

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM December 15, 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. November 1, 2022 Special Called Workshop
 - b. November 15, 2022 Agenda Workshop
 - c. November 17, 2022 Public Hearing
 - d. November 17, 2022 Special Called Public Hearing
 - e. November 29, 2022 Special Called Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS

A. Z-14-2022

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

Documents:

[AGENDA PACKET Z-14-2022 TEXT AMENDMENT - ANNEXATIONS.PDF](#)

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B. SD-22-792

Application by Kerley Construction, LLC for a **SUBDIVISION** of 0.57 acre located at **W. STONE AVENUE AND WILTON STREET** from 3 LOTS to 10 LOTS. ("Wilton Place Townhomes") (TM# 0008000402200, 0008000402100, 0008000402000)

Documents:

[AGENDA PACKET SD 22-792 WILTON PLACE TOWNHOMES.PDF](#)

9. NEW BUSINESS

A. Z-16-2022

Application by City of Greenville for a **TEXT AMENDMENT** to allow mobile food units in certain nonresidential districts by amending Sections 19-1.11 *Definitions* and 19-4.3 *Use-specific standards*.

Documents:

[AGENDA PACKET Z-16-2022 MOBILE FOOD UNITS INTRODUCTION.PDF](#)

B. Z-17-2022

Application by City of Greenville for a **TEXT AMENDMENT** to revise the City Council approval process by amending Section 19-2.3(D) *Procedures* to create subsection (4) *Two-thirds majority required in some circumstances*.

Documents:

[AGENDA PACKET Z-17-2022 TEXT AMENDMENT - SUPER MAJORITY.PDF](#)

C. SD-22-868

Application by Kinder Realty LLC/Raymond Levy for a **SUBDIVISION** of 1.357 acres located at **DEAN STREET AND SULLIVAN STREET** from 14 LOTS to 12 LOTS. (TM# 0095001002100, 0095001002200, 0095001002400, 0095001002600, 0095001002800, 0095000201600, 0095000201700, 0095000201800, 0095000201900, 0095000202000, 0095000202100, 0095000202200, 0095000202300, 0095000202400)

Documents:

[AGENDA PACKET SD 22-868 DEAN STREET.PDF](#)

10. Other Business

A. Staff Update on Current Planning Processes

B. Upcoming Dates:

December 15, 2022, 5:00 P.M. – Planning Commission, Design Review Board, and Board of Zoning Appeals Joint Workshop

January 17, 2023 – PC Agenda Workshop

January 19, 2023 – PC Public Hearing

11. Executive Session, if required

12. Adjournment

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



**Planning Staff Report to
Greenville Planning Commission
December 9, 2022
for the December 15, 2022 Public Hearing**

Docket Number: Z-14-2022

Applicant: City of Greenville

Proposal: **TEXT AMENDMENT** to Sections 19-2.1.2 *Planning Commission*, 19-2.3.2 *Amendments to text and zoning district map*, 19-2.2.4 *Neighborhood meetings*, and Table 19-2.2-1 *Required Notice and Timing*, and creating Section 19-2.3.21 *Annexation*.

Only the amendment to Section 19-2.2.4 is being considered at this time as the applicant (City) intends to modify the application at the Public Hearing.

Staff Recommendation: Recommend Approval with Modifications

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec. 19-2.3.2 *Amendments to text and zoning district map*

Background

Staff submits this text amendment to modify the review and approval processes for annexation applications. While the broader set of amendments being contemplated proposes to move annexations, rezonings affiliated with annexations, and the public hearing to City Council, only the portion regarding neighborhood meetings is currently being advanced.

Staff Analysis:

Section 5-3-10 *et seq.* of South Carolina state law assigns the authority to review and approve annexation petitions to city council. The City of Greenville has adopted requirements over time for annexations to have a public hearing and receive a recommendation from the planning commission before they are reviewed by city council. City council proposes to modify the code and restore much of this process to council.

The only portion of the amendment being advanced at this time is to 19-2.2.4. *Neighborhood meetings*, and is no longer proposing to modify nor create the other sections. The city desires to remove the neighborhood meeting requirement as part of the standard process for annexations and rezonings tied to the annexations. Attendance at annexation neighborhood meetings is frequently low, and oftentimes there are no attendees. This modification does not prevent the city from conducting public outreach and engagement for annexations, including possible neighborhood meetings, but rather removes the requirement to conduct them for most application.

The neighborhood meeting requirement within the Land Management Ordinance is a local requirement and is not required under state law. City council has the authority to modify this section of the code at its discretion.

STAFF RECOMMENDATION: APPROVE AMENDMENT TO SECTION 19-2.2.4(F) WITH MODIFICATIONS

Section 19-2.2.4 amended by deleting the strikethrough text and inserting the underlined text as follows:

19-2.2.4. Neighborhood meetings.

(F) *Exceptions.* A neighborhood meeting is not required for the following types of applications:

- ~~(1) Applications to amend the zoning district map (rezoning) that are submitted in conjunction with a petition to annex the subject property into the corporate limits of the city, provided that the zoning district classification applied for is that which is most analogous to the county zoning classification for the property in effect at the time the petition to annex is submitted.~~
- (1) Petitions for annexation of property into the ~~city limits.~~ corporate limits of the city.
- (2) Zoning map amendments associated with annexation petitions.

MODIFICATION KEY:

~~Deleted text~~

Added text

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



APPLICATION FOR ORDINANCE TEXT AMENDMENT CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

City of Greenville NAME 206 S Main Street ADDRESS Greenville, SC 29601 (864) 467-4476 PHONE	(864) 467-4510 FAX planning@greenvillesc.gov EMAIL  SIGNED (City Manager) 10/5/2022 DATE
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REQUEST

PERTINENT CODE SECTION(S):

Amendment to Article(s) 19-2.1.2, 19-2.3.2, 19-2.2.4, and Table 19-2.2-1, and the creation of Article 19-2.3.21 of the Land Management Ordinance

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

This text amendment will amend existing provisions in the Land Management Ordinance for the annexation process of unincorporated Greenville County properties into the City of Greenville. Specifically, this would amend Section 19-2.1.2, "Planning commission" to remove annexation from the commission's powers and duties; Section 19-2.3.2, "Amendments to text and zoning district map" to remove Subsection (D)(4) "District classification of annexed land"; Section 19-2.2.4 "Neighborhood meetings" to exempt petitions for annexation from the neighborhood meeting requirements; and Table 19-2.2-1: "Required Notice and Timing" to provide for the notice required under state statute for 75% method annexations.

INSTRUCTIONS

1. THE APPLICATION AND FEE, MADE PAYABLE TO THE CITY OF GREENVILLE, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
2. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A TEXT AMENDMENT). SEE ALSO SECTION 19-2.3.2, **AMENDMENTS TO TEXT AND ZONING DISTRICT MAP**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
3. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$ 100.00.
4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO SECTION 19-2.2.6, **DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**

APPLICANT RESPONSE TO SECTION 19-2.3.2(E)(1), AMENDMENTS TO TEXT (YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The GVL2040 Comprehensive Plan notes that "Continuing to grow the population and economy..." as an objective of the City. Annexation is one method that can assist the City to grow its population and internal

economy. The proposed text amendment aims to reduce the "red tape" for annexation and streamline the process to promote and encourage the annexation by property owners into the City limits.

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

The amendment proposes modification to existing provisions and proposes to streamline the annexation process. These changes continue to maintain the premises of the overall Land Management Ordinance purpose by ensuring neighborhood protection and creating a more harmonious community. The proposed amendment will ensure annexations continue in accordance with state law while removing barriers to the annexation process that have been added through local regulation over the years.

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

The Greenville area has experienced considerable growth in both commercial and residential development over the past decades. However, the city limits, population, or economy has not increased at the same rate as the metropolitan area. This text amendment is designed to streamline the annexation process to promote annexation of existing development and undeveloped lands into the city to assist our growth. The removal of a recommendation by Planning Commission will reduce the time between application and final reading by Council. Annexation has also been listed a top priority of the City Council.

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

The proposal addresses a demonstrated community need by promoting unincorporated areas into the City limits. Further annexation efforts will support an increase to tax revenue, which can be used to support new or the maintenance of public facilities and services in the current and newly annexed areas. Facilitating development under the city's regulations also ensures quality development and advances the goals of GVL 2040.

5. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICTS IN THE ORDINANCE, WILL PROMOTE COMPATIBILITY AMONG USES, AND WILL PROMOTE EFFICIENT AND RESPONSIBLE DEVELOPMENT WITHIN THE CITY.

The proposal is consistent with the purpose and intent of the Ordinance which is to guide development in accordance with the existing and future needs of the city and to promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the property owners and residents of the city, and other members of the public. The City provides more services, often at a lower tax rate, than what is offered to County residents and property owners. The promotion of annexation is key to assisting this process. Further annexation will also promote development consistency in that county properties may wish to annex prior to development and, therefore, be development in accordance to the City's requirements.

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

The proposal will promote a logical and orderly development pattern through annexation into unincorporated County by reducing procedural hurdles. This will also help promote the City to expand its more urban-friendly zoning code and promote a reduction in suburban sprawl of the metro area.

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

The proposed amendment will promote the annexation of unincorporated properties into the City. The city enforces greater environmental controls such as stream buffers, required open space, etc. compared to the County. Also, following the recommendations of the Greenville 2040 Comprehensive Plan, city staff is researching ways to save undeveloped land for open space including properties not currently annexed. These annexations efforts in turn will result in beneficial environmental impacts.

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

The proposed amendment is not anticipated to negatively affect the adequate provision of public facilities and services and should maintain the current high level of services within the City of Greenville.

Section 19-2.1.2 amended by deleting the strikethrough text as follows:

19-2.1.2. *Planning commission.*

(A) *Powers and duties.* The planning commission shall have the following powers and duties under this chapter:

~~(10) Annexation of properties into the corporate limits. To review and make recommendations to the city council on proposals for properties to be annexed into the corporate limits pursuant to S.C. Code 1976, § 5-3-10 et seq., and the administrative manual.~~

[...]

Section 19-2.3.2 amended by deleting the strikethrough text as follows:

Sec. 19-2.3.2 *Amendments to text and zoning district map*

(D) *Procedures*

~~(4) District classification of annexed land~~

~~(a) Petition. When property is annexed into the corporate limits of the city by petition, the petitioner shall request the annexation to be accomplished prior to or simultaneously with the zoning. According to the request made, the petition shall then be acted upon in one of the two following procedures:~~

~~(1) If the petitioner chooses to have the annexation considered prior to and separately from the zoning, then there shall be two ordinances. The first shall address annexation only. No zoning application shall be required prior to the passage of the annexation ordinance. Upon passage of the annexation ordinance, the uses and structures of the annexed property shall be subject to the city zoning district classification most analogous to the county zoning classification for the property in effect at the time of the annexation. The appropriate classification shall be determined by the city administrator after making a finding on the actual use of the property and the county zoning classification, and after comparing the applicable provisions of the county zoning classification with comparable ones in the city zoning ordinance. Within ten days of passage of the annexation ordinance, the property owner shall file to amend the city's zoning map to include the annexed property and apply for a zoning classification for the property. A filing fee shall not be charged for this application. If the property owner does not file within that time period, the administrator shall file to amend the zoning map and~~

apply for appropriate zoning classification for the property. The zoning application will be processed pursuant to this section.

