



AGENDA

REGULAR MEETING OF PLANNING COMMISSION

THURSDAY, JUNE 5, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street

1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
 - A. Approval of Minutes for meeting on May 1, 2025
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statement**
8. **PUBLIC HEARING ITEMS (Public Hearing Required)**
 - A. **AX-13-2025**

Application by Powerstar Auto, LLC for **ANNEXATION** and **REZONE** of approximately 1.2 acres located at **12 WEBB ROAD** from S-1, Services district, in Greenville County to BH, Business Heavy District, in the City of Greenville. (TM# 0545010100106)
 - B. **AX-14-2025/Z-8-2025**

Application by Sterling Land Trust for **ANNEXATION** and **REZONE** of approximately 0.48 acre located at from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville and **REZONE** of 0.04 acre from Unzoned to RN-A, Neighborhood A District located at **S. CALHOUN STREET, JENKINS STREET, AND SHORT MINUS STREET**. (TM#s 0112000200700, 0112000200500, and 0112000200200)
 - C. **AX-15-2025**

Application by A. Foster McKissick, IV for **ANNEXATION** and **REZONE** of approximately 4.71 acres located at **351 HALTON ROAD** from S-1, Services district, in Greenville County to BH, Business Heavy District, in the City of Greenville. (TM# 0260000101505)
 - D. **AX-16-2025**

Application by Keith Kiser for **ANNEXATION** and **REZONE** of approximately 34.32 acres located at **100 ST JOSEPHS DRIVE** from C-2, Commercial district, in Greenville County to CM, Campus District, in the City of Greenville. (TM# M011010100329)

E. **Z-9-2025**

Application by Jamil Woody for a **REZONE** of 0.26 acre located at **104 PINE STREET** from RH-D, House D District, to RN-A, Neighborhood A District (TM# 0026000101400)

F. **Z-10-2025**

Application by Scott Carlin for a **REZONE** of 0.38 acre located at **402 ANSEL STREET** from RH-D, House D District, to CM, Campus District (TM#s 0082000201900 and 0082000202000)

G. **Z-11-2025**

Application by Jeff McGehee for a **REZONE** of 0.18 acre located at **GURLEY AVENUE, MAULDIN ROAD, AND WATERS AVENUE** from MX-2, Mixed Use 2 District, to RH-C, House C District (portion of TM# 0211000607902)

H. **SD-22-791M** *Vested Under Land Management Ordinance*

Application by GT-RP Greenville, LLC for a **MAJOR SUBDIVISION MODIFICATION** for an additional road name located between University Ridge and Virginia Uldrick Circle on a 0.21-acre portion of the 38-acre subdivision (TM# 0069000300307) ("County Square")

9. PUBLIC MEETING ITEMS (No Public Hearing)

A. **SD-25-396**

Application by Michael McCarthy for a **MAJOR SUBDIVISION** for 66.38 acres located on **RIDGE ROAD** from 1 LOT to 19 LOTS. (TM# M012030100104) ("Ridgepoint")

10. OTHER BUSINESS

A. Staff Update on Planning Projects and Initiatives

B. Upcoming Dates:

July 13, 2025- Planning Commission Special Called Workshop 12pm

No July Planning Commission Meeting

August 7, 2025- Planning Commission Public Hearing

September 4, 2025- Planning Commission Public Hearing

11. Executive Session, if required

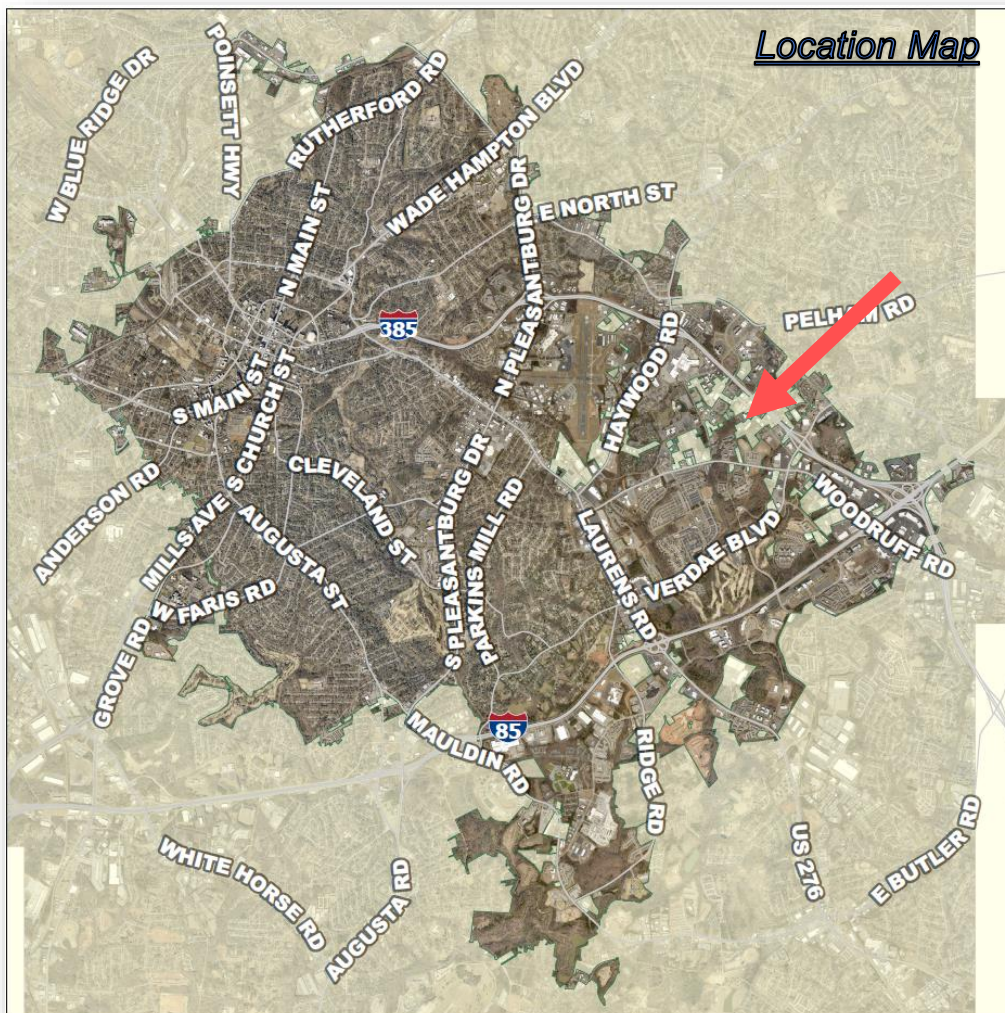
12. Adjournment



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-13-2025
Applicant(s): Powerstar Auto LLC
Property Owner(s): Powerstar Auto LLC
Property Location: 12 Webb Road
Tax Map Number(s): 0545010100106
Property Area: 1.2 acres
Rezone Request: BH, Business Heavy District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec 19-1.1.3 *Purpose and Intent*

Sec.19-1.3 *Official Zoning Map*

Sec.19-2 *Zoning Districts*

Sec.19-6.1.3 *Planning Commission*

Sec.19-6.2.2 *Legislative Review*

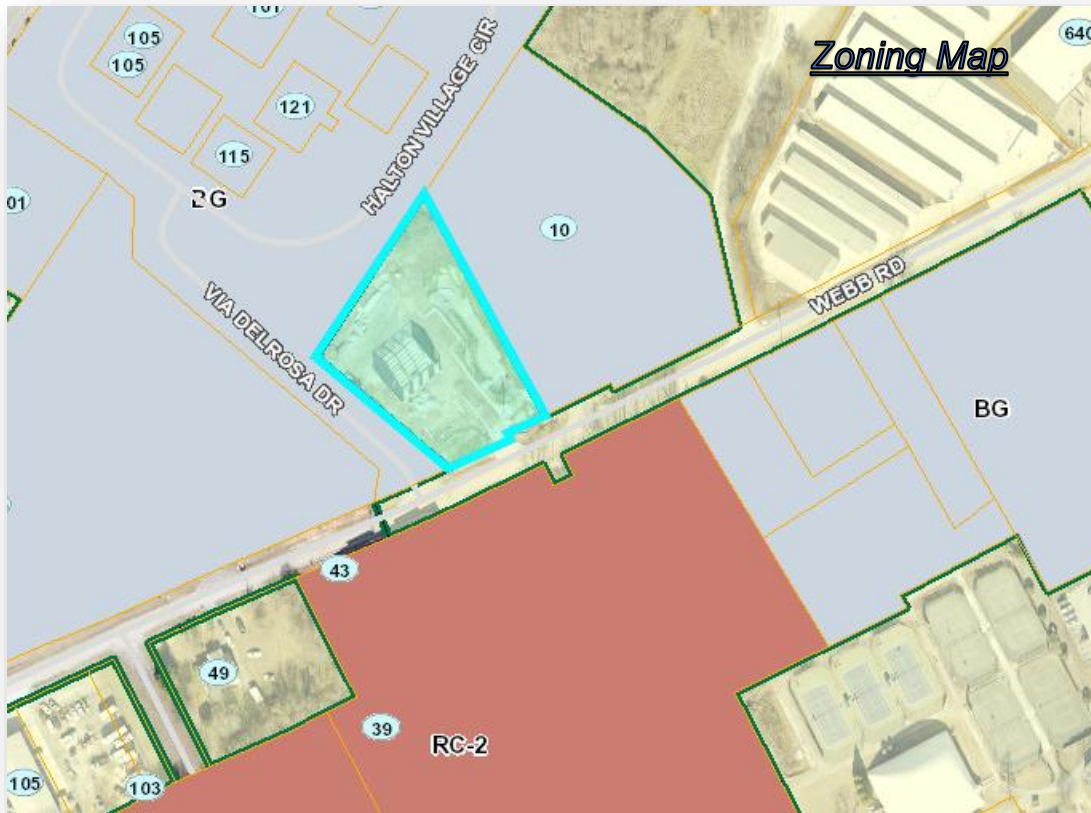
Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 1.2 acres of lot area into the Greenville city limits and to zone it BH, Business Heavy District, under the Greenville Development Code. The subject property is improved with an automotive repair and service center.

Land Use Review

The proposed zoning district for the annexation is BH, Business Heavy District. The BH District allows for a range of high-intensity commercial uses including large commercial shopping centers to automotive uses. 55-ft is the maximum building height for the district. The Future Land Use Map (FLUM) recommendation is Regional Mixed-Use.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	S-1, Service District (County)	Automobile repair and service center
North	BG, Business General District	Medical office
East	BG, Business General District	Commercial strip development
South	RC-2, Community 2 District	Multifamily residential
West	BG, Business General District	Medical office



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on March 31, 2025.

Other Site Information:

The property is not located in a Greenville County Special Emphasis Neighborhood nor a County Overlay District. The site is an unincorporated donut hole and was recently improved with a new automobile repair and service shop. There are no known water features on the site.

Definitions:

Please see the attachments for the **BH District**.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	YES
Comments: The Future land Use Map (FLUM) recommendation is for Regional Mixed-Use. The Regional Mixed-Use recommendation is in line with the requested BH zoning district.	
(b) Consistent with Applicable Plans and Studies.	N/A

Comments: The city has not conducted a plan or study that includes the subject property.

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: While the property is not adjacent to other properties zoned as BH, it is adjacent to properties zoned the peer zoning designation of BG, Business General District. There are also similar automotive uses along Webb Road still in unincorporated Greenville County. If these uses were to be annexed in the future, they would likely be recommended for BH as well.

(d) Provide logical and orderly Development Pattern.	YES
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Comment: The rezoning would allow for development consistent with existing surrounding uses and development patterns. Any additional future development must comply with the applicable provisions of the Greenville Development Code.

STAFF RECOMMENDATION:

APPROVE rezone to BH, Business Heavy District.

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve

Comments:

1. City E-911 Assigned Address: 12 Webb Road
2. PIN: 0545010100106
3. For E-911 city address verification, please contact Jordan Harris in Planning (jpharris@greenvilleesc.gov), if necessary.

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Webb Road will be a "Neighborhood" street.

Environmental Engineer Comments

Recommend: Approve w/ Conditions

Comments:

*1. Applicant must provide approved construction plans, active NPDEES coverage, and any recorded stormwater maintenance agreements in place for the property.



APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Powerstar Auto LLC	Powerstar Auto LLC
*Title:		
*Address:	511 Woodruff Road Ste B	511 Woodruff Road Ste B
*City, State:	Greenville, SC	Greenville, SC
*Zip:	29607	29607
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 054501-01-00106

*TOTAL ACREAGE 1.2 acres

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

*PROPOSED ZONING DESIGNATION (City) BH, Business Heavy District

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 the Planning 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 to schedule an appointment.
2. Staff will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3. Completeness Determination**. If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) 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 a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **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.

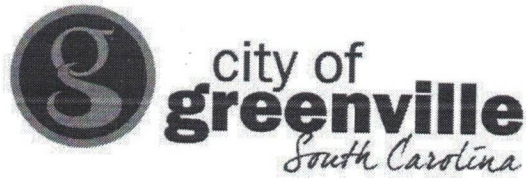
An Nguyen
4/9/25

*APPLICANT SIGNATURE
DATE

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: AN

*Signatures		An Nguyen
Applicant		An Nguyen
Date		4/10/25
Property Owner/Authorized Agent		An Nguyen
Date		4/10/25

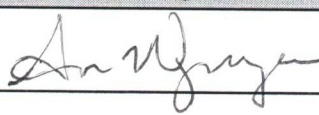


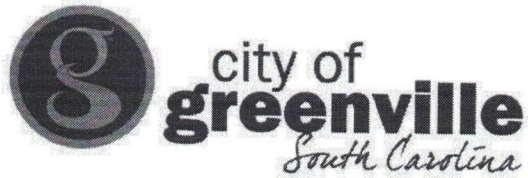
CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

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 12 Webb Road (address) and consisting of approximately 1.2 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
Powerstar Auto LLC	12 Webb Road/ 0545010100106		4/10/25



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

CERTIFICATION OF PETITION SIGNATURE

I, An Nguyen, have this 10th day of April, 2025, 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:

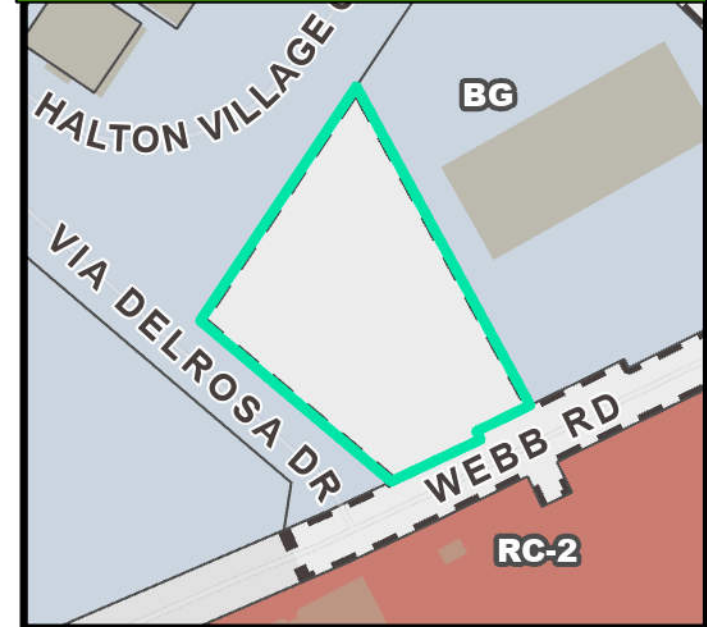
0545010100106

An Nguyen
Signature

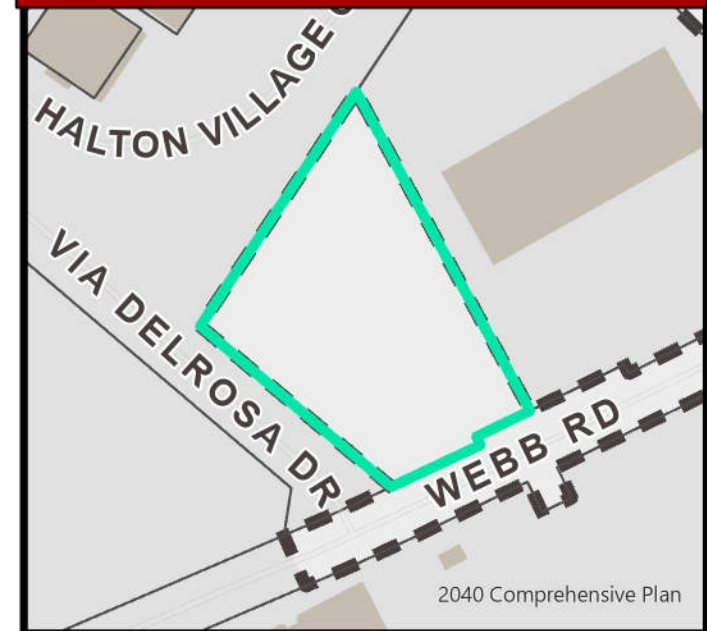
AERIAL VIEW



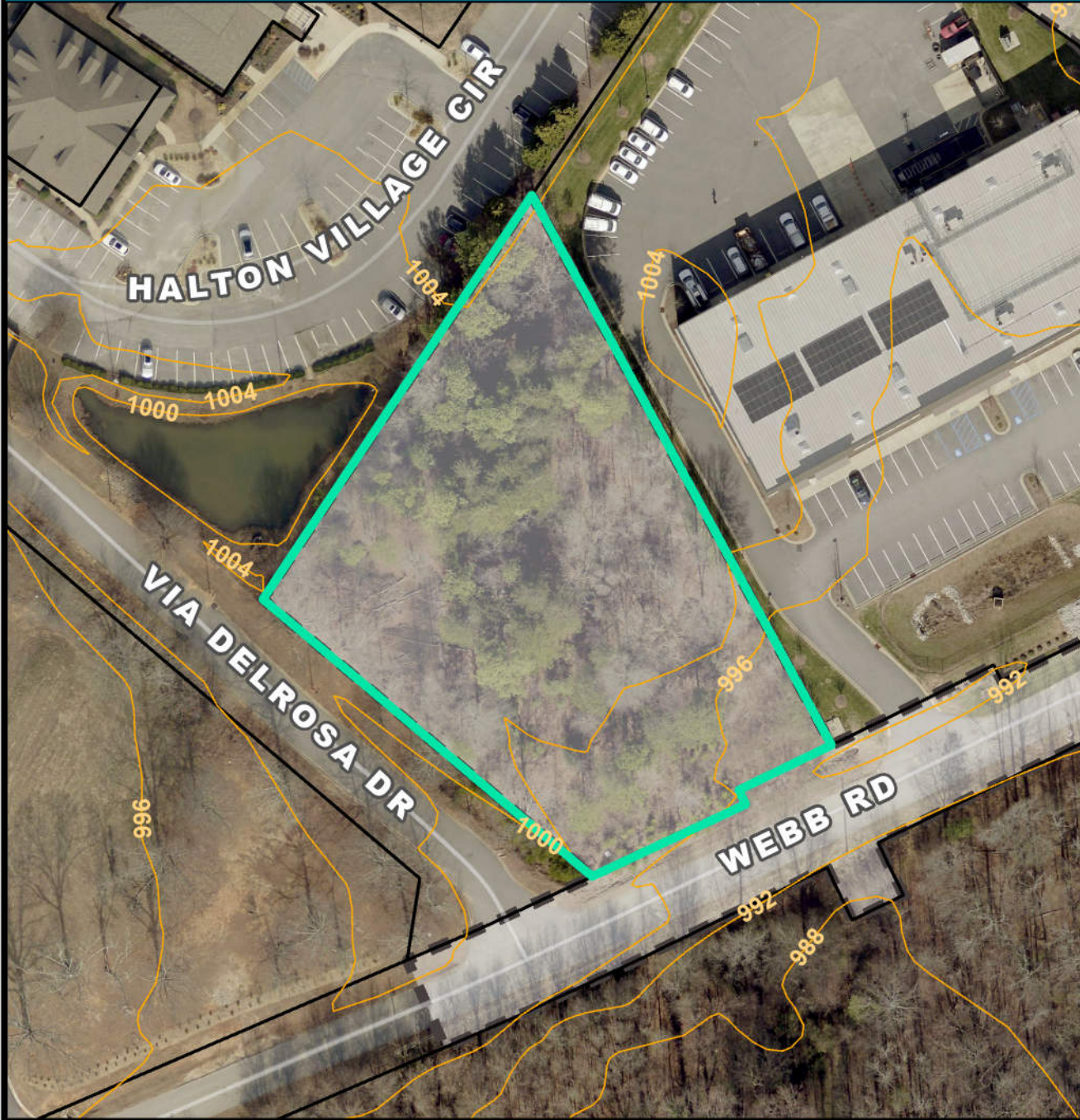
CURRENT ZONING



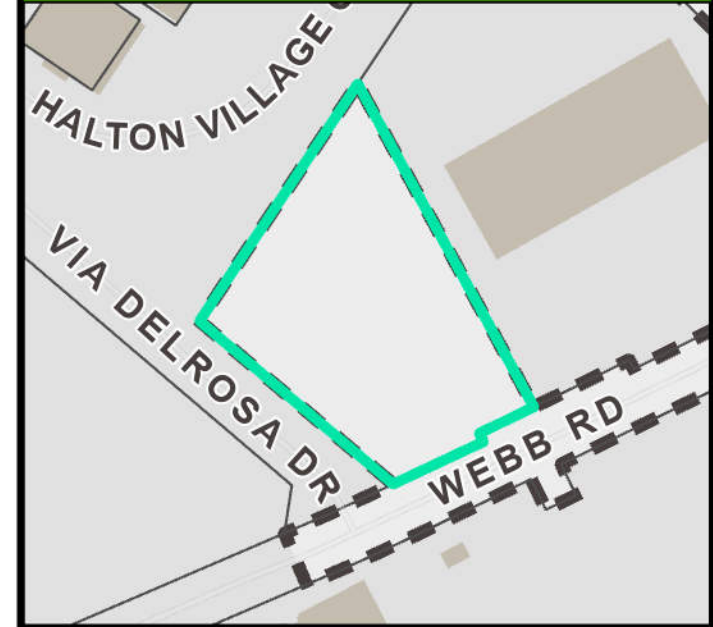
FUTURE LAND USE



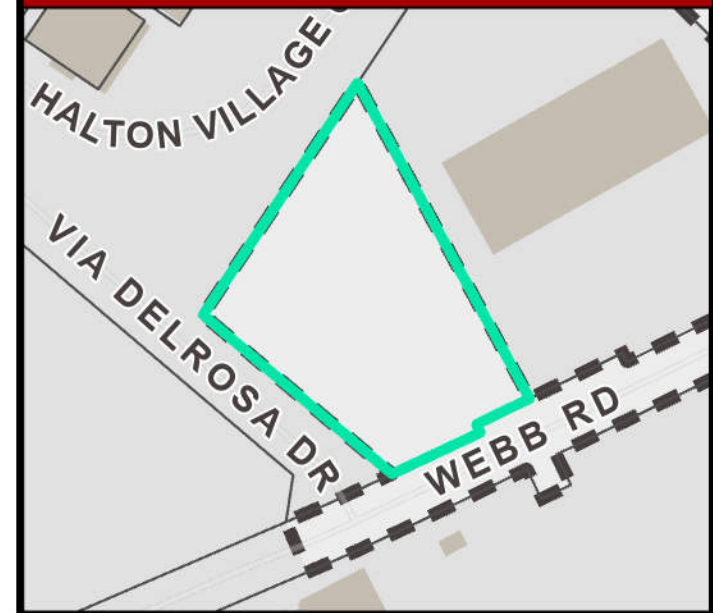
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-13-2025: 12 Webb Road



Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other
- Parcels with Ownership
- City of Greenville Limits
- County Background
- 2025 Aerial Photography

1: 1,200



200 0 100 200 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 5/7/2025

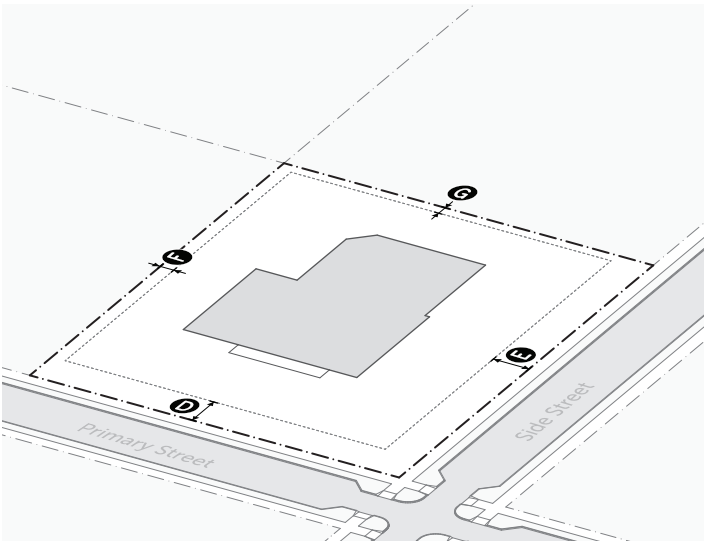
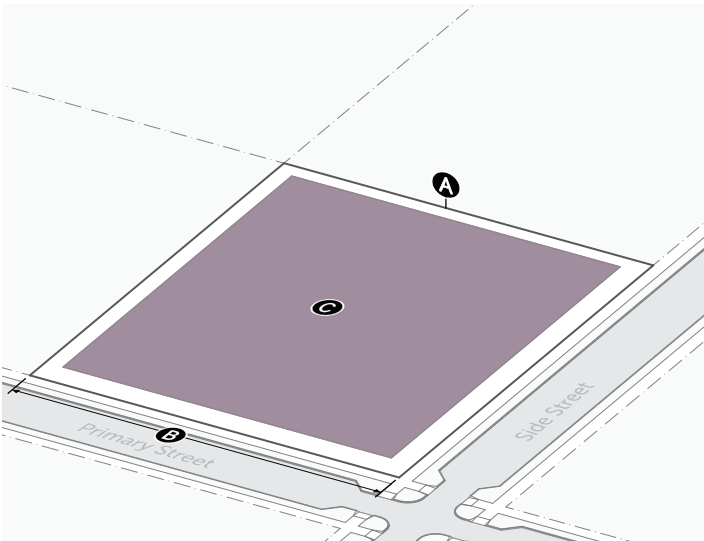
This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions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

Notes

Total area to be annexed: 1.85 acres.
City Council District: 3; County Zoning District: S-1; City Zoning District: BH

19-2.7.3. BH BUSINESS HEAVY

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	7,500
B Width (min)	75'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
Outdoor amenity space (min)	None

3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	20'
E Side street lot line (min)	20'
F Side lot line (min)	10'
G Rear lot line (min)	10'
Alley lot line (min)	5'

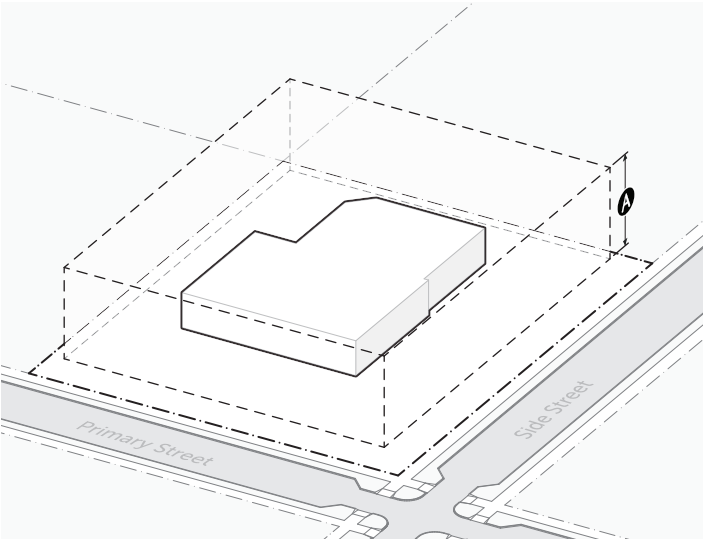
4. TRANSITIONS ²	Sec. 2.11.6.
Transition type	Type A, B, C

