

Planning Commission

Official Agenda



AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM March 16, 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. February 16, 2023 Public Hearing
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement

8. OLD BUSINESS

A. SD-23-42

Application by The Parker Group for a **SUBDIVISION** of 1.12 acres located at **BIRNIE STREET, GOWER STREET, MCCALL STREET, AND ALVINS ALLEY** from 2 LOTS to 10 LOTS. (TM# 0075000100500, 0075000100200) ("Park Hill Townhomes")

Documents:

[AGENDA PACKET SD 23-42 BIRNIE ST AND GOWER ST.PDF](#)

9. NEW BUSINESS

A. AX-3-2023

Application by RDS Associates, LLC for **ANNEXATION** and **REZONE** of approximately 7.07 acres located at **825, 827 CONGAREE ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0545010101002)

Documents:

[AGENDA PACKET AX-3-2023 825, 827 CONGAREE ROAD.PDF](#)

B. AX-4-2023

Application by Jonathan Jacobs for **ANNEXATION** and **REZONE** of approximately 2.31 acres located at **650 EXECUTIVE CENTER DRIVE** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0547020103800)

Documents:

[AGENDA PACKET AX-4-2023 650 EXECUTIVE CENTER DRIVE.PDF](#)

C. AX-5-2023

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 0.07 acre located at **510 OLD AUGUSTA ROAD** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (portion of TM# 0222030401500)

Documents:

[AGENDA PACKET AX-5-2023 510 OLD AUGUSTA ROAD.PDF](#)

D. SD-23-98

Application by Silver Hammer Ventures, LLC for a **SUBDIVISION** of 1.39 acres located at **100 BLYTHE DRIVE AND 24 OLD AUGUSTA ROAD** from 2 LOTS to 5 LOTS. (TM# 0212000400800, 0212000401100)

Documents:

[AGENDA PACKET SD 23-98 BLYTHE DRIVE.PDF](#)

E. MD-23-99

Application by Paul Talbert for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.835 acres located at **450 EAST PARK AVENUE** for 32 units. ("Creekview Townes") (TM# 0039020200600)

Documents:

[AGENDA PACKET MD 23-99 CREEKVIEW TOWNES.PDF](#)

F. Z-3-2023 Application Withdrawn by Applicant

Application by the City of Greenville for a **TEXT AMENDMENT** to modify board and commission procedures by amending Sections 19-2.2.1. Authority to file applications.

10. Other Business

A. Staff Update on Current Planning Processes

B. Rules of Procedures for Special Called Public Hearing on March 30th

C. Upcoming Dates:

March 30th, 2023 – PC Special Called Public Hearing

April 18, 2023 – PC Agenda Workshop

April 20, 2023 – PC Public Hearing

11. Executive Session, if required

12. Adjournment



**Planning Staff Report to
Greenville Planning Commission
March 10, 2023
for the March 16, 2023 Public Hearing**

Docket Number:	SD 23-42
Applicant:	The Parker Group
Property Owner:	Birnie Propco LLC
Property Location:	Gower Street and Birnie Street
Tax Map Number(s):	0075000100500, 0075000100200
Acreage:	1.12 acres
Zoning:	RM-1, Single- & Multi-Family Residential District
Proposal:	Major subdivision request for an 11-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 two (2) lots into 11 lots, for single-family attached residences, located at Birnie Street, Gower Street, McCall Street, and Alvins Alley. The subdivision comprises 10 lots for the residential units and one (1) common lot. This development utilizes existing public roads to meet road frontage requirements and proposes no new streets. Existing sidewalks will be maintained along Birnie Street and new sidewalks and curb lawn will be installed to City code along Gower Street. Open space standards are expected to be met according to City standards.

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 October 18, 2022.

Neighborhood Meeting

The Applicant held a neighborhood meeting with the West Greenville Neighborhood Association on January 10, 2023, 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 two (2) lots into 11 lots for single-family attached residences [hereinafter referred to as “townhouses”] at the block between Birnie Street, Gower Street, McCall Street, and Alvins Alley.

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 single-family detached residential dwellings to the north and west and a parking lot to the south of the site. Many of the surrounding parcels are vacant.

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. The “Greenville West Side Comprehensive Plan” identified the subject site as appropriate for “new multifamily housing” and for “this higher density housing [to] transition to duplexes and single-family housing infill along Birnie Street, keeping in character with the existing houses” (Pg. 178). The “West Greenville Master Plan” recommended Alvins Alley be developed with neo-traditional two-story multi-family garden apartments...designed with elements of the craftsman style...[that] emphasize the community characteristics and a strong orientation to the street. Apartment design should include large usable front stoops/porches/covered balconies that project outward from the house. The principle entries should be off Calhoun and Birnie Streets with head-in parking on interior courtyards” (Pg. 29). Staff recommends that future development of the site should consider the above-mentioned recommendations.

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 site is 1.12 acres (48,787 sf), which permits 11 units. Ten units on 11 lots (one common lot) are proposed with this subdivision.

The RM-1 district does not have a minimum lot width for townhouse developments. The maximum allowed building coverage for townhouses in RM-1 is 40 percent of the lot. All proposed lots have frontage options on Birnie Street and Gower Street. Setbacks and other dimensional standards and measurements will be verified during building permit reviews for future development of houses.

Staff does not anticipate any challenges to meeting dimensional and design standards with the proposed subdivision. Per Sec. 19-4.3.1(A)(3) of the Land Management Ordinance, future development of “single-family attached dwellings shall comply, as applicable, with the standards in subsection 19-6.8,” design standards for multifamily residential development. Since the site is in the West Greenville Overlay District, the future townhouse development will also be subject to Sec. 19-6.12(B) of the design standards for neighborhood revitalization overlay (NRO) districts.

Vehicle and Pedestrian Access

No new roadways are proposed with this application. Legal frontage requirements are met for each lot along Gower Street and Birnie Street. While Planning would have preferred for Alvins Alley to be improved

and used for access, vehicular access is instead proposed from McCall Street via a one-way driveway leading to rear-loaded garages. Pedestrian access is available off Birnie Street and Gower Street. Birnie Street has existing sidewalk and curb lawn. The applicant proposes a new sidewalk on Gower Street will be upgraded with 5 ft sidewalk and 2 ft curb lawn; however, the City's Civil Engineering Division requires a 3 ft curb lawn along this strip of Gower Street. Furthermore, curb, gutter, and sidewalk with a curb lawn shall be built on McCall Street. The NRO standards require each individual unit of the future development to have a sidewalk between three and five feet wide that connects the front porch to the public sidewalk (no shared walkway). Any existing areas of sidewalk and curb lawn on Birnie Street not compliant with city standards may need to be replaced with conforming sidewalks.

Parking

The parking requirement for a single-family attached development is a minimum of 2 spaces per dwelling. The NRO standards prohibit parking in the front yard. As proposed, the future development will have parking in the rear. Parking and site layout will be reviewed for compliance by staff during building permit reviews.

Landscaping, Buffering & Open Space

A preliminary landscape plan has not been submitted. Street tree requirements will be enforced along Birnie Street, Gower Street, and McCall Street. Furthermore, the project will be subject to the City of Greenville's landscaping, buffering, and screening requirements.

Special attention should be given to the proposed stormwater pond. Landscaping or other treatments shall be considered to reduce the visual impacts of the pond within this dense residential neighborhood.

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 10 units is 2,000 square feet. Common open space is not identified on the preliminary plat. Alternatively, the decision-making body may also waive the provision of "common open space" or apply an alternative condition to the standard, provided the property is within a quarter mile of public open space or contains 50 or fewer dwellings. The site is within 0.25 miles to public open space (Unity Park) and is proposed to include 10 units.

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. Single-family attached dwellings shall comply, as applicable, with the standards in subsection 19-6.8, design standards for multifamily residential development. Since the site is in the West Greenville Overlay District, the future townhouse development shall be subject to Sec. 19-6.12(B) of the design standards for neighborhood revitalization overlay (NRO) districts.
4. Future development should consider design recommendations made in the "West Greenville Master Plan" and the "Greenville West Side Comprehensive Plan."
5. Landscaping or other treatments shall be considered to reduce the visual impacts of the stormwater pond from the public right-of-way and surrounding residences.

6. The Planning Commission should determine if the site's proximity to Unity Park qualify the project for an open space waiver. If not, 2,000 square feet of open space must be provided on site.
7. Per Civil Engineering comments, the curb lawn along Gower Street shall be updated from 2 ft to 3 ft. Curb, gutter, and sidewalk and a curb lawn shall be installed on McCall Street frontage.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

1. Addressing will be assigned on new lot at time of building permit review.
2. Final SD plat must be recorded and returned to City of Greenville before any addressing assignment can be confirmed.
3. Approval of this site permit does not constitute approval of site development or subdivision.
4. For preliminary addressing information for proposed development, please contact Jordan Harris in Planning (jpharris@greenvillesc.gov)

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Civil Engineer Comments

Recommend: Approve with 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 Comments

- 7) Curb, gutter, and sidewalk with a curb a lawn will need to be built on McCall Street for the property frontage of the development. Driveway aprons will need to be installed for the entrance and exit private drives.
- 8) The curb lawn on Gower Street needs to be a minimum of three feet wide.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

- 1) Stormwater control measures will require plat restrictions on the final plat.
- 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). <https://survey123.arcgis.com/share/0277dbae6a974c5fab9b932b414d59bb>

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.

f. This project will include a Sanitary Sewer Main Extension and will require submittal of a wastewater permit. Submit to the City of Greenville for review via the City's online portal: <https://www.greenvillesc.gov/FormCenter/Engineering-22/SC-DHEC-WastewaterConstruction-Permit-P-385>

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.

i. 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.

ii. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.

iii. 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

Comments:

No further comments.

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

Developer to confirm if town homes over 30 feet ariel access will be required without overhead obstructions. Also, SC has adopted the 2021 Code and this requires any single family dwellings in a subdivision with only one access road, to make that road a minimum of 26 feet wide, regardless of aerial requirement.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

The approval of a subdivision does not grant approval for tree removal. All applicable tree protection codes, 19-6.3 Tree Protection, and landscape requirements, 19-6.2 Landscaping, will apply at the time of permitting. No tree removal is approved during demolition unless a tree removal permit is applied for and documented.



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:	The Parker Group	Birnie Propco LLC
*Title:	Developer	Owner
*Address:	123 Welborn St. Suite 201	1911 N Fort Myer Dr Ste 600
*State:	South Carolina	Virginia
*Zip:	29601	22209
*Phone:	(864)-326-5047	(240)-977-8749
*Email:	dparker@parkergroupservices.com	justin.coulter@gordonroadcapital.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 Corner of Birnie Stree, Gower Street, and Alvins Alley

*TAX MAP #(S) 0075000100500, 00750000200

*CURRENT ZONING DESIGNATION R-M1

*ORIGINAL APPLICATION # 0075000100500, 0075000100200

*SUBDIVISION PLAT #

*SUBDIVISION NAME Birnie Street Townhouse Development

*TOTAL ACREAGE 1.12 Acres

*# ORIGINAL LOTS 2

*# PROPOSED LOTS 10 HOMES + 1 COMMON LOT = 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 Meeting Held 10/18/2022

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, <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)

X Public Hearing signs are acknowledged as received by the applicant
X Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

*APPLICANT SIGNATURE

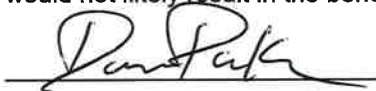


7. Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.

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.

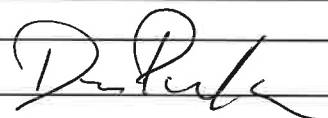
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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


1/17/23

*APPLICANT SIGNATURE

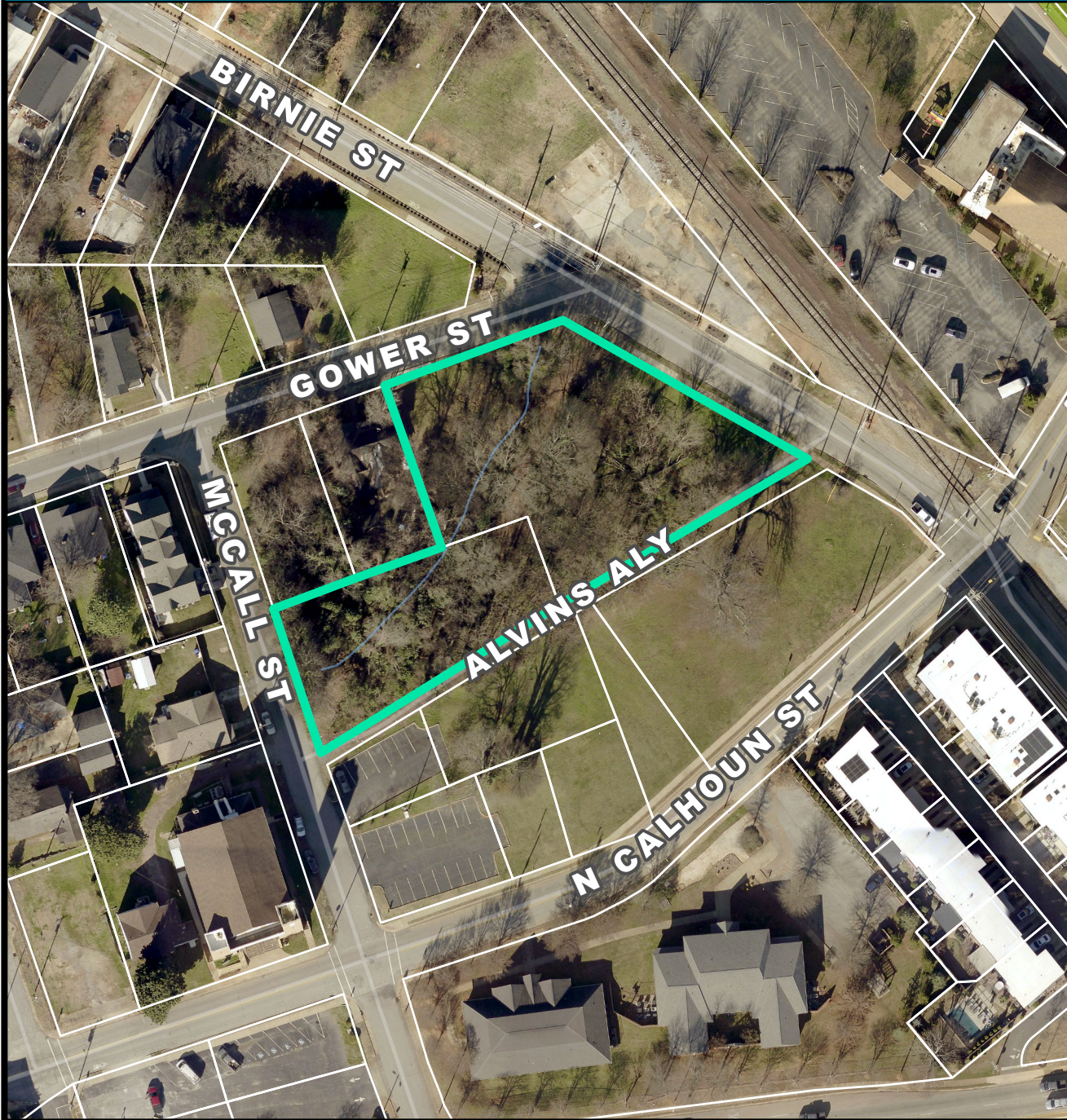
DATE

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.

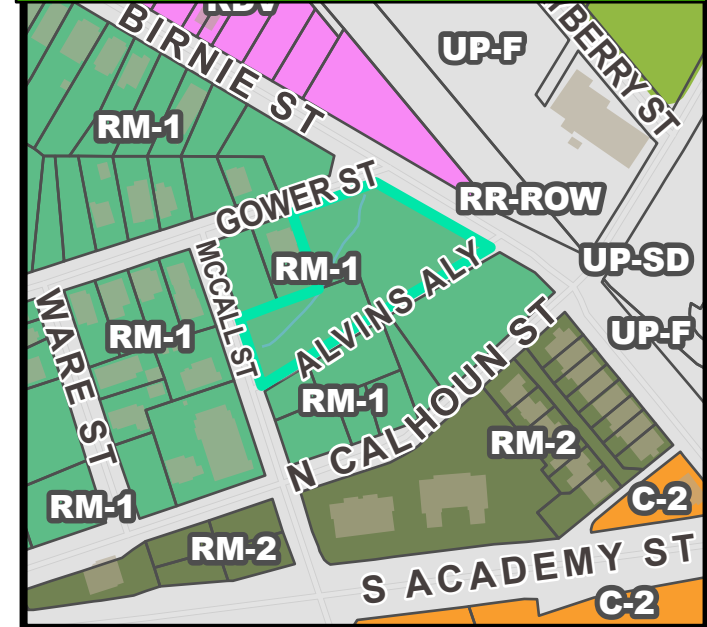
*Signatures	
Applicant	Drew Parker 
Date	1/17/23
Property Owner/Authorized Agent	Matt Alexander: Authorized Agent for Brian Coulter 
Date	JANUARY 17, 2023

SD-23-42 • BIRNIE STREET, GOWER STREET, MCCALL STREET, AND ALVINS ALLEY

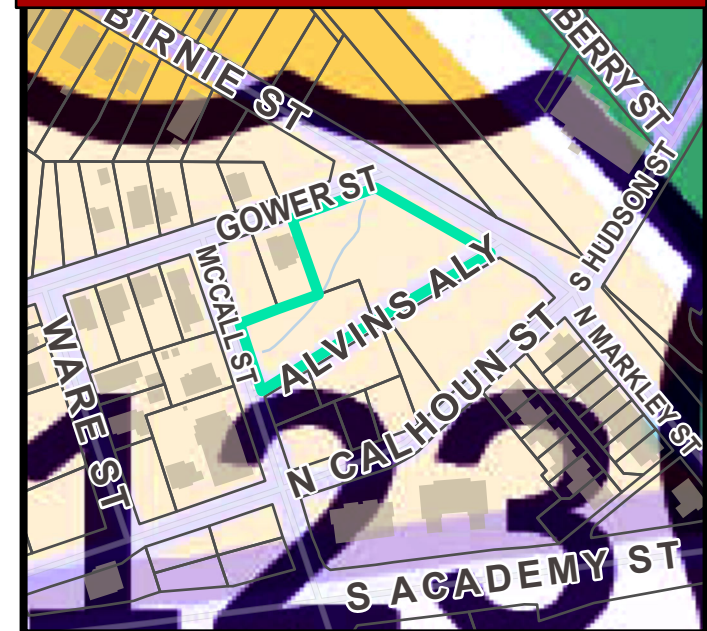
AERIAL VIEW



CURRENT ZONING

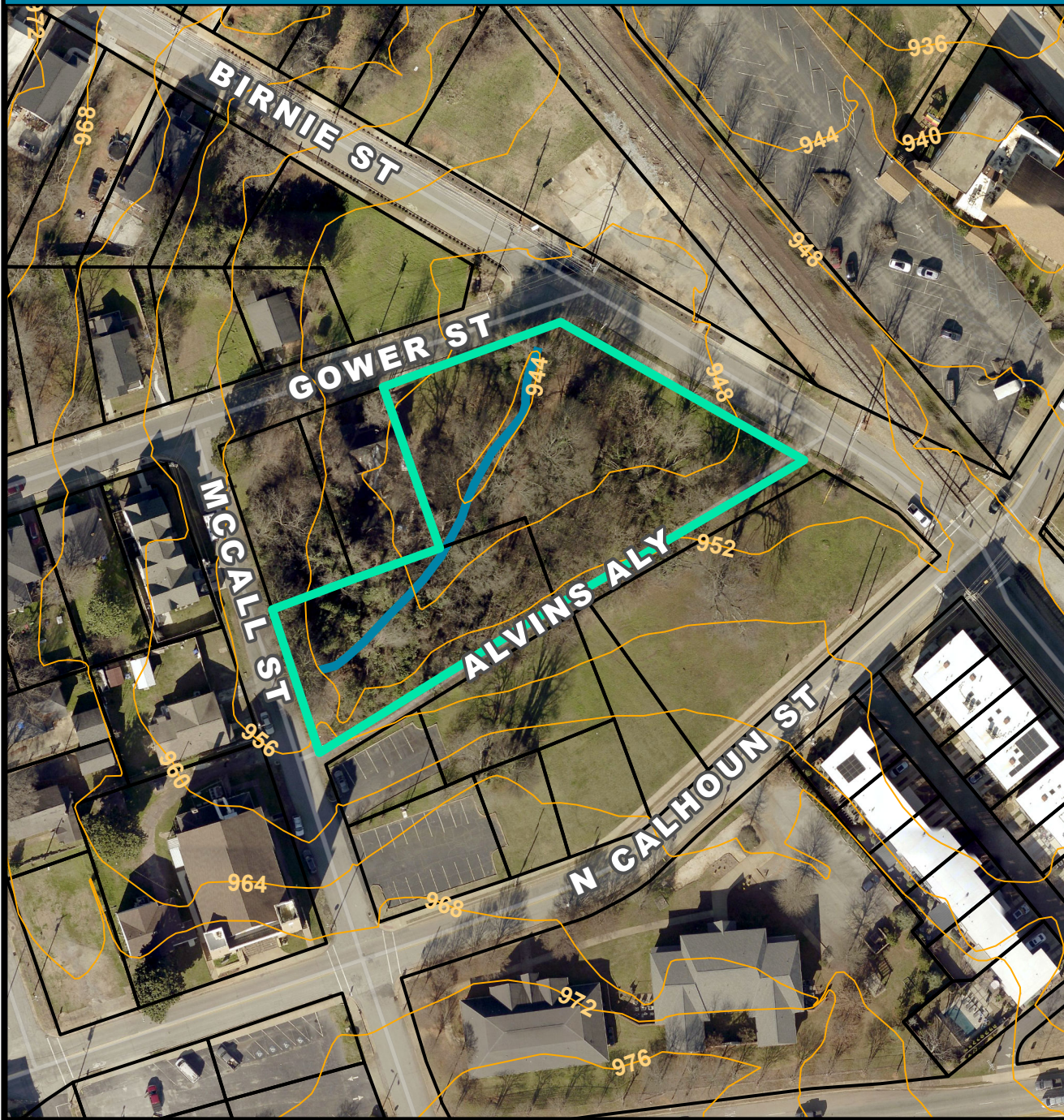


FUTURE LAND USE

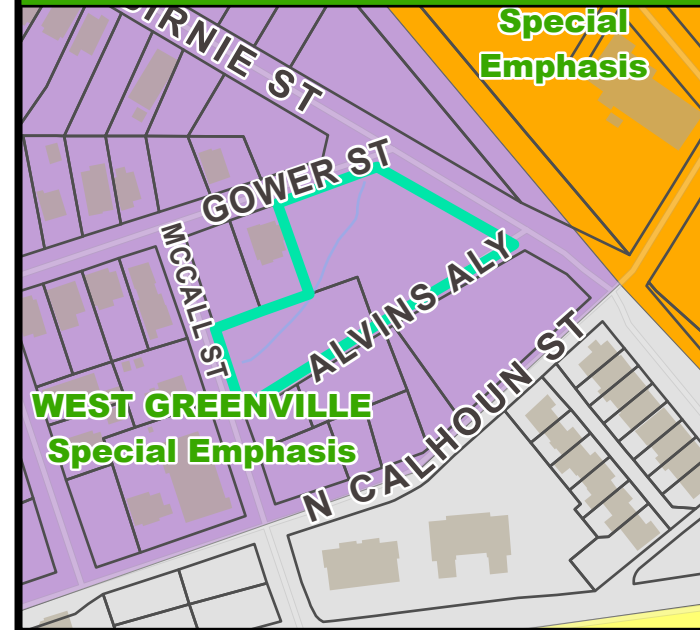


SD-23-42 • BIRNIE STREET, GOWER STREET, MCCALL STREET, AND ALVINS ALLEY

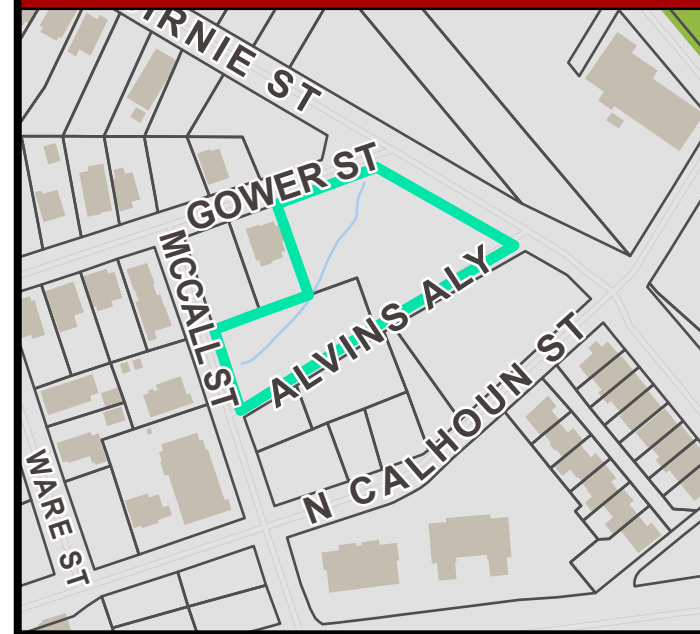
NATURAL / ENVIRONMENTAL FEATURES

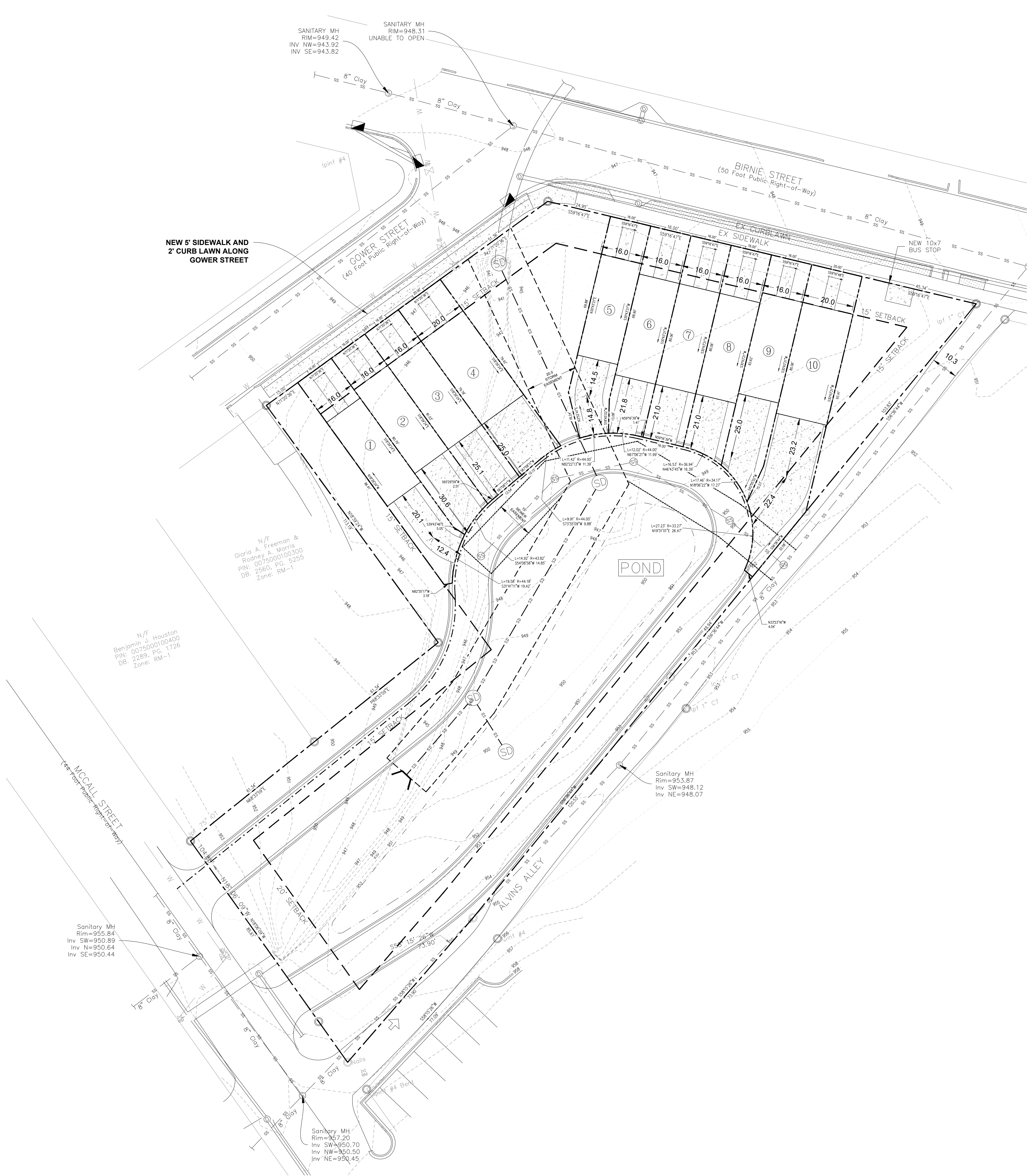


SPECIAL EMPHASIS NEIGHBORHOODS



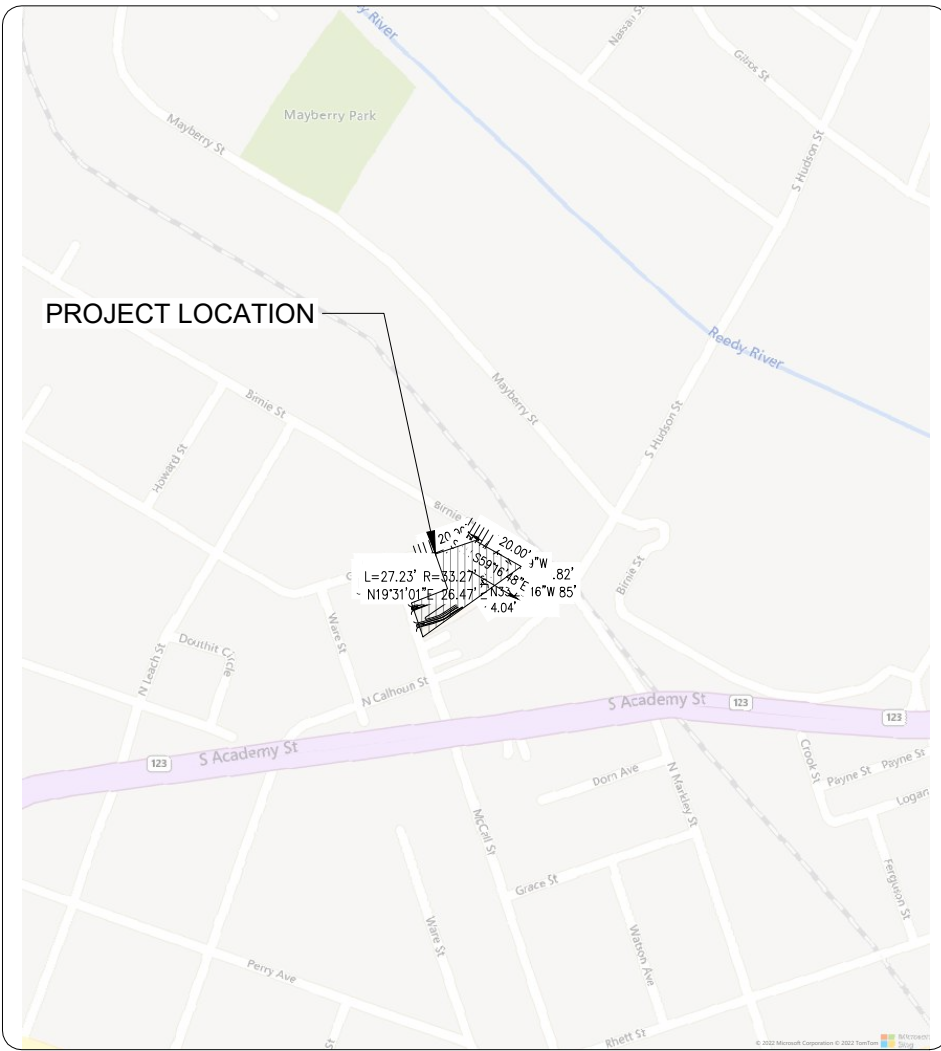
PRESERVATION OVERLAYS





LEGEND

- CONCRETE
- STANDARD DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- PROPERTY PIN
- SETBACK LINE
- LOT LINE



PRELIMINARY PLAT NOTES

- THIS DRAWING IS A PRELIMINARY PLAT AND NOT INTENDED FOR RECORDING.
- THE BOUNDARY SURVEY WAS PROVIDED BY SITE DESIGN.
- A PRELIMINARY SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO THE CITY OF GREENVILLE TO ENSURE THEY HAVE CAPACITY TO SERVE THE NEW PROPOSED UNITS.
- ALL MEASUREMENTS ARE CALCULATED AND NOT SURVEYED UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "A" PER GREENVILLE COUNTY FIRM COMMUNITY PANEL NO. 45045c0381E.

UTILITY AND SERVICE PROVIDERS

WATER: GREENVILLE WATER SYSTEM
SANITARY SEWER: CITY OF GREENVILLE
FIRE PROTECTION: GREENVILLE CITY FIRE DISTRICT
POWER: DUKE ENERGY
SOLID WASTE: ROLLOUTS BY INDIVIDUAL RESIDENTS

ZONING	RM-1
TOTAL SIZE	1.12 ACRES
OPEN SPACE	.46 ACRES

LOT	WIDTH	SF	AC
1	16	1527	0.04
2	16	1326	0.03
3	16	1281	0.03
4	20	1600	0.04
5	16	1319	0.03
6	16	1272	0.03
7	16	1281	0.03
8	16	1281	0.03
9	16	1281	0.03
10	20	1675	0.04

PARKING COUNT
PARKING REQUIRED (1.5 PER UNIT): 15 SPACES
PARKING PROVIDED: 26 SPACES

BIRNIE STREET TOWNHOUSE DEVELOPMENT

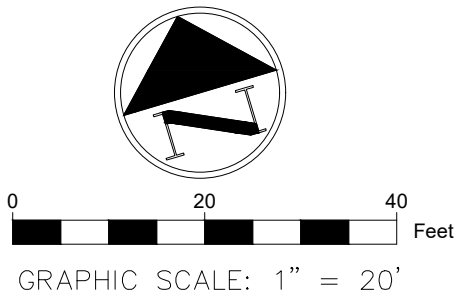
TMS: 0075000100500, 0075000100200

OWNER

DREW PARKER
BIRNIE PROPCO, LLC
123 WELBORN, SUITE 201
GREENVILLE, SC 29601
(864) 326-5047
DPARKER@PARKERGROUPSERVICES.COM

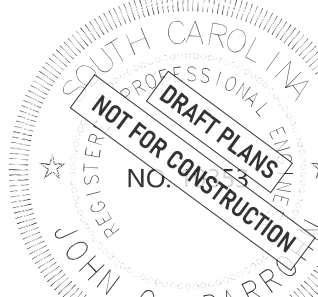
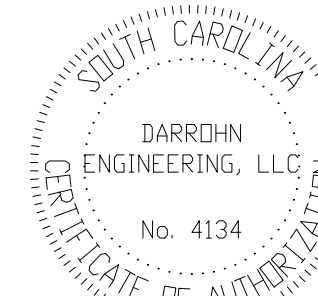
ENGINEER

JOHN C. DARROHN, PE, LEED AP
DARRON ENGINEERING, LLC
PO BOX 504
GREENVILLE, SC 29602
(864) 603-1988
JOHN@DARROHNENGINEERING.COM



SITE SETBACKS
FRONT 20'
SIDE 15'
REAR 15'

DARROHN ENGINEERING
RESOURCEFUL + INNOVATIVE + SUSTAINABLE
(864) 603-1988
INFO@DARROHNENGINEERING.COM
WWW.DARROHNENGINEERING.COM
PO BOX 504
GREENVILLE, SC
29602-0504



BIRNIE STREET TOWNHOUSE DEVELOPMENT
FOR
BIRNIE PROPCO, LLC
CITY OF GREENVILLE, SC

PROJECT: 22050

DRAWN/CHECKED BY: JCD/JDR

BY: JDR JDR JDR

NO. DATE REVISIONS

10/6/22 PRELIMINARY SITE PLAN

1/17/23 SUBMITTAL TO CITY OF GREENVILLE

2/27/23 RESUBMITTAL TO CITY OF GREENVILLE

PRELIMINARY PLAT

SHEET P

Austin Rutherford

From: Matt Alexander <malexander@parkergroupservices.com>
Sent: Wednesday, January 11, 2023 10:54 AM
To: Austin Rutherford
Cc: Drew Parker; Drew Parker; inezmorris54@gmail.com
Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/Birnie and Gower Streets TH Subdivision
Attachments: SKM_C22723011110190.pdf; IMG_4453.HEIC; IMG_4452.HEIC

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

Good morning, Austin

I hope you have been well considering the big week you all have had! Last night we presented our 10-unit Birnie/Gower townhome project to the West Greenville Neighborhood Association. Attached I have provided the sign in sheets, and also pictures of the Community Association sign-in sheets. There were approximately 25 people in attendance, but not nearly everyone signed the roster. Not detailed below, but we also met with Pastor Byron Battle of Tabernacle Church (adjacent land owner) prior to the new year and presented our project to him and answered questions. We attempted to coordinate a meeting with Pastor Adams of Israel Metropolitan Church (also adjacent land owner) for the same reason, but have not yet been able to align calendars. Below is a list of topics discussed and questions received in the neighborhood meeting:

- **Affordability:** Will there be affordability, and if so what will it look like for this project?
 - We are trying to implement affordability, but at this point it is too early to commit one way or the other. We are developing an adjacent 40-unit project with affordability, but that was rezoned to double our density, which enables us to include affordability regardless of the outcome with the incentive we are pursuing with the county. This is a "by-right" zoning density project so it is much more difficult to include affordability, but we are attempting to implement none the less.
- **What are the different thresholds for affordability AMI?**
 - In conjunction with a representative from city's community & economic development department, explained AMI and difference percentage thresholds for Greenville county
- **Stormwater:** What is being done to accommodate storm water:
 - Our engineer estimates that the current stormwater management system is nearing 100 years old. We will be upgrading all storm water systems for the site to modern engineering and city standards
- **Parking/Traffic:** How will the project impact traffic?
 - Our goal is to minimize any traffic impact. The community entrance/exit off McCall helps with this by allowing direct access to Academy Street, thus mitigating any need for cars to traverse internal neighborhood streets
 - City requires two parking spaces per unit. We will far exceed that. Each unit will have 2-4 dedicated spaces between the unit's dedicated garage and driveway. There will also be 5 guest spots along the internal street. All of this will help keep traffic contained within the project
- **How tall are the units?**
 - 3 stories, similar to other townhomes around downtown.

We spoke about the project, gave updates on our other West Greenville project, and in the wake of Woven also discussed general questions about development within the community. We spoke to everyone for a total of approximately 50 minutes.

Thank you and please let us know if you need anything else or have questions.

Matt

On Wed, Dec 28, 2022 at 3:47 PM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Drew,

Thank you! Hope you and Matt both have a great News Year's!

Take care,



Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Drew Parker <dparker@theparkercompanyre.com>

Sent: Wednesday, December 28, 2022 2:25 PM

To: Austin Rutherford <arutherford@greenvillesc.gov>

Cc: Matt Alexander <malexander@parkergroupservices.com>; Drew Parker <dparker@parkergroupservices.com>

Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/Birnie and Gower Streets TH Subdivision

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

Austin,

Signed affidavit is attached.

Thank you,

Drew

Sent from my iPhone

On Dec 27, 2022, at 10:12 AM, Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Matt,

Thanks and received. Please pass along the affidavit when ready.

Thank you,

<image001.jpg>

Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Matt Alexander <malexander@parkergroupservices.com>

Sent: Tuesday, December 27, 2022 9:53 AM

To: Austin Rutherford <arutherford@greenvillesc.gov>

Cc: Drew Parker <dparker@parkergroupservices.com>

Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/Birnie and Gower Streets TH Subdivision

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

See attached. Good catch!

Matt

On Tue, Dec 27, 2022 at 8:13 AM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Matt,

Sorry, we were closed on Friday.

The only issue I see is that it says December 10th. I am guessing that should be January 10th?

Thanks,

<image001.jpg>

Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Matt Alexander <malexander@parkergroupservices.com>

Sent: Friday, December 23, 2022 8:57 AM

To: Austin Rutherford <arutherford@greenvillesc.gov>

Cc: Drew Parker <dparker@parkergroupservices.com>

Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/Birnie and Gower Streets TH Subdivision

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

Austin,

See attached for revised version with added site plan. I am planning to mail these out early next week (the 27th) a few days prior to the deadline

On Wed, Dec 14, 2022 at 3:28 PM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Matt,

For the “To” line and “Address(es)” lines, can you make it “block of Birnie Street, Gower Street, McCall Street, and Alvins Alley”?

Capitalize “community” with West Greenville Community Center.

Please send me final with date it will be mailed.

Thanks,

<image001.jpg>

Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

From: Matt Alexander <malexander@parkergroupservices.com>
Sent: Wednesday, December 14, 2022 1:55 PM
To: Austin Rutherford <arutherford@greenvillesc.gov>; Drew Parker <dparker@parkergroupservices.com>
Subject: Re: PC Developer-Led Neighborhood Mtg Instructions/Birnie and Gower Streets TH Subdivision

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

Hello, Austin

I hope you are doing well. With the holiday season and people travelling I have been trying to get a jump on the Public Notice mailers that will be mailed out prior to the Neighborhood Meeting for the 10 unit Birnie Street project.