~~(2) If the petitioner chooses to have annexation and zoning of the property considered at the same time, then the petitioner shall apply for a zoning designation at the same time the annexation petition is filed. The zoning application will be processed pursuant to this section and assessment of the merits of annexation will be considered by the planning commission and city council when the zoning application is considered. If annexation is approved, then the city council shall specify the zoning district classification to become effective upon the effective date of the annexation.~~

~~(3) Whenever any person has chosen to pursue annexation and zoning of property under either subsection 19-2.3.2(D)(4)(a) or (b) the person having submitted the annexation petition may select the other approach prior to second reading of the annexation ordinance, provided all requirements of the approach thereby selected are then followed.~~

~~(b) *Referendum.* When annexation is accomplished by special election or referendum, the annexed area shall be designated R-9 until further action by city council under this section. Upon passage of the annexation ordinance, the administrator shall file a zoning application for the area annexed, with the requested zoning classification being the city classification most analogous to the county classification applicable to the property at the time of its annexation. The owner of property may apply for a different zoning classification for the owner's property within 15 days of passage of the annexation ordinance without being charged an application fee.~~

[...]

New section 19-2.3.21 inserted as follows:

Section 19-2.3.21. Annexation.

- (A) Purpose. The purpose of this section is to provide the procedures by which annexations occur and new territory is added to the corporate limits.
- (B) Applicability. The standards of this section shall apply to properties proposed for annexation consistent with S.C. Code 1976, § 5-3-10 et seq. Nothing in this section shall be construed to modify the processes or requirements set forth in state law. In the event of a conflict, the state statutes governing the annexation process shall prevail.
- (C) Authority. City council possesses the authority review and decide on applications for annexation of properties into the corporate limits of the city pursuant to S.C. Code 1976, § 5-3-10 et seq. The administrator shall provide the required forms, review petitions for completeness, and present eligible annexation requests for council review and action.
- (D) Annexation by petition. Annexations initiated by petition shall comply with the following standards:
 - (1) Seventy-five percent method. Pursuant to S.C. Code 1976, § 5-3-150, any area or property which is contiguous to the existing corporate limits may be annexed into the city by filing a petition signed by seventy-five percent or more of the freeholders owning at least seventy-five percent of the assessed valuation of the real property in the area requesting annexation. Upon finding that such petition meets the conditions for annexation, and following a required public hearing, city council shall review and take action on the annexation petition. Public notice shall be provided in accordance with S.C. Code 1976, § 5-3-150.
 - (2) One-hundred percent method. Pursuant to S.C. Code 1976, § 5-3-150, any area or property which is contiguous to the existing corporate limits may be annexed into the city by filing a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of city council to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the city, the annexation shall be complete.
- (E) Annexation by means other than petition. Annexations that are not initiated through petition shall comply and proceed with the applicable provisions of S.C. Code 1976, § 5-3-10 et seq.
- (F) District classification of annexed land. The act of annexation requires the assignment of city zoning and land use classification. The annexation process shall not confer development rights to annexed property that would be incompatible with surrounding uses or inconsistent with the comprehensive plan. The annexation ordinance shall provide appropriate land use classifications for the annexed territory, which may include but are not limited to the following:
 - (1) Future land use classification. The annexed property shall be assigned a future land use designation in the comprehensive plan that is consistent with the contiguous property within the city limits.
 - (2) Zoning district. The annexed property shall be assigned either the same city zoning district classification of the contiguous property within the city limits or the most analogous district to the county zoning classification for the property in effect at the time of the annexation. The appropriate classification shall be determined by the administrator

upon review of the actual use of the property, land uses and zoning classifications of adjacent parcels in the city and county, the city's comprehensive plan, and other relevant factors.

- (3) Overlay district. Annexed property that is contiguous to an existing overlay district within the city may have the same overlay assigned at the time of annexation upon a finding by the administrator that such application constitutes a natural extension of the overlay district boundary and is necessary to preserve or enhance the aesthetics, character, or prevailing land use patterns of the area.

(G) Review and action by city council.

- (1) City council may adopt the annexation ordinance with the land use classifications and zoning district as presented, or it may adopt less intense classifications consistent with section 19-2.3.2(E)(2).
- (2) At its discretion, the city council may refer an annexation petition and zoning matters related thereto to the planning commission for further study and recommendation on specific issues and for a supplemental report to be submitted to the city council within 65 days. If the referral requires additional public notification, it shall be given in accordance with subsection 19-2.2.9.

(H) Future amendment. In the event a more intensive zoning or land use classification is requested for the newly annexed area than permitted under this section, then, following the adoption of the annexation ordinance, an applicant may initiate a zoning map amendment consistent with this chapter.

Table 19-2.2-1 amended by inserting the underlined text as follows:

Table 19-2.2-1: Required Notice and Timing			
	Notice Required (days before hearing/action)		
Application for Development Permit or Other Action	Mailed (subsection 19-2.2.9(B))	Publication (subsection 19-2.2.9(C))	Posted (subsection 19-2.2.9(D))
Amendment to zoning text		At least 15 days prior to public hearing	
Amendment to land development regulation text		At least 30 days prior to public hearing	
Amendment to official zoning district map planned development district preliminary plat for subdivision, land development permit for multifamily development, stormwater variance	At least 15 days prior to public hearing	At least 15 days prior to public hearing	Not more than 18 nor less than 15 days prior to public hearing
<u>Annexation petition (75% method only); see Section 19-2.3.21.</u>	<u>At least 30 days prior to public hearing before city council</u>	<u>At least 30 days prior to public hearing before city council</u>	<u>At least 30 days prior to public hearing before city council</u>

[...]

Section 19-2.2.4 amended by deleting the strikethrough text and inserting the underlined text as follows:

19-2.2.4. Neighborhood meetings.

(F) *Exceptions.* A neighborhood meeting is not required for the following types of applications:

~~(1) Applications to amend the zoning district map (rezoning) that are submitted in conjunction with a petition to annex the subject property into the corporate limits of the city, provided that the zoning district classification applied for is that which is most analogous to the county zoning classification for the property in effect at the time the petition to annex is submitted.~~

(1) Petitions for annexation of property into the city limits.



**Planning Staff Report to
Greenville Planning Commission
December 9, 2022
for the November 15, 2022 Public Hearing**

Docket Number: SD 22-792
Applicant: Kerley Construction, LLC
Property Owner: J Cash LLC
Property Location: 205 Wilton Street
Tax Map Number(s): 0008000402000, 0008000402100, 0008000402200
Acreage: 0.57 acres
Zoning: OD, Office & Institutional District
Proposal: Major subdivision for a 10-lot, single-family attached residential development

Staff Recommendation: **APPROVE, with staff comments and conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant proposes a major subdivision of three lots into 11 lots located at W Stone Avenue and Wilton Street. Ten of the lots will be developed for single-family attached residences; the eleventh lot is reserved for Common Space. This development utilizes existing public roads to meet road frontage requirements and proposes no new streets. Existing sidewalks will be maintained along Stone Avenue and Wilton Street.

A 0.20-acre portion of the site was approved for rezoning from RM-1, Single-Family and Multifamily Residential District, to OD, Office and Institutional District, by Greenville City Council on July 11, 2022.

The applicant deferred this application at the November 17th Planning Commission meeting in response to the request by the commission for an opportunity to review the intended revisions as stated by the applicant during the hearing. That original proposal called for eleven total single-family attached building lots, with no separate provision for open space.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and city staff prior to submittal of this development plan on January 31, 2022. The discussion focused primarily on the property's zoning.

Neighborhood Meeting

The Applicant held a neighborhood meeting at the Bobby Pearce Center on October 5, 2022, as required by subsection 19-2.2.4 of the Land Management Ordinance. A list of meeting attendees and a meeting summary provided by the applicant is included with the Planning Commission packet.

Site Information

The applicant now proposes to subdivide three lots into 10 lots for single-family attached residences at the northwest corner of the intersection between W Stone Avenue and Wilton Street, approximately 0.25 miles west of North Main Street.

The property is zoned OD, Office & Institutional District and is not in an overlay district or special emphasis neighborhood. Adjacent land uses include office to the west, south across Stone Avenue, and east across Wilton Street, and single-family detached residential to the north and to the east across Wilton Street.

In addition, this property is within the study area of the 2011 Stone Avenue Master Plan, “plan stone avenue.”

The GVL2040 Future Land Use Map shows this property as a “Neighborhood Mixed Use” *designated area*, which is “typically in compact urban areas with a combination of vertical and horizontal mixed-use developments that includes small retail and commercial uses along with a variety of residential types. These areas are pedestrian friendly and in close proximity to downtown. It is anticipated that single uses will not exceed 10,000 square feet.” The subject site is also within an “area suitable for Missing Middle Housing” as identified on the GVL2040 Future Land Use Map.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

The OD, Office & Institutional District, allows for a residential development density of up to 20 units per acre. The total acreage for this project is 0.567 acres, which permits 11 residential dwellings. Ten dwelling units are proposed with this revised plan.

The OD district does not have a minimum lot width or lot size for single-family attached developments. The proposed building footprint of the units is indicated on the preliminary plat. The maximum building coverage of a lot allowed in OD is 50 percent, which applies to the entire site, and will be assessed with the site plan review. All units shall be oriented towards Stone Avenue or Wilton Street. Staff believes sufficient space is provided by the lot configuration to meet setback requirements. Setbacks and other dimensional standards and measurements will be further verified during site permit reviews. All street-facing facades are required to incorporate architectural features consistent with the city’s multifamily design standards.

Vehicle and Pedestrian Access

No new roadways are proposed with this application. Curb cuts along Stone Avenue and Wilton Street will need to be closed upon approval of final ingress/egress into the site, consistent with SCDOT and City of Greenville requirements. Vehicular access to the site will be provided through a shared driveway easement. Closed entries must be replaced with sidewalk and curb lawn per engineering requirements for the pertinent streets.

Stone Avenue and Wilton Street have existing sidewalks and curb lawn. Any areas of sidewalk not compliant with City standards for sidewalk and curb lawn width shall be replaced with conforming sidewalks. Pedestrian connections from entries of the new residential units to the adjacent existing sidewalks is required and will be reviewed during the site permit process.

Parking

The parking requirement for a single-family attached development is a minimum of 2 spaces per dwelling. This parking is required internal to the development and will be reviewed for compliance by staff during the site permit review. Parking for individual units will be provided in rear-loaded garages. Guest spots are not required in the Ordinance but may be provided through on-street parking spaces and/or on-site surface parking.

Landscaping, Buffering & Open Space

A preliminary landscape plan has not been submitted. Street tree requirements will be enforced along the existing and proposed roads. Furthermore, the project will be subject to the City of Greenville's landscaping, buffering, and screening requirements. Landscape and tree protection will be addressed during the permit process.

Common open space or recreational space is required at a rate of 200 square feet per dwelling unit for single-family attached residential developments, which for ten units is 2,000 square feet. The applicant calls out 3,014 sq ft at the northwest corner of the site for common space.