5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	5'

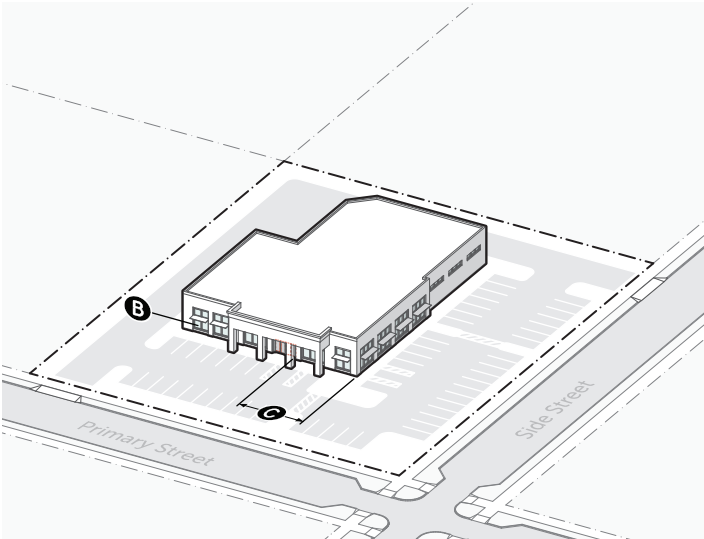
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 8'
Side street yard height (max)	Type D 8'
Side/rear yard height (max)	Type F 8'



B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max)	55'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
Story height (min)	None
Finish floor elevation (min/max)	None



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
B Ground story (min)	30%	15%
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES	Sec. 2.11.14.	
C Street-facing entry spacing (max)	150'	None
Entry feature	Yes	No

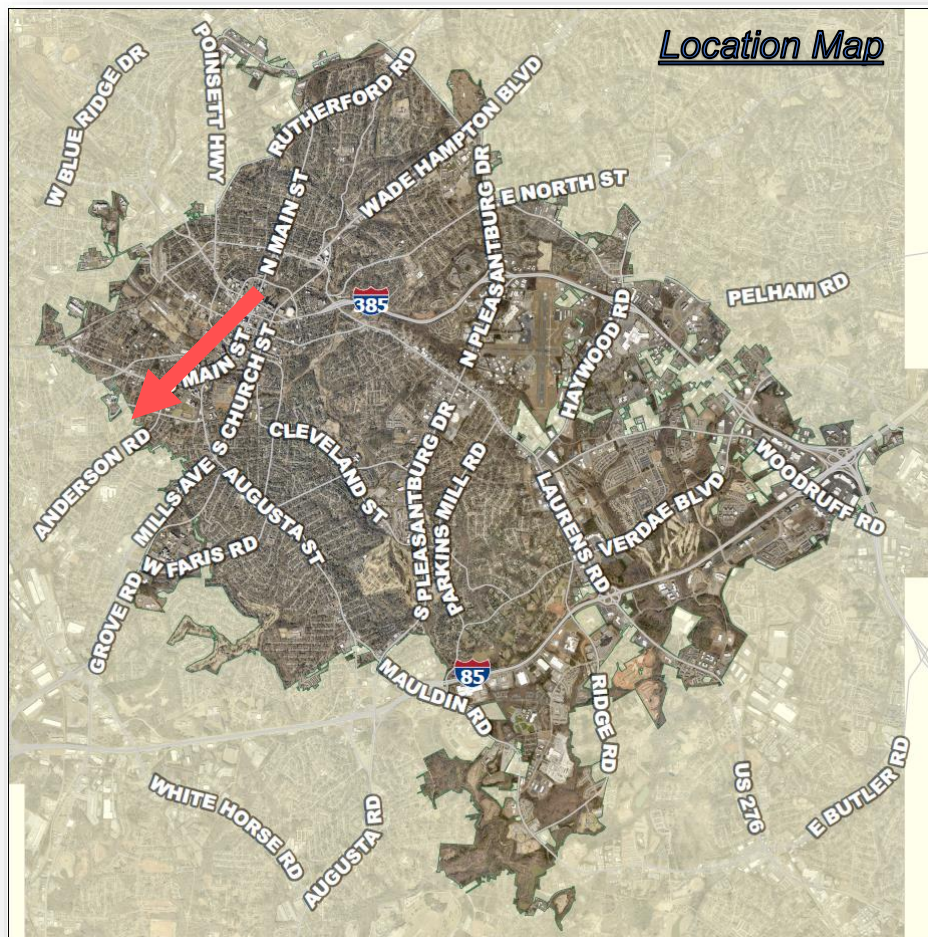


Planning Staff Report to
Greenville Planning Commission
for the June 5, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-14-2025/Z-8-2025
Applicant(s): Sterling Land Trust
Property Owner(s): Sterling Land Trust
Property Location: S. Calhoun Street, Jenkins Street, and Short Minus Street
Tax Map Number(s): 0112000200700, 0112000200500, and 0112000200200
Property Area: 0.48 acre for annexation and rezone and 0.04 acre for rezone; 0.52 acre in total
Rezone Request: RN-A, Neighborhood A District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec 19-1.1.3 Purpose and Intent

Sec.19-1.3 Official Zoning Map

Sec.19-2 Zoning Districts

Sec.19-6.1.3 Planning Commission

Sec.19-6.2.2 Legislative Review

Project Overview:

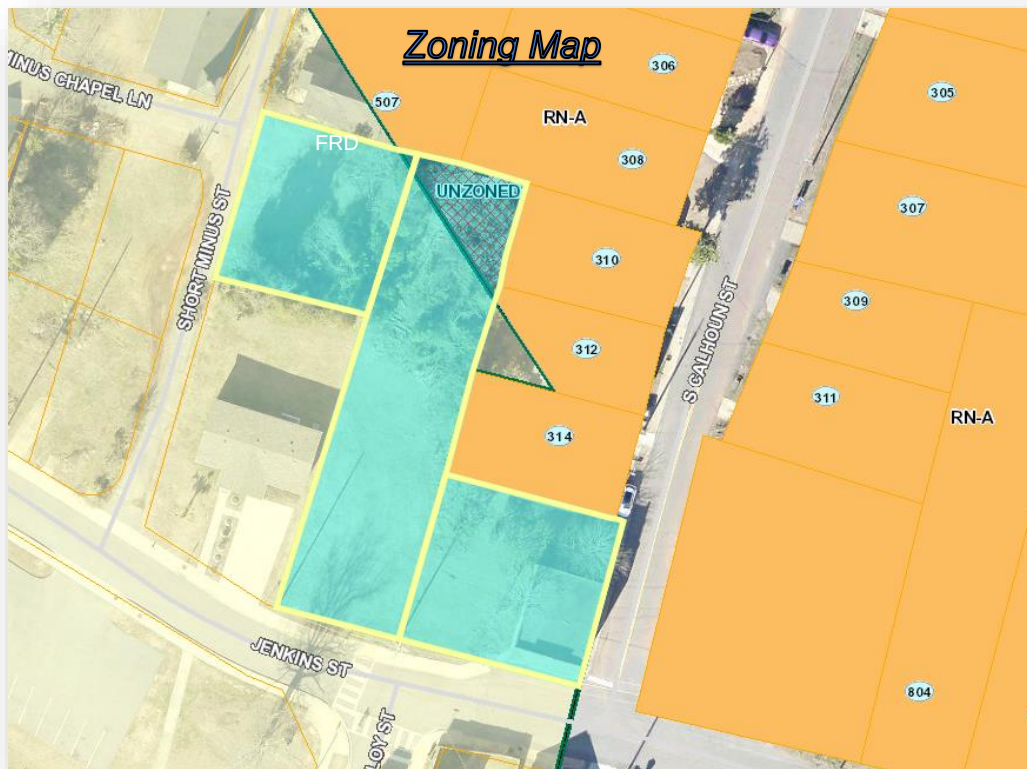
The applicant has petitioned the City of Greenville to annex approximately 0.48 acre of lot area into the Greenville city limits and to zone it RN-A, Neighborhood A District, under the Greenville Development Code. In addition, the applicant also requests to rezone a 0.04-acre portion of two of the subject parcels that were previously unzoned in the City limits. This unzoned area was previously incorporated into the City with the 1932 annexation ring. The applicant intends to develop the site into 10 (ten) affordable residential units in partnership with the Greenville Housing Fund.

Land Use Review

The proposed zoning for the annexed property is the RN-A, Neighborhood A District. The Future Land Use Map designation for the property is Urban Residential in accordance with the GVL2040 Comprehensive Plan. The property is not proposed to be located within an overlay district.

The RN-A District allows up to four residential units on the lot. The portion of the parcel already within the City of Greenville is also zoned RN-A. Commercial uses are not permitted.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	Unzoned (City); R-7.5, Single-family residential district (County)	Vacant commercial building and land
North	RN-A, Neighborhood A District; R-M10, Multifamily residential district (County)	single-family detached residential
East	RN-A, Neighborhood A District; R-M10, Multifamily residential district (County)	Single-family detached residential and vacant land
South	R-M10, Multifamily residential district, and R-7.5, Single-family residential district (County)	Single-family detached residential and community center
West	R-7.5, Single-family residential district, and R-M10, Multifamily residential district (County)	Single-family detached residential, church, and vacant land



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on March 25, 2025.

Other Site Information:

The site is located within the Sterling Special Emphasis Neighborhood within Greenville County and is located across the street from the historic Sterling High School site. The unzoned portion of the subject site was previously annexed in 1932 and has been unzoned since the city instituted zoning in the late-1970s.

In addition to rezoning the 0.04-acre portion, the applicant desires to annex and rezone a 0.48-acre portion with the same zoning district. The vacant commercial building in the annexed area was previously “The Huddle,” a restaurant and social gathering space for Sterling High School students and the community.

The applicant and owner, Sterling Land Trust, is partnering with the Greenville Housing Fund to build ten affordable housing units. The units will be between five duplex (unit over unit) buildings.

There are no known natural features on the site. Any future development on the property must meet city requirements including tree mitigation.

Definitions:

Please see the attachments for the **RN-A District** general provisions.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	YES
Comments: The Future Land Use Map (FLUM) shows the adjacent properties currently in the city limits as Urban Residential. This FLUM classification is consistent with the proposed zoning district.	
(b) Consistent with Applicable Plans and Studies.	YES
Comments: The City adopted the Sterling Community Master Plan in 2010. While this plan called for the expansion of commercial uses along Jenkins Street, this has not been supported with comprehensive plan or zoning efforts in the City nor the County. However, since the plan recommends the expansion of affordable housing options within the community, it does support the intended use for this request.	
(c) Compatible with Surrounding Uses.	YES
Comments: The proposed amendment allows for uses that are compatible with existing surrounding properties and uses. The request does not introduce a new zoning district to the area.	
(h) Provide logical and orderly development pattern.	YES
Comments: The rezoning would allow for development consistent with existing surrounding uses and development patterns.	

STAFF RECOMMENDATION:

APPROVE rezone to RN-A, Neighborhood A District.

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Comments:

The area annexed shall be included within the City's Sterling Special Emphasis Neighborhood designation.

Addressing Comments

Recommend: Approve

Comments:

- *1. NEW PARCEL
- *2. ASSIGNED Address: 904 Dunbar Street
- *3. PIN#: 0112000200500

- *1. NEW PARCEL
- *2. ASSIGNED Address: 900 Dunbar Street
- *3. PIN#: 0112000200700

- *1. NEW PARCEL
- *2. ASSIGNED Address: Short Minus Street (500-block)
- *3. PIN#: 0112000200200

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

AX-14-2025/Z-8-2025: S. Calhoun, Jenkins, and Short Minus Streets

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

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Jenkins Street will be a "Neighborhood" street. Short Minus Street will be an "Alley."

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

1. These parcels are currently served by Metro for Sanitary Sewer.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

GCFD will be responding to the annexed areas, with the continued annexation of property, GCFD will continue to evaluate response data to ensure adequate coverage is provided.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

1. The project site is currently largely vacant, with a few mature trees along its perimeter. Any new development would likely require tree removals. A full tree inventory per 19-5.2.2.A will be required with the site permit submittal and mitigation for tree removals must be provided.
2. Any trees intended to be saved must be protected with tree protection fencing per Sec. 19-5.2.2.F.
3. Street trees will be required along the Jenkins St. and S. Calhoun St. frontages.
4. All plant selections in future plans must comply with Div. 19-4.10.



city of greenville

APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Sterling Land Trust	Sterling Land Trust
*Title:		
*Address:	709 Dunbar Street	709 Dunbar Street
*City, State:	Greenville, SC 29601	Greenville, SC 29601
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	JAMES L. Thompson
Title:	President of the Sterling Land Trust
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 0112000200700, portions of 0112000200500 and 0112000200200

*TOTAL ACREAGE 0.48

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

*PROPOSED ZONING DESIGNATION (City) RN-A, Neighborhood A District

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 the Planning 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 to schedule an appointment.
2. Staff will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3. Completeness Determination**. If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) 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 a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **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.

James L. Thompson
April 22, 2025

*APPLICANT SIGNATURE

DATE

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: J.L.T.

*Signatures	<u>James L. Thompson</u>
Applicant	<u>Sterling Land Trust</u>
Date	<u>04-22-25</u>
Property Owner/Authorized Agent	
Date	



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 Jenkins & Short Minus (address) and consisting of approximately 0.48 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
Sterling Land Trust	Jenkins St/ 0112000200700	James L. Thompson	4-22-25
Sterling Land Trust	Jenkins Street/ portion of 0112000200500	James L. Thompson	4-22-25
Sterling Land Trust	Short Minus Street/ portion of 0112000200200	James L. Thompson	4-22-25



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

CERTIFICATION OF PETITION SIGNATURE

I, JAMES L. Thompson, have this 22 day of April, 2026, 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:

0112000200700, portions of 0112000200500 and
0112000200200

James L. Thompson
Signature



city of greenville

APPLICATION FOR REZONE

Contact Planning & Development (864) 467-4476

"Our mission is to work towards improving the quality of life for the citizens of Greenville."

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Sterling Land Trust	Sterling Land Trust
*Organization		
*Title:	President	
*Full Address:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) Portion of parcels off Jenkins St and Short Minus St

*LOT(S) TAX MAP NUMBERS: portions of 0112000200500 and 0112000200200

*LOT DEED BOOK/PAGE BK 2399, PG 3317/ BK 2432, PG 4768

*CURRENT ZONING DESIGNATION Unzoned

*PROPOSED ZONING DESIGNATION RN-A, Neighborhood A District

*TOTAL LOT(S) ACREAGE 0.04

*REASON FOR PROPOSED REZONE: We want these units to exist + City limits. Rules & regulations are favorable for this project.

FEES/INSTRUCTION

1. ZONING MAP AMENDMENT.....\$550.00

A. A zoning map amendment is a request to amend the Official Zoning Map by changing the zoning designation of property from one zoning district to another, or to change the boundaries of an existing zoning district, including overlay districts.

- i. The applicant is REQUIRED to schedule a pre-application conference with the City of Greenville Planning Department to discuss general regulations and procedures required for approval.
- ii. Following the pre-application conference, the applicant must submit a complete application form, a tabular list of parcels with current & proposed zoning, and a general aerial map of the boundaries of the subject property under the rezoning proposal. The applicant is welcomed to submit renderings of future development proposals.
 - Rezoning proposals for Preservation (-P) Overlay Districts may be required to submit additional material for administrative review. The Historic Review Board will make an independent recommendation to Planning Commission.

2. Staff will review the application for "sufficiency" pursuant to Division 19-6.2.1(B)3., Completion Determination. 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.
3. Please refer to *the Official Zoning Map* for additional information.
4. Prior to submittal, the applicant must have presented their rezoning at the City's monthly Project Preview Meeting.
5. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property and for mailing the Public Hearing notices to property owners and resident addresses at least 15 days (but no more than 18 days) prior to the scheduled hearing date.

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

AUTHORIZATION

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

2. **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.

James L. Thompson
April 22, 2025

*APPLICANT SIGNATURE

DATE

CITY OF GREENVILLE APPLICATION FOR REZONE

To that end, the Applicant for this rezoning proposal hereby affirms that the tract or parcel of land subject to the attached application is or is not ✓ restricted by any recorded covenant that is contrary to, in conflicts with, or explicitly prohibits the proposed activity.

*Signatures	<i>James L. Thompson</i>
Applicant	
Date	<i>04-22-25</i>
Property Owner/Authorized Agent	
Date	

SUPPORTING INFORMATION – STANDARDS QUESTIONS

Applicant response to Section 19-6.2.2(D)2. *Additional Considerations for a Zoning Map Amendment (Rezoning)*
(Please attach separate sheet if additional space is need)

1. Describe the manner in which the proposed zoning is consistent with the GVL2040 Comprehensive Plan and the GVL2040 Future Land Use Map.

--

2. Explain how the proposed zoning map amendment is consistent with applicable City Council-approved plans and studies. These may include small area plans, corridor plans, neighborhood plans, or other strategic plans or studies adopted by the City.

--

3. Explain and demonstrate how the proposed zoning map amendment will be consistent with the purpose and intent of the zoning districts in the Greenville Development Code, will promote compatibility among surrounding uses, and will promote efficient and responsible development within the City.

--

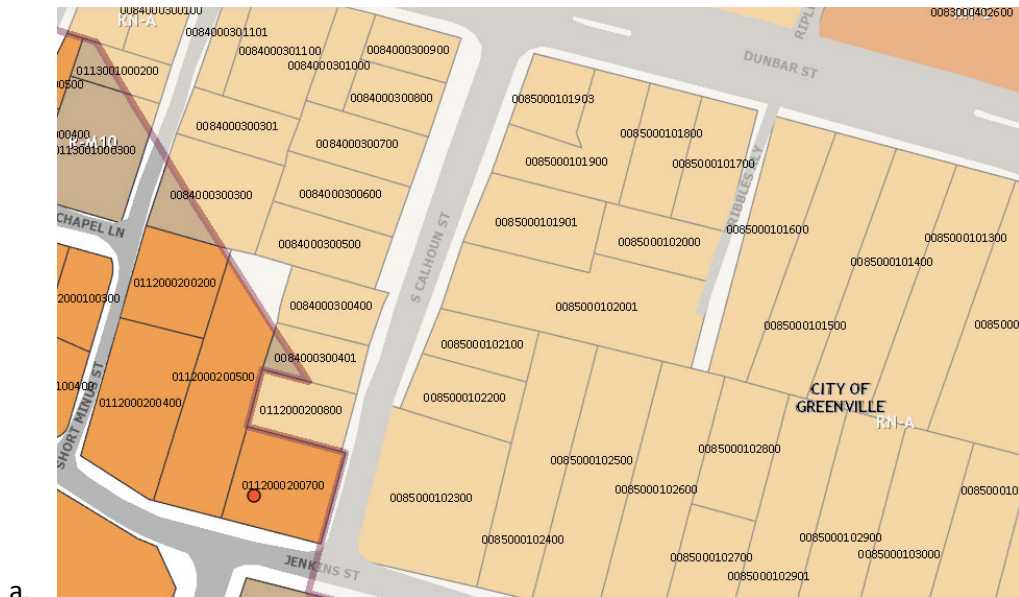
4. Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.



Answers to Questions:

1. The proposed zoning for The Huddle at Sterling is “RN-A” and is consistent with all areas of City that will surround it if the land is able to be annexed into the City of Greenville. This will ensure consistent design and site requirements and create continuity in the neighborhood and ensure The Huddle fits in with the other parcels zoned RN-A. A clearly-stated goal of GVL 2024 is “Affordable Housing Opportunities” per The City’s public resources / this report and this proposed project (assuming annexation is successful) contemplates 10 units of new-construction, high-quality rental housing that will serve Greenvillians making between 50% and 80% of Area Median Income. 20% of the units will be dedicated to 50% Area Median Income tenants, creating deeply affordable long-term rental units.

2.



3. The proposed zoning is consistent with the 2010 City of Greenville “Sterling Community Master Plan” per Section 8.1.2 of the attached City Master Plan. This annexation will allow a key partner identified from the plan, the Sterling Land Trust, to develop high-quality affordable rental housing with a material ownership interest. Furthermore, the intentional stacked duplex style with high quality landscaping (likely in meaningful partnership with partner nonprofit, Trees Upstate) design seeks to only increase the greenspace and green amenities at the project.

Sterling Land Trust: The Sterling Land Trust is a neighborhood-based organization dedicated to the development and preservation of affordable housing in the Sterling neighborhood. The Sterling Land Trust has recently obtained 501(c)3 certification, as is currently in the planning stages for its first project.

a.

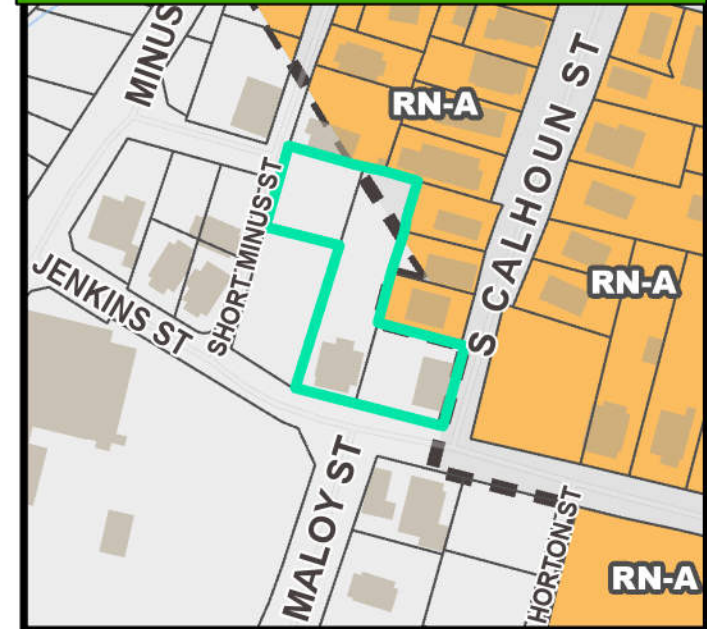
4. As noted in #1, the proposed zoning for The Huddle at Sterling is “RN-A” and is consistent with all areas of City that will surround it if it able to be annexed into the City of Greenville. This will ensure consistent design and site requirements and create continuity in the neighborhood and ensure The Huddle fits in with the other parcels zoned RN-A and the use of the land getting annexed does not deviate from neighboring land uses.
5. The proposed zoning change promotes a logical and orderly development pattern because all contemplated site plans/vertical plans will be allowed as-of-right by the RN-A annexation. The Huddle at Sterling is looking to use the City’s code to allow for the development of this high-quality, medium-density, neighborhood infill housing on land that is currently simply empty.

Furthermore, an express goal of GVL 2024 is “Affordable Housing Opportunities” and this proposed project assuming annexation is successful is 10 units of new-construction, high-quality rental housing that will serve Greenvillians making between 50% and 80% of Area Median Income. 20% of the units will be dedicated to 50% Area Median Income tenants.

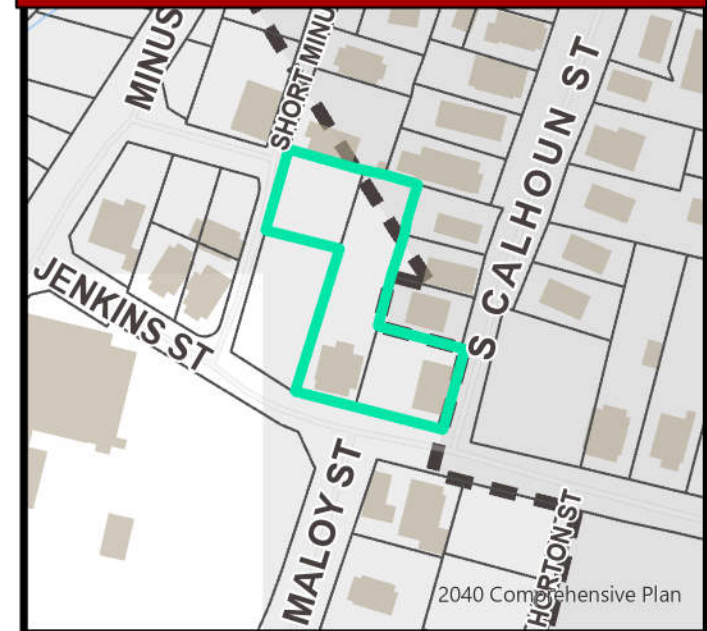
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



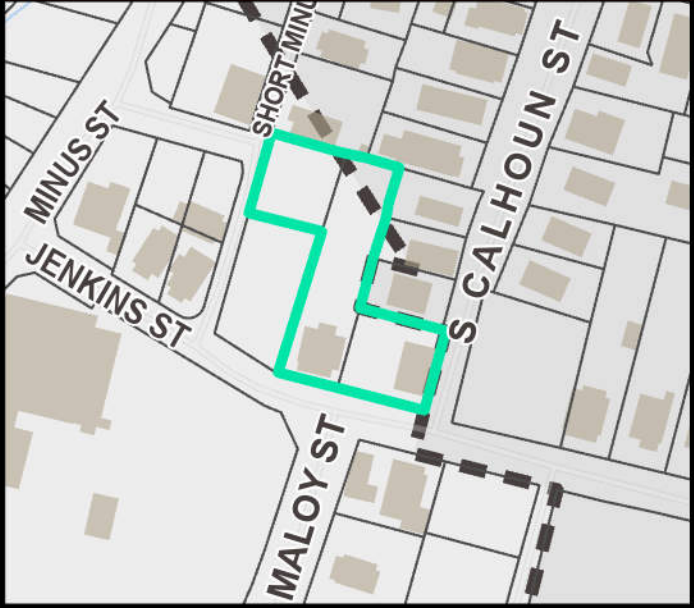
NATURAL / ENVIRONMENTAL FEATURES



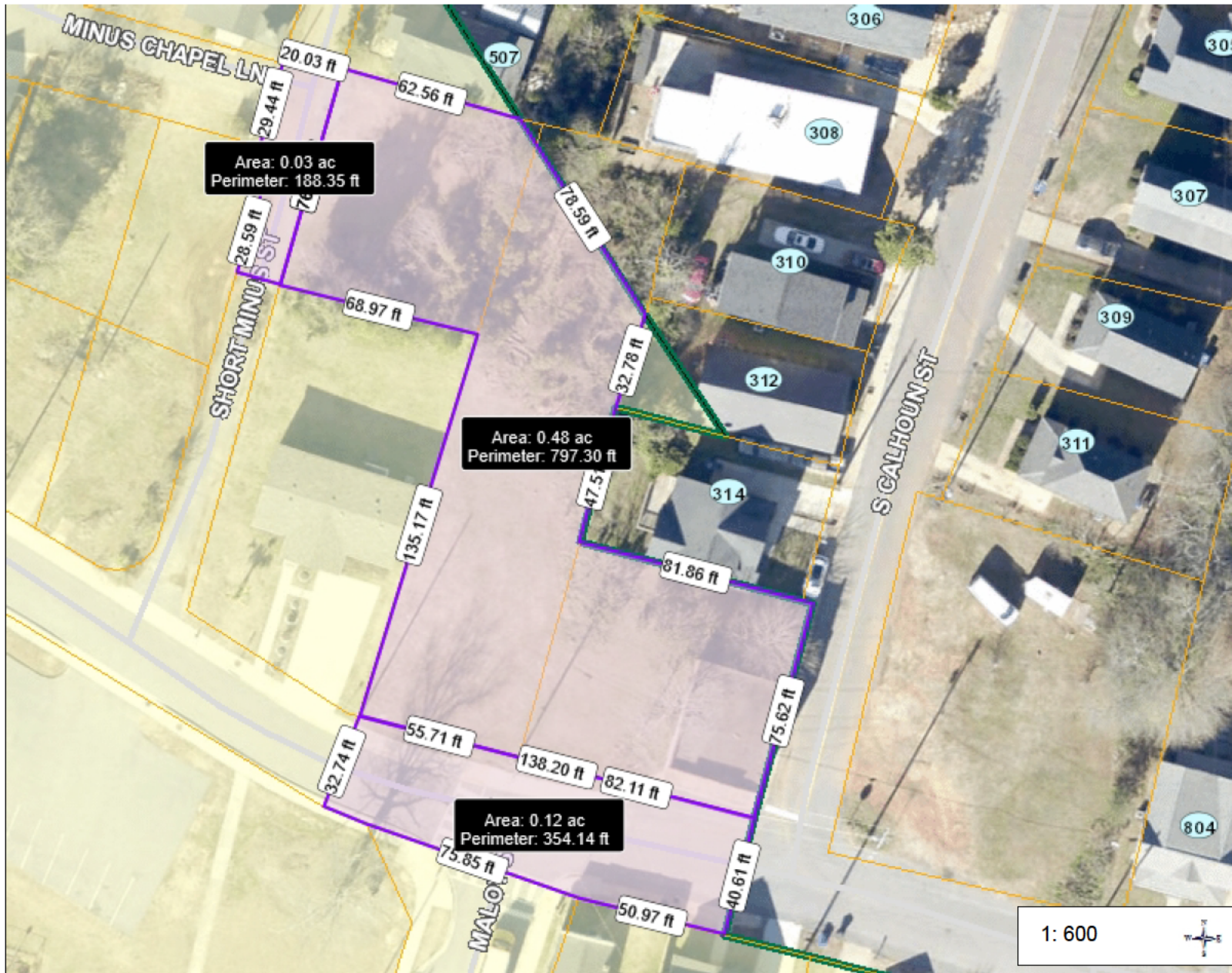
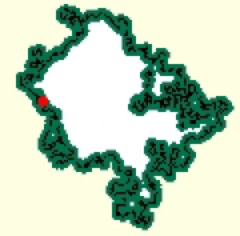
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-14-2025: S. Calhoun St, Jenkins St, and Short Minus St



Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other
- Parcels with Ownership
- City of Greenville Limits
- County Background
- 2025 Aerial Photography

Notes

Total area to be annexed: 0.63 acre.
City Council District: 2; County Zoning District: R-7.5; City Zoning District: RN-A

100 0 50 100 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 5/7/2025

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



PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

*Project Type:	New construction (residential)
*Name:	Sterling Land Trust
*Address:	
*City/State:	
*Zip:	
*Phone:	
*Email:	

PROPERTY INFORMATION

*TAX MAP #(S): 0112000200700, 0112000200500 0112000200200

*PROPERTY ADDRESS: 904/902 Jenkins Street

*CURRENT ZONING DESIGNATION: County (R-7.5)

*BRIEF DESCRIPTION OF PROJECT REQUEST: Annexation / rezoning request from the Sterling Land Trust to develop new construction residential product in Sterling.

