mixed-use development of a ±2.83-acre site located at the intersection of Pendleton Street (northern border), Saco Street, Smith Street, and Traction Street (the “Redevelopment Site”). The total site includes multiple parcels, as identified on the following Tax Sheets:

<i>Parcel ID</i>	<i>Existing Zoning</i>	<i>Acreage</i>
0118001400200	RDV (City)	0.25
0118001400300	C-1 (City)	0.36
0118001400400	R-7.5 (County)	0.36
0118001300200	RDV (City)	0.19
0118001302800	RDV (City)	0.18
0118001300300	RDV (City)	0.25
0118001302700	RDV (City)	0.21
0118001300501	R-7.5 (County)	0.24
0118001302600	R-7.5 (County)	0.24
0118001300500	R-7.5 (County)	0.21
0118001302500	R-7.5 (County)	0.19
0118001302400	R-7.5 (County)	0.15

The properties comprising the Redevelopment Site are owned by various subsidiaries and investors of Woodfield Development, the Developer of the project. All properties currently located in Greenville County will be annexed into the City of Greenville as part of this rezoning. Woodfield Development is a real estate development firm founded in 2005 in the Carolinas and metro D.C. Woodfield Development sources and develops Class A multi-family and mixed-use assets in neighborhoods, towns, and cities along the eastern seaboard of the United States. Woodfield Development has successfully developed the following four (4) high-quality projects in the Greenville area:

1. Innovation – completed in 2016
2. The Greene – completed in 2018
3. Riverside – completed in 2021
4. 408 Jackson – under construction with expected completion in September 2022

The proposed Redevelopment Site is intended to be an integrated mixed-use development with multi-family residential (apartments) and various commercial offerings including, but not limited to, retail, art gallery, office, and/or restaurants. The Planned Development District (PD) Regulating Plan submitted in conjunction with this Statement of Intent indicates approximately:

- ☐ Up to 254 multifamily residential dwelling units (apartments)
 - Includes approximately 8,000 SF of leasing and amenity space
 - Includes a minimum of 10% affordable housing at 80% AMI
- ☐ Up to 30,000 square feet of commercial space (restaurant / retail / office / etc.)

The Redevelopment Site will be connected through an internal street network and pedestrian pathways, plaza areas, and open space. A Planned Development District (PD) zoning classification is required to allow for innovative and creative design techniques incorporating multiple uses, and flexibility in density, building heights and setbacks, parking requirements, and open space incorporation.

There will be a master agreement amongst the various uses to govern and delineate the responsibilities and allocations of expenses and cost to operate and maintain the shared common areas and infrastructure of the planned development.

2.0 EXISTING ZONING AND SITE CONDITIONS

The Redevelopment Site currently consists of RDV (redevelopment), C-1 (commercial), and R-7.5 (single-family residential in the County) zoning classifications. Adjacent zoning classifications consist of RDV (redevelopment) and R-7.5 (single-family residential in the County).

The Redevelopment Site is part of a former mill village and currently exists as predominately 1-story single-family houses, surface parking lot(s), and open space. The existing single-family homes are typical of traditional mill village houses and are in varying condition including some which are in disrepair. One of the mill houses (currently located at 4 Smith Street) is unique because it is 2-stories and was the home of the former mill super intendent. This house, known as the “Morgan House”, will be preserved and relocated to the southern portion of the site. In this new location, the 2-story house, in conjunction with a new pocket park, will serve to help transition from the 5-story apartment building to the adjacent single-family homes to the south.

Existing vegetation on-site consists of some existing trees, scattered brush/shrubs, and lawn areas.

The property is in the Greenville County School District and currently zoned for Hollis Elementary School, Berea Middle School, and Berea High School. The school district has confirmed these assignments and service of the proposed redevelopment.

3.0 TRANSPORTATION, DRAINAGE, AND UTILITIES

The Redevelopment Site fronts on Pendleton Street and has direct access to Saco Street to the west, Smith Street bisecting the development, and Traction Street to the east. Smith Street is currently substandard at $\pm 19'$ and will be widened and improved as part of this project to include a 44' right-of-way, 26' roadway with curb & gutter, sidewalk with curb lawn, street trees, and traffic calming (raised crosswalks).

Parking will be provided primarily via structured parking with some on-street parking also provided. The parking structure will be fully wrapped and not visible from the street. It is anticipated that approximately 415 parking spaces will be included in the deck, with up to 36 of these spaces dedicated for public use to serve the commercial uses. Ingress and egress from the parking deck will occur along Saco Street and Smith Street. On-street, parallel parking spaces are proposed along Saco Street, Smith Street, and Traction Street. The parking spaces on Smith Street are intended to also serve as both parking for the Morgan House and a loading zone for move-in/move-out, which will be carefully controlled and coordinated by on-site property management.

Public transit opportunities will be offered via an existing Greenlink bus stop located at the corner of Traction Street and Pendleton Street. It is the intent of the developer to work with Greenlink to ensure this bus stop is integrated and complimentary to the streetscape and architecture of the development. Ridesharing (i.e., Uber and Lyft) will also be accommodated with a safe and convenient internal drop-off location on Smith Street.

Sanitary sewer service is available by The City of Greenville, Parker Sewer District (Metro Connects), and ReWa via existing gravity sanitary sewer line. The Greenville Water System provides water service. Piedmont Natural Gas provides natural gas service. Duke Energy provides electric power to serve the site. The City of Greenville presently provides essential services such as fire protection and police protection. Discussions have been held with the providers regarding these services and their ability to continue to serve the Redevelopment Site has been confirmed.

The storm sewer system will be designed to meet or exceed local, state, and federal regulations involving storm flow, siltation, and erosion control. No part of the Redevelopment Site lies within designated flood zones or delineated wetlands. At this time, it is anticipated that stormwater will be handled predominately through underground detention systems.

4.0 DEVELOPMENT SCHEDULE

It is anticipated that the Redevelopment Site will be developed in a single phase. A Final Development Plan will be provided to City Staff for review and compliance with the PD Regulating Plan as part of this PD application. The projected timeline for construction is estimated to begin in Q1 2023 with an estimated completion in Q1 2025 (subject to market conditions, financing via the capital markets, and other key factors).

5.0 DEVELOPMENT CONCEPT

The proposed Redevelopment Site seeks to create a vibrant, mixed-use urban Node along Pendleton Street in the heart of The Village of West Greenville as prescribed in the Greenville 2040 Comprehensive Plan (GVL 2040) where growth is directed to Nodes that are well-suited to become small downtowns. In that spirit, commercial uses are placed along Pendleton Street which include wide sidewalks, plazas, and other gathering spaces to emphasize the urban “Main Street” concept. All ground-level residential units will have direct access to Saco Street, Smith Street, and Traction Street to help fully activate the public realm. Through the strategic placement and design of these elements, the project seeks to honor the existing environment and context of the Pendleton Commercial Corridor (“Main Street” of The Village of West Greenville), the history of Brandon Mill, the Brandon and West Village Communities, and the City of Greenville as a whole.

To accomplish this, the development has been guided by and conforms to existing community policy and planning documents. The following documents were the result of tremendous time and monetary expenditures by local governments, input by planning and design professionals, and extensive community outreach and have driven the design concepts of this project:

- ☐ Greenville 2040 Comprehensive Plan (GVL 2040) – 2020
 - “Encouraging a higher density urban form Directed to Nodes...4-6 stories”
- ☐ Village of West Greenville Action Plan – 2021
 - “Encourage densities up to 90 units per acre”
- ☐ Brandon Community Plan – 2015
 - “Encourage appropriate development and redevelopment”
- ☐ Greenville West Side Comprehensive Plan – 2014
 - “Urge an emphasis on higher density forms of housing”
- ☐ West Greenville Master Plan – 2002
 - Pendleton Vision: “Plan recommends the maximum allowable residential densities”

As planned, the ±2.83-acre site will be redeveloped to feature two primary buildings bisected by Smith Street. In total, the project will consist of multi-family residential (apartments) not to exceed 254 dwelling units and up to 30,000 square feet of indoor commercial space.

Generally, the commercial uses are strategically positioned along Pendleton Street to help anchor the Node, activate the public realm, and to extend the existing commercial corridor. These spaces are anticipated to be a blend of restaurant, retail, artist galleries, and potentially office uses as dictated by market conditions. The type of restaurant / retail uses envisioned for the project consist of supporting neighborhood retail shops and sit-down or grab-and-go restaurants with indoor and outdoor café style seating. These may include restaurants, coffee shops, and small markets (such as the Swamp Rabbit Café & Grocery), salons, and boutique retail shops. Proposed retail sales and services uses will generally follow C-3 permitted uses found in Table 19-4.1-2: Table of Uses in the City’s Code of Ordinances. C-3 permitted uses that will not be allowed in this PD include the following: kennel, veterinary clinic, landscape nursery, funeral home, vehicle sales and service, automobile

parts store, bail bonding, or restaurant with drive through. Hours of operation shall be consistent with those outlined in the table of permitted uses.

The architecture of the residential portions of the buildings will continue the narrative of factory and industrial influence, with modernized, streamlined, and simplified detailing along Pendleton Street. As you move south away from Pendleton Street, the architecture will attempt to blend with the adjacent neighborhoods by using a more traditional, residential architecture. Exterior materials include modular brick, cementitious siding (board & batten and panel with reveal trim), aluminum railings, along with a mixture of storefront and residential doors and windows. In the spirit of industrial/modern architecture, a subdued color palette with warm accent materials and minimalist detailing will articulate the facades.

The architecture of the commercial spaces is in keeping with the urban location of the development featuring warehouse and industrial influences on structures with expansive storefronts allowing views into the buildings. Extensive use of brick will distinguish the building's exterior while the use of metal and cementitious cladding, unique detailing, and pedestrian friendly fixtures will serve to visually articulate the façade and activate the streetscape. Upper floors will continue this vocabulary, providing appropriate scale and massing.

Architecture design standards will be generally consistent with city design guidelines and will meet or exceed the multifamily residential development standards set forth in Section 19-6.8 of the City's Code of Ordinances. The proposed building heights will not exceed 75 feet, as per building height definition in section 19-5 of the City of Greenville Ordinances.

More specifically, Building 1 (western building) is the larger building and will contain a fully wrapped parking structure with approximately 415 parking spaces, including approximately 36 of these spaces dedicated for public use. Building 1 will include the leasing offices and mail room for the development and on-grade commercial spaces along Pendleton Street. A large, central courtyard / plaza will be hardscaped with decorative paving and include public art, seating, landscaping. This large courtyard / plaza space is intended to not only serve the adjacent commercial uses but to also provide a community gathering space. Additional plaza spaces are proposed on the corners of Pendleton Street and Smith Street to further emphasize the urban, "Main Street" character and activate the public realm. It is anticipated that trash for the commercial uses of Building 1 will be handled via Sutera in-ground waste containers located on Saco Street. Residential trash will be handled via a valet service that utilizes an internal trash room / compactor. Trash pick-up will be carefully coordinated and collected from (a) dedicated location(s) along Saco Street. Move-in / Move-out loading will be limited to specific times and will utilize centrally located, on-street parking spaces along Smith Street adjacent to the relocated Morgan House.

Building 2 (eastern building) is the smaller building and will contain the elevated private amenity space off of Traction Street which will provide an opportunity to incorporate art / murals on the street-facing walls. Building 2 will feature on-grade commercial space and a public plaza along Pendleton Street to further emphasize the urban, "Main Street" character and activate the public realm. Building 2 also offers representative retail and incubator commercial space along Traction Street that is intended to be leased at below market-rates to provide affordable commercial opportunities for local entrepreneurs, artists, etc. These spaces will have high-bay doors that open up to Traction Street to help integrate the commercial spaces with the streetscape. It is anticipated that trash for the commercial uses of Building 2 will be handled via Sutera in-ground waste containers located on Traction Street. Residential trash will be handled via a valet service that utilizes an internal trash room / compactor. Trash pick-up will be carefully coordinated and collected from (a) dedicated location(s) along Traction Street. Move-in / Move-out loading will be limited to specific times and will utilize centrally located, on-street parking spaces along Smith Street adjacent to the relocated Morgan House.

Landscape / Streetscape

Enhanced streetscape improvements will be included to create an aesthetically pleasing and safe streetscape for all users. The streetscape will try to adhere to the spirit of the Greenville Downtown Design Guidelines and create an inviting and active pedestrian realm. Along Pendleton Street, a commercial corridor, the streetscape

will include an 8' sidewalk zone and a 6' planting zone. Landscape and outdoor finishes at the commercial space will form an urban plaza at the entrance to the site as well as the corner of Smith Street and Pendleton Street, and will include street trees, site furnishings, pavers or other decorative paving, and pedestrian-scale outdoor lighting. This space will be human scaled and inviting to accommodate pedestrian ingress/egress and provide an intimate environment for other pedestrian-oriented activities. Along Saco Street, a sidewalk zone of up to 6' and a planting zone of up to 5' will be provided. Smith Street, which is currently very narrow and contains no pedestrian infrastructure will be completely revamped to include a 5' sidewalk and a curb lawn up to 3.5' in width utilizing street trees in tree wells on both sides of the street. Traffic will be calmed, and pedestrian safety enhanced through the installation of raised crosswalks which will create a much-improved public realm and more inviting streetscape. Traction Street will include a sidewalk zone of up to 6' and a planting zone of up to 8' will be provided in areas to break up the parallel parking.

On-site landscaping will include trees, outdoor lighting to match the surrounding residential streetscape, and foundation plantings at the units. Landscape and hardscape will be strategically used in conjunction with the building architecture to create an inviting, active, comfortable, and safe environment for all users.

The existing sanitary sewer lines run directly beneath the old mill houses, which is no longer an acceptable practice. As part of this development, the sewer lines will need to be re-routed east and west so that they are within the roadway right-of-way. In order to accomplish this, and to provide the required sewer easements, this project is seeking for a reduction in the buffer yard requirement for multi-family developments along a rear and/or side lot line that abuts a single family detached use (Section 19-6.2.3.D) from 20 feet to 10 feet and exclude the requirement for canopy trees in areas where the sewer easements precludes their installation. A solid masonry wall between 6' and 8' will be provided as required by the Ordinance and landscaping (mixed plantings including tall, dense evergreen shrubs) will be included, where feasible, to soften and break-up the appearance. Additionally, the relocated Morgan House and associated pocket park will provide a transition in the building scale and a physical buffer between the Building A and the single-family homes to the south. The pocket park will consist primarily of open, green space and landscaping but may also include some furnishings and be programmed for passive activities such as a walking path. The Developer will seek variances from Parker / Metro Connects, as needed, however the developer requests the ability to coordinate with City to prepare a final plan that addresses buffering while providing adequate easements.

All other landscaping will meet or exceed the City requirements set forth in Section 19-6.2 of the City of Greenville Ordinances.

Signage

The Developer will design and propose a comprehensive signage package to fully capture marketing opportunities with a balance of tasteful quality design, and strategic placement of signs which are aesthetically pleasing, scaled appropriately, and integrated nicely with the surrounding buildings and landscape. It is anticipated that various signage types identifying the Redevelopment Site will be placed in several key locations to effectively market the overall development and the individual commercial tenants. All signage shall conform to the signage standards set forth in section 19-6.6 of the City of Greenville Ordinances.

Affordability

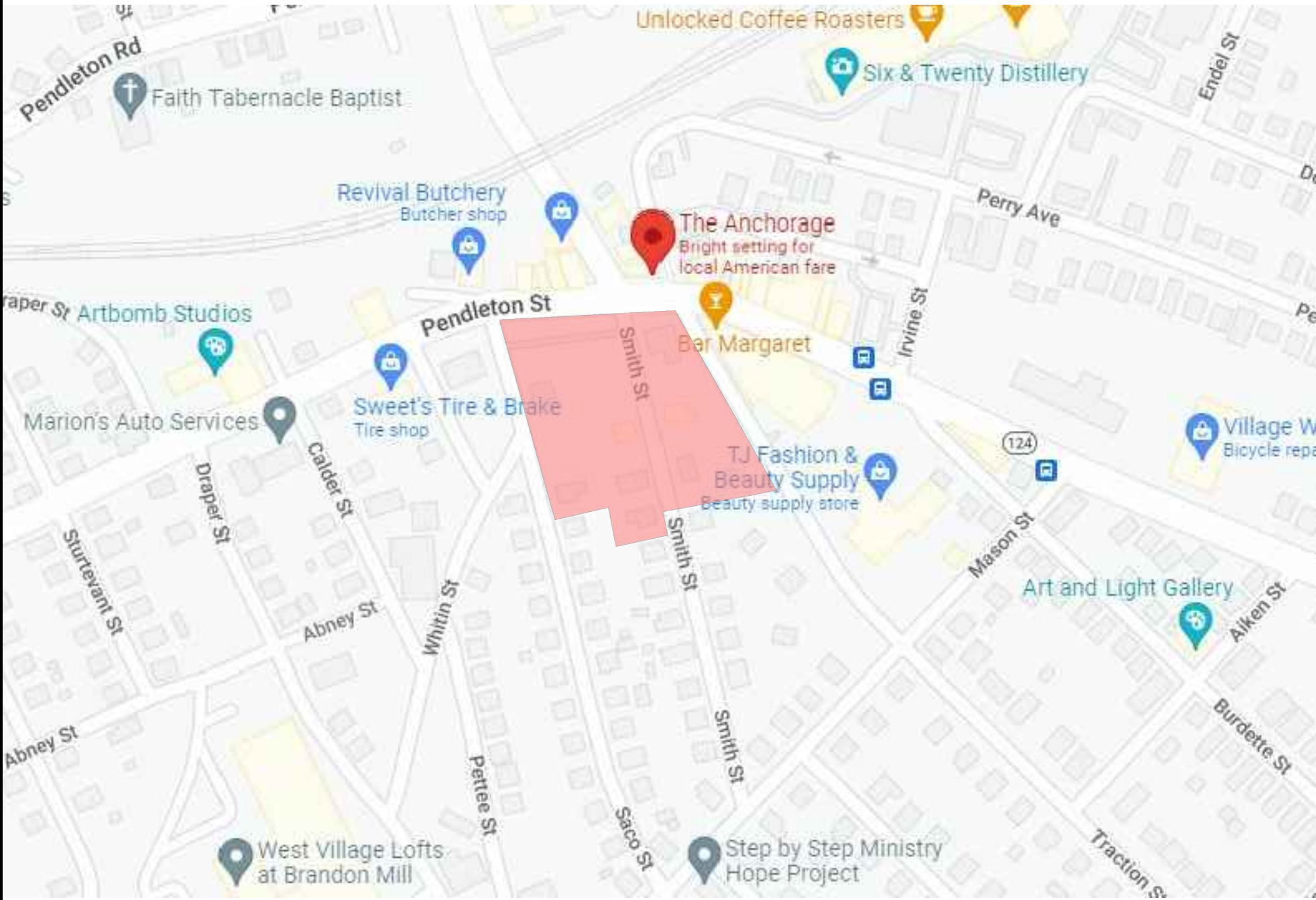
The Developer will reserve a minimum of 10% of the for-rent multifamily apartment units as affordable, income-restricted housing for residents earning up to 80% of Area Median Income in accordance with the guidelines outlined in the GVL 2040 Comprehensive Plan. Such affordable housing units will be professionally leased and managed in a manner consistent with the development's market-rate units and in accordance with applicable rules and law.

In addition to affordable housing units, the Developer will provide up to 3,000 square feet of representative retail and incubator commercial spaces to be leased at below-market rates to support local entrepreneurs, non-profits, artists etc.

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

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

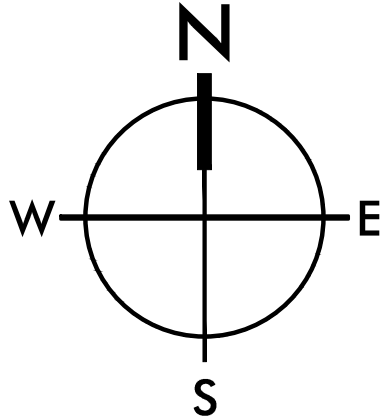
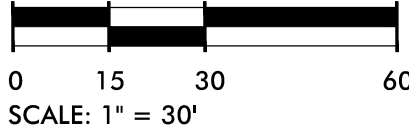
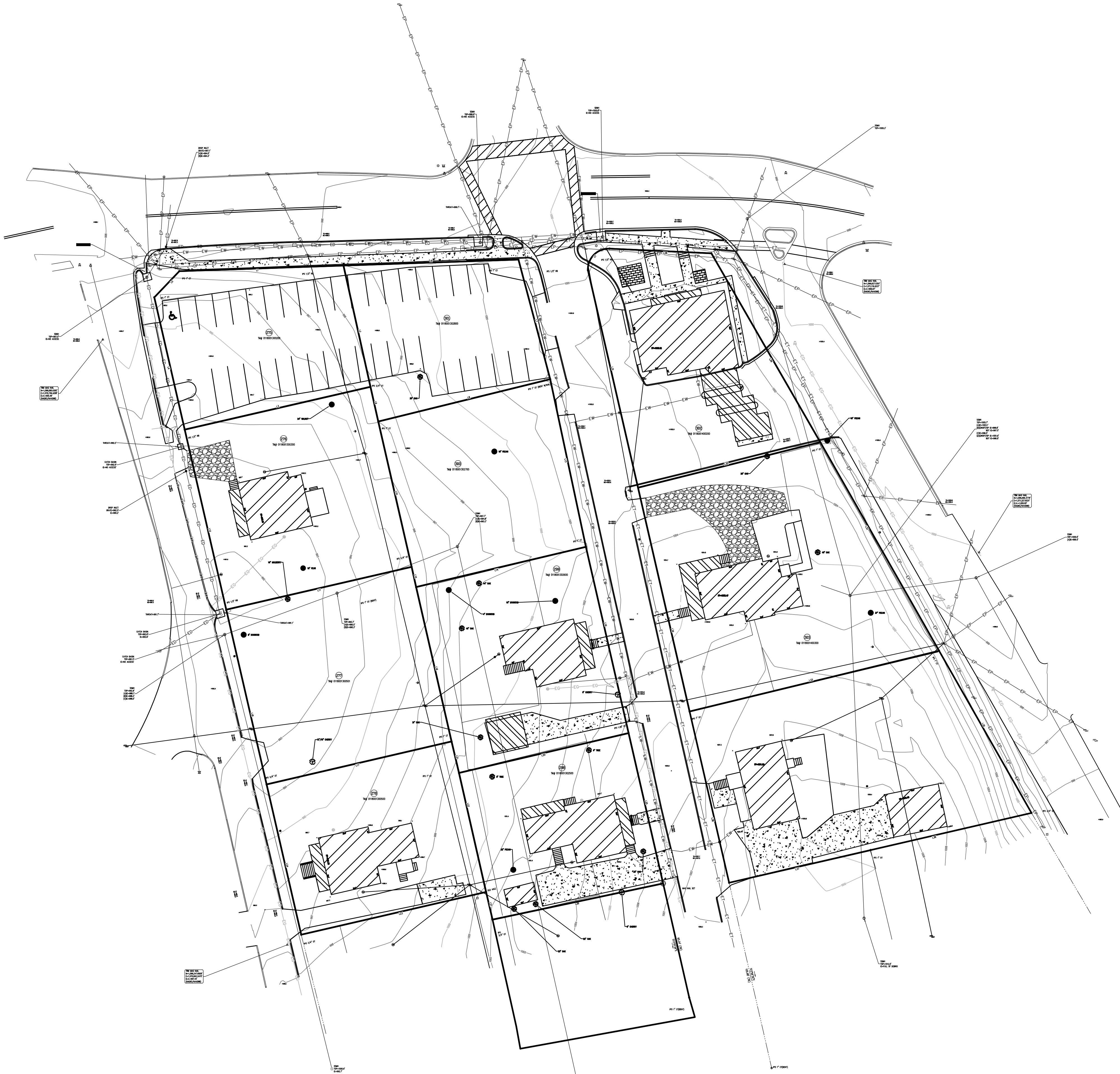
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC.



VICINITY MAP:

SITE DATA:

Acreage:	2.83 Ac.	
TMS#s:		
Parcel ID	Existing Zoning	Acreage
0118001400200	RDV (City)	0.25
0118001400300	C-1 (City)	0.36
0118001400400	R-7.5 (County)	0.36
0118001300200	RDV (City)	0.19
0118001302800	RDV (City)	0.18
0118001300300	RDV (City)	0.25
0118001302700	RDV (City)	0.21
0118001300501	R-7.5 (County)	0.24
0118001302600	R-7.5 (County)	0.24
0118001300500	R-7.5 (County)	0.21
0118001302500	R-7.5 (County)	0.19
0118001302400	R-7.5 (County)	0.15



WOVEN
WOODFIELD DEVELOPMENT
CITY OF GREENVILLE, SC

SW+ PROJECT: 3941
DATE: 3/29/2022
DRAWN BY: CD
CHECKED BY: CW

REVISION HISTORY

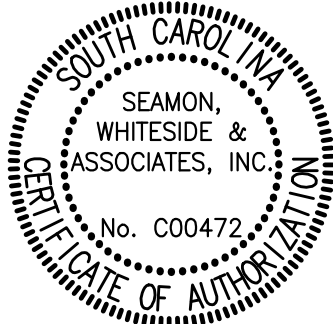
EXISTING
CONDITIONS
PLAN

05/16/2022



SEAMONWHITESIDE

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





VICINITY MAP:

SITE DATA:

Acreage: 2.83 Ac.

TMS#s:

Parcel ID	Existing Zoning	Acreage
0118001400200	RDV (City)	0.25
0118001400300	C-1 (City)	0.36
0118001400400	R-7.5 (County)	0.36
0118001300200	RDV (City)	0.19
0118001302800	RDV (City)	0.18
0118001300300	RDV (City)	0.25
0118001302700	RDV (City)	0.21
0118001300501	R-7.5 (County)	0.24
0118001302600	R-7.5 (County)	0.24
0118001300500	R-7.5 (County)	0.21
0118001302500	R-7.5 (County)	0.19
0118001302400	R-7.5 (County)	0.15

PROPOSED USES:

MULTIFAMILY RESIDENTIAL
UP TO 254 MULTIFAMILY RESIDENTIAL DWELLING UNITS
(INCLUDING 10% AFFORDABLE HOUSING)
DENSITY: 89.75 UNITS/ACRE

COMMERCIAL:
UP TO 30,000 SF OF COMMERCIAL SPACE
SEE STATEMENT OF INTENT FOR ALLOWED USES

REQUIRED PARKING:

MULTIFAMILY:	UP TO 1.5 PARKING SPACES PER UNIT
COMMERCIAL:	
RETAIL:	1 PARKING SPACE PER 500 SF
RESTAURANT:	1 PARKING SPACE PER 125 SF
OFFICE:	1 PARKING SPACE PER 600 SF

*Parking to meet City code minimum parking requirements, City shared parking formula may be used if desired. Exact mix of uses to be determined at FDP submittal.

PARKING PROVIDED:

TOTAL PARKING PROVIDED:
±420 Spaces (including 10 ADA Spaces)

On Street Surface Parking:	±5 Spaces
Parking Deck:	±415 Spaces

*Fewer parking spaces may be provided if fewer spaces are required based on parking ratios provided above for proposed uses.

*On street parking adjacent to relocated Mogan House will generally be available to the public, but will be periodically reserved for use for resident move-in / move-out loading.

MULTIFAMILY UNIT MIX:

1 BEDROOM UNITS: +/- 70%
2 BEDROOM UNITS: +/- 26%
3 BEDROOM UNITS: +/- 4%

BUILDING SETBACKS:

MIXED USE

Front Yard:	0'
Side Yard:	0'
Rear Yard:	15'

% IMPERVIOUS AREAS:

Total Impervious Area: 2.60 Ac. (92%)
Total Site: 2.83 Ac.

BICYCLE PARKING:

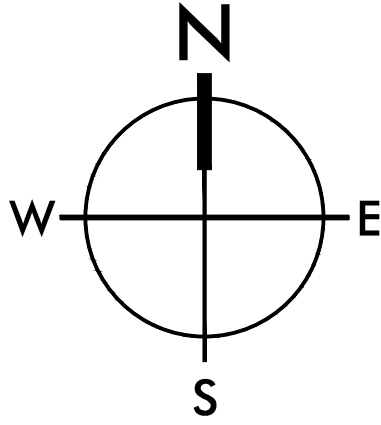
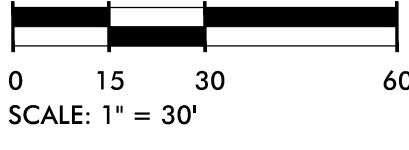
BICYCLE PARKING REQUIRED: 14 SPACES
BICYCLE PARKING PROVIDED: 14 SPACES

BUILDING HEIGHTS:

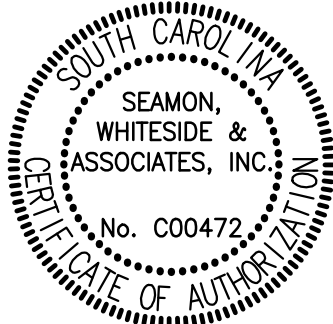
USE	STORIES	HEIGHT
Commercial	1-2 Stories	±30'
Multi-Family	5 Stories (+ basement level)	max 75'

OPEN SPACE:

33,000 SF PUBLIC OPEN SPACE (ON PROPERTY)
13,500 SF PUBLIC OPEN SPACE (RIGHT OF WAYS)
13,500 SF PRIVATE OPEN SPACE (UNIT BALCONIES)
60,000 SF TOTAL OPEN SPACE PROVIDED



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



WOVEN
WOODFIELD DEVELOPMENT
CITY OF GREENVILLE, SC

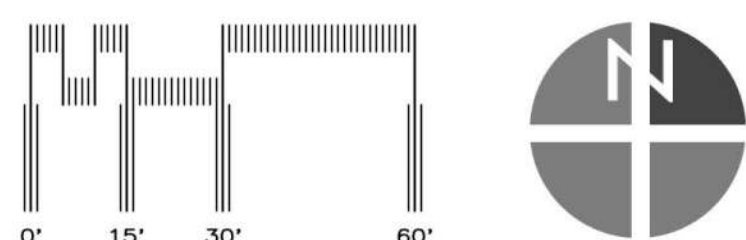
SW+ PROJECT: 3941
DATE: 3/29/2022
DRAWN BY: CD
CHECKED BY: CW

REVISION HISTORY

NO.	DESCRIPTION

PD
REGULATING
PLAN

06/23/2022



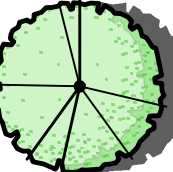
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



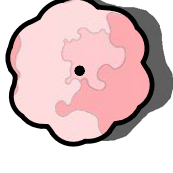
WOVEN I SITE LAYOUT
WOODFIELD DEVELOPMENT
CITY OF GREENVILLE, SC
06.21.2022

PLAN KEY:

CONCEPT_PLANT_SCHEDULE



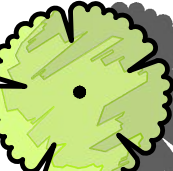
CANOPY STREET TREE



UNDERSTORY STREET TREE



EVERGREEN SCREEN TREE



SHADE TREE



EVERGREEN SCREEN SHRUB



EVERGREEN FOUNDATION SHRUB



ACCENT SHRUB



STREETSCAPE SHRUB



LAWN

Note: Landscape layout is conceptual in nature and may vary from what is shown, but will meet city code as stated.

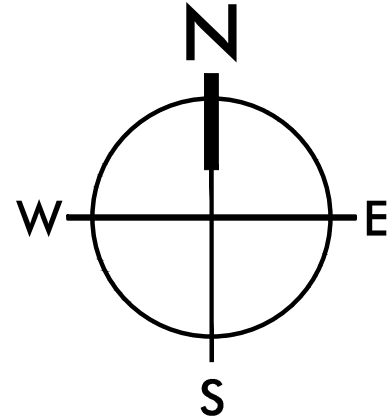
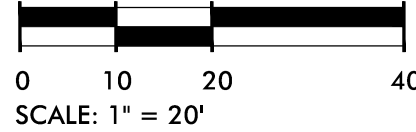
STREET TREES:

Required: 1 canopy tree per 40 LF of road frontage
or 1 understory tree per 20 lf where overhead power lines are present)

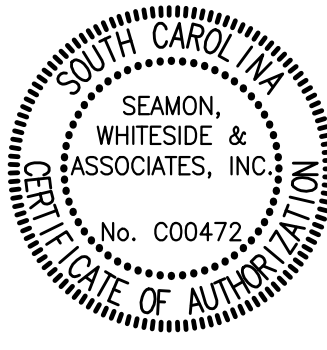
Pendleton Street:	250 LF	12 Understory Trees Required	6 Trees Provided
Saco Street:	365 LF	10 Trees Required	10 Trees Provided
Smith Street (west side):	358 LF	9 Trees Required	9 Trees Provided
Smith Street (east side):	358 LF	9 Trees Required	9 Trees Provided
Traction Street:	359 LF	18 Understory Trees Required	18 Trees Provided

BUFFERS:

10' PLANTED BUFFER PROVIDED WHERE PROPOSED PD BORDERS RESIDENTIAL USES
IN ORDER TO ALLOW ROOM FOR SEWER EASEMENT. ONLY SHRUBS, NOT CANOPY
TREES CAN BE PROVIDED WHERE SEWER EASEMENT OVERLAPS WITH BUFFER AREA.



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



WOVEN
WOODFIELD DEVELOPMENT
CITY OF GREENVILLE, SC

SW+ PROJECT: 3941
DATE: 3/29/2022
DRAWN BY: CD
CHECKED BY: CW

REVISION HISTORY

NO.	DESCRIPTION	DATE

CONCEPTUAL
LANDSCAPE
PLAN

06/23/2022

PRELIMINARY ARCHITECTURAL PLANS

WOODFIELD DEVELOPMENT (“WOVEN”)

23 JUNE 2022



CONCEPTUAL RENDERING
VIEW OF BUILDINGS 1 & 2 FROM PENDLETON ST.

WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



COLOR KEY	
VILLAGE ARTIST SPACE ±2,200 SF	
RETAIL w/TERRACE ±2,040 SF (x2)	
MARKET RATE RETAIL ±5,800 SF	
RETAIL INCUBATOR (5 BAYS @ \$80 SF) ±2,900 SF	
LEASING/AMENITY/FITNESS ±9,160 SF	
RESIDENTIAL 252 UNITS	UNIT MIX: 1BR: ± 70% 2BR: ± 26% 3BR: ± 4%
CIRCULATION	415 TOTAL SPACES
PARKING	(36 / 415 RETAIL) 1.5 SPACES/UNIT



WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



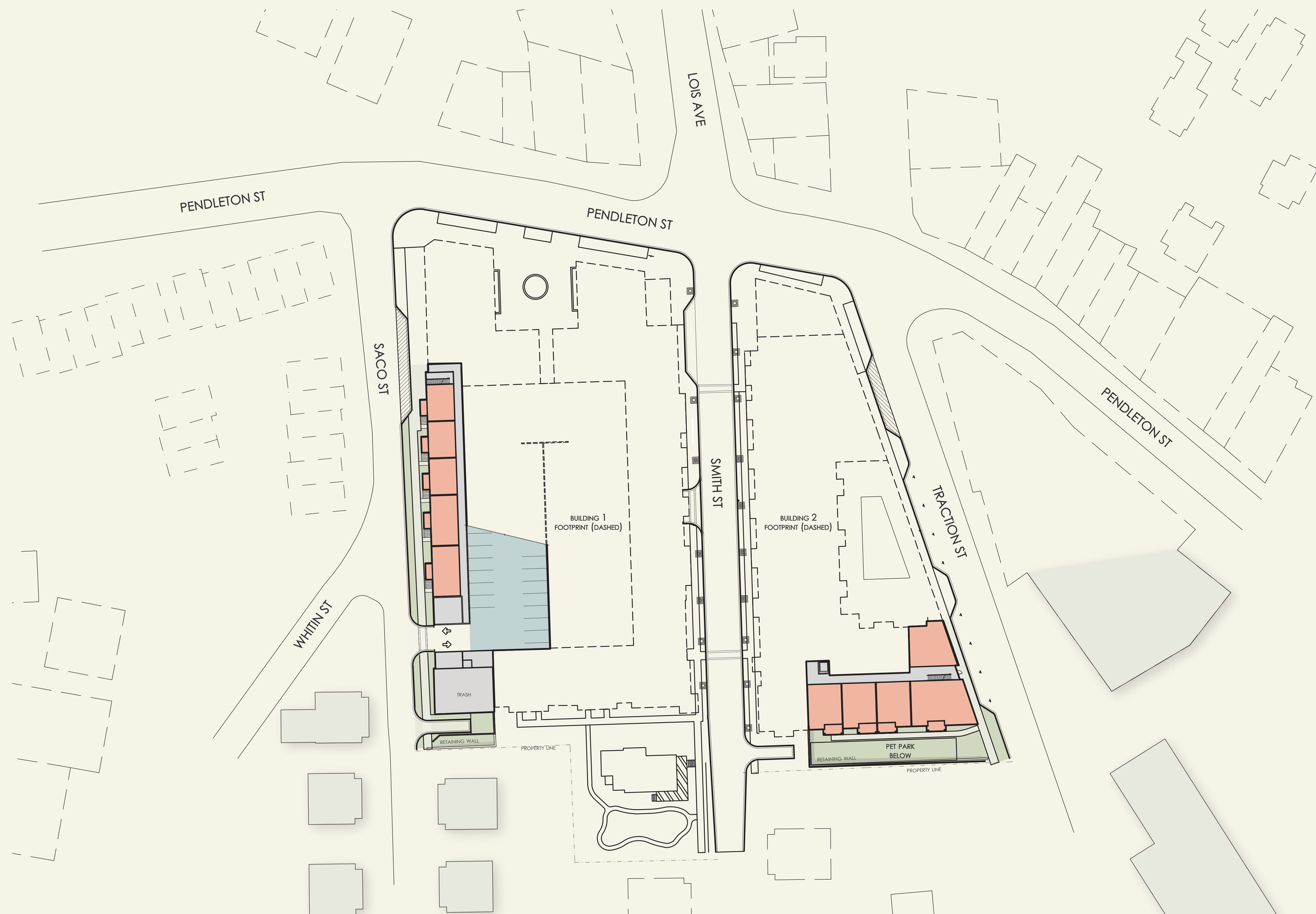
COLOR KEY

RETAIL TOTAL: ±12,940 SF

- VILLAGE ARTIST SPACE
±2,200 SF
- RETAIL w/TERRACE
±2,040 SF (x2)
- MARKET RATE RETAIL
±5,800 SF
- RETAIL INCUBATOR
(5 BAYS @ \$80 SF) ±2,900 SF
- LEASING/AMENITY/FITNESS
±9,160 SF
- RESIDENTIAL
252 UNITS
UNIT MIX:
1BR: ± 70%
2BR: ± 26%
3BR: ± 4%
- CIRCULATION
415 TOTAL SPACES
- PARKING
(36 / 415 RETAIL)
1.5 SPACES/UNIT



WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



COLOR KEY	
	VILLAGE ARTIST SPACE ±2,200 SF
	RETAIL w/TERRACE ±2,040 SF (x2)
	MARKET RATE RETAIL ±5,800 SF
	RETAIL INCUBATOR (5 BAYS @ \$80 SF) ±2,900 SF
	LEASING/AMENITY/FITNESS ±9,160 SF
	RESIDENTIAL 252 UNITS
	CIRCULATION
	PARKING 415 TOTAL SPACES (36 / 415 RETAIL) 1.5 SPACES/UNIT

RETAIL TOTAL ±12,940 SF

UNIT MIX:
1BR: ± 70%
2BR: ± 26%
3BR: ± 4%



WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC



1.1 BUILDING 1 & 2 CONCEPT NORTH ELEVATION - PENDLETON ST
1/16" = 1'-0"



1.2 BUILDING 1 & 2 CONCEPT SOUTH ELEVATION
1/16" = 1'-0"

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC



2.1 BUILDING HEIGHT COMPARISON DIAGRAM
1/16" = 1'-0"

2.2 BUILDING 1 CONCEPT EAST ELEVATION - SMITH STREET
1/16" = 1'-0"



2.3 BUILDING 1 CONCEPT WEST ELEVATION - SACO STREET
1/16" = 1'-0"

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC



3.1

BUILDING 2 CONCEPT EAST ELEVATION - TRACTION STREET

1/16" = 1'-0"



3.2

BUILDING 2 CONCEPT WEST ELEVATION - SMITH STREET

1/16" = 1'-0"

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC



4.1 BUILDING 1 SECTION ELEVATION AT FEATURE COURTYARD
1/16" = 1'-0"

COURTYARD PRECEDENT IMAGERY



Novel LoSo courtyard | Charlotte, NC



4.2 BUILDING 2 SECTION ELEVATION AT POOL COURTYARD
1/16" = 1'-0"

WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



VIEW OF BUILDINGS 1 & 2 FROM PENDLETON ST.



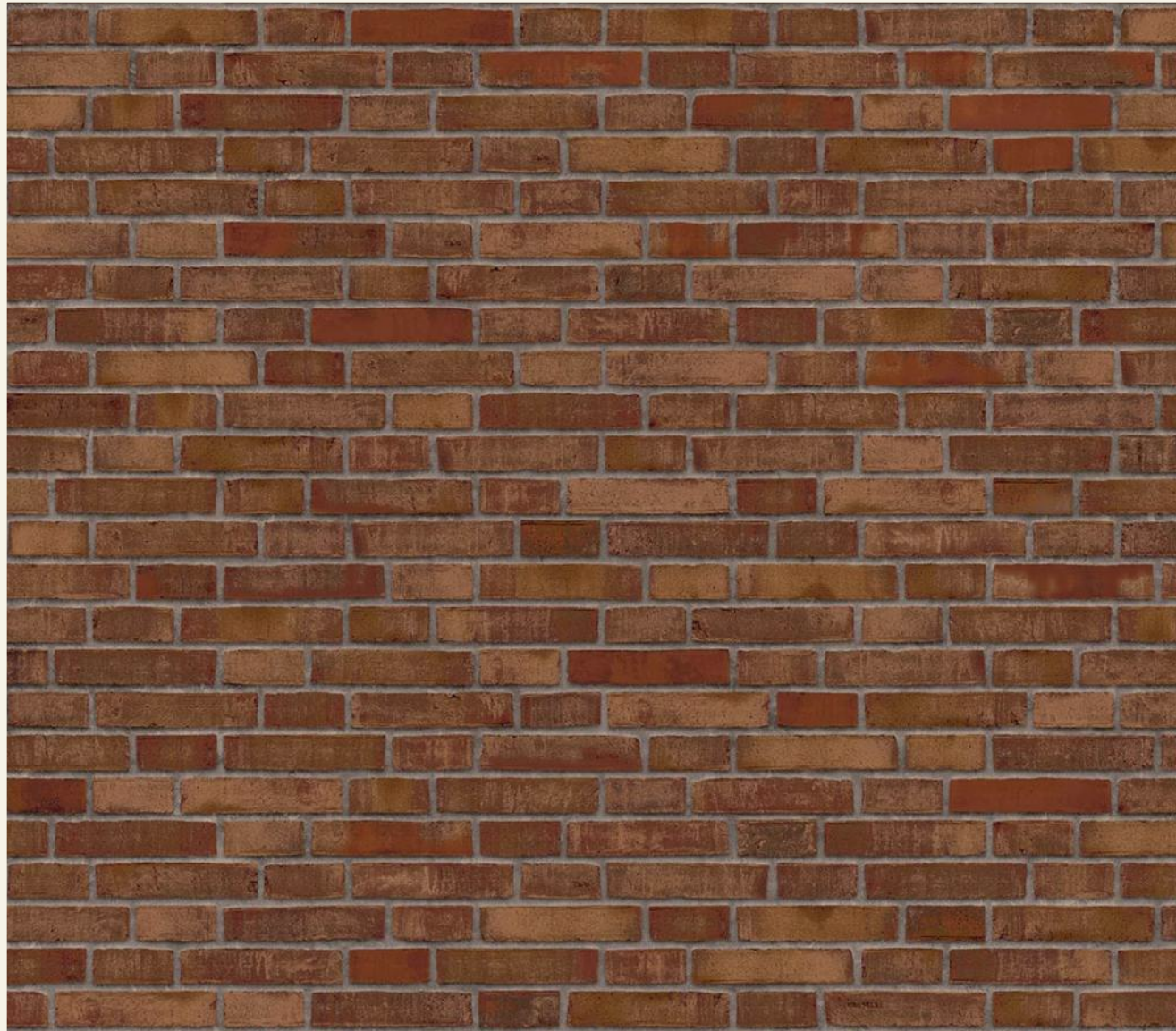
CORNER OF PENDLETON ST. AND SACO ST. LOOKING SOUTHEAST



EXAMPLE RETAIL FROM NEIGHBORING RETAIL CORRIDOR



PAINTED BRICK VENEER AT RETAIL (FINAL COLOR TBD)



RED BRICK VENEER SIMILAR TO NEARBY BRANDON MILL



METAL CANOPIES SIMILAR TO NEARBY RETAIL

WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



VIEW FROM SMITH ST. LOOKING NORTHWEST TOWARDS BUILDING 1



VIEW FROM TRACTION ST. LOOKING NORTHWEST TOWARDS BUILDING 2



MODULAR BLACK BRICK



FIBER CEMENT VERTICAL SIDING



ALUMINUM RAILINGS



PRECEDENT IMAGE FOR GRADIENT BALCONY COLORS

PRECEDENT IMAGES FOR BALCONY DESIGN AT BUILDING "HYPHENS"

WOODFIELD DEVELOPMENT

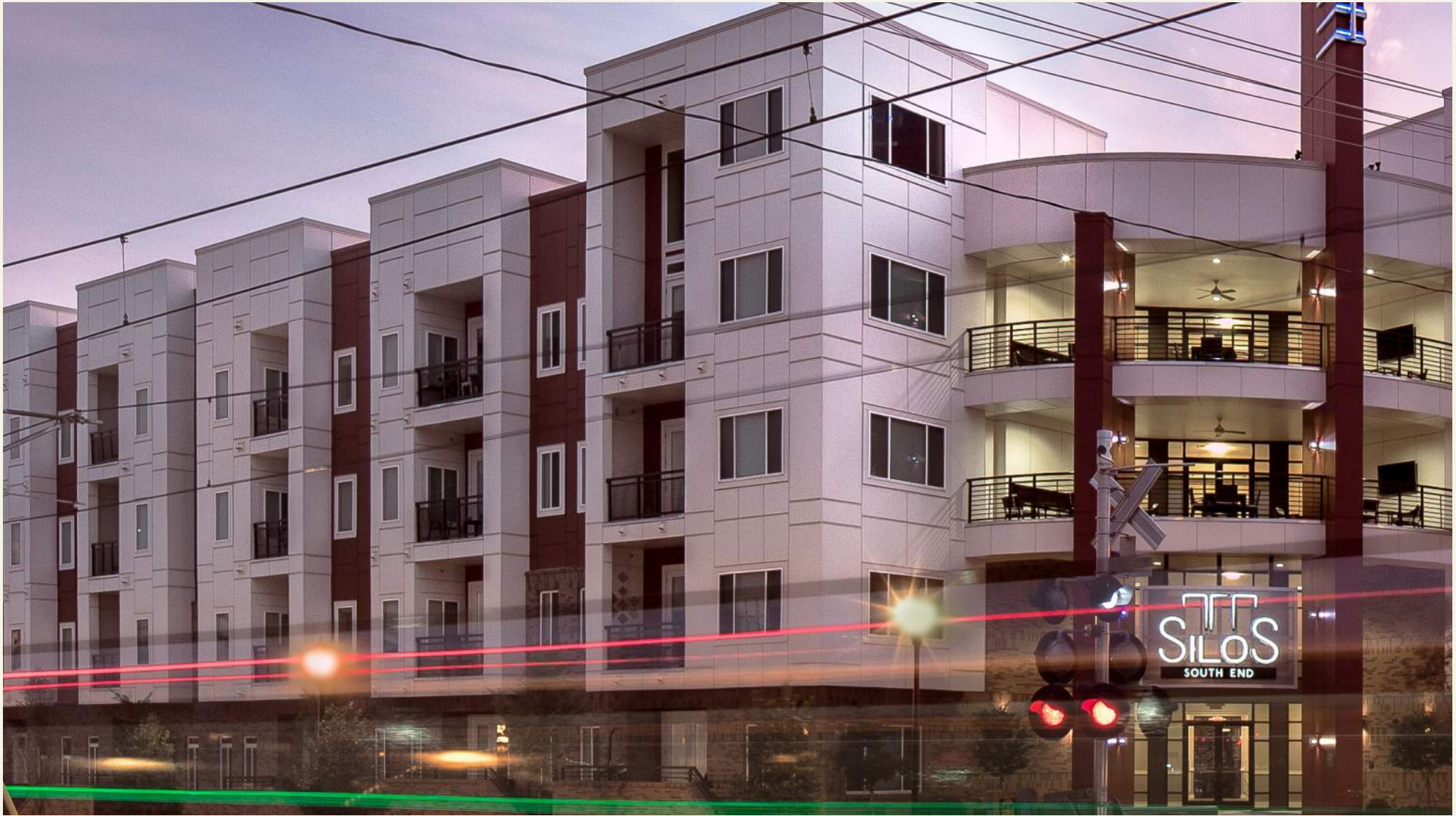
WOVEN - GREENVILLE, SC



VIEW FROM PENDLETON ST. LOOKING SOUTHWEST TOWARDS BUILDING 2



VIEW FROM PENDLETON ST LOOKING SOUTHWEST TOWARDS BUILDING 1 COURTYARD



USE OF FIBER CEMENT PANEL WITH REVEAL TRIM



EXISTING RETAIL ALONG PENDLETON ST.

WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



VIEW FROM SITE NORTH TOWARDS PENDLETON ST. RETAIL



VIEW FROM TRACTION ST. NORTHEAST TOWARDS PENDLETON ST. RETAIL



VIEW SOUTH FROM PENDLETON ST.



NEARBY RETAIL ALONG PENDLETON ST.



May 12, 2022

Mr. Steve Bryant
1636 Pearman Dairy Rd
Anderson, SC 29625
3 Smith Street
Greenville, South Carolina
SW+ Project #: GR3941

Dear Mr. Bryant,

The purpose of this letter is to verify that electric service is available to the above referenced property. A copy of the site plan with the project tax map number is enclosed for your reference.

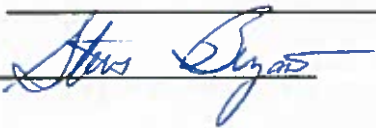
Please indicate your response below and email to zballard@seamonwhiteside.com.

Thank you for your prompt attention to this matter.

Haley Jameson
Professional Support, Greenville Office

Reply: ☒ Electric service is available. Amount of voltage is 12,470v 115
☐ Electric service is not currently available to this property.

Comments: _____

Signed:  Date: 5/16/22

Chip Buchanan

From: Durvin Hill <dhill@greenvillesc.gov>
Sent: Friday, May 13, 2022 10:00 AM
To: Chip Buchanan
Cc: Nick Myers; Lucas T. Bryson
Subject: RE: Woodfield Development-West Greenville

CAUTION: EXTERNAL EMAIL

I believe one form will work. You would however need to break down the flow going to each location and make it clear for all parties. Example-

Primary Transport-Parker/Metro-Saco St (30,781 GPD) + Traction St (16,574 GPD)=47, 355 GPD
Secondary Transport-City of Greenville- Traction St (16,574 GPD)

DH



Durvin Hill, CFM

Civil Engineer-Environmental | Engineering Division
dhill@greenvillesc.gov | www.greenvillesc.gov
Phone: 864-467-8938 | Fax: 864-467-5754

From: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Sent: Friday, May 13, 2022 9:27 AM
To: Durvin Hill <dhill@greenvillesc.gov>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Lucas T. Bryson <lbryson@greenvillesc.gov>
Subject: RE: Woodfield Development-West Greenville

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

Durvin,
So do I need to submit two separate capacity requests or just edit the request to list Parker/Metro as Primary and the City as the Secondary?

Thanks



Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Durvin Hill <dhill@greenvillesc.gov>
Sent: Friday, May 13, 2022 9:01 AM
To: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Lucas T. Bryson <lbryson@greenvillesc.gov>
Subject: RE: Woodfield Development-West Greenville

CAUTION: EXTERNAL EMAIL

Chip,
I discussed this with Lucas, based on the alignment the City would assume the secondary transport on Building Two to Traction St for 16,574 GPD, Parker (Eventually Metro) would assume the primary transport and O&M on this system. Building One alignment does not go to City lines. Please modify the application and present to Parker for signatures. I will be able to sign off on the 16,574 GPD amount. Please let me know if you have any questions.

DH



Durvin Hill, CFM
Civil Engineer-Environmental | Engineering Division
dhill@greenvillesc.gov | www.greenvillesc.gov
Phone: 864-467-8938 | Fax: 864-467-5754

From: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Sent: Friday, May 13, 2022 8:25 AM
To: Durvin Hill <dhill@greenvillesc.gov>
Cc: Nick Myers <NMyers@seamonwhiteside.com>
Subject: RE: Woodfield Development-West Greenville

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

Durvin,
Just circling back on this capacity request. The developer is submitting the Rezoning request on Monday and we're hoping to have the capacity approved by the City prior to submittal.

Please call me at 404-406-5316 with any questions.

Thanks



Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Chip Buchanan
Sent: Tuesday, May 10, 2022 9:44 AM
To: Durvin Hill <dhill@greenvillesc.gov>
Cc: Nick Myers <NMyers@seamonwhiteside.com>
Subject: RE: Woodfield Development-West Greenville

Durvin,
Sorry for the delay, please see the attached exhibit for reference.

For initial flow allocation splits, let go with:

30,781 GPD (65%) to Saco Street and 16,574 GPD (35%) to Traction Street

Call or email with any questions.

Thanks

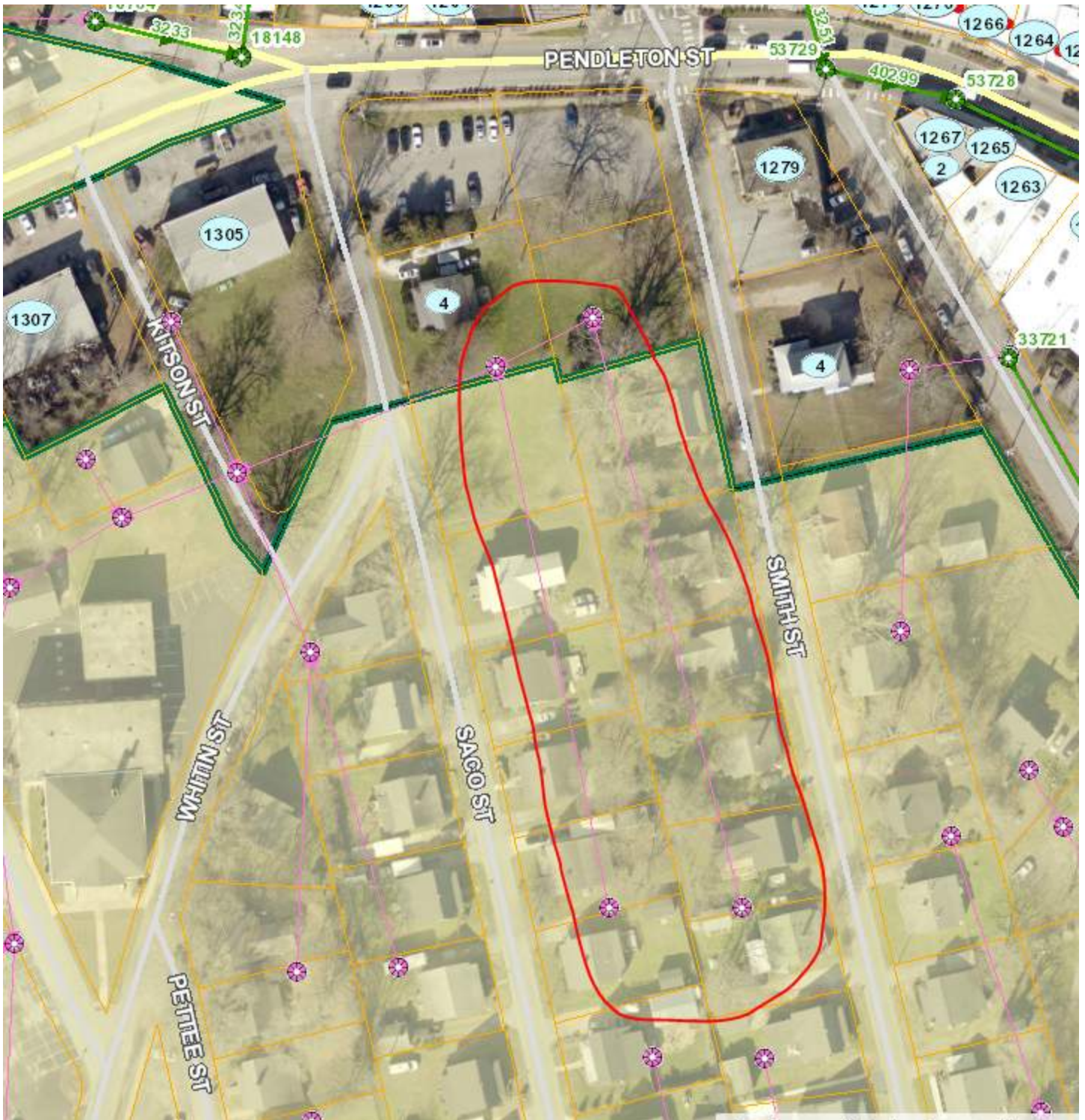


Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Durvin Hill <dhill@greenvillesc.gov>
Sent: Tuesday, May 3, 2022 7:51 AM
To: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Subject: RE: Woodfield Development-West Greenville

CAUTION: EXTERNAL EMAIL

Chip,
What is the flow allocation to each connection point?
Also what is the plan for these lines? It appears the development would be over these lines? Are you planning to relocate ? Almost seem seems the two mains would move into the roadway of Saco and Smith St.
A rough illustration of the main extension would be helpful.



Thanks,



Durvin Hill, CFM

Civil Engineer-Environmental | Engineering Division

dhill@greenvillesc.gov | www.greenvillesc.gov

Phone: 864-467-8938 | Fax: 864-467-5754

From: Chip Buchanan <CBuchanan@seamonwhiteside.com>

Sent: Monday, May 2, 2022 10:46 AM

To: Durvin Hill <dhill@greenvillesc.gov>

Subject: RE: Woodfield Development-West Greenville

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

Durvin,

Please see the attached concept plan and snapshot below for reference. The project is two buildings with Smith Street dividing them. Our assumption is that the eastern building would tie in to the City's main on Traction Street and the western building would go to through Parker/Metro's main that crosses under Saco St from the site.

It appears that both mains end up coming together to the south of the site. A rough split would be 65% to the west and 35% to the east.

Let me know if I can give you any further information. Thanks





Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Durvin Hill <dhill@greenvillesc.gov>
Sent: Friday, April 29, 2022 3:05 PM
To: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Subject: Woodfield Development-West Greenville

CAUTION: EXTERNAL EMAIL

Chip,
I'm reviewing the capacity request for this project and needed info on where your planning to extend the main from.

Thanks,



Durvin Hill, CFM
Civil Engineer-Environmental | Engineering Division
dhill@greenvillesc.gov | www.greenvillesc.gov
Phone: 864-467-8938 | Fax: 864-467-5754



May 13, 2022

Seamon Whiteside and Associates
Attn: Zach Ballard
508 Rhett Street, Suite 101
Greenville, SC 29601

RE: Smith and Pendleton St. Project

Dear Zach Ballard,

Your new mixed use project, located off Smith St. and Pendleton St. In Greenville, SC with Tax map number 0118001400200, 0118001400300, 0118001400400, 0118001300200, 0118001302800, 0118001300300, 0118001302700, 0118001300501, 0118001302600, 0118001300500 and 0118001302500 is in Charter Communication's footprint for video, internet and voice services. Absent of any unforeseeable adverse circumstances or conditions including any force majeure events outside of Charter's control, and upon completion of a mutually agreed upon Service Agreement, Charter Communications will be able to extend its plant to provide service to your project.

We will need to work with your representatives on an Access Agreement, for your project. We will need this Agreement executed prior to Charter beginning our construction phase for the project. Once a site plan and the building plans becomes available, please pass them along so that I can assist you getting cable access to the property.

Not a Binding Obligation. THIS LETTER OF INTENT DOES NOT CONSTITUTE OR CREATE, AND SHALL NOT BE DEEMED TO CONSTITUTE OR CREATE, ANY LEGALLY BINDING OR ENFORCEABLE OBLIGATION ON THE PART OF EITHER PARTY TO THIS LETTER OF INTENT. NO SUCH OBLIGATION SHALL BE CREATED, EXCEPT BY THE EXECUTION AND DELIVERY OF THE ACCESS AGREEMENT CONTAINING SUCH TERMS AND CONDITIONS OF THE PROPOSED TRANSACTIONS AS SHALL BE AGREED UPON BY THE PARTIES, AND THEN ONLY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUCH ACCESS AGREEMENT.

