

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Special Called Meeting
5:30 PM, November 17, 2022

Prisma Health Welcome Center at Unity Park, 111 Welborn Street

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
- a. None
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement

8. NEW BUSINESS

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

Application by Brian Schick/Michael Watts for **ANNEXATION** and **REZONE** of approximately 1.366 acres from R-7.5, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville and **REZONE** of 1.54 acres from C-1, Neighborhood commercial district, and RDV, Redevelopment district to PD, Planned development district located at **PENDLETON STREET, TRACTION STREET, SMITH STREET, AND SACO STREET** ("Woven") (TM# 0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700, 0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, 0118001400400)

Documents:

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

9. Other Business

A. Upcoming Dates:

November 29, 2022 – PC Special Called Public Hearing

December 13, 2022 – PC Agenda Workshop

December 15, 2022 – PC Public Hearing

10. Executive Session, if required

11. Adjournment

Documents:

[PC AGENDA_11.17.22 SPECIAL CALLED PUBLIC HEARING.PDF](#)

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



**Planning Staff Report to
Greenville Planning Commission
November 11, 2022**

for the November 17, 2022 Special-Called Public Hearing

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

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec. 19-1.3, *Purpose and Intent*

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

Sec.19-2.1.2 (A) (2) (b) *Zoning District Map Amendments (Rezoning)*

Sec.19-2.1.2 (A) (10) *Annexation of properties into the corporate limits*

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

Sec.19-3.2 *District Descriptions*

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

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

Sec. 19-2.3.3, *Planned Development District*

NOVEMBER 2022 PROJECT OVERVIEW AND STAFF UPDATE:

July 21, 2022 – Planning Commission Public Hearing

At its July 2022 meeting, Planning Commission recommended denial of AX-11-2022/Z-10-2022, the Woven PD, by a vote of 5-1. The reasons that Planning Commission recommended denial of the PD zoning included mass, scale, setbacks, and density. No specific concerns were expressed for the annexation aspect of the request.

- [Link to July 21, 2022, Planning Commission Agenda Packet](#)
- [Link to July 21, 2022, Planning Commission Meeting Minutes](#)

August 22, 2022 – City Council First Reading

City Council conducted its first reading for the annexation and rezoning application on August 22, 2022. Councilmembers heard from multiple individuals that spoke in favor and in opposition to the project. After council deliberation, the ordinance was passed on first reading by a vote of 4-3 with the following amendments:

- The staff comments and conditions, as presented in the Planning Staff Report, shall apply.
 - The rear portion of the 5th floor shall be removed to reduce building height and mass.
 - Additional 0.16-acre parcel shall be integrated into project as open space.
 - Incorporate the recommendations of the DRB to deliver on the promise to the community to make project funky and cool.
 - Any required improvements to mitigate traffic impacts shall be installed.
 - The retail incubator space shall be restricted to 50% market rate and monitored by Community Development.
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- [Link to August 22, 2022, City Council Ordinance Packet](#)
 - [Link to August 22, 2022, City Council Presentation](#)
 - [Link to August 22, 2022, City Council Meeting Minutes](#)
 - [Link to August 22, 2022, City Council Meeting Recording](#)

September 27, 2022 – Neighborhood Meeting

The applicant held a subsequent neighborhood meeting on September 27, 2022, at the Truist Culinary Hospitality and Innovation Center. At the meeting, the applicant provided updated information on the Woven project and provided response to the City Council amendments presented during first reading.

October 24, 2022 – City Council Second Reading

On October 24, 2022, City Council received public comments and considered the ordinance on second reading. The posted ordinance was revised to reflect the amendments approved during first reading. At this meeting, a motion to refer AX-11-2022/Z-10-2022 back to Planning Commission was passed 7-0. The wording of that motion is as follows:

I move council refer this matter to the Planning Commission for further study and recommendation and submittal of a supplemental report to council on the issue of density, mass, scale, open space transition between main portion of project and community, connectivity with surrounding communities, traffic and mitigation, affordable housing, and including but not limited to total height across all portions of the project. Such report shall be submitted back to council no later than December 12, 2022.

- [Link to October 24, 2022, City Council Ordinance Packet](#) (Revised for second reading)
- [Link to October 24, 2022, City Council Presentation](#)
- [Link to October 24, 2022, City Council Meeting Recording](#)
- Meeting minutes not available at the time this staff report was prepared.

November 1, 2022 – Planning Commission Special-Called Workshop

The Planning Commission held a special-called workshop on November 1, 2022, to receive a staff update and learn about the city council request back to planning commission. The commission also received presentation from the applicant, which included updates as to how they propose to update the project in response to council comments

Woven PD

and concerns previously expressed by the community. Due to the format of the workshop, no public comments were received and the planning commission was unable to deliberate on the project. Before adjourning, staff agreed to schedule another public hearing to provide for more robust discussion on the project.

- [Link to November 1, 2022, Planning Commission Workshop Agenda](#) (no additional materials posted)
- *Meeting minutes not available at the time this staff report was prepared.*

Summary of Expressions of Interest and Concern

Together with concerns raised by Planning Commission, City Council, during public hearing and comment periods, and in meetings with residents and stakeholders, staff is aware of the following expressions of interest and concern by the community:

- Development incompatible with Village character and history
- Attention needed to scale/mass/density
- Need for vitality for local businesses
- Project benefits businesses but not neighborhood
- Need for open space and buffering
- Need for better pedestrian connectivity between the Brandon Mill neighborhood and Pendleton Street
- Traffic and parking issues
- Construction road closures, noise, and vibrations
- Affordable housing

Next Steps

- **November 17, 2022, Planning Commission Special-Called Public Hearing** – The purpose of this meeting is to receive public comments and to allow an opportunity for dialogue and discussion between the applicant and commission members. The primary focus of discussion is expected to be on the topics requested by city council, previous planning commission comments, and concerns and expressions of interest raised by the community. A recommendation to city council will not be made at this meeting.
- **November 29, 2022, Planning Commission Special-Called Public Hearing** – The purpose of this meeting is to for Planning Commission to reconsider the Woven project and annexation application, inclusive of any proposed changes or modifications, and to prepare and submit its report and recommendation to City Council. The Commission will receive public comments again at this public hearing.
- **December 12, 2022, City Council Formal Meeting** – The supplemental report and recommendation from Planning Commission will be delivered to city council at this meeting. City council may consider the ordinance for second reading at this meeting.

The following pages contain the original staff report and recommendation as presented at the July 21, 2022, public hearing. No changes have been made to this staff report. Rather, the report is included to provide context for the original application. In addition, commissioners and attendees are encouraged to review the supplemental materials and information linked above. Staff may publish a revised staff report in response to any proposed modifications or conditions in advance of the special-called November 29, 2022, Planning Commission public hearing.

Original July 2022 Staff Report:

Procedural Requirements:

Pre-Application and Development Meeting

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

Neighborhood Meeting

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

DRB Informal Review

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

Staff Analysis:

Applicant Request

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

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

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

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

Affordability

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

Connectivity and Mobility

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

Proposed pedestrian infrastructure includes a new and wider sidewalk along Pendleton Street, plus sidewalks where none exist today on Traction Street, Smith Street, and Saco Street. Public bicycle spaces will be provided on-site, with separate internal bike storage provided for residents. The site is roughly two neighborhood blocks away from a future County multi-use trail extension.

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

Consistency with GVL2040

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

Consistency with Village of West Greenville Micro Area Plan

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

Building Height

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

Planned Development Analysis

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

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

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

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

The development will comply with the standard parking requirements of the Land Management Ordinance. Up to 415 on-site parking spaces are proposed, but the number may vary somewhat based on the final determined uses. The City's shared parking formula may be used. Under the current base zoning requirements, the multi-family component requires 381 parking spaces alone. Approximately 36 of the parking spaces within the proposed parking garage will be dedicated for public use.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public facilities and services

Public facilities and services are available for this site. The unincorporated property is currently in the Parker Fire District. As the development will span two fire districts, the City Fire Department has indicated they will work with Parker to take

over fire protection for the entire project in the future. Metro Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains water lines along Pendleton Street, Traction Street, Smith Street, and Saco Street.

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

Design Review Board Comments from June 2, 2022:

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

STAFF RECOMMENDATION:

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

Planning Staff Comments:

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

Planning Staff Modifications and Conditions:

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

Woven PD

is encouraged to work with the city's Economic Development department to determine appropriate below-market rental rates and identify potential tenants for these incubator spaces.

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

Community Development Conditions:

This project was submitted to the City of Greenville with an affordability component and will help achieve the affordable housing goals of the GVL2040 Comprehensive Plan. Of the up to 254 total units, up to 25 units (10%)

will be provided at 80% Area Median Income (AMI). The financial structure of the affordable units is under discussion and is pending. Prior to issuance of building permits, the developer shall execute a Development Agreement or Memorandum of Understanding (MOU) with the Community Development department regarding the affordable units.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Traffic Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

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

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

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

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Civil Engineer Comments

Recommend: Approve

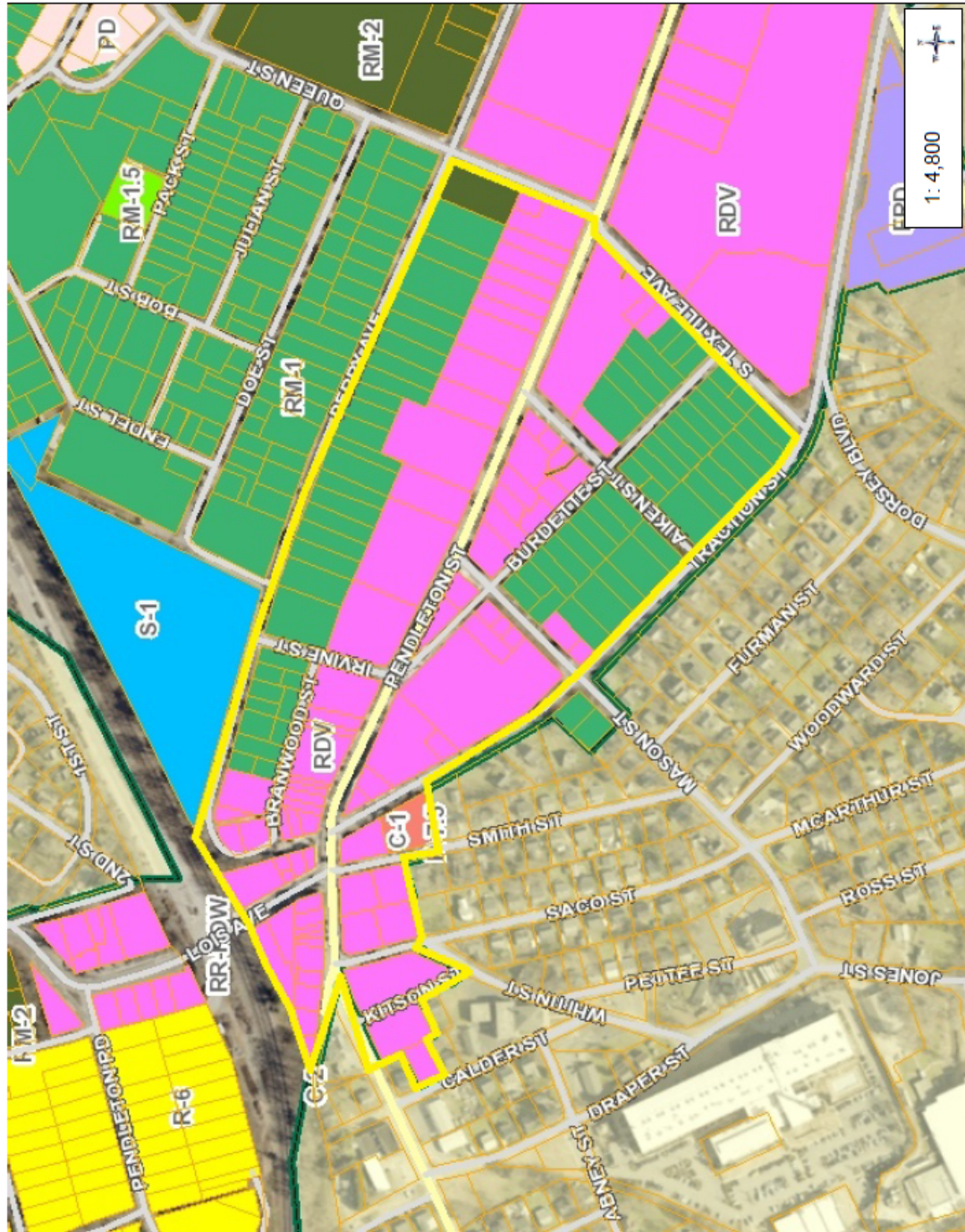
Comments:

Approved with no comments.

Parks & Recreation Comments

No Comments

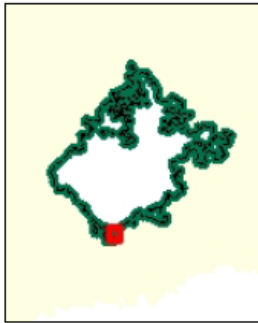
Exhibit A - Village of West Greenville per Sec. 8-33(p)



800 0 400 800 Feet

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

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_intl
© City of Greenville, SC Date Created: 6/13/2022



Legend

Parcels with Ownership

Zoning

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

Notes



APPLICATION FOR ANNEXATION

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

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

APPLICANT

PROPERTY OWNER

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

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

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

*TOTAL ACREAGE TO BE ANNEXED 0.243 of 1.366 total annexed

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

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

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

TYPE OF ANNEXATION

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

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

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

INSTRUCTIONS

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

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

Michael Walls
May 2, 2022

*APPLICANT SIGNATURE

DATE

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

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

APPLICATION REQUIREMENTS CHECKLIST

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

IMPORTANT NOTE:

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



APPLICATION FOR ANNEXATION

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

Office Use Only:

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

APPLICANT/OWNER INFORMATION

Clear Form

*Indicates Required Field

APPLICANT

PROPERTY OWNER

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

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

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

*TOTAL ACREAGE TO BE ANNEXED 1.123 of 1.366 total annexed

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

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

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

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

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CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 12/22/2021

PAGE 1 OF 3

INSTRUCTIONS

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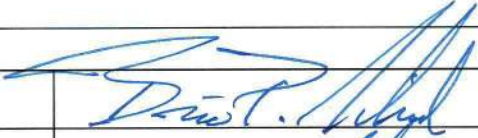
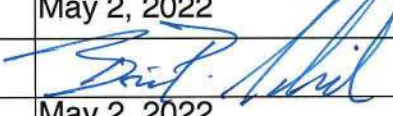
Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

May 2, 2022

*APPLICANT SIGNATURE

DATE

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

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

APPLICATION REQUIREMENTS CHECKLIST

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

IMPORTANT NOTE:

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



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

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as See below (address) and consisting of approximately 1.366 acres located on See below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Watch Properties, LLC	6 Saco Street/ 011800-13-00501	Michael Wally	5-2-22
Village at West Greenville, LLC	8 Saco Street/ 011800-13-00500	Brian P. Whit	5-2-22
Village at West Greenville, LLC	5 Smith Street/ 011800-13-02600	Brian P. Whit	5-2-22
Village at West Greenville, LLC	6 Smith Street/ 011800-14-00400	Brian P. Whit	5-2-22
Village at West Greenville, LLC	7 Smith Street/ 011800-13-02500	Brian P. Whit	5-2-22



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



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

CERTIFICATION OF PETITION SIGNATURE

I, Michael Watts, have this 2nd day of May, 20 22, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

6 Saco Street / 011800-13-00501

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

Signature

Watch Properties, LLC



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

CERTIFICATION OF PETITION SIGNATURE

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

8 Saco Street - 011800-13-00500

5 Smith Street - 011800-13-02600

6 Smith Street - 011800-14-00400

7 Smith Street - 011800-13-02500

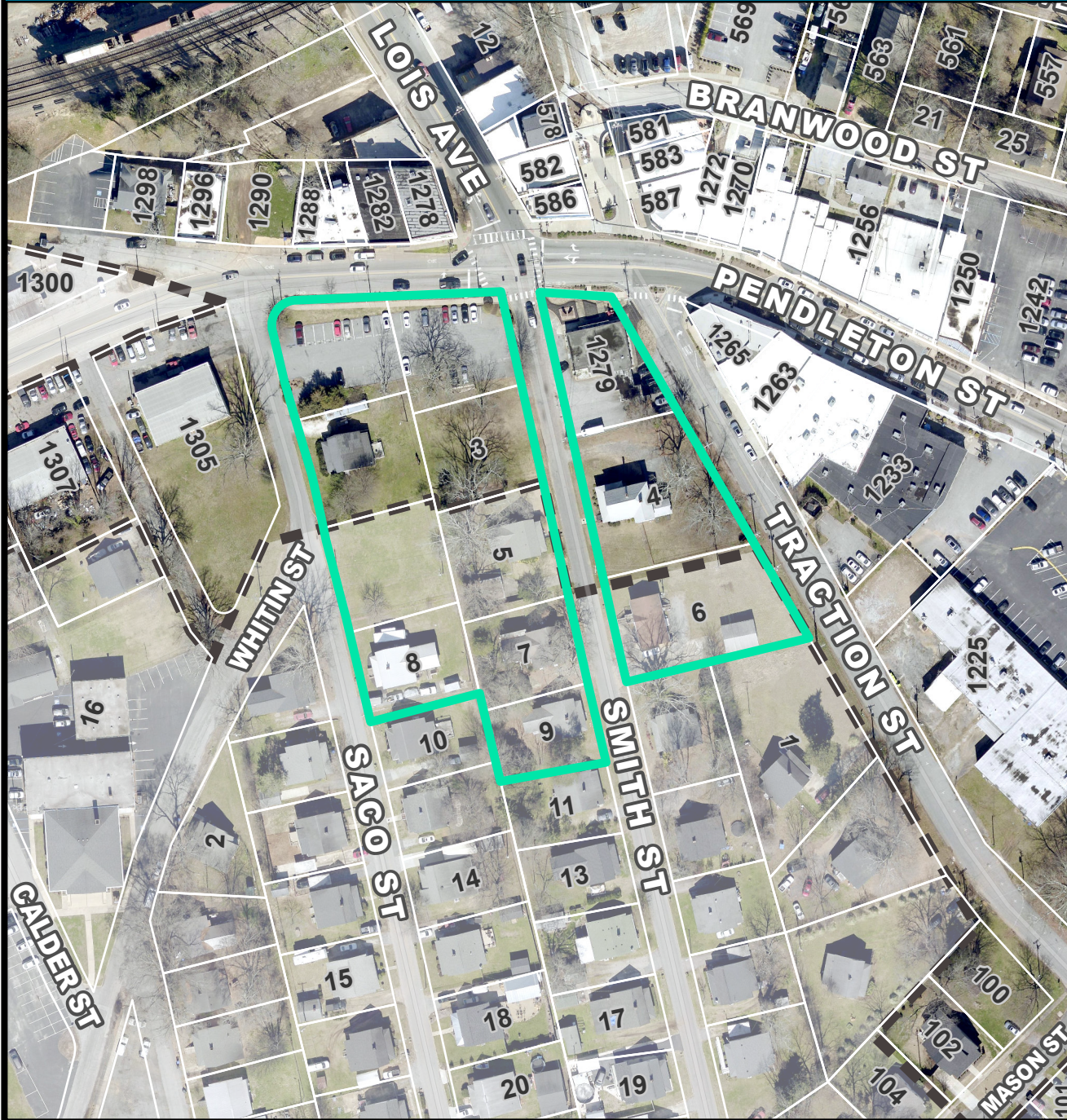
9 Smith Street - 011800-13-02400

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

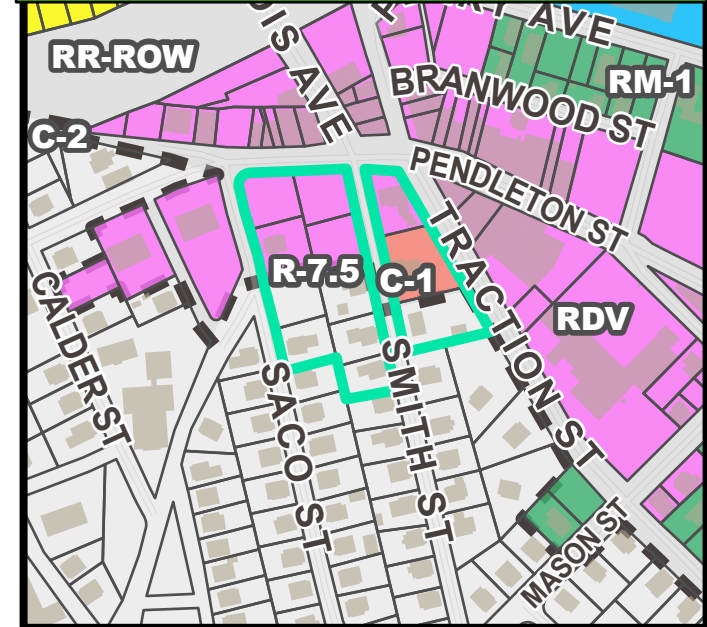
Signature

Village at West Greenville, LLC

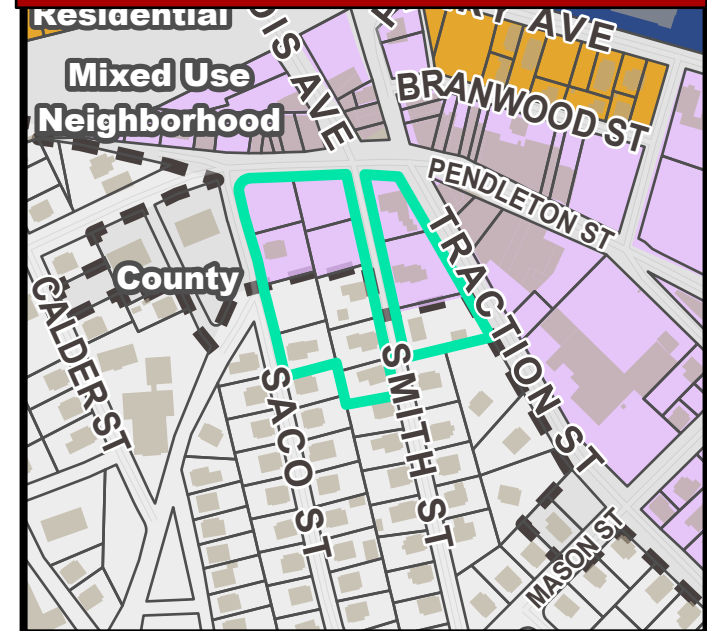
AERIAL VIEW



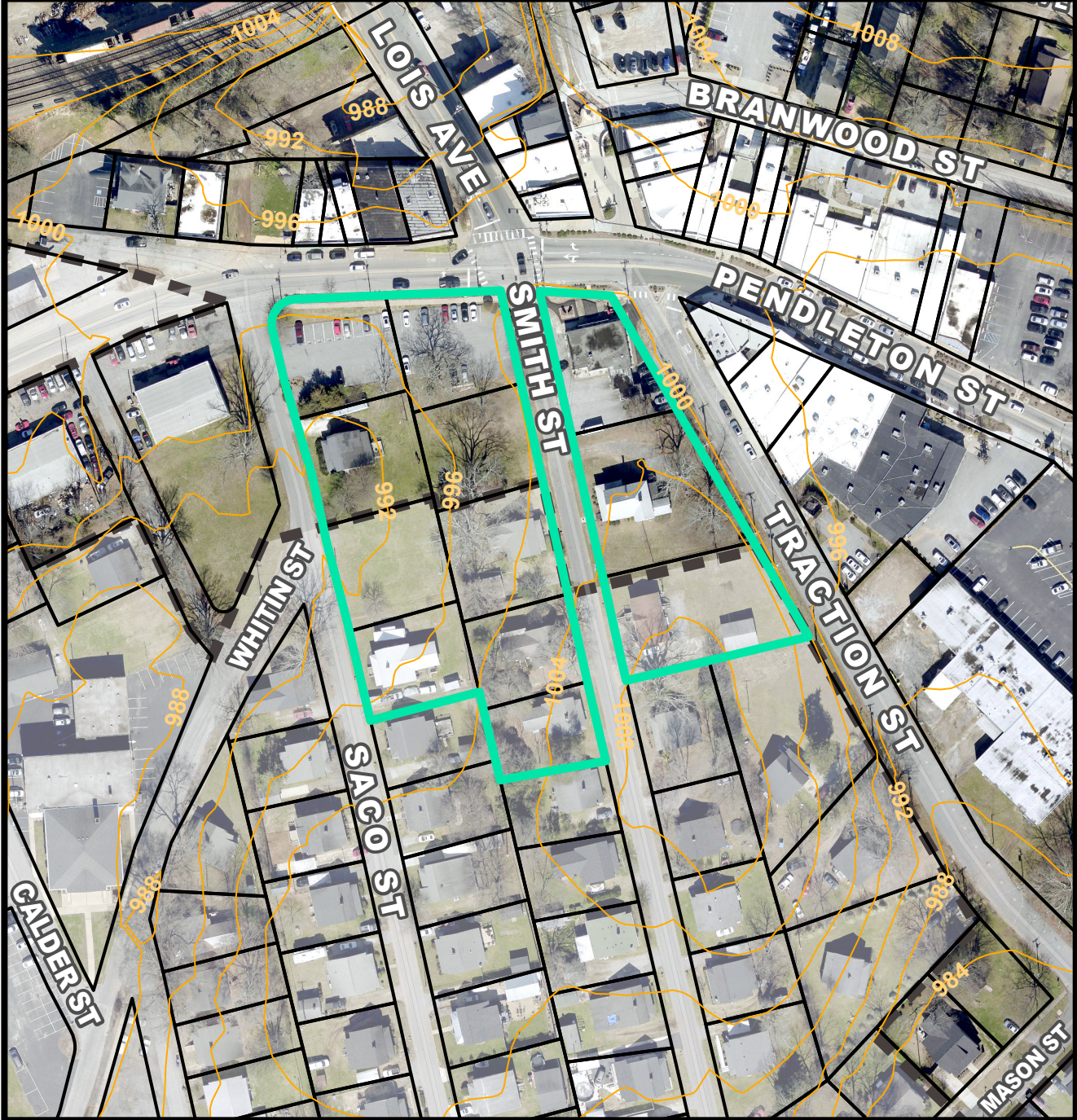
CURRENT ZONING



FUTURE LAND USE



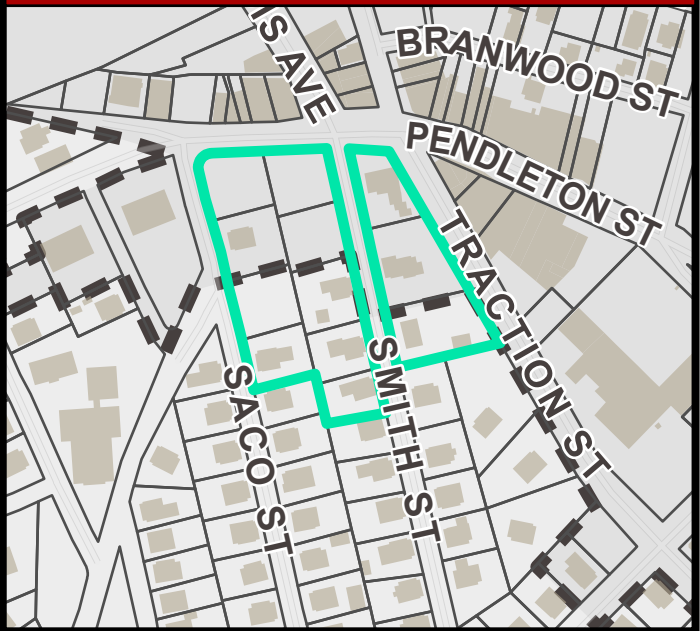
NATURAL / ENVIRONMENTAL FEATURES

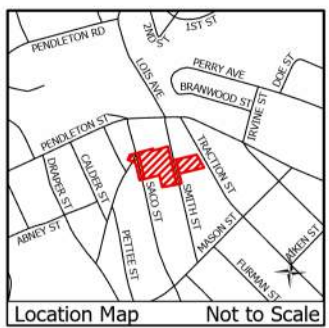
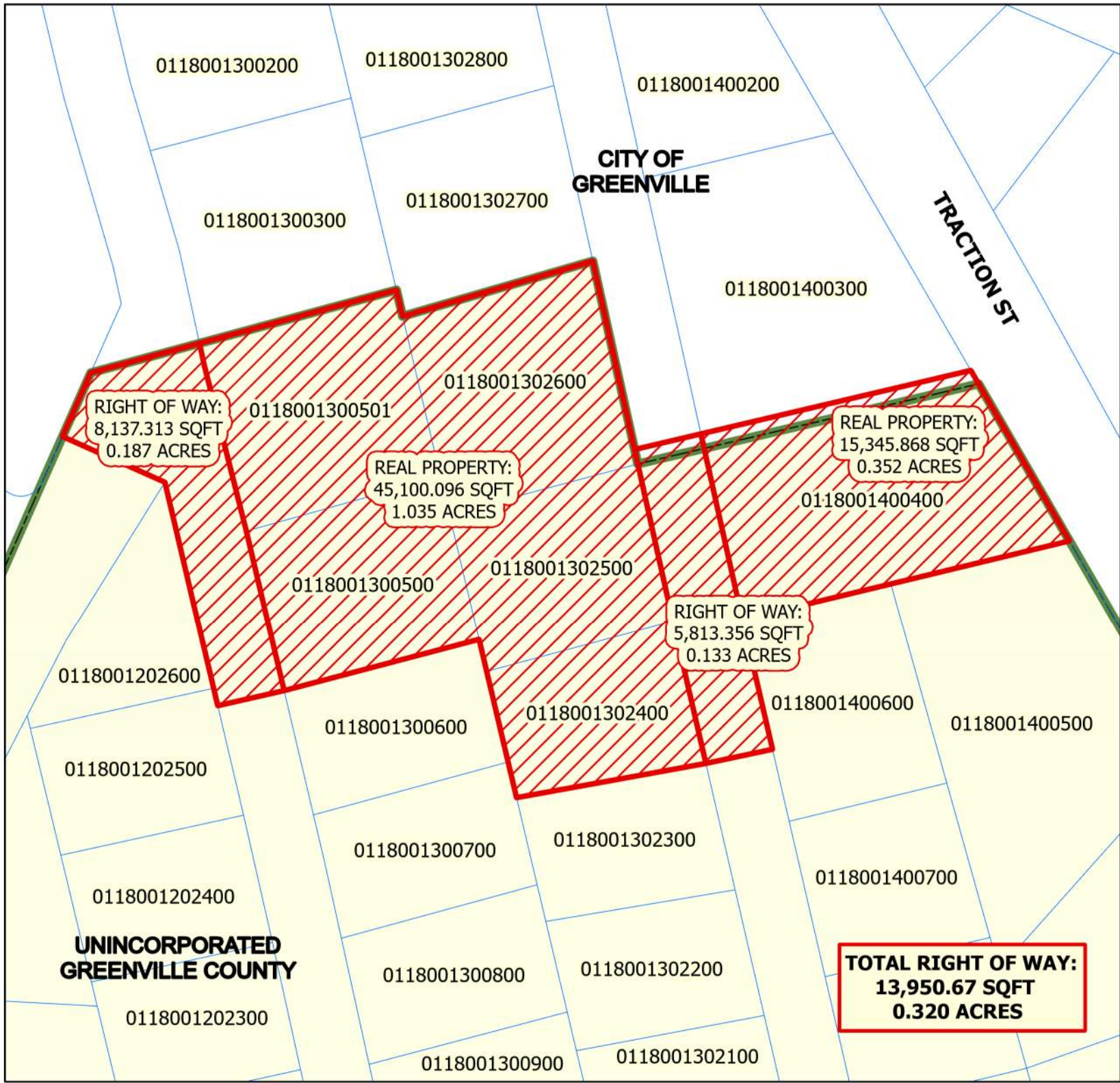


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



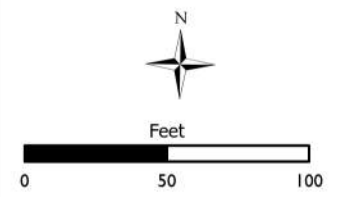


ANNEXATION MAP
for Tax Map Nos.
**0118001300501, 0118001300500,
0118001302600, 0118001302500
0118001302400, 0118001400400**
into the
City of Greenville

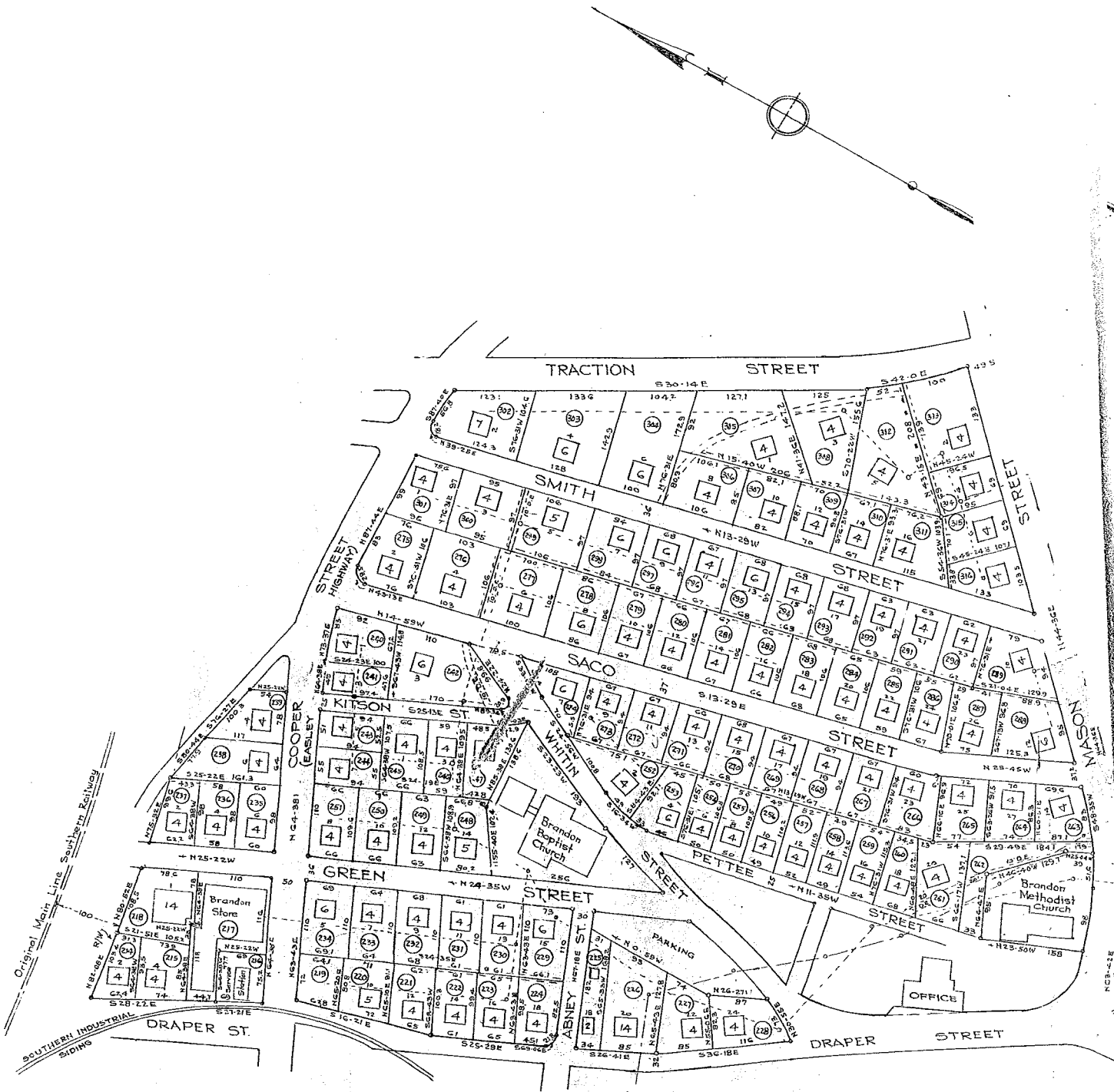
- Greenville City Limits
- Total Annexation Area

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

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

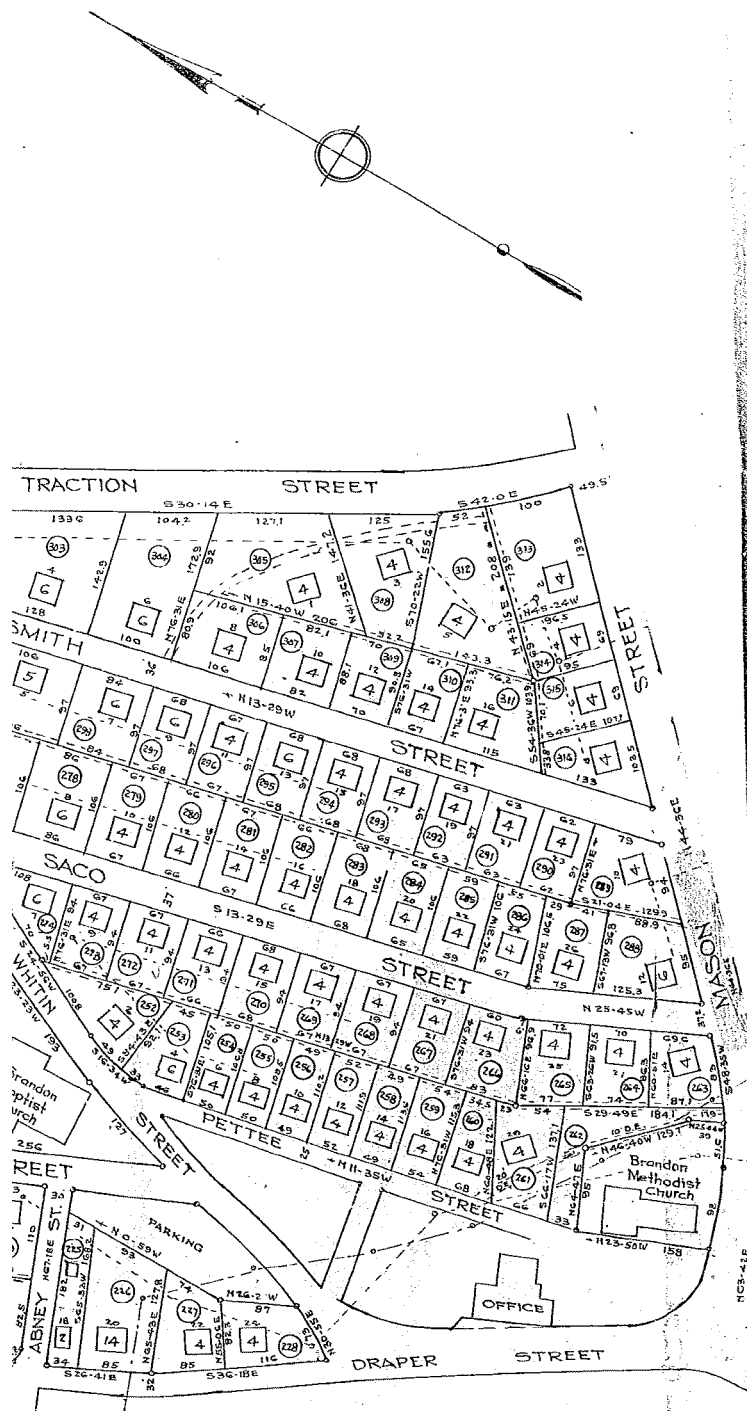


This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with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



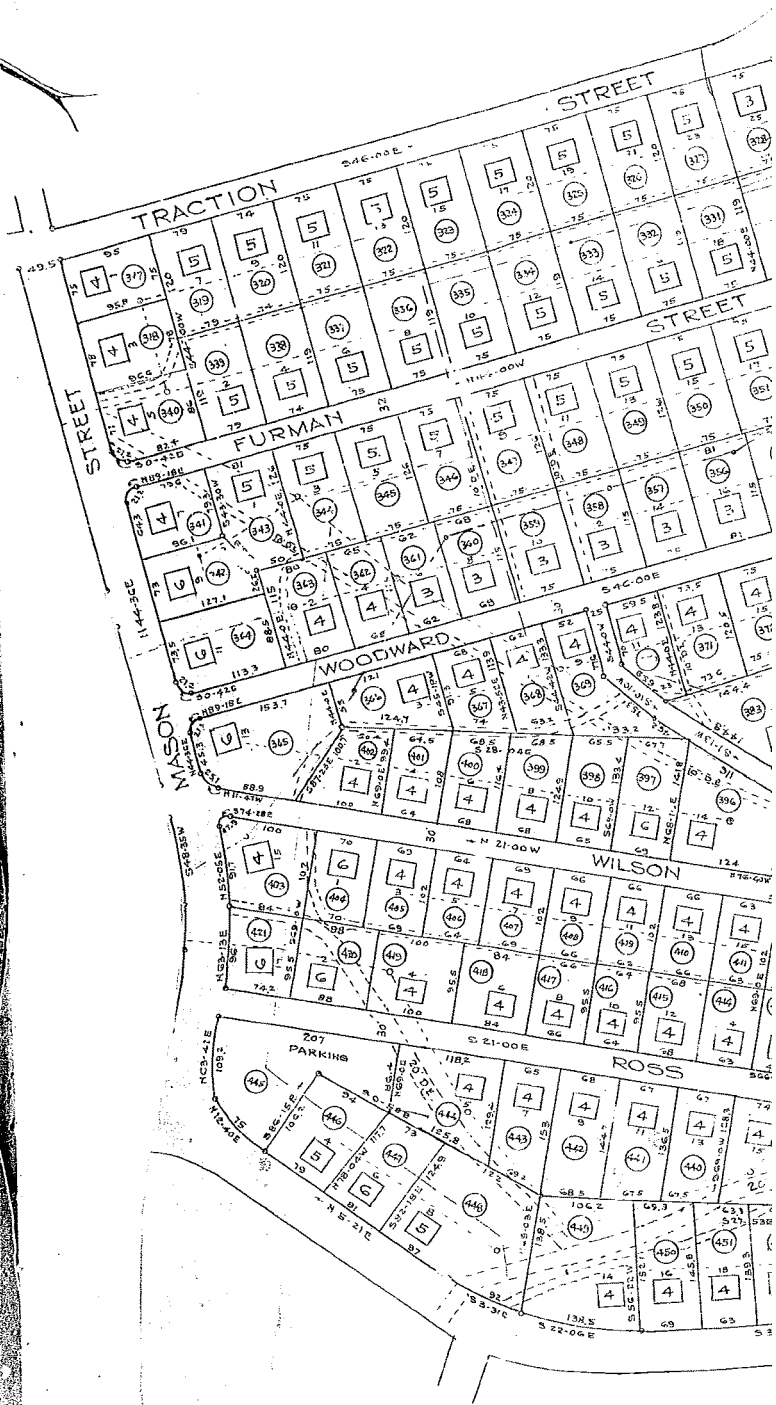
SECTION NO. 2.
 SUBDIVISION FOR
 ABNEY MILLS
 BRANDON PLANT
 GREENVILLE S. C.
 Scale 1"=100' Feb. 1959