For the following items, fill out in response to the public's attendance and reaction to your presented project.

*DATE ATTENDED PPM: 4/22/25 *NUMBER OF PEOPLE WHO VISITED STATION: 13

*NAME OF ATTENDEES WHO REPRESENTED PROJECT: James Thompson, Libba King, Rick Quinn, Casey Smithling, John Darnon, Avery Young *Jay Simpson*

*DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES PROVIDED:
 ① What is timing to completion?
 ② Will there be any restrictions in place?
 ③ Will more parking be added?

*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT: Overall & generally feedback was very positive. Visitors liked the design concept & the "look and feel" of the houses. The landscaping was also widely applauded & people knew of The Huddle (this area in Greenville).

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: Interest in knowing if Seniors will be living here

*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: No specific concern

*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: No

*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? Not at this time

*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: No

*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE?

Yes, GHF & Casey have been attending Sterling Land Trust monthly meetings

*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? None, thanks!

OVERALL TYPE OF FEEDBACK RECEIVED

*Select one:



Positive

Negative

Neutral

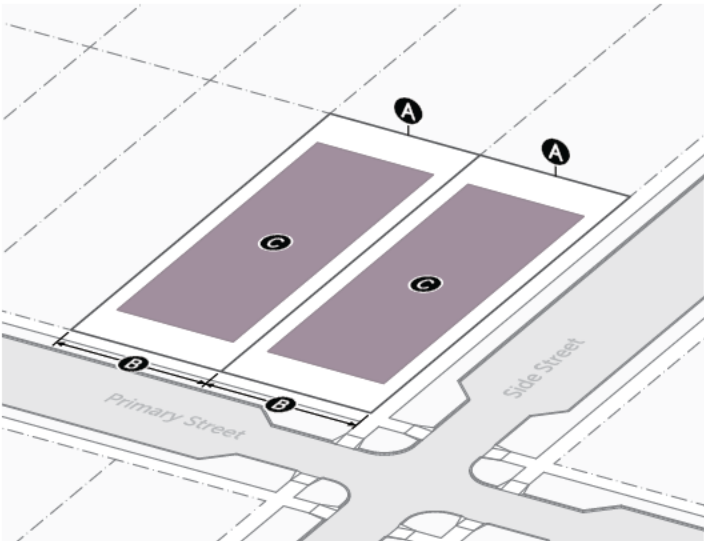
***PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.**

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

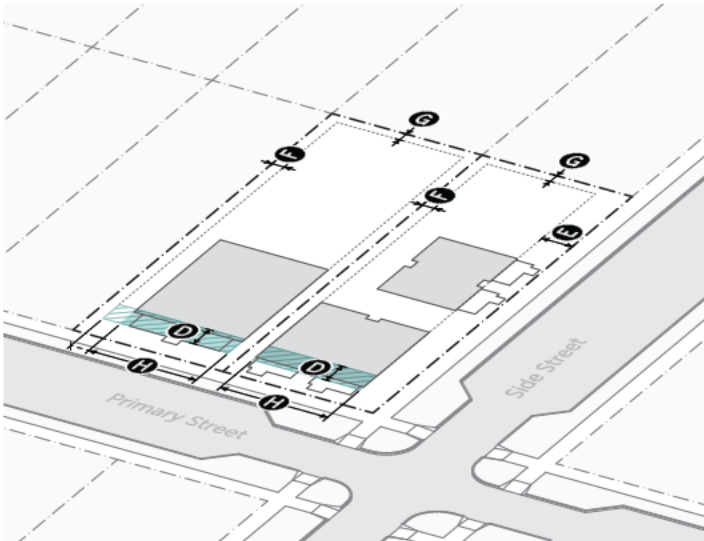
Rev. 2/28/2024

19-2.3.2. **RN-A** NEIGHBORHOOD A

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%



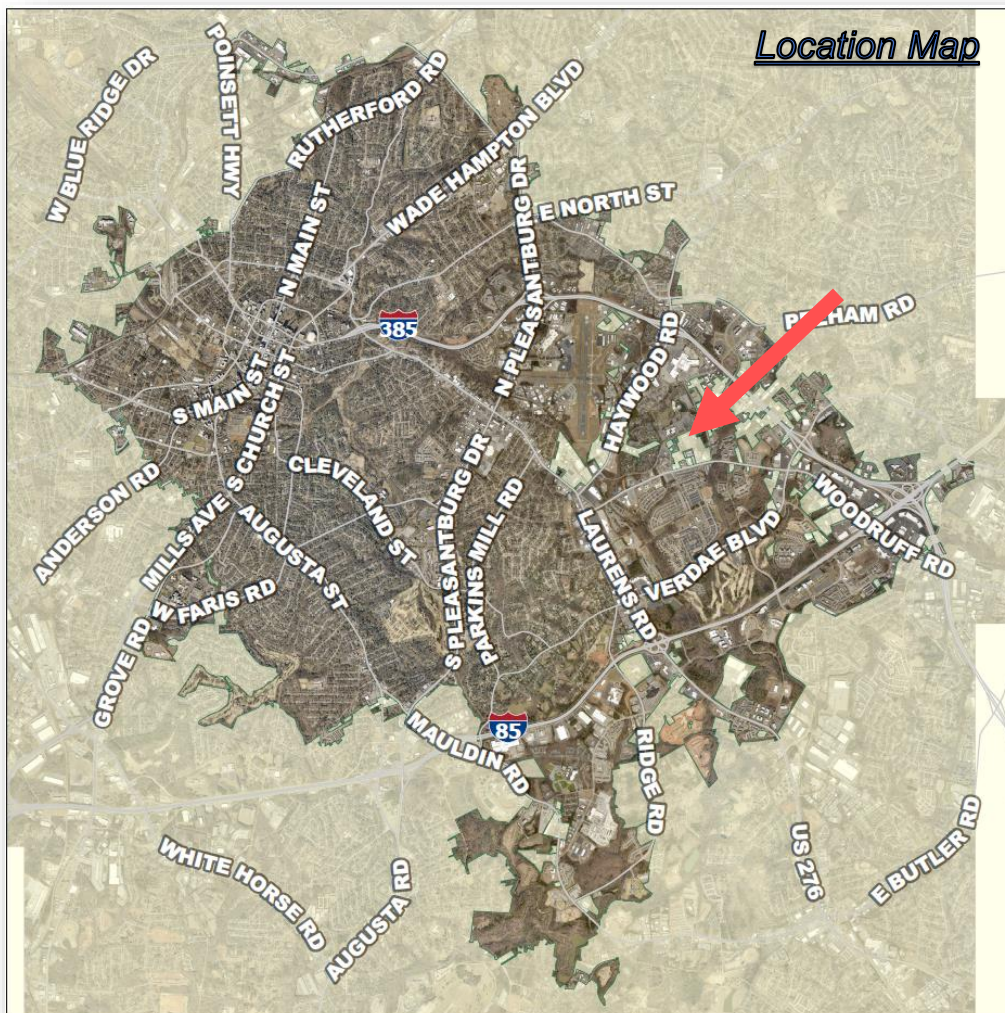
4. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min/max)	10' / 20' or Setback Range
E Side street lot line (min/max)	10'
F Side lot line (min)	5'
G Rear/alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-15-2025
Applicant(s): A. Foster McKissick IV
Property Owner(s): AFM Partners LLC
Property Location: 351 Halton Road
Tax Map Number(s): 0260000101505
Property Area: 4.72 acres
Rezone Request: BH, Business Heavy District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec 19-1.1.3 *Purpose and Intent*

Sec.19-1.3 *Official Zoning Map*

Sec.19-2 *Zoning Districts*

Sec.19-6.1.3 *Planning Commission*

Sec.19-6.2.2 *Legislative Review*

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 4.72 acres of lot area into the Greenville city limits and to zone it BH, Business Heavy District, under the Greenville Development Code. The subject property is improved with a newly constructed automotive repair and service center for Fairway Ford.

Land Use Review

The proposed zoning district for the annexation is BH, Business Heavy District. The BH District allows for a range of high-intensity commercial uses including large commercial shopping centers to automotive uses. 55-ft is the maximum building height for the district. The Future Land Use Map (FLUM) recommendation is Regional Mixed-Use.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	S-1, Service District (County)	Automobile repair and service center
North	CM, Campus District	Greenville County offices
East	S-1, Service District (County)	School district Bus repair and service center
South	BG, Business Heavy District; S-1, Service District (County)	Self-storage; vacant
West	BG, Business Heavy District; S-1, Service District (County)	Medical office; commercial strip center



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on April 11, 2025.

Other Site Information:

The property is not located in a Greenville County Special Emphasis Neighborhood nor a County Overlay District. The site is currently a portion of a larger unincorporated donut hole and was recently improved with a new automobile repair and service shop for Fairway Ford. There are no known water features on the site.

Definitions:

Please see the attachments for the **BH District**.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	YES
--	------------

Comments: The Future land Use Map (FLUM) recommendation is Community Mixed-Use. The Community Mixed-Use recommendation is in line with the requested BH zoning district.

(b) Consistent with Applicable Plans and Studies.	N/A
--	------------

Comments: The city has not conducted a plan or study that includes the subject property.

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: While the property is not adjacent to other properties zoned as BH, it is adjacent to properties zoned the peer zoning designation of BG, Business General District. There are also similar surrounding automotive uses that remain in unincorporated Greenville County. If these properties were to be annexed in the future, they would likely be zoned BH as well.

(d) Provide logical and orderly Development Pattern.	YES
---	------------

Comment: The rezoning would allow for development consistent with existing surrounding uses and development patterns.

STAFF RECOMMENDATION:

APPROVE rezone to BH, Business Heavy District.

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve

Comments:

- *1. NEW PARCEL
- *2. ASSIGNED Address: 351 Halton Road
- *3. PIN#: 0260000101505

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.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

- *1. Parcels are currently served by Metro for Sanitary Sewer.

Fire Department Comments

Recommend: Approve

Comments:

AX-15-2025: 351 Halton Road

WHFD contract area

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

1. The project site is currently under development and has been cleared of any previously existing trees.
2. Street trees will be required along the Halton Road frontage with any future development.



city of greenville

APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	A. Foster McKissick IV	AFM Partners LLC
*Title:	Member	
*Address:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 026000-01-01505

*TOTAL ACREAGE 4.72

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

*PROPOSED ZONING DESIGNATION (City) BH, Business Heavy District

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 the Planning 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 to schedule an appointment.
2. Staff will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3. Completeness Determination**. If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) 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 a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **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.

A. Foster McKim IV Member *APPLICANT SIGNATURE
April 28, 2025 DATE

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: FM

*Signatures	
Applicant	<u>A. Foster McKim IV</u> AFM Partners LLC
Date	<u>April 28, 2025</u>
Property Owner/Authorized Agent	<u>AFM Partners LLC</u>
Date	<u>April 28, 2025</u>



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 351 Halton Road (address) and consisting of approximately 4.72 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
AFM Partners LLC	351 Halton Road/ 0260000101505	<i>a. Foster McKinley IV</i>	4/28/25



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

CERTIFICATION OF PETITION SIGNATURE

I, A. Foster McKissick IV, have this 28th day of April, 2025, 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:

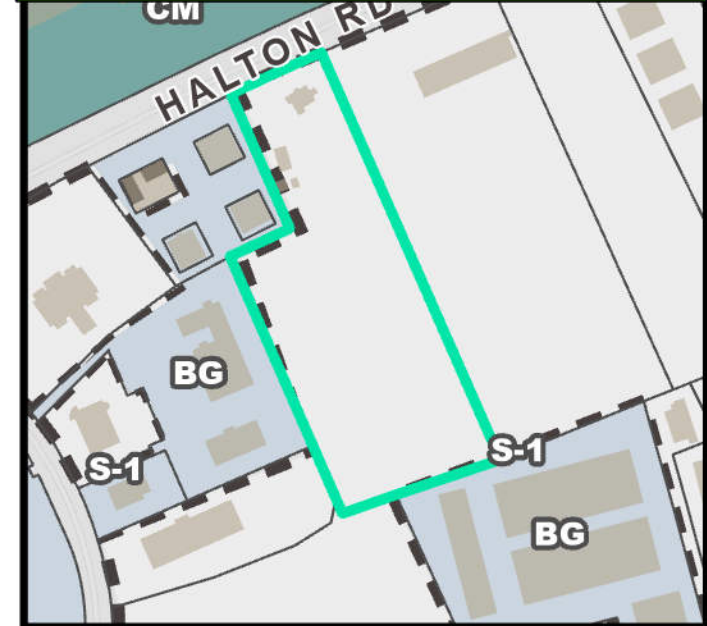
0260000101505

A. Foster McKissick IV
Signature

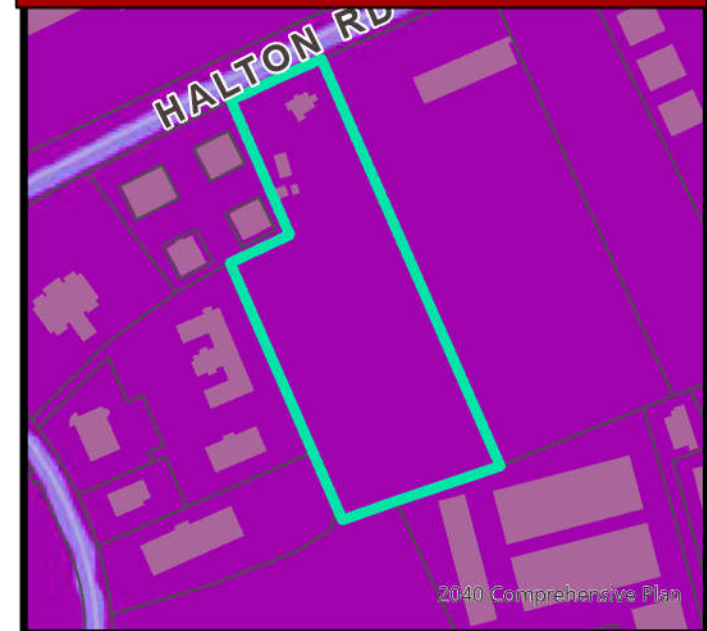
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



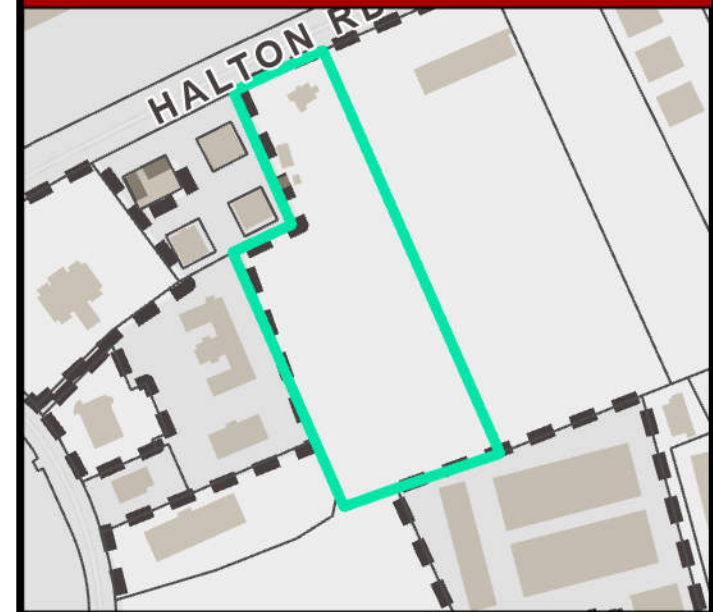
NATURAL / ENVIRONMENTAL FEATURES



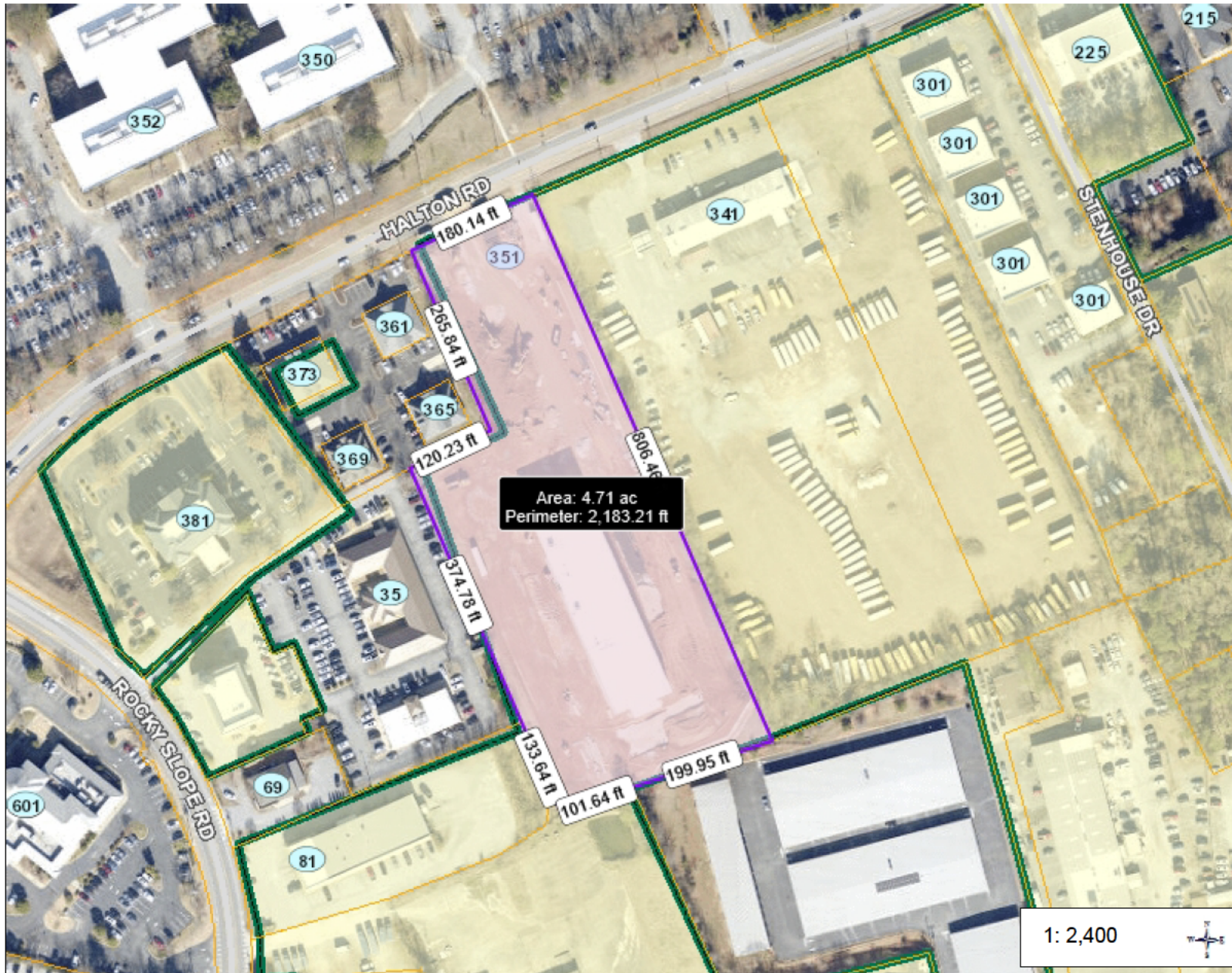
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-15-2025: 351 Halton Road



1: 2,400

Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other
- Parcels with Ownership
- City of Greenville Limits
- County Background
- 2025 Aerial Photography

Notes

Total area to be annexed: 4.71 acres.
City Council District: 3; County Zoning District: S-1; City Zoning District: BH

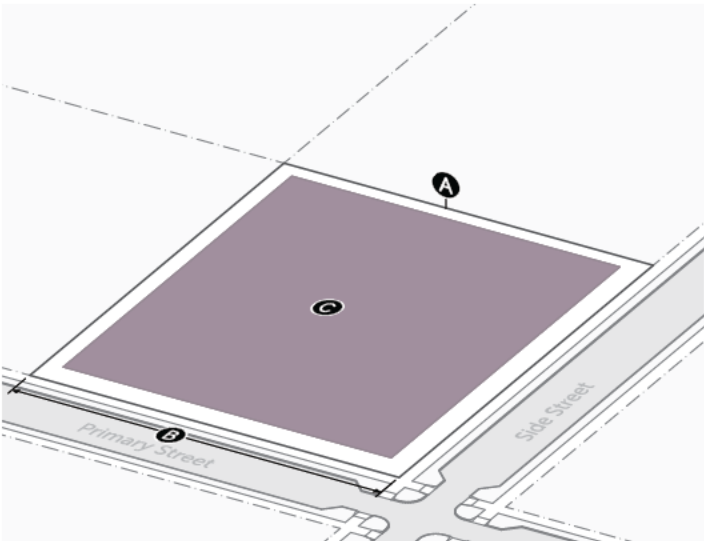
400 0 200 400 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 5/7/2025

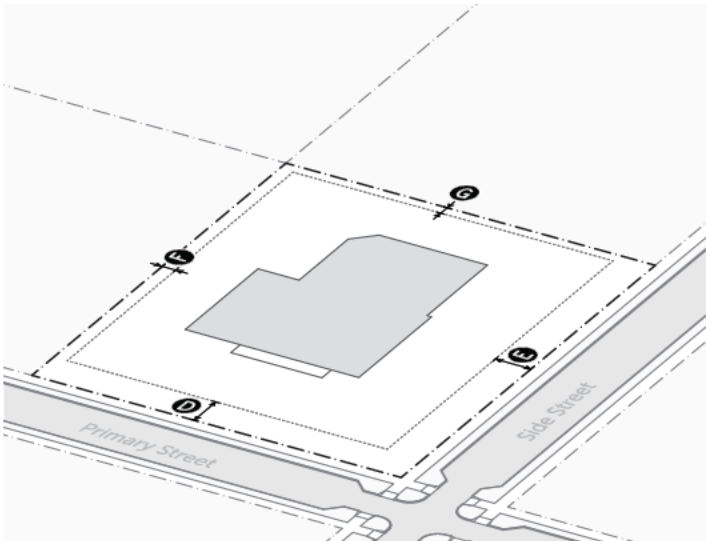
This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions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

19-2.7.3. BH BUSINESS HEAVY

A. SITE

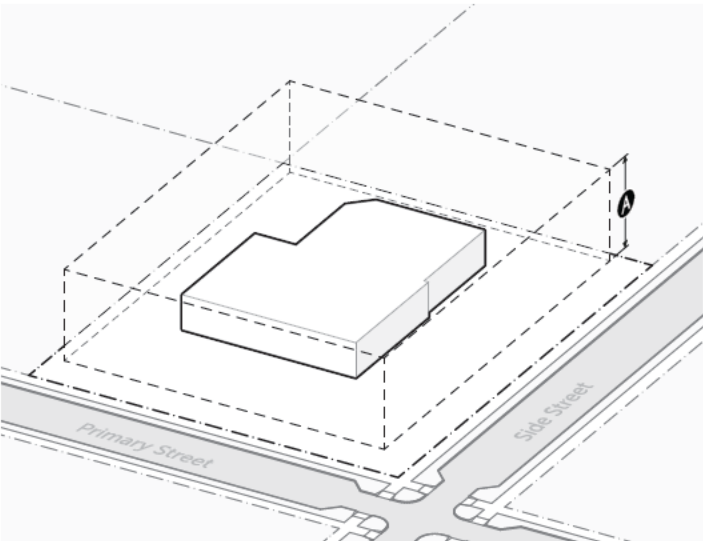


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	7,500
B Width (min)	75'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
Outdoor amenity space (min)	None

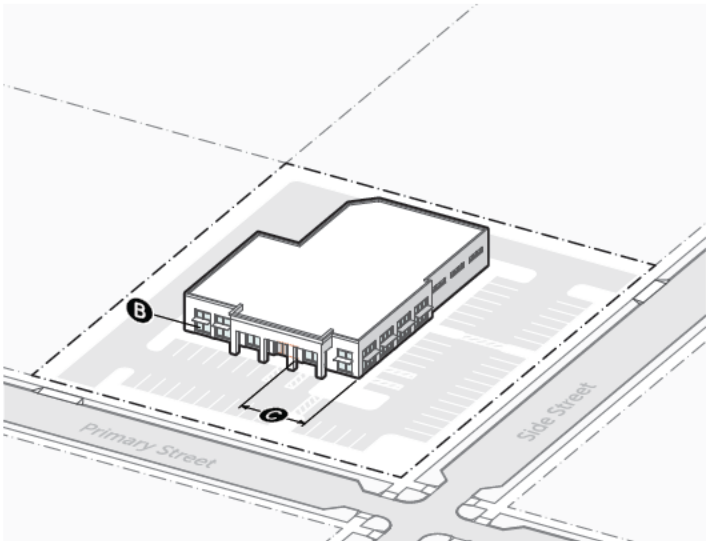


3. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	20'
E Side street lot line (min)	20'
F Side lot line (min)	10'
G Rear lot line (min)	10'
Alley lot line (min)	5'
4. TRANSITIONS ²	Sec. 2.11.6.
Transition type	Type A, B, C
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	5'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 8'
Side street yard height (max)	Type D 8'
Side/rear yard height (max)	Type F 8'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max)	55'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
Story height (min)	None
Finish floor elevation (min/max)	None



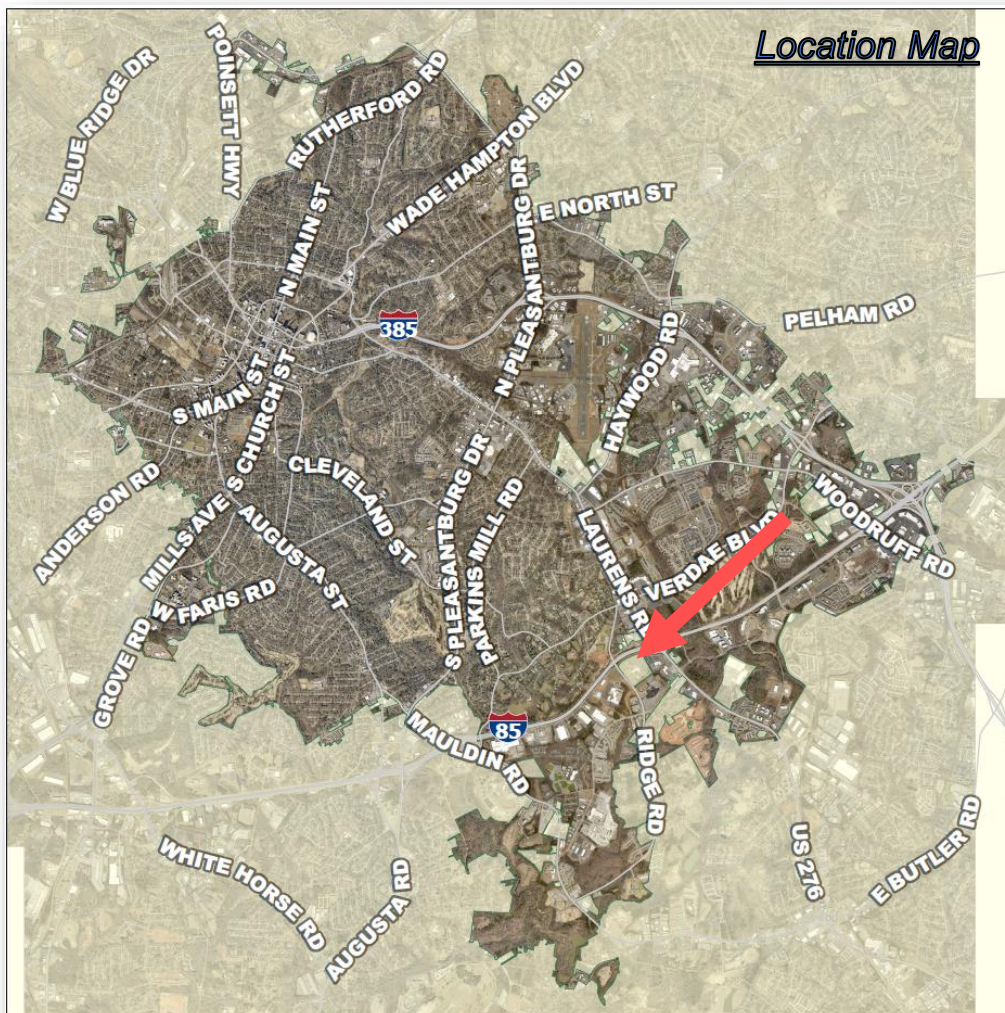
	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
B Ground story (min)	30%	15%
Upper story (min)	None	None
Blank wall width (max)	None	None
5. ENTRANCES	Sec. 2.11.14.	
C Street-facing entry spacing (max)	150'	None
Entry feature	Yes	No



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: AX-16-2025
Applicant(s): Keith Kiser
Property Owner(s): St. Joseph's High School, Inc.
Property Location: 100 St. Josephs Drive
Tax Map Number(s): M011010100329
Property Area: 34.32 acres
Rezone Request: CM, Campus District
Recommendation: Approval



Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec 19-1.1.3 *Purpose and Intent*

Sec.19-1.3 *Official Zoning Map*

Sec.19-2 *Zoning Districts*

Sec.19-6.1.3 *Planning Commission*

Sec.19-6.2.2 *Legislative Review*

Project Overview:

The applicant has petitioned the City of Greenville to annex approximately 34.32 acres of lot area into the Greenville city limits and to zone the property as CM, Campus District, under the Greenville Development Code. The subject parcel is home to St. Joseph's High School, which has been located on the site since the 1990s.