Attached is a draft. Is there anything that you would like to see added? I am waiting for a better looking site plan from our landscape architect. Once I have that I will add it to the rear of the page.

Thank you,

Matt

On Mon, Nov 21, 2022 at 8:24 AM Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Hello Matt,

This email contains information about the Developer-Led Neighborhood meeting requirements for your pending public hearing application.

It is the responsibility of the applicant/developer to organize and conduct this neighborhood meeting per the attached instructions. The meeting shall not conclude until the details of the proposal are sufficiently presented, and all applicable community comments are received from those in attendance. *Failure to adhere to the neighborhood meeting requirements may result in deferral of your application.*

Items attached to this email include:

1. Developer-Led Neighborhood Meeting Instructions
2. Developer-Led Neighborhood Meeting Flow Chart
3. Sign-In Form
4. Template Mail-Out Letter
5. Mailing List for property owners within 1000ft of the project site.
6. Mailing Service Companies for occupant address mailings or Mailing List for occupant addresses within 1000ft of the project site.

7. Affidavit for Letter Mailing (owners, occupants, and neighborhood associations)

Regarding #6, if your project site is within 1000ft of unincorporated Greenville County, you will need to utilize a mailing service for the occupant address mailings. If your project site is not within 1000ft of unincorporated Greenville County, staff may supply you the occupant mailing list.

Please also mail the letter to the following neighborhood association representatives within 1000 ft of your project:

West Greenville Neighborhood Association Rev. Vardrey Fleming 241 Lowndes
Avenue Greenville SC 29607 271-4935/430-2095 fvardrey@gmail.com

West End Neighborhood Association Ian Thomas 209 Perry
Avenue Greenville SC 29601 864-238-2099 greenvilleWENA@gmail.com

Lastly, please mail a copy to the Planning Commission here:

Greenville City Planning Commission

c/o Planning Staff

P.O. Box 2207

Greenville, SC 29602

After mailing the letters to the property owners, occupant addresses, neighborhood representatives and the Commission, please complete the affidavit and return to staff via email.

Zoning Property Information

1. Parcel Number(s): 0075000100200, 0075000100500
2. Zoning District: RM-1, Single-family and multifamily residential
3. Special Overlay District: West Greenville Neighborhood Revitalization Overlay
4. Neighborhood Area: West Greenville

The day to conduct your neighborhood meeting is Tuesday, January 10, 2023. Meeting notice mailers must be postmarked and mailed by December 31, 2022. *Failure to meet these minimum requirements will result in the determination of your application to be insufficient and application deferral until the standards are met.*

Note: Neighborhood meetings are not allowed on evenings shared with our Planning Commission, Board of Zoning Appeals, or Design Review Boards. Only one neighborhood meeting per night is allowed. If another applicant has previously reserved the night, you will not be able to double book your meeting on the same night.

Please let us know if you have any additional questions.

Please email me with a draft letter before you mail to ensure the letter meets the requirements.

Thank you,

<image001.jpg>

Austin Rutherford, AICP

Senior Development Planner | Planning & Development

arutherford@greenvillesc.gov | www.greenvillesc.gov | [West End Small Area Plan](#)

Phone: 864-467-4247

SIGN-IN SHEET



Name	Address	Best Number
Rev. & Mrs. Vandey Fleming	24 Linden Ave	864-221-4735
Ashlee Tolbert	City of Greenville	467-4568
Elizabeth Willingham	300 Rime Street Suite	(864) 505-8725
Yvonne D.	2000 Humen	864-467-7096
Cherinton Shucker		646-825-1859
Tomasa Guiles-Franklin	207 McCall St Greenville	864-97-0412
Arance Thurston	114 N. Douth. St Greenville	
Jacqueline J. Duckett		

SIGN-IN SHEET



	Name	Address	Best Number
1	Allison Smith	20 Kingsview St	
2	John Smith	20 Kingsview St	
	Anne King	34 Burrelle	
	HANNAH SWICE	31 FALLS ST, CITY of BURL	
	Phyllis Pickens	362 Gower St	
	Amyla Bainside	65 Endel St Gville SC 29611	
	Larsh Hilleper	309 Wether St	
	Lillian Brock Hemmery	398 Ocean St	



**Planning Staff Report to
Greenville Planning Commission
March 10, 2023
for the March 16, 2023 Public Hearing**

Docket Number:	AX-3-2023
Applicant:	RDS Associates, LLC
Property Owners:	RDS Associates, LLC
Property Location:	825, 827 Congaree Road
Tax Map Number:	054501-01-01002
Acreage:	Property area: 7.07 acres Right-of-way area: 3.19 acres Total area (to be annexed): 10.25 acres
Existing Zoning:	S-1, Services district (Greenville County)
Proposed Zoning:	C-3, Regional commercial district (City of Greenville)
Adjacent Zoning:	N: S-1, Services district (Greenville County) E: S-1, Services district (Greenville County) S: C-3, Regional commercial district (City of Greenville) W: C-3, Regional commercial district (City of Greenville), C-3, Commercial district, and S-1, Services district (Greenville County)
District:	Council District 4
Staff Recommendation:	Recommend Approval for Annexation, Rezone to C-3, Future Land Use Designation of Regional Mixed-Use, and future Greenville Development Code zoning classification of BH, Business Heavy District

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 7.07 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. Approximately 3.19 acres of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application on January 4, 2023.

Neighborhood Meeting

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

Site Information

The subject property is located at 825 and 827 Congaree Road and is currently zoned S-1, Services district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

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

The property is proposed to be zoned BH – Business Heavy District upon the adoption of the new Greenville Development Code and zoning map. The BH district is intended for more auto-oriented places with larger lots and larger buildings, and accommodates heavy commercial activities including vehicle repair and car sales. “Vehicle sale or rental” is an allowed use in the BH district.

Staff Analysis:

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

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM) associated with the GVL2040 Comprehensive Plan will designate the subject area for annexation as “*Regional Mixed-use*.” Regional Mixed-use is a land use classification is located adjacent to I-85 and I-385 and serves the greater Greenville area. It includes typical medium and large commercial developments with pockets of nearby multi-family and light-industrial uses.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-3 zoning designation allows for an appropriate range of uses for the area as the auto dealer is adjacent to the I-385. Other properties around the interchange are zoned S-1 in the County and C-3 in the City.
4. Compatible with surrounding uses: Surrounding uses include a mixture of service and commercial oriented development, office, institutional uses, and large lot residential.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in “strip” or ribbon commercial development: The City’s LMO does not allow strip or ribbon commercial development. The intent for the property is to maintain it as the current use.
7. Will not create an isolated zoning district: The proposed rezoning is over two acres. Therefore, City policy would not consider this to be a spot zone. It is also adjacent to other C-3 properties in the City.

8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The C-3 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Greenville Development Code: The appropriate rezoning for the annexed property in coordination with the future passage of the Greenville Development Plan is BH, Business General District. BH is the proposed district for other automobile dealers within the City limits.

STAFF RECOMMENDATION:

APPROVE annexation and rezone to C-3, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

1. Staff recommends that the Future Land Use designation be "*Regional Mixed-use*" in accordance with the Greenville 2040 Comprehensive Plan.
2. The proposed Greenville Development Code zoning is recommended to be BH, Business Heavy District.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments

Fire Department Comments

Recommend: Approve

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

After annexation, the property will be subject to all applicable landscaping and tree protection

requirements in the ordinance. For properties that have been previously developed prior to annexation into the city, the landscape will not be required to be brought into compliance with city codes at the time of annexation. However, after annexation, improvements may trigger additional landscape compliance.



city of greenville

APPLICATION FOR ANNEXATION

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

Office Use Only:

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

APPLICANT/OWNER INFORMATION

Clear Form

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	RDS Associates, LLC	RDS Associates, LLC
*Title:	Brian K. Smith, Manager	
*Address:	9940 Two Notch Road	9940 Two Notch Road
*State:	Columbia, SC	Columbia, SC
*Zip:	29223	29223
*Phone:	803-256-6600	
*Email:	bks@dicksmith.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 054501-01-01002

*TOTAL ACREAGE TO BE ANNEXED 7.268

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

*PROPOSED ZONING DESIGNATION (City) C-3, Regional Commercial District or BH, Business Heavy (new code)

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

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

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

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 12/22/2021

PAGE 1 OF 3

INSTRUCTIONS

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

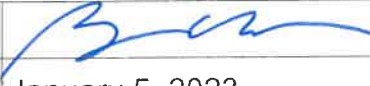
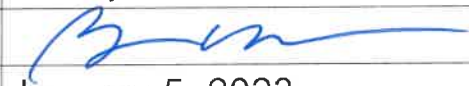
Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.


January 5, 2023

*APPLICANT SIGNATURE

DATE

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

*Signatures	
Applicant	
Date	January 5, 2023
Property Owner/Authorized Agent	
Date	January 5, 2023

APPLICATION REQUIREMENTS CHECKLIST

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

IMPORTANT NOTE:

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



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

**100 Percent
PETITION FOR ANNEXATION**

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 825, 827 Congaree Road (address) and consisting of approximately 7.268 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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

Property Owner(s)	Address/ Tax Map Number	Signature	Date
RDS Associates	825, 827 Congaree Road/ 054501-01-01002		1/5/23



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

CERTIFICATION OF PETITION SIGNATURE

I, Brian K. Smith, Manager of RDS Associates, LLC, have this 5th day of January, 2023, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

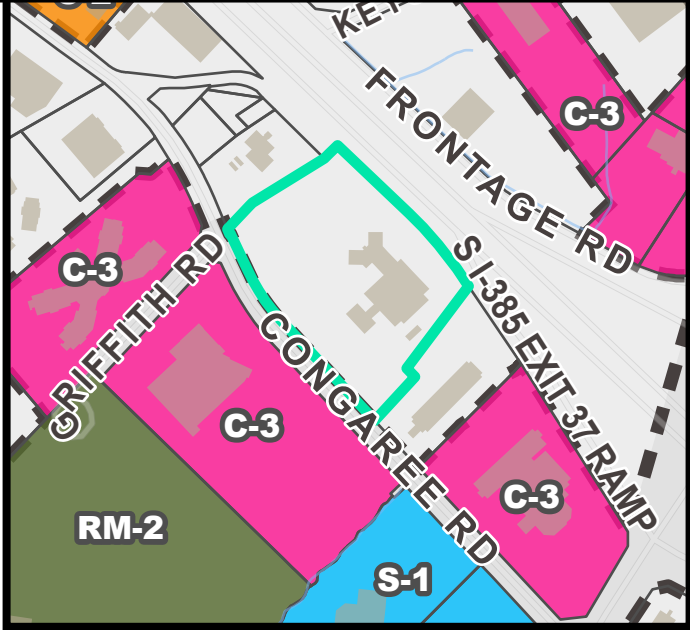
054501-01-01002

B K Smith
Signature

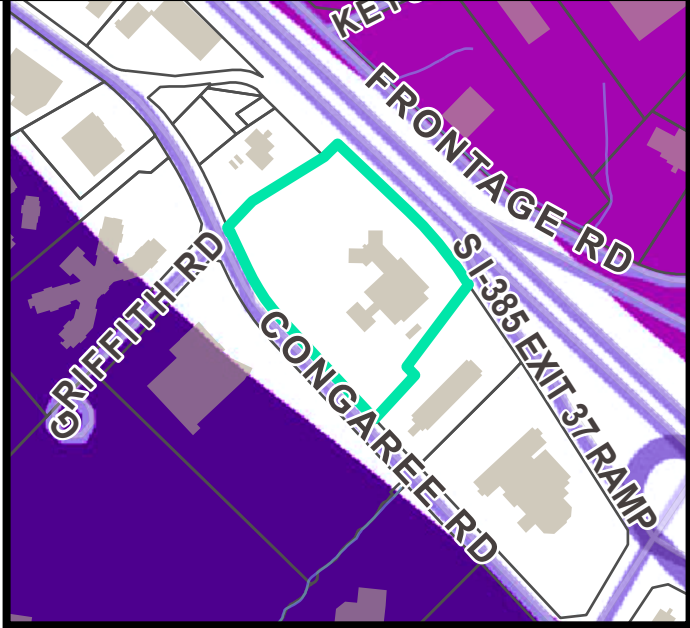
AERIAL VIEW



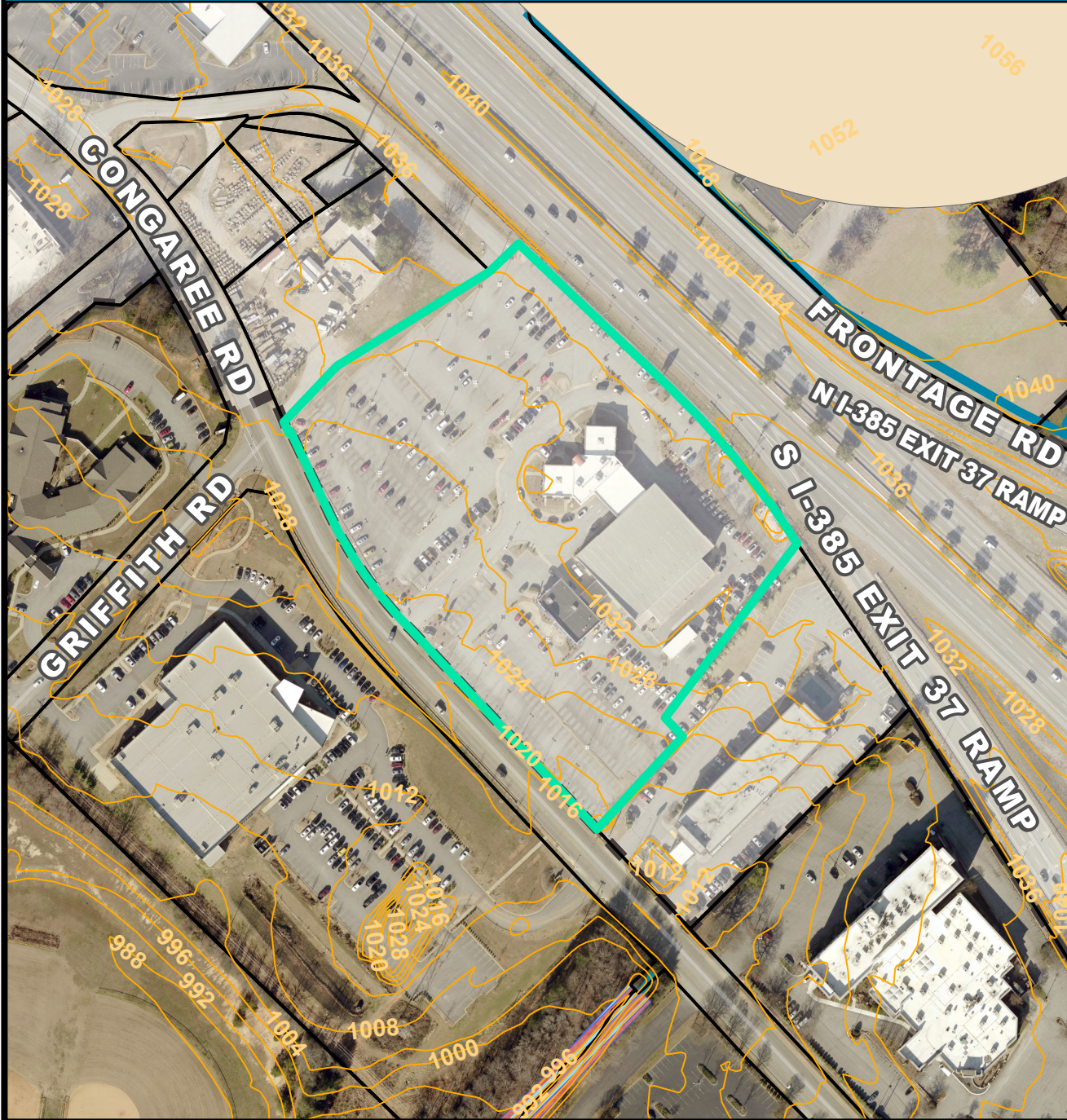
CURRENT ZONING



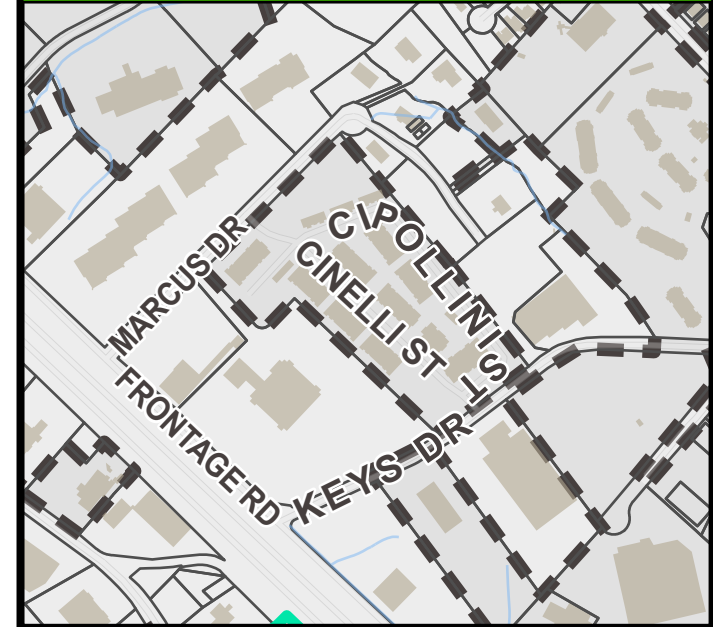
FUTURE LAND USE



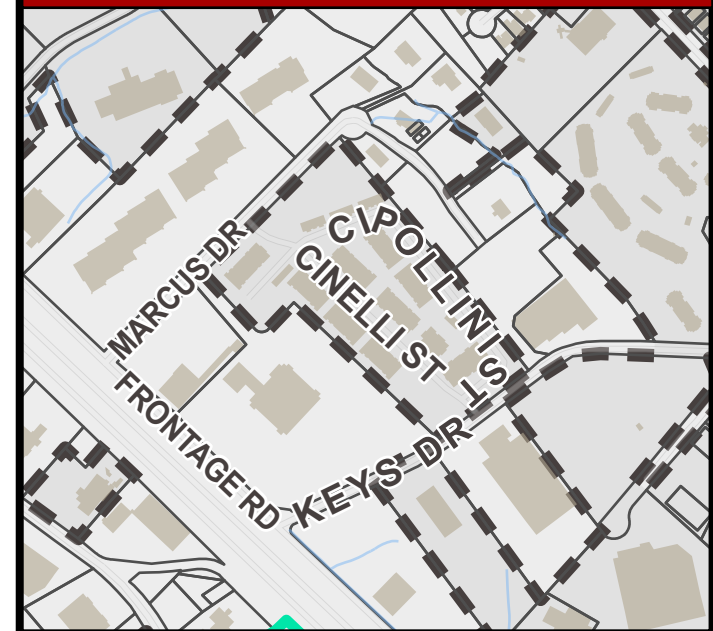
NATURAL / ENVIRONMENTAL FEATURES

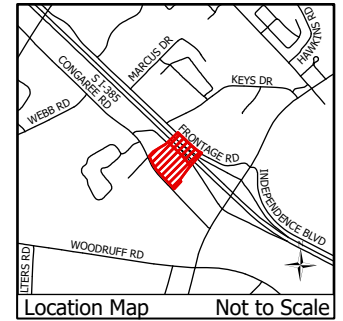
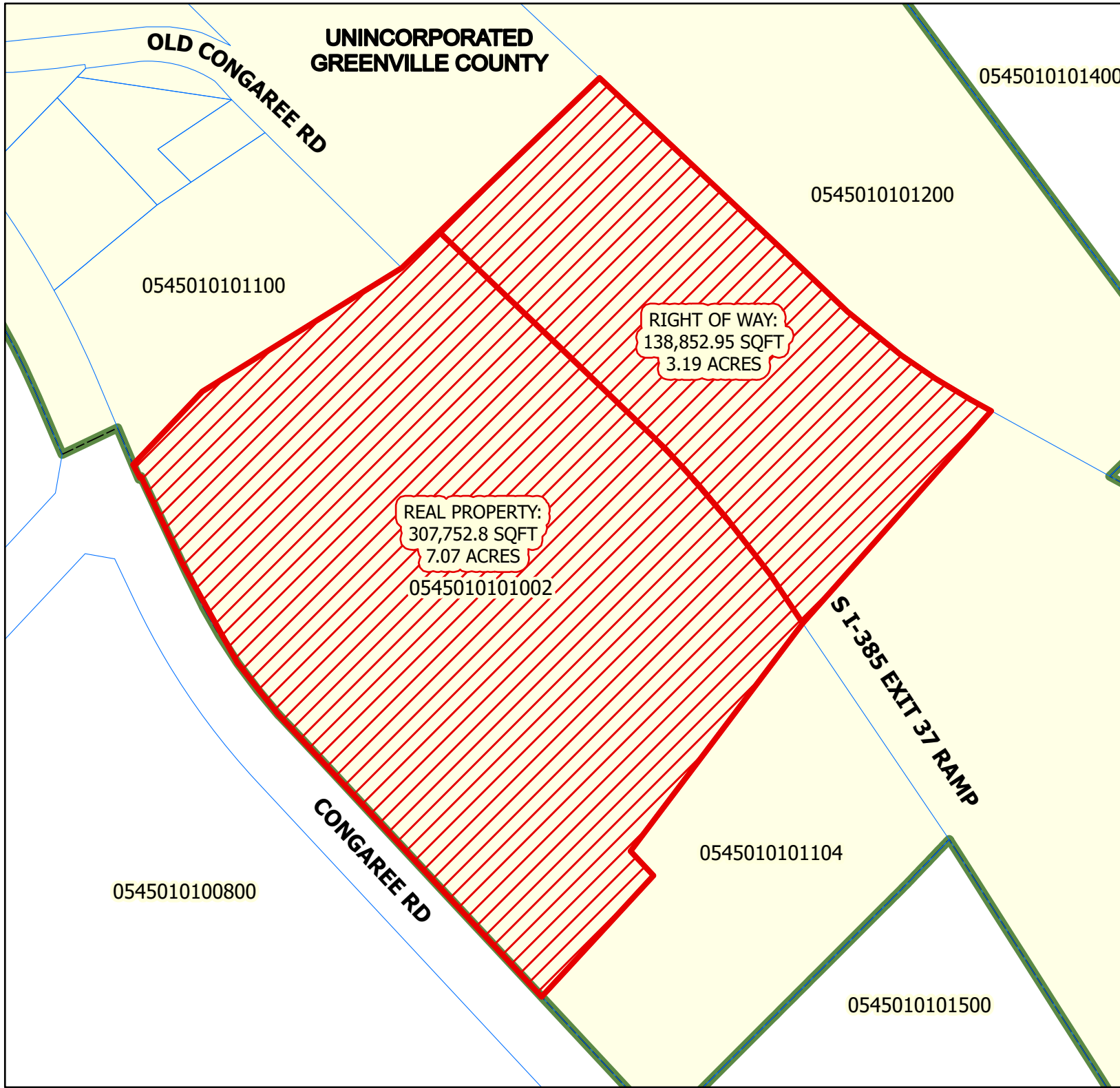


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





ANNEXATION MAP

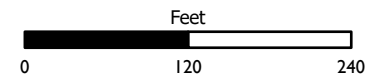
for
Tax Map No. 05450101002
into the
City of Greenville

- Total Annexation Area
- Greenville City Limits

Total Area of Annexation:
446,605.75 Sq. Ft.

Total Acreage of Annexation:
10.25Acres

Existing County Zoning: **S-1**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-3-2023**



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

City Attorney

Date



**Planning Staff Report to
Greenville Planning Commission
March 10, 2023
for the March 16, 2023 Public Hearing**

Docket Number:	AX-4-2023
Applicant:	Jonathan Jacobs
Property Owners:	Park 37 Owner LLC
Property Location:	650 Executive Center Drive
Tax Map Number:	054702-01-03800
Acreage:	Property area: 2.31 acres Right-of-way area: 0.63 acre Total area (to be annexed): 2.94 acres
Existing Zoning:	S-1, Services district (Greenville County)
Proposed Zoning:	C-3, Regional commercial district (City of Greenville)
Adjacent Zoning:	N: S-1, Services district (Greenville County) E: S-1, Services district (Greenville County) S: S-1, Services district (Greenville County) W: C-3, Regional commercial district (City of Greenville)
District:	Council District 4
Staff Recommendation:	Recommend Approval for Annexation, Rezone to C-3, Future Land Use Designation of Community Mixed-Use, and future Greenville Development Code zoning classification of BG, Business General District

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 2.94 acres of lot area into the Greenville city limits and to zone it C-3, Regional commercial district. Approximately 0.63 acres of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application on February 7, 2023.

Neighborhood Meeting

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

Site Information

The subject property is located at 650 Executive Center Drive and is currently zoned S-1, Services district, in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

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

The property is proposed to be zoned BG – Business General upon the adoption of the new Greenville Development Code and zoning map. The BG district is intended for more walkable places with smaller lots and more urban building configurations, and accommodates residential, office, and commercial activities, including retail and entertainment. “General Office” is an allowed use in the BG district.

Staff Analysis:

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

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as “*Community Mixed-use*.” Community Mixed-use is generally located adjacent to highways and major thoroughfares and is buffered from the Sub-urban Residential areas. They serve the larger Greenville community and contain a diverse mix of mid-size to large-size employers in commercial, light manufacturing/industrial, distribution, medical offices, institutional, etc. Multi-family developments are also included with appropriate buffers when adjacent to high intensity uses.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-3 zoning designation allows for an appropriate range of uses for the area as the complex is adjacent to the I-385/I-85 interchange. Other properties around the interchange are zoned S-1 in the County and PD and C-3 in the City.
4. Compatible with surrounding uses: Surrounding uses include a mixture of service and commercial oriented development, office, institutional uses, and large lot residential.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in “strip” or ribbon commercial development: The City’s LMO does not allow strip or ribbon commercial development. The intent for the property is to maintain it as the current use.

7. Will not create an isolated zoning district: The proposed rezoning is over two acres. Therefore, City policy would not consider this to be a spot zone.
8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The C-3 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Greenville Development Code: The appropriate rezoning for the annexed property in coordination with the future passage of the Greenville Development Plan is BG, Business General District. BG is the proposed district for other office buildings previously annexed into the City within this office development.

STAFF RECOMMENDATION:

APPROVE annexation and rezone to C-3, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

1. Staff recommends that the Future Land Use designation be "*Community Mixed-use*" and in accordance with the Greenville 2040 Comprehensive Plan.
2. The proposed Greenville Development Code zoning is recommended to be BG, Business General District.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments

Fire Department Comments

Recommend: Approve

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

After annexation, the property will be subject to all applicable landscaping and tree protection requirements in the ordinance. For properties that have been previously developed prior to annexation into the city, the landscape will not be required to be brought into compliance with city codes at the time of annexation. However, after annexation, improvements may trigger additional landscape compliance.



city of greenville

APPLICATION FOR ANNEXATION

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

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

APPLICANT

PROPERTY OWNER

*Name:	Jonathan Jacobs	Park 37 Owner LLC
*Title:		Authorized Signatory
*Address:	15-31 Morris Avenue, Suite 229	15-31 Morris Ave, Suite 229, Bryn Mawr
*State:	Bryn Mawr, PA	PA
*Zip:	19010	19010
*Phone:		3475153436
*Email:		jon@tourmalinecp.com

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 054702-01-03800

*TOTAL ACREAGE TO BE ANNEXED 2.324

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

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

*DEED RESTRICTIONS N/A

TYPE OF ANNEXATION

*Please select one (1) type:



100%



75%



25%

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

INSTRUCTIONS

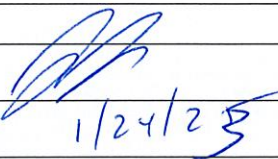
1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow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

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



1/24/25
*APPLICANT SIGNATURE
DATE

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

*Signatures	
Applicant	
Date	1/24/25
Property Owner/Authorized Agent	
Date	

APPLICATION REQUIREMENTS CHECKLIST

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

IMPORTANT NOTE:

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



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

**100 Percent
PETITION FOR ANNEXATION**

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 650 Executive Center Drive (address) and consisting of approximately 2.324 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Park 37 Owner LLC	650 Executive Center Drive/ 054702-01-03800		1/24/23



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

CERTIFICATION OF PETITION SIGNATURE

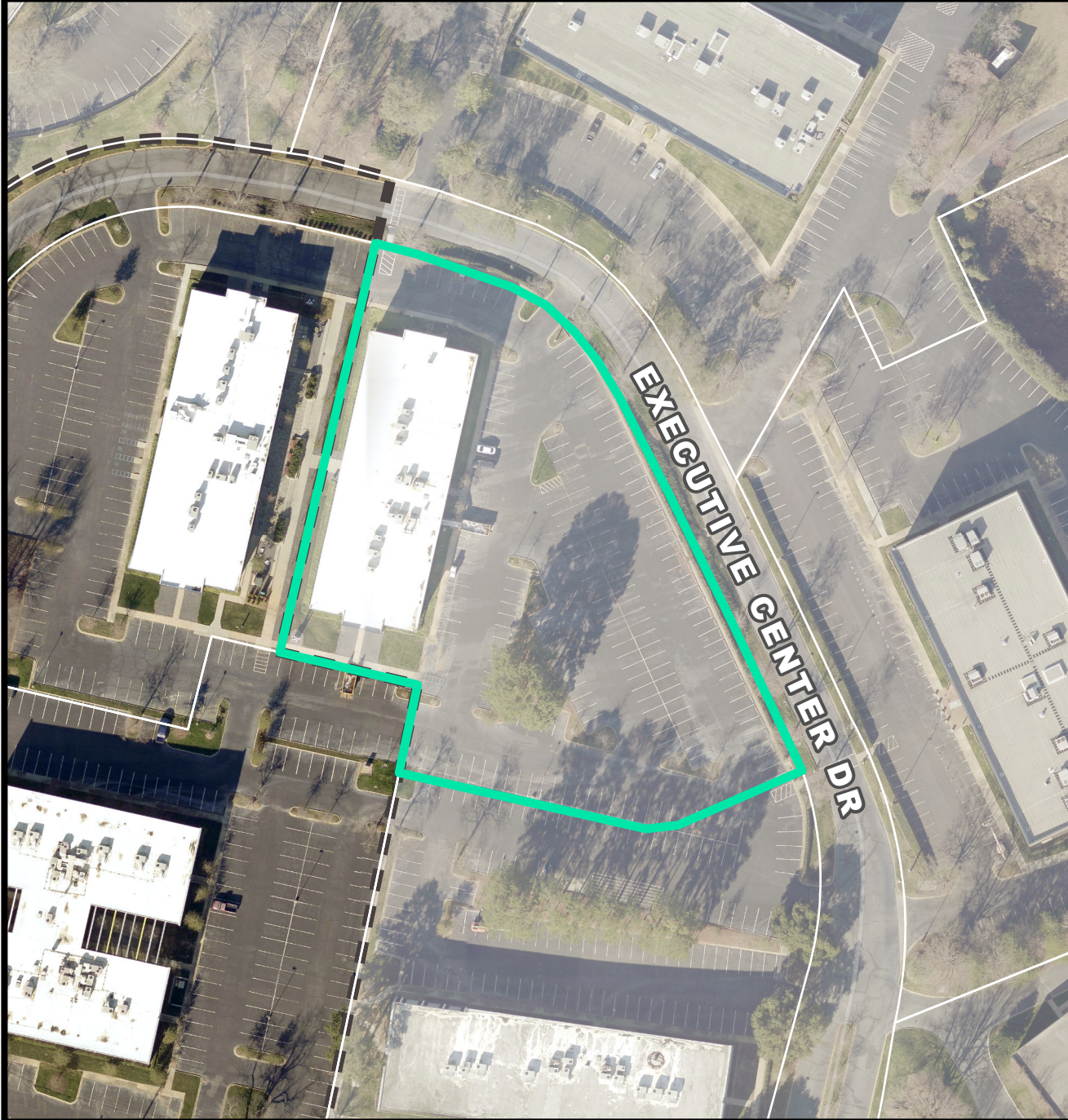
I, Jonathan Jacobs, have this 24th day of 2023,
_____, 20____, certified my signature previously given and dated for the
annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest
by initialing a copy of the signature as previously given and dated. The parcel tax map number(s)
is(are) as follows:

054702-01-03800

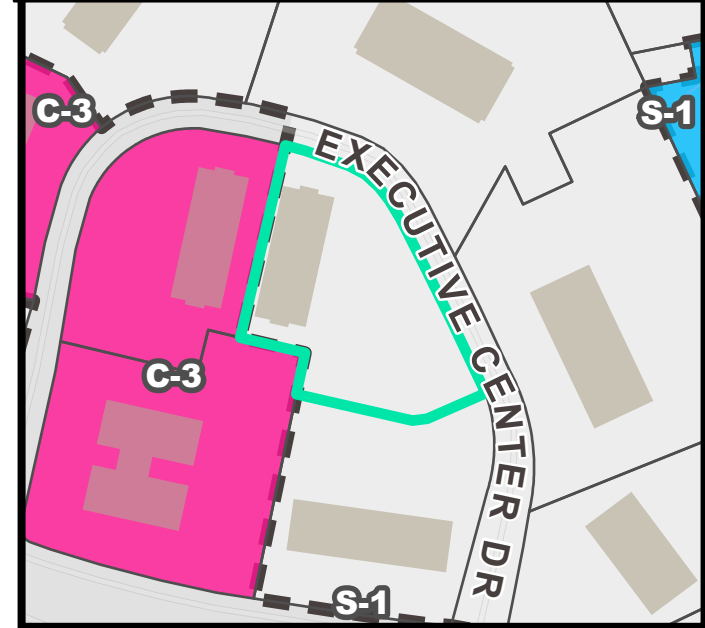


Signature

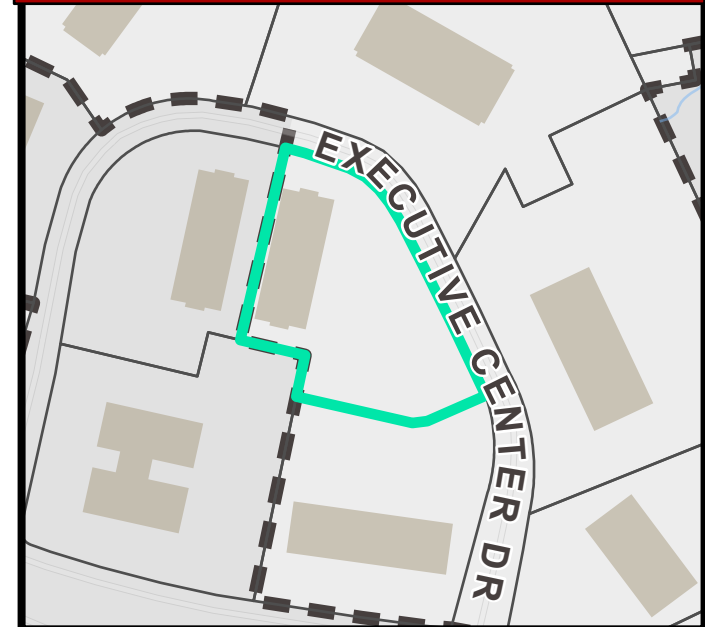
AERIAL VIEW



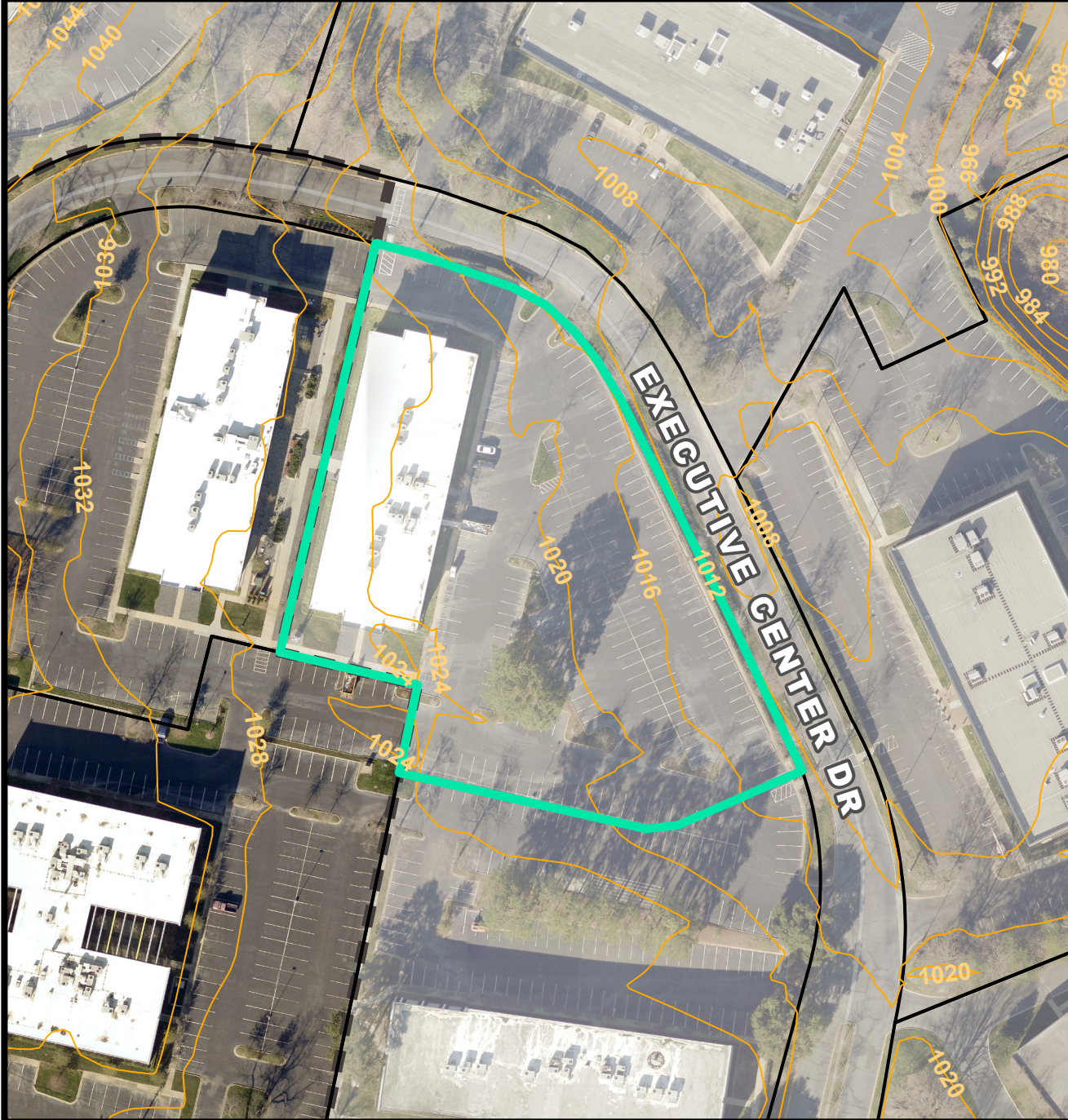
CURRENT ZONING



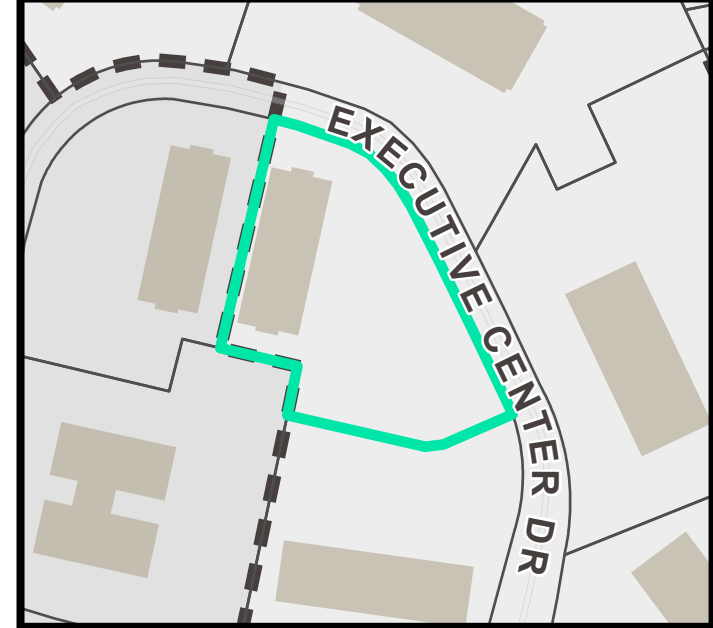
FUTURE LAND USE



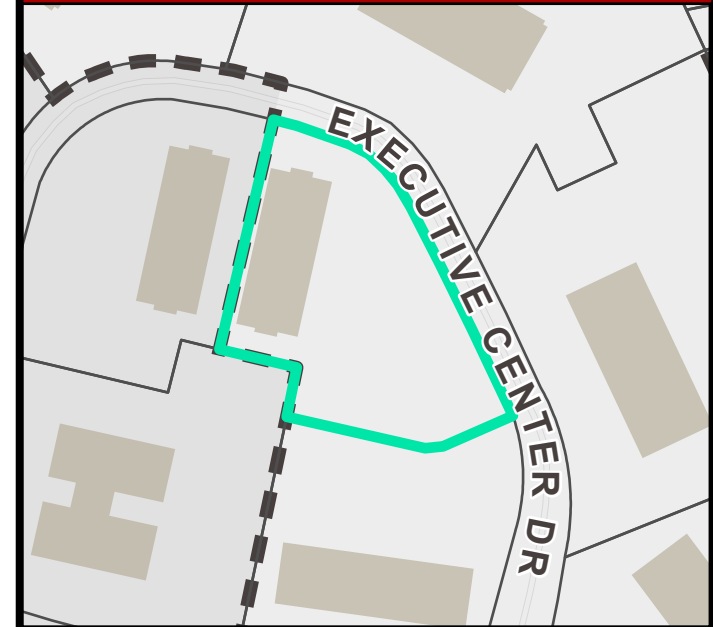
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



UNINCORPORATED
GREENVILLE COUNTY

0547020104001

RIGHT OF WAY:
27,600.79 SQFT
0.63 ACRES

0547020103700

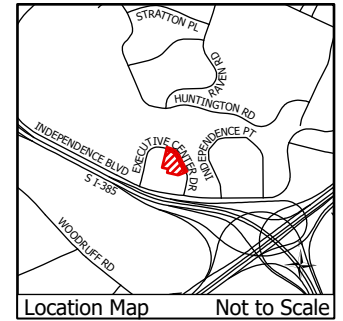
0547020103800

REAL PROPERTY:
100,519.57 SQFT
2.31 ACRES

0547020104000

0547020103500

0547020103600



ANNEXATION MAP
for
Tax Map No. 0547020103800
into the
City of Greenville

- Total Annexation Area
- City Limits
- City Limits

Total Area of Annexation:
128,120.36 Sq. Ft.
Total Acreage of Annexation:
2.94 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **28.05**
File Number: **AX-4-2023**



Feet

0 75 150

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City Attorney

Date



**Planning Staff Report to
Greenville Planning Commission
March 10, 2023
for the March 16, 2023 Public Hearing**

Docket Number:	AX-5-2023
Applicant:	City of Greenville
Property Owners:	City of Greenville
Property Location:	510 Old Augusta Road
Tax Map Number:	Portion of 022203-04-01500
Acreage:	Property area: 0.07 acre Right-of-way area: 0.31 acre Total area (to be annexed): 0.38 acre
Existing Zoning:	R-10, Single-family residential district (Greenville County)
Proposed Zoning:	R-6, Single-family residential district (City of Greenville)
Adjacent Zoning:	N: R-6, Single-family residential district (City of Greenville) E: R-10, Single-family residential district (Greenville County) S: R-10, Single-family residential district (Greenville County) W: R-10, Single-family residential district (Greenville County)
District:	Council District 2
Staff Recommendation:	Recommend Approval for Annexation, Rezone to R-6, Future Land Use Designation of Sub-urban Residential, inclusion within the City's Pleasant Valley Special Emphasis Neighborhood, and future Greenville Development Code zoning classification of CV, Civic District

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 0.07 acre of lot area into the Greenville city limits and to zone it R-6, Single-family residential district. Approximately 0.31 acre of right-of-way will also be annexed.

