

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM January 19, 2023

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

AGENDA

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

A. None

9. NEW BUSINESS

A. SD-22-949

Application by Neal Fogleman for a **SUBDIVISION** of 0.42 acre located at **PACK STREET** and **BOB STREET** from 1 LOT to 4 LOTS. (TM# 0123000902802)

Documents:

[AGENDA PACKET SD 22-949 FLEMING PACK STREET.PDF](#)

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10. Other Business

A. Staff Update on Current Planning Processes

B. Election of Chair and Vice-Chair

C. Upcoming Dates:

January 25, 2023, 12:00 P.M. – Special Called PC Public Hearing

January 25, 2023, 12:05 P.M. – Planning Commission, Design Review Board, and Board of Zoning Appeals Joint Workshop

February 14, 2023 – PC Agenda Workshop

February 16, 2023 – PC Public Hearing

11. Executive Session, if required

12. Adjournment



**Planning Staff Report to
Greenville Planning Commission
January 13, 2023
for the January 19, 2023 Public Hearing**

Docket Number:	SD 22-949
Applicant:	Neal Fogleman
Property Owner:	Lynn Fleming and Rev. Vardry Fleming
Property Location:	Pack Street and Bob Street
Tax Map Number(s):	0123000902802
Acreage:	0.42 acres
Zoning:	RM-1, Single- & Multi-Family Residential District
Proposal:	Major subdivision for a 4-lot, single-family detached 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 one (1) lot into four (4) lots located at Bob Street and Pack Street, which will be used for single-family detached residences. The property owner intends to build a single-family home on one lot and sell the remaining three lots. This development utilizes existing public roads to meet road frontage requirements and proposes no new streets.

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 November 29, 2022.

Neighborhood Meeting

The Applicant held a neighborhood meeting at the Bobby Pearce Center on December 19, 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 one (1) lot into four (4) lots for single-family detached residences at the northeast corner of the intersection of Bob Street and Pack Street in West Greenville.

The property is zoned RM-1, Single- & Multi-Family Residential District and is in the West Greenville overlay district and special emphasis neighborhood. The site is currently vacant. Adjacent land uses include a church to the north and single-family detached residential to the east, south and west.

This property is within the study area of the 2002 “West Greenville Master Plan” and the “Greenville West Side Comprehensive Plan” from 2014.

The GVL2040 Future Land Use Map shows this property as an “Urban Residential” *designated area*, which is “*This residential classification 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.

The proposed subdivision would enable development that is generally consistent with the master plans and future land uses proposed in West Greenville.

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 or a minimum lot size of 4,356 square feet for single-family detached homes. The total acreage for this project is 0.42 acre (18,183 sf), which permits 4 units or four (4) lots. Four lots are proposed with this subdivision.

The minimum lot width for a single-family detached residential use in RM-1 is 40 ft. The maximum allowed building coverage for single-family detached uses in RM-1 is 40 percent of the lot, and total impervious coverage shall not exceed 60 percent of the lot. All proposed lots have frontage options on Bob Street and/or Pack Street. Setbacks and other dimensional standards and measurements will be verified during building permit reviews for future development of houses.

Previously, the neighboring property to the north had a 2,252 square foot strip of land that ran along the rights-of-way of Pack Street and Bob Street. While it still appears on Greenville GIS systems, this lot has since been quickly claimed to the City of Greenville, as noted on the current summary plat dated June 13, 2022, and reflected on this preliminary plat.

The city's RM districts, including RM-1, do not have a minimum lot size requirement like R-6 or R-9. The number of residential lots cannot exceed the density for the total lot area, and each lot must meet the applicable dimensional standards in Article 19-5. Because this is an infill project, lot sizes and arrangements should reflect the existing development patterns within the neighborhood. Smaller lots in the vicinity include 111 Pack Street (0.076 ac), 105 Pack Street (0.095 ac), 4 Bob Street (0.060 ac), and 7 Bob Street (0.086 ac). Other lots are larger in size and may contain multiple dwelling units. Staff believes the proposed lot sizes for this infill subdivision are appropriate and consistent with the existing neighborhood.