Land Use Review

The proposed zoning district for the annexation is CM, Campus District. The GVL2040 Comprehensive Plan's Future Land Use Map (FLUM) recommendation for this property is Community Mixed-Use. The property is not proposed to be located within an overlay district.

The CM District is intended for public and civic uses including schools. The CM district has been applied to properties owned by the Greenville County School District, charter schools, and private schools, alike.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	C-2, Commercial district (County)	High School
North	BH, Business Heavy District	Automobile sales and service
East	BH, Business Heavy District	Automobile sales and service
South	CM, Campus District	High School
West	RC-2, Community 2 District, and IX, Industrial Flex District	Single-family attached residential and light industrial/commercial mix center



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on March 27, 2025.

Other Site Information:

The property is not located within a Special Emphasis Neighborhood or Overlay District within Greenville County.

The property has been home to St. Joseph's High School since the 1990s. There is no proposal to change the use of the site with the annexation. Most other schools in the City, whether they are with the school district, a charter school, or a religious or secular private school, have similarly been zoned as the CM District. In its current state, the property is the largest single-parcel unincorporated donut hole for the City.

There are no known waterways or wetlands on the property.

Definitions:

Please see the attachments for the **CM District**.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	YES
--	------------

Comments: The Future land Use Map (FLUM) recommendation is Community Mixed-Use. The Community Mixed-Use recommendation is in line with the requested CM zoning district including the adjacent J.L. Mann High School.

(b) Consistent with Applicable Plans and Studies.	N/A
--	------------

Comments: The City has not conducted a plan or study that includes the subject property.

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: The subject property has contiguity to two other schools including J.L. Mann High School and the Reedy Laurel Elementary School, the latter of which is currently under construction.

(d) Provide logical and orderly Development Pattern.	YES
---	------------

Comment: The rezoning would allow for development consistent with existing surrounding uses and development patterns.

STAFF RECOMMENDATION:

APPROVE rezone to CM, Campus District.

Staff Comments

Planning Comments

Recommend: Approve

Addressing Comments

Recommend: Approve w/ Comments

Comments:

- *1. PUBLIC & INSTITUTIONAL use
 - *2. ASSIGNED Address: 100 Saint Joseph's Drive
 - *3. PIN#: M011010100329
-

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.

Environmental Engineer Comments

AX-16-2025: 100 St. Josephs Drive

Recommend: Approve w/ Comments

Comments:

NOTE: The existing buildings on the campus are connected to the City's Sanitary Sewer Main via a private pump station and lateral until it enters the City's sewer system at the intersection of Duvall Drive and Ridge Road.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

1. GCDF will be responding to the annexed areas as well as completing required business inspections. GCDF will update Knox boxes with business owners to ensure code compliance. With the continued annexation of property, GCDF will continue to evaluate response data to ensure adequate coverage is provided.

Tree and Landscape Comments

Reviewed by: Barrett Armstrong

Date: 5/29/2025

Recommend: Approve w/ Comments

Comments:

1. The project site is currently developed. Future expansions or new construction may require tree removals. A full tree inventory per 19-5.2.2.A will be required with the site permit submittal and mitigation for tree removals must be provided.
 2. Any trees intended to be saved must be protected with tree protection fencing per Sec. 19-5.2.2.F.
 3. Street trees will be required along the Ridge Rd. and Saint Josephs Dr. frontages.
- All plant selections in future plans must comply with Div. 19-4.10.



APPLICATION FOR ANNEXATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Keith Kiser	St. Joseph's High School, Inc.
*Title:	Head of School	
*Address:		
*City, State:		
*Zip:		
*Phone:		
*Email:		

LEGAL REPRESENTATIVE (if applicable)

Name:	Keith Kiser
Title:	Head of School
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) M011010100329

*TOTAL ACREAGE 34.32

*CURRENT ZONING DESIGNATION (County) C-2, Commercial District

*PROPOSED ZONING DESIGNATION (City) CM, Campus District

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 the Planning 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 to schedule an appointment.
2. Staff will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3. Completeness Determination**. If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **Sections 19-6.1.3. Planning Commission** for additional information.
4. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property(s) 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 a city council meeting.
5. **Please verify that all required information is reflected on the application and submit to staff with a complete annexation petition.**
6. **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.

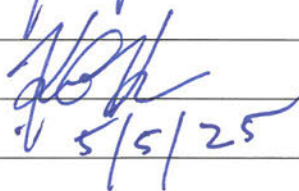
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

_____ ***APPLICANT SIGNATURE**
_____ **DATE**
5/5/25

7. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: KK

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	5/5/25



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 100 St. Josephs Dr (address) and consisting of approximately 34.32 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
St. Joseph's High School, Inc	100 Saint Josephs Dr Greenville SC 29607		5/5/25
	m011010100 329		



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

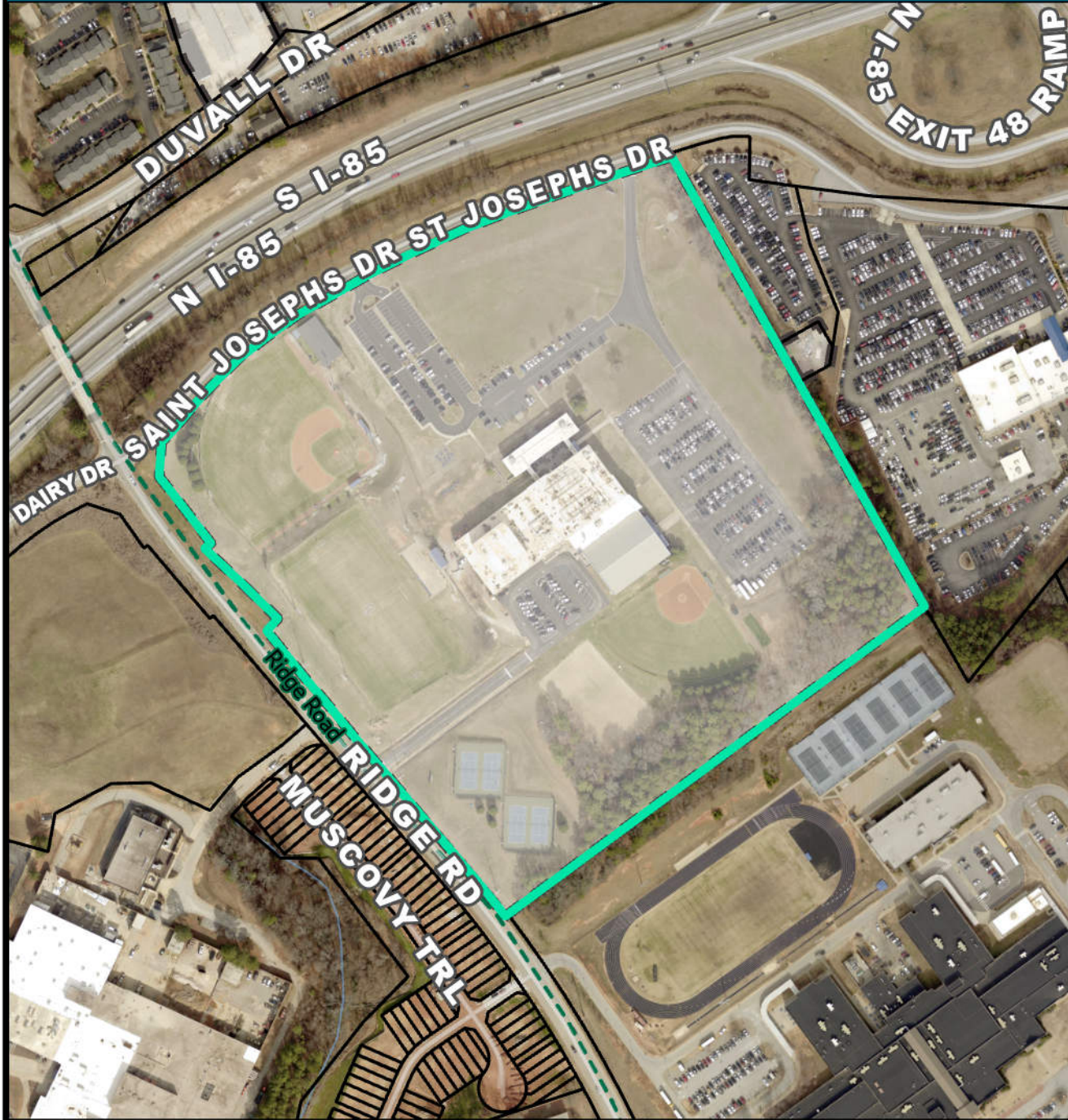
CERTIFICATION OF PETITION SIGNATURE

I, Keith Kiser, Head of School, have this 5 day of may, 2025, 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:

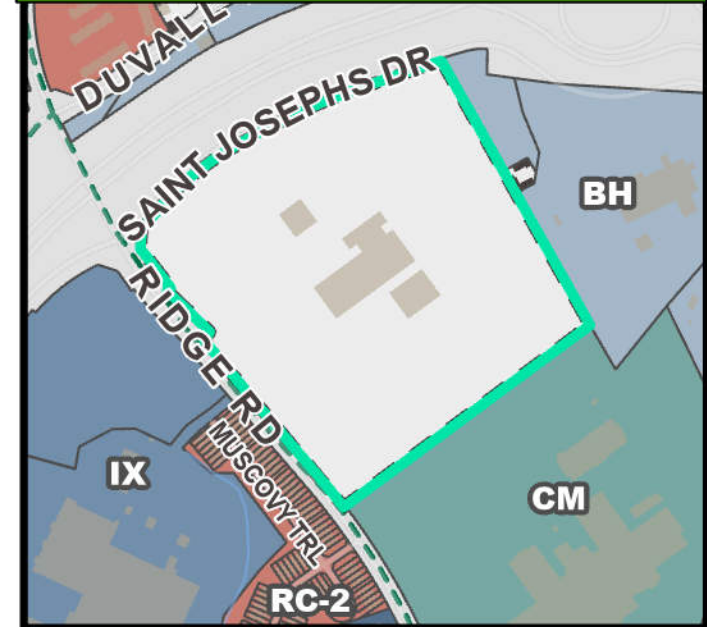
M011010100329


Signature

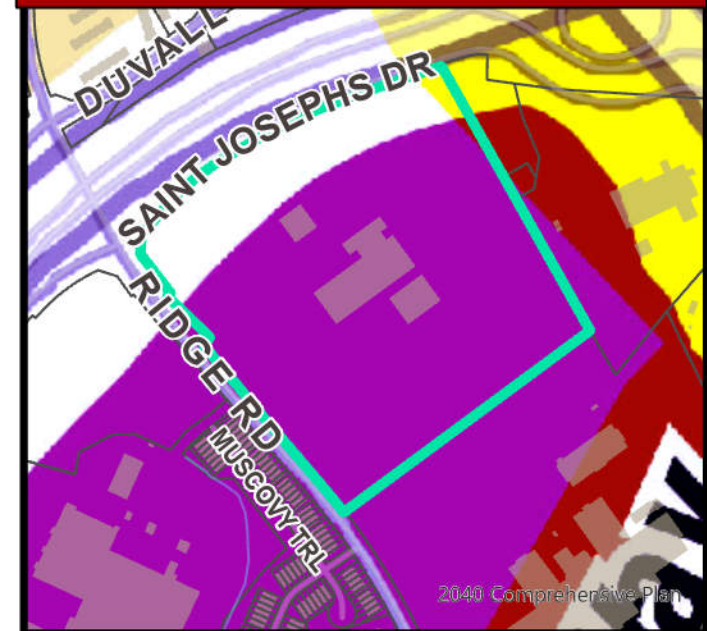
AERIAL VIEW



CURRENT ZONING



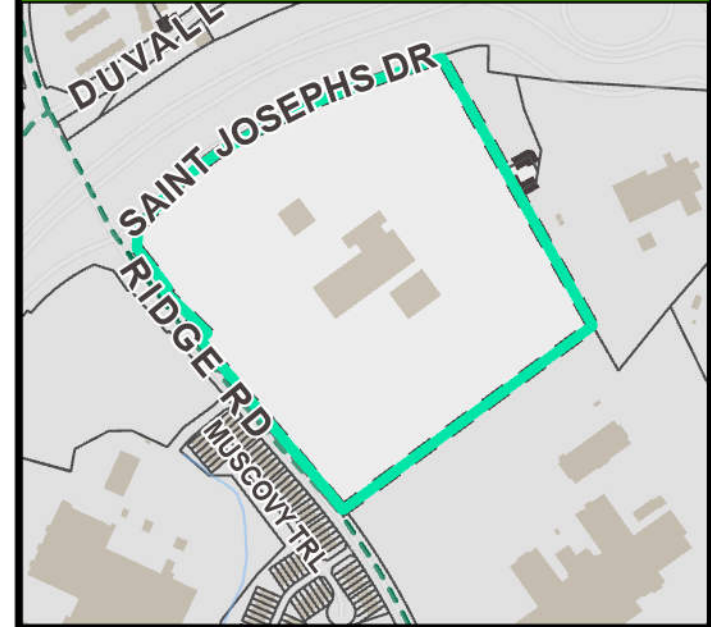
FUTURE LAND USE



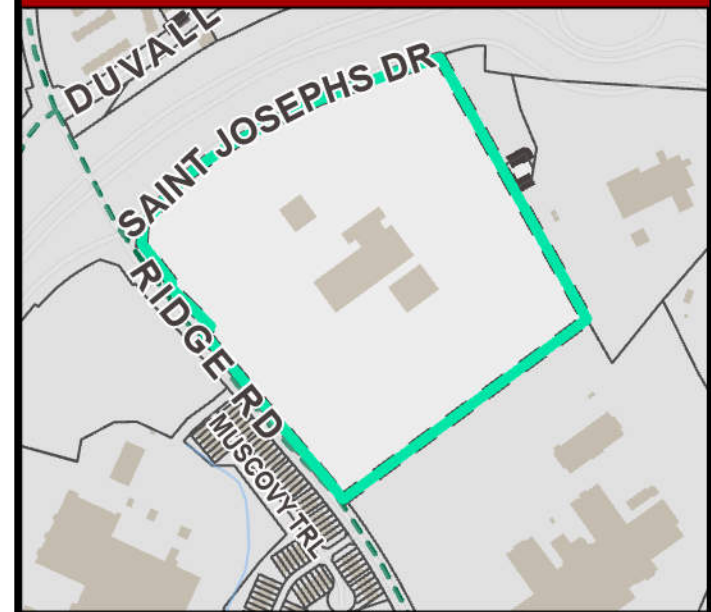
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-16-2025: 100 St Josephs Drive



Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other
- Parcels with Ownership
- City of Greenville Limits
- County Background
- 2025 Aerial Photography

Notes

Total area to be annexed: 34.32 acres.
City Council District: 4; County Zoning District: C-2; City Zoning District: CM

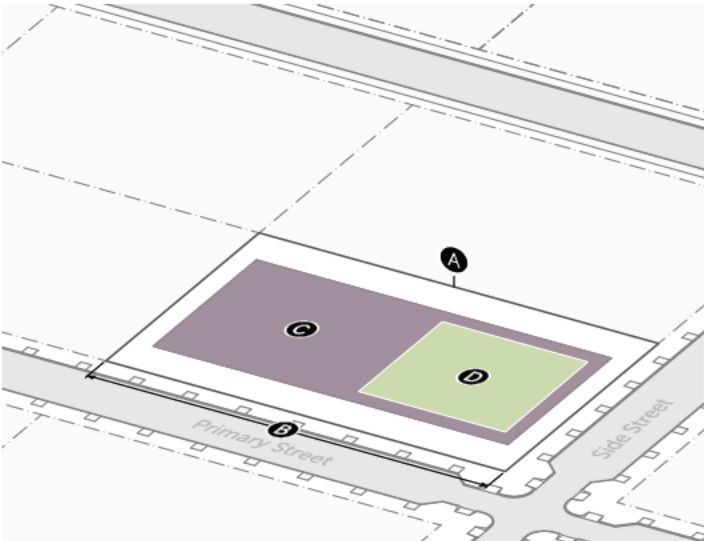
600 0 300 600 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 5/7/2025

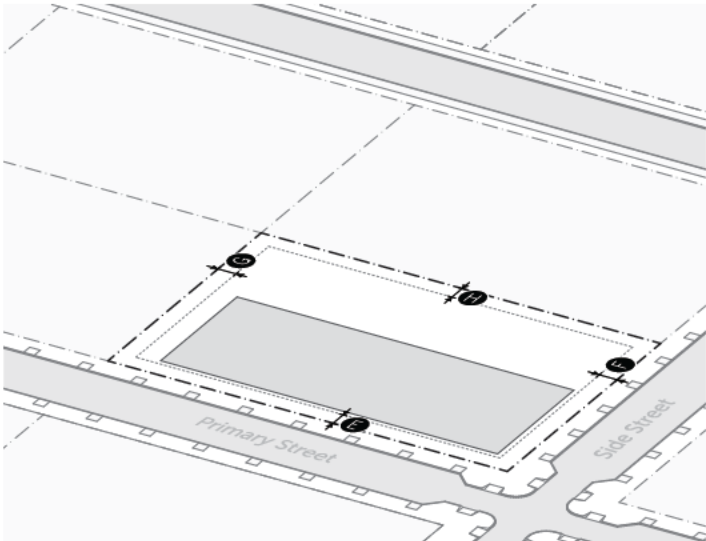
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19-2.9.2. CM CAMPUS

A. SITE



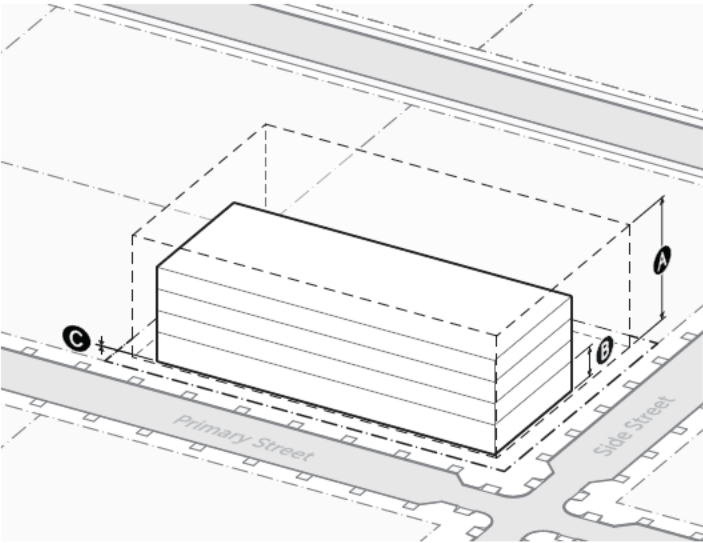
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	10,000
B Width (min)	100'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%
D Outdoor amenity space (min)	20%



3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min)	10'
F Side street lot line (min)	10'
G Side lot line (min)	10'
H Rear lot line (min)	10'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type B
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 6'
Side street yard height (max)	Type D 6'
Side/rear yard height (max)	Type F 8'



B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	5 / 68'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
B Story height (min)	10'
C Finish floor elevation (min/max)	-2' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
D Ground story (min)	20%	20%
E Upper story (min)	15%	15%
F Blank wall width (max)	25'	50'
5. ENTRANCES	Sec. 2.11.14.	
G Street-facing entry spacing (max)	200'	250'
Entry feature	Yes	Yes

**See Sec. 19-2.9.5 for Campus District Supplemental Design Considerations.*

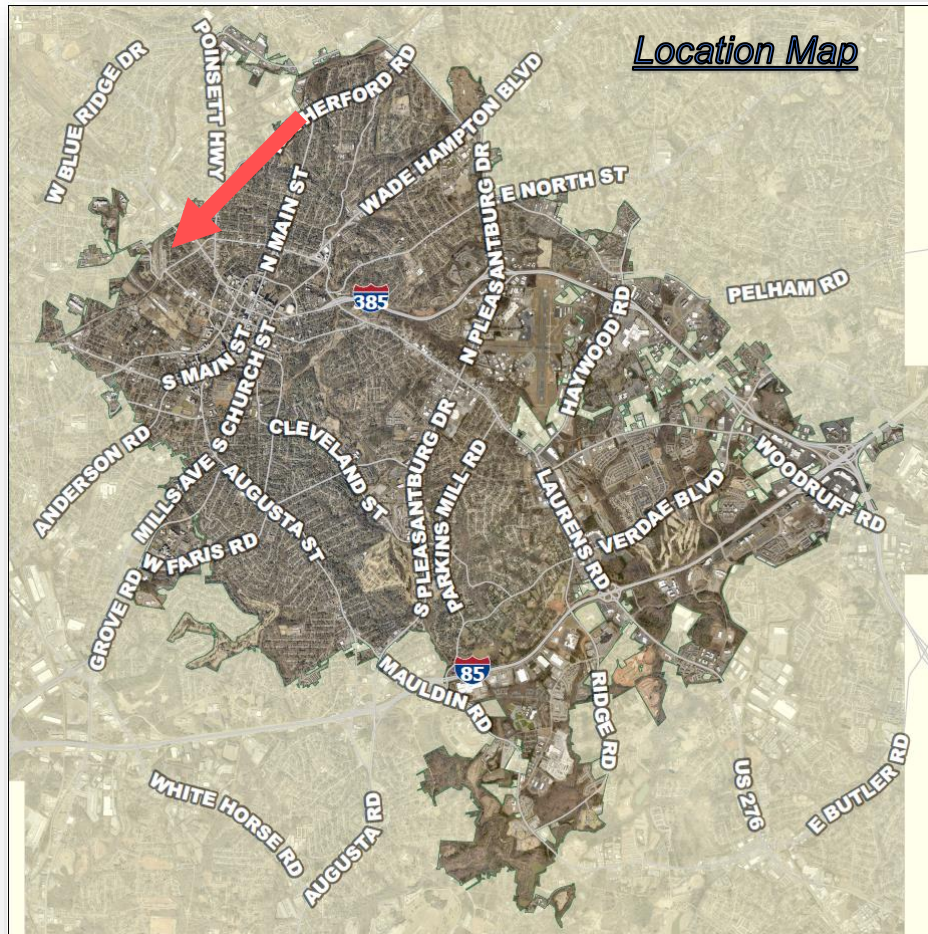


Planning Staff Report to
Greenville Planning Commission
for the June 5, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: Z-9-2025
Applicant(s): Jamil Woody
Property Owner(s): Men of Greenville, LLC
Property Location: 104 Pine Street
Tax Map Number(s): 0026000101400
Property Area: 0.258 acre
Request: Rezone from RH-D to RN-A
Recommendation: Approve with Comments



Z-9-2025: Rezone 104 Pine Street from RH-D to RN-A

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec 19-1.1.3 Purpose and Intent

Sec.19-1.3 Official Zoning Map

Sec.19-2 Zoning Districts

Sec.19-6.1.3 Planning Commission

Sec.19-6.2.2 Legislative Review

Project Overview:

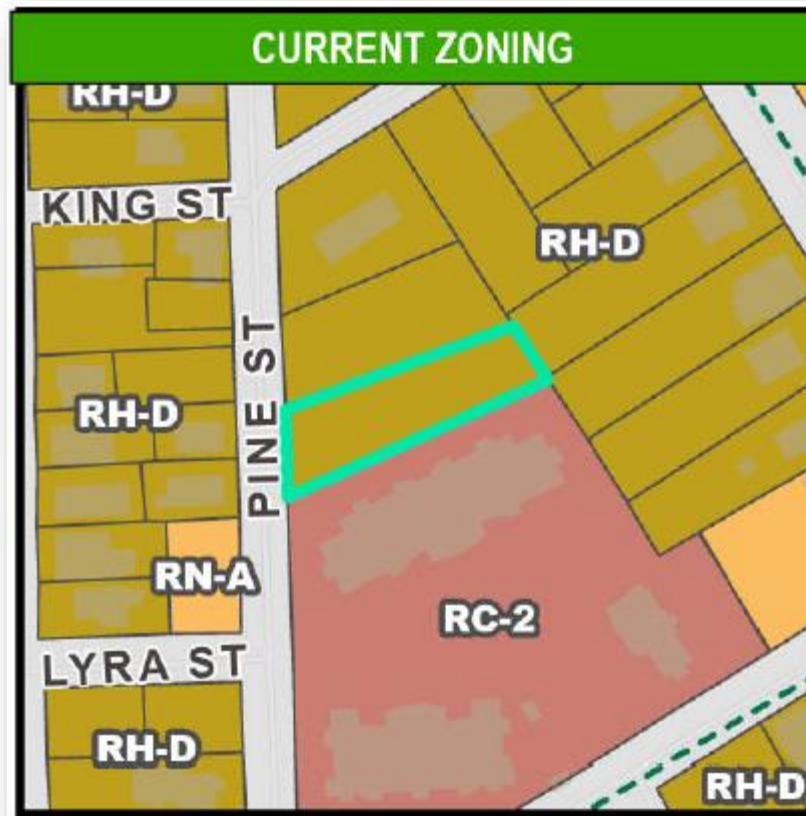
The applicant seeks to rezone a parcel located at 104 Pine Street from RH-D, House D District, to RN-A, Neighborhood A District. The property is located within the Southernside special emphasis neighborhood which has a mixture of residential zoning districts that reflect the diversity of housing types in the area. The City conducted a Vision Plan for the Southernside Neighborhood in 2011, which recommended a General Residential District for this particular area.