Procedural Requirements:

Pre-Application and Development Meetings

The City is the applicant and petitioned to annex its property on February 6, 2023.

Neighborhood Meeting

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

Site Information

The subject property is located at 510 Old Augusta Road and is currently zoned R-10, Single-family residential district, in Greenville County. The property is located in the Pleasant Valley Special Emphasis Neighborhood within Greenville County.

The majority of the property is currently within the City and is home to the Pleasant Valley Connection. The property is split by the 1940 annexation line. The City proposes to annex the portion not currently within the municipal boundaries into the City.

The applicant requests to annex the property into the City with a R-6 zoning designation. The R-6 district is intended to preserve and encourage single-family residential development with a minimum lot size of 6,000 square feet. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed.

The property is proposed to be zoned CV – Civic District upon the adoption of the new Greenville Development Code and zoning map. The CV district accommodates public, civic, and institutional uses. “General Civic” is an allowed use in the CV district.

Staff Analysis:

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

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, will designate the subject area for annexation as “*Sub-urban Residential*.” Sub-urban Residential is land within this designation is largely comprised of single-family homes, with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The R-6 zoning designation allows for an appropriate range of uses for the area as the surrounding neighborhood and the portion of the property already within the City are zoned R-6.
4. Compatible with surrounding uses: Surrounding uses include mostly single-family homes and the community center which is on the property.
5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.

6. Will not result in “strip” or ribbon commercial development: The City’s LMO does not allow strip or ribbon commercial development. The intent for the property is to maintain it as the current use.
7. Will not create an isolated zoning district: The proposed rezoning is a portion of a property already zoned R-6, which is adjacent to a neighborhood also zoned R-6.
8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The R-6 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Greenville Development Code: The appropriate rezoning for the annexed property in coordination with the future passage of the Greenville Development Plan is CV, Civic District. CV is the proposed district for the rest of the city’s property.

STAFF RECOMMENDATION:

APPROVE annexation and rezone to R-6, with staff comments

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

1. Staff recommends that the Future Land Use designation be “*Community Mixed-use*” and in accordance with the Greenville 2040 Comprehensive Plan.
2. The property shall be included within the City’s Pleasant Valley Special Emphasis Neighborhood.
3. The proposed Greenville Development Code zoning is BG, Business General District.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Civil Engineer Comments

Recommend: **Approve**

Comments:

Approved with no comments

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments

Fire Department Comments

Recommend: N/A

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

After annexation, the property will be subject to all applicable landscaping and tree protection requirements in the ordinance. For properties that have been previously developed prior to annexation into the city, the landscape will not be required to be brought into compliance with city codes at the time of annexation. However, after annexation, improvements may trigger additional landscape compliance.



city of greenville

APPLICATION FOR ANNEXATION

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

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

APPLICANT

PROPERTY OWNER

*Name:	City of Greenville	City of Greenville
*Title:		
*Address:	206 S. Main Street	206 S. Main Street
*State:	Greenville, SC	Greenville, SC
*Zip:	29601	29601
*Phone:	864-467-4247	864-467-4247
*Email:	arutherford@greenvillesc.gov	arutherford@greenvillesc.gov

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) portion of 022203-04-01500

*TOTAL ACREAGE TO BE ANNEXED 0.07

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

*PROPOSED ZONING DESIGNATION (City) R-6, Single-family residential district (CV, Civic, district under GDC)

*DEED RESTRICTIONS n/a

TYPE OF ANNEXATION

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

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

INSTRUCTIONS

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

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

John McElroy ***APPLICANT SIGNATURE**
February 6, 2023 **DATE**

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

*Signatures	
Applicant	1 John McElroy
Date	2/6/2023
Property Owner/Authorized Agent	
Date	

APPLICATION REQUIREMENTS CHECKLIST

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

IMPORTANT NOTE:

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

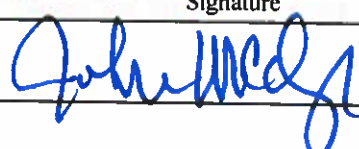


CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

**100 Percent
PETITION FOR ANNEXATION**

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 510 Old Augusta Road (address) and consisting of approximately 0.07 acres located on see below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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

Property Owner(s)	Address/ Tax Map Number	Signature	Date
City of Greenville	510 Old Augusta Road/ portion of 022203-04-01500		2/6/23



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

CERTIFICATION OF PETITION SIGNATURE

I, John McDonough, have this 6 day of February, 2023, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

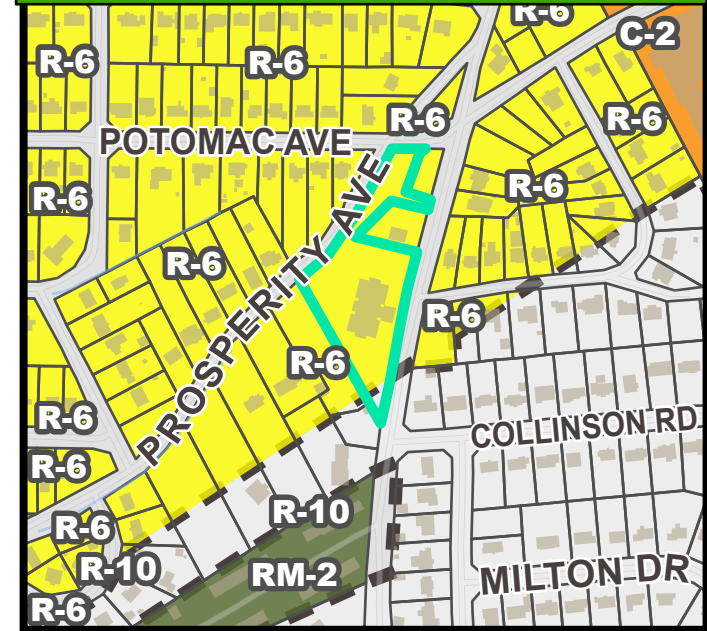
portion of 022203-04-01500

John McDonough
Signature

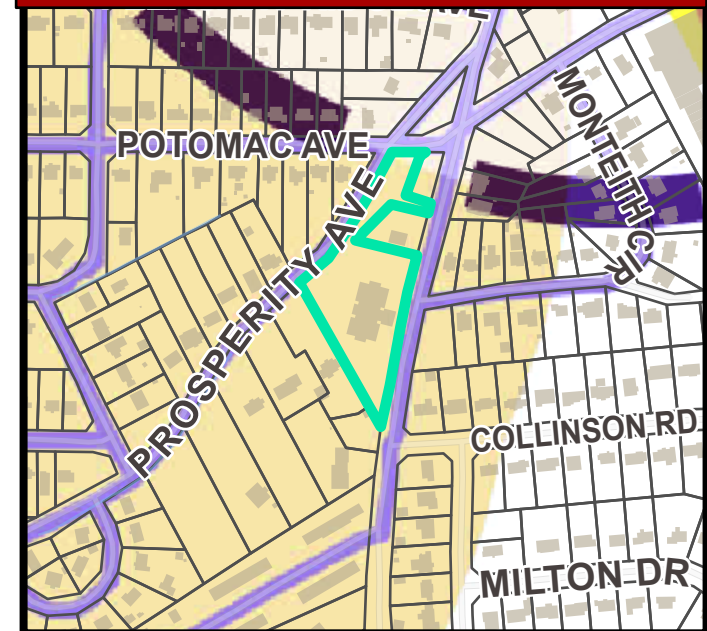
AERIAL VIEW



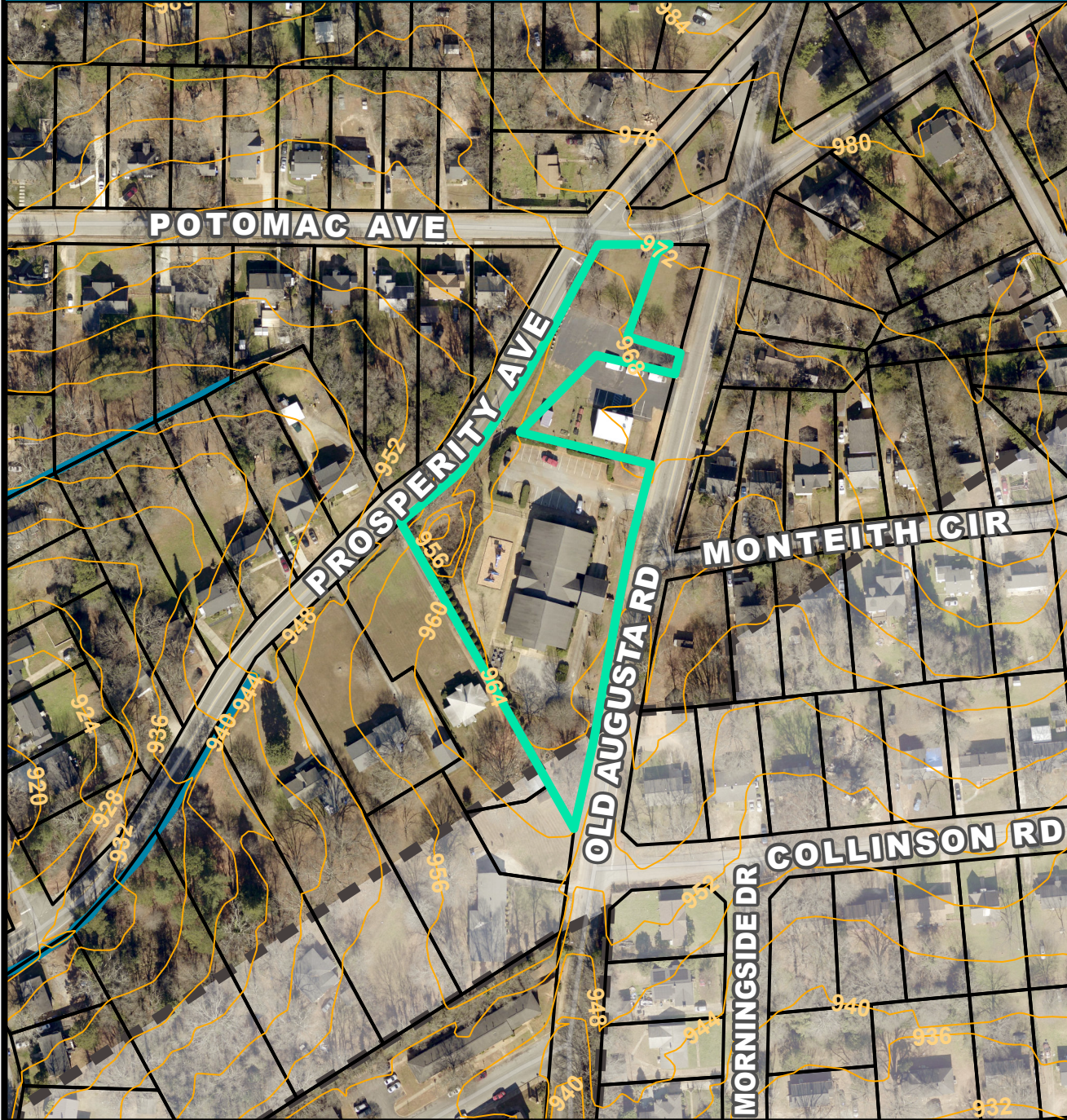
CURRENT ZONING



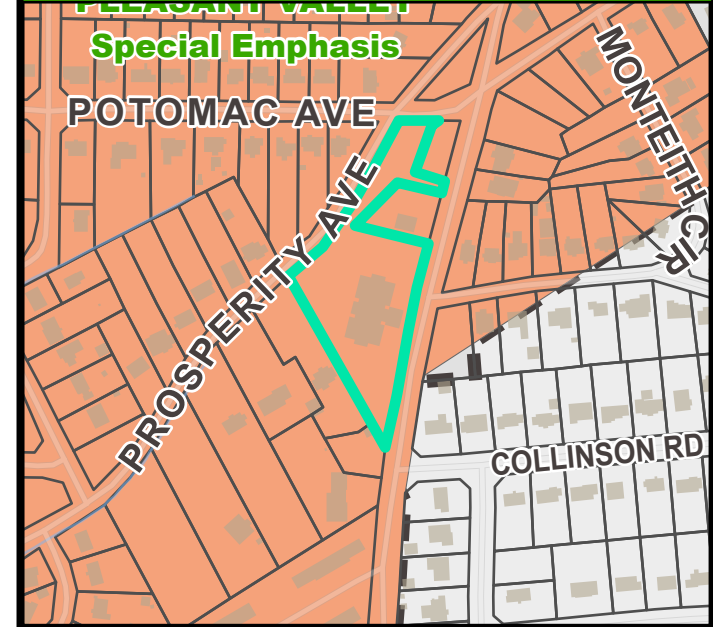
FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES

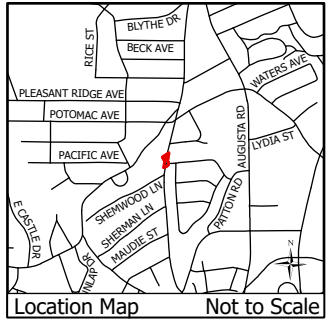
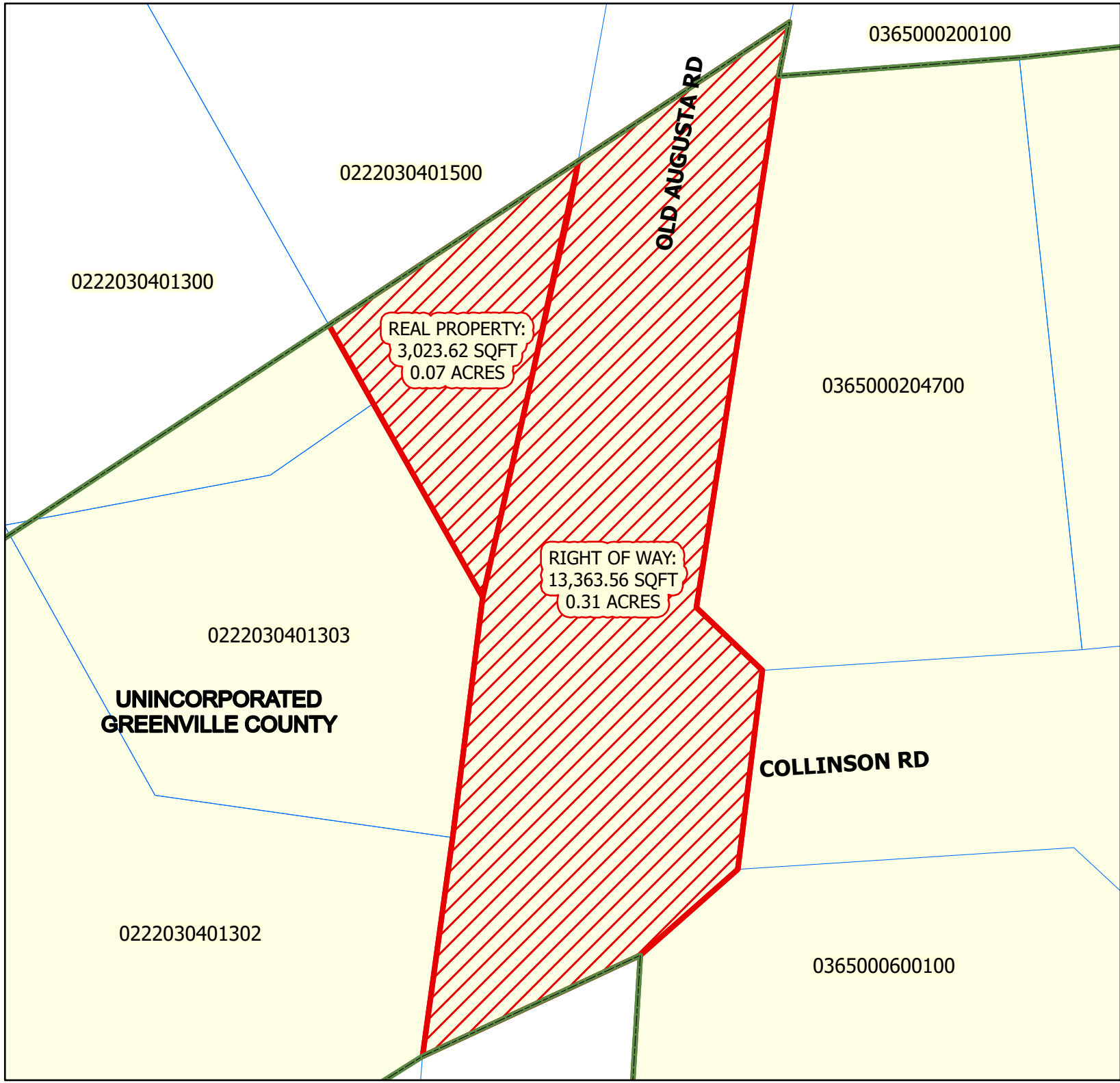


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

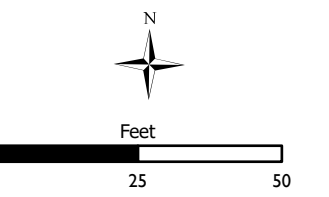




ANNEXATION MAP
for
Tax Map No. 0222030401500
into the
City of Greenville

- Total Annexation Area
- City Limits
- City Limits

Total Area of Annexation:
16,387.18 Sq. Ft.
Total Acreage of Annexation:
0.38 Acres
Existing County Zoning: **R-10**
Proposed City Zoning: **R-6**
City Council District: **2**
Census Tract: **15.02**
File Number: **AX-5-2023**



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



**Planning Staff Report to
Greenville Planning Commission
March 10, 2023
for the March 16, 2023 Public Hearing**

Docket Number: SD 23-98
Applicant: Silver Hammer Ventures, LLC
Property Owner: Silver Hammer Ventures, LLC
Property Location: Blythe Drive
Tax Map Number(s): 0212000400800, 0212000401100
Acreage: 1.39 acres
Zoning: R-6, Single-Family Residential District
Proposal: Request for a major subdivision of 1 lot into 4 lots

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*

Background and Context:

- This subdivision involves the rear portion of a lot currently located at 24 Old Augusta Road (TMS #0212000401100) and a portion of property owned by Greenville County Schools south of Blythe Drive (TMS #0212000400800).
- These two parcels are currently in the process of being resubdivided through Minor Subdivision #SSD 23-100 to create three subsequent lots:
 - Minor Subdivision Parcel 1 (TMS# 0212000401100) – 0.344-acre parcel with an existing residence owned by Jason Rangel and with frontage at 24 Old Augusta Street.
 - Minor Subdivision Parcel 2 (TMS #0212000400800) – 9.37-acre parcel owned by Greenville County Schools located on the north side of Blythe Drive (Blythe Academy)
 - Minor Subdivision Parcel 3 (NEW) – ***Property subject to this Major Subdivision Request*** – This new parcel is 1.39 acres and consists of the remaining portions of the Rangel property and the school board property located south of Blythe Drive. It will exist temporarily once the minor plat is recorded and is proposed to be resubdivided through this major subdivision request. The Major Subdivision would create four new lots from this new parcel, as outlined in this staff report.
- As a procedural note, #SSD 23-100 is currently being processed at a staff level and is not subject to Planning Commission review. Should the Planning Commission grant approval of the preliminary plat for this major subdivision, the minor subdivision plat must be approved and recorded before the final plat for this major subdivision is approved.

Project Overview:

The applicant proposes a major subdivision of 1.39 acres on Blythe Drive into four lots. Lots 1-3 are proposed for single-family detached residences. Lot 4 is primarily floodplain and not suitable for residential development. The proposed lots will utilize Blythe Drive to meet road frontage requirements. No new streets are required.

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 December 20, 2022.

Neighborhood Meeting

The Applicant held a neighborhood meeting with the Augusta Road County Library on February 2, 2023, 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 property is zoned R-6, Single-Family Residential District, and is not in an overlay district or special emphasis neighborhood. The site currently does not contain any existing structures. Adjacent properties are developed with single-family detached residential dwellings.

The GVL2040 Future Land Use Map (FLUM) shows this property as an "Sub-urban Residential," which is defined as *"Land within this designation is largely comprised of single-family homes, with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes."* The subject site is also within an "area suitable for Missing Middle Housing" as identified on the FLUM.

Staff finds that the proposed subdivision would allow development that is consistent with the future land uses proposed in the area.

Staff Analysis:***Development Use, Layout and Dimensional Requirements***

In R-6, Single-Family Residential District, the minimum lot size is 6,000 sq ft and the minimum lot width is 40 ft. The smallest proposed residential lot is 7,139 sq ft. The three new residential lots are each approximately 60 feet wide. The maximum allowed building coverage for single-family detached dwellings is 40 percent of the lot, which will be enforced at the time of site plan and building permit approval. All proposed lots have frontage on Blythe Drive.

Staff does not anticipate any challenges to meeting dimensional and design standards with the proposed subdivision. 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, lot coverage, building height, permitted uses, open/recreational space and all applicable site development and design standards for the requested use classification.

Minor Subdivision #SSD 23-100 has not yet received final approval. The minor subdivision must be approved by staff and the final plat recorded with the Greenville County Register of Deeds, with copies provided to the City of Greenville's Civil Engineering Department, prior to recordation of the final plat for this major subdivision.

Vehicle and Pedestrian Access

No new roadways are proposed with this application. Vehicular and pedestrian access is proposed from Blythe Drive for the three new residential lots. Lot 4 on the preliminary plat, which is the non-residential lot

currently associated with Blythe Academy, has access along the southern side of Blythe Drive. However, topography along Blythe Drive presents challenges to accessing the site. Blythe Drive has sidewalks on the northern side of the street and is limited by the topography and a railing along the southern side of Blythe. Some lots may use a shared driveway due to topography. Any future development on the three residential lots may require sidewalk improvements. Sidewalks shall be installed if required by Engineering.

Parking

The parking requirement for a single-family detached development is a minimum of 2 spaces per dwelling. Parking and site layout will be reviewed for compliance by staff during building permit reviews.

Landscaping, Buffering & Open Space

Future development shall comply with tree protection and replacement standards.

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, lot coverage, 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. Minor subdivision SSD 23-100 shall be approved by staff and the final plat recorded with the Greenville County Register of Deeds, with copies provided to the City of Greenville's Civil Engineering Department, prior to recordation of the final plat for this major subdivision.
4. Future development shall comply with tree protection and replacement standards.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

1. Addressing will be assigned on new lot at time of building permit review.
2. Final SD plat must be recorded and returned to City of Greenville before any addressing assignment can be confirmed.
3. Approval of this site permit does not constitute approval of site development or subdivision.
4. For preliminary addressing information for proposed development, please contact Jordan Harris in Planning (jpharris@greenvillesc.gov).

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

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) Sidewalks with a five-foot-wide curb lawn will be required on the property frontage for this development.

Environmental Engineer Comments

Recommend: Approve w/ Conditions

Comments:

- 1) Final Plat approval will be contingent upon meeting the below requirements
- 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 however the main in Blythe Drive must be extended to serve the newly created lots. 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).
<https://survey123.arcgis.com/share/0277dbae6a974c5fab9b932b414d59bb>
 - 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.
 - f. This project will include a Sanitary Sewer Main Extension and will require submittal of a wastewater permit. Submit to the City of Greenville for review via the City's online portal: <https://www.greenvillesc.gov/FormCenter/Engineering-22/SC-DHECWastewater-Construction-Permit-P-385>
- 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.

i. 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.

ii. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.

iii. 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 located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

a. Compensatory storage is required for all storage lost or displaced in a regulatory floodplain. Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine regulatory floodplain shall be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas shall be designed to drain freely and openly to the channel and shall be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing ten-year frequency flood elevation must be replaced below the proposed ten-year frequency flood elevation. The regulatory floodplain storage volume lost above the ten-year existing frequency flood elevation must be replaced above the proposed ten-year frequency flood elevation.

b. If the proposed development would result in a change in the mapped regulatory floodplain, regulatory floodway, or the BFE on a site, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC). All adjacent property owners, communities, and the state department of natural resources shall be notified prior to any alteration or relocation of a floodplain, and submit copies of such notifications to the city. A LOMC due to fill does not preclude a development from meeting the compensatory storage requirements.

5) Wetland provisions: All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.

a. Submittal requirements:

1. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.
2. All federal and state permitting documents relating to wetlands shall be provided to the city along with all permits issued.
3. All federal and state wetland monitoring reports shall be provided to the city.

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

Traffic Engineer Comments

Recommend: Approve

Comments:

No comments.

Fire Department Comments

Recommend: Approved with no comments

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

The approval of a subdivision does not grant approval for tree removal. All applicable tree protection codes, 19-6.3 Tree Protection, and landscape requirements, 19-6.2 Landscaping, will apply at the time of permitting. No tree removal is approved during demolition unless a tree removal permit is applied for and documented.



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:	Silver Hammer Ventures, LLC	Same as Applicant
*Title:	c/o Eric Appel, Managing Member	
*Address:	409 Winding River Lane, Simpsonville	
*State:	SC	
*Zip:	29681	
*Phone:	(909) 273-3035	
*Email:	eric.appel2@gmail.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 100 Blythe Drive / 24 Old Augusta Road

*TAX MAP #(S) 0212000400800 / 0212000401100

*CURRENT ZONING DESIGNATION R-6

*ORIGINAL APPLICATION # n/a

*SUBDIVISION PLAT # n/a

*SUBDIVISION NAME n/a

*TOTAL ACREAGE 1.39

*# 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 12/20/2022

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, <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

X _____ 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.



02/12/2023

*APPLICANT SIGNATURE

DATE

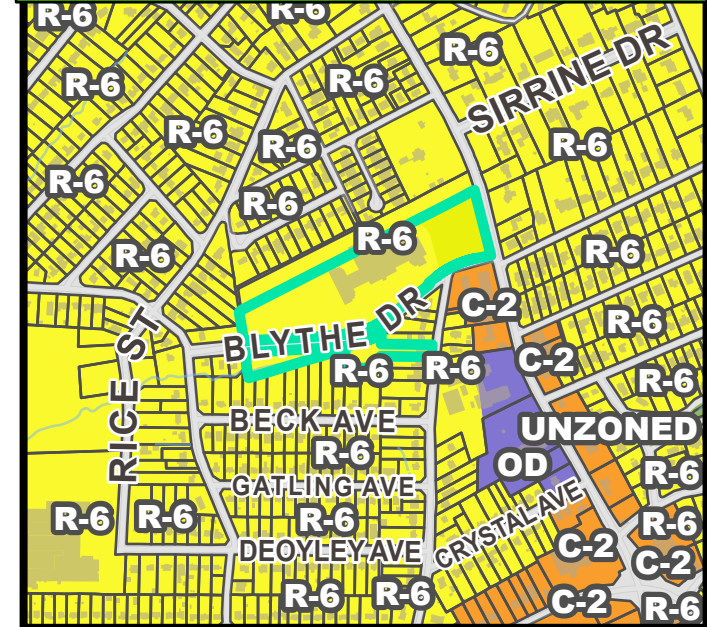
9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ____ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	02/12/2023
Property Owner/Authorized Agent	
Date	02/12/2023

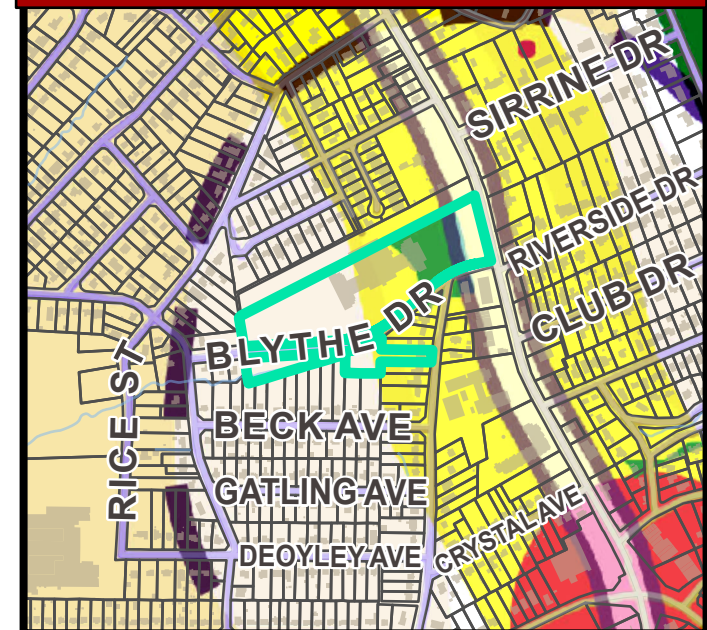
AERIAL VIEW



CURRENT ZONING

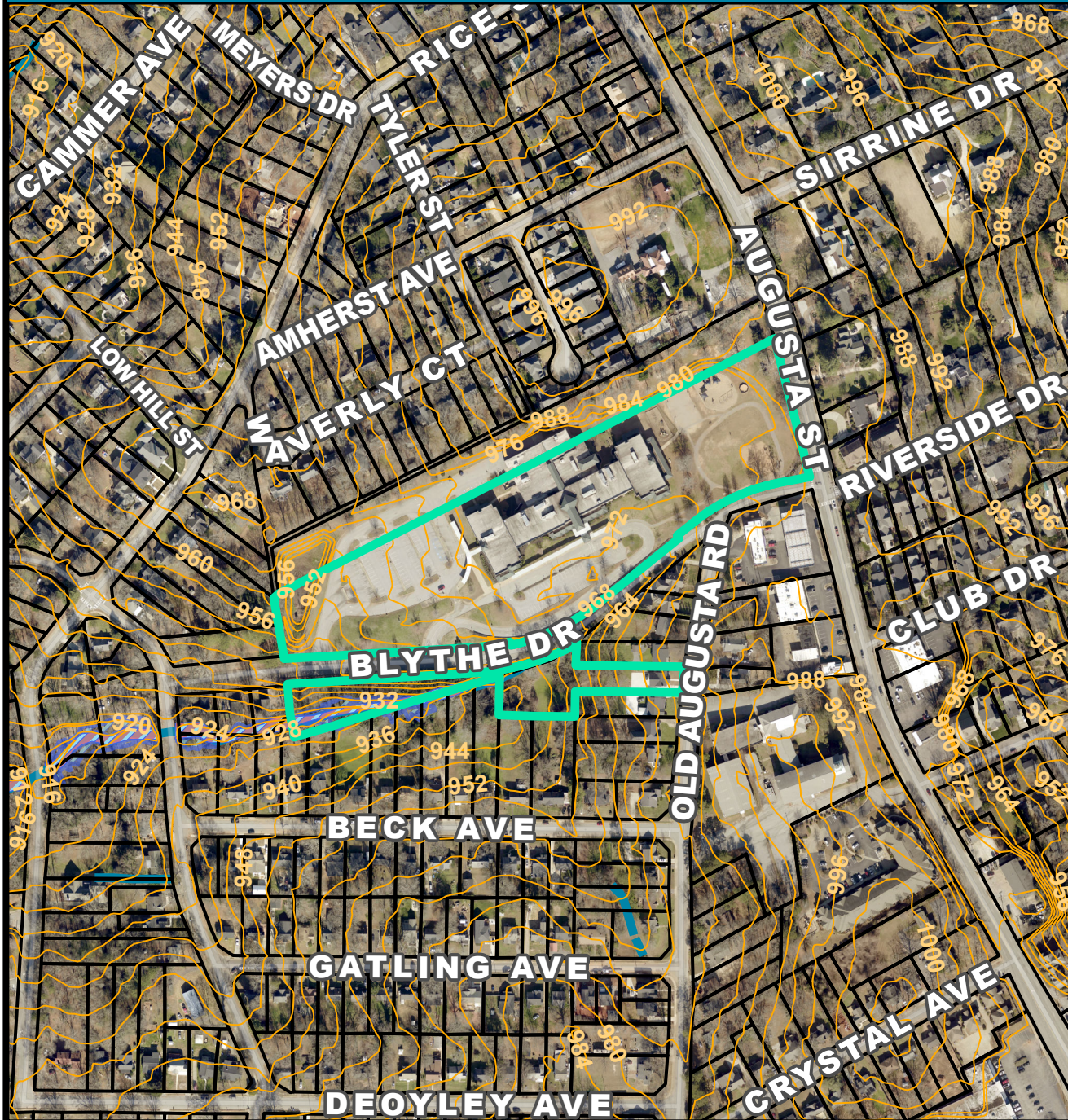


FUTURE LAND USE

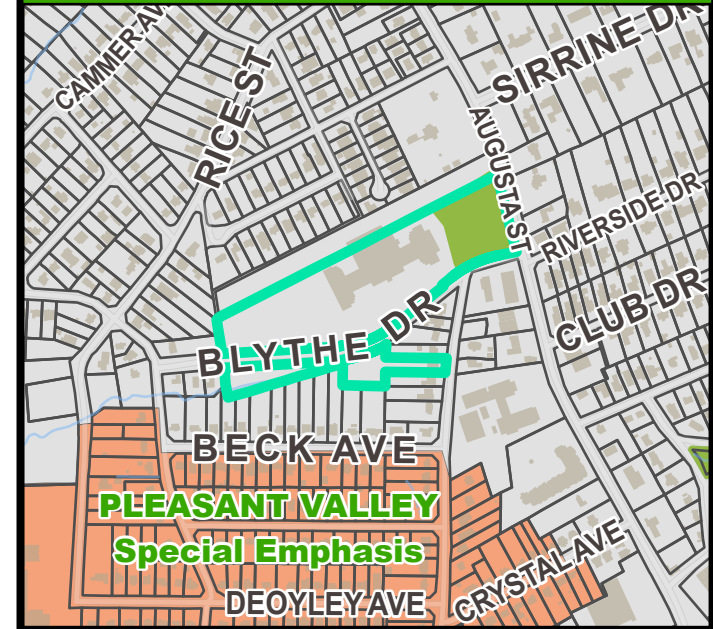


SD-23-98 • DRIVE AND 24 OLD AUGUSTA ROAD

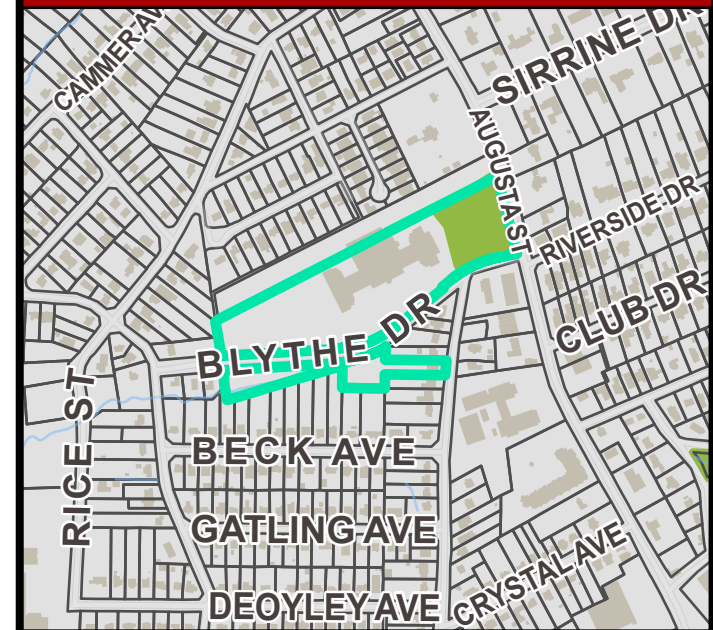
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



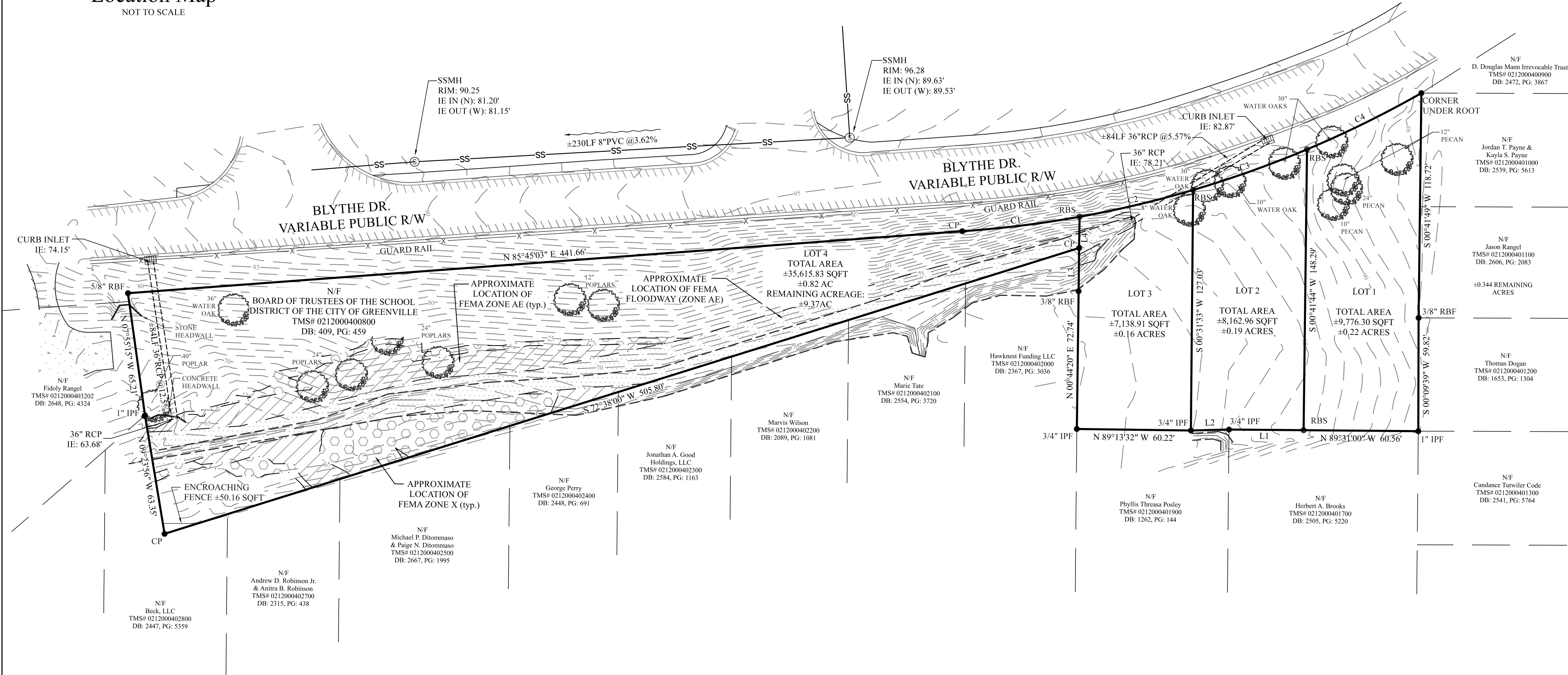
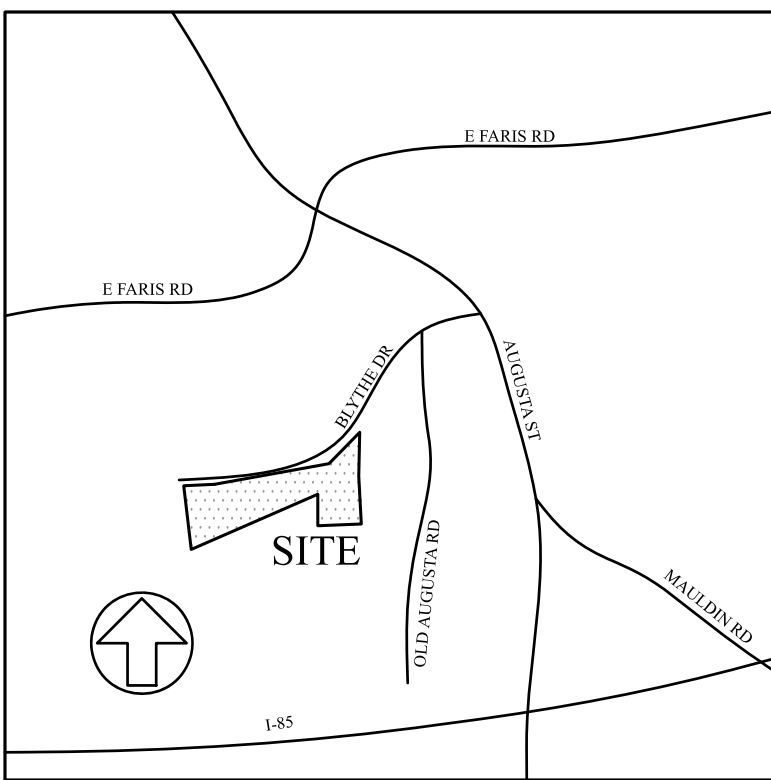
PRESERVATION OVERLAYS





Location Map

NOT TO SCALE



LEGEND:

IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
IRF	IRON ROD FOUND
RBS	REBAR SET
RBF	REBAR FOUND
PKS	P.K. NAIL SET
PKF	P.K. NAIL FOUND
CP	COMPUTED POINT
R/R S	RAILROAD SPIKE SET
R/R F	RAILROAD SPIKE FOUND
CMS	CONCRETE MONUMENT SET
CMF	CONCRETE MONUMENT FOUND
LWS	LIGHTWOOD STAKE FOUND

NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND IN INTERNATIONAL SURVEY FEET UNLESS OTHERWISE NOTED.
- PARENT TAX MAP #: 0212000401100, 0212000400800
- PARCEL LOCATED IN THE CITY OF GREENVILLE.
- BEARING REFERENCED TO PLAT BOOK: 50A, PAGE: 99.
- THIS PROPERTY LIES IN ZONE X AND AE, AS SCALED FROM FLOOD INSURANCE RATE MAP #45045C0392F, DATED JANUARY 18, 2019.
- DATE OF FIELD SURVEY: 09-27-2022
- OWNER OF RECORD: BOARD OF TRUSTEES OF THE SCHOOL DISTRICT OF THE CITY OF GREENVILLE, AND JASON RANGEL
- TOTAL ACREAGE ±1.40 ACRES
- CONTOURS ARE DERIVED FROM ASSUMED ELEVATIONS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO S.C. GEODETIC CONTROL FOUND WITHIN 2000', UNLESS OTHERWISE SHOWN.
- SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY EFFECT THIS PROPERTY

REFERENCES:

- MAP BY SMITH SURVEYORS, INC. FOR THE CITY OF GREENVILLE DATED JULY 20, 2005 (PB: 50-A, PG: 99)
- MAP BY THOMAS P. DOWLING FOR THOMAS EAGLES AND KARIN EAGLES DATED JULY 26, 2005 (PB: 50-D, PG: 57)
- MAP BY DALTON & NEVES ENGINEERS FOR AUGUSTA ROAD RANCHES DATED APRIL 1941 (PB: L, PG: 52)
- DEED BOOK: 2606, PAGE: 2083
- DEED BOOK: 409, PAGE: 459

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	567.95'	62.34'	62.31'	N 82°58'08" E	6°17'22"
C2	567.95'	61.62'	61.59'	N 76°42'58" E	6°12'58"
C3	567.95'	63.84'	63.81'	N 70°23'16" E	6°26'26"
C4	567.95'	67.33'	67.29'	N 63°46'16" E	6°47'34"



GRAPHIC SCALE IN FEET
1 inch = 40 feet

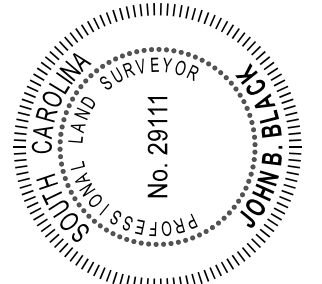
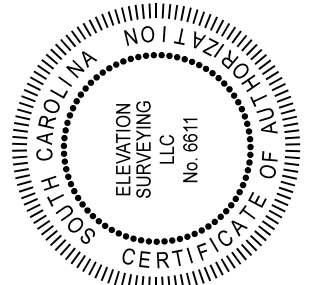
A Topographic and Tree Survey for:
TMS# 0212000400800 and 0212000401100

Adjacent to Blythe Dr.
Silver Hammer Ventures, LLC
In the City of Greenville
Greenville County, South Carolina

JOB# ES-22090
FIELDWORK: JBB
DRAWN BY: APD
CHECKED BY: JBB
SURVEY DATE: 09-27-2022
PLAT DATE: 02-07-2023
DRAWING SCALE: 1" = 40'

ELEVATION
SURVEYING

509 W. Poinsett St.
Greer, SC 29650
864-334-5560
jblack@elevationsurveyngsc.com



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 B survey as specified therein; also there are no visible encroachments or projections other than shown.