Feel free to contact me if you have any questions. We look forward to working with you on this project.

Sincerely,

Sharon Collins

Sharon Colins | Sr. Account Executive, Spectrum Community Solutions | 864-887-7231

1511 S. Batesville Rd | Greer, SC 29650 | sharon.collins@charter.com

Chip Buchanan

From: Claire Iler <ciler@greenvillewater.com>
Sent: Wednesday, April 13, 2022 10:11 AM
To: Chip Buchanan
Subject: FW: Water Availability Request--Smith St.

CAUTION: EXTERNAL EMAIL

Water Availability Request

Submitted: 04/13/2022

Company Name: Seamon Whiteside

Phone: (864) 298-0534

Email: cbuchanan@seamonwhiteside.com

Street Address for Water Availability:

3 Smith Street

Greenville 29611

County Tax Map #: 0118001302700

Lot Number:

Subdivision:

Map Only

Requestor Comments: For a mixed-use redevelopment project on Saco St, Smith St and Traction St

☒ Water Service is available. The size of the water main is 6 inch main on Smith St.

☐ Water Service is not currently available to this property.

Comments: see map below. This single piece of property is inside the City limits of Greenville, however if other properties are purchased nearby, Some are not inside the city and would require Annexation process
—see county map also attached.

Name: Chip Buchanan

Cell Phone: (404) 406-5316

Mailing Address:

508 Rhett Street, Suite 101

Greenville, SC 29601

Attention: Chip Buchanan

Commercial Units: 8

Residential Units: 252

Approved By: CLAUDE ILER, ENGR. DEPT.

Date: 4.13.2022

[←](#)
[→](#)
[↻](#)
[🔒](#)
[gcgis.org/apps/greenvillejs/?PIN=0118001302700](#)

[📊 Engineering Reports -...](#)
[📄 Infor EAM - Log In](#)
[🌐 Greenville Water GIS](#)
[🕒 Historical Imagery Vie...](#)

[🔄](#)
[Search](#)
[Details](#)
[Map](#)
[✕](#)

[🔍 Zoom all](#)
[📄 Mailing labels](#)

[☰ CSV](#)
[📄 Table view](#)
[✕ Clear](#)

[🔍](#)
Wingspan Properties LLC
SMITH
[🔍 Zoom to](#)

[Community Info](#)
[Property Report](#)

[Property Card](#)
[Estimated Taxes](#)

[Sales Search](#)
[Ownership History](#)

[Assessment History](#)
[Map Links](#)

[Oblique Photos](#)

PIN / Tax Map # 0118001302700

Owner Name Wingspan Properties LLC

Owner Name 2

Mailing Address 15 S Main St Ste 400

City Greenville

State SC

Zip Code 29601

[Greenville Maps](#)
[Identify](#)
[Street View](#)

ELAINE ILER - 91022 - Green x

COMMISSIONERS OF PUBLIC WORKS x

PaperCut MF : Jobs Pending x

gis.greenvillewater.com/Html5Viewer/Index.html?viewer=GIS&layerTheme=

Engineering Reports - ...

Infor EAM - Log In

Greenville Water GIS

Historical Imagery Vie...

Layers

Development Services

Filter Layers... Filter

+ ☒ Distribution System

+ ☒ Distribution Maintenance and Events

+ ☒ Plat & Vault

- ☒ Boundaries

☒  Greenville City Limit >

☐ Cities >

☒  City_Annexation_Area >

☐ Annexation Zone Only >

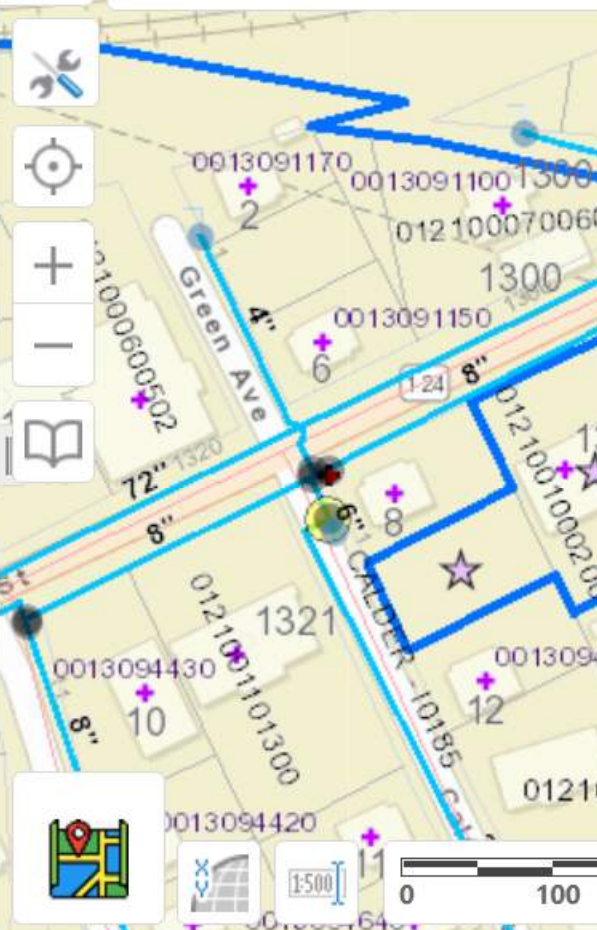
☒  County >

☐ GW Service Area >

☐ Contours >

 Layers

0118001302700



Find Address x

Greenville County



OBJECTID

x

...

☆

479576522

3

Nick Myers

From: Perdue, Michele <MPerdue@greenvillecounty.org>
Sent: Wednesday, May 4, 2022 8:51 AM
To: Chip Buchanan; Brian Schick
Cc: Nick Myers; Joe Bryant; Mat Delany; Austin Rutherford
Subject: RE: GR3941 - Development Name Request - "Woven"

CAUTION: EXTERNAL EMAIL

Hi Chip,

The email is usually sufficient for Greenville City.

Thank you,

Michele

Michele Perdue
Greenville County E9-1-1 Office
301 University Ridge Suite 2150
Greenville, SC 29601
(864) 467-5916
mperdue@greenvillecounty.org

From: Chip Buchanan
Sent: Tuesday, May 03, 2022 5:32 PM
To: Brian Schick <bschick@wfinvest.net>; Perdue, Michele <MPerdue@greenvillecounty.org>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Joe Bryant <JBryant@SeamonWhiteside.com>; Mat Delany <mdelany@housingstudio.com>; Austin Rutherford <arutherford@greenvillesc.gov>
Subject: RE: GR3941 - Development Name Request - "Woven"

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

Thank you Michele. Do you issue a formal document or is the email below all we need for the City?



Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Brian Schick <BSchick@wfinvest.net>
Sent: Tuesday, May 3, 2022 3:08 PM
To: Michele Perdue <mperdue@greenvillecounty.org>; Chip Buchanan <CBuchanan@seamonwhiteside.com>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Joe Bryant <JBryant@SeamonWhiteside.com>; Mat Delany <mdelany@housingstudio.com>; Austin Rutherford <arutherford@greenvillesc.gov>
Subject: Re: GR3941 - Development Name Request - "Woven"

CAUTION: EXTERNAL EMAIL

Yes, please reserve.

Thanks,

Brian

Brian Schick

—

M — 704-506-4692

E — BSCHICK@WFINVEST.NET

WOODFIELD DEVELOPMENT LLC

From: Perdue, Michele <MPerdue@greenvillecounty.org>
Sent: Tuesday, May 3, 2022 3:03:34 PM
To: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Brian Schick <BSchick@wfinvest.net>; Joe Bryant <JBryant@SeamonWhiteside.com>; Mat Delany <mdelany@housingstudio.com>; Austin Rutherford <arutherford@greenvillesc.gov>
Subject: RE: GR3941 - Development Name Request - "Woven"

Hi Chip,

Woven is approved as the development name. Let me know if this is what you would like for me to reserve.

Thank you,

Michele

Michele Perdue
Greenville County E9-1-1 Office
301 University Ridge Suite 2150
Greenville, SC 29601
(864) 467-5916
mperdue@greenvillecounty.org

From: Chip Buchanan
Sent: Tuesday, May 03, 2022 11:51 AM
To: Perdue, Michele <MPerdue@greenvillecounty.org>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Brian Schick <bschick@wfinvest.net>; Joe Bryant

<JBryant@SeamonWhiteside.com>; Mat Delany <mdelany@housingstudio.com>

Subject: GR3941 - Development Name Request - "Woven"

Importance: High

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

Michelle,

We are requesting E911 approval for the development name "Woven". This is a mixed use (residential/retail) development at the intersection of Pendleton Street and Smith Street in the West Village. A conceptual site plan is attached and a GIS aerial with the project outline is below. Let us know if you have any questions. Thank you



Chlp Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell

CONFIDENTIALITY NOTICE: *This e-mail and any files transmitted with it are confidential and may contain information which is legally privileged or otherwise exempt from disclosure. They are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please immediately notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.*

CONFIDENTIALITY NOTICE: *This e-mail and any files transmitted with it are confidential and may contain information which is legally privileged or otherwise exempt from disclosure. They are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please immediately notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.*

WOVEN PLANNED DEVELOPMENT MEMORANDUM

ADDITIONAL INFORMATION ABOUT GARBAGE COLLECTION AND LOADING / UNLOADING ZONES

Residential trash and recycling for the ±250 residential units will be collected via trash chutes located inside each building and compacted in an internal trash room. An internal trash room for Building 1 will be located along Saco Street, and an internal trash room for building 2 will be located along Smith Street. Trash and recycling will remain in the internal trash room until time for pick-up. A designated service drive will be provided to allow the garbage truck to pull off the roadway and have direct access to the trash room to ensure efficient transfer of garbage from the trash room to collection vehicle. As with other multi-family developments, it is assumed that trash pickup would occur roughly 2-4 times a week. See site plan for locations.

Commercial uses will utilize the same trash rooms as the residential units and will transport their garbage to the appropriate trash room in either Building 1 or Building 2 to be collected via the same process as the residential trash.

ADDITIONAL INFORMATION ABOUT LOADING / UNLOADING ZONES

Move-in / Move-out loading and unloading for the ±250 residential units will be limited to specific times and will utilize centrally located, on-street parking spaces along Smith Street adjacent to the relocated Morgan House. These spaces will include signage and pavement markings clearly indicating times when the spaces are to be utilized for move-in / move-out loading and unloading versus public parking. This location is central to both Building 1 and Building 2 and also allows for easy access to the elevators of each building. Exact days and times for move-in / move-out loading and unloading is to be determined but anticipated to be limited to certain days of the week and/or time slots. See site plan for locations.

Commercial loading and unloading will occur at designated areas. Building 1 commercial uses will utilize a parallel pull-off on Saco Street. Building 2 commercial uses will utilize a parallel, pull-off along Traction Street. These areas will be striped and signed as "No Parking" to ensure efficient transfer of goods. See site plan for locations.

SIGN-IN SHEET (1/5)

**WOODFIELD DEVELOPMENT | WOVEN MIXED-USE
PLANNED DEVELOPMENT REZONING
NEIGHBORHOOD MEETING**

Tuesday, March 10, 2022

6:30 PM

[illegible]

SIGN-IN SHEET (2/5)

**WOODFIELD DEVELOPMENT | WOVEN MIXED-USE
PLANNED DEVELOPMENT REZONING
NEIGHBORHOOD MEETING**

Tuesday, March 10, 2022

6:30 PM

[illegible]

SIGN-IN SHEET (3/5)

**WOODFIELD DEVELOPMENT | WOVEN MIXED-USE
PLANNED DEVELOPMENT REZONING
NEIGHBORHOOD MEETING**

Tuesday, March 10, 2022

6:30 PM

[illegible]

SIGN-IN SHEET (4/5)

WOODFIELD DEVELOPMENT | WOVEN MIXED-USE PLANNED DEVELOPMENT REZONING NEIGHBORHOOD MEETING

Tuesday, March 10, 2022

6:30 PM

NAME	ADDRESS	EMAIL
TJ RUMLER	16 BURDETTE, 29611	TJRUMLER@GMAIL.COM
D Fisher	22 Ende	
J Christopher	300 Spruce St	Pepper@Juno.com
JACK OLSON	25 DRAPER ST	TENNIS.TFO@ME.COM
INGRID DAVIS	P.O. BOX 9504 Greenville 29604	ingridDavis1112@gmail.com
Kirchey Lynn Fleming	241 Lowndes Ave, Greenville, 29607	kirchey@gmail.com
Anne & Tom King	34 Burdette St 29611	arking@mindspring.com
Virginia Willard	25 Draper St	vjwillard@me.com
PAUL TANTILLO	2 WALD ST. - KM FABRICS	PTANTILLO@KMFABRICS.COM
Teresa Slack	545 Perry Ave 29611	Teresa.Slack@YAHOO.COM
Janina Ellis	1284 Pendleton St. 29611	janina@janinaellis.com
PETER PATEL	1300 Pendleton St	peterpatel79@gmail
JARED MOORE	3 MASON ST	JJMOORE@CREATIVEFOUNDER.COM
Julie Hughes	32 Normandy Rd Greenville SC 29615	jshabkic@gmail.com
Katie Hughes	306 Wilton St Greenville SC 29609	KatieHughespro@gmail.com
Lynne Nachman	44 Burdette St	nachmanlynne@gmail.com
Tom Fox	24 Cleveland St. Ste. 101 29601	tomfox@foxcommercial.com
Henry Sullivan IV	411 River St. Greenville, SC 29601	hssulli@g.clemson.edu

**WOODFIELD DEVELOPMENT | WOVEN MIXED-USE
PLANNED DEVELOPMENT REZONING
NEIGHBORHOOD MEETING**

6:30 PM

[illegible]

MEETING NOTES

DATE: 05.11.2022

SUBJECT: **Woodfield Development | Woven Mixed-Use-Development**
Neighborhood Meeting
City of Greenville, SC

Note: A Neighborhood meeting was held on 05/11/2022 from 6:00 PM – 7:30 PM in the West Greenville Community Center. Brian Schick (Woodfield Development) and Ryan Johnston presented the project to the neighborhood (a copy of the presentation is included as an attachment to this document). A sign-in sheet is included as an attachment to this document.

Reverend Fleming (The President of the West Greenville Neighborhood Association) required that all questions be directed to the developer (Brian Schick) via email and be addressed on an individual basis due to time constraints. Drew Parker (not a part of this project) also presented and there were several concerns / questions addressed to him that have been included due to their relevance to this project. The following is a list of questions/concerns that were raised, and how the developer responded to and/or is addressing these items.

- How is the affordable housing located within this development going to be distributed?
 - The affordable housing units will be a minimum of 10% dispersed throughout the entirety of the development on a relatively equal scale.
- How is affordable housing defined?
 - Drew Parker (not a part of this project) referred the questioner to the City of Greenville's Affordable Housing Assessment but briefly explained the City's standard definition of affordable housing as being affordable to approximately 80% of areas residents based on AMI (Area Median Income).
- Will the size of this project look out of place for the scale and character of the Village of West Greenville?
 - The design team on both the site design and architecture side have taken care to make sure that the development will be a complimentary addition to the existing neighborhood by creating a pocket park for the neighborhood, relocating a two-story mill house and landscape buffers to transition to single family houses. The public realm be at a pedestrian scale matching the existing Pendleton Street corridor.
- What is the timeline for the developer to receive and respond to questions?
 - The developer will respond to questions in an as timely manner as possible – as well as recording questions and responses to share with the City of Greenville.
 - All meeting attendees who proved their email will be provided a copy of the meeting presentation.
- A question concerning traffic was raised and the questioner requested a copy of the Traffic Impact Analysis (TIA)
 - TIA was completed and required no improvements. Developer offered to provide traffic study.

June 24, 2022

MEMORANDUM OF UNDERSTANDING

Parties: Village at West Greenville, LLC
d.b.a. "Woven" Mixed-Use Proposed Planned Development

Artbomb Company – An Arts Explosion, Inc.
EIN: 57-1133820 [a non-profit corporation – Foundation Classification 509 (a) (2)]

Whereas, the Village at West Greenville, LLC has acquired multiple former textile mill houses in the Brandon Community of West Greenville, and;

Whereas, the Village at West Greenville, LLC desires to preserve and relocate these houses within this former textile mill community, and;

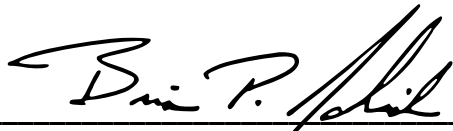
Whereas, Artbomb Company – An Arts Explosion, Inc. has expressed a desire to obtain three of these former mill houses, to be relocated and remodeled at its expense, and;

Whereas, Artbomb Company – An Arts Explosion, Inc., pledges to make these houses available to artists for live/work studios, in continuation of their mission to promote the creation of art in Greenville in an accessible and affordable manner, and;

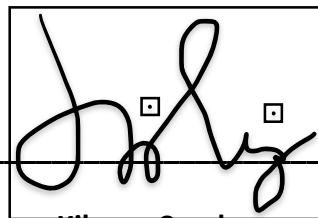
Whereas, the Village at West Greenville, LLC is desirous to support this arts mission, by donating three homes, at no cost to Artbomb Company – An Arts Explosion, Inc., and;

Now, Therefore, Be It Resolved, that the undersigned Representatives of the Parties, have agreed to preserve, transfer and restore these homes, for the above stated mission, and for the benefit of the citizens of Greenville South Carolina.

Executed, this 24th day of June, in the year, 2022:



Brian P. Schick, President
Village at West Greenville, LLC



Diane Kilgore Condon
Artbomb Company – An Arts Explosion, Inc.

TRAFFIC IMPACT STUDY

The Village Mixed-Use Greenville, South Carolina

MAY 2, 2022

IMPACT DESIGNS, INC.

Prepared by: Allen Reid, PE

TRAFFIC IMPACT STUDY

The Village Mixed-Use

GREENVILLE, SOUTH CAROLINA



REPORT PREPARED FOR:

Woodfield Development, LLC
PO Box 1127
Isle of Palms, SC 29451

REPORT PREPARED BY

Impact Designs Inc.
172 Williamson Road, Unit 3728
nick@impactdesignsinc.com

Table of Contents

EXECUTIVE SUMMARY	iii
1. INTRODUCTION	1
1.1. Project Summary	1
1.2. Existing Roadway Conditions.....	1
1.3. Driveway Locations	1
2. TRAFFIC VOLUME DEVELOPMENT.....	5
2.1. Existing Traffic Volumes.....	5
2.2. Projected Traffic Volumes	5
2.3. Proposed Development Traffic Volumes	5
2.4. Future Build Traffic Volumes	6
3. TRAFFIC IMPACT ANALYSIS	14
3.1. Turn Lane Analysis	14
3.2. Intersection LOS Analysis.....	14
4. SUMMARY OF FINDINGS	18

Tables

Table 1 – Study Area Summary	1
Table 2 – Trip Generation.....	5
Table 3 – <i>HCM 6th Edition</i> LOS Criteria for Signalized & Unsignalized Intersections	14
Table 4 – Unsignalized Intersection Analysis Results.....	15
Table 5 – Signalized Intersection Analysis Results	16

Figures

Figure 1 – Project Location..... 2

Figure 2 – Conceptual Site Plan..... 3

Figure 3 – Existing Lane Configuration 4

Figure 4 – Existing (2022) Traffic Volumes..... 7

Figure 5 – No-Build (2025) Traffic Volumes..... 8

Figure 6 – Primary Trip Distributions..... 9

Figure 7 – Primary Trip Assignments..... 10

Figure 8 – Pass-By Trip Distribution..... 11

Figure 9 – PM Pass-By Trip Assignment 12

Figure 10 – Build (2025) Traffic Volumes 13

Figure 11 – Recommended Lane Configuration..... 17

Appendices

- A) Traffic Count Data
- B) Turn Lane Analysis
- C) Synchro Analysis Reports
- D) SimTraffic Analysis Reports
- E) Signal Plans and Timings

EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Village Mixed-Use development in accordance SCDOT guidelines. The proposed development is located on the south side of Pendleton Street between Saco Street and Traction Street in Greenville, South Carolina. The development is expected to consist of 252 multifamily housing units and 15,200 square feet of retail space and is anticipated to be constructed by the end of 2025.

A turn lane analysis was conducted utilizing the Build (2025) volumes. Based on build out volumes, no turn lanes are warranted at site access points. Refer to Appendix B for the turn lane warrants with volumes graphed.

The capacity analysis indicates that all movements at the unsignalized intersections are expected to operate at LOS C or better during the peak hours. The operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended for any of the unsignalized study intersections.

The capacity analysis indicates that all approaches at the signalized intersections are expected to operate at LOS C or better. In both peak hours, the overall delay at the intersection of Pendleton Street and Lois Avenue/Smith Street is anticipated to drop from LOS B under No-Build conditions to LOS C under Build conditions. However, the increase in delay is expected to be minimal. No mitigation is recommended for the signalized study intersections.

Recommendations:

- None

1. INTRODUCTION

The purpose of this report is to summarize the traffic impact study that was completed for the Village Mixed-Use development in Greenville, South Carolina. The study was developed in accordance with SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Summary

The proposed development is located on the south side of Pendleton Street between Saco Street and Traction Street in Greenville, South Carolina. The development is expected to consist of 252 multifamily housing units and 15,200 square feet of retail space and is anticipated to be constructed by the end of 2025. This traffic impact study analyzes the effects of the additional traffic associated with the proposed development during the weekday AM (7:00 AM - 9:00 AM) and the weekday PM (4:00 PM - 6:00 PM) peak periods. The study area for the purpose of the analysis includes the following intersections:

- Pendleton Street and Saco Street
- Pendleton Street and Lois Avenue/Smith Street
- Pendleton Street and Traction Street
- Pendleton Street and Irvine Street/Burdette Street
- Saco Street and Mason Street
- Saco Street and Site Access A
- Smith Street and Site Access B

The proposed development is expected to be built out by the end of 2025; therefore, 2025 was considered as the future year for the purpose of this analysis. Refer to Figures 1 and 2 for the site location and the conceptual site plan.

1.2. Existing Roadway Conditions

The primary roadways within the study area include Pendleton Street, Saco Street, and Smith Street. A summary of their existing characteristics is shown in Table 1.

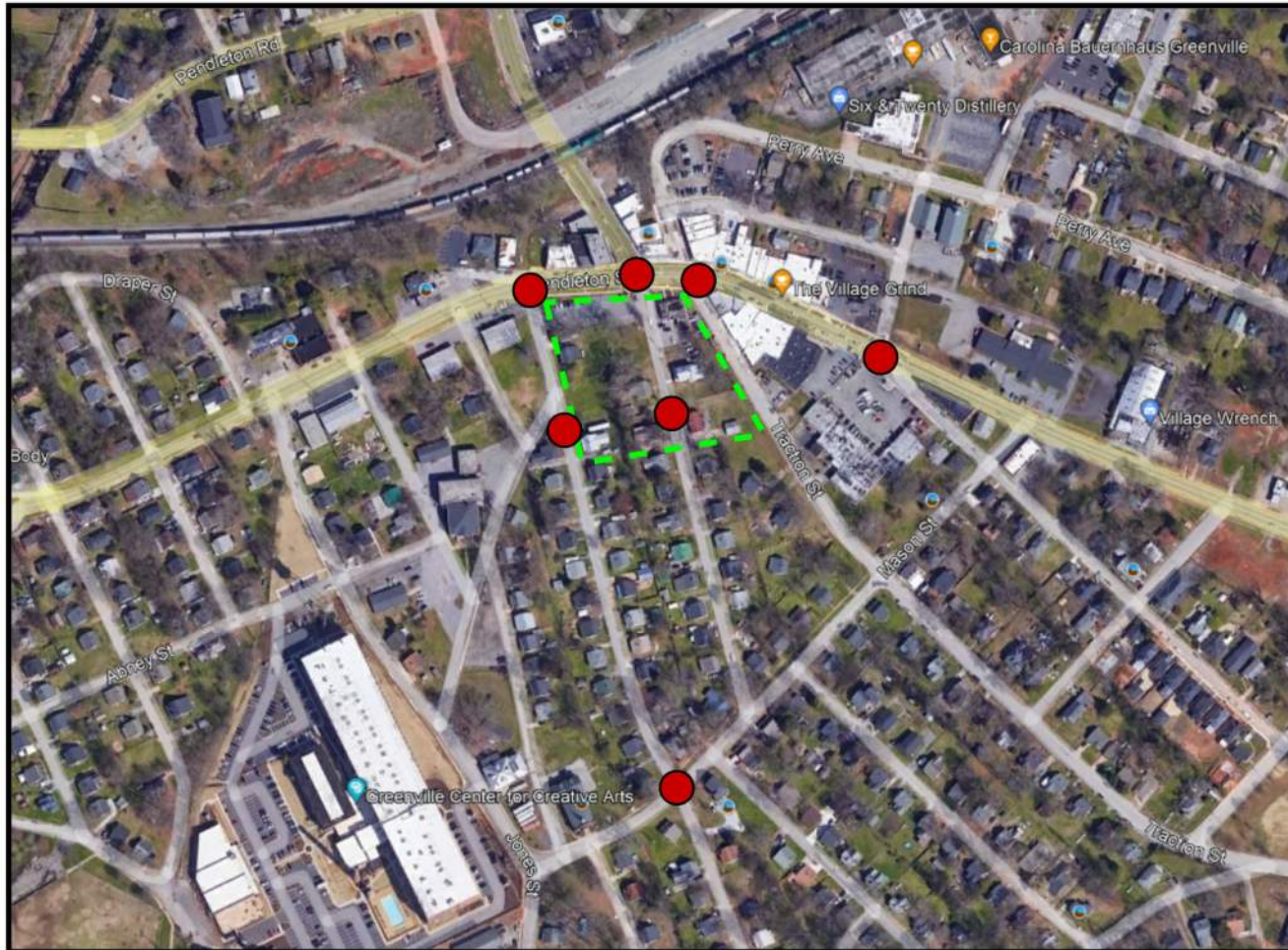
Table 1 – Study Area Summary

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2019 AADT
Pendleton Street	SC 124	2-lane undivided	30 MPH	SCDOT	8,100
Saco Street	N/A	2-lane undivided	25 MPH	Local	N/A
Smith Street	N/A	2-lane undivided	25 MPH	Local	N/A

Refer to Figure 3 for an illustration of the existing geometry and traffic control at the study intersections.

1.3. Driveway Locations

Direct access to the Village Mixed-Use development is proposed to be provided via one full movement access on Saco Street and another full movement access on Smith Street.



LEGEND

 Proposed Site Location

 Study Intersection

IMPACT Designs, Inc.		
<i>The Village Mixed-Use Greenville, SC</i>		
Site Location Map		
Scale: Not to Scale	Figure	1

STREET TREES:

Required: 1 canopy tree per 40 LF of road frontage

Pendleton Street:	250 LF	6 Trees Required	6 Trees Provided
Saco Street:	365 LF	10 Trees Required	10 Trees Provided
Smith Street (west side):	358 LF	9 Trees Required	9 Trees Provided
Smith Street (east side):	358 LF	9 Trees Required	9 Trees Provided
Traction Street:	359 LF	9 Trees Required	9 Trees Provided

SITE DATA:

Acreage:	2.68 Ac.
TMS#s:	0118001400200 (0.25 Ac.)
	0118001400300 (0.36 Ac.)
	0118001400400 (0.36 Ac.)
	0118001300200 (0.19 Ac.)
	0118001302800 (0.18 Ac.)
	0118001300300 (0.25 Ac.)
	0118001302700 (0.21 Ac.)
	0118001300501 (0.24 Ac.)
	0118001302600 (0.24 Ac.)
	0118001300500 (0.21 Ac.)
	0118001302500 (0.19 Ac.)

Proposed Land Use: Planned Development (PD)

BUILDING SETBACKS:

MIXED USE

Front Yard:	0'
Side Yard:	0'
Rear Yard:	15'

OPEN SPACE:

50,000 SF REQUIRED (50% CAN BE PRIVATE)
27,741 SF PUBLIC OPEN SPACE PROVIDED
23790 SF PRIVATE OPEN SPACE PROVIDED
51,531 SF TOTAL OPEN SPACE PROVIDED

% IMPERVIOUS AREAS:

Total Impervious Area:	2.39 Ac. (89%)
Total Site:	2.68 Ac.

PARKING REQUIRED:

TYPE	SIZE:	PARKING REQUIRED (MAX / MIN PER ORDINANCE):
Retail / Commercial	12,900 SF	52 (1 per 250) - 26 (1 per 500)
Office (Leasing)	2,200 SF	15 (1 per 150) - 4 (1 per 600)
Multi-Family	252 Units	378 (1.5 per unit)

Total: 407 (min) to 445 (max)
Total Required with Shared Parking: 370 spaces

City of Greenville Shared Parking

Land Use	Square Footage /Units	Minimum Parking By Code	Base Parking Required	Weekday		Weekend		Nighttime
				Daytime (6am-5 pm)	Evening (5 pm-12am)	Daytime (6am-5 pm)	Evening (5 pm-12am)	
Office	2,200 1 per 600	4	4	100%	4	10%	0	5%
Retail	12,900 1 per 500	26	26	60%	15	100%	26	5%
Multifamily	252 1.5 per unit	378	378	30%	113	80%	302	100%
Totals			407	133	364	329	358	379

PARKING PROVIDED:

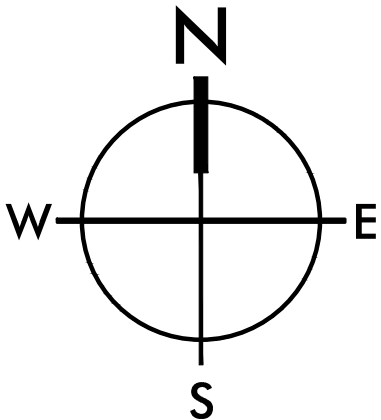
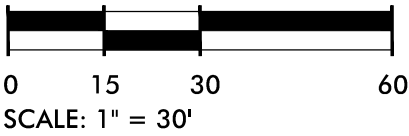
TOTAL PARKING PROVIDED: 380 Spaces (including 8 ADA Spaces)
On Street Surface Parking: 15 Spaces
Parking Deck: 365 Spaces

BUILDING HEIGHTS:

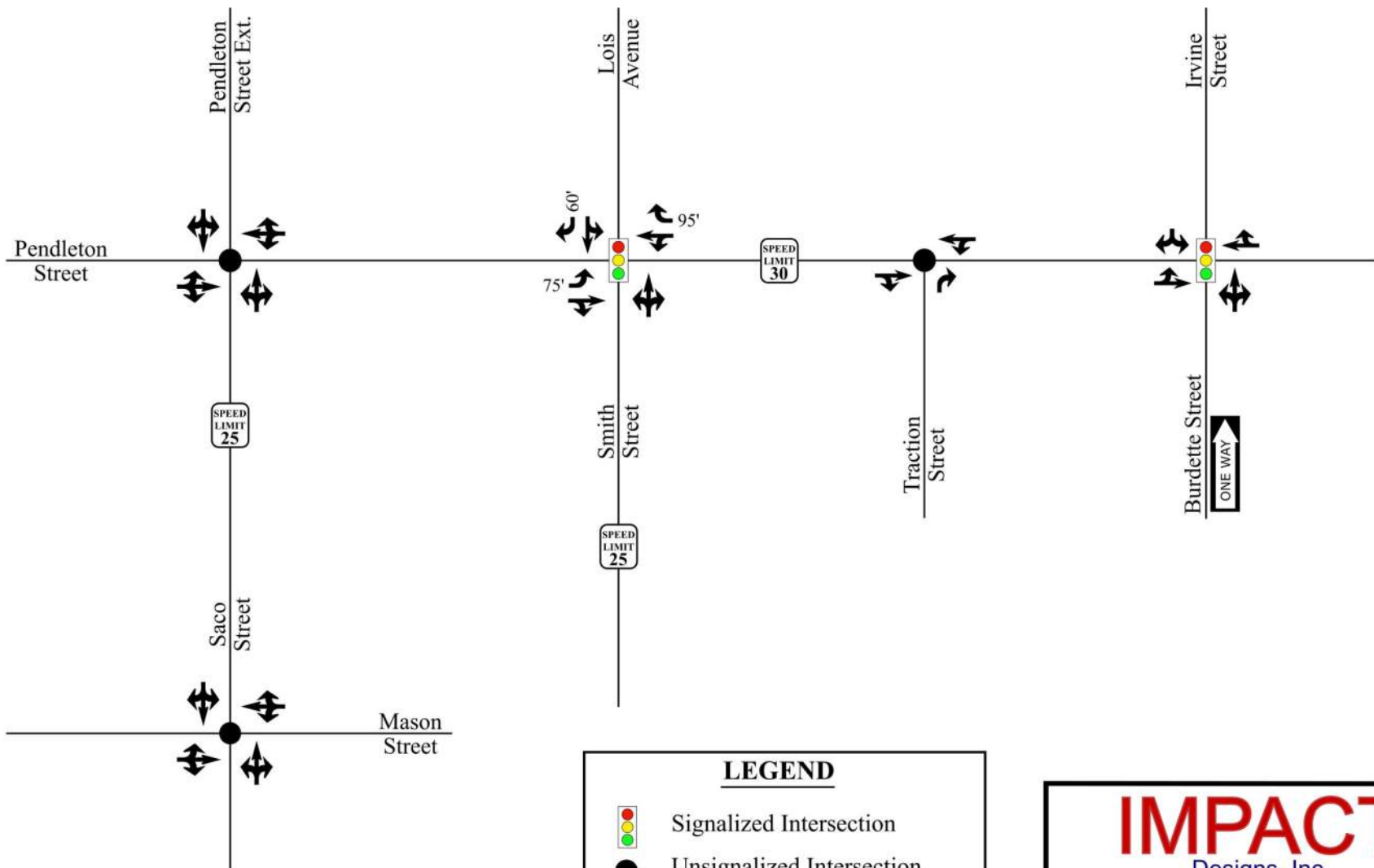
USE	HEIGHT
Commercial	?
Multi-Family	?



Know what's below.
Call before you dig.



PRELIMINARY
DEVELOPMENT
PLAN



LEGEND



Signalized Intersection



Unsignalized Intersection



Existing Lane



Posted Speed Limit



Storage (In Feet)

IMPACT

Designs, Inc.

*The Village Mixed-Use
Greenville, SC*

Existing Lane Configurations
and Traffic Control

Scale: Not to Scale

Figure

3

2. TRAFFIC VOLUME DEVELOPMENT

2.1. Existing Traffic Volumes

Existing turning movement counts were conducted at the study intersections in March and April of 2022, during the AM (7:00 AM to 9:00 AM) peak period and the PM (4:00 PM to 6:00 PM) peak period. The 2022 traffic volumes are illustrated in Figure 4.

2.2. Projected Traffic Volumes

Based on SCDOT Average Annual Daily Traffic (AADT) volumes, daily traffic volumes in the study area have fluctuated in recent years. To be conservative, a 2% annual growth was applied to the 2022 counts to develop the No-Build (2025) volumes. This growth rate was applied to account for all background growth in the area without any adjacent and/or the proposed developments. The calculations for this factor can be found in Appendix A. Refer to Figure 5 for an illustration of the No-Build (2025) traffic volumes at the study intersections.

2.3. Proposed Development Traffic Volumes

As mentioned previously, the proposed development is expected to consist of 252 multifamily housing units and 15,200 square feet of retail space. The trip generation potential for the proposed development was estimated utilizing methodology contained within the ITE's *Trip Generation Manual*, 11th Edition. Utilizing ITE data for ITE Codes 221 and 822, traffic volumes were generated for the weekday daily, the weekday AM peak hour, and the weekday PM peak hour. Refer to Table 2 for a summary of the trip generation potential of the proposed development.

Table 2 – Trip Generation

ITE Land Use (Code)	Density	Independent Variable	Daily Traffic	AM Peak		PM Peak	
				Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise) (ITE Code 221)	252	Dwelling Units	1,156	23	76	60	39
Strip Retail Plaza (<40k) (ITE Code 822)	15.2	KSF	871	22	14	50	50
	Pass-By Trips [34% PM]			0	0	17	17
Internal Capture				2	2	20	20
Total Primary Trips				43	88	73	52

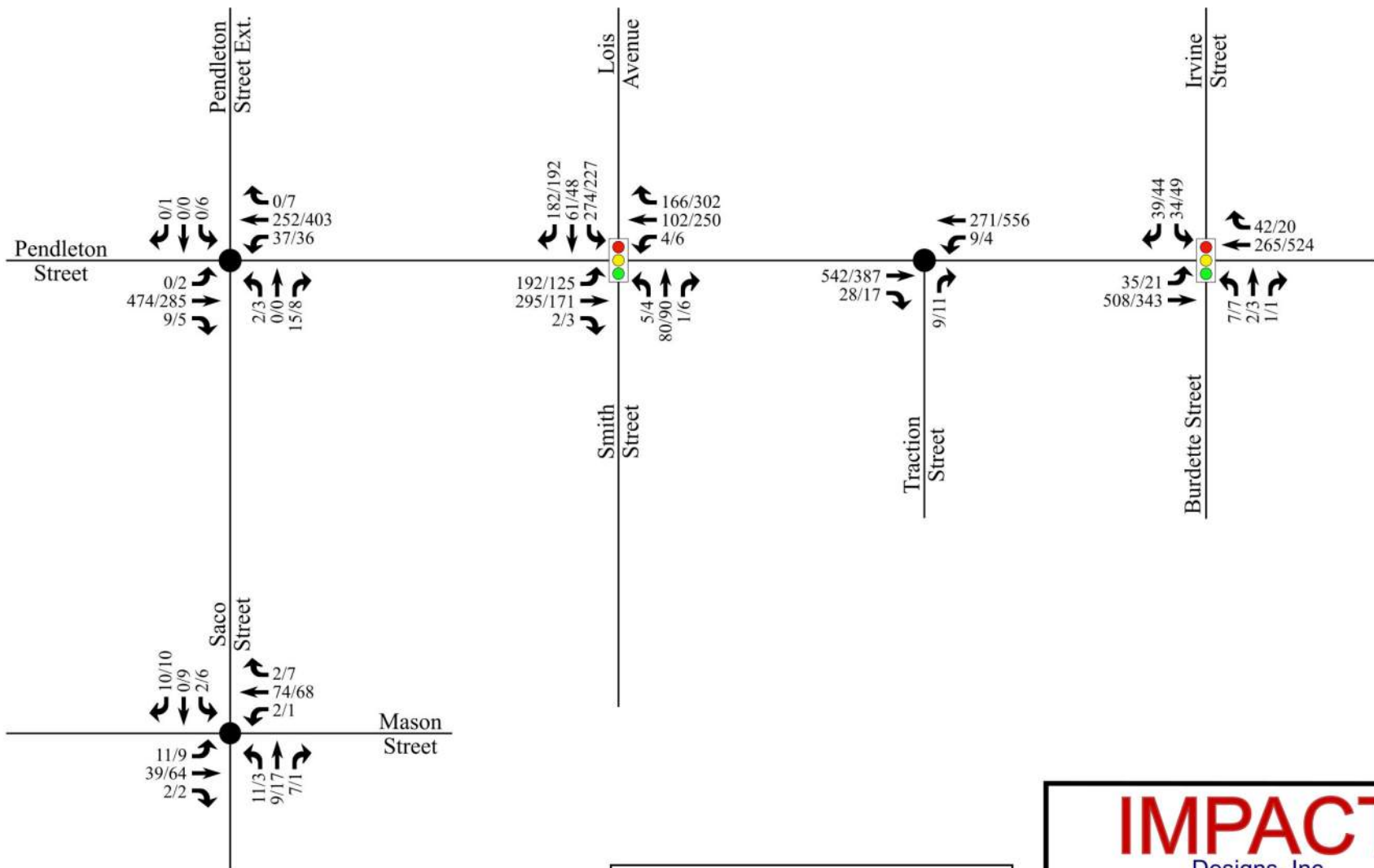
Site traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and are summarized below:

- 25% to/from the west via Pendleton Street
- 35% to/from the east via Pendleton Street
- 25% to/from the north via Lois Avenue
- 5% to/from the south via Smith Street
- 5% to/from the east via Mason Street
- 5% to/from the south via Saco Street

Refer to Figures 6 and 7 for the primary trip distribution and assignment and Figures 8 and 9 for the pass-by trip distribution and assignment.

2.4. Future Build Traffic Volumes

The site generated traffic volumes were added to the No-Build (2025) traffic volumes to determine the Build (2025) volumes. The Build (2025) volumes are illustrated in Figure 10.



LEGEND

-  Signalized Intersection
-  Unsignalized Intersection
- X / Y → AM / PM Peak Hour Traffic

IMPACT

Designs, Inc.

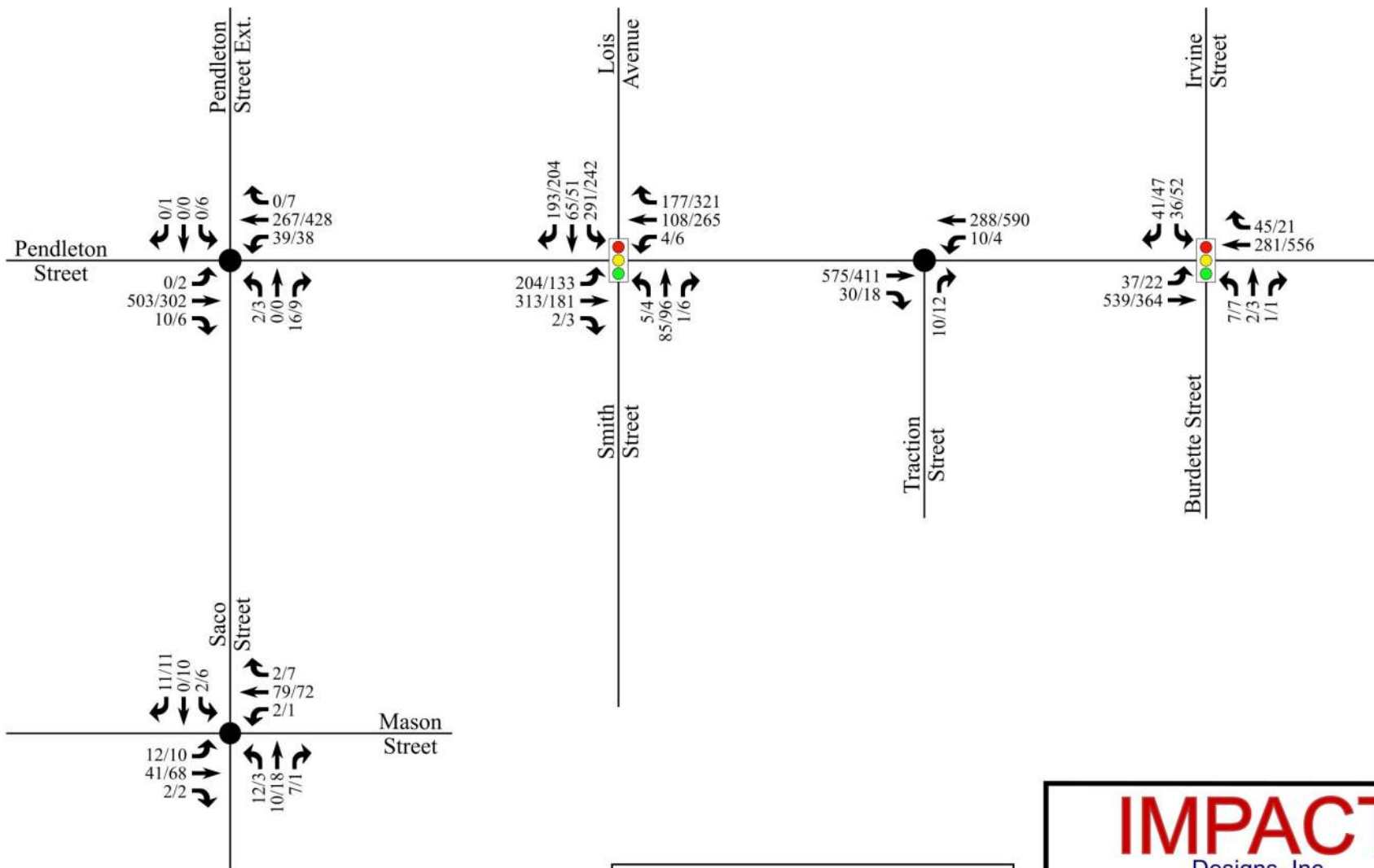
*The Village Mixed-Use
Greenville, SC*

Existing (2022)
Traffic Volumes

Scale: Not to Scale

Figure

4



LEGEND

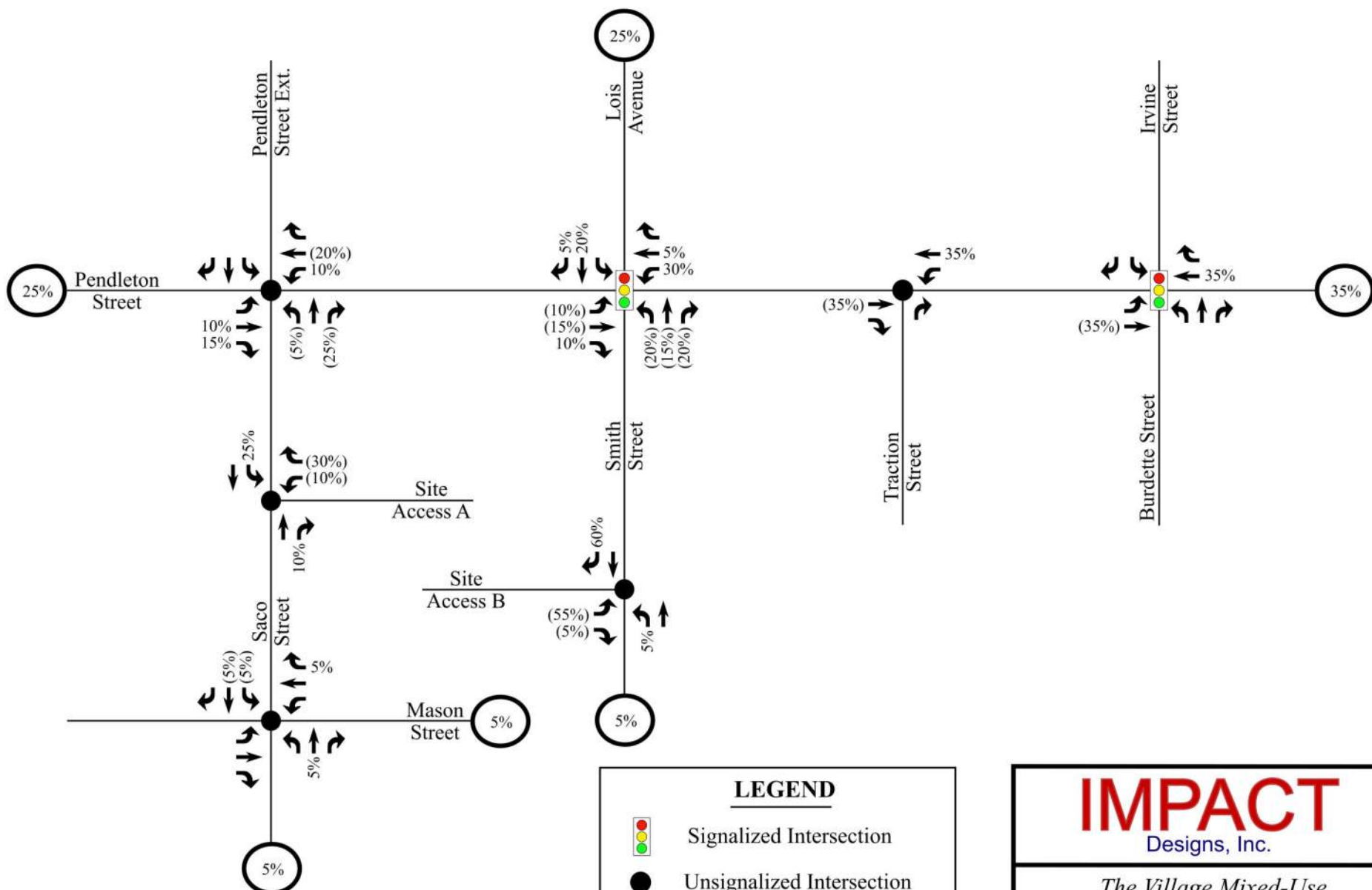
 Signalized Intersection
 Unsignalized Intersection
 X / Y → AM / PM Peak Hour Traffic

IMPACT
 Designs, Inc.

*The Village Mixed-Use
 Greenville, SC*

No-Build (2025)
 Traffic Volumes

Scale: Not to Scale	Figure	5
---------------------	--------	---



LEGEND



Signalized Intersection



Unsignalized Intersection



Regional Trip Distribution

X% → Entering Trip Distribution

(Y%) → Exiting Trip Distribution

IMPACT

Designs, Inc.

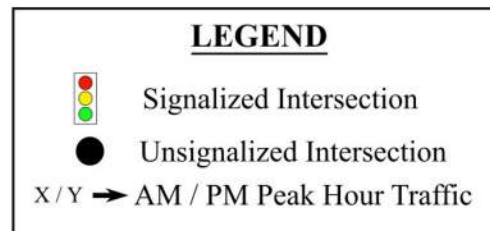
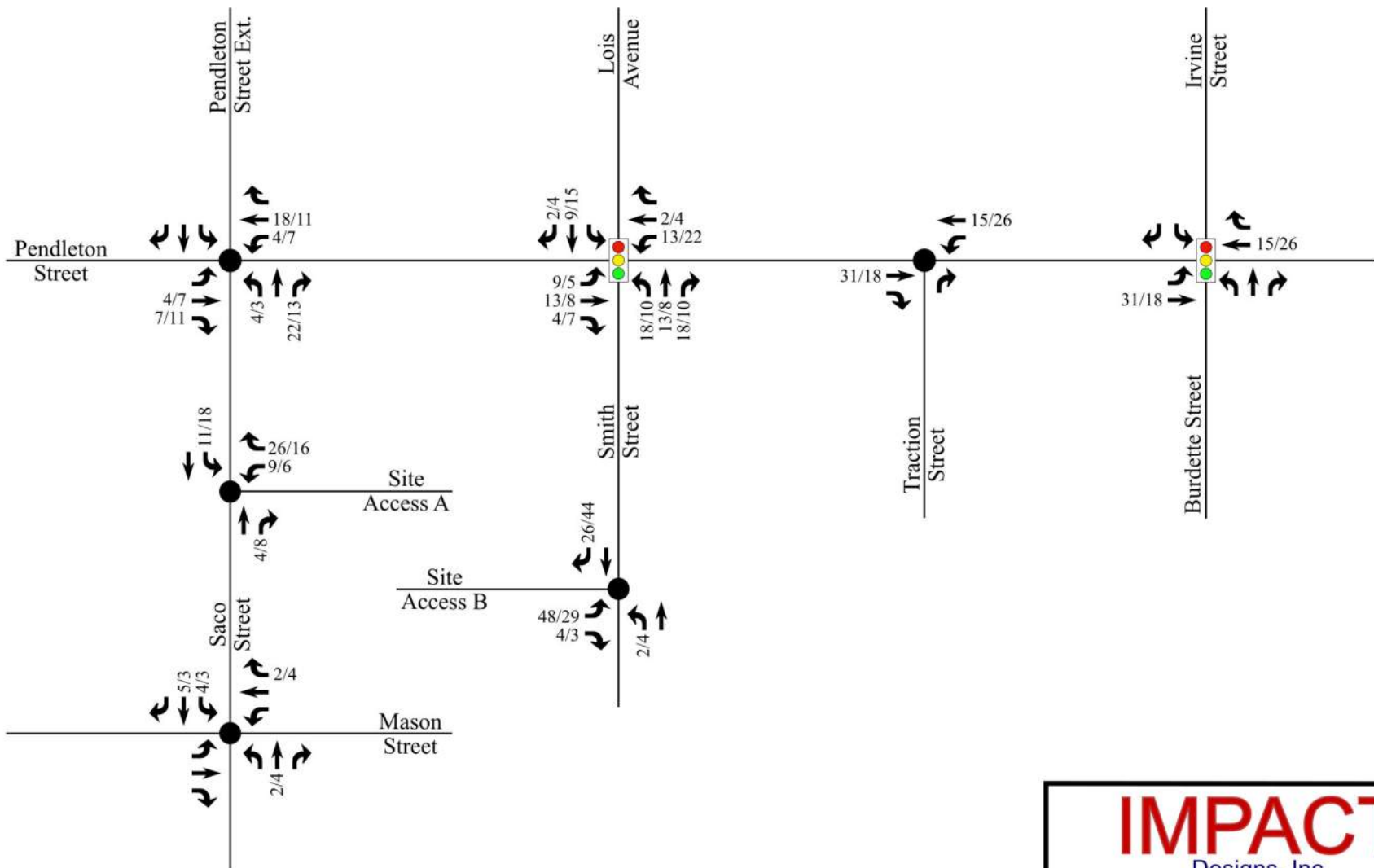
*The Village Mixed-Use
Greenville, SC*

Site Trip Distribution

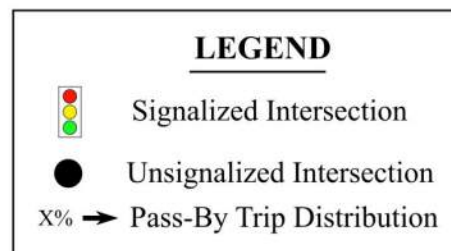
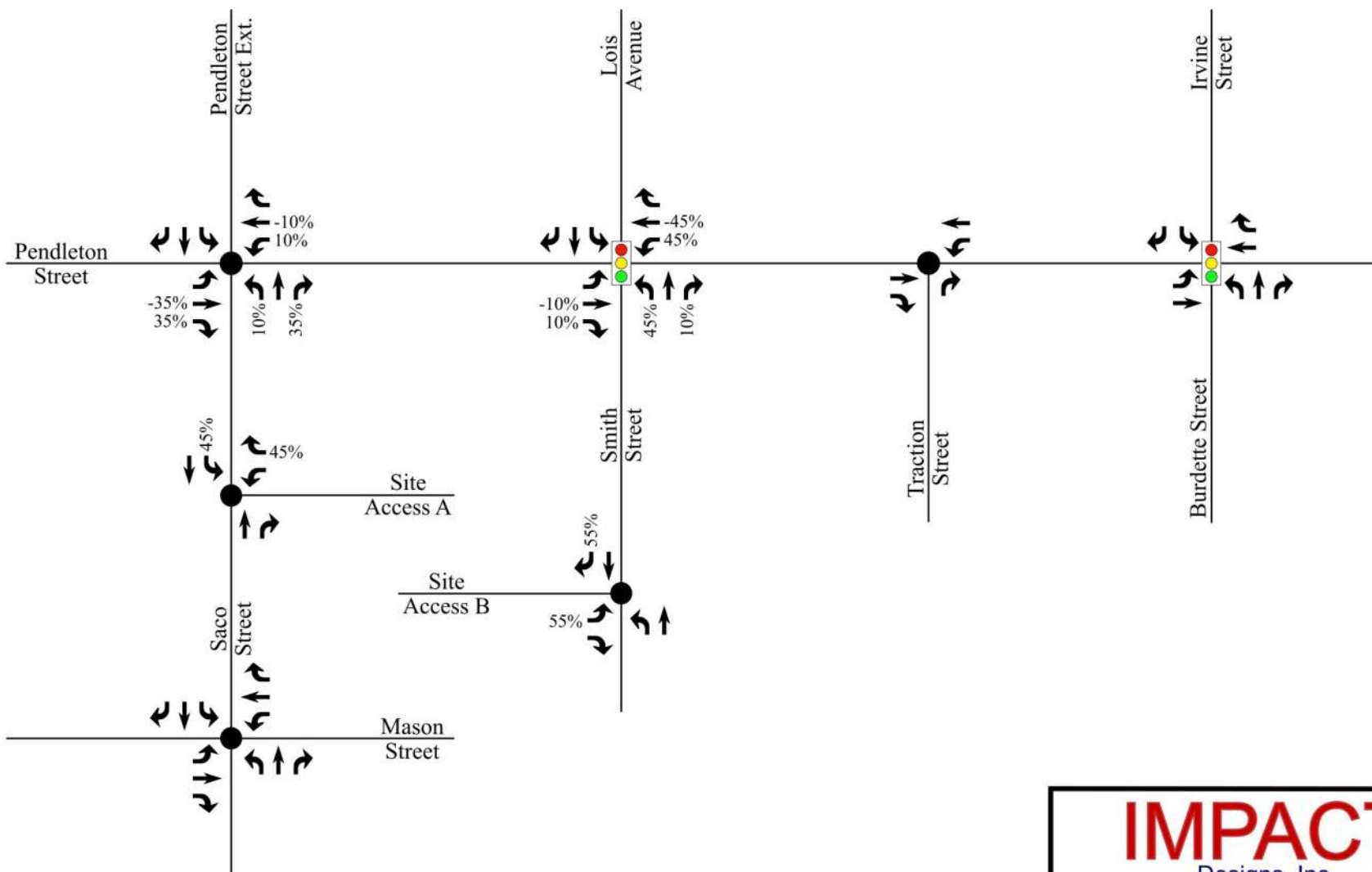
Scale: Not to Scale

Figure

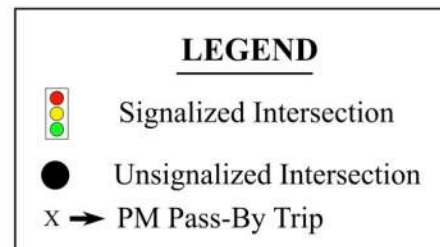
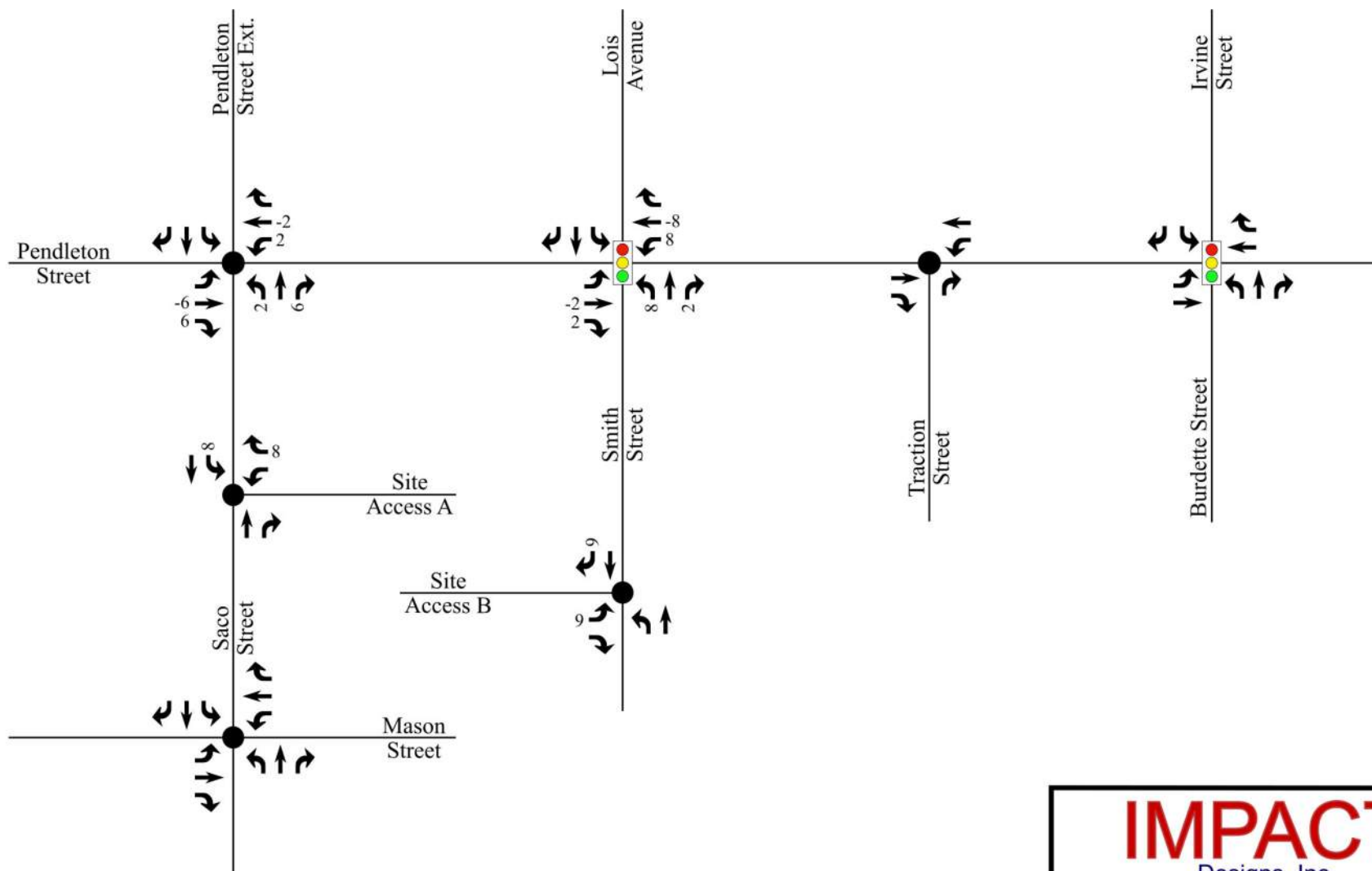
6