Staff does not anticipate any challenges to meeting dimensional and design standards with the proposed subdivision. Future development must comply with single-family residential infill standards and due to its location in the West Greenville Overlay District, design standards for neighborhood revitalization overlay district (NRO).

Vehicle and Pedestrian Access

No new roadways are proposed with this application. Vehicular and pedestrian access is available off Pack Street and Bob Street, which have existing sidewalks. NRO standards will require future development to

provide a three- to five-foot-wide sidewalk connection to the public sidewalks. Any existing areas of sidewalk and curb lawn along not compliant with city standards may need to be replaced with conforming sidewalks.

Parking

The parking requirement for a single-family detached development is a minimum of 2 spaces per dwelling. Single-family detached residential uses in NRO districts are allowed to have a driveway no wider than 10 ft and shall be located only to the side and/or rear of a house. Parking and site layout will be reviewed for compliance by staff during building permit reviews.

Landscaping, Buffering & Open Space

The single-family residential infill standards require one canopy tree to be planted for each 3,000 Sq. Ft. of lot area or portion thereof, excluding building footprints. The site does not appear to have any existing trees. Tree protection and replacement and any applicable landscaping, buffering, and screening requirements shall be reviewed with building permits for any future development.

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, but is not limited to 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. Future development shall comply with applicable standards in the City of Greenville Land Management Ordinance, including use regulations, dimensional standards and measurements, single-family residential infill standards, and design standards for neighborhood revitalization overlay districts.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

1. Final SD plat must be recorded and returned to City of Greenville before any address can be
2. submitted for review.
3. Addressing will be assigned on new lot at time of building permit review.
4. Approval of this site permit does not constitute approval of site development or subdivision.

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:

General Comments

- 1) The development shall meet the requirements of Article 19-2.3.13(A) Land Development – Subdivision of the Land Management Ordinance of the City of Greenville.

- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) Right of Way Encroachment Permits - All improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or bonded prior to approving the final plat for recording.
- 5) A Site Plan Permit shall be approved for the development of the site detailing the demolition, grading and stormwater, utility improvements and site access.
- 6) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of the stormwater management features, green space and other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.

Site Specific Comments

- 7) A five foot wide sidewalk and a five foot wide curb lawn will be required on Bob Street and Pack Street. If the sidewalk encroaches onto private property, a public access easement will be required to be given to the City of Greenville

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 to 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 if the project is to disturb more than 10,000 square feet. 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:

No comments

Fire Department Comments

Recommend: N/A

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

All applicable tree protection and landscaping requirements will apply during permitting. With new construction street trees and tree density shall be met. Very large trees appear to be located on site and best practices and site planning should occur to minimize impacts otherwise tree mitigation will be required



city of greenville

APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	Neal Fylerman	Rev Urdy & Lynn Fleming
*Title:	Land Surveyor	owner
*Address:	49 Greenland Dr, Greenville	241 Laurel Ave, Greenville
*State:	South Carolina	South Carolina
*Zip:	29615	29607
*Phone:	864-271-8633	% Inez Morris 864-787-2845
*Email:	PNF@ALDUC.NET	

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 Intersection Puckett and Bob St.

*TAX MAP #(S) 0123000902802

*CURRENT ZONING DESIGNATION R-M1

*ORIGINAL APPLICATION #

*SUBDIVISION PLAT #

*SUBDIVISION NAME Fleming-Puck Street

*TOTAL ACREAGE 0.42

*# ORIGINAL LOTS 1

*# PROPOSED LOTS 4

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 11/29/22

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**

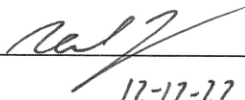


7. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**

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.