The intent for the property is to administer a gentle zoning transition between the more intense RC-2 development to the south and the House-scale RH-D district to the north, and to provide opportunity for Missing Middle housing.

Land Use Review

The proposed zoning is **RN-A District**. The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends an **Urban Residential** land use designation. The RN-A District allows up-to four residential units per lot to be constructed.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	RH-D, House D District (current)	Vacant
North	RH-D, House D District	Vacant
East	RH-D, House D District	Single-family detached residential
South	RC-2, Community District	Multifamily residential
West	RH-D, House D District	Single-family detached residential



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on January 13, 2025.

Project Preview Meeting

The applicant attended the March 25, 2025, Project Preview Meeting (PPM) at the Prisma Health Welcome Center at Unity Park. Public questions/concerns raised to the applicant during the meeting are attached below.

Other Site Information:

The site is located at 104 Pine Street, which is currently vacant and undeveloped. The property has been undeveloped since at least 1997, based on historical aerial imagery.

No known waterways or natural features that exist on the property.

Definitions:

Please see the attachments for the RN-A zoning district guidelines.

Staff Analysis:

Z-9-2025: Rezone 104 Pine Street from RH-D to RN-A

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	YES
--	------------

Comments: The property is situated within the Urban Residential designation on the Future Land Use Map. The zoning designation of RN-A is consistent with this FLUM designation. The RN-A District is also designed to help accommodate affordable and missing middle housing options, which also meets a goal of GVL2040.

(b) Consistent with Applicable Plans and Studies.	YES
--	------------

Comments: The property is within the boundaries of the [Southernside Neighborhood Vision Plan \(2011\)](#). The property was recommended for residential within this plan.

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: The RN-A District is compatible with the surrounding uses. The Southernside neighborhood has a mixture of several residential zoning districts that reflect the diversity of housing types located in the neighborhood. The RN-A District would continue this eclectic mixture within the neighborhood.

(d) Provide logical and orderly Development Pattern.	YES
---	------------

Comment: The potential redevelopment of the site with up-to four units would provide a logical and orderly development pattern consistent with the other uses in the Southernside neighborhood. The RN-A development pattern is similar to the RH-D District in building width and mass. The primary difference is the number of units allowed.

In 2024, the city approved rezoning the nearby parcel at the corner of Lyra Street and Pine Street from RH-D to RN-A, following a similar request to introduce more gentle density and Missing Middle Housing to the neighborhood.

STAFF RECOMMENDATION:

APPROVE rezone to RN-A, Neighborhood A District.

Staff Comments

Planning Comments

Recommend: Approve w/ Comments

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

1. The project site is currently wooded and would require tree removal for any future development. A full tree inventory per 19-5.2.2.A will be required with the site permit submittal and mitigation for tree removals must be provided.
2. Any trees intended to be saved must be protected with tree protection fencing per Sec. 19-5.2.2.F.
3. Street trees will be required along the Pine Street frontage.
4. All plant selections in future plans must comply with Div. 19-4.10.



city of greenville

APPLICATION FOR REZONE

Contact Planning & Development (864) 467-4476

"Our mission is to work towards improving
the quality of life for the citizens of Greenville."

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Jamil Woody	Men of Greenville LLC
*Organization	Men of Greenville LLC	
*Title:	Managing Member	
*Full Address:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 104 Pine St. Greenville, SC 29601

*LOT(S) TAX MAP NUMBERS: 0026000101400

*LOT DEED BOOK/PAGE 2135 - 236

*CURRENT ZONING DESIGNATION RH-D

*PROPOSED ZONING DESIGNATION RN-A

*TOTAL LOT(S) ACREAGE 0.258

*REASON FOR PROPOSED REZONE: to match the density of
surrounding area.



city of greenville

APPLICATION FOR REZONE

Contact Planning & Development (864) 467-4476

"Our mission is to work towards improving
the quality of life for the citizens of Greenville."

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Jamil Woody	Men of Greenville LLC
*Organization	Men of Greenville LLC	
*Title:	Managing Member	
*Full Address:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 104 Pine St. Greenville, SC 29601

*LOT(S) TAX MAP NUMBERS: 0026000101400

*LOT DEED BOOK/PAGE 2135 - 236

*CURRENT ZONING DESIGNATION RH-D

*PROPOSED ZONING DESIGNATION RN-A

*TOTAL LOT(S) ACREAGE 0.258

*REASON FOR PROPOSED REZONE: to match the density of
surrounding area.

FEES/INSTRUCTION

1. ZONING MAP AMENDMENT\$550.00

A. A zoning map amendment is a request to amend the Official Zoning Map by changing the zoning designation of property from one zoning district to another, or to change the boundaries of an existing zoning district, including overlay districts.

- i. The applicant is REQUIRED to schedule a pre-application conference with the City of Greenville Planning Department to discuss general regulations and procedures required for approval.
- ii. Following the pre-application conference, the applicant must submit a complete application form, a tabular list of parcels with current & proposed zoning, and a general aerial map of the boundaries of the subject property under the rezoning proposal. The applicant is welcomed to submit renderings of future development proposals.
 - Rezoning proposals for Preservation (-P) Overlay Districts may be required to submit additional material for administrative review. The Historic Review Board will make an independent recommendation to Planning Commission.

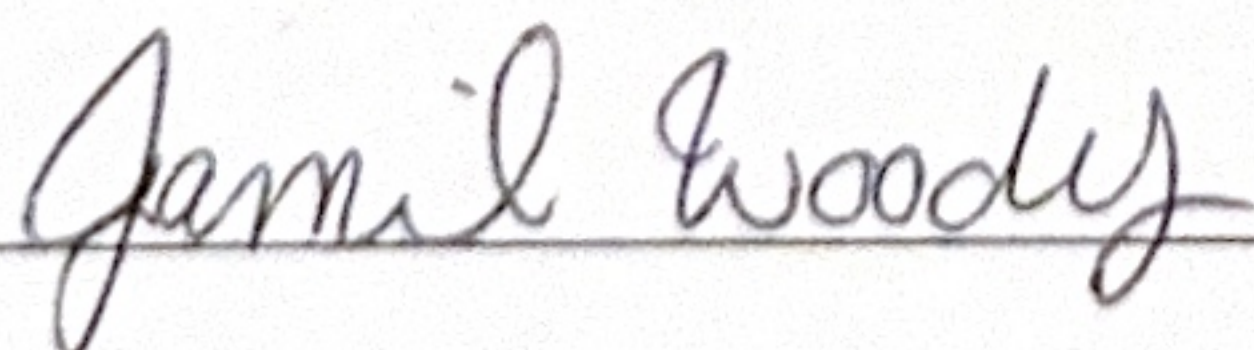
2. Staff will review the application for "sufficiency" pursuant to Division 19-6.2.1(B)3., Completion Determination. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
3. Please refer to **the Official Zoning Map** for additional information.
4. Prior to submittal, the applicant must have presented their rezoning at the City's monthly Project Preview Meeting.
5. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property and for mailing the Public Hearing notices to property owners and resident addresses at least 15 days (but no more than 18 days) prior to the scheduled hearing date.

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

AUTHORIZATION

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

2. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts. In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks. Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.



*APPLICANT SIGNATURE

4/19/2025

DATE

CITY OF GREENVILLE APPLICATION FOR REZONE

To that end, the Applicant for this rezone proposal hereby affirms that the tract or parcel of land subject to the attached application is or is not ✓ restricted by any recorded covenant that is contrary to, in conflicts with, or explicitly prohibits the proposed activity.

*Signatures	Jamil Woody
Applicant	Jamil Woody
Date	4/19/2025
Property Owner/Authorized Agent	Jamil Woody / Men of Greenville LLC
Date	4/19/2025

SUPPORTING INFORMATION – STANDARDS QUESTIONS

Applicant response to Section 19-6.2.2(D)2. *Additional Considerations for a Zoning Map Amendment (Rezoning)*
 (Please attach separate sheet if additional space is need)

1. Describe the manner in which the proposed zoning is consistent with the GVL2040 Comprehensive Plan and the GVL2040 Future Land Use Map.

The proposed zoning is for residential neighborhood scale and is consistent with GVL2040 listing this area as sub-urban residential and also as an area suitable for missing middle housing.

2. Explain how the proposed zoning map amendment is consistent with applicable City Council-approved plans and studies. These may include small area plans, corridor plans, neighborhood plans, or other strategic plans or studies adopted by the City.

The residential neighborhood housing is consistent with the West Greenville Master Plan for residential development throughout the neighborhood. The parcel falls outside of any subareas in the plan, however, RNA is consistent with the overall goals of the master plan.

3. Explain and demonstrate how the proposed zoning map amendment will be consistent with the purpose and intent of the zoning districts in the Greenville Development Code, will promote compatibility among surrounding uses, and will promote efficient and responsible development within the City.

Maintaining the scale, character, and development pattern envisioned. Also to encourage development forms and uses that compliment surrounding structures. Supporting in fill lot development and reinvestment in underutilized or vacant process aligning with Greenville's goals for sustainable urban growth.

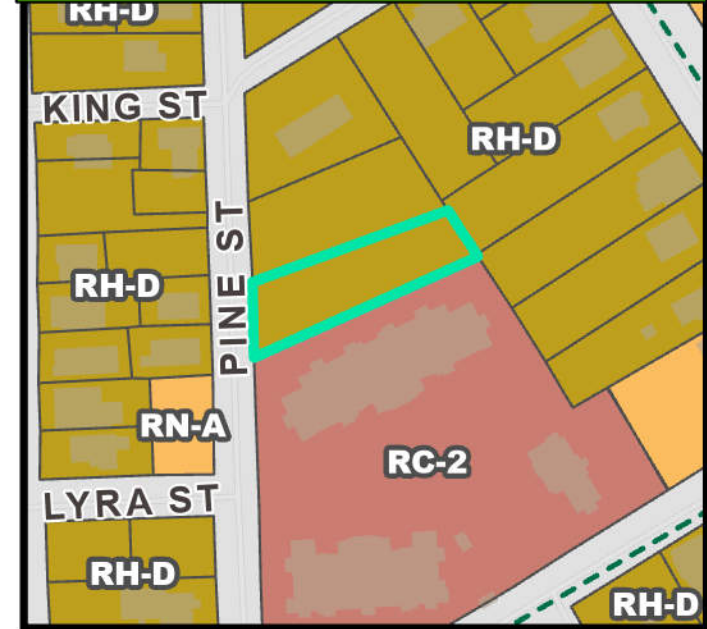
4. Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.

RN-A zoning prioritizes consistency in lot size, building scale, setbacks, and architecture, helping new development fit seamlessly into existing neighborhoods. This reduces visual disruption and maintains a cohesive community identity - key to logical urban growth.

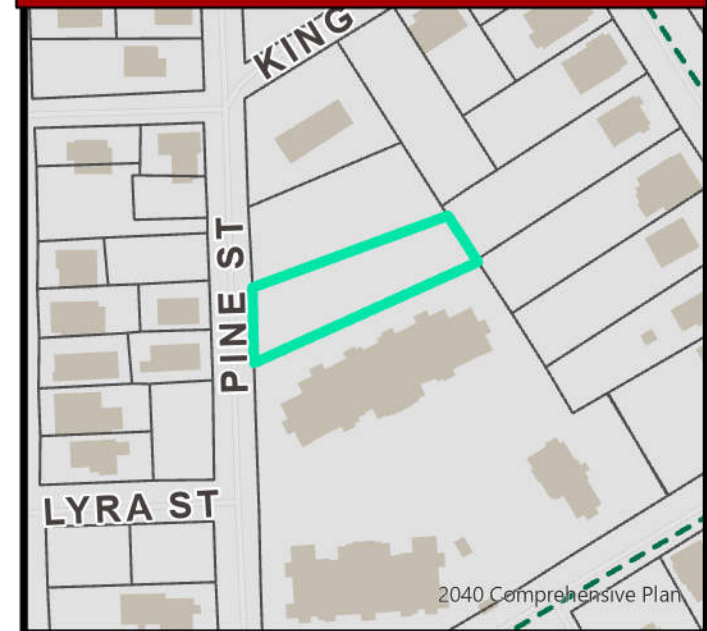
AERIAL VIEW



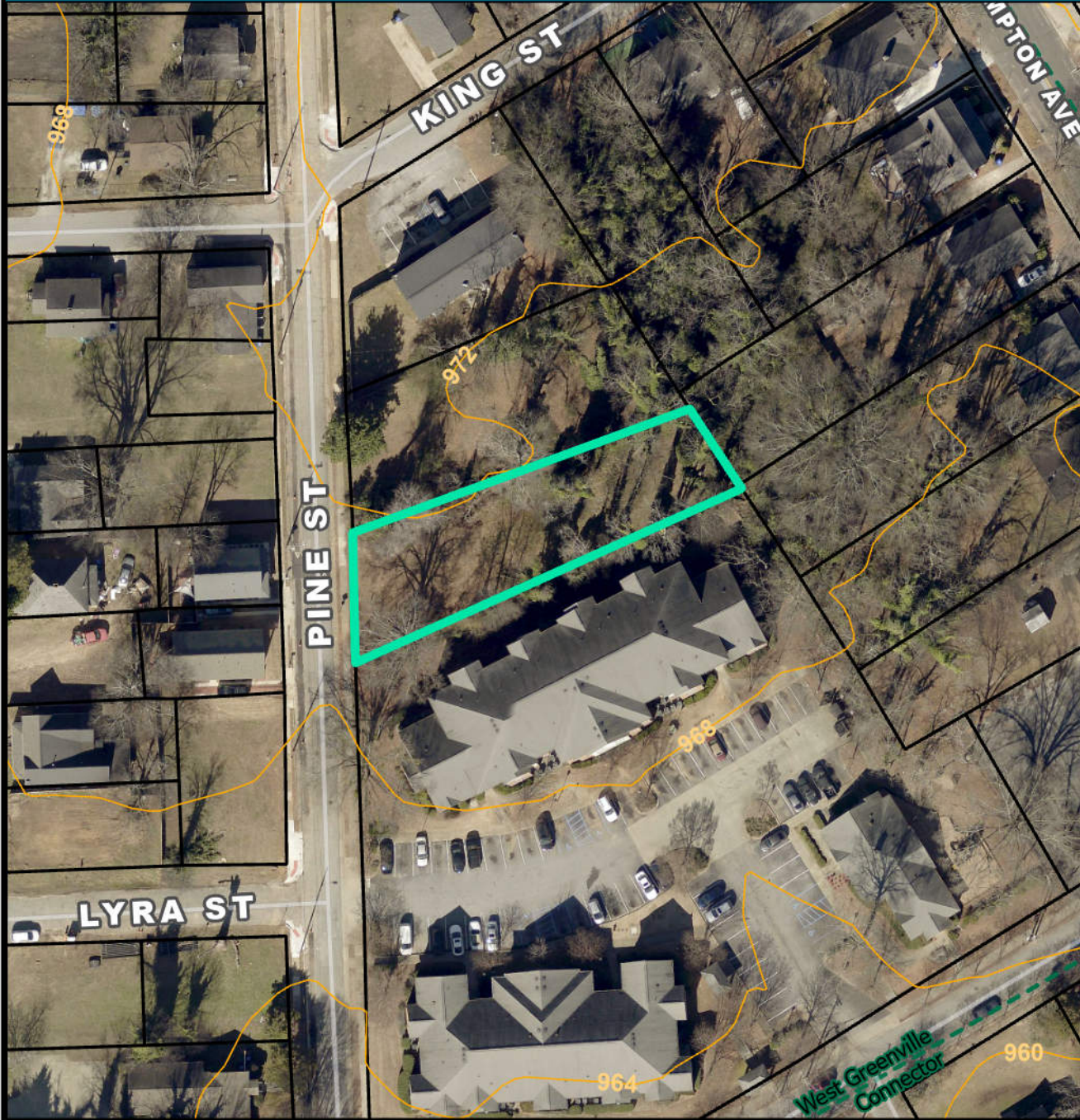
CURRENT ZONING



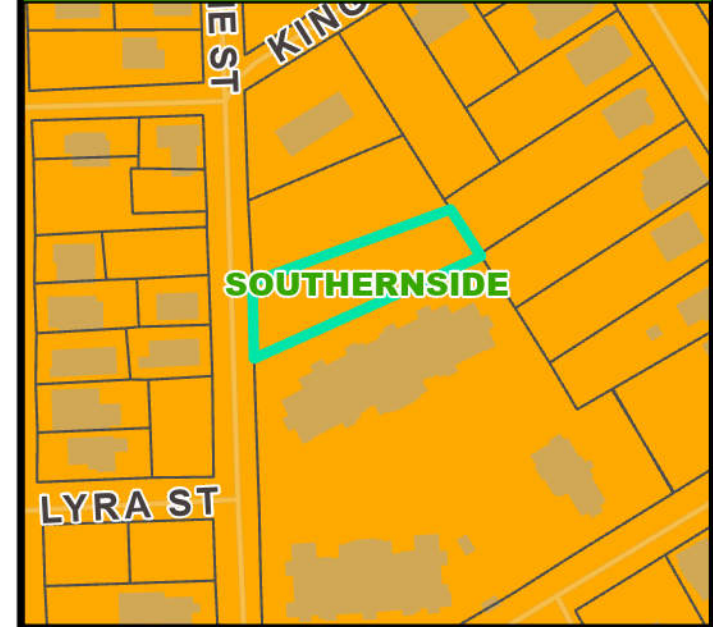
FUTURE LAND USE



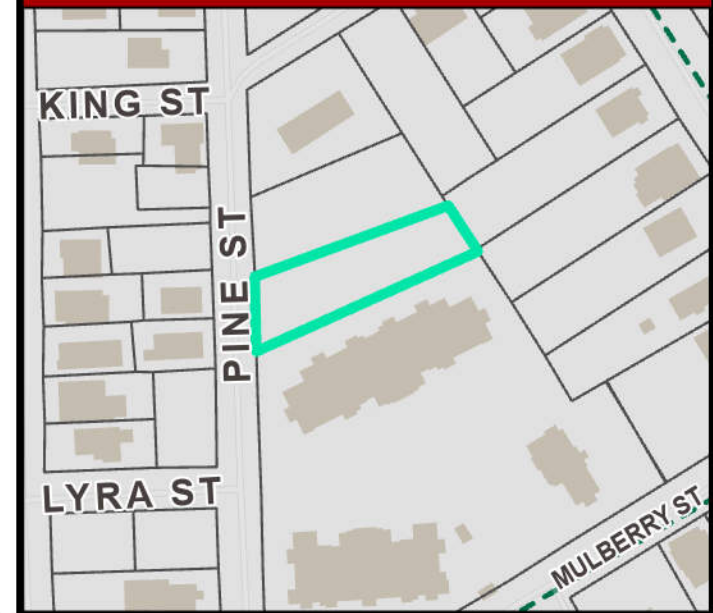
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





city of greenville

PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

*Project Type:	Rezoning
*Name:	Jamil woody
*Address:	
*City/State:	
*Zip:	
*Phone:	
*Email:	

PROPERTY INFORMATION

*TAX MAP #(S): _____

*PROPERTY ADDRESS: 104 Pine St

*CURRENT ZONING DESIGNATION: RH-D

*BRIEF DESCRIPTION OF PROJECT REQUEST: We are requesting the zoning be changed from RH-D to RN-A.

For the following items, fill out in response to the public's attendance and reaction to your presented project.

*DATE ATTENDED PPM: 3/25/2025 *NUMBER OF PEOPLE WHO VISITED STATION: 9

*NAME OF ATTENDEES WHO REPRESENTED PROJECT: Jamil woody

*DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES PROVIDED: The only question received was what was it currently zoned and what we were changing it to. The response was it is RH-D and the request is to change it to RN-A

*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT: The Attendees wanted to know what the different zonings meant and what structures can be put on them.

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

Rev. 2/28/2024

*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: There were no specific questions just general questions and net working.

*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: There were none.

*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: NO

*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? NO

*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: NO

*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE? NO

*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? No, it was a good event. It was ran well and staff was helpful.

OVERALL TYPE OF FEEDBACK RECEIVED

*Select one: ☒ Positive ☐ Negative ☐ Neutral

***PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.**

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

Rev. 2/28/2024

19-2.2.5. RH-D HOUSE D

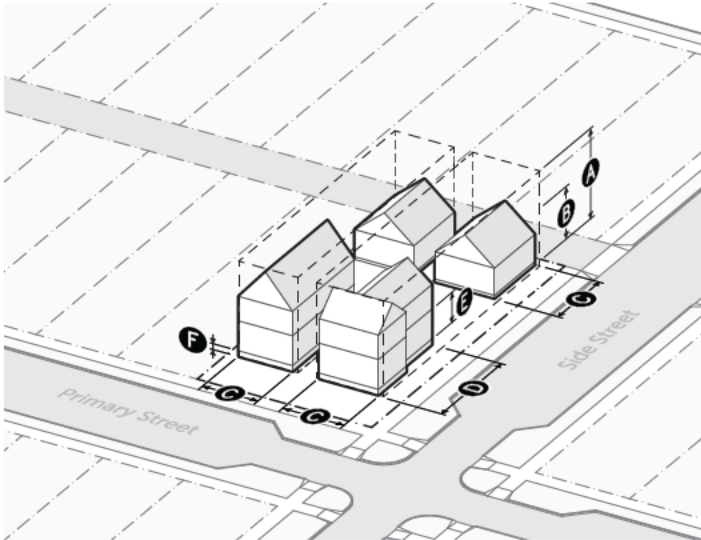
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	3,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	50%

4. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	
Primary structure	20' or Setback Range
Accessory structure	50'
E Side street lot line (min)	7'
F Side lot line (min)	5'
G Rear/alley lot line (min)	
Primary structure	4'
Accessory structure	4'
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Primary structure ¹	2.5 / 32'
Accessory structure	1.5 / 20'
B Side wall (max)	
Primary structure	25'
Accessory structure	16'
2. MASSING	Sec. 2.11.11.
C Building width (max)	35'
D Building depth (max)	60'
3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	9'
F Finish floor elevation (min/max)	0' / 5'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
G Ground story (min)	25%	20%
H Upper story (min)	15%	15%
I Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
J Street-facing entry spacing (max)	20'	40'
Entry feature	Yes	No

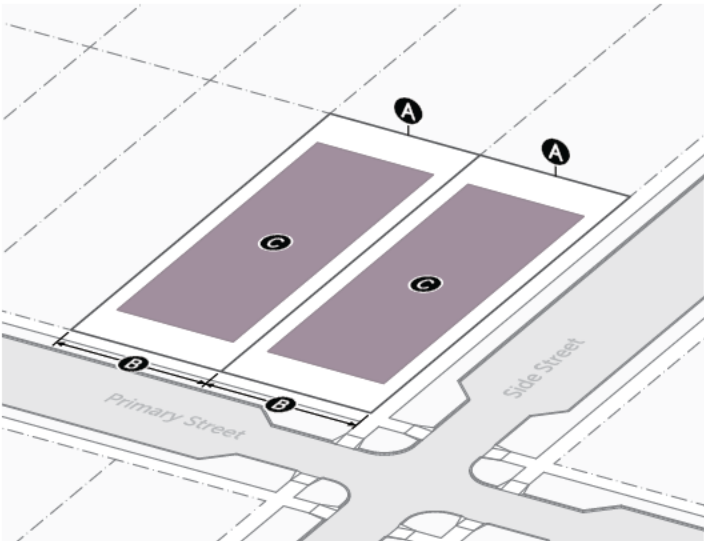
NOTE: Additional standards apply for lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

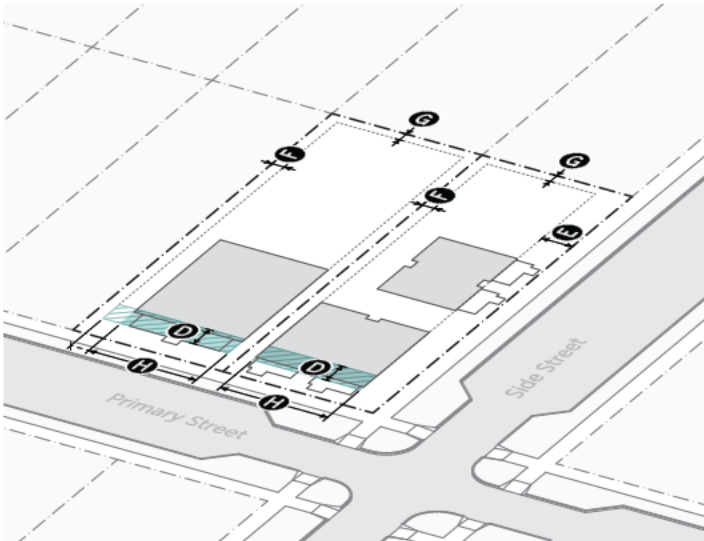
[View the Neighborhood Revitalization Overlay District Design Standards](#)

19-2.3.2. **RN-A** NEIGHBORHOOD A

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%



4. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min/max)	10' / 20' or Setback Range
E Side street lot line (min/max)	10'
F Side lot line (min)	5'
G Rear/alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

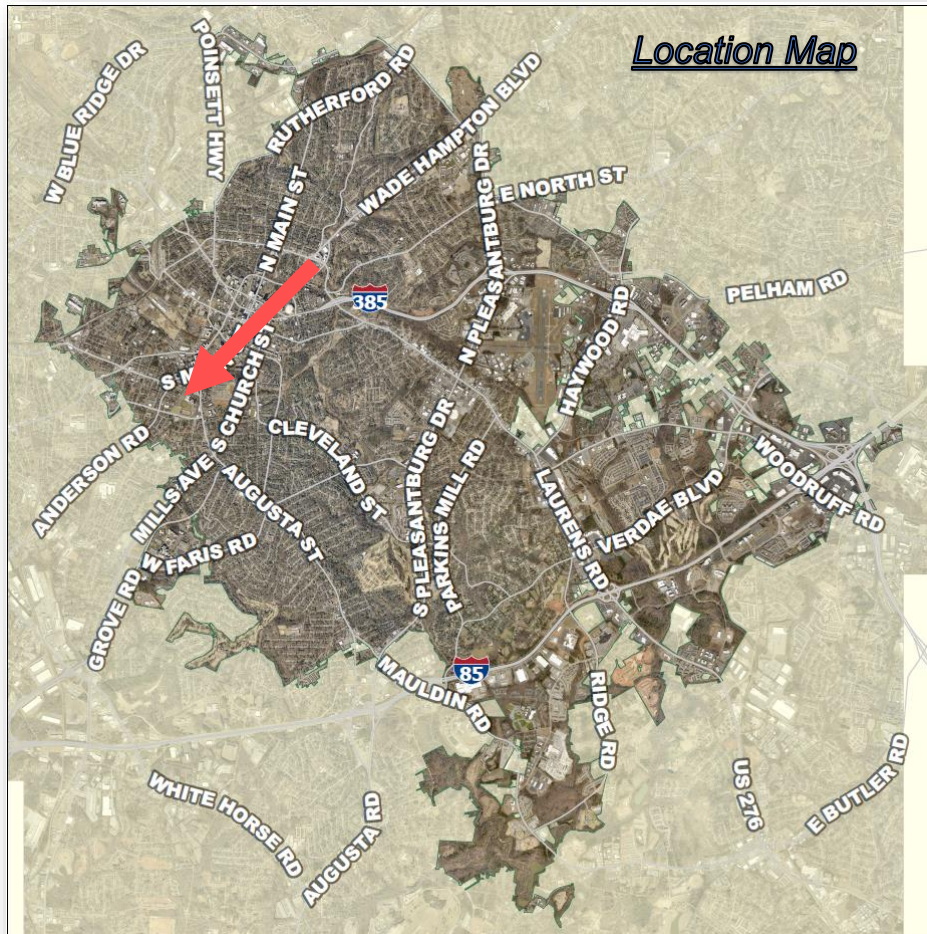


Planning Staff Report to
Greenville Planning Commission
for the June 5, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: Z-10-2025
Applicant(s): Scott Carlin
Property Owner(s): Gail Kirkland Briscoe & Levi S. Kirkland Jr.
Property Location: 402 Ansel Street
Tax Map Number(s): 0082000201900 & 0082000202000
Property Area: 0.38 acre
Request: Rezone from RH-D to CM
Recommendation: Approve with Comments



Z-10-2025: Rezone 402 Ansel Street from RH-D to CM

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec 19-1.1.3 Purpose and Intent

Sec.19-1.3 Official Zoning Map

Sec.19-2 Zoning Districts

Sec.19-6.1.3 Planning Commission

Sec.19-6.2.2 Legislative Review

Project Overview:

The applicant seeks to rezone a parcel located at 402 Ansel Street from RH-D, House D District, to CM, Campus District. The property is located in the Green Avenue Special Emphasis Neighborhood, which features a mix of residential, commercial, civic, and other uses.