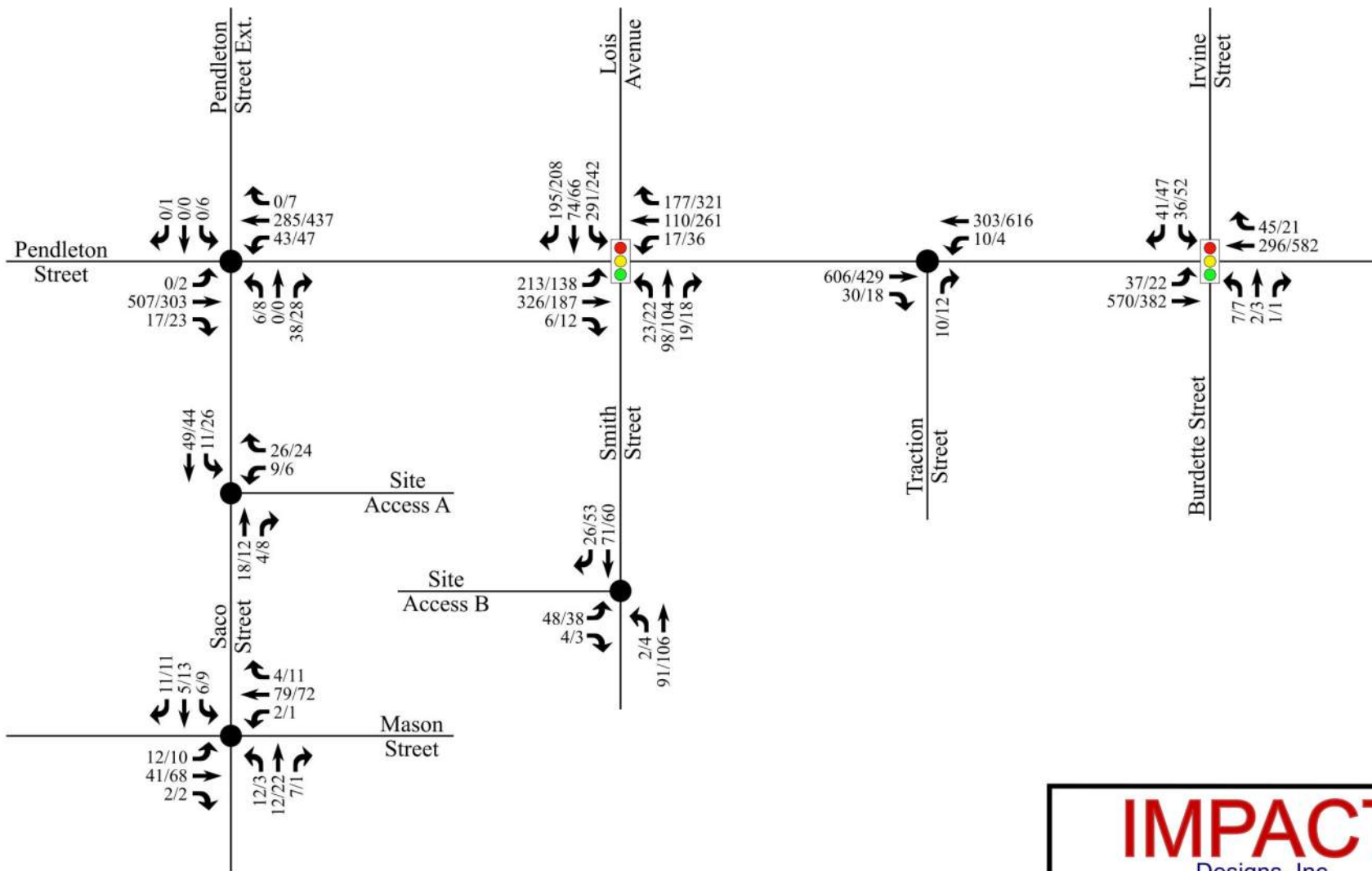
IMPACT Designs, Inc.		
<i>The Village Mixed-Use Greenville, SC</i>		
Trip Assignment		
Scale: Not to Scale	Figure	7



IMPACT Designs, Inc.		
<i>The Village Mixed-Use Greenville, SC</i>		
Pass-By Trip Distribution		
Scale: Not to Scale	Figure	8



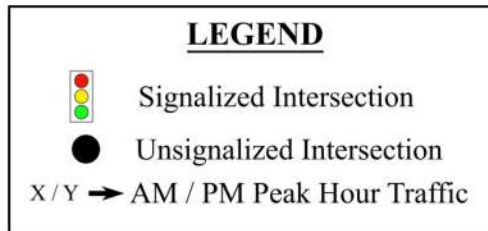
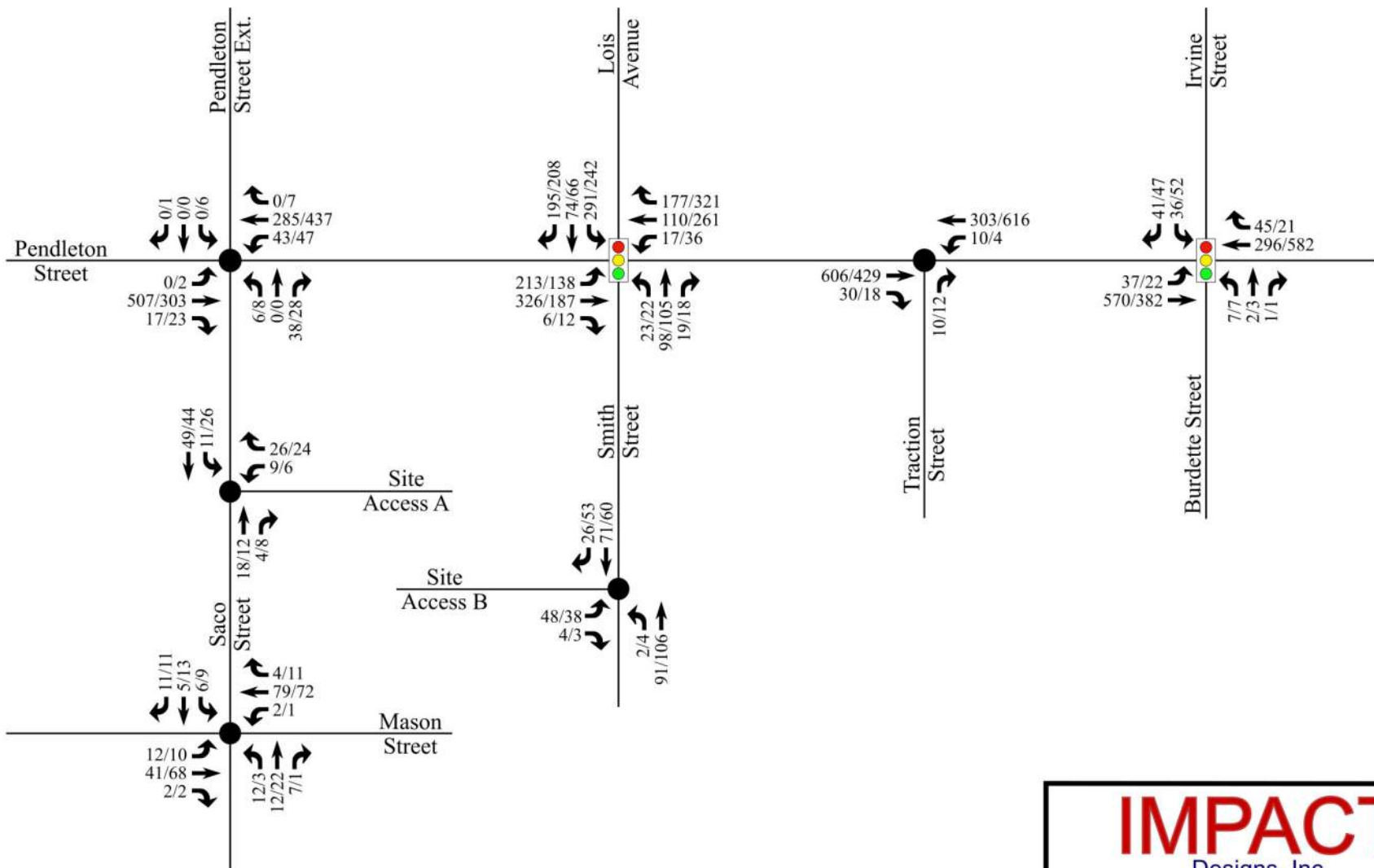
IMPACT Designs, Inc.		
<i>The Village Mixed-Use Greenville, SC</i>		
PM Pass-By Trip Assignment		
Scale: Not to Scale	Figure	9



LEGEND

 Signalized Intersection
 Unsignalized Intersection
 X / Y → AM / PM Peak Hour Traffic

IMPACT Designs, Inc.		
<i>The Village Mixed-Use Greenville, SC</i>		
Build (2025) Traffic Volumes		
Scale: Not to Scale	Figure	10



IMPACT

Designs, Inc.

*The Village Mixed-Use
Greenville, SC*

**Build (2025)
Traffic Volumes**

Scale: Not to Scale	Figure	10
---------------------	--------	----

3. TRAFFIC IMPACT ANALYSIS

3.1. Turn Lane Analysis

A turn lane analysis was conducted utilizing the Build (2025) volumes. Based on build out volumes, no turn lanes are warranted at the site access points. Refer to Appendix B for the turn lane warrants with volumes graphed.

3.2. Intersection LOS Analysis

Using the existing, no-build, and build traffic volumes, intersection analyses were conducted for the study intersections under Existing (2022) conditions, No-Build (2025) conditions, and Build (2025) conditions. This analysis was conducted using the Transportation Research Board's *Highway Capacity Manual (HCM 6th Edition)* methodologies of the *Synchro*, Version 11 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. Table 3 summarizes the *HCM 6th Edition* control delay thresholds associated with each LOS grade for signalized and unsignalized intersections.

Table 3 – HCM 6th Edition LOS Criteria for Signalized & Unsignalized Intersections

Signalized Intersections		Unsignalized Intersections	
LOS	Control Delay per Vehicle (seconds)	LOS	Control Delay per Vehicle (seconds)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 85	F	> 50

The results of the capacity analysis for the study intersections under existing traffic control are summarized in Table 4. Refer to Appendix C for the detailed capacity analysis reports and Appendix D for the queuing analysis results.

Table 4 – Unsignalized Intersection Analysis Results

Intersection	Approach	LOS (Delay in seconds per vehicle)					
		Existing (2022) Conditions		No-Build (2025) Conditions		Build (2025) Conditions	
		AM	PM	AM	PM	AM	PM
Pendleton Street and Saco Street	EB	A (0.0)	A (8.3)	A (0.0)	A (8.3)	A (0.0)	A (8.4)
	WB	A (8.6)	A (8.0)	A (8.8)	A (8.1)	A (8.8)	A (8.1)
	NB	B (12.8)	B (12.5)	B (13.2)	B (12.7)	B (14.3)	B (13.2)
	SB	A (0.0)	C (17.9)	A (0.0)	C (19.1)	A (0.0)	C (20.8)
Pendleton Street and Traction Street	EB	-	-	-	-	-	-
	WB	A (8.8)	A (8.3)	A (9.0)	A (8.3)	A (9.1)	A (8.4)
	NB	B (12.5)	B (11.0)	B (12.9)	B (11.2)	B (13.3)	B (11.3)
Saco Street and Mason Street	EB	A (7.4)	A (7.4)	A (7.4)	A (7.4)	A (7.4)	A (7.4)
	WB	A (7.3)	A (7.4)	A (7.3)	A (7.4)	A (7.3)	A (7.4)
	NB	A (9.6)	B (10.1)	A (9.7)	B (10.2)	A (9.8)	B (10.3)
	SB	A (8.9)	A (9.6)	A (8.9)	A (9.7)	A (9.4)	A (9.8)
Saco Street and Site Access A	WB	<i>Analyzed under Build conditions ONLY</i>				A (8.7)	A (8.7)
	NB					-	-
	SB					A (7.3)	A (7.3)
Smith Street and Site Access B	EB	<i>Analyzed under Build conditions ONLY</i>				A (9.9)	A (9.9)
	NB					A (7.4)	A (7.5)
	SB					-	-

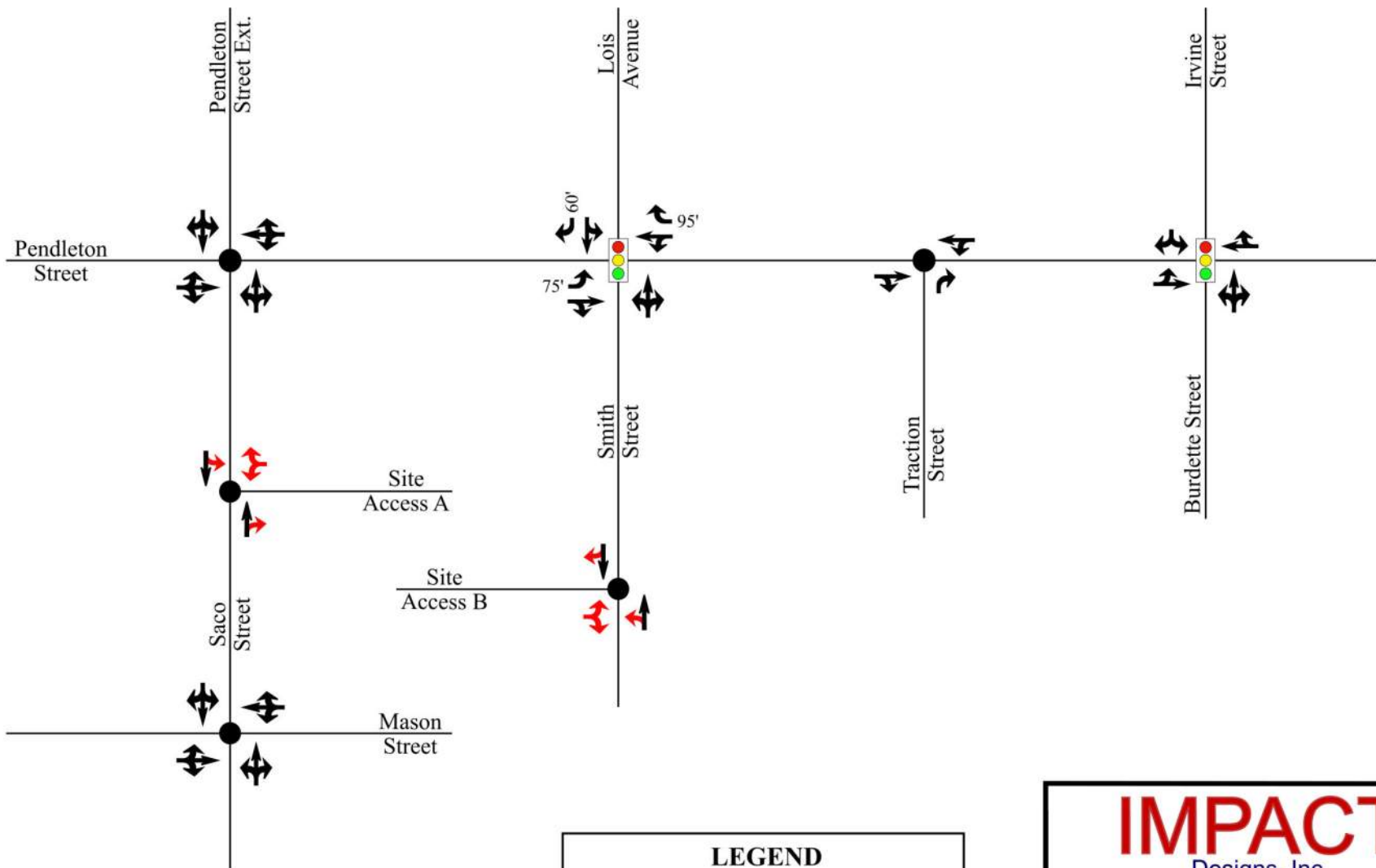
The capacity analysis indicates that all movements at the unsignalized intersections are expected to operate at LOS C or better during the peak hours. The operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended for these intersections.

Table 5 – Signalized Intersection Analysis Results

Intersection	Approach	LOS (Delay in seconds per vehicle)					
		Existing (2022) Conditions		No-Build (2025) Conditions		Build (2025) Conditions	
		AM	PM	AM	PM	AM	PM
Pendleton Street and Lois Avenue/ Smith Street	EB	B (14.2)	B (10.9)	B (14.8)	B (11.4)	B (14.9)	B (11.4)
	WB	B (15.7)	B (15.6)	B (16.0)	B (16.2)	B (17.3)	B (18.9)
	NB	B (15.6)	B (19.1)	B (15.8)	B (19.7)	B (16.5)	C (21.4)
	SB	C (24.9)	C (24.5)	C (26.3)	C (26.3)	C (27.9)	C (28.4)
	Overall	B (18.6)	B (17.8)	B (19.5)	B (18.7)	C (20.2)	C (20.6)
Pendleton Street and Irvine Street/ Burdette Street	EB	A (9.5)	A (7.5)	B (10.5)	A (7.8)	B (11.2)	A (8.0)
	WB	A (6.4)	A (9.5)	A (6.6)	B (10.5)	A (6.8)	B (11.1)
	NB	B (18.3)	B (18.2)	B (18.2)	B (18.3)	B (18.2)	B (18.3)
	SB	A (6.3)	A (8.8)	A (6.9)	A (9.5)	A (6.9)	A (9.5)
	Overall	A (8.3)	A (8.8)	A (9.0)	A (9.5)	A (9.5)	A (9.9)

The capacity analysis indicates that all approaches at the signalized intersections are expected to operate at LOS C or better. In both peak hours, the overall delay at the intersection of Pendleton Street and Lois Avenue/Smith Street is anticipated to drop from LOS B under No-Build conditions to LOS C under Build conditions. However, the increase in delay is expected to be minimal. No mitigation is recommended for these intersections.

Figure 11 shows the proposed lane configurations and traffic control for the Build (2025) conditions.



LEGEND

-  Signalized Intersection
-  Unsignalized Intersection
-  Existing Lane **(Proposed)**
-  Storage (In Feet)

IMPACT

Designs, Inc.

*The Village Mixed-Use
Greenville, SC*

**Proposed Lane Configurations
and Traffic Control**

Scale: Not to Scale	Figure	11
---------------------	--------	----

4. SUMMARY OF FINDINGS

A traffic impact study was conducted for the proposed Village Mixed-Use development in accordance SCDOT guidelines. The proposed development is located on the south side of Pendleton Street between Saco Street and Traction Street in Greenville, South Carolina. The development is expected to consist of 252 multifamily housing units and 15,200 square feet of retail space and is anticipated to be constructed by the end of 2025.

A turn lane analysis was conducted utilizing the Build (2025) volumes. Based on build out volumes, no turn lanes are warranted at site access points. Refer to Appendix B for the turn lane warrants with volumes graphed.

The capacity analysis indicates that all movements at the unsignalized intersections are expected to operate at LOS C or better during the peak hours. The operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended for any of the unsignalized study intersections.

The capacity analysis indicates that all approaches at the signalized intersections are expected to operate at LOS C or better. In both peak hours, the overall delay at the intersection of Pendleton Street and Lois Avenue/Smith Street is anticipated to drop from LOS B under No-Build conditions to LOS C under Build conditions. However, the increase in delay is expected to be minimal. No mitigation is recommended for the signalized study intersections.

Recommendations:

- None



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

Docket Number: AX-14-2022

Applicant: Conestee Foundation INC

Property Owners: Conestee Foundation INC

Property Location: Churchill Circle

Tax Map Number: **portion of 039000-01-00113**

Acreage: 1.157 acres
Right-of-way area: 0.121 acre
Total area (to be annexed): 1.278 acres

Existing Zoning: R-12, Single-family residential district (Greenville County)

Proposed Zoning: R-9, Single-family residential district (City of Greenville)

Adjacent Zoning: N: RM-2, Single-family and multifamily residential district (City of Greenville)
E: R-12, Single-family residential district (Greenville County)
S: R-12, Single-family residential district (Greenville County)
W: R-12, Single-family residential district (Greenville County)

District: Council District 2

Staff Recommendation: **Recommend Approval for Annexation, Rezone to R-9, and Future Land Use Designation of Parks/Open Space**

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 1.157 acres of lot area into the Greenville city limits and to zone it R-9, Single-family residential district. Approximately 0.121 acre of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

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

Neighborhood Meeting

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

Site Information

The subject property is located on Churchill Circle and is currently zoned R-12, Single-family residential district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County. The majority of the parcel has been previously annexed into the City. The site is the current location of a branch of the Swamp Rabbit Trail.

The applicant requests to annex the property into the City with a R-9 zoning designation. The R-9 zone is intended to preserve and encourage single-family residential development with a minimum lot size of 9,000 square feet. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

This annexation will allow the City to increase Open Space in the City limits, as per the goal in the GVL2040 Comprehensive Plan.

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 “Parks/Open Space.” Parks/Open Space is defined as to include parks, open space, and trails.
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 R-9 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses include R-12 zoned properties within the County. The R-9 designation is the City’s closest designation to the County’s. The proposed R-9 zoning classification allows for development that is compatible with the surrounding properties, however, no development is planned at this time.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in “strip” or ribbon commercial development: No commercial development would be allowed within this zoning district.
7. Will not create an isolated zoning district: Adjacent properties County properties are zoned R-12. The R-9 City designation is the closest designation to the County’s.

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 R-9 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 Belmont Fire District and will be serviced by the Greenville City Fire Department upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains a 6-inch water line on Churchill Circle capable to serve the property. The property is also 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 "*Parks/Open Space*" and in accordance with the Greenville 2040 Comprehensive Plan.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

*1. 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

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 w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.



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:	Conestee Foundation INC	Conestee Foundation INC
*Title:	Erin Knight, Operations Director	Erin Knight, Operations Director
*Address:	PO Box 3	PO Box 3
*State:	Conestee, SC	Conestee, SC
*Zip:	29636	29636
*Phone:	864-277-2004	864-277-2004
*Email:	erin@conesteepereserve.org	erin@conesteepereserve.org

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) portion of 039000-01-00113

*TOTAL ACREAGE TO BE ANNEXED Approx 1.13 acre portion

*CURRENT ZONING DESIGNATION (County) R-12, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) R-9, Single-family residential district

*DEED RESTRICTIONS Amended and Restated Conservation Easement with Upstate Forever

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.

Erin Knight

*APPLICANT SIGNATURE

5/9/22

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>Erin Knight</u>
Date	<u>5/9/22</u>
Property Owner/Authorized Agent	<u>Erin Knight</u>
Date	<u>5/9/22</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 n/a (address) and consisting of approximately 1.13 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
Conestee Foundation INC	portion of 039000-01-00113	<i>Erin Knight</i>	5/9/22



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

CERTIFICATION OF PETITION SIGNATURE

I, Erin Knight, have this 9th 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:

1.13 acre portion of 039000-01-00113

Erin Knight
Signature

☆ Parcel with Owner: PIN 0390000100113

Parcel String: 390-1-1.13

Owner(s): CONESTEE FOUNDATION INC,

Owner Address: PO BOX 3 CONESTEE, SC 29636

Deed Date: 20080815

Deed Book and Page #: 2336 602

Plat Book and Page: 0

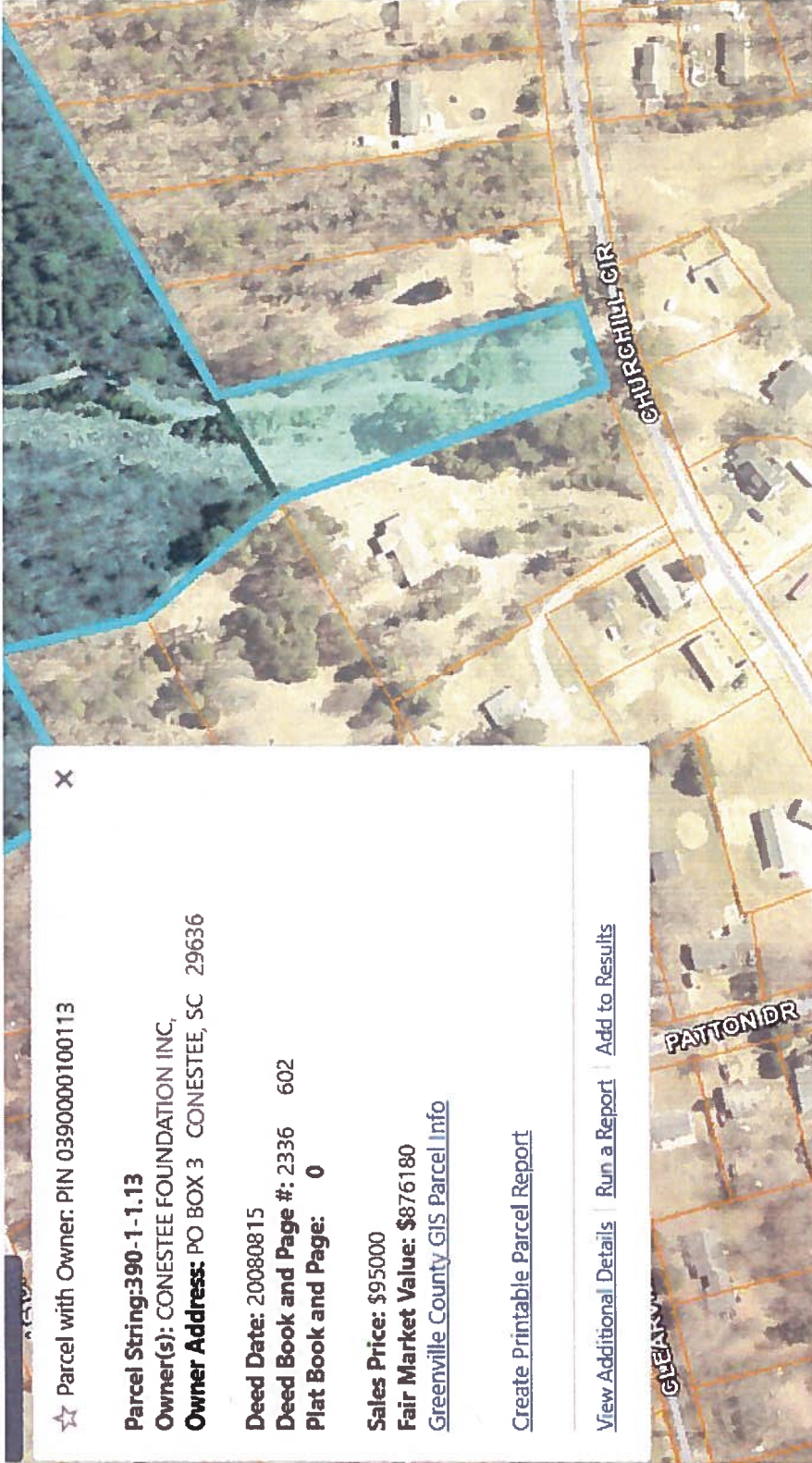
Sales Price: \$95000

Fair Market Value: \$876180

[Greenville County GIS Parcel Info](#)

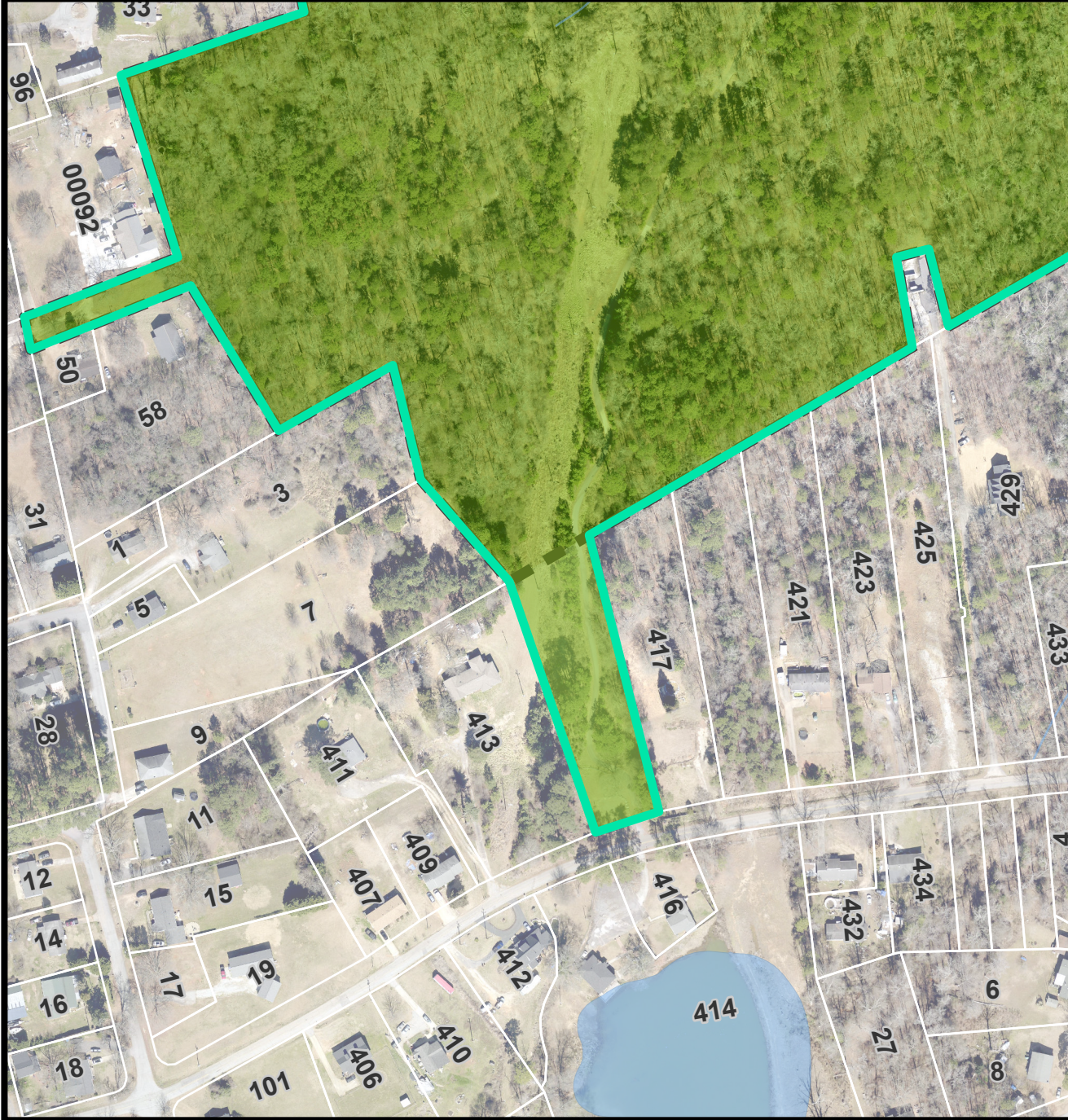
[Create Printable Parcel Report](#)

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

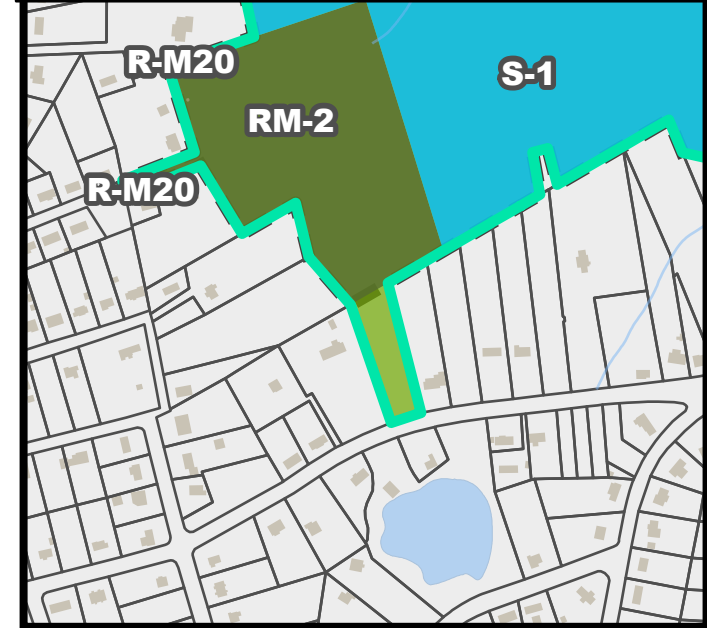


AX-14-2022 CHURCHILL CIRCLE

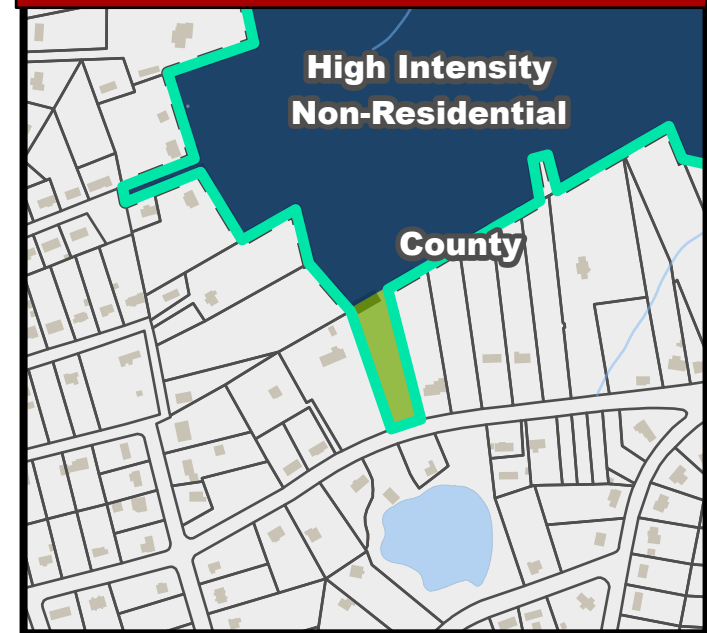
AERIAL VIEW



CURRENT ZONING

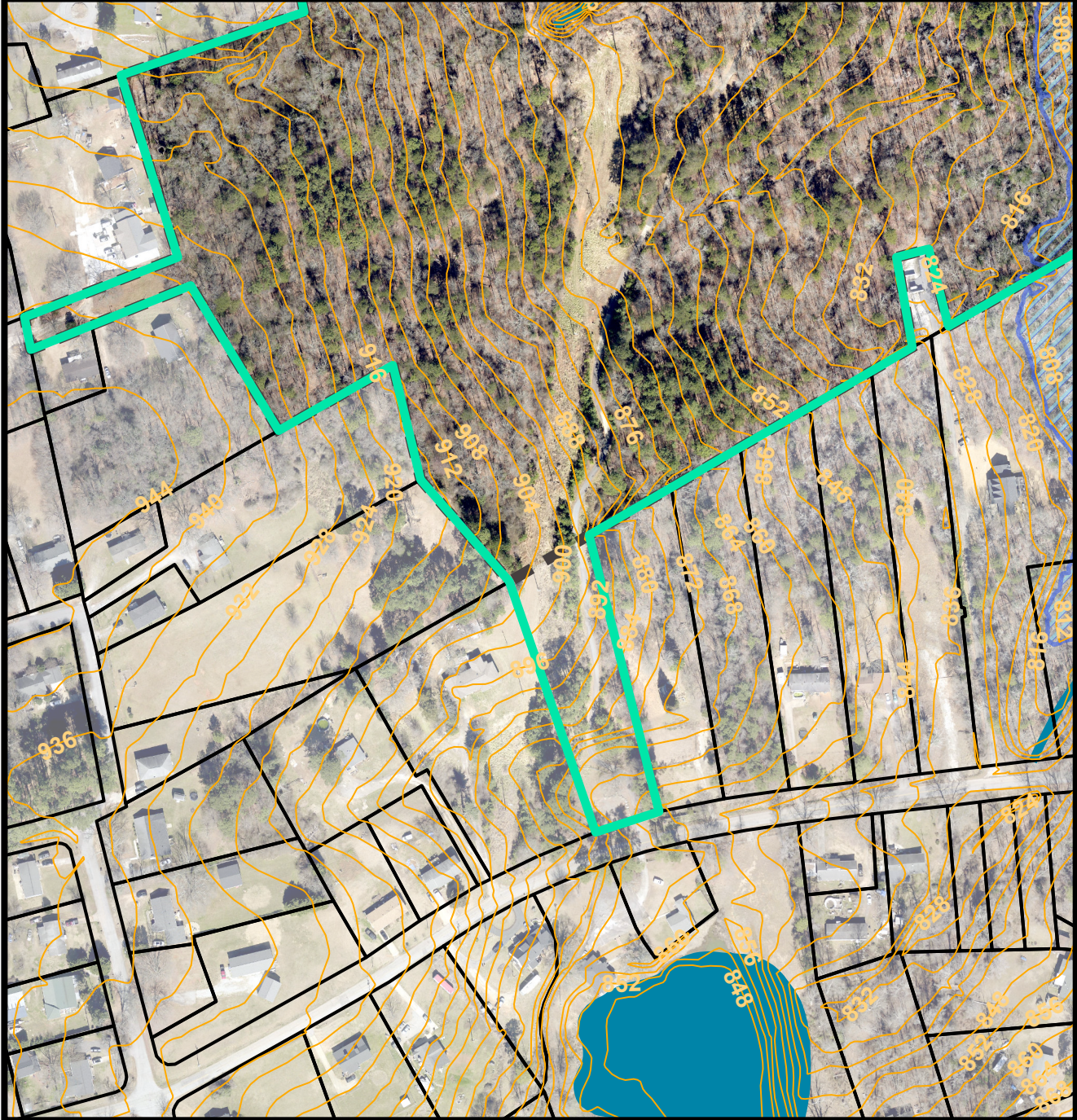


FUTURE LAND USE



AX-14-2022 CHURCHILL CIRCLE

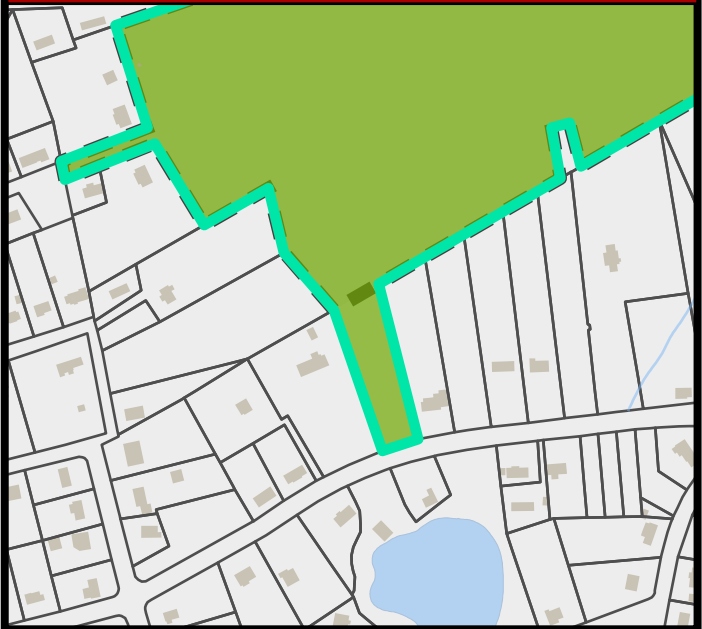
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



**CITY OF
GREENVILLE**

0390000100107

0390000100113

0392000100601

0392000100700

REAL PROPERTY:
50,388.89 SQFT
1.157 ACRES

0392000100501

**UNINCORPORATED
GREENVILLE COUNTY**

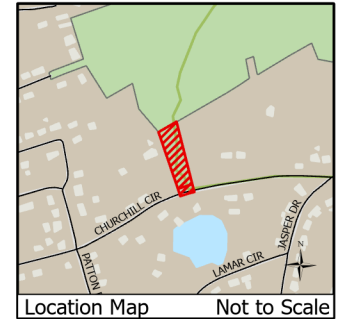
0392000100402

CHURCHILL CIR

RIGHT OF WAY:
5,287.752 SQFT
0.121 ACRES

0392000202302

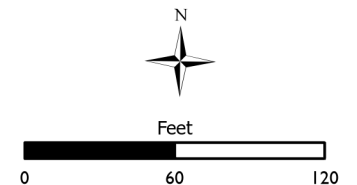
0392000202300



ANNEXATION MAP
for
Tax Map No. 0390000100113
into the
City of Greenville

- Greenville City Limits
- Total Annexation Area

Total Area of Annexation:
55,676.642 Sq. Ft.
Total Acreage of Annexation:
1.278 Acres
Existing County Zoning: **R-12**
Proposed City Zoning: **R-9**
City Council District: **2**
Census Tract: **20.05**
File Number: **AX-14-2022**



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

City Attorney

Date



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

Docket Number:	AX-15-2022
Applicant:	Conestee Foundation INC
Property Owners:	Conestee Foundation INC
Property Location:	E. Pine Lake Circle
Tax Map Number:	042100-01-04800
Acreage:	0.197 acre Right-of-way area: 0.052 acre Total area (to be annexed): 0.249 acres
Existing Zoning:	R-MA, Multi-family residential district (Greenville County)
Proposed Zoning:	RM-2, Single-family and multifamily residential district (City of Greenville)
Adjacent Zoning:	N: R-6, Single-family residential district (City of Greenville) E: R-MA, Multifamily residential district (Greenville County) S: R-MA, Multifamily residential district (Greenville County) W: R-MA, Multifamily residential district (Greenville County)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone to RM-2, and Future Land Use Designation of Parks/Open Space

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 0.197 acre of lot area into the Greenville city limits and to zone it RM-2, Single-family and multi-family residential district. Approximately 0.052 acre of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

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

Neighborhood Meeting

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

Site Information

The subject property is located on E. Pine Lake Circle and is currently zoned R-MA, Multifamily residential 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 RM-2 zoning designation. The RM-2 zone is intended to encourage a mixture of medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. The maximum density for multi-family development is 20 units per acre. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

This annexation will allow the City to increase Open Space in the City limits, as per the goal in the GVL2040 Comprehensive Plan.

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 “Parks/Open Space.” Parks/Open Space is defined as to include parks, open space, and trails.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The RM-2 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses include R-MA zoned properties within the County. The RM-2 designation is the City's closest designation to the County's. The proposed RM-2 zoning classification allows for development that is compatible with the surrounding properties, however, no development is planned at this time.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in “strip” or ribbon commercial development: No commercial development would be allowed within this zoning district.
7. Will not create an isolated zoning district: Adjacent properties County properties are zoned R-MA. The RM-2 City designation is the closest designation to the County's.

8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The RM-2 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning 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 Belmont Fire District and will be serviced by the Greenville City Fire Department upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains a 6-inch water line on E. Pine Lake Circle capable to serve the property. The property is also 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 "*Parks/Open Space*" and in accordance with the Greenville 2040 Comprehensive Plan.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

Permit review approved in accordance with all Engineering comments.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Parks & Recreation Comments

No comment

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.



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:	Conestee Foundation INC	Conestee Foundation INC
*Title:	Erin Knight, Operations Director	Erin Knight, Operations Director
*Address:	PO Box 3	BO Box 3
*State:	Conestee, SC	Conestee, SC
*Zip:	29636	29636
*Phone:	864-277-2004	864-277-2004
*Email:	erin@conesteepereserve.org	erin@conesteepereserve.org

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 042100-01-04800

*TOTAL ACREAGE TO BE ANNEXED 0.20

*CURRENT ZONING DESIGNATION (County) R-MA, Multifamily residential district

*PROPOSED ZONING DESIGNATION (City) RM-2, Single-family and multifamily residential 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.

Erin Knight

*APPLICANT SIGNATURE

5/9/22

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>Erin Knight</u>
Date	<u>5/9/22</u>
Property Owner/Authorized Agent	<u>Erin Knight</u>
Date	<u>5/9/22</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 E. Pine Lake Cir (address) and consisting of approximately 0.20 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
Conestee Foundation INC	E. Pine Lake Cir/ 042100-01-04800	<i>Erin Knight</i>	5/9/22



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

CERTIFICATION OF PETITION SIGNATURE

I, Erin Knight, have this 9th day of May, 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:

042100-01-04800

Erin Knight
Signature

☆ Parcel with Owner: PIN 0421000104800

Parcel String: 421-1-48

Owner(s): CONESTEE FOUNDATION INC,

Owner Address: PO BOX 3 CONESTEE, SC 29636

Deed Date: 20110708

Deed Book and Page #: 2390 5982

Plat Book and Page: T- 383

Sales Price: \$70000

Fair Market Value: \$17500

[Greenville County GIS Parcel Info](#)

[Create Printable Parcel Report](#)

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

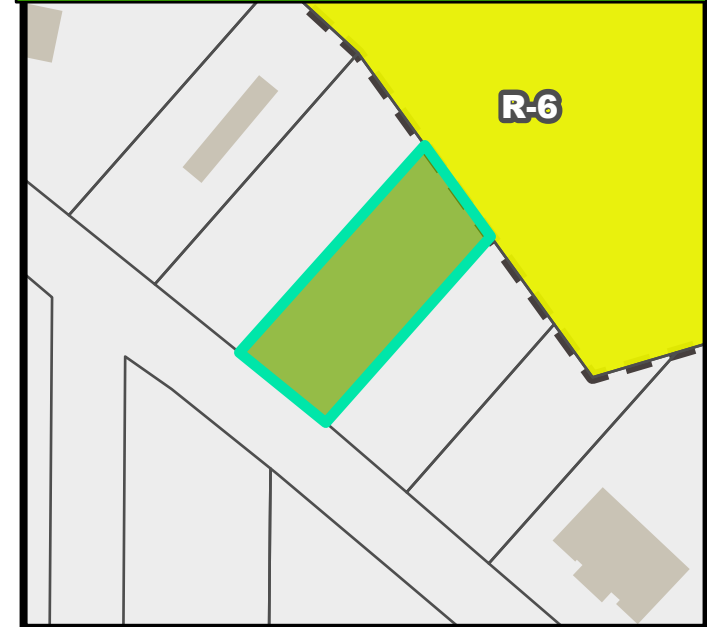


AX-15-2022 • E. PINE LAKE CIRCLE

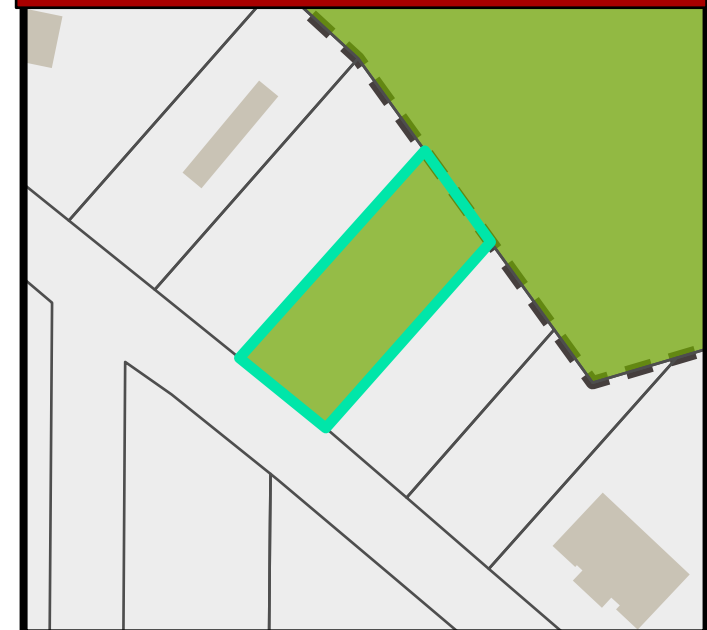
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

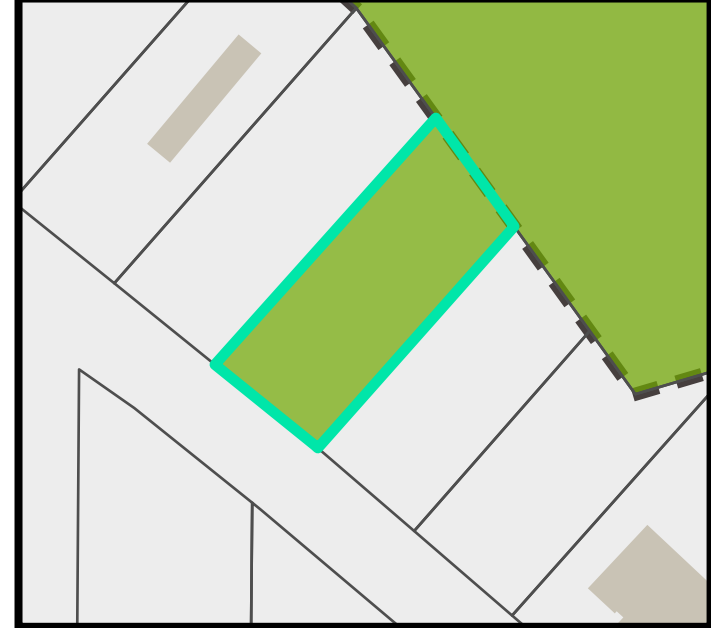


AX-15-2022 • E. PINE LAKE CIRCLE

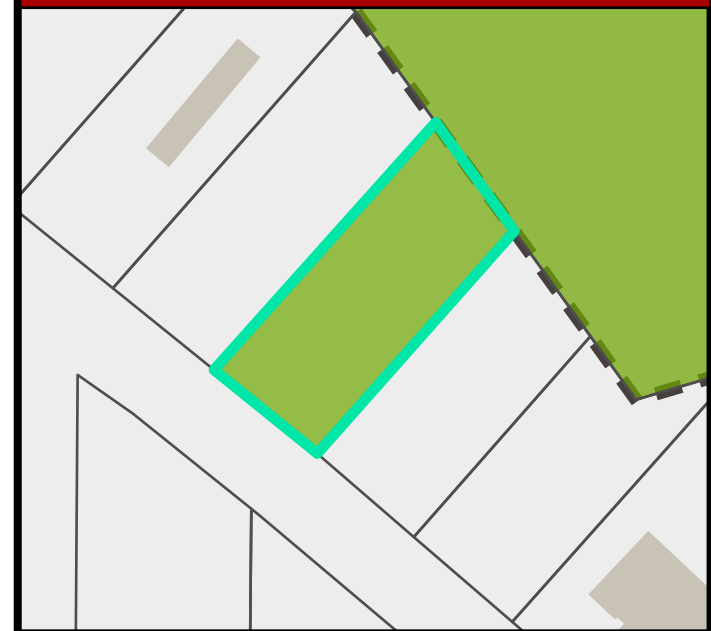
NATURAL / ENVIRONMENTAL FEATURES

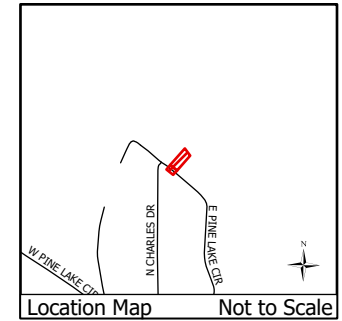


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





ANNEXATION MAP
for
Tax Map No. 0421000104800
into the
City of Greenville

-  Total Annexation Area
-  Greenville City Limits

Total Area of Annexation:

742,900.084 Sq. Ft.

Total Acreage of Annexation:

17.055 Acres

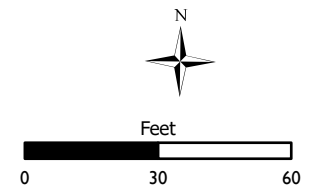
Existing County Zoning: **R-MA**

Proposed City Zoning: **RM-2**

City Council District: **2**

Census Tract: **29.01**

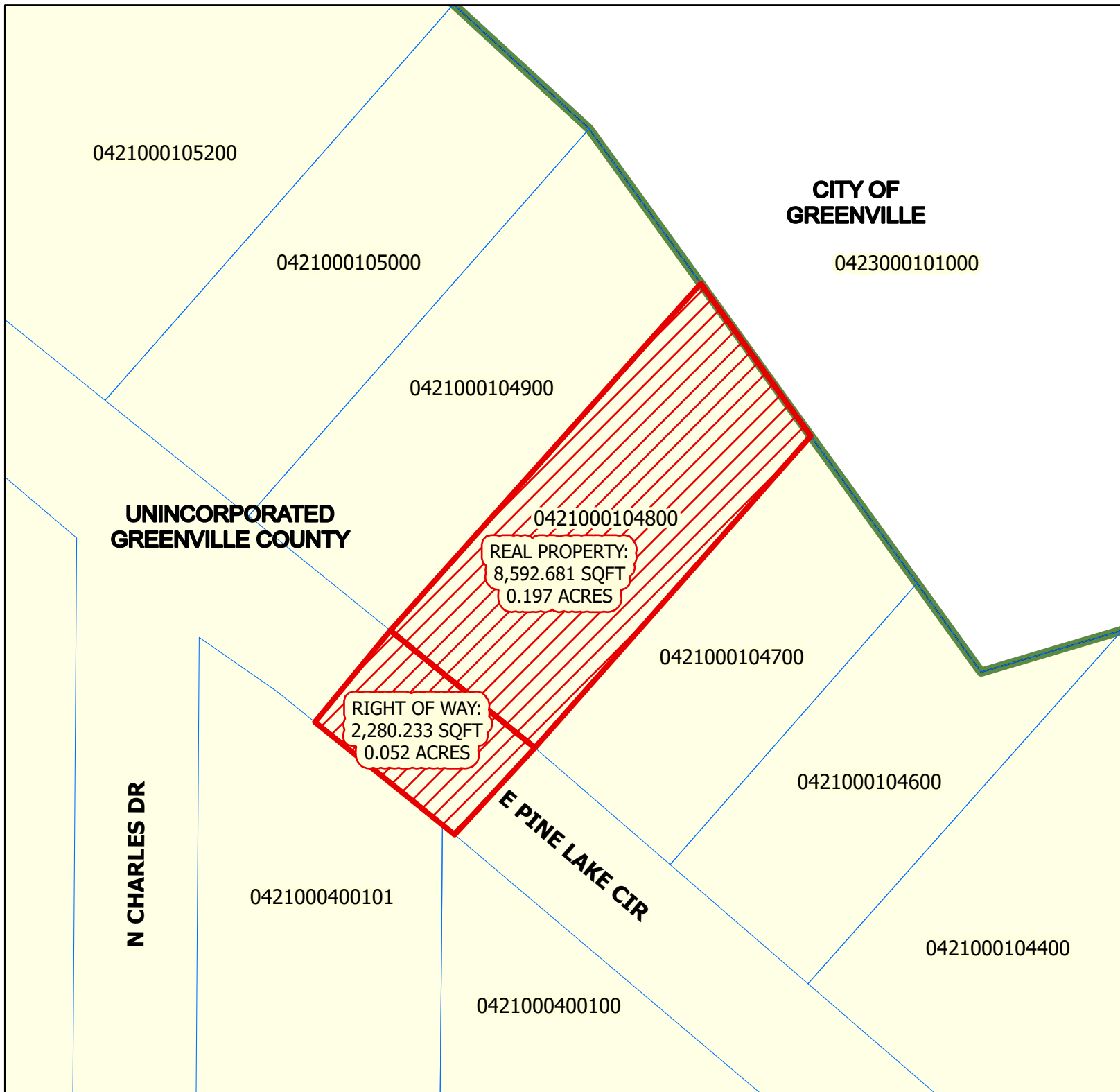
File Number: **AX-15-2022**



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

City Attorney

Date





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

Docket Number:	AX-16-2022
Applicant:	Conestee Foundation INC
Property Owners:	Conestee Foundation INC
Property Location:	W. Pine Lake Circle
Tax Map Number:	042100-01-07800
Acreage:	0.221 acre Right-of-way area: 0.061 acre Total area (to be annexed): 0.282 acres
Existing Zoning:	R-MA, Multi-family residential district (Greenville County)
Proposed Zoning:	RM-2, Single-family and multifamily residential district (City of Greenville)
Adjacent Zoning:	N: R-MA, Multifamily residential district (Greenville County) E: R-MA, Multifamily residential district (Greenville County) S: R-MA, Multifamily residential district (Greenville County) W: R-6, Single-family residential district (City of Greenville)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone to RM-2, and Future Land Use Designation of Parks/Open Space

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 0.221 acre of lot area into the Greenville city limits and to zone it RM-2, Single-family and multi-family residential district. Approximately 0.061 acre of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

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

Neighborhood Meeting

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

Site Information

The subject property is located on W. Pine Lake Circle and is currently zoned R-MA, Multifamily residential 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 RM-2 zoning designation. The RM-2 zone is intended to encourage a mixture of medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. The maximum density for multi-family development is 20 units per acre. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

This annexation will allow the City to increase Open Space in the City limits, as per the goal in the GVL2040 Comprehensive Plan.

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 “Parks/Open Space.” Parks/Open Space is defined as to include parks, open space, and trails.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The RM-2 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses include R-MA zoned properties within the County. The RM-2 designation is the City's closest designation to the County's. The proposed RM-2 zoning classification allows for development that is compatible with the surrounding properties, however, no development is planned at this time.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in “strip” or ribbon commercial development: No commercial development would be allowed within this zoning district.
7. Will not create an isolated zoning district: Adjacent properties County properties are zoned R-MA. The RM-2 City designation is the closest designation to the County's.

8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The RM-2 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning 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 Belmont Fire District and will be serviced by the Greenville City Fire Department upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains a 6-inch water line on W. Pine Lake Circle capable to serve the property. The property is also 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 "*Parks/Open Space*" and in accordance with the Greenville 2040 Comprehensive Plan.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

*1. 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

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 w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.



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:	Conestee Foundation	Conestee Foundation
*Title:	Erin Knight, Operations Director	Erin Knight, Operations Director
*Address:	PO Box 3	BO Box 3
*State:	Conestee, SC	Conestee, SC
*Zip:	29636	29636
*Phone:	864-277-2004	864-277-2004
*Email:	erin@conesteepereserve.org	erin@conesteepereserve.org

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 042100-01-07800

*TOTAL ACREAGE TO BE ANNEXED 0.22

*CURRENT ZONING DESIGNATION (County) R-MA, Multifamily residential district

*PROPOSED ZONING DESIGNATION (City) RM-2, Single-family and multifamily residential 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.

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 12/22/2021

PAGE 1 OF 3

INSTRUCTIONS

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

Erin Knight

*APPLICANT SIGNATURE

5/9/22

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>Erin Knight</i>
Date	5/9/22
Property Owner/Authorized Agent	<i>Erin Knight</i>
Date	5/9/22

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 W. Pine Lake Cir (address) and consisting of approximately 0.22 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
Conestee Foundation	W. Pine Lake Cir/ 042100-01-07800	<i>Erin Knight</i>	5/9/22



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

CERTIFICATION OF PETITION SIGNATURE

I, Erin Knight, have this 9th 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:

042100-01-07800

Erin Knight
Signature

I want to...