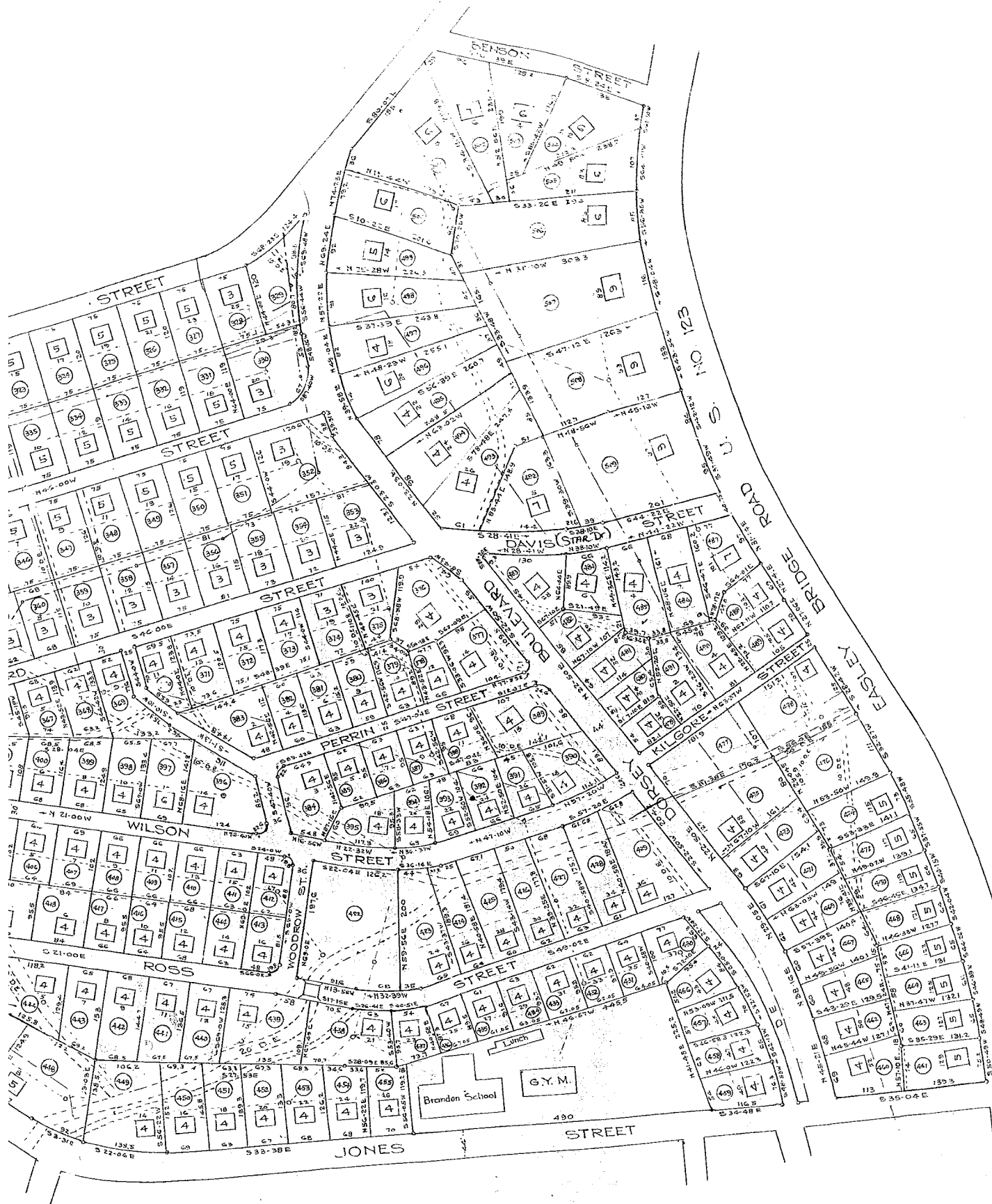
DALTON & MEVES
 GREENVILLE S. C.



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

DALTON & NEVES
GREENVILLE S.C.





LEGEND:

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

37955 Plat Book 24
 and Recorded in Vol. 24
 of the Public Records of
 Lexington, Kentucky, S. 4



Office Use Only:

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

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

Contact Planning & Development (864) 467-4476

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

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

INSTRUCTIONS

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

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

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

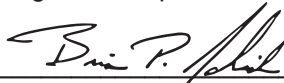
Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

XX Public Hearing signs are acknowledged as received by the applicant

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

***APPLICANT SIGNATURE**



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

Binder Requirements:

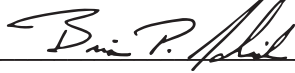
- Three-ring binder
- PD Name on front cover and spine of binder
- Five (5) Tabs with the following labels: Location / Existing Zoning; Submitted Application; Public Notice and Comments; Planning Commission / Staff Report; City Council / Ordinance

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

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

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

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

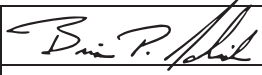
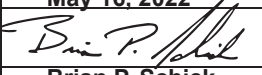


May 16, 2022

***APPLICANT SIGNATURE**

DATE

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

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

APPLICATION REQUIREMENTS

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

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

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

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

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

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

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

APPLICATION FOR REZONE – PLANNED DEVELOPMENT DISTRICT (PD)

SUPPORTING INFORMATION – STANDARD QUESTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WOVEN PLANNED DEVELOPMENT STATEMENT OF INTENT

1.0 INTRODUCTION

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

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

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

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

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

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

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

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

2.0 EXISTING ZONING AND SITE CONDITIONS

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

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

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

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

3.0 TRANSPORTATION, DRAINAGE, AND UTILITIES

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

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

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

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

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

4.0 DEVELOPMENT SCHEDULE

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

5.0 DEVELOPMENT CONCEPT

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

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

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

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

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

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

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

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

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

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

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

Landscape / Streetscape

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

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

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

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

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

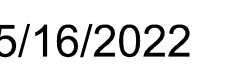
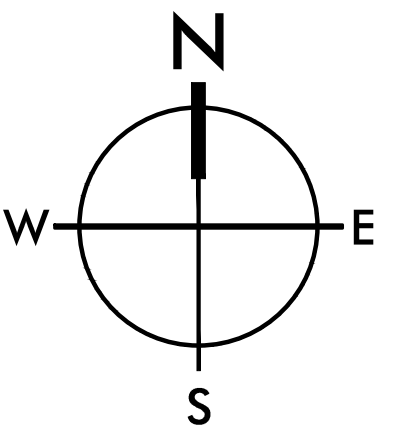
Signage

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

Affordability

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

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





VICINITY MAP:

SITE DATA:

Acreage: 2.83 Ac.

TMS#s:

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

PROPOSED USES:

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

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

REQUIRED PARKING:

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

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

PARKING PROVIDED:

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

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

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

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

MULTIFAMILY UNIT MIX:

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

BUILDING SETBACKS:

MIXED USE

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

% IMPERVIOUS AREAS:

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

BICYCLE PARKING:

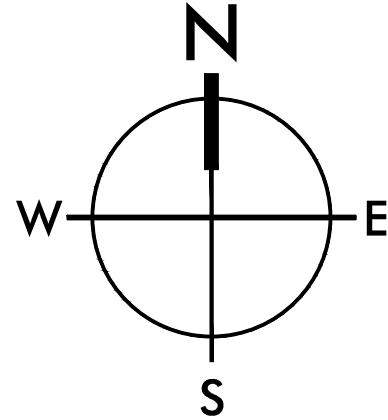
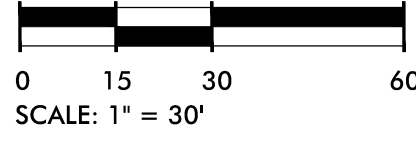
BICYCLE PARKING REQUIRED: 14 SPACES
BICYCLE PARKING PROVIDED: 14 SPACES

BUILDING HEIGHTS:

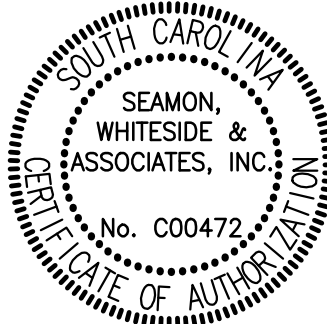
USE	STORIES	HEIGHT
Commercial	1-2 Stories	±30'
Multi-Family	5 Stories (+ basement level)	max 75'

OPEN SPACE:

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



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



WOVEN
WOODFIELD DEVELOPMENT
CITY OF GREENVILLE, SC

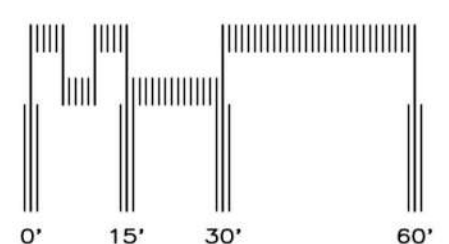
SW+ PROJECT: 3941
DATE: 3/29/2022
DRAWN BY: CD
CHECKED BY: CW

REVISION HISTORY

NO.	DESCRIPTION	DATE

PD
REGULATING
PLAN

06/23/2022



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



WOVEN I SITE LAYOUT

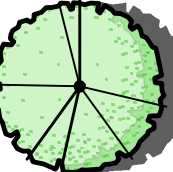
WOODFIELD DEVELOPMENT

CITY OF GREENVILLE, SC

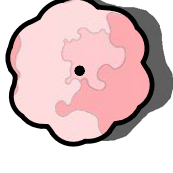
06.21.2022

PLAN KEY:

CONCEPT_PLANT_SCHEDULE



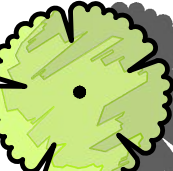
CANOPY STREET TREE



UNDERSTORY STREET TREE



EVERGREEN SCREEN TREE



SHADE TREE



EVERGREEN SCREEN SHRUB



EVERGREEN FOUNDATION SHRUB



ACCENT SHRUB



STREETSCAPE SHRUB



LAWN

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

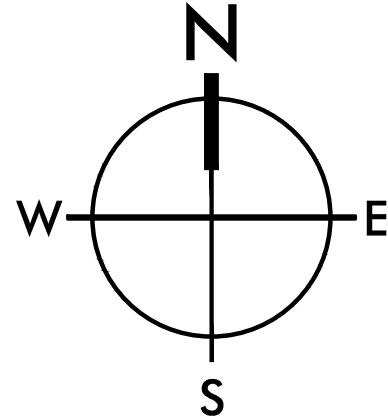
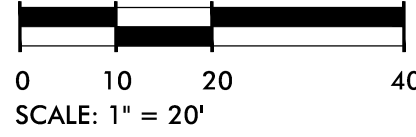
STREET TREES:

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

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

BUFFERS:

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



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



WOVEN
WOODFIELD DEVELOPMENT
CITY OF GREENVILLE, SC

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

REVISION HISTORY

NO.	DESCRIPTION	DATE

CONCEPTUAL
LANDSCAPE
PLAN

06/23/2022

PRELIMINARY ARCHITECTURAL PLANS

WOODFIELD DEVELOPMENT (“WOVEN”)

23 JUNE 2022



CONCEPTUAL RENDERING

VIEW OF BUILDINGS 1 & 2 FROM PENDLETON ST.

WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



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

RETAIL TOTAL ±12,940 SF

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

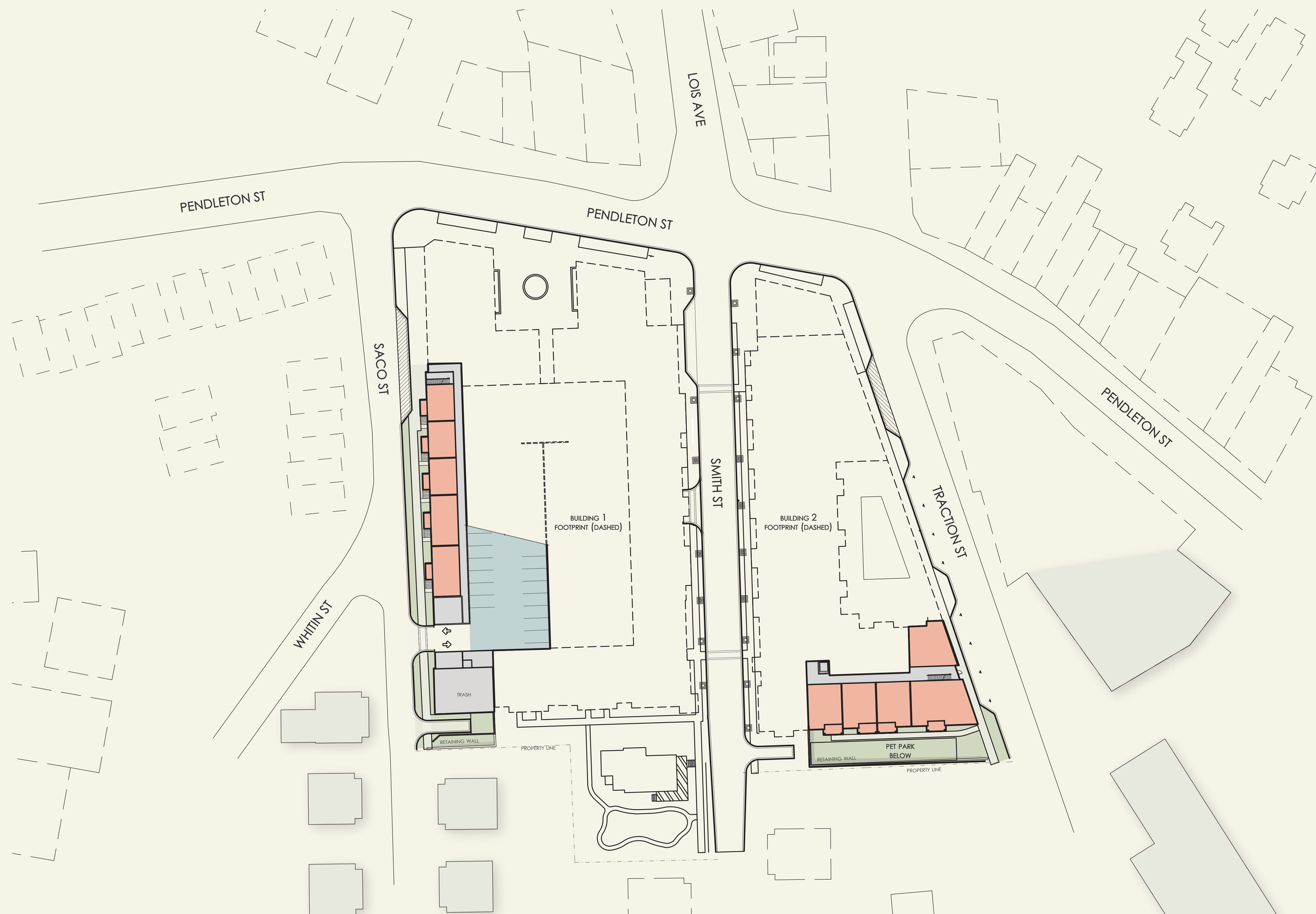


CONCEPTUAL SECOND TO FIFTH FLOOR PLAN

SCALE= NTS

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



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

RETAIL TOTAL ±12,940 SF

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



WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC



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



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

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC



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

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



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

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC



3.1

BUILDING 2 CONCEPT EAST ELEVATION - TRACTION STREET

1/16" = 1'-0"



3.2

BUILDING 2 CONCEPT WEST ELEVATION - SMITH STREET

1/16" = 1'-0"

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC



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

COURTYARD PRECEDENT IMAGERY



Novel LoSo courtyard | Charlotte, NC



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

WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



VIEW OF BUILDINGS 1 & 2 FROM PENDLETON ST.