John B. Black PLS# 29111

Date

MINUTES OF THE DEVELOPER-LED NEIGHBORHOOD MEETING OF SILVER HAMMER VENTURES, LLC

A Developer-Led Neighborhood Meeting (“**Meeting**”) was held on February 2, 2023 at 7:00 p.m. at the location referenced herein. The primary purpose of the meeting was to further inform impacted residents and neighborhood associations about the proposed project located at 101 Blythe Drive, Greenville, SC 29605 and further described herein (“**Project**”).

ARTICLE I NOTICE

1.1 Notice. In accord with the City of Greenville’s Instructions for Developer-Led Neighborhood Meetings, a meeting notice letter (“**Notice**”) was mailed out on January 21, 2023 to (a) each property owner within 1,000 feet of the Project; (b) each occupant within 1,000 feet of the Project; (c) the representative for the Augusta Circle Neighborhood Association; (d) the representative for the Pleasant Valley Neighborhood Association; and (e) the Greenville City Planning Commission.

ARTICLE II PROJECT INFORMATION

2.1 Project.

- Application Type: Major Subdivision
- Address(es): 101 Blythe Drive, Greenville, SC 29605
- Property Tax Map Number(s): 0212000400800 and 0212000401100
- Zoning District: R-6, Single-family residential district
- Property Special Overlay District: N/A
- Neighborhood Area: Augusta Circle

ARTICLE III MEETING INFORMATION

3.1 Meeting Information.

- Date and Time: February 2, 2023 at 7:00 p.m.
- Venue Name: Augusta Road (Ramsey Family) Branch of the Greenville Public Library System
- Address/Virtual Meeting Link: 100 Lydia Street, Greenville, SC 29605

ARTICLE IV ATTENDANCE

4.1 Attendance. The attendees of the Meeting are shown on the list attached hereto.

ARTICLE V ISSUES/TOPICS

5.1 Developer Background. The Meeting began with a short introduction during which the developer discussed his background, prior experience, and development philosophy.

5.2 Project Overview.

- a. Project Location.** The developer used two maps to show the location of the (a) Project; and (b) surrounding properties that may be most affected therefrom.
- b. Zoning.** The developer communicated that (a) the parcels within the Project are zoned R-6 (single family residential district); and (b) the development is consistent with, and will not require a change in, the current zoning.
- c. Subdivision.** The developer explained that the subdivision plan on the Notice was (a) produced by another developer who considered purchasing the property; and (b) recently replaced by the layout from Elevation Surveying, attached hereto. In addition, he discussed specific elements on the Project, including, but not necessarily limited to, the lot count/size, access, topography/drainage, grading, vegetation, and open space dedication.

5.3 Impact Assessment. The developer discussed potential impacts from the Project, including, but not necessarily limited to, aesthetics, hazards and hazardous materials, hydrology and water quality, noise (construction and post-construction), and transportation (specifically, construction and post-construction traffic).

- a. Concerns.** The neighbors expressed three primary concerns: (a) the potential for the Project to exacerbate the flooding that occurs during heavy rains; (b) the possibility that occupants of the proposed development will cut across adjacent properties when traffic is backed up on school days; and (c) the effect of the proposed development on property taxes.

5.4 Proposed Changes. The neighbors didn't request any specific changes. However, as previously stated, several wanted to discuss drainage because (a) their properties flood during heavy rains; (b) the City of Greenville hasn't fixed the problem despite multiple requests; and (c) they're worried that the Project may exacerbate the problem. One attendee suggested replacing the existing "man-made" creek with a culvert. In response, the developer offered to share/review grading and drainage plans with the attendees once the civil engineer issues them.

ARTICLE VI QUESTIONS/ANSWERS

6.1 Questions/Answers. Below is a summary of questions/answers from the Meeting. Please note that these may not be in chronological order.

- Question:** Are you going to build on the triangular parcel as shown on subdivision plan from the Notice?

Answer: I recently learned that the City of Greenville is interested in taking this land as open space. While I can't commit to this without understanding the dedication process, I (a) don't intend to build on this parcel because of the challenges involved; and (b) envision this as a green pocket within the neighborhood.
- Question:** Is the Project going to affect current drainage patterns and are you going to fix the flooding?

Answer: While I can't promise to fix the current problems, I can share/review grading and drainage plans with you once the civil engineer issues them.
- Question:** Once you have grading and drainage plans, is there going to be another formal meeting?

Answer: No, but I can meet with you informally to discuss your concerns.
- Question:** Are you aware of the traffic situation during school hours?

Answer: Yes, that is one of the first things my real estate agent and I discussed in evaluating the property.
- Question:** Are you aware that some of the neighbors take shortcuts across our properties when traffic is backed up?

Answer: No, I'm not aware of that. But, with one access point from/onto Blythe Drive, that wouldn't be possible with the proposed development.
- Question:** Are you going to cut down any of the trees on the south edge of the property?

Answer: I don't see any reason to do so.
- Question:** Are you going to erect a fence around the development.

Answer: Probably. I think that the residents of the proposed development will want a fence.
- Question:** Will the proposed development create any environmental hazards by disturbing the soil since the school once used it as a field lab?

Answer: The Phase I Environmental Site Assessment didn't identify any potential environmental hazards.
- Question:** What is the timeline of the Project?

Answer: It may take six months to obtain development approvals, two to three months to design the homes, two to three months to secure building permits, and one year for construction such that two years is a reasonable estimate.
- Question:** What size homes do you intend to build?

Answer: I expect them to be around 3,000 square feet, potentially larger if the design includes a basement.

- **Question:** What is the expected sales price of these homes?

Answer: It depends on the state of the market, interest rates, etc., but they may sell for \$1.2M to \$1.3M.

There being no further business, the Meeting adjourned.

The undersigned hereby approves these Minutes of the Developer-Led Neighborhood Meeting of Silver Hammer Ventures, LLC.

DATED the 3rd day of February, 2023.

SILVER HAMMER VENTURES, LLC

By: 
Eric R. Appel

Its: Managing Member

Neighborhood Meeting

Project Name: 101 Blythe Drive, Greenville, SC 29605 / Tax Map #s 0212000400800 and

Location: Augusta Road (Ramsey Family) Branch of the 0212000401100

Time of the meeting: 7:00 p.m. Greenville Public Library System

Date: February 2, 2023

Representative holding meeting: Eric Appel

Name	Street Address	Email
1 Phyllis Posley	16 Beck Ave	phyl677@yahoo.com
2 Priscilla Lee-Bridges	111 Danylen Ave	Alecbridges@gmail.com
3 LYNN SOLGSSBERG	11 N BROOKWOOD DR	LYNNE BLUESWATER@VERIZON.COM
4 Derrick GAMBRELL	35 BECK AVE	derrickgambrell@yahoo.com
5 Elena Brooks	18 Beck Ave	BROOKSELE@gmail.com
6 Johnnie R. Dillard	10 Beck Ave	jrdillard1948@gmail.com
7 Herbert Brooks	#12 Beck Ave	Brooks Herb 96@gmail.com
8 Sandra & Fidely Rangel	24 Augusta R.	rangel.sandrita@gmail.com
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Planning Staff Report
Greenville Planning Commission
March 10, 2023
for the March 16, 2023 Public Hearing

Docket Number:	MD 23-99
Applicant:	Paul Talbert / SeamonWhiteside
Property Owner:	SCR Greenville Park LLC
Property Location:	450 E. Park Ave
Tax Map Number:	0039020200600
Development Name:	Creekview Townes
Acreage:	2.835 ac.
Zoning:	OD, Office & Institutional District
Proposal:	32-unit multifamily housing development
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

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

Project Overview:

The proposed project is a 32-unit multifamily housing development located between E. Park Avenue and Henrietta Street with Atlas Street bordering the site to the east. As a multifamily project, the design and architecture require informal review before the Design Review Board – Urban Panel, and formal approval by the Planning Commission.

Procedural Requirements:

Pre-Application and Development Meetings

A pre-application meeting was held on November 29, 2022, between the applicant and Planning staff about the property and its redevelopment. Discussions centered around general multifamily requirements, vehicular and pedestrian access, setbacks, and floodplain considerations. An additional meeting was held with the City's Urban Design staff to discuss architectural requirements.

Neighborhood Meeting

The applicant presented their project at a neighborhood meeting on January 4, 2023, at the Bobby Pearce Community Center. Discussions primarily focused on general inquiries, composition of units, parking, and the development timeline. A list of meeting attendees and meeting summary provided by the applicant are included with the Planning Commission packet.

Site Information:

The subject property is zoned OD, Office & Institutional District, and is not located within a Neighborhood Revitalization Overlay District or Special Emphasis Neighborhood. The lot is currently occupied by a vacant building. Adjacent land uses are primarily office and government facilities.

The GVL2040 Future Land Use designation for the property is primarily “Corridor Mixed-Use,” with “Parks and Green Space” indicated on the portions of the site within the floodplain. The site is also identified as an “Area Suitable for Missing Middle Housing.” Land within the “Corridor Mixed-Use” designation accommodate a vertical and horizontal blend of land uses including commercial, retail, and residential. It is generally expected that all properties fronting corridors will be included in this category and density and building heights will step up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

Staff Analysis:

- Acreage – The subject property is 2.84 acres in size according to the applicant-provided survey.
- Zoning – The property is zoned OD, Office & Institutional District. Multifamily is a permitted use in the OD district.
- Density – The proposed project consists of 32 units across three multifamily buildings. At 2.84 acres, the density is 11.3 units/acre. This is under the OD zoning district maximum of 20 units/acre.
- Height – The standard maximum height in the OD zoning district is 40 feet. Based on the plans provided, the maximum height of the proposed building(s) facing E. Park Ave. is 51'-6" from the average finish grade to the roofline. This exceeds the maximum height by 11'-6"; however, the increase in height is allowable per Section 19-5.2.9(C).
- Parking – 30 surface parking spaces are provided on site, with an additional 35 spaces provided within garages under each building, equaling a total of 65 parking spaces. This exceeds the minimum requirement of 48 based on the number of units. Given that the surface parking provided is below the minimum parking requirement, the overall increase in parking is allowable with no requirement for Low Impact Design. Bicycle parking that meets the ordinance requirements shall be required to be shown at the time of permit.
- Mobility – The closest transit stop is 100 feet away, located at the intersection of E. Park Ave. and Atlas St., and is accessible via existing sidewalks; however, a protected pedestrian crossing across Atlas St. does not exist. Greenlink staff has not indicated a desire for a bus stop to be incorporated with the proposed development.
 - Staff recommends further coordination with Engineering staff to provide a protected pedestrian crossing across Atlas St.

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

19-6.8.9. Multifamily Design Standards**(A) Orientation**

- All buildings are oriented facing Park Avenue, preserving the existing creek and green space within the floodplain. Buildings have been scaled appropriately for the surrounding context and maximize natural ventilation and access to views to the maximum extent practical.
- The proposed buildings are cantilevered on the front side to minimize disruptions to the floodplain, interconnected by a boardwalk that extends across the entire building frontage.

MD 23-99
Creekview Townes

(B) Setbacks & Height

- All buildings are set back a minimum of 52 feet, farther than the base district requirement of 10 feet, and have been located to avoid impacts to the existing floodplain. In addition, the buildings on either side of the proposed development are set back an average of 53 feet.
- The proposed buildings are 51'-6" tall as measured from the average grade on the Park Avenue elevation, exceeding the district maximum height of 40'-0" by 11'-6". This increase in height is allowable per Sec. 19-5.2.9(C), which would allow for up to 61'-0" in height based on the 52-foot setback provided.

(C) Entrances

- All entrances are oriented toward Park Avenue, and accessible by an interconnected elevated boardwalk. Each residential entrance is also pedestrian-scaled, and incorporates a canopy and lighting as required.

(D) Building Facades

- All facades facing Park Avenue and Henrietta Street feature consistent design and textures. Each building incorporates a base, middle, and cap, and is broken up into a series of wings, recesses, or projections from the primary façade as required.
- The proposed architecture provides changes in wall plane, repeating and distinct changes in materials and forms, a series of roofline changes, and coverings over each residential entrance.

(E) Service Areas

- All vents and mechanical equipment have been indicated to be roof-mounted and screened from view appropriately.
- In-ground trash collection has been indicated on the site plan provided; however, landscape plans do not appear to incorporate these units or provide adequate screening.
 - Landscape plans must provide adequate screening of in-ground trash collection systems per Sec. 19-6.8.9(E) and 19-6.2.5. This will be verified at the time of site permitting.

(F) Roof Form

- The proposed development employs flat roofs with parapet walls that vary in height and employ three-dimensional cornice treatments as required.

(G) Transparency

- The façades facing Park Avenue incorporate more than 20% transparency, as required.
- Excluding the garage doors, all facades facing Henrietta Street each contain approx. 15% transparency.
 - In consideration of the context and location of the garage doors relative to the grade on Henrietta Street, staff finds that the additional openings and activation provided by the garage doors may be used to satisfy the additional transparency required.
- All other facades exceed the minimum requirement of 10% transparency.
- All parking and common open space areas are visible from proposed dwelling units for casual surveillance.

(H) Materials

- Proposed colors and materials indicated are consistent throughout the development and include a coordinated mix of matte finishes.
- The only buildings in the project's immediate context are predominantly brick. The proposed development uses similar materials through applying a blend of brick and fiber cement products.
- All material applications and transitions satisfy the remaining material requirements.

(I) Open Space

- Per Sec. 19-6.8.9(I)(1), 6,400sf of open space must be provided for the 32 proposed residential units. The orientation of the buildings and boardwalk overlooking the existing creek qualify the area between the buildings and Park Ave. as a passive open space which exceeds 6,400sf.

MD 23-99
Creekview Townes

- Per Sec. 19-6.8.9(I)(4), outdoor seating should be considered for adult supervision and activation of the passive open space.
- Pedestrian connections from the site to adjacent sidewalks have not been provided due to existing grades and constraints associated with the existing creek.
 - Based on pre-application conversations between city engineering staff and the applicant, the proposed site plan is acceptable.

(J) Parking Lot Location

- All parking has been located between the proposed buildings and Henrietta Street. Given that Park Avenue is considered the project's frontage, in addition to the difference in grades between Henrietta Street and the proposed parking, staff finds the proposed parking location acceptable.
- Per Sec. 19-6.8.9(J)(3), spaces dedicated to auto maintenance must be accommodated. The applicant has indicated that access to water and electrical will be provided on the exterior of each garage to satisfy this requirement.

(K) Access and Circulation

- As previously noted, the proposed development is within 100 feet of an existing Greenlink stop at the intersection of Park Avenue and Atlas Street. There is not currently a crosswalk or sidewalk connecting the site to adjacent properties.
 - Staff recommends the incorporation of a protected crosswalk across Atlas Street to provide pedestrian connectivity to the existing Greenlink stop.
- All vehicular entrances are limited to their proposed locations based on existing site constraints.

(L) Landscaping and Screening

- Foundation plantings have been provided as required; however, a large swath of turf is indicated along the edge of the creek buffer. No notes have been provided to specify treatment of existing vegetation within the buffer.
 - Per Sec. 19-6.8.9(L)(3), staff recommends reduction of the proposed turf areas to be replaced with native species appropriate for riparian buffer zones. Treatment of buffer zones and final plant selection must be coordinated with the city's environmental engineering and planning staff prior to site permitting.

(M) Exterior Lighting

- Site lighting has been provided within the architectural package. Final site lighting will be verified at the time of site permitting.

(N) Pedestrian Walkways

- Pedestrian circulation has been provided from the parking lot and around each building as required. As previously noted, pedestrian connections from the site to adjacent sidewalks have not been provided due to existing grades and constraints associated with the existing creek.

(O) Fences and Walls

- A large retaining wall in the southwest corner of the site is necessitated by the building configuration. While there appear to be some discrepancies in the grading plan provided, the wall appears to exceed 12 feet in height. No details or materials have been provided for this retaining wall.
 - Given the scale of the retaining wall and anticipated views from both Henrietta St. and Park Ave., staff encourages breaking up the wall into terraced sections with plantings incorporated to reduce the visual mass of the wall. The final detailing and any necessary railings shall also complement the primary architecture and shall be of a similar color and/or materials palette for consistency.
- An additional retaining wall is indicated along the eastern side of the proposed buildings. Architectural drawings indicate the application of a stone veneer to appear as an extension of the building's base material.

Design Review Board Comments

The project design was presented to the Design Review Board – Urban Panel for informal review on March 2, 2023. The board provided the following comments:

- Like the direction but would like to see some depth in the facades if possible
- Altering the width of units may be helpful
- Providing a spandrel on the extruded elements to unify the windows may give a more successful sense of depth and scale
- The large rear retaining wall should be broken up to have some terracing and incorporated plantings
- Enrich the brick selection so it has some real depth
- Consider the residential corridor and think about how you can drive the materials and selections more towards residential.
- Tinkering with the end wall conditions so they signify entry would be very beneficial.

STAFF RECOMMENDATION:

Recommend approval with conditions

Staff Comments and Conditions

Planning Comments and Conditions

Comments:

- 1) Landscape plans must provide adequate screening of in-ground trash collection systems per Sec. 19-6.8.9(E) and 19-6.2.5. This will be verified at the time of site permitting.
- 2) Per Sec. 19-6.8.9(I)(4), outdoor seating along the cantilevered boardwalk should be considered for adult supervision and activation of the passive open space.
- 3) Per Sec. 19-6.8.9(L)(3), staff recommends reduction of the proposed turf areas to be replaced with native species appropriate for riparian buffer zones. Treatment of buffer zones and final plant selection must be coordinated with the city's environmental engineering and planning staff prior to site permitting.
- 4) The applicant shall coordinate with city staff for the incorporation of a protected crosswalk across Atlas Street to provide pedestrian connectivity to the existing Greenlink stop.
- 5) The rear retaining wall shall be divided into terraced sections with plantings incorporated to reduce the visual mass of the wall. The final detailing and any necessary railings shall also complement the primary architecture and shall be of a similar color and/or materials palette for consistency.
- 6) Bicycle parking that meets the ordinance requirements shall be required to be shown at the time of permit.
- 7) All signage shall obtain a sign permit. Each sign is required to obtain its own individual permit. Signage must meet the requirements of Appendix J: Sign Standards and Design Guidelines.
- 8) Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Applicant to verify Buffer requirement and contributing watershed area in accordance with 19-7.7.4 of the Stormwater Ordinance.

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

General Comments

- 1) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
 - 2) All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right of way require an approved encroachment permit.
 - 3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.
 - 4) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
 - 5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.
- Site Specific Comments
- 6) Henrietta Street will require a five foot wide sidewalk and five foot wide curb lawn along the entire property frontage of the development. Due to the excessive width of Henrietta Street, it can be reduced to help accommodate the construction of the sidewalk. The new curb and gutter would need to be tapered into the existing to provide for a smooth transition between them.
 - 7) Sidewalk needs to be provided between E Parks Avenue and the development.
 - 8) Sidewalk with a curb a lawn will also need to be constructed along Atlas Street

Environmental Engineer Comments

Recommend: Approve w/ Conditions

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).
<https://survey123.arcgis.com/share/0277dbae6a974c5fab9b932b414d59bb>
 - 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.
 - f. This project will include a Sanitary Sewer Main Extension and will require submittal of a wastewater permit prior to the approval of a site permit application. Submit to the City of Greenville for review via the City's online portal:
<https://www.greenvillesc.gov/FormCenter/Engineering-22/SC-DHEC-WastewaterConstruction-Permit-P-385>
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.
 - i. 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.
 - ii. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - iii. Water quality treatment is required when either:
 - 1. 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;
 - 2. 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 located in a FEMA and City floodplain as determined utilizing 2019 Flood Insurance Rate Maps.
- a. Compensatory storage is required for all storage lost or displaced in a regulatory floodplain. Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine regulatory floodplain shall be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas shall be designed to drain freely and openly to the channel and shall be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing ten-year frequency flood elevation must be replaced below the proposed ten-year frequency flood elevation. The regulatory floodplain storage volume lost above the ten-year existing frequency flood elevation must be replaced above the proposed ten-year frequency elevation.
 - b. If the proposed development would result in a change in the mapped regulatory floodplain, regulatory floodway, or the BFE on a site, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC). All adjacent property owners, communities, and the state department of natural resources shall be notified prior to any alteration or relocation of a floodplain, and submit copies of such notifications to the city. A LOMC due to fill does not preclude a development from meeting the compensatory storage requirements.
4. Wetland provisions: All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.
- a. Submittal requirements:

- i. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.
 - ii. All federal and state permitting documents relating to wetlands shall be provided to the city along with all permits issued.
 - iii. All federal and state wetland monitoring reports shall be provided to the city.
- b. Restrictions: Preservation of wetlands shall be provided by deed or plat restrictions.

Traffic Engineer Conditions

Recommend: Approve w/ Conditions

Comments:

Ensure the landscaping does not impede sight distance upon maturity

Fire Department Comments and Conditions

Recommend: Approve w/ Conditions

Comments:

Keep in mind that this will require aerial access which is 26 feet wide that is 15 feet off front of building and no more than 30 feet. New Code update to keep in mind for 2021 to be mindful of during site design: A minimum of one fire hydrant on each side of the fire apparatus access road in accordance with Section 507.5 shall be provided. The fire code official shall be permitted to require additional hydrants and hydrant spacing based on the length of the fire apparatus access road, fire flow requirements, and the distance from any point on the street or road frontage to a hydrant. Also any access roads that require apparatus to travel over a bridge shall adhere to the standards set forth by Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

1. Addressing will be assigned on new lot at time of building permit review.
2. Approval of this site permit does not constitute approval of vertical development or subdivision.
3. Preliminary principal addressing assignment is 450 East Park Avenue. Per city policy, unit addressing will be assigned with ground story and upper-story assignments. Units 101-116 & Units 201-216)

Trees & Landscape Comments

Recommend: N/A

Comments:

Planning Commission review of landscape plans is general in nature and does not constitute a comprehensive approval of the proposed landscape design. All applicable landscaping and tree protection requirements found in sections 19-6.2 Landscaping and 19-6.3 Tree Protection, as well as the additional landscaping requirements found in 19-6.8.9 Multifamily Design Standards will apply and be reviewed during permitting.

MD 23-99
Creekview Townes

The project faces a creek and floodway. Because of the environmental sensitivity of this location, best practices should be followed to assure that no negative impacts to the creek occur. Landscape plans are showing the use of a Bermuda grass lawn between the multifamily project and the creek. This area should not be lawn grass, instead a mix of wetland plants and grasses should be planted to stabilize and minimize runoff. All plants facing the creek should be native plantings. Healthy, existing native trees should remain and a proper invasive cleanup should occur during site preparation.

Austin Rutherford

From: donotreply@civicplus.com
Sent: Monday, February 13, 2023 12:54 PM
To: Planning; Austin Rutherford
Subject: Online Form Submittal: E-Form Multi-Family Development

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E-Form Multi-Family Development

Applicant Information

Please allow 24 to 48 hours for processing.

Your Name: Paul Talbert

Your Title Civil Engineering Team Leader

Your Address Judson Mills Building 6000, Suite 6060, 701 Easley
Bridge Road

Your City Greenville

Your State SC

Your ZIP 29611

Your Phone 9048850188

Your Email ptalbert@seamonwhiteside.com

(Section Break)

Property Information

Street Address(es) 450 East Park Ave, Greenville, SC 29601

Tax Map #(s) 0039020200600

Current Zoning Designation(s) OD

Total Acreage 2.835

(Section Break)

Proposed Development Information

Type of Application	New
Number of Units	32
Affordable or Workforce Component	No
Age Restricted Housing?	No
Proposed Development Name	Creekview Townes

(Section Break)

Instructions

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

Pre-Application Meeting with City Planning, Engineering, And Fire Staff Date	11/29/2022
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Pre-Application Meeting Date with Urban Design Team	12/16/2022
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2. The applicant is required to schedule a pre-application neighborhood meeting prior to the application submittal deadline. Instructions for the neighborhood meeting may be provided by staff and upon request of the applicant following the pre-application staff meetings.

Pre-Application Neighborhood Meeting Date	1/4/2023
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3. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

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

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

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

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

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

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

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

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

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

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

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

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

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

Applicant Acknowledgement Signature	Paul Talbert
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Signature Date	2/13/2023
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Per acknowledgement and understanding of item #9, the applicant hereby affirms that the tract or parcel of land subject of the attached application is or is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.	is not
--	--------

(Section Break)

Application Requirements Checklist

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

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

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

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

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

Context Map - Shows relationship of proposed development to the surrounding neighborhood.	Attached
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Photographs of surrounding area	Attached
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Site Plan - Shows building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.).	Attached
--	----------

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

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

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

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

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

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

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

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

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

Attachments

Owner Signature Fillable Form (PDF)	Owner Signature
-------------------------------------	---------------------------------

Owner Signature Form Uploaded	Signed - Owners Form (Creekview Townes).pdf
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Submittal Package in ZIP file	2023-02-13 Creekview Townes PC Submittal.zip
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ZIP Files	How to create a ZIP file (PDF)
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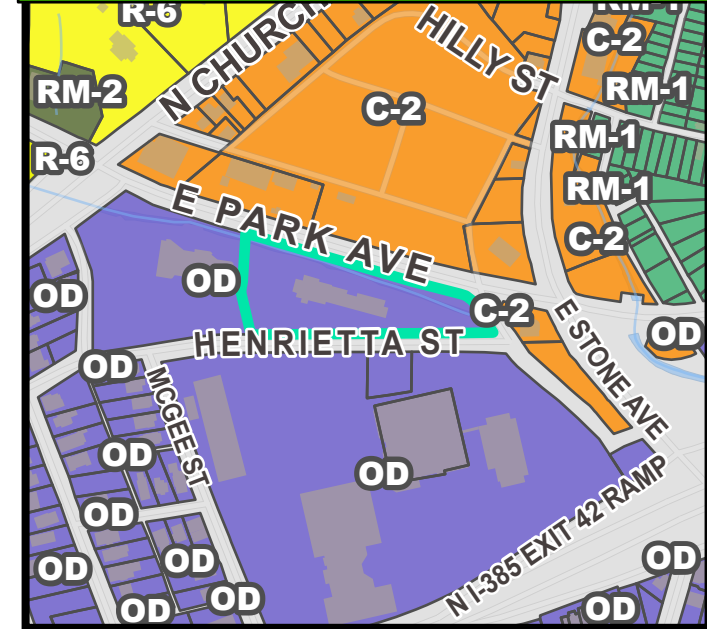
Please allow 24 to 48 hours for processing.
If there is an error with one of the file(s) during processing, you will be notified and requested to upload again. This can delay the review time of your application.

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

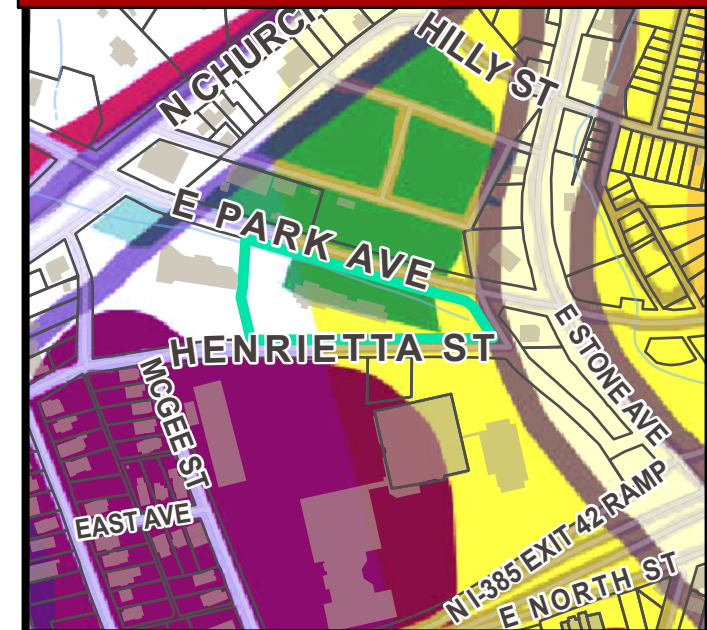
AERIAL VIEW



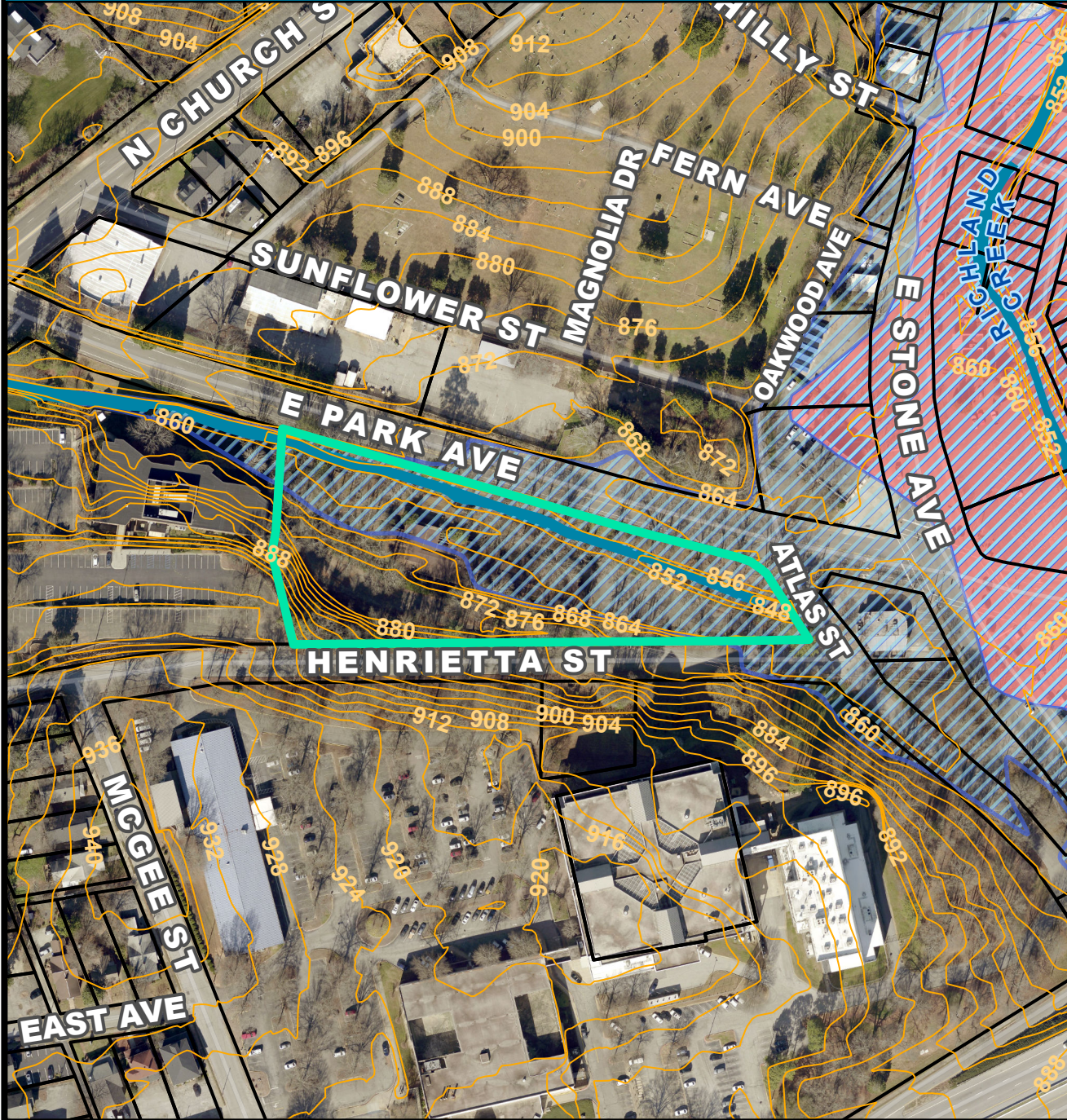
CURRENT ZONING



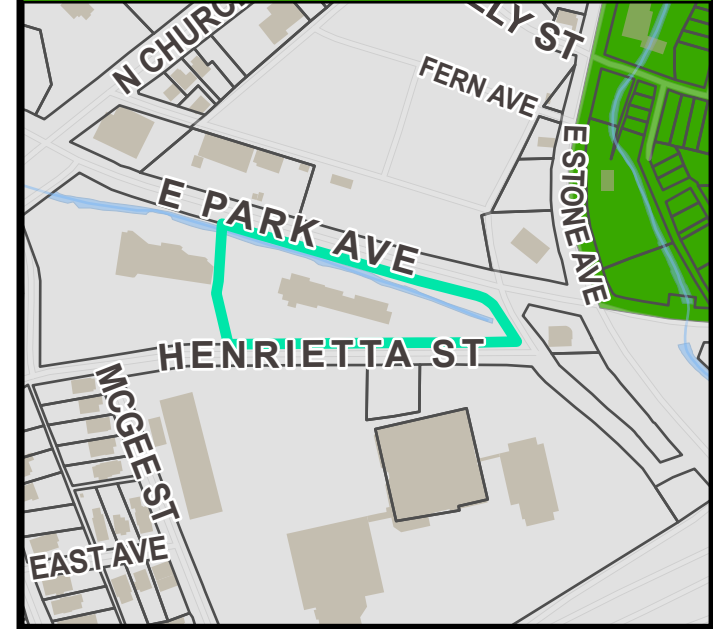
FUTURE LAND USE



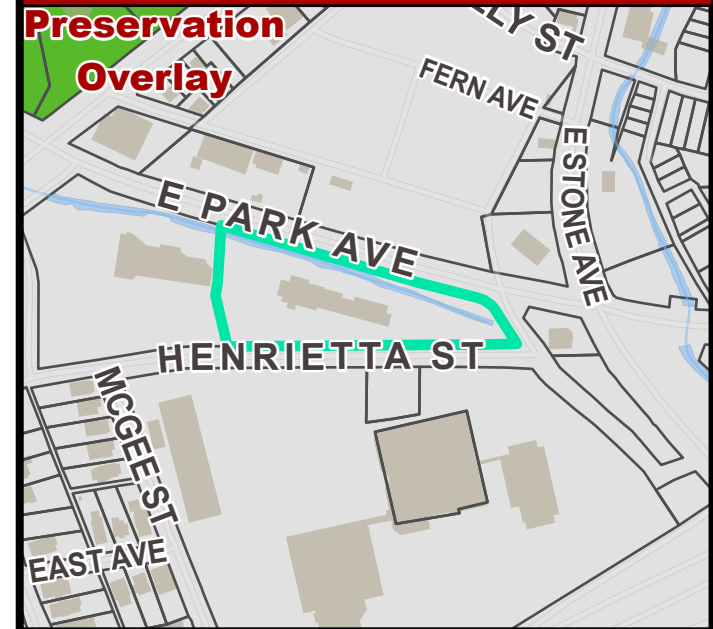
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



