

Planning Commission

Official Agenda



AGENDA

A

City of Greenville
Planning Commission
Regular Meeting
4:00 PM October 20, 2022

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

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. September 13, 2022 Agenda Workshop
 - b. September 15, 2022 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

A. None

9. NEW BUSINESS

A. AX-25-2022

Application by Jonathan Jacobs for **ANNEXATION** and **REZONE** of approximately 4.83 acres located at **200, 250 EXECUTIVE CENTER DRIVE** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0547020103900, 0547020103700)

Documents:

[AGENDA PACKET AX-25-2022 200,250 EXECUTIVE CENTER DRIVE.PDF](#)

B

B. AX-26-2022

Application by NHRD Partners, LLC/Mike Metcalf for **ANNEXATION** and **REZONE** of approximately 11.569 acres located at **31 PATEWOOD DRIVE** from OD, Office district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (portion of TM# 0543010100100)

Documents:

[AGENDA PACKET AX-26-2022 31 PATEWOOD DRIVE.PDF](#)

C

C. AX-28-2022

Application by Gene Crook for **ANNEXATION** and **REZONE** of approximately 0.887 acre located on **MAULDIN ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# M014030100304)

Documents:

[AGENDA PACKET AX-28-2022 MAULDIN ROAD.PDF](#)

D

D. AX-29-2022

Application by Friddle & Friddle, LLC II for **ANNEXATION** and **REZONE** of approximately 0.75 acre located on **525 CONGAREE ROAD** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0543010102704)

Documents:

[AGENDA PACKET AX-29-2022 525 CONGAREE ROAD.PDF](#)

E

E. AX-30-2022

Application by Alex Kemp for **ANNEXATION** and **REZONE** of approximately 1.681 acres located on **308 MILLS AVENUE** from C-1, Commercial district, in Greenville County to OD, Office and institutional district, in the City of Greenville. (TM# 0106000600103)

Documents:

[AGENDA PACKET AX-30-2022 308 MILLS AVENUE.PDF](#)

F

F. AX-31-2022

Application by Halton-Webb, LLC for **ANNEXATION** and **REZONE** of approximately 6.341 acres located on **125 HALTON ROAD** from S-1, Services district, in Greenville County to C-2, Commercial district, in the City of Greenville. (TM# 0260000107700)

Documents:

[AGENDA PACKET AX-31-2022 125 HALTON ROAD.PDF](#)

G

G. MD-22-680

Application by Graycliff Capital Partners, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 10.46 acre located at **N. PLEASANTBURG DRIVE AND LOWNDES HILL ROAD** for 209 apartment units. ("Encore Lowndes Hill") (TM# 0282000201300, 0282000201400, 0282000201401, 0282000201500)

Documents:

[AGENDA PACKET MD 22-680 - ENCORE AT LOWNDES HILL.PDF](#)

J

J. SD-22-688

Application by Trey Cole/Artful Home Designs LLC for a **SUBDIVISION** of 1.12 acres located at **708 ANDERSON ROAD** from 4 LOTS to 18 LOTS. ("Anderson Ridge City Homes") (TM# 0112000900200, 0112000900400, 0112000900800, 0112000900900)

Documents:

[AGENDA PACKET SD 22-688_ANDERSON RIDGE CITY HOMES.PDF](#)

L

L. Z-14-2022 Applicant requests deferral to the November 17th meeting

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

-

10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

November 15, 2022 – PC Workshop

November 17, 2022 – PC Public Hearing

11. Executive Session, if required

12. Adjournment



**Planning Staff Report to
Greenville Planning Commission
October 14, 2022
for the October 20, 2022 Public Hearing**

Docket Number: AX-25-2022

Applicant: Jonathan Jacobs

Property Owners: Park 37 Owner LLC

Property Location: 200, 250 Executive Center Drive

Tax Map Number: 054702-01-03900, 054702-01-03700

Acreage: Property area: 4.83 acres
Right-of-way area: 0.748 acres
Total area (to be annexed): 5.58 acres

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

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

Adjacent Zoning: N: S-1, Services district (Greenville County)
E: S-1, Services district (Greenville County)
S: S-1, Services district (Greenville County)
W: PD, Planned development district (City of Greenville)

District: Council District 4

Staff Recommendation: **Recommend Approval for Annexation, Rezone to C-3, 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 4.83 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. Approximately 0.748 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 held on September 7, 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 at 200 and 250 Executive Center Drive and is currently zoned S-1, Services district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

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

Staff Analysis:

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

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as “*Community Mixed-use*.” Community Mixed-use is generally located adjacent to highways and major throughfares and is buffered from the Sub-urban Residential areas. They serve the larger Greenville community and contain a diverse mix of mid-size to large-size employers in commercial, light manufacturing/industrial, distribution, medical offices, institutional, etc. Multi-family developments are also included with appropriate buffers when adjacent to high intensity uses.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-3 zoning designation allows for an appropriate range of uses for the area as the complex is adjacent to the I-385/I-85 interchange. Other properties around the interchange are zoned S-1 in the County and PD and C-3 in the City.
4. Compatible with surrounding uses: Surrounding uses include a mixture of service and commercial oriented development, office, institutional uses, and large lot residential.
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 the current use.
7. Will not create an isolated zoning district: The proposed rezoning is over two acres. Therefore, City policy would not consider this to be a spot zone.
8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The C-3 zoning designation is compatible with other properties in the area.

9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Wade Hampton Fire District, which will continue service upon annexation. MetroConnects is the sewer provider. Greenville Water maintains water lines on all adjacent roadways.

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

Reviewed by: Paul Dow

Date: 8/8/2022

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.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve



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

APPLICANT

PROPERTY OWNER

*Name:	Jonathan Jacobs	Park 37 Owner LLC
*Title:	Authorized Signatory	Authorized Signatory
*Address:	1103 Beech Road, Bryn Mawr	1103 Beech Road, Bryn Mawr
*State:	PA	PA
*Zip:	19010	19010
*Phone:	3475153436	3475153436
*Email:	jon@tourmalinecp.com	jon@tourmalinecp.com

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 054702-01-03900, 054702-01-03700

TOTAL ACREAGE TO BE ANNEXED 4.67

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

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

*DEED RESTRICTIONS _____

TYPE OF ANNEXATION

*Please select one (1) type:



100%



75%



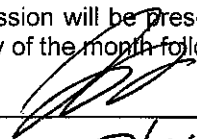
25%

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

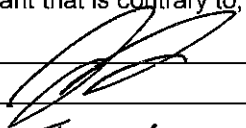
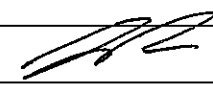
INSTRUCTIONS

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**
 7/26/22 _____ **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	 Jonathan Jacobs
Date	7/26/22
Property Owner/Authorized Agent	Jonathan Jacobs 
Date	7/26/22

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.

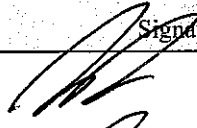
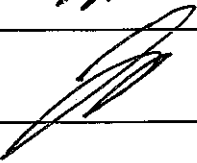


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

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 200, 250 Executive Center Drive (address) and consisting of approximately 4.67 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
Park 37 Owner LLC	200 Executive Center Drive/ 054702-01-03900		7/26/22
Park 37 Owner LLC	250 Executive Center Drive/ 054702-01-03700		7/26/22



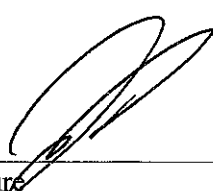
CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Jonathan Jacobs, have this 26 day of July, 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:

054702-01-03900

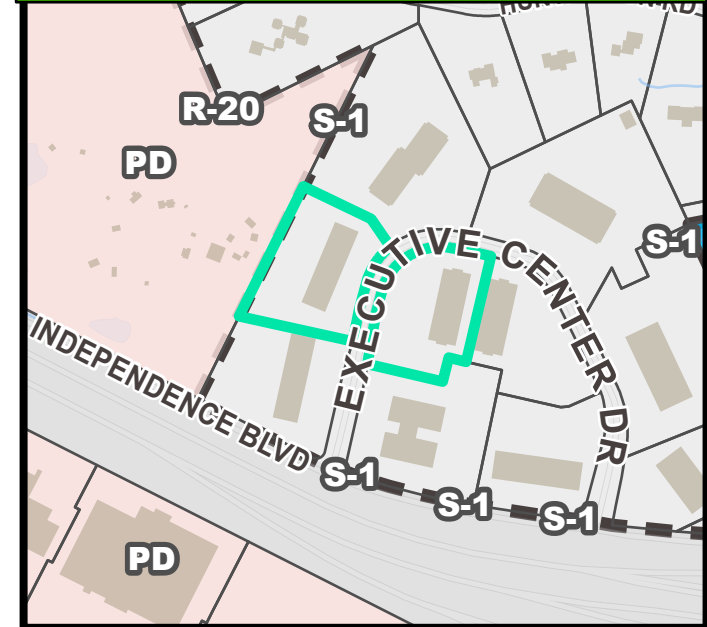
054702-01-03700

Signature 

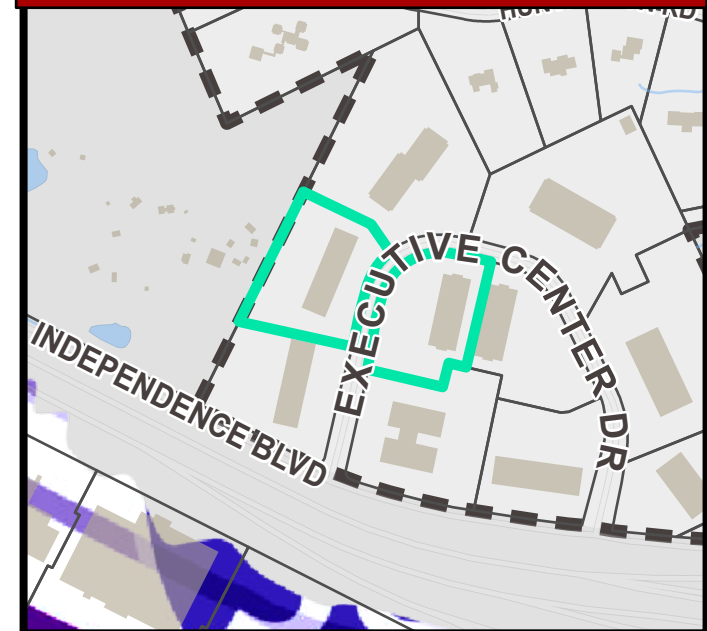
AERIAL VIEW



CURRENT ZONING



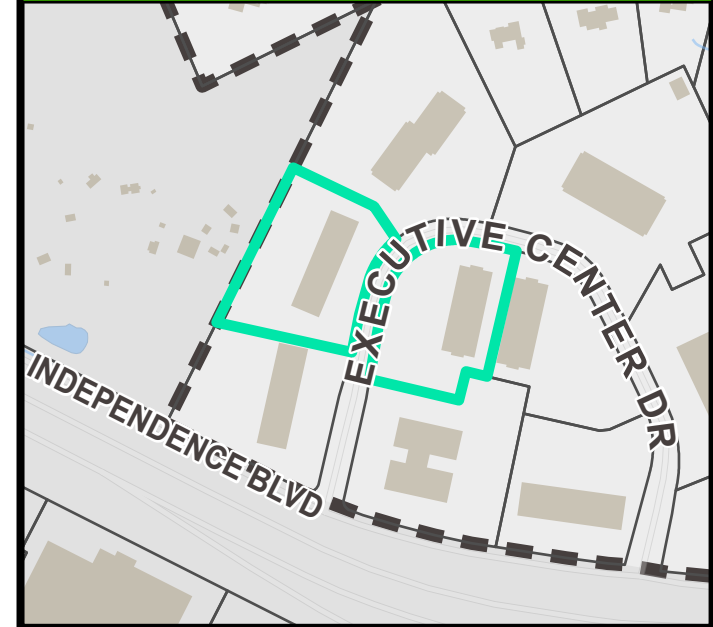
FUTURE LAND USE



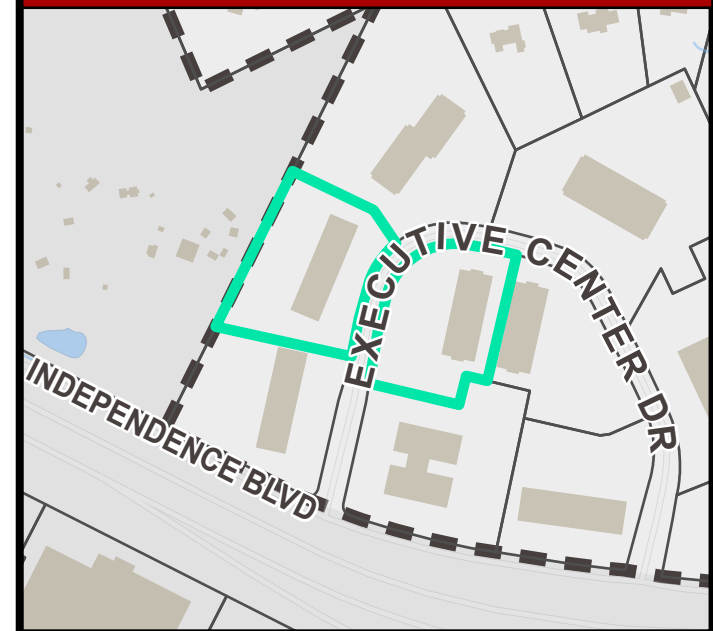
NATURAL / ENVIRONMENTAL FEATURES

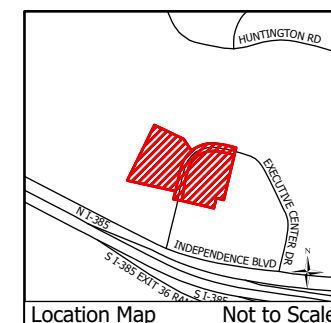
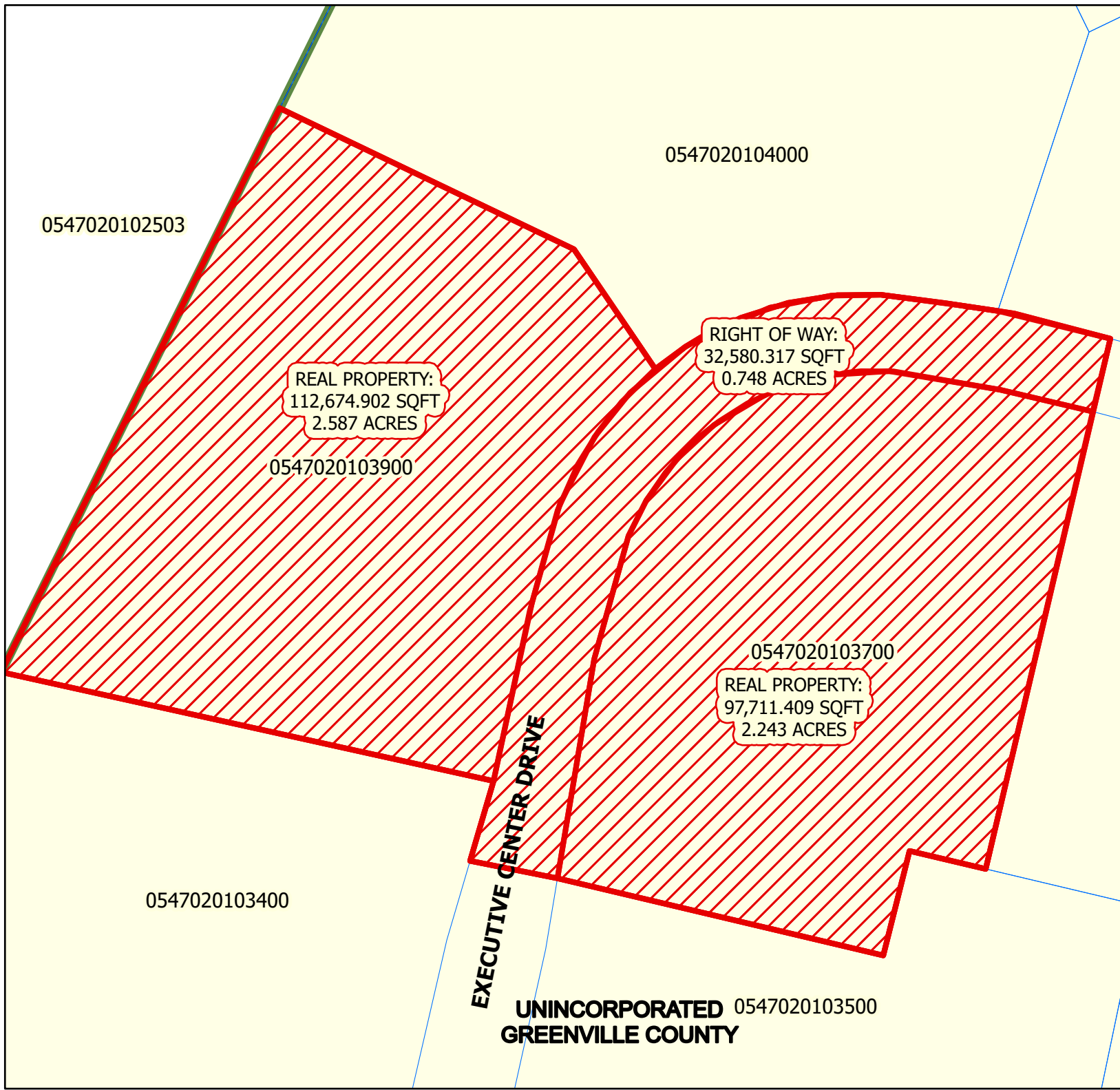


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

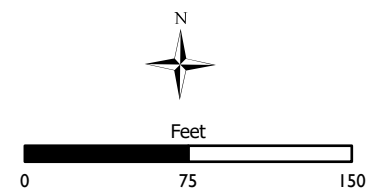




ANNEXATION MAP
for
Tax Map No. 0547020103900 and 0547020103700
into the
City of Greenville

 Total Annexation Area

Total Area of Annexation:
210,386.31 Sq. Ft.
Total Acreage of Annexation:
5.58 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **28.05**
File Number: **AX-25-2022**



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-25, 26, and 28-2022 | Annexation Neighborhood Meeting 9/7/2022 at 6:00 PM

Attendance:

Weady Teagle – wteagle@trinity-partners.com , Property Manager for Park 37

Susan Elesh – susan_f_elesh@hotmail.com

Notes of Discussion:

Mauldin Road (AX-28) property – Would they be allowed to use septic on the site? – Depends on the development intensity that will occur, but may be mandatory for sewer.



**Planning Staff Report to
Greenville Planning Commission
October 14, 2022
for the October 20, 2022 Public Hearing**

Docket Number:	AX-26-2022
Applicant:	NHRD Partners, LLC/Mike Metcalf
Property Owners:	SH Real Estate
Property Location:	31 Patewood Drive
Tax Map Number:	Portion of 054301-01-00100
Acreage:	Property area: 11.569 acres Right-of-way area: 4.542 acres Total area (to be annexed): 16.11 acres
Existing Zoning:	OD, Office district (Greenville County)
Proposed Zoning:	C-3, Regional commercial district (City of Greenville)
Adjacent Zoning:	N: OD, Office and institutional district (City of Greenville) E: OD, Office district (Greenville County) S: C2 and C3, Commercial districts (Greenville County), C-3, Regional commercial district (City of Greenville) W: OD, Office and institutional district (City of Greenville)
District:	Council District 4
Staff Recommendation:	Recommend Approval for Annexation, Rezone to C-3, and Future Land Use Designation of Community Mixed-Use and Missing Middle Housing

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 11.569 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. Approximately 4.542 acres of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application on March 22, 2022.

Neighborhood Meeting

A neighborhood meeting was held on September 7, 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 at 31 Patewood Drive and is currently zoned OD, Office district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

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

A small portion of the parcel on the west side of Frontage Road is already within the City limits. It was annexed in the 1990s.

Staff Analysis:

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

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as “*Community Mixed-use*” and “*Missing Middle Housing*.” Community Mixed-use is generally located adjacent to highways and major thoroughfares and is 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. Missing Middle Housing is defined as area that suitable for a variety of housing types as identified in the Missing middle Housing Study for Greenville City and County. The identified areas are 5 minute/ ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/institutional facilities.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-3 zoning designation allows for an appropriate range of uses for the area as the land is adjacent to I-385. Other properties in the area are zoned OD, C-2, and C-3 in the County and C-3 and OD in the City.
4. Compatible with surrounding uses: Surrounding uses include a mixture of medical and commercial facilities.
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. Any future development must comply with the applicable development standards of the city.

7. Will not create an isolated zoning district: The proposed rezoning is over two acres. Therefore, City policy would not consider this to be a spot zone.
8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The C-3 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Wade Hampton Fire District, which will continue service upon annexation. MetroConnects and the City of Greenville both have available sewer lines in the area. Greenville Water maintains water lines on all adjacent roadways.

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 "*Missing Middle Housing*" 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.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve

**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:	NHRD Partners, LLC c/o Mike Metcalf	SH Real Estate LLC
*Title:	President of Development	Brian Burnikel, MGR & Mike Kissenberth, MGR
*Address:	10012 Gulf Center Drive, Suite 5310	31 Patewood Drive
*State:	Fort Myers, Florida	Greenville, SC
*Zip:	33913	29615
*Phone:	239-269-1155	
*Email:	mike.metcalf@NHRD.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION*TAX MAP #(S) Portion of TM# 054301-01-00100*TOTAL ACREAGE TO BE ANNEXED approximately 11.53*CURRENT ZONING DESIGNATION (County) OD, Office district*PROPOSED ZONING DESIGNATION (City) C-3, Regional commercial district*DEED RESTRICTIONS none**TYPE OF ANNEXATION**

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

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

INSTRUCTIONS

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

DocuSigned by:
Mike Metcalf
1BF7C60256B8472...

7/26/2022

***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		DocuSigned by:
Applicant	Mike Metcalf 1BF7C60256B8472...	
Date	7/26/2022	
Property Owner/Authorized Agent	DocuSigned by: Bryan P. ... 207C6AA10F5A4E0...	DocuSigned by: Mike Kissenberth A53C3DD580324E8...
Date	7/27/2022	7/26/2022

APPLICATION REQUIREMENTS CHECKLIST

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

IMPORTANT NOTE:

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

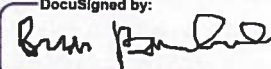


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

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 31 Patewood Drive (address) and consisting of approximately 11.53 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
SH Real Estate LLC	11.53 acre portion of 054301-01-00100	DocuSigned by:  207C5AA19F5AAEU...	7/27/2022

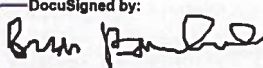


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, Brian Burnikel, Manger, have this 27th day of July, 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:

11.53 acres portion of 054301-01-00100

DocuSigned by:

207C5AA19F5A4E0...

Signature



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

100 Percent
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Property Owner(s)	Address/ Tax Map Number	Signature	Date
SH Real Estate LLC	11.48 acre portion of 054301-01-00100	DocuSigned by: <i>Mike Kissenberth</i> A53C3DD580324E8...	7/26/2022



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

CERTIFICATION OF PETITION SIGNATURE

I, Mike Kissenberth, Manager, have this 27th day of July, 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:

11.53 acres portion of 054301-01-00100

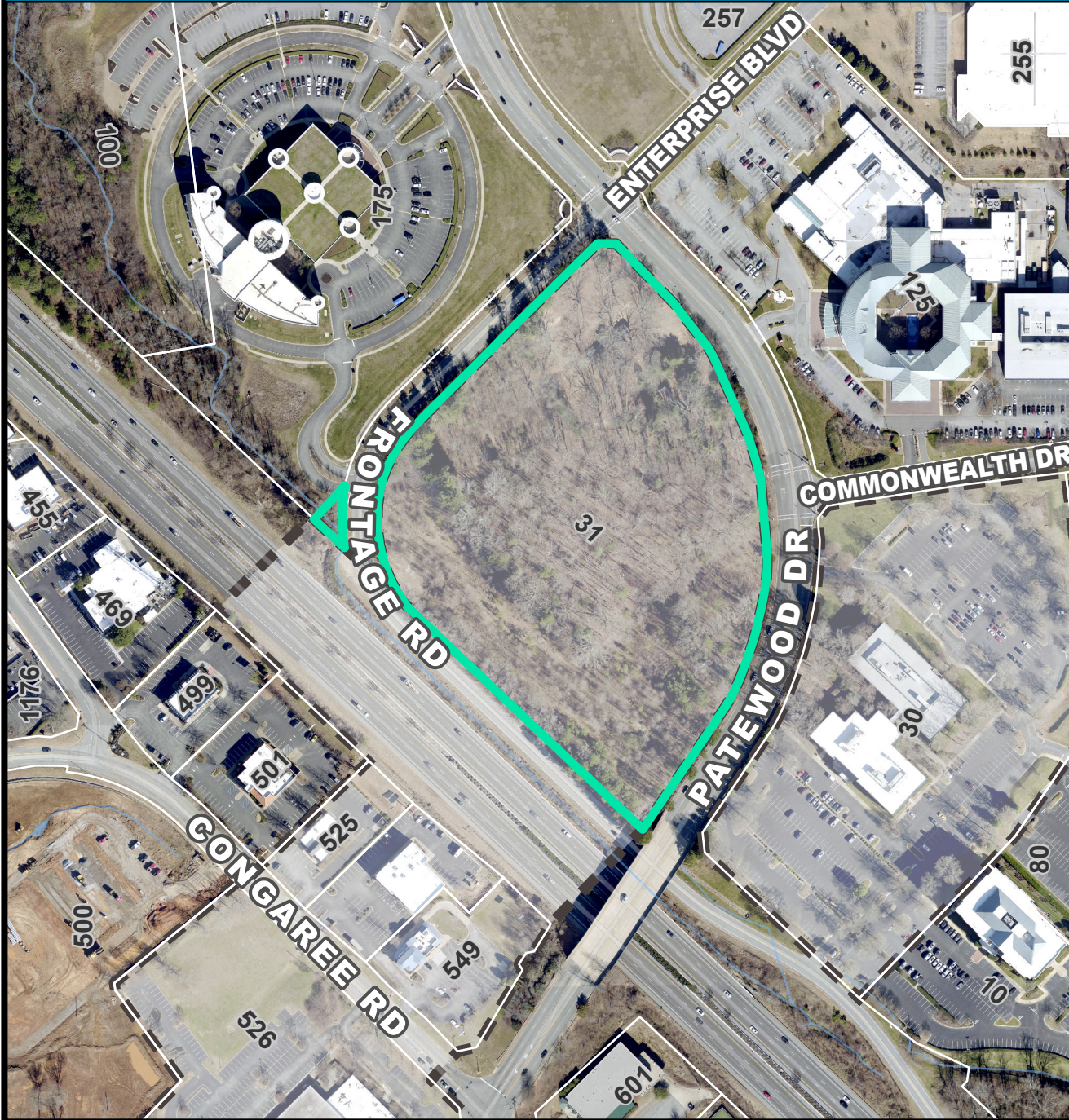
DocuSigned by:

Mike Kissenberth

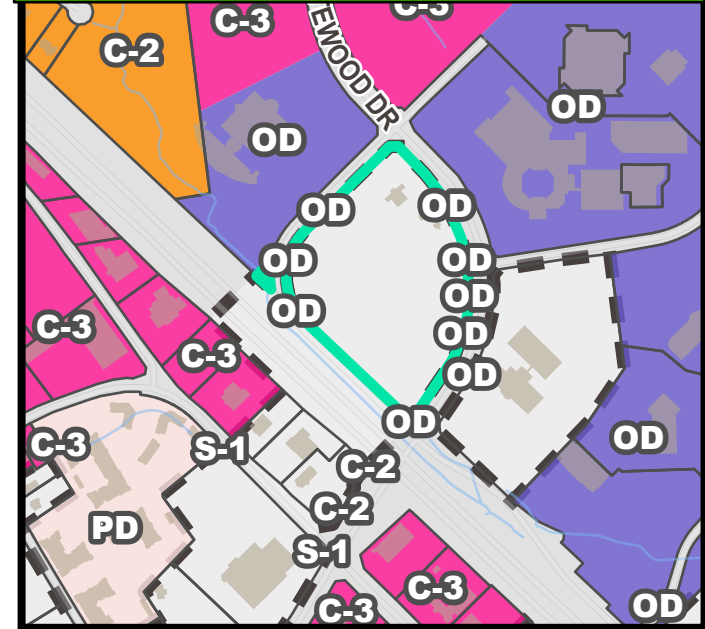
A53C3DD580324E8...

Signature

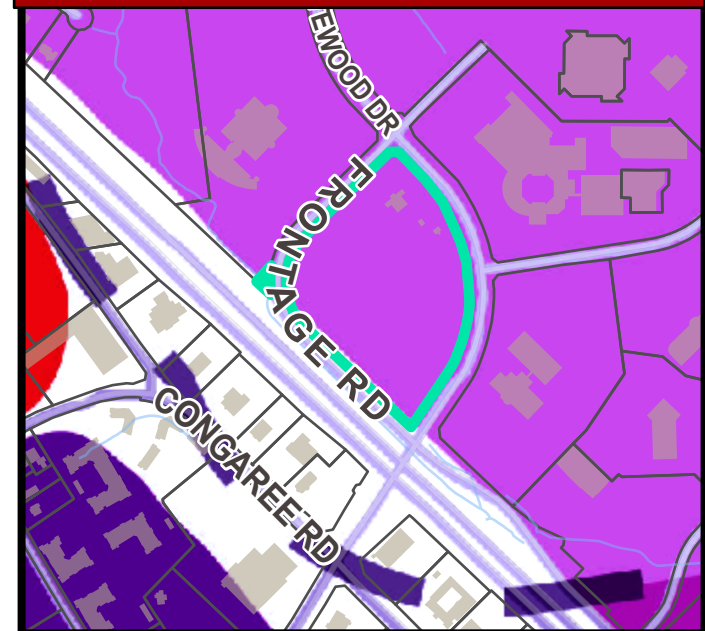
AERIAL VIEW



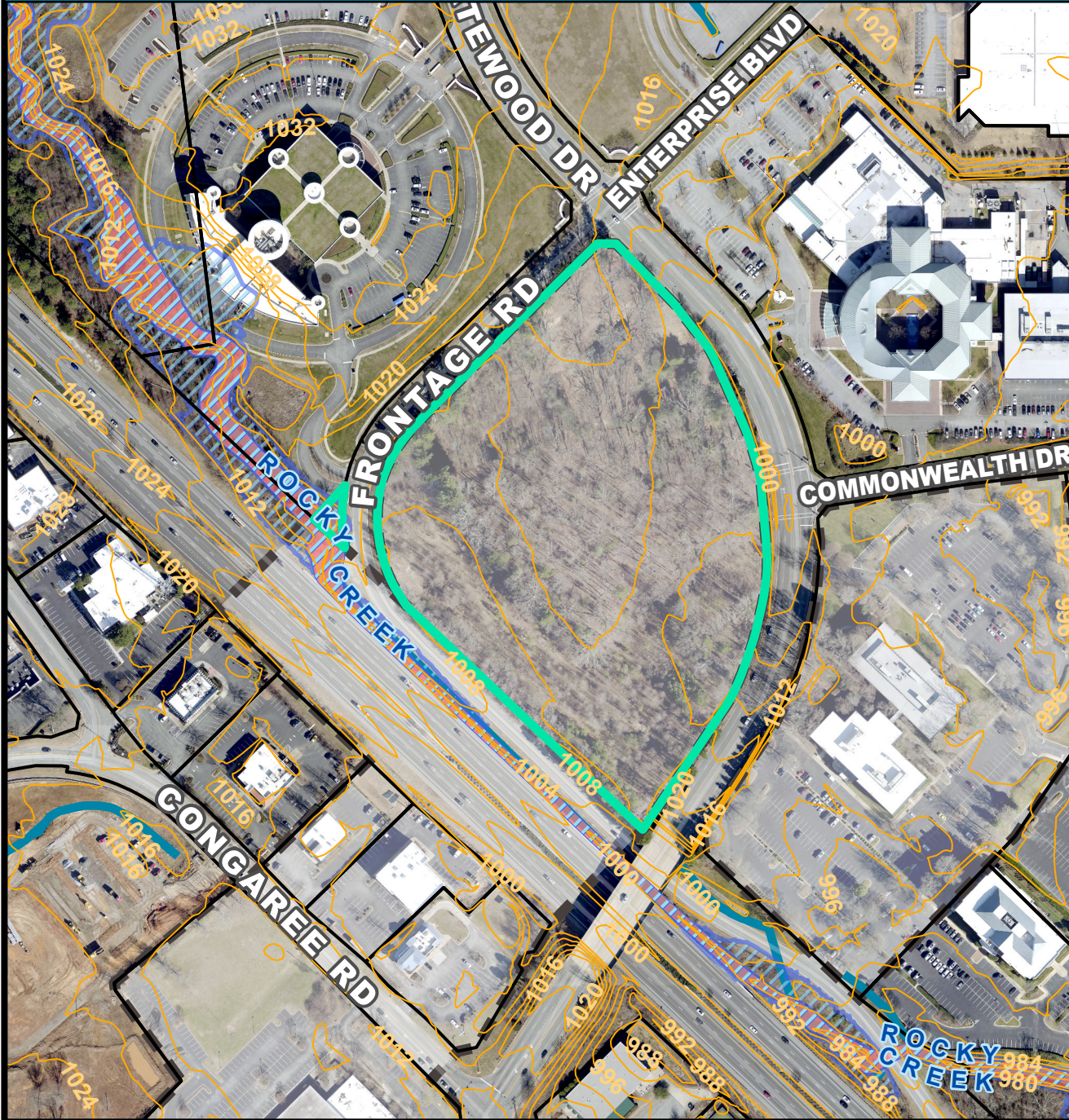
CURRENT ZONING



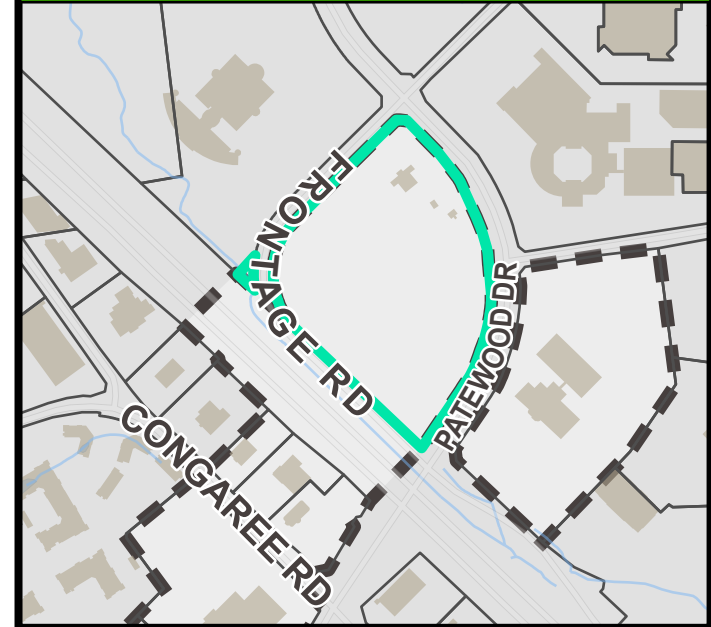
FUTURE LAND USE



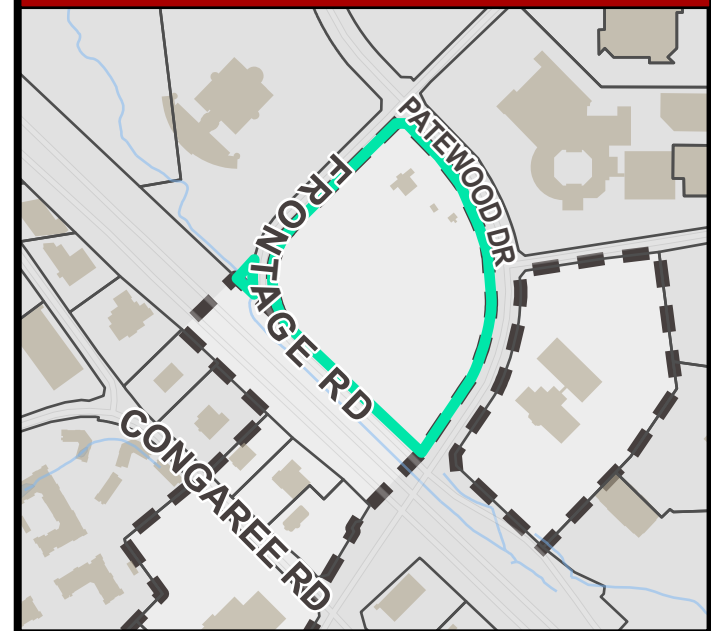
NATURAL / ENVIRONMENTAL FEATURES

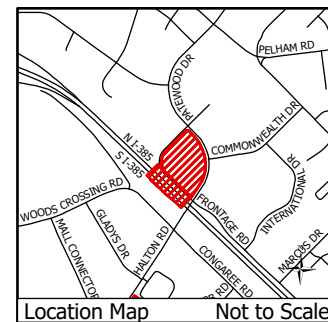
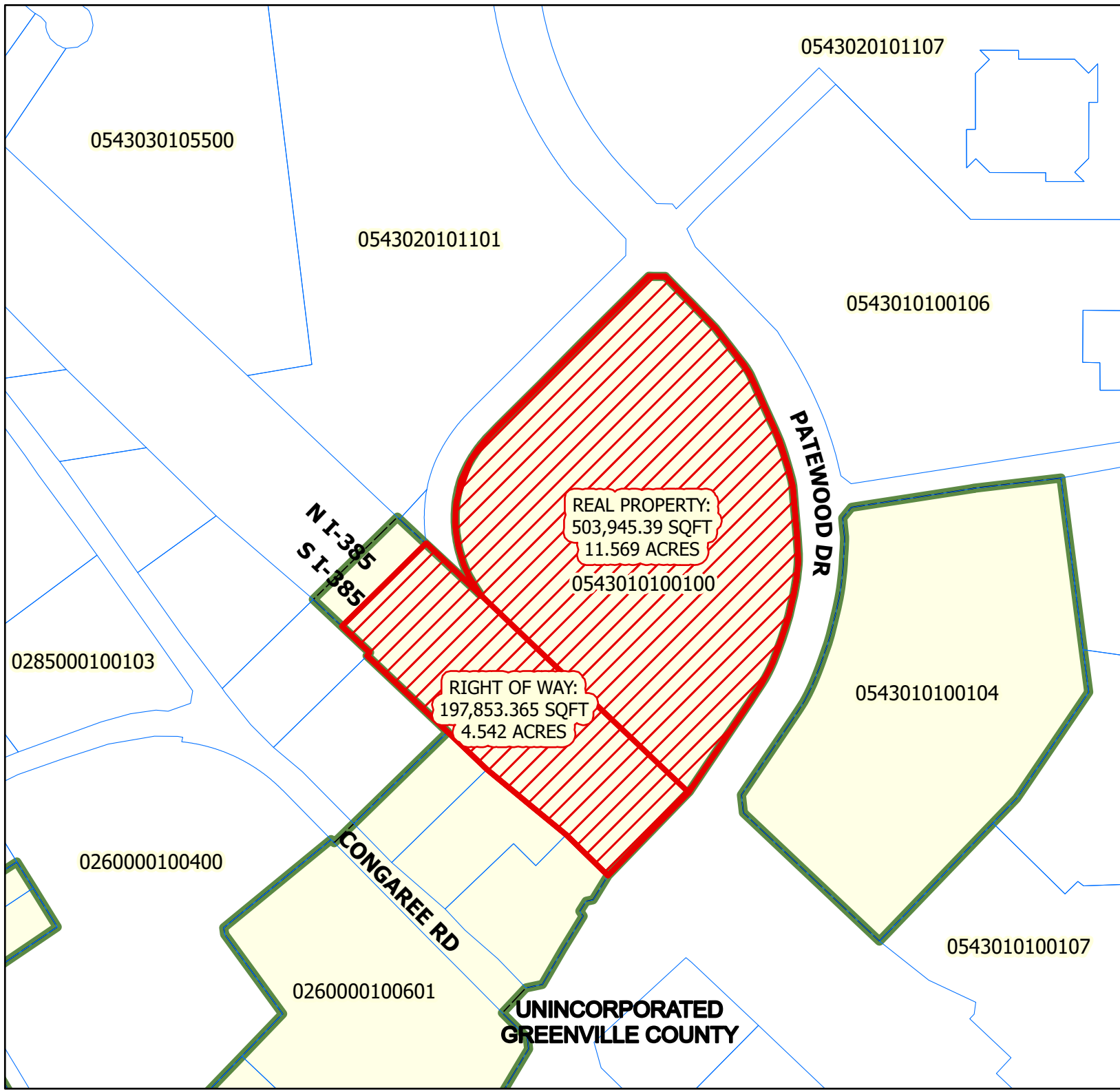


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



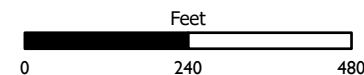


ANNEXATION MAP
for
Tax Map No. 0543010100100
into the
City of Greenville

 **Total Annexation Area**

Total Area of Annexation:
701,798.76 Sq. Ft.
Total Acreage of Annexation:
16.11 Acres

Existing County Zoning: **OD**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-26-2022**



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-25, 26, and 28-2022 | Annexation Neighborhood Meeting 9/7/2022 at 6:00 PM

Attendance:

Weady Teagle – wteagle@trinity-partners.com , Property Manager for Park 37

Susan Elesh – susan_f_elesh@hotmail.com

Notes of Discussion:

Mauldin Road (AX-28) property – Would they be allowed to use septic on the site? – Depends on the development intensity that will occur, but may be mandatory for sewer.



**Planning Staff Report to
Greenville Planning Commission
October 14, 2022
for the October 20, 2022 Public Hearing**

Docket Number:	AX-28-2022
Applicant:	Gene Crook
Property Owners:	Progress Land Development LLC
Property Location:	Mauldin Road
Tax Map Number:	M01403-01-00304
Acreage:	Property area: 0.887 acre Right-of-way area: 0.034 acre Total area (to be annexed): 0.921 acre
Existing Zoning:	S-1, Services district (Greenville County)
Proposed Zoning:	C-3, Regional commercial district (City of Greenville)
Adjacent Zoning:	N: C-3, Regional commercial district (City of Greenville) E: S-1, Services district (Greenville County) S: S-1, Service district (City of Greenville) W: C-3, Regional commercial district, and S-1, Service district (City of Greenville)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone to C-3, 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 0.887 acre of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. Approximately 0.034 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 held on September 7, 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 Mauldin Road and is currently zoned S-1, Services district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

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

Staff Analysis:

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

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as “*Corridor Mixed-use*.” Corridor Mixed-use are the major streets that connect nodes to each other, to Greenville’s traditional neighborhoods, and to established nodes such as downtown Greenville. They are designed to safely support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-3 zoning designation allows for an appropriate range of uses for the area as Mauldin Road is a regional transportation corridor.
4. Compatible with surrounding uses: Surrounding uses include a cash wash, gas station, landscape business, and freight terminal.
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. Any future development must comply with applicable development standards.
7. Will not create an isolated zoning district: The proposed rezoning is adjacent to other C-3 zoned properties within 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 C-3 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Belmont Fire District with service switching to the Greenville City Fire Department upon annexation. The City of Greenville has available sewer lines in the area. Greenville Water maintains water lines on all adjacent roadways.

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

Reviewed by: Paul Dow

Date: 9/7/2022

Recommend: Approve

Comments:

Approved.

Civil Engineer Comments

Reviewed By: Eddie Littleton

Date: 8/4/2022

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Reviewed By: Brooks Dixon

Date: 8/24/2022

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Reviewed By: Valerie Holmes

Date: 8/1/2022

Recommend: Approve

Comments:

No comments.



city of greenville

APPLICATION FOR ANNEXATION

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

Office Use Only:

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

*Indicates Required Field

APPLICANT/OWNER INFORMATION

Clear Form

APPLICANT

PROPERTY OWNER

*Name:	Gene Crook	Progress Land Development LLC
*Title:	Owner	
*Address:	2615 Hwy 153	2615 Hwy 153
*State:	Piedmont, SC	Piedmont, SC
*Zip:	29673	29673
*Phone:	864-380-6530	
*Email:	gene.crook@metforce.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) M01403-01-00304

*TOTAL ACREAGE TO BE ANNEXED 0.89 acres

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

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

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

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

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

INSTRUCTIONS

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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.

Eugene Crook ***APPLICANT SIGNATURE**
7/29/2022 **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 <u>Eugene Crook</u>	
Applicant Eugene crook	
Date 7/29/2022	
Property Owner/Authorized Agent	<u>Eugene Crook</u>
Date 7/29/2022	

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.

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

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 0 Mauldin Road (address) and consisting of approximately 0.89 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.