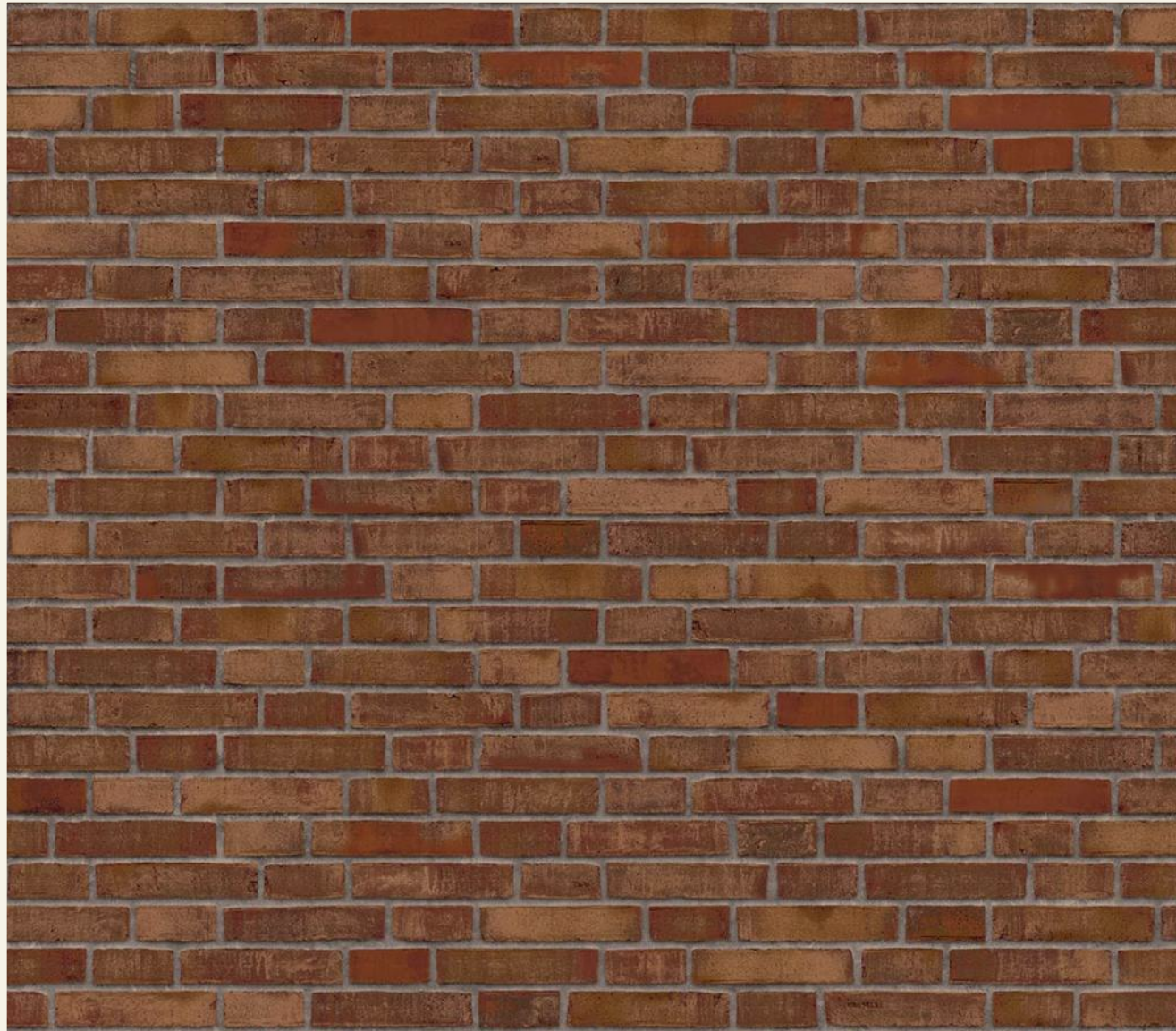
CORNER OF PENDLETON ST. AND SACO ST. LOOKING SOUTHEAST



EXAMPLE RETAIL FROM NEIGHBORING RETAIL CORRIDOR



PAINTED BRICK VENEER AT RETAIL (FINAL COLOR TBD)



RED BRICK VENEER SIMILAR
 TO NEARBY BRANDON MILL



METAL CANOPIES SIMILAR
 TO NEARBY RETAIL

WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



VIEW FROM SMITH ST. LOOKING NORTHWEST TOWARDS BUILDING 1



VIEW FROM TRACTION ST. LOOKING NORTHWEST TOWARDS BUILDING 2



MODULAR BLACK BRICK



FIBER CEMENT VERTICAL SIDING



ALUMINUM RAILINGS



PRECEDENT IMAGE FOR GRADIENT
BALCONY COLORS

PRECEDENT IMAGES FOR BALCONY
DESIGN AT BUILDING "HYPHENS"

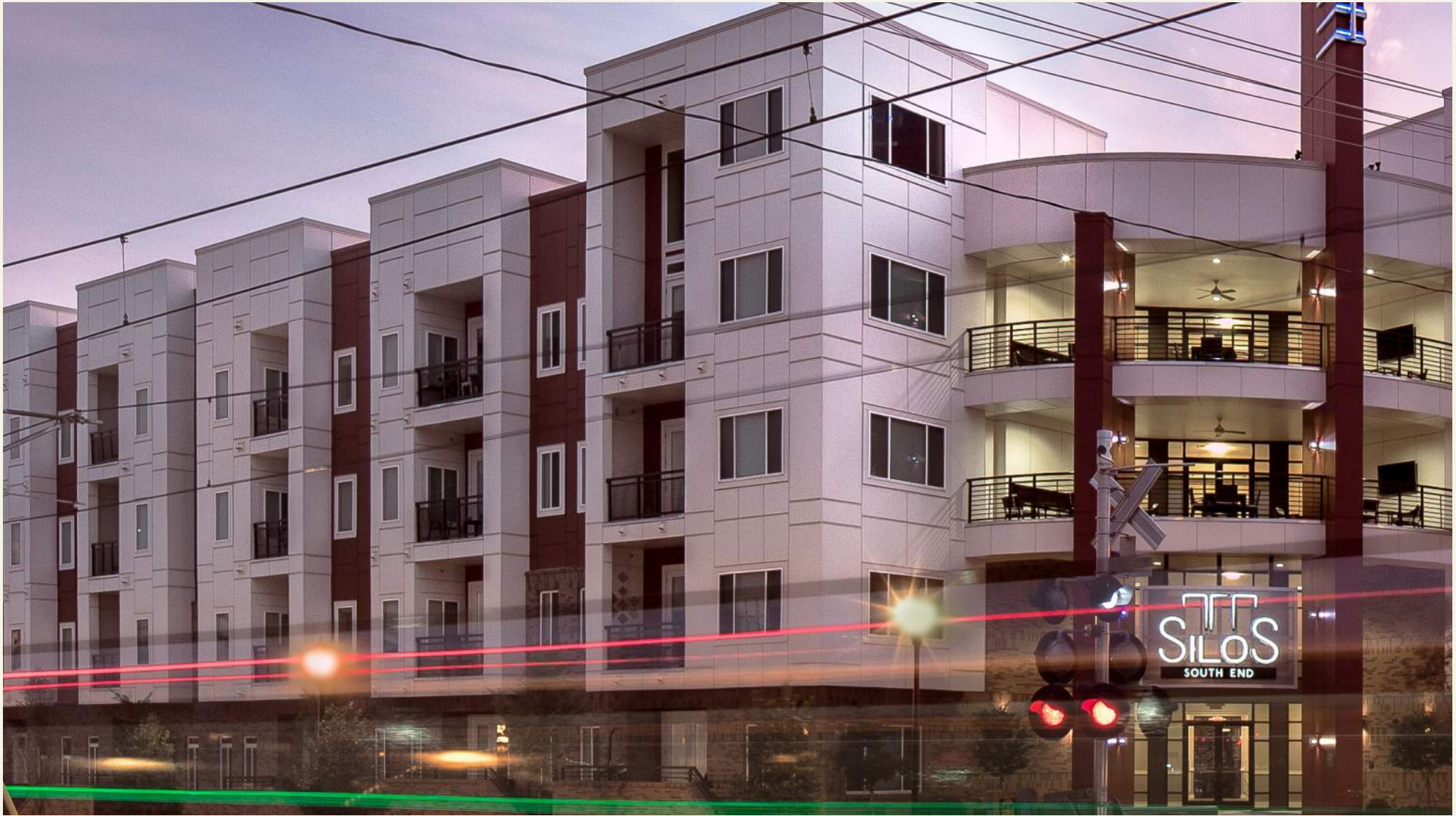
WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



VIEW FROM PENDLETON ST. LOOKING SOUTHWEST TOWARDS BUILDING 2



VIEW FROM PENDLETON ST LOOKING SOUTHWEST TOWARDS BUILDING 1 COURTYARD



USE OF FIBER CEMENT PANEL WITH REVEAL TRIM



EXISTING RETAIL ALONG PENDLETON ST.

WOODFIELD DEVELOPMENT
WOVEN - GREENVILLE, SC



VIEW FROM SITE NORTH TOWARDS PENDLETON ST. RETAIL



VIEW FROM TRACTION ST. NORTHEAST TOWARDS PENDLETON ST. RETAIL



VIEW SOUTH FROM PENDLETON ST.



NEARBY RETAIL ALONG PENDLETON ST.



May 12, 2022

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

Dear Mr. Bryant,

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

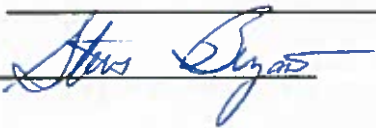
Please indicate your response below and email to zballard@seamonwhiteside.com.

Thank you for your prompt attention to this matter.

Haley Jameson
Professional Support, Greenville Office

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

Comments: _____

Signed:  Date: 5/16/22

Chip Buchanan

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

CAUTION: EXTERNAL EMAIL

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

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

DH



Durvin Hill, CFM

Civil Engineer-Environmental | Engineering Division

dhill@greenvillesc.gov | www.greenvillesc.gov

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

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

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

Durvin,

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

Thanks



Chip Buchanan, PE

Civil Engineering Team Leader

(864) 298-0534 x 552

(404) 406-5316 cell

CBuchanan@SeamonWhiteside.com

www.seamonwhiteside.com

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

CAUTION: EXTERNAL EMAIL

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

DH



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

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

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

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

Thanks



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

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

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

For initial flow allocation splits, let go with:

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

Call or email with any questions.

Thanks

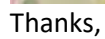


Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

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

CAUTION: EXTERNAL EMAIL

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



4

From: Chip Buchanan <CBuchanan@seamonwhiteside.com>

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

To: Durvin Hill <dhill@greenvillesc.gov>

Subject: RE: Woodfield Development-West Greenville

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

Durvin,

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

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

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





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

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

CAUTION: EXTERNAL EMAIL

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

Thanks,



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



May 13, 2022

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

RE: Smith and Pendleton St. Project

Dear Zach Ballard,

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

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

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

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

Sincerely,

Sharon Collins

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

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

Chip Buchanan

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

CAUTION: EXTERNAL EMAIL

Water Availability Request

Submitted: 04/13/2022

Company Name: Seamon Whiteside

Phone: (864) 298-0534

Email: cbuchanan@seamonwhiteside.com

Street Address for Water Availability:

3 Smith Street

Greenville 29611

County Tax Map #: 0118001302700

Lot Number:

Subdivision:

Map Only

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

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

☐ Water Service is not currently available to this property.

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

Name: Chip Buchanan

Cell Phone: (404) 406-5316

Mailing Address:

508 Rhett Street, Suite 101

Greenville, SC 29601

Attention: Chip Buchanan

Commercial Units: 8

Residential Units: 252

Approved By: CLAUDE ILER, ENGR. DEPT.

Date: 4.13.2022

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

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

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[Map](#)
[✕](#)

[🔍 Zoom all](#)
[📄 Mailing labels](#)

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

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

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

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

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

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

[Oblique Photos](#)

PIN / Tax Map #	0118001302700
Owner Name	Wingspan Properties LLC
Owner Name 2	
Mailing Address	15 S Main St Ste 400
City	Greenville
State	SC
Zip Code	29601

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

[illegible]

Nick Myers

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

CAUTION: EXTERNAL EMAIL

Hi Chip,

The email is usually sufficient for Greenville City.

Thank you,

Michele

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

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

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

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



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

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

CAUTION: EXTERNAL EMAIL

Yes, please reserve.

Thanks,

Brian

Brian Schick

—

M — 704-506-4692

E — BSCHICK@WFINVEST.NET

WOODFIELD DEVELOPMENT LLC

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

Hi Chip,

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

Thank you,

Michele

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

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

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

Subject: GR3941 - Development Name Request - "Woven"

Importance: High

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

Michelle,

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



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

WOVEN PLANNED DEVELOPMENT MEMORANDUM

ADDITIONAL INFORMATION ABOUT GARBAGE COLLECTION AND LOADING / UNLOADING ZONES

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

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

ADDITIONAL INFORMATION ABOUT LOADING / UNLOADING ZONES

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

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

SIGN-IN SHEET (1/5)

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

Tuesday, March 10, 2022

6:30 PM

[illegible]

SIGN-IN SHEET (2/5)

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

Tuesday, March 10, 2022

6:30 PM

[illegible]

SIGN-IN SHEET (3/5)

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

Tuesday, March 10, 2022

6:30 PM

[illegible]

SIGN-IN SHEET (4/5)

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

Tuesday, March 10, 2022

6:30 PM

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

MEETING NOTES

DATE: 05.11.2022

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

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

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

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

June 24, 2022

MEMORANDUM OF UNDERSTANDING

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

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

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

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

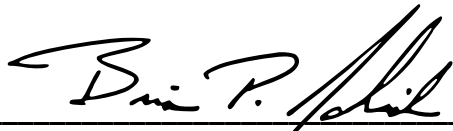
Whereas, Artbomb Company – An Arts Explosion, Inc. has expressed a desire to obtain three of these former mill houses, to be relocated and remodeled at its expense, and;

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

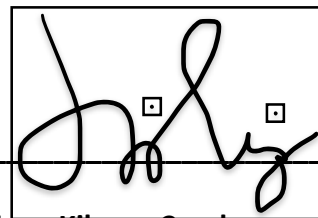
Whereas, the Village at West Greenville, LLC is desirous to support this arts mission, by donating three homes, at no cost to Artbomb Company – An Arts Explosion, Inc., and;

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

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



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



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

TRAFFIC IMPACT STUDY

The Village Mixed-Use Greenville, South Carolina

MAY 2, 2022

IMPACT DESIGNS, INC.