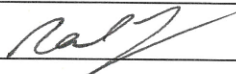
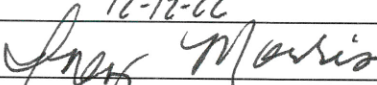
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

_____ 
12-12-22

***APPLICANT SIGNATURE**

DATE

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

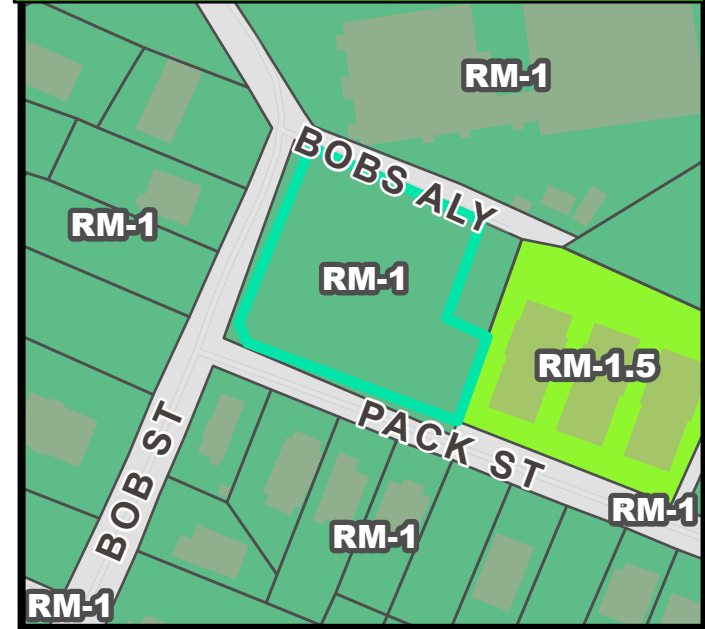
*Signatures	
Applicant	
Date	12-12-22
Property Owner/Authorized Agent	
Date	12-12-22

SD-22-949 • PACK STREET AND BOB STREET

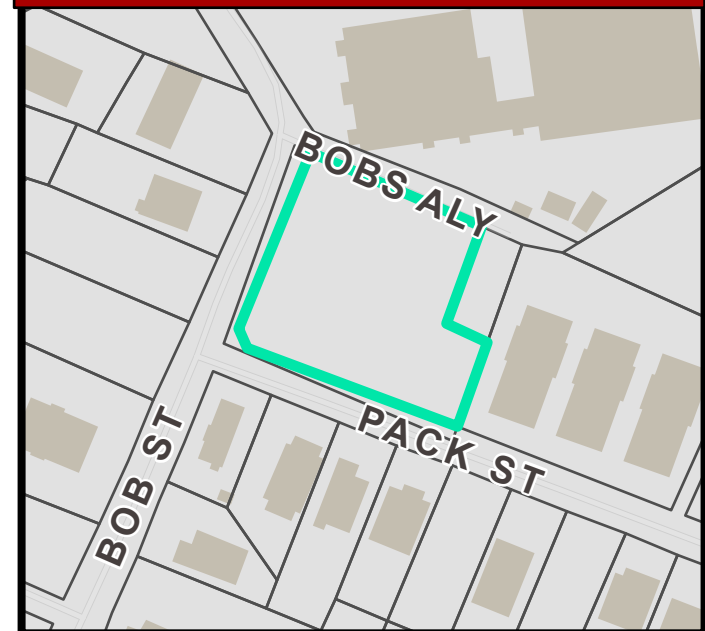
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