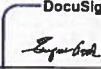
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Property Owner(s)	Address/ Tax Map Number	Signature	Date
Progress Land Development LLC	0 Mauldin Road/ M01403-01-00304		8/24/2022



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

CERTIFICATION OF PETITION SIGNATURE

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M01403-01-00304

DocuSigned by:

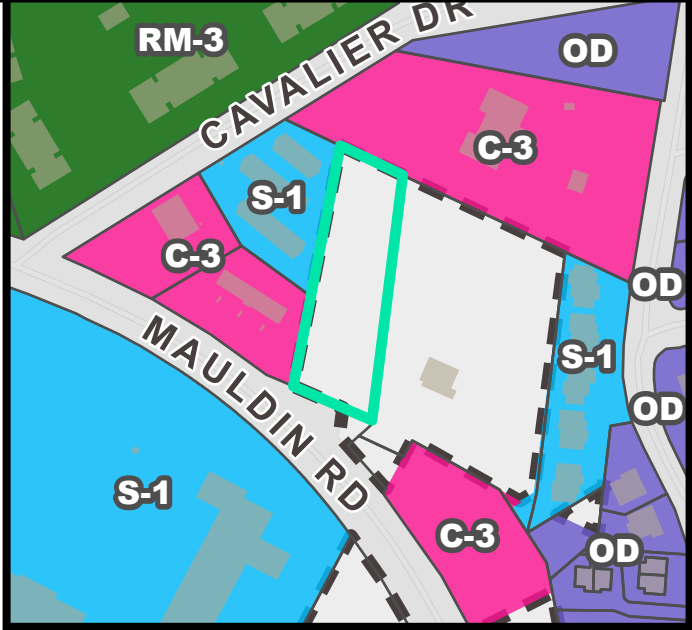
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Signature

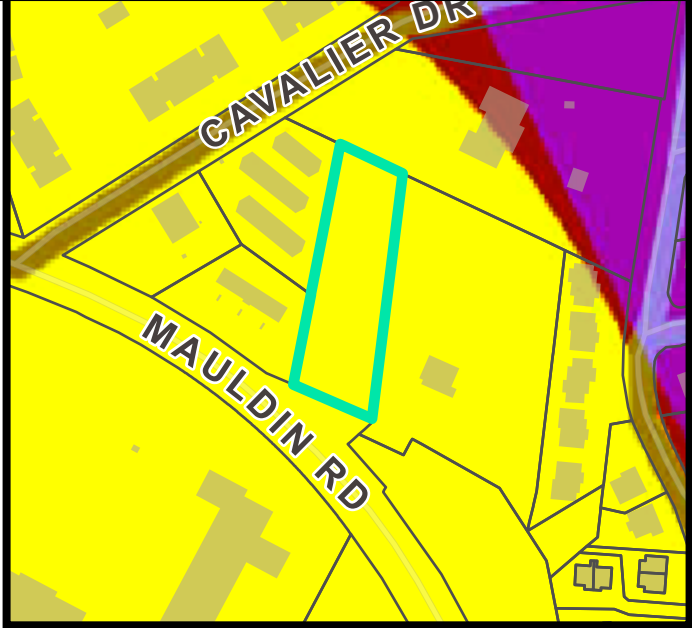
AERIAL VIEW



CURRENT ZONING



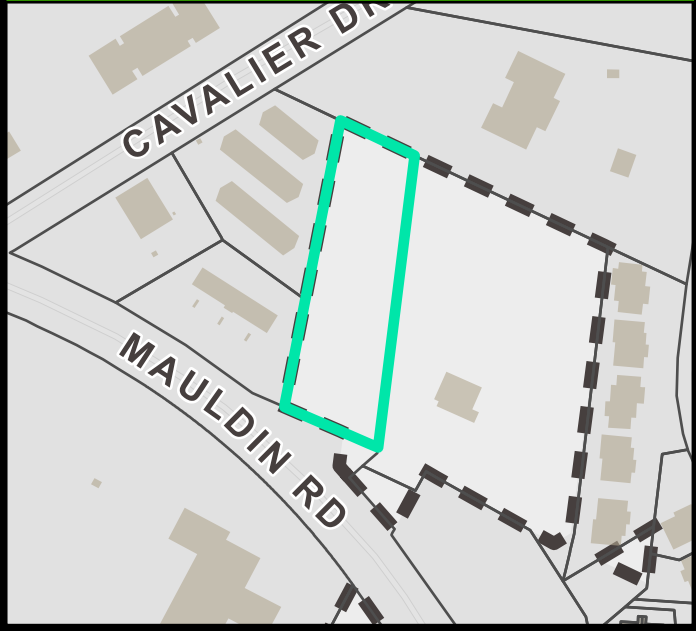
FUTURE LAND USE



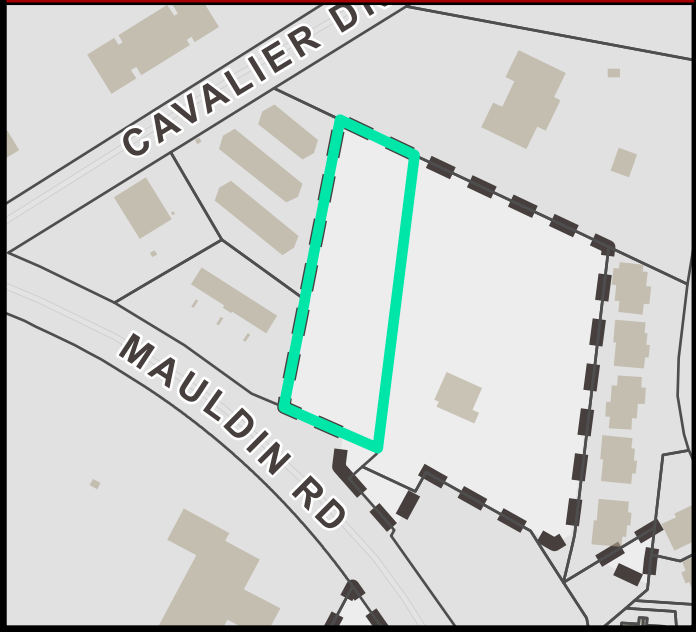
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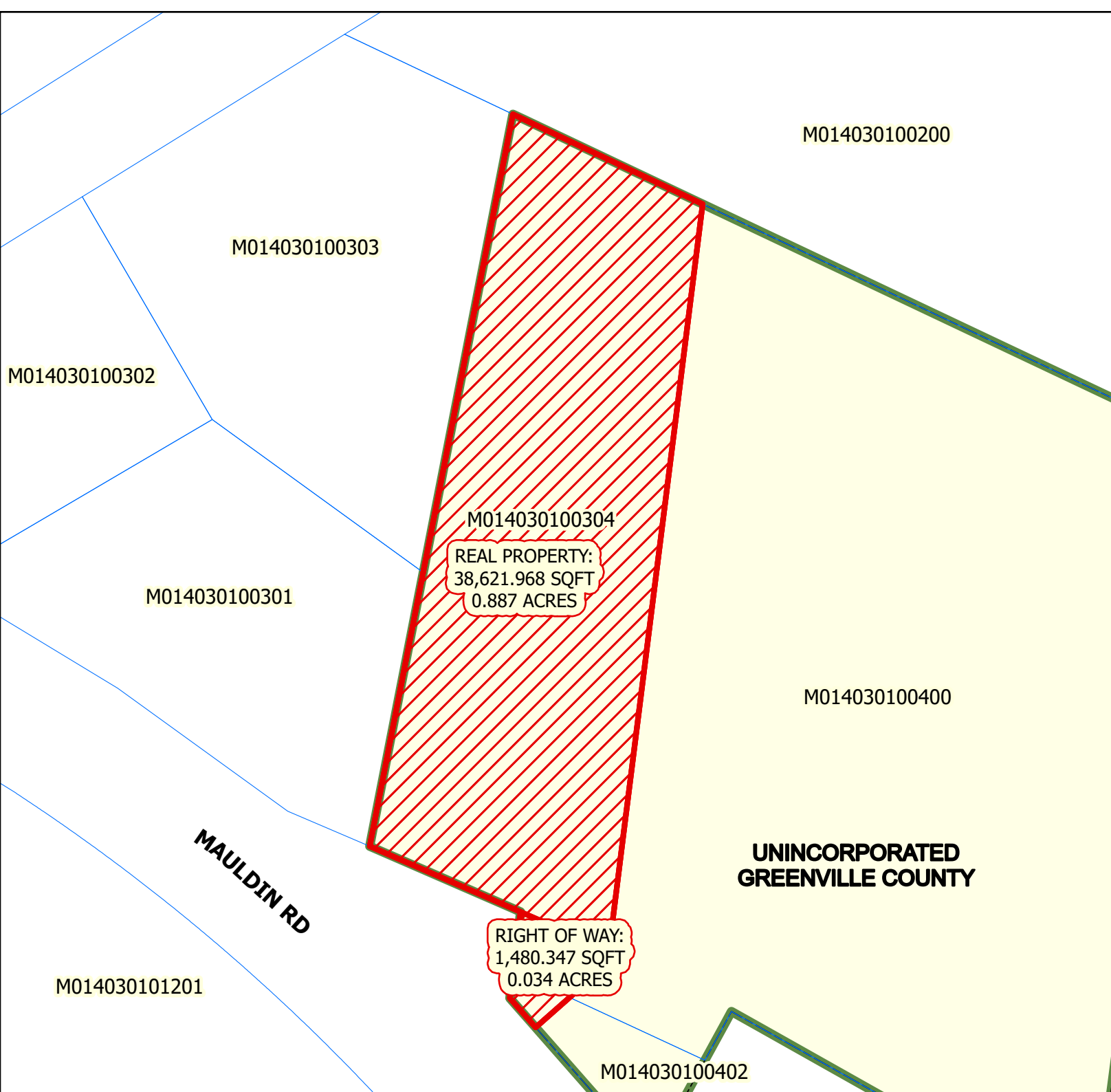


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

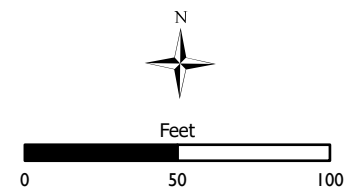




ANNEXATION MAP
for
Tax Map No. M014030100304
into the
City of Greenville

 Total Annexation Area

Total Area of Annexation:
40,102.32 Sq. Ft.
Total Acreage of Annexation:
0.921 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-3**
City Council District: **2**
Census Tract: **29.01**
File Number: **AX-28-2022**



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Copyright: The City of Greenville, SC

AX-25, 26, and 28-2022 | Annexation Neighborhood Meeting 9/7/2022 at 6:00 PM

Attendance:

Weady Teagle – wteagle@trinity-partners.com , Property Manager for Park 37

Susan Elesh – susan_f_elesh@hotmail.com

Notes of Discussion:

Mauldin Road (AX-28) property – Would they be allowed to use septic on the site? – Depends on the development intensity that will occur, but may be mandatory for sewer.



**Planning Staff Report to
Greenville Planning Commission
October 14, 2022
for the October 20, 2022 Public Hearing**

Docket Number: AX-29-2022

Applicant: Friddle & Friddle, LLC II

Property Owners: Friddle & Friddle, LLC II

Property Location: 525 Congaree Road

Tax Map Number: 054301-01-02704

Acreage: Property area: 0.75 acre
Right-of-way area: 0.155 acre
Total area (to be annexed): 0.91 acre

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

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

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

District: Council District 4

Staff Recommendation: **Recommend Approval for Annexation, Rezone to C-3, and Future Land Use Designation of Regional Mixed-Use**

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.75 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. Approximately 0.155 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 per subsection 19-2.2.4 of the Land Management Ordinance.

Site Information

The subject property is located at 525 Congaree Road and is currently zoned C-3, Commercial district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

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

Staff Analysis:

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

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as “*Regional Mixed-use*.” Regional Mixed-use is a land use classification located adjacent to I-85 and I-385 and serves the greater Greenville area. It includes typical medium and large commercial developments with pockets of nearby multi-family and light-industrial uses.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-3 zoning designation allows for an appropriate range of uses for the area as I-385 is a regional transportation corridor.
4. Compatible with surrounding uses: Surrounding uses include retail, commercial, restaurant, and light industrial.
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 the current use.
7. Will not create an isolated zoning district: The proposed rezoning is adjacent to other C-3 zoned properties within 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 C-3 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.

10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Wade Hampton Fire District, which will remain the fire service provider upon annexation. MetroConnects is the sewer service provider to the property. Greenville Water maintains water lines on all adjacent roadways.

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

Civil Engineer Comments

Reviewed By: Eddie Littleton

Date: 8/22/2022

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Reviewed By: Brooks Dixon

Date: 9/16/2022

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Reviewed By: Valerie Holmes

Date: 8/30/2022

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Reviewed by: Tristan Johnson

Date: 9/1/2022

Recommend: Approve



city of greenville

Office Use Only:

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

APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION**Clear Form**

*Indicates Required Field

APPLICANT**PROPERTY OWNER**

*Name:	Friddle & Friddle, LLC II	
*Title:	OWNER	
*Address:	101 W Court St suite A	
*State:	Greenville SC	
*Zip:	29601	
*Phone:	864-704-1040	
*Email:	rbentley@lee-associates.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	Shan Friddle
Title:	OWNER MEMBER
Address:	
Phone:	864-420-5661
Email:	shanfriddle@gmail.com

PROPERTY INFORMATION

*TAX MAP #(S) 0543010103704

*TOTAL ACREAGE TO BE ANNEXED .75 ACRES

*CURRENT ZONING DESIGNATION (County) C3

*PROPOSED ZONING DESIGNATION (City) C3

*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.

*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	<i>Friddle & Friddle LLC II</i>
Date	
Property Owner/Authorized Agent	<i>Shane Friddle</i>
Date	

APPLICATION REQUIREMENTS CHECKLIST



A completed application form.

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

IMPORTANT NOTE:

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



CITY OF GREENVILLE
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 525 Congaree Road (address) and consisting of approximately .75 acres located on 0543010102704 (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
Fridette + Friedette, LLC II	525 Congaree Road 054301012704	Shan Friedette manager	8/5/22



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

CERTIFICATION OF PETITION SIGNATURE

I, Shan Fiddle, have this 5th day of August, 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:

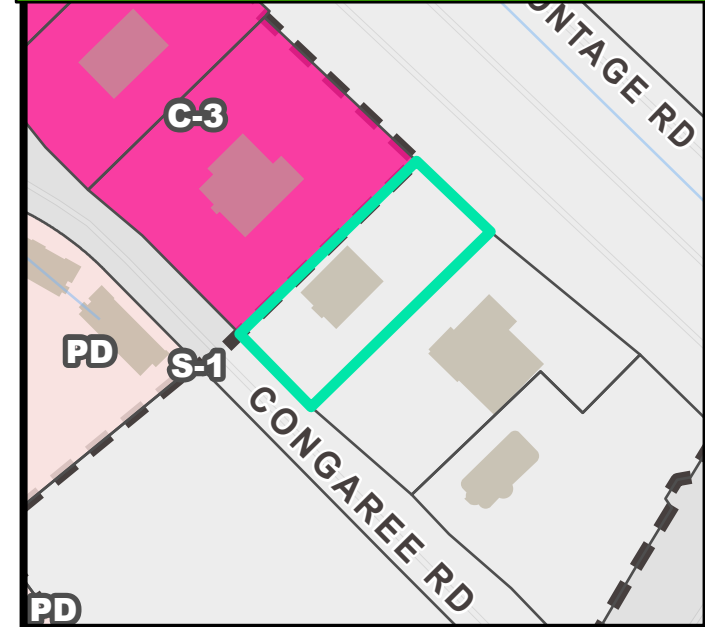
0543010102704

Shan Fiddle
Signature

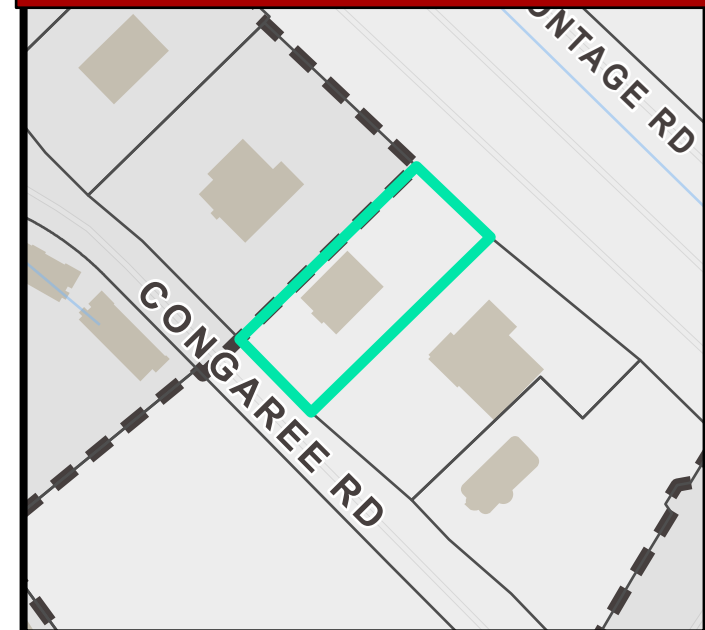
AERIAL VIEW



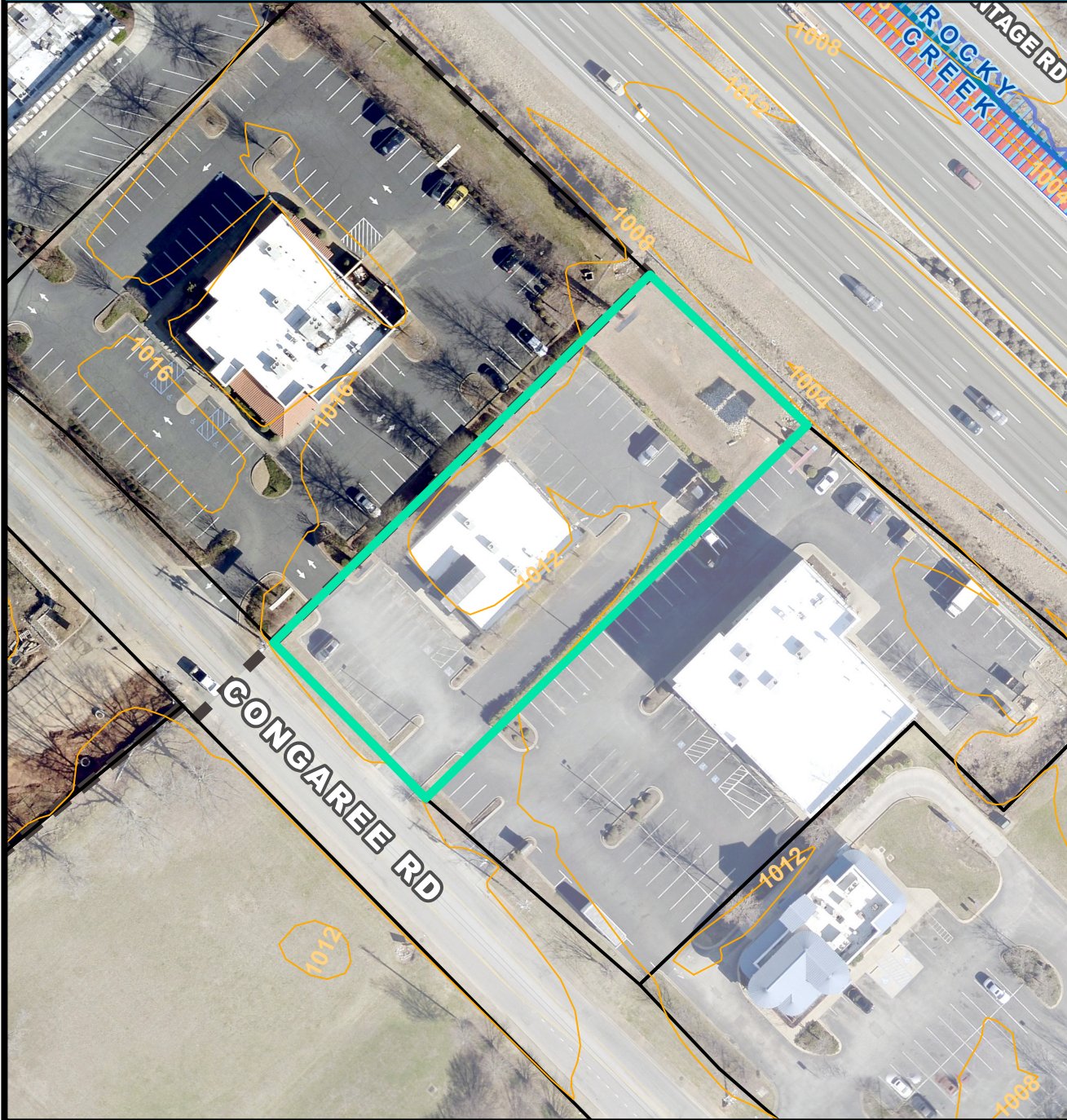
CURRENT ZONING



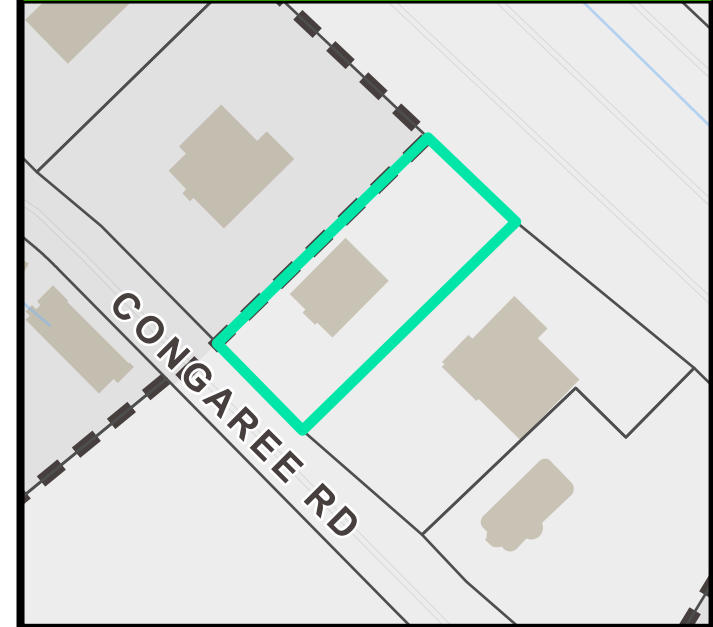
FUTURE LAND USE



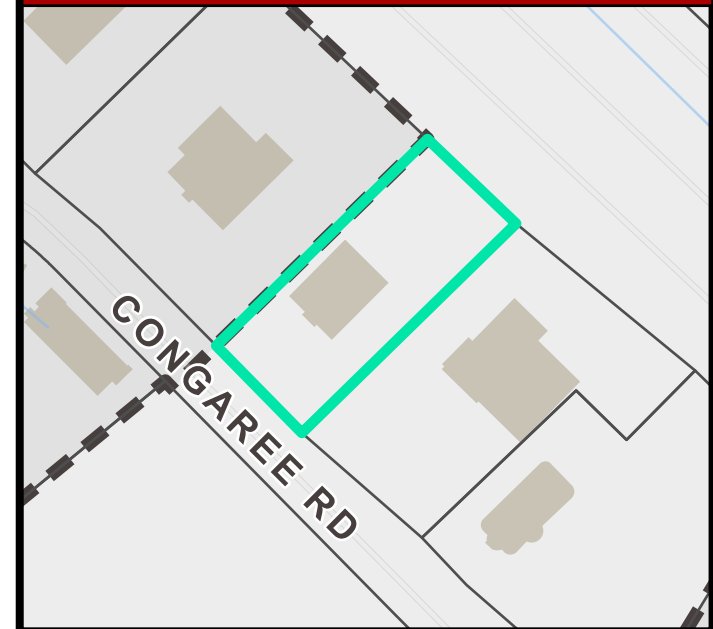
NATURAL / ENVIRONMENTAL FEATURES

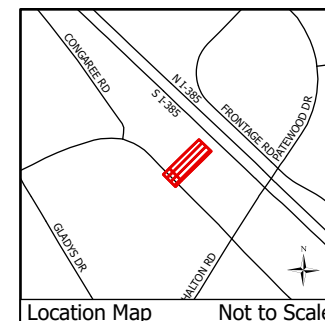


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





ANNEXATION MAP
for
Tax Map No. 0543010102704
into the
City of Greenville

 Total Annexation Area

Total Area of Annexation:

39,420.27 Sq. Ft.

Total Acreage of Annexation:

0.91 Acres

Existing County Zoning: **C-3**

Proposed City Zoning: **C-3**

City Council District: **4**

Census Tract: **18.08**

File Number: **AX-29-2022**



Feet

0 60 120

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

0543010102701

I-385

S I-385

0543010102703

**CITY OF
GREENVILLE**

REAL PROPERTY:
32,688.383 SQFT
0.75 ACRES

0543010102704

0260000100400

0543010102702

RIGHT OF WAY:
6,731.882 SQFT
0.155 ACRES

CONGAREE RD

0260000100601

0543010102700

**UNINCORPORATED
GREENVILLE COUNTY**



**Planning Staff Report to
Greenville Planning Commission
October 14, 2022
for the October 20, 2022 Public Hearing**

Docket Number:	AX-30-2022
Applicant:	Alex Kemp
Property Owners:	Kemp Commercial LLC
Property Location:	308 Mills Avenue
Tax Map Number:	010600-06-00103
Acreage:	Property area: 1.681 acres Right-of-way area: 0.067 acre Total area (to be annexed): 1.75 acres
Existing Zoning:	C-1, Commercial district (Greenville County)
Proposed Zoning:	OD, Office and Institutional district (City of Greenville)
Adjacent Zoning:	N: C-1, Commercial district; and R-7.5, Single-family residential district (Greenville County) E: RM-1, Single-family and multifamily residential district; OD, Office and Institutional district (City of Greenville) S: C-1, Commercial district (Greenville County) W: C-1, Commercial district (Greenville County)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone to OD, Condition to add Greater Sullivan Neighborhood Revitalization Overlay District and Greater Sullivan Special Emphasis Neighborhood, and Future Land Use Designation of Neighborhood Mixed-Use

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 1.681 acres of lot area into the Greenville city limits and to zone it OD, Office and institutional district. Approximately 0.067 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 held on September 19, 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 at 308 Mills Avenue and is currently zoned OD, Office and institutional district, in Greenville County. It is currently used as a medical office facility. The property is located within the Greater Sullivan Special Emphasis Neighborhood within Greenville County. The property is also adjacent to the Greater Sullivan Neighborhood Revitalization Overlay District.

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

Staff 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 “*Neighborhood Mixed-use*.” Neighborhood Mixed-use is typically in compact urban areas with a combination of vertical and horizontal mixed-use developments that includes small retail and commercial uses along with a variety of residential types. These areas are pedestrian friendly and in close proximity to downtown. It is anticipated that single uses will not exceed 10,000 square feet and “drive thrus” are restricted due to the close proximity to downtown and adjacent neighborhoods.
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 OD zoning designation allows for an appropriate range of uses as it is adjacent to other OD properties in the area with medical uses.
4. Compatible with surrounding uses: Surrounding uses include OD zoned properties in the City limits. To maintain compatibility with potential design enhancements or redevelopment in the future, staff proposes a condition to add the property to the Greater Greenville Neighborhood Revitalization Overlay District.
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 the current use.

7. Will not create an isolated zoning district: The proposed rezoning is adjacent to other OD zoned properties within 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 OD zoning designation is compatible with other properties in the area. As the property is currently within the County's Greater Greenville Special Emphasis Neighborhood, staff proposes the same with the annexation into the City.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Parker Fire District, which will remain the fire service provider upon annexation. MetroConnects is the sewer service provider to the property. It is also within the Greater Greenville Sanitation District. Greenville Water maintains water lines on all adjacent roadways.

STAFF RECOMMENDATION:

APPROVE, with staff comments

Staff Comments

Planning Comments

Recommend: Approve with Comments

Comments:

1. Staff recommends that the Future Land Use designation be "*Neighborhood Mixed-use*" and in accordance with the Greenville 2040 Comprehensive Plan.
2. Staff recommends that the property be incorporated into the Greater Sullivan Neighborhood Revitalization Overlay District to encourage compatible design if future enhancements or redevelopment were to occur on the property.
3. Staff recommends that the property be incorporated into the City's Greater Sullivan Special Emphasis Neighborhood (SEN), as it already within the County's SEN.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve



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:	Alex Kemp	Kemp Commercial LLC
*Title:	Manager	
*Address:	P.O. Box 1525	PO Box 1525
*State:	Tifton, GA	Tifton, GA
*Zip:	31793	31793
*Phone:	229-402-1411	
*Email:	alex@kemp-property.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 010600-06-00103

*TOTAL ACREAGE TO BE ANNEXED 1.6

*CURRENT ZONING DESIGNATION (County) C-1, Commercial district

*PROPOSED ZONING DESIGNATION (City) OD, Office and Institutional 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.org 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.

C. Duckert

***APPLICANT SIGNATURE**

8/22/2022

DATE

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

*Signatures	
Applicant	<i>C. Duckert</i>
Date	8/22/2022 On behalf of Kemp Commercial, LLC
Property Owner/Authorized Agent	<i>C. Duckert</i>
Date	8/22/2022

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.



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 308 Mills Avenue (address) and consisting of approximately 1.6 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
Kemp Commercial LLC	308 Mills Avenue/ 010600-06-00103		8/22/2022



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

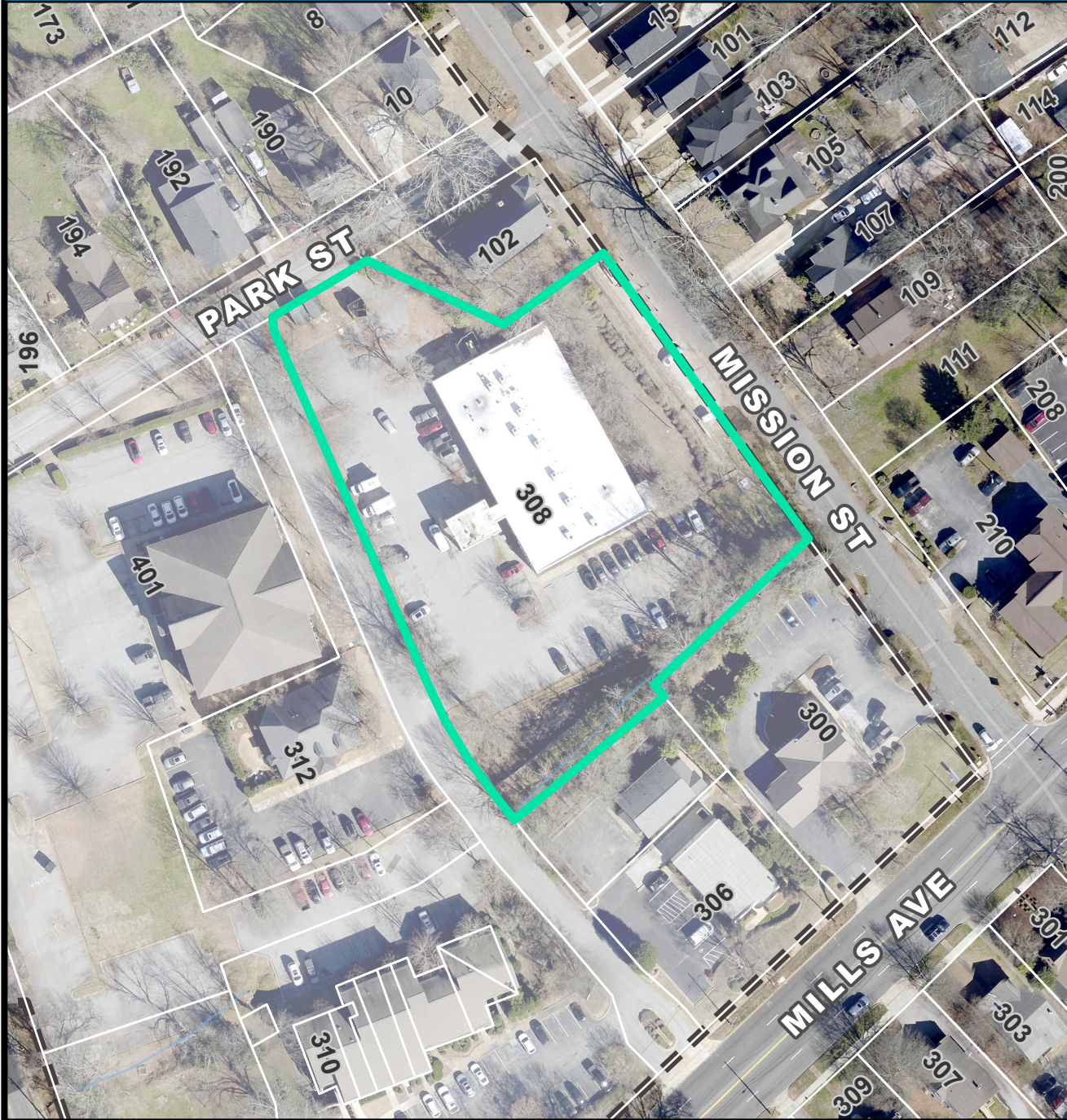
CERTIFICATION OF PETITION SIGNATURE

I, Alex Kemp, have this 22nd day of August, 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:

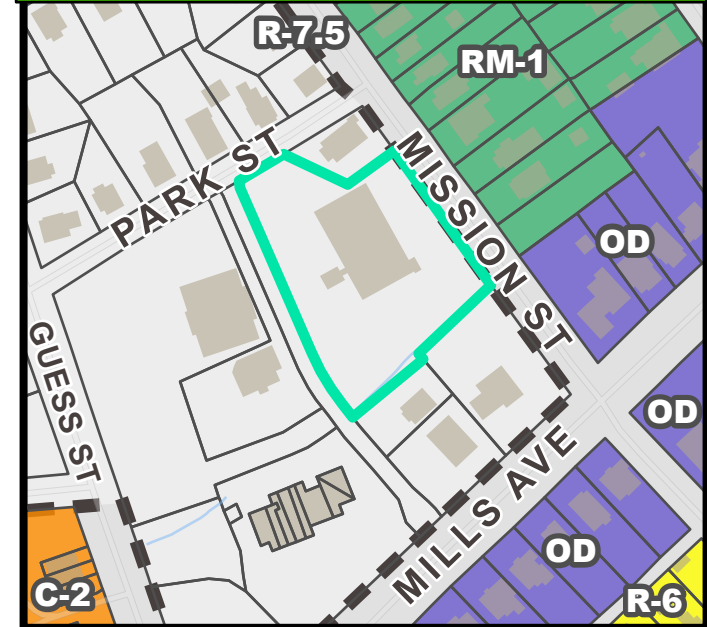
010600-06-00103

C. Kemp
Signature

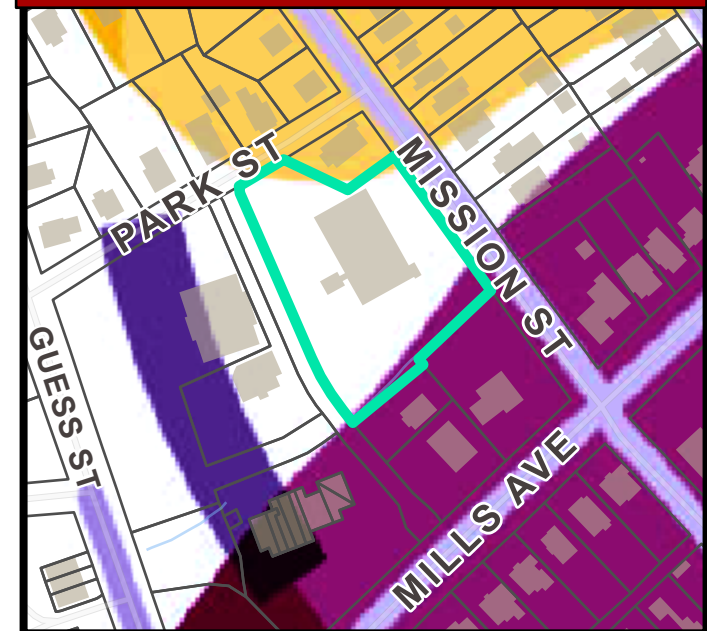
AERIAL VIEW



CURRENT ZONING



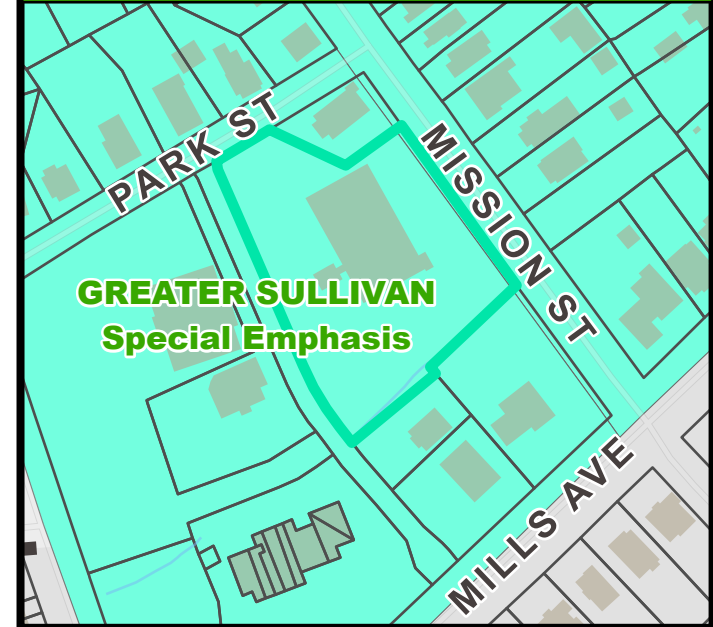
FUTURE LAND USE



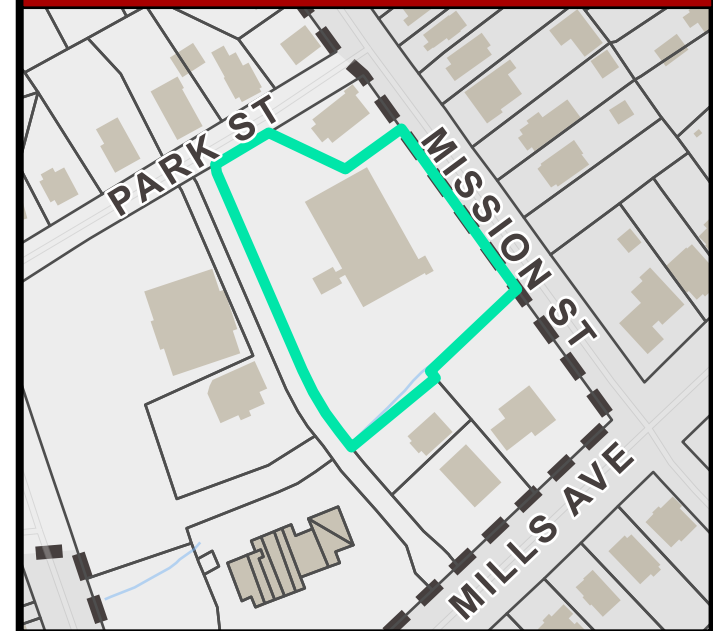
NATURAL / ENVIRONMENTAL FEATURES

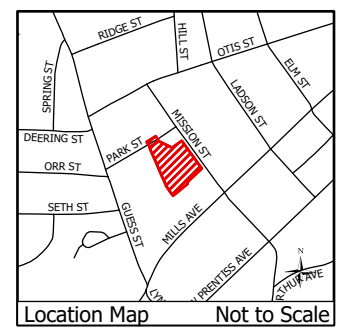
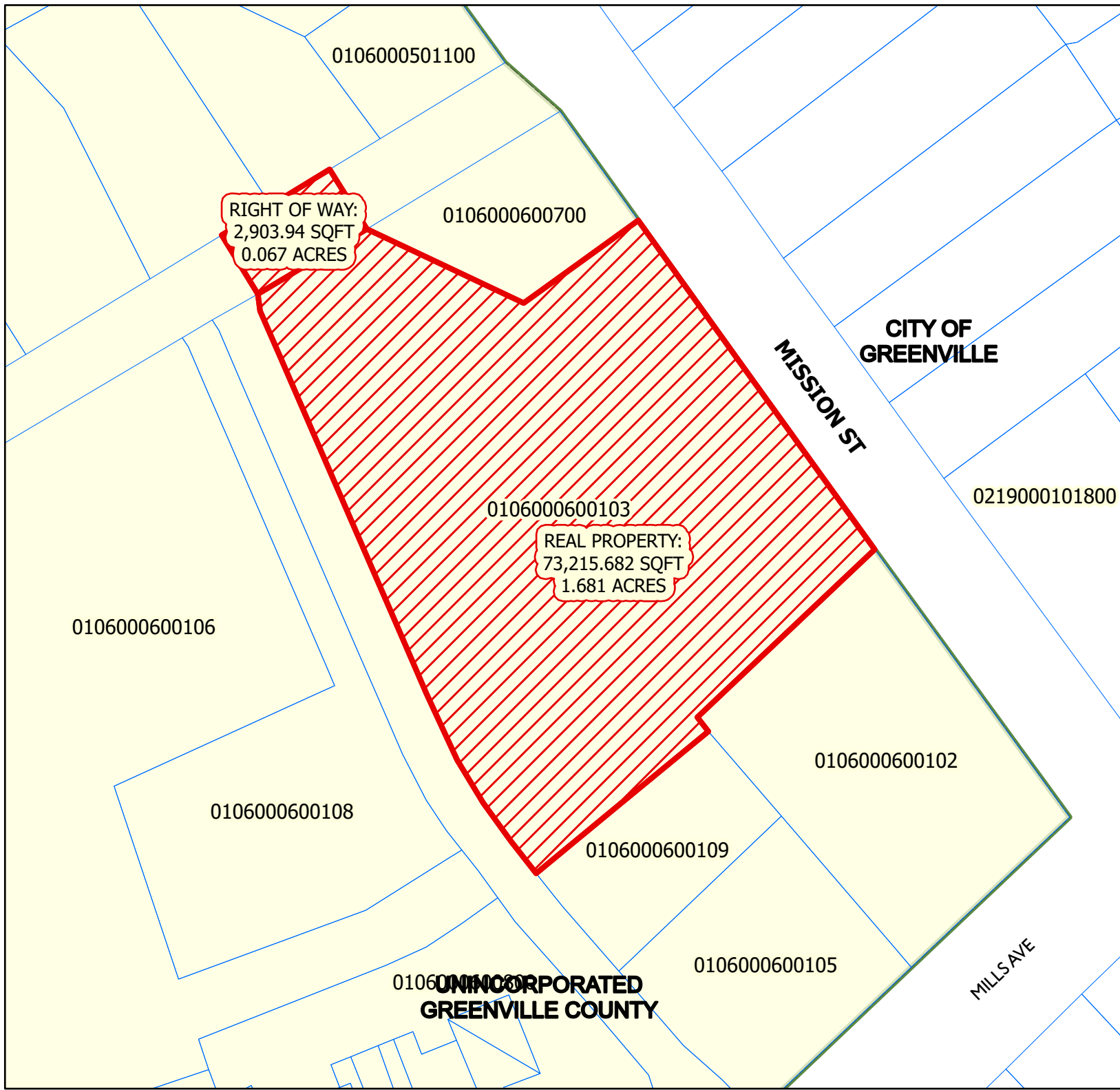


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

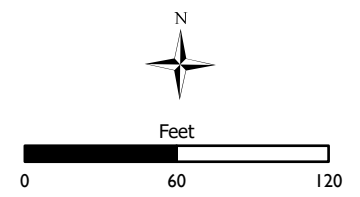




ANNEXATION MAP
for
Tax Map No. 0106000600103
into the
City of Greenville

 Total Annexation Area

Total Area of Annexation:
76,119.62 Sq. Ft.
Total Acreage of Annexation:
1.75 Acres
Existing County Zoning: **C-1**
Proposed City Zoning: **OD**
City Council District: **2**
Census Tract: **21.08**
File Number: **AX-30-2022**



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AX-30-2022 | 308 Mills Avenue Annexation Neighborhood Meeting 9/19/2022 at 6:00 PM

Attendance:

Dwight Chamberlain, 302 W. Prentiss Avenue, Dwight_chamberlain@comcast.net

Wayne and Virginia Bachman, 400 Mills Avenue, Unit 410

Alex Kemp – Property owner

Notes of Discussion:

No questions



**Planning Staff Report to
Greenville Planning Commission
October 14, 2022
for the October 20, 2022 Public Hearing**

Docket Number:	AX-31-2022
Applicant:	Halton-Webb, LLC
Property Owners:	Halton-Webb, LLC
Property Location:	125 Halton Road
Tax Map Number:	026000-01-07700
Acreage:	Property area: 6.341 acres Right-of-way area: 0.679 acre Total area (to be annexed): 7.02 acres
Existing Zoning:	S-1, Services district (Greenville County)
Proposed Zoning:	C-2, Local commercial district (City of Greenville)
Adjacent Zoning:	N: C-2, Commercial district (Greenville County); C-2, Local commercial district (City of Greenville) E: C-2, Local commercial district (City of Greenville) S: S-1, Services district (Greenville County); RM-2, Single-family and multifamily residential district (City of Greenville) W: C-2, Commercial district (Greenville County); C-3, Regional commercial district (City of Greenville)
District:	Council District 4
Staff Recommendation:	Recommend Approval for Annexation, Rezone to C-2, 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 6.341 acres of lot area into the Greenville city limits and to zone it C-2, Local commercial district. Approximately 0.679 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 held on September 22, 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 at 125 Halton Road and is currently zoned S-1, Services district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

The applicant requests to annex the property into the City with a C-2 zoning designation. The C-2 district 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 “*Community Mixed-use*.” Community Mixed-use is generally located adjacent to highways and major thoroughfares and is buffered from the Sub-urban Residential areas. They serve the larger Greenville community and contain a diverse mix of mid-size to large-size employers in commercial, light manufacturing/industrial, distribution, medical offices, institutional, etc. Multi-family developments are also included with appropriate buffers when adjacent to high intensity uses.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-2 zoning designation allows for an appropriate range of uses for the area.
4. Compatible with surrounding uses: Surrounding uses include medical offices, retails, and single and multifamily residential.
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. Future development must comply with all applicable city development standards.
7. Will not create an isolated zoning district: The proposed rezoning is adjacent to other C-2 zoned properties within 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 C-2 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Wade Hampton Fire District, which will remain the fire service provider upon annexation. MetroConnects is the sewer service provider to the property. Greenville Water maintains water lines on all adjacent roadways.

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.