Prepared by: Allen Reid, PE

TRAFFIC IMPACT STUDY

The Village Mixed-Use

GREENVILLE, SOUTH CAROLINA



REPORT PREPARED FOR:

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

REPORT PREPARED BY

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

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

EXECUTIVE SUMMARY

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

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

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

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

Recommendations:

- None

1. INTRODUCTION

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

1.1. Project Summary

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

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

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

1.2. Existing Roadway Conditions

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

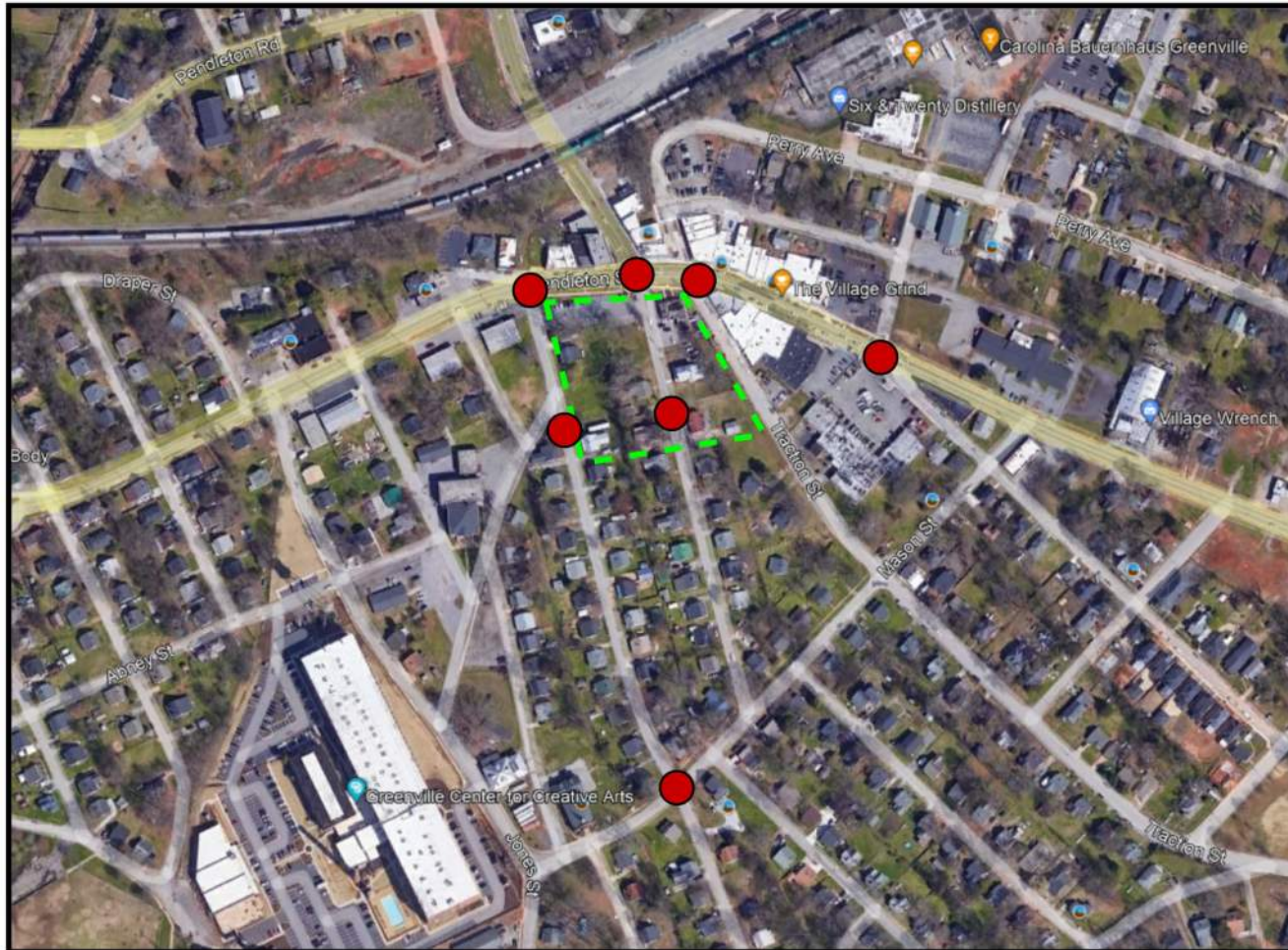
Table 1 – Study Area Summary

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

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

1.3. Driveway Locations

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



LEGEND

 Proposed Site Location

 Study Intersection

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

STREET TREES:

Required: 1 canopy tree per 40 LF of road frontage

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

SITE DATA:

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

Proposed Land Use: Planned Development (PD)

BUILDING SETBACKS:

MIXED USE

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

OPEN SPACE:

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

% IMPERVIOUS AREAS:

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

PARKING REQUIRED:

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

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

City of Greenville Shared Parking

Land Use	Square Footage /Units	Minimum Parking By Code	Base Parking Required	Weekday		Weekend		Nighttime	
				Daytime (6am-5 pm)	Evening (5 pm-12am)	Daytime (6am-5 pm)	Evening (5 pm-12am)	(12 am-6 am)	
Office	2,200 1 per 600	4	4	100%	4	10%	0	5%	0
Retail	12,900 1 per 500	26	26	60%	15	90%	23	100%	1
Multifamily	252 1.5 per unit	378	378	30%	113	90%	340	100%	378
Totals			407	133	364	329	358		379

PARKING PROVIDED:

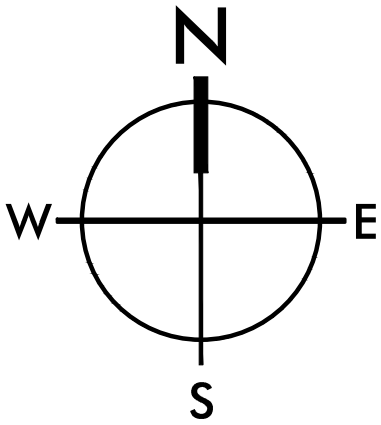
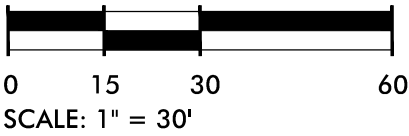
TOTAL PARKING PROVIDED: 380 Spaces (including 8 ADA Spaces)
On Street Surface Parking: 15 Spaces
Parking Deck: 365 Spaces

BUILDING HEIGHTS:

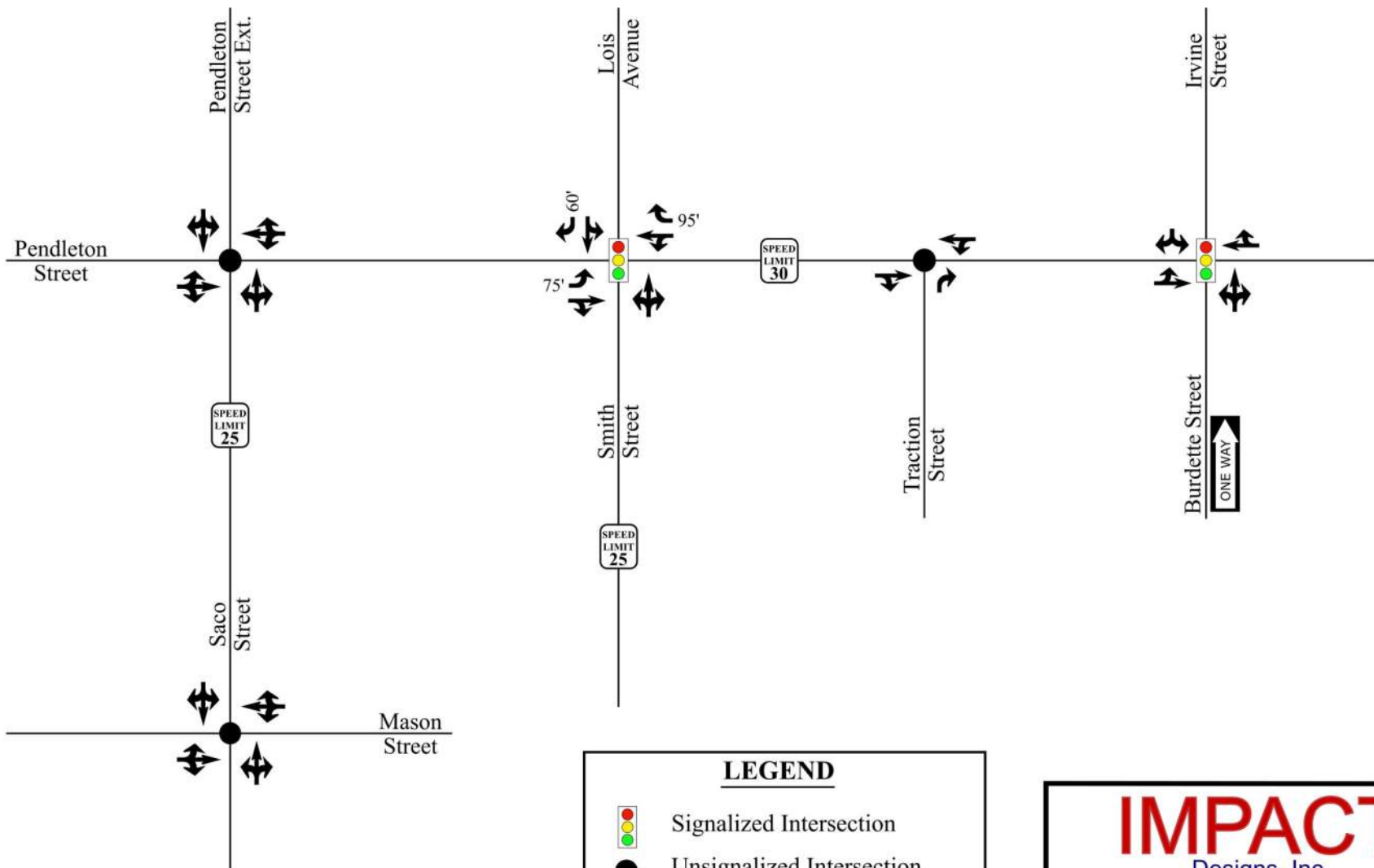
USE	HEIGHT
Commercial	?
Multi-Family	?



Know what's below.
Call before you dig.



PRELIMINARY
DEVELOPMENT
PLAN



LEGEND



Signalized Intersection



Unsignalized Intersection



Existing Lane



Posted Speed Limit



Storage (In Feet)

IMPACT

Designs, Inc.

*The Village Mixed-Use
Greenville, SC*

Existing Lane Configurations
and Traffic Control

Scale: Not to Scale

Figure

3

2. TRAFFIC VOLUME DEVELOPMENT

2.1. Existing Traffic Volumes

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

2.2. Projected Traffic Volumes

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

2.3. Proposed Development Traffic Volumes

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

Table 2 – Trip Generation

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

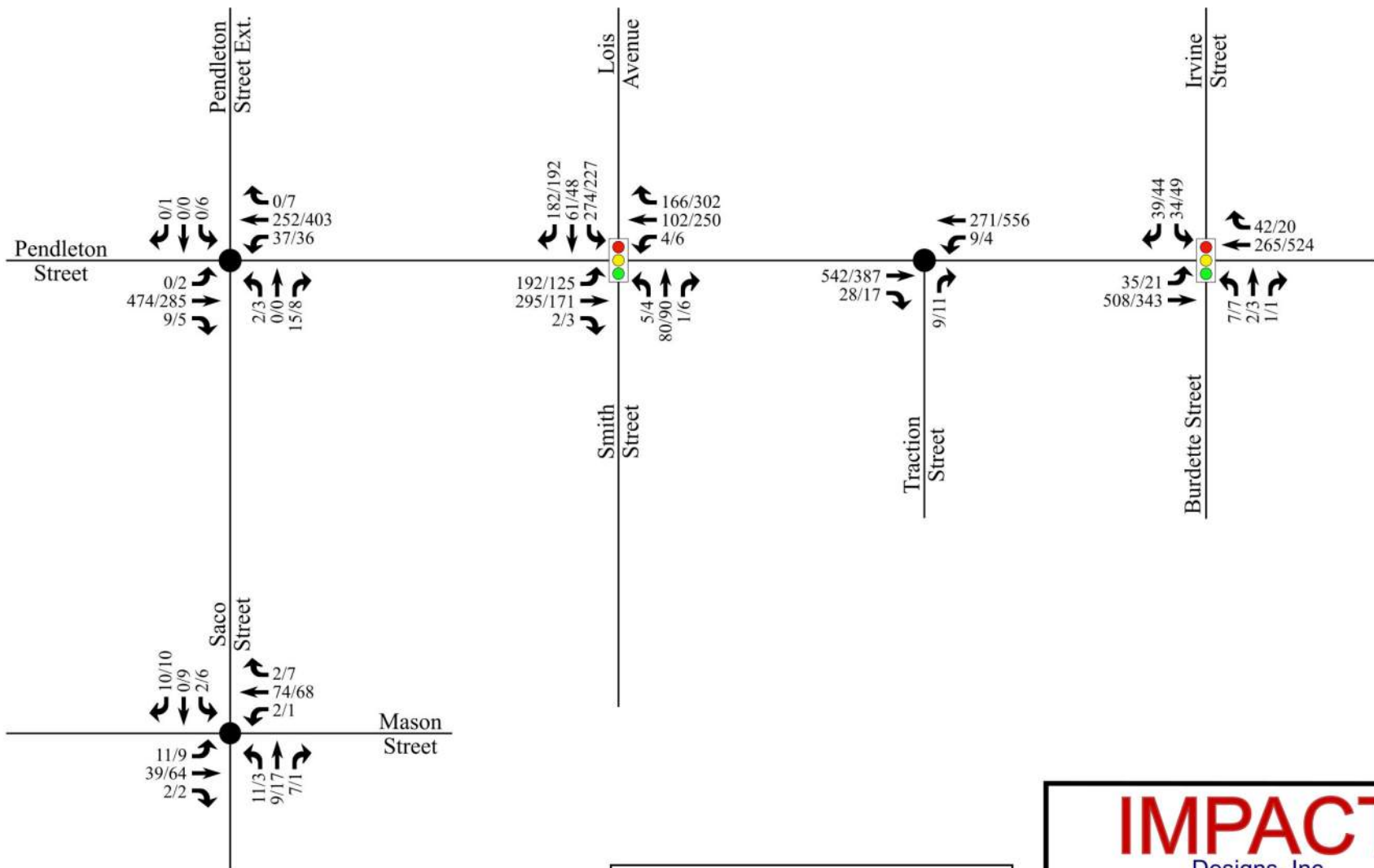
Site traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and are summarized below:

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

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

2.4. Future Build Traffic Volumes

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



LEGEND

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

IMPACT

Designs, Inc.