The request would facilitate a proposed expansion of the Greenville High School campus, located across Green Avenue. At the Project Preview Meeting, the applicant expressed a desire to construct a parking on the subject property. An option showing a tennis court was also presented.

Land Use Review

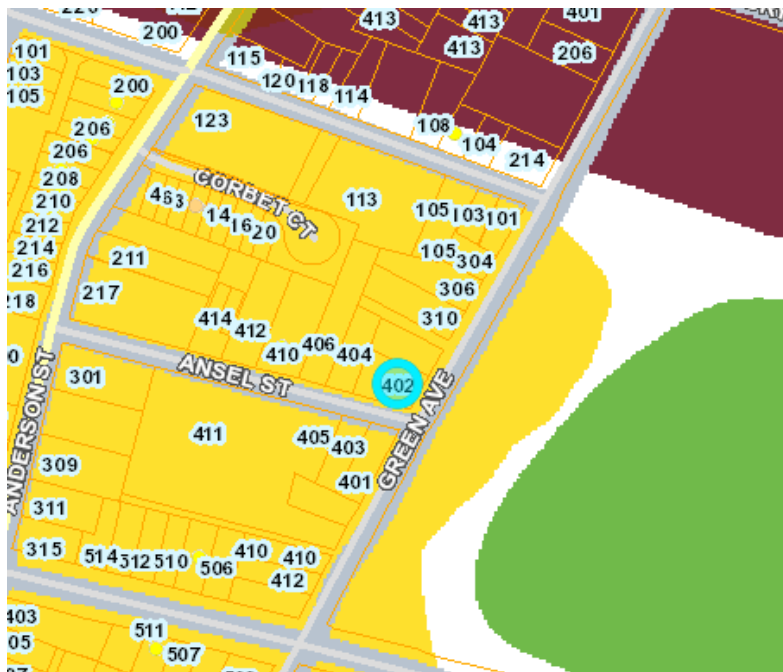
The proposed zoning is **CM Campus District**. The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends **Urban Residential** land use as the recommendation for this property. The Urban Residential designation is a mixture of low-density and medium-density housing types, including multifamily units, townhouses, and single-family residences. GVL2040 also describes complimentary uses, such as community recreation facilities, places of worship, and schools within Urban Residential.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	RH-D, House D District (current)	Vacant
North	RH-D, House D District	Unimproved right-of-way; Single-family detached residential
East	CM, Campus District	Greenville High School
South	RH-D, House D District	Single-family detached residential
West	RH-D, House D District	Single-family detached residential

Z-10-2025: Rezone 402 Ansel Street from RH-D to CM



GVL 2040 FUTURE LAND USE MAP



GVL2020 designated the area around 402 Ansel Street as Urban Residential.

Z-10-2025: Rezone 402 Ansel Street from RH-D to CM

Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on April 2, 2025.

Project Preview Meeting

The applicant attended the April 22, 2025, Project Preview Meeting (PPM) at the Prisma Health Welcome Center at Unity Park. Public questions/concerns raised to the applicant during the meeting are attached below.

Other Site Information:

The site located at 402 Ansel Street has an existing commercial building and parking lot. Business license information indicates personal service uses at this location. The second parcel located on Green Avenue is vacant.

No known waterways or natural features exist on the property.

The rezoning it intended to facilitate an expansion of Greenville High School's campus. According to the school website, current enrollment is 1,735 students plus 156 faculty. The school underwent an expansion in the mid-2000s, which included a 70,000 SF addition.

Definitions:

Please see the attachments for the RH-D, CM, and Urban Residential definitions and general provisions.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	YES
--	------------

Comments: The property is located within the Urban Residential designation on the Future Land Use Map. While this designation is primarily residentially focused, it also recognizes "complementary uses customarily found in residential districts," including schools. Greenville High School is a longtime fixture of the neighborhood, and although the proposed expansion of the school campus across Green Avenue is not specifically contemplated by the comprehensive plan, such a use is recommended within the Urban Residential classification.

(b) Consistent with Applicable Plans and Studies.	YES
--	------------

Comments: The project is located within the Green Avenue special emphasis neighborhood. The [2002 Green Avenue Master Plan](#) predates a previous expansion of the school, which occurred in the mid-2000s. The plan recognizes Greenville High School's employment opportunities and after-school programs as benefits for the neighborhood, but generally, the plan is focused on affordable housing development and various neighborhood improvement strategies.

The property is located outside the study area of the 2019 Downtown Master Plan.

(c) Compatible with Surrounding Uses.	YES
--	------------

Comments: The Campus District is an existing zoning classification in the area and covers the rest of Greenville High School's campus. The school districts desires to acquire additional property for its facilities and is therefore seeking the rezoning. Given the range of uses permitted within the CM district, the Greenville Development Code, appropriate transition and screening requirements are included to ensure compatibility and limit impacts on adjacent properties.

Z-10-2025: Rezone 402 Ansel Street from RH-D to CM

(d) Provide logical and orderly Development Pattern.	YES
---	------------

Comment: CM zoning directly abuts residential districts in other areas of the city. Any redevelopment of the site must comply with the transition requirements and other elements of the Greenville Development Code, including screening, setbacks, lighting, and landscaping. Special consideration must be given to protect the residential properties that abut the site.

STAFF RECOMMENDATION:

APPROVE rezone to CM Campus District.

Staff Comments

Planning Comments

Recommend: Approve

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

Additional parking in that area would prove beneficial as we have had issues with access with the on-street parking on Ansel Street from students.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

1. The project site does not contain any mature trees and will not likely require tree removal for any future development. Trees located on adjacent properties and within the right-of-way will be required to be shown on a tree inventory plan with a site permit submittal, and mitigation for tree removals must be provided.
2. Street trees will be required along the Ansel St. and Green Ave. frontages.
3. All plant selections in future plans must comply with Div. 19-4.10.



city of greenville

APPLICATION FOR **REZONE**

Contact Planning & Development (864) 467-4476

"Our mission is to work towards improving the quality of life for the citizens of Greenville."

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Scott Carlin	Gail Kirkland Briscoe & Levi S. Kirkland Jr.
*Organization	Greenville County School District	
*Title:	Executive Director of School Facilities	owners
*Full Address:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 402 Ansel Street

*LOT(S) TAX MAP NUMBERS: 0082000201900 & 0082000202000

*LOT DEED BOOK/PAGE 2659/3969 and 2659/3972

*CURRENT ZONING DESIGNATION RH-D

*PROPOSED ZONING DESIGNATION CM

*TOTAL LOT(S) ACREAGE 0.38

*REASON FOR PROPOSED REZONE: Greenville County School District is seeking a rezoning

to allow a school use within the existing RH-D zoning designation to permit expansion of the adjacent

Greenville High School campus. This property will likely serve as student parking to help

mitigate issues with students currently parking within the ROW on neighborhood streets.

FEES/INSTRUCTION

1. **ZONING MAP AMENDMENT**\$550.00
 - A. A zoning map amendment is a request to amend the Official Zoning Map by changing the zoning designation of property from one zoning district to another, or to change the boundaries of an existing zoning district, including overlay districts.
 - i. The applicant is REQUIRED to schedule a pre-application conference with the City of Greenville Planning Department to discuss general regulations and procedures required for approval.
 - ii. Following the pre-application conference, the applicant must submit a complete application form, a tabular list of parcels with current & proposed zoning, and a general aerial map of the boundaries of the subject property under the rezoning proposal. The applicant is welcomed to submit renderings of future development proposals.
 - Rezoning proposals for Preservation (-P) Overlay Districts may be required to submit additional material for administrative review. The Historic Review Board will make an independent recommendation to Planning Commission.
 2. Staff will review the application for "sufficiency" pursuant to Division 19-6.2.1(B)3., Completion Determination. 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.
 3. Please refer to **the Official Zoning Map** for additional information.
 4. Prior to submittal, the applicant must have presented their rezoning at the City's monthly Project Preview Meeting.
 5. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property and for mailing the Public Hearing notices to property owners and resident addresses at least 15 days (but no more than 18 days) prior to the scheduled hearing date.
- Upon planning commission recommendation, the application item will be scheduled for city council hearing.

AUTHORIZATION

1. Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy or one (1) electronic version of the application submittal package.
2. 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.

Gail Kirkland Briscoe
dotloop verified
05/02/25 8:45 PM EDT
8GVW-KASH-WYQG-DKXR

Levi Kirkland
dotloop verified
05/02/25 10:06 PM CDT
WXXH-YH6D-LSXS-MYPK

APPLICANT SIGNATURE

DocuSigned by:
Scott Carlin
49F25583C9144B0...

05/02/2025

DATE

5/5/2025

CITY OF GREENVILLE APPLICATION FOR REZONE

To that end, the Applicant for this rezone proposal hereby affirms that the tract or parcel of land subject to the attached application is ___ or is not X restricted by any recorded covenant that is contrary to, in conflicts with, or explicitly prohibits the proposed activity.

*Signatures	<i>Gail Kirkland Briscoe</i>	dotloop verified 05/02/25 8:45 PM EDT EVGP-DFX4-SPKB-NDZW	<i>Levi Kirkland</i>	dotloop verified 05/02/25 10:06 PM CDT YF7Y-BJAM-xp2V-2LWK
Applicant	Dr. Gail Kirkland Briscoe Dr. Levi Kirkland			
Date	05/02/2025			
Property Owner/Authorized Agent	<i>Scott Carlin</i>			
Date	5/5/2025			

SUPPORTING INFORMATION – STANDARDS QUESTIONS

Applicant response to Section 19-6.2.2(D)2. Additional Considerations for a Zoning Map Amendment (Rezoning)
(Please attach separate sheet if additional space is need)

1. Describe the manner in which the proposed zoning is consistent with the GVL2040 Comprehensive Plan and the GVL2040 Future Land Use Map.

GVL 2040 has classified this area as "Urban Residential" on the Future Land Use map. The Comprehensive Plan notes that within the Urban Residential areas, "Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools may be allowed."

2. Explain how the proposed zoning map amendment is consistent with applicable City Council-approved plans and studies. These may include small area plans, corridor plans, neighborhood plans, or other strategic plans or studies adopted by the City.

The Green Avenue Road Safety Assessment improvements would be very applicable this proposed school campus expansion.

3. Explain and demonstrate how the proposed zoning map amendment will be consistent with the purpose and intent of the zoning districts in the Greenville Development Code, will promote compatibility among surrounding uses, and will promote efficient and responsible development within the City.

The adjacent Greenville High School campus is zoned CM, so this same proposed zoning classification on the subject property would be consistent and compatible with the existing school campus.

4. Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.

It seems logical to create additional needed parking as close to the existing school campus as possible, outside of the road ROW.

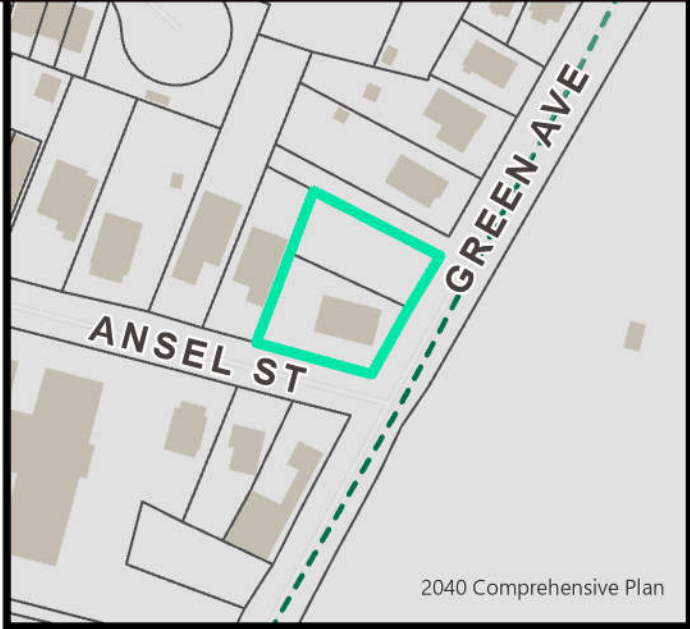
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



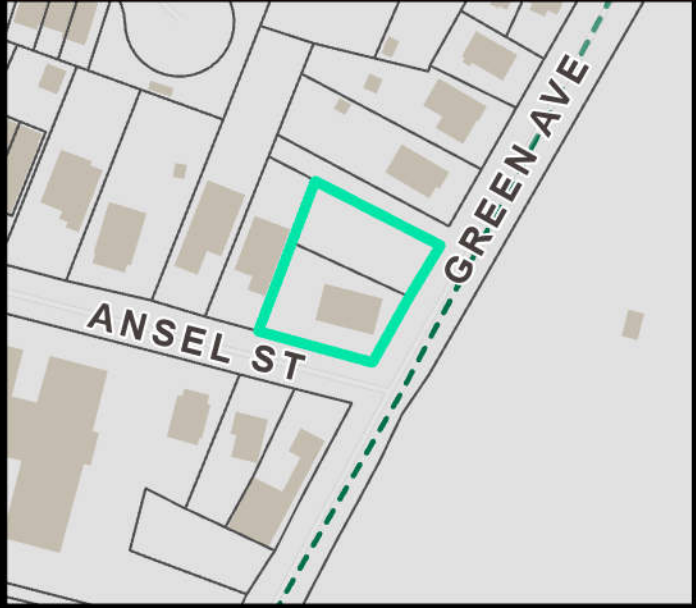
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





city of greenville

PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

*Project Type:	REZONING REQUEST
*Name:	Greenville County School District
*Address:	[REDACTED]
*City/State:	[REDACTED]
*Zip:	[REDACTED]
*Phone:	[REDACTED]
*Email:	[REDACTED]

PROPERTY INFORMATION

*TAX MAP #(S): 0082000201900 and 0082000202000

*PROPERTY ADDRESS: 402 Ansel Street

*CURRENT ZONING DESIGNATION: RH-D

*BRIEF DESCRIPTION OF PROJECT

REQUEST: Greenville County School District is requesting a change of zoning from RH-D to CM - Campus District. This request is to support efforts to permit expansion of the adjacent Greenville High School campus. This property is being acquired to facilitate an increase in student parking, reducing the amount of off-campus parking currently found on neighborhood streets.

For the following items, fill out in response to the public's attendance and reaction to your presented project.

*DATE ATTENDED PPM: 04-22-2025 *NUMBER OF PEOPLE WHO VISITED STATION: 26

*NAME OF ATTENDEES WHO REPRESENTED PROJECT: Jaime Benton; Scott Carlin; Justin Hirsch

*DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES

PROVIDED: Questions were mostly about how many spaces were needed in total (100 +/-) and how many were shown (19). There were positive comments received on the alternate that was shown moving the tennis court to the new parcel. Follow-up questions were centered on public use of the tennis court, if it was moved there. It was explained that this plan was PRELIMINARY, and that public access would have to be discussed at a future date.

*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT:

Several comments were specifically concerned with safety and security on a remote lot.

The immediate neighbors voiced concerns over the loss of the residential status of the parcel.

Positive feedback was offered for the District's efforts towards alternative solutions.

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

Rev. 2/28/2024

*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: _____

Many expressed concerns about solving the overall problem with off-campus parking.

Many in attendance also expressed concerns about the encroaching development - from all sides.

*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: _____

While the parking lot concept was met with many concerns, the attendees all agreed that a solution was needed, and that offering the tennis court alternative was greatly appreciated. Site lighting was a concern for the immediate neighbor. Future lighting plans would conform to any City lighting standards and ordinances.

*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: None -- business cards were handed out at the event.

*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? None

*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: _____

The District will continue to pursue the best solution to maximize additional student parking on or off campus.

*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE?

None

*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? Parking was a challenge.

OVERALL TYPE OF FEEDBACK RECEIVED

*Select one: _____ Positive _____ Negative X Neutral

****PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.***

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

Rev. 2/28/2024

19-2.2.5. RH-D HOUSE D

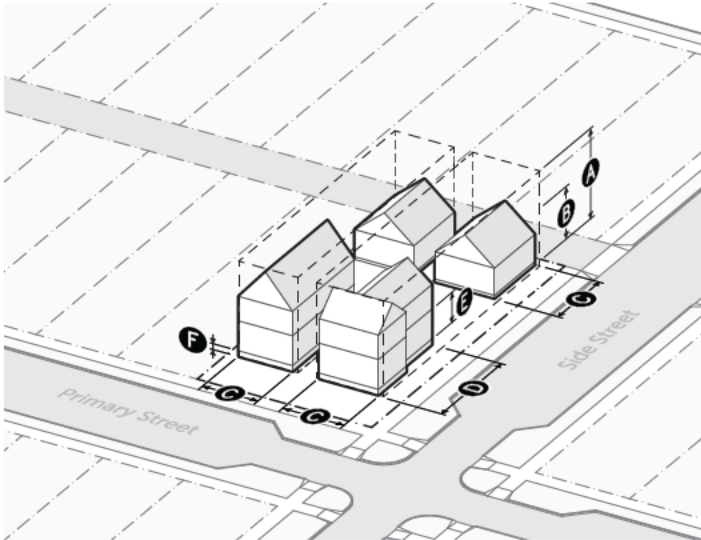
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	3,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	50%

4. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min)	
Primary structure	20' or Setback Range
Accessory structure	50'
E Side street lot line (min)	7'
F Side lot line (min)	5'
G Rear/alley lot line (min)	
Primary structure	4'
Accessory structure	4'
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Primary structure ¹	2.5 / 32'
Accessory structure	1.5 / 20'
B Side wall (max)	
Primary structure	25'
Accessory structure	16'
2. MASSING	Sec. 2.11.11.
C Building width (max)	35'
D Building depth (max)	60'
3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	9'
F Finish floor elevation (min/max)	0' / 5'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
G Ground story (min)	25%	20%
H Upper story (min)	15%	15%
I Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
J Street-facing entry spacing (max)	20'	40'
Entry feature	Yes	No

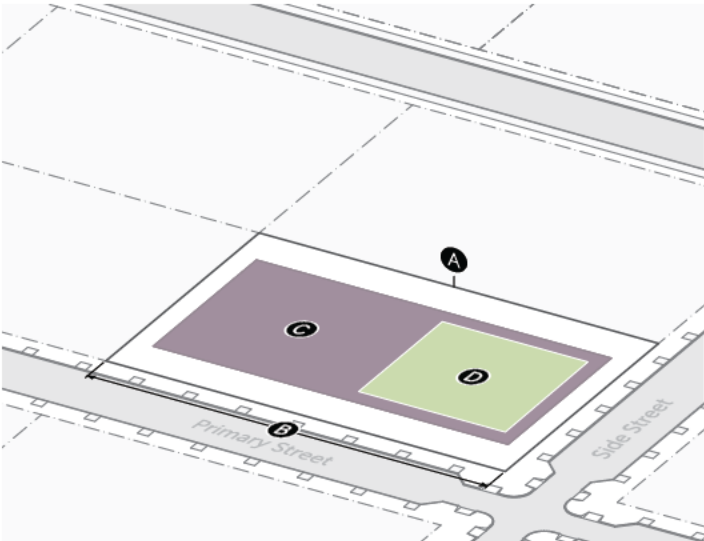
NOTE: Additional standards apply for lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

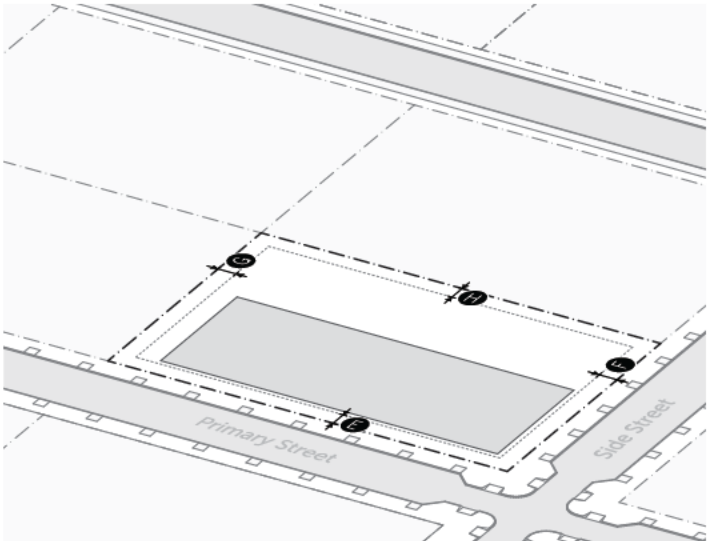
[View the Neighborhood Revitalization Overlay District Design Standards](#)

19-2.9.2. CM CAMPUS

A. SITE



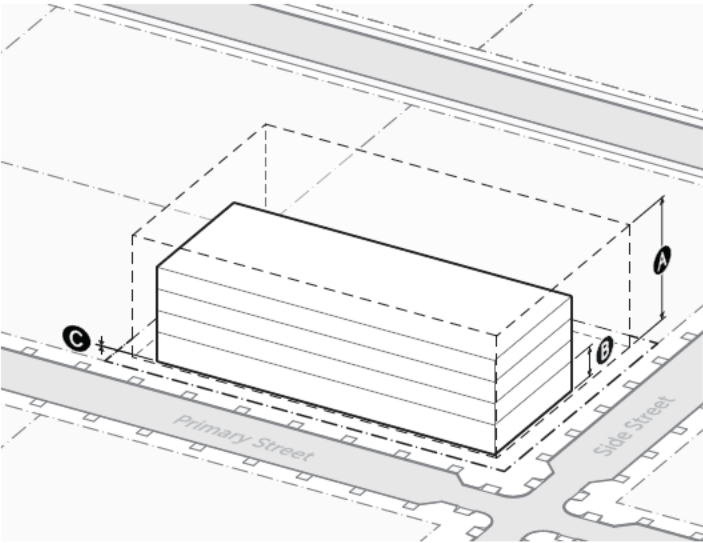
1. LOT SIZE	Sec. 2.11.2.
A Area (min)	10,000
B Width (min)	100'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%
D Outdoor amenity space (min)	20%



3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min)	10'
F Side street lot line (min)	10'
G Side lot line (min)	10'
H Rear lot line (min)	10'
I Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type B
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	10'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type D 6'
Side street yard height (max)	Type D 6'
Side/rear yard height (max)	Type F 8'



B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	5 / 68'
2. MASSING	Sec. 2.11.11.
Building width (max)	None
Active depth (min)	None
3. GROUND STORY	Sec. 2.11.12.
B Story height (min)	10'
C Finish floor elevation (min/max)	-2' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
D Ground story (min)	20%	20%
E Upper story (min)	15%	15%
F Blank wall width (max)	25'	50'
5. ENTRANCES	Sec. 2.11.14.	
G Street-facing entry spacing (max)	200'	250'
Entry feature	Yes	Yes

**See Sec. 19-2.9.5 for Campus District Supplemental Design Considerations.*

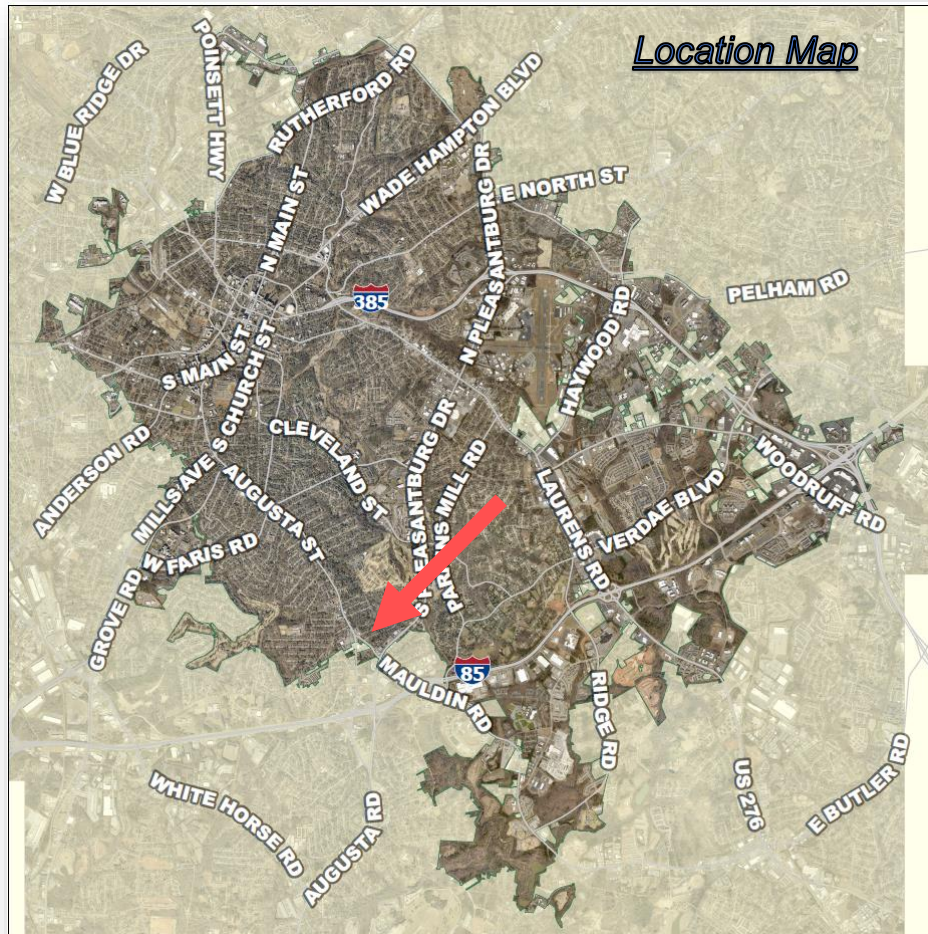


Planning Staff Report to
Greenville Planning Commission
for the June 5, 2025 Public Hearing

PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: Z-11-2025
Applicant(s): Jeff McGehee
Property Owner(s): Loan Star Holdings, LLC
Property Location: Gurley Avenue, Mauldin Road, and Waters Avenue
Tax Map Number(s): portions of 0026000700100
Property Area: 0.18 acre (combined)
Request: Rezone from MX-2 to RH-C
Recommendation: Approve with Comments



Z-11-2025: Rezone 7 Gurley Avenue from MX-2 to RH-C

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec 19-1.1.3 Purpose and Intent

Sec.19-1.3 Official Zoning Map

Sec.19-2 Zoning Districts

Sec.19-6.1.3 Planning Commission

Sec.19-6.2.2 Legislative Review

Project Overview:

The applicant seeks to rezone two portions of a parcel located at 7 Gurley Avenue from MX-2 Mixed-Use District to RH-C Residential House District. The property is not located within a special emphasis neighborhood and is not within a flood plain or known to have any other environmental conditions.