STAFF RECOMMENDATION:

APPROVE, with staff comments and conditions

Staff Comments & Conditions

Planning Comments & Conditions

1. Preliminary Plat approval authorizes the subdivision of land only and does not constitute zoning or site plan approval. All approved lots shall comply with the zoning district requirements and includes: building setbacks, building height, permitted uses, open/recreational space and all applicable site development and design standards for the requested use classification.
2. Building setbacks and other applicable zoning requirements from Land Management Ordinance will be reviewed for compliance during site permit review with final confirmation at building permit review.
3. Building coverage shall not exceed 50% of the site.
4. All units shall be oriented towards W Stone Avenue or Wilton Street. All street-facing facades are required to incorporate architectural features consistent with City single-family attached design standards.

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 w/ Comments

Comments:**Standard Comments**

- 1) The development shall meet the requirements of *Article 19-2.3.13(A) Land Development – Subdivision* of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) Right of Way Encroachment Permits - All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or

construction activity performed within the City's public right of way will require an approved encroachment permit.

- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or a bond in the amount of 125% of the infrastructure costs shall be provided to the City prior to recording the final plat.
- 5) A Site Plan Permit shall be approved for the development detailing the demolition, grading and stormwater, utility improvements and site access.

Standard Comments

- 6) A Site Plan Permit shall be approved for the development detailing the demolition, grading and stormwater, utility improvements and site access.
- 7) Site Accessibility – All amenities and common features within the development must meet site accessibility requirements of the IBC.
- 8) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of the stormwater management features, green space and other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.
- 9) Solid Waste Collection – The development shall be subject to providing a solid waste management plan in accordance with Chapter 32 of the City Code of Ordinances. The plan shall indicate how the solid waste will be collected and the location and placement of any proposed dumpsters or rolled carts proposed with the plan.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

- 1) This project is located within a limited capacity area for sanitary sewer. Submit a PSSAR to confirm there is ample capacity to serve this project as soon as possible.
- 2) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 3) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:

- i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 4) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Traffic Engineer Comments

Recommend: Approve w/ Comments

Comments:

Parking accommodations and site circulation must be addressed as a component of the site grading permit process.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

If building heights are over 30 feet than aerial access shall be provided. Wilton and West Stone can be used as access, overhead obstructions must be considered and resolved if applicable.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

All applicable tree and landscape ordinances apply to this subdivision. Existing trees will be subject to the tree protection ordinance in 19-6.3 when site plan and building permit applications are submitted. All applicable landscaping requirements regarding street trees, density and multifamily landscaping shall also apply.



APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Kerley Construction, LLC	J Cash LLC
*Title:	(Reid Hipp)	
*Address:	202 W Stone Ave	202 W Stone Ave
*State:	South Carolina	South Carolina
*Zip:	29609	29609
*Phone:	864-449-1779	
*Email:	reid@reidhipp.com	

PROPERTY INFORMATION

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

*STREET ADDRESS 205 Wilton St

*TAX MAP #(S) 0008000402200, 0008000402100, 0008000402000

*CURRENT ZONING DESIGNATION OD

*ORIGINAL APPLICATION #

*SUBDIVISION PLAT #

*SUBDIVISION NAME Stone and Wilton Townhomes

*TOTAL ACREAGE 0.57

*# ORIGINAL LOTS 3 *# PROPOSED LOTS 11

INSTRUCTIONS

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

PREAPPLICATION MEETING DATE 04/12/2022

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

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
 - A. Major Subdivision – New (3-10 lots) \$300.00 – Preliminary Plat review, *public hearing required*
\$300.00 – Final Plat review, *administrative review*
 - B. Major Subdivision – New (11+ lots) \$550.00 – Preliminary Plat review, *public hearing required*
\$550.00 – Final Plat review, *administrative review*
 - C. Major Subdivision – Modification \$150.00 / \$275.00 – *public hearing may be required*
 - D. Minor Subdivision – New (2 lots) \$300.00 – Summary Plat review, *administrative review*
 - E. Minor Subdivision – Modification \$150.00 – *administrative review*
4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’. Please refer to **Section 19-2.3.13, Land Development**, for additional information.
6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

*APPLICANT SIGNATURE

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

F. Reid Hips
8/10/2022

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

*Signatures	
Applicant	<i>F. Reid Hipp</i>
Date	8/10/2022
Property Owner/Authorized Agent	Reid Hipp/ <i>F. Reid Hipp</i>
Date	8/10/2022

SD-22-792 • W. STONE AVENUE AND WILTON STREET

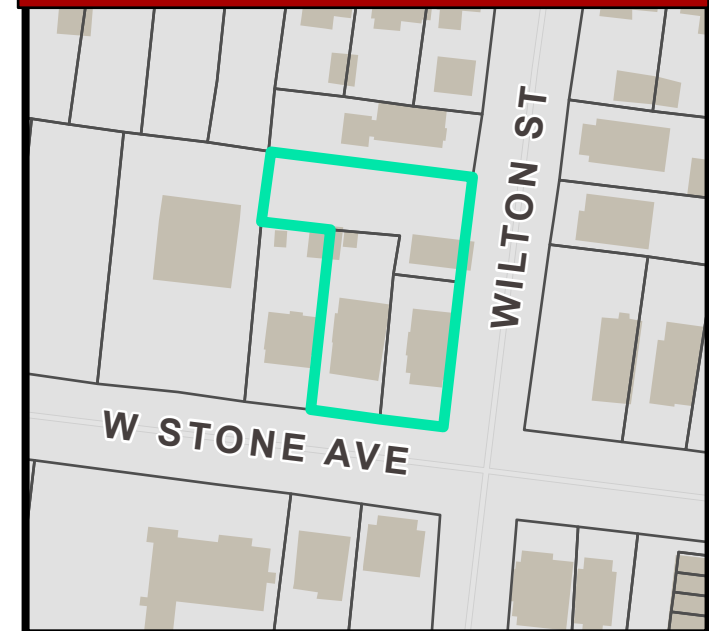
AERIAL VIEW



CURRENT ZONING



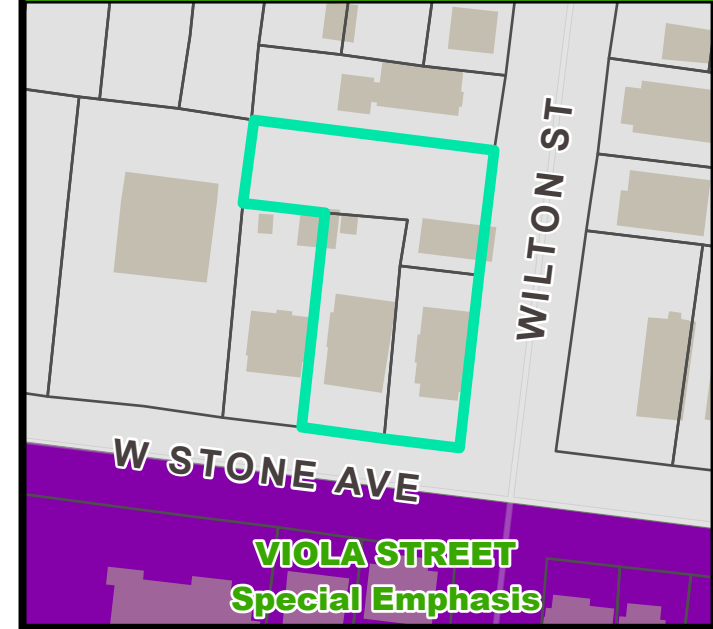
FUTURE LAND USE



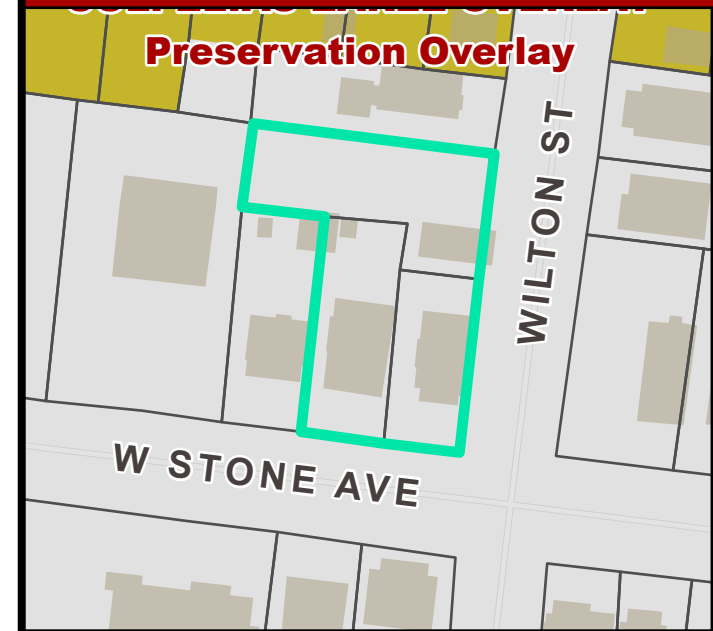
NATURAL / ENVIRONMENTAL FEATURES



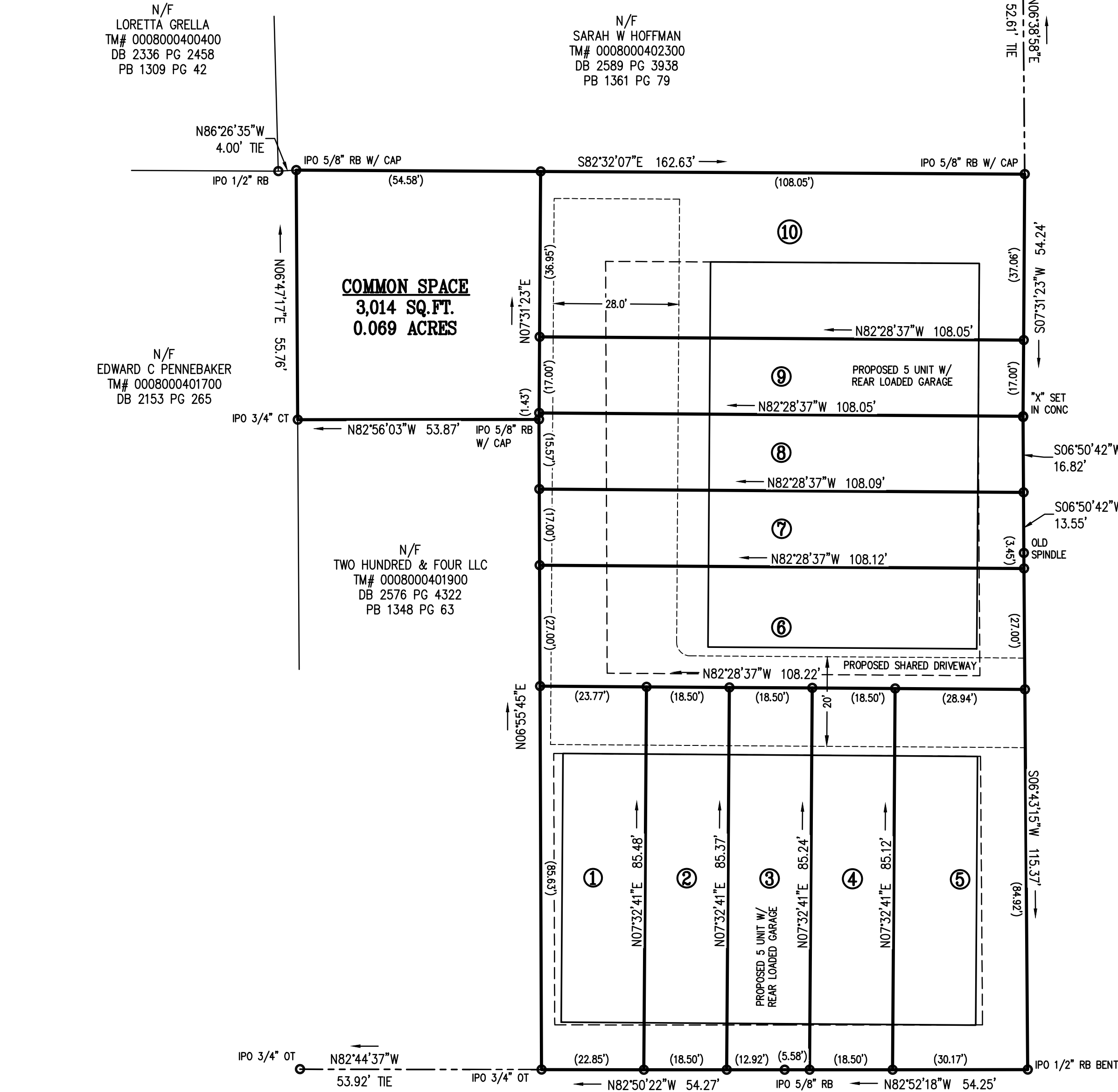
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