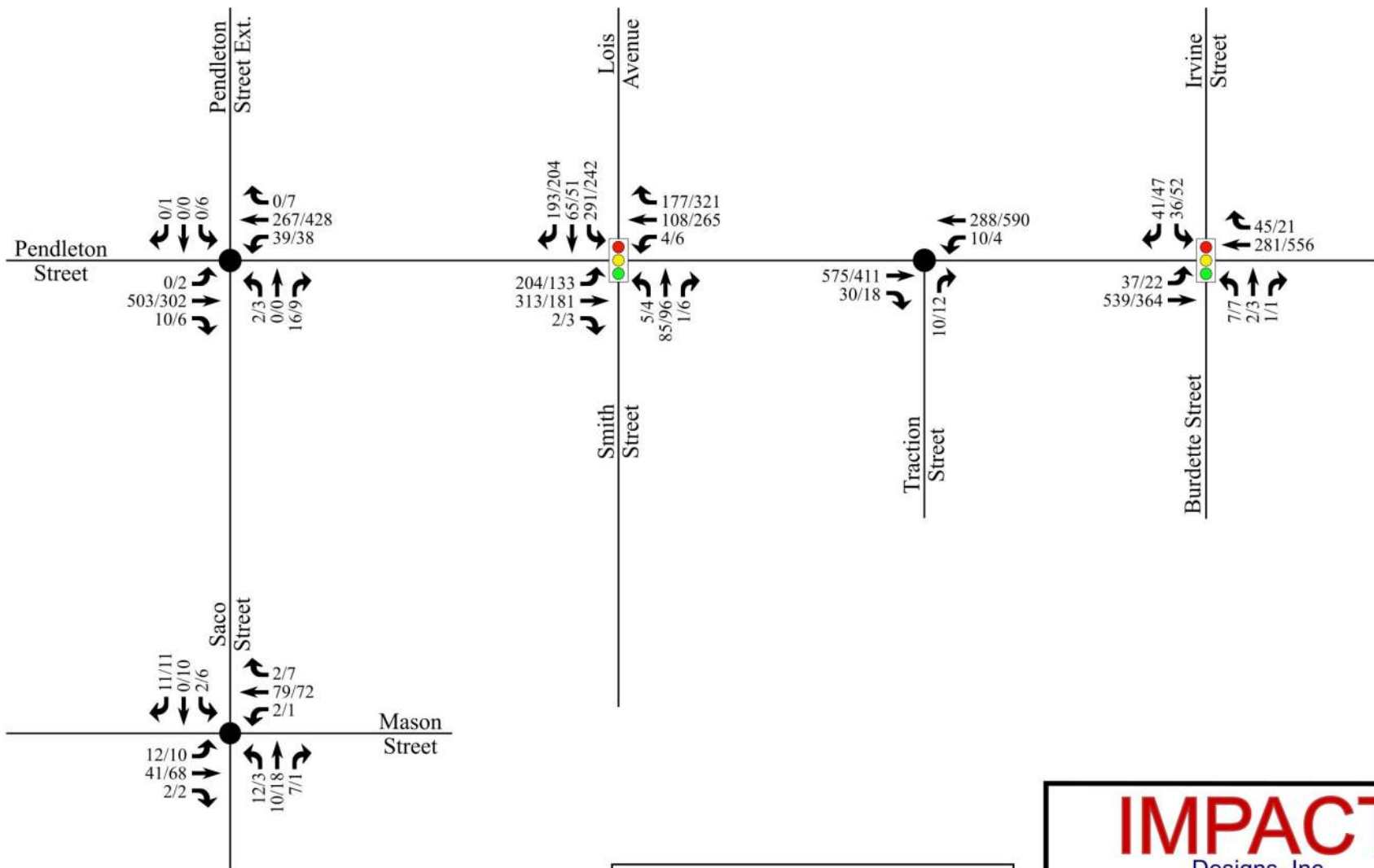
*The Village Mixed-Use
Greenville, SC*

Existing (2022)
Traffic Volumes

Scale: Not to Scale

Figure

4



LEGEND

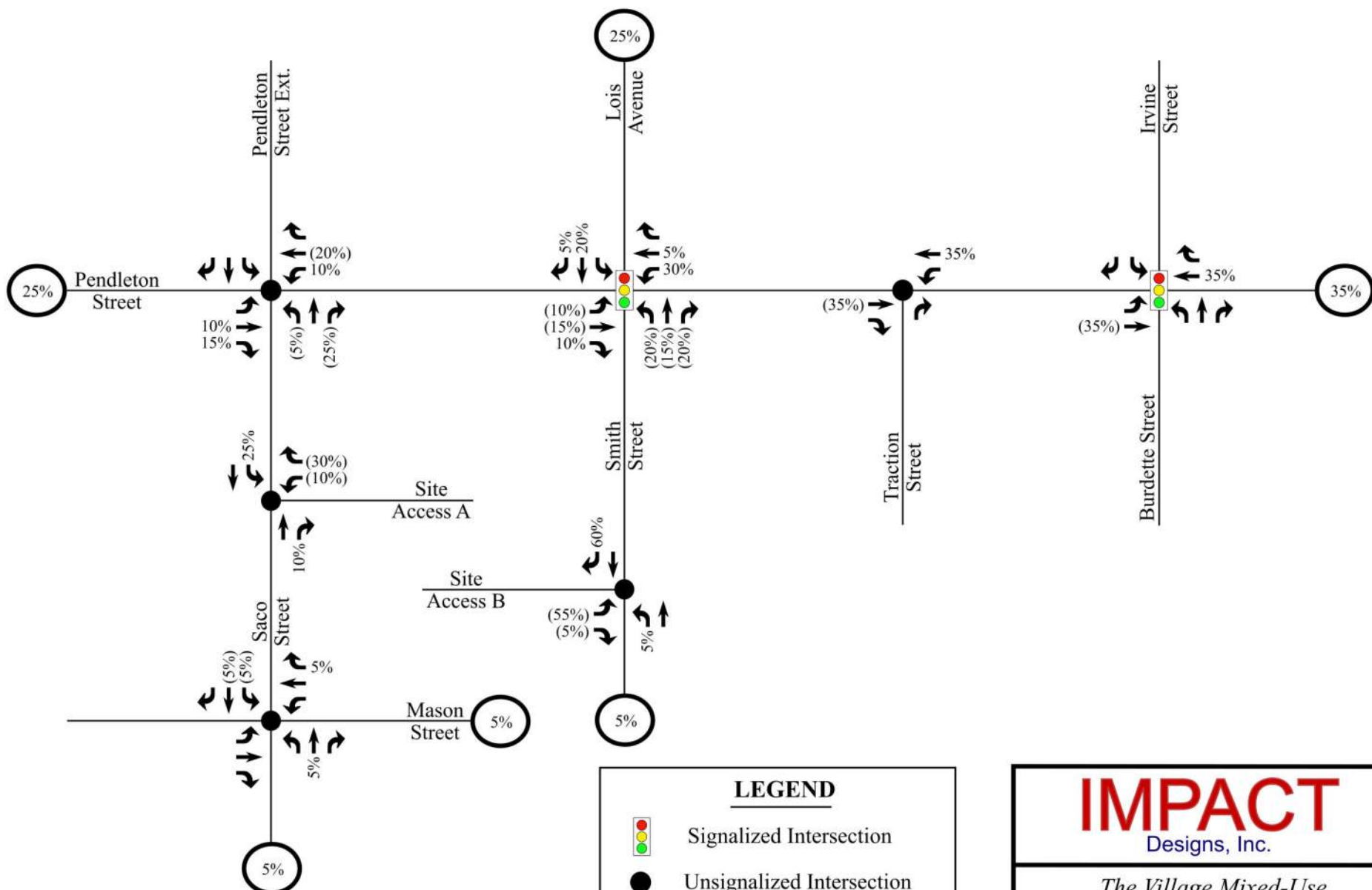
 Signalized Intersection
 Unsignalized Intersection
 X / Y → AM / PM Peak Hour Traffic

IMPACT
Designs, Inc.

*The Village Mixed-Use
Greenville, SC*

No-Build (2025)
Traffic Volumes

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



LEGEND



Signalized Intersection



Unsignalized Intersection



Regional Trip Distribution

X% → Entering Trip Distribution

(Y%) → Exiting Trip Distribution

IMPACT

Designs, Inc.

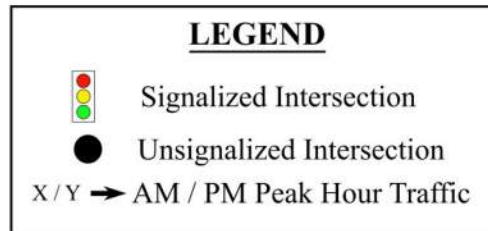
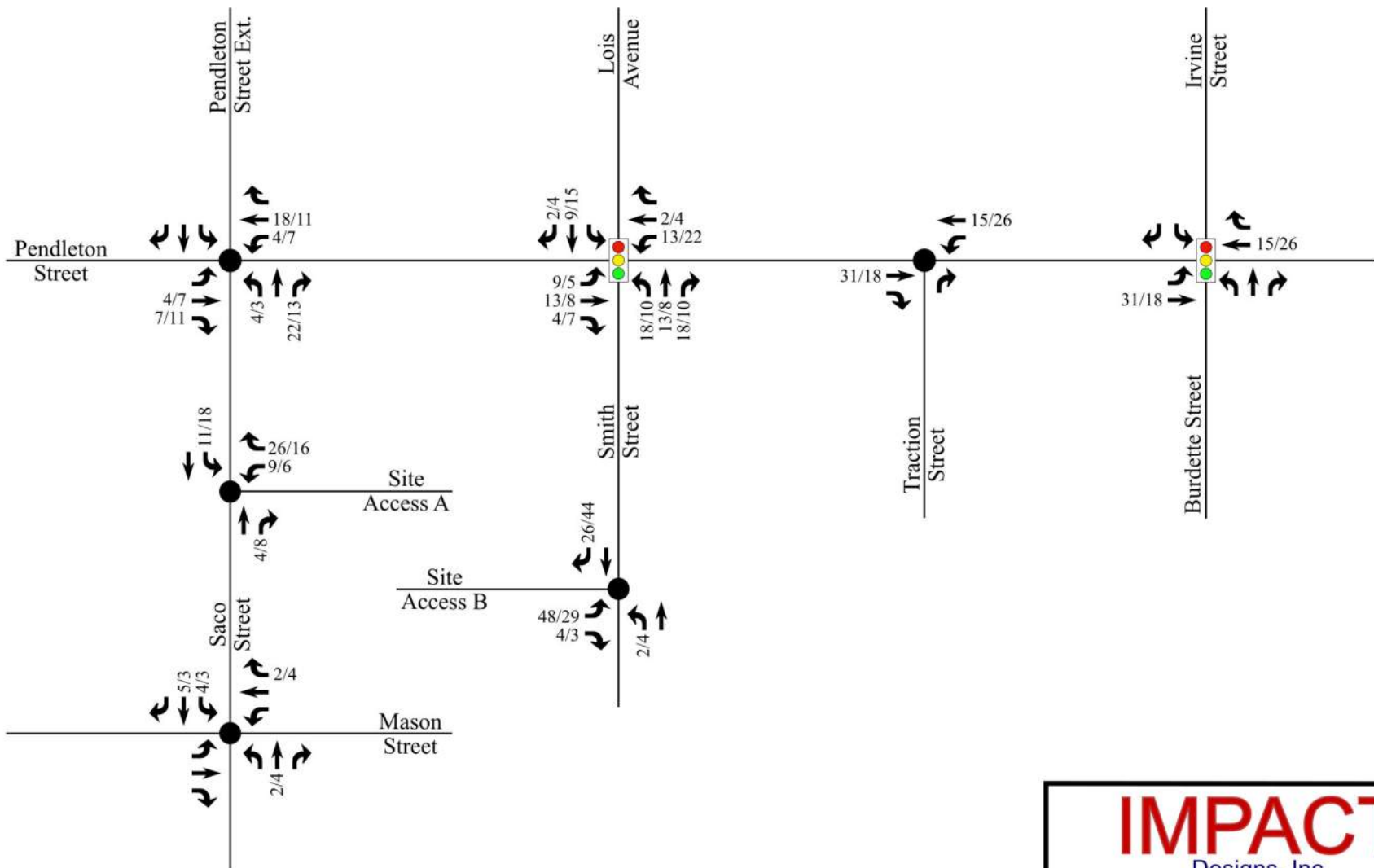
*The Village Mixed-Use
Greenville, SC*

Site Trip Distribution

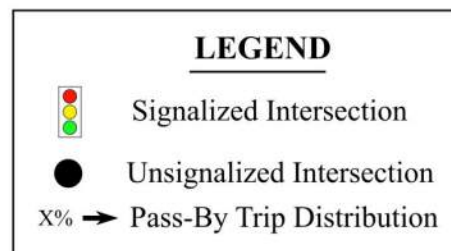
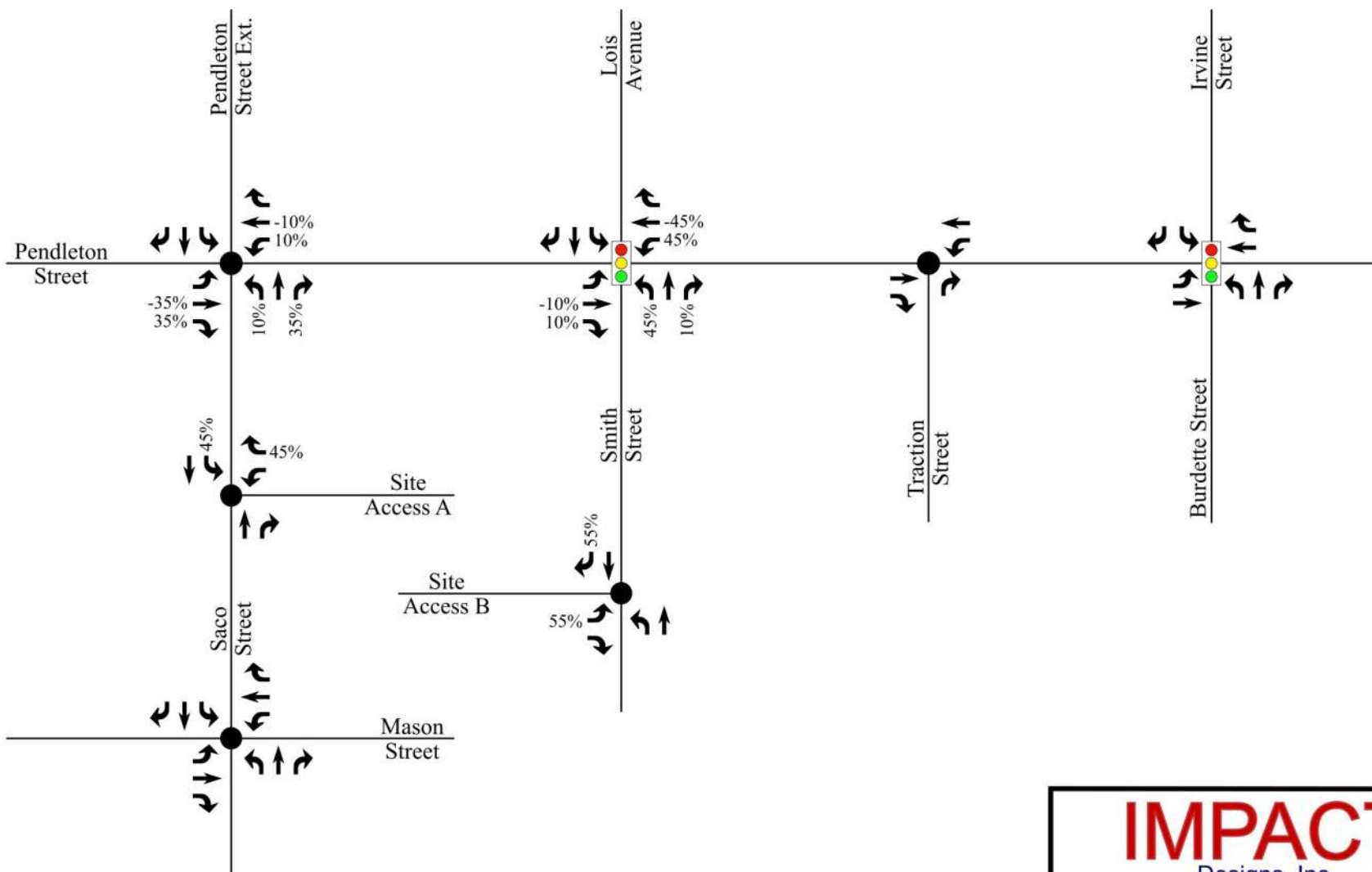
Scale: Not to Scale