☆ Parcel with Owner: PIN 0421000107800

Parcel String: 421-1-78

Owner(s): CONESTEE FOUNDATION,

Owner Address: PO BOX 3 CONESTEE, SC 29636

Deed Date: 20081229

Deed Book and Page #: 2351 188

Plat Book and Page: T- 383

Sales Price: \$1000

Fair Market Value: \$12500

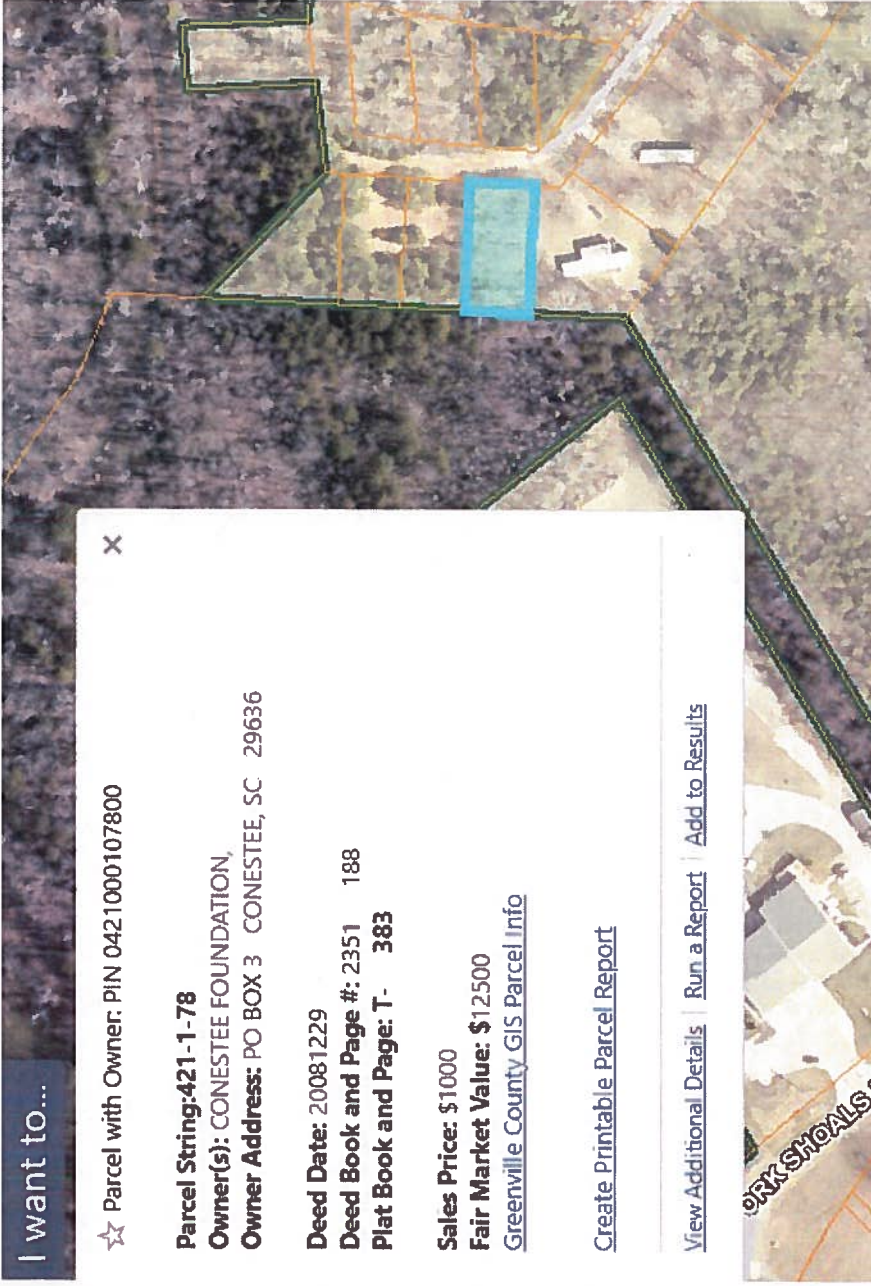
[Greenville County GIS Parcel Info](#)

[Create Printable Parcel Report](#)

[View Additional Details](#)

[Run a Report](#)

[Add to Results](#)

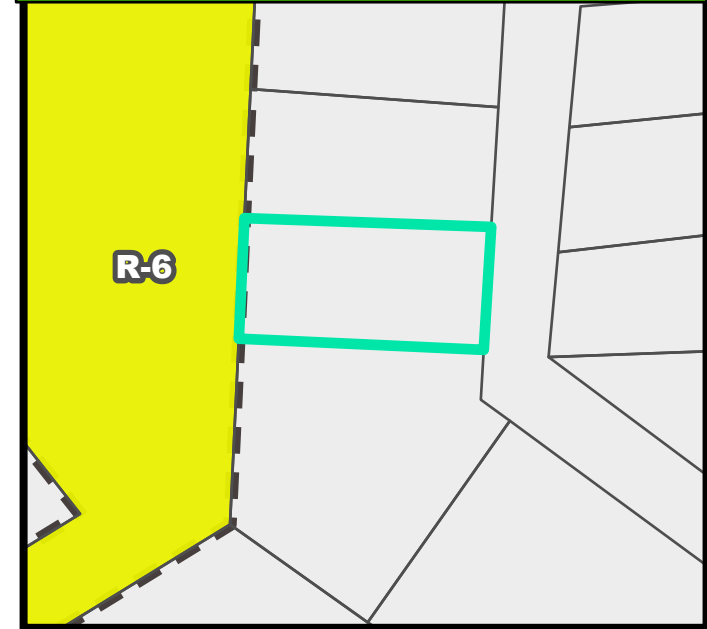


AX-16-2022 • W. PINE LAKE CIRCLE

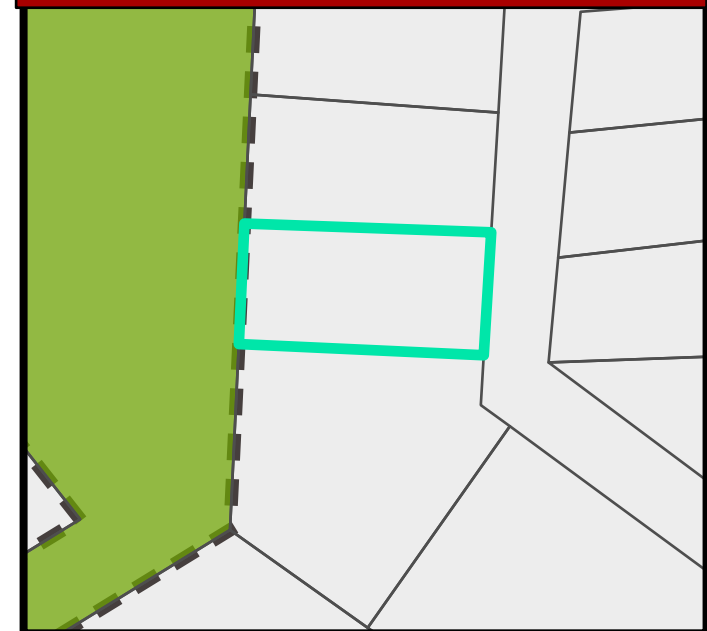
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

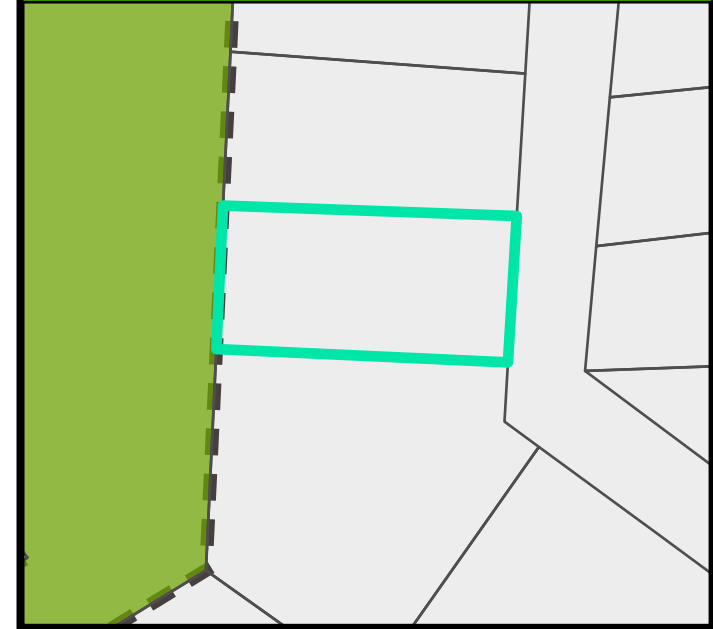


AX-16-2022 • W. PINE LAKE CIRCLE

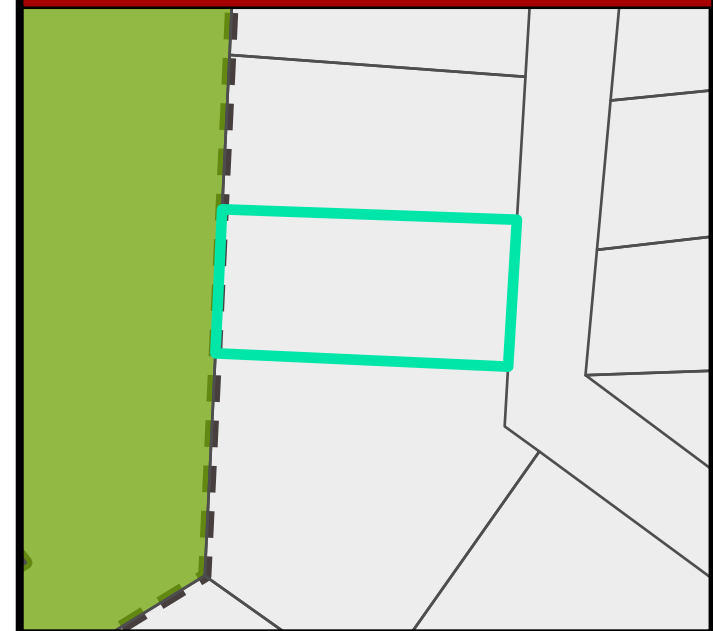
NATURAL / ENVIRONMENTAL FEATURES

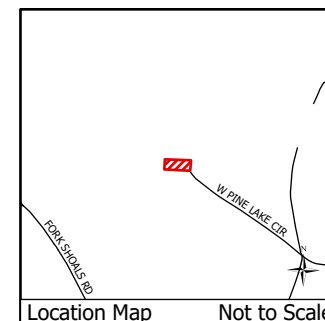


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





ANNEXATION MAP
for
Tax Map No. 0421000104800
into the
City of Greenville

-  Total Annexation Area
-  Greenville City Limits

Total Area of Annexation:

12,268.647 Sq. Ft.

Total Acreage of Annexation:

0.282 Acres

Existing County Zoning: **R-MA**

Proposed City Zoning: **RM-2**

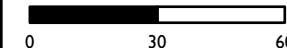
City Council District: **2**

Census Tract: **29.01**

File Number: **AX-16-2022**



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

City Attorney

Date

CITY OF GREENVILLE
0420000100200

0421000107600

0421000201900

0421000107700

0421000201800

0421000107800
REAL PROPERTY:
9,622.262 SQFT
0.221 ACRES

RIGHT OF WAY:
2,646.385 SQFT
0.061 ACRES

0421000201700

**UNINCORPORATED
GREENVILLE COUNTY**

0421000201600

W PINE LAKE CIR

0421000107900

0421000108100

0420000101200



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

Docket Number:	AX-17-2022
Applicant:	Conestee Foundation INC
Property Owners:	Conestee Foundation INC
Property Location:	W. Pine Lake Circle
Tax Map Number:	042100-02-02000, 042100-02-02100
Acreage:	0.417 acre Right-of-way area: 0.144 acre Total area (to be annexed): 0.562 acres
Existing Zoning:	R-MA, Multi-family residential district (Greenville County)
Proposed Zoning:	RM-2, Single-family and multifamily residential district (City of Greenville)
Adjacent Zoning:	N: R-MA, Multifamily residential district (Greenville County), R-6, Single-family residential district (City of Greenville) E: R-MA, Multifamily residential district (Greenville County) S: R-MA, Multifamily residential district (Greenville County) W: R-MA, Multifamily residential district (Greenville County)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone to RM-2, and Future Land Use Designation of Parks/Open Space

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 0.417 acre of lot area into the Greenville city limits and to zone it RM-2, Single-family and multi-family residential district. Approximately 0.144 acre of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

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

Neighborhood Meeting

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

Site Information

The subject property is located on W. Pine Lake Circle and is currently zoned R-MA, Multifamily residential 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 RM-2 zoning designation. The RM-2 zone is intended to encourage a mixture of medium-density housing types, including multifamily units, townhouses, single-family detached, and single-family attached dwellings. The maximum density for multi-family development is 20 units per acre. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

This annexation will allow the City to increase Open Space in the City limits, as per the goal in the GVL2040 Comprehensive Plan.

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 “Parks/Open Space.” Parks/Open Space is defined as to include parks, open space, and trails.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The RM-2 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses include R-MA zoned properties within the County. The RM-2 designation is the City’s closest designation to the County’s. The proposed RM-2 zoning classification allows for development that is compatible with the surrounding properties, however, no development is planned at this time.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in “strip” or ribbon commercial development: No commercial development would be allowed within this zoning district.
7. Will not create an isolated zoning district: Adjacent properties County properties are zoned R-MA. The RM-2 City designation is the closest designation to the County’s.

8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The RM-2 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning 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 Belmont Fire District and will be serviced by the Greenville City Fire Department upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water does not maintain a water line adjacent to the property. The property is also 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 "*Parks/Open Space*" and in accordance with the Greenville 2040 Comprehensive Plan.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

*1. 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

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 w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.



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:	Conestee Foundation INC	Conestee Foundation INC
*Title:	Erin Knight, Operations Director	Erin Knight, Operations Director
*Address:	PO Box 3	PO Box 3
*State:	Conestee, SC	Conestee, SC
*Zip:	29636	29636
*Phone:	864-277-2004	864-277-2004
*Email:	erin@conesteepereserve.org	erin@conesteepereserve.org

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 042100-02-02000, 042100-02-02100

*TOTAL ACREAGE TO BE ANNEXED 0.41

*CURRENT ZONING DESIGNATION (County) R-MA, Multifamily residential district

*PROPOSED ZONING DESIGNATION (City) RM-2, Single-family and multifamily residential 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.

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 12/22/2021

PAGE 1 OF 3

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@Greenville.gov 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.

Erin Knight

*APPLICANT SIGNATURE

5/9/22

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>Erin Knight</u>
Date	<u>5/9/22</u>
Property Owner/Authorized Agent	<u>Erin Knight</u>
Date	<u>5/9/22</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 W. Pine Lake Cir (address) and consisting of approximately 0.41 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
Conestee Foundation, INC	W. Pine Lake Cir/ 042100-02-02000	<i>Erin Knight</i>	5/9/22
Conestee Foundation INC	W. Pine Lake Cir/ 042100-02-02100	<i>Erin Knight</i>	5/9/22



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

CERTIFICATION OF PETITION SIGNATURE

I, Erin Knight, have this 9th day of May, 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:

042100-02-02000

042100-02-02100

Erin Knight
Signature

I want to...

☆ Parcel with Owner: PIN 0421000202000

Parcel String: 421-2-20

Owner(s): CONESTEE FOUNDATION INC,

Owner Address: PO BOX 3 CONESTEE, SC 29636

Deed Date: 20061229

Deed Book and Page #: 2244 1105

Plat Book and Page: T 383

Sales Price: \$0

Fair Market Value: \$12500

[Greenville County GIS Parcel Info](#)

[Create Printable Parcel Report](#)

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)



☆ Parcel with Owner: PIN 0421000202100

Parcel String: 421-2-21

Owner(s): CONESTEE FOUNDATION INC,

Owner Address: PO BOX 3 CONESTEE, SC 29636

Deed Date: 20061229

Deed Book and Page #: 2244 1105

Plat Book and Page: T 383

Sales Price: \$0

Fair Market Value: \$12500

[Greenville County GIS Parcel Info](#)

[Create Printable Parcel Report](#)

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

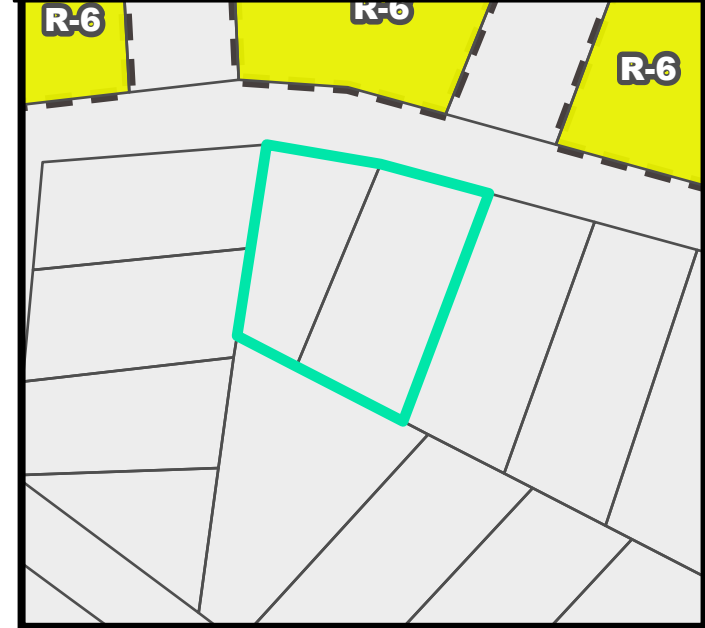


AX-17-2022 • W. PINE LAKE CIRCLE

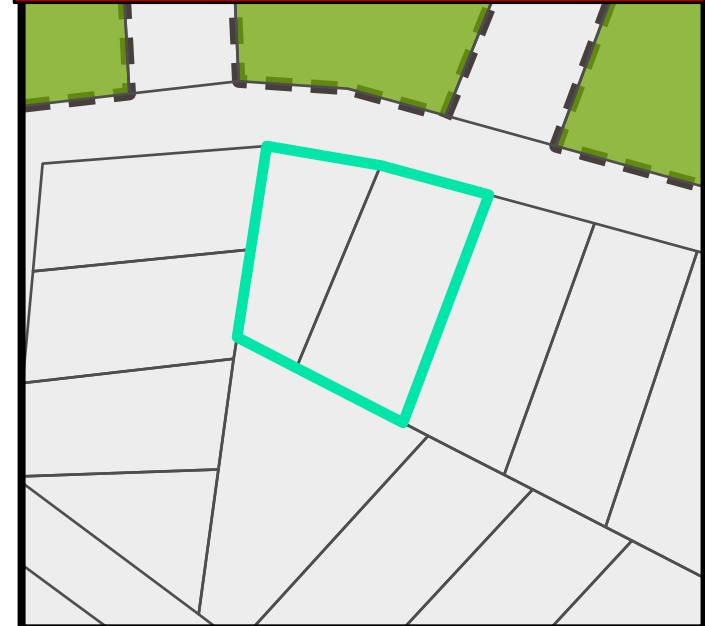
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

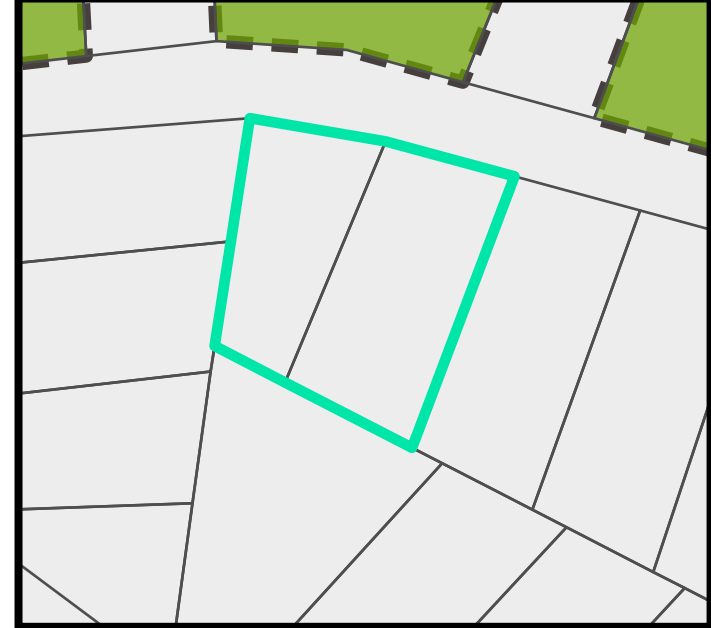


AX-17-2022 • W. PINE LAKE CIRCLE

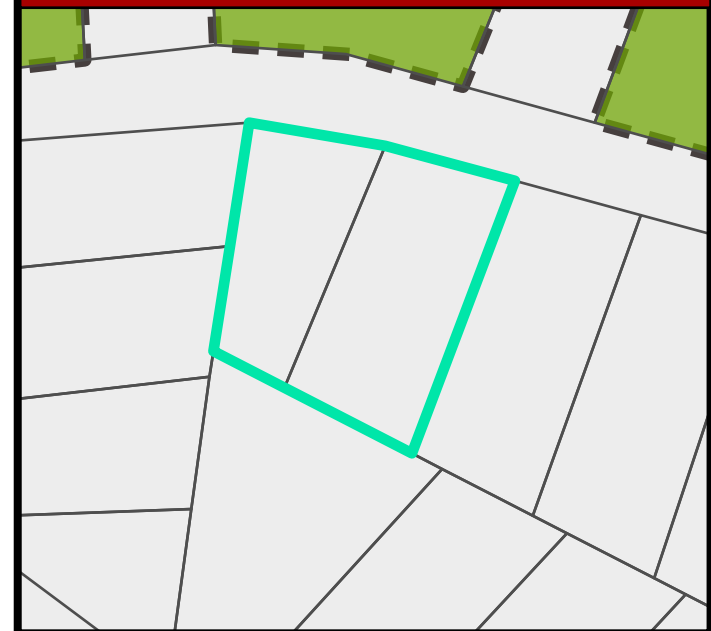
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





ANNEXATION MAP
for
Tax Maps No. 0421000202000,
0421000202100
into the
City of Greenville

-  Greenville City Limits
-  Total Annexation Area

Total Area of Annexation:

24,472.57 Sq. Ft.

Total Acreage of Annexation:

0.562 Acres

Existing County Zoning: **R-MA**

Proposed City Zoning: **RM-2**

City Council District: **2**

Census Tract: **29.01**

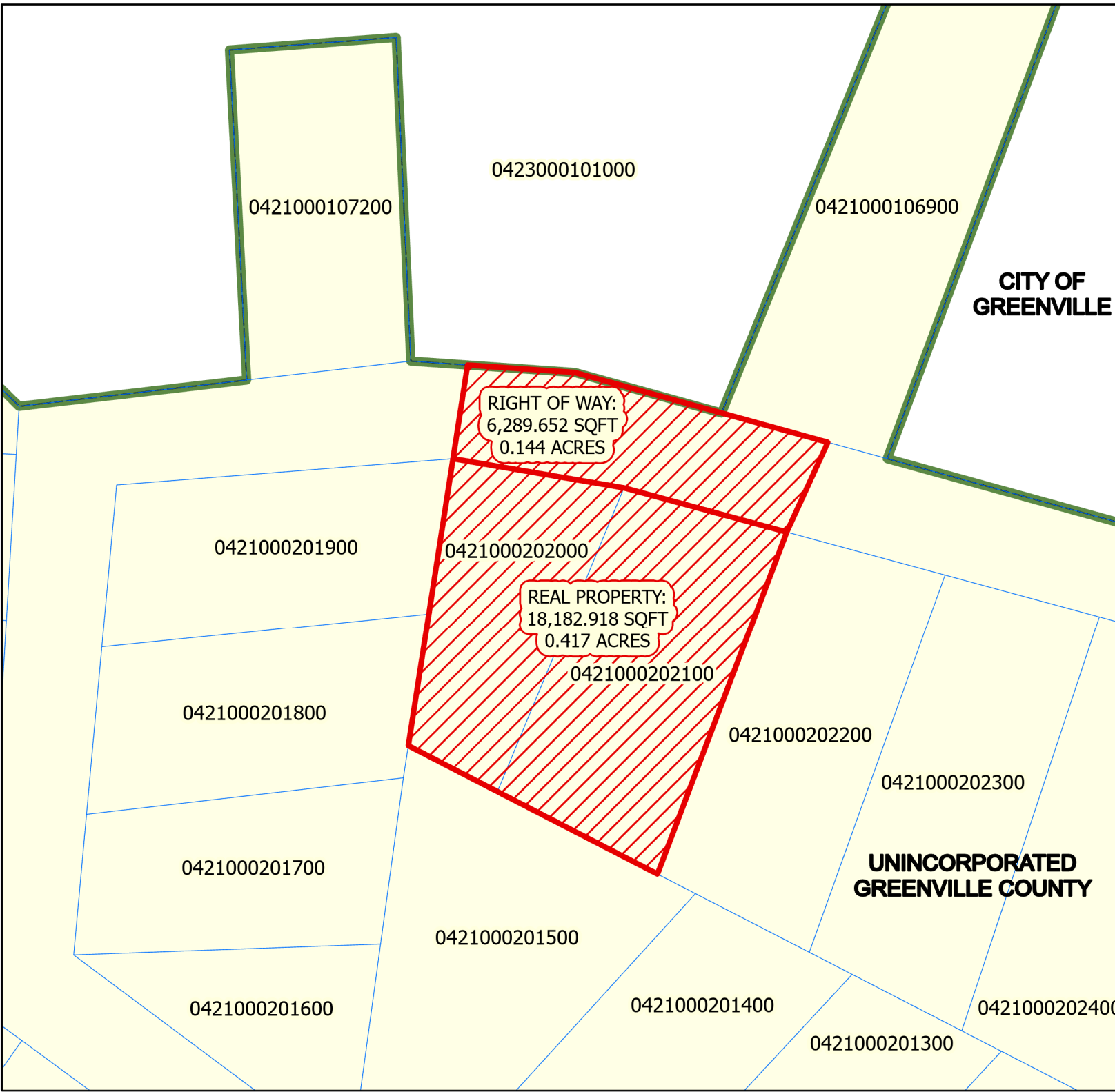
File Number: **AX-17-2022**



Feet

0 40 80

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





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

Docket Number:	AX-18-2022
Applicant:	Conestee Foundation INC
Property Owners:	Conestee Foundation INC
Property Location:	Churchill Circle
Tax Map Number:	039300-02-00900
Acreage:	9.079 acres Right-of-way area: 0.068 acre Total area (to be annexed): 9.148 acres
Existing Zoning:	R-12, Single-family residential district (Greenville County)
Proposed Zoning:	R-6, Single-family residential district (City of Greenville)
Adjacent Zoning:	N: S-1, Service district (City of Greenville) E: S-1, Service district, and R-6, Single-family residential district (City of Greenville) S: R-6, Single-family residential district (City of Greenville) W: R-12, Single-family residential district (Greenville County)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone to R-6, and Future Land Use Designation of Parks/Open Space

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 9.079 acres of lot area into the Greenville city limits and to zone it R-6, Single-family residential district. Approximately 0.068 acre of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

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

Neighborhood Meeting

A neighborhood meeting was held on June 6, 2022, in accordance with subsection 19-2.2.4 of the Land Management Ordinance. A summary of the neighborhood meeting is provided in the packet.

Site Information

The subject property is located on Churchill Circle and is currently zoned R-12, Single-family residential 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 R-6 zoning designation. 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 found in residential districts, such as community recreation facilities, places of workshop, and schools, may be allowed.

This annexation will allow the City to increase Open Space in the City limits, as per the goal in the GVL2040 Comprehensive Plan.

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 “Parks/Open Space.” Parks/Open Space is defined as to include parks, open space, and trails.
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 R-6 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses include R-12 zoned properties within the County and R-6 and S-1 in the City. As this property is adjacent to the main body of the Conestee Nature Preserve, an R-6 designation will promote zoning consistency with the park.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in “strip” or ribbon commercial development: No commercial development would be allowed within this zoning district.
7. Will not create an isolated zoning district: Adjacent properties are also zoned R-6 and are also a part of the Conestee Nature Preserve.
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 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 Belmont Fire District and will be serviced by the Greenville City Fire Department upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains a 6-inch water line on Churchill Circle. The property is also 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 *"Parks/Open Space"* and in accordance with the Greenville 2040 Comprehensive Plan.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

*1. 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

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 w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.



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:	Conestee Foundation, INC	Conestee Foundation, INC
*Title:	Erin Knight, Operations Director	Erin Knight, Operations Director
*Address:	PO Box 3	PO Box 3
*State:	Conestee, SC	Conestee, SC
*Zip:	29636	29636
*Phone:	864-277-2004	864-277-2004
*Email:	erin@conesteepereserve.org	erin@conesteepereserve.org

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 039300-02-00900

*TOTAL ACREAGE TO BE ANNEXED 7.138

*CURRENT ZONING DESIGNATION (County) R-12, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) R-6, Single-family residential 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.

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 12/22/2021

PAGE 1 OF 3

INSTRUCTIONS

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

Erin Knight

*APPLICANT SIGNATURE

5/9/22

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>Erin Knight</i>
Date	5/9/22
Property Owner/Authorized Agent	<i>Erin Knight</i>
Date	5/9/22

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 n/a (address) and consisting of approximately 7.138 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
Conestee Foundation Inc	039300-02-00900	Erin Knight	5/9/22



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

CERTIFICATION OF PETITION SIGNATURE

I, Erin Knight, have this 9th 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:

039300-02-00900

Erin Knight
Signature

I want to...

☆ Parcel with Owner: PIN 0393000200900

Parcel String: 393-2-9

Owner(s): CONESTEE FOUNDATION INC.

Owner Address: PO BOX 3 CONESTEE, SC 29636

Deed Date: 20090325

Deed Book and Page #: 2354 5822

Plat Book and Page: 0

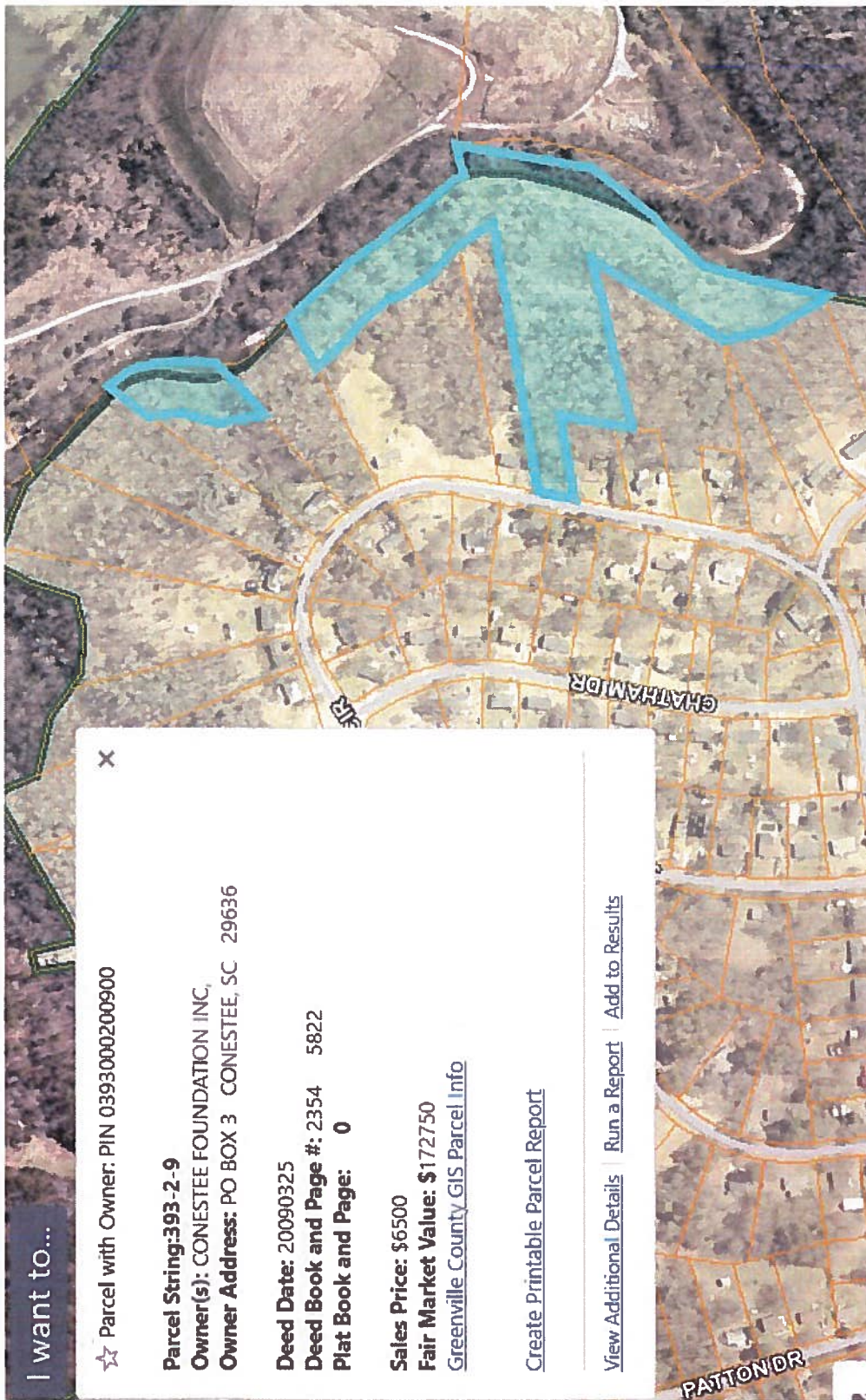
Sales Price: \$6500

Fair Market Value: \$172750

[Greenville County GIS Parcel Info](#)

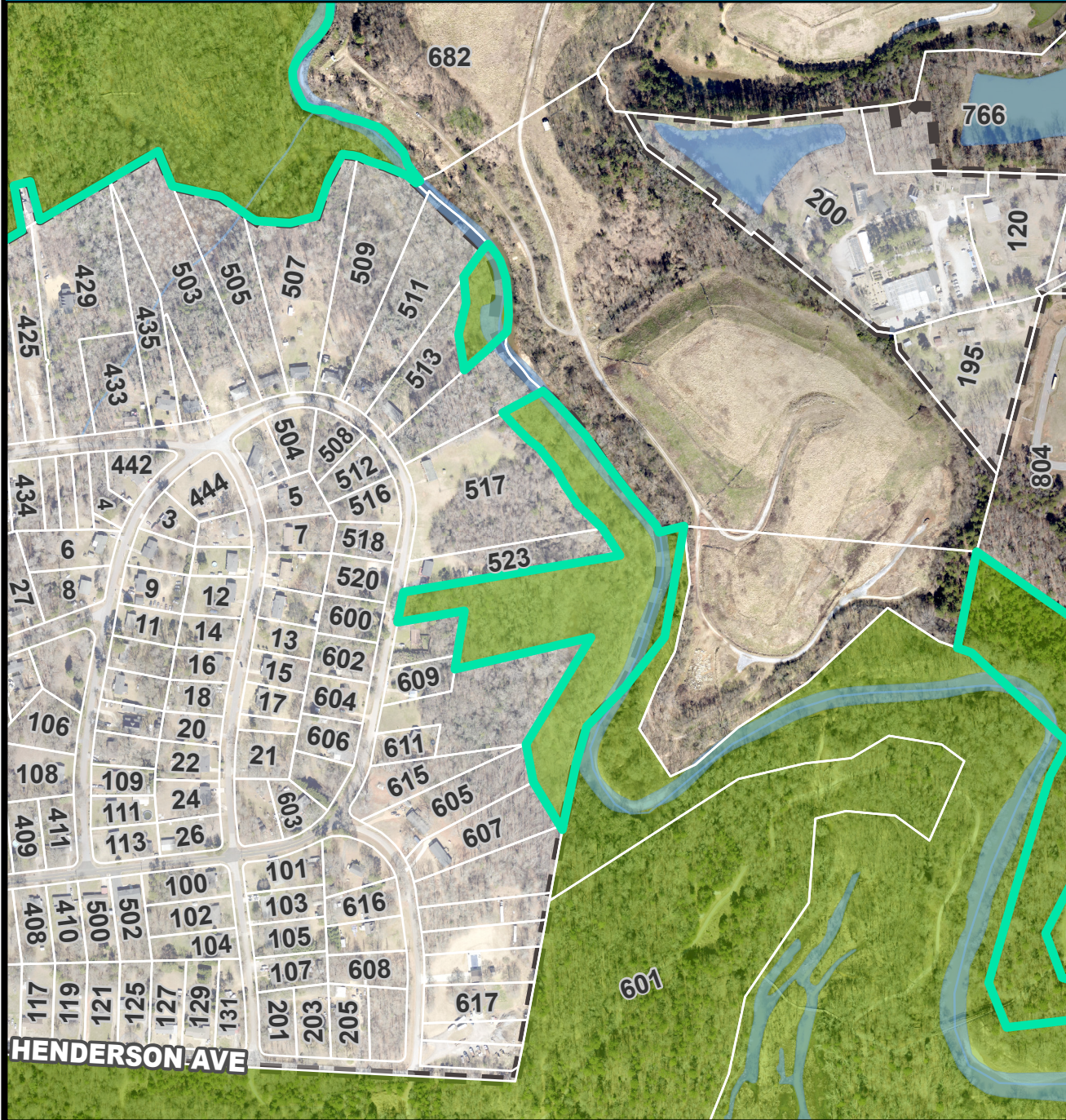
[Create Printable Parcel Report](#)

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

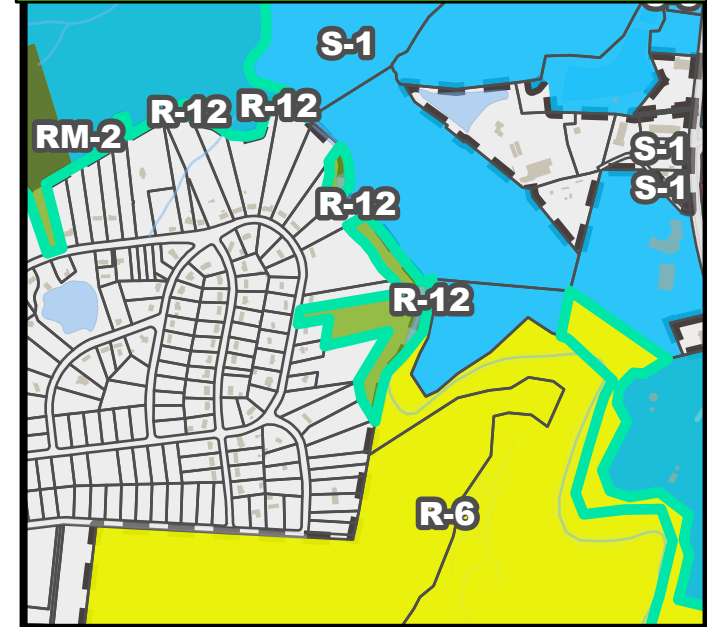


AX-18-2022 • CHURCHILL CIRCLE

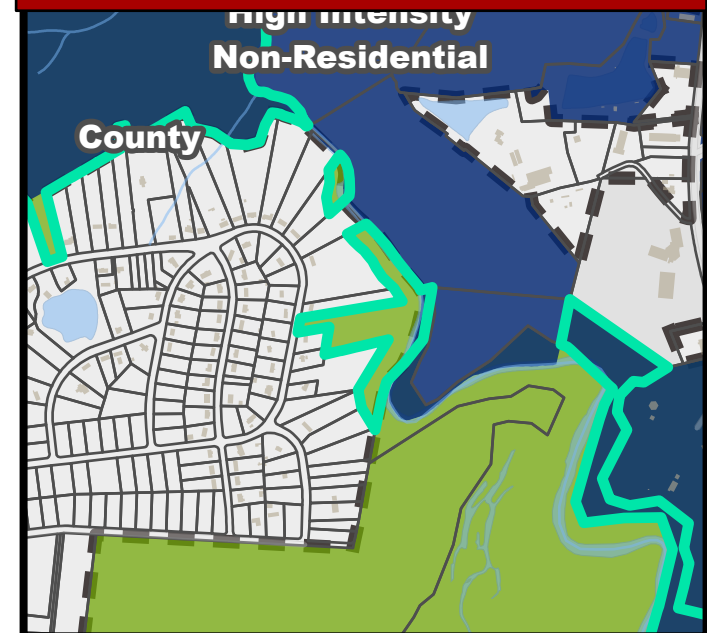
AERIAL VIEW



CURRENT ZONING

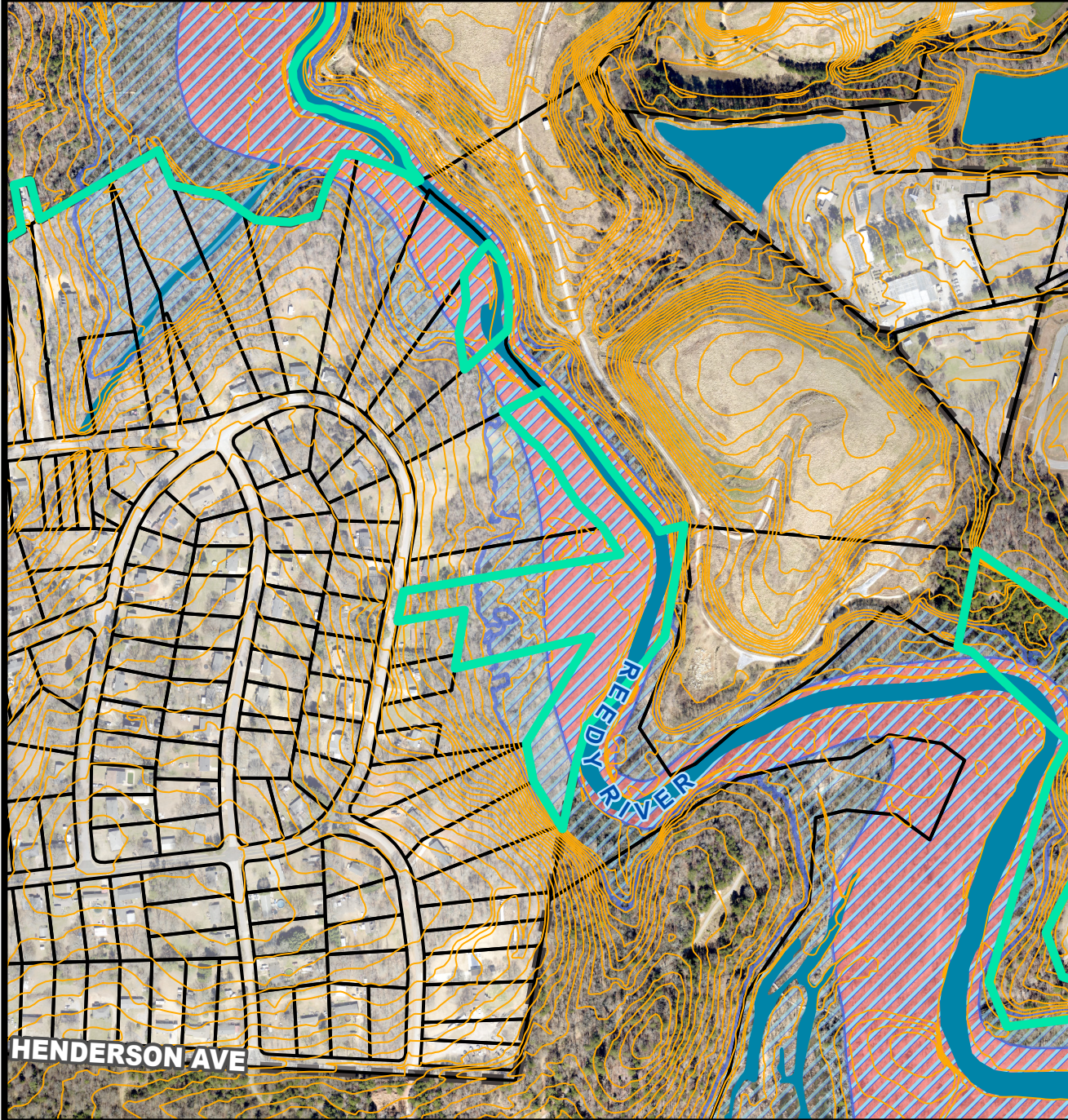


FUTURE LAND USE



AX-18-2022 • CHURCHILL CIRCLE

NATURAL / ENVIRONMENTAL FEATURES

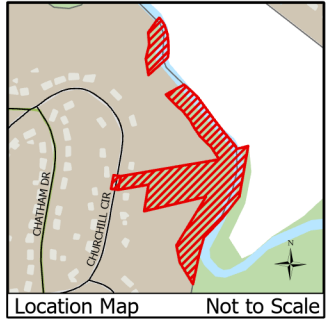
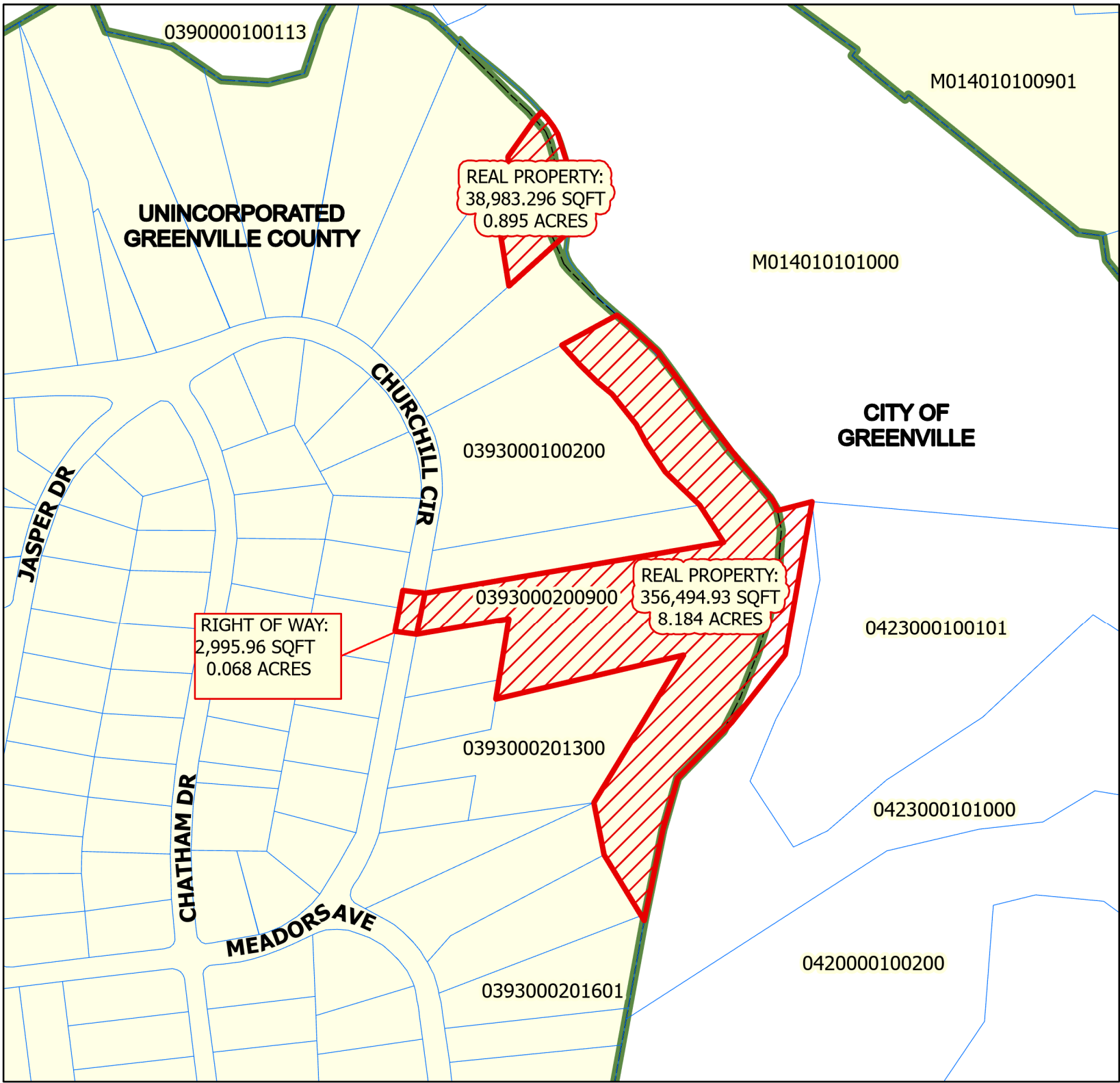


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

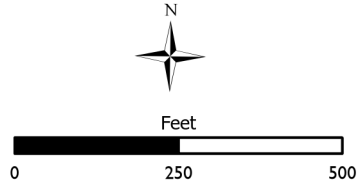




ANNEXATION MAP
for
Tax Map No. 0390000200900
into the
City of Greenville

- Greenville City Limits
- Total Annexation Area

Total Area of Annexation:
398,474.93 Sq. Ft.
Total Acreage of Annexation:
9.148 Acres
Existing County Zoning: **R-12**
Proposed City Zoning: **R-6**
City Council District: **2**
Census Tract: **20.05**
File Number: **AX-18-2022**



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

AX-18-2022 | Churchill Circle Annexation Neighborhood Meeting 6/6/2022 at 6:00 PM

Attendance:

Erin Knight – Conestee Foundation

Charlene de Jong – 505 Churchill Circle, charli.dejong@gmail.com

James Buckner – 6 Jasper Drive, w4woz@live.com

Kenneth Stevens – 107 Jasper Drive

Robert Madden – 111 Jasper Drive

Notes of Discussion:

When was the start of the vision of the park? – 20 years ago and 15 years for the trails

Why is my property being annexed? Your property will not be annexed.

Part of my property was taken by the park and concerns over the annexation and what is next.

How does this change our taxes? No, it will not affect your property.

Concerns over virtual set up.

If it does not concern real property, I do not have anything to say.

Are there any trails or homes planned on property? Not at this time

What portion of Jasper Drive is to be annexed? No part of Jasper will be annexed.



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

Docket Number:	AX-19-2022
Applicant:	Conestee Foundation INC
Property Owners:	Conestee Foundation INC
Property Location:	W. Pine Lake Circle
Tax Map Number:	portion of 042300-01-00100
Acreage:	3.89 acres Right-of-way area: 1.19 acres Total area (to be annexed): 5.08 acres
Existing Zoning:	C-2, Commercial district (Greenville County)
Proposed Zoning:	C-2, Local commercial district (City of Greenville)
Adjacent Zoning:	N: S-1, Services district (Greenville County), S-1, Service district (City of Greenville) E: C-2, Commercial district (Greenville County) S: S-1, Service district, R-6, Single-family residential district (City of Greenville) W: C-2, Commercial district (Greenville County)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone to C-2, and Future Land Use Designation 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 3.89 acres of lot area into the Greenville city limits and to zone it C-2, Local commercial district. Approximately 1.19 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

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

Site Information

The subject property is located on Mauldin Road and is currently zoned C-2, 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-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 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-2 zoning designation allows for an appropriate range of uses for the area. Adjacent County properties are also zoned C-2.
4. Compatible with surrounding uses: Surrounding uses include C-2 zoned properties within the County. The C-2 designation is the City’s closest designation to the County’s. The proposed C-2 zoning classification allows for development that is compatible with the surrounding properties, however, no development is planned at this time.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in “strip” or ribbon commercial development: The City’s LMO does not allow strip or ribbon commercial development. The intent for the property is to maintain it as open space.

7. Will not create an isolated zoning district: Adjacent County properties are zoned C-2. The C-2 City designation is the closest designation to the County's.
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 Belmont Fire District and will be serviced by the Greenville City Fire Department upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water does maintain a 20-inch water line adjacent to the property in Mauldin Road.

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:

*1. 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

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 w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.



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:	Conestee Foundation INC	Conestee Foundation INC
*Title:	Erin Knight, Operations Director	Erin Knight, Operations Director
*Address:	Po Box 3	PO Box 3
*State:	Conestee, SC	Conestee, SC
*Zip:	29636	29636
*Phone:	864-277-2004	864-277-2004
*Email:	erin@conesteepereserve.org	erin@conesteepereserve.org

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) portion of 042300-01-00100

*TOTAL ACREAGE TO BE ANNEXED 3.86 acre portion

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

*PROPOSED ZONING DESIGNATION (City) C-2, Local 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.

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 12/22/2021

PAGE 1 OF 3

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@Greenville.gov 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.

Erin Knight

*APPLICANT SIGNATURE

5/9/22

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	Erin Knight
Date	5/9/22
Property Owner/Authorized Agent	Erin Knight
Date	5/9/22

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 n/a (address) and consisting of approximately 3.86 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
Conestee Foundation INC	3.86 acre portion of 042300-01-00100	<i>Erin Knight</i>	5/9/22



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

CERTIFICATION OF PETITION SIGNATURE

I, Erin Knight, have this 9th 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:

Approx. 3.86 acre portion of 042300-01-00100

Erin Knight
Signature

☆ Parcel with Owner: PIN 0423000100100

Parcel String: 423-1-1

Owner(s): CONESTEE FOUNDATION INC,

Owner Address: PO BOX 3 CONESTEE, SC 29636

Deed Date: 20090120

Deed Book and Page #: 2234 80

Plat Book and Page: 1081 74

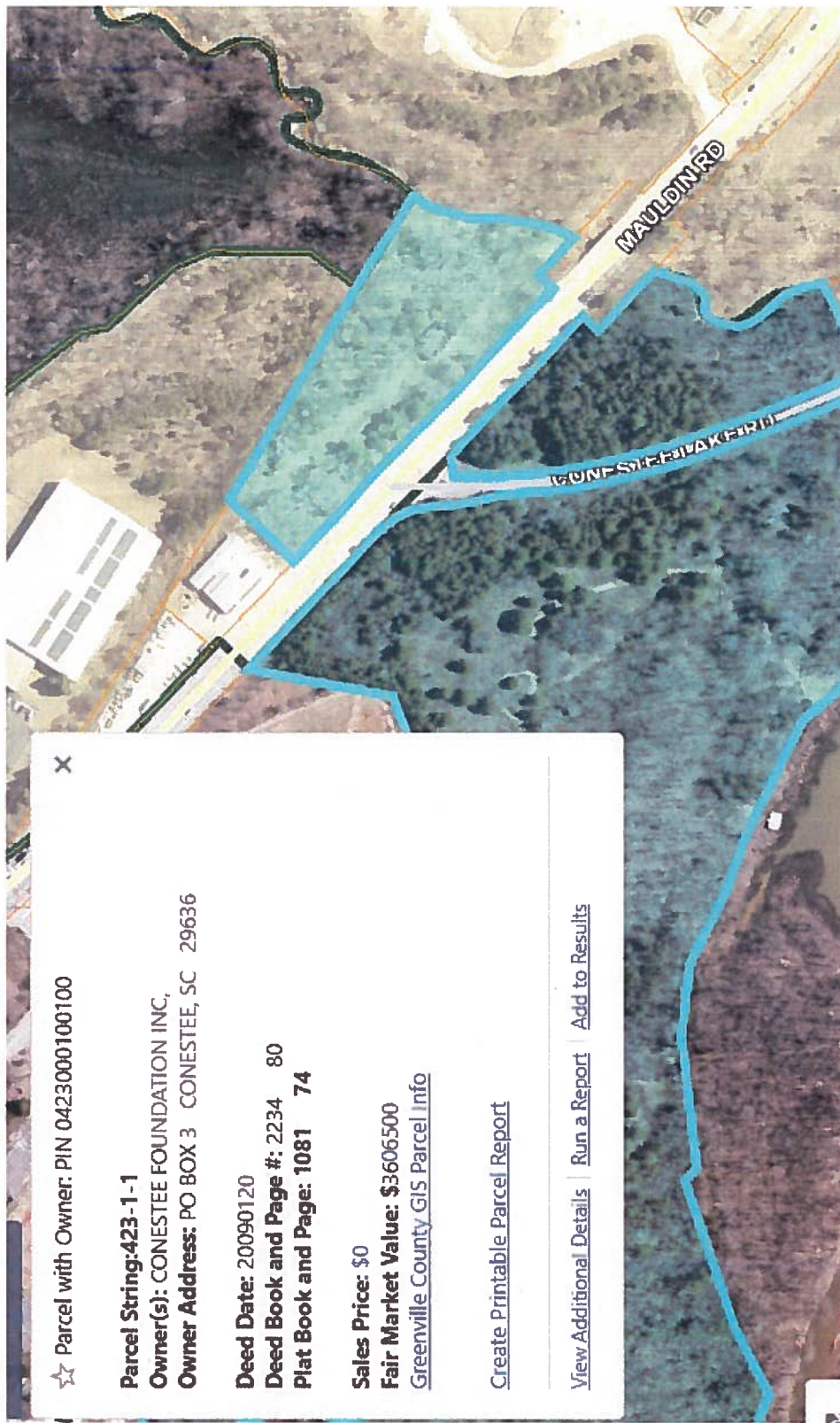
Sales Price: \$0

Fair Market Value: \$3606500

[Greenville County GIS Parcel Info](#)

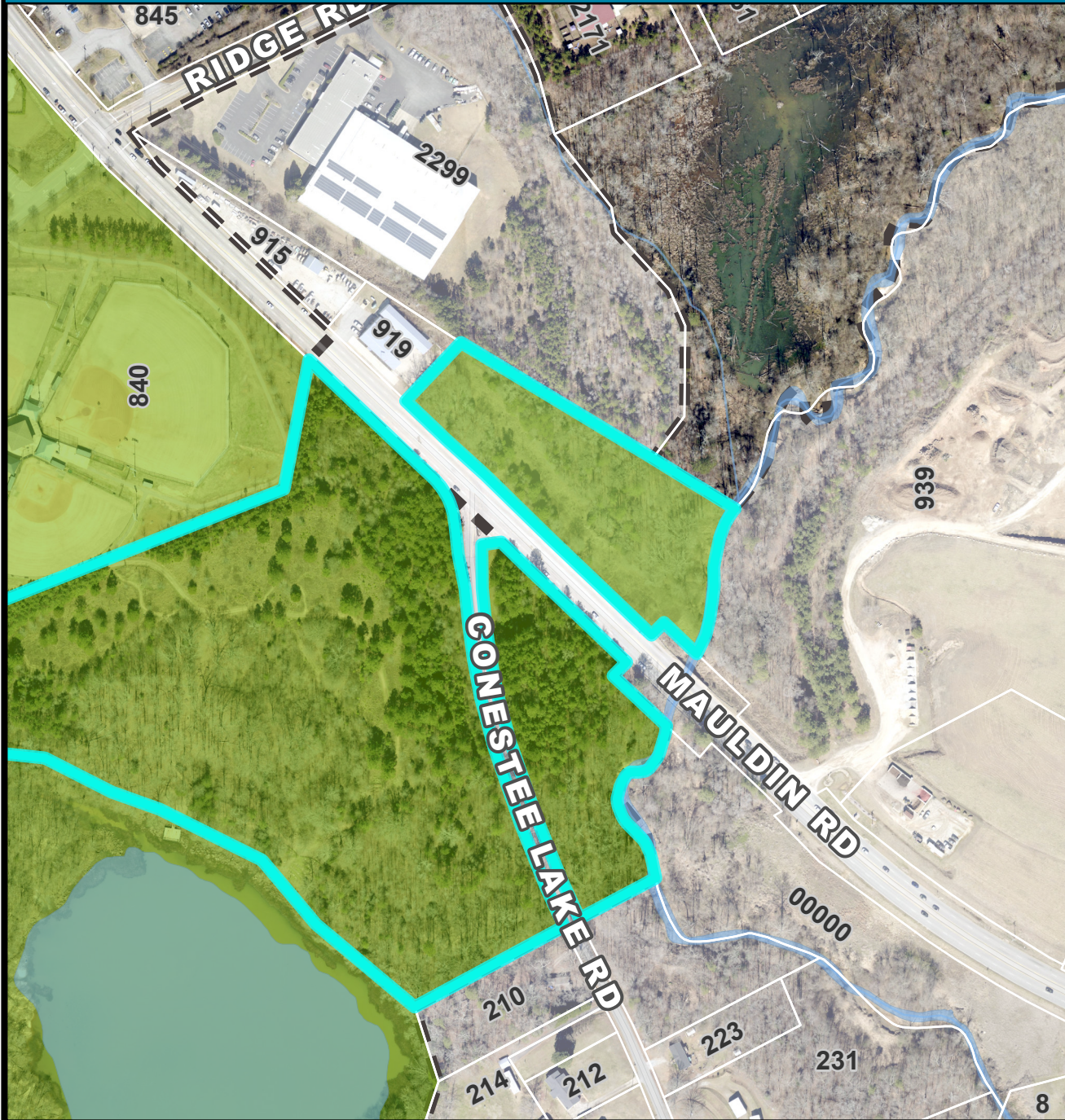
[Create Printable Parcel Report](#)