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



PARCEL TABLE		
PARCEL #	SQ.FT.	ACRES
1	1,995	0.046
2	1,580	0.036
3	1,578	0.036
4	1,576	0.036
5	2,513	0.058
6	2,921	0.067
7	1,838	0.042
8	1,837	0.042
9	1,837	0.042
10	3,999	0.092



LOCATION MAP NOT TO SCALE

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DATE _____ SIGNED _____
A. CLAY JONES, P.L.S.
26210
S.C. REGISTRATION NO

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ SIGNED _____
DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ CITY ENGINEER - CITY OF GREENVILLE

FINAL PLAT

CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

WILTON PLACE TOWNHOMES

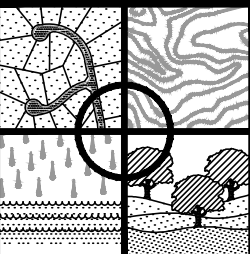
NO. OF ACRES: 0.567 MILES OF NEW ROAD: N/A

NO. OF LOTS: 10 CURRENT ZONING: O-D

ERROR OF CLOSURE: 1:10,000

OWNER: KERLEY CONSTRUCTION, LLC
202 STONE AVENUE GREENVILLE, S.C. 29609

SCALE	PROPERTY ADDRESS	TAX PIN
1"=20'	200, 202 STONE AVE / 205 WILTON ST	SEE NOTES
DATE	20	40
8/9/22	0	40
FIELD CREW	MM/CW/WT	DRAWN BY
		BM/JM



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

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

- NOTES:
- TAX MAP 0008000402000; 0008000402100; 0008000402200
 - ALL PROPERTY CORNERS ARE IPS 1/2" REBAR, UNLESS NOTED OTHERWISE.
 - AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
 - ROAD RIGHT-OF-WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR OBTAINED FROM FIELD MONUMENTATION AND/OR REFERENCE PLATS. SITE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
 - STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY & WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - SETBACKS: FRONT: 10' SIDE: 3'/0' SHARED WALL/10' ADJACENT TO EXISTING RESIDENTIAL REAR: 15'
 - THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PER FIRM MAP 45045C0382E, DATED AUGUST 18, 2014.
 - REF DEED: DB 1885-172; DB 2295-1492
 - REF PLAT: PB 45/A-74; PB 12/I-96; PB 12/Z-61

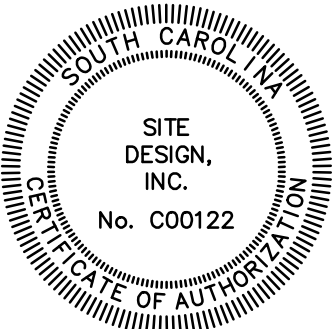
WEST STONE AVENUE
(U.S. ROUTE 276)

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

LEGEND

- CATV CABLE TV PEDESTAL
TEL TELEPHONE PEDESTAL
ELECTRIC METER
CB CATCH BASIN
DI DROP INLET
ELEC TRANS
ELEVATION
FIRE HYDRANT
GAS METER
GAS VALVE
LP LIGHT POLE
PP POWER POLE
GP GUY ANCHOR
SDMH SD MANHOLE
SSMH SS MANHOLE
TMH TELEPHONE MANHOLE
CO CLEAN OUT

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



Neighborhood Meeting

Project Name: Towns at Wilton

Location: Bobby Pearce Center

Time of the meeting: 6:30 pm

Date: 10/5/22

Representative holding meeting: Reid Hipp

Name	Street Address	Email
1 Lolly Smith	119 W EARLE ST	lollyregdsmith@gmail.com
2 TOM THORSHORN	209 WILTON ST	tomadrthorshorn.com
3 SARAH HOFFMAN	" " "	Sarah@SarahHoffman.com
4 LOUIS MUZEKARI	206 CRAFT ST	lmuzekari@hotmail.com
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Neighborhood Meeting

Project Name: Towns at Wilton

Location: Bobby Pearse Center

Time of the meeting: 6:30 PM

Date: 10/5/22

Representative holding meeting: Reid Hupp

Name	Street Address	Email
1 STEVE / ANN HUFFAKER	11 NEAL ST	
2 WILLIAM PARKS	22 CROFT ST	
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Neighborhood Meeting

Project Name: TOWNS C WILTON

Location: Bobby Pearse Center

Time of the meeting: 6:30 pm

Date: 10/5/22

Representative holding meeting: Reid Hipp

Name	Street Address	Email
1 Chris Haddon	114 Randall	
2 Kay Roberts/Ron Roberts	108 Robinson St	
3 Cindy Kae	118 West Stone Ave	cindyssalon@mindspring.com
4 Mary Decrescenzo	405 Wilton St	MLPDS4@aol.com
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Neighborhood Meeting

Project Name:

TOWNS @ Wilton

Location:

Robert R. Pace Center

Time of the meeting:

6:30 PM

Date:

5-October 22

Representative holding meeting:

Russ H. Po

Name	Street Address	Email
1 DEBBIE MORRIS	706 TOWNES ST	deborah2_morris@msn.com
2 ANNE RICHBOURG	30 W. EARLE ST	RICHBOURG@BELL SOUTH.NET
3 JOE PULLIAM	509 B Townes	pulliam.joe@gmail.com
4 Rhett Brown	42 Buist Ave	Rhett@RhettBrown.net
5 Jace Koch	42 Buist Ave	
6 SHANNON BUSH	304 A WILTON ST	shannondbush@gmail.com
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Austin Rutherford

From: Alexa Kerley <alexa@kerleyconst.com>
Sent: Thursday, October 6, 2022 1:39 PM
To: Austin Rutherford
Subject: Neighborhood meeting on 10/5 - Townes at Wilton
Attachments: Kerley_Howard_Scan__20221006_125714 (1).pdf

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

Hi Austin,

I have attached our sign in sheets for our meeting we had at the Bobby Pearse Center on 10/5 at 6:30 p.m. Our representative is Reid Hipp. The following questions were asked and answered:

1. Where is the entrance?
2. How far off Stone Ave will they be?
3. What will the grade look like?
4. What are the setbacks?
5. How will this effect traffic/ the traffic issues these will create?

Please let me know if there is anything else you need from me.

Thanks,

Alexa Kerley

Kerley Construction
202 W Stone Ave
Greenville SC 29609
(864) 641-5068





**Planning Staff Report to
Greenville Planning Commission
December 9, 2022
for the December 15, 2022 Public Hearing**

Docket Number: Z-16-2022
Applicant: City of Greenville
Proposal: **TEXT AMENDMENT** to **AMEND** Sections 19-1.11 *Definitions* and 19-4.5.3 *Specific standards for certain temporary uses and structures* and **ADD** to Section 19-4.3.3 *Commercial uses*.

Staff Recommendation: **Recommend Approval**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 Function, Powers, and Duties of Planning Commission.
Sec. 19-2.3.2 Amendments to text and zoning district map

Background

City council has expressed a desire to allow food trucks to operate within the city. The proposed text amendment adds "mobile food units" to the Land Management Ordinance. The new use is proposed to be classified within the "restaurant with no seating" use type under the "Eating establishment" use category. The proposed amendment would allow mobile food units to operate in nonresidential districts (except for I-1 industrial) without requiring a temporary use permit, consistent with the *restaurant with no seating* use type. The text amendment maintains the requirement for obtainment of a temporary use permit to operate the use in residential districts and in I-1, industrial zoning districts, as currently provided for in the ordinance.

Staff Analysis:

The proposed amendment will allow mobile food units to operate in the same nonresidential districts as *restaurants with no seating*. Mobile food unit vendors will be required to obtain a city business license, receive written permission from the owners of the property on which they locate, and maintain unobstructed vehicular and pedestrian access at all times. The ordinance prohibits use of a generator within 100 feet of a residential district. These use standards are intended to allow mobile food units to operate while limiting impacts and maintaining public safety.

The proposed amendment is intended to allow for a desirable use in zoning districts that would allow for restaurants that do not provide seating accommodations. The use restrictions limiting mobile food units to residential amenity areas, added by the recent text amendment Z-3-2022, will still be maintained and enforced in the city ordinance. The changes will maintain existing city regulations for food truck licensure and operations pursuant to state and local requirements.

As outlined in the application responses, staff finds the proposed text amendment to be consistent with the comprehensive plan and compatible with the city's current zoning framework.

STAFF RECOMMENDATION: APPROVE

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



**APPLICATION FOR ORDINANCE TEXT
AMENDMENT
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT INFORMATION

City of Greenville NAME	(864) 467-4510 FAX
206 S Main Street ADDRESS	planning@greenvillesc.gov EMAIL
Greenville, SC 29601	 SIGNED (City Manager)
(864) 467-4476 PHONE	11/23/2022 DATE

REQUEST

PERTINENT CODE SECTION(S):

Amendment to Section(s) 19-1.11; 19-4.3; 19-4.5 of the Land Management Ordinance

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

The City of Greenville proposes these text amendments to introduce 'mobile food units' into the Land Management Ordinance and include them into the 'restaurant with no seating' use type classification within the 'Eating establishments' use category. Under the new amendments, mobile food units would be permitted in C-1, C-2, C-3, C-4, RDV without the need for a temporary use permit. Mobile food units are still allowed in limited circumstances in residential districts and in the I-1, industrial district, subject to the temporary use standards listed in Section 19-4.5.3(F).