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approve



Office Use Only:

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

APPLICATION FOR ANNEXATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

APPLICANT

PROPERTY OWNER

*Name:	Same as Property Owner	Halton-Webb, LLC
*Title:		Tom Fox, Manager
*Address:		125 Halton Road
*State:		Greenville, SC
*Zip:		29607
*Phone:		864-232-0000
*Email:		tomfox@foxcommercial.com

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-07700

*TOTAL ACREAGE TO BE ANNEXED 6.403

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

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

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

*Please select one (1) type:



100%



75%



25%

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

INSTRUCTIONS

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

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

Touffex

***APPLICANT SIGNATURE**

8/23/22

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	<i>Touffex</i>
Date	<i>8/23/22</i>
Property Owner/Authorized Agent	<i>Touffex</i>
Date	<i>8/23/22</i>

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 125 Halton Road (address) and consisting of approximately 6.403 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Halton-Webb LLC	125 Halton Road 026000-01-07100	Tou Fox	8/23/22



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

CERTIFICATION OF PETITION SIGNATURE

I, Tom Fox, Manager of Halton-Weld, LLC, have this 23rd day of August, 2022, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

026000-01-07700

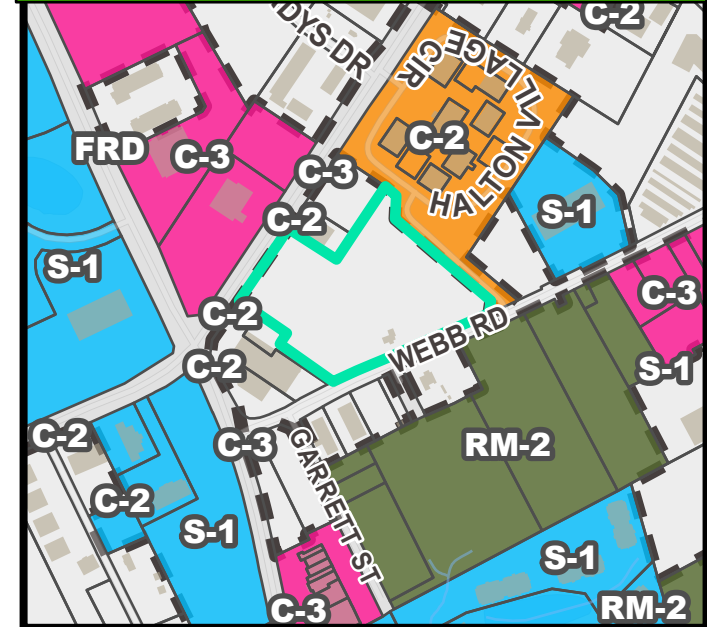
Tom Fox

Signature

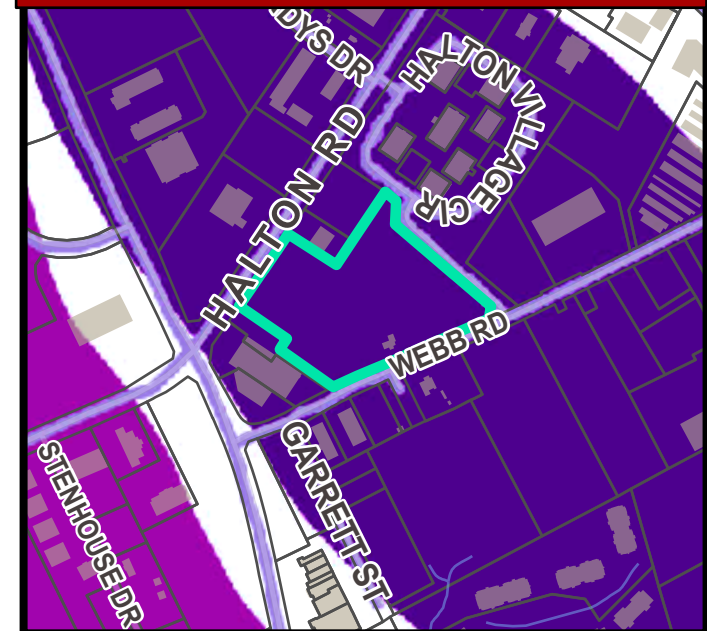
AERIAL VIEW



CURRENT ZONING



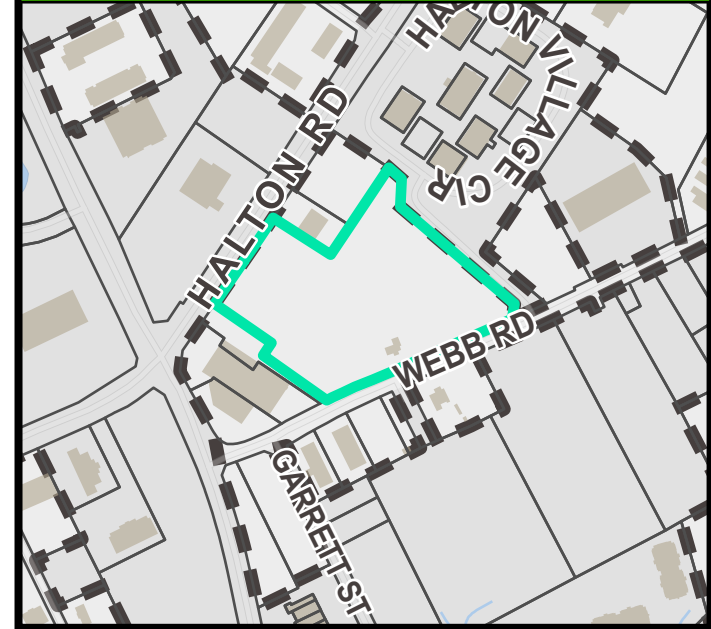
FUTURE LAND USE



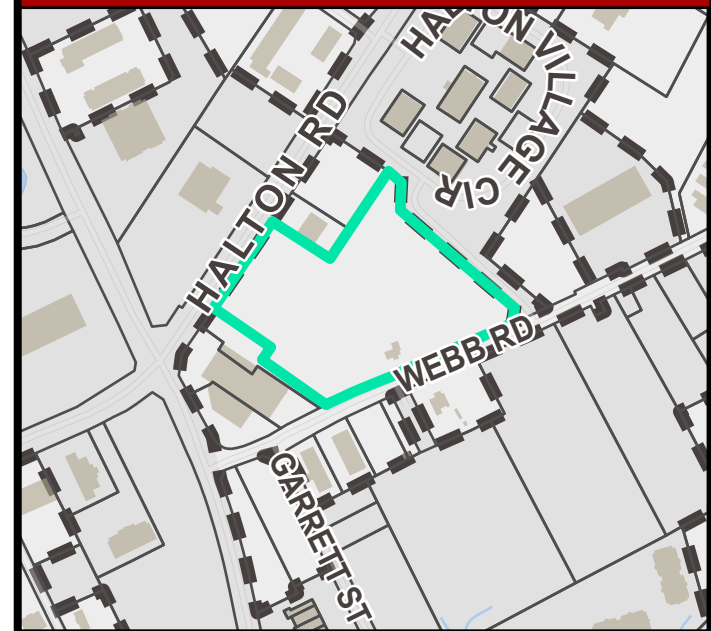
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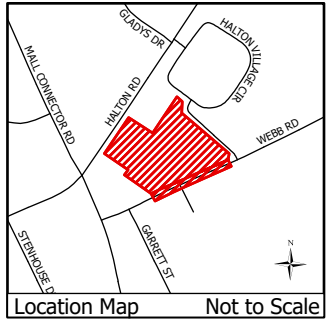
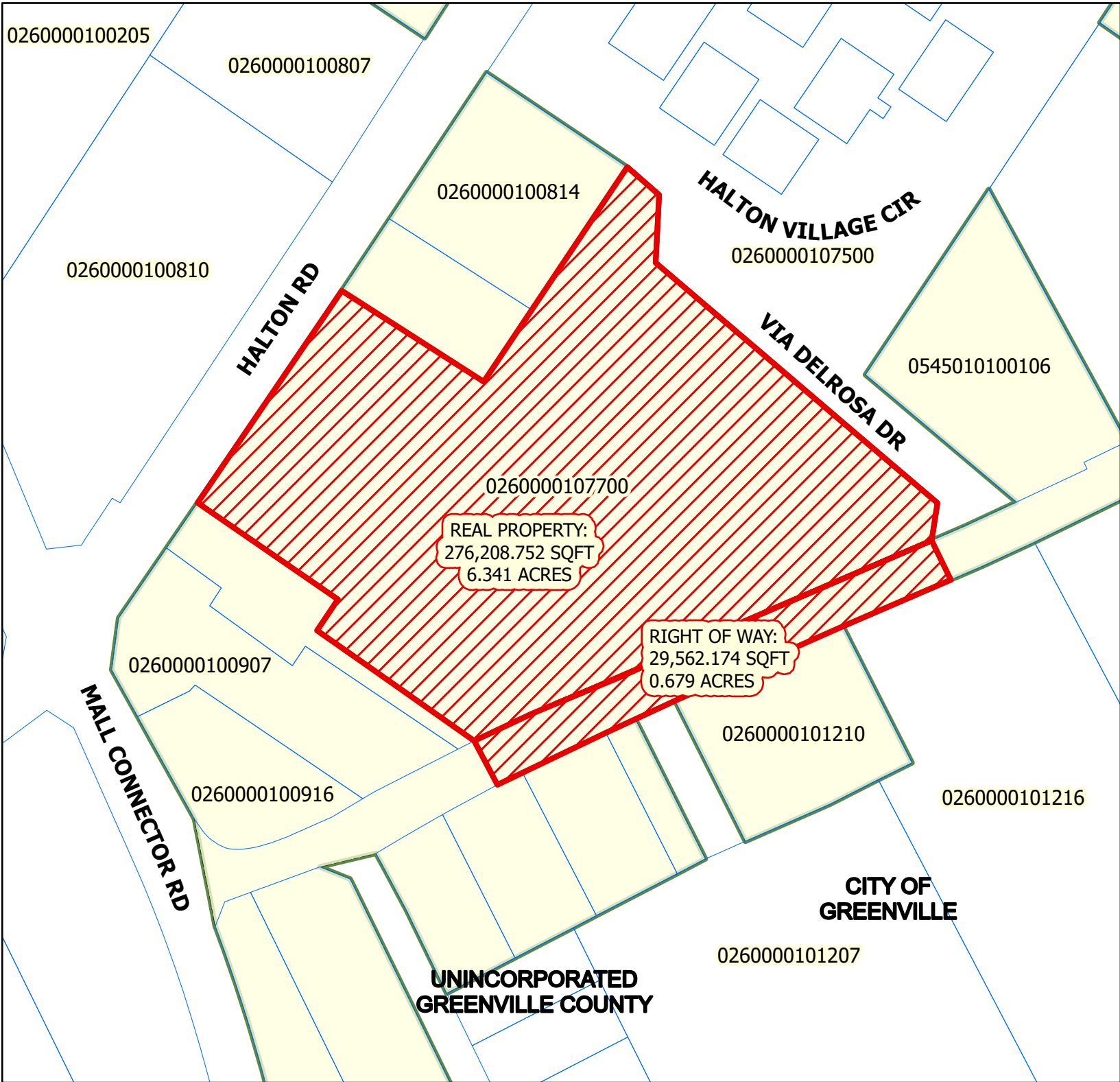


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

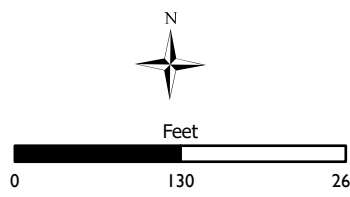




ANNEXATION MAP
for
Tax Map No. 0260000107700
into the
City of Greenville

 Total Annexation Area

Total Area of Annexation:
305,748.75 Sq. Ft.
Total Acreage of Annexation:
7.02 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-2**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-31-2022**



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AX-31-2022 | 125 Halton Road Annexation Neighborhood Meeting 9/22/2022 at 6:00 PM

Attendance:

Rashad Simmons – 49 Webb Road

Notes of Discussion:

No questions



Planning Staff Report
Greenville Planning Commission
October 14, 2022
for the October 20, 2022 Public Hearing

Docket Number:	MD 22-680
Applicant:	Clayton Hawkins/Site Design, Inc.
Property Owner:	Adam Plous, LH Hospitality, LLC
Property Location:	432 Pleasantburg Dr. and adjacent parcels on Lowndes Hill Rd.
Tax Map Number:	0282000201300, 0282000201400, 0282000201401, 0282000201500
Development Name:	Encore Lowndes Hill
Acreage:	10.46 acres
Zoning:	C-3, Regional Commercial District
Proposal:	209-unit multifamily apartment development
Staff Recommendation:	Approval with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The proposed project is a 209-unit multifamily apartment development located at the southeast corner of North Pleasantburg Drive and Lowndes Hill Road. As a multifamily project, the design and architecture require informal review before the Design Review Board – Urban Panel, and formal approval by the Planning Commission.

The project was previously presented to the Planning Commission on May 19, 2022, as a 206-unit multifamily project. The applicant has secured a triangular parcel fronting Pleasantburg Drive, enabling a revision to the site plan in which the buildings are able to align with and front Pleasantburg Drive. The revision also includes the addition of a townhome product along Pleasantburg Drive.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held on December 20, 2021, between the applicant and City staff about the property and its redevelopment. Discussions centered around general multifamily requirements, vehicular and pedestrian access, setbacks, and preservation of the existing cemetery near the rear of the property.

Several additional meetings were held between the applicant and Planning and Engineering staff to discuss the site design, concerns regarding vehicular access, and refinement of architectural elements.

Neighborhood Meeting

The applicant hosted a community meeting September 6, 2022, at 200 East Broad Street. Mailed notification was sent on (August 25, 2022) to all property owners and occupants within 1,000 feet of the project site. Discussions primarily focused on general development plans, construction timeline, and utility impacts. A list of meeting attendees and meeting summary provided by the applicant are included with the Planning Commission packet.

Site Information:

The subject property is zoned C-3, Regional Commercial District and is not located within a Neighborhood Revitalization Overlay District or Special Emphasis Neighborhood. The lot is currently vacant. The parcel is currently bordered by a billboard parcel, single-story office and retail buildings, and the Greenville Convention Center.

The GVL2040 Future Land Use designation for the property is "Urban Node Mixed Use." Urban Nodes have an urban form of 4 to 6 story buildings and front streets and other public spaces designed to a human scale. These areas include more vertical mixed-use than horizontal mixed-use with a preference for commercial/retail uses on the first two floors and office and/ or residential uses on the upper floors. Average residential density is 30 housing units per acre. Emphasis is on quality urban design that seamlessly integrates the public and private realms to create a vibrant atmosphere that encourages walking, biking, and higher levels of transit service.

Staff Analysis:

- **Acreage** – The subject property is 10.46 acres in size according to the applicant provided site plan.
- **Zoning** – The property is zoned C-3, Regional Commercial District. Multifamily residential is a permitted use in the C-3 district.
- **Density** – The proposed project consists of 209 units across three multifamily buildings, a townhome building, and a separate maintenance/garage structure. At 10.46 acres, the density is 19.98 units/acre. This is within the C-3 zoning district maximum of 20 units/acre for residential uses.
- **Height** – The standard maximum height in the C-3 zoning district is 40 feet. Based on the plans provided, the maximum heights of each building are as follows:
 - Building A is 5 stories and 66'-0" tall at its highest point, exceeding the maximum height by 26'-0". (*requires 13' setback per 19-5.2.9.C*)
 - Building B is 5 stories and 62'-0" tall, exceeding the maximum height by 22'-0". (*requires 11' setback per 19-5.2.9.C*)
 - Building C is 4 stories and 51'-9" tall, exceeding the maximum height by 11'-9". (*requires 6' setback per 19-5.2.9.C*)
 - Townhome Building is 3 stories and 36'-10" tall, within the maximum height for the district.

Given the setbacks shown on the site plan, the increases in height are allowable per Section 19-5.2.9(C).

- **Parking** – A total of 314 parking spaces are provided on site, including 5 parking spaces contained within the garage/maintenance building and 6 spaces contained within the townhome building. This meets the minimum requirement of 314 spaces based on the number of units per Table 19-6.1-1.

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

19-6.8.9. Multifamily Design Standards

(A) Orientation

- Building A has been redesigned to align with North Pleasantburg Drive and Lowndes Hill Road, and Building B is oriented toward Watson Aviation Road. A townhome building is also proposed to front North Pleasantburg Drive.
- Staff finds that the proposed townhome building provides an acceptable transition in scale from the proposed 5-story Building A to the existing single-story commercial building to the south.
- The Maintenance Building and dumpster enclosure locations have been reversed to eliminate direct views of the dumpster enclosure from the neighboring property and Pleasantburg Drive.
 - Note: The updated location is shown on the site plan, but not the 3-D renderings.

(B) Setbacks & Height

- All setbacks comply with Table 19-5.1-1.
- Building A, B, and C heights all exceed the maximum height of 40 feet indicated for the C-3 District in Table 19-5.1-1, but the increases are allowable given the entire wall setbacks shown on the site plan per Section 19-5.2.9(C). The townhome building is within the allowable maximum height.

(C) Entrances

- No architectural lighting has been indicated with the submittal. Per Section 19-6.8.9(C)(1), all entrances should be adequately illuminated. Final lighting design will be reviewed at the time of building permitting.
- Shared entrances are pedestrian-scaled and are emphasized with canopies.

(D) Building Facades

- Facades facing all public streets reflect a consistent palette of colors, features, and textures.
- The front facades of each building are broken into a series of modules, recesses, or projections and vary from the primary plane by a distance of at least four feet.
 - Some of the projecting vertical elements are less than 15 feet in width and create tall, narrow vertical elements, as noted by the DRB. These vertical elements could be deemphasized by widening the face dimension, alternate color selection, or reduction of height and/or removal of the parapet.
- No vents or downspouts have been shown in the plans. These shall be incorporated into the overall façade design at the time of building permitting.
- All facades feature a base, middle, and cap.
- The proposed townhomes are similar in style to the larger buildings while incorporating unique details that distinguish them from the rest of the development. The proposed 3D renderings appear to indicate a gate or fence enclosing the openings between the townhomes; however, no details or annotations have been provided for clarification.
 - Staff notes that further evaluation of the enclosure design shall be required to ensure an appropriate solution fronting Pleasantburg Drive prior to submittal for building permit.

(E) Service Areas

- Mechanical units are mounted in the center of the roof of each building and will not be visible from public or common areas or adjacent properties.
- An enclosure has been provided for screening of the above-ground dumpster at the southwest corner of the property.

(F) Roof Form

- Each of the buildings employ flat roofs with parapet walls and three-dimensional cornice treatments. Parapet walls shown are similar in color and material to the building.
- Varying rooflines are provided to break down the appearance of the larger building masses.

(G) Transparency

MD 22-680
Encore Lowndes Hill

- All facades facing public streets contain the minimum 20% glazed area. All other facades meet the required 10% minimum requirement for glazed area.
- Proposed windows allow for casual surveillance of the parking lot and common areas.

(H) Materials

- The proposed design features a coordinated color scheme that is consistent throughout the development and on all sides of the buildings.
 - Per DRB comments, additional consideration should be given to the final color selection.
- The proposed garage and dumpster enclosure employ a material and color scheme that is consistent with the rest of the development.

(I) Open Space

- Per Section 19-6.8.9(I)(1), a minimum of 41,800sf of open space must be provided with the development. The proposed site plan provides approx. 28,000sf of programmed amenity space adjacent to Buildings A and B, as well as private balconies associated with each unit provide approximately 12,600sf, equating to a total of 40,600sf.
 - Staff recommends the incorporation of the central creek bed as a passive open space through the addition of overlooks or seating areas that highlight the creek as a site feature.

(J) Parking Lot Location

- Parking lots are largely located behind the buildings and are arranged to avoid impacts to the internal wetlands.
- Parking is relatively evenly distributed to provide adequate parking for each building.
- Bicycle parking is required per Section 19-6.1 and shall be required to be shown at the time of site permit.
- Handicap spaces have been indicated in the plans; however, the proposed locations are not the most directly accessible to the buildings they serve.
 - ADA accessibility will be reviewed by staff at the time of site permitting.

(K) Access and Circulation

- Pedestrian connections have been provided to all adjacent sidewalk networks and internally throughout the development.
- Vehicular connections are proposed as follows:
 - Right-in, right-out access onto N. Pleasantburg Drive
 - Full access onto Lowndes Hill Road

(L) Landscaping and Screening

- The landscape plan indicates some trees along the edges of the creek buffer; however, no groundcover plantings are indicated within the areas of grading disturbance in this area.
 - Staff recommends the incorporation of native groundcover plantings within the stream corridor for the re-establishment of the banks. Final planting design will be reviewed at the time of site permit.
- Street trees and parking lot trees have been provided as required.
- Foundation plantings have been shown for all buildings.
- An underground detention pond is indicated behind Building 2, and an above-ground detention pond is noted behind the Maintenance Building but has not been reflected in the grading or landscape plans provided. Per Section 19-6.8.9(L)(5), stormwater management facilities should also be incorporated into the landscape design.
 - Final grading and drainage must be resolved with the City's Environmental Engineering Department and will be reviewed during the site permit phase.

(M) Exterior Lighting

- Light locations have been indicated throughout the proposed parking lot, but a photometrics plan has not been provided. No architectural lighting fixtures or locations have been indicated.

- Staff will verify compliance with lighting requirements (Section 19-6.4 & Sec. 19-6.8.9(C)(1).) at the time of permitting.

(N) Pedestrian Walkways

- Pedestrian walkways provide connectivity throughout the site and connect resident amenities as directly as possible.
- Given the grade differential between the creek bed and the proposed development, a pedestrian connection through the middle of the site is not feasible.

(O) Fences and Walls

- The site plan indicates several retaining walls along the stream buffer, one adjacent to the existing graveyard, and one between Building B and the adjacent Convention Center drive. All retaining walls face the interior of the site.

Design Review Board Comments (Second Review)

The project design was presented to the Design Review Board – Urban Panel for informal review on December 6, 2022. The board provided the following comments:

- This is a quantum leap from where it was in May. It begins to shape the street and hides some undesirably exposed features.
- The narrow vertical architectural elements have a peculiar dimensionality.
- Landscape design should be deliberate and reinforce the architecture. Landscape along Pleasantburg will be very important.
- This project is the first for where it is and should set a good precedent.
- Making sure the rooftop units are reasonably screened will be important.
- More could be done with the colors being used. They're currently very pale and light and timid, so maybe they should make more of a statement with the color selections. The colors don't complement each other well. The brick color is nice – the color that's rendered is more appealing.
- Encourage you to look at material edits with a critical eye – don't do too many changes, but evaluate how it works.
- A refuge island should be considered for pedestrian connections across the larger roads.
- Consideration should be given to how the roof at the curved corner is viewed from the underside.

STAFF RECOMMENDATION:

Recommend approval with conditions

Staff Comments and Conditions

Planning Comments and Conditions

Comments:

- 1) If an enclosure is planned for the townhome breezeways, the applicant shall work with staff for the final design of the enclosure to ensure an appropriate solution fronting Pleasantburg Drive prior to submittal for building permit.
- 2) Wherever possible, the applicant shall incorporate the central creek bed as a passive open space through the addition of overlooks or seating areas that highlight the creek as a site feature.
- 3) Per DRB comments, at the time of building permit submittal, projecting architectural elements under 15 feet in width should be deemphasized by widening the face dimension, altering color selection, or reducing the height.
- 4) Per DRB comments, special consideration should be given to the soffit material beneath the rounded corner of Building A.
- 5) Bicycle parking shall be provided per the standards of Section 19-6.1 and shall be shown at the time of site permit.
- 6) The applicant shall obtain a sign permit for all proposed signage. Each sign is required to obtain its own individual permit. Signage must meet the requirements of Appendix J: Sign Standards and Design Guidelines.

- 7) Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.

Civil Engineer Comments and Conditions

Date: 10/7/2022

Recommend: Approve w/ Comments

Comments:

Standard Comments

- 1) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 2) All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right of way require an approved encroachment permit.
- 3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.
- 4) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
- 5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.

Site Specific Comments

- 6) N Pleasantburg Drive, Lowndes Hill Road, and Watson Aviation Road are SCDOT roads. Any improvements in the right of way on these streets will require a SCDOT encroachment permit.
- 7) Curb and gutter will be required along Lowndes Hill Road and Watson Aviation Road.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Environmental Engineer Comments

Date: 10/6/2022

Recommend: Approve w/ Comments

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR). **Received and approved 2/2/2022**
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.
- 4) *Wetland provisions:* All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.
 - a. *Submittal requirements:*
 1. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.
 2. All federal and state permitting documents relating to wetlands shall be provided to

MD 22-680
Encore Lowndes Hill

the city along with all permits issued.

3. All federal and state wetland monitoring reports shall be provided to the city.

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

Traffic Engineer Conditions

Date: 10/6/2022

Recommend: Deny, Revisions Required

Comments:

Per Section 19-6.10 of the city's ordinance, which was in effect when the traffic impact study was completed, the developer is responsible to mitigate any delay associated with build-out that exceeds 10% of the overall existing delay. Per the study, the existing intersection delay at SC 291 and Lowndes Hill Rd. at the time of the study (April 2022 revision) was 31.4 seconds during the PM peak. The estimated overall delay with the construction of the proposed project increases in the PM peak to 36.4 seconds, or 15.9%.

The report later states that the city "should review the timing of the signal at SC291 at Lowndes Hill Road to see if any adjustments may be needed once the project is completed and occupied." The city is not responsible for mitigating impacts of the proposed project.

Additionally, the traffic impact analysis assumes a third access point to the site that will not be constructed. As such, the traffic impact analysis should be revised to propose mitigation by the developer to address the increase in delay with the construction of the project, as well as more accurately reflect the trip distribution and assignment without a third access point.

Lastly, it should be noted that the intersection of SC291 at Lowndes Hill Road is extremely congested, particularly during the PM hours, with vehicles queuing past the QT and Woods Lake Road intersections. Substantial queuing also occurs on Woods Lake Road. Congestion in this area is exacerbated when events are occurring at the Greenville Convention Center. This will make it difficult for vehicles exiting the site at the proposed access across from Woods Lake Rd.

Fire Department Comments

Reviewed by: Tristan Johnson

Date: 10/13/2022

Recommend: Approve w/ Conditions

Comments:

Initial submittal was denied by FMO, since then we have spoken to Clayton Hawkins and Craig Winnall to come up with a plan that would accommodate life safety (fire truck access). We met yesterday and the agreement proposed was using 291 as one point of access-no overhead obstructions noted. There was an agreement to use Woods Lake Rd. as the other point for access with that SCDOT road needing some modifications. If they continue using plan sent to FMO then FMO has no reservations approving site.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

MD 22-680
Encore Lowndes Hill

Applicant is removing 7630 inches worth of trees with 348 inches being heritage trees. The maximum fee cap is less than the total mitigation fees, so the maximum cap will be applied. Trees to be retained are in areas near the wetland and within an existing graveyard. There appears to be an invasive mimosa tree within the graveyard area. If renovations to improve the space are proposed, it would be suggested to clean up the graveyard and remove any invasive species. Applicant has not listed any species selection on the landscape plan but has listed crape myrtle as a potential understory tree. Crape myrtles are not allowed as street trees if using understory to meet the street tree requirements. As this project impacts a wetland, reestablishing native wetland plants along the slope should be explored. At a minimum the trees to be planted within the wetland buffer should be native trees best suited to the landscape that will contribute to the ecological benefits of the wetland

Austin Rutherford

From: donotreply@civicplus.com
Sent: Monday, September 12, 2022 1:26 PM
To: Planning; Austin Rutherford
Subject: Online Form Submittal: E-Form Multi-Family Development

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

E-Form Multi-Family Development

Applicant Information

Please allow 24 to 48 hours for processing.

Your Name: Site Design, Inc.-Clayton Hawkins

Your Title Civil Engineer

Your Address 225 Rocky Creek Road

Your City Greenville

Your State SC

Your ZIP 29615

Your Phone 8642710496

Your Email chawkins@sitedesign-inc.com

(Section Break)

Property Information

Street Address(es) Lowndes Hill Road and Pleasantburg Drive

Tax Map #(s) 0282000201300, 0282000201400, 0282000201401,
0282000201500

Current Zoning Designation(s) C-3

Total Acreage 10.46

(Section Break)

Proposed Development Information

Type of Application	New
Number of Units	209
Affordable or Workforce Component	No
Age Restricted Housing?	No
Proposed Development Name	Encore Lowndes Hill

(Section Break)

Instructions

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

Pre-Application Meeting with City Planning, Engineering, And Fire Staff Date	12/20/2021
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Pre-Application Meeting Date with Urban Design Team	5/19/2022
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2. The applicant is required to schedule a pre-application neighborhood meeting prior to the application submittal deadline. Instructions for the neighborhood meeting may be provided by staff and upon request of the applicant following the pre-application staff meetings.

Pre-Application Neighborhood Meeting Date	9/6/2022
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3. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

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

A. Multifamily development - New \$550.00 – public hearing required

B. Multifamily development – Major Modification \$275.00 – public hearing required

C. Multifamily development – Minor Modification \$150.00 – administrative review

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

5. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to

address insufficiency comments. An insufficient determination may result in the item to be pushed back to a later public hearing date. In this event, the item will go back into the queue for review. Please refer to section 19-2.3.13 (D), Multifamily residential development for additional information.

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

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

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

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

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

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

Applicant Acknowledgement Signature	Seth Peterson
--	---------------

Signature Date	9/12/2022
----------------	-----------

Per acknowledgement and understanding of item #9, the applicant hereby affirms that the tract or parcel of land subject of the attached application is or is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.	is not
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(Section Break)

Application Requirements Checklist

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

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

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

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

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

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

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

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

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

Tree Plan - Tree survey that shows pre-existing conditions of 6"+ caliper trees (caliper, species, location, health) contained within the site and trees affected by development	Attached
--	----------

on neighboring properties with an "X" on trees proposed to be removed. Plan shall show a table of those trees to be removed and a summary of the tree mitigation fee and/or replanting. Review Section 19-6.3 for details.

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

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

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

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

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

Materials Board - Shows all materials in the color and texture as to be constructed	Attached
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(Section Break)

Attachments

Owner Signature Fillable Form (PDF)	Owner Signature
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Owner Signature Form Uploaded	A-Multifamily Application-Encore Lowndes Hill Apartments 2022-09-12.pdf
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Submittal Package in ZIP file	PC Submittal-Encore Lowndes Hill Apartments 2022-09-12.zip
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Please allow 24 to 48 hours for processing.

If there is an error with one of the file(s) during processing, you will be notified and requested to upload again. This can delay the review time of your application.

Email not displaying correctly? [View it in your browser.](#)



city of
greenville

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

131 Falls Street, Suite 201
Greenville, SC 29601

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

Board/Commission:	Planning Commission
Nature of Approval Requested (e.g. rezoning, variance, etc.):	Planning Commission Approval
Parcel IDs (TMS No.):	0282000201300, 0282000201400, 028200020401
Property Address:	432 N Pleasantburg Drive Greenville, SC 29607
Property Owner Name(s):	LH Hospitality LLC
Property Owner Phone:	913-484-1943
Property Owner Email:	adam@contenderdevelopment.com
Authorized Agent Name(s):	Graycliff Capital
Authorized Agent Phone:	864-679-4799
Authorized Agent Email:	speterson@graycliffcapital.com

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

Adam Pious
(Signature of Property Owner)

9.12.22
(Date)

(Signature of Property Owner)

(Date)



Property Owner Acknowledgement Form for Applications to Boards & Commissions

131 Falls Street, Suite 201
Greenville, SC 29601

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

Board/Commission:	Planning Commission
Nature of Approval Requested (e.g. rezoning, variance, etc.):	Planning Commission Approval
Parcel IDs (TMS No.):	0282000201500
Property Address:	Lowndes Hill Rd. & N. Pleasantburg Dr.
Property Owner Name(s):	Chesnut Communities Midtown
Property Owner Phone:	864-527-5451
Property Owner Email:	rabiahchoudry@gmail.com
Authorized Agent Name(s):	Graycliff Capital
Authorized Agent Phone:	864-679-4799
Authorized Agent Email:	speterson@graycliffcapital.com

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

R. Choudry
(Signature of Property Owner)

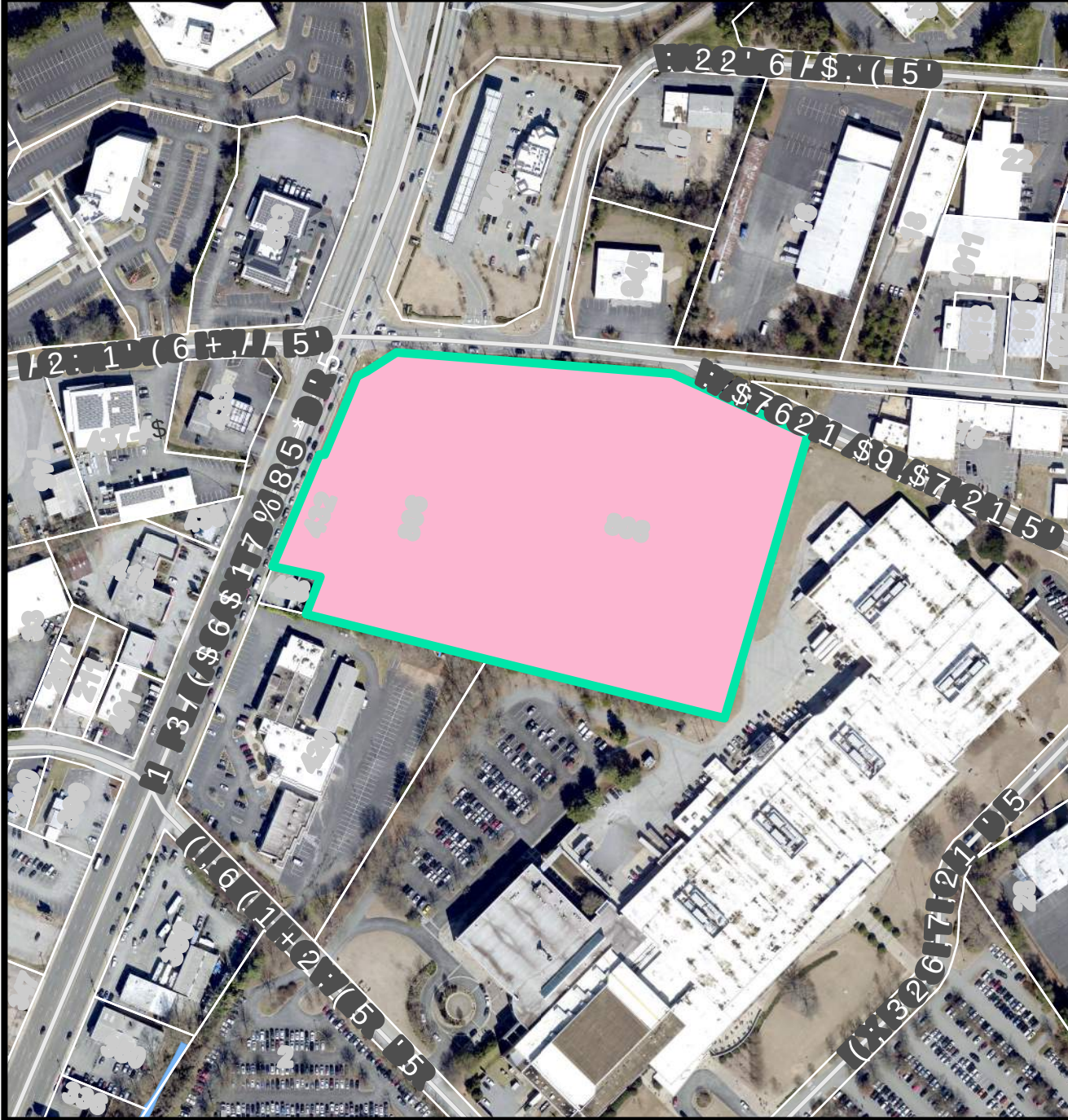
9/12/22
(Date)

(Signature of Property Owner)

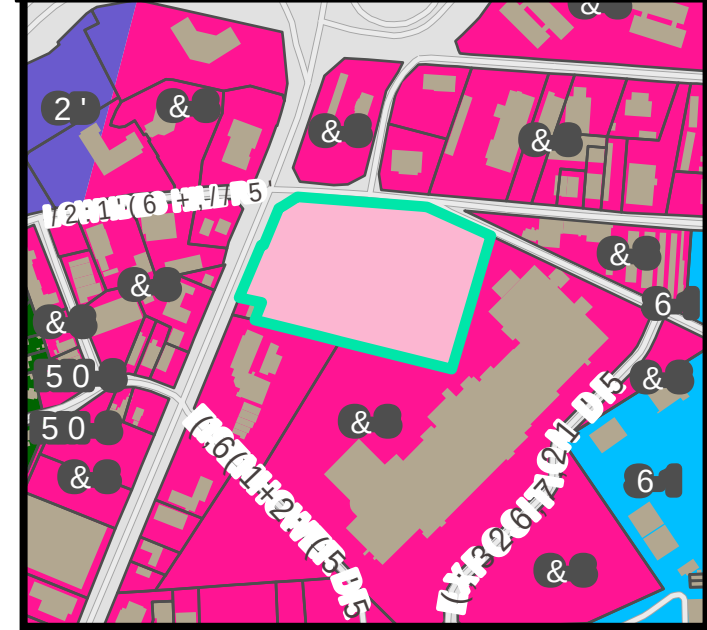
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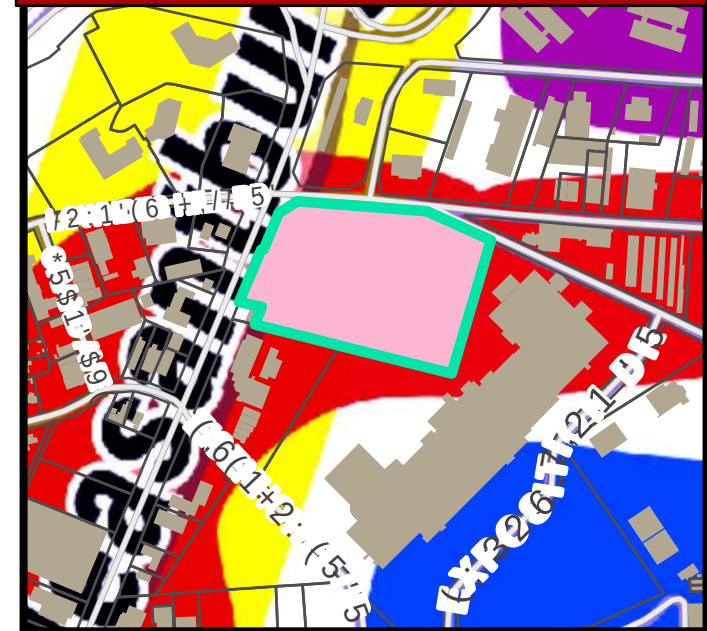
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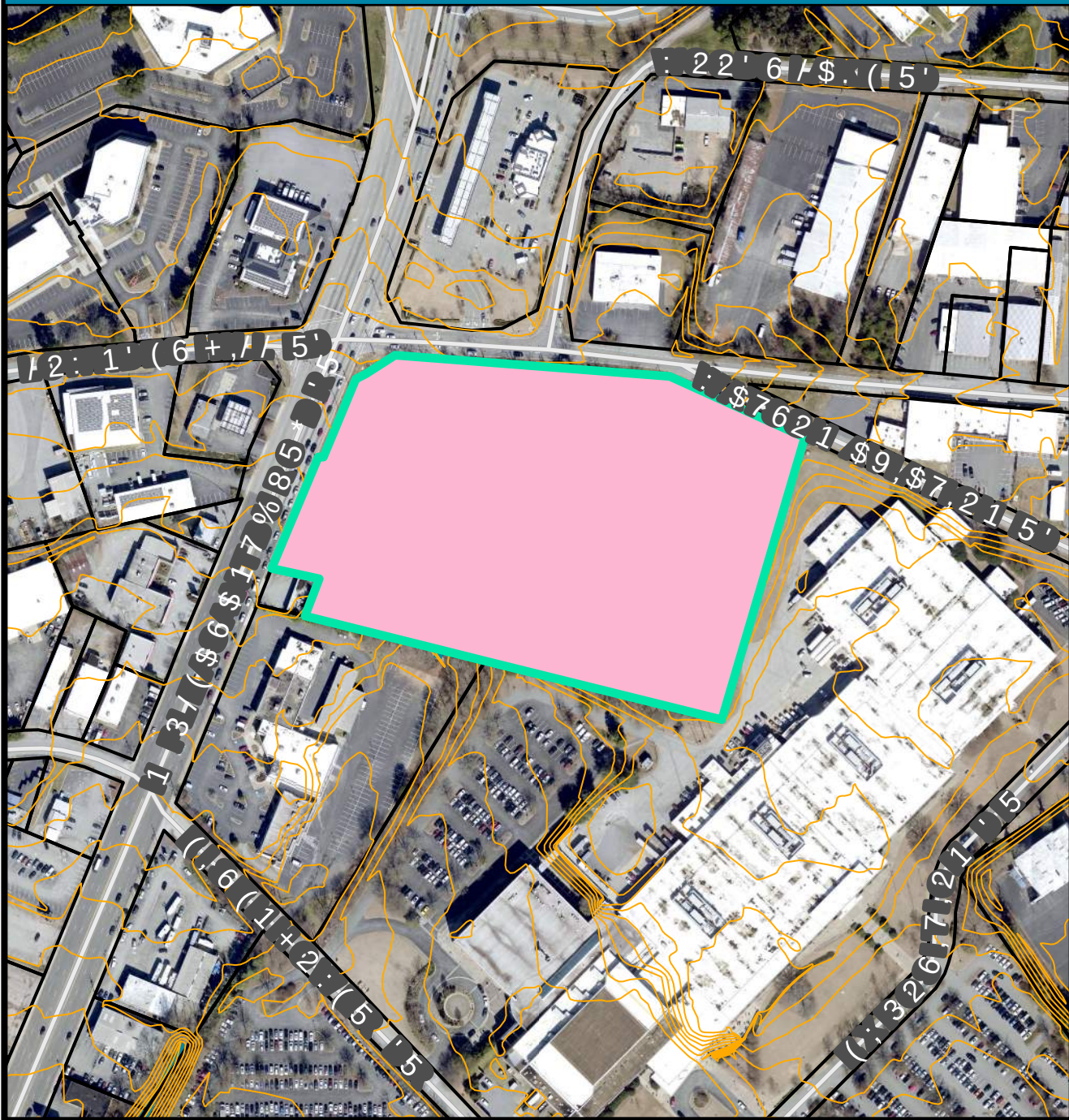


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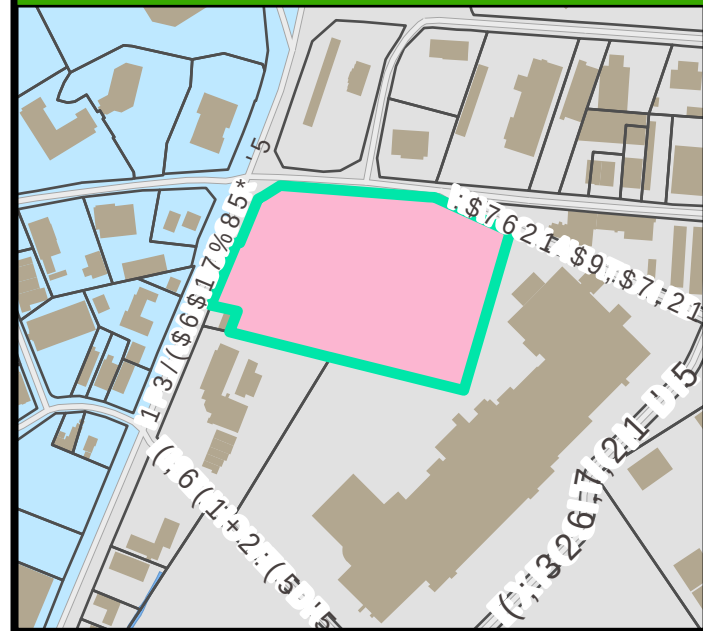