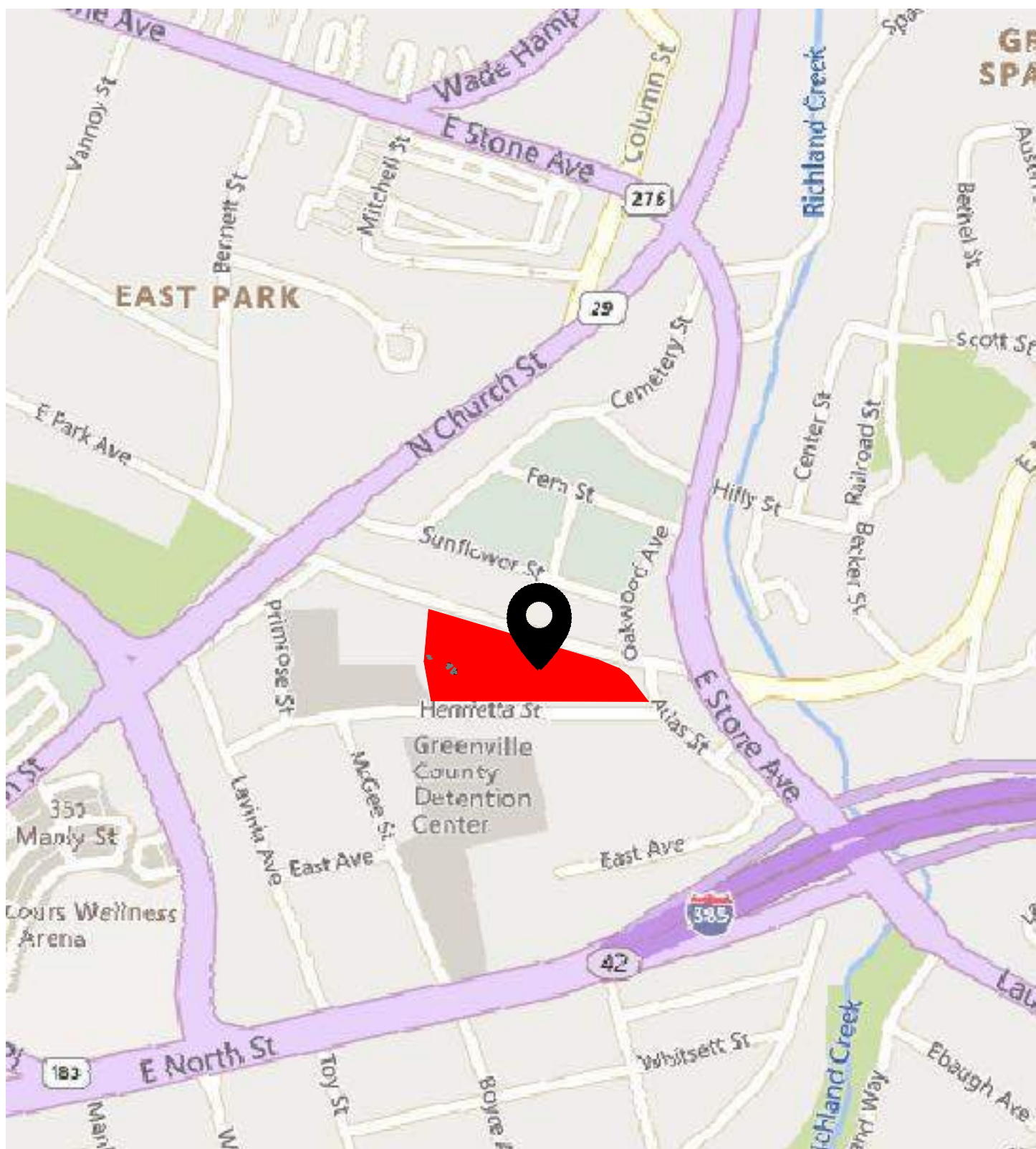
CREEKVIEW TOWNES

SCR GREENVILLE PARK, LLC

CITY OF GREENVILLE, SC

TMS# 0039020200600

SITE LOCATION MAP



SITE OVERVIEW



GENERAL NOTES

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS

- BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY SITE DESIGN, INC SURVEYING COMPANY, TITLED "ALTAINSPS LAND TITLE SURVEY", DATED 11/1/22. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM "SITE DESIGN, INC" AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
- PER REFERENCE SURVEY, ALL ELEVATIONS ARE BASED ON _____ VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE (SC NAD XX). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

PROJECT CONTACTS

OWNER:
SCR GREENVILLE PARK, LLC
201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29601
CONTACT: PHILIP WILSON
PHONE: (864) 603-1758
EMAIL: PWILSON@REALTYLINKDEV.COM

DEVELOPER:
SCR GREENVILLE PARK, LLC
201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29601
CONTACT: RIVERS CAPE, PE
PHONE: (864) 603-1758
EMAIL: RCAPE@REALTYLINKDEV.COM

POWER:
DUKE ENERGY
524 FAIRFOREST WAY
GREENVILLE, SC 29607
PHONE: (800) 769-3766

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE AND ASSOCIATES, INC
JUDSON MILLS BUILDING, SUITE 6060
701 EASLEY BRIDGE ROAD
GREENVILLE, SC 29611
CONTACT: PAUL TALBERT, PE
PHONE: (864) 298-0534
EMAIL: PTALBERT@SEAMONWHITESIDE.COM

LAND DISTURBANCE AND SEWER:
CITY OF GREENVILLE
ENVIROMENTAL ENGINEERING BUREAU
206 S MAIN STREET, EIGHTH FLOOR
GREENVILLE, SOUTH CAROLINA 29602
CONTACT: PAUL DOW
PHONE: (864) 467-4410
EMAIL: PDOW@GREENVILLESC.GOV

SURVEYOR:
SITE DESIGN, INC
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615
CONTACT: CLAY JONES, PLS
PHONE: (864) 271-0496

WATER:
GREENVILLE WATER SYSTEM
407 WEST BROAD STREET
GREENVILLE, SC 29602
CONTACT: MARK HATTENDORF, PE
PHONE: (864) 241-6100
EMAIL: MHATTENDORF@GREENVILLEWATER.COM

CITY OF GREENVILLE:
CONSTRUCTION INSPECTION BUREAU
206 S. MAIN STREET, 1ST FLOOR
GREENVILLE, SC 29602
CONTACT: JOHN BROGDON
PHONE: (864) 241-1224
EMAIL: JBROGDON@GREENVILLESC.GOV

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1.0	TITLESHEET
C1.1	LEGEND & REVISION NOTES
NA	EXISTING CONDITIONS
C2.1	EXISTING SITE PHOTOS
C3.0	SITE PLAN
C3.1	RENDERED SITE PLAN
C6.1	GRADING & DRAINAGE PLAN
L1.0	LANDSCAPE PLAN
L1.1	TREE MITIGATION
L2.0	PLANT DETAILS AND NOTES



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CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



CREEKVIEW TOWNES
SCR GREENVILLE PARK, LLC
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: 4125
DATE: 2/13/2023
DRAWN BY: SJG
CHECKED BY: PAT

REVISION HISTORY

NO.	DESCRIPTION

TITLESHEET

DRAWING LEGEND

NOTE: THIS LEGEND DOES NOT APPLY TO 'EXISTING CONDITIONS' SHEET(S). THOSE ARE SHOWN IN THE ORIGINAL FORMAT AS RECEIVED BY THE SURVEYOR

OBJECTS AND SYMBOLS	EXISTING	NEW
Right of Way		
Lot Line		
Adjoining Property Line		N/A
Centerline		(Same as Existing)
Easement		
Setback		(Same as Existing)
Sanitary Sewer (Gravity)		
Sanitary Sewer (Force Main)		
Water Line		
Curb & Gutter (Straight)		
Curb & Gutter (Roll)		
Previous Phase Storm Drain Pipe	(Width varies with size)	N/A
Storm Drain Pipe		(Width varies with size)
Drainage Flow Arrow	N/A	
Roof Drain		
Subsurface Drainage		
Silt Fence, Standard		
Silt Fence, Reinforced		
Phase Line	N/A	
Drainage Basin Limits	N/A	
Flood Zone		N/A
Conduit		
Natural Gas		
Overhead Electrical		
Underground Electrical		
Underground Telephone		
Underground Cable		
Underground Fiber Optic		
Fence		
Elevation Contour		
Revision Cloud (Encloses Revision)	N/A	

OBJECTS AND SYMBOLS	EXISTING	NEW
Benchmark		N/A
Sanitary Sewer Manhole		
Sanitary Sewer Manhole ID #	N/A	
Sanitary Sewer Cleanout		
Double Sanitary Sewer Service (Residential Only)		
Single Sanitary Sewer Service (Residential Only)		
TYPE 1 Storm Drainage Structure (CI-1)		
TYPE 16 Storm Drainage Structure (CI-16)		
TYPE 17 Storm Drainage Structure (Right) (CI-17)		
TYPE 17 Storm Drainage Structure (Left) (CI-17)		
TYPE 18 Storm Drainage Structure(CI-18)		
Catch Basin (CB)		
Isolation Box (IB)		
Storm Drainage Junction Box (JB)		
Yard Inlet (YI)		
Control Structure (CS)		
Storm Drainage Structure ID #	N/A	
Telephone Box		N/A
Telephone Manhole		N/A
Electrical Box		N/A
Electrical Manhole		N/A
Power Pole		
Light Pole		
Fire Hydrant Assembly		
Water Blowoff		
Water Line Bends, Angle Varies	N/A	
Water Line Valve		
Water Line Reducer		
Single Water Service (Residential Only)		
Double Water Service (Residential Only)		
Sign		
ADA Accessible Parking Space		
Spot Elevation		
Drainage Basin Area	N/A	
Keynote	N/A	
Parking Count ID #	N/A	
Lot #	N/A	
Revision ID #	N/A	
Rip Rap at Pipe Outlet	N/A	

ABBREVIATIONS	EXISTING	NEW
Sewer Easement	Ex. S.E.	S.E.
Storm Easement	Ex. W.E.	W.E.
Drainage Easement	Ex. D.E.	D.E.
General Utility Easement	Ex. G.U.E.	G.U.E.
Access Easement	Ex. A.E.	A.E.
Ingress/Egress Easement	Ex. I/E E.	I/E E.
Pond Maintenance Easement	Ex. P.M.E.	P.M.E.
Water Surface Elevation	Ex. W.S.E.	W.S.E.
Polyvinyl Chloride Pipe	Ex. PVC	PVC
Reinforced Concrete Pipe	Ex. RCP	RCP
High Density Corrugated Polyethylene Pipe	Ex. HDPE	HDPE
Ductile Iron Pipe	Ex. DIP	DIP
Corrugated Metal Pipe	Ex. CMP	CMP
Home Owner's Association	Ex. HOA	HOA
Property Owners Association	Ex. POA	POA

HATCH PATTERNS

Freshwater Wetland	
Freshwater Wetland Buffer	
Saltwater Marsh	
Saltwater Marsh Buffer	
Site Clearing Area	
Area Previously Cleared Included in Limits of Disturbance	
Area to be Permanently Stabilized	

SWPP PLAN LEGEND	
Turf Reinforcement Mat	
Sodding (See Turf and Grasses Specs)	
Surface Roughening	
Temporary Seeding (See Schedule in EC Notes)	
Permanent Seeding (See Turf and Grasses Species)	
Mulching (See Turf and Grasses Species)	
Typical Lot Erosion Control Plan	
Flexible Growth Medium (See Turf and Grasses Species)	
Erosion Control Blanket (See Turf and Grasses Species)	
Dust Control	
Bonded Fiber Matrix (See Turf and Grasses Species)	
Concrete Washout Basin	
Portable Toilet	
Block & Stone Inlet Protection	
Temp. Sediment Control Tube (See Tube)	
Temp. Rock Ditch Checks	
Turf Reinforcement Mat Outlet Protection (and Turf and Grasses Specs)	
Filter Fabric Inlet Protection	
Temp. Curb Inlet Weep Filter	
Curb Inlet Sediment Filter	
Both Curb Inlet Filters (See Above)	
Construction Entrance	
Dandy Sack or Grate Gator Inlet Protection	



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CREEKVIEW TOWNES
SCR GREENVILLE PARK, LLC
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: 4125
DATE: 2/13/2023
DRAWN BY: SJG
CHECKED BY: PAT

REVISION HISTORY

NO.	DESCRIPTION

LEGEND & REVISION NOTES

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

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

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2/13/2023 12:27 PM, BY: Steve Glover S:\04105\0401 Files\04105\04105 Existing Pics - Rendered Site Plan.dwg



PROPOSED SITE ALONG EAST PARK AVE



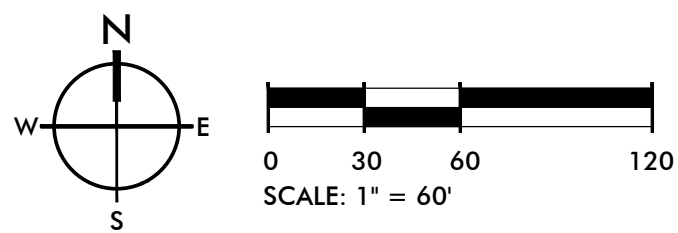
EXISTING OFFICE BUILDING (WEST OF PROPOSED DEVELOPMENT)



EXISTING RESTAURANT (EAST OF PROPOSED DEVELOPMENT)



CITY OF GREENVILLE GROUNDS MAINTENANCE FACILITY (NORTH)



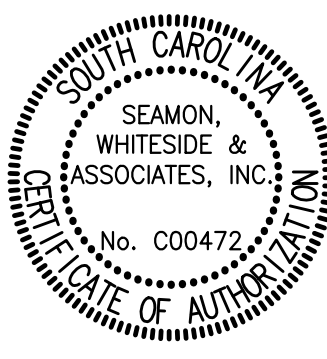
GREENVILLE COUNTY DETENTION CENTER (SOUTH)



GREENVILLE FIRE DEPARTMENT STATION 4 (NORTHEAST)



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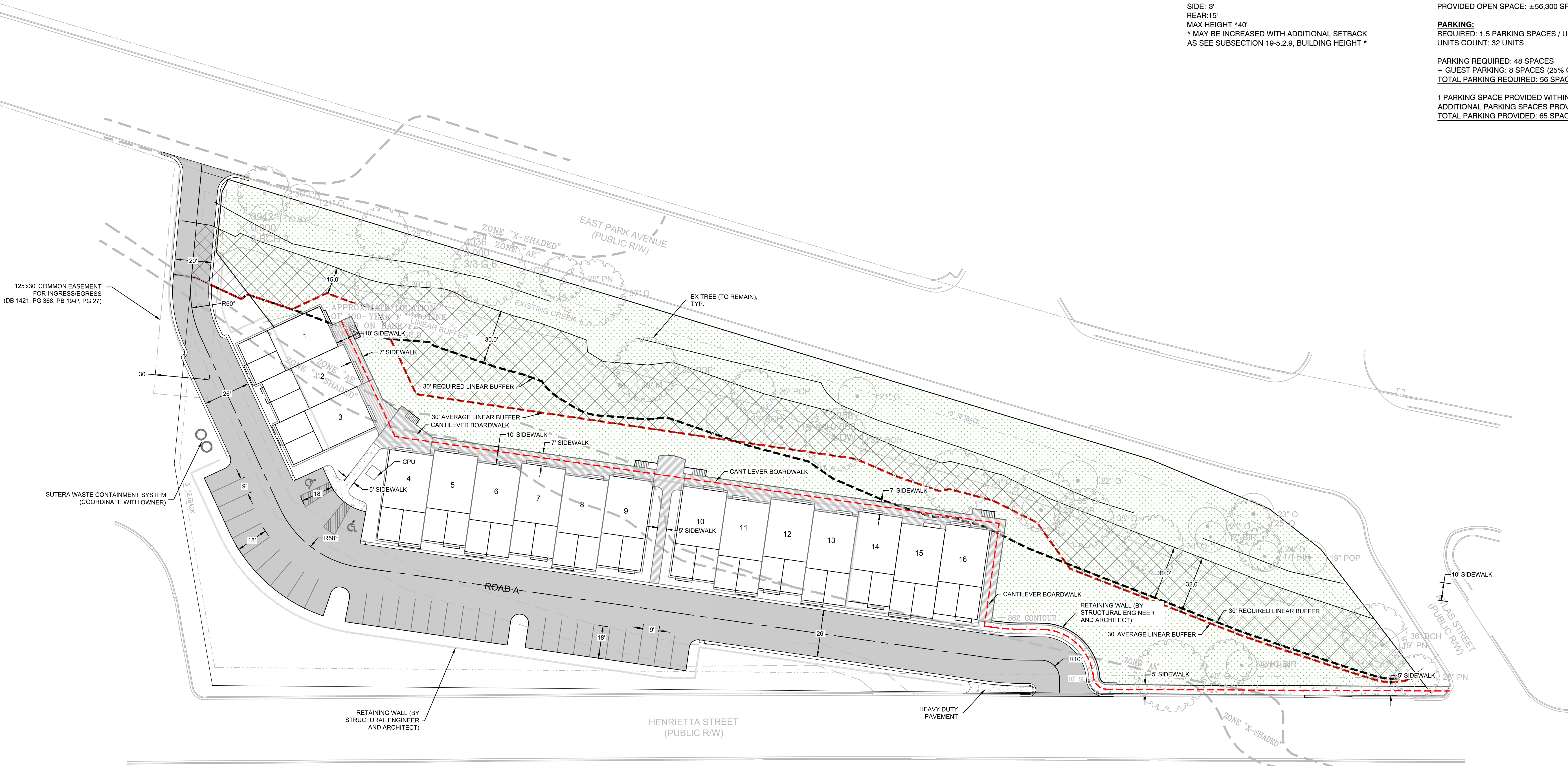
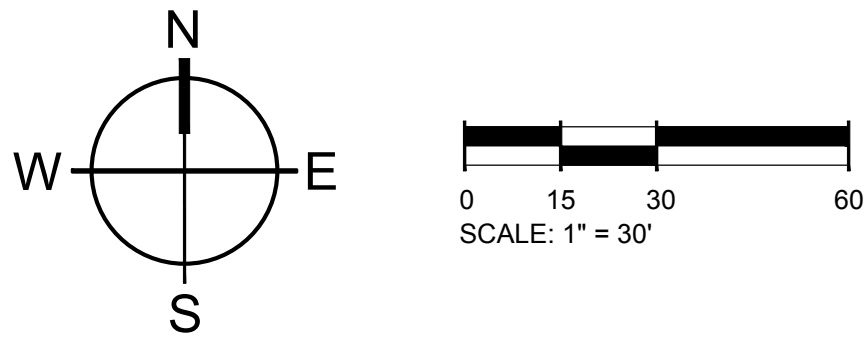
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REVISION HISTORY

NO.	DESCRIPTION

EXISTING
CONDITIONS -
PHOTOS



ROADWAY INFO:
ATLAS STREET - LOCAL
HENRIETTA STREET - LOCAL
EAST PARK AVENUE - SCDOT
ROAD A - PRIVATE DRIVEWAY

- SITE NOTES:**
- 1) NO IRRIGATION TO BE INSTALLED WITHIN SCDOT RIGHT OF WAY.
 - 2) ALL WALLS GREATER THAN 30" IN HEIGHT REQUIRE 42" GUARDRAIL/HANDRAIL/FENCE (TYP).
 - 3) ALL PAVEMENT STRIPING WITHIN SCDOT ROW MUST BE THERMOPLASTIC.
 - 4) CONTRACTOR IS PROHIBITED FROM BEGINNING WORK WITHIN SCDOT ROW PRIOR TO RECEIVING ENCROACHMENT PERMIT.
 - 5) DESIGN-BUILT SEGMENTED MASONRY WALL DESIGNATED TO THE GC.
 - 6) ALL STAIRS AND RAMPS TO INCLUDE HANDRAILS AND CHEEKWALLS PER DETAILS.

LEGEND	
BUFFER HATCH	
SCDOT PAVEMENT	
STANDARD DUTY ASPHALT PAVING	
CONCRETE SIDEWALK	
4' ALUMINUM FENCE	
OPEN SPACE	
PEDESTRIAN CIRCULATION	

ALL SURVEYED ELEMENTS ARE BASED ON THE TOPOGRAPHIC SURVEY COMPLETED BY SITE DESIGN, INC. DATED NOVEMBER 1, 2022

ZONING
DISTRICT: O-D
MAX DENSITY 20 UNITS/ ACRE
ACREAGE: 2.8 ACRES (32 UNITS)
MAX COVERAGE: 50%

SETBACKS
FRONT: 10'
SIDE: 3'
REAR: 15'
MAX HEIGHT *40'
* MAY BE INCREASED WITH ADDITIONAL SETBACK
AS SEE SUBSECTION 19-5.2.9, BUILDING HEIGHT *

UNIT MIX:
HORIZONTAL STACKED TOWNHOMES (RENTAL):
TOTAL UNITS: 32

OPEN SPACE:
200 SF / UNIT
TOTAL UNITS: 32
REQUIRED OPEN SPACE: 6,400 SF
PROVIDED OPEN SPACE: ±56,300 SF

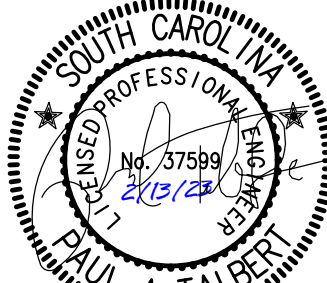
PARKING:
REQUIRED: 1.5 PARKING SPACES / UNIT
UNITS COUNT: 32 UNITS

PARKING REQUIRED: 48 SPACES
+ GUEST PARKING: 8 SPACES (25% OF UNIT COUNT)
TOTAL PARKING REQUIRED: 56 SPACES

1 PARKING SPACE PROVIDED WITHIN EACH UNIT: 32
ADDITIONAL PARKING SPACES PROVIDED: 33
TOTAL PARKING PROVIDED: 65 SPACES



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NO.	DESCRIPTION	DATE

SITE PLAN



UNIT MIX:
HORIZONTAL STACKED TOWNHOMES (RENTAL):
TOTAL UNITS: 32

OPEN SPACE:
200 SF / UNIT
TOTAL UNITS: 32
REQUIRED OPEN SPACE: 6,400 SF
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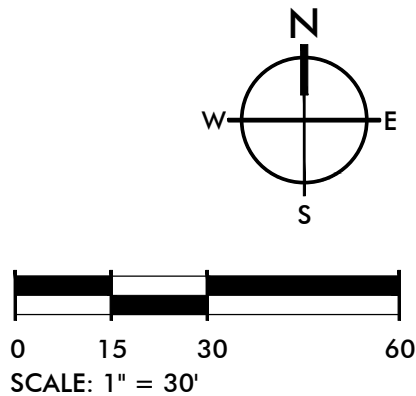
1 PARKING SPACE PROVIDED WITHIN EACH UNIT: 32
ADDITIONAL PARKING SPACES PROVIDED: 33
TOTAL PARKING PROVIDED: 65 SPACES

ZONING
DISTRICT: O-D
MAX DENSITY 20 UNITS/ ACRE
ACREAGE: 2.8 ACRES (32 UNITS)
MAX COVERAGE: 50%

SETBACKS
FRONT: 10'
SIDE: 3'
REAR: 15'
MAX HEIGHT *40'
* MAY BE INCREASED WITH ADDITIONAL SETBACK
AS SEE SUBSECTION 19-5.2.9, BUILDING HEIGHT *

SITE NOTES:

- 1) NO IRRIGATION TO BE INSTALLED WITHIN SCDOT RIGHT OF WAY.
- 2) ALL WALLS GREATER THAN 30" IN HEIGHT REQUIRE 42" GUARDRAIL/HANDRAIL/FENCE (TYP).
- 3) ALL PAVEMENT STRIPING WITHIN SCDOT ROW MUST BE THERMOPLASTIC.
- 4) CONTRACTOR IS PROHIBITED FROM BEGINNING WORK WITHIN SCDOT ROW PRIOR TO RECEIVING ENCROACHMENT PERMIT.
- 5) DESIGN-BUILT SEGMENTED MASONRY WALL DESIGNATED TO THE GC.
- 6) ALL STAIRS AND RAMPS TO INCLUDE HANDRAILS AND CHEEKWALLS PER DETAILS.

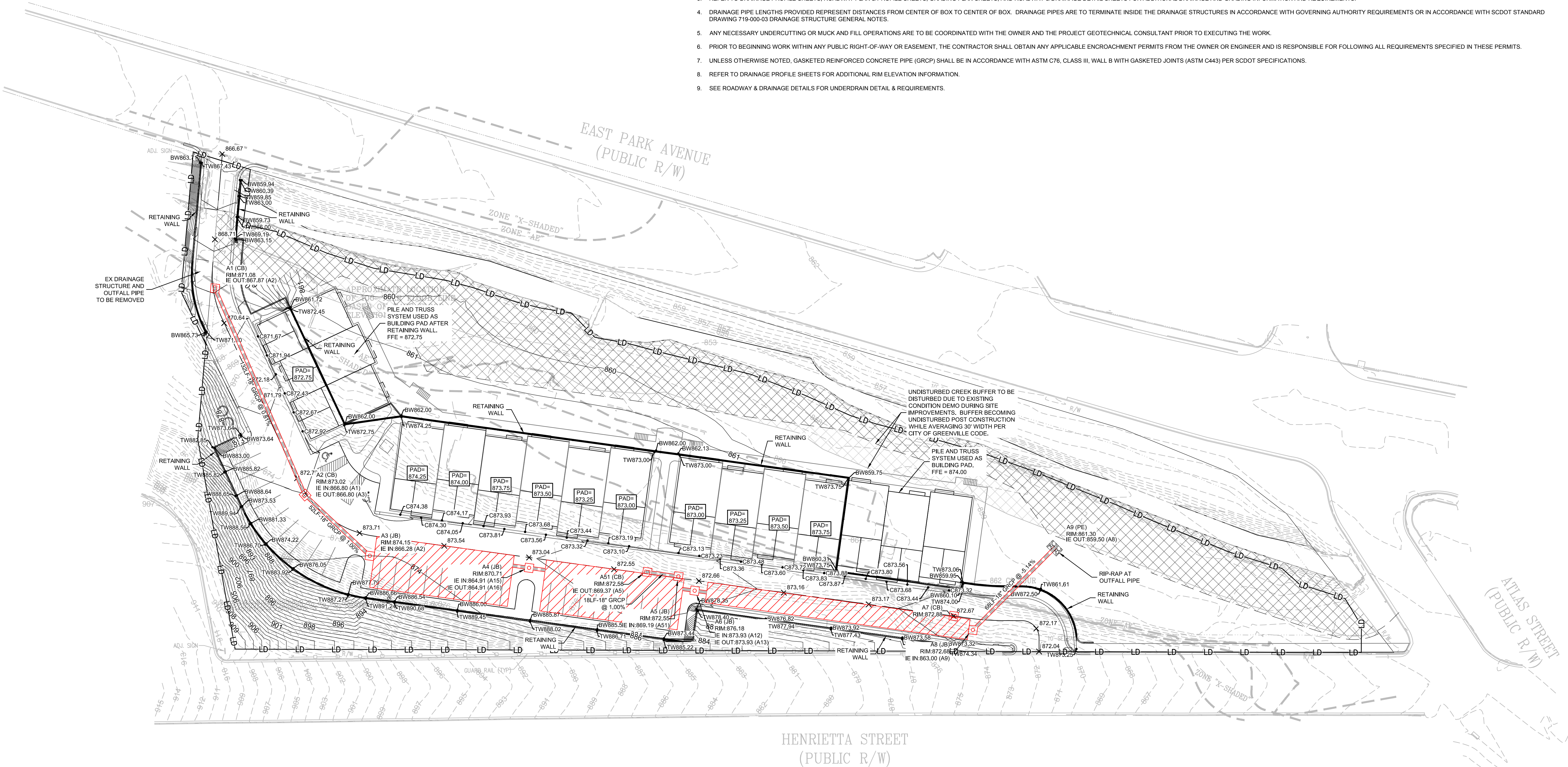
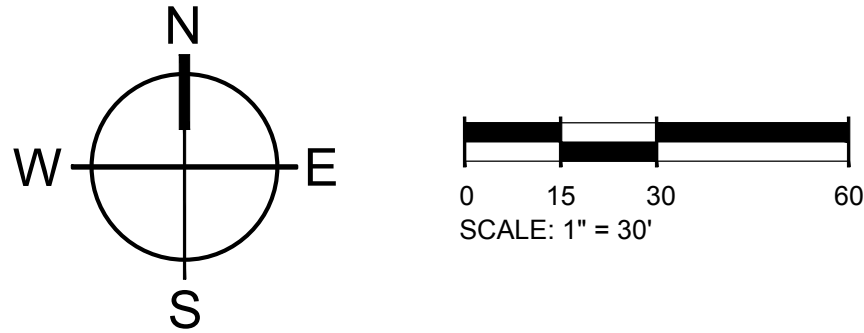


SW+ PROJECT: 4125
DATE: 2/13/2023
DRAWN BY: SJG
CHECKED BY: PAT

REVISION HISTORY

NO.	DESCRIPTION

RENDERED
SITE PLAN



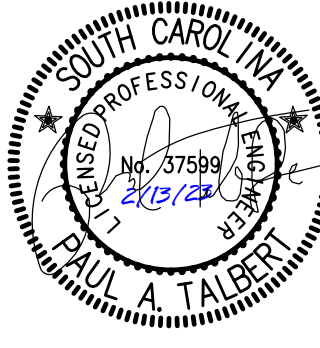
SPOT ELEV KEY (FINISHED GRADING)	
A-(ASPHALT) SURFACE OF FINISHED ASPHALT ROADWAY OR WALKING PATH	
C-(CONCRETE) CONCRETE PAVING	
D-(DIRT) FINISHED GROUND ELEVATION	
F-(FLOW) ELEVATION AT WHICH SURFACE WATER FLOWS INTO DRAINAGE STRUCTURE	
-SURFACE OF ASPHALT ADJACENT TO THROAT OR GRATE AT CURB INLET	
-SURFACE OF ACCESS COVER FOR JUNCTION OR ISOLATION BOX	
-SURFACE OF GRATE AT OUTSIDE EDGE FOR CATCH BASIN, GUTTER INLET, OR GRATED POND STRUCTURE	
FPE - FINISHED FLOOR ELEVATION	
G-(GUTTER) SURFACE OF FINISHED GUTTER AT LOWEST POINT (ALONG WATER FLOW PATH)	
W-(WALK) SURFACE OF FINISHED CONCRETE OR INTERLOCKING PAVESIDEWALK, PATIO, PLAZA, OR SLAB	
TC - TOP OF CURB ELEVATION	
BC - BOTTOM OF CURB ELEVATION	
TS - TOP OF STAIRS ELEVATION	
BS - BOTTOM OF STAIRS ELEVATION	
TW - FINISHED GRADE ELEVATION AT TOP OF WALL	
BW - FINISHED GRADE ELEVATION AT BOTTOM OF WALL	
ME-(MATCH EXISTING) FOLLOWING ELEVATION NUMBER -	
INDICATES TO MATCH ELEVATION OF EXISTING SURFACE AT POINT OF CONNECTION	
EXAMPLE: A12.56ME MEANS THAT THE SURFACE OF NEW ASPHALT IS TO BE AT ELEVATION 12.56 WHICH SHOULD MATCH THE ELEVATION OF THE EXISTING ASPHALT SURFACE AT THE JOINT	

STANDARD DRAINAGE PLAN NOTES

- FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- REFER TO DRAINAGE PROFILE SHEETS, ROADWAY PLAN & PROFILE SHEETS, GRADING PLAN SHEETS, AND ROADWAY & DRAINAGE DETAIL SHEETS FOR ADDITIONAL DRAINAGE AND GRADING INFORMATION AND REQUIREMENTS.
- DRAINAGE PIPE LENGTHS PROVIDED REPRESENT DISTANCES FROM CENTER OF BOX TO CENTER OF BOX. DRAINAGE PIPES ARE TO TERMINATE INSIDE THE DRAINAGE STRUCTURES IN ACCORDANCE WITH GOVERNING AUTHORITY REQUIREMENTS OR IN ACCORDANCE WITH SCDOT STANDARD DRAWING 719-000-03 DRAINAGE STRUCTURE GENERAL NOTES.
- ANY NECESSARY UNDERCUTTING OR MUCK AND FILL OPERATIONS ARE TO BE COORDINATED WITH THE OWNER AND THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO EXECUTING THE WORK.
- PRIOR TO BEGINNING WORK WITHIN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE ENCROACHMENT PERMITS FROM THE OWNER OR ENGINEER AND IS RESPONSIBLE FOR FOLLOWING ALL REQUIREMENTS SPECIFIED IN THESE PERMITS.
- UNLESS OTHERWISE NOTED, GASKETED REINFORCED CONCRETE PIPE (GRCP) SHALL BE IN ACCORDANCE WITH ASTM C76, CLASS III, WALL B WITH GASKETED JOINTS (ASTM C443) PER SCDOT SPECIFICATIONS.
- REFER TO DRAINAGE PROFILE SHEETS FOR ADDITIONAL RIM ELEVATION INFORMATION.
- SEE ROADWAY & DRAINAGE DETAILS FOR UNDERDRAIN DETAIL & REQUIREMENTS.

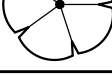
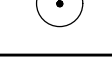
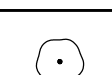
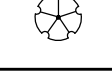
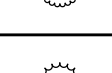
STANDARD GRADING PLAN NOTES

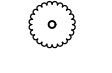
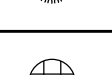
- FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
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- REFER TO ROADWAY PLAN & PROFILE SHEETS, DRAINAGE PLAN SHEETS, AND ROADWAY & DRAINAGE DETAIL SHEETS FOR ADDITIONAL DRAINAGE AND GRADING INFORMATION AND REQUIREMENTS.
- REFER TO THE "SPOT ELEVATION KEY" FOR INFORMATION ON SPOT ELEVATIONS.
- COORDINATE WITH THE OWNER AND THE PROJECT GEOTECHNICAL CONSULTANT FOR LOT FILL COMPACTION AND TESTING REQUIREMENTS.
- CONTRACTOR TO SELF-VERIFY THAT SITE GRADES, PONDS, POND DIKES, DRAINAGE PIPES, AND DRAINAGE STRUCTURES ARE CONSTRUCTED PER THE PLANS PRIOR TO REQUESTING FINAL AS-BUILT SURVEY FROM SURVEYOR.



REVISION HISTORY

NO.	DESCRIPTION	DATE

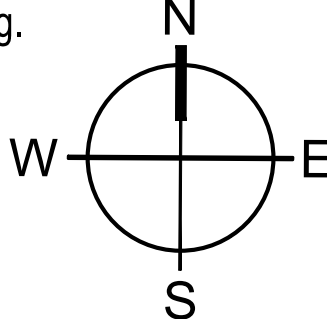
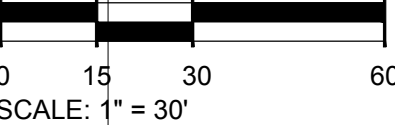
PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
	ACR	7	Acer rubrum 'October Glory' TM / October Glory Maple	3" CAL	14'
	QUN	4	Quercus nuttallii / Nuttall Oak	3" CAL	14'
	QUP	12	Quercus phellos / Willow Oak	3" CAL	14'
	TAX	8	Taxodium distichum / Bald Cypress	3" CAL	14'
FRUIT TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
	AMG	2	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" CAL	10'-12'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
	Abes	47	Abelia x grandiflora 'Sherwoodii' / Dwarf Abelia	3 GAL	18"-24"
	Cavs	12	Clethra alnifolia 'Vanilla Spice' / Summersweet	3 GAL	18"-24"
	Fobs	9	Fothergilla x 'Blue Shadow' / Dwarf Fothergilla	3 GAL	18"-24"
	Fori	15	Forsythia x intermedia / Border Forsythia	3 GAL	18"-24"
	HypI	7	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 GAL	24"
	Ilgl	8	Ilex glabra / Inkberry Holly	3 GAL	18"-24"
	ITV	17	Itea virginica 'Little Henry' / Little Henry Sweetspire	3 GAL	24"
	Lcrr	42	Loropetalum chinense rubrum 'Ruby' / Dwarf Ruby Fringe Flower	3 GAL	18"-24"
	Va	7	Viburnum awabuki 'Chindo' / Chindo Viburnum	7 GAL	36" MIN

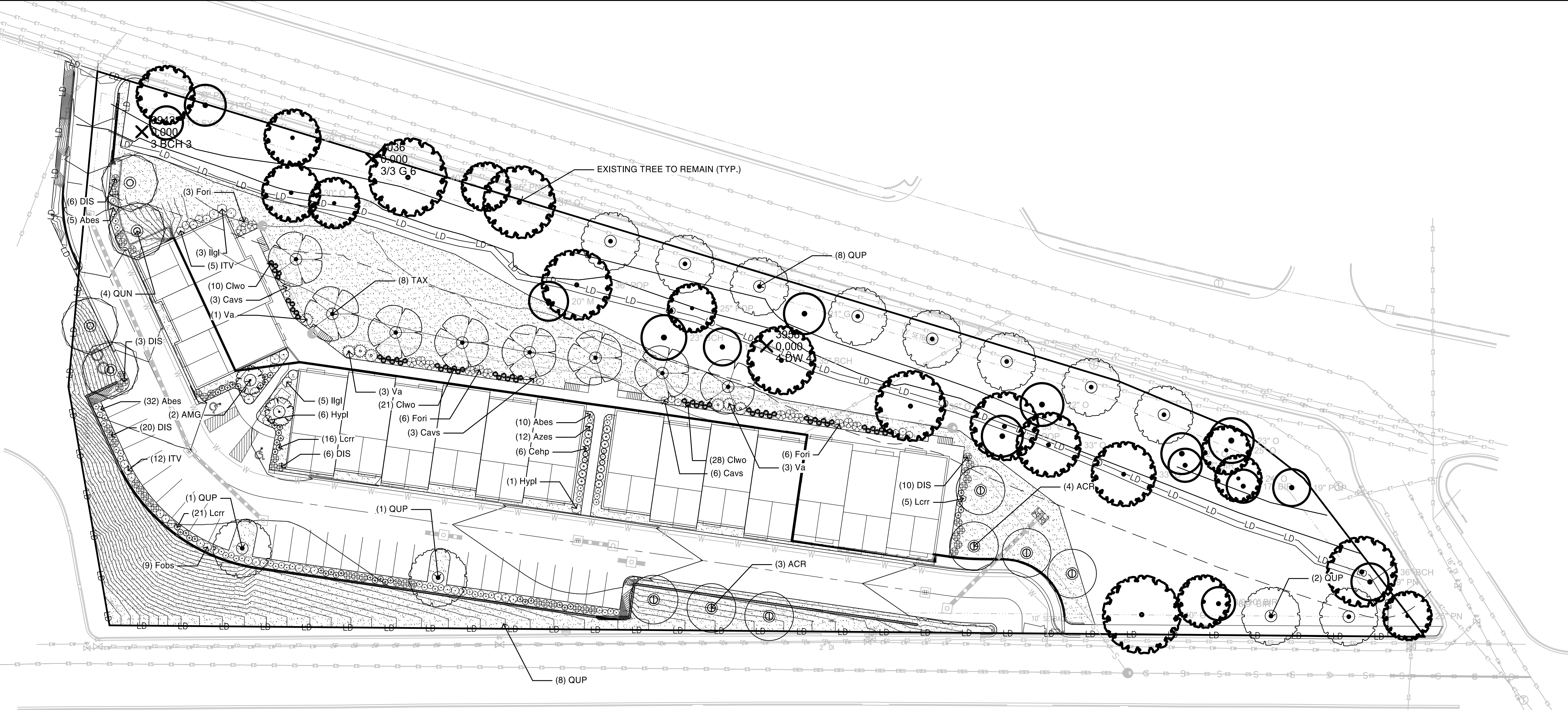
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
	Azes	12	Azalea Encore 'Autumn Sunset' TM / Encore Azalea 'Autumn Sunset'	3 GAL	18"
	Cehp	6	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	3 GAL	18"
	DIS	45	Distylium myricoides "Blue Cascade" / Blue Cascade Distylium	3 GAL	18"
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
	Clwo	59	Chasmanthium latifolium / Wood Oats	1 GAL	8"-12"
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
	SOD	53,619 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass	SOD	N/A

- GENERAL NOTES:
- SEE ESC PLANS [X.XX] FOR SILT FENCE LOCATIONS, ANY TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
 - FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE GREENVILLE COUNTY ZONING ORDINANCE, PLEASE REFER TO SHEET X.XX AND X.XX FOR PLANT SCHEDULE QUANTITY AND SIZES.
 - APPLY 6" DIAMETER MULCH RINGS TO ALL TREES IN TURF AREAS.
 - SOD OR SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
 - THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L2.0.
 - SEE SITE PLAN [X.XX - X.XX] FOR SITE LABELS, INFORMATION AND DETAILS.
 - CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 864-298-0534



Know what's below.
Call before you dig.