INSTRUCTIONS

1. THE APPLICATION AND FEE, MADE PAYABLE TO THE CITY OF GREENVILLE, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
2. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A TEXT AMENDMENT). SEE ALSO **SECTION 19-2.3.2, AMENDMENTS TO TEXT AND ZONING DISTRICT MAP**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
3. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$ 100.00.
4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**

APPLICANT RESPONSE TO SECTION 19-2.3.2(E)(1), AMENDMENTS TO TEXT
(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The GVL2040 Comprehensive Plan describes "quality of life" as the key to community and economic vitality, and that efforts to positively impact this precondition are the plan's highest priority. The GVL2040 Comprehensive Plan also emphasizes actions to promote economic activity of specific types and in specific places. According to the Comprehensive Plan, the food services industry was a major contributor to the economic vitality of the City of Greenville. Staff believes this text amendment will alleviate the restrictions placed on a business that is considered to be a desirable commodity.

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

The amendment will expand the definition of an existing use classification and will not alter any other subsections regarding 'Eating establishments'. The use of 'Mobile Food Units' will continue to be subjected the existing laws, procedures and requirements enforced by municipal and state agencies. The use regulations for 'restaurant with no seating' in all nonresidential zoning districts, except for I-1, industrial district, will be maintained and regulated in the same fashion.

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

Greenville has experienced considerable growth in both commercial and residential development throughout the city over the past decade. Changes in consumer and restaurant trends have resulted in new business models for the food and beverage industry. Food trucks have become increasingly popular, and many brick-and-mortar establishments also have mobile food units. The proposed text amendment would allow mobile food units to operate in most commercial districts and serve a broader segment of the population.

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

The proposal keeps intact the recently approved text amendment that allows temporary eating use at properties with residential amenities. This new amendment expands the opportunity for mobile food units to operate in many commercial districts. The city continues to see considerable growth in commercial development and redevelopment and believes this proposal will be compatible with that growth while allowing for a desirable use in commercial areas.

5. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICTS IN THE ORDINANCE, WILL PROMOTE COMPATIBILITY AMONG USES, AND WILL PROMOTE EFFICIENT AND RESPONSIBLE DEVELOPMENT WITHIN THE CITY.

The proposal is consistent with the purpose and intent of the Ordinance which is to promote the general welfare of the property owners and residents of the city, and other members of the public. The proposal is particularly compatible with the Land Management Ordinance as the amended use will operate in conjunction with 'restaurants with no seating', which are classified as uses customarily found in commercial districts, as per Section. 19-3.2.2, *Establishment of zoning districts and specific purposes*. This text amendment will contribute to the unique mix of uses in a commercial district without prior constraints and limitations from temporary use permits.

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

The proposal will ensure a logical and orderly development pattern of the city by allowing for mobile food units to operate in commercial districts in the same consistent manner as eating establishments that do not provide seating accommodations.

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

All mobile food units will be required to obtain necessary permit(s) to ensure that the use(s) have no substantial, adverse impacts on adjacent lands and surroundings.

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

The proposed amendment is not anticipated to negatively affect the adequate provision of public facilities and services and should maintain the current high level of services within the City of Greenville.

Sec. 19-1.11. - Definitions.

Mobile food unit means any vehicle, trailer, or other movable motorized or non-motorized structure that is used for the sales of food and beverages to the general public. This enterprise is generally classified within the "restaurant with no seating" use type within the "eating establishments" use category in article 19-4, use regulations.

Sec. 19-4.3. - Use-specific standards.

Section 19-4.3.3(C)

(3) Mobile food units. Vehicles, trailers, or other movable motorized or non-motorized units that sell food or beverages to the general public are classified as a "restaurant with no seating" use type within the "eating establishments" use category in Table 19-4.1-2: Table of Uses. Mobile food units are permitted subject to the following conditions:

- (a) An owner or operator of a mobile food unit shall obtain all required permits, including a City of Greenville business license, prior to operating in the city.
- (b) An owner or operator of a mobile food unit must receive the written permission of the property owner prior to locating on the premises.
- (c) The mobile food unit shall be located so that the physical unit and/or its customer service area does not block or impede access across any vehicular or pedestrian travel way, ADA-accessible parking area or pathway, or any service or emergency access way.
- (d) In addition to the generally applicable noise ordinance and other city ordinances, the use of a generator by a mobile food unit is prohibited within 100 feet of a residential district.

Sec. 19-4.5. - Temporary uses and structures.

Section 19-4.5.3(F)

Use of motor vehicle, trailer, or shipping container for sales, service, storage, or other business. The use of any motor vehicle, trailer, or shipping container in which, out of which, or from which any goods are sold, stored, services performed, or other businesses conducted shall be prohibited in all residential zoning districts, I-1 industrial districts, and on public property. Mobile food units, as defined in subsection 19-1.11, may operate in certain commercial districts pursuant to the use regulations for restaurants with indoor seating as provided in subsection 19-4.1.2, Table of Uses. However, this subsection shall not prohibit the use of a motor vehicle, trailer, or shipping container for the following uses without benefit of a temporary use permit, pursuant to subsection 19-2.3.11:



**Planning Staff Report to
Greenville Planning Commission
December 9, 2022**
for the December 15, 2022 Public Hearing

Docket Number: Z-17-2022

Applicant: City of Greenville

Proposal: **TEXT AMENDMENT** to Section 19-2.3(D) Procedures to create subsection (4) Two-thirds majority required in some circumstances.

Staff Recommendation: **Recommend Approval**

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec. 19-2.3.2 Amendments to text and zoning district map

Background

The purpose of this text amendment, which was initiated by City Council, is to modify the review and approval processes for Planning Commission-recommended applications that receive a final approval by City Council. The text amendment would require a two-thirds “supermajority” of City Council to override a denial recommendation from Planning Commission.

Staff Analysis:

The amendment proposes new text that would require a supermajority of City Council, defined as two-thirds of all councilmembers, to approve final action of a planning-related application in the event where Planning Commission has recommended denial of said application.

The proposal addresses a demonstrated community need by establishing a higher standard for City Council to approve an application that has been recommended for denial by the Planning Commission. Since the required public hearing for most applications occurs at the Planning Commission, the Commission has considered the community's spoken and written comments as part of its motion. In addition, the Planning Commission—which consists of qualified volunteers appointed by City Council—reviews applications under the technical requirements of the Land Management Ordinance. The supermajority requirement still provides City Council the opportunity approve an application with a negative recommendation, but gives additional weight to the Planning Commission's recommendation in such scenarios.

In addition to this amendment, a separate ordinance is required to amend Section 2 of the City's Code of Ordinances regarding votes of Council for before this change goes into effect. This second amendment is not subject to Planning Commission review, as it is not within Chapter 19 of the City Code.

STAFF RECOMMENDATION: APPROVE

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



**APPLICATION FOR ORDINANCE TEXT
AMENDMENT
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT INFORMATION

City of Greenville	(864) 467-4510
NAME	FAX
206 S Main Street	planning@greenvillesc.gov
ADDRESS	EMAIL
Greenville, SC 29601	
	SIGNED (City Manager)
(864) 467-4476	11.29.2022
PHONE	DATE

REQUEST

PERTINENT CODE SECTION(S):

Amendment to Article(s) 19-2.3 of the Land Management Ordinance

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

This text amendment will amend an existing provision in the Land Management Ordinance for approval standards for final actions carried by City Council that have received a denial recommendation from Planning Commission. Specifically, this would amend Section 19-2.3, "Specific standards and other requirements for applications for development approval" to add subsection (D)(4) to require a two-thirds (2/3) supermajority vote of City Council to approve an application that had previously received a denial recommendation from Planning Commission.

INSTRUCTIONS

1. THE APPLICATION AND FEE, MADE PAYABLE TO THE CITY OF GREENVILLE, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
2. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A TEXT AMENDMENT). SEE ALSO SECTION 19-2.3.2, AMENDMENTS TO TEXT AND ZONING DISTRICT MAP, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
3. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$ 100.00.
4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.

**APPLICANT RESPONSE TO SECTION 19-2.3.2(E)(1), AMENDMENTS TO TEXT
(YOU MAY ATTACH A SEPARATE SHEET)**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The GVL2040 Comprehensive Plan describes Greenville to be an "Inclusive Community." Passage of this text amendment will allow Planning Commission, which is made of appointed citizens of the city, to have a more influential role in the decision-making process for future rezonings, text amendments, and other planning applications.

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

The amendment proposes modification to an existing provision of the Land Management Ordinance and proposes new text that would require a supermajority of City Council, defined as two-thirds of city council, to approve final action of a planning-related application where Planning Commission had recommended denial. This will also require a separate ordinance amendment to Section 2 of the City's Code of Ordinances regarding votes of Council; that amendment is not subject to planning commission review.

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

Greenville has experienced considerable growth in both commercial and residential development throughout the city over the past decade. Much of this has resulted from planning requests for rezonings and other types of applications that receive final action from Planning Commission. Over the years, the city has sought to receive meaningful input from residents and stakeholders in City functions, programs, and initiatives. This includes receiving recommendations from Planning Commission on planning and zoning-related matters. Because the Planning Commission is made of City residents appointed by City Council, this text amendment will allow the citizenry of the city, through its appointed representatives on the Planning Commission, to have a greater voice on planning-related final actions by City Council.

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

The proposal addresses a demonstrated community need by providing a citizen-appointed commission substantive recommendations to City Council that will now require a supermajority of Council to approve an item that had been recommended for denial by the Planning Commission. The members of the Planning Commission are appointed because of their personal and professional qualifications to serve on the commission, they receive regular training and advisement on planning-related issues, and they are familiar with the standards and criteria for zoning map amendments, text amendments, and other matters. They are therefore qualified to effectively evaluate such requests and present a formal recommendation to city council based on the review criteria for such applications and in response to public comments and input received as part of the formal public hearing at Planning Commission meetings. This proposed text amendment therefore provides a higher standard for city council to approve matters on which the planning commission, having reviewed such requests with their aforementioned insights and qualifications, do not believe should be approved.

5. DESCRIBE THE WAYS IN WHICH THE PROPOSAL IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING DISTRICTS IN THE ORDINANCE, WILL PROMOTE COMPATIBILITY AMONG USES, AND WILL PROMOTE EFFICIENT AND RESPONSIBLE DEVELOPMENT WITHIN THE CITY.

The proposal is consistent with the purpose and intent of the Ordinance which is to guide development in accordance with the existing and future needs of the city and to promote the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the property owners and residents of the city, and other members of the public. Moreover, because the formal public hearing on zoning map and text amendments occur at the Planning Commission, the Commission's analysis and recommendation also benefits from the input received from the public and neighborhoods most affected by the proposed changes. This amendment therefore assigns additional weight not only to the recommendation of the planning commission, but also to the input and comments received by the planning commission at its public hearing.

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

The proposal will ensure a logical and orderly development pattern of the city by imposing higher standards for rezonings, text amendments, planning studies, and the like.

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

The proposed amendment is not anticipated to negatively impact the natural environment and its ecology.

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

The proposed amendment is not anticipated to negatively affect the adequate provision of public facilities and services and should maintain the current high level of services within the City of Greenville.

Sec. 19-2.3. - Specific standards and other requirements for applications for development approval.

19-2.3.1. *General overview.* A summary of the development review procedures for the different types of development approvals and permits in this section is provided in the administrative manual.