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

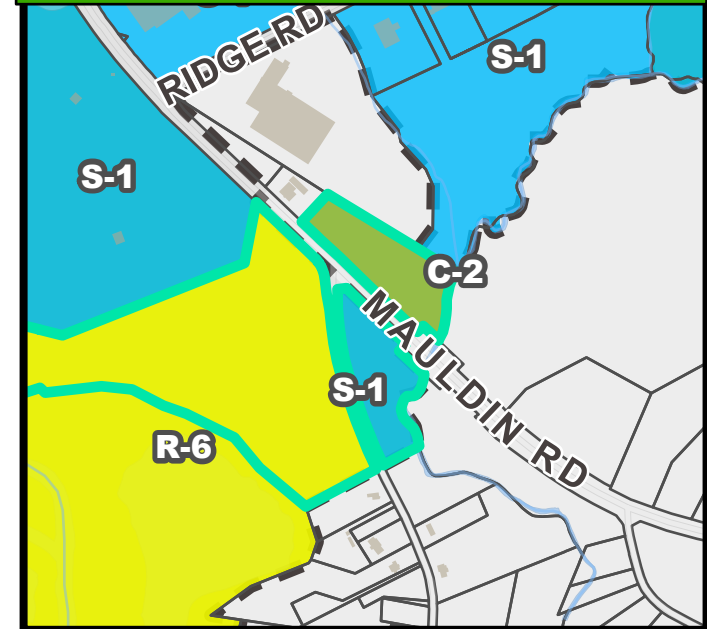


AX-19-2022 MAULDIN ROAD

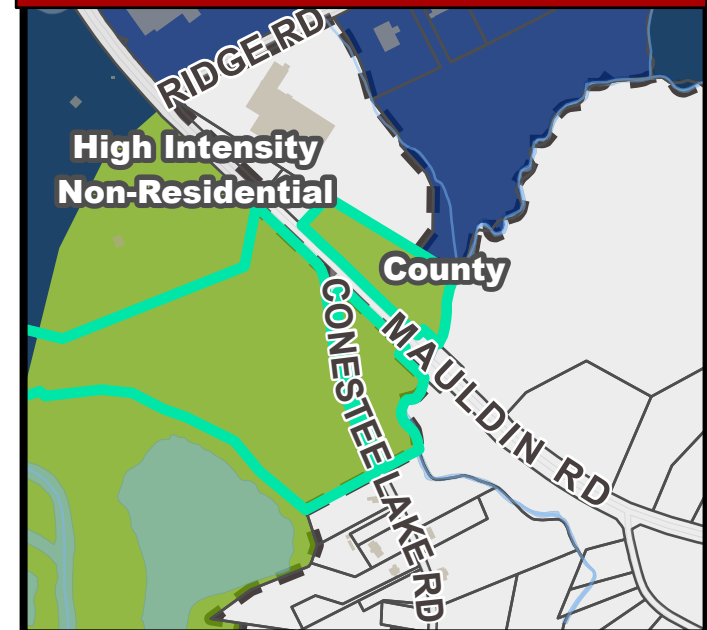
AERIAL VIEW



CURRENT ZONING

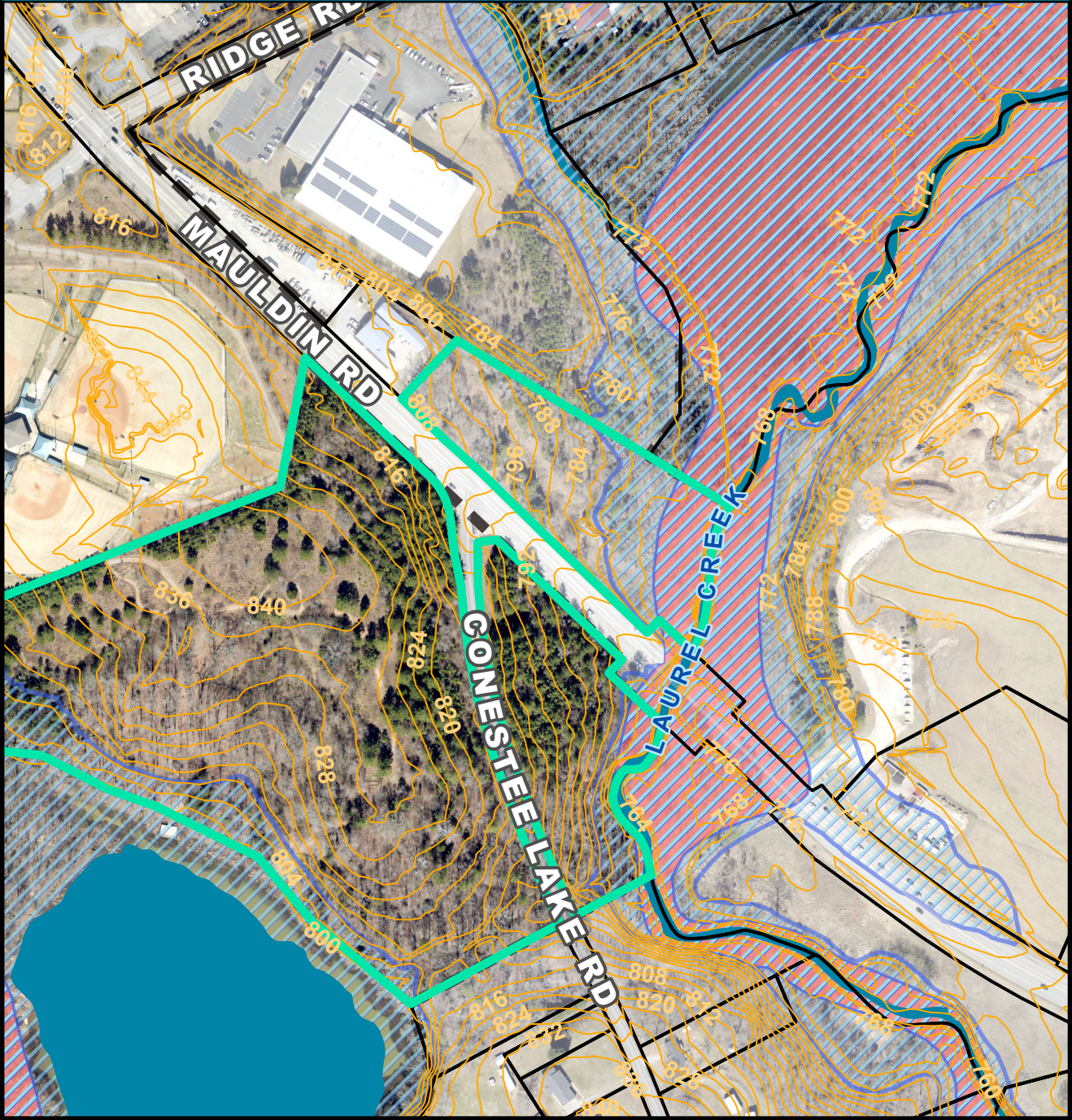


FUTURE LAND USE



AX-19-2022 MAULDIN ROAD

NATURAL / ENVIRONMENTAL FEATURES

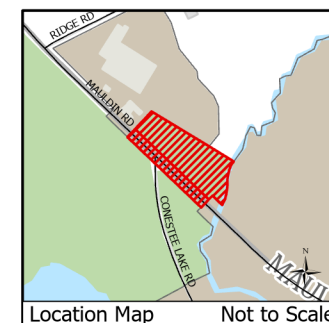


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





ANNEXATION MAP for Tax Map No. 0423000100100 into the City of Greenville

-  Greenville City Limits
-  Total Annexation Area

Total Area of Annexation:
221,312.715 Sq. Ft.
Total Acreage of Annexation:
5.081 Acres

Existing County Zoning: **C-2**
Proposed City Zoning: **C-2**
City Council District: **2**
Census Tract: **29.01**
File Number: **AX-19-2022**

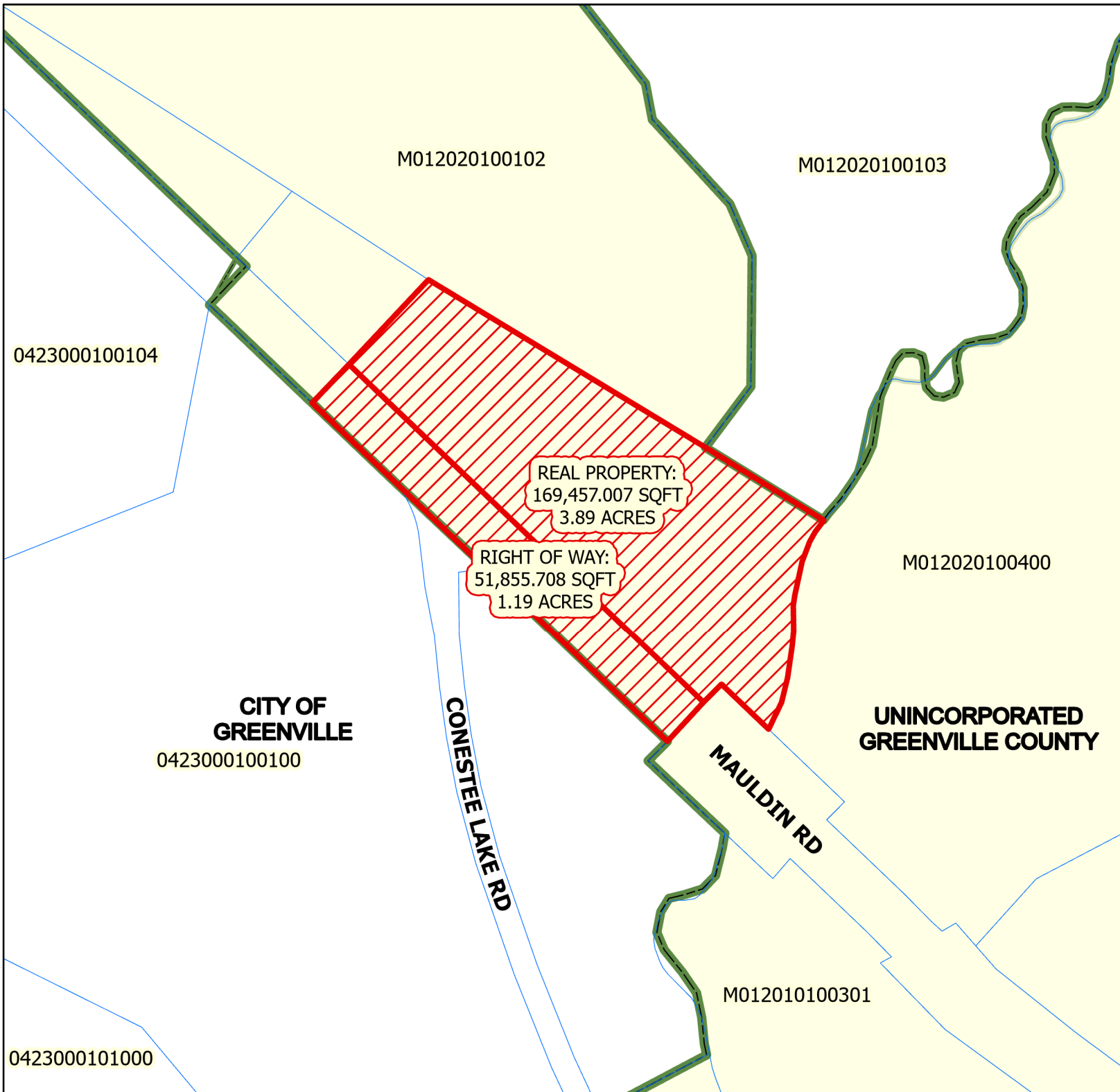


Feet
0 160 320

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

City Attorney

Date





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

Docket Number: AX-20-2022

Applicant: Brian P. Schick

Property Owners: Woodfield Riverside OZB LLC

Property Location: 1121 Tsali Circle

Tax Map Number: 014000-01-00101

Acreage: 9.156 acres
Right-of-way area: 0.617 acre
Total area (to be annexed): 9.773 acres

Existing Zoning: FRD, Flexible review district (Greenville County)

Proposed Zoning: FRD, Flexible review district (City of Greenville)

Adjacent Zoning: N: I-1, Industrial district, R-M20, Multifamily district, and S-1, Services district (Greenville County)
E: FRD, Flexible review district (Greenville County)
S: I-1, Industrial district (City of Greenville)
W: I-1, Industrial district (City of Greenville)

District: Council District 2

Staff Recommendation: **Recommend Approval for Annexation, Rezone to FRD, and Future Land Use Designation 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 9.156 acres of lot area into the Greenville city limits and to zone it FRD, Flexible review district. Approximately 0.617 acre of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and City staff prior to submittal of this annexation application on April 18, 2022.

Neighborhood Meeting

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

Site Information

The subject property is located at 1121 Tsali Circle and is currently zoned FRD, Flexible review district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County. The property is home to the newly constructed Riverside Apartments, a 200-unit multi-family project.

The applicant requests to annex the property into the City with a FRD zoning designation. The FRD zone is intended to provide design and use flexibility to allow development and redevelopment of properties that is compatible with the existing character of the area as set forth by the city's comprehensive plan. Specifically, the FRD enable the tools required to encourage exceptional planning and design in order to preserve the character of existing buildings, open spaces, streetscapes, and use clusters of unique areas of the city; and protect critical environmental resources through a greater efficiency in the layout of roads, utilities and other infrastructure.

Through this annexation, it is proposed for the City to adopt the previously approved County FRD for the zoning designation. The adoption of the FRD by the City will ensure the property is maintained as a conforming property.

The property will achieve contiguity to the City limits when the final reading of the adjacent Duke property is concluded by City Council. This is scheduled to occur prior to the final reading for this annexation.

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*." 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 FRD zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses include FRD zoned properties within the County (Water Tower Apartments and Hampton Station). As this property is already zoned FRD, it is proper for the City to zone it FRD to ensure density is conforming to the City's code.

5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in “strip” or ribbon commercial development: No commercial development would be allowed within this zoning district.
7. Will not create an isolated zoning district: Adjacent properties are also zoned FRD. The city also does not have restrictions on the acreage size for FRDs.
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 FRD 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. The development was completed in 2021.
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 continue service in Parker upon annexation. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains the water line on Hampton Avenue Extension and Tsali Circle. The property is also within the Greater Greenville Sanitation District.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

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

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

*1. 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

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 w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.

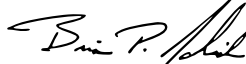


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

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 1121 Tsali Circle (address) and consisting of approximately 8.29 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
Woodfield Riverside OZB LLC	1121 Tsali Circle 014000-01-00101		5-20-22

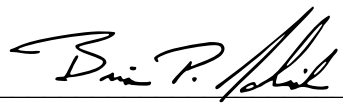


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Brian Schick, have this 20th 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:

014000-01-00101


Signature



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 P. Schick	Woodfield Riverside OZB LLC
*Title:	President	
*Address:	1121 Tsali Circle	8210 Creedmoor Rd Ste 103
*State:	S.C.	Raleigh, NC
*Zip:	29601	27613
*Phone:	704-506-4692	704-506-4692
*Email:	bschick@woodfielddevelopment.net	bschick@woodfielddevelopment.net

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 014000-01-00101

*TOTAL ACREAGE TO BE ANNEXED 8.29 acres

*CURRENT ZONING DESIGNATION (County) FRD, Flexible Review District

*PROPOSED ZONING DESIGNATION (City) FRD, Flexible Review District

*DEED RESTRICTIONS None

TYPE OF ANNEXATION

*Please select one (1) type:



100%



75%



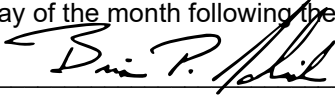
25%

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@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.

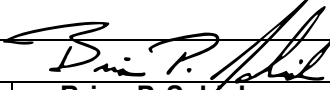
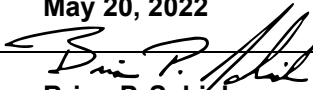


***APPLICANT SIGNATURE**

May 20, 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	 Brian P. Schick
Date	May 20, 2022
Property Owner/Authorized Agent	 Brian P. Schick
Date	May 20, 2022

APPLICATION REQUIREMENTS CHECKLIST

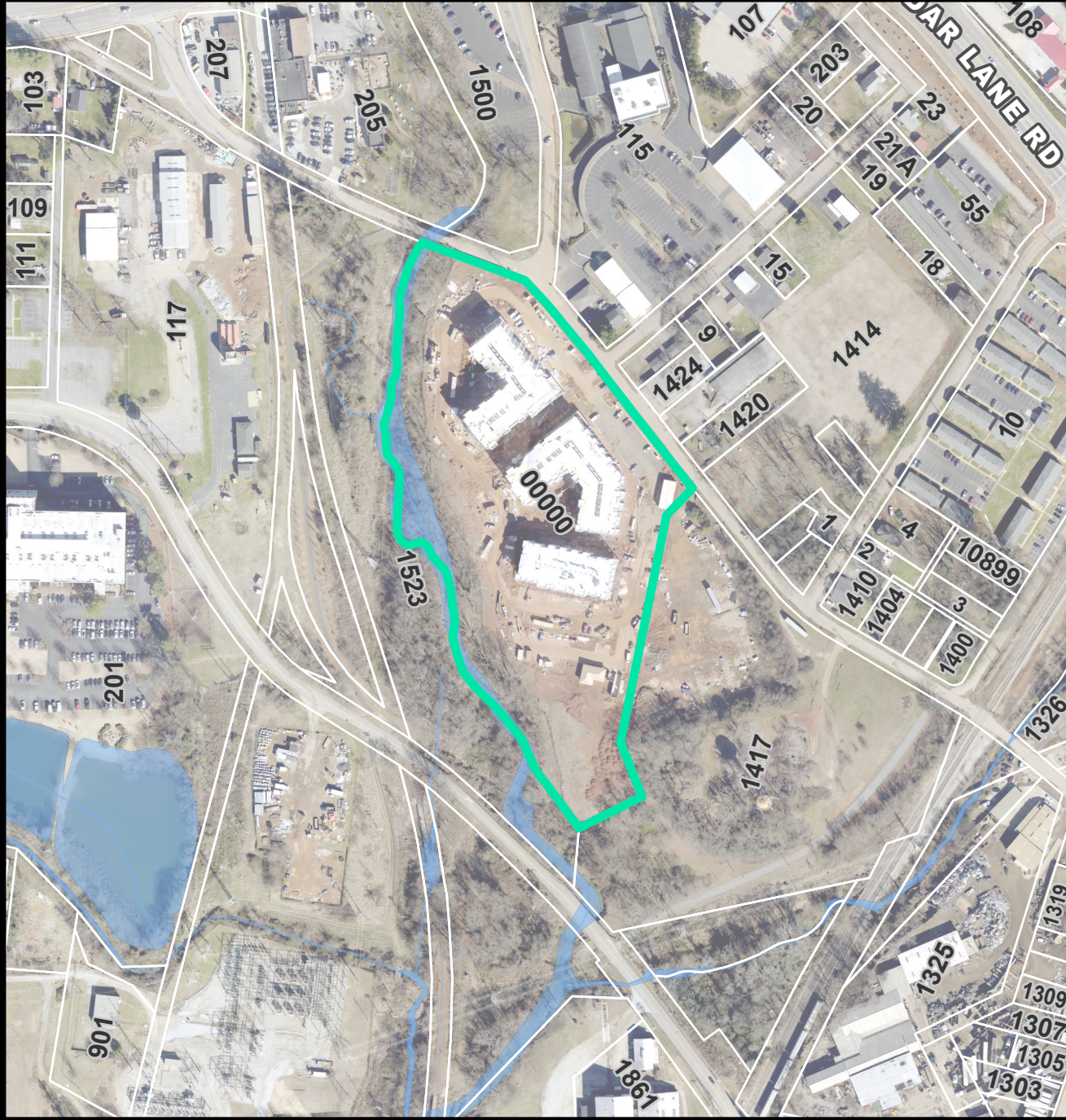
- ☒ **A completed application form.**
- ☒ **Annexation petition** signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer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

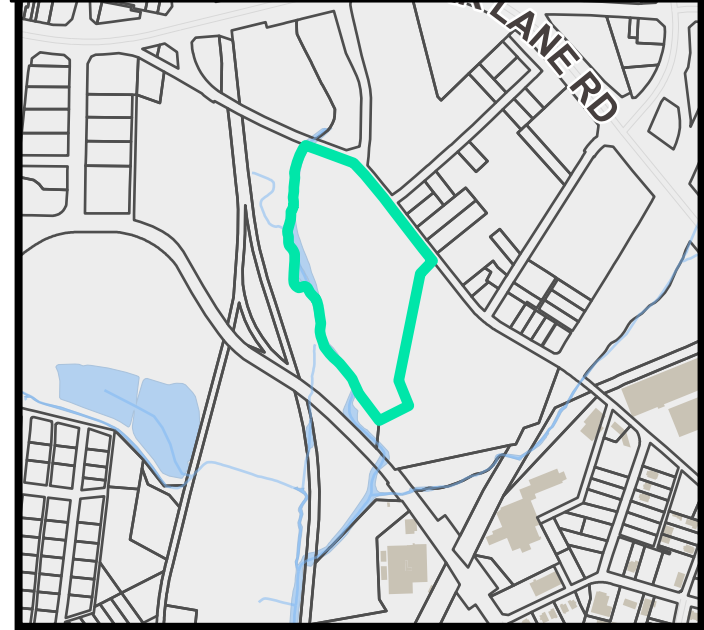
Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.

AX-20-2022 • 1121 TSALI CIRCLE

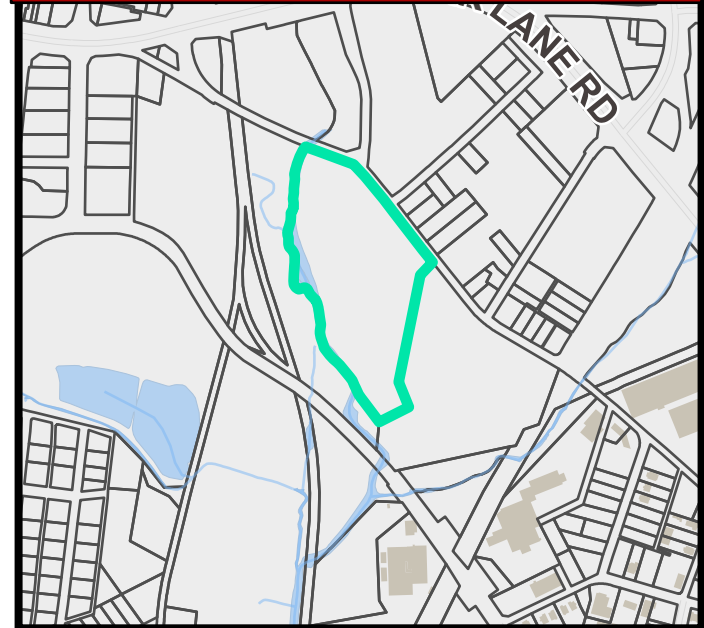
AERIAL VIEW



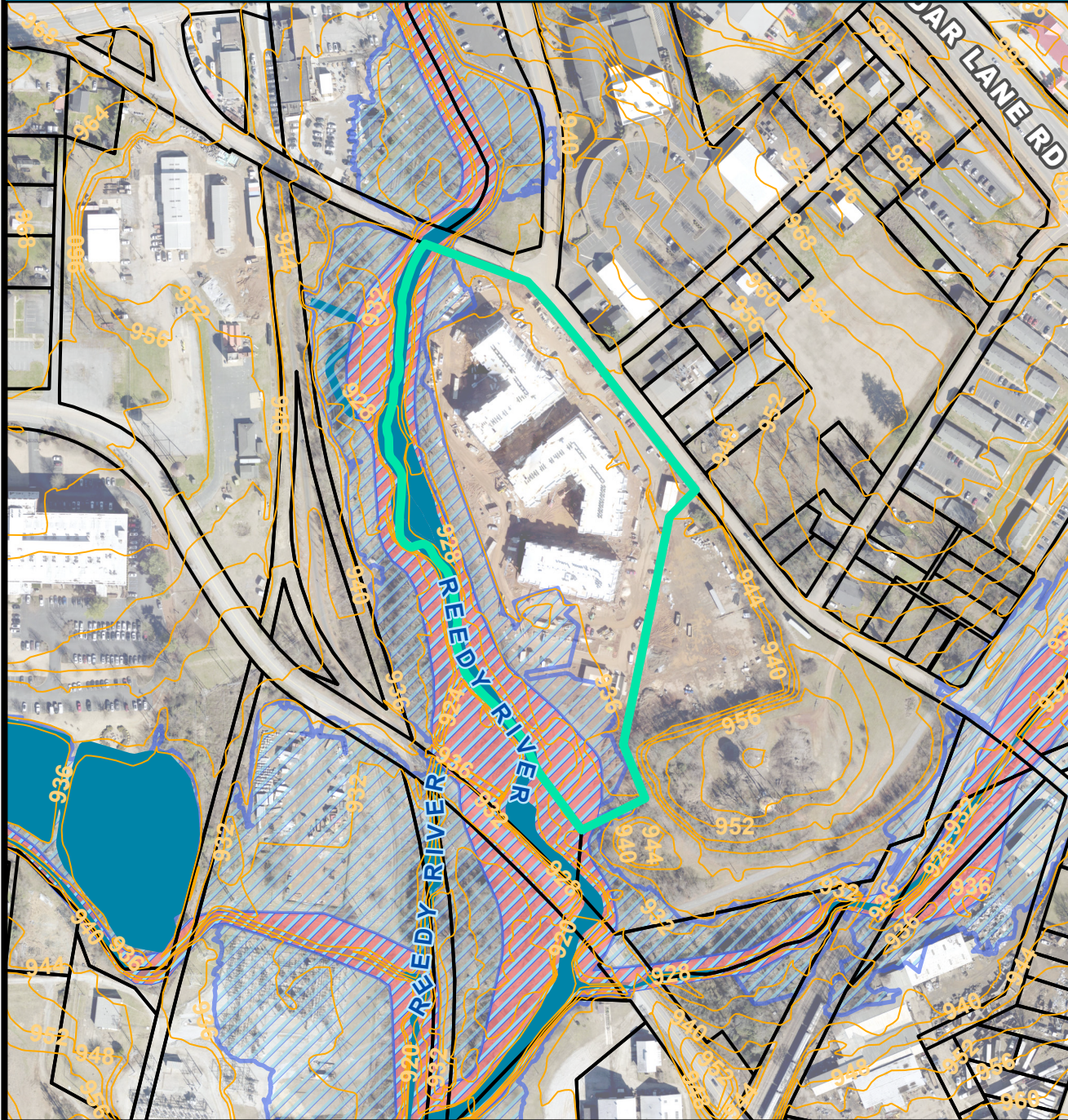
CURRENT ZONING



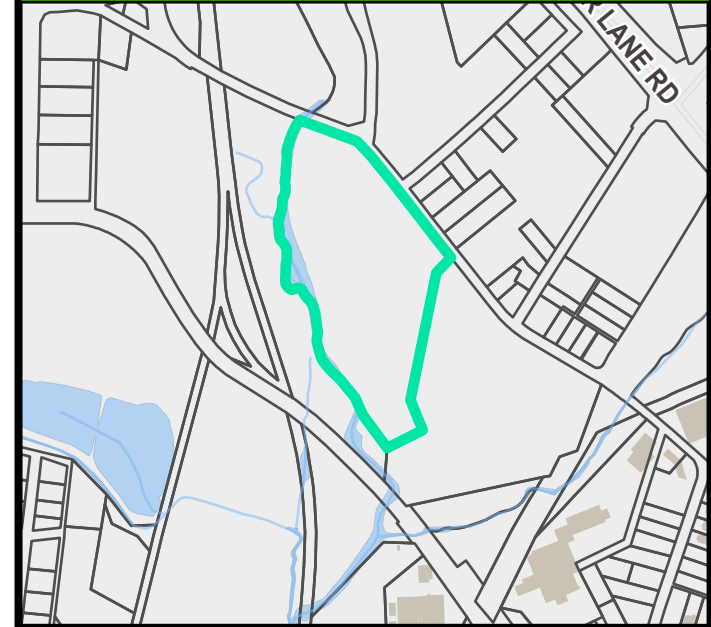
FUTURE LAND USE



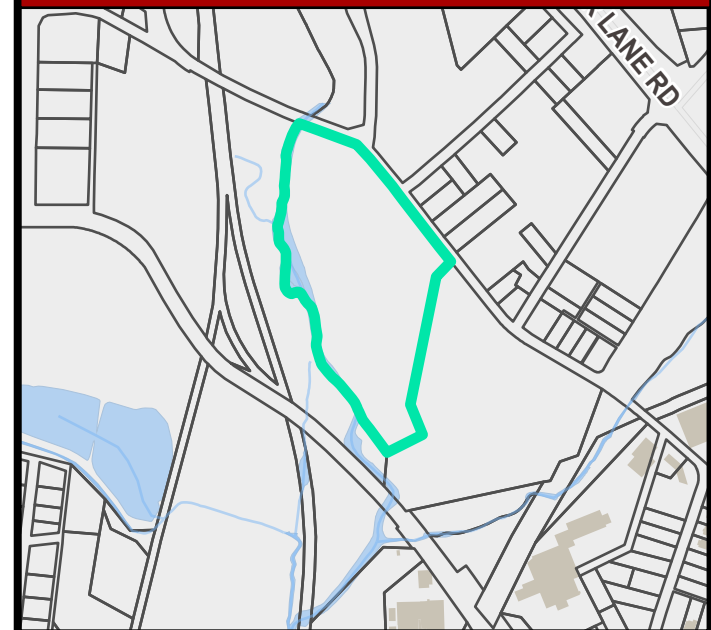
NATURAL / ENVIRONMENTAL FEATURES

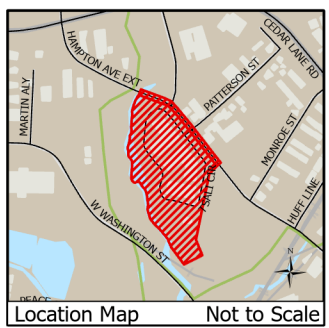
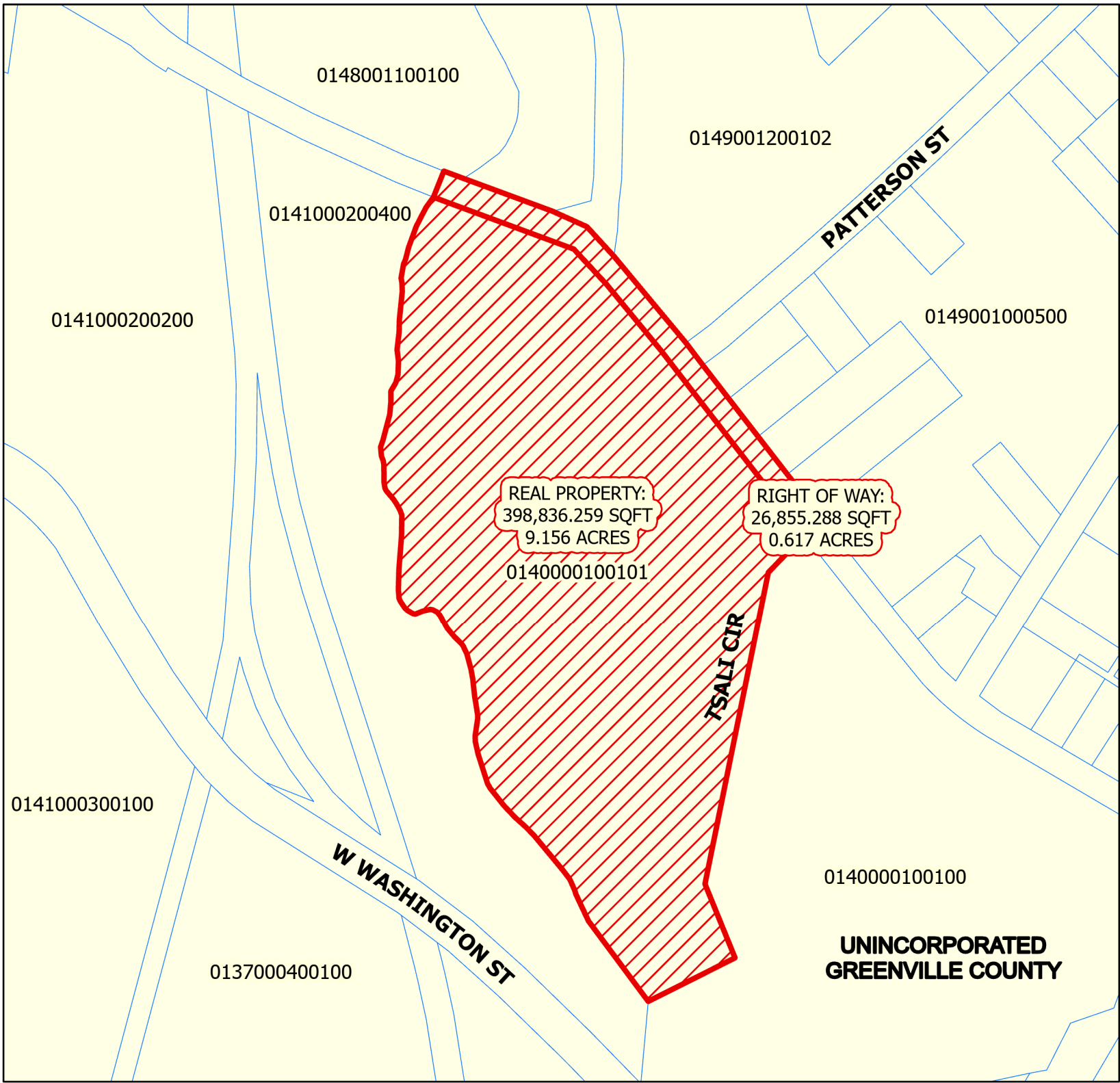


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

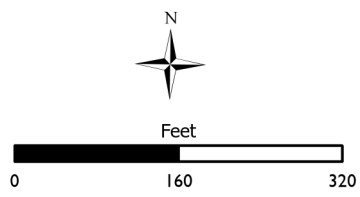




ANNEXATION MAP
for
Tax Map No. 0140000100101
into the
City of Greenville

 Total Annexation Area

Total Area of Annexation:
425,691.547 Sq. Ft.
Total Acreage of Annexation:
9.773 Acres
Existing County Zoning: **FRD**
Proposed City Zoning: **FRD**
City Council District: **2**
Census Tract: **23.03**
File Number: **AX-20-2022**



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



Development Plan
TMS: 0140000100101 (Single Parcel)

Woodfield - Riverside FRD

1. Property Owner: Mt. Calvary Baptist Church

Address: 1430 Hampton Avenue Extension, Greenville, SC 29601

Telephone Number: 864-233-1684

2. Applicant: Seamon Whiteside & Assoc., Inc.

Name: Joe Bryant

Address: 508 Rhett Street, Suite 101, Greenville, SC 29601

Telephone Number: 864-298-0534

3. Date: ~~June 6, 2019~~ Rev. November 4, 2019

4. Signature: _____

A complete plan includes three elements:

1) Preliminary Development Plan - The applicant shall submit a digital version and also reproducible vellum of the proposed Planned Development which shall include the following:

- ☒ a) A boundary survey with vicinity map, title block, scale, and north arrow.
- ☒ b) Total number of acres of the overall site.
- ☒ c) Location and orientation of existing and proposed buildings, square footage of non-residential uses.
- ☒ d) Primary traffic circulation pattern, including external and internal points of ingress and egress.
- ☒ e) Location of parking areas and approximate number of parking spaces for use.
- ☒ f) Any such information or descriptions as may be deemed reasonably appropriate for review.

2) Natural Resource Inventory - The primary objective of the natural resources inventory is to provide better information about the type of land cover, topography, and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:

- ☒ a) Land cover type (i.e. wooded, pasture, wetland, etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.
- ☒ b) Topographic contour lines at 8-foot intervals.
- ☒ c) Floodplain

3) Statement of Intent – The applicant shall submit three copies of a report setting forth the characteristics of the proposed Planned Development including the following:

- ☒ **a) A description of the procedures of any group maintenance agreement.**

All parcels will have a professional management company (the Owner) engaged and will be responsible for maintenance of entrances (access points), signage, lighting, landscaping, all other common space, and stormwater management facilities. The property owners, his successors and assigns will also be responsible for the ownership and maintenance of private drives and parking areas within the development.

x b) A statement setting forth the proposed development schedule.

This statement is intended to describe in detail the proposed Flexible Review District (hereafter referred to as the “Project”) of approximately 8.3 acres consisting of a single parcel of off Hampton Avenue Extension (TMS#0140000100101).

<u>Area</u>	<u>Use</u>	<u>Max. Density</u>	<u>Max. SF/Units</u>	<u>Max. Height</u>
8.3 Ac	Multi-family	25 du/ac	285K sf/207 MF units	60'

This project consists of multi-family apartments and requests a density of 25 units per acre for a total of 207 allowable multi-family units with on-site surface parking at a ratio to meet or exceed current County requirements for multifamily use. The multi-family buildings will be 4 story; elevator served, with a maximum building height of 60'. Setbacks to be as follows:

- Front: 25' Residential Street, 35' Collector Street, and 55' Arterial Street
- Side: 25'
- Rear: 25'



Mt. Calvary Baptist Church is the owner of the single parcel TMS#0140000100101, comprising 8.3 acres with a current zoning of I-1.

Proposed schedule for the project is as follows:

- Rezoning
 - Submittal Date: 6/6/19
 - Effective Date of Adoption: 9/4/19
- Permitting (Site and Building)
 - October thru December 2019
- Project Anticipated Start/Complete:

- Start: December 2019
- Complete: August 2021
- Signage will comply with Greenville County sign regulations.
- No nuisance glare to public area shall be permitted from up lighting within the project.

The project will be consistent with the current revitalization of the Hampton Station area. Per the Greenville County Comprehensive plan this area is described as Residential Land Use 3 which calls for residential density greater than 6 units per acre. This area is also shown as a sub community center with medium to high density. The intent is to provide a community balance with the surrounding developments and provide safe and functional connectivity for both pedestrians and motorists while not adversely impacting the surrounding community. The project will provide a mix of amenities with both passive and active recreational spaces that can benefit from the Reedy River and Swamp Rabbit Trail.

Stormwater management as required for the development is intended to be handled with surface drainage ponds per the Greenville County Land Development Regulations. Ponds will be designed in such a way to meet the requirements set forth by the County and SCDHEC while not interfering with the design intent of the development, as well as not requiring safety fencing by providing accessible side slopes for the purposes of maintenance such as mowing and general pond maintenance. Where ponds may be close to existing roads or developments, a screening plan will be provided to buffer the pond from its surroundings. The Owner of the development will be responsible for ownership and maintenance of any proposed ponds.

Access to the site will be provided off Hampton Avenue Extension near the intersection of Patterson Street. The Owner will provide a curb cut to the adjacent development for connectivity. Any road encroachments are subject to review and approval by Greenville County. A traffic impact study has been included to support the rezoning documents.

The style of the project will be an industrial aesthetic, fitting within the feel of the current surroundings and past history of the site. Clean lines and modern materials will reflect the simplicity of past mill and warehouse construction. The buildings will use a combination of brick, fiber cement panel, lap siding and metal accents to achieve this feel.

x c) A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

Improvements: A traffic study has been performed to support this use and any recommended mitigation measures will be constructed prior to issuance of any building permits. The access into and out of the development will be adequately sized to serve the development and provide safe turning radii off and onto Hampton Avenue Extension. All driveways and roads/parking associated with the development will be owned and maintained by the owner, successor, or assigns. Should there be required widening of right of way, this may require relocation of sidewalks and other improvements; however, these improvements will still be constructed to meet the intent of the plan.

Sanitary sewer is available from Parker Sewer sub-district via a manhole and 8" main on Hampton Avenue Extension. Parker Sewer and ReWa have both confirmed availability and letters are included with this application. Water will also be provided off Hampton Avenue

Extension from an existing 6" and/or 30" main and a letter from Greenville Water confirming availability is attached.

 x **d) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.**

Availability letters from the following utility providers are included with this submittal:

- Sanitary Sewer is currently available by Parker Sewer Sub-district and ReWa.
- Water service is available through the Greenville Water System.
- Fire service is provided by the Parker Fire District.
- Duke Power will provide electric power for the project.
- Piedmont Natural Gas will provide natural gas.
- Spectrum can provide cable and phone to the project.

 x **e) A statement describing the architectural style, appearance and orientation of proposed buildings.**

- Style: The architectural style will be an industrial/modern aesthetic on all three apartment buildings on all sides. The buildings will all be 4 story construction and are oriented on the site to allow for courtyards for visitors and residents. The main center courtyard between the buildings will allow for a line of sight directly to the river. Smaller courtyards will house the pool and other amenities. The same architectural language will be used on all facades of the buildings, although some adjustments will be made between the Hampton Ave. elevations and the internal courtyard elevations. We are envisioning a combination of 1) red/brown textured brick with 2) greyscale tones on the siding and 3) dark trim/color accents to achieve a simplistic modern-industrial aesthetic.
- Exterior: The buildings will be clad with a mixture of brick, cementitious lap and panel siding, and metal accents. The brick color would be borrowed from nearby historic mill structures, the metal elements will be in the bronze color family, and then the cementitious siding would be a modern color palette. All three buildings will have different footprints, but will all have the same design elements and colors. We are envisioning a combination of 1) red/brown textured brick with 2) greyscale tones on the siding and 3) dark trim/color accents to achieve a simplistic modern-industrial aesthetic.

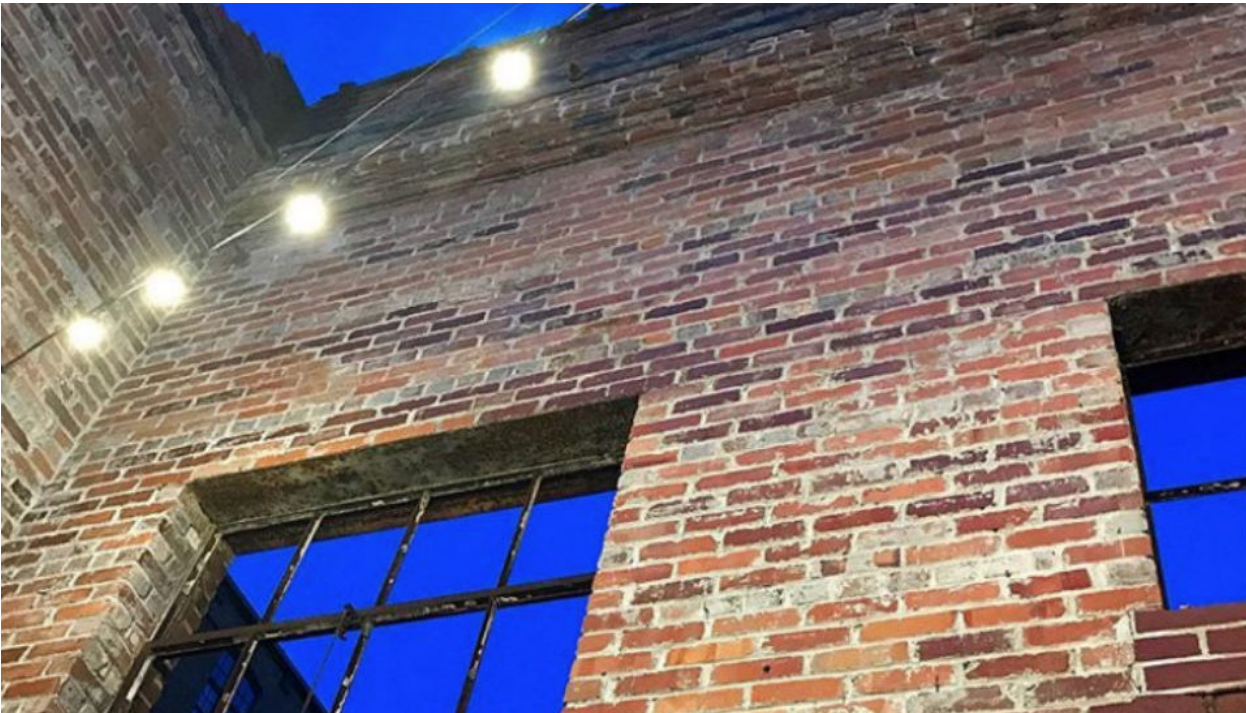
The overall aesthetic of the community will be a modern interpretation of the industrial buildings that formally occupied the site. Exterior materials will include a mixture of three main materials, 1) brick at significant architectural features on the buildings – at corners that are visible from the street and main entry drive as well as a base material in significant areas; 2) a combination of fiber cement panels and lap siding; and 3) commercial storefront windows in the clubhouse/leasing areas and large residential windows and doors in apartment units. In addition, we will have balconies with metal handrails for the residential units.

- Roof: The apartment buildings will have built-up roofs, metal roofs, and/or architectural shingles. This may include hipped roofs, gabled roofs, dormers and/or flat roofs.

- **Windows:** The windows will be a collection of fixed and single hung vinyl windows with grid patterns to match the aesthetic of the modern-industrial style. All windows will meet the energy code requirements as defined in the SCBC.
- **Doors:** All unit entries to be open to a central corridor and not visible from the exterior. All exterior patio doors will be full lite French doors with muntins (if any) to match the windows.
- **Public Landscaping & Lighting:** Private greenspaces will be held in common ownership and maintenance will be the responsibility of the owners, successors, or assigns. Plantings will include, but not limited to, shade trees, ornamental trees, grassed open space, foundation plantings and shrubs, and community gardens. Public walks through the open space will be lighted with ornamental poles and decorative lights to provide adequate safety for users. The lighting will incorporate full cutoff fixtures to disallow light pollution and prohibit light from invading adjacent properties. Lighting will be shown on the Final Development Plans.

Exterior brick color to be borrowed from existing mill buildings nearby:





Brick, horizontal siding and metal accents to mimic nearby Hampton Station:



Horizontal siding and vertical metal siding to mimic nearby the Hampton Station industrial feel.



x f) A statement describing the landscaping and screening of proposed project.

Landscaping will be provided throughout the project, as an important aesthetic component of the overall design. This includes street and shade trees incorporated through the project, to accenting amenity areas, to screening at buffers. We have also provided a well-planned landscape edge along the street. We are attaching representational imagery in a separate document. All landscaping will meet Greenville County Zoning Ordinance Standards (no site fencing will be constructed).

When adjacent to other parcels of private property, landscaping will be provided. Landscaping will meet all requirements of Greenville County. The front buffer between the building and the Hampton Avenue will be developed in a pedestrian focused fashion, with an emphasis on wide sidewalks (6' minimum), street trees and a safe and inviting path between Swamp Rabbit Café, Reedy River/Swamp Rabbit Trail and Hampton Station.

- x** **g) A statement describing the maintenance and screening of any proposed pond, lake, or retention pond contained in the development.**

The stormwater systems will be designed to meet or exceed local, state, and federal regulations involving storm flow, sedimentation, and erosion control. The detention pond(s) will be maintained by the owner, successor, or assigns. Additional landscaping shall be utilized to help screen. Additional plantings may be used in the design of the ponds to enhance the system's aesthetics. Low Impact Development standards will be used where feasible.

- x** **Include in this document as many pictures or renderings as necessary to clearly establish the screening. The image may be indicated as representative of the proposed screening. Larger printed images also may be submitted as separate documents.**



TYPICAL LANDCAPING AND ENTRANCE SIGNAGE

See Attached Imagery

All signage and landscape will meet the county development standards found in section 12 of the Greenville County Zoning Ordinance, as amended.

x h) A statement describing pedestrian access and circulation throughout the project.

Pedestrians will use a network of sidewalks created within the site to provide access from the surface parking lots to the building entrances, building courtyards and amenities located on the river bank. All sidewalks will be a minimum of 6' wide to meet ADA standards. Sidewalks on the site will also connect to external uses. First, a sidewalk along Hampton Avenue Extension will connect the property to adjacent parcels such as Hampton Station and Swamp Rabbit Café. Second, direct pedestrian access will be created from the building to Hampton Ave. in the north east corner of the site to provide a connection to the Swamp Rabbit Trail.

x Include any pre-existing pedestrian systems off site. Show how they will be integrated.

The Swamp Rabbit Trail currently runs on the west side of the Reedy River. It then connects to Hampton Avenue Extension both north and south of the development. Sidewalks constructed along Hampton Avenue Extension will provide connectivity.

x Include in this document as many pictures or renderings as necessary to clearly establish the pedestrian access and circulation plan. The image may be indicated as representative of the proposed pedestrian access and circulation. Larger printed images also may be submitted as separate documents





SIMILAR PEDESTRIAN WALKS

See Attached Imagery

- x j) Any such information or descriptions as may be deemed reasonably appropriate for review.

The Project is bounded by Hampton Avenue Extension to the north and east. There is an adequate road network surrounding the site, which can handle the traffic generated by the Project.

Entrance signage will be located at the newly created entrance drive into the project. This sign will be freestanding and will incorporate materials and appearance consistent with the theme of the project. The signs will not be illuminated internally but will allow for external lighting.

Signage for the project must meet Greenville County Sign Ordinance.

Street signs, directional and informational signage may be used throughout the site.

Financing will be provided by private sector banking institutions.

Amenities for the project will be private for the residents.



SIGNAGE & DIRECTIONAL/INFORMATIONAL SIGNAGE

- x** k) A signage plan for the site:

Signage for the project will meet the Greenville County Sign Ordinance and those requirements specific to FRD. A Signage Plan will be provided with the Final Development Plan.

- x** l) A lighting plan for the site:

Lighting for private drives, sidewalks, entrances and parking areas will meet IENSA “full- cutoff” standard. Fixtures will not be mounted in excess of 16 feet above finished grade. All lighting will be of the type that can be aimed and maintained to prevent unnecessary illumination of the surrounding areas. A lighting plan will be provided with the Final Development Plan. This plan may incorporate spotlighting on the neighborhood commercial, and uplighting around landscaped areas and sidewalks.

- x** Include in this document as many pictures or renderings as necessary to clearly establish the lighting plan. The image may be indicated as representative of the proposed lighting plan. Larger printed images also may be submitted as separate documents.



Dayform

Express the form,
elegance and beauty
of nature



MODERN LIGHTING
(12' Tall Max Height)







AMENITIES / SIMILAR PROJECTS



NATIONAL RECOGNITION



**Greenville
County**

Greenville County Department of Planning

**Joshua T. Henderson
Principal Planner**

**johenderson@greenvillecounty.org
864-467-7537**

December 26, 2019

Joe Bryant
Seamon Whiteside
508 Rhett St. Ste. 101
Greenville, SC 29601

RE: Woodfield-Riverside Flexible Review District Final Development Plan *Approval*
for PIN/Tax Map # 0140000100101

By delegation of authority from the Greenville County Planning Commission, the Planning Department Staff has approved the Final Development Plan for Woodfield-Riverside. This approval is for plans as outlined in the following documents:

- Woodfield-Riverside FRD Site Plan
- Woodfield-Riverside FRD Landscape Plan
- Woodfield-Riverside Parking Lot Lighting Plan
- Woodfield-Riverside FRD Sign Plan
- Architectural Elevations Sheet A4.A12
- Architectural Elevations Sheet A4.A13
- Architectural Elevations Sheet A4.A14
- Architectural Elevations Sheet A4.A15
- Architectural Elevations Sheet A4.B12
- Architectural Elevations Sheet A4.B13
- Architectural Elevations Sheet A4.B14
- Architectural Elevations Sheet A4.C6
- Architectural Elevations Sheet A4.C7

These approved and stamped plans listed above are required to be submitted after the cover sheet with all of the necessary permits for projects in Greenville County. This includes all land disturbance and building permits. Please stop by the Greenville County Zoning counter to pick up your stamped and approved hard copy plans.

This approval does not constitute approval of the following:

- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.

- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code Permits.

Please seek the appropriate permits from these agencies as necessary. If you wish to file any changes to these approved plans, please contact us. If you have any further questions or comments, I can be reached at (864) 467-7537.

Sincerely,



Joshua T. Henderson
Principle Planner

Cc: Hesha Gamble, P.E., PTOE, Public Works (via email)
Melanie Ramsey, Building Standards (via email)
Herb Yingling, Building Standards (via email)
Merri Uhrinek, Permits Coordinator (via email)
Kurt Walters, Engineering (via email)
Planned Development file

CERTIFICATE OF APPROVAL
I Hereby certify that this Final Development Plan
was approved by the Greenville County Planning
12-24-19
Date
Authorized Representative
Greenville County Planning Commission

**WOODFIELD-
RIVERSIDE**
GREENVILLE, SC



3 BUILDING ONE END ELEVATION
1/8" = 1'-0"



2 BUILDING ONE FRONT ELEVATION - CONT.
1/8" = 1'-0"

ELEVATION NOTES:

1. MOISTURE BARRIER IS TYVEK 'COMMERCIAL WRAP' AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER.
2. SEE SPECIFICATIONS FOR ALL INSTALLATION REQUIREMENTS.
3. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY LOCATIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
4. PROVIDE 20 MIL MEMBRANE MIN (40 MIL RECOMMENDED) TIGHT TO INSIDE AND OUTSIDE CORNERS, DIRECTLY OVER SHEATHING, PRIOR TO TYVEK INSTALLATION.
5. PROVIDE MEMBRANE FLASHING AT BASE OF SHEATHING AT SLAB/FOUNDATION.
6. PROVIDE SELF-ADHERING THROUGH WALL FLASHING AT BRICK VENEER BASE OF WALL AT GRADE AND PATIOS AND WINDOW/DOOR HEADS; REFER TO BUILDING DETAILS IN DRAWINGS.
7. PROVIDE 1/2" CONTROL JOINTS AT ALL INSIDE CORNERS IN BRICK VENEER, AT CHANGES IN DIMENSION, AT CHANGE OF BRICK COLOR AND AT 20' OC MAX AS NEEDED. EXTEND ALL THE WAY TO TOP OF BRICK.
8. BRICK CONTROL JOINTS TO BE FREE OF MORTAR AND PROVIDED WITH BACKER ROD AND SEALANT.
9. PROVIDE MINIMUM 3/8" SEALANT JOINTS AT VERTICAL INTERFACE BETWEEN VARIOUS EXTERIOR WALL FINISHES.
10. STANDARD BRICK TIES TO BE USED FOR ALL BRICK HEIGHTS OF 30' AND LOWER. RECOMMEND USING SELF-ADHERING MEMBRANE PATCHES AT ALL BRICK TIES.
11. ALL FIBER CEMENT TRIM, PANEL AND LAP SIDING TO BE SMOOTH.
12. INSTALL PLINTH BLOCKS BEHIND ALL EXTERIOR LIGHTING.
13. ALLOW FOR BRICKWORK MOVEMENT BY PLACING EXPANSION JOINTS AROUND ANY RIGIDLY ATTACHED ELEMENTS SUCH AS WINDOW AND DOOR FRAMES, INSTALLING METAL CAPS OR COPINGS THAT ALLOW INDEPENDENT VERTICAL MOVEMENT OF BRICK WYTHES, INSTALLING ADJUSTABLE ANCHORS OR TIES.
14. ALL EXPANSION JOINT SEALANTS ARE TO COMPLY WITH ASTM C 920, GRADE NS, USE M, CLASS 50 MINIMUM RECOMMENDED, CLASS 25 AS ALTERNATE.
15. USE BUILDING PAPER OR FLASHING TO SEPARATE BRICKWORK FROM DISSIMILAR MATERIALS, FOUNDATIONS AND SLABS.



1 BUILDING ONE FRONT ELEVATION
1/8" = 1'-0"



Project No: 1903
Issue Date: Oct 21st, 2019
Issued For: Permit Set

Key Plan

BUILDING 1
ENLARGED
ELEVATIONS

CERTIFICATE OF APPROVAL
I Herby certify that this Final Development Plan
was approved by the Greenville County Planning
12-24-19
Date
Authorized Representative
Greenville County Planning Commission



3 BUILDING ONE COURTYARD ELEVATION AT AMENITY ENTRANCE
1/8" = 1'-0"



2 BUILDING ONE COURTYARD ELEVATION AT BUILDING ENTRANCE
1/8" = 1'-0"



1 BUILDING ONE FRONT ELEVATION - LEFT SIDE
1/8" = 1'-0"



Project No: 1903
Issue Date: Oct 21st, 2019
Issued For: Permit Set

Key Plan

BUILDING 1
ENLARGED
ELEVATIONS

CERTIFICATE OF APPROVAL

I Heretby certify that this Final Development Plan
was approved by the Greenville County Planning

12-26-19 
Date Authorized Representative
Greenville County Planning Commission

WOODFIELD-
RIVERSIDE
GREENVILLE, SC

OF SOUTH CAROLINA
CHARLES L.
TRAVIS III
Charlotte, NC
AR. 8311
2/2019

Project No: 1903
Issue Date: Oct 21st, 2019
Used For: Permit Set

y Plan

BUILDING 1 LARGED VATIONS

A4.A14

ELEVATION NOTES:

1. MOISTURE BARRIER IS TYVEK "COMMERCIAL WRAP" AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER.
2. SEE SPECIFICATIONS FOR ALL INSTALLATION REQUIREMENTS.
3. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY LOCATIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
4. PROVIDE 20 MIL MEMBRANE MIN (40 MIL RECOMMENDED) TIGHT TO INSIDE AND OUTSIDE CORNERS, DIRECTLY OVER SHEATHING, PRIOR TO TYVEK INSTALLATION.
5. PROVIDE MEMBRANE FLASHING AT BASE OF SHEATHING AT SLAB/FOUNDATION.
6. PROVIDE SELF-ADHERING THROUGH WALL FLASHING AT BRICK VENEER BASE OF WALL AT GRADE AND PATIOS AND WINDOW/DOOR HEADS; REFER TO BUILDING DETAILS IN DRAWINGS.
7. PROVIDE 1/2" CONTROL JOINTS AT ALL INSIDE CORNERS IN BRICK VENEER, AT CHANGES IN DIMENSION, AT CHANGE OF BRICK COLOR AND AT 20' OC MAX AS NEEDED. EXTEND ALL THE WAY TO TOP OF BRICK.
8. BRICK CONTROL JOINTS TO BE FREE OF MORTAR AND PROVIDED WITH BACKER ROD AND SEALANT.
9. PROVIDE MINIMUM 3/8" SEALANT JOINTS AT VERTICAL INTERFACE BETWEEN VARIOUS EXTERIOR WALL FINISHES.
10. STANDARD BRICK TIES TO BE USED FOR ALL BRICK HEIGHTS OF 30' AND LOWER. RECOMMEND USING SELF-ADHERING MEMBRANE PATCHES AT ALL BRICK TIES.
11. ALL FIBER CEMENT TRIM, PANEL AND LAP SIDING TO BE SMOOTH.
12. INSTALL PLINTH BLOCKS BEHIND ALL EXTERIOR LIGHTING.
13. ALLOW FOR BRICKWORK MOVEMENT BY PLACING EXPANSION JOINTS AROUND ANY RIGIDLY ATTACHED ELEMENTS SUCH AS WINDOW AND DOOR FRAMES, INSTALLING METAL CAPS OR COPINGS THAT ALLOW INDEPENDENT VERTICAL MOVEMENT OF BRICK WITHYNS, INSTALLING ADJUSTABLE ANCHORS OR TIES.
14. ALL EXPANSION JOINT SEALANTS ARE TO COMPLY WITH ASTM C 920, GRADE NS, USE M, CLASS 50 MINIMUM RECOMMENDED, CLASS 25 AS ALTERNATE.
15. USE BUILDING PAPER OR FLASHING TO SEPARATE BRICKWORK FROM DISSIMILAR MATERIALS, FOUNDATIONS AND SLABS.



2 BUILDING ONE END ELEVATION AT FITNESS



1 BUILDING ONE INTERIOR STREET ELEVATION
1/8" = 1'-0"

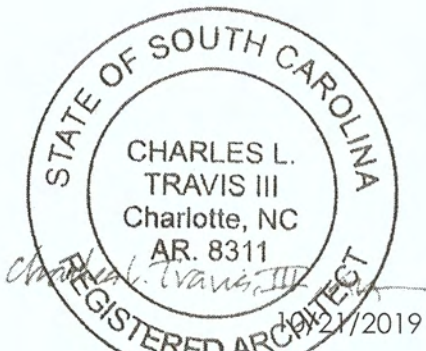
CERTIFICATE OF APPROVAL
I Hereby certify that this Final Development Plan
was approved by the Greenville County Planning
12-26-19
Authorized Representative
Greenville County Planning Commission

WOODFIELD-
RIVERSIDE
GREENVILLE, SC

- ELEVATION NOTES:
1. MOISTURE BARRIER IS TYVEK® 'COMMERCIAL WRAP' AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER.
 2. SEE SPECIFICATIONS FOR ALL INSTALLATION REQUIREMENTS.
 3. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY LOCATIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
 4. PROVIDE 20 MIL MEMBRANE MIN (40 MIL RECOMMENDED) TIGHT TO INSIDE AND OUTSIDE CORNERS, DIRECTLY OVER SHEATHING, PRIOR TO TYVEK INSTALLATION.
 5. PROVIDE MEMBRANE FLASHING AT BASE OF SHEATHING AT SLAB/FOUNDATION.
 6. PROVIDE SELF-ADHERING THROUGH WALL FLASHING AT BRICK VENEER BASE OF WALL AT GRADE AND PATIOS AND WINDOW/DOOR HEADS; REFER TO BUILDING DETAILS IN DRAWINGS.
 7. PROVIDE 1/2" CONTROL JOINTS AT ALL INSIDE CORNERS IN BRICK VENEER, AT CHANGES IN DIMENSION, AT CHANGE OF BRICK COLOR AND AT 20' OC MAX AS NEEDED. EXTEND ALL THE WAY TO TOP OF BRICK.
 8. BRICK CONTROL JOINTS TO BE FREE OF MORTAR AND PROVIDED WITH BACKER ROD AND SEALANT.
 9. PROVIDE MINIMUM 3/8" SEALANT JOINTS AT VERTICAL INTERFACE BETWEEN VARIOUS EXTERIOR WALL FINISHES.
 10. STANDARD BRICK TIES TO BE USED FOR ALL BRICK HEIGHTS OF 30" AND LOWER. RECOMMEND USING SELF-ADHERING MEMBRANE PATCHES AT ALL BRICK TIES.
 11. ALL FIBER CEMENT TRIM, PANEL AND LAP SIDING TO BE SMOOTH.
 12. INSTALL PLINTH BLOCKS BEHIND ALL EXTERIOR LIGHTING.
 13. ALLOW FOR BRICKWORK MOVEMENT BY PLACING EXPANSION JOINTS AROUND ANY RIGIDLY ATTACHED ELEMENTS SUCH AS WINDOW AND DOOR FRAMES. INSTALLING METAL CAPS OR COPINGS THAT ALLOW INDEPENDENT VERTICAL MOVEMENT OF BRICK WYTHES. INSTALLING ADJUSTABLE ANCHORS OR TIES.
 14. ALL EXPANSION JOINT SEALANTS ARE TO COMPLY WITH ASTM C 920, GRADE NS, USE M. CLASS 50 MINIMUM RECOMMENDED, CLASS 25 AS ALTERNATE.
 15. USE BUILDING PAPER OR FLASHING TO SEPARATE BRICKWORK FROM DISSIMILAR MATERIALS, FOUNDATIONS AND SLABS.