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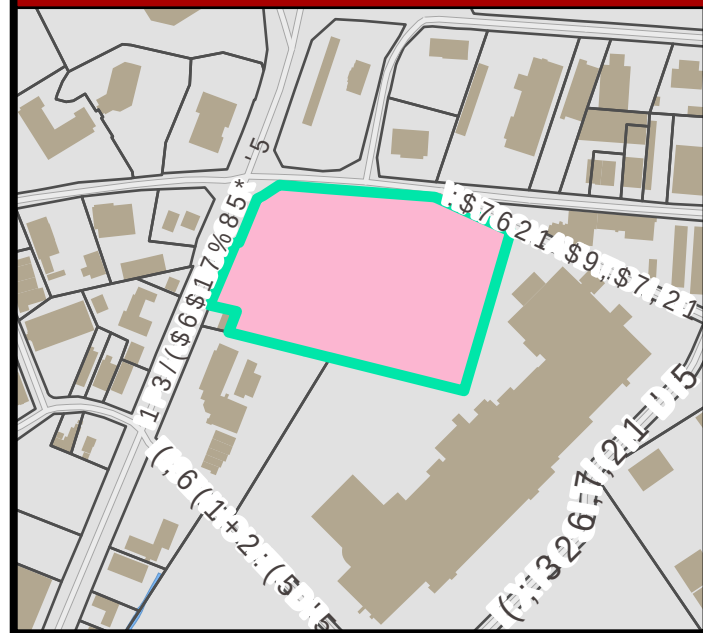
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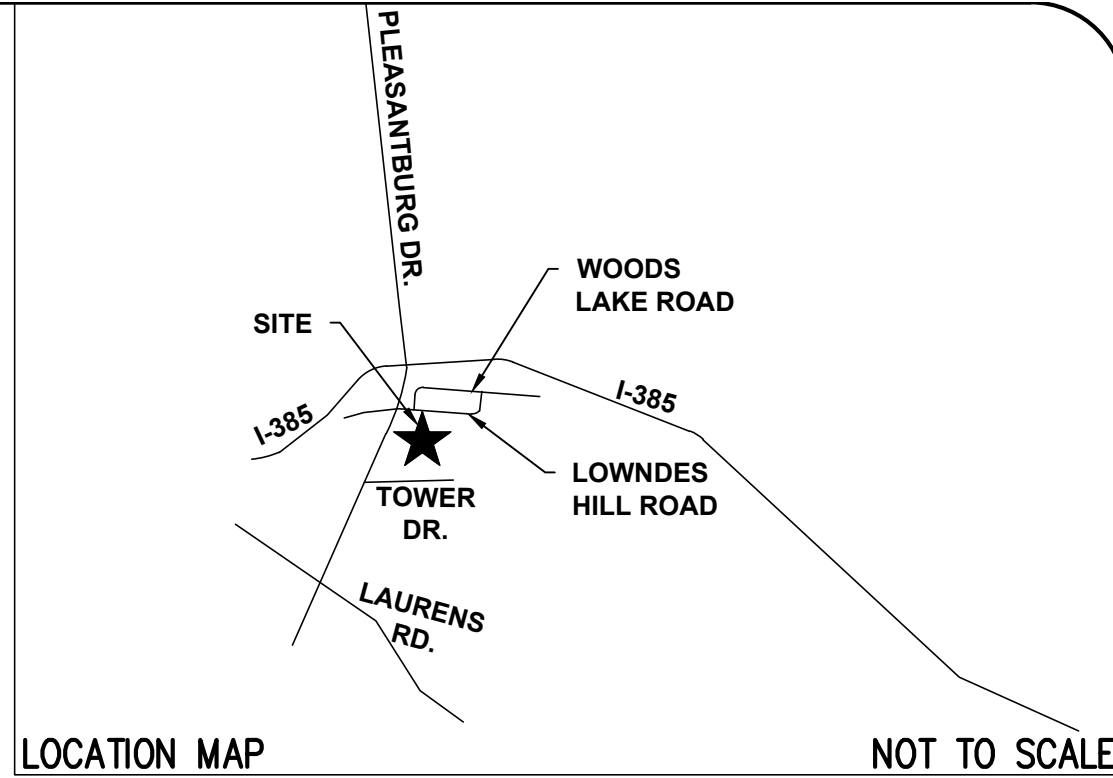
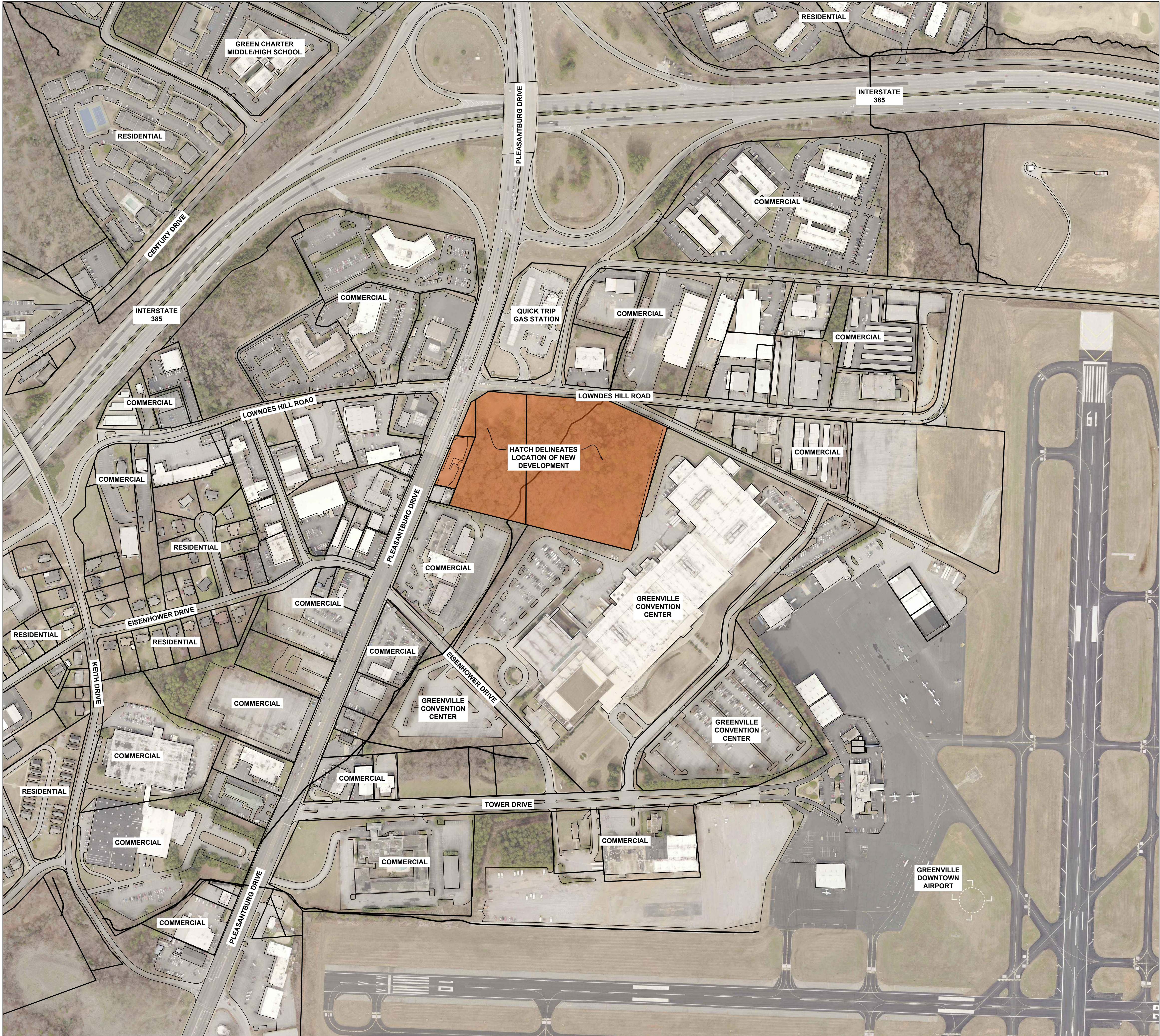


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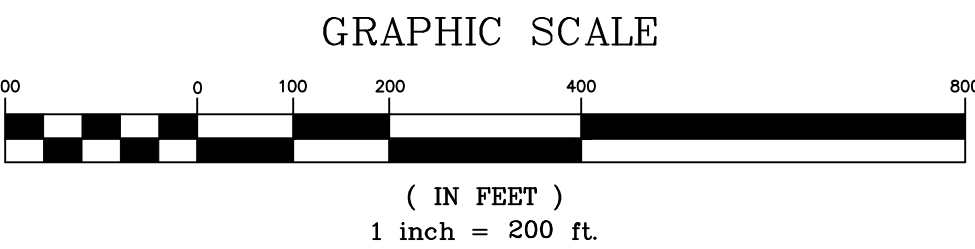
SITE DATA:

PIN: 0282000201300, 0282000201400, 0282000201401,
0282000201500
TOTAL SITE = 10.46 AC
ZONING - C3 (COMMERCIAL)
SETBACKS -
FRONT - 7.5' (75% REDUCTION FROM 10' SETBACK)
(BLDG TO ALSO SIT ADDITIONAL 1' FOR EACH 2'
OVER 40' IN TOTAL HEIGHT)
TOWNHOME- 20.5', BLDG. A- 7.5'+13' = 20.5'
BLDG. B- 7.5'+11'=18.5', BLDG. C- 7.5'+1'= 8.5'
REAR - 10'
SIDES - 10'



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

- LEGEND**
- | | | |
|------------------------------|--------------------------|-------------------------|
| BL BUILDING LINE | TEL ☐ TELEPHONE PEDESTAL | ⊗ GREASE TRAP MANHOLE |
| CL CENTERLINE | CATV ☐ CABLE TV PEDESTAL | TC/BC TOP/BOTTOM CURB |
| CMP CORRUGATED METAL PIPE | ⊗ ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
| CT CRIMP TOP | CB ☐ CATCH BASIN | VCP VITRIFIED CLAY PIPE |
| DE DRAINAGE EASEMENT | DI ☐ DROP INLET | ⊗ WATER METER |
| EP EDGE OF PAVEMENT | ⊗ ELEC TRANS | WV☐ WATER VALVE |
| FFE FINISHED FLOOR ELEVATION | × 90.0 ELEVATION | ⊗ POST INDICATOR VALVE |
| FG FINISHED GRADE | ⊗ FIRE HYDRANT | → STORMWATER FLOW |
| IE INVERT ELEVATION | ⊗ GAS METER | → TRAFFIC FLOW |
| IPO IRON PIN OLD-○ | ⊗ GAS VALVE | |
| IPS IRON PIN SET-○ | LP ☐ LIGHT POLE | |
| N&C NAIL & CAP | PP ☐ POWER POLE | |
| OT OPEN TOP | GP ☐ GUY ANCHOR | |
| RB REBAR | SDMH ☐ SD MANHOLE | |
| RCP REINFORCED CONC PIPE | SSMH ☐ SS MANHOLE | |
| R/W RIGHT OF WAY | TMH ☐ TELEPHONE MANHOLE | |
| SD STORM DRAIN | CO ☐ CLEAN OUT | |
| SS SANITARY SEWER | | |
| SSE SS EASEMENT | | |
- LINE TYPES**
- | | |
|-------------------------------------|---------------------------------|
| — CTV — CABLE TV | — SS — SANITARY SEWER — EXIST. |
| — X — CHAIN LINK FENCE (PROPOSED) | — SS — SANITARY SEWER — NEW |
| — X — CHAIN LINK FENCE (EXISTING) | — SF — SILT FENCE |
| — 660 — CONTOURS — EXIST. GRADE | — SD — STORM SEWER — EXIST. |
| — (675) — CONTOURS — FINISHED GRADE | — SD — STORM SEWER — NEW |
| — FOC — FIBER OPTIC | — UGP — UNDERGROUND POWER |
| — FM — FORCE MAIN | — UGT — UNDERGROUND TEL |
| — GAS — GAS LINE | — W — WATER LINE — EXIST. |
| — OHP — OVERHEAD POWER | — W — WATER — NEW |
| — OHT — OVERHEAD TELEPHONE | — W — WOOD FENCE |
| — RD — ROOF DRAIN — NEW | — NPOES — LIMITS OF DISTURBANCE |



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

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

NO.	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
DATE										

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND NO PART OF IT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SITE DESIGN, INC.

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SITE DESIGN, INC.
GREENVILLE, SC

SC. REG. NO. 21280

ENCORE LOWNDES HILL

**CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA**

HORZ. SCALE:	1" = 200'
VERT. SCALE:	N/A
DESIGNED BY:	CH
DRAWN BY:	CH
CHECKED BY:	CH
DATE:	02/01/2022
S211535_BASE.dwg	
CONTEXT MAP	
SHEET OF	
MAP	



PROJECT SITE ALONG PLEASANTBURG DRIVE FACING NORTH



PROJECT SITE ALONG PLEASANTBURG DRIVE FACING SOUTH



PROJECT SITE ALONG LOWNDES HILL ROAD FACING EAST



PROJECT SITE ALONG LOWNDES HILL ROAD FACING WEST



PROJECT SITE ALONG WATSON AVIATION ROAD FACING EAST



PROJECT SITE ALONG WATSON AVIATION ROAD FACING WEST

30' R/W (SCDOT DKT. 23.436 SHEET 77)

1.5 SPACE PER UNIT (209 UNITS = 314 SPACES)

314 SPACES
314 SPACES



1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. PROPOFFLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST FILLED AREAS. INITIAL COMPACTION TESTS WILL BE CONDUCTED AT OWNER'S EXPENSE. RETESTING REQUIRED BECAUSE OF WORK DEFICIENCY SHALL BE AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUPPLY RESULTS TO THE ENGINEER BEFORE ANY PRELIMINARY AND/OR FINAL APPROVALS.
4. THE GRADING CONTRACTOR SHALL PROPOFFL THE CONSTRUCTION AREA WITH HEAVY RUBBER-TIRED EQUIPMENT. CONTRACTOR SHALL PROVIDE FURTHER COMPACTION EFFORT OR UNDERCUT AND BACKFILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
5. EARTHWORK SHALL BE TO THE GRADES AND LINES SHOWN. EXISTING AND PROPOSED CONTOUR INTERVALS ARE AT 1'.
6. TO ESTABLISH PROPOSED ELEVATIONS, THE GRADING CONTRACTOR SHALL DEDUCT THE APPROPRIATE AMOUNT TO ESTABLISH SUBGRADE ELEVATION.
7. WALL ELEVATIONS WHERE NOTED ARE TOP OF WALL AND FINISH GRADE AT BOTTOM OF WALL. SEE RETAINING WALL PLAN FOR DETAILED CONSTRUCTION INFORMATION.
8. CONTRACTOR SHALL REMOVE TOPSOIL, AS NECESSARY (MINIMUM OF 4") TO PROVIDE ADEQUATE SUBGRADE FOR ROADS.
9. ALL EXCAVATION SHALL BE "UNCLASSIFIED EXCAVATION". ALL NEW FILL AND UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698).
10. THE CONTRACTOR SHALL CONDUCT ALL FIELD WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
11. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED, AND SHALL CONFORM TO SCOTCH SPECIFICATIONS. ALL JOINTS SHALL BE TONGUE AND GROOVE WITH MASTIC MATERIAL.
12. SCDOT BASINS SHALL BE PERMANENTLY REINFORCED CONCRETE DRAINAGE BOX WITH SOLID WALL PER SCDOT STANDARD DRAWING 719-17A OR APPROVED EQUAL.
13. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAYS, INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR CONNECTIONS, SHALL BE IN ACCORDANCE WITH THE APPROPRIATE AGENCY.
14. STANDING GRASS SHALL BE EVIDENT IN AREAS THAT WERE SEEDDED.
15. AN AS-BUILT CERTIFICATION OF THE STORMWATER MANAGEMENT SYSTEM WILL BE REQUIRED PRIOR TO ISSUANCE OF A FINAL AS-BUILT CERTIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELAYS RESULTING FROM NON-COMPLIANCE WITH THE DESIGN DRAWINGS.

PIN: 0282000201300, 0282000201400, 0282000201401,
0282000201500
TOTAL SITE = 10.46 AC

SETBACKS -
FRONT - 7.5' (75% REDUCTION FROM 10' SETBACK)
 (BLDG TO ALSO SIT ADDITIONAL 1' FOR EACH 2'
 OVER 40' IN TOTAL HEIGHT)
TOWNHOME- 20.5', BLDG. A- 7.5'+13' = 20.5'
BLDG. B- 7.5'+11'=18.5', BLDG. C- 7.5'+1' = 8.5'
REAR - 10'
SIDES - 10'



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

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

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	① GREASE TRAP MANHOLE
CL CENTERLINE	④ CABLE TV PEDESTAL	TOP/BOTTOM CURB
CS CORRUGATED METAL PIPE	⑤ ELECTRIC METER	TOP/BOTTOM WALK
CT CATCH BASIN	CS CATCH BASIN	⑥ VENTILATED FLAT
DE DRAINAGE EASEMENT	⑦ DROP INLET	⑦ WATER METER
EP EDGE OF PAVEMENT	⑧ ELEC TRANS	⑧ WATER VALVE
FG FINISHED FLOOR ELEVATION	X90 ELEVATION	⑨ POST INDICATOR VALVE
FG FINISHED GRADE	⑨ FIRE HYDRANT	⑩ STORMWATER FLOW
IG INVERT ELEVATION	⑩ GAS METER	➔ TRAFFIC FLOW
IPD IRON PIPE DIA	GV GAS VALVE	
IPS IRON PIN SET-①	LP LIGHT POLE	
N&C NAIL & CAP	PP POWER POLE	
OP OPEN TOP	① GUY ANCHOR	
RB REBAR	SDM① SD MANHOLE	
RCP REINFORCED CONC PIPE	SSM① SS MANHOLE	
W/RIGHT OF WAY	② TELEPHONE MANHOLE	
SD STORM DRAIN	③ CLEAN OUT	

— CTV	CABLE TV	— SS	SANITARY SEWER - EXIST
— CH	CHAIN LINK FENCE (PROPOSED)	— SS	SANITARY SEWER - NEW
— X	CHAIN LINK FENCE (EXISTING)	— SF	SILT FENCE
— 880	CONTOURS - EXIST. GRADE	— SS	STORM SEWER - EXIST.
— (78)	CONTOURS - FINISHED GRADE	— SS	STORM SEWER - NEW
— FOC	FIBER OPTIC	— UGR	UNDERGROUND POWER
— FM	FORCE MAIN	— UST	UNDERGROUND TANK
— GAS	GAS LINE	— W	WATER LINE - EXIST.
— OHP	OVERHEAD POWER	— W	WATER - NEW
— OHT	OVERHEAD TELEPHONE	— C	WOOD FENCE
— RD	ROAD DRAIN - NEW	— NDCFS	LIMITS OF DISTURBANCE

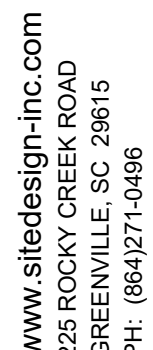
(IN FEET)
1 inch = 50 ft.

GRAVEYARD		LINE	TABLE
LINE	LENGTH	BEARING	
L57(TIE)	50.24'	S89°36'22"E	
L58	98.98'	N30°50'39"E	
L59	108.80'	S70°10'50"E	
L60	95.54'	S24°32'47"W	
L61	119.87'	N71°06'13"W	
L62	104.34'	S15°25'40"W	
L63	149.65'	N76°32'25"W	
L64	106.58'	N22°33'22"E	
L65	136.38'	S76°08'09"E	

PROPOSED FULL
ACCESS DRIVE TO
ADJACENT PROPERTY

GRAVEYARD		LINE	TABLE
LINE	LENGTH	BEARING	
L57(TIE)	50.24'	S89°36'22"E	
L58	98.98'	N30°50'39"E	
L59	108.80'	S70°10'50"E	
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L63	149.65'	N76°32'25"W	
L64	106.58'	N22°33'22"E	
L65	136.38'	S76°08'09"E	

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



10

S.C. REG NO 21280

**CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA**

HORZ. SCALE: 1" = 50'

VERT. SCALE: N/A

DESIGNED BY:

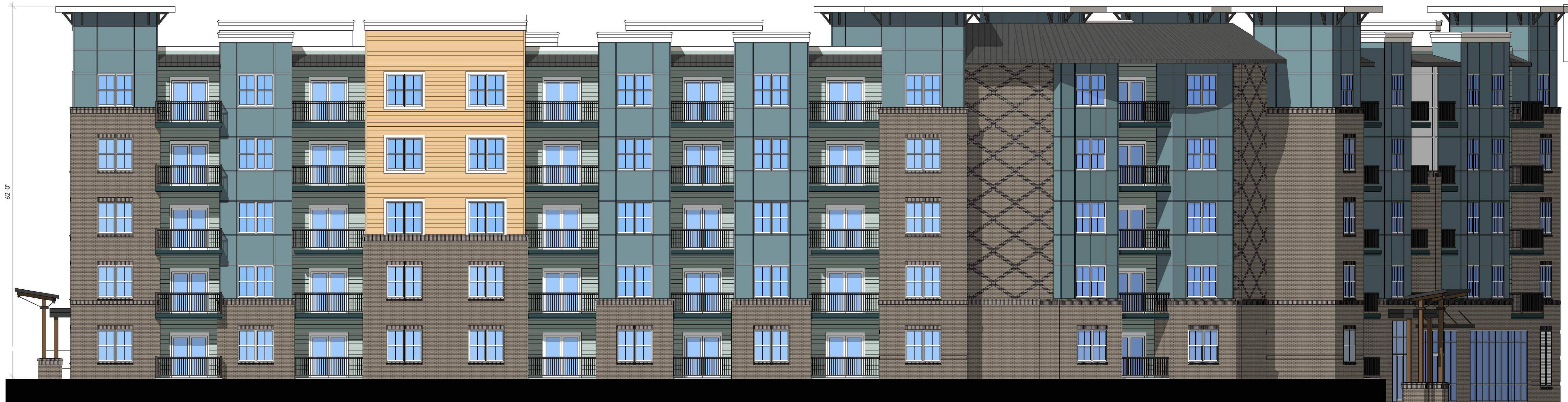
DRAWN BY: CJH

CHECKED BY:	CSW
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DATE: 09/12/2022

SHEET 1 OF 6

C400



BUILDING A - NORTH ELEVATION
SCALE: 1/8" = 1'-0" 5-STORIES / 74 UNITS

TRANSPARENCY REQUIREMENT - BLDG A NORTH ELEVATION FACING LOWNDES HILL RD.
REQUIRED (20%) - 474 SF
PROVIDED - 495 SF



BUILDING A - WEST ELEVATION
SCALE: 1/8" = 1'-0" 5-STORIES / 74 UNITS

TRANSPARENCY REQUIREMENT - BLDG A WEST ELEVATION FACING N. PLEASANTBURG DR.
REQUIRED (20%) - 453 SF
PROVIDED - 810 SF

ENCORE at LOWNDES HILL GREENVILLE, SC





BUILDING A - EAST ELEVATION

SCALE: 1/8" = 1'-0" 5-STORIES / 74 UNITS



BUILDING A - SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 5-STORIES / 74 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC





BUILDING B - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

5-STORIES / 85 UNITS

TRANSPARENCY REQUIREMENT - BLDG B NORTH ELEVATION FACING WATSON AVIATION RD.

REQUIRED (20%) - 453 SF

PROVIDED - 507 SF



BUILDING B - WEST ELEVATION

SCALE: 1/8" = 1'-0"

5-STORIES / 85 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC





BUILDING B - EAST ELEVATION

SCALE: 1/8" = 1'-0"

5-STORIES / 85 UNITS



BUILDING B - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

5-STORIES / 85 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC





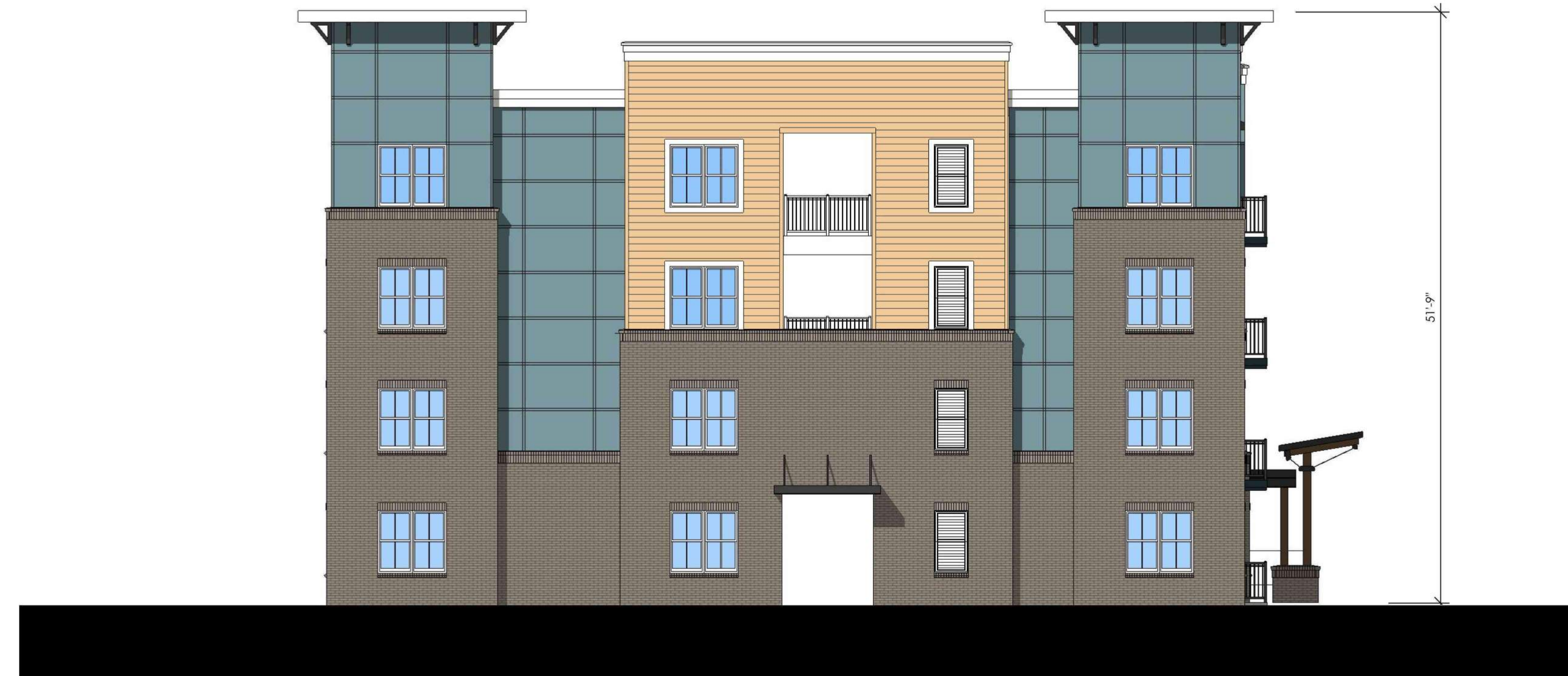
BUILDING C - NORTH ELEVATION
SCALE: 1/8" = 1'-0" 4-STORIES / 44 UNITS



BUILDING C - WEST ELEVATION
SCALE: 1/8" = 1'-0" 4-STORIES / 44 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC





BUILDING C - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 4-STORIES / 44 UNITS



BUILDING C - EAST ELEVATION
SCALE: 1/8" = 1'-0" 4-STORIES / 44 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC





BUILDING TH - WEST ELEVATION
SCALE: 1/8" = 1'-0" 3-STORIES / 6 UNITS



BUILDING TH - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 3-STORIES / 6 UNITS



BUILDING TH - EAST ELEVATION
SCALE: 1/8" = 1'-0" 3-STORIES / 6 UNITS

**TRANSPARENCY REQUIREMENT -
TOWNHOME WEST ELEVATION FACING N. PLEASANTBURG DRIVE**
REQUIRED (20%) - 216 SF
PROVIDED - 230 SF



BUILDING TH - NORTH ELEVATION
SCALE: 1/8" = 1'-0" 3-STORIES / 6 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC





MAINT. GARAGE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MAINT. GARAGE - WEST ELEVATION
SCALE: 1/8" = 1'-0"



MAINT. GARAGE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



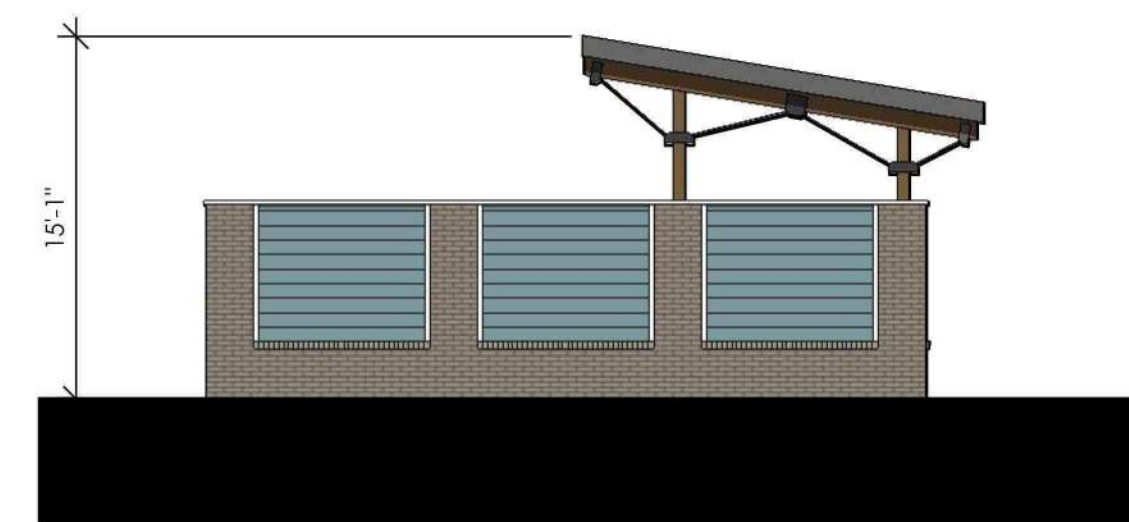
MAINT. GARAGE - WEST ELEVATION
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE - NORTH ELEV.
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE - WEST ELEV.
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE - SOUTH ELEV.
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE - EAST ELEV.
SCALE: 1/8" = 1'-0"

ENCORE at LOWNDES HILL GREENVILLE, SC





NORTH WEST AERIAL VIEW

ENCORE at LOWNDES HILL GREENVILLE, SC



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770.432.2727
770.432.2773 fax
www.courseyarchitects.com2118 witshire boulevard, suite 1115
santa monica, california 90403
310.433.9423
courseychris@aol.com
www.courseyarchitects.com



SOUTH EAST AERIAL VIEW

ENCORE at LOWNDES HILL GREENVILLE, SC



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interior design
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PERSPECTIVE VIEW - FROM N. PLEASANTBURG DRIVE LOOKING EAST

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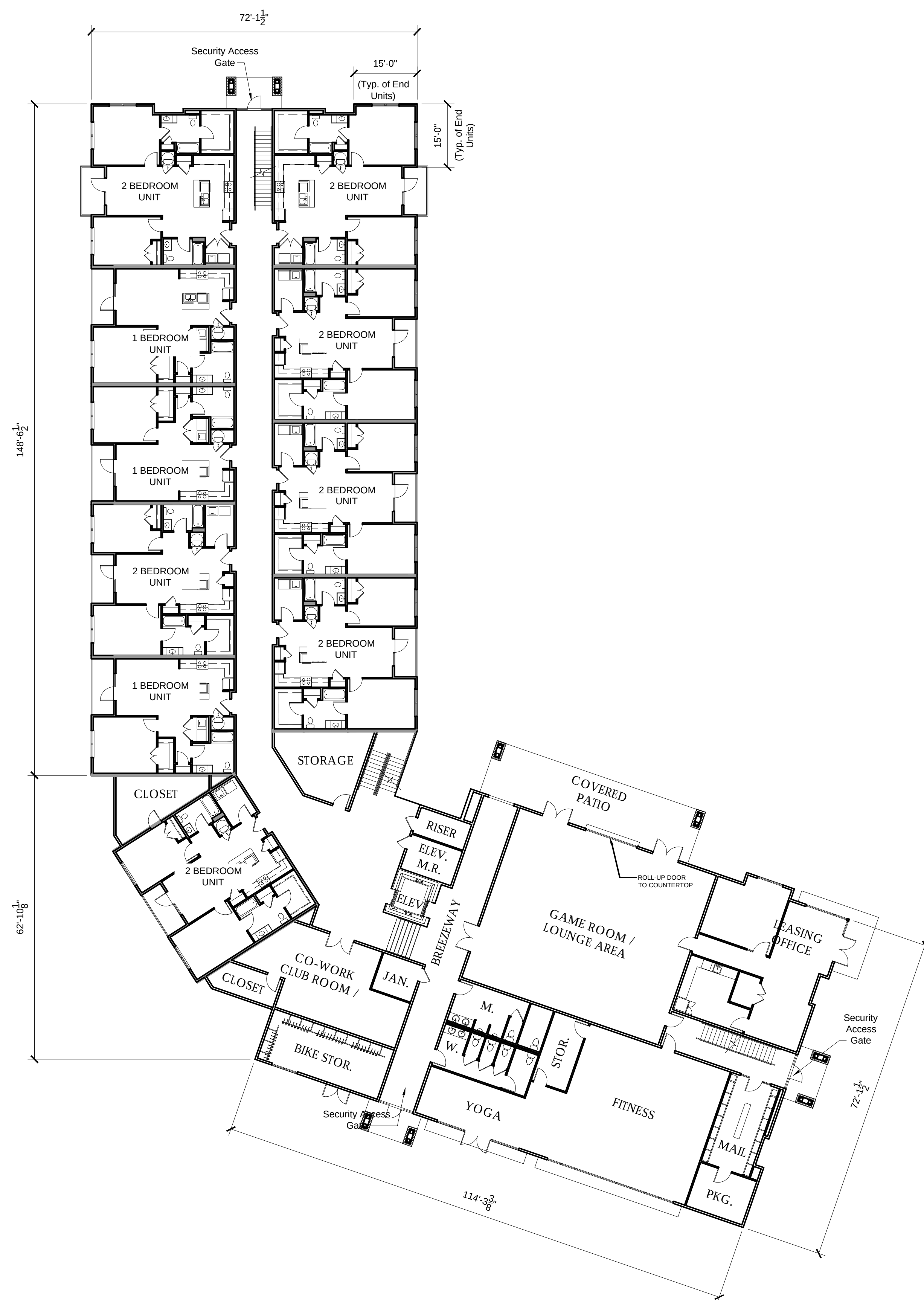




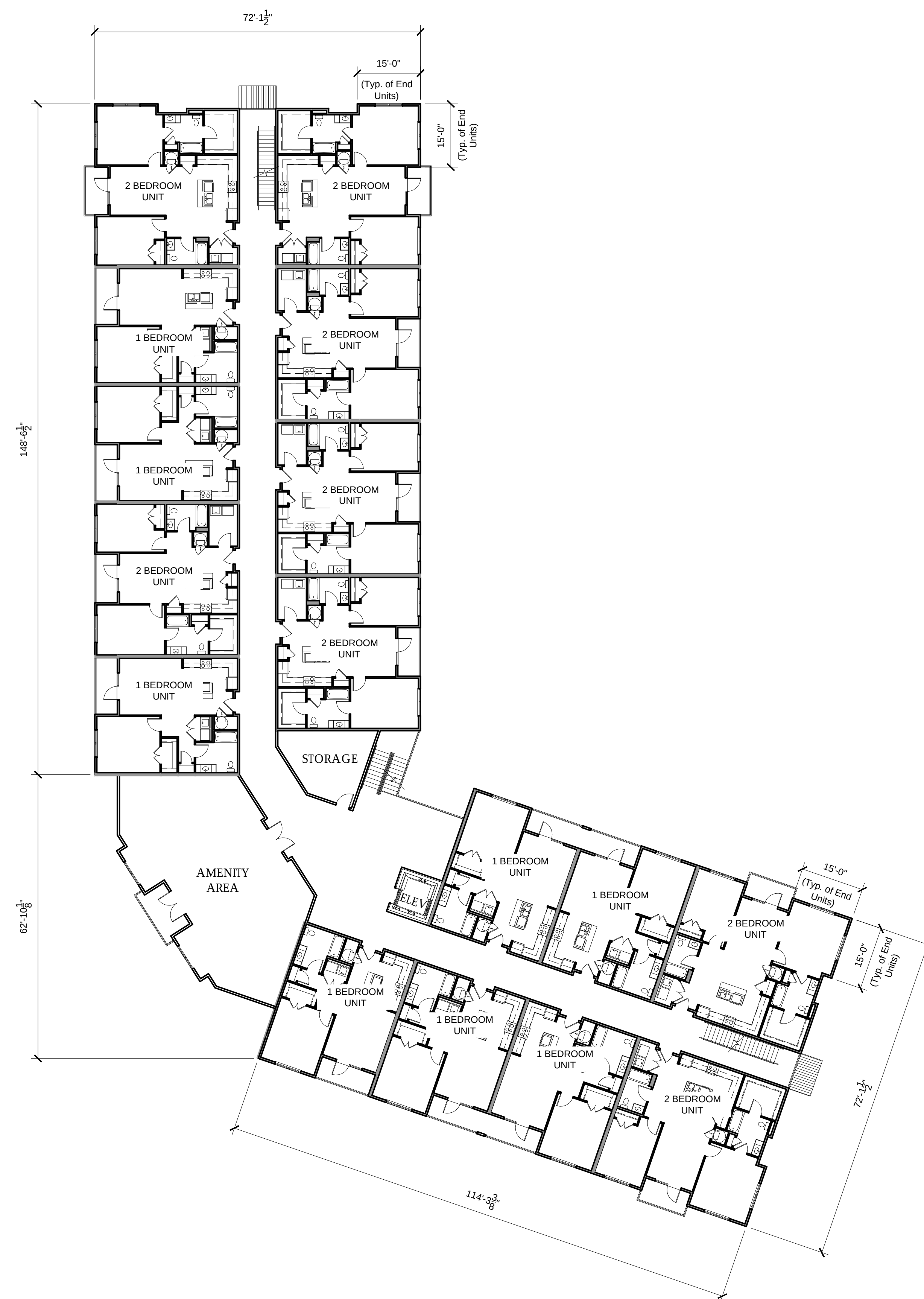
PERSPECTIVE VIEW - FROM WATSON AVIATION ROAD LOOKING WEST

ENCORE at LOWNDES HILL GREENVILLE, SC





BUILDING A - FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0" 5-STORIES / 74 UNITS



BUILDING A - FLOORS 2 THRU 5
SCALE: 1/16" = 1'-0" 5-STORIES / 74 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC

gc&a gary b. coursey & associates · architects · inc · aia

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interior design
planning

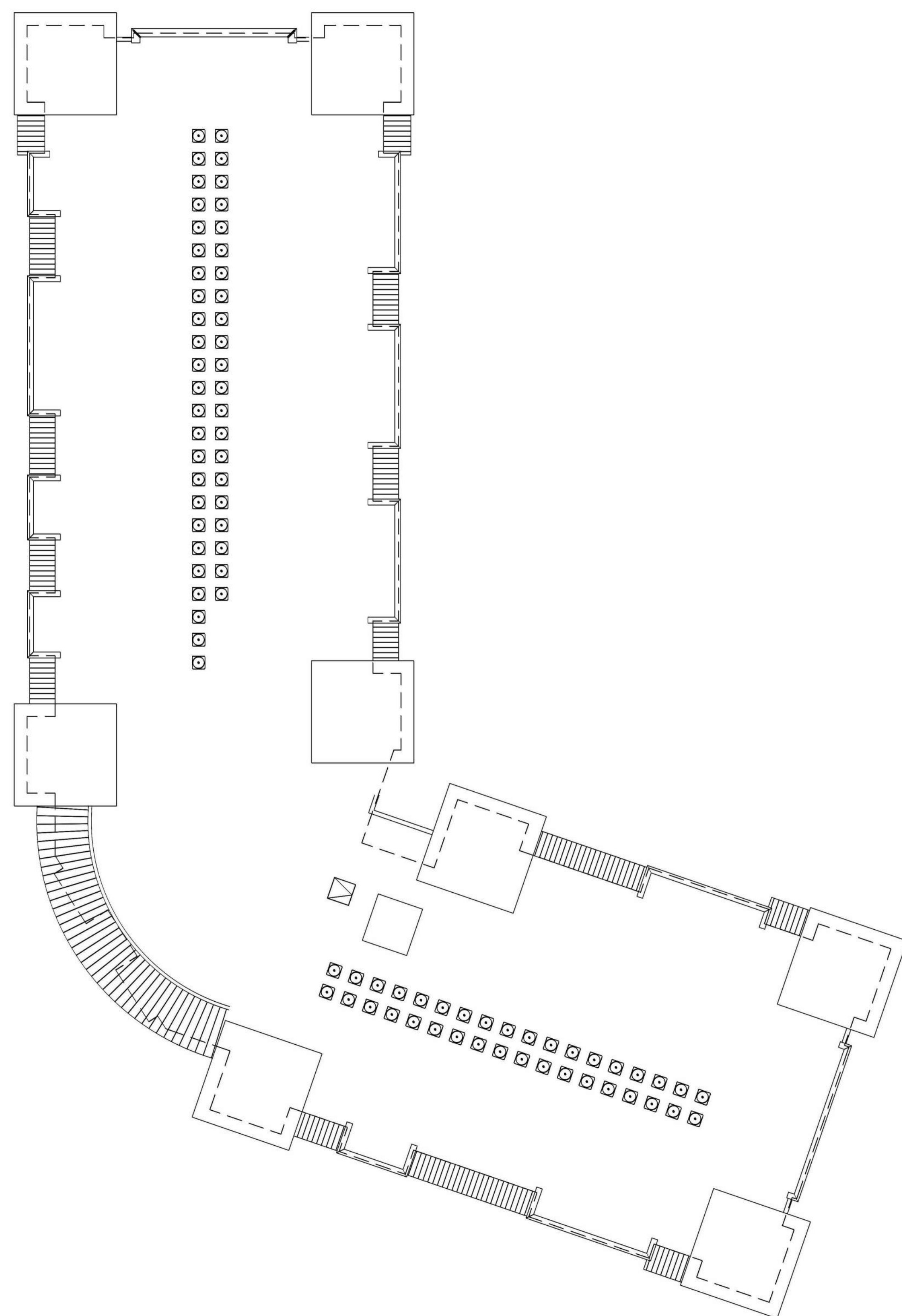
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BUILDING A - ROOF PLAN

SCALE: 1/16" = 1'-0"

5-STORIES / 74 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC



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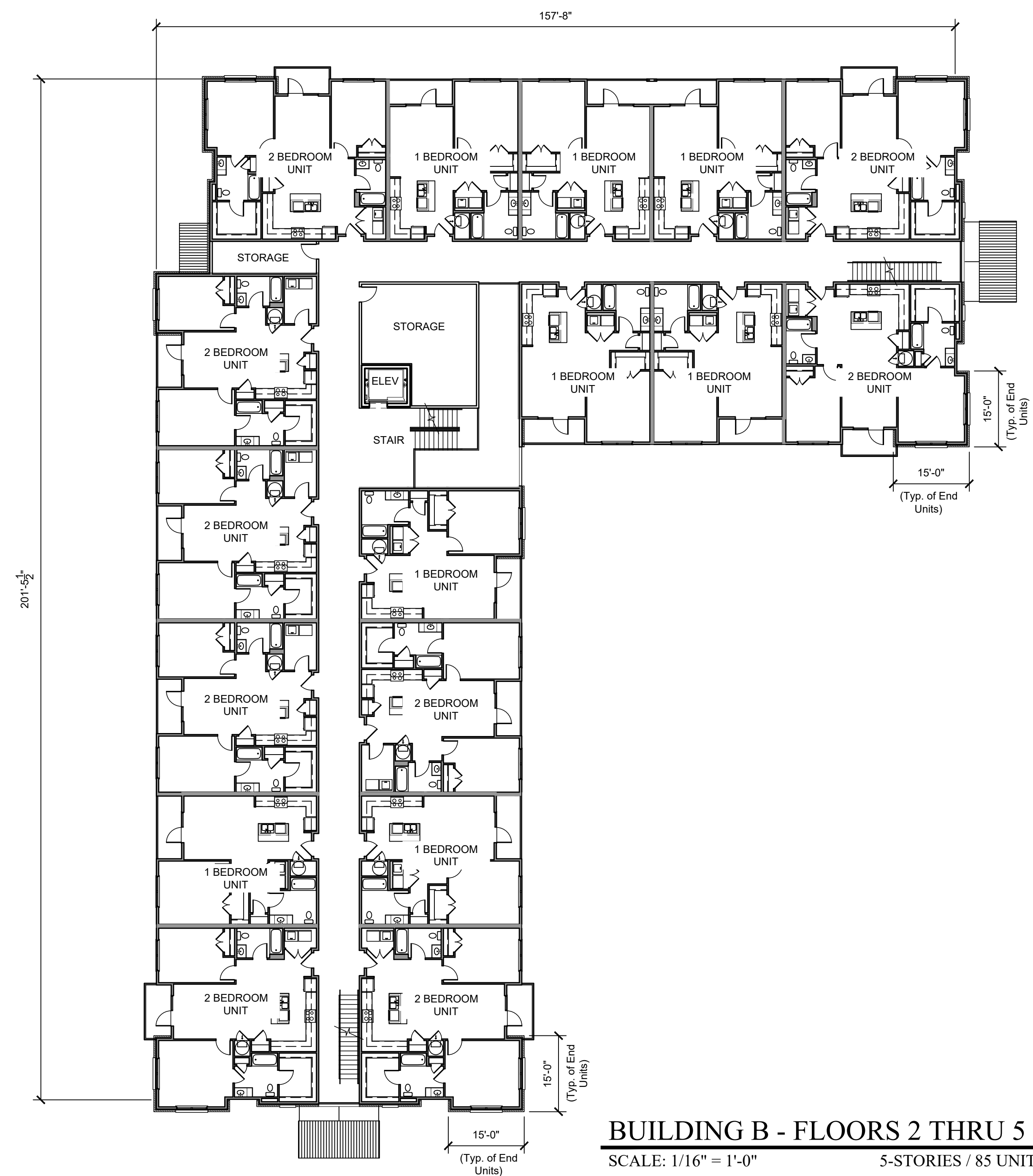
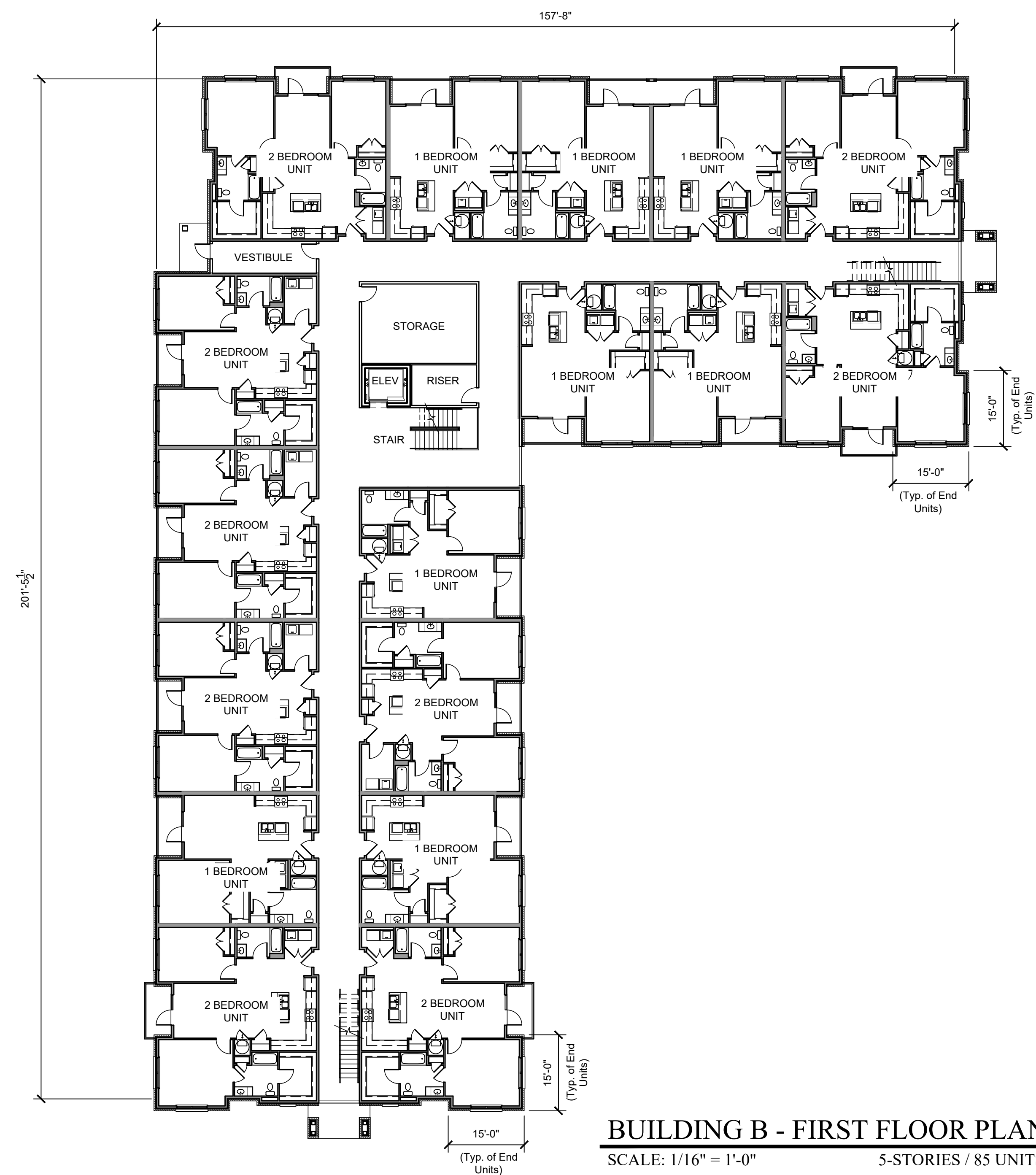
architecture
interior design
planning