19-2.3.2. *Amendments to text and zoning district map.*

(A) *Purpose.* The purpose of this subsection is to provide a means for amending the text of this chapter or making an amendment to the zoning district map (rezoning).

(B) *Authority.* The city council may adopt an ordinance amending the text of this chapter or amending the zoning district map (rezoning) upon compliance with the provisions of this section.

(C) *Initiation.*

(1) *Amendment to the text of this chapter.* An application to amend the text of this chapter may be initiated by the city council, the planning commission, the administrator, an owner of property in the city, or a citizen of the city.

(2) *Amendment to zoning district map.* An application to amend the zoning district map (rezoning) may be initiated by the city council, the planning commission, the administrator, or by a person or entity who may submit applications pursuant to subsection 19-2.2.1, authority to file applications.

(D) *Procedures.*

(1) *Application review, notification and scheduling hearing.* The procedures and requirements for submission and review of an application, public notification, and scheduling the public hearing are established in [section 19-2.2](#), common procedures. Prior to the preparation of the staff report, city staff may make recommendations to the administrator to include in the staff report.

(2) *Review and recommendation by planning commission.* On the date of the referral of the application from the administrator, the planning commission shall conduct a public hearing on the application pursuant to subsection 19-2.2.18, public hearing procedures. At the public hearing, the planning commission shall consider the application, the relevant support materials, the staff report, the evidence presented at the hearing, and make a report to the city council recommending to approve, disapprove, or modify the application based on the standards in subsection 19-2.3.2(E), standards. If the planning commission fails to forward the report to city council within 30 calendar days from the date of referral (date of public hearing), the application is deemed to have been recommended for approval. Upon request or consent of the applicant, the planning commission may defer action on the application to a fixed date, time, and place.

(3) *Review and action by city council.* After receipt of the report from the planning commission, the city council may receive public comments in addition to those provided at the public hearing. At the public meeting, the city council shall consider the application, the relevant support materials, the staff report, the report of the planning commission, and any testimony or other evidence submitted to the planning commission or to the city council. In its discretion, the city council may refer the matter to the planning commission for further study and recommendation on specific issues and for a supplemental report to be submitted to the city council within 65 days. If the referral requires

additional public notification, it shall be given in accordance with subsection 19-2.2.9. The city council shall either adopt an ordinance amending the text of this chapter or the zoning district map (whichever is appropriate) or disapprove the application, based on the standards of subsection 19-2.3.2)(e), standards.

(4) *Two-thirds majority required in some circumstances.* In the event the Planning Commission recommends denial of an application, in order for Council to adopt an ordinance amending the text of this chapter or the zoning district map (whichever is appropriate) as requested in the application, a favorable vote of two-thirds (2/3) of all City Council members is required.



**Planning Staff Report to
Greenville Planning Commission
December 9, 2022**
for the November 15, 2022 Public Hearing

Docket Number: SD 22-868

Applicant: Kinder Realty LLC / Raymond Levy

Property Owner: Kinder Realty LLC

Property Location: Dean Street

Tax Map Number(s): 0095001002100, 0095001002200, 0095001002400, 0095001002600,
0095001002800, 0095000201600, 0095000201700, 0095000201800,
0095000201900, 0095000202000, 0095000202100, 0095000202200,
0095000202300, 0095000202400

Acreage: 1.36 acres

Zoning: RM-1, Single- & Multi-Family Residential District

Proposal: Major subdivision of 14 lots to 12 lots and street realignment

Staff Recommendation: **APPROVE, with staff comments and conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant proposes a major subdivision of 14 lots into 12 lots, for single-family detached residences at Sullivan Street and Dean Street. The subdivision involves the realignment of an existing public right-of-way for Dean Street. The right-of-way realignment will also include infrastructure improvements.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and City Staff within the Planning, Civil Engineering, and Fire departments prior to submittal of this development plan on October 10, 2022.

Neighborhood Meeting

The Applicant held a neighborhood meeting at the Juanita Butler Community Center on November 1, 2022, as required by subsection 19-2.2.4 of the Land Management Ordinance. A list of meeting attendees and a meeting summary provided by the applicant is included with the Planning Commission packet.

Site Information

The applicant proposes to subdivide 14 lots into 12 lots for single-family detached residences at Dean Street and Sullivan Street. The subject properties are zoned RM-1, Single- & Multi-Family Residential District and are in the Greater Sullivan Neighborhood Overlay District and Special Emphasis Neighborhood. The adjacent land uses are mostly single-family detached residences. Duplexes face Trotter Street to the rear of the properties on the western side of the Dean Street.

The GVL2040 Future Land Use Map shows this property as an “Urban Residential” *designated area*, which “is a mixture of low-density and medium density housing types, including multifamily units, townhouses, single-family detached, single-family detached, and single-family attached dwellings. Urban Residential neighborhoods are in close proximity to the downtown area and pockets of east of Laurens Road. This classification allows for a density of 10-20 units per acre and is intended to allow compact development within Greenville’s historic and traditional neighborhoods with smaller lots and walkable streets. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.” The subject site is also within an “area suitable for Missing Middle Housing” as identified on the GVL2040 Future Land Use Map.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

The RM-1, Single- & Multi-Family Residential District, allows for a residential development density of up to 10 units per acre. The total acreage for this project is 1.357 acres, which permits 13 residential dwellings, or a minimum lot size of 4,365 sq ft, which is the size of the smallest proposed lots (Lots 1-3). The average lot size is 4,751 sq ft, the largest of which is Lot 5 at 6,997 sq ft.

Front setbacks are required maintain the existing pattern of front yards established by the average setback of the principal uses contiguous to, and on either side of, the dwelling. The preliminary site plan does not appear to show issues with meeting setback requirements.

The minimum lot width for single-family detached developments in RM-1 and for properties within neighborhood overlay districts is 40 ft. Lot width refers to the horizontal distance between side lot lines as measured at the front setback line. The lot width of Lot 9 is approximately 34 ft 4 inches. The lots on the final plat shall meet the 40 ft minimum lot width requirements.

The maximum building coverage in RM-1 is 40 percent. Total impervious area shall not exceed 60 percent for lots with single-family detached homes and duplex dwellings, per section 19-6.9. Lot coverage will be reviewed with building permits.

Vehicle and Pedestrian Access

No new roadways are proposed with this application. However, the applicant proposes to realign Dean Street to intersect with Sullivan Street at a right angle. Dean St is currently marked as a one-way street from Sullivan Street to Dunbar Street. The proposed right-of-way of the improved road is 30 ft which includes 20 ft pavement width plus curb, curb lawn, and gutter. The road improvements are currently shown halfway along Lot 12; these should be extended along the entire Lot 12 frontage. The applicant is proposing a sidewalk on the western side of Dean Street from Sullivan Street through the extent of Lot 12. The proposed sidewalk width is 5 ft with 3 ft curb-lawn. An access easement may be required for any sidewalks located on private property. The proposed turn radii at the intersection are 20 ft, which is an appropriate radius for pedestrian oriented urban streets. A crosswalk with ADA ramps will be added to the intersection.

Parking

Single-family detached developments require a minimum of 2 off-street parking spaces per dwelling. Since the site is within a neighborhood overlay district, driveways shall at no point be wider than ten feet (except in rear yard or connecting to an alley) and shall only be located to the side and/or rear of a house. Compliance with these parking requirements will be reviewed with building permits.

Landscaping, Buffering & Open Space

Applicable landscaping, buffering, screening, and/or tree protection standards will be reviewed with site and building permit applications. One canopy tree, including required street trees, shall be planted for each 3,000 square feet of lot area, or portion thereof, excluding building footprints. Such trees shall be a minimum 2.5-inch caliper and may be planted anywhere on the lot. Each existing canopy tree proposed to be retained and measuring at least six inches in diameter shall count as two new trees.

STAFF RECOMMENDATION:

APPROVE, with staff comments and conditions

Staff Comments & Conditions

Planning Comments & Conditions

1. Preliminary Plat approval authorizes the subdivision of land only and does not constitute zoning or site plan approval. All approved lots shall comply with the zoning district requirements and includes: building setbacks, building height, permitted uses, single-family residential infill standards, tree and landscape standards, and all applicable site development and design standards for the requested use classification.
2. All lots on the final plat shall meet the 40 ft minimum lot width requirements as measured at the front setback line.
3. Driveways shall only be located in the side and/or rear of the houses, and shall at no point be wider than ten feet except in the rear yard.
4. The road improvements are currently shown halfway along Lot 12; these should be extended along the entire Lot 12 frontage.

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 w/ Comments

Comments:

The application meets the criteria of a Final Plat for a Major Subdivision. The applicant shall address all comments and requirements on the final plat prior to the City approving the plat for recording. Once revised, three copies of the plat signed by the surveyor and property owner must be submitted for final approval. The applicant must contact Eddie Littleton at elittleton@greenvillesc.gov to coordinate final plat approval.

Please add File Number 22-868 to the plat. Please see the attached template. There needs to be a place for the property owners to sign as well as the City Engineer or their representative to sign the plat.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and

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

Traffic Engineer Comments

Recommend: Approve

Comments:

Extend roadway improvements to the northern property line of Lot 12.

It has been determined that the intensity of development will not require the submission of a traffic impact analysis.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

2 story single family detached homes with adequate street width and full access through property.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

Subdivision will be subject to all applicable tree and landscape requirements. These regulations include adherence to the tree protection ordinance found in 19-6.3, street tree placement and meeting the tree density. Best practices should be used to minimize the removal of protected trees.



APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Kinder Realty LLC / Raymond Levy	same
*Title:	Owner	
*Address:	121 Block House Road	
*State:	SC	
*Zip:	29615	
*Phone:	864-350-3976	
*Email:	raymondlevy.zw@icloud.com	

PROPERTY INFORMATION

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

___ Major Final (3-10 lots) ___ Major Final (11+ lots)

___ Modification (Major 3+ lots) ___ Modification (Minor 2 lots)

*STREET ADDRESS Dean Street

*TAX MAP #(S) 0095001002100, 2200, 2400, 2600, 2800 & 0095000201600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400

*CURRENT ZONING DESIGNATION RM-1

*ORIGINAL APPLICATION # N/A

*SUBDIVISION PLAT # N/A

*SUBDIVISION NAME N/A

*TOTAL ACREAGE 1.357

*# ORIGINAL LOTS 14

*# PROPOSED LOTS 12

INSTRUCTIONS

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

PREAPPLICATION MEETING DATE 10/10/22

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

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

A. Major Subdivision – New (3-10 lots)	\$300.00 – Preliminary Plat review, <i>public hearing required</i> \$300.00 – Final Plat review, <i>administrative review</i>
B. Major Subdivision – New (11+ lots)	\$550.00 – Preliminary Plat review, <i>public hearing required</i> \$550.00 – Final Plat review, <i>administrative review</i>
C. Major Subdivision – Modification	\$150.00 / \$275.00 – <i>public hearing may be required</i>
D. Minor Subdivision – New (2 lots)	\$300.00 – Summary Plat review, <i>administrative review</i>
E. Minor Subdivision – Modification	\$150.00 – <i>administrative review</i>
4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’. Please refer to **Section 19-2.3.13, Land Development**, for additional information.
6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