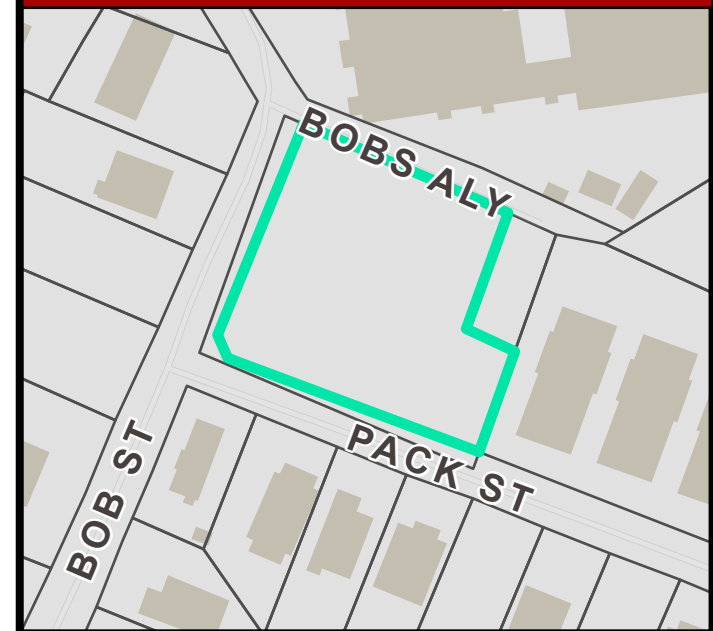
NATURAL / ENVIRONMENTAL FEATURES



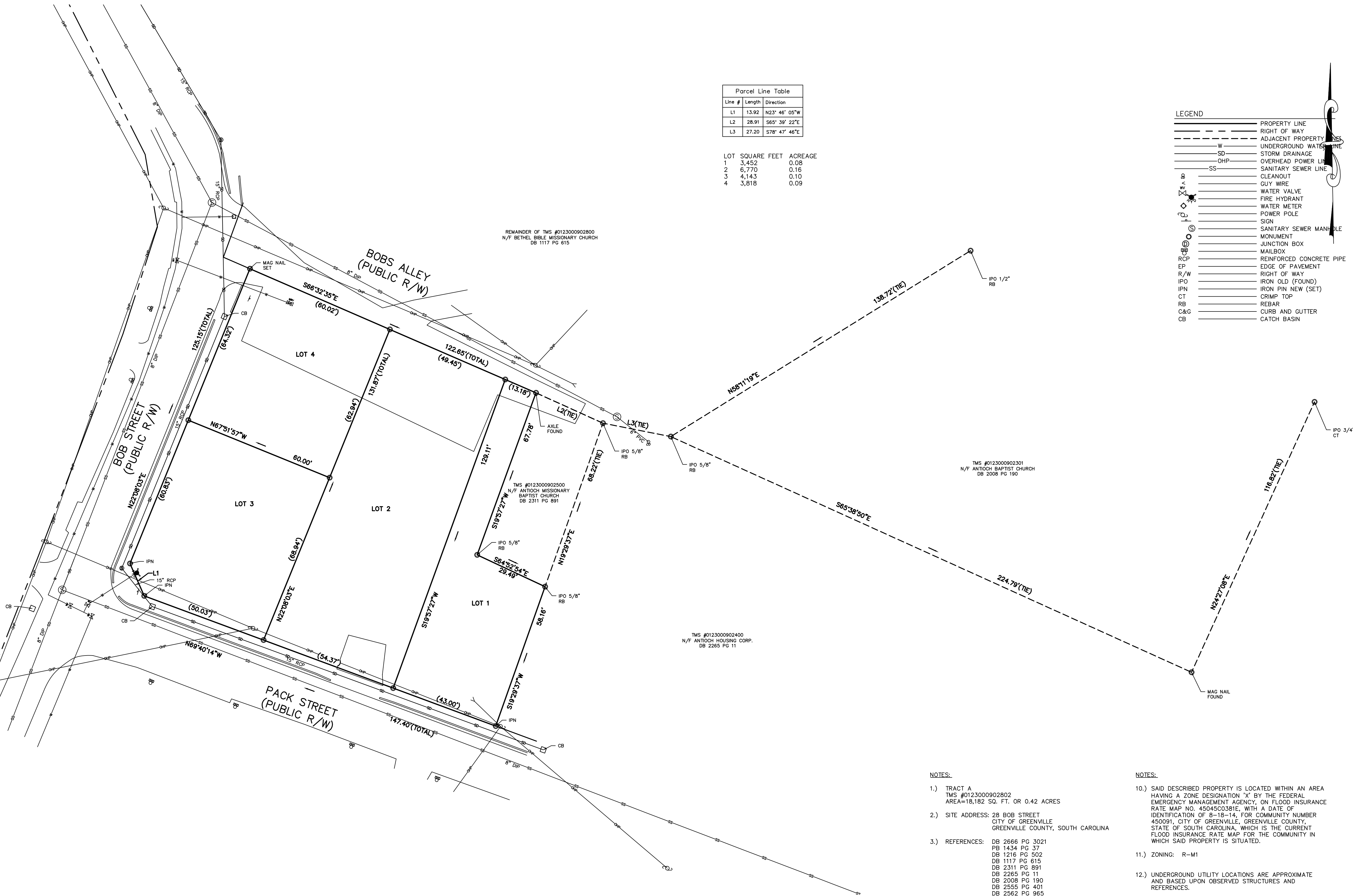
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