CONCEPT DESIGN PACKAGE SUBMITTAL
09/12/2022

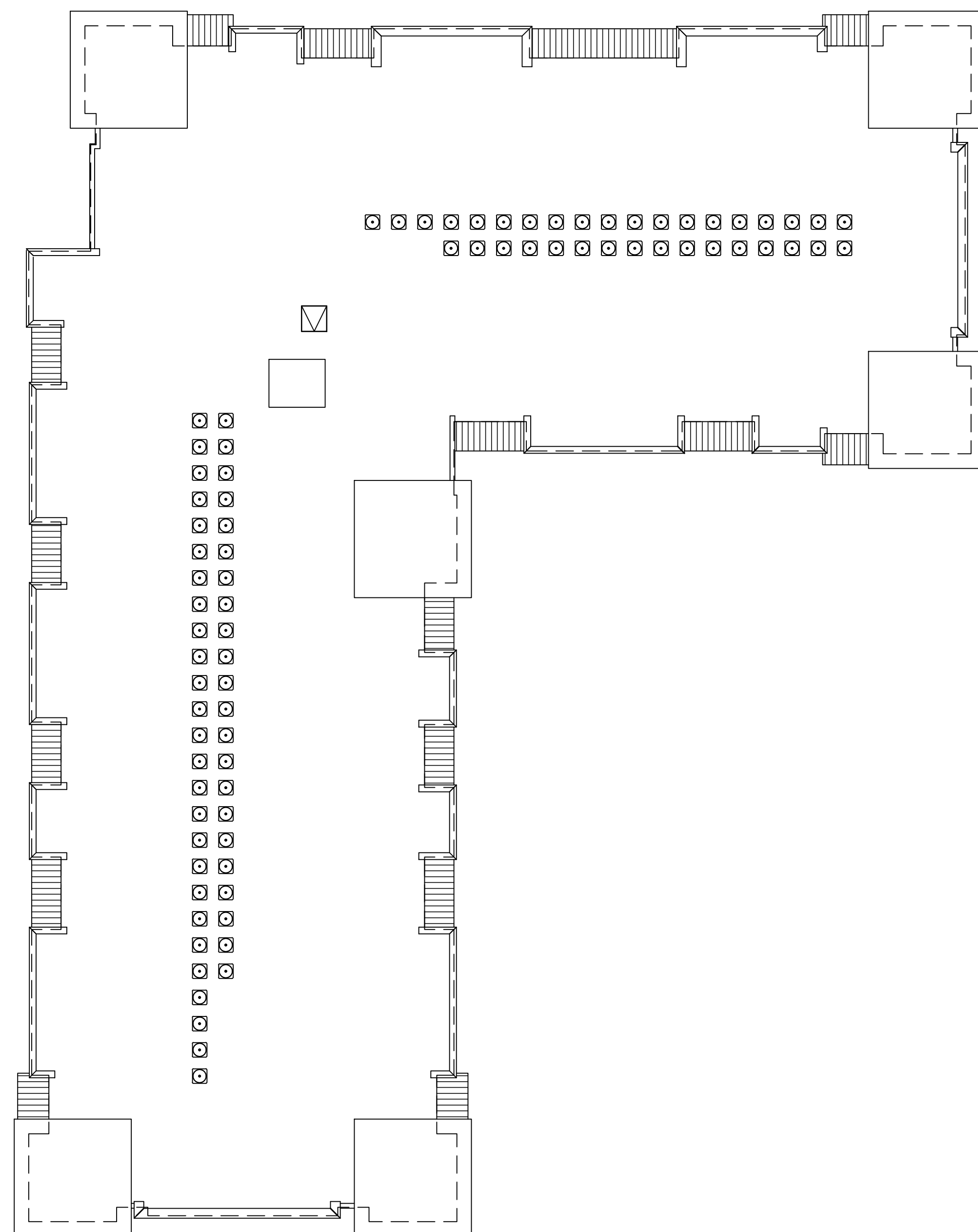
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ENCORE at LOWNDES HILL GREENVILLE, SC



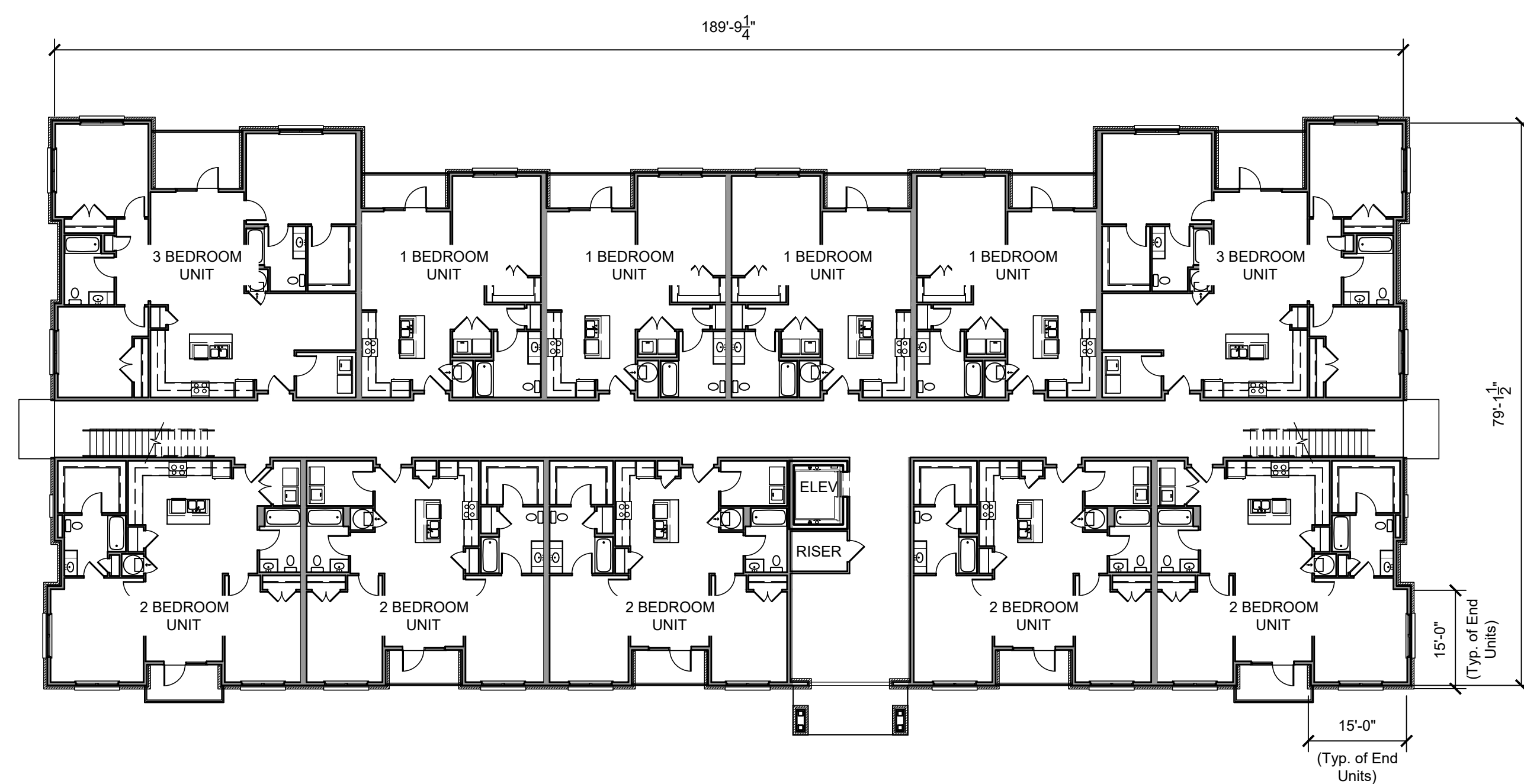
BUILDING B - ROOF PLAN

SCALE: 1/16" = 1'-0"

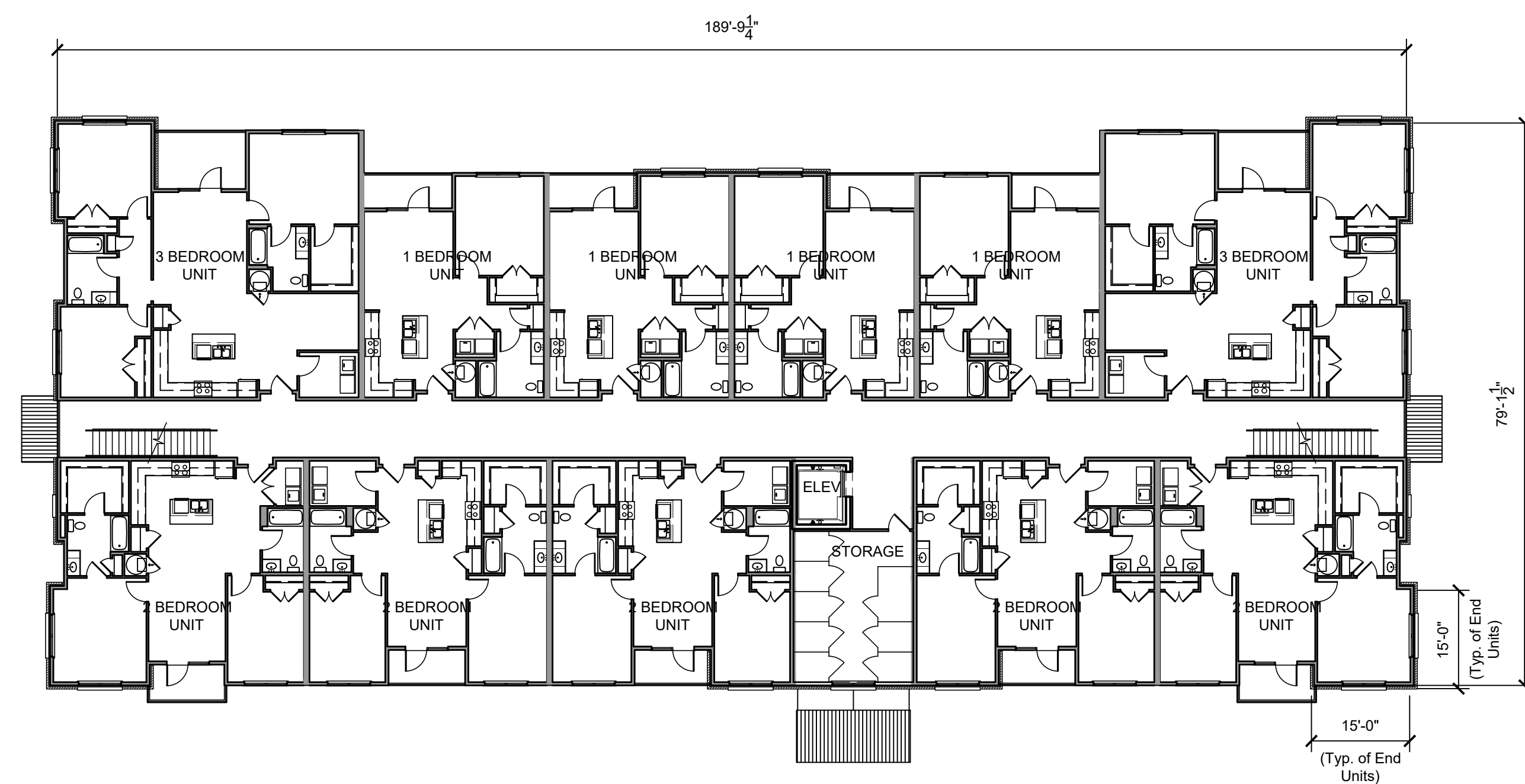
5-STORIES / 85 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC

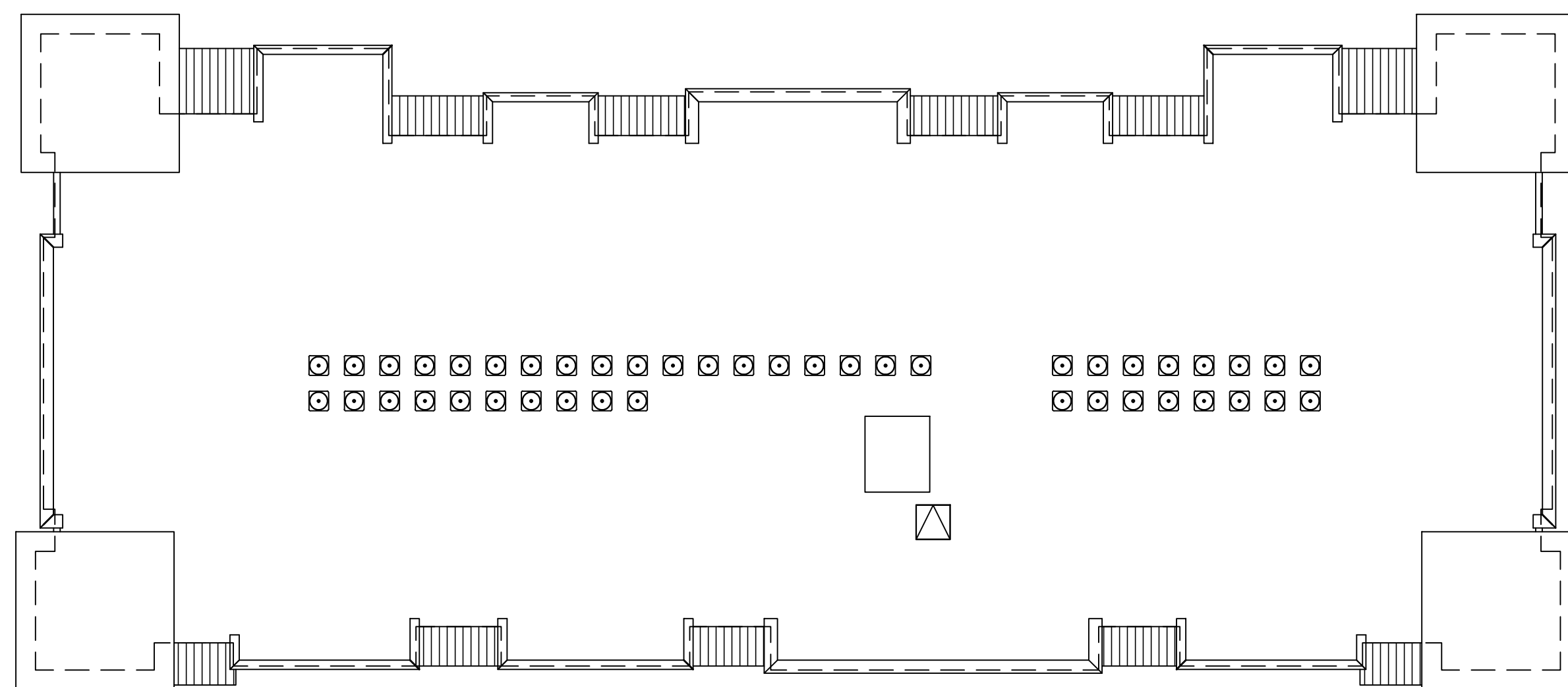




BUILDING C - FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0" 4-STORIES / 44 UNITS



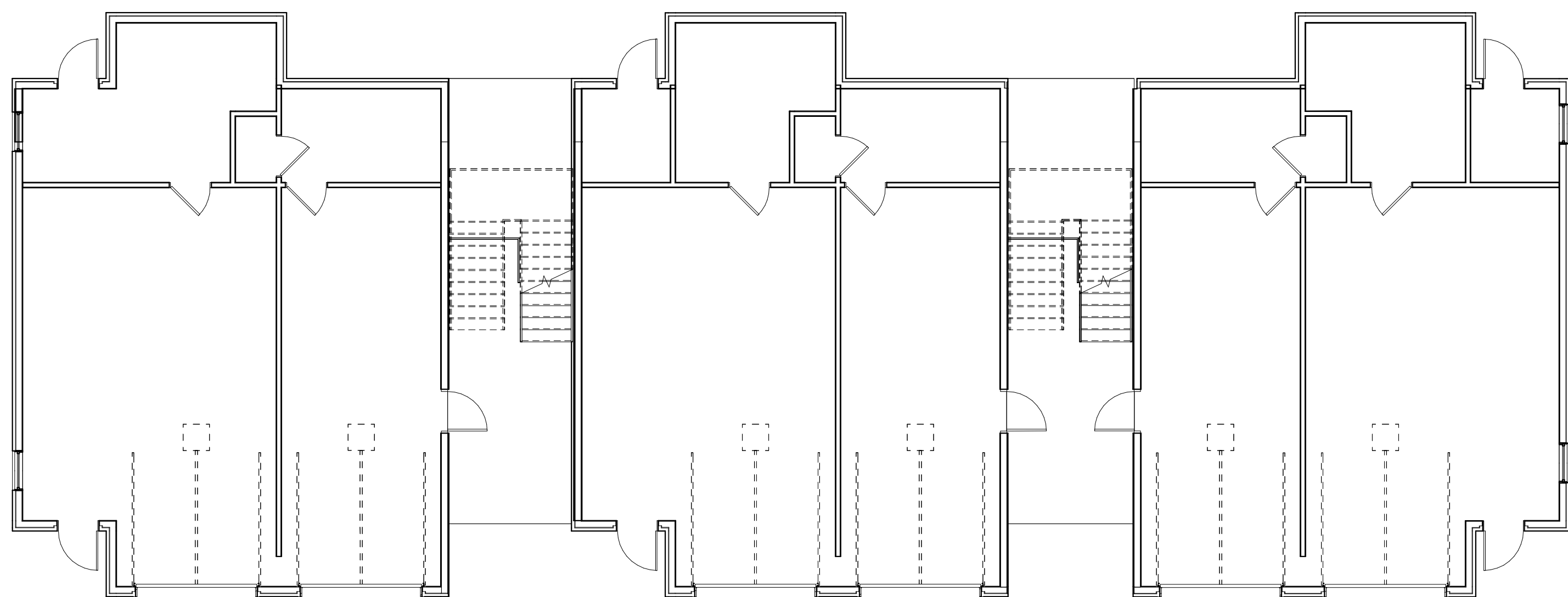
BUILDING C - FLOORS 2 THRU 4
SCALE: 1/16" = 1'-0" 4-STORIES / 44 UNITS



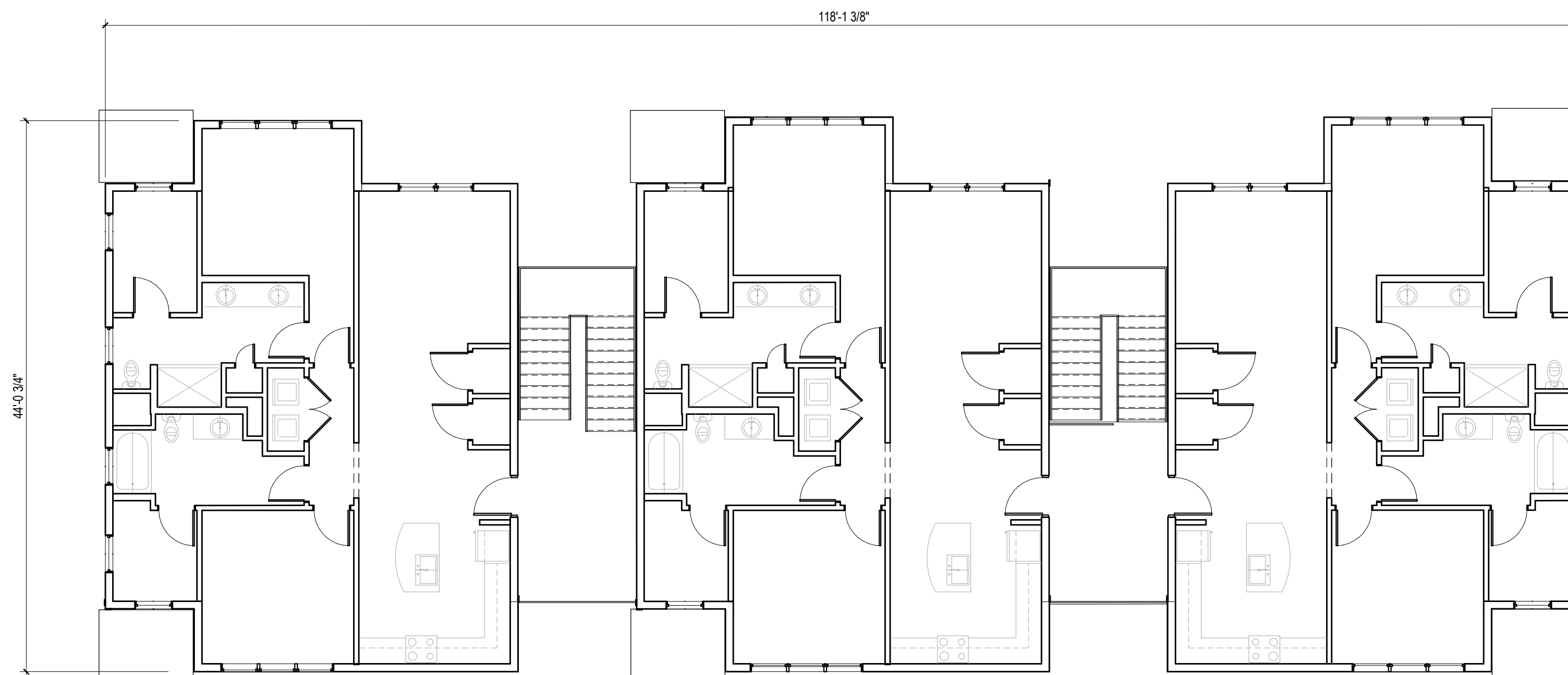
BUILDING C - ROOF PLAN
SCALE: 1/16" = 1'-0" 4-STORIES / 44 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC

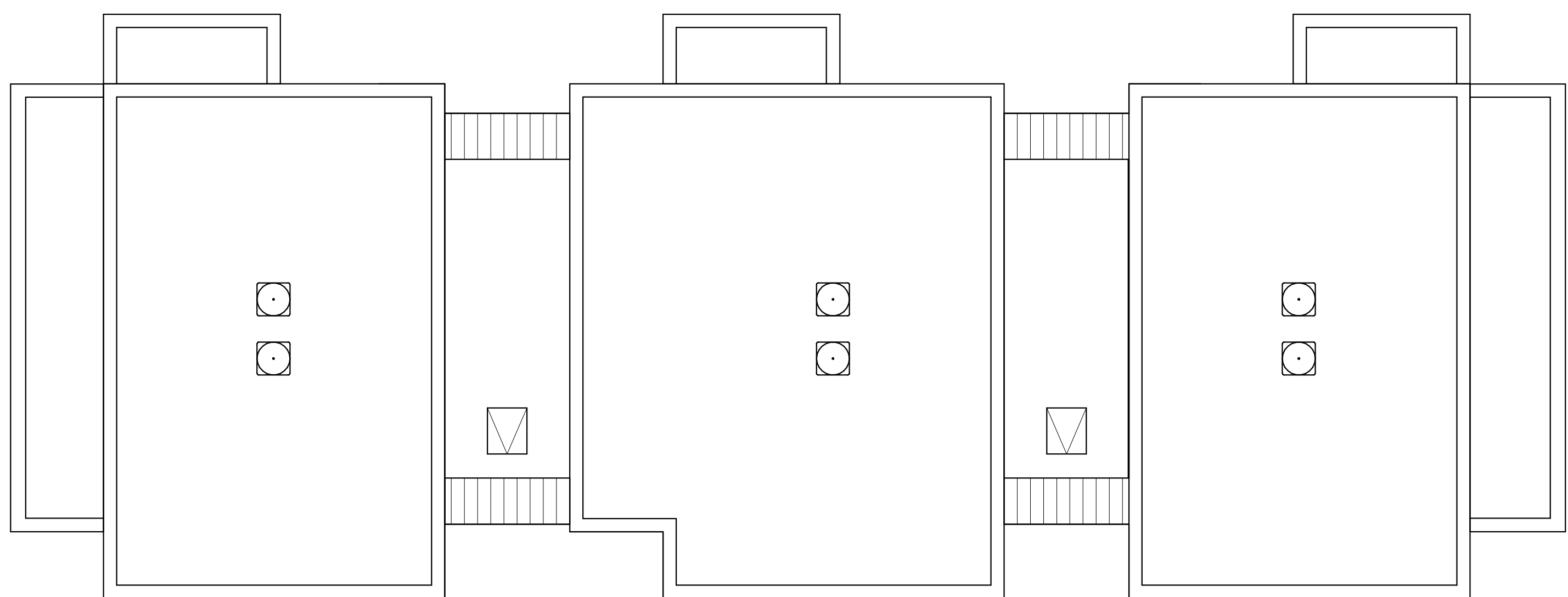




TOWNHOUSE - FIRST FLOOR PLAN
SCALE: 1/8"=1'-0" 3 STORY / 6 UNITS



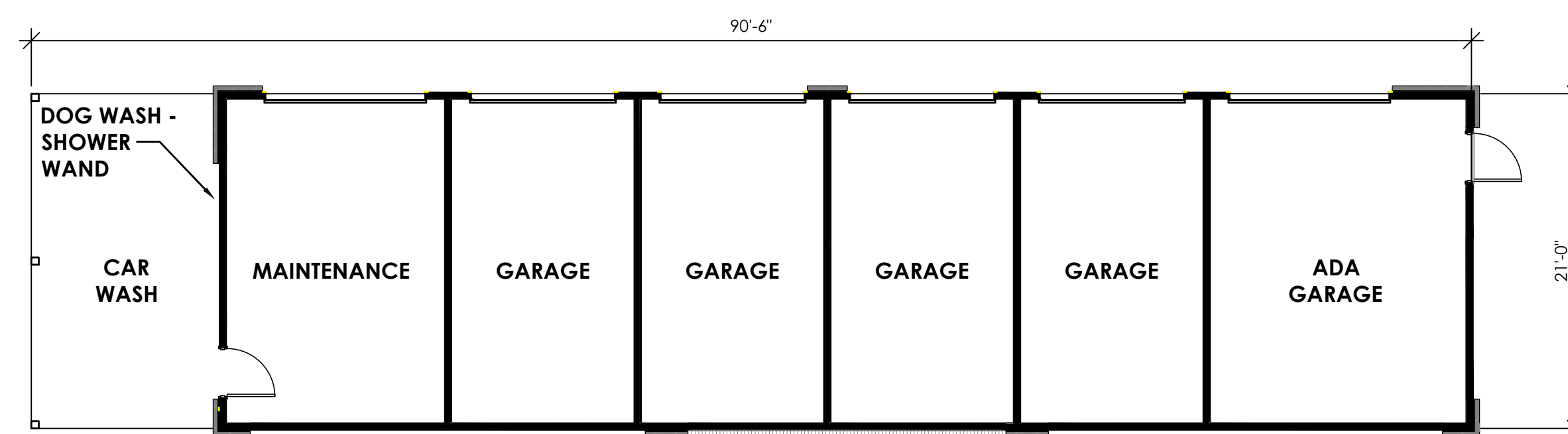
TOWNHOUSE - 2 THRU 3 FLOOR PLAN
SCALE: 1/8"=1'-0" 3 STORY / 6 UNITS



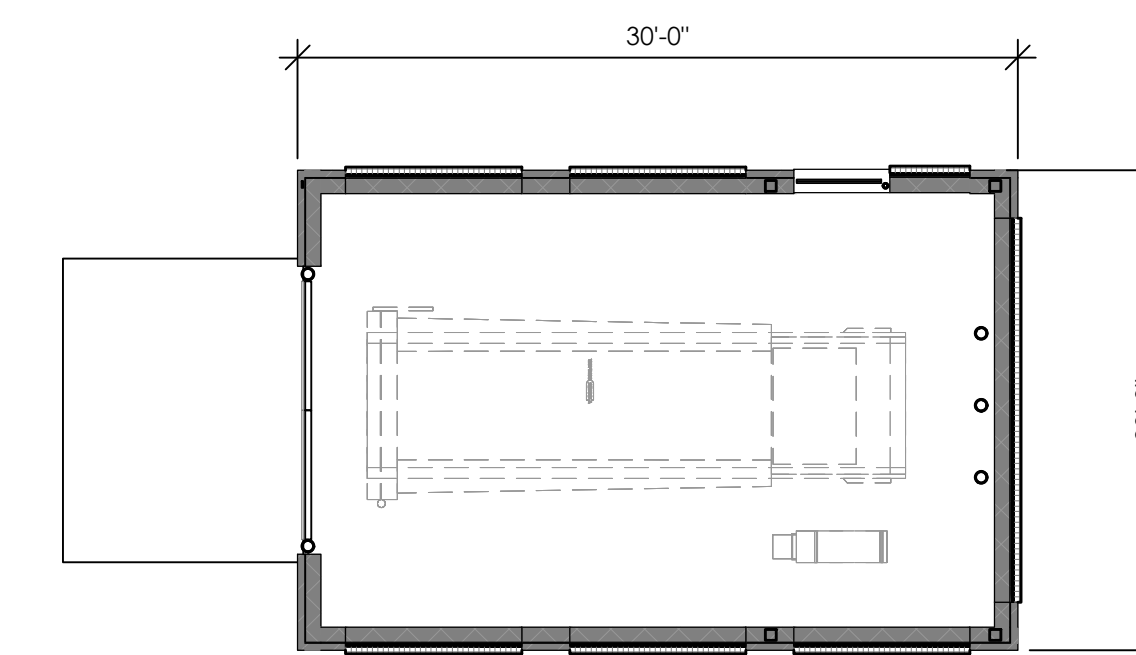
TOWNHOUSE - ROOF PLAN
SCALE: 1/8"=1'-0" 3 STORY / 6 UNITS

ENCORE at LOWNDES HILL GREENVILLE, SC

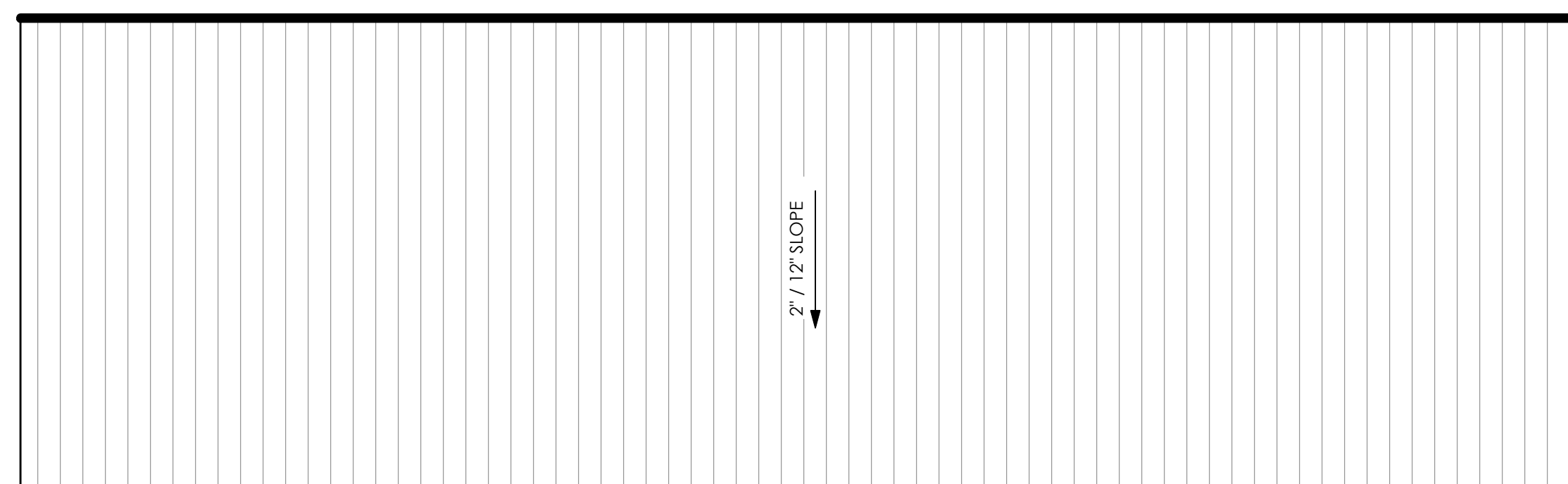




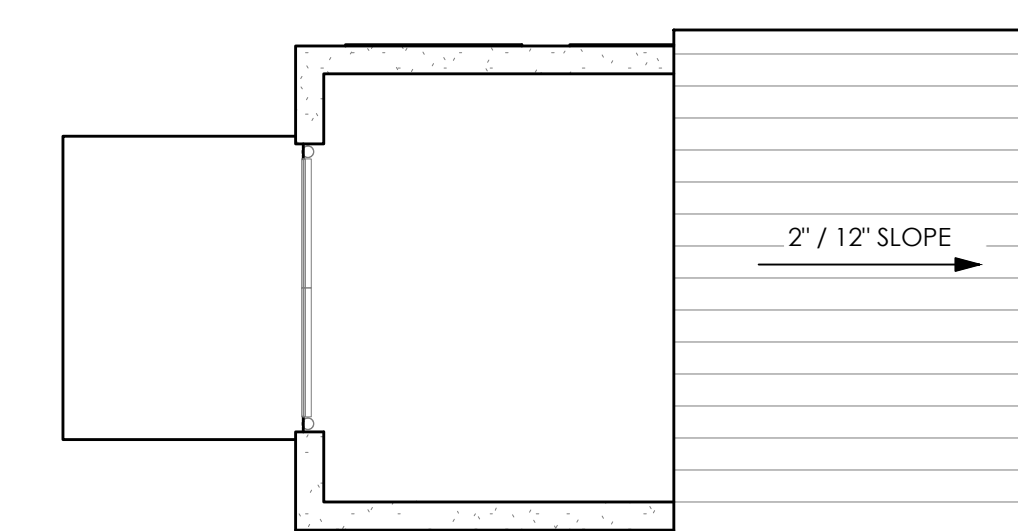
MAINTENANCE GARAGE - FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



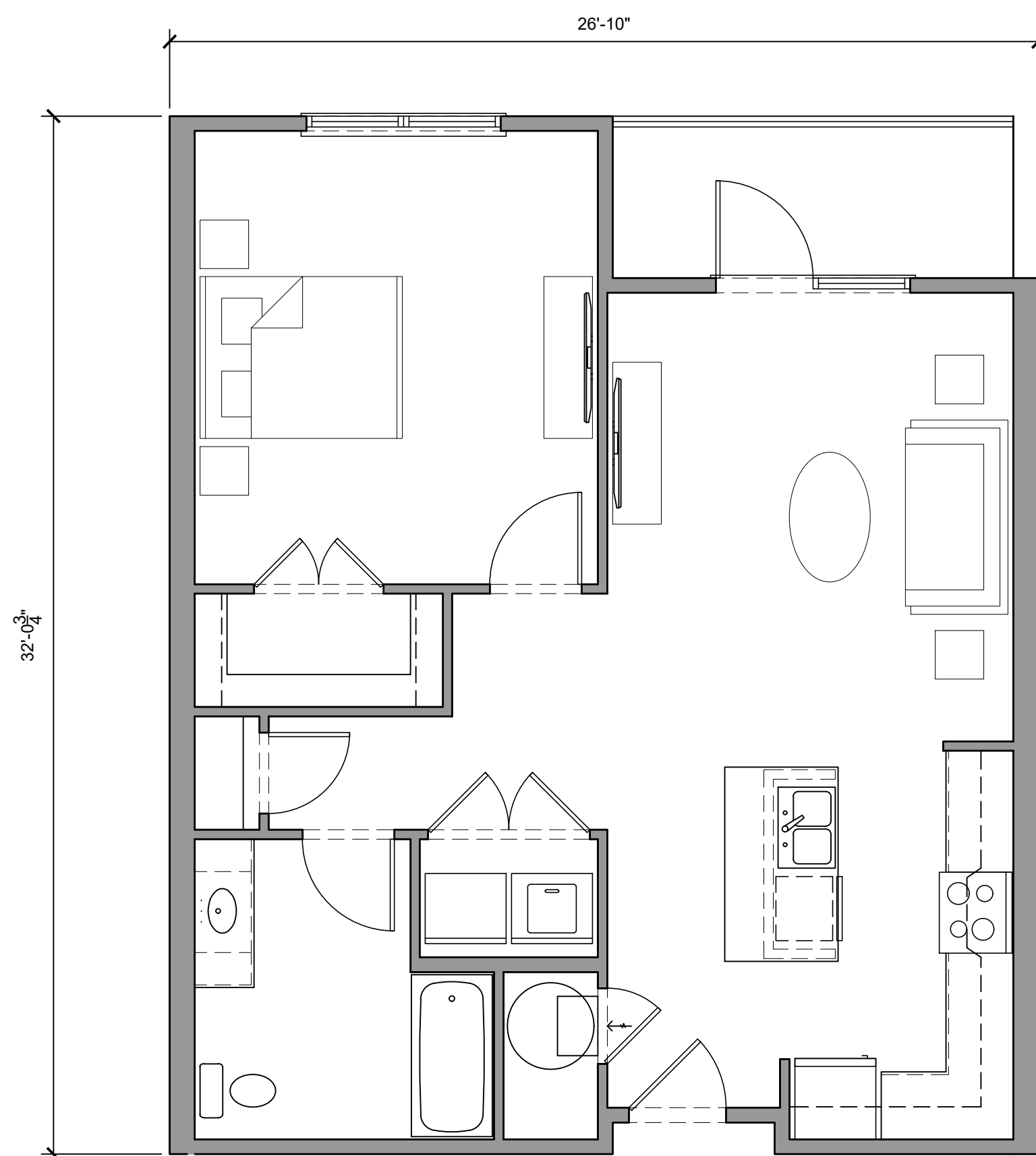
MAINTENANCE GARAGE - ROOF PLAN
SCALE: 1/8" = 1'-0"



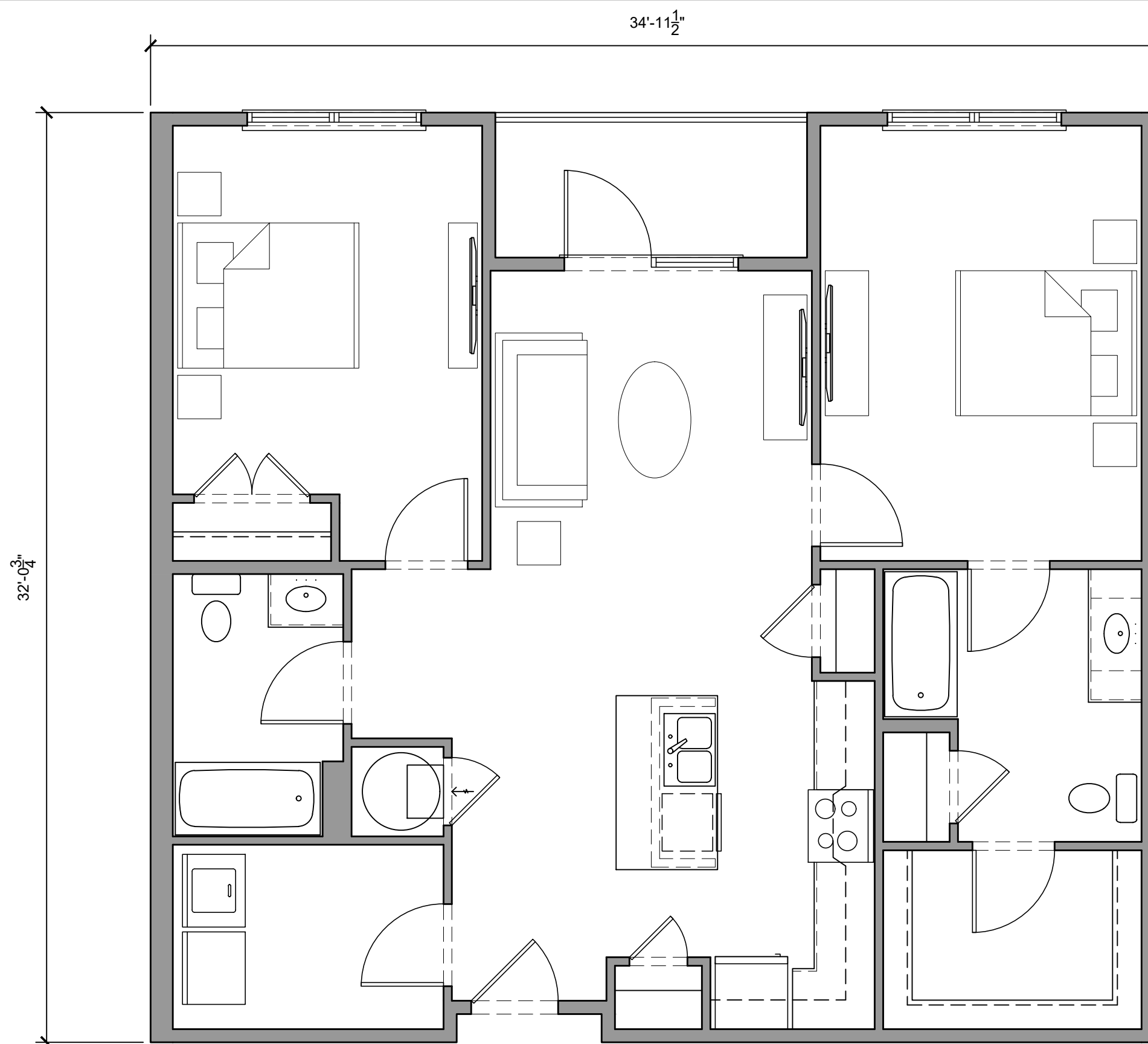
TRASH ENCLOSURE - ROOF PLAN
SCALE: 1/8" = 1'-0"

ENCORE at LOWNDES HILL GREENVILLE, SC

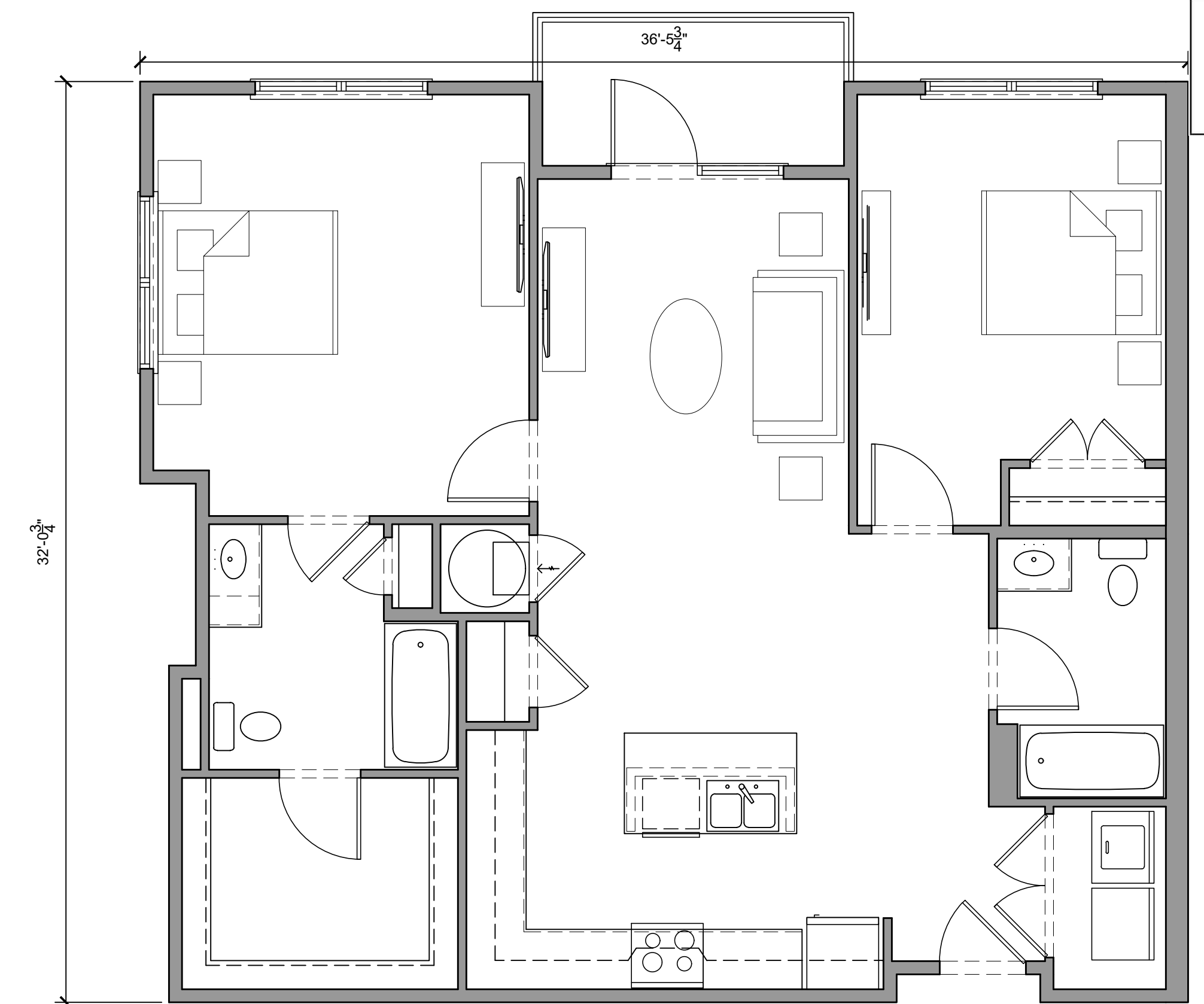




UNIT PLAN - 1BR 730 SF
SCALE: 1/4" = 1'-0"