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

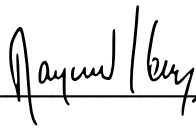
Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

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

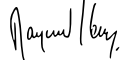
***APPLICANT SIGNATURE**



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

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

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

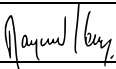


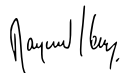
***APPLICANT SIGNATURE**

11/4/22

DATE

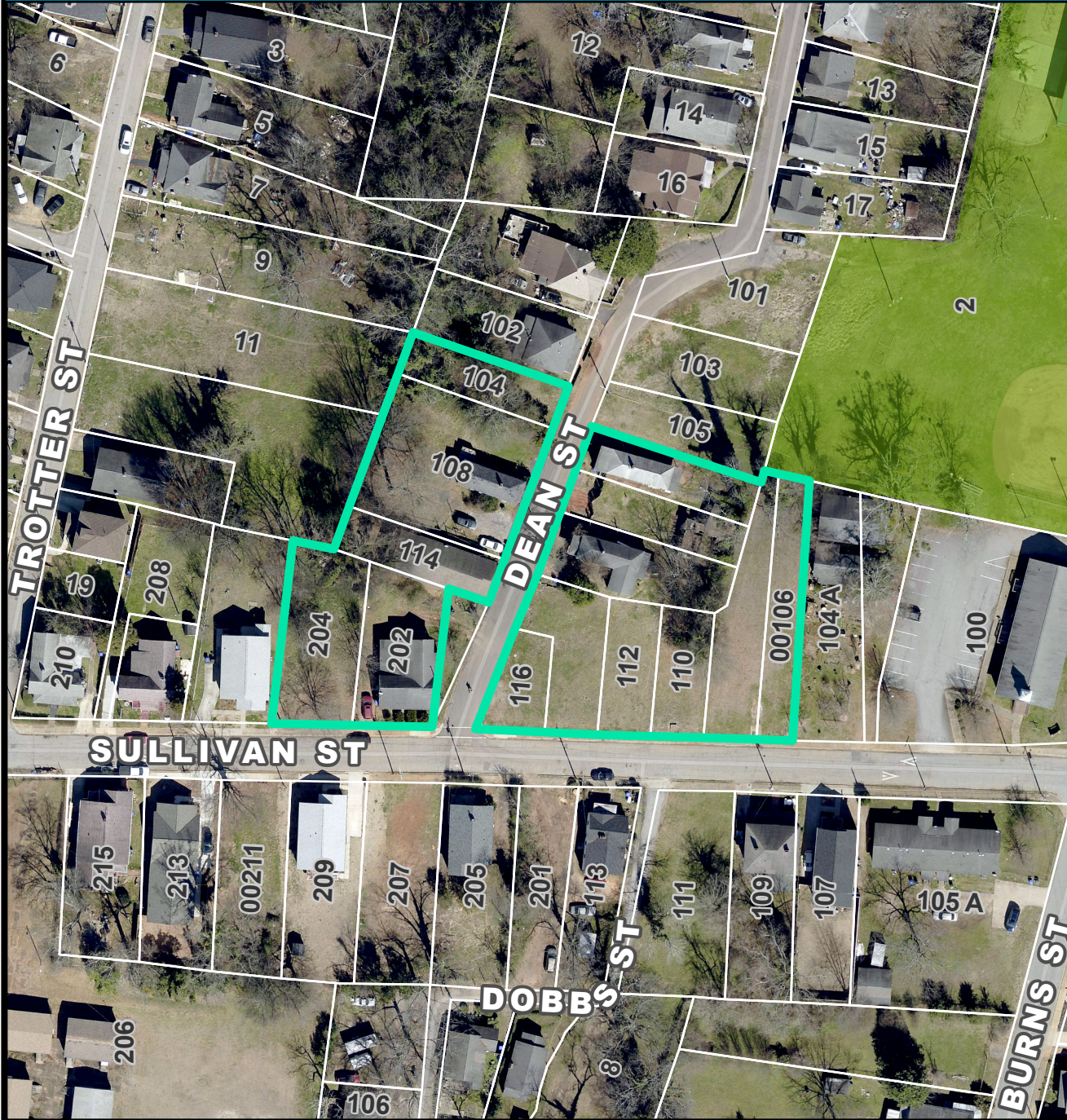
9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ____ or **is not** X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	11/4/2022
Property Owner/Authorized Agent	same
Date	

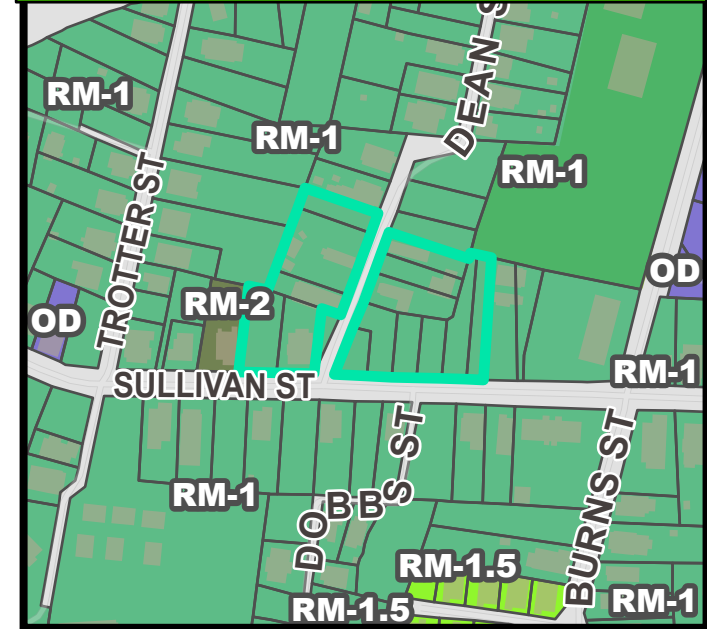


SD-22-868 • DEAN STREET AND SULLIVAN STREET

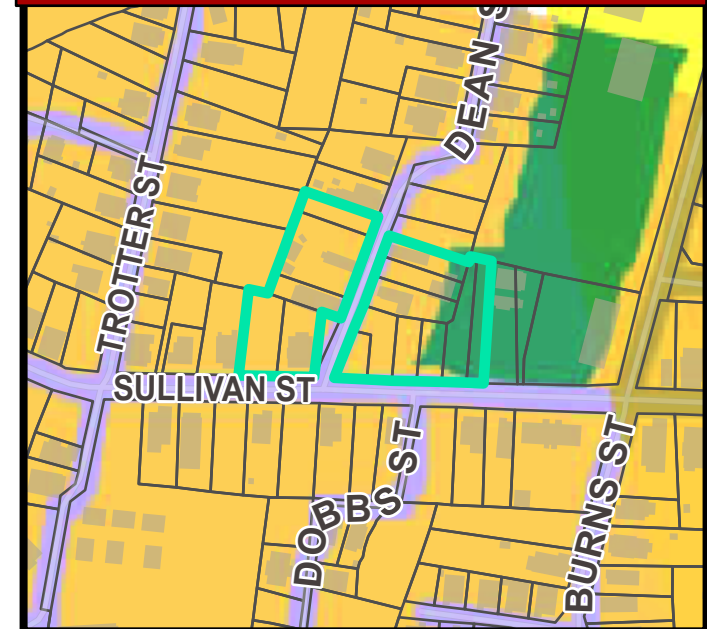
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