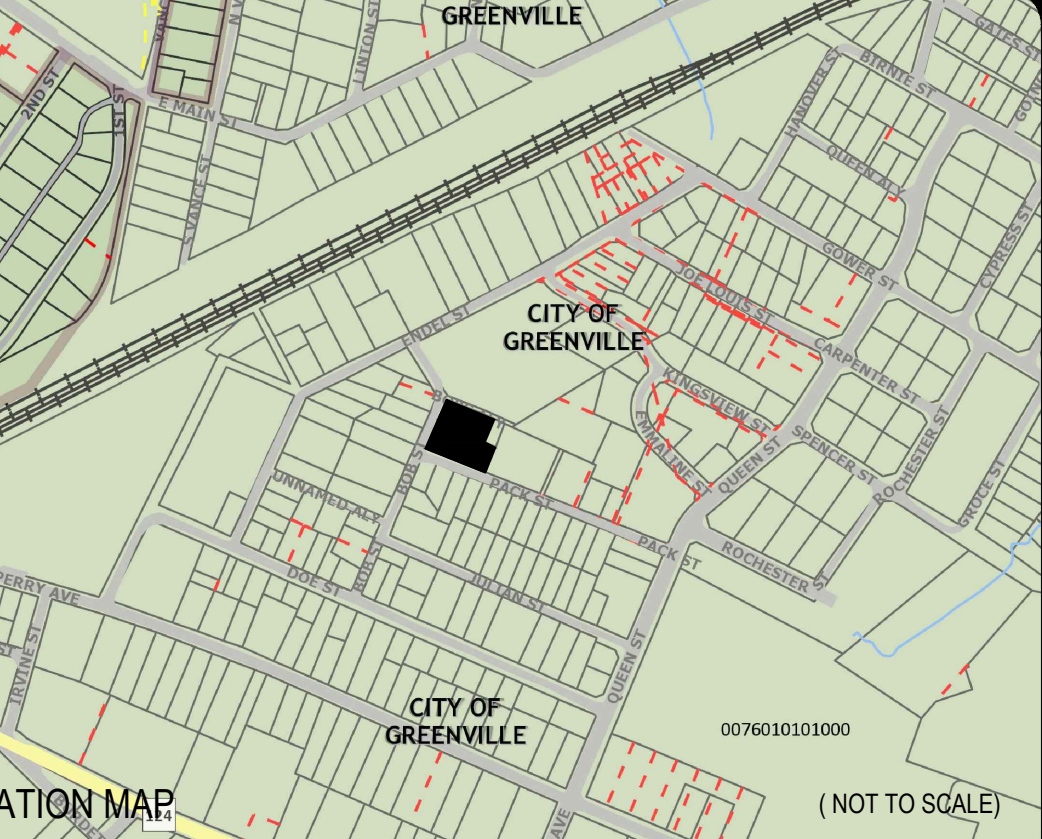
© 2005 Arbor Engineering, Inc. This drawing is the property of Arbor Engineering, Inc. and is furnished with the condition that it is not to be altered without the written authorization of Arbor Engineering, Inc. Furthermore, this drawing is not to be copied, reproduced or used by others except as required for the project and site specifically identified herein.