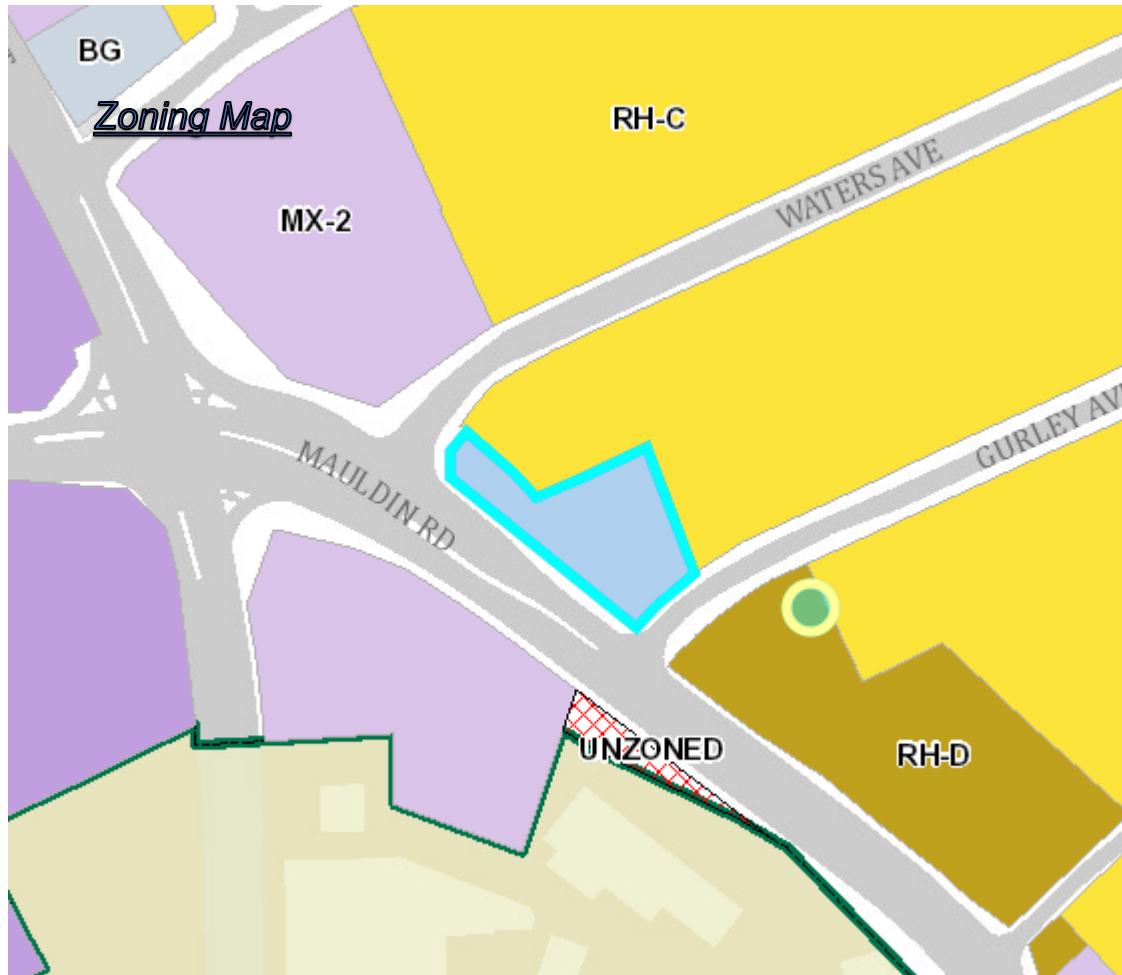
The intent for the property is to allow for residential development on the subject property and adjacent RH-C parcels. According to the application, the proposed rezone will allow for infill residential development that can meet the requirements for the RH-C zoning district.

Land Use Review

The proposed zoning is **RH-C District**. The Future Land Use Map (FLUM) of the GVL2040 Comprehensive Plan recommends the Urban Node Mixed-Use designation for the property and the surrounding area. The RH-C District allows up-to 1 residential unit and 1 accessory dwelling unit per lot to be constructed.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
Subject Property	MX-2, Mixed-Use 2 District	Single-Family Residential
North	MX-2, Mixed-Use 2 District	Commercial Strip Mall
East	RH-C, Residential House District	Single-Family Residential
South	MX-2, Mixed-Use 2 District	Commercial Strip Mall
West	MX-2, Mixed-Use 2 District	Commercial Strip Mall

Z-11-2025: Rezone 7 Gurley Avenue from MX-2 to RH-C



Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on March 21, 2025.

Project Preview Meeting

The applicant attended the April 22, 2025, Project Preview Meeting (PPM) at the Prisma Health Welcome Center at Unity Park. Public questions/concerns raised to the applicant during the meeting are attached below.

Other Site Information:

The site is located at 7 Gurley Avenue, on the corner of Mauldin Road, Gurley Avenue, and Waters Avenue. The property previously had a single-family home on site until it was demolished between 2013-2015. All that remains on site is the detached garage. Historically, the parcel was zoned R-6 under the previous Land Management Ordinance before being rezoned to MX-2 under the Greenville Development Code.

No known waterways or natural features exist on the property.

Z-11-2025: Rezone 7 Gurley Avenue from MX-2 to RH-C

Definitions:

Please see the attachments for the RH-C and MX-2 districts for their general provisions.

Staff Analysis:

Staff offers the following responses to the standards to rezone found in Section 6.2.2(D)(2):

(a) Consistent with Comprehensive Plan.	YES
Comments: The property is situated within the Urban Node Mixed-Use designation on the Future Land Use Map. The Comprehensive Plan recommends the preservation of existing neighborhoods. Given that the parcel's current configuration would not lend to the constructability of a mixed-use development and the close proximity of single-family residential uses, the removal of portions of the MX-2 to RH-C is consistent with this GVL2040 recommendation.	
(b) Consistent with Applicable Plans and Studies.	N/A
Comments: This property is not part of any applicable plans or studies.	
(c) Compatible with Surrounding Uses.	YES
Comments: The RH-C District is compatible with surrounding uses. The abutting neighborhoods to the east are zoned RH-C while the commercial corridor properties along Pleasantburg, Mauldin, and Augusta are zoned MX-2.	
(d) Provide logical and orderly Development Pattern.	YES
Comment: The potential redevelopment of the site will allow for the preservation of the single-family character of the surrounding neighborhood while still supporting the potential for a small mixed-use development on the remaining MX-2.	

STAFF RECOMMENDATION:

APPROVE rezone to RH-C, Neighborhood C District.

Staff Comments

Planning Comments

Recommend: Approve

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

1. The project site is largely cleared with the exception of several mature evergreens along the Mauldin Rd. frontage. A full tree inventory per 19-5.2.2.A will be required with any future site permit submittals, and mitigation for tree removals must be provided.
2. Any trees intended to be saved must be protected with tree protection fencing per Sec. 19-5.2.2.F.
3. Street trees will be required along the Mauldin Rd. and Gurley Ave. frontages.
4. All plant selections in future plans must comply with Div. 19-4.10.



city of greenville

APPLICATION FOR REZONE

Contact Planning & Development (864) 467-4476

"Our mission is to work towards improving
the quality of life for the citizens of Greenville."

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	JEFF MCGEE	LWAN STAR HOLDINGS LLC
*Organization	MCGEE REAL ESTATE	
*Title:	OWNER	SAME
*Full Address:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*LOT(S) ADDRESS(ES) 7 GURLEY AVE. GREENVILLE SC 29605

*LOT(S) TAX MAP NUMBERS: 0211000607900, 902 + 905

*LOT DEED BOOK/PAGE 2312 - 392, 2523 - 1422

*CURRENT ZONING DESIGNATION MX-2

*PROPOSED ZONING DESIGNATION RH-C

*TOTAL LOT(S) ACREAGE .88 AC

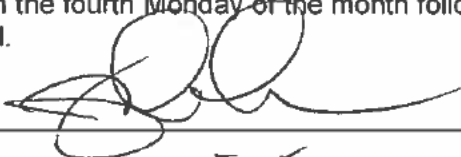
*REASON FOR PROPOSED REZONE: DOWNGRADING TO RESIDENTIAL, SEE ATTACHED
PLAT (2 PORTIONS TO BE REZONED FROM MX-2 TO RH-C)

FEES/INSTRUCTION

1. **ZONING MAP AMENDMENT**.....\$550.00
- A. A **zoning map amendment** is a request to amend the Official Zoning Map by changing the zoning designation of property from one zoning district to another, or to change the boundaries of an existing zoning district, including overlay districts.
- i. The applicant is **REQUIRED** to schedule a pre-application conference with the City of Greenville Planning Department to discuss general regulations and procedures required for approval.
 - ii. Following the pre-application conference, the applicant must submit a complete application form, a tabular list of parcels with current & proposed zoning, and a general aerial map of the boundaries of the subject property under the rezoning proposal. The applicant is welcomed to submit renderings of future development proposals.
 - Rezoning proposals for Preservation (-P) Overlay Districts may be required to submit additional material for administrative review. The Historic Review Board will make an independent recommendation to Planning Commission.
2. Staff will review the application for "sufficiency" pursuant to Division 19-6.2.1(B)3., Completion Determination. 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.
3. Please refer to **the Official Zoning Map** for additional information.
4. Prior to submittal, the applicant must have presented their rezoning at the City's monthly Project Preview Meeting.
5. **Public Notice Requirements.** Zoning Map Amendment applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property and for mailing the Public Hearing notices to property owners and resident addresses at least 15 days (but no more than 18 days) prior to the scheduled hearing date.
- Upon planning commission recommendation, the application item will be scheduled for city council hearing.

AUTHORIZATION

1. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy or one (1) electronic version of the application submittal package.**
2. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts. In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks. Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

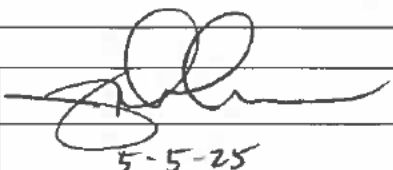


APPLICANT SIGNATURE

DATE

CITY OF GREENVILLE APPLICATION FOR REZONE

To that end, the Applicant for this rezone proposal hereby affirms that the tract or parcel of land subject to the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, in conflicts with, or explicitly prohibits the proposed activity.

*Signatures	
Applicant	
Date	5-5-25
Property Owner/Authorized Agent	
Date	

SUPPORTING INFORMATION – STANDARDS QUESTIONS

Applicant response to Section 19-6.2.2(D)2. Additional Considerations for a Zoning Map Amendment (Rezoning)

(Please attach separate sheet if additional space is need)

1. Describe the manner in which the proposed zoning is consistent with the GVL2040 Comprehensive Plan and the GVL2040 Future Land Use Map.

DOWNZONING TO RHC - MATCHES SURROUNDING ZONING

2. Explain how the proposed zoning map amendment is consistent with applicable City Council-approved plans and studies. These may include small area plans, corridor plans, neighborhood plans, or other strategic plans or studies adopted by the City.

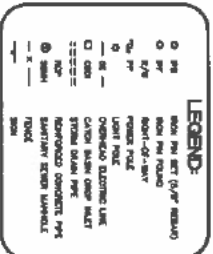
MATCHES RHC ZONING SURROUNDING

3. Explain and demonstrate how the proposed zoning map amendment will be consistent with the purpose and intent of the zoning districts in the Greenville Development Code, will promote compatibility among surrounding uses, and will promote efficient and responsible development within the City.

RESIDENTIAL USE

4. Explain how the proposed zoning map amendment promotes a logical and orderly development pattern.

CONSISTENT WITH SURROUNDING DEVELOPMENT

[illegible]

*21,458 SQ.FT.
*0.49 ACRES
*INCLUDES ANY & ALL ROAD R/W

FREELAND
SURVEYORS - ENGINEERS

DEALING: BUB	PARTY CHECK: ORA	ONECROED:
REF. PLAT BOOK:	X-141 / S-L-23	
REF. DECD BOOK:	2323-1422	
TAX MAP :	Q211000607902	

SCALE: 1" = 30'

PICKWICK HEIGHTS

REZONING PLAT FOR

SITE ADDRESS:
7 GURLEY AVENUE

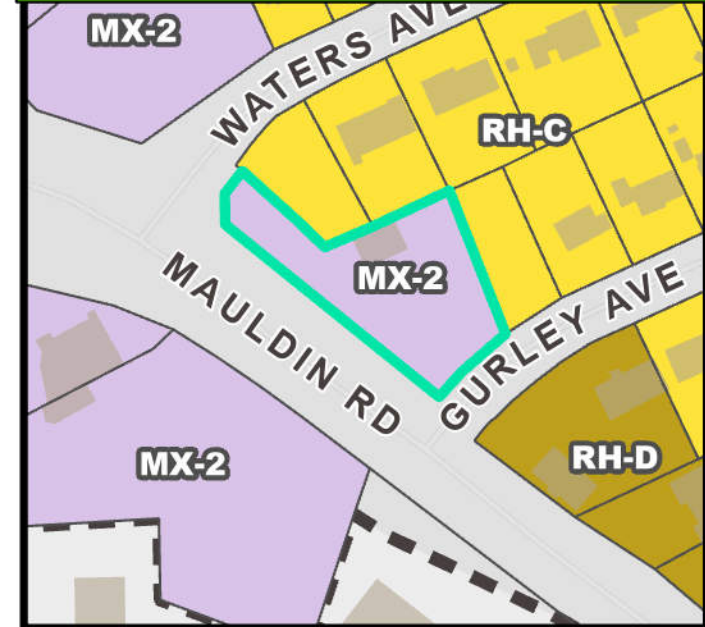
Sheet 1 of 1

Z-11-2025 • GURLEY AVENUE, MAULDIN ROAD, AND WATERS AVENUE

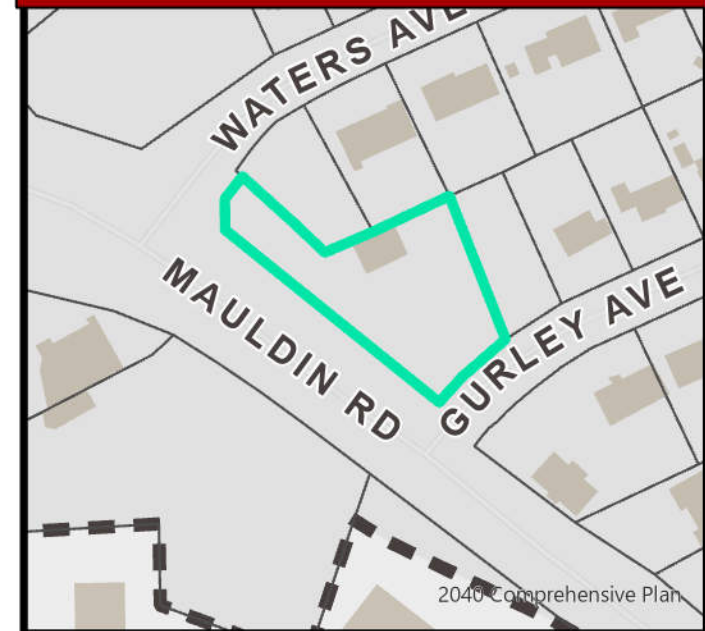
AERIAL VIEW



CURRENT ZONING



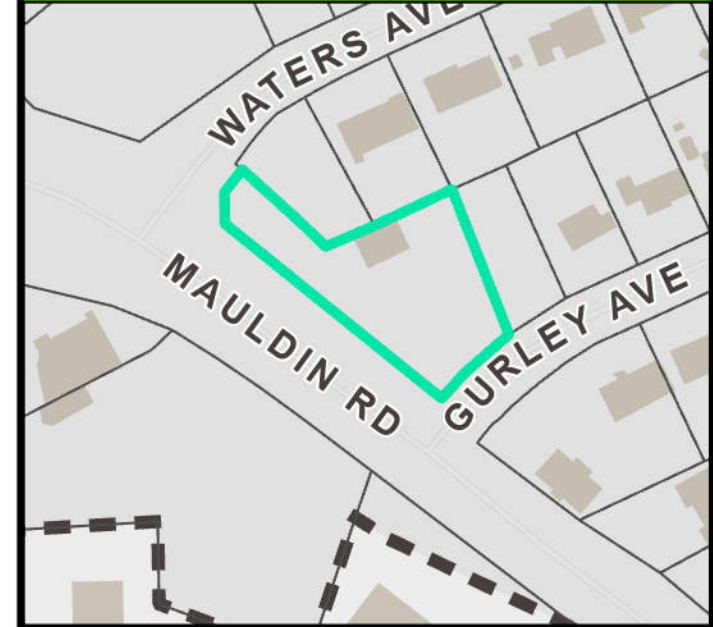
FUTURE LAND USE



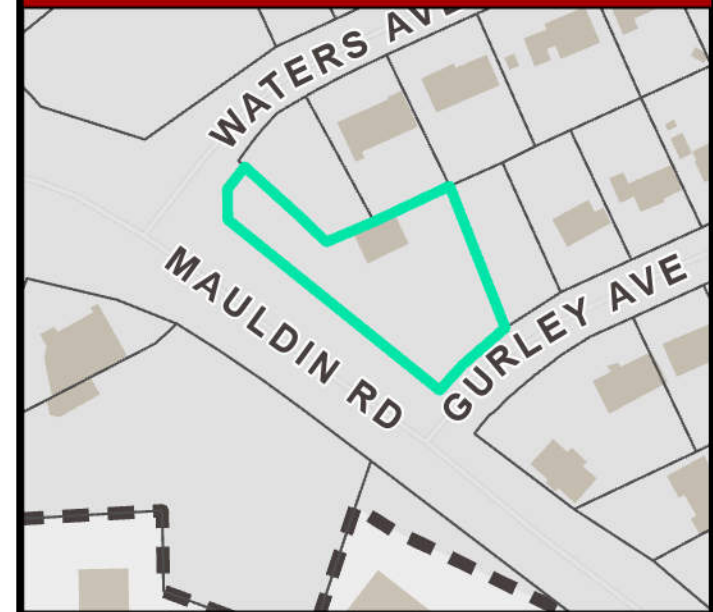
NATURAL / ENVIRONMENTAL FEATURES



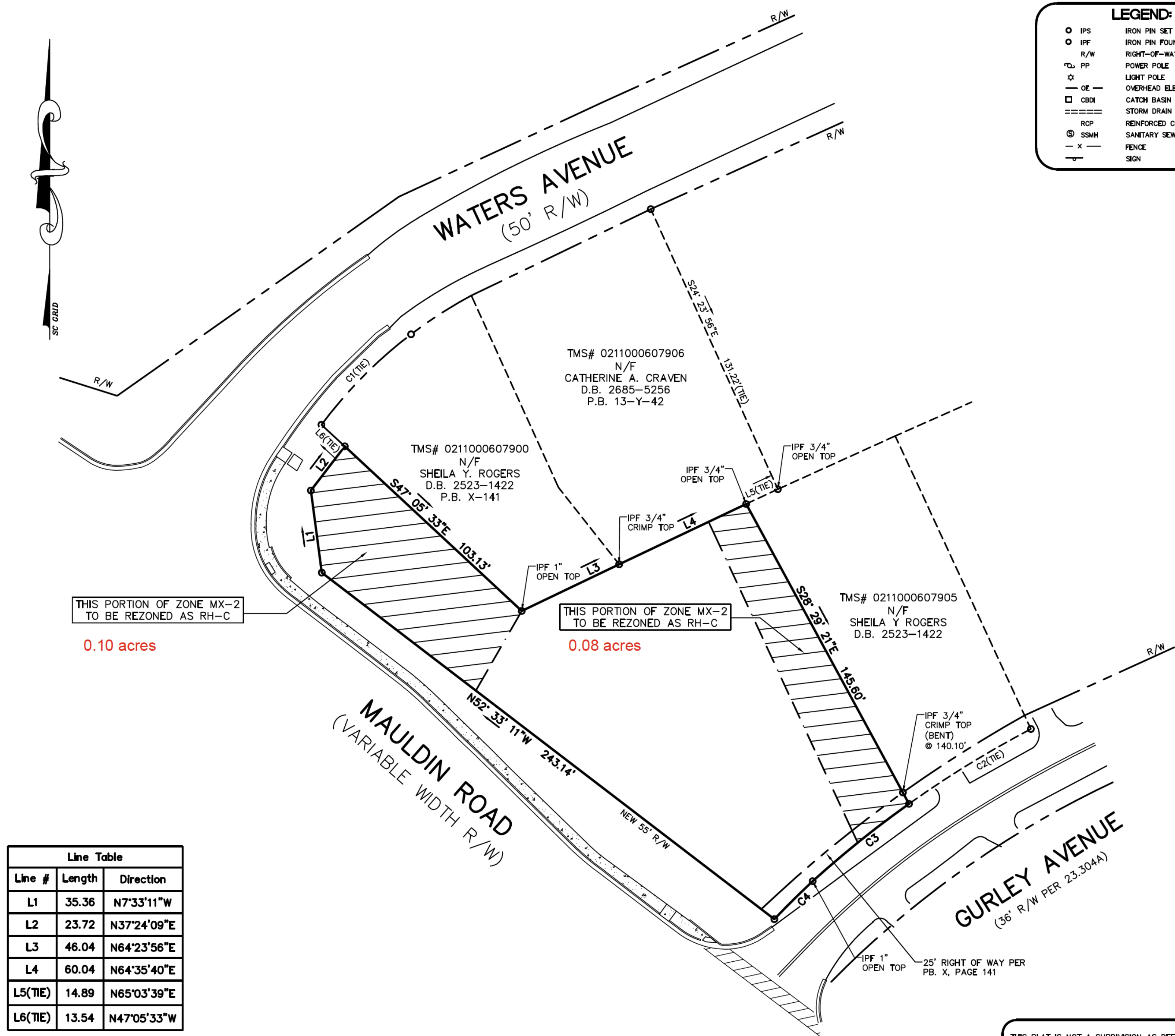
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



W:\C3D 2024\Topo\TOPO-2025\83113-GURLEY AVE\83113-ANNEX.dwg



Line Table		
Line #	Length	Direction
L1	35.36	N7°33'11"W
L2	23.72	N37°24'09"E
L3	46.04	N64°23'56"E
L4	60.04	N64°35'40"E
L5(TIE)	14.89	N65°03'39"E
L6(TIE)	13.54	N47°05'33"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1(TIE)	85.11	194.39	25°05'11"	S49°13'31"W	84.44
C2(TIE)	61.06	452.67	7°43'42"	S58°26'28"W	61.01
C3	52.77	452.67	6°40'44"	S51°14'15"W	52.74
C4	23.00	393.15	3°21'08"	S45°17'22"W	23.00

THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

NOTICE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

- LEGEND:
- IPS IRON PIN SET (5/8" REBAR)
 - IPF IRON PIN FOUND
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - ☆ LIGHT POLE
 - OE OVERHEAD ELECTRIC LINE
 - CBDI CATCH BASIN DROP INLET
 - ==== STORM DRAIN PIPE
 - RCP REINFORCED CONCRETE PIPE
 - SSMH SANITARY SEWER MANHOLE
 - X- FENCE
 - SIGN

- SURVEYOR'S NOTES:
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES, AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING PICKWICK HEIGHTS.
 - THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - THIS SURVEY DOES NOT REPRESENT ITEMS THAT WOULD BE DISCLOSED BY A PROVIDED TITLE SEARCH INCLUDING CONVEYANCES OF RECORD NOT DISCOVERED THROUGH STANDARD RESEARCH PROCEDURES, EASEMENTS, RIGHT OF WAYS, OR OTHER ENCUMBRANCES UPON THE SUBJECT PROPERTY UN-KNOWN TO THE SURVEYOR.
 - SEE SUBDIVISION PLAT RECORDED IN BOOK X PAGE 141 FOR ADDITIONAL NOTES.
 - PROPERTY CORNERS ARE 5/8" REBAR SET UNLESS OTHERWISE NOTED.

LAND AREA:
***21,458 SQ.FT.**
***0.49 ACRES**
*INCLUDES ANY & ALL ROAD R/W

BASIS OF BEARINGS:
BEARINGS BASED ON
S.C. VRS NETWORK OBSERVATION
NAD 83(2011)



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: BMB	PARTY CHIEF: GRA	CHECKED: MVA
REF. PLAT BOOK: X-141 / 5-L-23		
REF. DEED BOOK: 2523-1422		
TAX MAP: 0211000607902		
DATE OF SURVEY: 3-8-2025		
DATE DRAWN: 3-17-2025		
DRAWING NO: 83113-REZONING		
DATE OF LAST REVISION: 4-2-2024		



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE

PICKWICK HEIGHTS
PART LOT 26
REZONING PLAT FOR
MCGEHEE REAL ESTATE GROUP

SITE ADDRESS:
7 GURLEY AVENUE
GREENVILLE, SC 29605



city of greenville

PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

*Project Type:	RE-ZONING (DOWNZONING)
*Name:	JEFF MCGEEHEE/LOAN STAR HOLDINGS
*Address:	
*City/State:	
*Zip:	
*Phone:	
*Email:	

PROPERTY INFORMATION

*TAX MAP #(S):	0211000607902
*PROPERTY ADDRESS:	7 GURLEY AVE. GREENVILLE SC 29605
*CURRENT ZONING DESIGNATION:	MX-2
*BRIEF DESCRIPTION OF PROJECT REQUEST:	DOWNZONING FROM MX-2 TO RH-C

For the following items, fill out in response to the public's attendance and reaction to your presented project.

*DATE ATTENDED PPM:	4-22-25	*NUMBER OF PEOPLE WHO VISITED STATION:	5
*NAME OF ATTENDEES WHO REPRESENTED PROJECT:			

JEFF MCGEEHEE

*DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES PROVIDED:	QUESTIONS WERE NOT SPECIFIC, GENERAL CURIOSITY, NO FOLLOW UP QUESTIONS.
---	---

*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT:	DESCRIBED REASON FOR DOWNZONING (TO ACCOMMODATE MORE RESIDENTIAL HOUSING)
---	---

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

Rev. 2/28/2024

*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: N/A

*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: NO CONCERNS BY ANYONE

*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: NO

*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? N/A

*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: NO

*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE?
CATHERINE CRAVEN (10 WATERS) : DISCUSSION ON LOCATION OF PROPERTY LINE

*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? NO - GOOD PROLESS.