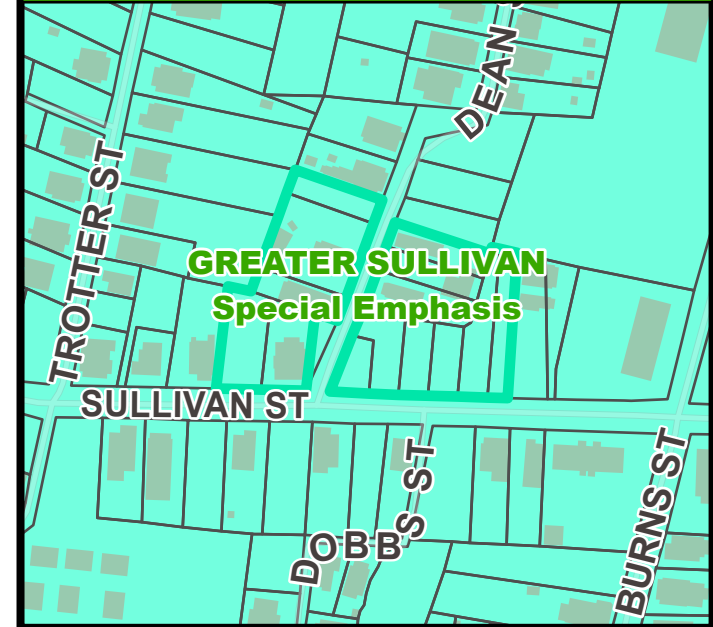


SD-22-868 • DEAN STREET AND SULLIVAN STREET

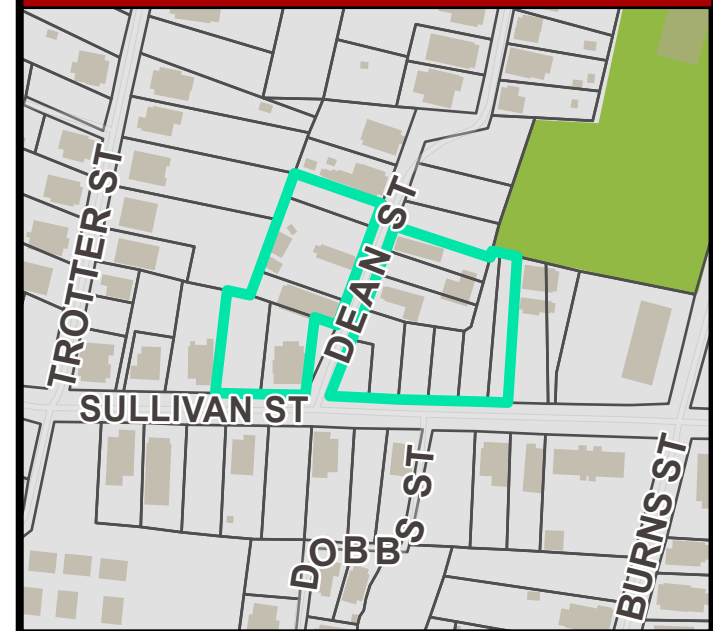
NATURAL / ENVIRONMENTAL FEATURES

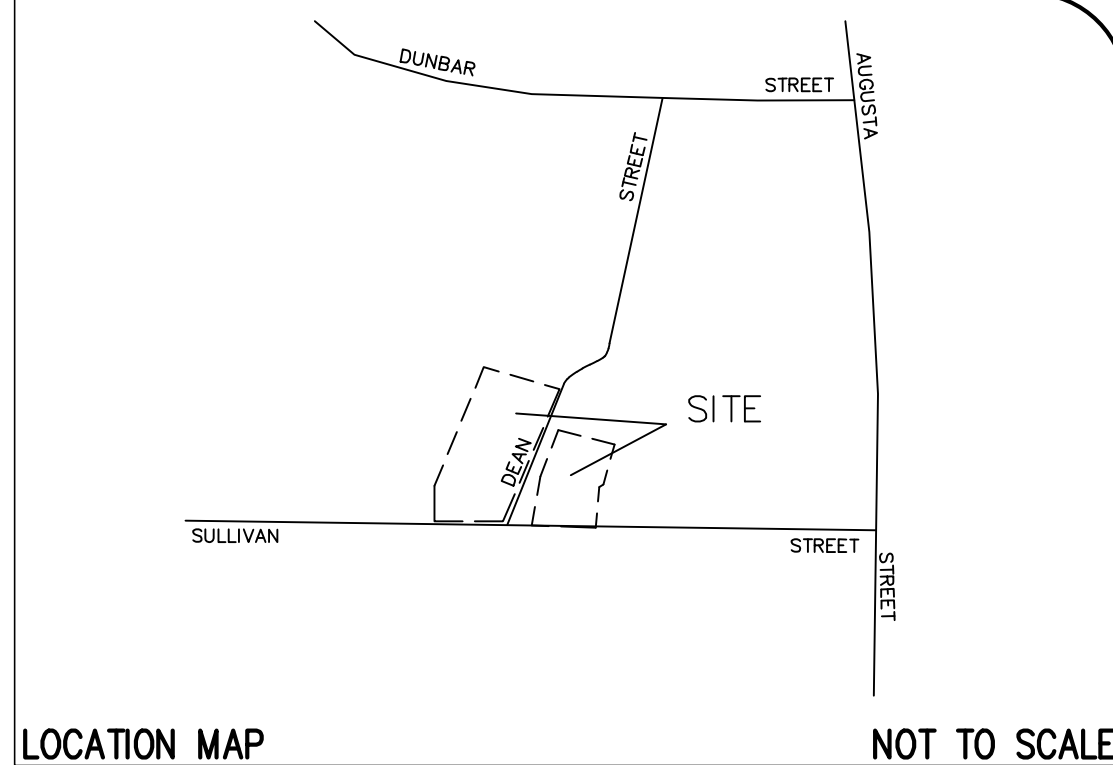


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





PIN: 0095001002100, 2200, 2400, 2600, 2800
0095000201600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400

TOTAL SITE = 1.357 AC

ZONING - RM1 (RESIDENTIAL

SETBACKS -
FRONT -
REAR -
SIDES -

EXISTING LOTS: 14 LOTS
PROPOSED LOTS: 12 LOTS

**NOTE: THE SURVEY WAS COMPLETED BY FREELAND-CLINKSCALES
& ASSOCIATES ON 02-08-2021**



****CAUTION****

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

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

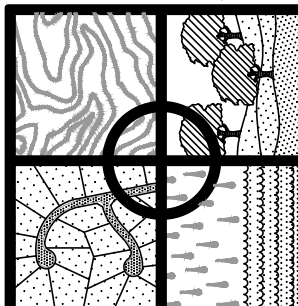
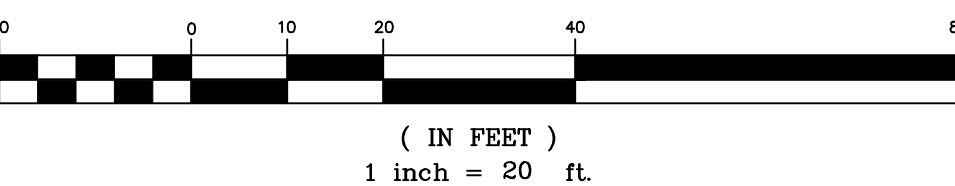
LEGEND

- | | | |
|------------------------------|------------------------|------------------------|
| BL BUILDING LINE | TEL TELEPHONE PEDESTAL | 71 GREASE TRAP MANHOLE |
| CL CENTERLINE | TV CABLE TV PEDESTAL | TOP/BOTTOM CURB |
| OMP CORRUGATED METAL PIPE | EL ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
| CT CRUMP TOP | CS CATCH BASIN | WV VITRIFIED CLAY PIPE |
| DC DRAINAGE EASEMENT | D DROP INLET | WATER METER |
| EP EDGE OF PAVEMENT | ELC TRANS | WV WATER VALVE |
| FFE FINISHED GRADE ELEVATION | X90 ELEVATION | POST INDICATOR VALVE |
| FG FINISHED GRADE | FF FIRE HYDRANT | STORMWATER FLOW |
| IE INVERT ELEVATION | GS GAS METER | |
| IP IRON PIPE OLD | GV GAS VALVE | TRAFFIC FLOW |
| IPS IRON PIPE NEW | LP LIGHT POLE | |
| N&C NAIL & CAP | PP POWER POLE | |
| OT OPEN TOP | GU GUY ANCHOR | |
| RB REBAR | SMH SD MANHOLE | |
| ROP REINFORCED CONC PIPE | SMH SS MANHOLE | |
| R/W RIGHT OF WAY | TM TELEPHONE MANHOLE | |
| SD STORM DRAIN | CO CLEAN OUT | |
| SS SANITARY SEWER | | |
| SSE SE EASEMENT | | |
-
- | | | |
|-------------------|-----------------------------|----------------------------|
| LINE TYPES | | |
| —CTV | CABLE TV | SS SANITARY SEWER - EXIST. |
| —X | CHAIN LINK FENCE (PROPOSED) | SS SANITARY SEWER - NEW |
| —X | CHAIN LINK FENCE (EXISTING) | ST SILT FENCE |
| —680 | EXIST. GRADE | ST STORM SEWER - EXIST. |
| —(678) | CONTOURS | ST STORM SEWER - NEW |
| —FG | FIBER OPTIC | UG UNDERGROUND POWER |
| —FM | FORCE MAIN | UG UNDERGROUND TEL |
| —GS | GAS LINE | W WATER LINE - EXIST. |
| —GP | OVERHEAD POWER | W WATER - NEW |
| —HD | OVERHEAD TELEPHONE | W WOOD FENCE |
| —BD | ROOF DRAIN - NEW | NPDS LIMITS OF DISTURBANCE |

LINETYPES

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

GRAPHIC SCALE



10.	THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. FURTHERMORE, THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF SITE DESIGN, INC.
9.	
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1.	
NO.	
SC. REG NO DATE	

DEAN STREET LOT ADJUSTMENTS

**CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA**

**KINDER REALTY
LLC**

HORZ. SCALE: 1" = 20'

VERT. SCALE: N/A

DESIGNED BY: MCF

DRAWN BY: MCF

CHECKED BY: SPG

DATE: 10/12/2022

S221072/BASECURRENT.dwg

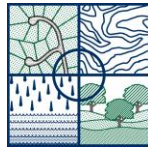
PRELIMINARY SITE PLAN

SHEET 1 OF 1

C200

Neighborhood Meeting**Project Name:****Location:****Time of the meeting:** 6:00 PM**Date:** 11/1/2022**Representative holding meeting:**

Name	Street Address	Email
1 Robert Markel	24 Sevier St Greenville, SC 29605	rmarkel2hadrinconstruction
2 Jeremiah Phillips	117 Dunbar St. GVL 29605	jeremiah@CabreraHomes.com
3 Raymond Levy	121 Block House Rd	rlevy864@gmail.com
4 Paul Dow	City of Greenville Engineering	pdow@greenville.sc.gov
5 MELUE JOHNSON	City of Greenville Community Development	mjohnson@greenvillesc.gov
6 MONIQUE MATTISON	CITY OF GREENVILLE COMMUNITY DEV	MMATTISON@GREENVILLES.COV
7 Rosmary Thomas	205 Fredericksburg Dr. Simpsonville SC 29681	rozmary.thomas@gmail.com
8 Lindsay Hall	7 Ladson St GVL	LindsayRUFAD9@gmail.com
9 BRANDEN HALL	7 LADSON ST.	BRANDENCARSONHALL@gmail.com
10 MARIE PIROCHTA	225 ROCKY CREEK RD	MPIROCHTA@SITE DESIGN INC.
11 CHRISTINA MOIR	3 BOBT ST	CHARJ48@gmail.com
12 MICHAEL HUMBERT	222 GREG ROAD PELZER, SC 29669	mhumbert@bellsouth.net
13 Jason Smit	111 Elm St	jasonrsmith@hotmail.com
14 Horace Butler Jr	12 Dean St Greenville, SC 29607	hbutlerj65@yahoo.com
15 Dan Weidenbenner	1683 Otis St	dan.weidenbenner@gmail.com
16 Anna Rollings	210 Burns St	acrolli@g.clemson.edu
17 Chris West	210 Burns St.	chriswest17@gmail.com
18 Annette Sullivan	8 Dean St	Palmethair-systems@yahoo.com
19 Hileen Sullivan	548 Ridgewood Dr. Greenville SC 29607	
20 Lillian B Flemming	P.O. Box 2207 Greenville 29602	lflemming@greenvillesc.gov
21 Jacqueline Williams	1280 Old Gunter Rd Piedmont SC 29673	panchetta1916@gmail.com
22		
23		
24		
25		



SITE DESIGN, INC.

CIVIL ENGINEERS ▪ SURVEYORS ▪ LANDSCAPE ARCHITECTS

Dean Street
Neighborhood Meeting Notes
Butler Community Center
2 Burns Street
11/01/2022 from 6:00-7:15

- A brief overview was given by the developer and representative: This is an application for a recombination for 14 existing lot on Dean Street and Sullivan Street. The lots will be recombined into 12 buildable lots that meet City zoning. Single family detached houses are proposed on 12 lots and road upgrades are proposed to Dean Street in front of the proposed lots including curb & gutter and sidewalk. The houses are intended for first time home buyers and are expected to be 2-story and in the 300 to 400,000 range, but market prices are variable.
- The neighborhood president says that Dean Street is already used as a one-way. The change will be made official in the City's records with this project.
- The new sidewalk will extend to 102 Dean Street and it would be difficult to extend it further as the existing house on Dean St, that is not owned by the developer, has small landscaping walls.
- The lots will face Sullivan St & Dean St.
- Each lot will have a minimum of 2 parking spaces on the lot and there is room for a detached garage in the rear of the lot.
- The community seemed very in favor of demolishing the existing houses as soon as possible. The developer is not renovating any of the existing houses and will demolish them as soon as the City allows it.
- The developer will ensure full access to all of Dean Street during construction.
- No traffic calming measures are proposed with this project. Some concerns were brought up about people currently speeding through Dean Street. A resident on Dean St proposed to have the street become officially one-way first and then add traffic calming measures if necessary.
- The infill ordinance requires you to match the surrounding houses to ensure the houses are placed appropriately within the lots.
- The adjacent zoning is RM-1 and RM-2 as well as some R-6. The RM zones allow for multifamily.
- The community asked about his other project on Wilkens Street and some of his other completed projects (remodels & new construction); they were curious about rent prices and sale prices.
- The small triangle of City of Greenville land will remain City land and will be sodded; it could be a pocket park – it is up to the City.
- The community asked about 100 Dean St timeline, which the developer stated that it would happen simultaneously as the remainder of the lots on Dean St.
- The community asked about street lighting and stated that there was none existing.

- The community then had some neighborhood talking points (Airbnb in City limits, Councilwoman, City LMO announcement)