1 BUILDING ONE COURTYARD ELEVATION AT FITNESS
1/8" = 1'-0"



Project No: 1903
Issue Date: Oct 21st, 2019
Issued For: Permit Set

Key Plan

BUILDING 1
ENLARGED
ELEVATIONS



HOUSING
STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

CERTIFICATE OF APPROVAL
I hereby certify that this Final Development Plan
was approved by the Greenville County Planning

12-26-19
Date
Authorized Representative
Greenville County Planning Commission



2 BUILDING TWO INTERIOR STREET ELEVATION
1/8" = 1'-0"



1 BUILDING TWO FRONT ELEVATION
1/8" = 1'-0"

WOODFIELD-
RIVERSIDE
GREENVILLE, SC



Project No: 1903
Issue Date: Oct 21st, 2019
Issued For: Permit Set

Key Plan

BUILDING 2
ENLARGED
ELEVATIONS

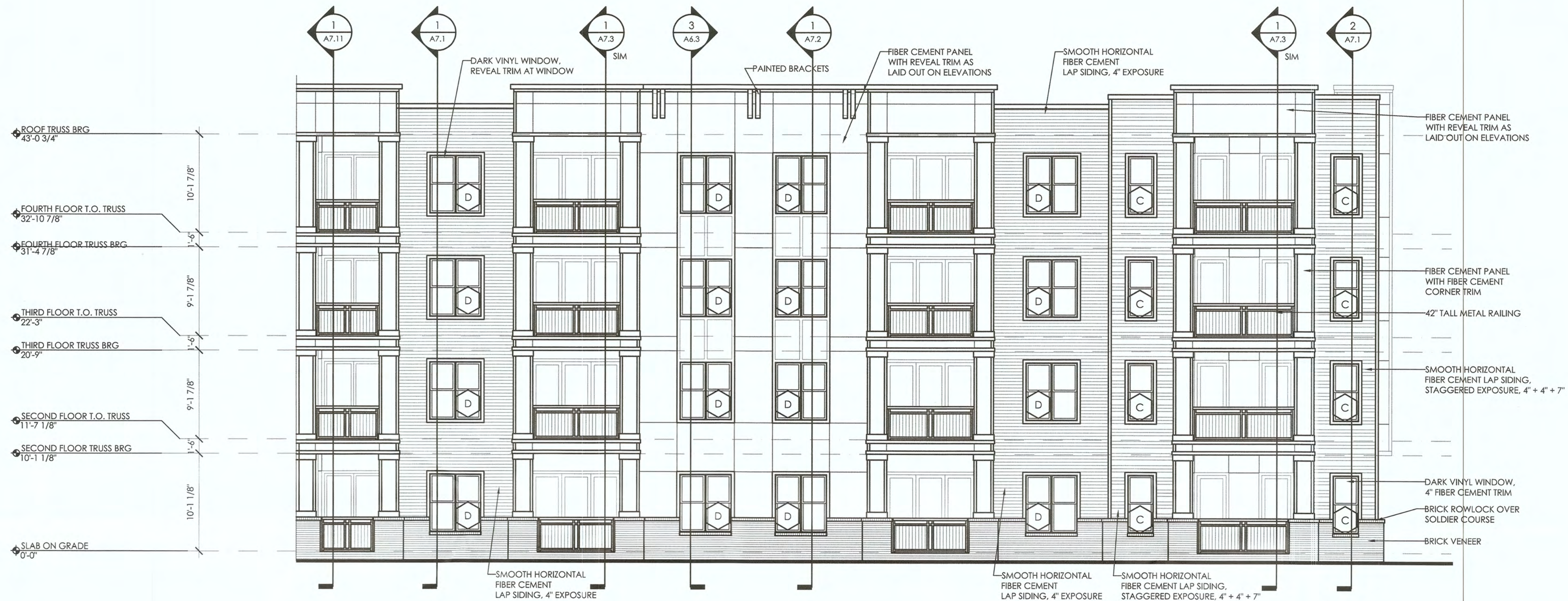
A4.B12



HOUSING
STUDIO

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7662 F: 704.343.9380

CERTIFICATE OF APPROVAL
I Hereby certify that this Final Development Plan
was approved by the Greenville County Planning
12-26-19
Date
Authorized Representative
Greenville County Planning Commission



2 BUILDING TWO INTERIOR COURTYARD ELEVATION
1/8" = 1'-0"



1 BUILDING TWO COURTYARD ELEVATION AT ENTRANCE
1/8" = 1'-0"

ELEVATION NOTES:

1. MOISTURE BARRIER IS TYVEK 'COMMERCIAL WRAP' AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER.
2. SEE SPECIFICATIONS FOR ALL INSTALLATION REQUIREMENTS.
3. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY LOCATIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
4. PROVIDE 20 MIL MEMBRANE MIN (40 MIL RECOMMENDED) TIGHT TO INSIDE AND OUTSIDE CORNERS, DIRECTLY OVER SHEATHING, PRIOR TO TYVEK INSTALLATION.
5. PROVIDE MEMBRANE FLASHING AT BASE OF SHEATHING AT SLAB/FOUNDATION.
6. PROVIDE SELF-ADHERING THROUGH WALL FLASHING AT BRICK VENEER BASE OF WALL AT GRADE AND PATIOS AND WINDOW/DOOR HEADS; REFER TO BUILDING DETAILS IN DRAWINGS.
7. PROVIDE 1/2" CONTROL JOINTS AT ALL INSIDE CORNERS IN BRICK VENEER, AT CHANGES IN DIMENSION, AT CHANGE OF BRICK COLOR AND AT 20' OC MAX AS NEEDED. EXTEND ALL THE WAY TO TOP OF BRICK.
8. BRICK CONTROL JOINTS TO BE FREE OF MORTAR AND PROVIDED WITH BACKER ROD AND SEALANT.
9. PROVIDE MINIMUM 3/8" SEALANT JOINTS AT VERTICAL INTERFACE BETWEEN VARIOUS EXTERIOR WALL FINISHES.
10. STANDARD BRICK TIES TO BE USED FOR ALL BRICK HEIGHTS OF 30' AND LOWER. RECOMMEND USING SELF-ADHERING MEMBRANE PATCHES AT ALL BRICK TIES.
11. ALL FIBER CEMENT TRIM, PANEL AND LAP SIDING TO BE SMOOTH.
12. INSTALL PLINTH BLOCKS BEHIND ALL EXTERIOR LIGHTING.
13. ALLOW FOR BRICKWORK MOVEMENT BY PLACING EXPANSION JOINTS AROUND ANY RIGIDLY ATTACHED ELEMENTS SUCH AS WINDOW AND DOOR FRAMES, INSTALLING METAL CAPS OR COPINGS THAT ALLOW INDEPENDENT VERTICAL MOVEMENT OF BRICK WYTHES, INSTALLING ADJUSTABLE ANCHORS OR TIES.
14. ALL EXPANSION JOINT SEALANTS ARE TO COMPLY WITH ASTM C 920, GRADE NS, USE M, CLASS 50 MINIMUM RECOMMENDED, CLASS 25 AS ALTERNATE.
15. USE BUILDING PAPER OR FLASHING TO SEPARATE BRICKWORK FROM DISSIMILAR MATERIALS, FOUNDATIONS AND SLABS.



Project No: 1903
Issue Date: Oct 21st, 2019
Issued For: Permit Set

Key Plan

BUILDING 2
ENLARGED
ELEVATIONS

A4.B13

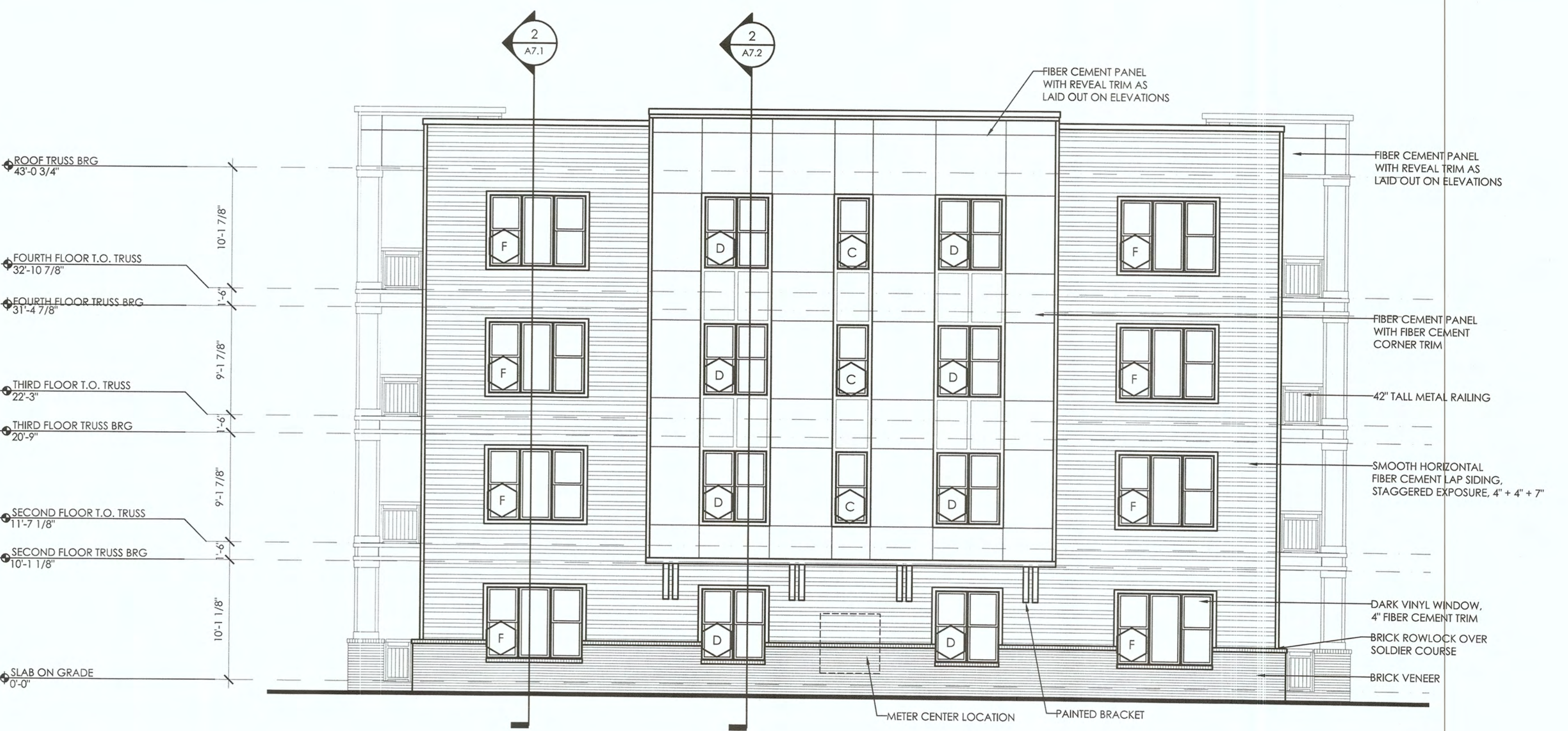


HOUSING
STUDIO
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

CERTIFICATE OF APPROVAL
I hereby certify that this Final Development Plan
was approved by the Greenville County Planning
12-26-10
Date
Authorized Representative
Greenville County Planning Commission

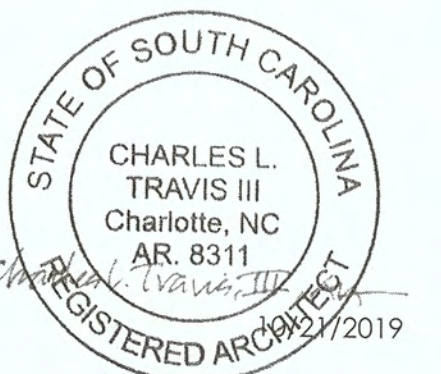


2 BUILDING TWO END ELEVATION AT TRAIL LOBBY
1/8" = 1'-0"



1 BUILDING TWO END ELEVATION
1/8" = 1'-0"

- ELEVATION NOTES:
1. MOISTURE BARRIER IS TYVEK® 'COMMERCIAL WRAP' AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER.
 2. SEE SPECIFICATIONS FOR ALL INSTALLATION REQUIREMENTS.
 3. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY LOCATIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
 4. PROVIDE 20 MIL MEMBRANE MIN (40 MIL RECOMMENDED) TIGHT TO INSIDE AND OUTSIDE CORNERS, DIRECTLY OVER SHEATHING, PRIOR TO TYVEK INSTALLATION.
 5. PROVIDE MEMBRANE FLASHING AT BASE OF SHEATHING AT SLAB/FOUNDATION.
 6. PROVIDE SELF-ADHERING THROUGH WALL FLASHING AT BRICK VENEER BASE OF WALL AT GRADE AND PATIOS AND WINDOW/DOOR HEADS; REFER TO BUILDING DETAILS IN DRAWINGS.
 7. PROVIDE 1/2" CONTROL JOINTS AT ALL INSIDE CORNERS IN BRICK VENEER, AT CHANGES IN DIMENSION, AT CHANGE OF BRICK COLOR AND AT 20' OC MAX AS NEEDED. EXTEND ALL THE WAY TO TOP OF BRICK.
 8. BRICK CONTROL JOINTS TO BE FREE OF MORTAR AND PROVIDED WITH BACKER ROD AND SEALANT.
 9. PROVIDE MINIMUM 3/8" SEALANT JOINTS AT VERTICAL INTERFACE BETWEEN VARIOUS EXTERIOR WALL FINISHES.
 10. STANDARD BRICK TIES TO BE USED FOR ALL BRICK HEIGHTS OF 30' AND LOWER. RECOMMEND USING SELF-ADHERING MEMBRANE PATCHES AT ALL BRICK TIES.
 11. ALL FIBER CEMENT TRIM, PANEL AND LAP SIDING TO BE SMOOTH.
 12. INSTALL PLINTH BLOCKS BEHIND ALL EXTERIOR LIGHTING.
 13. ALLOW FOR BRICKWORK MOVEMENT BY PLACING EXPANSION JOINTS AROUND ANY RIGIDLY ATTACHED ELEMENTS SUCH AS WINDOW AND DOOR FRAMES, INSTALLING METAL CAPS OR COPINGS THAT ALLOW INDEPENDENT VERTICAL MOVEMENT OF BRICK WHYES, INSTALLING ADJUSTABLE ANCHORS OR TIES.
 14. ALL EXPANSION JOINT SEALANTS ARE TO COMPLY WITH ASTM C 920, GRADE NS, USE M, CLASS 50 MINIMUM RECOMMENDED, CLASS 25 AS ALTERNATE.
 15. USE BUILDING PAPER OR FLASHING TO SEPARATE BRICKWORK FROM DISSIMILAR MATERIALS, FOUNDATIONS AND SLABS.



Project No: 1903
Issue Date: Oct 21st, 2019
Issued For: Permit Set

Key Plan

BUILDING 2
ENLARGED
ELEVATIONS

A4.B14



HOUSING
STUDIO

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

CERTIFICATE OF APPROVAL
I hereby certify that this Final Development Plan
was approved by the Greenville County Planning
12-26-19
Date
Authorized Representative
Greenville County Planning Commission

WOODFIELD-
RIVERSIDE
GREENVILLE, SC

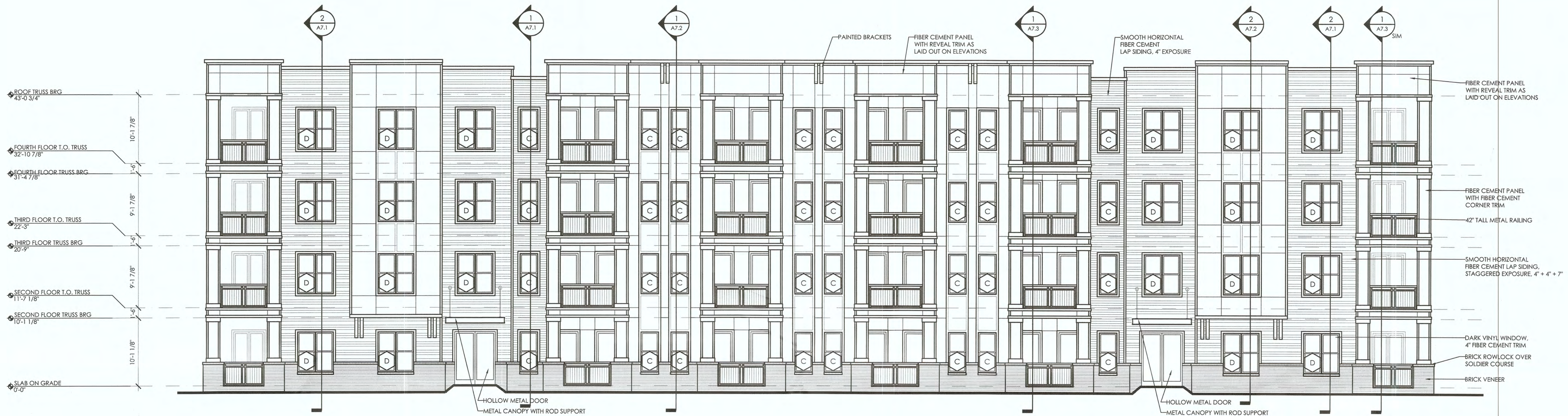


Project No: 1903
Issue Date: Oct 21st, 2019
Issued For: Permit Set

Key Plan

BUILDING 3
ENLARGED
ELEVATIONS

A4.C6



2 BUILDING THREE REAR ELEVATION
1/8" = 1'-0"



1 BUILDING THREE FRONT ELEVATION
1/8" = 1'-0"

CERTIFICATE OF APPROVAL
I hereby certify that this Final Development Plan
was approved by the Greenville County Planning

12-26-19
Date
Authorized Representative
Greenville County Planning Commission

- ELEVATION NOTES:
1. MOISTURE BARRIER IS TYVEK 'COMMERCIAL WRAP' AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER.
 2. SEE SPECIFICATIONS FOR ALL INSTALLATION REQUIREMENTS.
 3. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY LOCATIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
 4. PROVIDE 20 MIL MEMBRANE MIN (40 MIL RECOMMENDED) TIGHT TO INSIDE AND OUTSIDE CORNERS, DIRECTLY OVER SHEATHING, PRIOR TO TYVEK INSTALLATION.
 5. PROVIDE MEMBRANE FLASHING AT BASE OF SHEATHING AT SLAB/FOUNDATION.
 6. PROVIDE SELF-ADHERING THROUGH WALL FLASHING AT BRICK VENEER BASE OF WALL AT GRADE AND PATIOS AND WINDOW/DOOR HEADS; REFER TO BUILDING DETAILS IN DRAWINGS.
 7. PROVIDE 1/2" CONTROL JOINTS AT ALL INSIDE CORNERS IN BRICK VENEER, AT CHANGES IN DIMENSION, AT CHANGE OF BRICK COLOR AND AT 20' OC MAX AS NEEDED. EXTEND ALL THE WAY TO TOP OF BRICK.
 8. BRICK CONTROL JOINTS TO BE FREE OF MORTAR AND PROVIDED WITH BACKER ROD AND SEALANT.
 9. PROVIDE MINIMUM 3/8" SEALANT JOINTS AT VERTICAL INTERFACE BETWEEN VARIOUS EXTERIOR WALL FINISHES.
 10. STANDARD BRICK TIES TO BE USED FOR ALL BRICK HEIGHTS OF 30' AND LOWER. RECOMMEND USING SELF-ADHERING MEMBRANE PATCHES AT ALL BRICK TIES.
 11. ALL FIBER CEMENT TRIM, PANEL AND LAP SIDING TO BE SMOOTH.
 12. INSTALL PLINTH BLOCKS BEHIND ALL EXTERIOR LIGHTING.
 13. ALLOW FOR BRICKWORK MOVEMENT BY PLACING EXPANSION JOINTS AROUND ANY RIGIDLY ATTACHED ELEMENTS SUCH AS WINDOW AND DOOR FRAMES, INSTALLING METAL CAPS OR COPINGS THAT ALLOW INDEPENDENT VERTICAL MOVEMENT OF BRICK WYTHES, INSTALLING ADJUSTABLE ANCHORS OR TIES.
 14. ALL EXPANSION JOINT SEALANTS ARE TO COMPLY WITH ASTM C 920, GRADE NS, USE M, CLASS 50 MINIMUM RECOMMENDED, CLASS 25 AS ALTERNATE.
 15. USE BUILDING PAPER OR FLASHING TO SEPARATE BRICKWORK FROM DISSIMILAR MATERIALS, FOUNDATIONS AND SLABS.



1 BUILDING THREE END ELEVATIONS
1/8" = 1'-0"



Project No: 1903
Issue Date: Oct 21st, 2019
Issued For: Permit Set

Key Plan

BUILDING 3
ENLARGED
ELEVATIONS

A4.C7

BUILDING BEDROOM COUNT				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTALS
BUILDING 1	45	37	29	111
BUILDING 2	33	30	19	82
BUILDING 3	3	4	0	7

BUILDING SQUARE FOOTAGES	
BUILDING 1	105438 SQ. FT.
BUILDING 2	88397 SQ. FT.
BUILDING 3	54183 SQ. FT.

DEVELOPMENT SUMMARY		
DEVELOPMENT NAME	WOODFIELD RIVERSIDE	
TMS#	140000100101	
TOTAL ACREAGE	8.294 AC	
ZONING	FRD	
OWNER	MT. CALVARY BAPTIST CHURCH	
OWNER ADDRESS	1430 HAMPTON AVE EXTENSION	
	GREENVILLE, SC 29601	
FIRE DISTRICT	PARKER FIRE	
ELECTRIC PROVIDER	DUKE ENERGY	
GAS PROVIDER	PIEDMONT NATURAL GAS	
WATER PROVIDER	GREENVILLE WATER	
SEPTIC / SEWER	SEWER	
ROAD TYPE	PUBLIC	

SETBACKS		
	MINIMUM REQ'D	MAXIMUM REQ'D
FRONT SETBACK	25'	25'
SIDE SETBACK (CORNER LOT)	25'	25'
SIDE SETBACK	25'	25'
REAR SETBACK	25'	25'

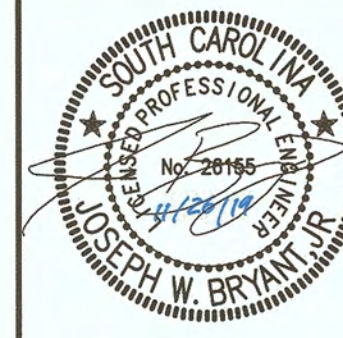
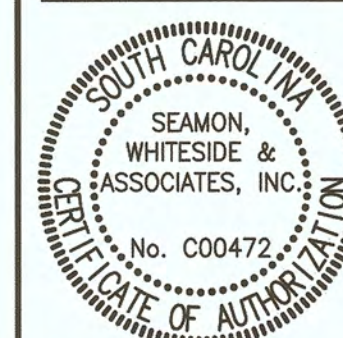
PARKING REQUIREMENTS	
PROPOSED UNIT TOTAL	200
REQUIRED PARKING	
1 PARKING SPACE/1 BEDROOM UNIT	111
1.5 PARKING SPACES/2 BEDROOM UNIT	123
2 PARKING SPACES/3 BEDROOM UNIT	14
REQUIRED VISITOR PARKING	
10% OF THE TOTAL REQUIRED PARKING	25
TOTAL REQUIRED ON-SITE PARKING	273
PROPOSED TOTAL ON-SITE PARKING	284

NOTE: MAIL SERVICE PROVIDED INTERNALLY



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
SPARTANBURG, SC
864.298.0534
CHARLOTTE, NC
980.312.5450

WWW.SEAMONWHITESIDE.COM

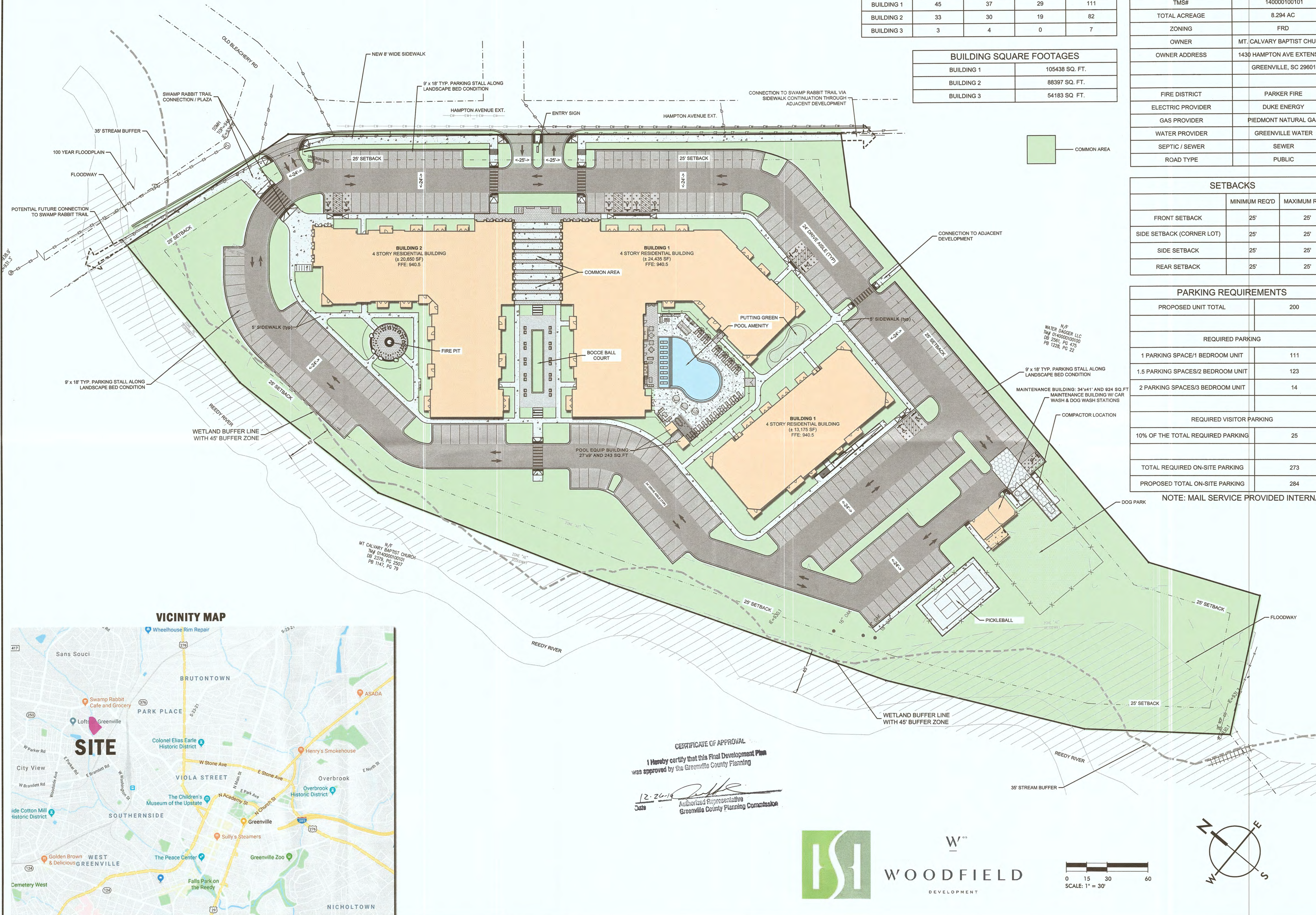


WOODFIELD RIVERSIDE
HAMPTON AVENUE EXTENSION
GREENVILLE COUNTY, SC

SW+ PROJECT: 3127
DATE: 6/06/2019
DRAWN BY: CAS
CHECKED BY: JB

REVISION HISTORY

FRD SITE PLAN





TREE PROTECTION CALCS PER SECTION 8-A OF THE G.C.T.P.O.					
LIMIT OF DISTURBANCE (IN ACRES):			8.23		
MINUS BUILDING FOOTPRINTS (IN ACRES):			1.39		
TOTAL LIMIT OF DISTURBANCE (IN ACRES):			6.84		
COUNTY REQUIRES 10 DENSITY UNITS PER ACRE:			10		
REQUIRED DENSITY UNITS FOR THE DISTURBED AREA:			68.4		
NEW PLANTED TREES					
QTY	TYPE		CALIPER	POINTS	TOTAL UNIT VALUE
17	OAK, SWAMP WHITE OAK (QUEBIC)		3"	1.20	20.4
22	NUTTAL OAK (QUNU)		3"	1.20	26.4
12	BOSQUE ELM (ULMB)		3"	1.20	14.4
9	EVERCLEAR ELM (ULMEVE)		3"	1.20	10.8
TOTAL DENSITY UNITS FOR SECTION 8-A:					72

TREE PROTECTION CALCS PER SECTION 8-C.1 OF THE G.C.T.P.O.					
TOTAL BUILDING FOOTPRINT SQUARE FOOTAGE:			58260		
COUNTY REQUIRES 2 DENSITY UNITS PER 4000 SF OF THE BUILDING FOOTPRINT:			29.13		
REQUIRED DENSITY UNITS FOR THE DISTURBED AREA:			29.13		
NEW PLANTED TREES					
QTY	TYPE		CALIPER	POINTS	TOTAL UNIT VALUE
8	CHERRY	(PRUAUT)	3"	1.20	9.6
EXISTING TREES TO BE PRESERVED					
QTY	TYPE		CALIPER	POINTS	TOTAL UNIT VALUE
3	OAK		15"	3.50	10.5
3	OAK		13"	3.30	9.9
1	OAK		12"	3.20	3.2
TOTAL DENSITY UNITS FOR SECTION 8-C.1:			33.2		



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

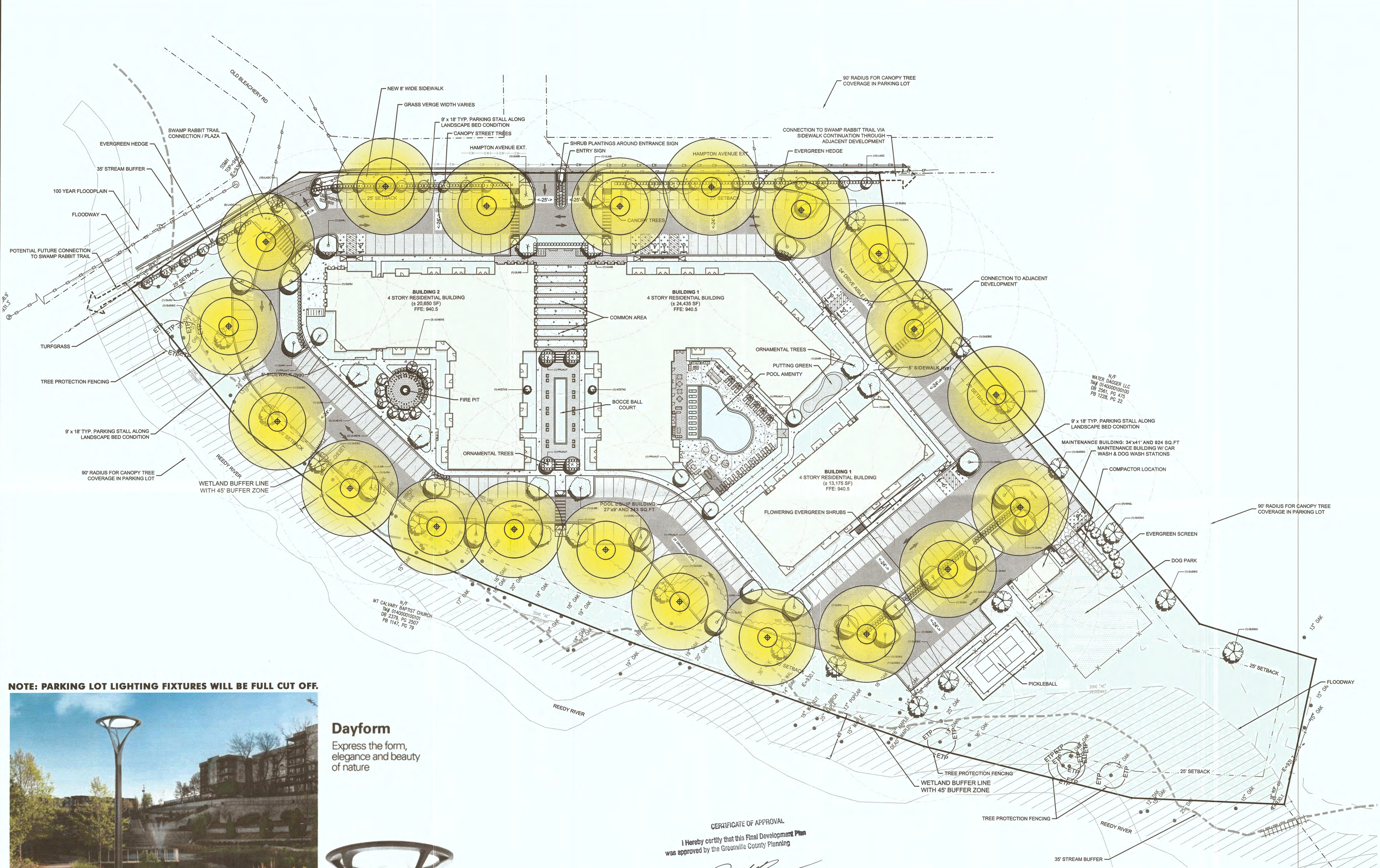


WOODFIELD RIVERSIDE
HAMPTON AVENUE EXTENSION
GREENVILLE COUNTY, SC

SW+ PROJECT: 3127
DATE: 6/08/2019
DRAWN BY: CAS
CHECKED BY: JB

REVISION HISTORY	

FRD
LANDSCAPE
PLAN



MODERN LIGHTING
(12' Tall Max Height)



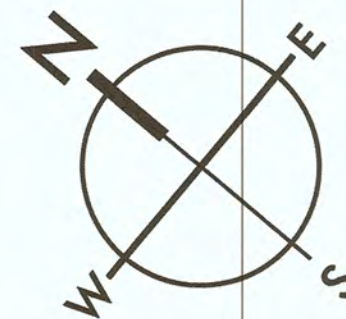
Dayform
Express the form,
elegance and beauty
of nature

CERTIFICATE OF APPROVAL
I hereby certify that this Final Development Plan
was approved by the Greenville County Planning
12-26-14
Data
Authorized Representative
Greenville County Planning Commission

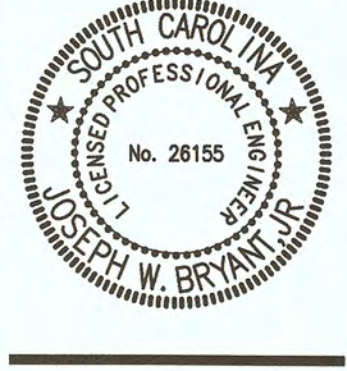


WOODFIELD
DEVELOPMENT

0 15 30 60
SCALE: 1" = 30'



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

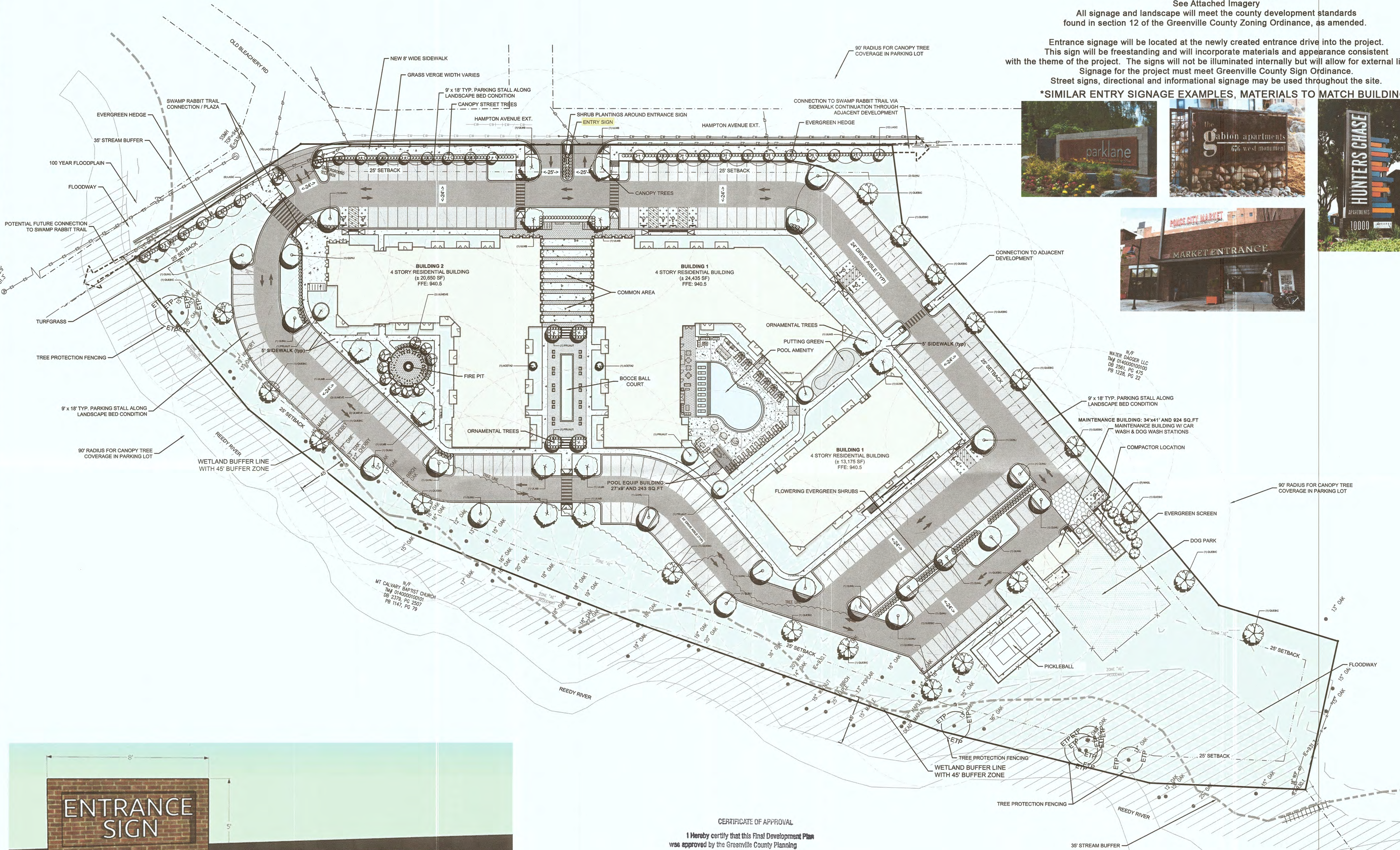


WOODFIELD RIVERSIDE
HAMPTON AVENUE EXTENSION
GREENVILLE COUNTY, SC

SW+ PROJECT: 3127
DATE: 6/06/2019
DRAWN BY: CAS
CHECKED BY: JB

REVISION HISTORY	

PARKING LOT
LIGHTING
PLAN

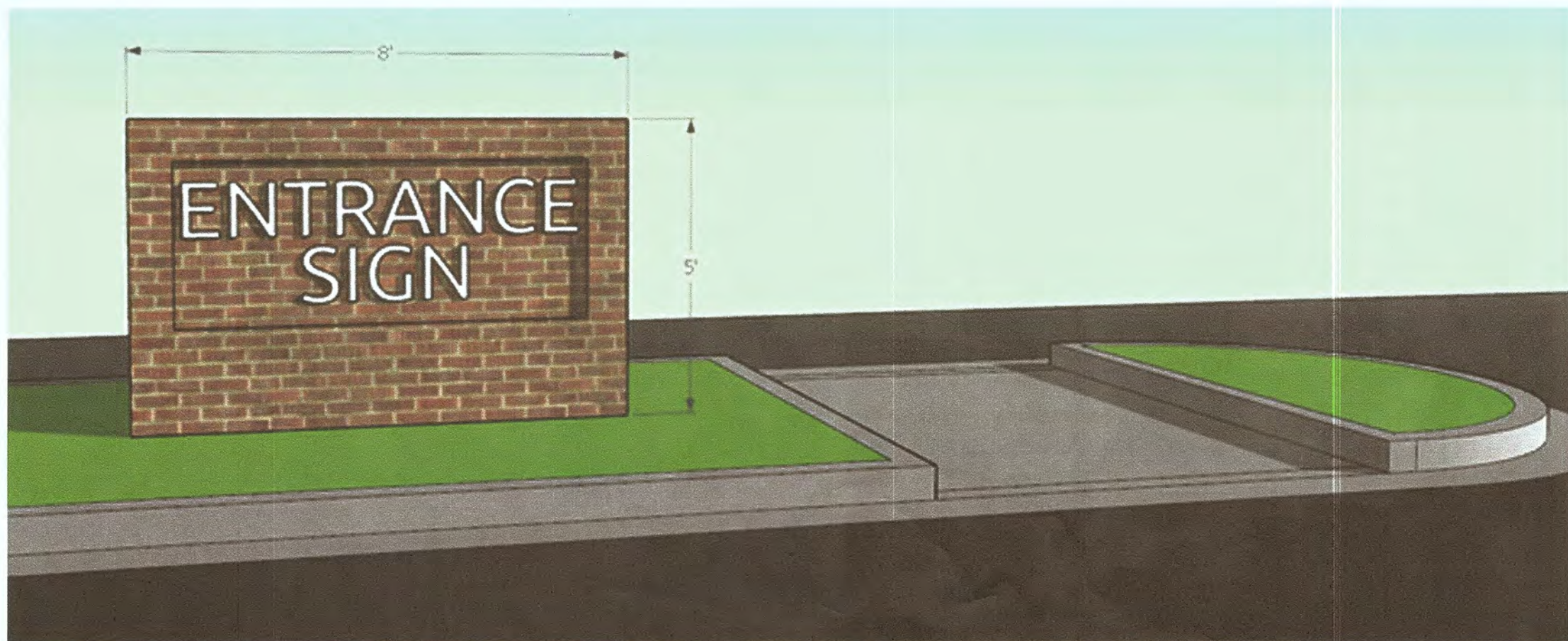
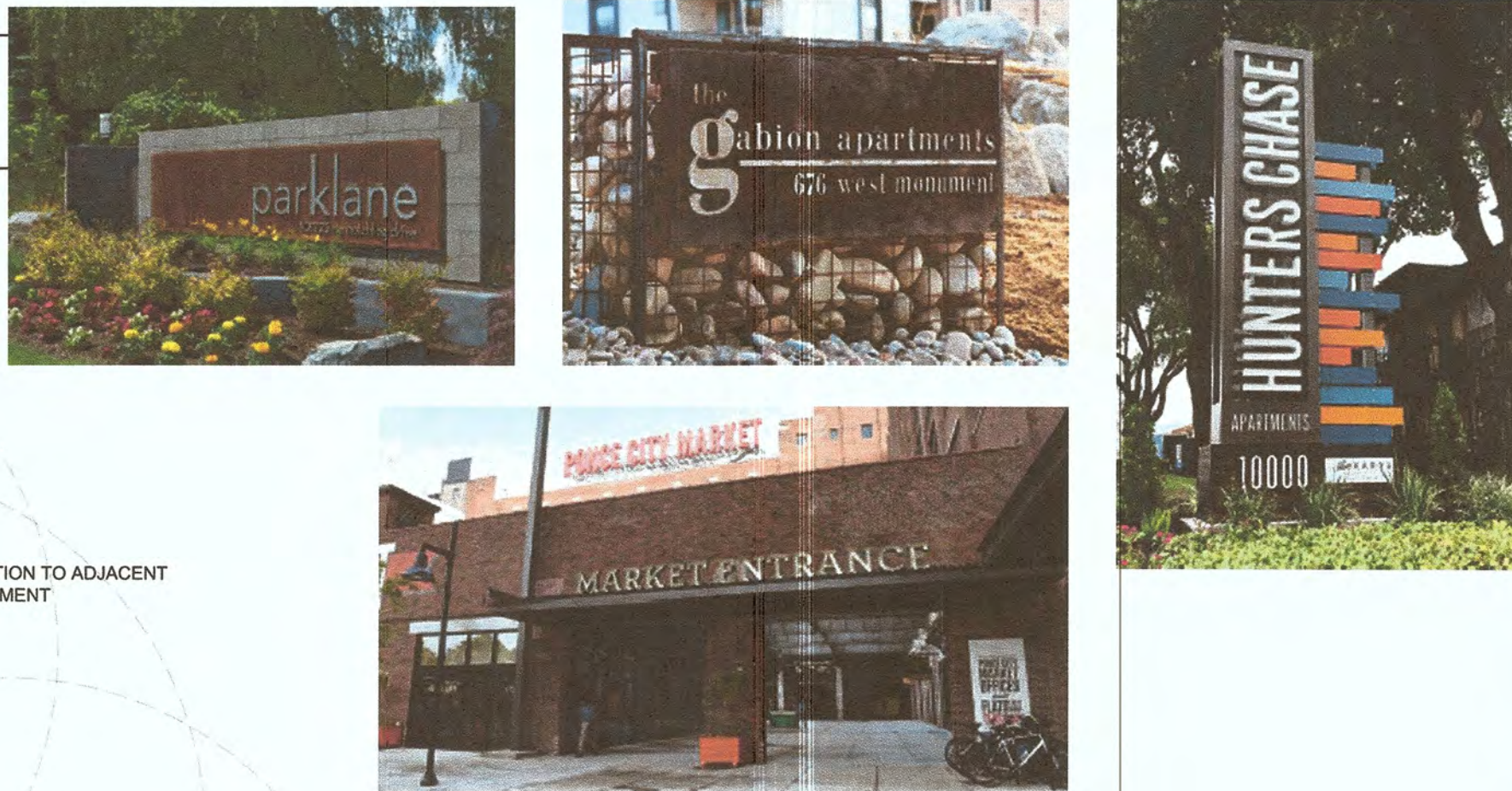


TYPICAL LANDSCAPING AND ENTRANCE SIGNAGE
(per the Statement of Intent)
See Attached Imagery

All signage and landscape will meet the county development standards found in section 12 of the Greenville County Zoning Ordinance, as amended.

Entrance signage will be located at the newly created entrance drive into the project. This sign will be freestanding and will incorporate materials and appearance consistent with the theme of the project. The signs will not be illuminated internally but will allow for external lighting. Signage for the project must meet Greenville County Sign Ordinance. Street signs, directional and informational signage may be used throughout the site.

*SIMILAR ENTRY SIGNAGE EXAMPLES, MATERIALS TO MATCH BUILDING



*CONCEPTUAL ENTRY SIGN, MATERIALS TO MATCH BUILDING

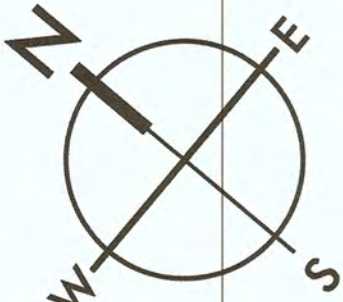
CERTIFICATE OF APPROVAL
I hereby certify that this Final Development Plan was approved by the Greenville County Planning

12-26-19
Date
Authorized Representative
Greenville County Planning Commission



WOODFIELD
DEVELOPMENT

0 15 30 60
SCALE: 1" = 30'



SEAMONWHITESIDE
MOUNT PLEASANT, SC 29526
GREENVILLE, SC 29615
SUMMERVILLE, SC 29586
SPARTANBURG, SC 29593
CHARLOTTE, NC 28203
WWW.SEAMONWHITESIDE.COM



WOODFIELD RIVERSIDE
HAMPTON AVENUE EXTENSION
GREENVILLE COUNTY, SC

SW+ PROJECT: 3127
DATE: 6/06/2019
DRAWN BY: CAS
CHECKED BY: JB

REVISION HISTORY

NO.	DESCRIPTION

FRD
SIGN
PLAN



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 VISUAL 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.

ADJOINER'S

TM. #0149001002000
DONALD V. CULPEPPER &
PRISCILLA S. CULPEPPER N/F
D.B. 2413, PG. 4059
P.B. F, PG. 57

TM. #0149001001000
GWENDOLYN HUFF N/F
D.B. 1498, PG. 410

TM. #0149001001100
WM PYLES N/F
D.B. 1135, PG. 264
P.B. EEE, PG. 658

TM. #0149001001200
W & W ENTERPRISES OF
GVILLE N/F
D.B. 1758, PG. 998

TM. #0149001200101
PARKER WATER & SEWER SUB DISTRICT N/F
D.B. 252 PG. 219

TRACT 1
249,047 SQ.FT.
5.72 ACRES

TRACT 4
84,574 SQ.FT.
1.94 ACRES

TRACT 2
190,577 SQ.FT.
4.38 ACRES

TRACT 3
8,800 SQ.FT.
0.20 ACRES

TRACT 5
361,292 SQ.FT.
8.29 ACRES

TOTAL AREA
894,290 SQ.FT.
20.53 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.25	S 43°35'47" E
L2	47.00	N 34°56'25" W
L3	23.80	N 05°19'35" E
L4	57.44	N 09°53'06" E
L5	51.14	N 15°03'22" W
L6 TIE	39.97	S 38°33'02" E
L7 TIE	61.95	N 50°10'06" E
L8	26.98	N 46°31'20" E
L9	38.59	N 46°29'15" E
L10	24.06	S 46°29'15" W
L11	50.01	S 60°07'49" E
L12	31.87	N 31°35'36" W
L13	12.94	S 12°18'39" W
L14	10.06	N 26°56'07" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	44.96	33.00	N 37°00'33" E	41.56
C2	215.86	758.51	N 83°22'38" E	215.13

Before any land disturbing activities occur on any parcel, all applicable grading, encroachment, and building permits must be obtained from Greenville County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

Greenville County Planning Department
12/1/2012
Date

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

12/1/2012
DATE
AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY PLANNING COMMISSION

TM. #0141000200400
DUKE POWER COMPANY N/F
D.B. 960 PG. 363

LEGEND

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
IPO IRON PIN OLD-O
IPS IRON PIN SET-O
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RFP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSM SS MANHOLE
T&M TELEPHONE MANHOLE
CO CLEAN OUT

TEL TELEPHONE PEDESTAL
E ELECTRIC METER
CB CATCH BASIN
DI DROP INLET
E ELEVATION
G GAS METER
GVS GAS VALVE
LP LIGHT POLE
PP POWER POLE
GP GUY ANCHOR
SDM SD MANHOLE
SSM SS MANHOLE
T&M TELEPHONE MANHOLE
CO CLEAN OUT

TC/BC TOP/BOTTOM CURB
TW/BW TOP/BOTTOM WALL
VCT VITRIFIED CLAY PIPE
WCT WATER METER
WV WATER VALVE
CTV CABLE TV
X FENCE LINE
FOC FIBER OPTIC CABLE
GAS GAS LINE
OHP OVERHEAD POWER
OHT OVERHEAD TELEPHONE
SD STORM DRAIN
SS SANITARY SEWER
UGT UNDERGROUND TEL
W WATER LINE

RECOMBINATION PLAT FOR
MT. CALVARY BAPTIST CHURCH
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE
1"=60'
DATE
12/6/12

PROPERTY ADDRESS
HWY. 183 - CEDAR LANE ROAD

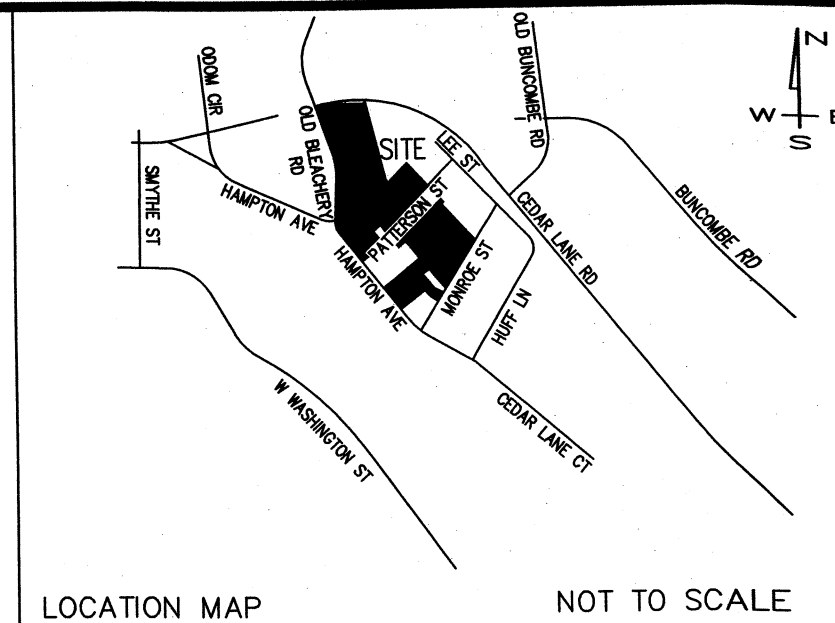
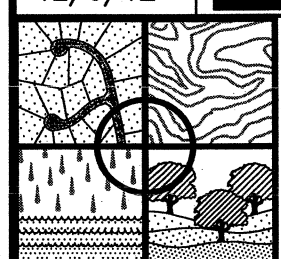
TAX PIN
NOTED HEREON

DRAWN BY
JAM

CHK'D BY
ACJ

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

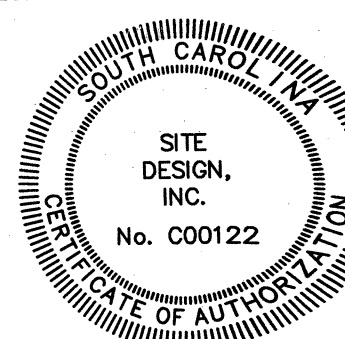
420 EAST PARK AVE, SUITE 100 GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com



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 SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

REF. PLAT: UNRECORDED PLATS PREPARED FOR "MT. CALVARY BAPTIST CHURCH", BY
SITE DESIGN, INC.,
T. ANDREW SHERARD, P.E., R.L.S.
S.C. REG. NO. 12314

2012100555
December 07, 2012 02:27:13 PM
Rec:\$18.00 Only Tax:\$0.00 State Tax:\$0.00
FILED IN GREENVILLE COUNTY, SC



NOTE: THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TAX PARCELS OWNED BY MT. CALVARY BAPTIST CHURCH AS OUTLINED BELOW:
THE FOLLOWING TAX PARCELS ARE TO BE COMBINED AND ARE SHOWN HEREON AS TRACT 1:
#0149001200102, #0149001100800, #0149001100900, #0149001101000, #0149001101100

THE FOLLOWING TAX PARCELS ARE TO BE COMBINED AND ARE SHOWN HEREON AS TRACT 2:
0149001001802, 0149001001900, 0149001002100, 0149001002200, 0149001002300, 014900100400, 0149001000500, 0149001000600, 0149001000700, 0149001001500, 0149001000900, 0149001001300

THE FOLLOWING TAX PARCELS ARE TO BE COMBINED AND ARE SHOWN HEREON AS TRACT 4:
0148001100300, 0148001100302, 0148001100303, 0148001100301

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2012100555 Book: PLL 1147 Page: 79-75
December 07, 2012 02:27:13 PM
Timothy J. Manning



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

Docket Number:	AX-21-2022
Applicant:	Paul Gray
Property Owners:	Stanley Martin Homes LLC
Property Location:	Ridge Road
Tax Map Number:	M01102-02-02400
Acreage:	12.261 acres Right-of-way area: 0.288 acre Total area (to be annexed): 12.549 acres
Existing Zoning:	R-M16, Multifamily district (Greenville County)
Proposed Zoning:	RM-2, Single-family and multifamily residential district (City of Greenville)
Adjacent Zoning:	N: R-10, Single-family residential district (Greenville County) E: S-1, Service district (City of Greenville) S: R-10, Single-family residential district, and R-S, Residential suburban district (Greenville County) W: RM-1.5, Single-family and multifamily residential district (City of Greenville)
District:	Council District 4
Staff Recommendation:	Recommend Approval for Annexation, Rezone to RM-2, and Future Land Use Designation of Urban Residential

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 12.261 acres of lot area into the Greenville city limits and to zone it RM-2, Single-family and multifamily residential district. Approximately 0.288 acre of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application on March 28, 2022.

Neighborhood Meeting

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

Site Information

The subject property is located on Ridge Road and is currently zoned RM-16, Multifamily 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 RM-2 zoning designation. The RM-2 zone is intended to encourage a mixture of medium-density housing types, including multifamily units, townhomes, single-family detached, and single-family attached dwellings. The maximum density for multifamily development is 20 units per acre. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

This property is intended to be incorporated into Stanley Martin's Bridgeport project for townhome products. While Stanley Martin did receive subdivision approval in Greenville County in 2021, they wish to bring in this property and pursue a subdivision modification for Bridgeport in the future to add the additional townhomes. The single-family portion of Bridgeport has previously received subdivision approval by the City Planning Commission.

Staff Analysis:

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

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as "*Urban Residential*." Urban Residential is intended to be a mixture of low-density and medium-density housing types that includes multifamily units, townhouses, single-family detached and single-family attached dwellings. Urban Residential neighborhoods are near the downtown area and pockets east of Laurens Road. This classification allows for a density of 10-20 units per acre and is intended to allow compact development within Greenville's historic and traditional neighborhoods with smaller lots and walkable streets. Complementary uses, customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The RM-2 zoning designation allows for an appropriate range of uses for the area and is consistent when the current County zoning.
4. Compatible with surrounding uses: Surrounding uses include R-10 zoned properties within the County and S-1 and RM-1.5 zoned properties in the City. The RM-2 designation is the City's most appropriate designation to the County's R-M16 designation.

5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the previously approved development pattern of the area by Greenville County.
6. Will not result in "strip" or ribbon commercial development: Commercial development would not be allowed in the zoning district.
7. Will not create an isolated zoning district: An adjacent City property is zoned RM-1.5. The property to be annexed is also large enough to not be considered spot zoning.
8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The RM-2 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning 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 does maintain an 8-inch water line adjacent to the property on Ridge Road. New water lines throughout the development are planned.

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 "*Parks/Open Space*" and in accordance with the Greenville 2040 Comprehensive Plan.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

*1. 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

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 w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.