UNIT PLAN - 2BR 993 SF
SCALE: 1/4" = 1'-0"



UNIT PLAN - 2BR (end) 1,036 SF
SCALE: 1/4" = 1'-0"

A9



UNIT PLAN - 3BR 1,458 SF
SCALE: 1/4" = 1'-0"

UNIT SUMMARY

BUILDING A:
(35) One Bedroom Units
(39) Two Bedroom Units
74 Units / 112 Beds

BUILDING B:
(40) One Bedroom Units
(45) Two Bedroom Units
85 Units / 130 Beds

BUILDING C:
(16) One Bedroom Units
(20) Two Bedroom Units
(8) Three Bedroom Units
44 Units / 80 Beds

TOWNHOMES:
(6) Two Bedroom Townhomes

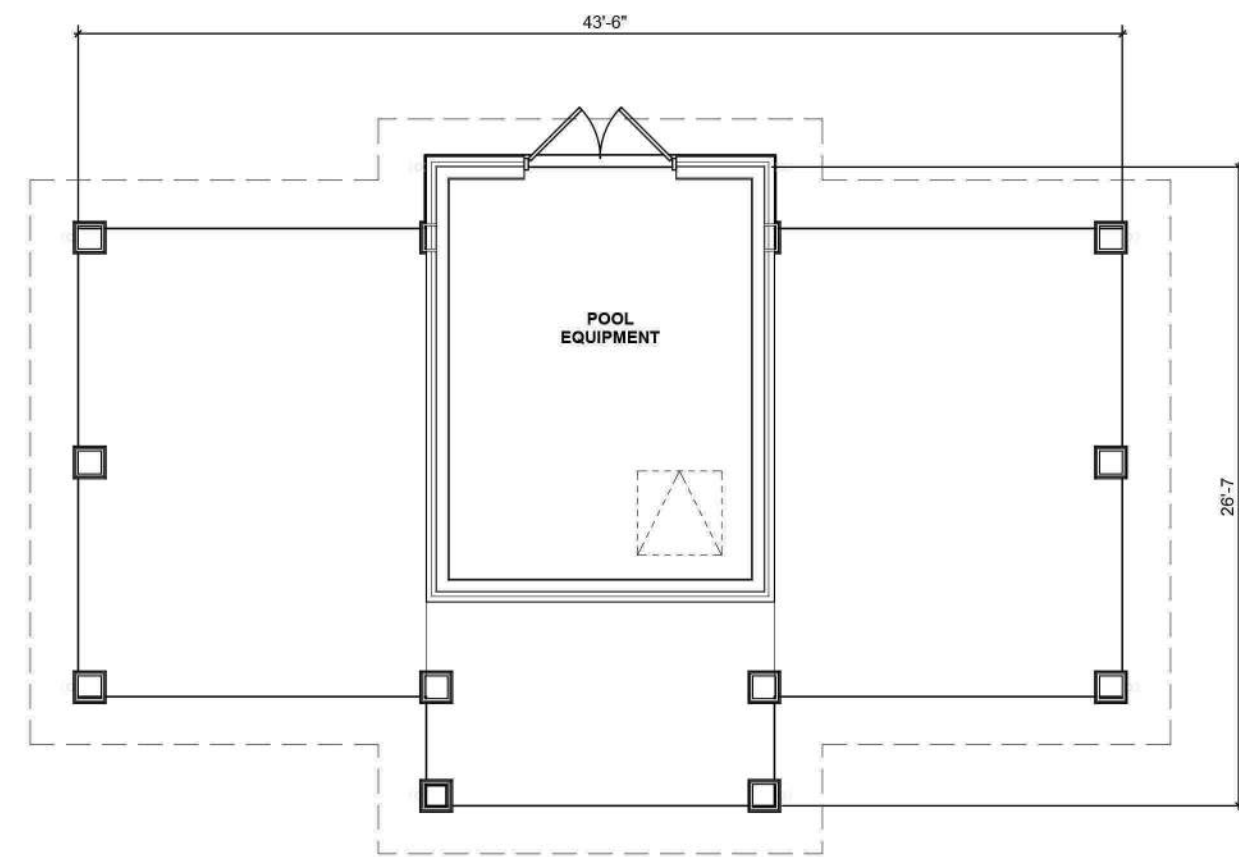
UNIT TYPE %:
1-BR Units = 44%
2-BR Units = 52%
3-BR Units = 4%

TOTAL # OF UNITS:
203 Units (Bldgs A, B & C)
6 Units (Townhomes)
209 TOTAL UNITS

AVERAGE AREA / UNIT = 1,054 SF

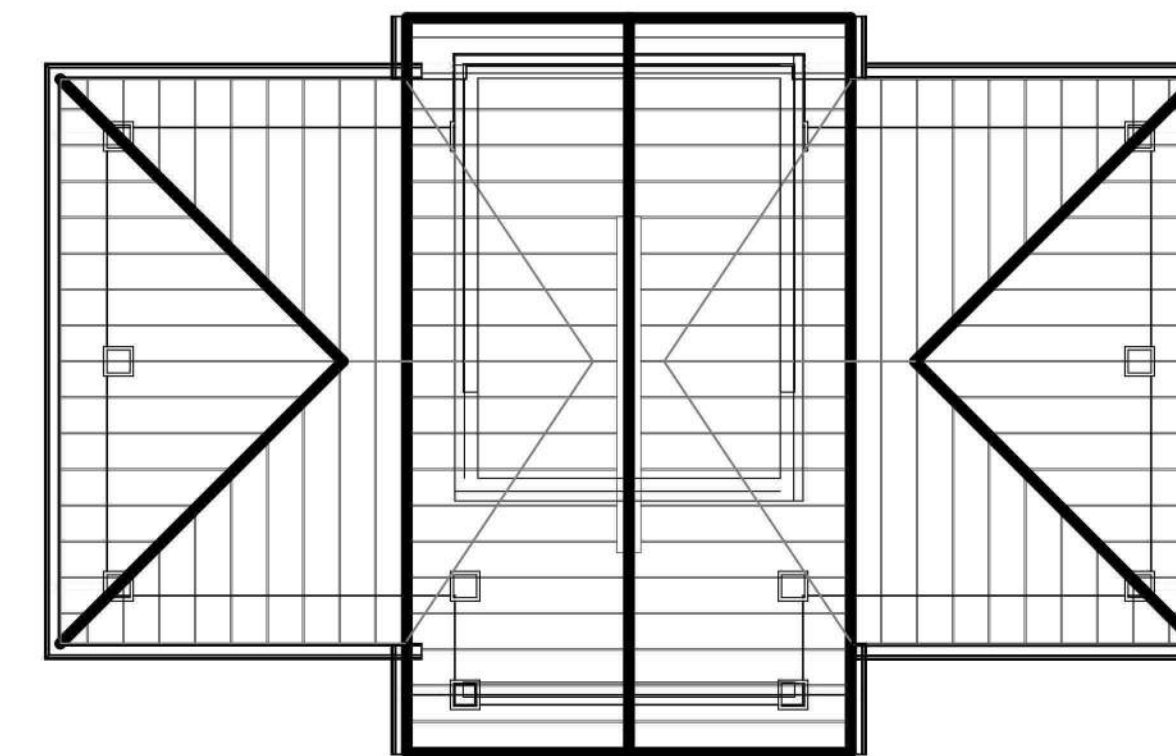
ENCORE at LOWNDES HILL GREENVILLE, SC





PAVILION - FLOOR PLAN

SCALE: 1/8" = 1'-0"



PAVILION - ROOF PLAN

SCALE: 1/8" = 1'-0"



PAVILION - WEST ELEVATION

SCALE: 1/8" = 1'-0"



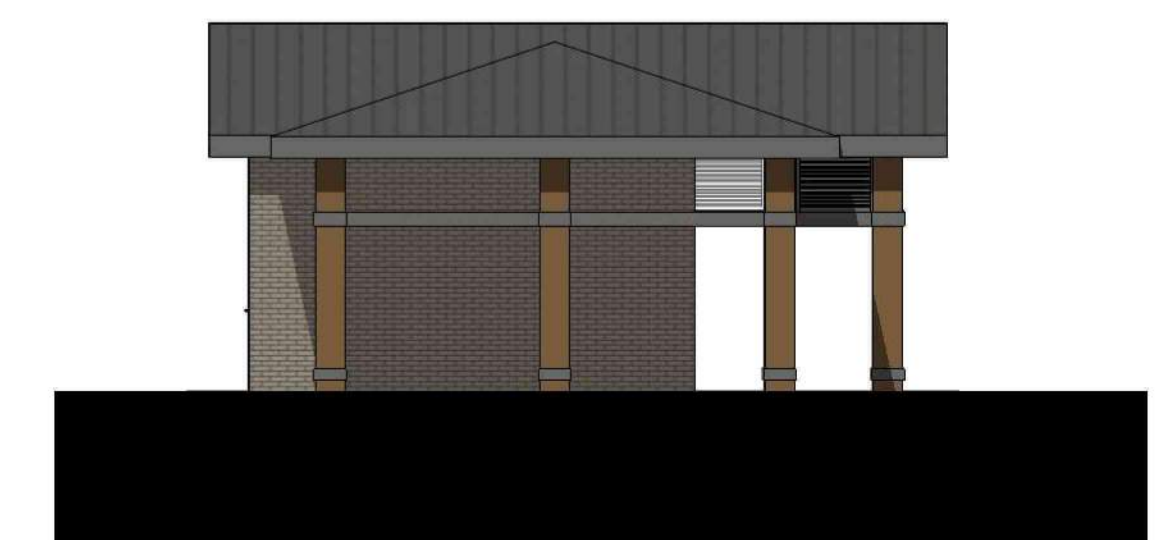
PAVILION - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PAVILION - EAST ELEVATION

SCALE: 1/8" = 1'-0"



PAVILION - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ENCORE at LOWNDES HILL GREENVILLE, SC





CAUTION

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

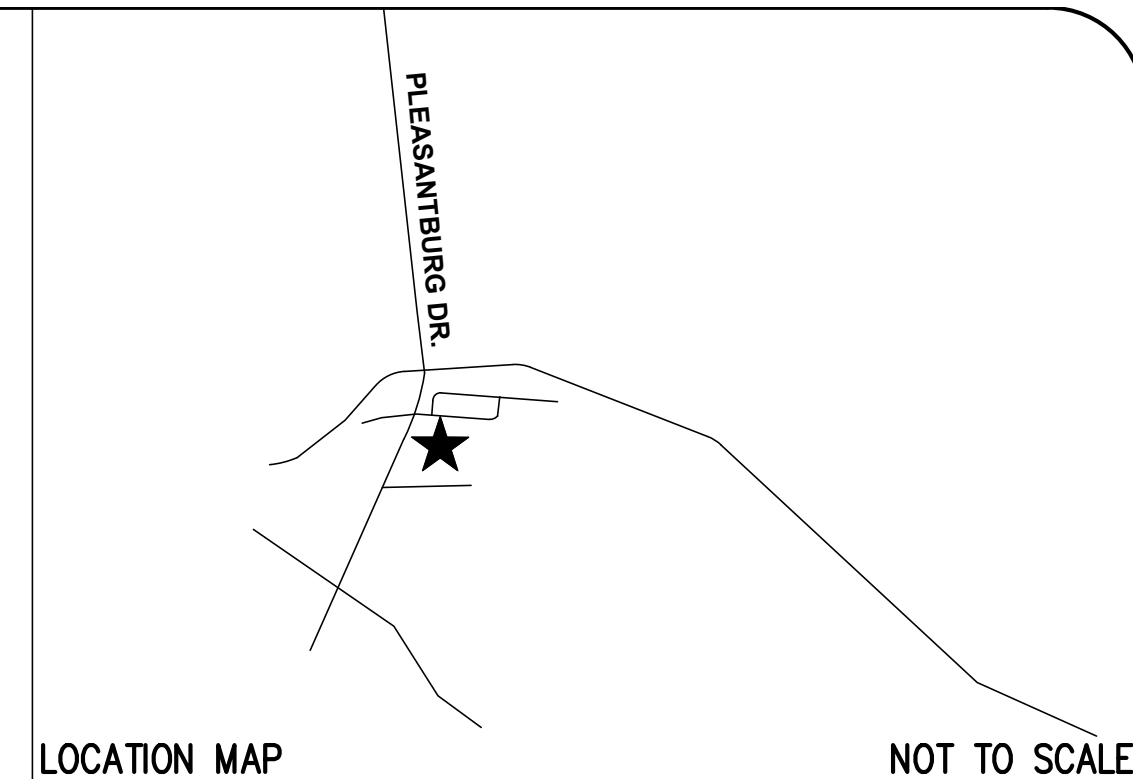
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PIN: 0282000201400, 0282000201401, 0282000201300
TOTAL SITE = 10.31 AC

ZONING - C3 (COMMERCIAL)

SETBACKS -
FRONT - 20'
REAR - 10'
SIDES - 10'



LEGEND

BL BUILDING LINE	TEL Q TELEPHONE PEDESTAL	⑦ GREASE TRAP MANHOLE
CL CENTERLINE	CABLE TV PEDESTAL	TOP/BOTTOM CURB
CMP COMBUSTIBLE METAL PIPE	CE ELECTRIC METER	TOP/BOTTOM WALL
CR CROP TOP	CB CATCH BASIN	TV/VF VENTRIFIED CLAY PIPE
DE DRAINAGE EASEMENT	CD DROP INLET	W WATER METER
EP EDGE OF PAVEMENT	CEC ELECT TRUNK	WV WATER VALVE
FM FINISHED FLOOR ELEVATION	XBL EXISTING BUILDING LINE	PI POST INDICATOR VALVE
FG FINISHED GRADE	FI FIRE HYDRANT	ST STORMWATER FLOW
IE INVERT ELEVATION	GI GAS METER	⇒ TRAFFIC FLOW
IRO IRON PIPE OLD	GS GAS VALVE	
IPS IRON PIPE SET-0	LP LIGHT POLE	
N&C NAIL & CAP	PO POWER POLE	
OT OPEN TOP	GU GUY ANCHOR	
RB REBAR	SM S&M MANHOLE	
RCP REINFORCED CONC PIPE	SS S&S MANHOLE	
R/W RIGHT OF WAY	TEL TELEPHONE MANHOLE	
SD STORM DRAIN	CS CLEAN OUT	

LINETYPES

-CIV	CABLE TV	SS	SANITARY SEWER - EXIST.
-X	CHAIN LINK FENCE (PROPOSED)	SS	SANITARY SEWER - NEW
-X	CHAIN LINK FENCE (EXISTING)	SD	SILT FENCE
-#680 -	CONTOURS - EXIST. GRADE	ST	STORM SEWER - EXIST.
-(678)	CONTOURS - FINISHED GRADE	ST	STORM SEWER - NEW
-FIB	FIBER OPTIC	UGP	UNDERGROUND PIPING
-FM	FORCE MAIN	UGT	UNDERGROUND TEL.
-GAS	GAS LINE	W	WATER LINE - EXIST.
-OWP	OVERHEAD POWER	W	WATER - NEW
-OHT	OVERHEAD TELEPHONE	Q	WOOD FENCE
-RD	ROOF DRAIN - NEW	NPODIS	LIMITS OF DISTURBANCE

TREE REQUIREMENTS PER LANDSCAPE ORDINANCE			
This table is to be used to determine the minimum number of trees that will be required per the landscape ordinance.			
LF of lot adjacent to street (to determine street tree requirements)	1211		
SF of parking lot (to determine parking lot requirements)	111063		
SF of disturbed area (to determine tree density requirements)	350774		
Combined Building Footprints	60542		
Athletic fields and courts	0		
Number of Existing Trees between 3" and 6" to be saved	27		
Total area for 1 tree per 2,000 sf	290232		
	No. of Trees		
Trees required for 1 per 2,000sf	146	Which may include parking lot and street tree totals	
Trees required for parking lot	56	Parking lot trees are part of the total required	
3" Canopy Street trees required at 1 per 40' -or-	31	Street trees are part of the total required	
2" Ornamental Street Trees required at 1 per 20'	61	Street trees are part of the total required	
Total Required number of trees per landscape ordinance	146		
Credit for Saved Trees	27		
Number of new tree to be installed per landscape ordinance	119		
TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (1:1 replacement)			
This table is to be used to determine the mitigation requirements for removed trees per the tree preservation ordinance			
	Combined DBH		
Existing Trees greater than 6" to be removed (including heritage trees)*	7630	Will require survey information	
Total DBH to be installed as indicated on landscape plan plus saved trees	357	User input via landscape plan and all trees between 3" - 6"	
	7273	Difference of Mitigation minus installed	
	7273	Additional DBH Required	
	\$363,650	Optional Fee-in-lieu of for mitigation	
* NOTE: exclude any trees which are exempt per ordinance			
TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (Heritage Tree Removal Fees)			
This table is to be used to determine the fine for removal of heritage trees			
	Combined DBH		
Heritage trees being removed	348		
	\$15,660	Mandatory Heritage tree removal fees	
TOTAL FEES REQUIRED FOR 1:1 MITIGATION FILO and HERITAGE TREE FINES			
	\$363,650	Optional Fee-in-lieu of for mitigation	
	\$15,660	Mandatory Heritage tree removal fees	
	\$379,310	Total of Fee-in-lieu-of plus Heritage Removal Fees	
	or		
	\$201,317	Max Cap based on \$25,000 per acre pro rata	

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

www.sitedesign-inc.com
125 ROCKY CREEK ROAD
GREENVILLE, SC 29615
PH. (864)271-4496



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	NO.	DATE

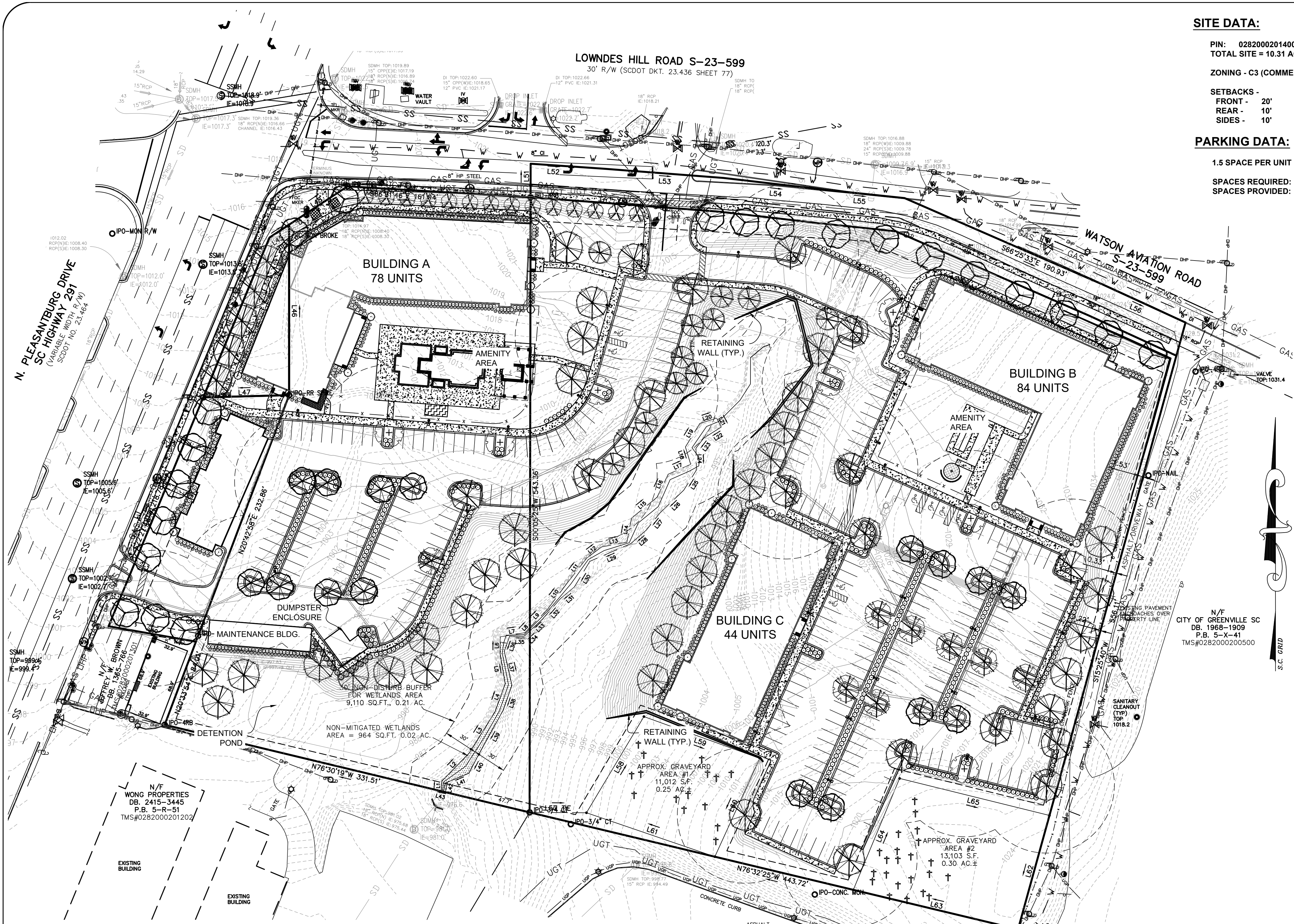
**ENCORE
LOWNDES HILL**

**CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA**

HORZ. SCALE:	1" = 50'
VERT. SCALE:	N/A
DESIGNED BY:	JAW
DRAWN BY:	JAW
CHECKED BY:	AGB
DATE:	09/12/2022
S211535 LANDSCAPE.dwg	
EXISTING TREE INVENTORY PLAN	

SHEET 4 OF 6

L100



SITE DATA:

PIN: 0282000201400, 0282000201401, 0282000201300
TOTAL SITE = 10.31 AC

ZONING - C3 (COMMERCIAL)

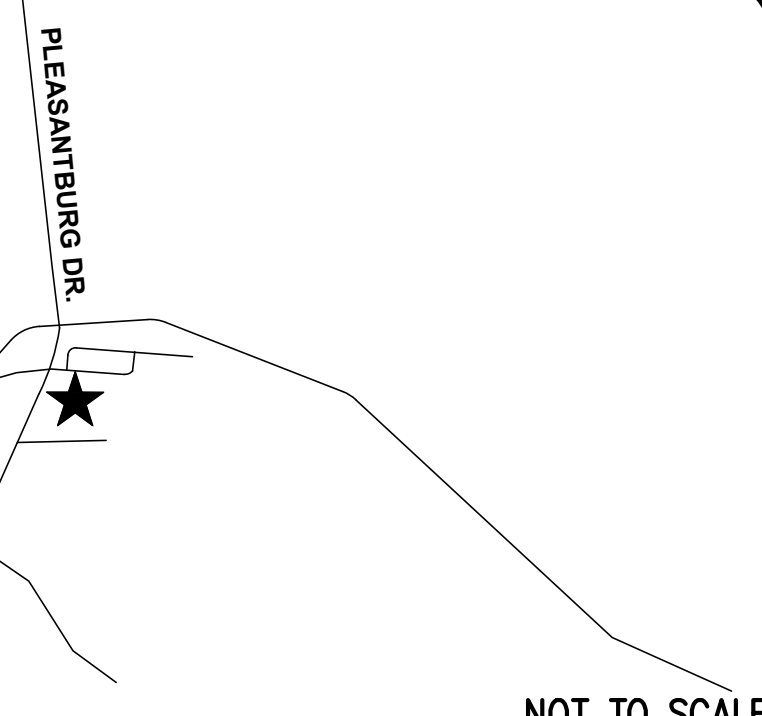
SETBACKS -
FRONT - 20'
REAR - 10'
SIDES - 10'

PARKING DATA:

1.5 SPACE PER UNIT (206 UNITS = 309 SPACES)

SPACES REQUIRED: 309 SPACES
SPACES PROVIDED: 309 SPACES

LOCATION MAP



NOT TO SCALE

LINE	LENGTH	BEARING
L1	8.93'	N03°47'31"E
L2	34.68'	N44°17'55"E
L3	42.89'	N32°01'23"E
L4	26.38'	N20°04'35"E
L5	26.62'	N02°45'06"W
L6	15.28'	N00°12'40"E
L7	22.04'	N80°27'48"E
L8	6.41'	N44°09'21"E
L9	22.31'	N44°09'21"E
L10	29.94'	N36°51'34"E
L11	27.15'	N38°08'15"E
L12	16.48'	N53°10'27"E
L13	22.58'	N79°38'10"E
L14	21.69'	N10°58'36"E
L15	29.20'	N50°37'04"E
L16	22.57'	N25°45'18"E
L17	21.73'	N68°33'19"E
L18	16.07'	N16°56'55"E
L19	24.36'	N31°35'50"E
L20	15.54'	N72°22'04"E
L21	8.89'	S27°32'04"E
L22	18.27'	S57°48'08"W
L23	11.26'	S37°44'11"W
L24	19.32'	S01°15'30"E
L25	21.08'	S32°16'42"W
L26	29.25'	S46°12'38"W
L27	19.10'	S38°30'11"W
L28	18.25'	S48°55'29"W
L29	39.44'	S66°32'55"W
L30	26.50'	S31°09'09"W
L31	16.26'	S50°02'15"W
L32	23.69'	S41°12'55"W
L33	15.04'	S47°13'43"W
L34	7.04'	S47°13'43"W
L35	12.65'	N89°16'46"W
L36	14.25'	S19°30'13"W
L37	30.89'	S12°30'55"E
L38	23.55'	S19°26'40"W
L39	46.75'	S28°55'11"W
L40	16.31'	S27°24'25"W
L41	22.56'	S67°24'23"W
L42	7.89'	S12°01'00"W
L43	2.10'	N76°30'19"W
L44	152.89'	N22°31'50"E
L45	20.72'	N66°33'21"E
L46	15.02'	N00°04'45"W
L47	75.94'	S88°30'13"W
L48	61.80'	N56°45'51"E
L49	35.28'	S20°10'51"E
L50	77.89'	N80°03'34"W
L51	29.76'	N00°05'25"E
L52	64.30'	S82°04'57"E
L53	106.69'	S85°35'08"E
L54	92.58'	S83°24'10"E
L55	68.27'	S84°00'49"E
L56	80.53'	S65°20'34"E

GENERAL NOTES & SPECIFICATIONS

LAWN INSTALLATION: Lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed at recommended rate. Straw mulch or hydromulch shall be used as deemed necessary by the Landscape Contractor and Landscape Architect. The Landscape Contractor shall be responsible to establish a full stand of grass and will repair any bare spots 1'-0" square due to uneven seed distribution, drought or erosion.

SOD INSTALLATION: Sodded lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Sod shall be healthy, thick sod placed so that joints are butt tight. Staple as necessary. Sod shall be trimmed to match bed lines shown on plan. Startup fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies will be replaced by the Landscape Contractor.

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PLANTING AREA PREPARATION: Entire planting area shall be scarified and contain amended on-site soil or a soil mix to a depth of no less than 18". (see planting detail for more information.)

SETTING OF PLANTS: The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that after initial settlement, the top root balls will be even with or slightly above the adjacent soil line. Around root balls, 1/2 of the original soil shall be removed from the planting hole and thoroughly mixed with the same quantity peat moss or well rotted, fine textured bark. (Only in areas where the existing soil is 100% fertile, loose topsoil (brown or black in color) can plants be placed directly in the soil with no amendments). PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS: The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep, to a fine texture (no clods over 1/2") with a mechanical tiller. A plant mix of 60% screened shredded topsoil, 20% sand, and 20% well rotted sawdust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is 1/2 original soil and 1/2 plant mix. All groundcover and seasonal color beds shall receive a 2" layer of fine textured, screened, pine bark mulch, or equal. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

FERTILIZING: Upon completion of plantings, all shrubs shall receive 1/6 cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% of nitrogen slow release) per 1000 square feet.

STAKING OF TREES: Deciduous trees, 1 1/2" in caliper and over, and evergreen trees, 8' and taller shall be staked. Rubberhose to be used to cover the wire at the point of its contact with the tree. The Landscape Contractor is responsible for all wind damage to trees, (provided winds are less than 60mph) during the guarantee period, and may stake other trees (for his own protection) at his option. TRANSPANTS All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

MULCHING: As specified on planting list. Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Pinestraw: All beds to receive a 4" layer (prior to compaction) of pinestraw. After natural compaction, pinestraw should have a depth of 2". All trees located in lawn areas shall receive a 3" diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines. A weed barrier shall be provided in all bed areas under mulch layer.

GRADING: All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

BACKFILL: Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

STABILIZATION: Landscape contractor shall ensure that all plantings are stabilized with ground covers, mulches or other approved materials to prevent soil erosion and allow rainwater infiltration.

CLEAN UP: Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

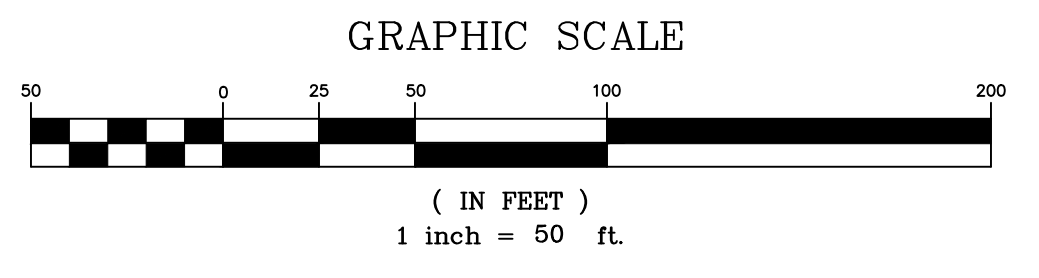
INSPECTION: It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.

LICENSES: The contractor will be responsible for obtaining all licenses necessary to complete the work.

INSURANCE: With the submittal of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.

GUARANTEE: All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractors control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 60 miles per hour, fire, vandalism or theft.

IRRIGATION: Unless otherwise specified, if an automatic irrigation system is desired or required, it will be the responsibility of the contractor to have the system designed and installed. NO irrigation to be placed in SCDOT ROW.



LANDSCAPING REQUIREMENTS:

- PARKING LOT/ROADSIDE LANDSCAPING:**
 - INTERIOR PARKING LOT LANDSCAPING REQUIRES ONE CANOPY TREE AND EIGHT SHRUBS PER 2,000 SF OF TOTAL PARKING AREA INCLUDING DRIVES AND SERVICE AREA
 - 111,063 SF = 56 TREES REQUIRED, 56 TREES PROVIDED, 445 SHRUBS REQUIRED, 445 SHRUBS PROVIDED
- STREET TREES:** SHALL BE PLANTED AT A SPACING OF 40' ON CENTER OR 20' ON CENTER DUE TO OVERHEAD OBSTACLES.
- REQUIRED STREET TREES:** 1.211 LF OF STREET FRONTAGE = 31 TREES, 24 - 3" CANOPY, 14 - 2" UNDERSTORY DUE TO OVERHEAD ELECTRICAL

- SCREENING AND BUFFERING:**
 - SCREENING MUST BE PROVIDED FOR ALL LOADING AND SERVICE AREAS, GROUND LEVEL MECHANICAL EQUIPMENT

- FOUNDATION PLANTINGS:**
 - BUILDING FOUNDATIONS SHALL BE LANDSCAPED ALONG THE FULL LENGTH FRONT AND REAR FACADE. LANDSCAPING SHALL WRAP AROUND THE CORNERS AND SHALL CONTINUE AROUND BUILDING SIDES TO A LOGICAL CONCLUSION POINT. MINIMUM DEPTH OF 4' AND AVERAGE DEPTH OF 6'

- TREE PRESERVATION:**
 - GREENVILLE COUNTY REQUIRES 15 TREE DENSITY UNITS PER DISTURBED ACRE (SEE ATTACHED CALCULATION SHEET L100)

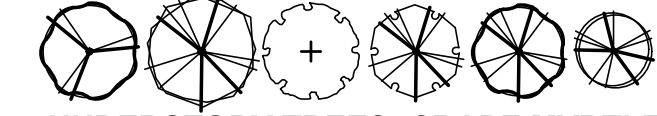
LEGEND

- BL** BUILDING LINE
- CL** CENTERLINE
- OMP** CORRUGATED METAL PIPE
- CT** CRIMP TOP
- DE** DRAINAGE EASEMENT
- EP** EDGE OF PAVEMENT
- FPE** FINISHED FLOOR ELEVATION
- FG** FINISHED GRADE
- IE** INVERT ELEVATION
- IP** IRON PIN OLD-O-S
- IP** IRON PIN SET-O
- N&C** NAIL & CAP
- OT** OPEN TOP
- REBAR** REBAR
- RCF** REINFORCED CONC PIPE
- R/W** RIGHT OF WAY
- SD** STORM DRAIN
- SS** SANITARY SEWER
- SSE** SE EASEMENT
- TEL** TELEPHONE PEDESTAL
- CATV** CABLE TV FEEDLINE
- CB** CATCH BASIN
- DI** DROP INLET
- WV** WATER VALVE
- 90.0** ELEVATION
- FF** FIRE HYDRANT
- GM** GAS METER
- GV** GAS VALVE
- LP** LIGHT POLE
- PP** POWER POLE
- GP** GUY ANCHOR
- SMH** SD MANHOLE
- SMH** SS MANHOLE
- TMH** TELEPHONE MANHOLE
- CO** CLEAN OUT
- TC/B** TOP/BOTTOM CURB
- TW/BW** TOP/BOTTOM WALL
- VCP** VITRIFIED CLAY PIPE
- W** WATER METER
- WV** WATER VALVE
- PI** POST INDICATOR VALVE
- ST** STORMWATER FLOW
- TF** TRAFFIC FLOW
- GREASE TRAP MANHOLE**
- SANITARY SEWER - EXIST.**
- SANITARY SEWER - NEW**
- SILT FENCE**
- STORM SEWER - EXIST.**
- STORM SEWER - NEW**
- UNDERGROUND POWER**
- UNDERGROUND TEL**
- WATER LINE - EXIST.**
- WATER LINE - NEW**
- WOOD FENCE**
- LIMITS OF DISTURBANCE**

LINE TYPES

- CTV** CABLE TV
- X** CHAIN LINK FENCE (PROPOSED)
- X** CHAIN LINK FENCE (EXISTING)
- 680-** CONTOURS - EXIST. GRADE
- (-678-)** CONTOURS - FINISHED GRADE
- FOC** FIBER OPTIC
- FM** FORCE MAIN
- GAS** GAS LINE
- OMP** OVERHEAD POWER
- OHT** OVERHEAD TELEPHONE
- RD** ROOF DRAIN - NEW
- SS** SANITARY SEWER - EXIST.
- SS** SANITARY SEWER - NEW
- SF** SILT FENCE
- SD** STORM SEWER - EXIST.
- SD** STORM SEWER - NEW
- UGP** UNDERGROUND POWER
- UGT** UNDERGROUND TEL
- W** WATER LINE - EXIST.
- W** WATER LINE - NEW
- WF** WOOD FENCE
- WFOES** LIMITS OF DISTURBANCE

CANOPY TREES: OAK, MAPLE, ZELKOVA, ASH, PISTACHE, ETC.



UNDERSTORY TREES: CRAPE MYRTLE, DOGWOOD, REDBUD, ETC.

PARKING LOT AND FOUNDATION SHRUBS: HOLLY, LOROPETALUM, ABELIA, CAMELLIA, ARBORVITAE, ETC.

LINE	LENGTH	BEARING
L57(TF)	50.24'	S89°36'22"E
L58	98.98'	N30°50'39"E
L59	108.80'	S70°10'50"E
L60	95.54'	S24°32'47"W
L61	119.87'	N71°08'13"W
L62	104.34'	S15°25'40"W
L63	149.65'	N76°32'25"W
L64	106.58'	N22°33'22"E
L65	136.38'	S76°08'09"E

CAUTION



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

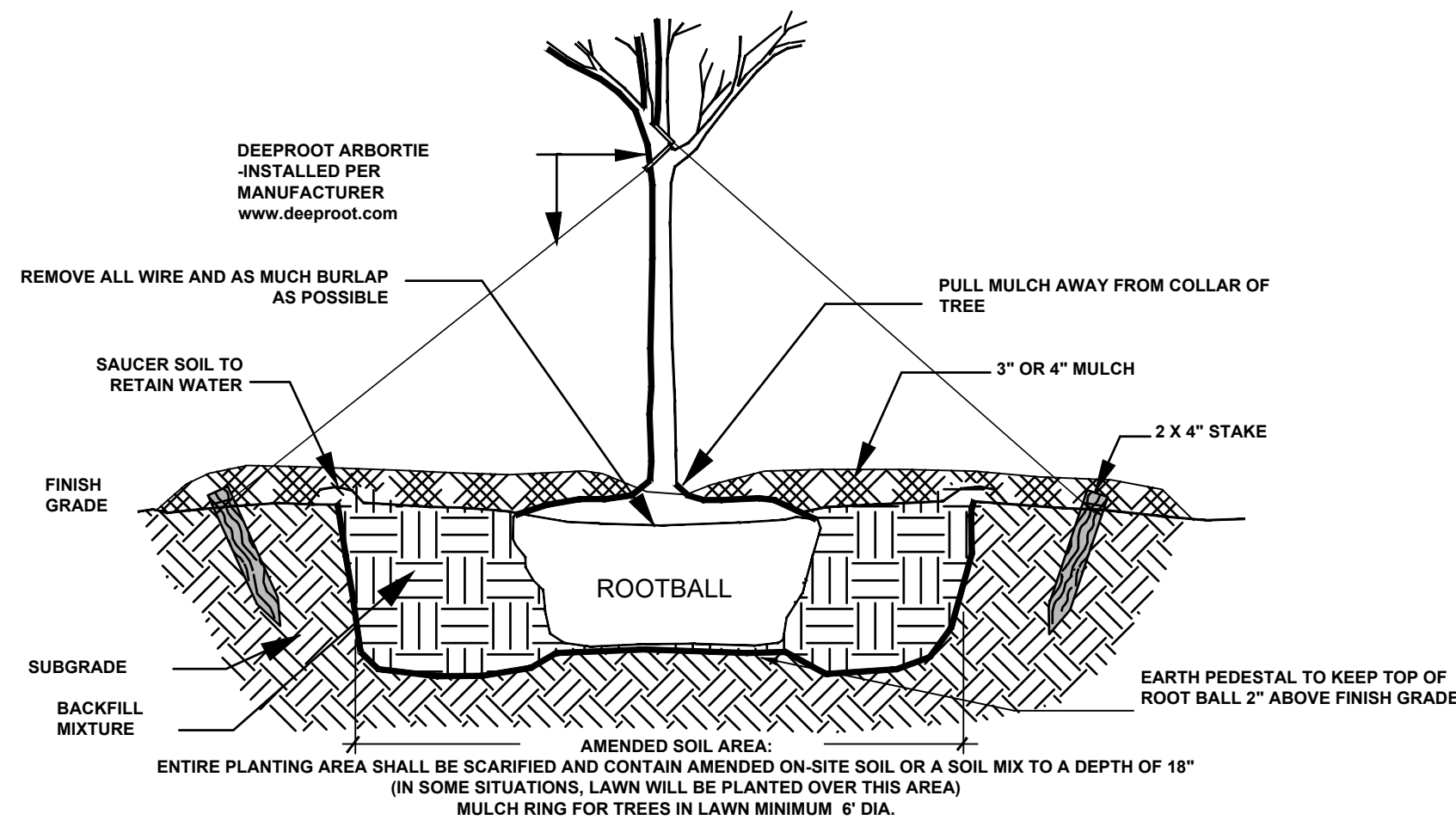
SITE DESIGN, INC.
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NO.	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
DATE										

ENCORE LOWNDES HILL
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GREENVILLE COUNTY
SOUTH CAROLINA

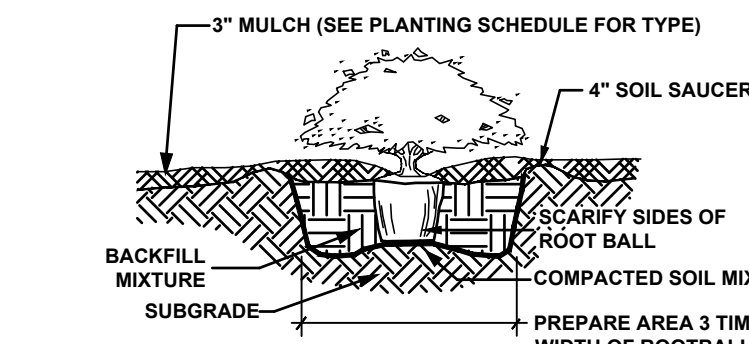
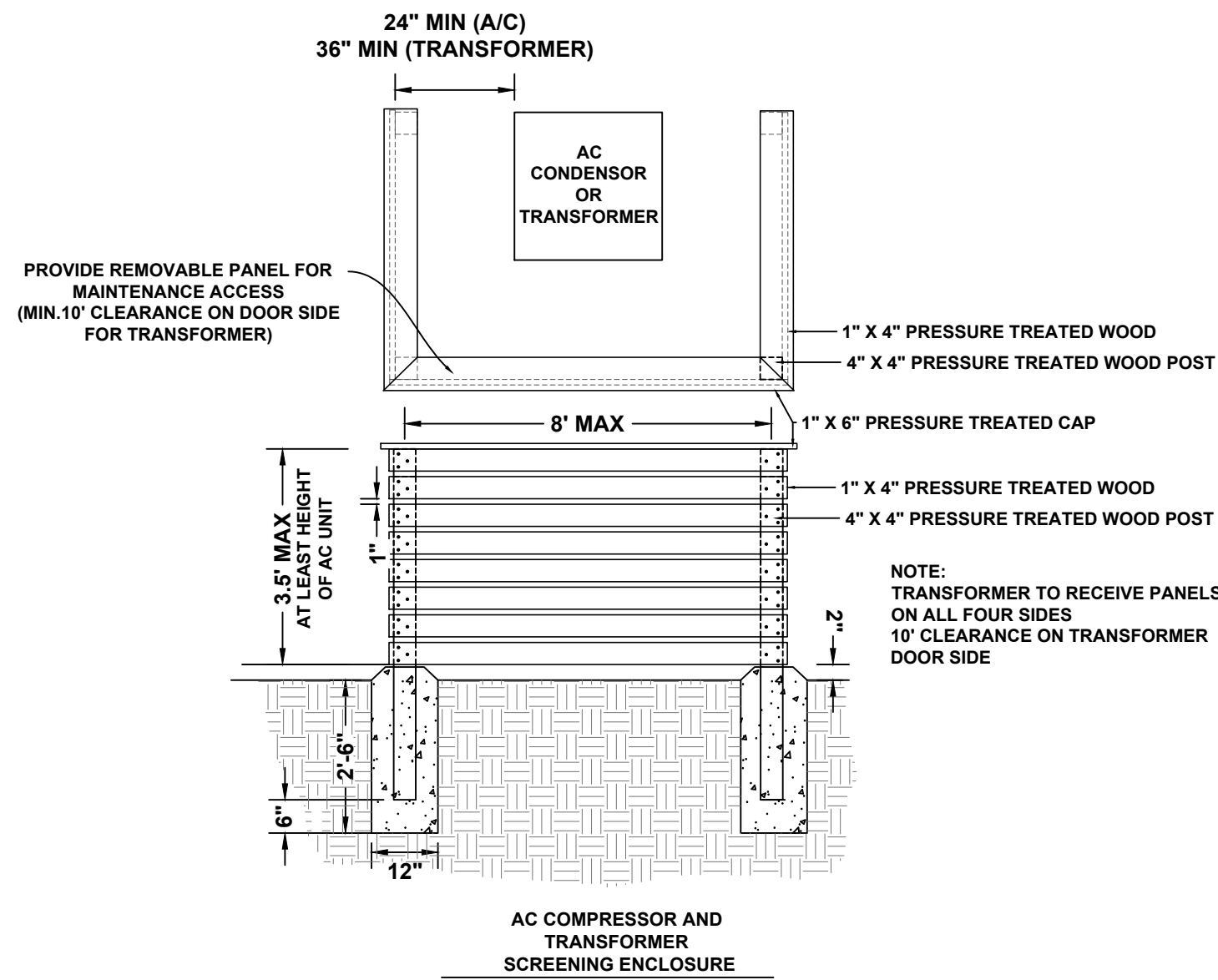
HORZ. SCALE:	1" = 50'
VERT. SCALE:	N/A
DESIGNED BY:	JAW
DRAWN BY:	JAW
CHECKED BY:	AGB
DATE:	09/12/2022
S211535 LANDSCAPE.dwg	

LANDSCAPE PLAN
SHEET 5 OF 6
L101



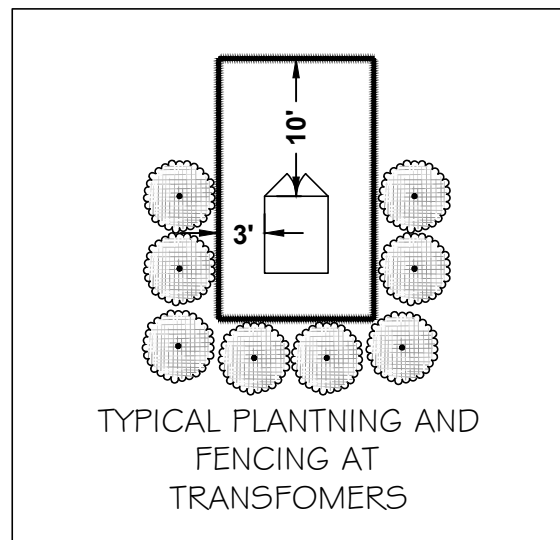
- NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL
 2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
 3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
 4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL

TREE OVER 2" CAL. WITH STAKING
N.T.S.