GENERAL NOTES:

1. SEE ESC PLANS [X.XX] FOR SILT FENCE LOCATIONS, ANY TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
2. FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE GREENVILLE COUNTY ZONING ORDINANCE, PLEASE REFER TO SHEET X.XX AND X.XX FOR PLANT SCHEDULE QUANTITY AND SIZES.
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4. SOD OR SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
5. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L2.0.
6. SEE SITE PLAN [X.XX - X.XX] FOR SITE LABELS, INFORMATION AND DETAILS.
7. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 864-298-0534

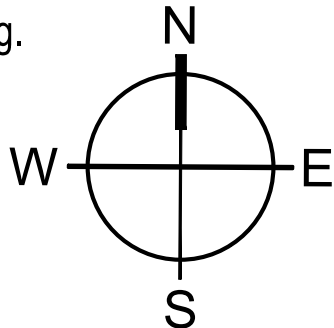
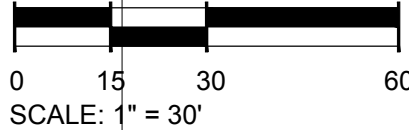
TREE REQUIREMENTS PER LANDSCAPE ORDINANCE			
This table is to be used to determine the minimum number of trees that will be required per the landscape ordinance.			
LF of lot adjacent to street (to determine street tree requirements)	1389		
SF of parking lot (to determine parking lot requirements)	22453		
SF of disturbed area (to determine tree density requirements)	85271		
Combined Building Footprints	20265		
Athletic fields and courts	0		
Number of Existing Trees between 3" and 6" to be saved	0		
Total area for 1 tree per 2,000 sf	65006		
	No. of Trees		
Trees required for 1 per 2,000sf	33	Which may include parking lot and street tree totals	
Trees required for parking lot	12	Parking lot trees are part of the total required	
3" Canopy Street trees required at 1 per 40' -or-	35	Street trees are part of the total required	
2" Ornamental Street Trees required at 1 per 20'	70	Street trees are part of the total required	
Total Required number of trees per landscape ordinance	33		
Credit for Saved Trees	0		
Number of new tree to be installed per landscape ordinance	33		

TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (1:1 replacement)			
This table is to be used to determine the mitigation requirements for removed trees per the tree preservation ordinance			
	Combined DBH		
Existing Trees greater than 6" to be removed (including heritage trees)*	1027	Will require survey information	
Total DBH to be installed (qualifying canopy trees only)	0	User input via landscape plan and all trees between 3" - 6"	
Total DBH to be preserved (3-6" DBH)	13		
Total DBH to be preserved (canopy trees >6")	825		
Total Combined DBH to be Installed or Preserved	838		
	189	Difference of Mitigation minus installed	
	189	Additional DBH Required	
	\$9,450	Optional Fee-in-lieu of for mitigation	
* NOTE: exclude any trees which are exempt per ordinance			

TREE REQUIREMENTS PER TREE PRESERVATION ORDINANCE (Heritage Tree Removal Fees)			
This table is to be used to determine the fine for removal of heritage trees			
	Combined DBH		
Heritage trees being removed	243		
	\$10,935	Mandatory Heritage tree removal fees	
TOTAL FEES REQUIRED FOR 1:1 MITIGATION FILO and HERITAGE TREE FINES			
	\$9,450	Optional Fee-in-lieu of for mitigation	
	\$10,935	Mandatory Heritage tree removal fees	
	\$20,385	Total of Fee-in-lieu-of plus Heritage Removal Fees	
	or		
	\$48,939	Max Cap based on \$25,000 per acre pro rata	



Know what's below.
Call before you dig.



EAST PARK AVENUE
TOWNHOMES
REALTY LINK
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: 4125
DATE: 2/13/2023
DRAWN BY: KJ
CHECKED BY: MC

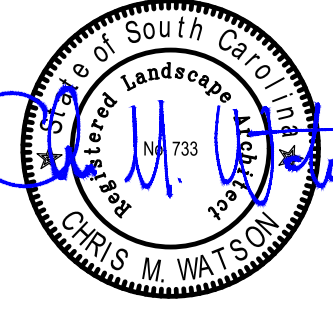
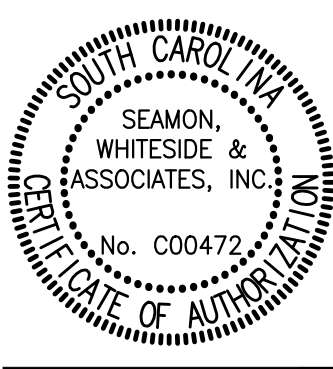
REVISION HISTORY

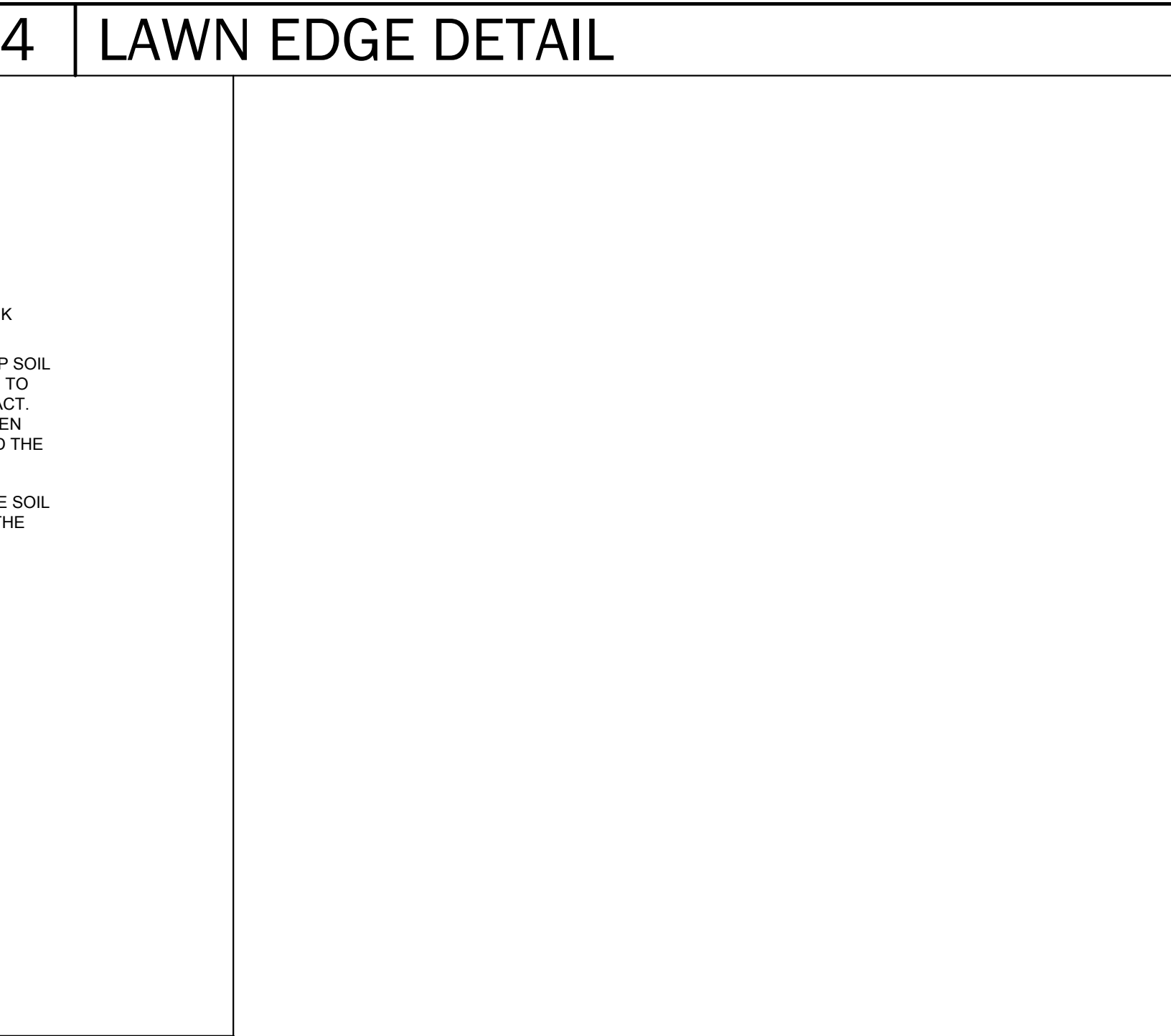
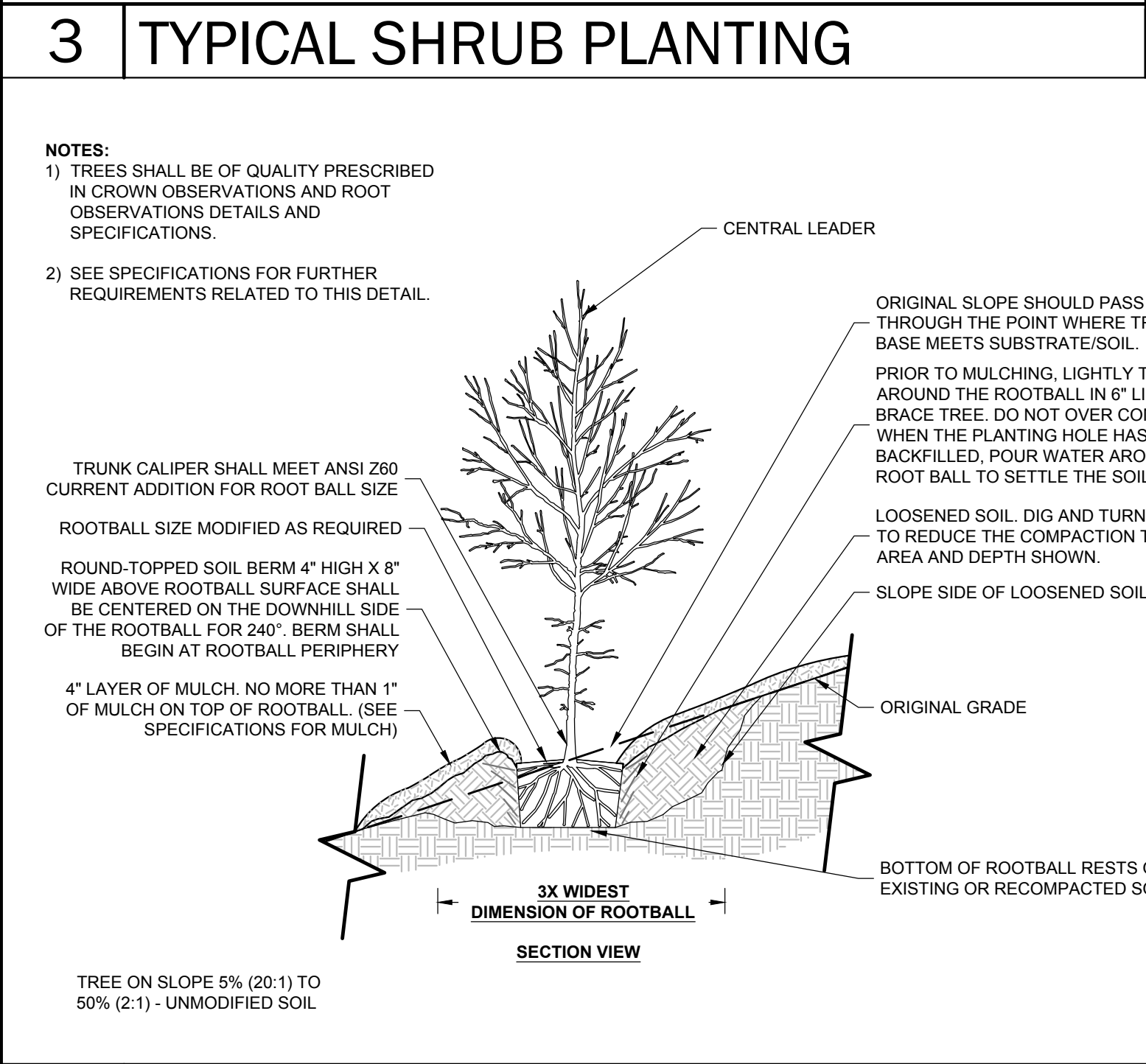
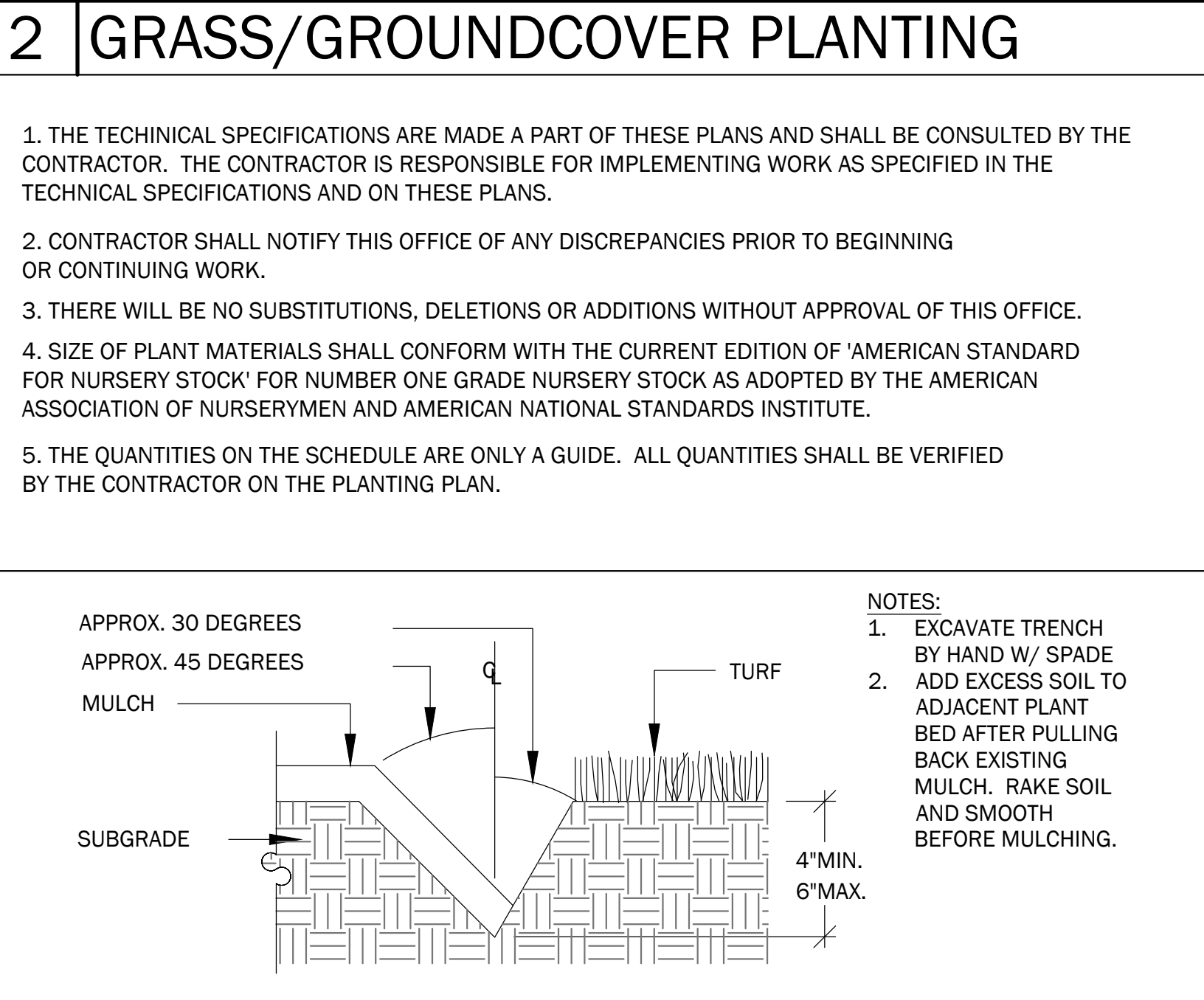
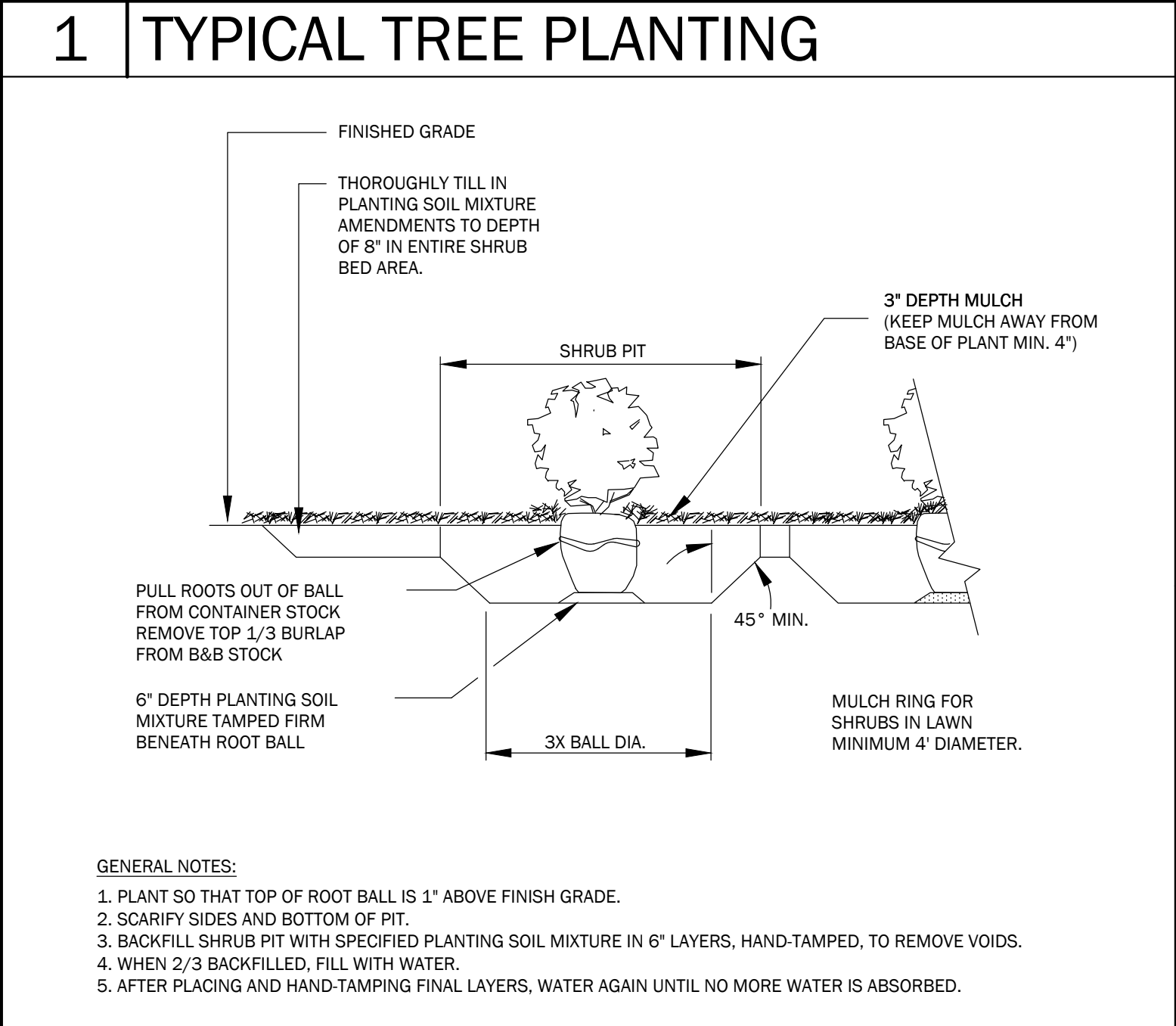
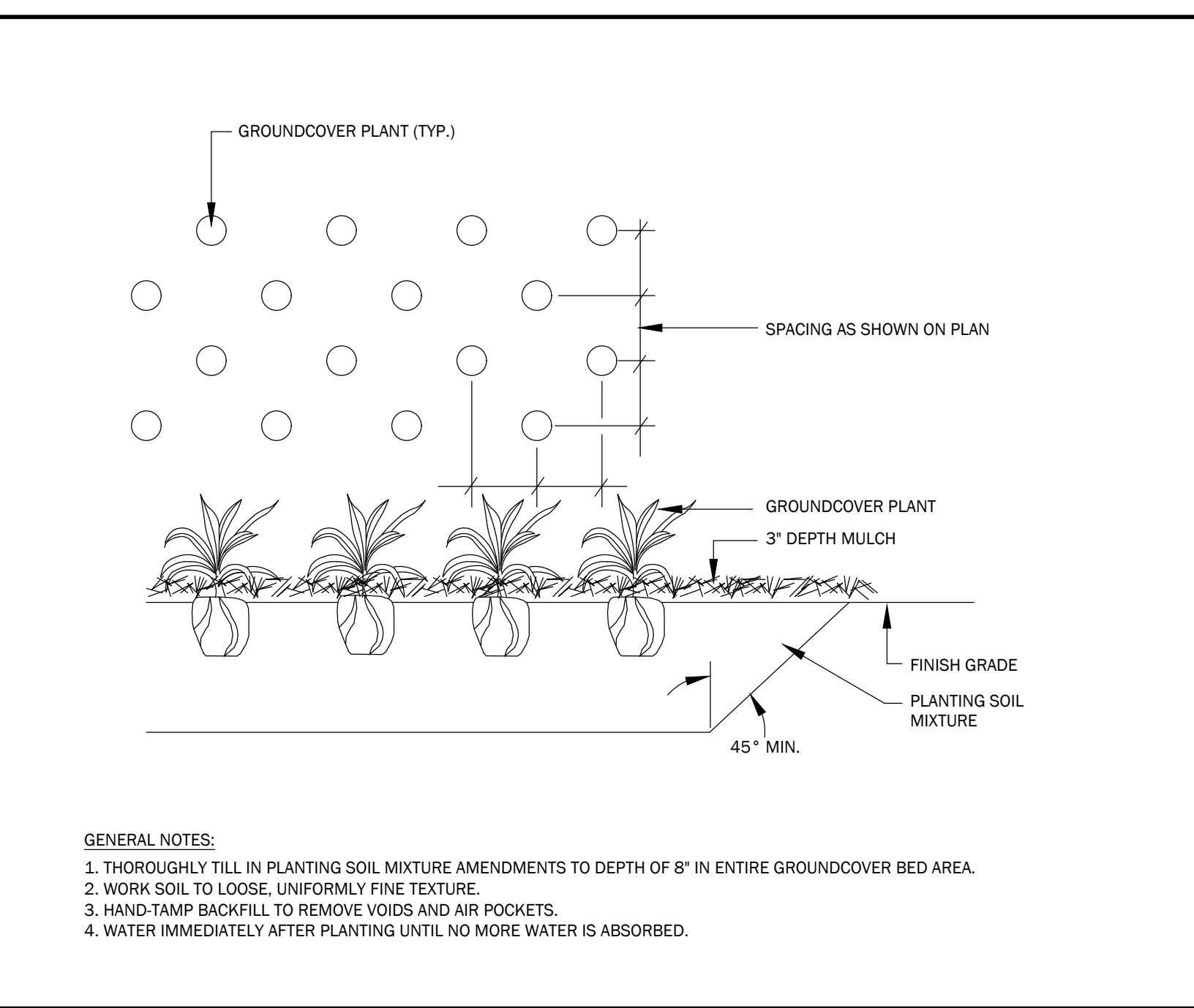
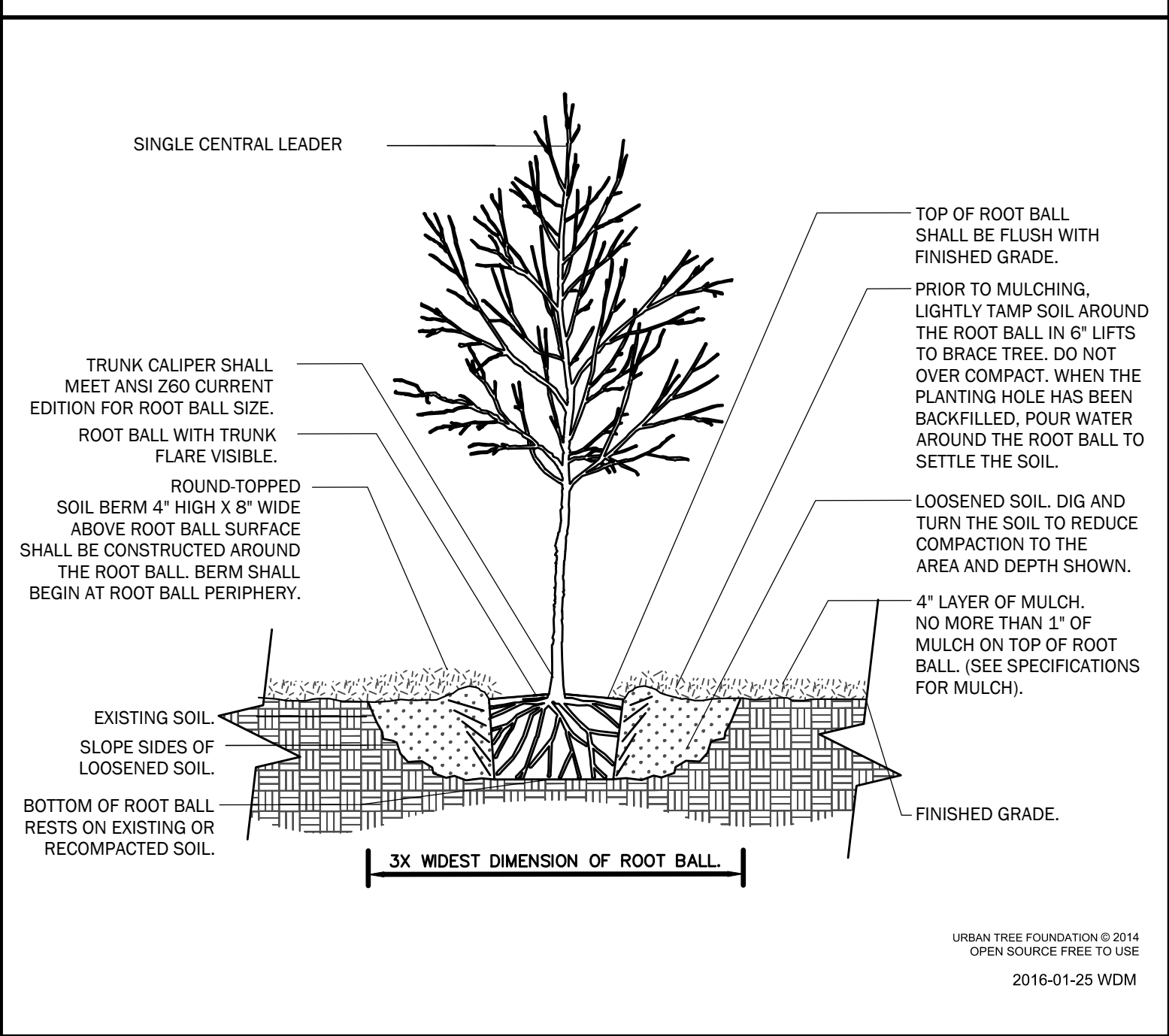
NO.	DESCRIPTION

TREE
MITIGATION



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





NOTES

SOIL NOTES

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

IRRIGATION PERFORMANCE SPECIFICATIONS

1. CONTRACTOR TO INSTALL HIGH EFFICIENCY, FULLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR PER IRRIGATION DRAWINGS AND SPECIFICATIONS AND PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW.
2. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE SURE THAT ALL EQUIPMENT CONFORMS TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND MAKE ALL NECESSARY APPLICATIONS AND OBTAIN APPROVALS.
3. DESIGN STATISTICS: 60 P.S.I. MAXIMUM. IF NEEDED DUE TO EXISTING LINE PRESSURE, INSTALL A REDUCTION VALVE. IN ADDITION, ZONES THAT OPERATE SPRAY SPRINKLERS AND MP ROTATOR SPRINKLERS SHOULD HAVE A PRESSURE REGULATING DEVICE ADDED TO THE ZONE CONTROL VALVE TO FURTHER REDUCE THE PRESSURE ON THESE ZONES TO 35-40 P.S.I.
4. ALL IRRIGATION HEADS THAT ARE LOCATED NEXT TO DRIVES AND ROADWAYS SHALL BE MOUNTED ON SWING JOINTS OR ON 200 P.S.I. RATED FLEXIBLE PIPE. POSITION HEADS A MINIMUM 3" FROM CURB OR PAVEMENT.
5. ADJUST ALL HEADS FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
6. WHERE NOT OTHERWISE INDICATED, HEADS IN LAWN AREAS SHALL BE 4" POP-UP AND SHRUB AND GROUNDCOVER AREAS SHALL BE DRIP IRRIGATED.
7. SYSTEM PIPE SHALL BE CLASS 160 P.V.C. SIZE OF MAIN PIPE IS AS NOTED ON PLANS. SIZE ALL OTHER PIPE AS FOLLOWS:
0-17 G.P.M.: 1"
18-28 G.P.M.: 1-1/4"
29-35 G.P.M.: 1-1/2"
36-62 G.P.M.: 2"
63+ G.P.M.: 2-1/2"
8. WHERE POSSIBLE, COMBINE MAIN AND LATERAL PIPES IN SAME TRENCH.
9. ALL CONTROL WIRES SHALL BE 14 GAUGE.
10. CONTROLLER LOCATION AND MOUNTING TO BE APPROVED BY LANDSCAPE ARCHITECT. WHEN USED AS A MOUNT FOR THE CONTROL PANEL AND OTHER DEVICES, ALL LUMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT USE. ALL HARDWARE AND FASTENERS SHALL BE GALVANIZED.
11. WHEN A MUNICIPAL WATER SUPPLY IS USED FOR IRRIGATION, WATER METER AND CONNECTION TO MAIN SHALL BE PROVIDED BY PERTINENT WATER AUTHORITY. CONTRACTOR SHALL BEGIN HIS WORK AT THE METER. OWNER WILL ASSUME THE COST OF THE TAP TO MUNICIPAL WATER SUPPLY AND IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE METER.
12. IF SYSTEM IS CONNECTED TO POTABLE WATER SUPPLY, PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. IF INSTALLED ABOVE GROUND, LOCATION OF DEVICE SHALL BE INCONSPICUOUS AND DEVICE SHALL BE PAINTED 'FLAT BLACK'.
13. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE. NOT MACHINE TRENCHING IS ALLOWED WITHIN THE DRIP LINE OF ANY TREE. WHERE PIPING IS REQUIRED WITHIN THE DRIP LINE, POSITION PIPES TO MINIMIZE DISTURBANCE OF ROOTS AND PERFORM ALL EXCAVATION BY HAND. DO NOT CUT ANY ROOTS LARGER THAN 3/4" DIAMETER.
14. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.

LANDSCAPE NOTES

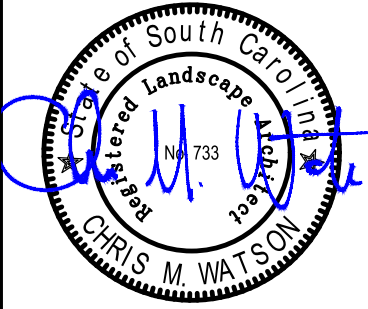
1. CONTRACTOR TO PHOTO DOCUMENT PROGRESS OF WORK ON A WEEKLY BASIS AND SEND PHOTOS TO LANDSCAPE ARCHITECT AND OWNER ALONG WITH BRIEF SUMMARY OF WORK THAT HAS TAKEN PLACE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
6. CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
7. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
8. LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
9. DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED PER PLANTING DETAILS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEEDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
10. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE.
11. THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.

MASTER PLANT SCHEDULE

PLANT SCHEDULE										
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS		
	ACR	7	Acer rubrum 'October Glory' TM / October Glory Maple	3" CAL	14'		AS SHOWN	FWF, SP, 6' HT. CLEAR TRUNK		
	QUN	4	Quercus nuttallii / Nuttall Oak	3" CAL	14'		AS SHOWN	FWF, SP, 6' HT. CLEAR TRUNK		
	QUP	12	Quercus phellos / Willow Oak	3" CAL	14'		AS SHOWN	FWF, SP, 6' HT. CLEAR TRUNK		
	TAX	8	Taxodium distichum / Bald Cypress	3" CAL	14'		AS SHOWN	FWF, SP		
FRUIT TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS		
	AMG	2	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" CAL	10'-12'		AS SHOWN	FWF, TREE FORM, MIN. 5' CLEAR TRUNK		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS		
	Abes	47	Abelia x grandiflora 'Sherwoodii' / Dwarf Abelia	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF		
	Cavs	12	Clethra alnifolia 'Vanilla Spice' / Summersweet	3 GAL	18"-24"	18"-24"	AS SHOWN			
	Fobs	9	Fothergilla x 'Blue Shadow' / Dwarf Fothergilla	3 GAL	18"-24"	18"-24"	AS SHOWN			
	Fori	15	Forsythia x intermedia / Border Forsythia	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP		
	Hypl	7	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 GAL	24"		60" O.C.	FWF, SP		
	Ilgl	8	Ilex glabra / Inkberry Holly	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP		
	ITV	17	Itea virginica 'Little Henry' / Little Henry Sweetspire	3 GAL	24"		48" O.C.	FWF, SP		
	Lcrr	42	Loropetalum chinense rubrum 'Ruby' / Dwarf Ruby Fringe Flower	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP		
	Va	7	Viburnum awabuki 'Chindo' / Chindo Viburnum	7 GAL	36" MIN	N/A	AS SHOWN	FWF, FTG		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS		
	Azes	12	Azalea Encore 'Autumn Sunset' TM / Encore Azalea 'Autumn Sunset'	3 GAL	18"		48" O.C.	FWF, SP		
	Cehp	6	Cephalotaxus harringtonia 'Prostrata' / Prostrate Plum Yew	3 GAL	18"		36" O.C.	FWF, SP		
	DIS	45	Distylium myricoides "Blue Cascade" / Blue Cascade Distylium	3 GAL	18"		48" O.C.	FWF, SP		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS		
	Clwo	59	Chasmanthium latifolium / Wood Oats	1 GAL	8"-12"	8"-12"	AS SHOWN			
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS		
	SOD	53,619 sf	Cynodon dactylon 'Tiftuf' / Tiftuf Bermuda Grass	SOD	N/A		N/A	SOD OR SEED BASED ON AREA AND OWNER PREFERENCE.		



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



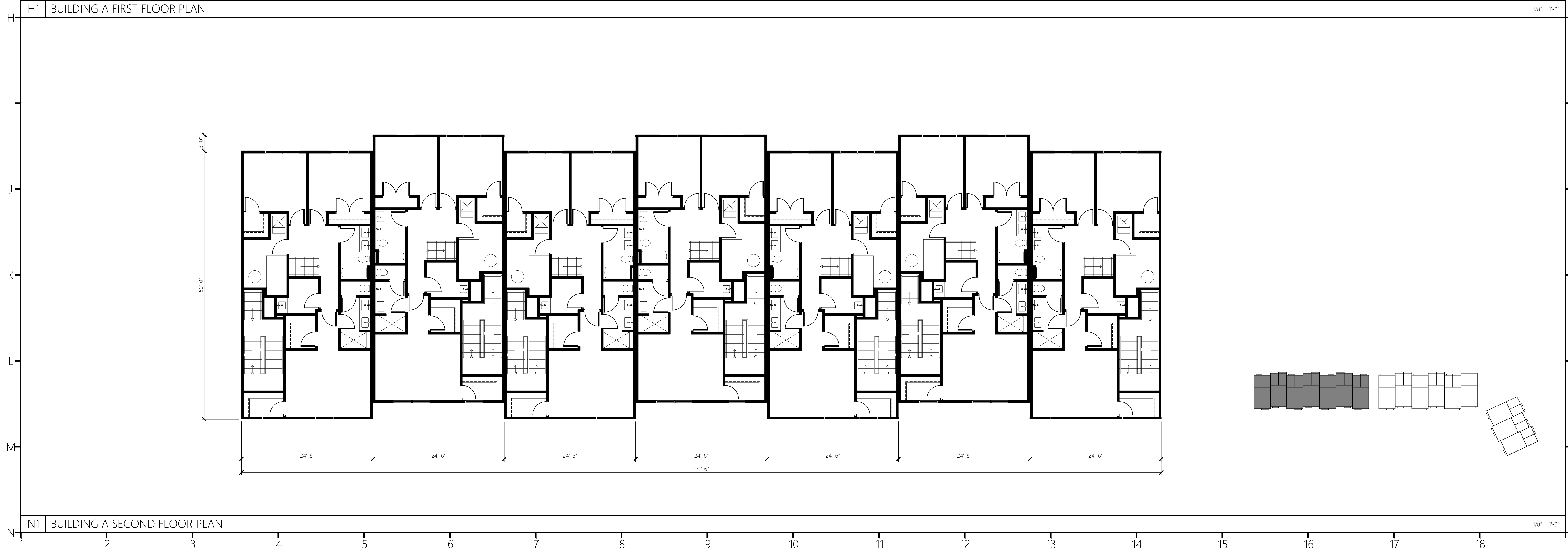
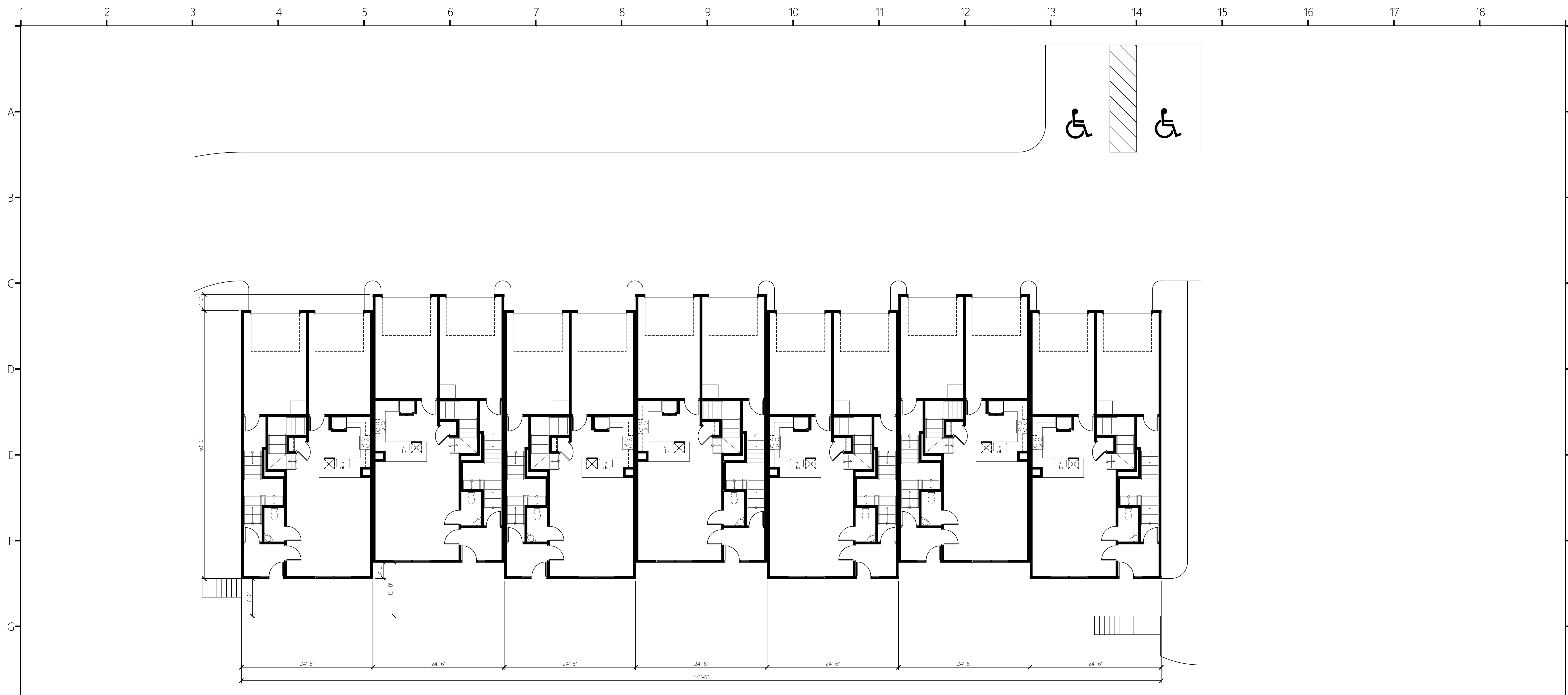
EAST PARK AVENUE
TOWNHOMES
REALTY LINK
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: 4125
DATE: 2/13/2023
DRAWN BY: KJ
CHECKED BY: MC

REVISION HISTORY

NO.	DESCRIPTION

LANDSCAPE
SCHEDULE &
DETAILS



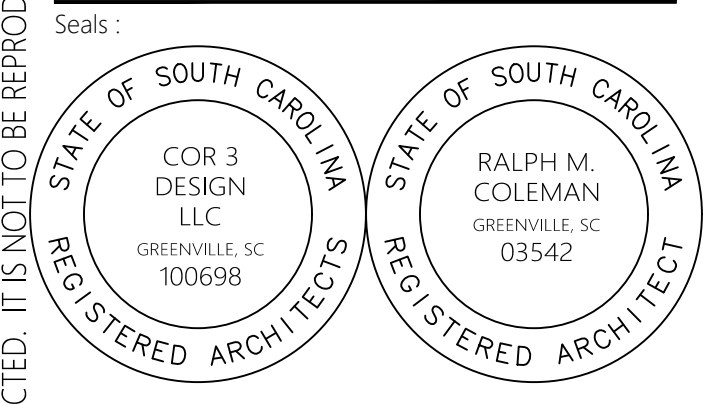
COR3 Design, LLC
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125 Rhett St.
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Consultants:

Project Title:
CREEKVIEW TOWNES

450 EAST PARK AVE,
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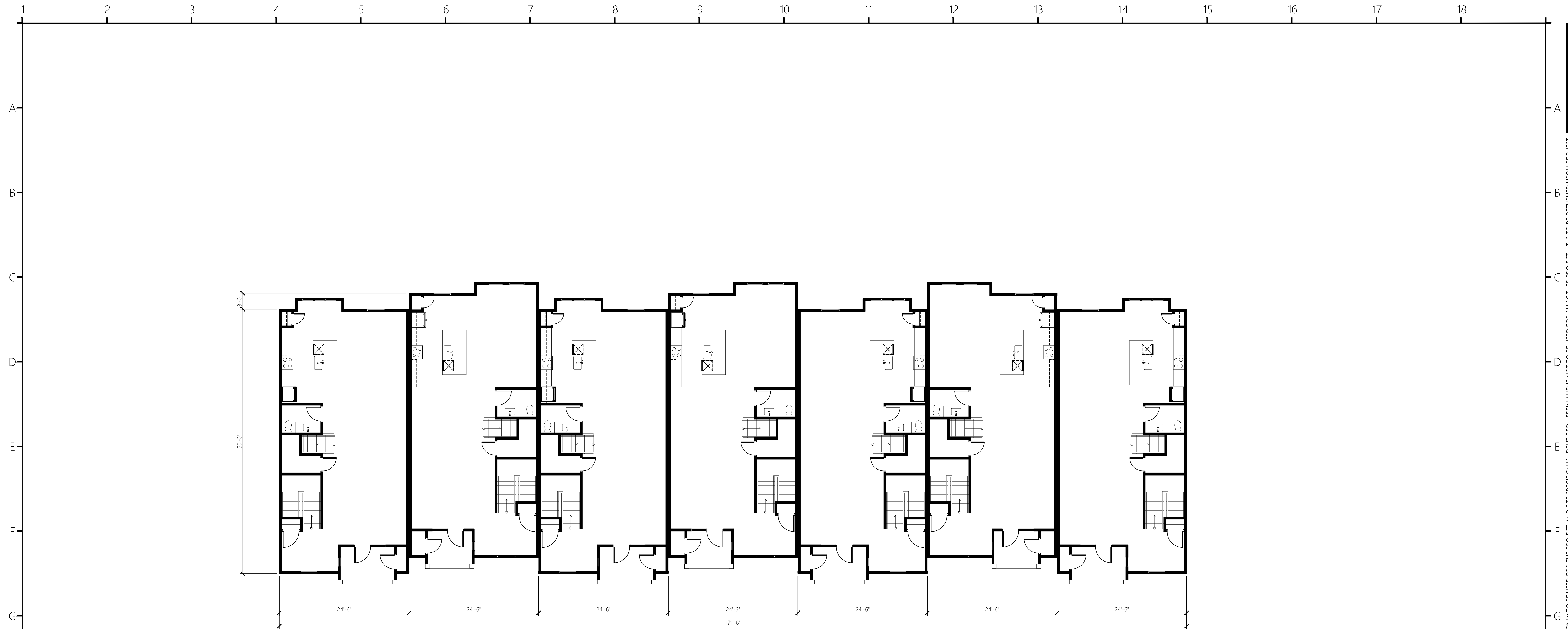
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Revisions:

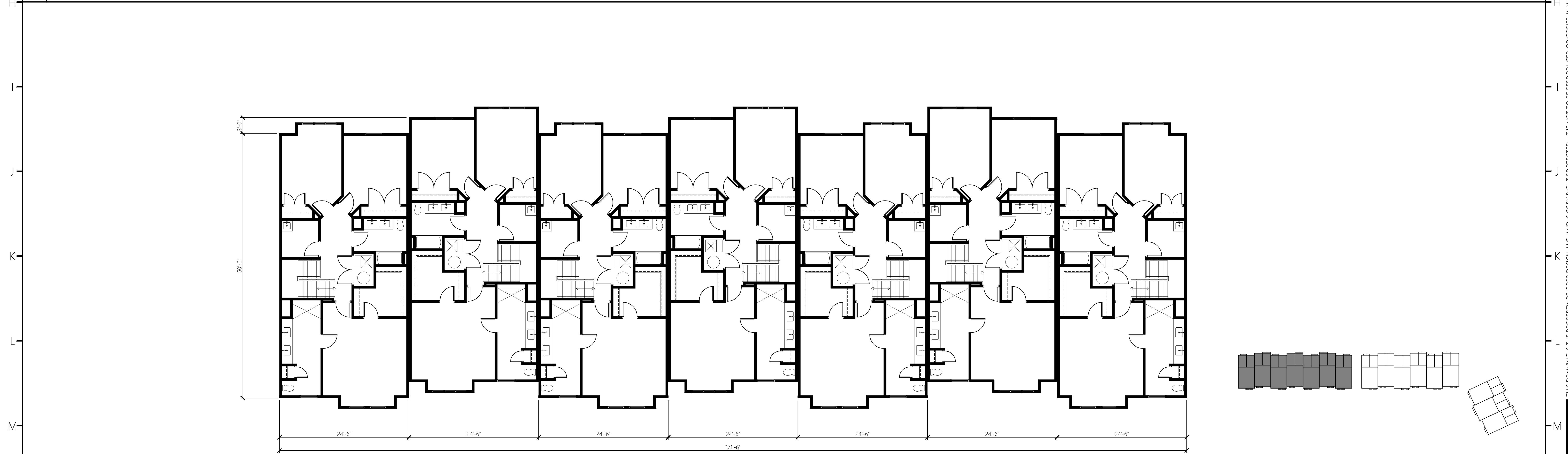
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22041
Phase:
SD
Date:
02.10.2023
Drawn By:
-
Checked By:
-

Sheet Number:
A2.01
Sheet Title:
BUILDING A 1ST & 2ND FLOOR PLAN



H1 | BUILDING A THIRD FLOOR PLAN

1/8" = 1'-0"



N1 | BUILDING A FOURTH FLOOR PLAN

1/8" = 1'-0"



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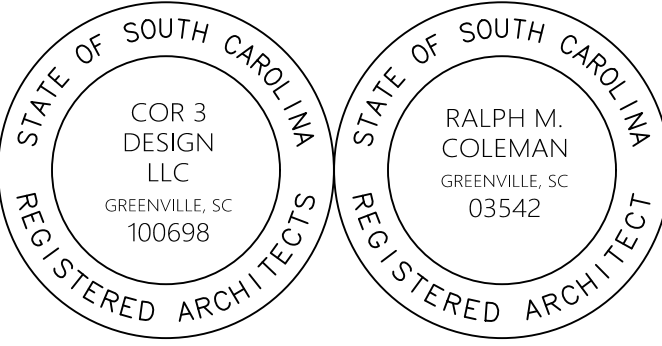
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Seals:



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Project Number:

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Phase:

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Date:

02.10.2023

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BRD

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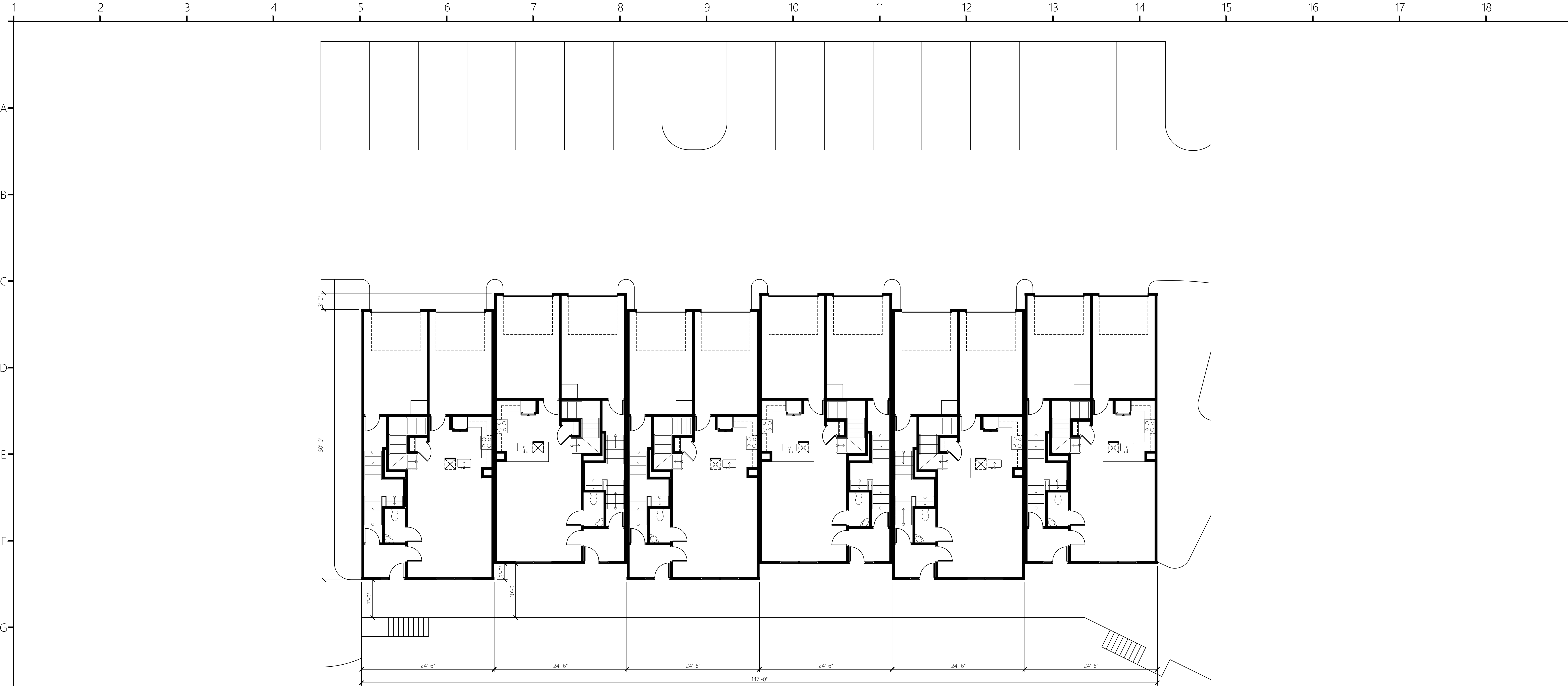
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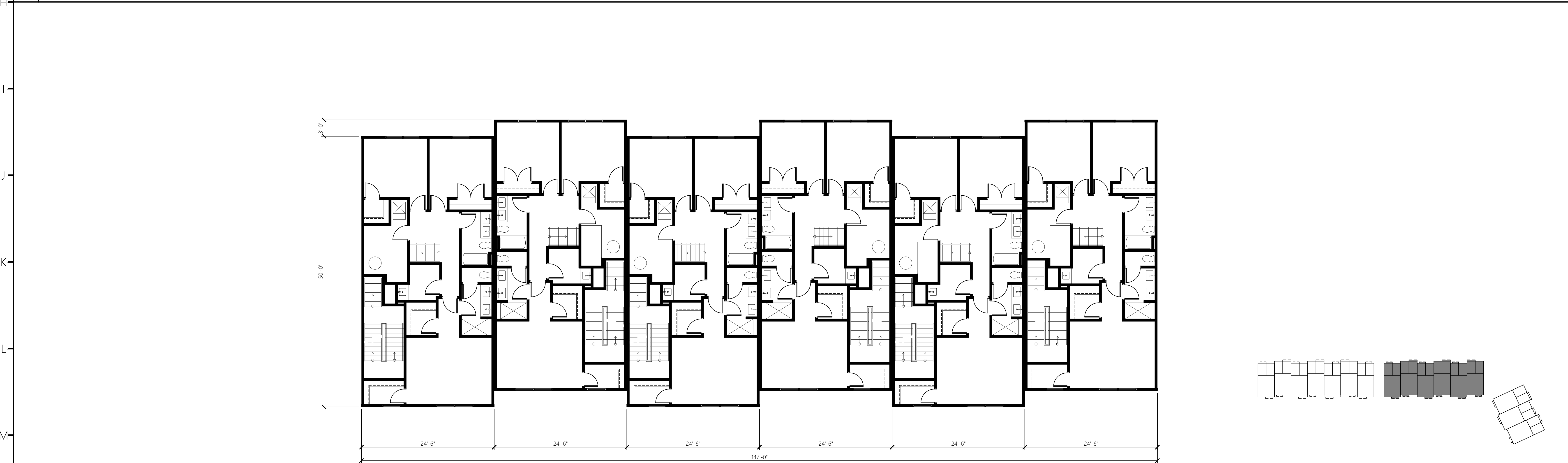
Sheet Title:

BUILDING A 3RD & 4TH FLOOR PLAN



H1 | BUILDING B FIRST FLOOR PLAN

1/8" = 1'-0"



N1 | BUILDING B SECOND FLOOR PLAN

1/8" = 1'-0"



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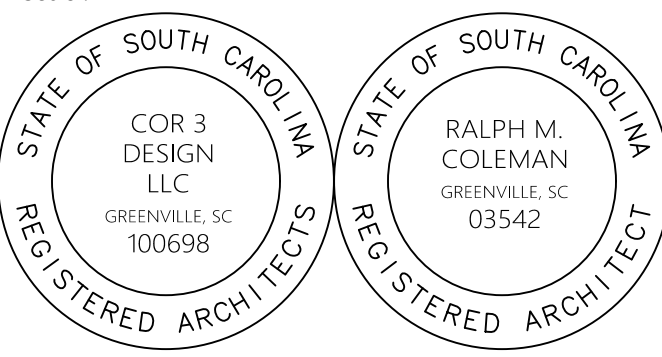
CREEKVIEW TOWNES

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Client Logo:



Seals:



Revisions:

Project Number:

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Phase:

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Date:

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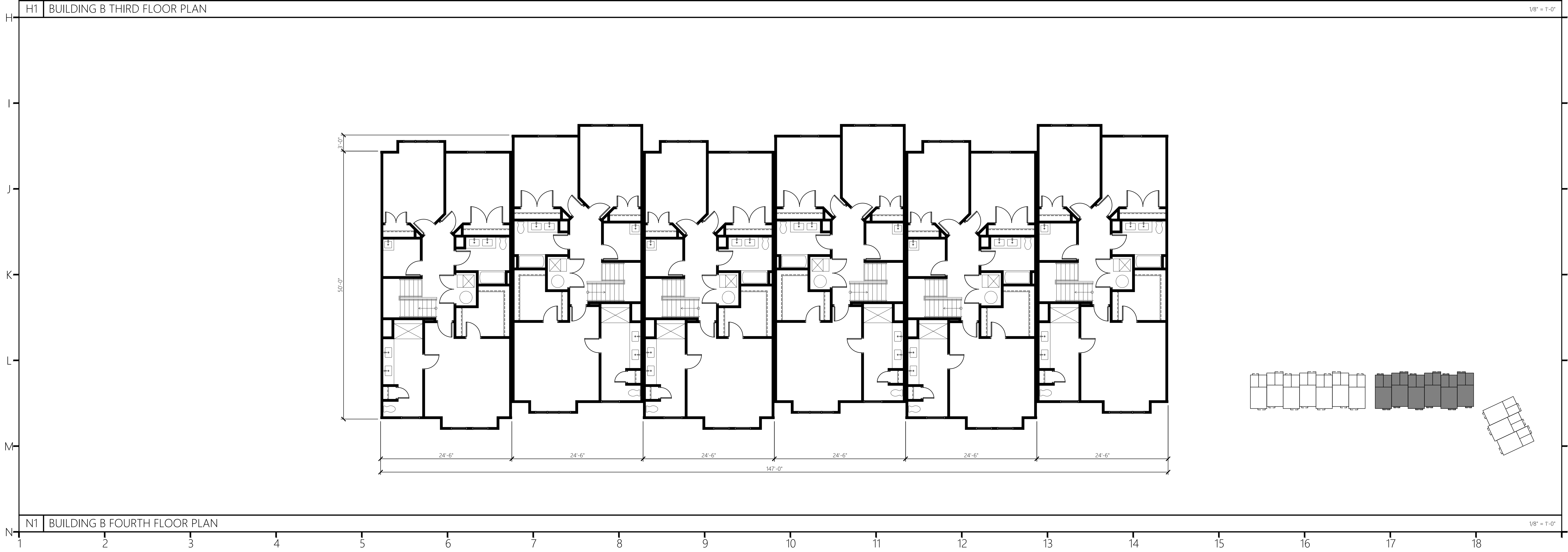
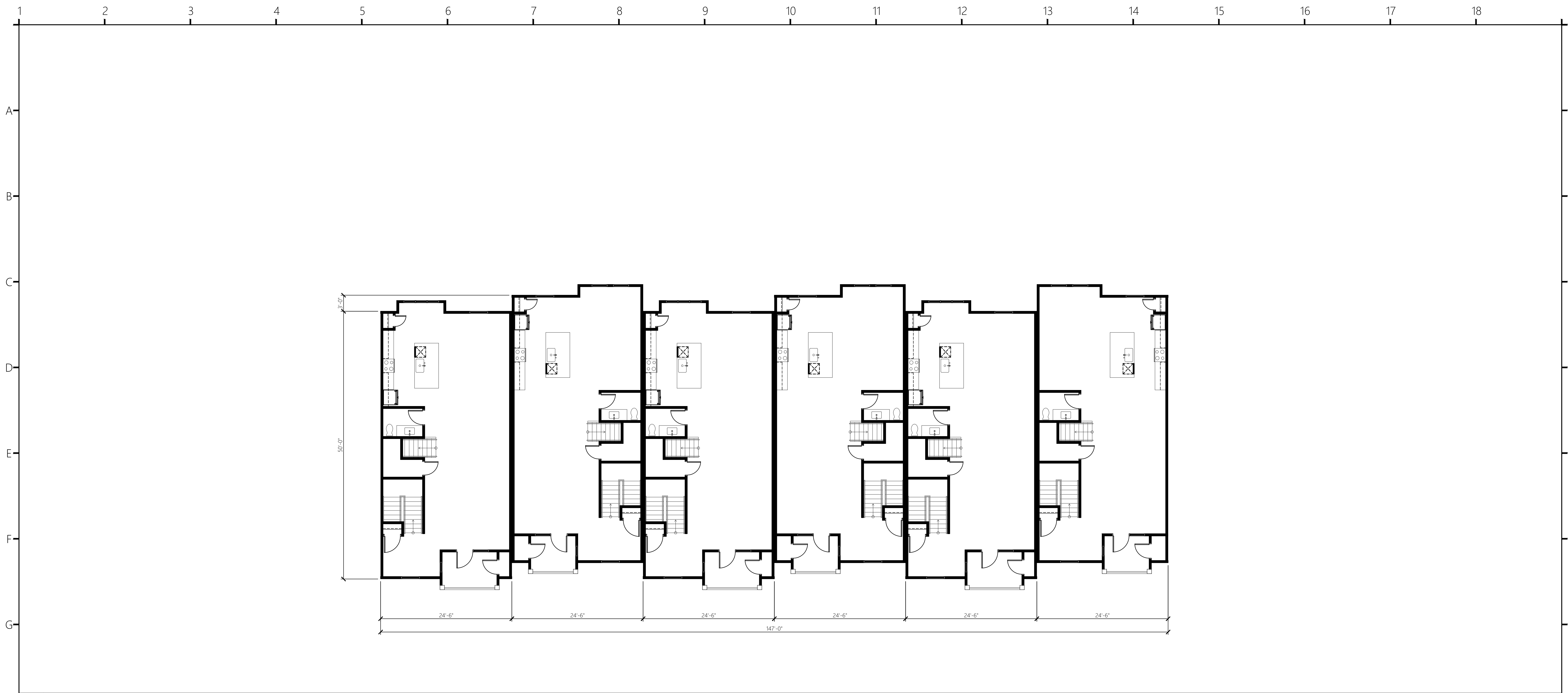
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Sheet Title:

BUILDING B 1ST & 2ND FLOOR PLAN



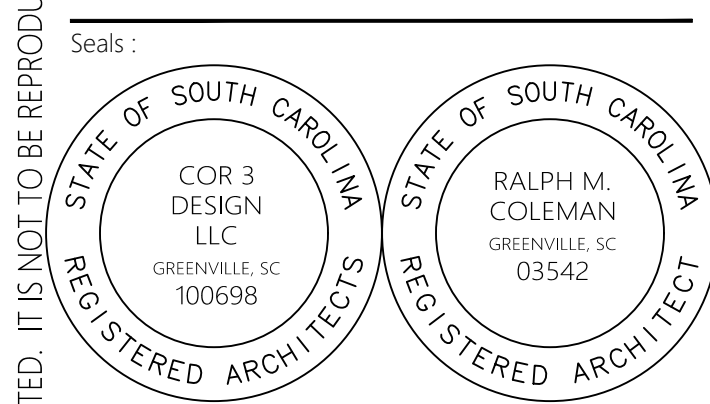
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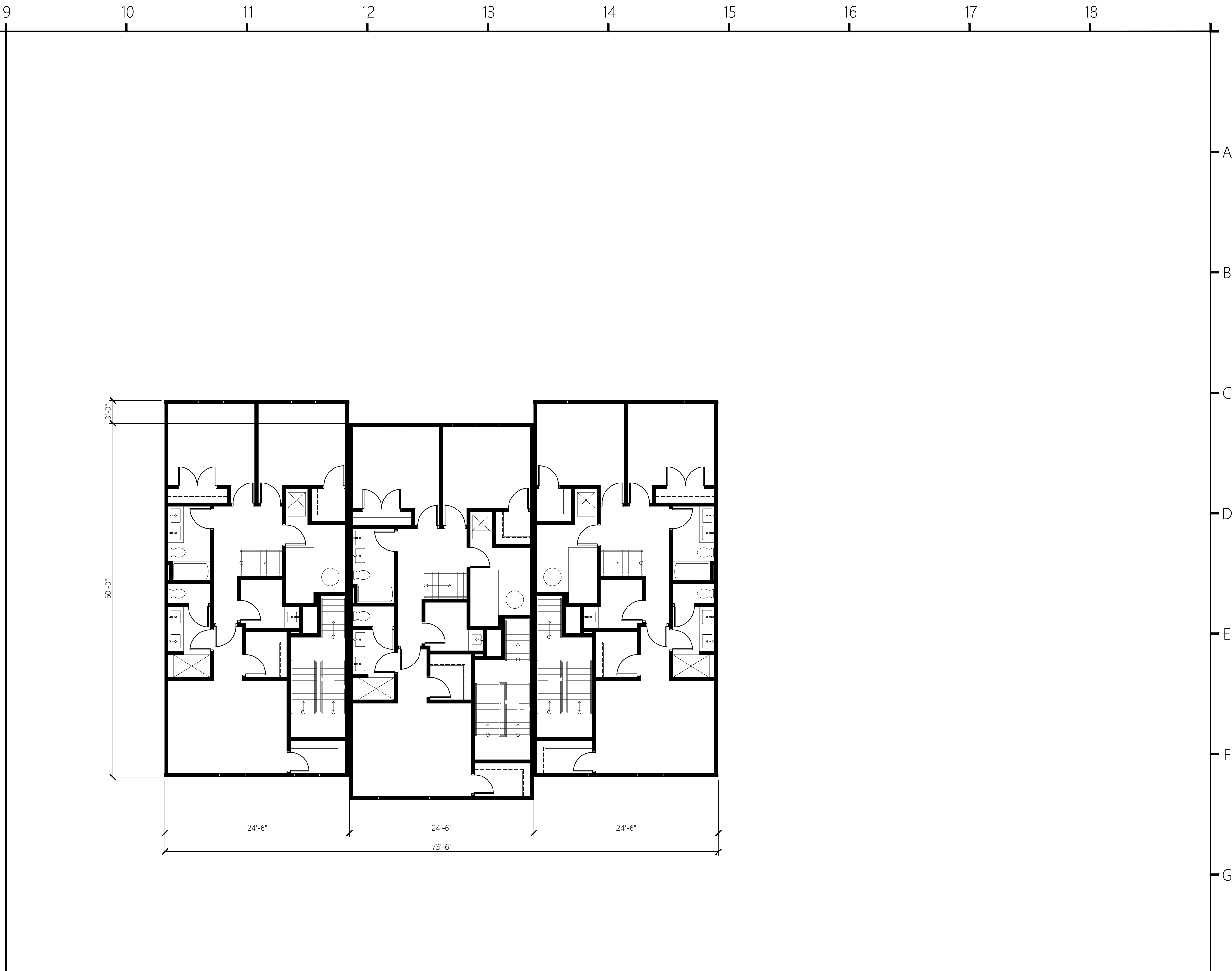
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Phase : SD
Date : 02.10.2023
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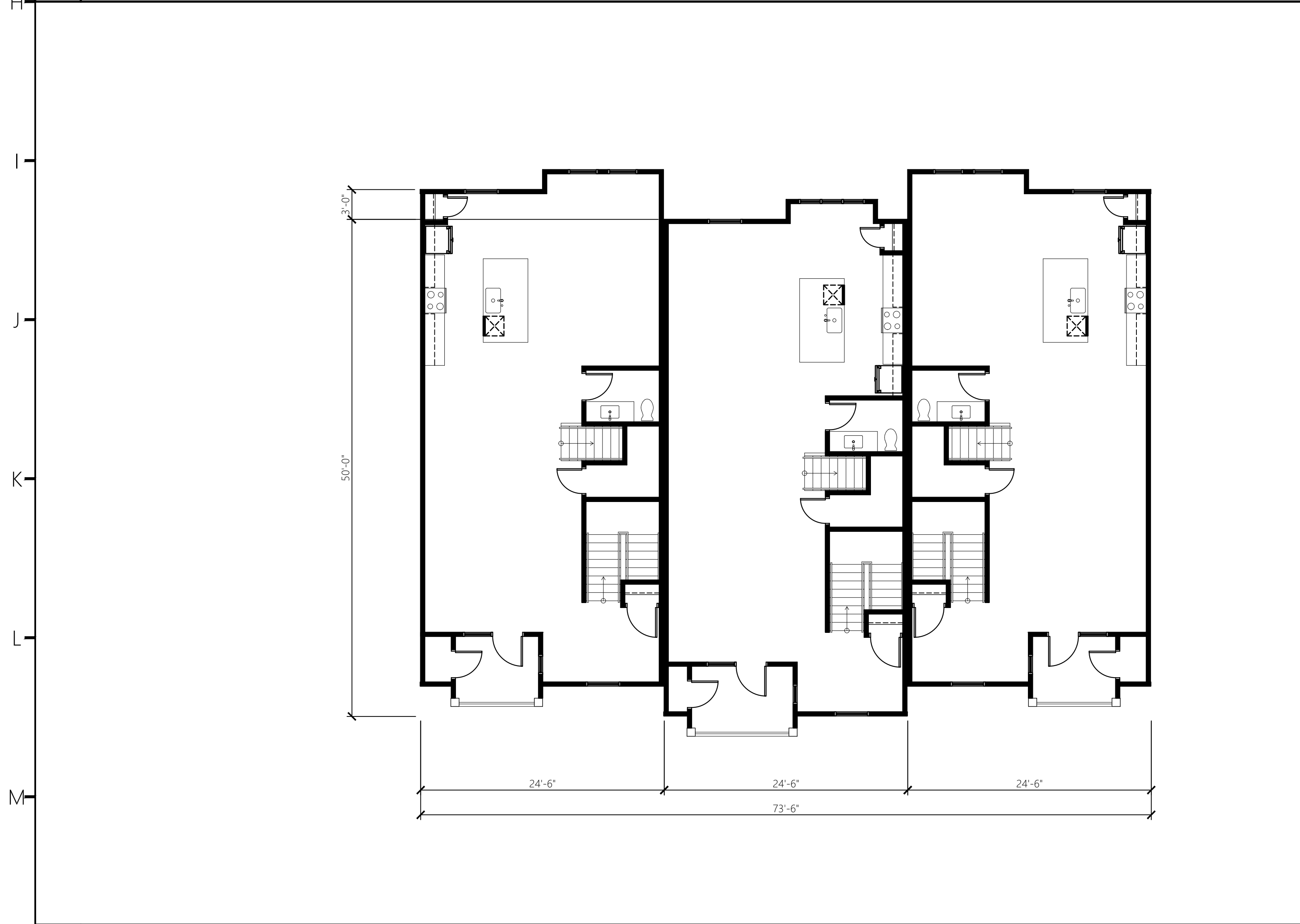
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Sheet Title :
BUILDING B 3RD & 4TH FLOOR PLAN



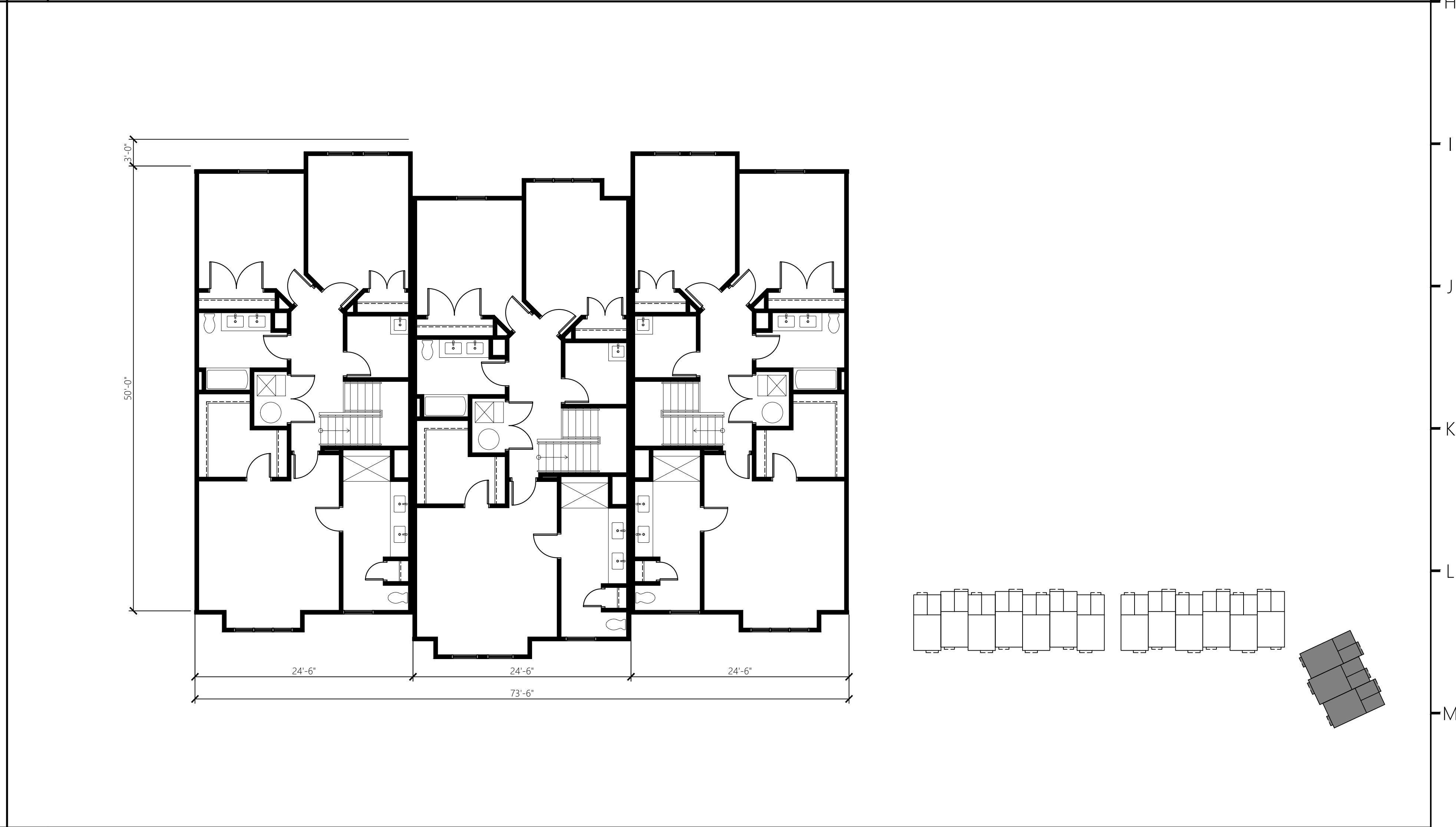
H1 BUILDING C FIRST FLOOR PLAN 1/8" = 1'-0"



H9 BUILDING C SECOND FLOOR PLAN 1/8" = 1'-0"



N1 BUILDING C THIRD FLOOR PLAN 1/8" = 1'-0"



N9 BUILDING C FOURTH FLOOR PLAN 1/8" = 1'-0"



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ARCHITECTURE

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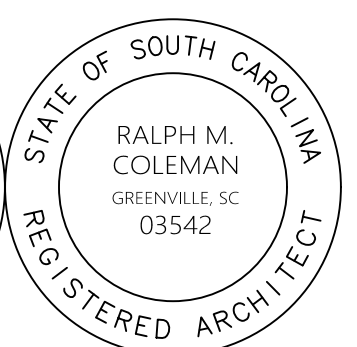
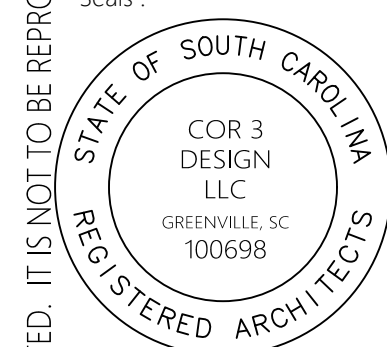
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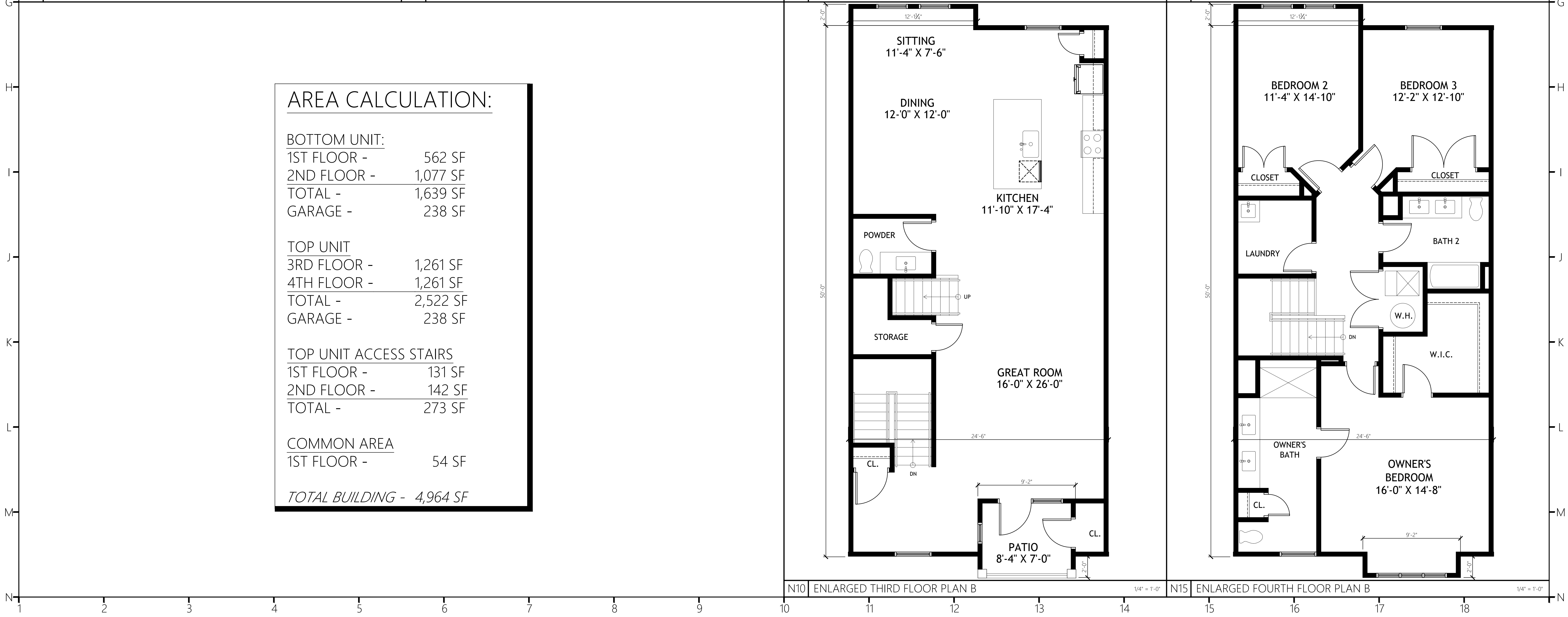
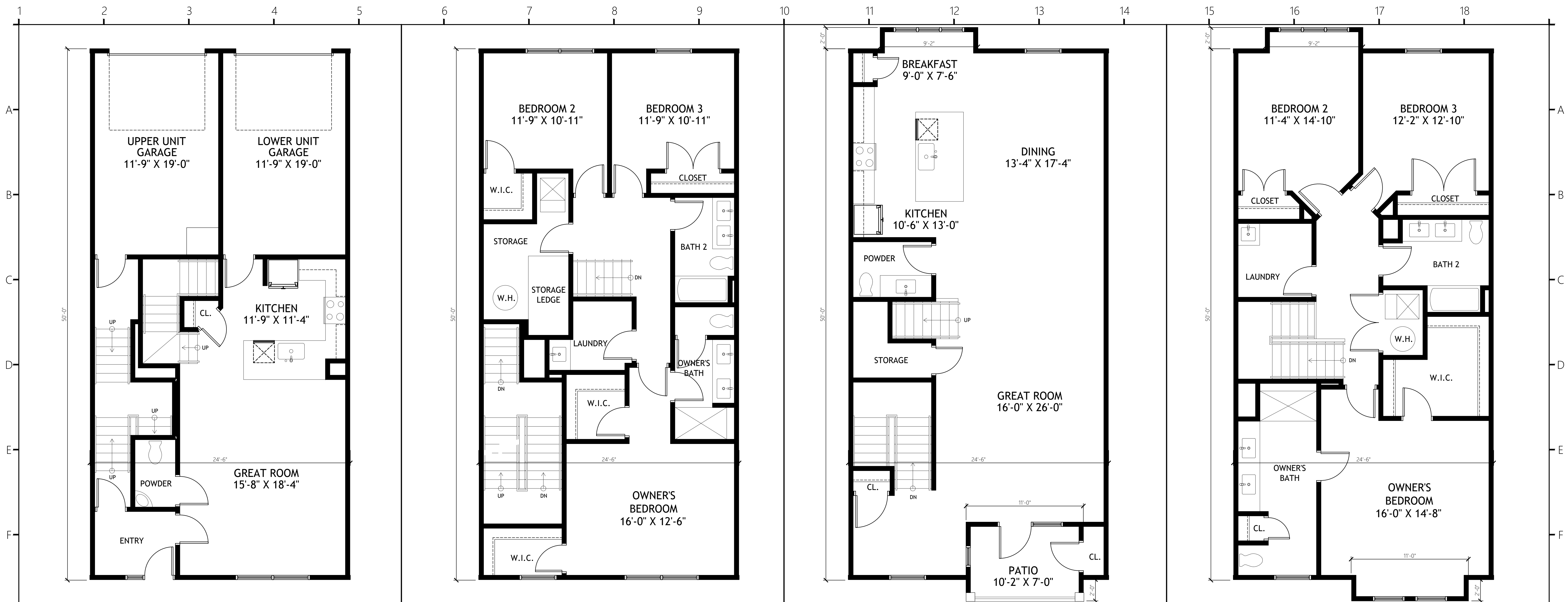


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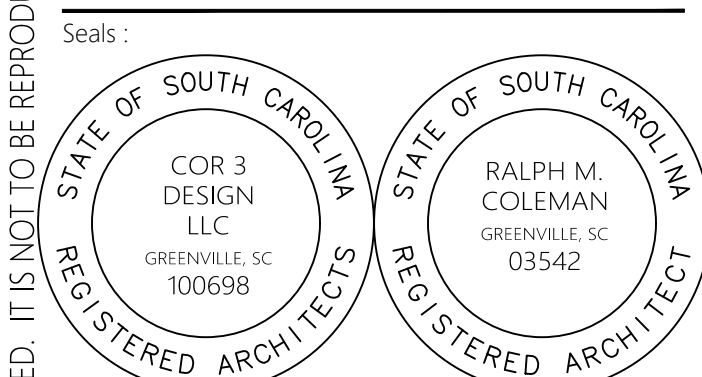
Sheet Title :
BUILDING C FLOOR PLAN



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Project Number: 22041
Phase: SD
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Sheet Number:
A4.01
Sheet Title:
ENLARGED FLOOR PLANS

Round poles quick reference guide

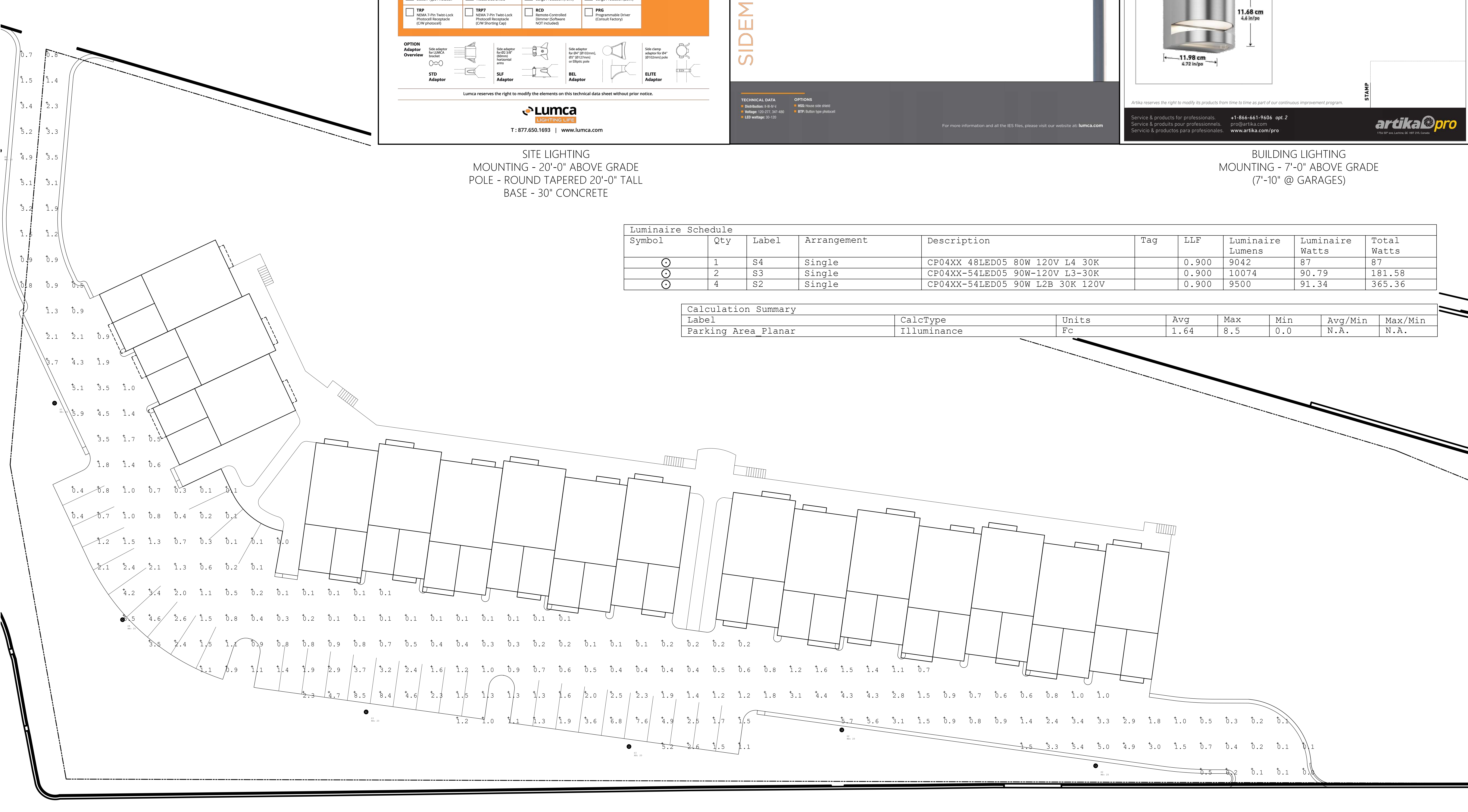
Color: Bronze powder coating
Construction: Steel
CSA Listed: Suitable for wet locations
Shaft: 46,000 p.s.i. minimum yield
Base Plates: 36,000 p.s.i. minimum yield
Hand holes: Reinforced with grounding lug and removable cover

Drilled Poles

At 90MPH Wind Speed*									
SKU	Height	Gauge	Wall Thickness	Shaft Diameter	Max. EPA (ft)	Max. Fixture Weight (lbs)	Anchor Bolts	Base/Cap Cover	
PR04-01-0002	20'11"	7	3/16"	4"	7.8	160	BC0467		
PR04-01-0002	20'11"	7	3/16"	4"	4.1	150		BC0468	
PR04-01-0002	20'11"	7	3/16"	4"	1.8	130			BC0469
PR04-01-0002	10'11"	11	1/8"	4"	11.1	965			
PR04-01-0002	15'11"	11	1/8"	4"	6.2	500			BC0470
PR04-01-0002	20'11"	11	1/8"	4"	3.3	430			
PR04-01-0002	20'11"	11	1/8"	4"	1.1	200			
PR04-01-0002	20'11"	7	3/16"	5"	13.6	400	BC0474		BC0475
PR04-01-0002	20'11"	7	3/16"	5"	8.1	300			
At 90MPH Wind Speed*									
SKU	Height	Gauge	Wall Thickness	Base Shaft Diameter	Top Shaft Diameter	Max. EPA (ft)	Max. Fixture Weight (lbs)	Anchor Bolts	Base/Cap Cover
TPR04-01-0002	15'11"	11	1/8"	4"	4"	13.0	500		BC0476
TPR04-01-0002	20'11"	11	1/8"	4"	3.25"	8.7	500		BC0477
TPR04-01-0002	20'11"	7	3/16"	4"	3.0"	13.6	700		BC0478
TPR04-01-0002	20'11"	11	1/8"	4"	3.2"	7.1	500		
TPR04-01-0002	20'11"	7	3/16"	4"	3.25"	10.1	600		BC0479

*Refer to artika.com for additional EPA & weight values at various wind speeds

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N1 SITE LIGHTING PLAN AND FIXTURE SELECTION

CONCEPT CPG0401

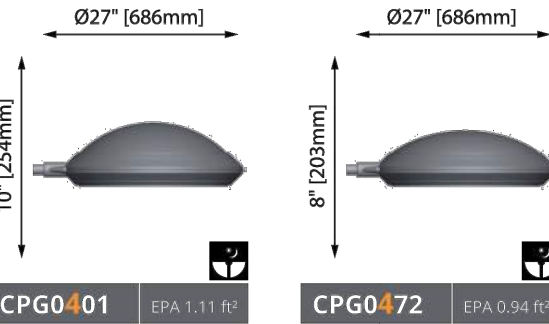
Date: 2/08/2023 City / Location: Greenville, SC Project name: 450 Park Avenue

Type: S2 QTY: 4



Weight: 19kg

- 3000K (30K) and 4000K (40K).
- 1 to 4 LED modules (40 to 190 watts).
- Light distribution available in type I, II, III, IV and V.
- Tool-less access.
- IP66.
- CSA / CSA-US certified.
- Dark sky compliant with lens #4 (flat lens).