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 Ridge Road (address) and consisting of approximately 11.8 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
Stanley Martin Homes LLC	M01102-02-02400		5.23.22



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

CERTIFICATION OF PETITION SIGNATURE

I, Paul Gray, have this 23rd 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:

M01102-02-02400


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

Clear Form

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Paul Gray	Stanley Martin Homes LLC
*Title:	Director of Land Development	
*Address:	430 Roper Mountain Road, Suite F1	13310 S. Ridge Drive, Suite A
*State:	Greenville, SC	Charlotte, NC
*Zip:	29615	28273
*Phone:	864-900-5440 ext. 19110	864-900-5440 ext 19110
*Email:	GrayPF@stanleymartin.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) M01102-02-02400

*TOTAL ACREAGE TO BE ANNEXED 11.8

*CURRENT ZONING DESIGNATION (County) R-M16, Multifamily Residential District

*PROPOSED ZONING DESIGNATION (City) RM-2, Single-family and multifamily residential 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**
5.23.22 **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	STANLEY MARTIN HOMES, LLC
Date	5.23.22
Property Owner/Authorized Agent	
Date	5.23.22

APPLICATION REQUIREMENTS CHECKLIST

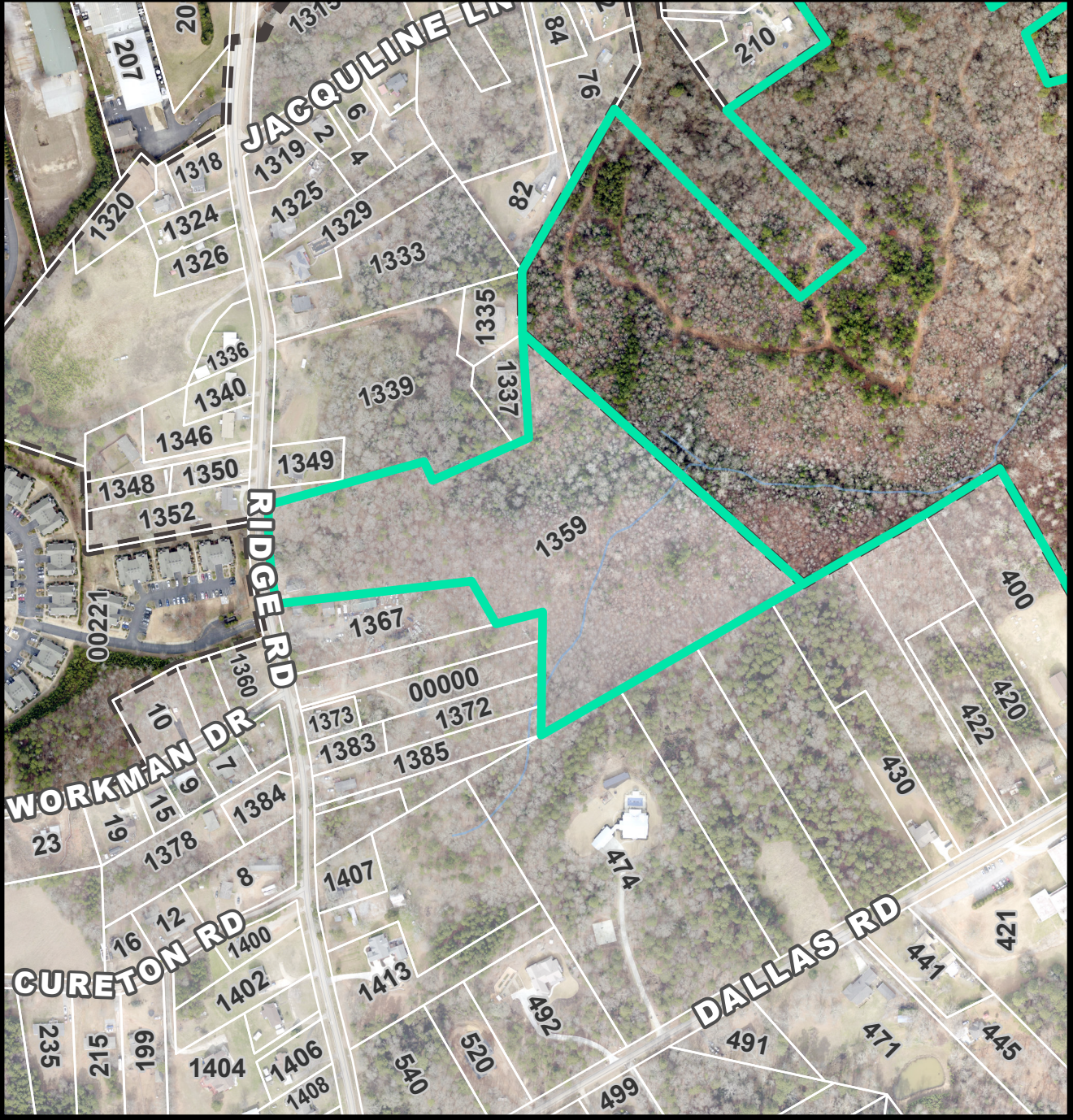
- ☐ **A completed application form.**
- ☐ **Annexation petition** signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer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

IMPORTANT NOTE:

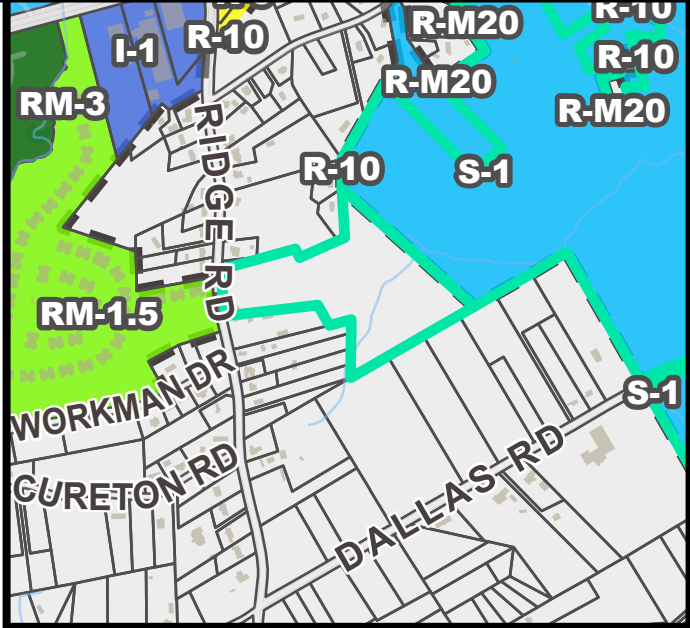
Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.

AX-21-2022 • RIDGE ROAD

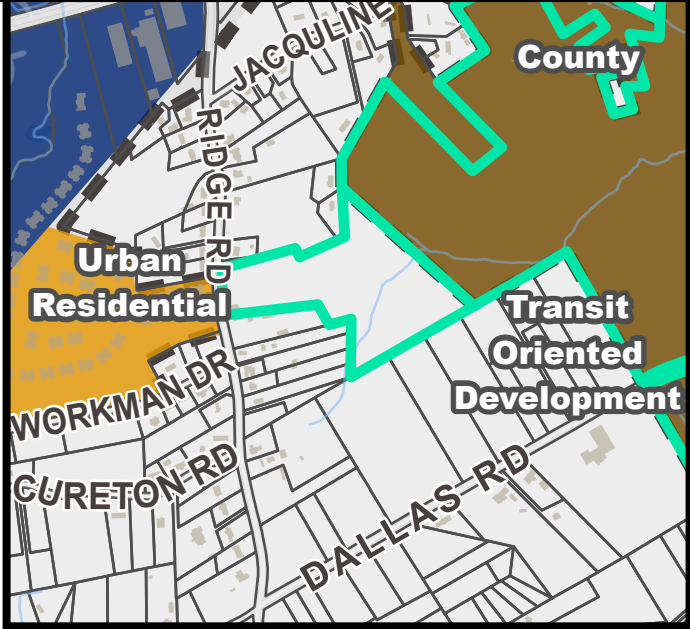
AERIAL VIEW



CURRENT ZONING

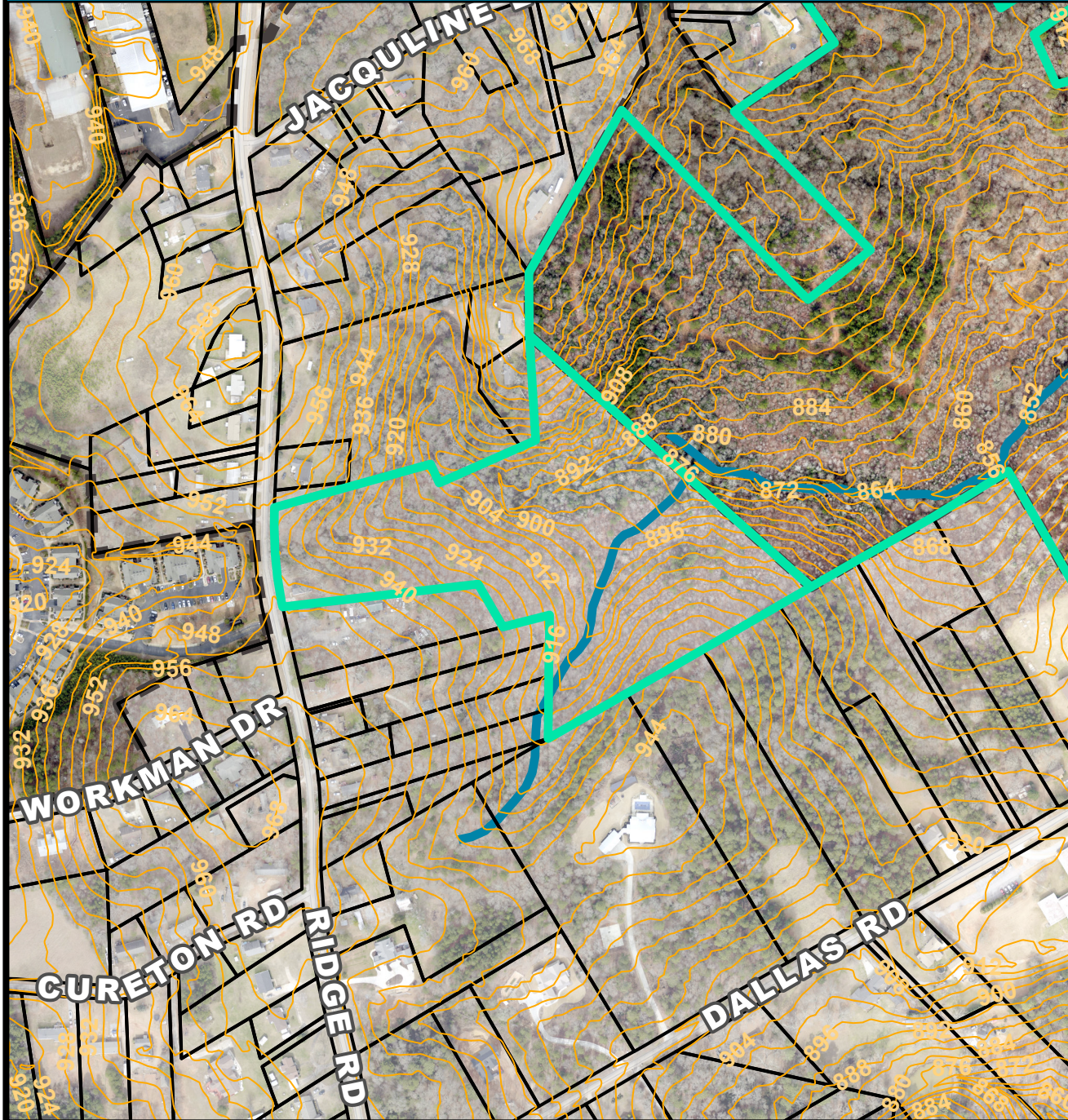


FUTURE LAND USE

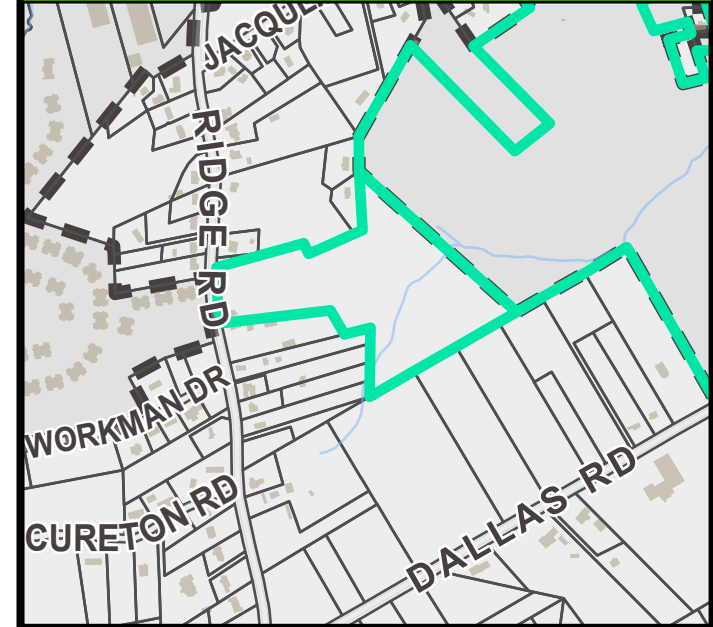


AX-21-2022 • RIDGE ROAD

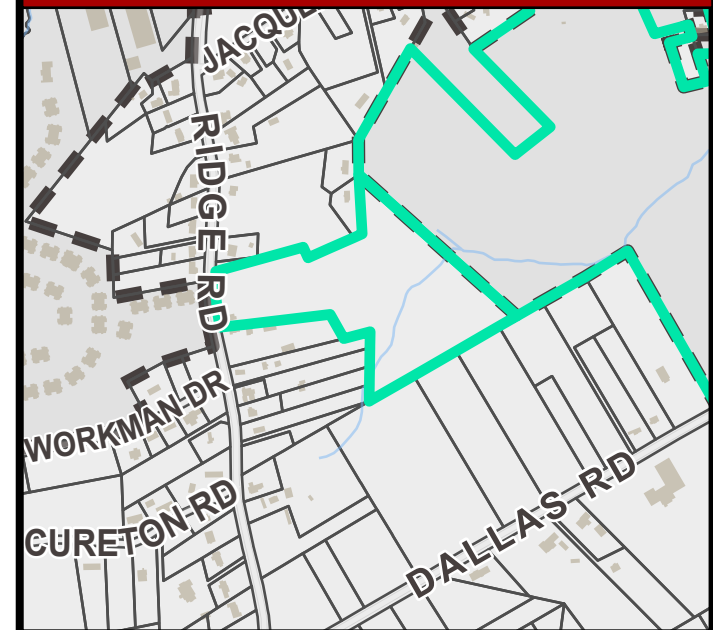
NATURAL / ENVIRONMENTAL FEATURES

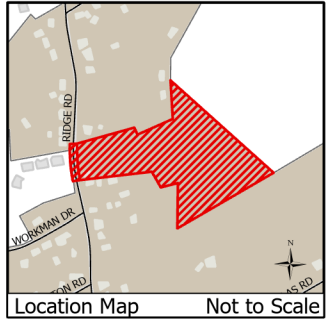
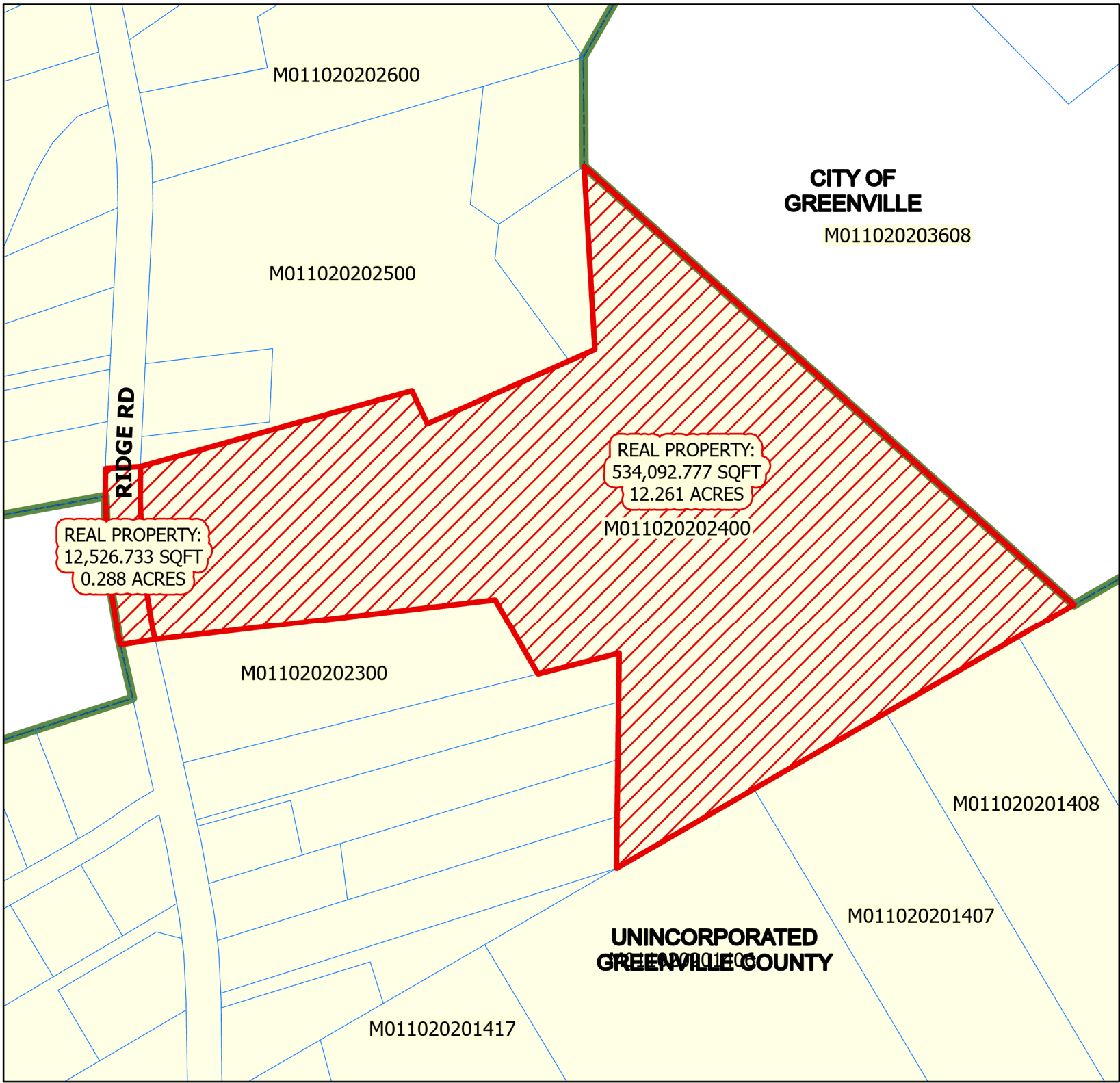


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

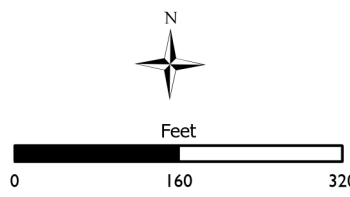




ANNEXATION MAP
for
Tax Map No. M0110202400
into the
City of Greenville

-  Greenville City Limits
-  Total Annexation Area

Total Area of Annexation:
546,619.51 Sq. Ft.
Total Acreage of Annexation:
12.549 Acres
Existing County Zoning: **R-M16**
Proposed City Zoning: **RM-2**
City Council District: **4**
Census Tract: **29.01**
File Number: **AX-21-2022**



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. 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.

GENERAL NOTES

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

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

3.) ALL PROPERTY CORNERS ARE 1/2" REBAR SET UNLESS OTHERWISE NOTED.

FLOOD ZONE

ACCORDING TO FIRM PANEL 45045C0412E FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AREA.

Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. — none observed at time of survey.

Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. — none observed at time of survey.

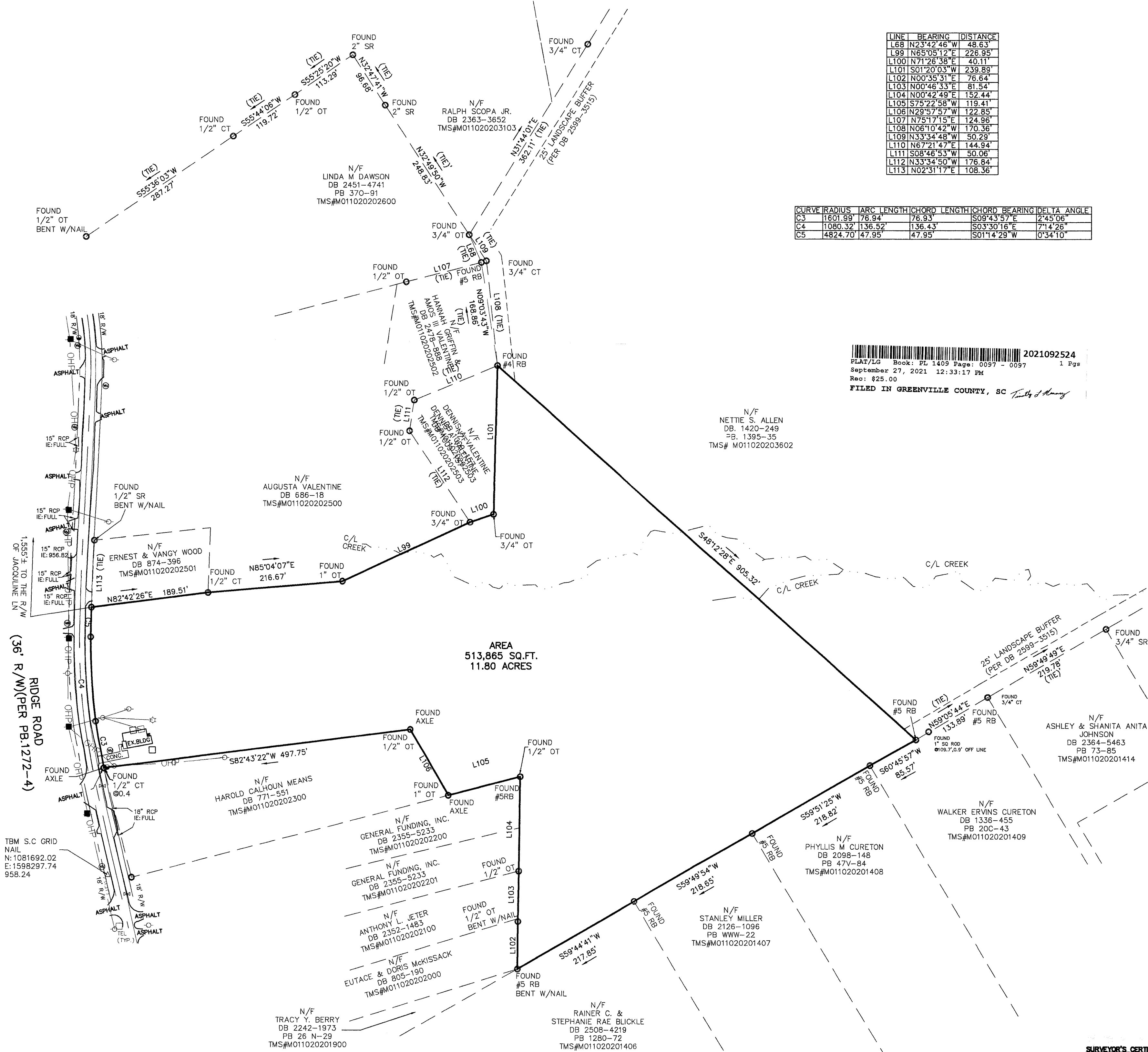
ZONING

A Zoning Letter has not been provided for the subject property. According to the Greenville County Website, this property is currently zoned R-M16.

SCHEDULE B SECTION II

SCHEDULE B—SECTION II TITLE EXCEPTIONS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PALMETTO ALLIANCE PROPERTY GROUP, LLC. COMMITMENT FILE # 21-118. COMMITMENT DATE: JULY 15, 2021 AT 1:00 PM.

5. RIGHT OF WAY GRANTED TO DUKE POWER COMPANY FILED IN THE ROD OFFICE FOR GREENVILLE COUNTY, S.C. IN DEED BOOK 554 AT PAGE 300 ON JUNE 8, 1955.—UNABLE TO DETERMINE LOCATION.
6. RIGHT OF WAY GRANTED TO DUKE POWER COMPANY FILED IN THE ROD OFFICE FOR GREENVILLE COUNTY, S.C. IN DEED BOOK 587 AT PAGE 58 ON NOVEMBER 1, 1957.—UNABLE TO DETERMINE LOCATION.

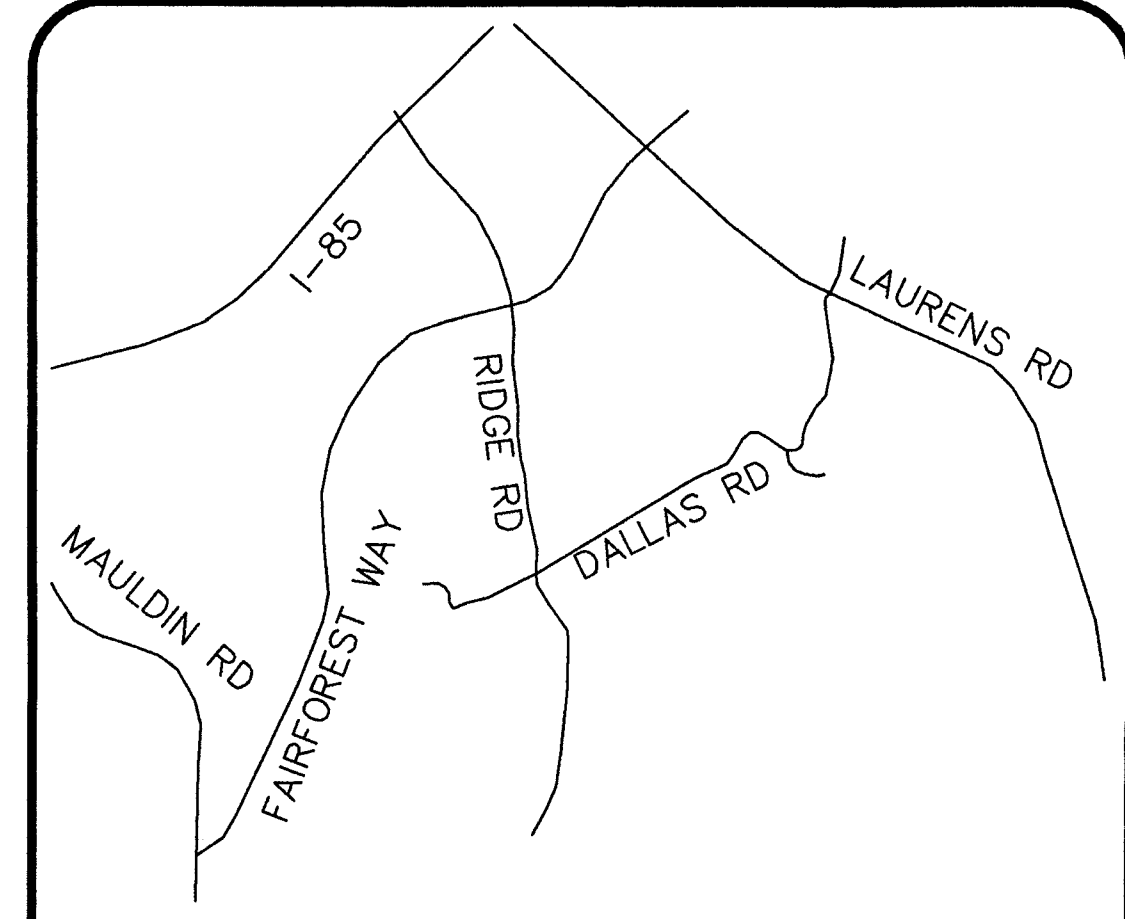
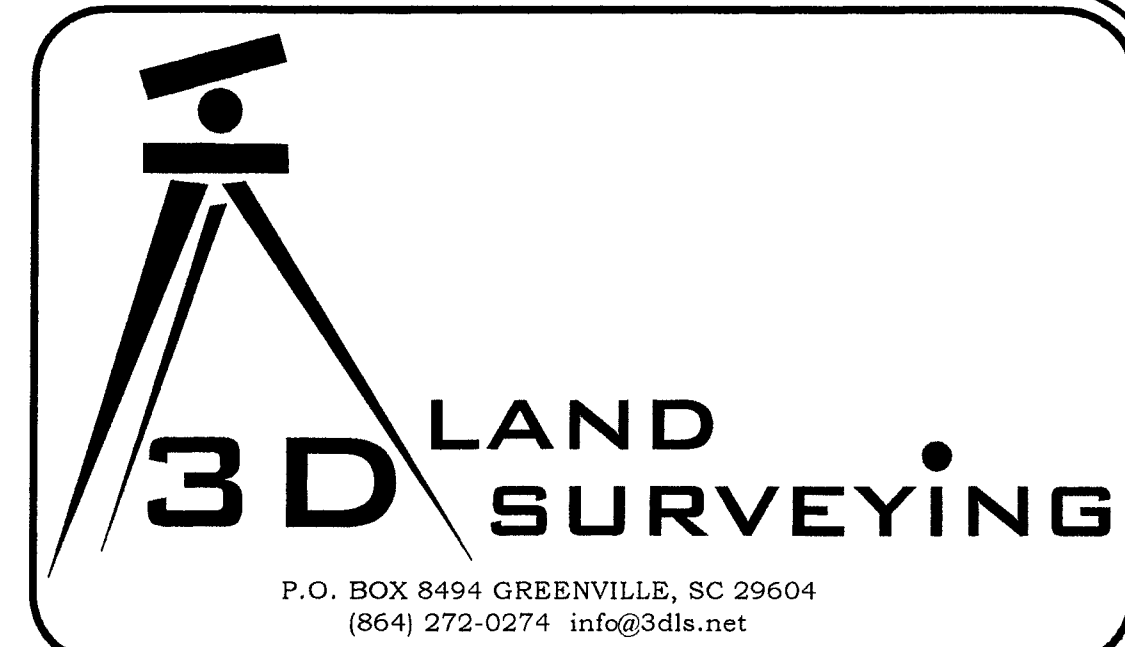


LINE	BEARING	DISTANCE
L68	N23°42'46\"W	48.63
L69	N65°08'12\"E	228.95
L100	N01°26'48\"E	40.11
L101	S01°20'03\"W	239.89
L102	N00°35'31\"E	76.64
L103	N00°46'13\"E	81.54
L104	N00°42'49\"E	152.44
L105	S75°22'58\"W	119.41
L106	N29°57'57\"W	122.83
L107	N75°17'15\"E	124.86
L108	N06°10'42\"W	170.36
L109	N33°14'48\"W	50.29
L110	N67°21'47\"E	144.94
L111	S08°46'53\"W	50.06
L112	N33°14'50\"W	176.84
L113	N02°31'17\"E	108.36

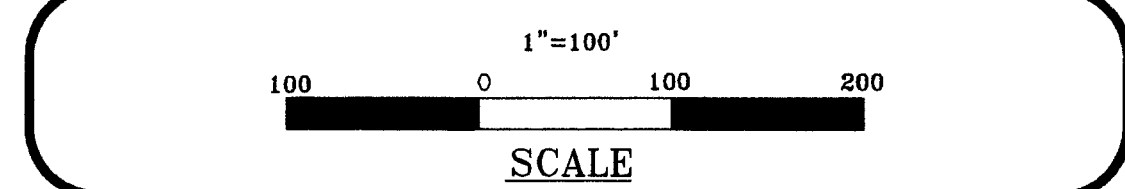
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	1601.89	176.94	176.93	S08°43'57\"E	2°45'06\"
C4	1080.32	136.52	136.43	S03°30'16\"E	7°14'26\"
C5	4824.70	147.95	47.95	S01°14'29\"W	0°34'10\"

2021092524
PLAT/L2 Book 21 1409 Page 0097 - 0097 1 Pg
September 27, 2021 12:33:17 PM
Rec: \$25.00

FILED IN GREENVILLE COUNTY, SC



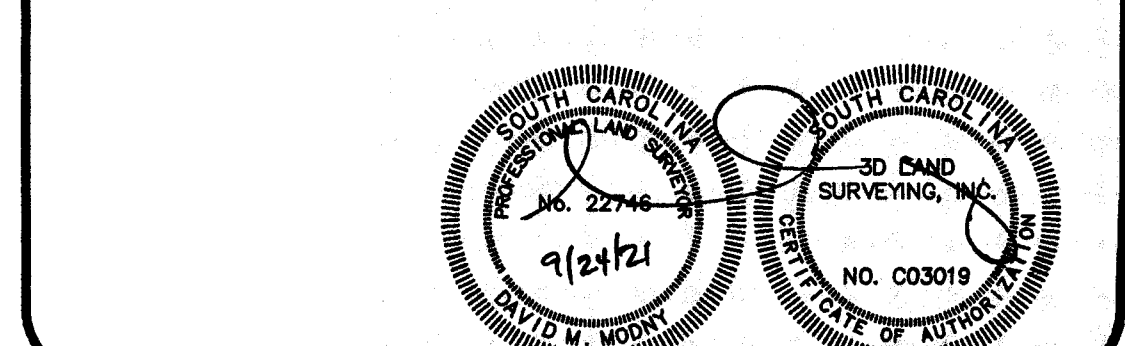
DRAWN BY: ONS	DATE: 7-30-21	DEED BOOK: 2165-263
CHK'D BY: DMM	DATE: 7-30-21	PLAT BOOK: 1077-59
FIELD CREW: JT/KT/RC	DATE: 6-10-21	3DLS PROJECT#: 3D-200187
TAX MAP# M011020202400		
REVISIONS		
REV#	DATE	DESCRIPTION



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

ALTA/NSPS SURVEY FOR
**PALMETTO ALLIANCE
PROPERTY GROUP, LLC**
1359 RIDGE ROAD, 29607
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.



THIS PLAT IS NOT A SUBDIVISION AS
DEFINED BY THE GREENVILLE COUNTY
LAND DEVELOPMENT REGULATIONS
9/24/21
Date
Authorized Representative of
Greenville County Planning Commission

SURVEYOR'S CERTIFICATE
To Palmetto Alliance Property Group, LLC, and Old Republic National Title Insurance Company, Inc., as Title 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 Survey, jointly established and adopted by ALTA and NSPS, and includes 1, 2, 3, 4 (in square feet and acres), 6(a), 6(b), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20, and if buildings are located on the land, optional items 7(a), 7(b)(1), 7(c), and 10 of Table A thereof. The field work was completed on November 18, 2020.
9/24/21
DAVID M. MOONY, P.L.S.
SOUTH CAROLINA REGISTRATION NO. 22746
DATE



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

Docket Number: AX-22-2022
Applicant: Paul Gray
Property Owners: Stanley Martin Homes LLC
Property Location: 210 Thurgood Drive
Tax Map Number: M01102-02-03601
Acreage: 1.727 acres
Right-of-way area: 0.0 acre
Total area (to be annexed): 1.727 acres
Existing Zoning: R-10, Single-family district (Greenville County)
Proposed Zoning: S-1, Service district (City of Greenville)
Adjacent Zoning: N: S-1, Service district (City of Greenville)
E: S-1, Service district (City of Greenville)
S: S-1, Service district (City of Greenville)
W: S-1, Service district (City of Greenville)
District: Council District 4
Staff Recommendation: **Recommend Approval for Annexation, Rezone to S-1, and Future Land Use Designation of Sub-urban Residential**

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 1.727 acres of lot area into the Greenville city limits and to zone it S-1, Service district. No right-of-way is proposed to be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application on March 28, 2022.

Neighborhood Meeting

A neighborhood meeting was conducted in accordance with subsection 19-2.2.4 of the Land Management Ordinance on June 28, 2022. A summary of the meeting is included within the packet.

Site Information

The subject property is located at 210 Thurgood Drive and is currently zoned R-10, Single-family residential 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 S-1 zoning designation. The S-1 zone is intended to accommodate service-related uses, light manufacturing, and general commercial uses which may have large buildings and outdoor storage requirements. Residential uses are allowed.

This property is intended to be incorporated into Stanley Martin's Bridgeport project, as it was a donut hole not previously included within the subdivision approval. It is the intent of the applicant to modify the previously approved subdivision plat to incorporate the annexed parcel. The single-family portion of the Bridgeport development was previously annexed as S-1 and the subject property is encircled by this zoning designation.

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 "*Sub-urban residential*." Sub-urban residential is described as 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.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The S-1 zoning designation allows for an appropriate range of uses for the area and is consistent with the surrounding zoning.
4. Compatible with surrounding uses: Surrounding uses include S-1 zoned properties within the City.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the previously approved development pattern of the area for the future subdivision.
6. Will not result in "strip" or ribbon commercial development: While commercial is allowed, it is the intent of the developer to build a subdivision on the property.
7. Will not create an isolated zoning district: All adjacent properties are zoned S-1 in the city limits.

8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The S-1 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed 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. New water lines are planned throughout the development are planned and will be operated by Greenville Water.

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 “*Sub-urban Residential*” and in accordance with the Greenville 2040 Comprehensive Plan.

City Engineer Comments

Reviewed by: Paul Dow

Date: 7/8/2022

Recommend: Approve w/ Comments

Comments:

*1. 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

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 w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.



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:	Paul Gray	Stanley Martin Homes, LLC
*Title:	Director of Land Development	
*Address:	430 Roper Mountain Road, Suite F1	13310 South Ridge Drive, Suite A
*State:	Greenville, SC	Charlotte, NC
*Zip:	29615	28273
*Phone:	864-900-5440 ext. 19110	864-900-5440 ext. 19110
*Email:	graypf@stanleymartin.com	graypf@stanleymartin.com

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) M01102-02-03601

*TOTAL ACREAGE TO BE ANNEXED 1.72

*CURRENT ZONING DESIGNATION (County) R-10, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) S-1, Service 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.

Paul King

*APPLICANT SIGNATURE

5.23.22

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	STANLEY MARTIN HOMES, LLC
Date	5.23.22
Property Owner/Authorized Agent	Paul King
Date	5.23.22

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 210 Thurgood Drive (address) and consisting of approximately 1.72 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
Stanley Martin Homes LLC	M01102-02-03601/ 210 Thurgood Drive		5.23.22



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

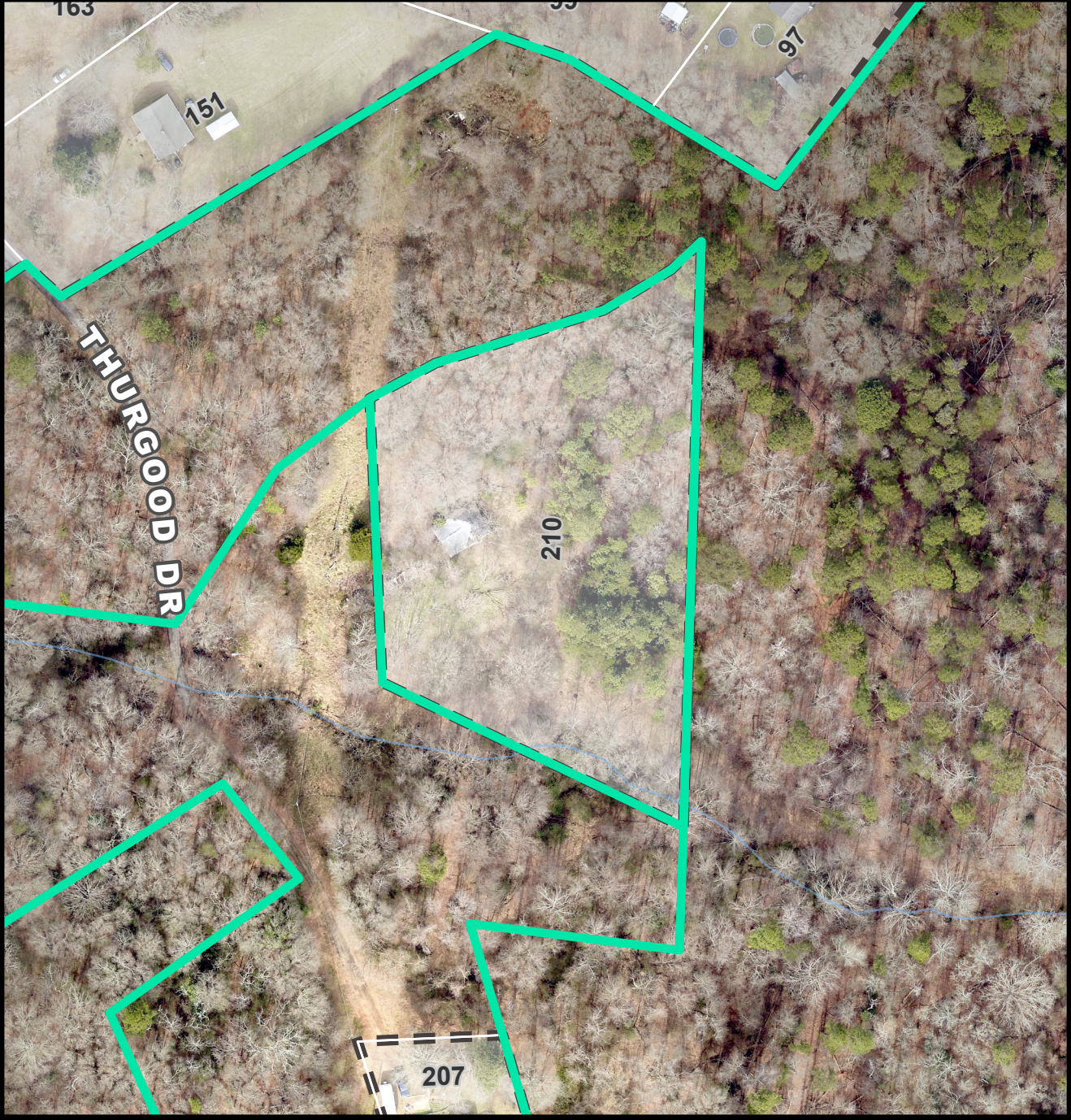
CERTIFICATION OF PETITION SIGNATURE

I, Paul Gray, have this 23rd 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:

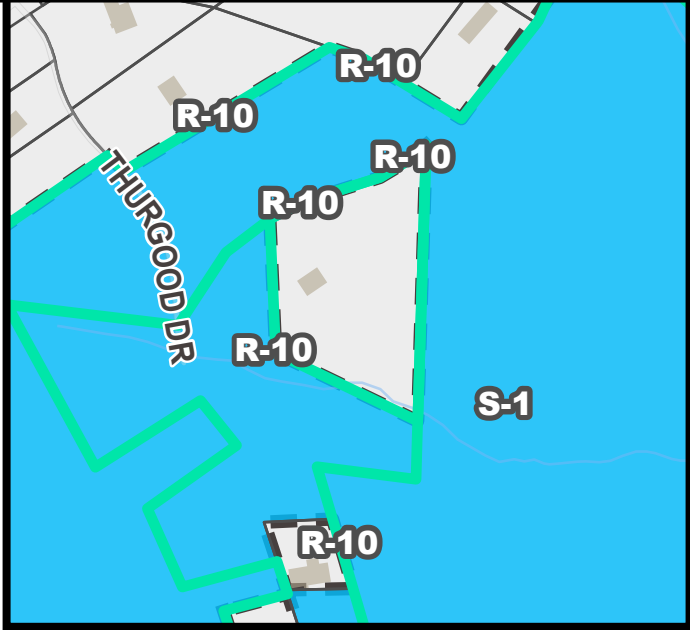
M01102-02-03601


Signature

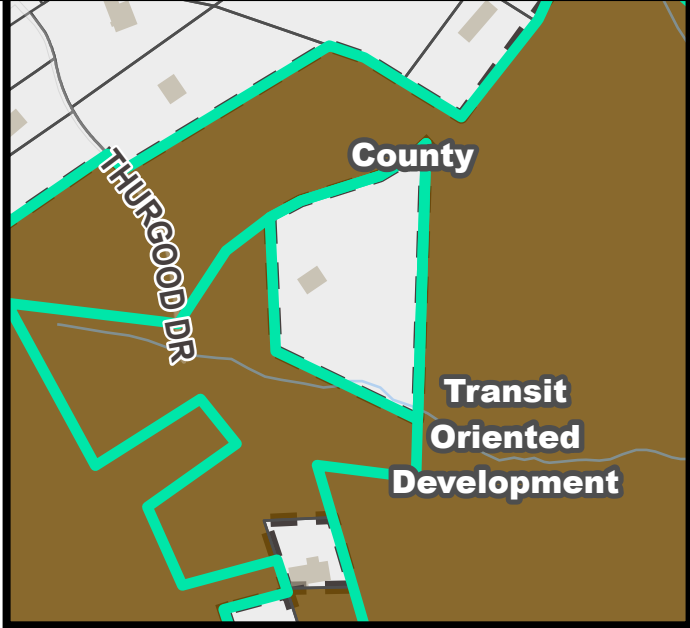
AERIAL VIEW



CURRENT ZONING

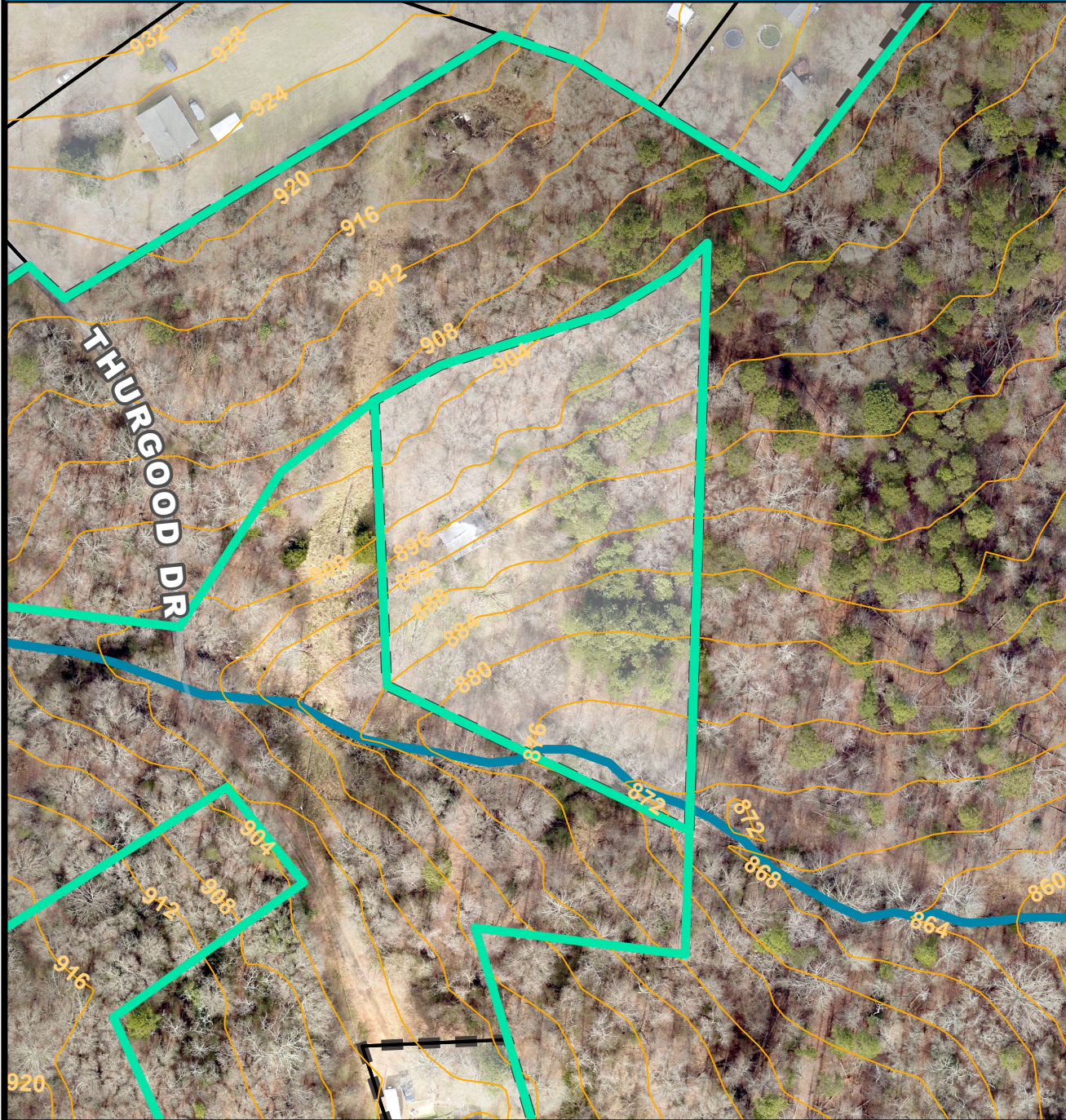


FUTURE LAND USE

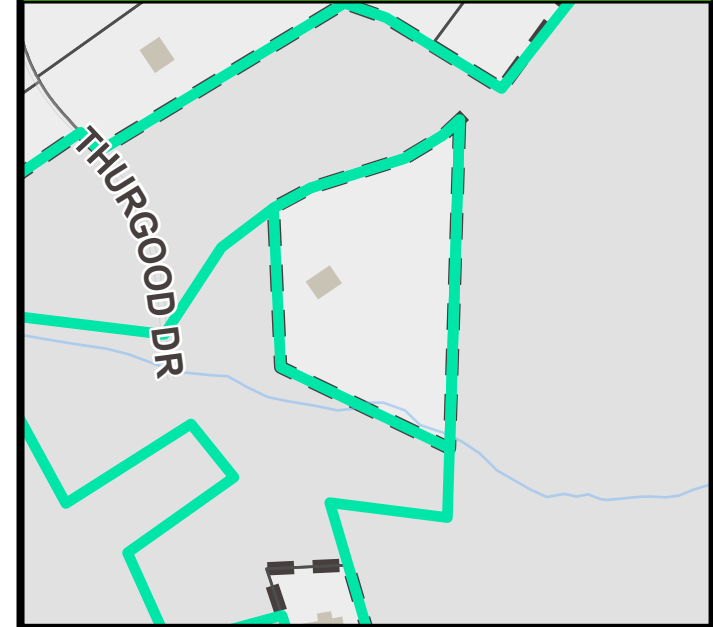


AX-22-2022 • 210 THURGOOD DRIVE

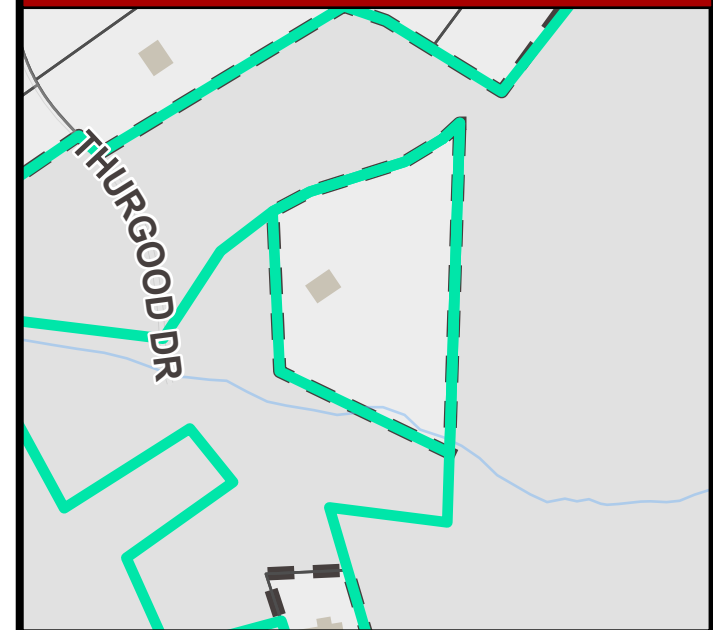
NATURAL / ENVIRONMENTAL FEATURES

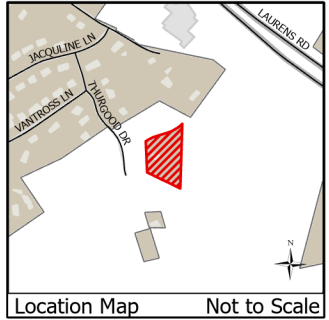
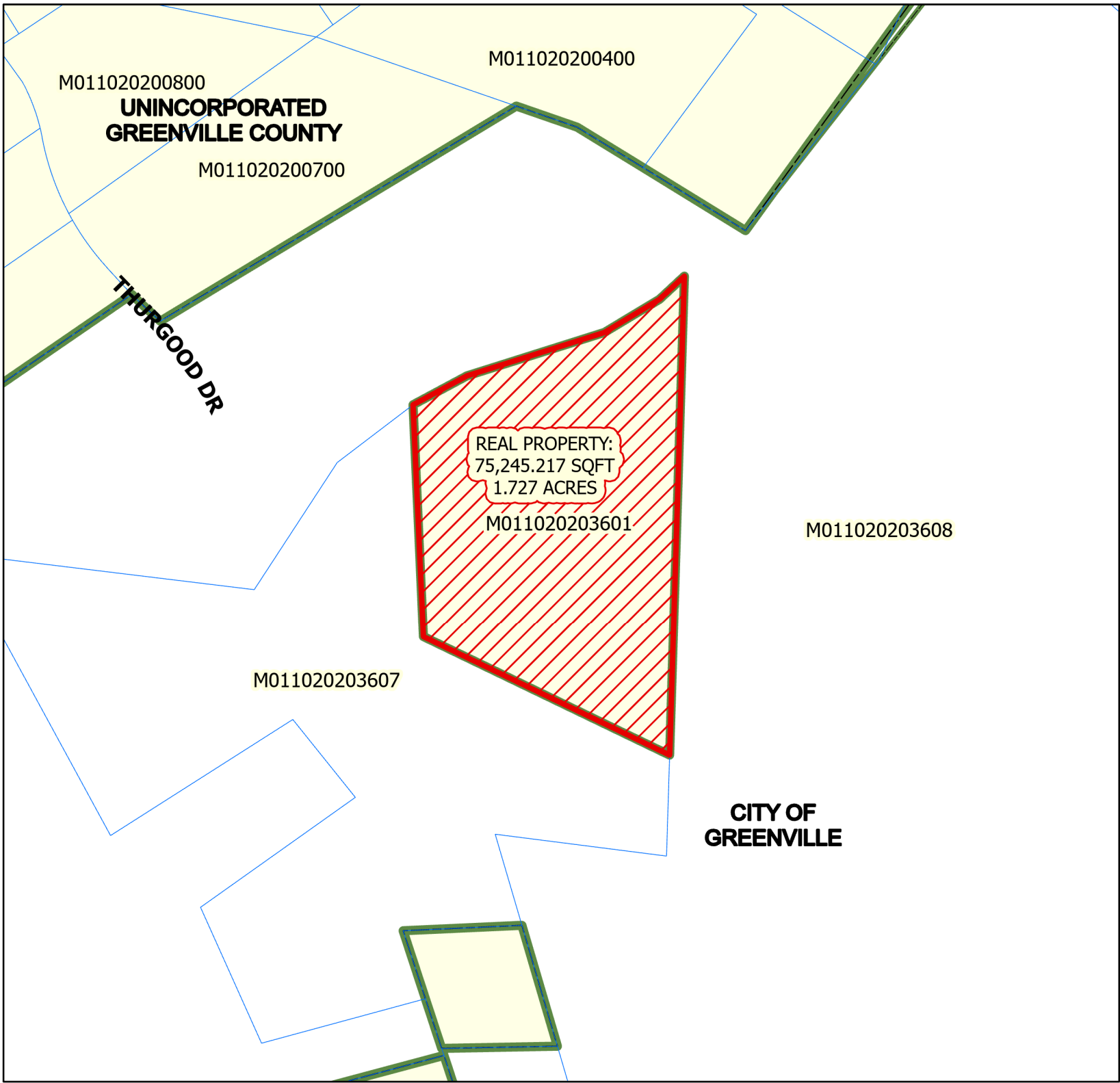


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

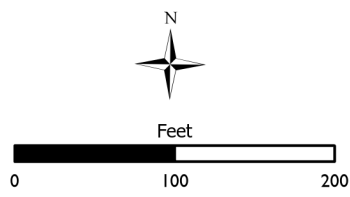




ANNEXATION MAP
for
Tax Map No. M011020203601
into the
City of Greenville

- Greenville City Limits
- Total Annexation Area

Total Area of Annexation:
75,245.217 Sq. Ft.
Total Acreage of Annexation:
1.727 Acres
Existing County Zoning: **R-10**
Proposed City Zoning: **S-1**
City Council District: **4**
Census Tract: **29.01**
File Number: **AX-22-2022**



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

2021036396
1 Pg
PLAT/LG Book: PL 1395 Page: 0042 - 0042
April 15, 2021 11:25:43 AM
Rec: \$25.00
FILED IN GREENVILLE COUNTY, SC *Fifth & Main*

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

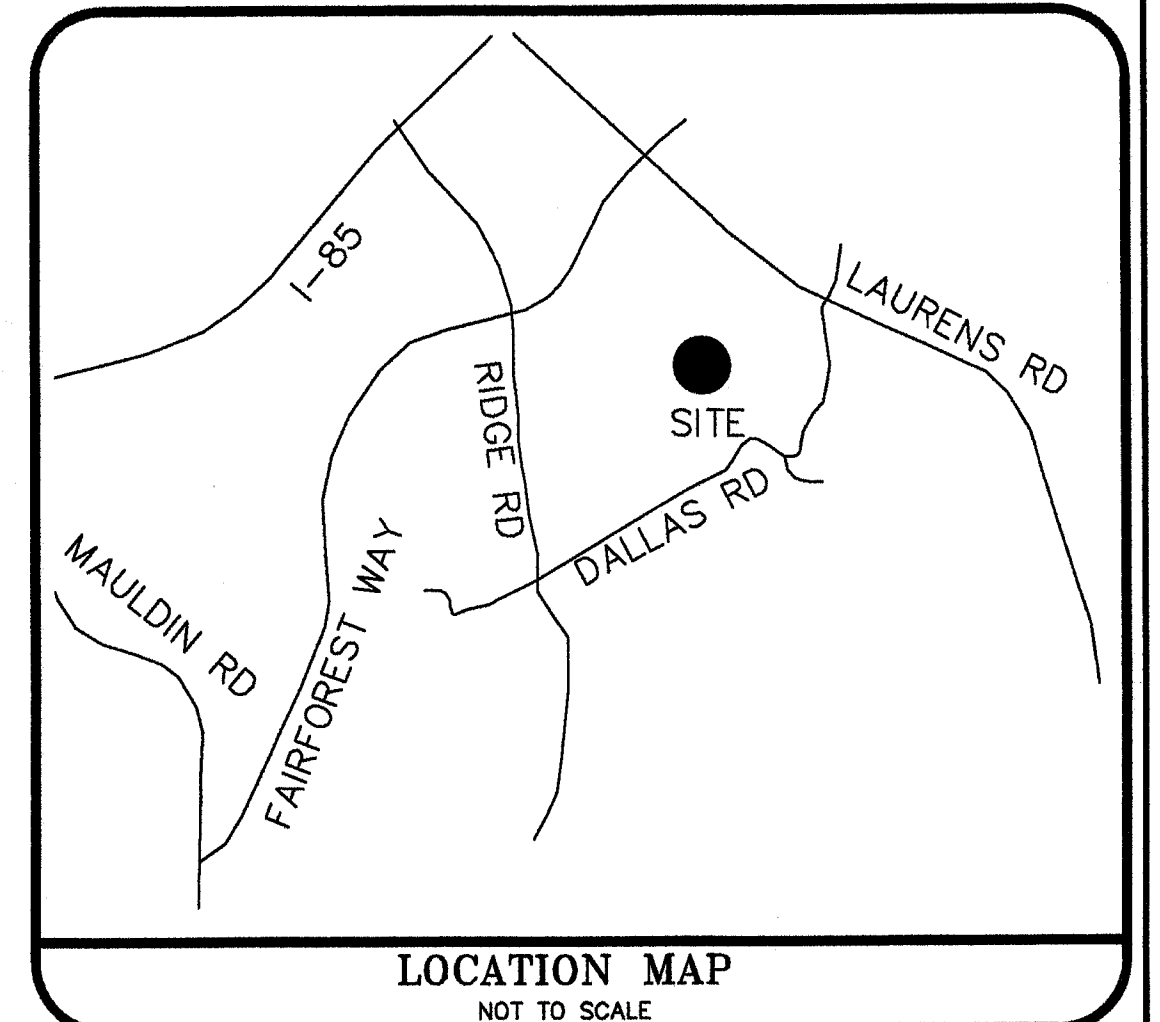
2) THIS SURVEY IS REFERENCED TO THE SOUTH CAROLINA STATE PLATTE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS ARE ORIENTED TO S 1 C- GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

3) ALL PROPERTY CORNERS ARE 1/2" REBARs SET, UNLESS NOTED OTHERWISE.

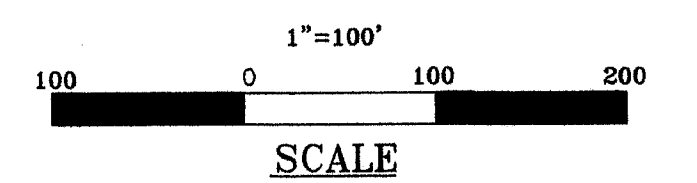
ACCORDING TO FIRM PANEL 45045C0412E FOR GREENVILLE
COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST
18, 2014, A PORTION OF THIS PROPERTY IS NOT LOCATED IN A
DESIGNATED FLOOD ZONE AREA.

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

4-15-21 _____
Date Authorized Representative of
Greenville County Planning Commission



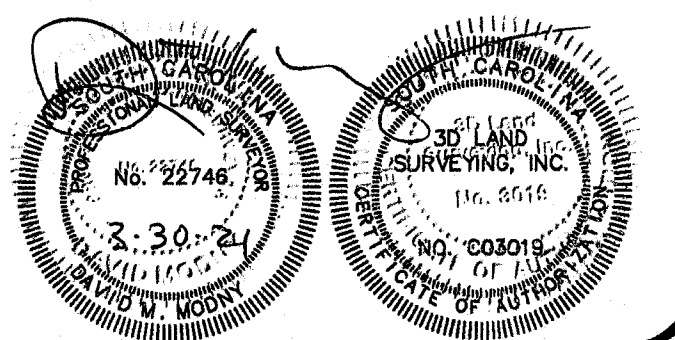
DRAWN BY: THT		DATE: 2-25-21		DEED BOOK 2266-1365	
CHK'D BY: DMM		DATE: 2-25-21		PLAT BOOK:	
FIELD CREW: JT/TI/RC		DATE: 11-23-20		3DLS PROJECT# 3D-200187	
TAX MAP# M011020203601					
REVISIONS					
REV#	DATE:	DESCRIPTION			



CT	CRIMP TOP	lv	✕	GAS VALVE
EP	EDGE OF PAVEMENT	☆	✕	LIGHT POLE
SR	SOLID ROD	MHSS	⊙	MANHOLE (SD)
N&C	NAIL & CAP	PP	⊙	POWER POLE (SS)
OT	OPEN TOP	TEL	■	TELEPHONE PED
RE	REBAR	WM	✕	WATER METER
R/W	RIGHT OF WAY	WB	✕	WATER VALVE
⊗	ELEC TRANS	CB	□	CATCH BASIN
⊗	GAS METER	DI	▣	DROP INLET
⬢	FIRE HYDRANT	—SD—		STORM DRAIN
—CTV—	CABLE TV	—SS—		SANITARY SEWER
—X—	FENCE LINE	—UGP—		UNDERGROUND POWER
—FOC—	FIBER OPTIC CABLE	—UGT—		UNDERGROUND TEL
—GAS—	GAS LINE	—W—		WATER LINE
—OHP—	OVERHEAD POWER			
—OHT—	OVERHEAD TELEPHONE			

STANLEY MARTIN
COMPANIES, LLC

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.