Parcel Line Table		
Line #	Length	Direction
L1	13.92	N23° 46' 05\"W
L2	28.91	S65° 39' 22\"E
L3	27.20	S78° 47' 46\"E

LOT	SQUARE FEET	ACREAGE
1	3,452	0.08
2	6,770	0.16
3	4,143	0.10
4	3,818	0.09

LEGEND	
---	PROPERTY LINE
---	RIGHT OF WAY
---	ADJACENT PROPERTY
---	UNDERGROUND WATER LINE
---	STORM DRAINAGE
---	OVERHEAD POWER LINE
---	SANITARY SEWER LINE
---	CLEANOUT
---	GUY WIRE
---	WATER VALVE
---	FIRE HYDRANT
---	WATER METER
---	POWER POLE
---	SIGN
---	SANITARY SEWER MANHOLE
---	MONUMENT
---	JUNCTION BOX
---	MAILBOX
---	REINFORCED CONCRETE PIPE
---	EDGE OF PAVEMENT
---	RIGHT OF WAY
---	IRON OLD (FOUND)
---	IRON PIN NEW (SET)
---	CRIMP TOP
---	REBAR
---	C&G
---	CATCH BASIN



- PRELIMINARY PLAN NOTES:
1. SURVEY COMPLETED BY ARBOR LAND DESIGN ON 11-22-22 TITLED "HOMES OF HOPE PACK STREET".
 2. POTABLE WATER BY GREENVILLE WATER SYSTEM. (AS SHOWN)
 3. ELECTRICAL POWER BY OVERHEAD LINES. (AS SHOWN)
 4. NATURAL GAS BY PEDEMONT NATURAL GAS.
 5. SANITARY SEWER BY CITY OF GREENVILLE.
 6. FIRE PROTECTION BY THE CITY OF GREENVILLE FIRE DEPARTMENT.
 7. SANITATION SERVICES BY GREENVILLE PUBLIC WORKS.
 8. A STORMWATER AND EROSION CONTROL PLAN WILL BE SUBMITTED AND APPROVED BY THE CITY OF GREENVILLE PRIOR TO CONSTRUCTION.
 9. ACCORDING TO THE FEMA MAP, NO FLOOD ZONE EXISTS ON SITE.
 10. THIS DEVELOPMENT WILL BE CONSTRUCTED AS TO MEET THE INFILL ORDINANCE.
 11. PROPERTY OWNER(S):
 - REV VARDRY FLEMING + LYNN FLEMING
 - 241 LOWNDES AVE GREENVILLE, SC 29607
 - 864-420-2504



REVISIONS

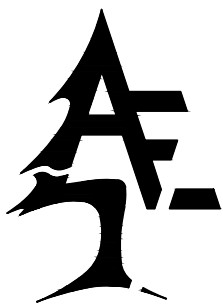
NO.	DATE	DESCRIPTION	BY
2	12/21/22	REVISED AS PER COG COMMENTS	AMA
1	12/12/22	SUBMITTED TO CITY OF GREENVILLE	AMA

PRELIMINARY PLAT

FLEMING PACK STREET

REV VARDRY & LYNN FLEMING 241 LOWNDES AVE	ARBOR LAND DESIGN PO BOX 268 GREENVILLE, SC
OWNER	ENGINEER

NO. OF ACRES:	0.42	MILES OF NEW ROAD:	0	NO. OF LOTS:	4
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ARBOR LAND DESIGN, LLC

Box 263 Greenville, S.C. 29602
Telephone: (864) 495-4446
Fax: (864) 233-6274
Email: postmaster@aldllc.net

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN:	PNF	DESIGN:	PNF	APPROVED:	AMA	DATE:	DECEMBER 12, 2022
FILE:	22005 - PLM					JOB NO.	22005

CAUTION

PALMETTO UTILITY LOCATION SERVICE



A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

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.