- NOTES:
1. REMOVE WIRE, NYLON TWINE OR CONTAINER FROM ROOT BALL
 2. SCARIFY SIDES AND BOTTOM OF HOLE AS WELL AS THE ROOT BALL
 3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
 4. ROOT BALLS GREATER THAN 2" IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING
 5. ROOT BALLS SMALLER THAN 2" MAY SIT ON COMPACTED SOIL MIXTURE
 6. BACKFILL PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 6" LAYERS, HAND TAMP TO REMOVE VOIDS
 7. WHEN 1/2 BACKFILLED, FILL WITH WATER
 8. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED
 9. 4" SAUCER WILL BE OUTSIDE OF BACKFILL

SHRUB PLANTING
N.T.S.



PLANT MATERIAL - 48" O.C
HOMLSTRUP EASTERN ARBORVITAE 2'-3'
SKYROCKET JUNIPER 2'-3'
SKY PENCIL HOLLY 2'-3'
HICKS YEW 3'-4'

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SITE DATA:

PIN: 0282000201400, 0282000201401, 0282000201300
TOTAL SITE = 10.31 AC

ZONING - C3 (COMMERCIAL)

SETBACKS -
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REAR - 10'
SIDES - 10'

LOCATION MAP

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PLANTING AREA PREPARATION: Entire planting area shall be scarified and contain amended on-site soil or a soil mix to a depth of no less than 18"; (see planting detail for more information.)

SETTING OF PLANTS The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that after initial settlement, the top root balls will be even with or slightly above the adjacent soil line. Around root balls, 1/2 of the original soil shall be removed from the planting hole and thoroughly mixed with the same quantity peat moss or well rotted, fine textured bark. (Only in areas where the existing soil is 100% fertile, loose topsoil brown or black in color) can plants be placed directly in the soil with no amendments. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS : The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep, to a fine texture (no clods over 1/2") with a mechanical tiller. A plant mix of 60% screened shredded topsoil, 20% sand, and 20% well rotted sawdust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is 1/2 original soil and 1/2 plant mix. All groundcover and seasonal color beds shall receive a 2" layer of fine textured, screened, pine bark mulch, or equal. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

FERTILIZING Upon completion of plantings, all shrubs shall receive 1/6 cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% of nitrogen slow release) per 1000 square feet.

STAKING OF TREES Deciduous trees, 1 1/2" in caliper and over, and evergreen trees, 8' and taller shall be staked. Rubberhose to be used to cover the wire at the point of its contact with the tree. The Landscape Contractor is responsible for all wind damage to trees, (provided winds are less than 60mph) during the guarantee period, and may stake other trees (for his own protection) at his option. TRANSPLANTS All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

MULCHING As specified on planting list. Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Pinestraw: All beds to receive a 4" layer (prior to compaction) of pinestraw. After natural compaction, pinestraw should have a depth of 2". All trees located in lawn areas shall receive a 3' diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines. A weed barrier shall be provided in all bed areas under mulch layer.

GRADING All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

BACKFILL Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

STABILIZATION Landscape contractor shall ensure that all plantings are stabilized with ground covers, mulches or other approved materials to prevent soil erosion and allow rainwater infiltration.

CLEAN UP Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

INSPECTION It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.

LICENSES The contractor will be responsible for obtaining all licenses necessary to complete the work.

INSURANCE With the submittal of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.

GUARANTEE All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractors control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 60 miles per hour, fire, vandalism or theft.

IRRIGATION Unless otherwise specified, if an automatic irrigation system is desired or required, it will be the responsibility of the contractor to have the system designed and installed. NO irrigation to be place in SCDOT ROW.

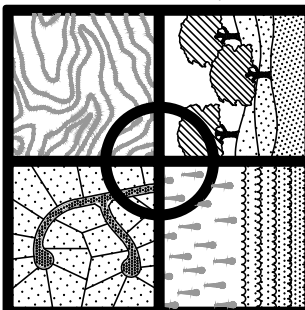
CAUTION



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

SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



www.sitedesign-inc.com
228 ROCKY CREEK ROAD
KINGSTON, NC 28761
PH: (864) 271-0496

SC. REG. NO. 522

ENCORE
LOWNDES HILL

CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORZ. SCALE: 1" = 50'

VERT. SCALE: N/A

DESIGNED BY: JAW

DRAWN BY: JAW

CHECKED BY: AGB

DATE: 09/12/2022

S211535 LANDSCAPE.dwg

LANDSCAPE
PLAN

SHEET 6 OF 6

L102

-Specifications and types shown here, final design and location to be determined at final permitting. Initial perceived locations shown on site plan

Streetworks

DESCRIPTION

The Tribute is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas, and any security lighting application. U.L. listed and CSA certified for wet locations. IP55 Rating.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Rugged one-piece die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One (1) stainless spring latch and two (2) stainless hinges allow toolless opening and removal of door frame.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

Reflector

Choice of nine (9) high efficiency optical distributions, including five (5) segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are field rotatable in 90° increments and offered standard with mogul-base lampholders for High Pressure Sodium and 250-400W Pulse Start Metal Halide assemblies.

Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1 1/4" to 2 3/8"

O.D. horizontal tenon, while 4-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

Housing and arm finished in a 5 stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Efficiency Standards Notice

Select luminaires are manufactured to USA and California efficiency regulations.



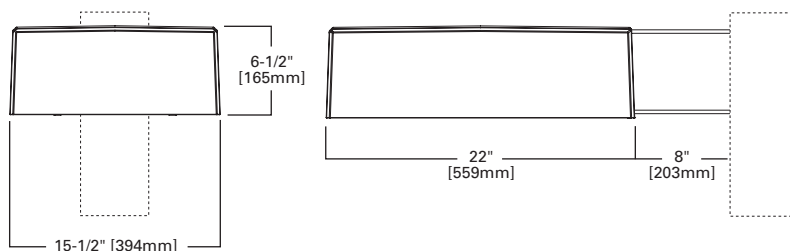
TRU TRIBUTE

100 - 400W

Pulse Start Metal Halide
High Pressure Sodium

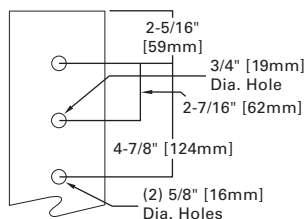
AREA LUMINAIRE

DIMENSIONS

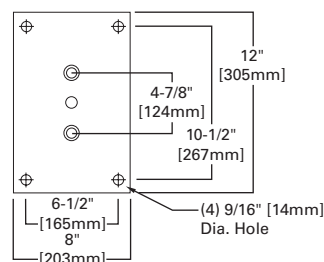


ARM DRILLING

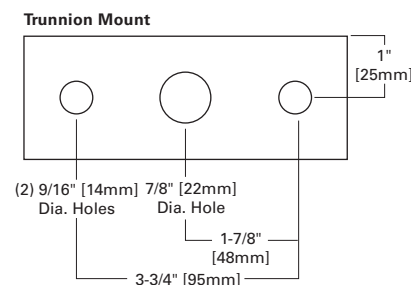
TYPE "M"



WALL DRILLING



TRUNNION DRILLING



CERTIFICATIONS

IP55 Rated
UL Listed for Wet Locations
CSA Certified for Wet Locations
EISA Compliant ©

EPA

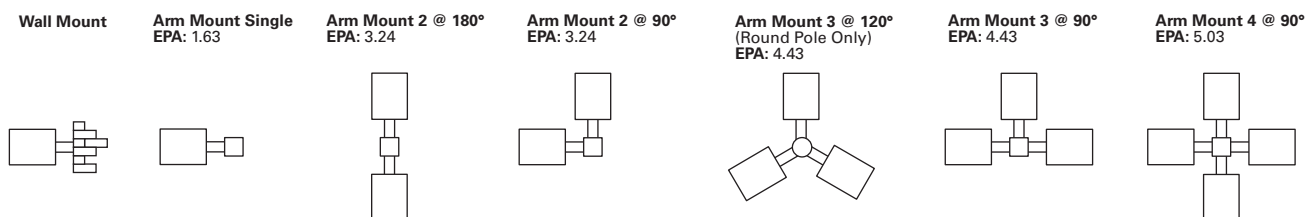
Effective Projected Area:
Without Arm 1.19
With Arm 1.63

SHIPPING DATA

Approximate Net Weight:
39 lbs. (18 kgs.)



MOUNTING CONFIGURATIONS



ORDERING INFORMATION

Sample Number: TRU40PWWSLAP

Product Family ^{1,2}	Lamp Wattage	Lamp Type ⁴	Ballast Type ⁴	Voltage ⁴	Distribution	Color
TRU=Tribute (Arm Included)	Pulse Start Metal Halide ³ 25=250W 32=320W 35=350W 40=400W ⁴ High Pressure Sodium 10=100W 15=150W 20=200W 25=250W 40=400W 24=250/400W, wired 250W 42=400/250W, wired 400W	P=Pulse Start Metal Halide S=High Pressure Sodium	H=Reac. /HPF K=10KV CWA N=Hi.Reac. /NPF P=Hi.Reac. /HPF R=Reac. /NPF W=CWA ⁵	2=120V 0=208V 4=240V 7=277V 8=480V 9=347V W=Multi-Tap, wired 120V N=Multi-Tap, wired 277V	2F=Type II Formed 2S=Type II Segmented 3F=Type III Formed 3S=Type III Segmented 4F=Type IV Formed 4S=Type IV Segmented 5F=Type V Formed 5S=Type V Segmented SL=Spill Light Eliminator	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)		Accessories (Order Separately) ⁹				
1=Single Fuse (120, 277 or 347V) ⁶ 2=Double Fuse (208, 240 or 480V) ⁶ 4=NEMA Twistlock Photocontrol Receptacle P=Button Photocontrol H=Plug-In Starter Receptacle T=Terminal Block U=U.L. Listed Q=Quartz Restrike (Hot Restrike Only) ⁷ EM=Quartz Restrike with Delay (Also Strikes at Cold Start) ⁷ TM=Trunnion Mount PT=Electrical Power Tray S=1-1/4" - 2-3/8" Internal Mast Arm Mount LA=Less Arm (Order Mounting Separately) K=Level Indicator B=House Side Shield ⁸		MA1201-XX=Direct Wall Mount Kit ² MA1218-XX=Direct Mount for Pole ² MA1219-XX=Wall Mounting Plate QA1090=Adjustable Slipfitter Arm for Tenon Mount 2-3/8" O.D. TR/VS=Field Installed Vandal Shield ¹⁰ MA1221-XX=External House Side Shield Kit [EPA 0.38] MA1222-XX=Internal House Side Shield Kit for 2S/3S MA1223-XX=Internal House Side Shield Kit for 4S MA1224-XX=Internal House Side Shield Kit for 2F/3F MA1225-XX=Internal House Side Shield Kit for 4F MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. MA1016-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon OA/RA1016=NEMA Type Photoelectric Control 105-285V OA/RA1027=NEMA Type Photoelectric Control - 480V OA/RA1201=NEMA Type Photoelectric Control - 347V OA/RA1201=Shorting Cap				

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- 8 Inch Arm and pole adapter included with fixture. Specify Less Arm "LA" option when mounting accessory is ordered separately.
- Requires reduced envelope lamp.
- Consult an Eaton representative for lamp/ballast type/voltage compatibility.
- Pulse start metal halide EISA compliant constant wattage autotransformer (CWA) ballasts are available in 250, 320 and 400 watts.
- Must specify voltage.
- Quartz options not available with SL optics.
- House side shield not available on 5S, 5F, or SL optics.
- Replace XX with color specification.
- Not available with SL Optic or House Side Shield.

DESCRIPTION

The GAR/GAT/GLC Generation Series LED is a marriage of traditional shapes and contemporary styling. Its superior photometrics offer excellent illumination and uniformity for many of today's applications. Its styling blends well in many settings – historic districts, downtown streetscapes, roadways, residential neighborhoods, as well as city parks and educational campuses. The Generation Series LED sets a new standard for decorative post top luminaires.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy-duty cast aluminum housing and removable door. A single quarter turn fastener on the removable door provides tool-less access to wiring compartment. **CAGE ASSEMBLIES:** Cage assembly uprights and medallions are manufactured of heavy-duty cast aluminum and mounted to the exterior of the base housing via four stainless steel fasteners. Cage rings constructed of extruded aluminum and finished to match housing. **TOPS AND FINIALS:** Choose from multiple spun aluminum or acrylic tops and cast aluminum finials for customized fixture style. All solid tops are made of heavy-duty spun aluminum. **TWISTLOCK GLOBE:** The optional twistlock assembly offers ease of maintenance through instant access to both the LED and wiring compartment by twisting the top refractor assembly and lifting it from the mating lock plate.

Optical

REFRACTIVE GLOBE: High efficiency refractive optical systems are precisely designed utilizing a combination of refractive and reflective prisms. Available in Type III or Type V distributions. Lighting grade acrylic ensures long lasting optical clarity and resistance to discoloration.

Electrical

120-277V 50/60Hz operation. 10kV /10kA common- and differential mode surge protection standard. Thermal management transfers heat rapidly away from the LED source for optimal efficiency and light output. Ambient operating temperature from -40°C to 40°C. Standard three-position tunnel type compression terminal block.

Mounting

Base casting slipfits over a standard 3" O.D. tenon and secured via four stainless steel allen head fasteners. 3G vibration tested.

Finish

Cast and spun components finished in a five-stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult the McGraw-Edison Architectural Color brochure for a complete selection of standard colors including black, bronze, grey, white, dark platinum, graphite metallic and hartford green. RAL and custom color matches available.

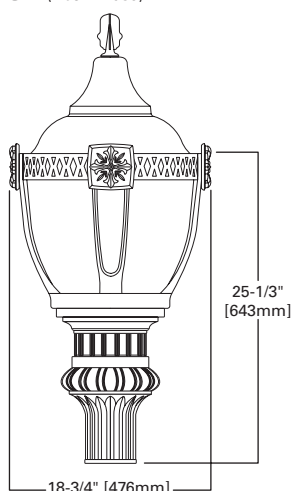
Warranty

Five-year warranty.

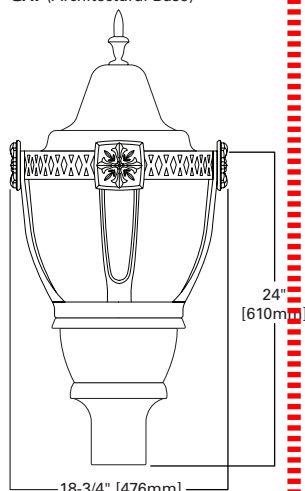


DIMENSIONS

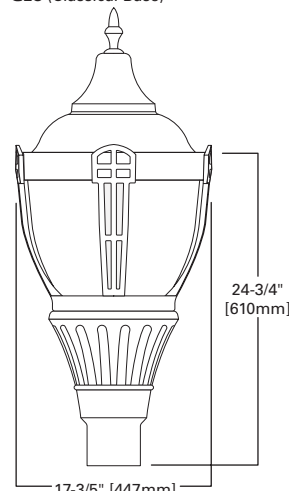
GAR (Acorn Base)



GAT (Architectural Base)



GLC (Classical Base)



GAR/GAT/GLC GENERATION SERIES LED

LED

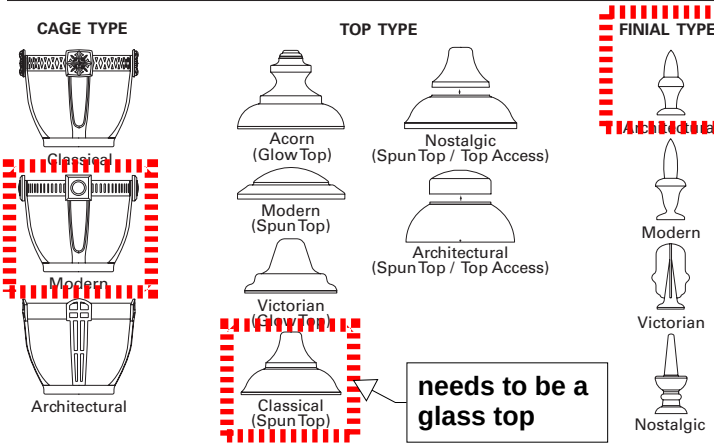
DECORATIVE POST TOP
LUMINAIRE

EPA
Effective Projected Area: (Sq. Ft.)
2.1

SHIPPING DATA
Approximate Net Weight:
50 lbs. (23 kgs.)

CONFIGURATIONS

LUMEN TABLE



Distribution	Correlated Color Temperature (CCT)	Cage Type	Top Type	Total Lumens (Full Brightness)	Luminaire Wattage (Nominal)
Type III	4000K	None	Glow	11,060	99W
Type III	4000K	None	Solid	8,467	99W
Type III	4000K	Any	Glow	7,776	99W
Type III	4000K	Any	Solid	5,778	99W
Type V	4000K	None	Glow	10,571	99W
Type V	4000K	None	Solid	9,365	99W
Type V	4000K	Any	Glow	7,537	99W
Type V	4000K	Any	Solid	6,087	99W

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (36,000 Hours)	Theoretical L70 (Hours)
15°C	>93%	240,000
25°C	>92%	210,000
40°C	>89%	117,000

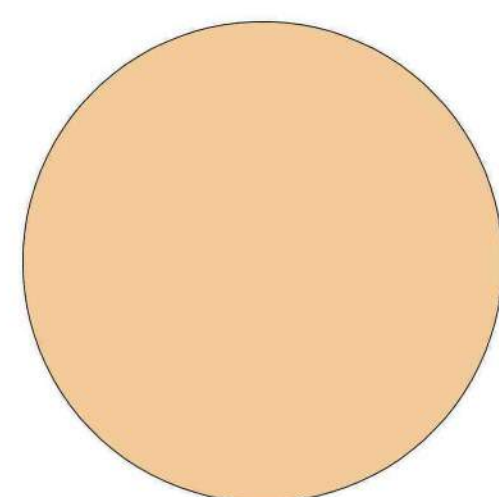
ORDERING INFORMATION

Sample Number: GAR-080-LED-E1-3-CXA-BK

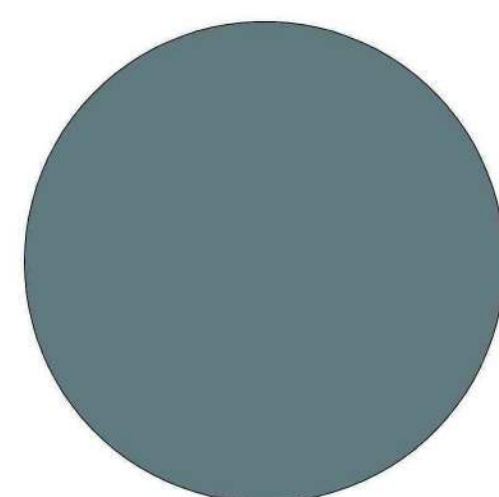
Product Family ¹	LED Series	Lamp Type	Voltage	Refractor Type	Top Type	Cage Type	Finial Type	Color ²
GAR=Acorn Base GAT=Architectural Base GLC=Classical Base	080-LED=080 Series	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V)	3=Type III 5=Type V TBD BY MEP	A=Acorn C=Classical M=Modern V=Victorian N=Nostalgic (Top Access) R=Architectural (Top Access)	A=Architectural C=Classical M=Modern X=None	A=Architectural M=Modern N=Nostalgic V=Victorian X=None	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GN=Hartford Green GM=Graphite Metallic WH=White
Options (Add as Suffix)		Accessories (Order Separately)						
A=Twistlock Refractor B=Decorative Brass Banding ^{3,4} G=Gold Cage and Finial P=Polycarbonate Refractor 2L=Two Circuits SH=Street Side / House Side Switching		MA1252=10kV Surge Module Replacement GLR-080-E1=080 Series LED Series LED Replacement Module with 120-277V Universal Driver GLR-080-E1-2L=080 Series LED Series LED Replacement Module with 120-277V Universal Driver and Bi-Level Switching Capable GLR-080-E1-SH=080 Series LED Series LED Replacement Module with 120-277V Universal Driver and Street Side / House Side Switching Capable						

NOTES:

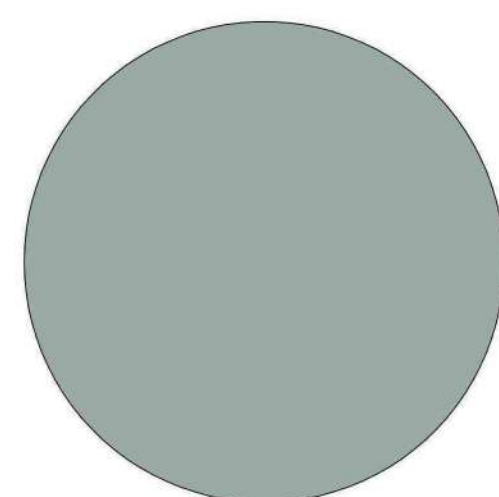
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- Other finish colors available, including a full line of RAL color matches. Consult your lighting representative at Eaton for more information.
- When brass banding is chosen, finial finished in gold.
- Not available with cage.



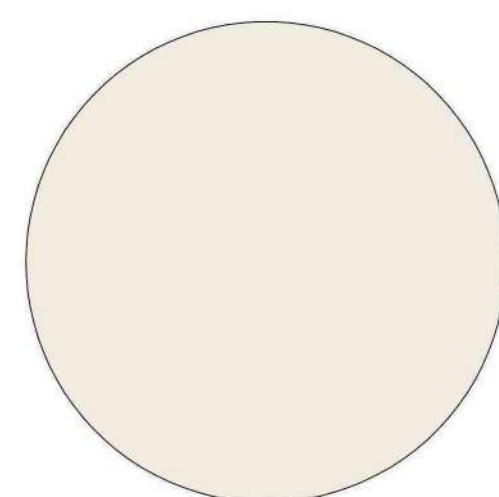
SHERWIN WILLIAMS
AMBITIOUS AMBER



SHERWIN WILLIAMS
MEDITERRANEAN



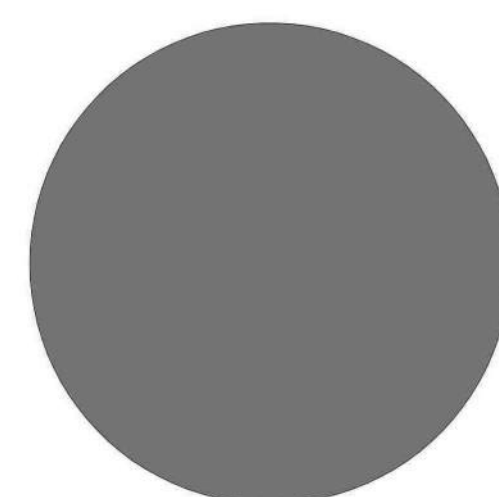
SHERWIN WILLIAMS
HALCYON GREEN



SHERWIN WILLIAMS
GREEK VILLA



US BRICK
CRIMSON DARK VELOUR



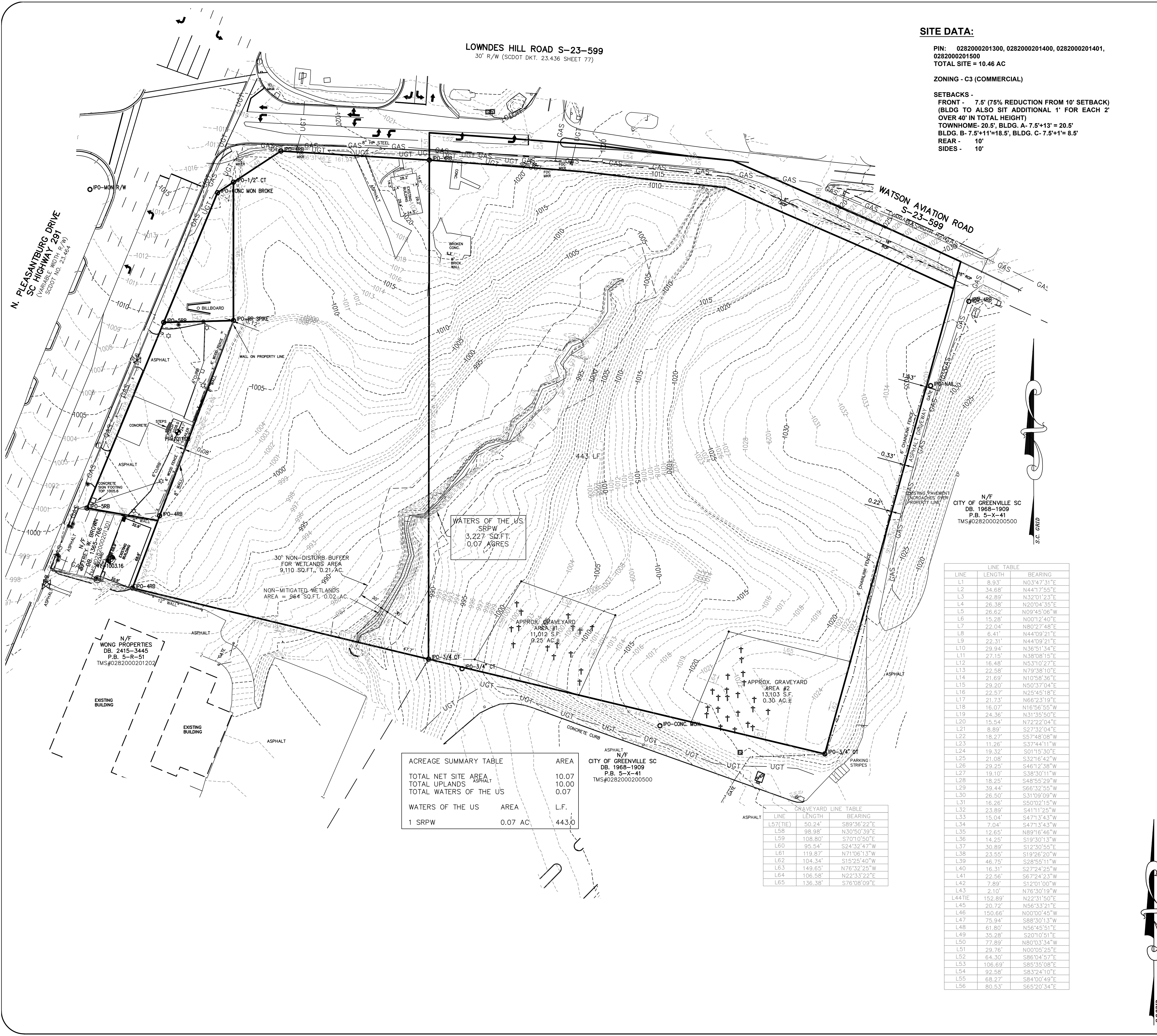
PAC-CLAD
GRAPHITE



OYSTER BAY
CASCADES
GREEK VILLA
SHERWIN WILLIAMS
(TRIM COLORS)

ENCORE at LOWNDES HILL GREENVILLE, SC





SITE DATA:

PIN: 0282000201300, 0282000201400, 0282000201401,
0282000201500
TOTAL SITE = 10.46 AC
ZONING - C3 (COMMERCIAL)

SETBACKS -
FRONT - 7.5' (75% REDUCTION FROM 10' SETBACK)
(BLDG TO ALSO SIT ADDITIONAL 1' FOR EACH 2'
OVER 40' IN TOTAL HEIGHT)
TOWNHOME - 20.5', BLDG. A- 7.5'+13' = 20.5'
BLDG. B- 7.5'+11'=18.5', BLDG. C- 7.5'+11'= 8.5'
REAR - 10'
SIDES - 10'

LOCATION MAP

NOT TO SCALE

DEMOLITION NOTES

- DEMOLITION AND REMOVAL IS NOT NECESSARILY LIMITED TO THE ITEMS SHOWN ON THIS PLAN. CONTRACTOR SHALL REMOVE ADDITIONAL EXISTING UNSUITABLE MATERIAL OR STRUCTURES WITHIN THE CONSTRUCTION AREA AS NECESSARY.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF UNDERGROUND STORAGE TANKS OR OTHER EQUIPMENT IS UNEARTHED OR OTHERWISE DISCOVERED.
- ALL EXISTING UTILITY DEMOLITION, REMOVAL, OR ABANDONMENT (WATER, SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE, ETC.) SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS, RULES, REGULATIONS, AND REQUIREMENTS OF THE APPLICABLE GOVERNING UTILITY ENTITY. CONTRACTOR SHALL COORDINATE UTILITY WORK WITH THE APPROPRIATE UTILITY ENTITY. CONTRACTOR TO VERIFY USEFULNESS OF EXISTING SITE UTILITIES WITH THE APPROPRIATE UTILITY ENTITY.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM CITY OF GREENVILLE NECESSARY OR REQUIRED TO PERFORM DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF DEMOLITION DEBRIS.
- THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION, REMOVAL, STORAGE, CLEANUP, ETC. IN ACCORDANCE WITH ALL REGULATING AUTHORITIES INCLUDING BUT NOT LIMITED TO CITY OF GREENVILLE, SCDEH, AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY.
- NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED SCDOT ENCRoACHMENT PERMIT.
- EVERY ATTEMPT TO RECYCLE DEMOLISHED MATERIALS SHOULD BE MADE. COORDINATE WITH ON-SITE CONSTRUCTION MATERIALS TESTING FIRM TO IDENTIFY ANY MATERIAL TO BE RECYCLED.

CAUTION



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LEGEND

- BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
FFE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
IE INVERT ELEVATION
IPO IRON PIN OLD
IPS IRON PIN SET
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT
- TEL TELEPHONE PEDESTAL
CATV CABLE TV PEDESTAL
ELEC ELECTRIC METER
CB CATCH BASIN
DI DROP INLET
ELEC ELEC TRANS
X90.0 ELEVATION
FIRE FIRE HYDRANT
GAS GAS METER
GAS GAS VALVE
LIGHT LIGHT POLE
PP POWER POLE
GUY GUY ANCHOR
SDH SD MANHOLE
SSH SS MANHOLE
TMH TELEPHONE MANHOLE
CO CLEAN OUT
- TC/BC TOP/BOTTOM CURB
TW/BW TOP/BOTTOM WALL
VCP VITRIFIED CLAY PIPE
WATER WATER METER
WV WATER VALVE
X90.0 ELEVATION
POST POST INDICATOR VALVE
STORMWATER FLOW
TRAFFIC FLOW

LINETYPES

- CTV — CABLE TV
— x — CHAIN LINK FENCE (PROPOSED)
— x — CHAIN LINK FENCE (EXISTING)
— 680 — CONTOURS — EXIST. GRADE
— (678) — CONTOURS — FINISHED GRADE
— FOC — FIBER OPTIC
— FM — FORCE MAIN
— GAS — GAS LINE
— OHP — OVERHEAD POWER
— OHT — OVERHEAD TELEPHONE
— RD — ROOF DRAIN — NEW
- SS — SANITARY SEWER — EXIST.
— SS — SANITARY SEWER — NEW
— SF — SILT FENCE
— SD — STORM SEWER — EXIST.
— SD — STORM SEWER — NEW
— UGP — UNDERGROUND POWER
— UGT — UNDERGROUND TEL
— GAS — WATER LINE — EXIST.
— W — WATER — NEW
— W — WOOD FENCE
— APDES — LIMITS OF DISTURBANCE

GRAPHIC SCALE



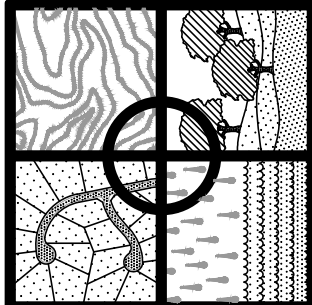
ACREAGE SUMMARY TABLE		AREA
TOTAL NET SITE AREA		10.07
TOTAL UPLANDS		10.00
TOTAL WATERS OF THE US		0.07
WATERS OF THE US		AREA
1 SRPW	0.07 AC	443.0

GRAVEYARD LINE TABLE		
LINE	LENGTH	BEARING
L57(TIE)	50.24'	S89°36'22"E
L58	98.98'	N30°50'39"E
L59	108.80'	S70°10'50"E
L60	95.54'	S24°32'47"W
L61	119.87'	N71°06'13"W
L62	104.34'	S15°25'40"W
L63	149.65'	N76°32'25"W
L64	106.58'	N22°33'22"E
L65	136.38'	S76°08'09"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.93'	N03°47'31"E
L2	34.68'	N44°17'55"E
L3	42.89'	N32°01'23"E
L4	26.38'	N20°04'35"E
L5	26.62'	N09°45'06"W
L6	15.28'	N00°12'40"E
L7	22.04'	N80°27'48"E
L8	6.41'	N44°09'21"E
L9	22.31'	N44°09'21"E
L10	29.94'	N36°51'34"E
L11	27.15'	N38°08'15"E
L12	16.48'	N53°10'27"E
L13	22.58'	N79°38'10"E
L14	21.69'	N10°58'36"E
L15	29.20'	N50°37'04"E
L16	22.57'	N25°45'18"E
L17	21.73'	N66°23'19"E
L18	16.07'	N16°56'55"W
L19	24.36'	N31°35'50"E
L20	15.54'	N72°22'04"E
L21	8.89'	S27°32'04"E
L22	18.27'	S57°48'08"W
L23	11.26'	S37°44'11"W
L24	19.32'	S01°15'30"E
L25	21.08'	S32°18'42"W
L26	29.25'	S46°12'38"W
L27	19.10'	S38°30'11"W
L28	18.25'	S48°55'29"W
L29	39.44'	S66°32'55"W
L30	26.50'	S31°09'09"W
L31	16.26'	S50°02'15"W
L32	23.89'	S41°11'25"W
L33	15.04'	S47°13'43"W
L34	7.04'	S47°13'43"W
L35	12.65'	N89°16'46"W
L36	14.25'	S19°30'13"W
L37	30.89'	S12°30'55"E
L38	23.65'	S19°22'20"W
L39	46.75'	S28°55'11"W
L40	16.31'	S27°24'25"W
L41	22.56'	S67°24'23"W
L42	7.89'	S12°01'00"W
L43	2.10'	N76°30'19"W
L44(TIE)	152.89'	N22°31'50"E
L45	20.72'	N56°33'21"E
L46	150.66'	N00°00'45"W
L47	75.94'	S88°30'13"W
L48	61.80'	N56°45'51"E
L49	35.28'	S20°10'51"E
L50	77.89'	N80°03'34"W
L51	29.76'	N00°08'25"E
L52	64.30'	S86°04'57"E
L53	106.69'	S85°35'08"E
L54	92.58'	S83°24'10"E
L55	68.27'	S84°00'49"E
L56	80.53'	S65°20'34"E

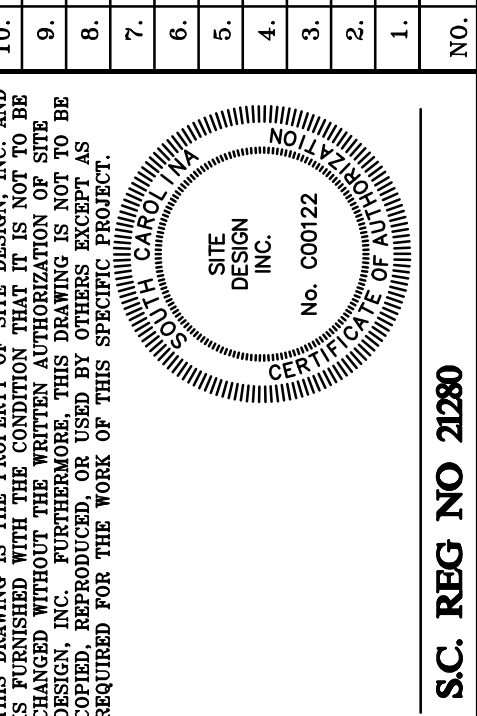
SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



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

NO.	DATE
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ENCORE
LOWNDES HILL

CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORZ. SCALE: 1" = 50'
VERT. SCALE: N/A
DESIGNED BY: CSW
DRAWN BY: CJH
CHECKED BY: CSW
DATE: 08/19/2022
S211535_SHEETS.dwg

EXISTING CONDITIONS
& DEMOLITION PLAN

SHEET 1 OF 6
C100

Neighborhood Meeting

Project Name: Encore at Lowndes Hill Apartments
Location: Intersection of Lowndes Hill and N. Pleasantburg Drive
Location of meeting: 200 East Broad Street, Greenville, SC 29601
Time of the meeting: 6:00 PM
Date: Tuesday, September 6, 2022
Representative holding meeting: Graycliff Capital

Name	Street Address	Email
Clarissa Starks (Zoom)	777 Lowndes Hill Road, Greenville, SC 29607	cstarks@commonwealthcommercial.com
John and Elizabeth Orner (In-Person)	11 Hutton Court, Greenville, SC 29607	bo424@aol.com
Development Team:		
Seth Peterson	200 East Broad Street, Suite 220, Greenville, SC 29601	speterson@graycliffcapital.com
Paul Aiesi	200 East Broad Street, Suite 220, Greenville, SC 29601	paiesi@graycliffcapital.com
Stormie Ellenburg	200 East Broad Street, Suite 220, Greenville, SC 29601	sellenburg@graycliffcapital.com
Jay Lee	200 East Broad Street, Suite 220, Greenville, SC 29601	jlee@graycliffcapital.com
Craig Winnall (Site Design)	225 Rocky Creed Road, Greenville, SC 29615	cwinnall@sitedesign-inc.com
Clayton Hawkins (Site Design)	225 Rocky Creed Road, Greenville, SC 29615	chawkins@sitedesign-inc.com
City Staff:		
Ben Abdo	City of Greenville	babdo@greenvillesc.gov
Owner Representative		
Adam	5 Century Drive, Suite 210, Greenville, SC 29607	adam@contenderdevelopment.com

Graycliff Capital hosted a community meeting regarding the proposed 209-unit multifamily project on the corner of North Pleasantburg Drive and Lowndes Hill Road in Greenville, South Carolina. Outside of the project team and city staff, there was one (1) zoom attendee and two (2) in-person attendees. The zoom attendee did not ask any questions. The two in-person attendees, a couple that lives on Hutton Court near Keith Drive asked a few questions abstracted below.

Where and what is it? Graycliff pulled up google maps on the screen to show all in-person and zoom attendees the prospect location as well as what is included in the parcel and what is not. Graycliff explained the project will be apartments and townhomes with amenities (not condos) and showed PDFs of the site plan and architectural elevations of each building. In general, the in-person couple commented that they liked the design.

How long will construction take? Graycliff explained that after entitlement, it could take anywhere from 18-24 months.

Will this impact water/sewer? The civil engineer explained there is already a project going on to improve water/sewer along Pleasantburg Drive, which can be heard in more detail by listening to the recording provided.

Overall, it was a positive meeting and the residents attended commented on how this could beautify/improve that area of Pleasantburg Drive.



**Planning Staff Report to
Greenville Planning Commission
October 14, 2022
for the October 20, 2022 Public Hearing**

Docket Number:	SD 22-688
Applicant:	Trey Cole, Artful Home Designs LLC
Property Owner:	708 Anderson Road LLC
Property Location:	708 Anderson Road
Tax Map Number(s):	0112000900200; 0112000900400; 0112000900800; 0112000900900
Acreage:	1.12 acres
Zoning:	RM-2, Single- & Multi-Family Residential District
Proposal:	Major subdivision for an 18-lot single-family attached residential development
Staff Recommendation:	APPROVE, with Staff Comments and Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant proposes a major subdivision of 4 lot into 18 lots, for single-family residences, located on Anderson Street. This development proposes two new private streets with associated sidewalks. Common Open Space is provided in two locations within the development.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held on June 23, 2022 between the applicant and City Staff in the Planning and Engineering departments prior to submittal of this development plan. Discussions focused on orientation of units, setbacks, streets, sidewalks, parking, and open space.

Neighborhood Meeting

The Applicant presented their project at the Sterling Neighborhood Association meeting on September 8, 2022, as the required developer-led neighborhood meeting outlined in subsection 19-2.2.4 of the Land Management Ordinance. A list of attendees and their concerns is included in the agenda packet. A member of City Community Development Staff attended this meeting.

Site Information

The applicant proposes to subdivide 4 lots into 18 lots for single-family attached residences located along Anderson Road, ¼ mile south of the Anderson Street intersection with Dunbar Street.

The property is zoned RM-2, Single- & Multi-Family Residential District and is located in the Sterling Special Emphasis Neighborhood. Adjacent land uses include single-family detached residential to the northeast, and southeast (across Anderson Rd), and vacant land along the west and north sides of the property. The GVL 2040 Future Land Use Map shows this property as a “Urban Residential” designated area, which prescribes a “mixture of low-density and medium-density housing types, including multifamily units, single-family detached and single-family attached dwellings” at a density of 10-20 dwelling units per acre.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

The RM-2, Single- & Multi-Family Residential District allows for a density of up to 20 residential units per acre, with no minimum lot size for single-family attached developments. The total acreage for this project is 1.12 acres, which could allow 22 residential dwellings.

The conceptual location of units on the plan generally reflects lots capable of meeting minimum dimensional standards for single-family attached residences. Per Land Management Ordinance (LMO) Section 19-5.2.5, setbacks for this development are measured only along the exterior extent of the development. Front setbacks are to generally match the existing pattern of structures along the same block face as the project.

Single-family attached dwelling units will need to generally comply with design standards for multifamily units outlined in Land Management Ordinance (LMO) Section 19-6.8, and will be reviewed for compliance during the site plan and building permit review process. All facades facing public or private streets will be required to provide architectural improvements similar to requirements for the front of the units/buildings.

Lot 18 proposed along Conwell Street will be required to meet single-family infill residential standards as applicable when developed.

Vehicle and Pedestrian Access

The subdivision is located along Anderson Road and proposes two new interior private roads (Overtop Ridge and Cove Circle) for access to Lots 8-15. Multiple curb cuts will be closed along Anderson Road, and intersections between Anderson Road and new interior roads for the development will be aligned with Lincoln Street. On-street parallel parking is proposed for installation along Anderson Road and will be subject to SCDOT review and approval.

Overtop Ridge is shown with a 20-foot-wide pavement width and does not indicate construction of curb and gutter. Cove Circle is shown with a 22-foot-wide pavement width and does not indicate construction of curb and gutter. Curb and gutter will need to be installed for both streets and the street minimum width will need to be 22 feet face of curb to face of curb. If any structures are to be constructed over 30 feet in height, roadways measuring 26 feet in width will be required for aerial access for the Fire Department.

For future connectivity to properties adjacent to the west side of the site consistent with LMO Section 19-6.7.2(D), the road right-of-way for Overtop Ridge should continue to the property line and be clearly labeled and noted on site development plans and final plat as future cross-access. At the time of construction of the adjacent lot, the developer for that project shall be granted to right to complete that cross-access connection.

Sidewalks are existing along Anderson Road and appear to be of sufficient width to meet City standards. Sidewalks are provided on one side of Overtop Ridge and Cove Circle; however they are proposed at a width of 4 feet and will need to be increased to 5 foot width for compliance with the City’s Design and Specifications Manual.

Upon construction of a structure on Lot 18, a sidewalk and road improvements may be required on Conwell Street by the City Engineering Department.

Two new street names (Overtop Ridge and Cove Circle) and a development name (Anderson Ridge Townhomes) are being proposed with this subdivision request. Any change to the street or development names will require approval by Planning Commission.

Parking

Parking requirements for a single-family attached development is a minimum of 2 spaces per dwelling unit. Parking for individual units will be provided in attached garage spaces entering from the new interior roads. Additional parking is proposed along Anderson Road and is subject to SCDOT approval.

Landscaping, Buffering & Open Space

A preliminary landscape plan has not been submitted. All trees subject to tree protections will require full mitigation during permitting. All applicable landscape requirements including street trees, tree density and other plantings are required. Landscaping will be reviewed for compliance during the permit process.

Common open space or recreational space is required at a rate of 200 square feet per dwelling unit for single-family attached residential developments, or 3,600 square feet for 18 dwelling units proposed with this application. Although the plat does not specifically indicate how open space will be addressed, open space at right and left sides of the development measures roughly 3,000 square feet. Additional open space may be provided in private space. Planning Commission may also waive the requirement for open space based upon proximity to public open space as outlined in LMO Section 19-6.8.9(l)(1). This project is within ¼ mile of the Green Avenue Memorial Park on Guess Road. The applicant should indicate how this open space requirement is intended to be addressed so that Planning Commission and Staff may address accordingly.