Figure

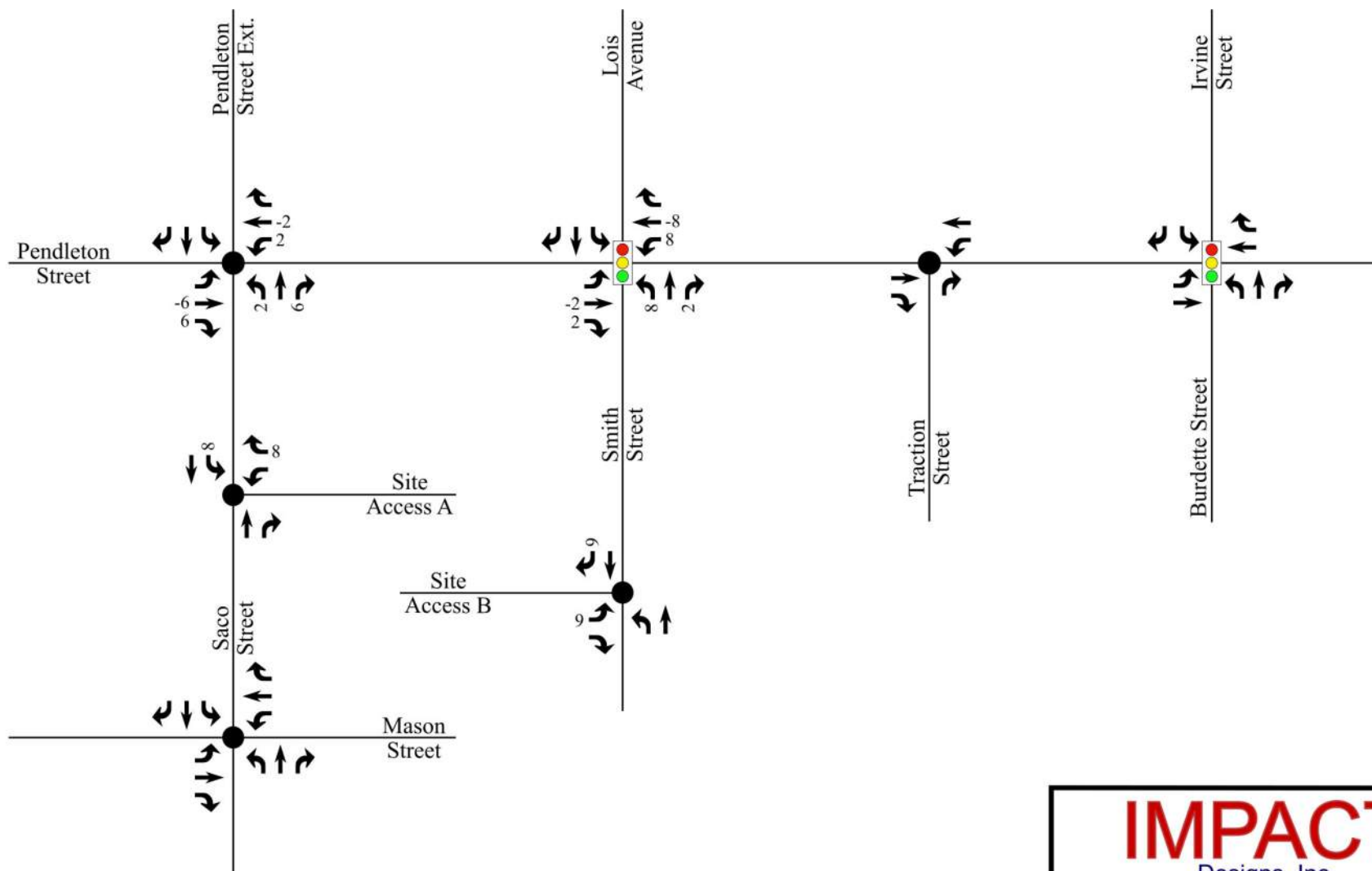
6



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



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



LEGEND



Signalized Intersection



Unsignalized Intersection

x → PM Pass-By Trip

IMPACT

Designs, Inc.

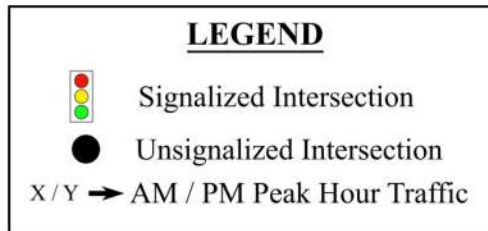
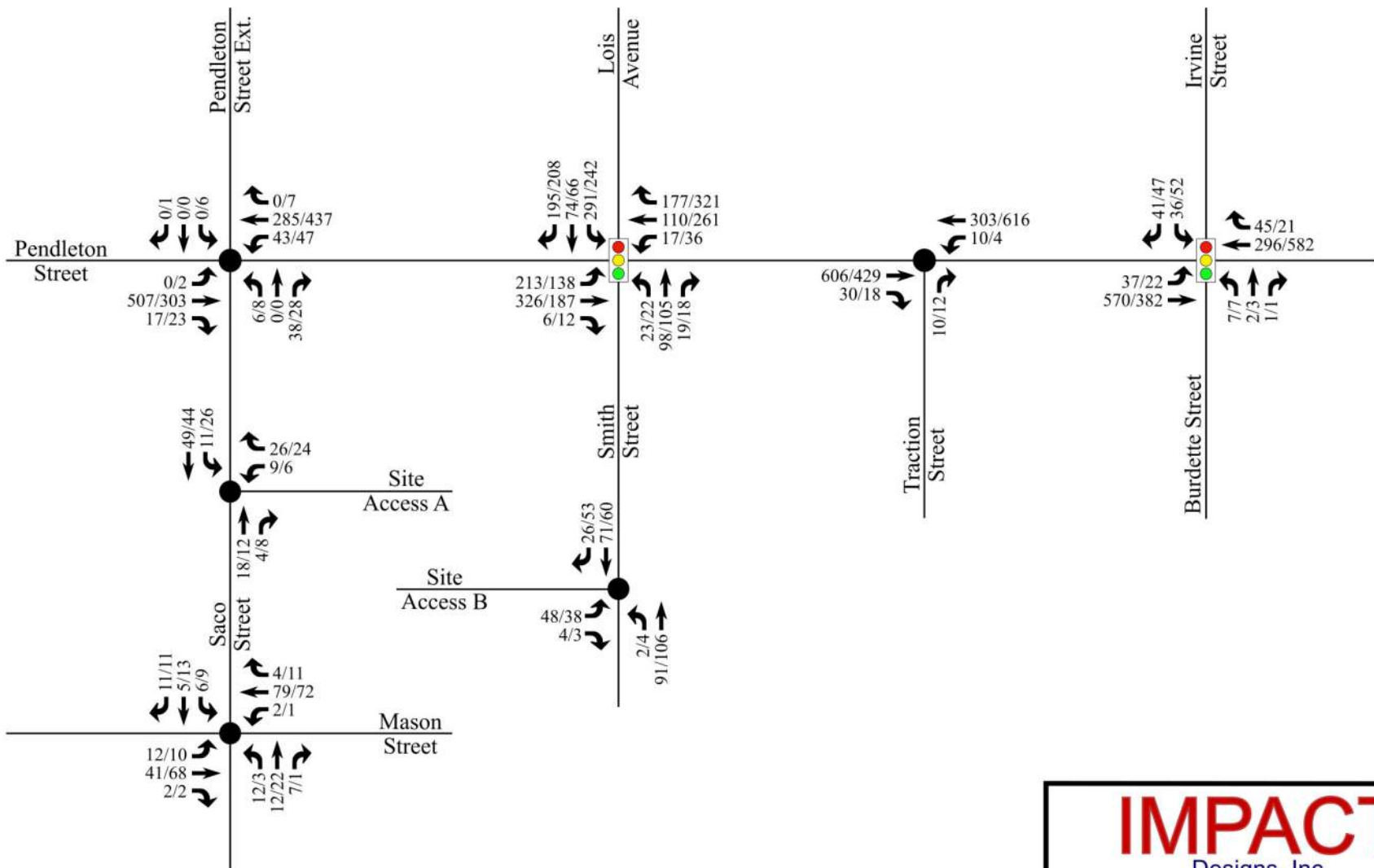
*The Village Mixed-Use
Greenville, SC*

PM Pass-By Trip Assignment

Scale: Not to Scale

Figure

9



IMPACT

Designs, Inc.

*The Village Mixed-Use
Greenville, SC*

**Build (2025)
Traffic Volumes**

Scale: Not to Scale	Figure	10
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3. TRAFFIC IMPACT ANALYSIS

3.1. Turn Lane Analysis

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

3.2. Intersection LOS Analysis

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

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

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

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

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

Table 4 – Unsignalized Intersection Analysis Results

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

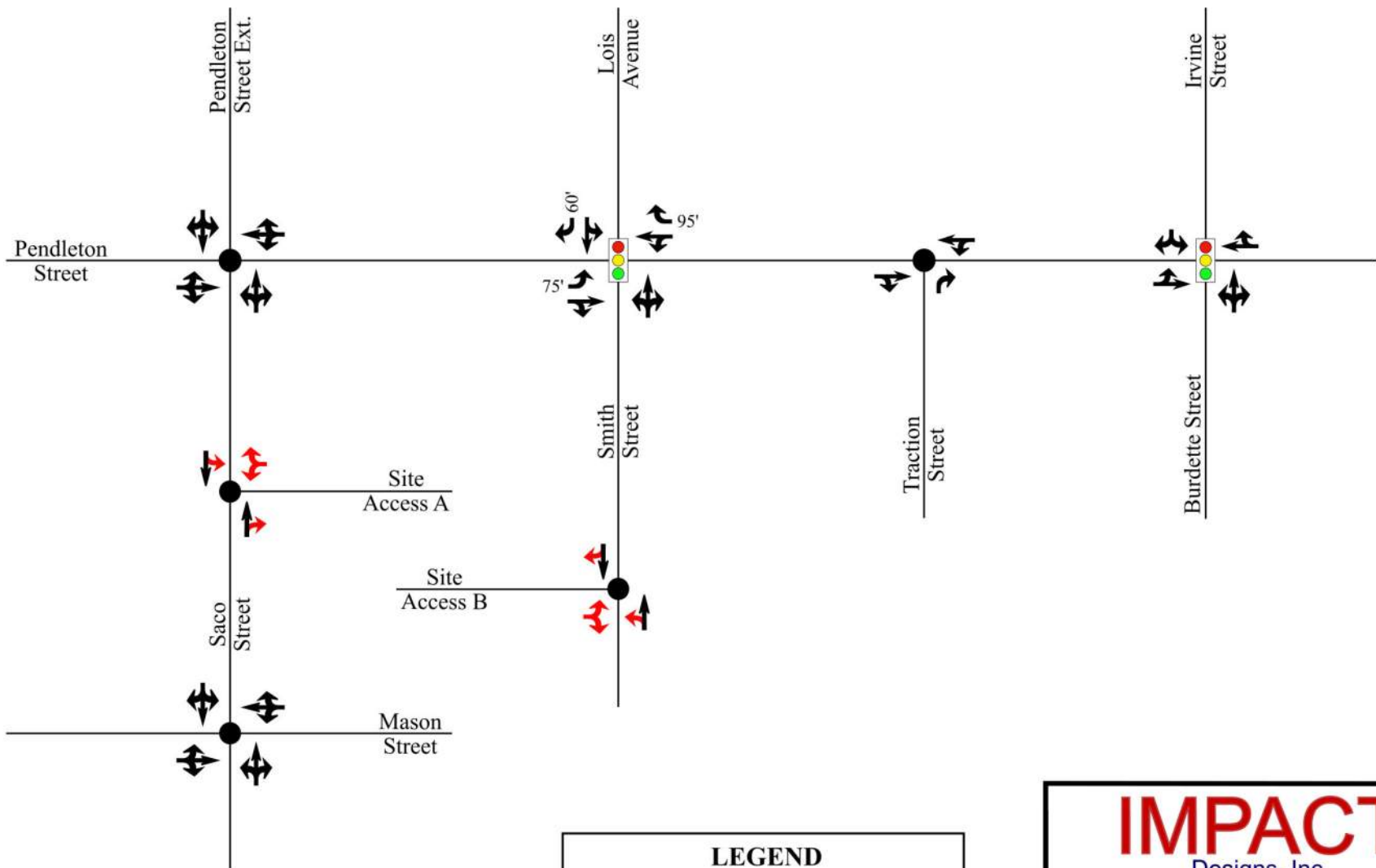
The capacity analysis indicates that all movements at the unsignalized intersections are expected to operate at LOS C or better during the peak hours. The operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended for these intersections.

Table 5 – Signalized Intersection Analysis Results

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

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

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



LEGEND

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

IMPACT Designs, Inc.		
<i>The Village Mixed-Use Greenville, SC</i>		
Proposed Lane Configurations and Traffic Control		
Scale: Not to Scale	Figure	11

4. SUMMARY OF FINDINGS

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

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

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

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

Recommendations:

- None



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

Prisma Health Welcome Center at Unity Park, 111 Welborn Street

Welcome to the Planning Commission Meeting

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

Procedure for Public Comment During Meeting

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

Written Comments and Materials

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

Overview of Planning Commission Actions on Specific Applications

Decision of the Planning Commission

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

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

Recommendation to City Council

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

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

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

Deferred Applications

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

Public Meeting Disclosure

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

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



City of Greenville
Planning Commission
Special Called Meeting
5:30 PM, November 17, 2022

Prisma Health Welcome Center at Unity Park, 111 Welborn Street

AGENDA

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - a. None
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. NEW BUSINESS

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

Application by Brian Schick/Michael Watts for **ANNEXATION** and **REZONE** of approximately 1.366 acres from R-7.5, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville and **REZONE** of 1.54 acres from C-1, Neighborhood commercial district, and RDV, Redevelopment district to PD, Planned development district located at **PENDLETON STREET, TRACTION STREET, SMITH STREET, AND SACO STREET** ("Woven") (TM# 0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700, 0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, 0118001400400)

9. Other Business

A. Upcoming Dates:

November 29, 2022 – PC Special Called Public Hearing
December 13, 2022 – PC Agenda Workshop
December 15, 2022 – PC Public Hearing

10. Executive Session, if required
11. Adjournment