NOTES:

- 1.) TRACT A
TMS #0123000902802
AREA=18,182 SQ. FT. OR 0.42 ACRES
- 2.) SITE ADDRESS: 28 BOB STREET
CITY OF GREENVILLE
GREENVILLE COUNTY, SOUTH CAROLINA
- 3.) REFERENCES:
 - DB 2666 PG 3021
 - PB 1434 PG 37
 - DB 1216 PG 502
 - DB 1117 PG 615
 - DB 2311 PG 891
 - DB 2285 PG 11
 - DB 2008 PG 190
 - DB 2555 PG 401
 - DB 2562 PG 965
 - DB 1931 PG 795
 - PB 43-P PG 31
 - PB 1205 PG 67
 - PB 1393 PG 53
 - PB 46-A PG 66
 - PB 46-Z PG 52
 - PB PP PG 135-B
 - PB 1294 PG 36
 - PB 17-W PG 51
 - PB 8-A PG 85
 - PB 7-T PG 59
 - PB 46-Z PG 51
 - PB 15-A PG 70
 - PB 5-S PG 64
 - PB 1341 PG 56
 - PB 1361 PG 75
 - PB O PG 87

- 4.) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD
- 5.) FIELD WORK COMPLETED: 1-25-22
- 6.) HORIZONTAL DATUM IS S.C.S.P.C. (NAD 83)
DATUM WAS ESTABLISHED USING STATIC GPS SURVEYING AND "NGS OPUS"
- 7.) ALL IPN ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
- 8.) NO TITLE INFORMATION PROVIDED FOR THIS SURVEY.
- 9.) WETLAND DETERMINATION/SURVEY NOT PROVIDED FOR SITE. PER NATIONAL WETLAND INVENTORY, THERE DOES NOT APPEAR TO BE WETLANDS ON SITE.

NOTES:

- 10.) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 45045C0381E, WITH A DATE OF IDENTIFICATION OF 8-18-14, FOR COMMUNITY NUMBER 450091, CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 11.) ZONING: R-M1
- 12.) UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON OBSERVED STRUCTURES AND REFERENCES.
- 13.) OVERHEAD POWER RIGHT-OF-WAY UNKNOWN. TYPICAL DUKE ENERGY DISTRIBUTION R/W IS 30', 15' EACH SIDE OF CENTERLINE.

Neighborhood Meeting

Project Name: Fleming Park Street

Location: Berkel Bible missionary Church

Time of the meeting: 6:00

Date: 12/19/22

Representative holding meeting:

Name	Street Address	Email
1 <u>Malissa S. S.</u>	<u>55 B ENDEL</u>	<u>peccox51@gmail.com</u>
2 <u>Dorothy S. S.</u>	<u>55 A ENDEL</u>	<u>Stanman568 Charter.net</u>
3 <u>Rev. Ryan M. Wilkins</u>	<u>12 PACK ST</u>	
4 <u>Tom S. S.</u>	<u>12 Pack St</u>	
5 <u>Thomas Robinson</u>	<u>12 Pack St</u>	
6 <u>Lynn Fleming</u>	<u>841 Laureles Ave.</u>	<u>wardney@gmail.com</u>
7 <u>Wardney</u>	<u>"</u>	
8		
9		
10		
11		
12		
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Neighborhood Meeting

Project: Fleming Pack Street

Location: Bethel Bible Missionary Church

Time of meeting: 6:00 pm

Date: 12-19-22

Presenter: Neal Fogleman w/ Arbor Land Design, LLC

Items discussed:

- Presented the proposed project showing 4 proposed single family residential lots.
- Bethel Bible Missionary Church deeded the property to Rev. Fleming for his retirement.
- Rev. Fleming is building a house on one of the lots for his use and will sell the other 3 lots.
- Antioch Missionary Baptist Church representatives expressed an interest in selling the adjacent lot, TMS #0123000902500. If there is no interest in purchasing the lot, they would like to work with Bethel Bible Missionary Church to possibly provide an access easement to the lot.
- Meeting ended at approximately 6:40 pm

ARBOR LAND DESIGN

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