STAFF RECOMMENDATION:

APPROVE, with Staff Comments and Conditions

Staff Comments & Conditions

Planning Department

- 1) Single-family attached dwelling units will need to generally comply with design standards for multifamily units outlined in Land Management Ordinance (LMO) Section 19-6.8, and will be reviewed for compliance during the site plan and building permit review process.
- 2) All facades facing public or private streets will be required to provide architectural improvements similar to requirements for the front of the units/buildings.
- 3) Any change to the street names (Overtop Ridge and Cove Circle) or development name (Anderson Ridge Townhomes) will require approval by Planning Commission.
- 4) No required parking shall extend into sidewalks.
- 5) For future connectivity to properties adjacent to the west side of the site consistent with LMO Section 19-6.7.2(D), the road right-of-way for Cove Circle should continue to the property line and be clearly labeled and noted on site development plans and final plat as future cross-access. At the time of construction of the adjacent lot, the developer for that project shall be granted to right to complete that cross-access connection.
- 6) Upon construction of a structure on Lot 18, a sidewalk and road improvements may be required to Conwell Street by the City Engineering Department.
- 7) The applicant shall provide open space consistent with LMO Section 19-6.8.9(l)(1), whether this be provided within the development, or the applicant request the Planning Commission waive the open space requirement based on proximity to a public park. This waiver may be granted by the Planning Commission upon stating such in approval of the plat.

City Engineer

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

Civil Engineer

Standard Comments

- 1) The development shall meet the requirements of *Article 19-2.3.13(A) Land Development – Subdivision* of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) Right of Way Encroachment Permits - All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or a bond in the amount of 125% of the infrastructure costs shall be provided to the City prior to recording the final plat.
- 5) A Site Plan Permit shall be approved for the development detailing the demolition, grading and stormwater, utility improvements and site access.
- 6) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office

Site Specific Comments

- 7) Curb and gutter will be required on both sides of street.
- 8) The street minimum width will need to be 22 feet face of curb to face of curb.
- 9) A minimum five foot wide sidewalk will be required.
- 10) Anderson Road is a SCDOT road. All work within their right-of-way will require a SCDOT encroachment permit.

Environmental Engineer

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing 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 Parker/Metro and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
 - b. Each building shall have a separate and direct connection to the sanitary sewer main.
 - c. 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.
 - d. 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

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

Tree and Landscape

All trees subject to tree protections will require full mitigation during permitting. All applicable landscape requirements including street trees, tree density and other plantings are required.

Fire Department

Internal drive shows some of the roads at 24 feet, any structure over 30 feet in height requires aerial access for FD. This would mean that those roads if applicable should be 26 feet. At site plan submittal we will confirm building heights and required road widths.

Addressing

- 1) Approval does not constitute construction, development, or additional subdividing of land not in conjunction with current land. Application is still subject to Planning Commission approval.
- 2) Addressing for individual units will be officially assigned with building permit review. For application correspondence, an addressing scheme will be initiated at the final SD plat review stage. Please submit a CAD file copy of final plat to jpharris@greenvillesc.gov for staff review.



APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Trey Cole - Artful Home Designs LLC	Same
*Title:	owner	
*Address:	1040 W. Washington St.	
*State:	Greenville, SC	
*Zip:	29661	
*Phone:	864-233-1606	
*Email:	trey@treycoll.com	

PROPERTY INFORMATION

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

___ Major Final (3-10 lots)

___ Major Final (11+ lots)

___ Modification (Major 3+ lots)

___ Modification (Minor 2 lots)

*STREET ADDRESS 708 Anderson Rd. Greenville, SC 29601

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

*CURRENT ZONING DESIGNATION RMA

*ORIGINAL APPLICATION #

*SUBDIVISION PLAT #

*SUBDIVISION NAME Anderson Ridge City Homes

*TOTAL ACREAGE 1.12

*# ORIGINAL LOTS 4

*# PROPOSED LOTS 18

INSTRUCTIONS

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

PREAPPLICATION MEETING DATE 6-23-2022

- 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.

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

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

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

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

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

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

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

***APPLICANT SIGNATURE**

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

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

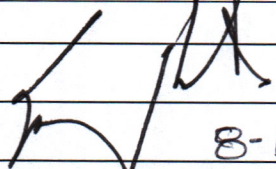
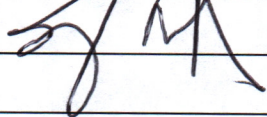
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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

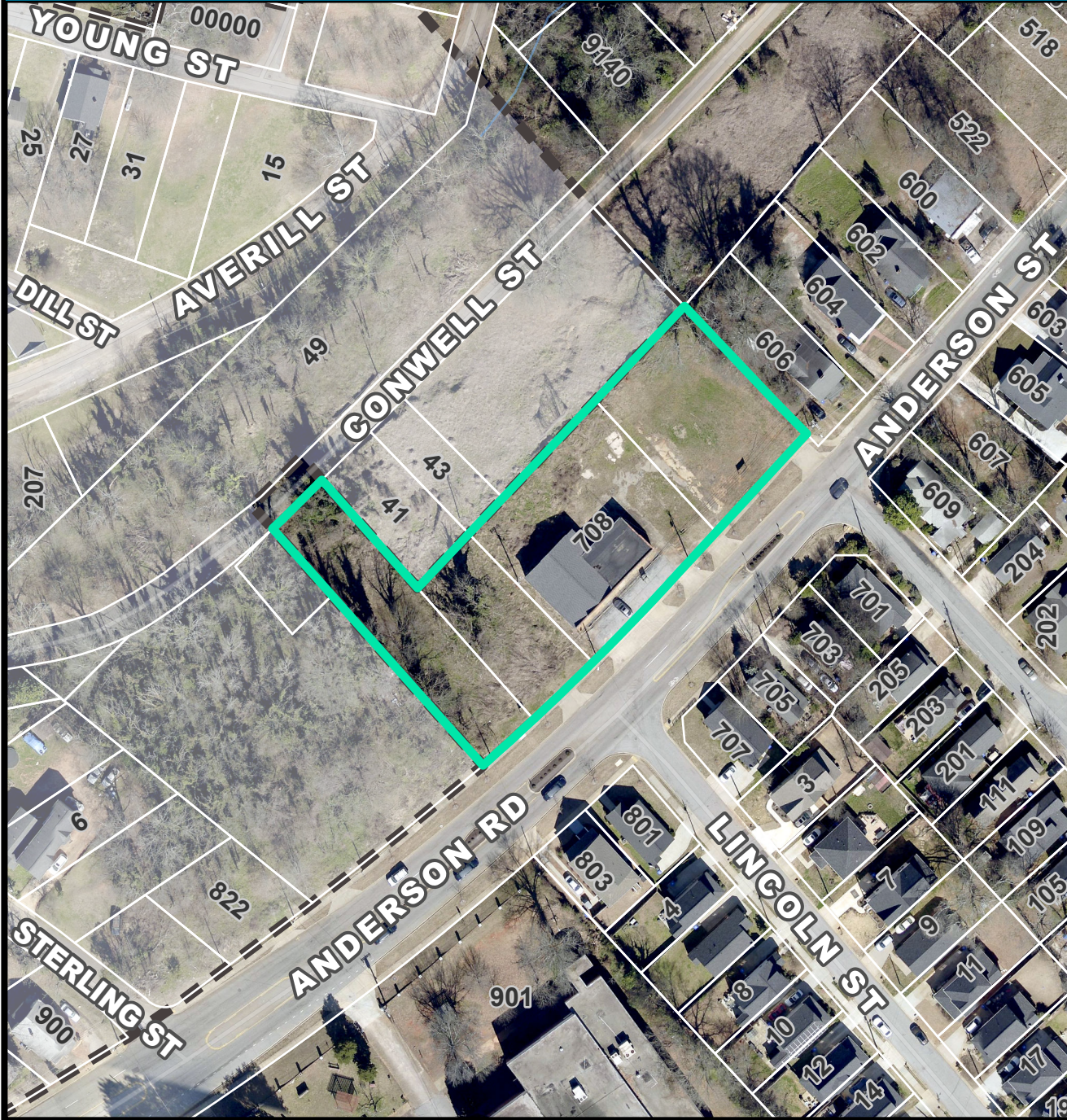
***APPLICANT SIGNATURE**

DATE

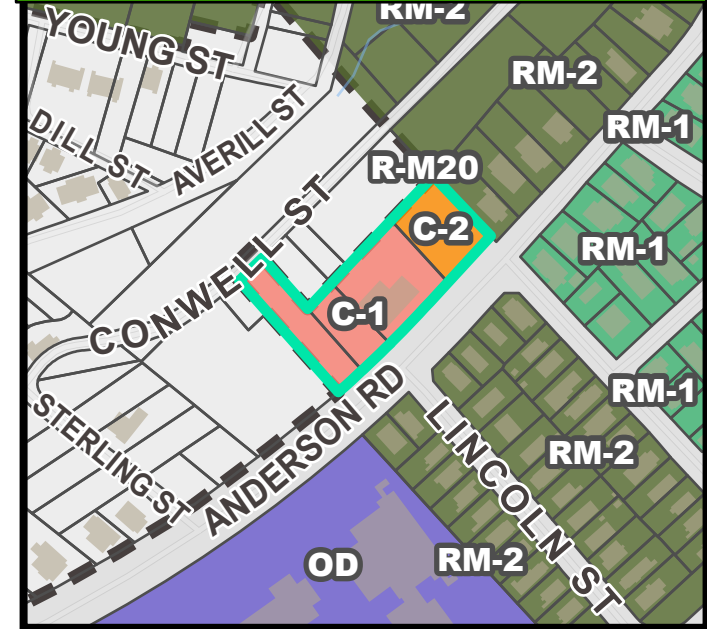
9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	 Trey Cole
Date	8-12-2022
Property Owner/Authorized Agent	Trey Cole 
Date	

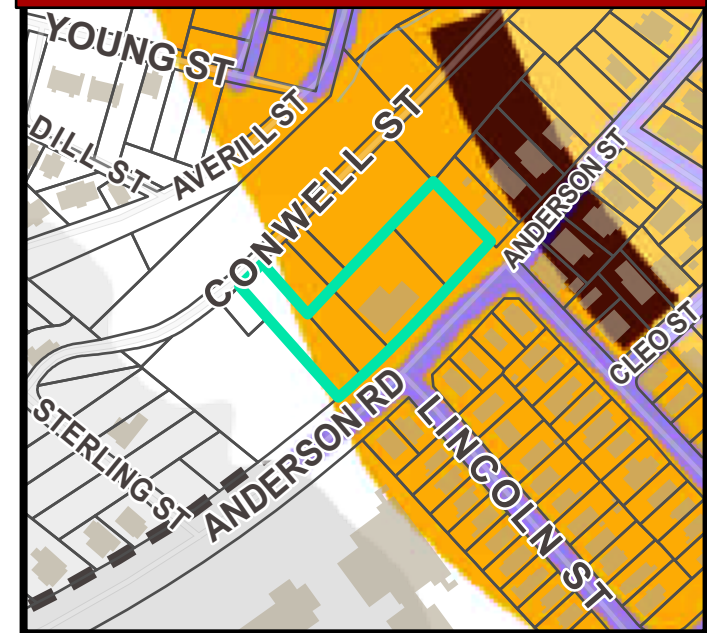
AERIAL VIEW



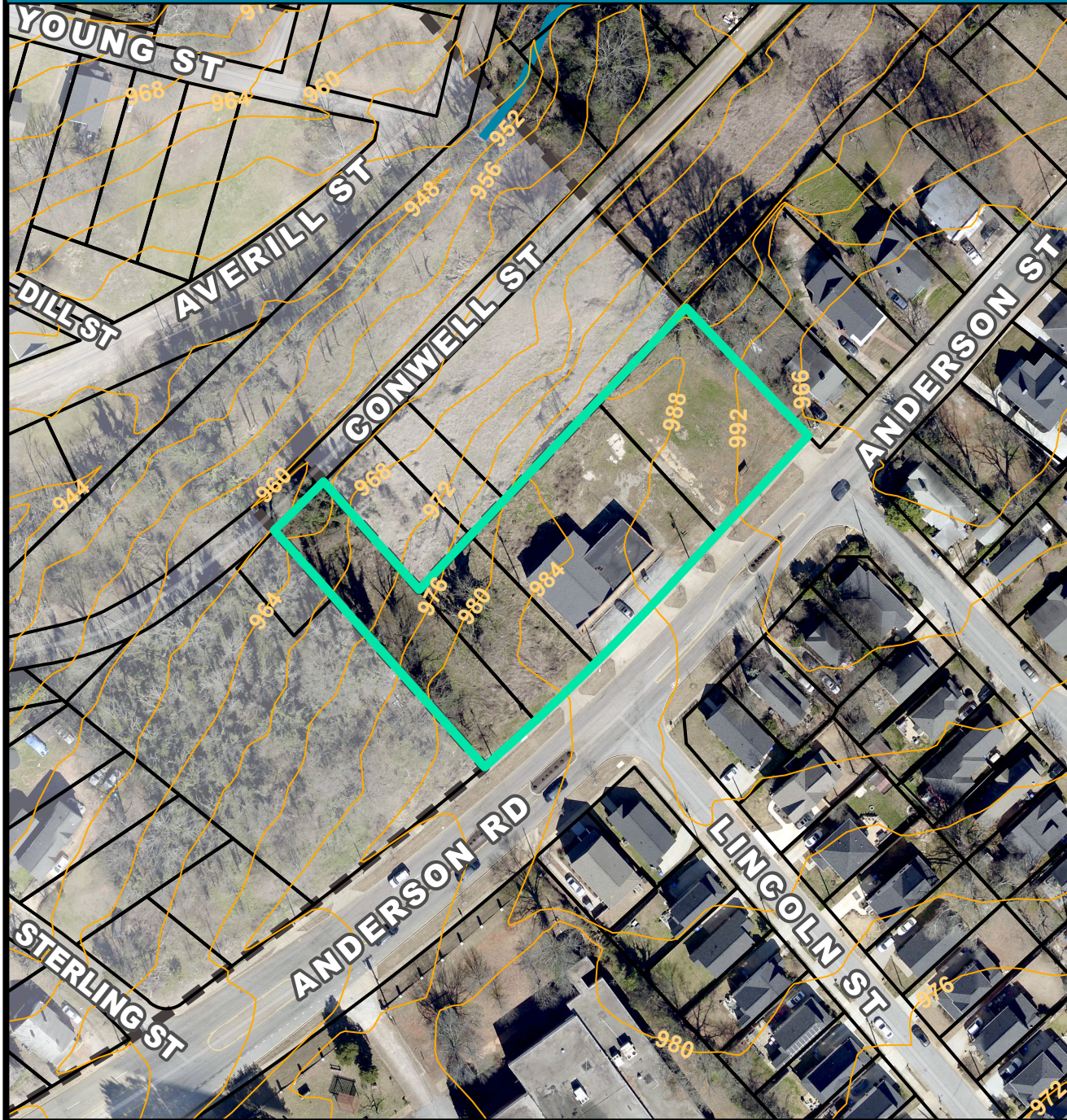
CURRENT ZONING



FUTURE LAND USE



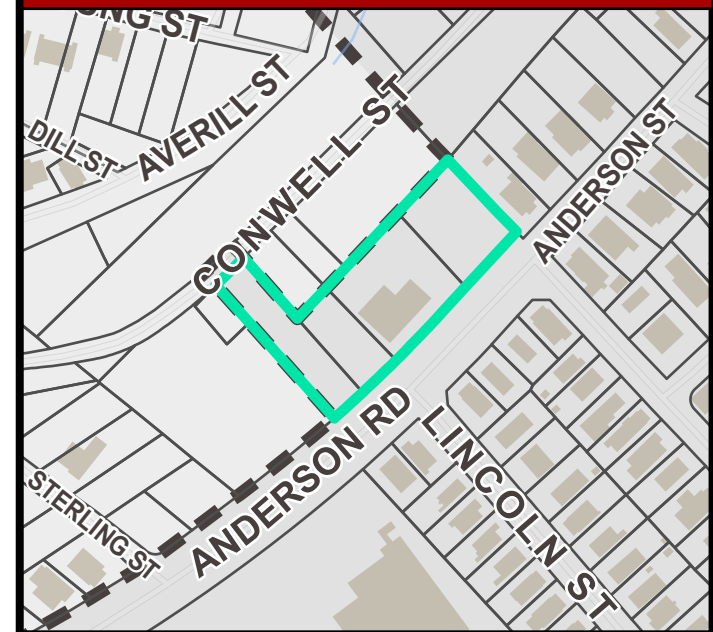
NATURAL / ENVIRONMENTAL FEATURES



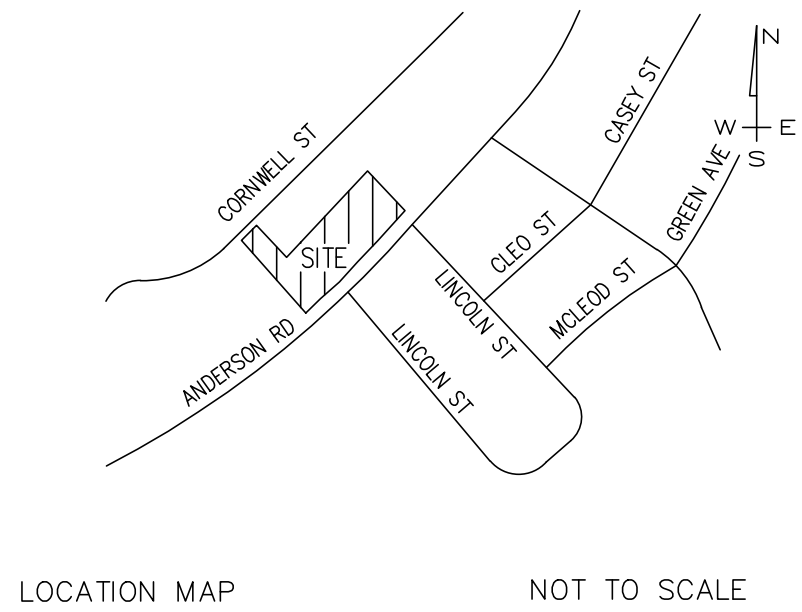
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



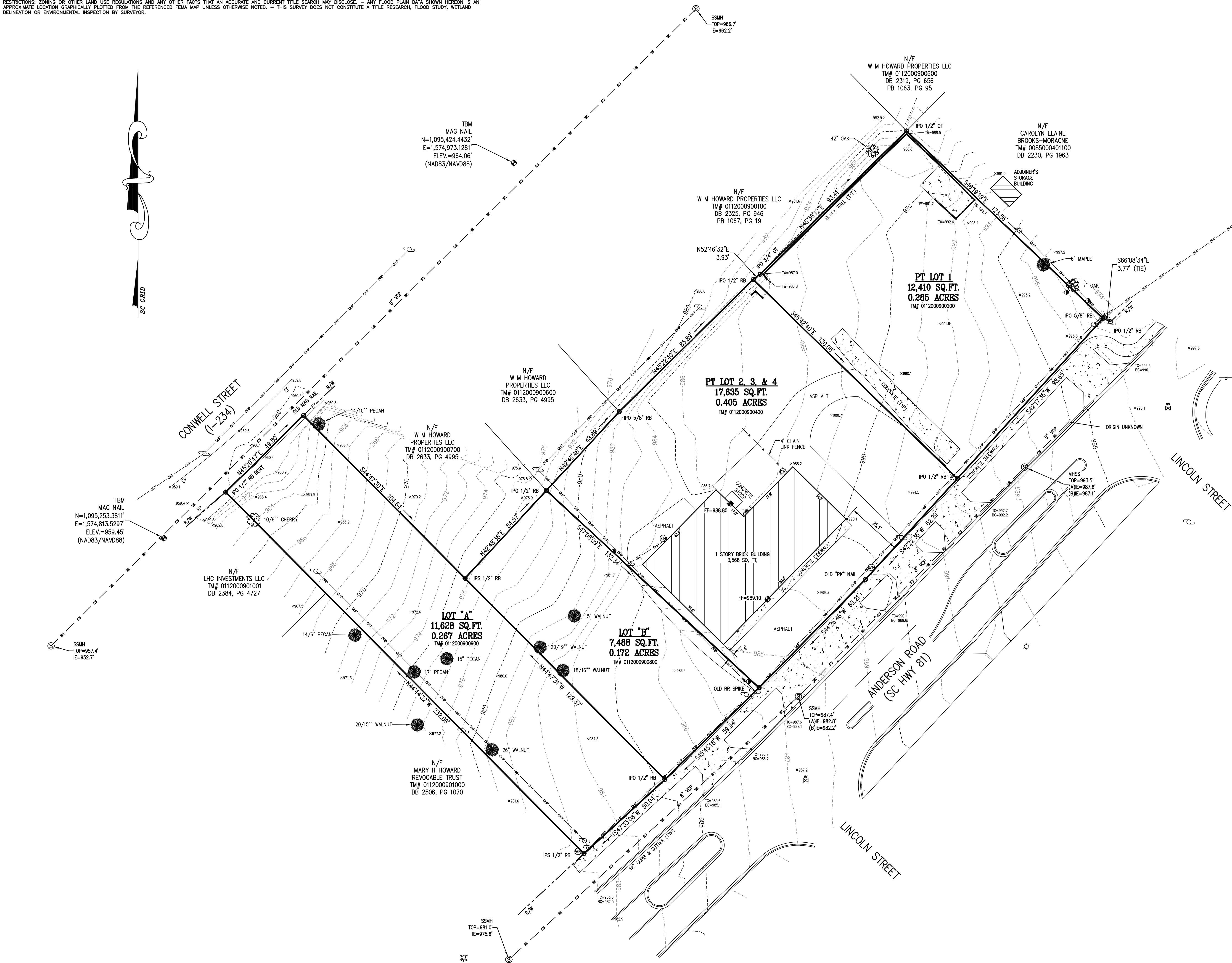
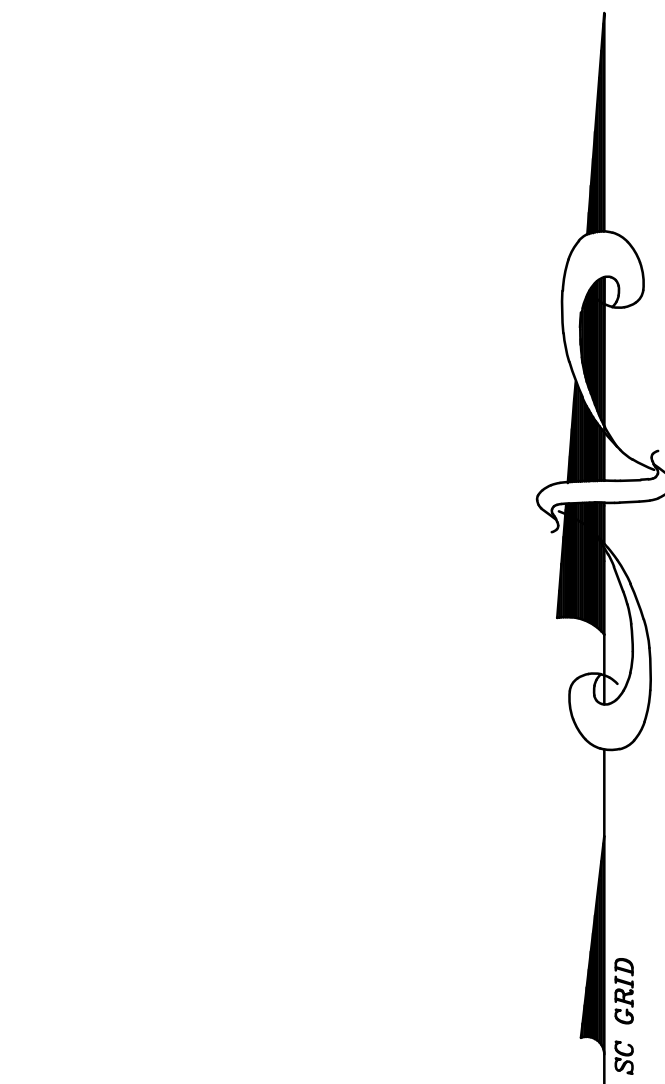
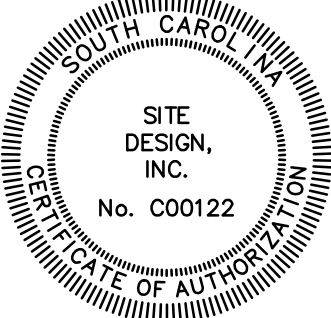
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES;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



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REFERENCES:
PB 1063, PG 95
PB 53, PG 77
PB 1087, PG 19
PB 36-M, PG 69
PB 1206, PG 45
PB 15-I, PG 36

A. CLAY JONES, P.L.S.
S.C. REG. NO. 26210



TOPO NOTES:
1. ELEVATIONS ARE BASED ON NAVD83 (SCVRS)
2. CONTOURS ARE SHOWN AT 1' INTERVALS

CAUTION



Know what's below.
Call before you dig.

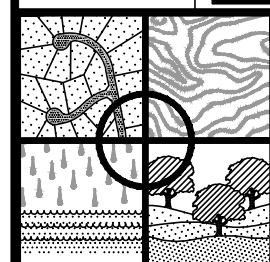
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE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

LEGEND

IPO	IRON PIN OLD	---	FENCE LINE	□	CATCH BASIN
IPS	IRON PIN SET	---	CABLE TV	■	DROP INLET
CT	CRIMP TOP	---	FIBER OPTIC CABLE	■	ELEC TRANS
N&C	NAIL & CAP	---	GAS LINE	---	GAS VALVE
OT	OPEN TOP	---	OVERHEAD POWER	---	LIGHT POLE
RB	REBAR	---	OVERHEAD TELEPHONE	---	POWER POLE
△PT	POINT	---	SD	---	GUY ANCHOR
SD	STORM DRAIN	---	SS	---	HVAC UNIT
SS	SANITARY SEWER	---	SS	---	TELEPHONE MANHOLE
SSE	SS EASEMENT	---	SS	---	TELEPHONE PEDESTAL
DE	DRAINAGE EASEMENT	---	W	---	CLEAN OUT
CMP	CORRUGATED METAL PIPE	---	SD	---	MONITORING WELL
RCP	REINFORCED CONC PIPE	---	SS	---	POST INDICATOR VALVE
VCP	VITRIFIED CLAY PIPE	---	SS	---	WELL
CP	CORRUGATED PLASTIC PIPE	---	SS	---	
C	CENTERLINE	---	SS	---	
E/P	EDGE OF PAVEMENT	---	SS	---	
R/W	RIGHT OF WAY	---	SS	---	
B/L	BUILDING LINE	---	SS	---	
TC	TOP/BOTTOM CURB	---	SS	---	
IC	TOP/BOTTOM WALL	---	SS	---	
TW	TOP/BOTTOM WALL	---	SS	---	
BW	TOP/BOTTOM WALL	---	SS	---	
x	ELEVATION	---	SS	---	

TOPOGRAPHIC SURVEY FOR O'LEARY COLE GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1"=20'	PROPERTY ADDRESS ANDERSON ROAD/S.C. HWY 81	TAX PIN AS NOTED
DATE 3-11-22	20' 0 20' 40'	FIELD CREW MS/HF
		DRAWN BY BOO



SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

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

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

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

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SITE DATA:

JURISDICTION:
TMS NUMBERS:
TOTAL AREA:
EXISTING ZONING:
BUILDING SETBACKS:

CITY OF GREENVILLE

0112000900200, 0112000900400, 0112000900800 & 0112000900900

±1.12 ACRES

R-M2

FRONT = VARIES (15' - 17')
SIDE = 15'
REAR = VARIES (15' - 17')

PROPOSED UNITS:
PROPOSED DENSITY:

18 SINGLE-FAMILY ATTACHED (TOWNHOUSE) UNITS

±16.07 DWELLING UNITS / ACRE

PARKING REQUIRED:
PARKING PROVIDED:

36 SPACES (2 SPACES PER DWELLING UNIT)

34 SPACES VIA TWO-CAR GARAGE IN EACH UNIT
7 STREET SIDE PARKING SPACES
41 SPACES TOTAL

- GENERAL NOTES**
1. TOWNHOUSE UNITS FACING ANDERSON HWY ARE REAR-LOADED, 2.5-STORY UNIT WITH A 2-CAR GARAGE COMPRISING THE GROUND FLOOR. TOWNHOUSE UNITS ACCESS WITHIN THE DEVELOPMENT ARE 2-STORY WITH A 2-CAR GARAGE.

2. ALL AREAS IDENTIFIED AS "OPEN SPACE" ARE TO BE COMMON AREAS CONTROLLED BY THE HOME-OWNERS ASSOCIATION.

3. PROPOSED STORMWATER TREATMENT IS TO CONSIST OF WATER QUALITY UNIT THAT MEETS COMPLIANCE.

4. BASE INFORMATION IS FROM SURVEY COMPLETED ON 7/2/2021 USING STATE PLANE COORDINATES.

5. CONTOUR LINES REPRESENT 1' INTERVALS.

DEVELOPER

ARTFUL HOME DESIGNS, LLC
1040 W WASHINGTON ST
GREENVILLE, SC 29601
CONTACT: TREY COLE
EMAIL: TREY@TREYCOLE.COM
PHONE: (864) 233-1606

CIVIL ENGINEER & LANDSCAPE ARCHITECT

SEAMON WHITESIDE AND ASSOCIATES, INC
508 RHETT STREET, SUITE 101
GREENVILLE, SC 29601
CONTACT: PAUL TALBERT, PE
EMAIL: PTALBERT@SEAMONWHITESIDE.COM
PHONE: (864) 298-0534

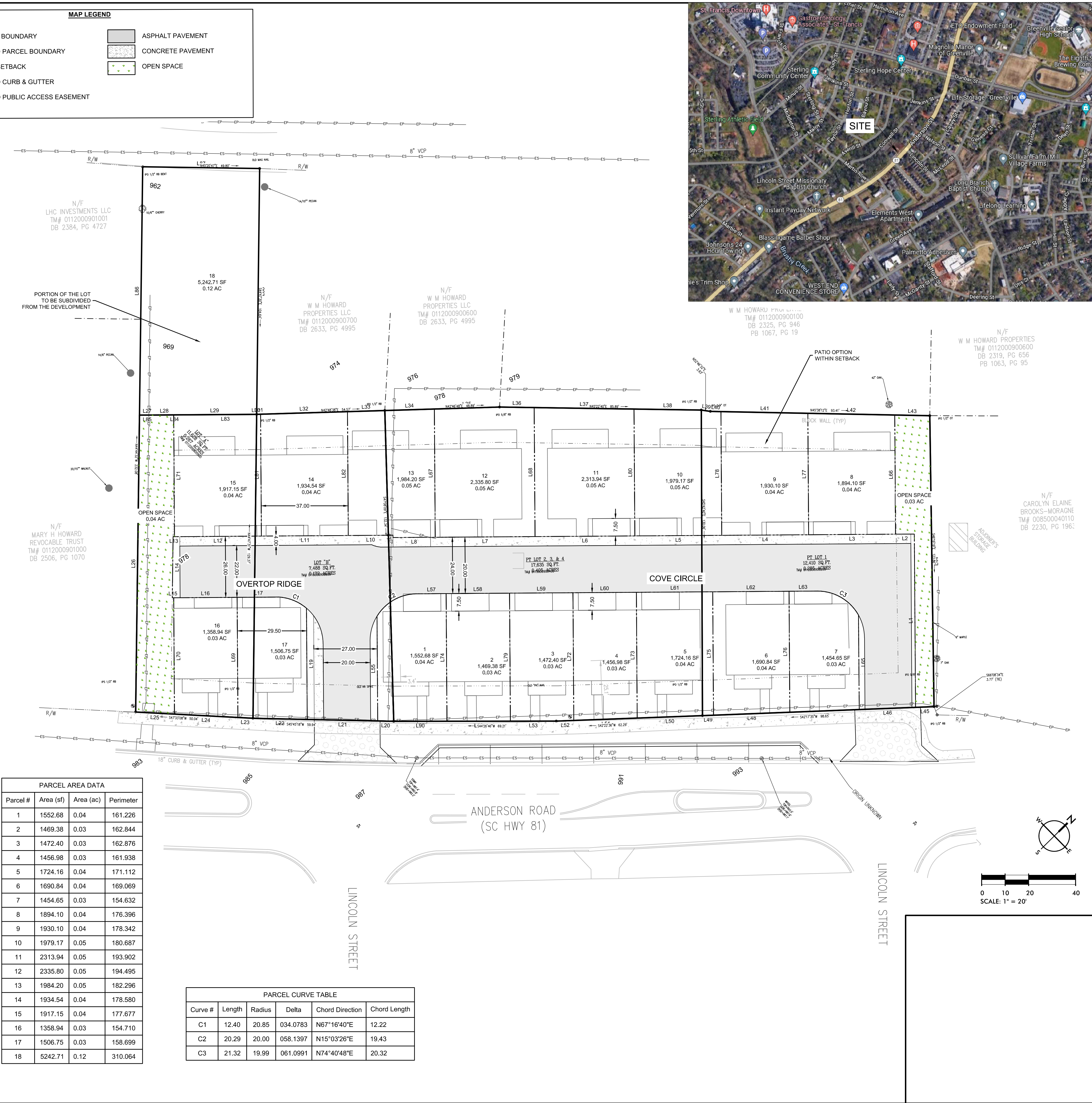
ALL EXISTING CONDITIONS AND TOPOGRAHY AREA BASED OFF OF THE SURVEY DONE BY SITE DESIGN, INC. ON MARCH 11, 2022.

MAP LEGEND

PROPERTY BOUNDARY

PROPOSED PARCEL BOUNDARY

BUILDING SETBACK

PROPOSED CURB & GUTTER

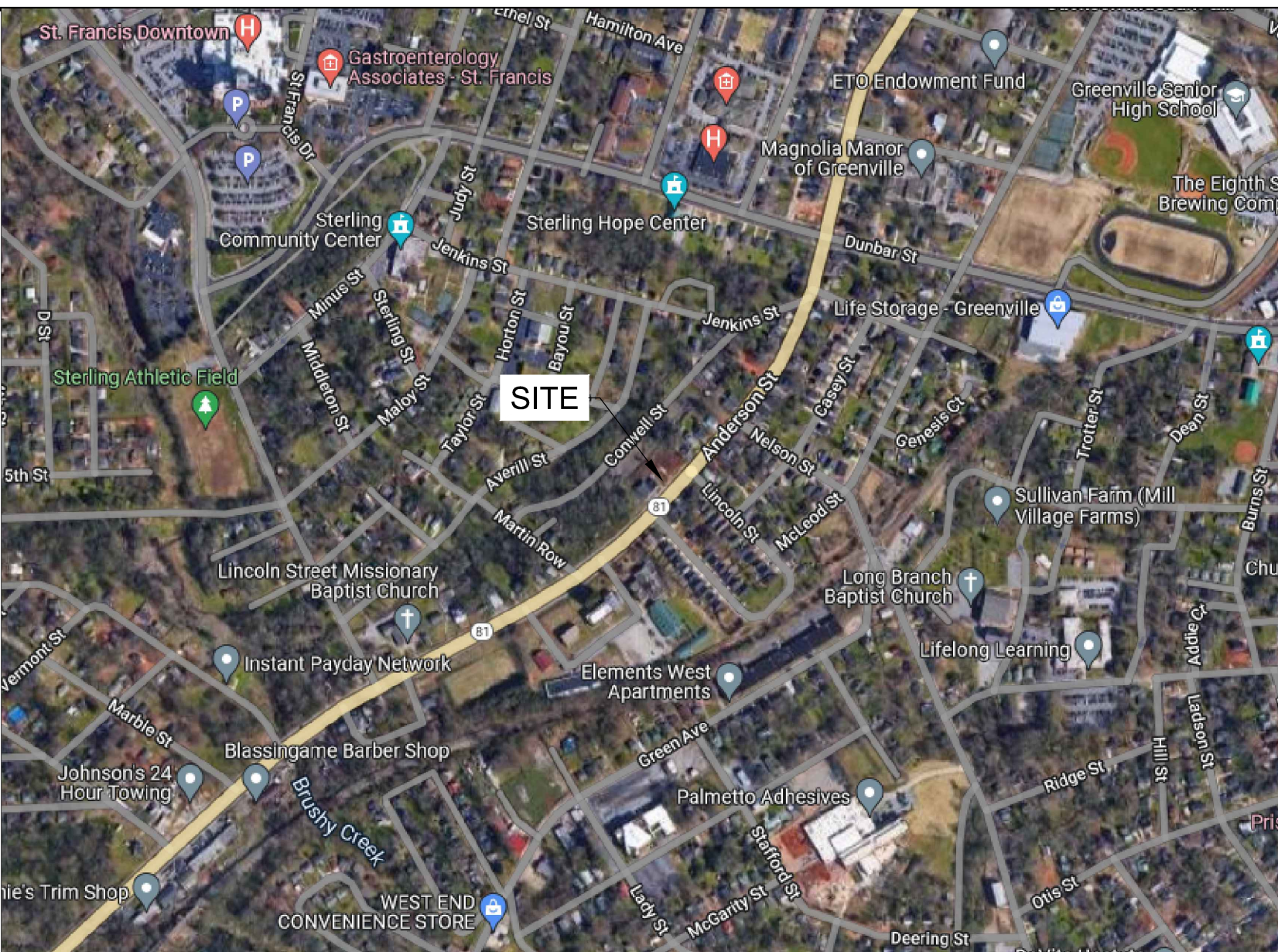
PARCEL LINE TABLE		
Line #	Bearing	Length
L1	N45°54'24"W	73.79
L2	S44°07'49"W	7.99
L3	S44°07'49"W	37.00
L4	S44°07'49"W	37.00
L5	S44°07'49"W	37.00
L6	S44°07'49"W	42.50
L7	S44°07'49"W	42.50
L8	S44°07'49"W	18.00
L9	N45°51'38"W	1.00
L10	S44°07'49"W	19.00
L11	S44°07'49"W	37.00
L12	S44°07'49"W	37.00
L13	S44°07'49"W	0.60
L14	S44°43'59"E	26.01
L15	N44°07'49"E	0.61
L16	N44°07'49"E	27.00
L17	N44°07'49"E	18.27
L19	S45°51'40"E	47.37
L20	S45°45'18"W	6.84
L21	S45°45'18"W	30.02
L22	S45°45'18"W	23.09
L23	S47°33'08"W	6.44
L24	S47°33'08"W	27.05
L25	S47°33'08"W	16.56
L26	N44°44'32"W	126.39
L27	N44°08'39"E	6.58
L28	N44°08'39"E	7.98
L29	N44°08'39"E	34.86
L30	N42°49'22"E	0.47
L31	N42°48'38"E	1.67

PARCEL LINE TABLE		
Line #	Bearing	Length
L32	N42°48'38"E	37.01
L33	N42°48'38"E	15.89
L34	N42°46'48"E	21.12
L35	N42°46'48"E	27.77
L36	N45°22'40"E	14.74
L37	N45°22'40"E	42.51
L38	N45°22'40"E	28.65
L39	N52°46'32"E	3.93
L40	N45°38'12"E	4.48
L41	N45°38'12"E	37.01
L42	N45°38'12"E	37.01
L43	N45°38'12"E	14.91
L44	S46°19'19"E	123.86
L45	S42°17'35"W	7.86
L46	S42°17'35"W	24.00
L47	S42°17'35"W	29.58
L48	S42°17'35"W	32.52
L49	S42°17'35"W	4.69
L50	S42°22'36"W	27.82
L51	S42°22'36"W	27.01
L52	S42°22'36"W	7.45
L53	S44°26'46"W	19.55
L54	S44°26'46"W	27.00
L55	N45°51'38"W	44.59
L57	N44°07'49"E	12.51
L58	N44°07'49"E	27.00
L59	N44°07'49"E	27.00
L60	N44°07'49"E	27.00
L61	N44°07'49"E	32.50
L62	N44°07'49"E	32.50

PARCEL LINE TABLE		
Line #	Bearing	Length
L63	N44°07'49"E	12.00
L65	S45°56'36"E	40.23
L66	N45°51'38"W	50.71
L67	N45°51'38"W	54.58
L68	N45°51'38"W	54.91
L69	N45°51'38"W	51.14
L70	S45°51'38"E	49.52
L71	S45°51'38"E	51.82
L72	N45°51'38"W	54.38
L73	N45°51'38"W	53.55
L74	N45°51'38"W	54.35
L75	N45°51'38"W	52.55
L76	N45°51'38"W	51.50
L77	N45°51'38"W	51.68
L78	N45°51'38"W	52.65
L79	N45°51'38"W	54.50
L80	N45°51'38"W	53.98
L81	N45°51'38"W	51.86
L82	N45°51'38"W	52.71

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
1	1552.68	0.04	161.226
2	1469.38	0.03	162.844
3	1472.40	0.03	162.876
4	1456.98	0.03	161.938
5	1724.16	0.04	171.112
6	1690.84	0.04	169.069
7	1454.65	0.03	154.632
8	1894.10	0.04	176.396
9	1930.10	0.04	178.342
10	1979.17	0.05	180.687
11	2313.94	0.05	193.902
12	2335.80	0.05	194.495
13	1984.20	0.05	182.296
14	1934.54	0.04	178.580
15	1917.15	0.04	177.677
16	1358.94	0.03	154.710
17	1506.75	0.03	158.699
18	5242.71	0.12	310.064

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.40	20.85	034.0783	N67°16'40"E	12.22
C2	20.29	20.00	058.1397	N15°03'28"E	19.43
C3	21.32	19.99	061.0991	N74°40'48"E	20.32



SEAMONWHITESIDE

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843.884.1667

GREENVILLE, SC
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SUMMERVILLE, SC
843.972.0710

SPARTANBURG, SC
864.272.1272

CHARLOTTE, NC
980.312.5450

WWW.SEAMONWHITESIDE.COM

ANDERSON RIDGE
TOWNHOMES

TREY COLE DESIGN GROUP
GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: 4133
DATE: 08/15/2022
DRAWN BY: AD
CHECKED BY: PT

REVISION HISTORY

PRELIMINARY
PLAT

07/18/2022

Minutes of the Sterling Neighborhood Association
via Zoom call, Thursday, September 8, 2022 at 6:00pm

Mission Statement: The Sterling Neighborhood Association actively engages residents by creating a sense of belonging and instilling community pride.

County – Deputy Shakita Davis, 864-350-1422 shdavis@greenvillecounty.org ; Master Deputy Carter, 864-566-3212, mscarter@greenvillecounty.org	City Zone 1 – Officer Jason Semanyk jsemanyk@greenvillesc.gov
Greenville County Code Enforcement 864-467-7090; Code Violation Report https://www.greenvillecounty.org/apps/servicerequest/request.aspx	City Neighborhood Planner-Community Development Monique Mattison 864-467-4574 / mmattison@greenvillesc.gov
County – Litter Ends Here / 864-467-7289 get the app “Litter Tracker” to report dump sites	City Greenville Cares 232-2273 / cares@greenvillesc.gov
Faith Communities Coordinator - Bon Secours Carmen Ogles 864-908-1192/ Carmen_Ogles@bshsi.org	

The meeting opened at 6:00pm via Zoom. Attendance was taken and is listed below.

Announcements

- Monique Mattison, City Development - this Wed afternoon there is a session for the Code rewrite and on Sept 11 there is a Code Connection Session
- Kristin Conley, GCRA - she is taking over Community Liaison position
- Nona Henderson, Habitat - the townhomes on Jenkins are ongoing, applications are available for rehab projects
- Feed & Seed store located at the Judson Mill is having a Seniors Day on Fridays where seniors receive a 10% discount
- Fall Festival will be Thursday Oct 27 - a committee meeting is coming up this Friday at 3pm. If you want to volunteer or donate candy, contact Sylvia
- Sterling Stories - Julie Meredith stated the first draft is being reviewed along with the video editing. Historical and current photos are needed, if you have any, contact Julie Meredith at 864-316-0287/juliedmeredith1130@gmail.com. Photos are scanned and returned immediately.

GCSO - C. Pittman is filling in for a few weeks. Contact is 864-419-4180 and cpittman@greenvillecounty.org. Neighbors report gunshots are still being heard on or around Valentine St, mostly at night on the weekends. The park/football field is also seeing many folks loitering and being loud. The fence was cut on 17 Valentine St and trespassing has occurred at 102 Odessa St.

City - there were 2 incidents on Jenkins St for petty larceny and drug paraphernalia with one arrest made. Not necessarily in Sterling but reports are rising in other city neighborhoods regarding parking on the sidewalk which is illegal and also interferes with trash pickup. Residents are encouraged to be aware of this.

Anderson Ridge City Homes – Trey Cole Properties and Seamon Whitesides conducted a discussion in compliance with the city’s requirement for approval process on combining plats for 17 townhomes to be built on Anderson Road across from Lincoln Street. Currently, there are 4 plats that will be combined. The townhomes will vary in size with the homes fronting Anderson St at 2.5 stories and the internal homes will be two stories. This satisfied the fire department accessing the taller homes easier. The two in/out vehicular accesses align with Lincoln Street across Anderson Road. Each townhome will have a garage and there potentially will be some on street parallel parking. Price range would start \$430k up to \$550-\$600k. While dense housing is in alignment with the master plans and community needs, a concern

was made about the price point range being out of alignment with the community affordability needs. Comments were made about workforce housing is considered at 80% AMI and affordable would be at least 60% or below AMI so this project is geared towards high-end property ownership. The very back corner of the property adjacent to Comwell is not being developed and plans are in the works to see if an affordable housing opportunity could exist here. Trees will be planted and green space will be adhered to as required by the city.

The meeting adjourned with a prayer by Shirley Allmond at 7:00pm.
Respectfully submitted, Jeannine Cox

IMPORTANT DATES/ITEMS

❖ **DUES \$5/month or \$60/year** ❖

(dues support the n'hood association continuing to provide outreach assistance for our community residents)



Attendance List (no particular order)

Dot Russell	
Shirley Allmond	
Julie Meredith	
Jeannine Cox	
Veretta Lindsay	
Lucinda Martin	
Lt Jason Semanyck	
Sylvia Vandross	
Nona Henderson	
Peggy Baxter	
C. Pittman	
Kate Krones	
Paul Talbert	
Christopher Newell	
Monique Mattison	
R. Citrone	
Kristin Conley	
864-565-6285	