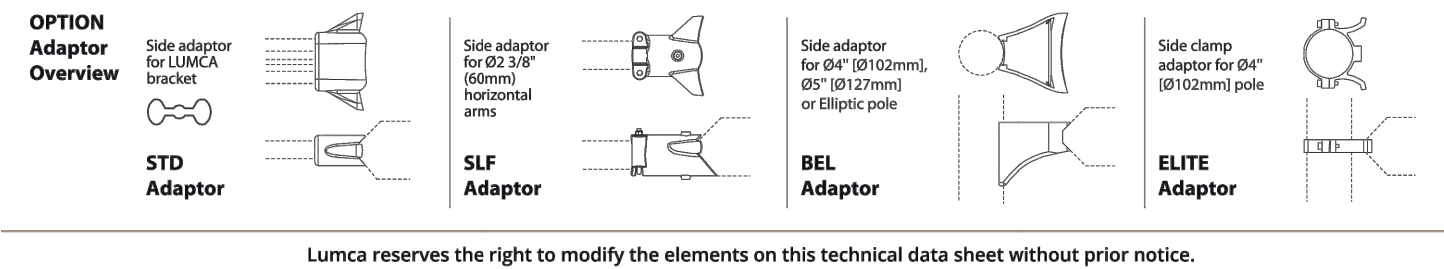
Ordering example: CPG0401 SLF 36LED07 80W 40K L3FL 120 BK HSS

Luminaire: CPG0401 Source: 90 LEDs 150W CCT: 30K Dist. type: L2B Voltage: --- Color: ---

Options:

☐ BTP Button Type Photocell ☐ HSS House Side Shield ☐ SGP10 Surge Protection (10KV) ☐ SGP20 Surge Protection (20KV)

☐ TRP NEMA 7-Pin Twist-Lock Photocell Receptacle (C/W photocell) ☐ TRP7 NEMA 7-Pin Twist-Lock Photocell Receptacle (C/W photocell) ☐ RCD Remote-Controlled Dimmer Software (NOT Included) ☐ PRG Programmable Driver (Consult Factory)



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Lumca LIGHTING LIFE

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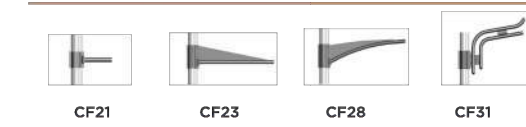
CONCEPT FAMILY



SIDEMOUNT



MOUNTING ARMS (STD)



MOUNTING ARMS (SLD)



ARM ADAPTORS



SIDEMOUNT

TECHNICAL DATA

Options

For more information and all the IES files, please visit our website at: lumca.com

SIDEMOUNT

PRODUCT: Valor Round SS PROJECT: OUT-VR-SS DATE: 2022

DESCRIPTION

FEATURES

WET (Indoor/Outdoor)
YES
WEATHER RESISTANT POWDER COATING:
NA
DAYLIGHT SENSOR:
YES
FINISHES:
Stainless Steel/ Black
DIMMABLE:
YES
5-YEAR WARRANTY:
YES
LIGHT SOURCE:
INTEGRATED LED

SPECIFICATIONS

COLOR TEMPERATURE (K): 3000K
WATTAGE (W): 18W
VOLTAGE (V): 120V
CRI: 80+
ELV TRIAC 100-20%
DIMMING:
PRODUCT DIMENSION: H: 4.72" W: 3.9" D: 4.60"
RATED LIFE (Hr): 50,000 Hours
CONSTRUCTION:
STEEL & POLYCARBONA INCLUDED
MOUNTING:
INCLUDED

CERTIFICATIONS

Model & Size CRI Kelvins Watts LED Lumens Delivered

OUT-VR-SS 80+ 3000k 18 N/A 800

NOTES:

ETL certified

TECHNICAL DRAWING

9.9 cm 3.9 in/po
11.68 cm 4.6 in/po
11.98 cm 4.72 in/po

Stamp

Artika reserves the right to modify its products from time to time as part of our continuous improvement program.

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Service & produits pour professionnels.
Service & productos para profesionales.

+1-866-661-9406 opt. 2
pro@artika.com
www.artika.com/pro

artika pro
1700 10th Ave, Greenville, SC 29615, United States

SITE LIGHTING
MOUNTING - 20'-0" ABOVE GRADE
POLE - ROUND TAPERED 20'-0" TALL
BASE - 30" CONCRETE

BUILDING LIGHTING
MOUNTING - 7'-0" ABOVE GRADE
(7'-10" @ GARAGES)

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	1	S4	Single	CP04XX 48LED05 80W 120V L4 30K		0.900	9042	87	87
⊙	2	S3	Single	CP04XX-54LED05 90W 120V L3-30K		0.900	10074	90.79	181.58
⊙	4	S2	Single	CP04XX-54LED05 90W L2B 30K 120V		0.900	9500	91.34	365.36

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Parking Area Planar	Illuminance	Fc	1.64	8.5	0.0	N.A.	N.A.		



COR3 Design, LLC

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Phone: 864.451.5288

Fax: 864.990.3085

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Consultants:

Project Title:

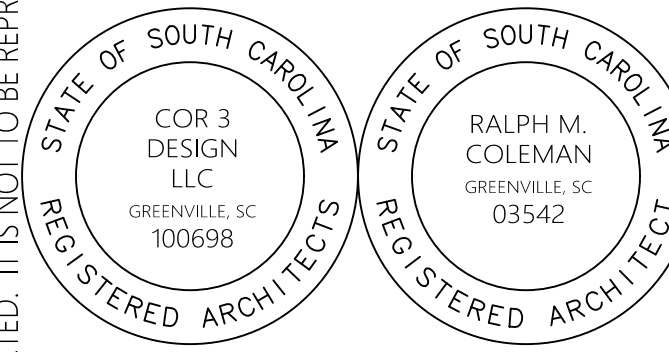
CREEKVIEW TOWNES

450 EAST PARK AVE,
GREENVILLE SC

Client Logo:

REALTYLINK

Seals:



Revisions:

Project Number:

22041

Phase:

SD

Date:

02.10.2023

Drawn By:

BRD

Checked By:

-

Sheet Number:

SLP1.01

Sheet Title:

SITE LIGHTING PLAN

1" = 1'-0"



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Sheet Number:
A5.01
Sheet Title:
BUILDING A EXTERIOR ELEVATIONS



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Project Title:
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Sheet Number:
A5.02
Sheet Title:
BUILDING B EXTERIOR ELEVATIONS



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Consultants:

Project Title:
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Client Logo:



Revisions:

Project Number:
22041
Phase:
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Date:
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Checked By:
Sheet Number:
A5.03
Sheet Title:
BUILDING C EXTERIOR ELEVATIONS



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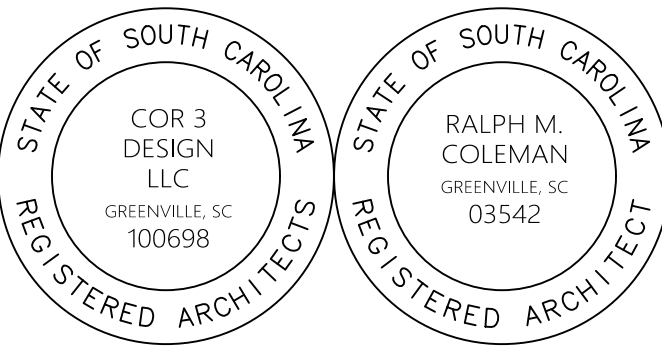
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Project Title:
CREEKVIEW TOWNES
450 EAST PARK AVE,
GREENVILLE SC

Client Logo:



Seals:



Revisions:

Project Number :
22041
Phase :
SD
Date :
02.10.2023
Drawn By :

Checked By :

Sheet Number:

A5.04

Sheet Title :
3D RENDERING

N1 3D RENDERING

NTS



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Consultants:

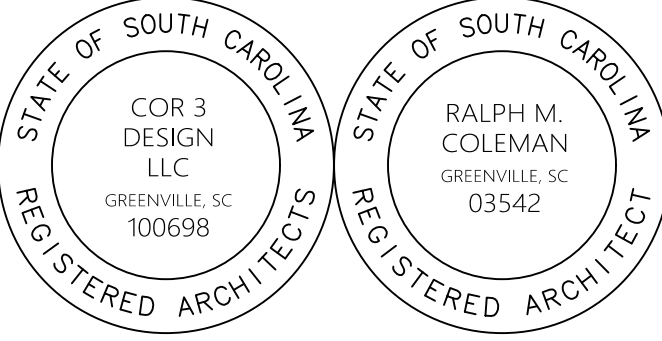
Project Title:
CREEKVIEW TOWNES

450 EAST PARK AVE,
GREENVILLE SC

Client Logo:



Seals:



Revisions:

Project Number :
22041
Phase :
SD
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3D RENDERING

N1 3D RENDERING

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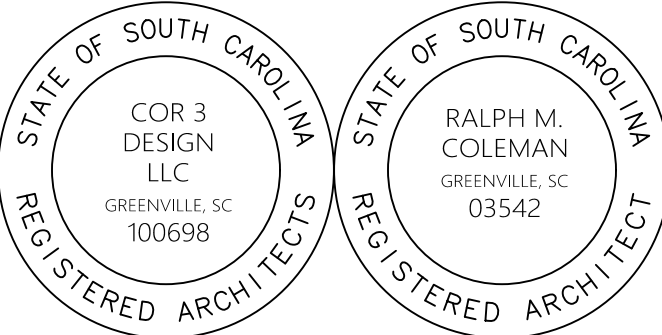
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3D RENDERING

N1 3D RENDERING

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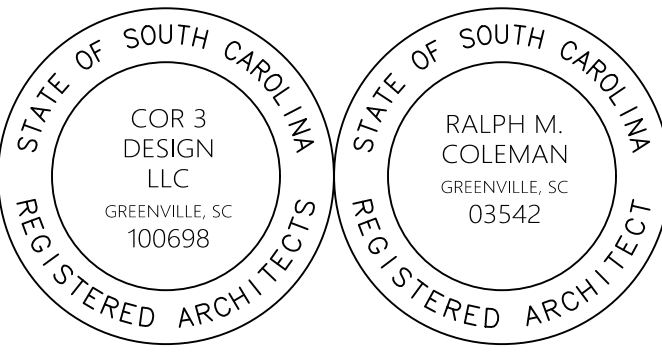
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3D RENDERING

N1 3D RENDERING

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N1 BUILDING WITH SURROUNDING CONTEXT

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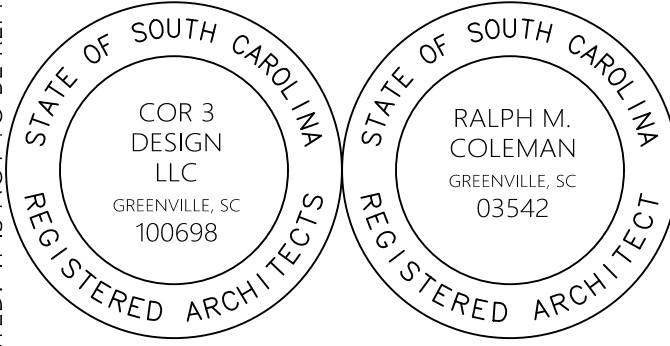
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BUILDING CONTEXT

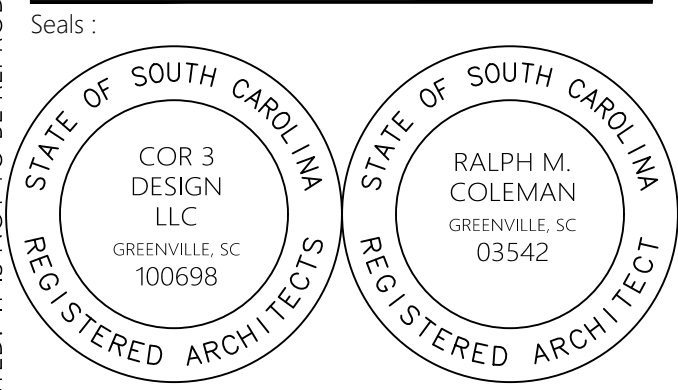


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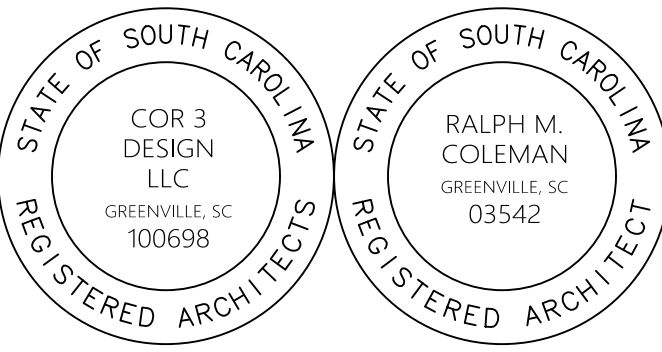
CREEKVIEW TOWNES

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BUILDING CONTEXT

N1 BUILDING WITH SURROUNDING CONTEXT

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Creekview Townes

Planning Commission Submittal

Article 19-6 – Design and Development Standards

Sec. 19-6.8. - Design standards for multifamily residential development.

19-6.8.9. *Multifamily design standards.*

(A) *Orientation.*

- (1) Multifamily residential buildings shall be configured in a manner that activates street frontages and enhances pedestrian activity by orienting buildings and entrances towards adjacent streets, sidewalks, and open spaces (see Figure 19-6.8-1). *The front of the buildings face Park Ave. and the rear faces Henrietta.*
- (2) Multi-building developments shall be configured so that buildings at the perimeter are similar in scale to adjacent development and there is a gradual transition to larger or more intense buildings. *All 3 buildings are scale proportionately and appropriately for the site and surrounding area.*
- (3) Principal buildings shall be sited to maximize natural ventilation, solar access, and access to views, to the maximum extent practicable. *The building face green space and stream between them and Park Ave.*

(B) *Setbacks and height*

- (1) Front setbacks shall be within 75 and 125 percent of the average setback of existing structures along the same block face, provided that no building shall encroach upon the minimum setback requirement (see Figure 19-6.8.2). In cases where the average front setback is not discernible (e.g. the block face is vacant or lacks more than one building), the minimum front setback shall be established by the base zoning district standards. *The buildings are positioned in the most optimal location considering the steep grades in the rear, flood plain along Park Ave, and tying in driveways to Park and Henrietta.*
- (2) All multifamily residential buildings, regardless of height, shall provide a minimum 25-foot setback from the lot line of any abutting property improved with an existing single-family detached use or a parcel zoned R-6 or R-9. *Not applicable.*
- (3) Maximum building height is subject to Section 19-5.2.9, building height. *The maximum building height allowed is 40'-0". With the exception of the height increase allowed at 2' vertical per 1' horizontal based on the distance the buildings are set back. This exception would allow our structures to be well over 60'. The tallest part of our buildings is 52' above finished floor and under 60' from the varying grade below.*

(C) *Entrances.*

- (1) All entrances shall be adequately illuminated and oriented to promote natural surveillance. *All unit front entries face Park Ave. and are well illuminated. The rear has garages with exterior lighting and driveway / parking lot lighting.*
- (2) Street-level, street-facing multifamily units should have a street-oriented entrance or, in-lieu thereof, a shared street-oriented entrance for every two street-level, street facing units. *Each unit has its own entry facing Park Ave.*
- (3) Street-facing entrances for individual dwellings should include at least 36 square feet of usable porch or stoop area that is elevated above street level to create a separation of public and private space and to help activate the street. *There is a continuous elevated walkway that is a minimum of 7' in dept and a maximum of 10'. This provides more than the required 36 SF.*



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- (4) Shared building entrances shall be pedestrian-scale and covered with canopies or overhangs. *Each unit's main entrance has an 8' long 3' deep canopy.*
 - (5) Exterior open stairways and corridors serving more than one dwelling and facing a public street or single-family detached dwelling are prohibited. *Not applicable.*
- (D) *Building facades.*
- (1) Multifamily building elevations facing a public street or single-family dwelling shall reflect consistent design, textures, colors, and features. *The materials used are in compliance with the ordinance and provide a rhythm of design features.*
 - (2) Front building facades of 30 feet or more in width shall be configured as a series of individual building modules, wings, recesses, or projections from the primary facade wall with a minimum width of 15 feet and a maximum width of 30 feet each. Modules, wings, recesses, or bump outs shall deviate from the primary building facade plane by a distance of at least four feet. *There are 16 building modules all measuring 24'-6".*
 - (3) Facade treatment. Multifamily residential building facades shall incorporate at least three of the following design features (see Figure 19-6.8-4):
 - (a) Changes in wall plane (such as projections or recesses) with an offset or depth of at least one foot, a width of at least ten feet, located a minimum of every 25 feet; *there are multiple projections on the front and rear of the building that are approximately 12' wide and project a minimum of 12".*
 - (b) Distinctive architectural features, such as a repeating pattern of pilasters, columns, recesses, or niches varying from the facade plane by a minimum of four inches; *there are repeating patterns of brick and cementitious sidings that have varying textures.*
 - (c) Roofline changes, coupled with correspondingly aligned wall offset or facade material changes, including changes in the roof planes or changes in the height of a parapet wall; *there are several parapet height changes that are repeated and rhythmic.*
 - (d) Awnings or other weather protection for pedestrians; *provided at each entry as well as each unit has an enclosed garage.*
 - (e) Distinct changes in texture and color of wall surfaces; *we have a combination of varying color brick and cementitious sidings as well as aluminum canopies and coping.*
 - (f) A covered front porch or other designated gathering area occupying at least 25 percent of the front facade width; *each canopy is 8' long and represents 33% of the façade.*
 - (g) Vertical accents or focal points such as towers, spires, cupolas, window walls, or widow walks; *there are vertical accents of brick, stacked windows, and balconies*
 - (h) Distinctive window trim:
 - (i) Art work or bas relief;
 - (j) Repetitive ornamentation, including decorative features such as wall-mounted light fixtures, with a maximum spacing of 50 feet; or *provided*
 - (k) Other comparable elements, as approved by the decision-making body.
 - (4) Vents, exhaust vents, and downspouts shall be incorporated into the overall design. *These will be concealed by the parapet.*
 - (5) All building facades should incorporate a base, middle, and cap; visually lighter elements shall progress from base to cap. Distinctive architectural features such as: porches, columns, pilasters, bay windows, dormers, projecting eaves, and awnings are encouraged. *Brick and stone are the base and middle of this building with the lighter cementitious material above.*



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- (6) Upper-story decks or patios should be configured to avoid direct views into the private spaces of adjacent single-family dwellings. [Not applicable](#)
- (E) *Service areas.*
- (1) Private storage space shall be provided within, or immediately adjacent to, each dwelling. [Each unit has a garage and internal storage areas. We will also provide a water spigot and electrical outlet on the exterior of each unit's garage.](#)
 - (2) Exterior mechanical equipment, vending machines, service and delivery areas, outdoor storage, and accessory uses and structures that may produce noise, odors, glare, vibration, etc: [all mechanical equipment will be roof mounted and out of view or screened.](#)
 - a. Shall be screened from view of public and common areas and adjacent properties (see Figure 19-6.8-5), and
 - b. Shall be located away from adjacent residential dwellings or integrated into the building's architecture.
 - (3) Above-ground refuse containers shall comply with the below standards:
 - a. Above-ground refuse containers shall comply with the applicable setback requirements. No above-ground refuse container shall be located less than 15 feet from the property line of any abutting property improved with a single-family detached use.
 - b. Above-ground refuse containers shall be fully screened from the view of adjoining property, public streets, and thoroughfares. Above-ground refuse containers shall be screened on three sides with a permanent building, decorative masonry wall, wood fencing or landscaping, not less than six feet in height or at least one foot above the height of the enclosed dumpster, whichever is greater. In-ground refuse containers shall be screened with evergreen plantings. [We anticipate using in-ground refuse and screening with evergreens.](#)
 - (4) Times of service. Deliveries, waste collection, and similar commercial activity is prohibited between the hours of 10:00 p.m. and 7:00 a.m.
- (F) *Roof form.*
- (1) Pitched roofs shall include variation in planes, slope, and features (see Figure 19-6.8-6). [Not applicable](#)
 - (2) Overhanging eaves and roof rakes on gable ends shall extend at least six inches past the supporting walls. [Not applicable](#)
 - (3) Flat roofs shall incorporate parapet walls with three-dimensional cornice treatments designed to conceal the roof and roof-mounted mechanical equipment. All parapet walls visible from a public street shall be finished. [Each building has varying parapet heights on all 4 sides which provide screening as required.](#)
 - (4) The parapet wall shall be similar in color and material to the building and shall not exceed 25 percent of the height of the supporting wall. [The maximum parapet height on each building is 6', well below the 25% limit.](#)
 - (5) Within developments with multiple buildings, building heights shall be varied to avoid the appearance of an elongated building mass. This can be achieved by stair-stepping building heights or by varying roof forms. [Each building has varying parapet heights and façade projections that break up the building mass.](#)
 - (6) When adjacent to single-family detached dwellings, the roof form of multifamily residential buildings shall complement the character of surrounding structures. [Not applicable](#)



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- (7) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, may be incorporated as an alternative to the roof forms described in this subsection. [Not provided.](#)
 - (8) All roof vents, pipes, antennae and other roof penetrations should be of a color that will minimize their visual impact unless concealed by a parapet, located on the rear elevation, or configured to have a minimal visual impact as seen from the street or existing residential development. [These will be screened by the parapet walls.](#)
- (G) *Transparency.*
- (1) Street-facing facades shall have a minimum glazed area of 20 percent. All other building facades shall have a minimum glazed area of ten percent (see Figure 19-6.8-7). [We have achieved over the 20% glazing required on the front and 10% on the sides. See calculations attached.](#)
 - (2) Windows on side facades shall be positioned to avoid direct views into the windows of an existing adjacent residential dwelling. [Provided.](#)
 - (3) Windows and doors of proposed dwelling units shall allow for casual surveillance of the parking and common open space areas. [Provided.](#)
 - (4) Windows shall complement the rhythm, size, proportion, and trim of adjacent residential buildings. [The three building complement each other. There are no other residential properties immediately adjacent.](#)
- (H) *Materials.*
- (1) Building facades shall incorporate a coordinated color scheme consisting of matte finishes. Gloss finishes may be used for trim and accent. Florescent and metallic paints are prohibited. However, nothing in this section shall prohibit the use of reflective colors on building roofs. [See material sample board and drawings / renderings.](#)
 - (2) Colors and finishes shall be consistent throughout the development and all sides of the buildings. [See material sample board and drawings / renderings.](#)
 - (3) Accessory buildings and structures shall be similar in materials and architectural style to the primary building.
 - (4) Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color, and texture shall be utilized to ensure that enough similarity exists for the building to be compatible despite the differences in materials. (See Figure 19-6.8-8) [See material sample board and drawings / renderings.](#)
 - (5) Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (e.g., brick shall be located below stucco). Use of a heavier material as a detail on the corner of a building or along cornices or windows is acceptable. (See Figure 19-6.8-9) [See material sample board and drawings / renderings.](#)
 - (6) Primary facade materials shall not terminate or change at outside corners, and shall continue a minimum distance of two feet from the front corners along the side facades. [Provided](#)
 - (7) Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, or as a repetitive pattern. [See material sample board and drawings / renderings.](#)



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- (8) The following materials shall not be used: [None of these materials are used.](#)
- (a) Corrugated metal siding, however, high quality architectural metal siding may be used;
 - (b) Exposed smooth-finished concrete block;
 - (c) Styrofoam-backed and synthetic stucco within 12 feet of the grade level and within two feet of any exterior door jamb; or
 - (d) Vinyl siding.
- (I) *Open space.* [See Civil Documents](#)
- (1) A minimum of 200 square feet of open space per dwelling shall be provided, one-half of which may be private. The decision-making body may waive the provision of "common open space" or apply an alternative condition to the standard, provided the property is within a quarter-mile of public open space or contains 50 or fewer dwellings.
 - (2) Connections to adjacent greenways, parks, trails, etc., shall be provided.
 - (3) Common open spaces shall be located adjacent to common facilities such as laundry rooms, mail rooms/sites and community centers; visual access to shared open spaces shall be enhanced via windows opening from kitchens, living rooms, and dining rooms.
 - (4) Physical access to common open space shall be as direct as feasible from the dwellings and designed to discourage nonresident access. Outdoor seating shall be encouraged to accommodate adult supervision.
 - (5) Active recreation facilities shall be located in a manner to reduce adverse impacts upon residents, both on- and off-site; it shall have well-defined edges such as walkways, buildings, or landscaping.
 - (6) Passive and active recreation space and facilities shall be provided in a form and an amount appropriate to the anticipated types of residents in the development (e.g., families with young children, the elderly, etc.). (See Figure 19-6.8-10)
 - (7) Some form of private open space (i.e., patio, porch, deck, balcony, yard, etc.) is encouraged for each dwelling with boundaries between private and common open space established by elements such as low walls and landscaping.
 - (8) Development is encouraged to provide both passive and active recreation spaces as part of its "green infrastructure" (see subsection 19-6.7.1(G), green infrastructure); the linking of open spaces is encouraged to form an uninterrupted network of "vehicle-free" areas.
- (J) *Parking lot location.* [See Civil Documents](#)
- (1) Parking areas shall be located and designed to reduce or eliminate visual and operational impacts on surrounding lands and shall comply with the provisions of section 19-6.1, off street parking and loading and section 19-6.2, landscaping, buffering and screening.
 - (2) Parking structures, when included, shall provide:
 - (a) Building facade treatment and materials similar to facades with residential units;
 - (b) Clear sight lines of abutting streets, driveways, and pedestrian pathways;
 - (c) Light-colored interior walls and ceilings; and
 - (d) Adequate and uniform interior lighting without glare to surrounding properties.
 - (3) Parking areas for multifamily developments with at least 20 units shall provide spaces dedicated for auto maintenance with access to water, electricity, and drainage.



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- (4) At least 75 percent of the provided off-street parking shall be located within parking structures or in the side or rear yards of multi-family residential buildings. Garage doors or vehicular entrance points to parking structures shall be located at least ten feet behind the street-facing building facade.
- (K) *Access and circulation.* [See Civil Documents](#)
- (1) Multifamily residential development located adjacent to routes serviced by mass transit shall provide pedestrian circulation and queuing locations, if applicable, to access mass transit vehicles.
 - (2) Site entrance locations (vehicle and pedestrian) shall complement adjacent and opposite land use entrances in scale, design, and location. Entrances shall be located in a manner designed to retain the character of the adjacent land uses and not create adverse impacts.
 - (3) Ingress and egress from off-street surface parking areas serving multifamily residential development adjacent to single-family detached dwellings shall be limited to the street fronting the development. In the case of corner lots, off-street parking areas may be accessed by either street fronting the development.
- (L) *Landscaping and screening.* [See Civil Documents](#)
- (1) Site development shall minimize the alteration of site topography; preserve and enhance natural resources; utilize the natural carrying capacity of the land; and comply with the provisions of section 19-6.2, landscaping, buffering, and screening.
 - (2) Development is encouraged to provide landscaped areas as part of its "green infrastructure" (see subsection 19-6.7.1(G), green infrastructure), or include low impact development (LID) techniques, where appropriate.
 - (3) Installed landscaping shall be of a climate appropriate or native drought-tolerant species, or shall be automatically irrigated.
 - (4) Landscaping shall not obscure lighting.
 - (5) Stormwater management facilities (such as retention ponds) should be incorporated with the landscape design of the site and shall be configured to serve as an active or passive recreation amenity for residents.
 - (6) Building foundations shall be landscaped along the full length of each front and rear facade. Landscaping shall wrap around the corners and shall continue around building sides to a logical conclusion point or a minimum distance of ten feet, whichever is less.
 - (7) Foundation landscaping shall have an average depth of six feet and a minimum depth of four feet. Foundation landscaping depth along a sidewalk may be reduced by up to 50 percent, where needed to provide for adequate pedestrian circulation or pedestrian amenities.
 - (8) Buffer yard screening per 19-6.2.3(D) shall be required.
 - (9) The setback widths and use restrictions for buffer zones shall be considered the minimum standard for multi-family development abutting property improved with a single-family use and shall supersede lesser requirements applicable to development generally.
- (M) *Exterior lighting.* [See architectural site plan, elevations, and fixture cut sheets.](#)
- (1) The lighting of all parking areas, pedestrian walkways, entrances, and exterior portions of the site shall be designed for its specific task and shall comply with the provisions of section 19-6.4, exterior lighting.



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Planning Commission Submittal

- (2) Exterior lighting fixtures shall be:
 - (a) Vandal-resistant;
 - (b) Compatible with building architecture; and
 - (c) Scaled (dimension and intensity) to complement its context.
- (3) Adjacent to single-family dwellings:
 - (a) Exterior lighting heights, whether pole-mounted or wall-mounted, shall not exceed a maximum height of 15 feet above grade.
 - (b) Lighting levels shall be consistent with the provisions of section 19-6.4, exterior lighting.
 - (c) Uplighting of building or site features shall be directed away from adjacent properties.
 - (d) Internally illuminated signage or awnings are prohibited.
- (N) *Pedestrian walkways.* [See Civil Documents](#)
 - (1) Pedestrian walkways at least four feet wide shall be provided between buildings, streets, driveways, community spaces, and off-street parking.
 - (2) Sudden changes of grade or sharp turns resulting in "blind spots" are discouraged.
 - (3) Walkways shall transect common open space to enhance visual access while minimizing conflicts between vehicles, bicycles, and pedestrians.
 - (4) Entry points and intersections of pedestrian walkways should be framed by landscaping consisting of plant, lighting, and hardscape materials scaled to the pedestrian context.
- (O) *Fences and walls.* [See Civil Documents](#)
 - (1) Walls and fences shall comply with the provisions of subsection 19-5.2.7, features allowed within required setbacks.
 - (2) Chain link fences are prohibited.
 - (3) When located adjacent to an existing wall or fence on a different lot, fences and walls shall be configured to avoid creation of tight corners or areas difficult to maintain.
 - (4) All fences and walls shall be maintained in good repair and in a safe and attractive condition, including but not limited to, the replacement of missing, decayed, or broken structural and decorative elements. Any deteriorated, damaged, or decayed fence materials shall be repaired and any fence or wall post or section that leans more than ten degrees from vertical shall be repaired to correct that condition.
 - (5) Wherever a fence or wall is installed, if one side of the fence or wall appears more "finished" than the other (e.g., one side has visible support framing and the other does not), then the more "finished" side of the fence shall face adjacent lands rather than the interior of the lot (see Figure 19-6.8-12).
 - (6) Fences located between a front building facade and the street it faces shall not exceed three feet in height.

(Code 1997, § 19-6.8; Ord. No. 2009-48, exh., 6-8-2009; [Ord. No. 2015-06](#), § 19-6.8, 1-26-2015; Ord. No. [2018-37](#), 5-21-2018; [Ord. No. 2020-81](#), Exh. A, 11-9-2020; [Ord. No. 2021-39](#), Exh. A, 6-28-2021; [Ord. No. 2021-40](#), Exh. A, 6-28-2021; [Ord. No. 2021-42](#), Exh. A, 6-28-2021; [Ord. No. 2021-43](#), Exh. A, 6-28-2021; [Ord. No. 2021-45](#), Exh. A, 6-28-2021)



Creekview Townes - Glazing Calculations

14 Unit Building A (Left)

Park Ave (Front) Side					Right Side					Left Side				
SF Each	Quant.	SF Tot.	Type	% Glazing	SF Each	Quant.	SF Tot.	Type	% Glazing	SF Each	Quant.	SF Tot.	Type	% Glazing
21	21	441	single		17	6	102	single		17	6	102	single	
36	18	648	double		39	4	156	double		39	4	156	double	
18.72	3	56.16	triple		0	0	0	triple		0	0	0	triple	
36	7	252	french doors		0	0	0	french doors		0	0	0	french doors	
24.29	7	170.03	entry		0	0	0	entry		0	0	0	entry	
56		1567.2	total glazing	20.73%	10		258	total glazing	12.05%	10		258	total glazing	12.05%
		7561	façade total				2141	façade total				2141	façade total	
		1512.2	Glazing Req'd	20%			214.1	Glazing Req'd	10%			214.1	Glazing Req'd	10%

12 Unit Building B (Center)

Park Ave (Front) Side					Right Side					Left Side				
SF Each	Quant.	SF Tot.	Type	% Glazing	SF Each	Quant.	SF Tot.	Type	% Glazing	SF Each	Quant.	SF Tot.	Type	% Glazing
21	18	378	single		17	6	102	single		17	6	102	single	
36	15	540	double		39	4	156	double		39	4	156	double	
18.72	3	56.16	triple		0	0	0	triple		0	0	0	triple	
36	6	216	french doors		0	0	0	french doors		0	0	0	french doors	
24.29	6	145.74	entry		0	0	0	entry		0	0	0	entry	
48		1335.9	total glazing	20.69%	10		258	total glazing	12.11%	10		258	total glazing	12.05%
		6456	façade total				2130	façade total				2141	façade total	
		1291.2	Glazing Req'd	20%			213	Glazing Req'd	10%			214.1	Glazing Req'd	10%

6 Unit Building C (Right)

Park Ave (Front) Side					Right Side					Left Side				
SF Each	Quant.	SF Tot.	Type	% Glazing	SF Each	Quant.	SF Tot.	Type	% Glazing	SF Each	Quant.	SF Tot.	Type	% Glazing
21	9	189	single		17	6	102	single		17	6	102	single	
36	7	252	double		39	4	156	double		39	4	156	double	
18.72	2	37.44	triple		0	0	0	triple		0	0	0	triple	
36	3	108	french doors		0	0	0	french doors		0	0	0	french doors	
24.29	3	72.87	entry		0	0	0	entry		0	0	0	entry	
24		659.31	total glazing	20.63%	10		258	total glazing	12.11%	10		258	total glazing	12.11%
		3196	façade total				2130	façade total				2130	façade total	
		639.2	Glazing Req'd	20%			213	Glazing Req'd	10%			213	Glazing Req'd	10%





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

131 Falls Street, Suite 201
Greenville, SC 29601

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

Board/Commission:	Planning Commission
Nature of Approval Requested (e.g. rezoning, variance, etc.):	Multi-Family Development
Parcel IDs (TMS No.):	0039020200600
Property Address:	450 East Park Ave, Greenville SC 29601
Property Owner Name(s):	SCR Greenville Park LLC
Property Owner Phone:	864-603-1758
Property Owner Email:	pwilson@realtylinkdev.com
Authorized Agent Name(s):	Rivers Cape
Authorized Agent Phone:	(864) 603-1758
Authorized Agent Email:	rcape@realtylinkdev.com

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


(Signature of Property Owner)

2/13/23
(Date)

(Signature of Property Owner)

(Date)

Neighborhood Meeting**Project Name:** EAST PARK AVE**Location:** GREENVILLE, SC**Time of the meeting:** 6:00 PM**Date:** 1/4/23**Representative holding meeting:** RIVERS CAPE (REALTY/LINK)

Name	Street Address	Email
1 Reid Parnell	26 HANCOCK ST.	frappout@isc.net
2 Koy Stone	420 E PARK AVE	kstone@spirafinancial
3 Wayne Gathings	103 Garraux St.	wayne@greenvillebuilding.com
4 Mark Gathings	103 Garraux St.	mark@greenvillebuilding.com
5 Ben Abdo	201 Falls Street, suite 201	babdo@greenville.sc.gov
6 HOPETZ SCHMALZL	23 FISHER RD, G-Ville SC	HOPETZ614@gmail.com
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SCR Greenville Park Neighborhood Meeting Notes January 4, 2022

- Members of Project Team present:
 - Phil Wilson and Rivers Cape from RealtyLink (Owner/Developer)
 - Brian Doiran from Cor3 (Architect)
 - Michael Cain from SeamonWhiteside (Civil Engineer/Landscape Architect)
- 6 Attendees from members of the neighborhoods surrounding project site
 - See Neighborhood Meeting Attendance Sheet
- Discussion consisted of general questions about the proposed project. See below questions asked and general answers given:
 - Are the units for rent or for sale?
 - Proposed units are a for-rent product
 - Questions about how the units are laid out
 - 16 stacks of 2 units (2 floors a piece, 32 total). Used 3D renderings to show how each unit was shown in the building
 - How many parking spaces does the site consist of?
 - Current site plan shows 63 parking spaces (32 garage spaces and 31 surface spaces). This exceeds the City's requirements of 1.5 spaces per unit (48 spaces).
 - Attendee from adjacent Spero Financial property asked about over flow parking and how it may potentially impact parking in their parking lot.
 - Reiterated our proposed parking was over the required amount. This additional parking would be used for guests of residents and should not cause any issues with their parking and operations
 - Where are the site driveways?
 - One driveway on Henrietta and another where the existing bridge is located. TBD on whether the bridge will need to be replaced and if it will be one- or two- way. We would have a better understanding of specifics as we move forward through permitting and design.
 - What is the timeline for construction?
 - Our hope would be to start construction sometime this summer (2023)
 - Overall, the meeting consisted of general inquiries about the project and feedback that they were excited to see something nicer in place of the existing office building. No attendee had any major concerns about the project as it is proposed.