AX-21,22,23-2022 | Bridgeport Annexation Neighborhood Meeting 6/28/2022 at 6:00 PM

Attendance:

Jeffrey Poole with Davis and Floyd

Kyle Jones – Stanley Martin Homes

Cristian Bonnet – Stanley Martin Homes

Gregory Singleton – 45 Tolbert Drive

Dan Johnson – djohnson@techadp.com

Jasmine Benson – bensonsjasmine@gmail.com, 225 Laurel Drive

Linda Dawson – dawsonlmd@bellsouth.net, 1329 Ridge Road

Aaron Berg – Aaron & Ethel Berg, 511 Dallas Road, aaroberg0327@gmail.com

Christopher Wright – ccwr76@aol.com

Dorcus Abercrombie – 10 Workman Drive corcuse@hotmail.com

Phyllis Cureton – pcure10@yahoo.com

Tracy Berry – PO Box 6933, 29606

Walter Byers –

Jessica Sanchez – jsanchez@arlingtonproperties.net 3434 Laurens Road

Gabriel Worker – 409 Dallas Road

Evan Idon – 3434 Laurens Road

Genny Brown – 471 Dallas Road

Notes of Discussion:

What infrastructure improvements on Dallas Road? – roundabout and sidewalk

Speed bumps on Dallas Road? – potentially in City portion with Traffic calming procedure

Sewer extension? – Sewer run within project, Water? – Extension from Dallas Road

Widen Ridge Road? – No, as it is State Road

Concern for safety on Ridge Road – ped, speeding, night driving

Roads on south side of Dallas? – Yes

Where would most of the traffic be? – Would assume most would be on Laurens Road

Traffic concerns

Homes on either side of Dallas? – Yes

Delayed infrastructure concerns and not benefiting existing community

Appreciate if you make effort for improvements to Dallas Road and bridge

Runoff into Laurel Creek? – Stormwater system will be designed to prevent increase to Laurel Creek x2

Home Prices – Low \$200s to high \$300s

How long to build out? – 3-4 years

Traffic control issue at Dallas and Ridge – Please get with County and State

Concerns on connection to Ridge Road. Ridge Road can not handle heavy equipment for construction.

What will happen with JL Mann and traffic from schools?

Townhomes developed by Stanley Martin and size? Yes, 45 to be affordable THs, 16 ft by 40 ft in size

How many THs total? – 109 or 110 units

Rest are SF? Yes , 300 units and some for them? Yes with amenity space, pool, and trails.

How many cars per home? 2 per home minimum

Guest parking – Yes, available throughout the development

Infrastructure issues on Roads. Foundation issues and wish to have sewer.

Loss of neighborhood country feel.

Which properties to be annexed? – Shown on screen

Are you forcing in my property? No

Concerns over effects to community that do not have benefit current residents. They wish to be left alone.

Concerns over time of construction during day.

Will it be a gated community? - No

Concerns for Teenage drivers and shootings. Carmax use it to drive

Left turn onto Ridge Road? - No

Safe places for school buses? Would go into development

Any equivalent communities? – Yes, Parklane Townes in Mauldin for Townhomes. Several in the Greenville area.

Start date? – Under development now. Over a year to start home construction.

Where would roundabout on Dallas Rd be? – 1000 ft from bridge toward Rdridge Road

Open well concerns on the property for safety.



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

Docket Number: AX-23-2022

Applicant: Paul Gray

Property Owners: Stanley Martin Homes LLC

Property Location: Laurens Road

Tax Map Number: **portion of M01102-02-03608**

Acreage: 0.08 acre
Right-of-way area: 0.0 acre
Total area (to be annexed): 0.08 acre

Existing Zoning: R-10, Single-family district (Greenville County)

Proposed Zoning: S-1, Service district (City of Greenville)

Adjacent Zoning: N: S-1, Service district (City of Greenville)
E: S-1, Service district (City of Greenville)
S: S-1, Service district (City of Greenville)
W: R-10, Single-family district (Greenville County)

District: Council District 4

Staff Recommendation: **Recommend Approval for Annexation, Rezone to S-1, and Future Land Use Designation of Sub-urban Residential**

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 0.08 acre of lot area into the Greenville city limits and to zone it S-1, Service district. No right-of-way is proposed to be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application on March 28, 2022.

Neighborhood Meeting

A neighborhood meeting was conducted in accordance with subsection 19-2.2.4 of the Land Management Ordinance on June 28, 2022. A summary of the meeting is included within the packet.

Site Information

The subject property is located off Laurens Road and is currently zoned R-10, Single-family residential 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 S-1 zoning designation. The S-1 zone is intended to accommodate service-related uses, light manufacturing, and general commercial uses which may have large buildings and outdoor storage requirements. Residential uses are allowed.

The portion of the property was recently purchased from an adjacent property owner and recombined with the parcel already in the City. It is the intent of Stanley Martin to use this portion of the parcel as the new entry from Laurens Road into the subdivision.

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 “*Sub-urban residential*.” Sub-urban residential is described as 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.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The S-1 zoning designation allows for an appropriate range of uses for the area and is consistent with the surrounding City zoning.
4. Compatible with surrounding uses: Surrounding uses include S-1 zoned properties within the City. The majority of the parcel is also zoned S-1.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the previously approved development pattern of the area for the future subdivision.
6. Will not result in “strip” or ribbon commercial development: While commercial is allowed, it is the intent of the developer to build a subdivision on the property.
7. Will not create an isolated zoning district: All adjacent City properties and the majority of the parcel are zoned S-1 in the city limits.

8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The S-1 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed 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. New water lines are planned throughout the development are planned and will be operated by Greenville Water.

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 “*Sub-urban Residential*” and in accordance with the Greenville 2040 Comprehensive Plan.

City Engineer Comments

Reviewed by: Paul Dow

Date: 7/8/2022

Recommend: Approve w/ Comments

Comments:

*1. 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

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 w/ Comments

Comments:

All application tree mitigation applies to newly annexed properties.



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:	Paul Gray	Stanley Martin Homes LLC
*Title:	Director of Land Development	
*Address:	430 Roper Mountain Road, Suite F1	13310 South Ridge Drive, Suite A
*State:	Greenville, SC	Charlotte, NC
*Zip:	29615	28273
*Phone:	864-900-5440 ext. 19110	864-900-5440 ext. 19110
*Email:	graypf@stanleymartin.com	graypf@stanleymartin.com

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) Portion of M01102-02-03608

*TOTAL ACREAGE TO BE ANNEXED 0.08 acres

*CURRENT ZONING DESIGNATION (County) R-10, Single-family residential district

*PROPOSED ZONING DESIGNATION (City) S-1, Service 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.

Paul King ***APPLICANT SIGNATURE**
5.23.22 **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	STANLEY MARTIN HOMES LLC
Date	5.23.22
Property Owner/Authorized Agent	Paul King
Date	5.23.22

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 210 Thurgood Drive (address) and consisting of approximately 0.08 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
Stanley Martin Homes LLC	portion of M01102-02-03608/ Laurens Road		5.23.22



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

CERTIFICATION OF PETITION SIGNATURE

I, Paul Gray, have this 23rd 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:

M01102-02-03608

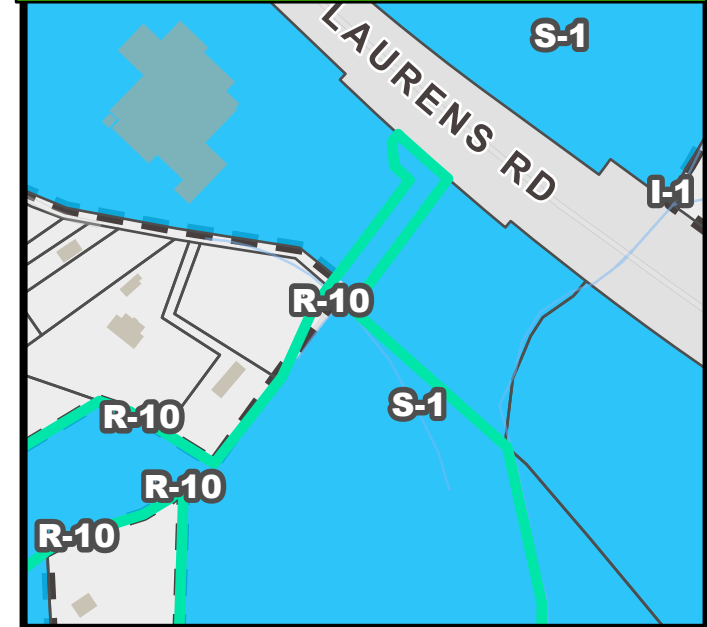
Paul Gray
Signature

AX-23-2022 LAURENS RD

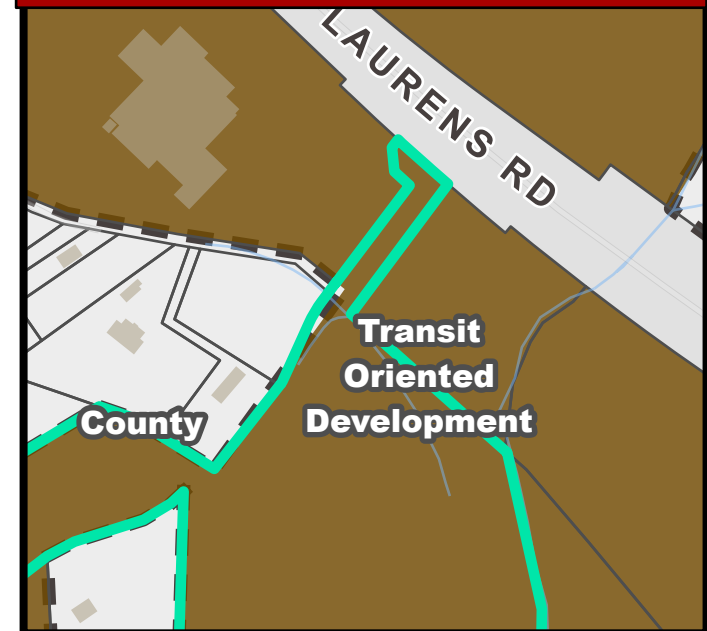
AERIAL VIEW



CURRENT ZONING

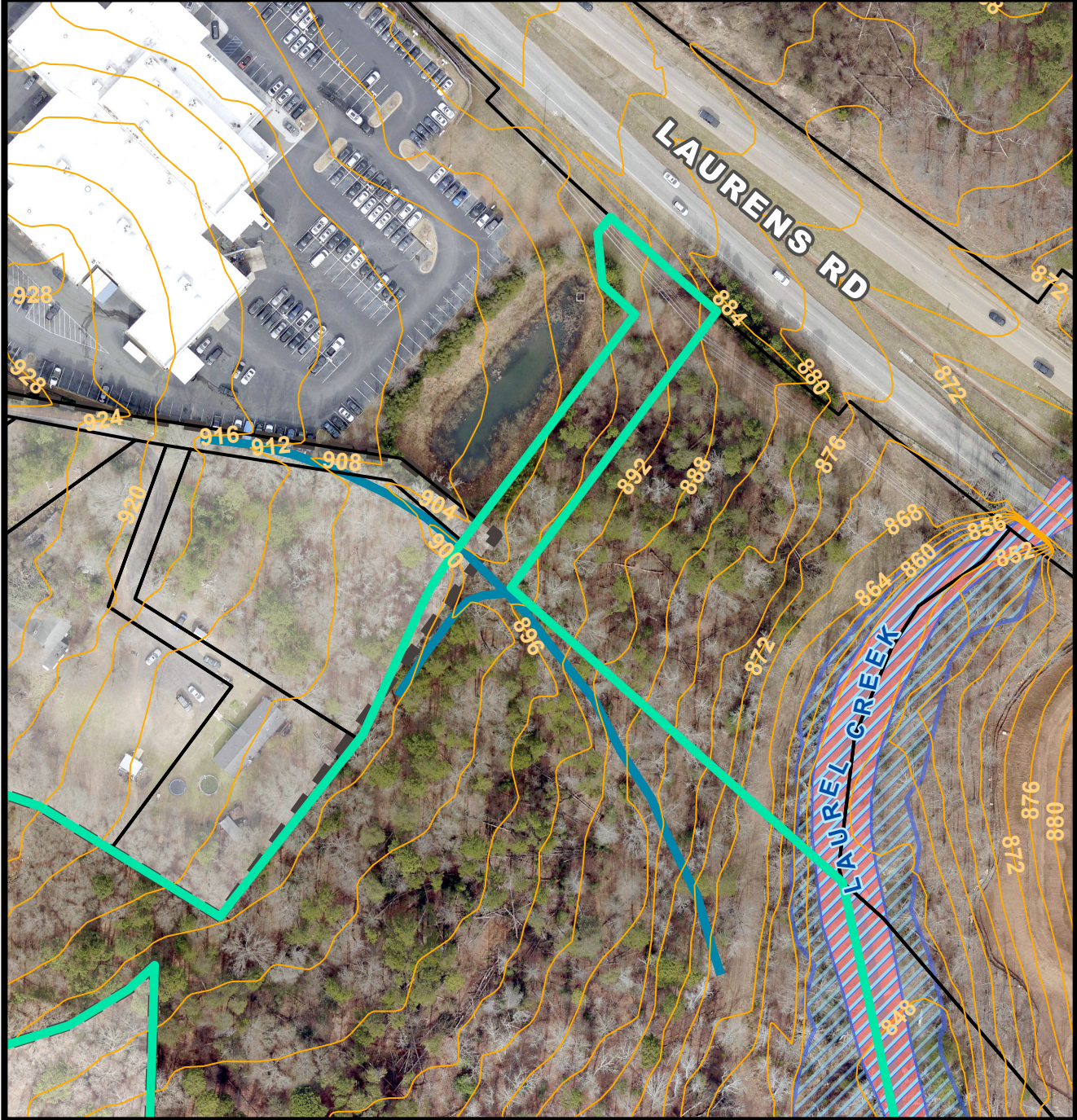


FUTURE LAND USE

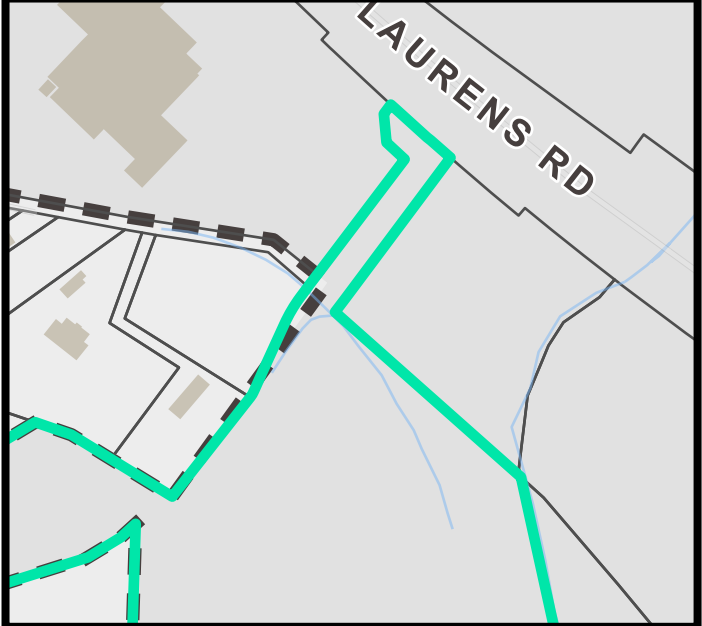


AX-23-2022 LAURENS RD

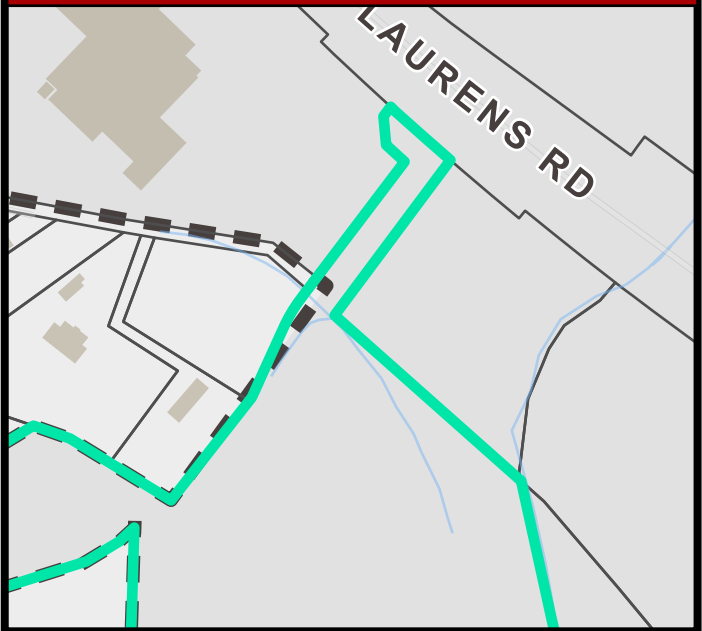
NATURAL / ENVIRONMENTAL FEATURES



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.

NOTES:

PROPERTY REFERENCE:

1) TM# M011020200401

2) REFERENCE DEED BOOK 2517, PAGE 5392 RECORDED IN GREENVILLE COUNTY R.O.D.

3) BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM 45045CD412E FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

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

5) 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.

6) CURRENT ZONING IS R-10.

7) ALL PROPERTY CORNERS ARE 1/2" REBAR SET, UNLESS NOTED OTHERWISE.

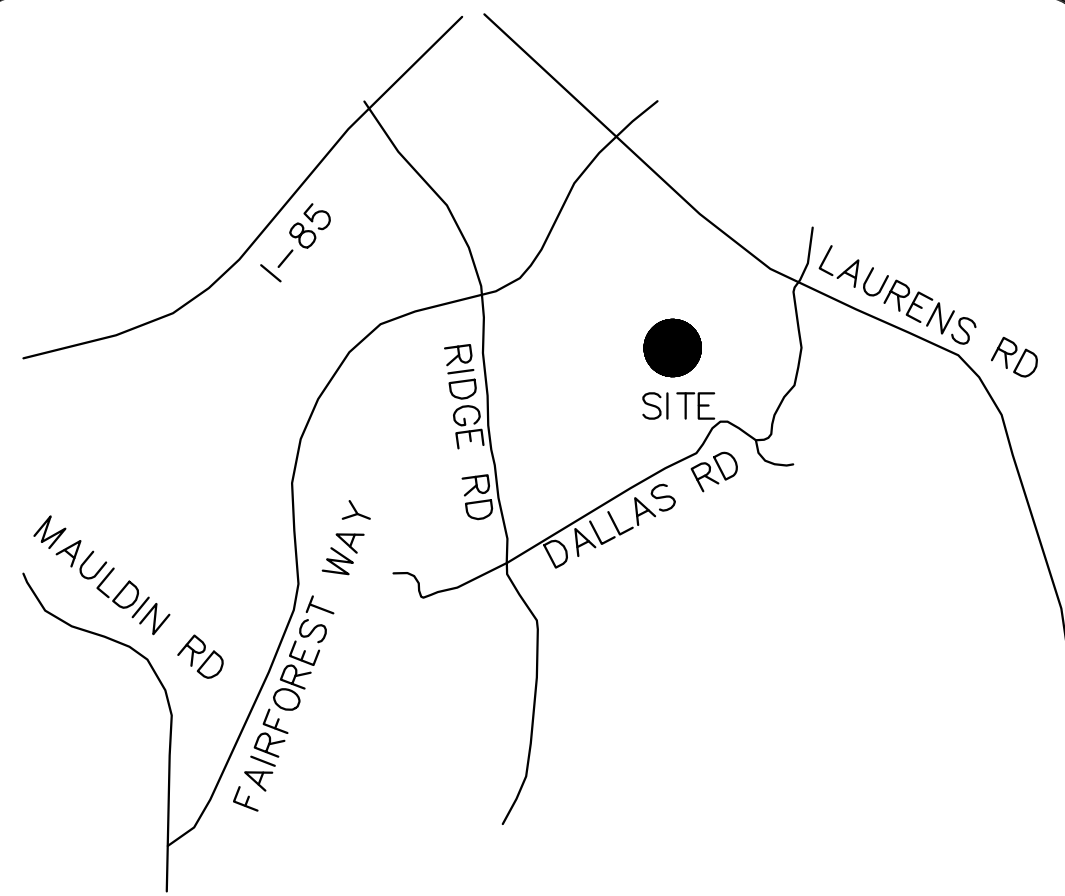
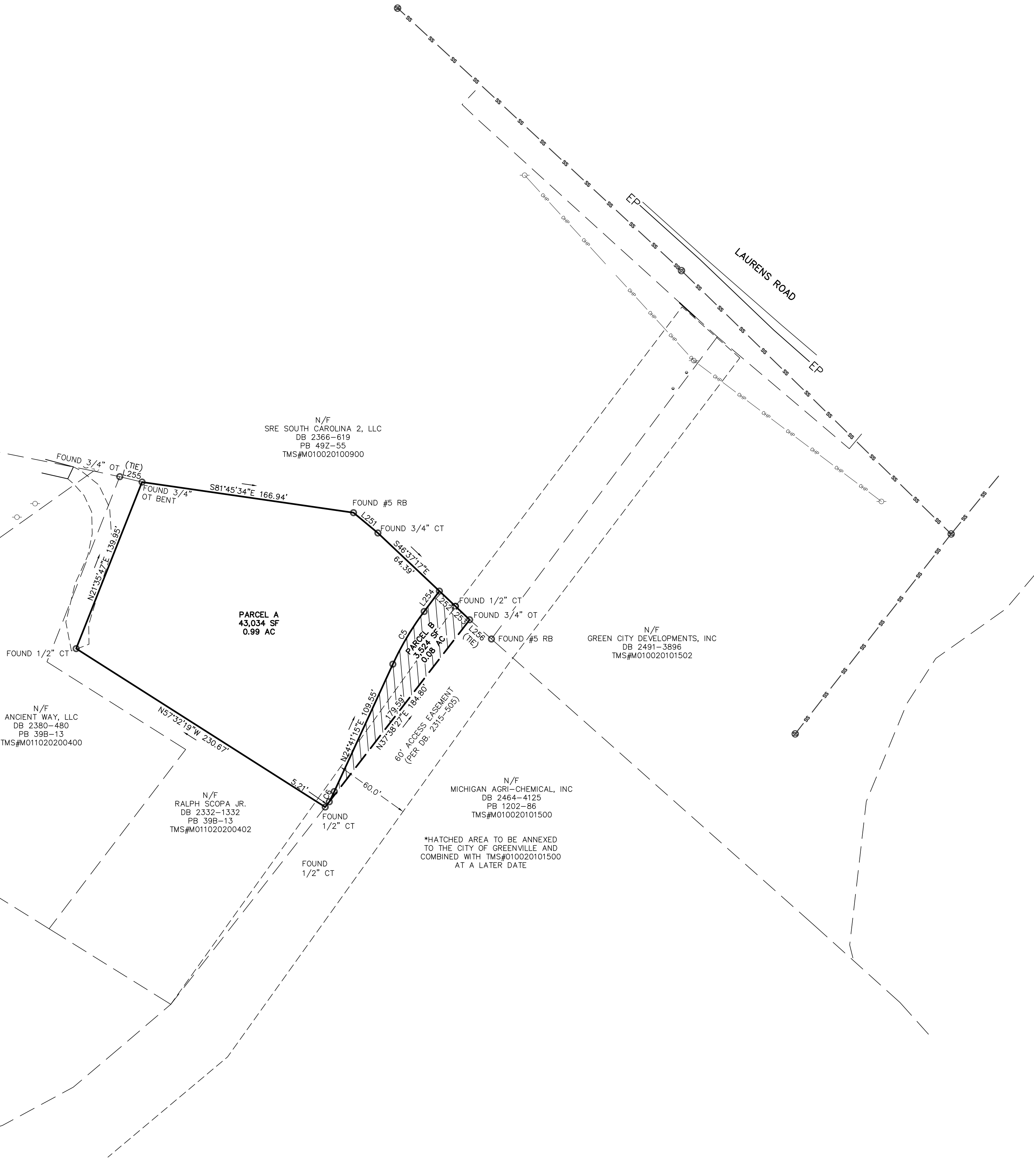
LINE	BEARING	DISTANCE
L250	N57°32'19"W	7.77'
L251	S50°16'59"E	24.80'
L252	S48°37'17"E	18.99'
L253	N46°23'50"W	15.31'
L254	N36°46'15"E	19.90'
L255	N76°26'15"W	17.96'
L256	S48°37'59"E	22.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C5	227.50'	47.98'	47.89'	S30°43'45"W	12°05'00"	24.08'
C6	172.50'	8.89'	8.89'	N26°09'48"E	2°57'06"	4.44'

LEGEND

CT CRIMP TOP
EP EDGE OF PAVEMENT
SR SOLID ROD
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
R/W RIGHT OF WAY
ELEC TRANS
FH FIRE HYDRANT
LP LIGHT POLE
MHSS MANHOLE (SS)
PP POWER POLE
TEL TELEPHONE PED
WM WATER METER
WV WATER VALVE
FENCE LINE
OHP OVERHEAD POWER
SS SANITARY SEWER

1	3/5/21	Released for Owners Review	THT
NO.	DATE	DESCRIPTION	BY



LOCATION MAP

NOT TO SCALE

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 PLAT

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREWITH HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR GREENVILLE COUNTY (OR THE MUNICIPALITY REFERENCED HEREIN), WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR GREENVILLE COUNTY, SOUTH CAROLINA (OR THE MUNICIPALITY REFERENCED HEREIN) AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY.

DATE _____

AUTHORIZED REPRESENTATIVE AS DESIGNATED BY GREENVILLE COUNTY PLANNING COMMISSION

SUMMARY PLAT FOR

STANLEY MARTIN COMPANIES, LLC

OWNER

PAULINE BOWENS
33 PINE CREEK CT
GREENVILLE, SC 29605

NO. OF ACRES: 1.07 MILES OF NEW ROAD: 0

NO. OF LOTS: 2 DATE: 3/5/2021

ERROR OF CLOSURE: 1:10,000

CURRENT ZONING: R-10

50' 0' 50' 100'

SCALE: 1"=50'

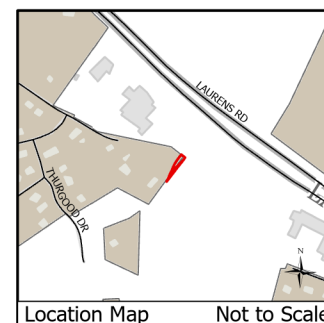
CERTIFICATE OF ACCURACY

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 "A" SURVEY AS SPECIFIED THEREIN

DATE _____

DAVID MOONY, P.L.S.





ANNEXATION MAP

for
Tax Map No. M011020203608
into the
City of Greenville

-  Greenville City Limits
-  Total Annexation Area

Total Area of Annexation:

4,428.969 Sq. Ft.

Total Acreage of Annexation:

0.102 Acres

Existing County Zoning: **R-10**

Proposed City Zoning: **S-1**

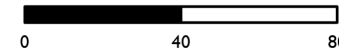
City Council District: **4**

Census Tract: **29.01**

File Number: **AX-23-2022**



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

**UNINCORPORATED
GREENVILLE COUNTY**

M010020100900

M011020200401

M011020200402

REAL PROPERTY:
4,428.969 SQFT
0.102 ACRES

M010020101502

**CITY OF
GREENVILLE**

M011020203608

AX-21,22,23-2022 | Bridgeport Annexation Neighborhood Meeting 6/28/2022 at 6:00 PM

Attendance:

Jeffrey Poole with Davis and Floyd

Kyle Jones – Stanley Martin Homes

Cristian Bonnet – Stanley Martin Homes

Gregory Singleton – 45 Tolbert Drive

Dan Johnson – djohnson@techadp.com

Jasmine Benson – bensonsjasmine@gmail.com, 225 Laurel Drive

Linda Dawson – dawsonlmd@bellsouth.net, 1329 Ridge Road

Aaron Berg – Aaron & Ethel Berg, 511 Dallas Road, aaroberg0327@gmail.com

Christopher Wright – ccwr76@aol.com

Dorcus Abercrombie – 10 Workman Drive corcuse@hotmail.com

Phyllis Cureton – pcure10@yahoo.com

Tracy Berry – PO Box 6933, 29606

Walter Byers –

Jessica Sanchez – jsanchez@arlingtonproperties.net 3434 Laurens Road

Gabriel Worker – 409 Dallas Road

Evan Idon – 3434 Laurens Road

Genny Brown – 471 Dallas Road

Notes of Discussion:

What infrastructure improvements on Dallas Road? – roundabout and sidewalk

Speed bumps on Dallas Road? – potentially in City portion with Traffic calming procedure

Sewer extension? – Sewer run within project, Water? – Extension from Dallas Road

Widen Ridge Road? – No, as it is State Road

Concern for safety on Ridge Road – ped, speeding, night driving

Roads on south side of Dallas? – Yes

Where would most of the traffic be? – Would assume most would be on Laurens Road

Traffic concerns

Homes on either side of Dallas? – Yes

Delayed infrastructure concerns and not benefiting existing community

Appreciate if you make effort for improvements to Dallas Road and bridge

Runoff into Laurel Creek? – Stormwater system will be designed to prevent increase to Laurel Creek x2

Home Prices – Low \$200s to high \$300s

How long to build out? – 3-4 years

Traffic control issue at Dallas and Ridge – Please get with County and State

Concerns on connection to Ridge Road. Ridge Road can not handle heavy equipment for construction.

What will happen with JL Mann and traffic from schools?

Townhomes developed by Stanley Martin and size? Yes, 45 to be affordable THs, 16 ft by 40 ft in size

How many THs total? – 109 or 110 units

Rest are SF? Yes , 300 units and some for them? Yes with amenity space, pool, and trails.

How many cars per home? 2 per home minimum

Guest parking – Yes, available throughout the development

Infrastructure issues on Roads. Foundation issues and wish to have sewer.

Loss of neighborhood country feel.

Which properties to be annexed? – Shown on screen

Are you forcing in my property? No

Concerns over effects to community that do not have benefit current residents. They wish to be left alone.

Concerns over time of construction during day.

Will it be a gated community? - No

Concerns for Teenage drivers and shootings. Carmax use it to drive

Left turn onto Ridge Road? - No

Safe places for school buses? Would go into development

Any equivalent communities? – Yes, Parklane Townes in Mauldin for Townhomes. Several in the Greenville area.

Start date? – Under development now. Over a year to start home construction.

Where would roundabout on Dallas Rd be? – 1000 ft from bridge toward Rdridge Road

Open well concerns on the property for safety.



**Planning Staff Report to
Design Review Board - Neighborhood
July 15, 2022**
for the July 21, 2022 Public Hearing

Docket Number: APL 22-411
Applicant: Benjamin Settle
Property Owner: Philip Whisnant
Property Location: 17 Crabapple Court
Tax Map Number: 021200-04-00408
Zoning: R-6, Single-Family Residential District
Proposal: **APPEAL OF ADMINISTRATOR'S DECISION RE: BP 22-125**
Staff Recommendation: **Affirm administrator's decision**

Staff Analysis:

The applicant requests to appeal staff's denial of building permit number 22-1250 at 17 Crabapple Court. The applicant submitted the building permit application (BP 22-1250), for staff review on April 6, 2022, that proposed the following stated scope of work:

"Garage addition to existing residence with bonus room above garage. Reworking of interior layout adjacent to garage on lower level and above garage on upper level. Rework of driveway and parking area."

The existing single-family home currently has a front-loading garage that opens to the front yard. The applicant requests permission to build a garage addition in the only available, buildable portion of the property which lies in the "front yard" of the parcel. The subject property is situated on a parcel at the end of a cul-de-sac subdivision and has general lot constraints that restrict feasible rear access and similar amenities as other neighboring parcels fronting Crabapple Court.

On review of BP 22-1250, Planning Staff entered the following denial comments on April 12, 2022:

1. Proposed garage design does not meet single-family infill standards. Per Sec. 19-6.9.4(B), attached garages that open onto a front yard need to be integrated into the design of the house and situated at least ten feet from the front of the principal structure. This provision needs to be satisfied as less than sixty percent of dwellings on the block have front-loading garages.

Development Appeal:

Applicant: The applicant submits that the application for the projecting addition of the front-loading garage is similar to existing orientations of front facades of neighboring principal structures. The

orientation would allow for more convenience, with the proposed entrance providing access closer to the right-of-way. The applicant calls attention to the fact that the parcel fronts the end of the cul-de-sac and thus restricts occupants from rear access and other similar amenities, in comparison to other parcels on the block.

Staff response: The Single-family residential infill standards specifically dictate the allowances for attached garages opening onto a front yard through two provisions.

One of the provisions states that “sixty percent of existing dwellings in the block have attached garages/carports which open onto a front yard;”. This provision is not met as the five examples provided in the applicant narrative are under the sixty percent threshold requirement that establishes a predominant development pattern and neighborhood character. This determination was explained during pre-application meetings and conversations and was reaffirmed through the zoning review for the building permit application.

The other applicable provision in the single-family residential infill standards requires that all attached, front-loading garages, if permitted, should be “integrated into the design of the house” and “set back at least ten feet from the front of the home.” The proposed scope of work for this building permit application intends on establishing an orientation that is opposite of the intent of the infill ordinance. The proposed addition would project the front-loading garage further than the front entrance of the principal structure, thus establishing a nonconforming situation.

Staff further notes that there is an existing garage within the home that would be converted to non-garage use through the proposal. Lastly, staff notes there is buildable area for an addition in the rear yard that is not proposed to be utilized, but could serve the role for additional floor area for the home.

Staff notes Section 19-6.9.4(A), Section. 19-6.9.4(B)1 and Section. 19-6.9.4(B)2. as the relevant subsections applicable to this determination.

Staff recognizes that there are some unique and constraining factors on this property, namely the property’s location at the end of a cul de sac, the existence of other homes on the street with front-loading garages extending in front of the homes, and the limited space on the property for expansion of the home. However, the Land Management Ordinance’s regulations clearly distinguish the criteria for allowance of garages opening onto front yards, and the building permit plans submitted under BP 22-1250 do not satisfy either of the requisite criteria.

Summary and Recommendation

In its denial of the building permit (BP 22-411), staff submits that the administrator correctly applied the following provisions from the Land Management Ordinance:

1. Section 19-6.9.4(A) and Section 19-6.9.4(B) to the applicant’s action to potentially construct the addition of a front-loading garage at 17 Crabapple Court.

In summary, staff finds that the applicant has not provided adequate grounds to reverse the administrator’s decision as documented in BP 22-1250. **Therefore, staff recommends that the Planning Commission affirm the administrator’s decision.**

Applicable Land Management Ordinance sections

Section 19-6.9.4 – Garages, carports, and driveways

- A. In established single-family residential areas, garages, carports, and driveways shall be constructed in a way to be consistent with the predominant development pattern and rhythm of the block.
- B. Attached garages/carports shall not open onto a front yard, unless:
 - 1) Sixty percent of existing dwellings in the block have attached garages/carports which open onto a front yard; or
 - 2) The garage is integrated into the design of the house and is set back at least ten feet from the front of the house, including up to five feet of a porch that spans at least 50 percent of the front façade of the house. Garage width shall not exceed 50 percent of the width of the front façade of the house (See Figure 19-6.9.2).

Section 19-2.1.2. Planning Commission

- (A) *Powers and Duties.* The planning commission shall have the following powers and duties under this chapter:

...

(8) *Appeals.* To hear and decide appeals taken by a party in interest to a decision or interpretation of the administrator, as related to sections 19-6.7 through 19-6.10, or the design and specifications manual.

Section 19-2.3.16(B) – Appeal Procedure

- 1. *Initiation.* An appeal pursuant to this section may be initiated with the administrator by filing a written notice of appeal within ten business days of the date of mailing of the written decision or interpretation.
- 2. *Contents of appeal.* The written notice of appeal shall specify the grounds for the appeal, a statement of the improper decision or interpretation, the date of that decision or interpretation, and all supporting materials related to the decision.
- 3. *Record.* Upon receipt of the written notice of appeal, the administrator shall transmit all the papers, documents, and other materials relating to the decision or interpretation appealed to the board of zoning appeals or planning commission (whichever is appropriate). These materials shall constitute the record of the appeal.
- 4. *Scheduling of notice and hearing.* The board of zoning appeals or planning commission (whichever is appropriate) shall hear the appeal at the first meeting that allows sufficient time to prepare the record and meet required notice provisions of this chapter.
- 5. *Hearing by the board of zoning appeals.* At the hearing, the person making the appeal may appear in person, or by agent or attorney, and shall state the grounds for the appeal and identify any materials or evidence from the record to support the appeal. The administrator shall be given an opportunity to respond as well as any other city staff or other person the board of zoning appeals deems necessary. After the conclusion of the

hearing, the board of zoning appeals shall affirm, partly affirm, modify, or reverse the decision or interpretation based on the record and the requirements and standards of this chapter. The concurring vote of a majority of the members of the board of zoning appeals shall be necessary to reverse any decision or interpretation on appeal.

6. *Hearing by the planning commission.* At the hearing, the person making the appeal may appear in person or by agent or attorney, and shall state the grounds for the appeal and identify any materials or evidence from the record to support the appeal. The administrator shall be given an opportunity to respond, as well as any other city staff or other person the planning commission deems necessary. After the conclusion of the hearing and within 60 days of the filing of the appeal, the planning commission shall affirm, partly affirm, modify or reverse the decision or interpretation, based on the record and the requirements and standards of this chapter. The concurring vote of a majority of the members of the planning commission shall be necessary to reverse any decision or interpretation on appeal.

Tree and Landscape Comments

Recommend: Deny

Comments:

While the location of garages is not purview of tree and landscape reviews, the new concrete driveway will impact existing trees on the lot. It appears from aerials that at least 2 trees will be impacted by the new driveway. The addition of more concrete also increases impervious coverage which can lead to additional runoff onto adjacent properties. Efforts to preserve all existing trees should be made as well as consideration of pervious surfaces for the expanded concrete driveway.

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



**Application for
APPEAL OF ADMINISTRATOR'S DECISION OR INTERPRETATION
City Of Greenville, South Carolina**

APPELLANT/OWNER INFORMATION

	APPELLANT	PROPERTY OWNER
Name:	<u>Benjamin Settle, architect</u>	<u>Philip Whisnant</u>
Mailing	<u>214 Chick Springs Rd.</u>	<u>17 Crabapple Court</u>
Address:	<u>Greenville SC 29609</u>	<u>Greenville SC 29605</u>
Phone:	<u>864-607-2428</u>	<u>864-551-3524</u>
Email:	<u>ben@arcisandesign.com</u>	<u>philip@realservadvisors.com</u>

PROPERTY INFORMATION

Street Address: 17 Crabapple Court, Greenville SC 29605

Tax Parcel #: 0212000400408 Zoning Designation: R-6

REQUEST

Applicable Code Section: Sec 19-6.9.4(B), 19-6.9.4(F)

Description of Request: The applicant requests permission to build a garage addition in the only available
buildable portion of the property which lies in the "front yard" of the parcel. Please note the existing
extenuating circumstances such as the cul-de-sac lot, lack of access to the rear yard, and lack of similar
amenties as other parcels in the block.

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 within ten (10) business days of the date of the written decision or interpretation.
2. You must attach a statement addressing the reasons that you believe the administrator erred in his determination or interpretation of the City Code regarding the subject property.
3. You must attach any other information relevant to the disputed item, and if applicable, a scaled drawing of the property that reflects, at a minimum, the following:
 - Property lines, existing buildings, and other relevant site improvements;
 - The nature (and dimensions) of the disputed item;
 - Existing buildings and other relevant site improvements on adjacent properties; and
 - Topographic, natural features, etc.
4. You must attach the required application fee:
 - For appeal to the Board of Zoning Appeals: \$250.00 for persons having rights in contract in the subject land; \$50.00 for those adjacent to the subject land.
 - For appeal to the Design Review Board: \$150.00 for signs and single-family residential; \$300.00 for all other.
 - For appeal to the Planning Commission: \$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 a public hearing 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.**
6. You must post the subject property at least 15 days prior to the scheduled hearing date.
 - The appellant acknowledges receiving ____ "Public Hearing" sign(s) and Posting Instructions from the Planning Office.

-
7. The appellant 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 appellant 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 appellant 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.

APPELLANT: Bryan Settle

DATE: 5/31/22

PROPERTY OWNER: Philip Whisnant

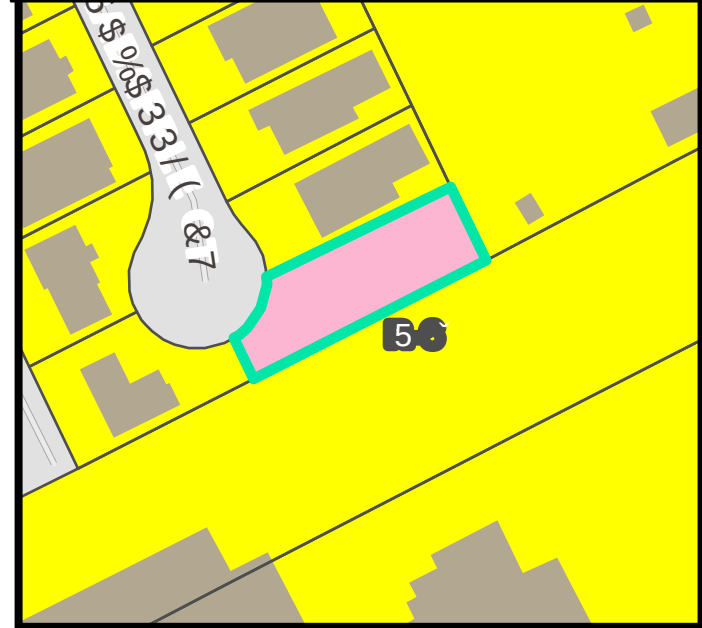
DATE: 5/31/22

\$3/ / ^ &5\$%\$33/(&2857

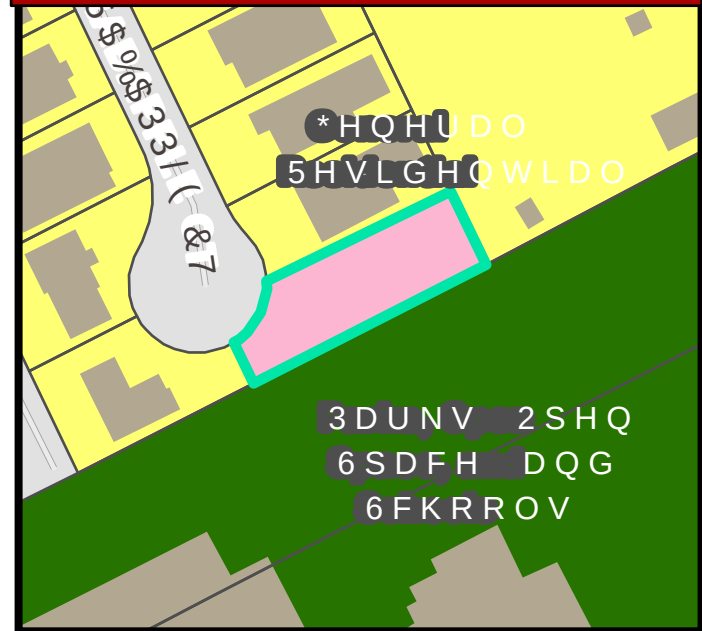
\$(5,\$/ 9,(:



&855(17 =21,1*



)8785(/\$1' 86(

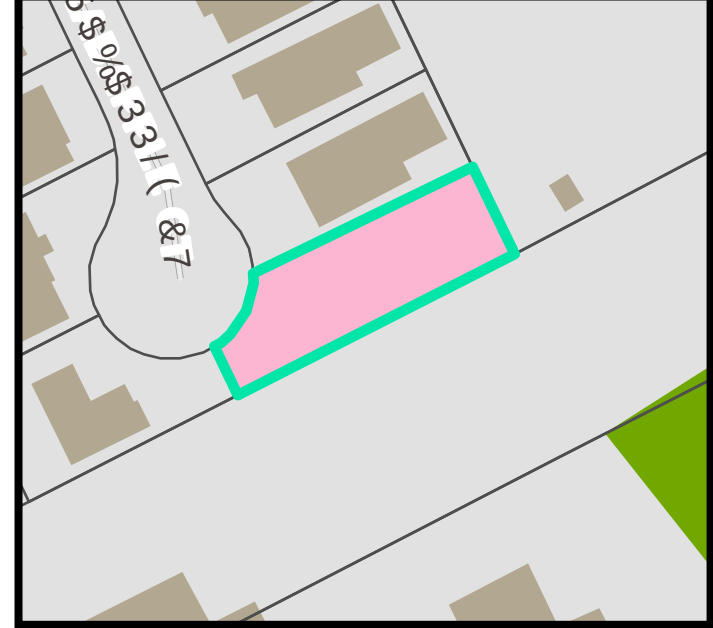


\$3/ / ^ &5\$%\$33/(&2857

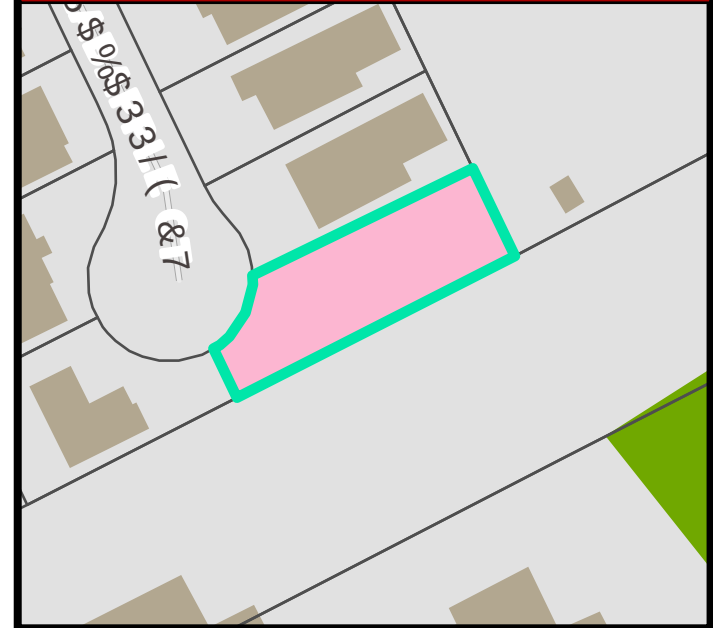
1\$785\$/ (19,5210(17\$/)(\$785(6



63(&,\$/ (03+\$6,6 1(,*+%<



35(6(59\$7,21 29(5/\$(



WHISNANT
RESIDENCE
ADDITION

An architectural line drawing of a two-story house. The house features a covered front porch with a brick foundation and a small set of stairs with a railing. The exterior is finished with horizontal siding. The house has several windows, including a large multi-paned window on the second floor, a smaller window in a dormer, and a large window with shutters on the first floor. A large, multi-paned door is visible on the right side of the house. The drawing is in black and white with some gray shading to indicate depth and texture.

AREA SUMMARY (SQ. FT.)	
SPACE	SQ. FT.
MAIN LEVEL EXISTING (HEATED)	1,703
UPPER LEVEL EXISTING (HEATED)	608
UPPER LEVEL ADDITION (HEATED)	713
TOTAL HEATED	3,024
GARAGE EXISTING	383
GARAGE ADDITION	243
FRONT PORCH EXISTING	67
TOTAL UNDER ROOF	3,767

Project #:	21- WHISNANT GARAGE
Date:	4/6/22
Drawn By:	BS
Checked By:	BS

G1

CONTACTS		
<u>OWNERS</u>	<u>ARCHITECT</u>	<u>CONTRACTOR</u>
PHILIP WHISNANT 17 CRABAPPLE COURT GREENVILLE SC 29605 864-551-3524	ARGISAN, INC. BENJAMIN SETTLE, AIA, LEED AP 214 CHICK SPRINGS RD. GREENVILLE SC 29609 864-607-2428	TO BE DETERMINED

LOCATION KEY (NOT TO SCALE)

RESERVED FOR BUILDING DEPARTMENT

17 CRABAPPLE CT
GREENVILLE SC 29605



NOTE: SITE DATA OBTAINED FROM 2021 LAND SURVEY BY ARROW NORTH SURVEYING

1. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. COORDINATE MATERIAL STAGING/ TEMPORARY FACILITIES AREA WITH OWNER.
3. MAINTAIN EROSION CONTROL DEVICES FOR ENTIRE CONSTRUCTION DURATION AND REMOVE UPON CONSTRUCTION COMPLETION.
4. PROVIDE SITE STABILIZATION VIA SEEDING AND/OR OTHER APPROVED METHODS.
5. ENSURE EROSION CONTROL MEASURES ARE PLACED WITH EQUIVALENT MATERIALS OR AS PRESCRIBED ON THE LANDSCAPE PLAN.
6. MINIMIZE TRACKING OF SOLS ONTO THE ROADWAY AND REMOVE MUD/SOIL FROM PAVED AREAS EACH DAY.
7. MINIMIZE SITE DUST GENERATION AND PROVIDE DAMPENING WHEN DUST BECOMES PREVALENT.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS VIA GRADING AND OTHER DRAINAGE METHODS.
9. PROVIDE UNDERGROUND PIPING FOR ALL EXISTING AND NEW DOWNSPOUTS

ADDRESS: 17 CRABAPPLE COURT
GREENVILLE SC 29605

OWNERS: MEGHAN & PHILIP WHISNANT

TMS: 0212000400408

ACRES: 0.16 (6,760 SF)

ZONING REQUIREMENTS

ZONING DESIGNATION:	R-6, RESIDENTIAL
FRONT SETBACK:	20'
SIDE SETBACK:	5'
REAR SETBACK:	15'
HEIGHT MAX:	35'
MAX LOT COVERAGE:	40% STRUCTURE

SITE AREA= 6,760 SF

EXISTING RESIDENCE: 2,093
EXISTING FRONT PORCH: 67
EXISTING STEPS: 18
EXISTING DECK: 236
EXISTING CONCRETE DRIVE/ WALK: 950
TOTAL EXISTING: 3,364 SF/ 6760= 49.8%

NEW GARAGE: 293 SF
NEW CONC. DRIVE/ WALK: 1,246 SF
DEMOLISHED CONC DRIVE/WALK: 950 SF

IMPERVIOUS (STRUCTURE): 2,689 SF/ 6760= 39.8%
IMPERVIOUS (OTHER): 1264 SF/ 6760= 18.7%
TOTAL IMPERVIOUS: 58.48%

RESERVED FOR BUILDING DEPARTMENT

SITE PLAN

SP



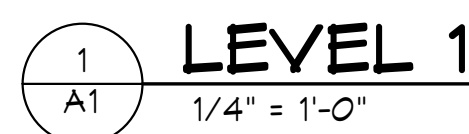
GENERAL PLAN NOTES

1. FOUNDATION IS SLAB-ON-GRADE WITH BRICK MASONRY STEM WALL AT PERIMETER, TYPICAL.
2. NEW EXTERIOR AND INTERIOR FINISHES SHALL MATCH EXISTING FINISHES. WHERE MATERIALS HAVE BEEN DISCONTINUED, ALTERNATE MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND HOME OWNER PRIOR TO INSTALLATION.
3. DIMENSIONS SHOWN ARE TO FACE OF FRAMING AT EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS, TYPICAL.
4. EXTERIOR WALLS SHALL BE 2X4 STUDS AT 16" O.C.
5. INTERIOR WALLS SHALL BE 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
6. ADVANCED FRAMING TECHNIQUES AS REQUIRED FOR ENERGY STAR BUILDING ENVELOPE, VISIT ENERGYSTAR.GOV FOR MORE INFORMATION OR CONSULT ARCHITECT.
7. WALLS CONTAINING PLUMBING STACKS OR OTHER SYSTEMS MAY BE INCREASED FROM 2X4 TO 2X6 CONSTRUCTION AS REQUIRED. VERIFY WITH ARCHITECT.
8. DOOR TO MATCH EXISTING CHANGES IN FIELD.
9. DOOR ROUGH OPENING SHALL BE 5" FROM CORNER MIN. FOR TRIM.
10. BUILDER TO COORDINATE ROUTING OF MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS; NOTIFY ARCHITECT SHOULD CONFLICTS WITH DESIGN ARISE.
11. ROUTE PLUMBING, RADON, & MECHANICAL VENTS AWAY FROM STREET VIEW.
12. ENGINEERING CONSULT FOR LIGHTING, MECHANICAL, & DESIGN BY OTHERS.
13. FURNISHINGS SHOWN IN PLAN IS FOR LAYOUT ONLY; REMOVABLE FURNITURE PROVIDED BY OWNER UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES

1. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL SYSTEMS INCLUDING BUT NOT LIMITED TO:
 - EXTERIOR STUCCO SYSTEM
 - WINDOWS
 - DOORS
 - WEATHER RESISTIVE BARRIER
 - FIBER-CEMENT SIDING AND TRIM
 - ARCHITECTURAL ASPHALT SHINGLES
 - STANDING SEAM METAL ROOFING
 - ROOFING UNDERLAYMENT
 - SKYLIGHTS INCLUDING FLASHING KITS
 - PAINTS AND STAINS
2. EXTERIOR WALL COMPONENTS:
 - 2X4 WOOD STUDS AT 16" O.C.
 - 1/2" OSB SHEATHING AT ENTIRE EXTERIOR
 - WEATHER RESISTIVE BARRIER
 - TYVEK DRAIN WRAP OR ZIP SYSTEM SHEATHING
 - CERTAINTED VINYL SIDING AND TRIM
 - PAINTS BY SHERWIN WILLIAMS OR APPROVED EQUAL
3. G.G. TO USE BEST MANAGEMENT PRACTICES WITH REGARD TO WATER MANAGEMENT. UTILIZE FLASHINGS AND COUNTER FLASHINGS IN COMBINATION WITH HIGH PERFORMANCE SEALANTS TO PROTECT STRUCTURES FROM WATER INFILTRATION.
WHERE ADDITIONAL INFORMATION IS NEEDED, CONTACT DESIGN PROFESSIONAL IN WRITING FOR CLARIFICATION.
4. WHERE FEASIBLE, UTILIZE MATERIALS WITH RECYCLED CONTENT, LOW VOCs, FSC CERTIFICATION, GREENGUARD CERTIFICATION AND/OR OTHER SUSTAINABLE FEATURES. RECYCLE CONSISTENT WASTE AND DIVERT WASTE FROM LANDFILL TO THE EXTENT PRACTICABLE.
PRIORITYIZE INDOOR AIR QUALITY AND OCCUPANT HEALTH. AVOID HARSH CHEMICALS WHERE FEASIBLE.
5. R-VALUES
 - SLAB= R-0
 - WOOD FLOOR= R-14
 - EXTERIOR WALL= R-15
 - ROOF/ CEILING= R-38

17 CRABAPPLE CT
GREENVILLE SC 29605

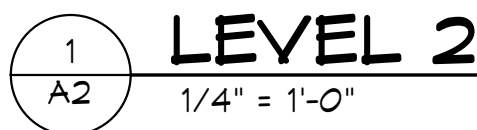
[illegible]

Project #: 21- WHISNANT GARAGE
Date: 4/6/22
Drawn By: BS
Checked By: BS

LEVEL 1 FLOOR PLAN

A1

17 CRABAPPLE CT
GREENVILLE SC 29605



Project #: 21- WHISNANT GARAGE
Date: 4/6/22
Drawn By: BS
Checked By: BS

LEVEL 2 FLOOR PLAN

A2



WHISNANT
RESIDENCE
ADDITION

17 CRABAPPLE CT
GREENVILLE SC 29605

[illegible]

Project #: 21- WHISNANT GARAGE
Date: 4/6/22
Drawn By: BS
Checked By: BS

ELEVATIONS

A3



17 CRABAPPLE CT
GREENVILLE SC 29605

Project #: 21- WHISNANT GARAGE
Date: 4/6/22
Drawn By: BS
Checked By: BS

3D VIEWS

A4



WHISNANT
RESIDENCE
ADDITION

17 CRABAPPLE CT
GREENVILLE SC 29605

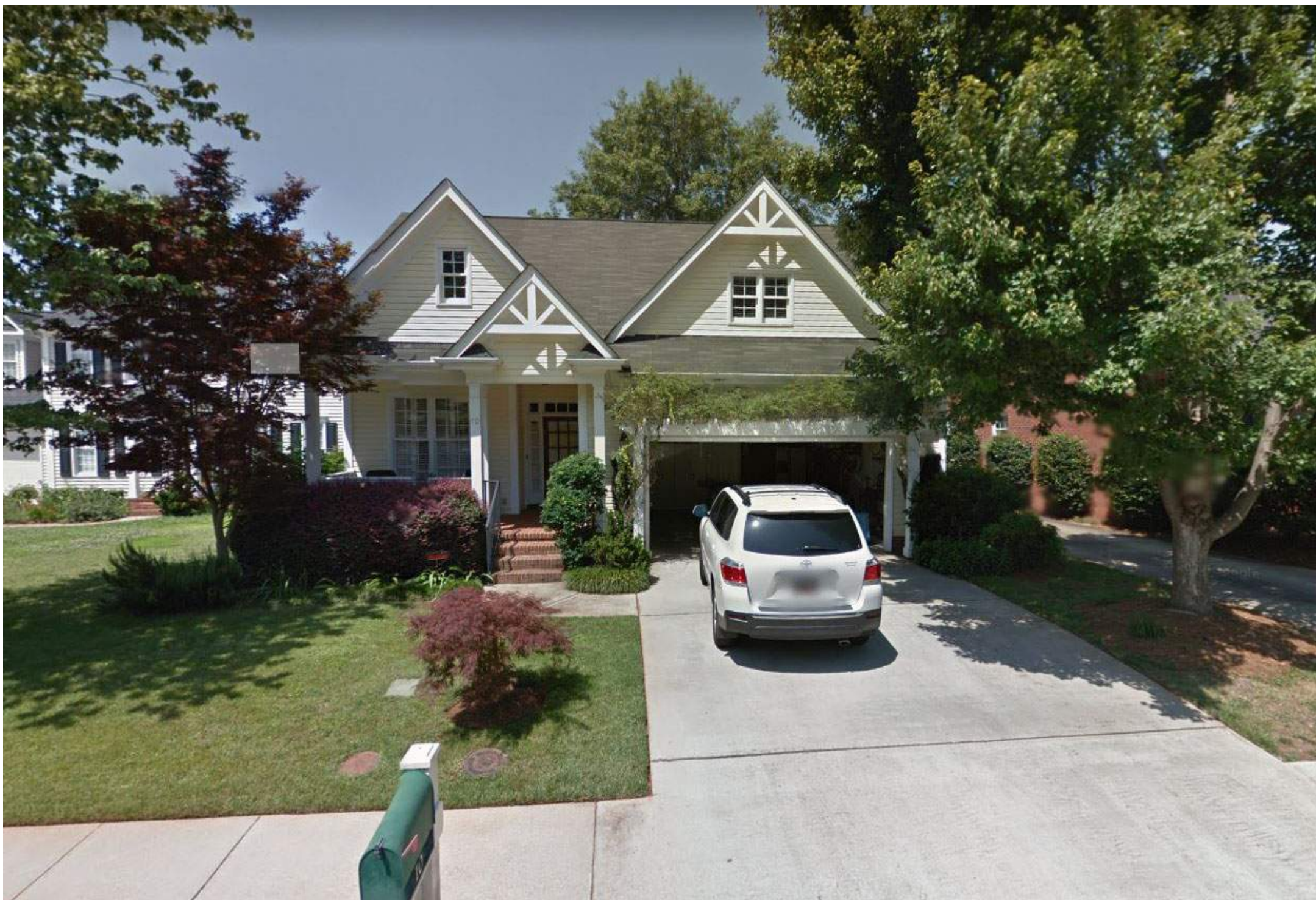
[illegible]

Project #:	21- WHISNANT GARAGE
Date:	3/7/22
Drawn By:	Author
Checked By:	Checker

EXISTING CONDITIONS

A5

RESERVED FOR BUILDING DEPARTMENT



RESERVED FOR BUILDING DEPARTMENT

Revisions:

[illegible]

OTHER NON
CONFORMING

A6