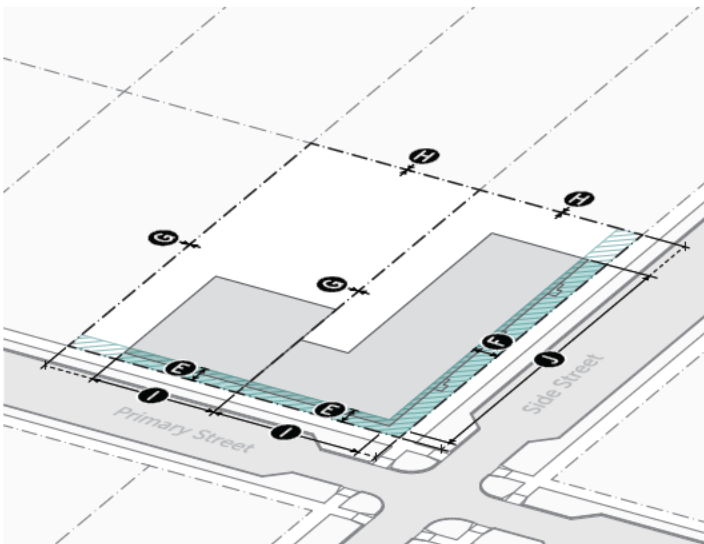
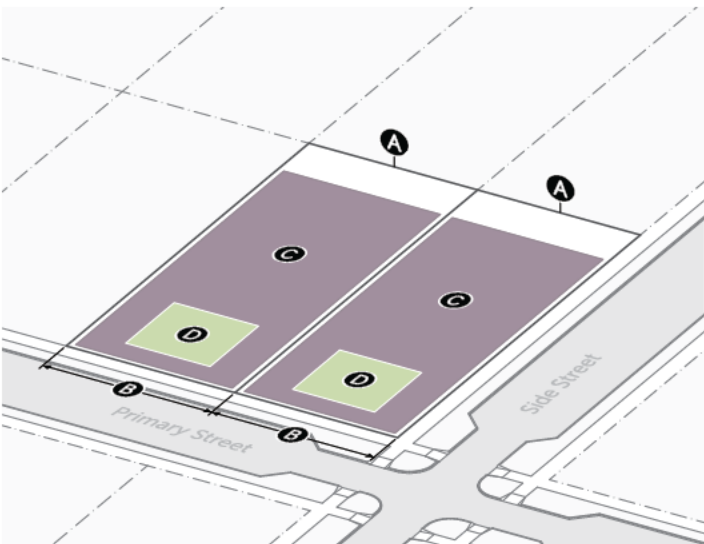
OVERALL TYPE OF FEEDBACK RECEIVED

*Select one: ☒ Positive ☐ Negative ☐ Neutral

***PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.**

19-2.5.2. **MX-2** MIXED USE 2

A. SITE

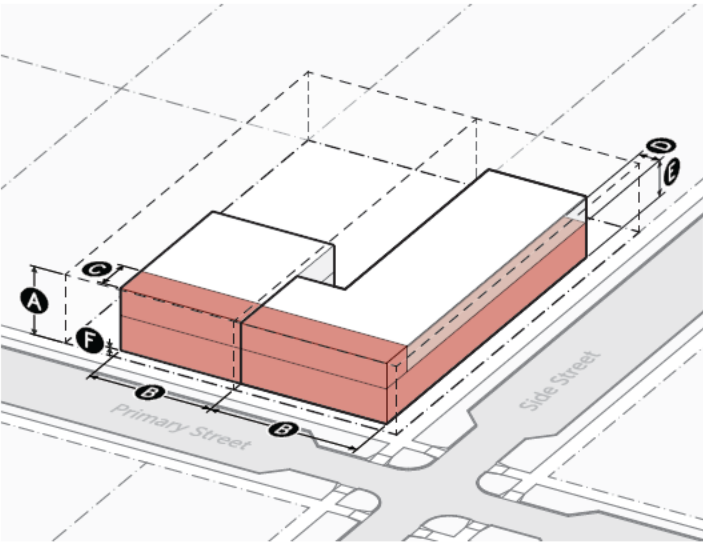


1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	0' / 10'
F Side street lot line (min/max)	0' / 10'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'

MX-2

B. BUILDING



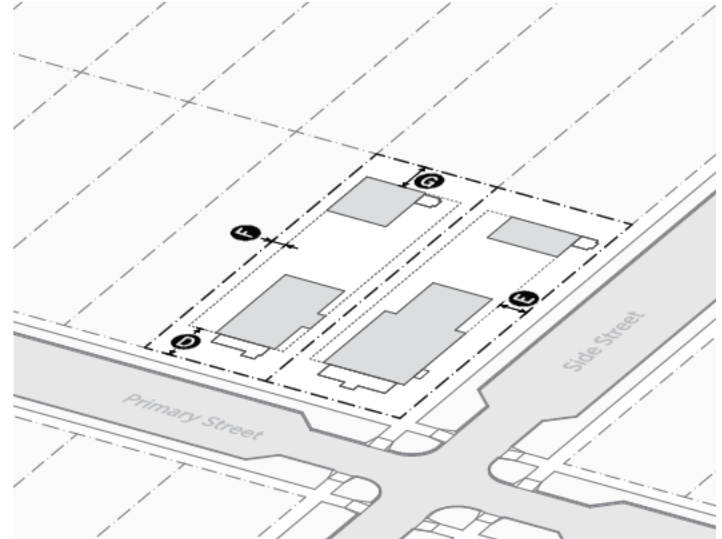
1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Base	2 / 30'
Bonus	4 / 54'
2. MASSING	Sec. 2.11.11.
B Building width (max)	275'
Active depth (min)	
C Primary street	15'
D Side street	9'
3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	
Residential	10'
Nonresidential	14'
F Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 2'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.11.14.	
J Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes

19-2.2.4. RH-C HOUSE C

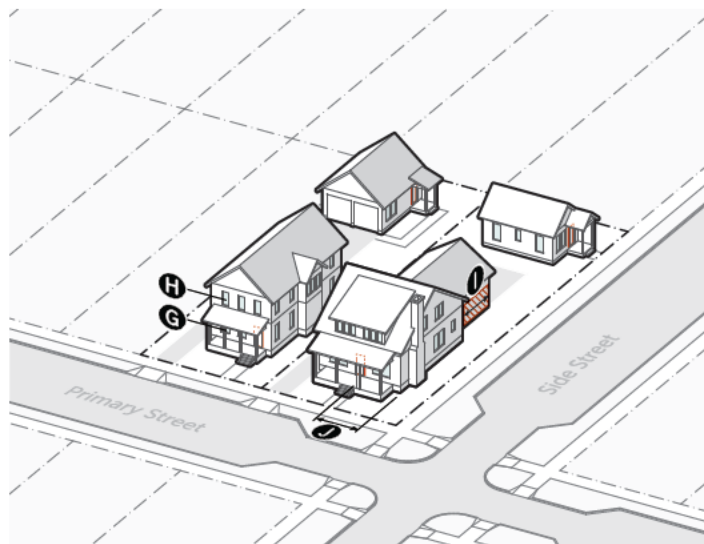
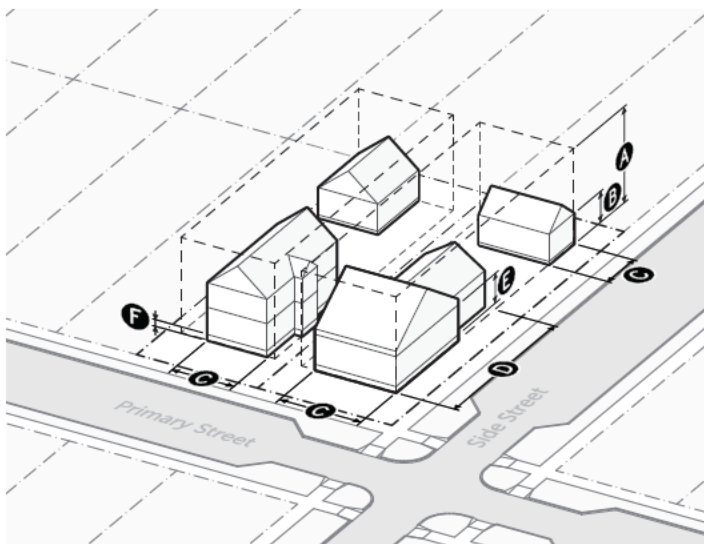
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	6,000 SF
B Width (min)	40'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	
Up to 9,000 SF lot	45%
9,001 to 14,000 SF lot	40%
14,001 to 20,000 SF lot	35%
Above 20,000 SF lot	30%

4. BUILDING SETBACKS ²	Sec. 2.11.5.
D Primary street lot line (min)	
Primary structure	20' or Setback Range
Accessory structure	50'
E Side street lot line (min)	10'
F Side lot line (min)	
Up to 60' wide lot	5'
61' to 100' wide lot	7'
Above 100' wide lot	10'
G Rear/alley lot line (min)	
Primary structure	15'
Accessory structure	5'
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Primary structure ¹	2.5 / 32'
Accessory structure	1.5 / 20'
B Side wall (max)	
Primary structure	25'
Accessory structure	16'
2. MASSING	Sec. 2.11.11.
C Building width (max)	
Up to 60' wide lot	40'
61' to 80' wide lot	50'
81' to 100' wide lot	60'
Above 100' wide lot	70'
D Building depth (max)	70'
3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	9'
F Finish floor elevation (min/max)	0' / 5'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
G Ground story (min)	25%	20%
H Upper story (min)	15%	15%
I Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
J Street-facing entry spacing (max)	40'	40'
Entry feature	Yes	No

NOTE: Additional standards apply for lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)



PUBLIC HEARING REQUIRED

Applications involving rezoning require a public hearing.

Docket Number: SD-22-791M
Applicant(s): GT-RP Greenville, LLC
Property Owner: University Ridge Public Facilities Corporation
TMS#: 006900-03-00307
Acreage: 0.21-acre portion of 38-acre site
Zoning: PD, Planned Development
Property Location: County Square
Recommendation: Approve

This project is vested under the Land Management Ordinance and the terms of the Greenville County Square Sub-District of the Haynie-Sirrine Planned Development. The only portion of the site proposed to be modified is the parcel indicated.

Applicable Sections of the City of Greenville Code of Ordinances (LMO):

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:

Previously approved by Planning Commission at its November 17, 2022, meeting, the subdivision for the County Square redevelopment is currently under construction. The applicant is requesting to modify the plat by converting an unnamed, private alley to named, public roadway. The requested name for the road is "County Square Lane. "

While the entirety of the County Square project is roughly 38 acres, the proposed modification is limited to the 0.21-acre alley parcel. The proposal for a new public road constitutes a major modification under the Land Management Ordinance and requires approval from the Planning Commission.

Procedural Requirements:

Pre-Application and Development Meetings

The City and the applicant held a pre-application meeting on April 29, 2025

Project Preview Meeting

The applicant presented the proposed preliminary plat modification at the May 27, 2025, Project Preview Meeting (PPM) at Unity Park's Prisma Health Welcome Center.

Street Names

SD-22-791M: County Square

The applicant has received approval from Greenville County E-911 Services for the street name "County Square Lane."

Staff Analysis:

The applicant has met all procedural requirements. The preliminary plat modification appears to meet the requirements of the Land Management Ordinance and the Planned Development.

STAFF RECOMMENDATION:

APPROVE with comments

Planning Comments

1. The applicant must submit a permit revision for the infrastructure noting the addition of the "County Square Lane" name to the road segment. The new road shall be subject to all applicable standards for public streets.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

Proposed accessway name of County Square is approved under City of Greenville E-911 Addressing Cohort review. If necessary, please contact Jordan Harris in Planning (jpharris@greenvillesc.gov) for E-911 address verification.

City Engineer Comments

Recommend: Approve w/ Conditions

Comments:

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

Civil Engineer Comments

Recommend: Approve w/ Conditions

Comments:

General Comments

- 1) The development shall meet the requirements of Article 19-4 Development Standards – 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. 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

SD-22-791M: County Square

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.

- 7) Public Road Ownership - The subdivision is proposing several new public roads. Ownership of the roads needs to be identified. Public road right-of-ways must be dedicated at the time of final plat approval.
- 8) Utility Easements – Stormwater, wastewater, and other utility easements must be established and shown on the final plat.

Environmental Engineer Comments

Recommend: Approve w/ Comments

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. New City sewer mains are required to serve this development.
 - b. Sanitary sewer lines in Thurston Street and President St must be abandoned at the time of the ROW abandonment and must be filled/abandoned on the western side of Howe Street.
 - c. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - d. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - e. 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.
 - f. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.



city of greenville

APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	GT-RP Greenville, LLC	University Ridge Public Facilities Corporation
*Title:	Manager	
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

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 301 University Ridge, Greenville, SC 29601

0069000300307

*TAX MAP #(S)

*CURRENT ZONING DESIGNATION Haynie-Sirrine Planned Development

*ORIGINAL APPLICATION # Z-10-2019

*SUBDIVISION PLAT #

*SUBDIVISION NAME Greenville County Square

*TOTAL ACREAGE 38 acres

*# ORIGINAL LOTS 28

*# PROPOSED LOTS No change

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 May 7, 2025

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.

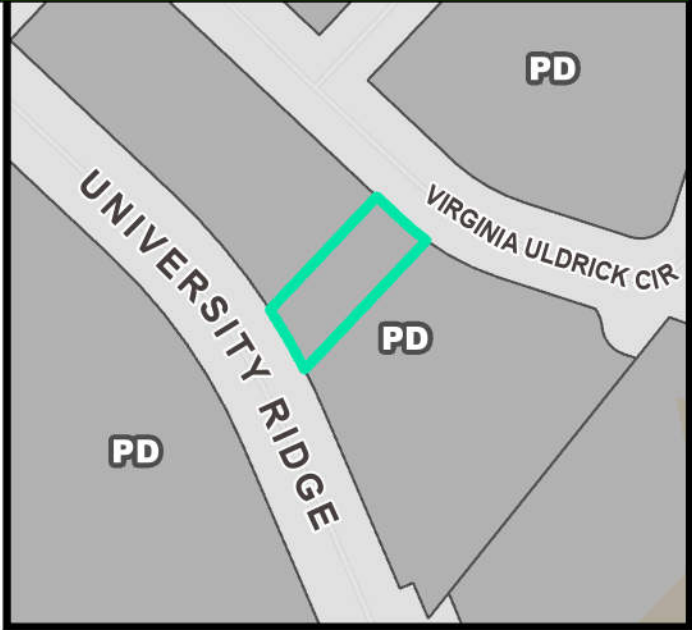
9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ____ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures  Digitally signed by Patrick Leonard Date: 2025.05.07 15:28:19 -0400	
Applicant	GT-RP Greenville, LLC
Date	May 7, 2025
Property Owner/Authorized Agent	GT-RP Greenville, LLC
Date	May 7, 2025

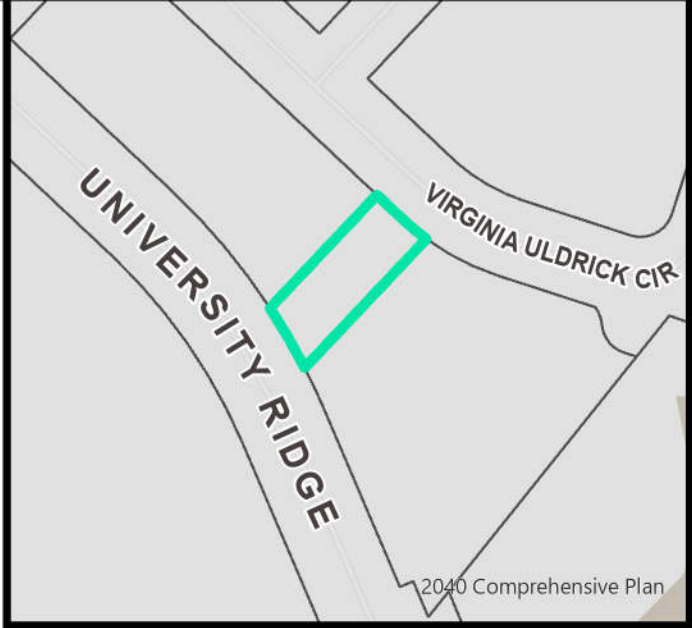
AERIAL VIEW



CURRENT ZONING



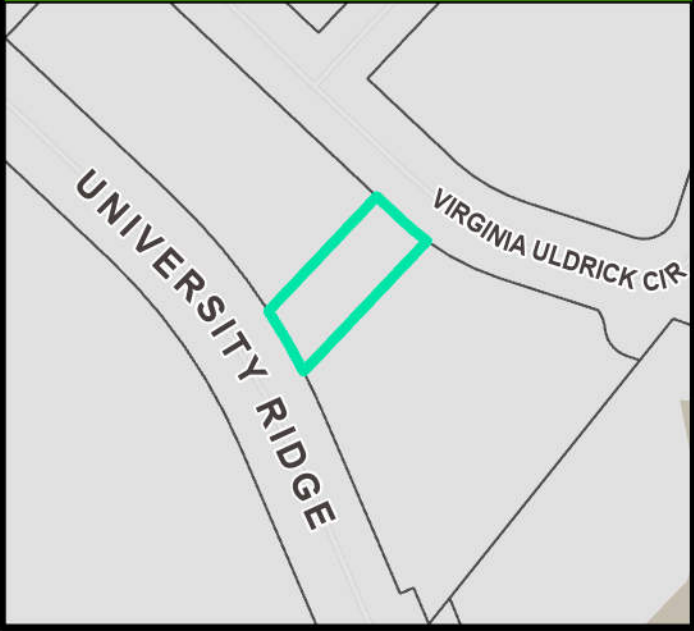
FUTURE LAND USE



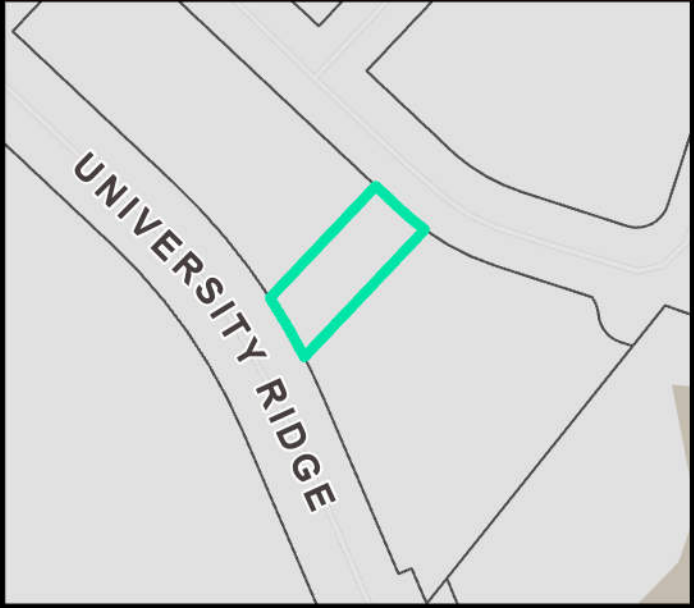
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



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

N/F S.C. GOVERNORS SCHOOL
TM# 0069000300208
DB 1655 PG 163

LEGEND

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
IPO IRON PIPE OLD-
IPS IRON PIPE SET-
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT
TEL TELEPHONE PEDESTAL
CATV CABLE TV PEDESTAL
CB CATCH BASIN
DI DRAIN INLET
ELEV ELEVATION
FIRE FIRE HYDRANT
GAS GAS METER
GVD GAS VALVE
LP LIGHT POLE
PP POWER POLE
GP GUY ANCHOR
SDM SD MANHOLE
SSM SS MANHOLE
TMH TELEPHONE MANHOLE
CO CLEAN OUT

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

NOTES:

- 1) ALL PROPERTY CORNERS ARE IPS 1/2" REBAR, UNLESS NOTED OTHERWISE.
- 2) AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
- 3) ROAD RIGHT-OF-WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR OBTAINED FROM FIELD MONUMENTATION AND/OR REFERENCE PLATS. SITE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
- 4) STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY & WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- 5) THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PERFORM MAP 45045C0384E DATED 8/18/2014



LOCATION MAP

NOT TO SCALE

CERTIFICATE OF ACCURACY

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

DATE

A. CLAY JONES, P.L.S.

26210

S.C. REG. NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE

SIGNED

DATE

SIGNED

DATE

SIGNED

DATE

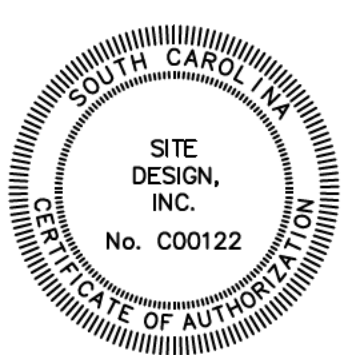
SIGNED

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GREENVILLE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY R.O.D."

DATE

CITY ENGINEER - CITY OF GREENVILLE



SUMMARY PLAT SHEET 1 OF 2

CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

GREENVILLE COUNTY SQUARE

OWNER

COUNTY OF GREENVILLE
301 UNIVERSITY RIDGE, SUITE 200
GREENVILLE, SC 29601

NO. OF ACRES: 38.858 MILES OF NEW ROAD: 1.044

NO. OF LOTS: 28 DATE: 10/28/2022

ERROR OF CLOSURE: 1:100000 REV: 5/6/2025

CURRENT ZONING: PD

SCALE: 1" = 60'



SITE DESIGN, INC.

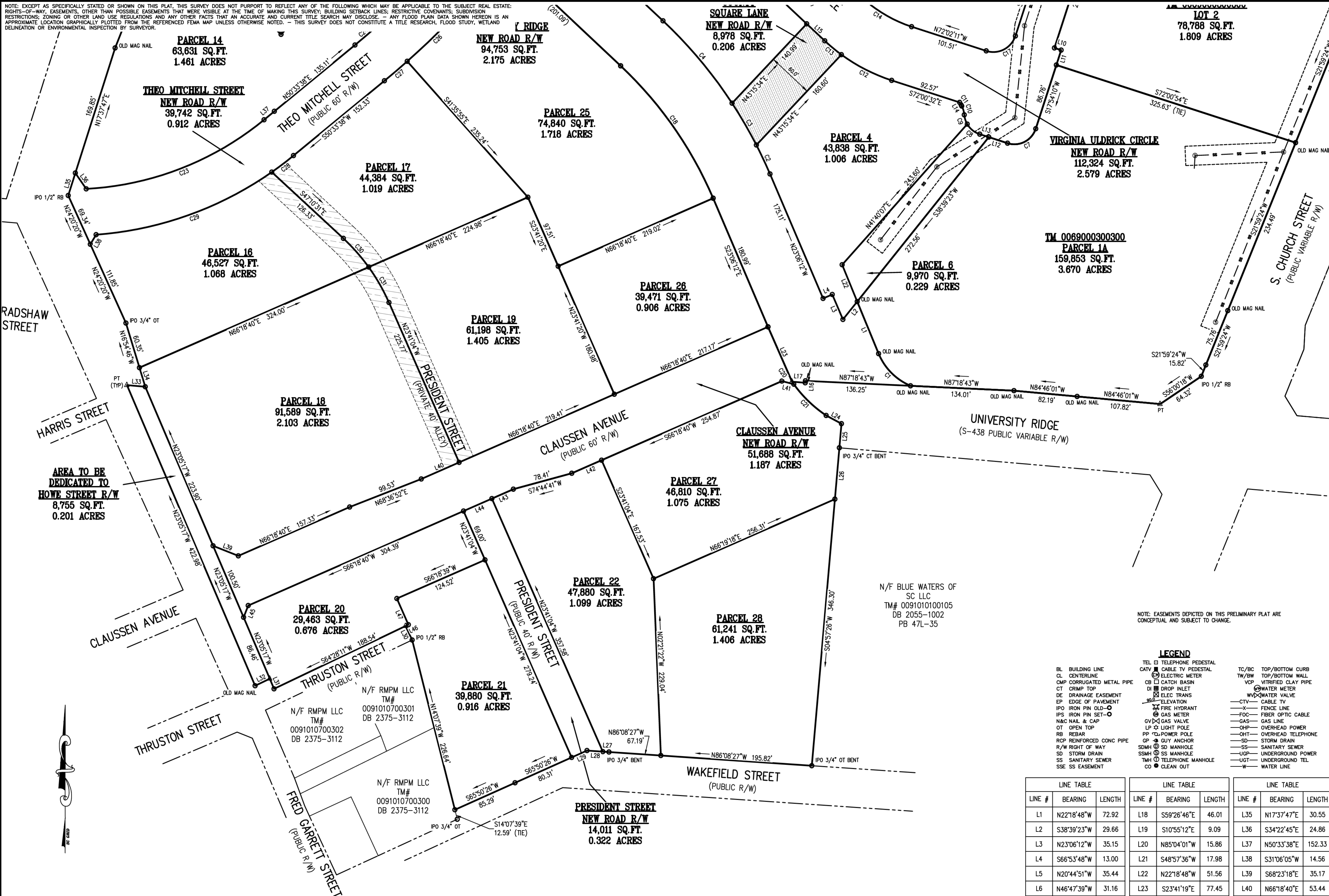
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

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

NOTE: EASEMENTS DEPICTED ON THIS PRELIMINARY PLAT ARE CONCEPTUAL AND SUBJECT TO CHANGE.

S231078-PRELIM-REV

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



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	60.09	76.67	N44°46'06"W	58.57
C2	41.45	590.00	N25°06'58"W	41.44
C3	62.63	590.00	N30°10'12"W	62.60
C4	139.40	590.00	N39°58'46"W	139.07
C5	26.11	107.00	N04°45'32"E	26.05
C6	107.95	95.00	N75°48'41"E	102.23
C7	45.58	29.00	S62°55'58"W	41.03
C8	21.21	28.96	S51°07'01"E	20.74

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C9	12.68	28.96	S17°35'35"E	12.58
C10	11.94	31.04	S16°04'18"E	11.87
C11	3.88	26.04	S31°21'43"E	3.87
C12	73.38	230.00	S62°53'47"E	73.07
C13	27.95	230.00	S50°16'31"E	27.93
C14	87.64	177.51	S57°34'42"E	86.76
C15	38.89	35.00	S75°06'16"W	36.92
C16	53.13	34.00	N26°51'59"W	47.89

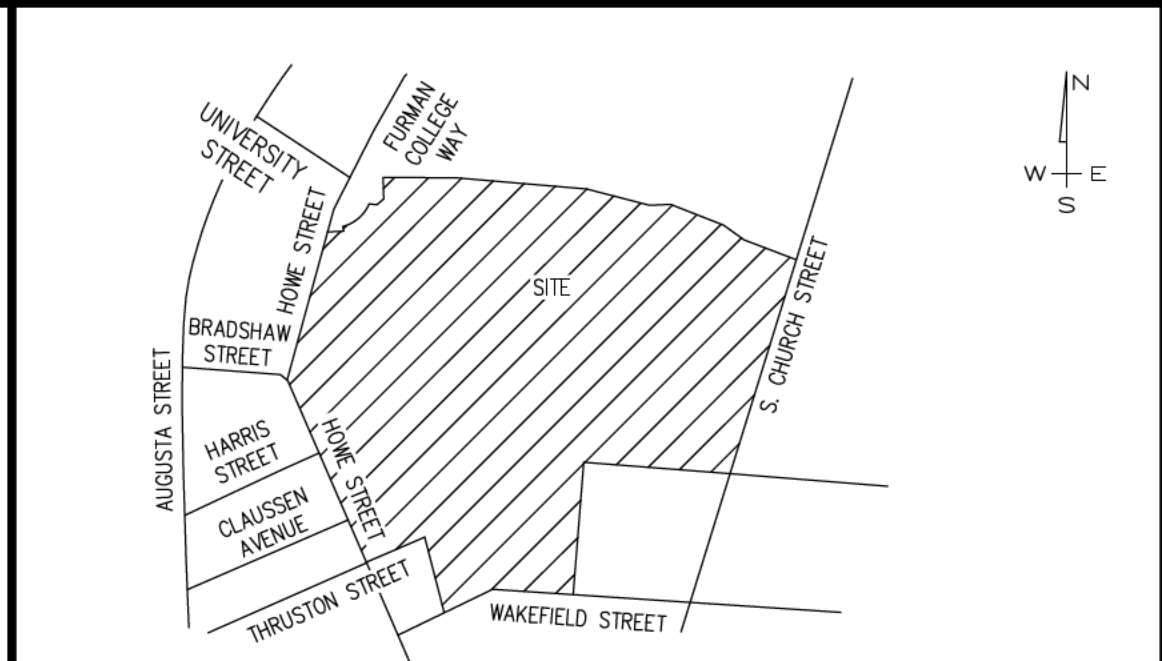
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C17	47.16	30.00	N62°56'00"E	42.45
C18	210.46	510.00	S34°55'32"E	208.97
C19	75.71	82.00	S49°35'49"W	73.05
C20	3.95	163.00	S34°58'00"E	3.95
C21	58.65	163.00	S45°58'06"E	58.33
C22	38.17	91.08	N88°21'26"E	37.89
C23	251.18	395.00	N68°46'41"E	246.97
C24	41.22	970.00	N49°18'45"E	41.21

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C25	82.44	970.00	N45°39'38"E	82.42
C26	92.57	1030.00	S45°49'36"W	92.54
C27	38.82	1030.00	S49°28'51"W	38.81
C28	35.34	455.00	S52°47'07"W	35.33
C29	244.32	455.00	S70°23'36"W	241.40
C30	49.58	250.47	S41°28'58"E	49.49
C31	53.11	250.47	N29°44'15"W	53.02
C32	20.23	107.00	N07°38'56"W	20.20

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N221°18'48"W	72.92
L2	S38°39'23"W	29.66
L3	N23°06'12"W	35.15
L4	S6°55'48"W	13.00
L5	N20°44'51"W	35.44
L6	N46°47'39"W	31.16
L7	N85°01'41"W	41.53
L8	S84°04'07"E	30.04
L9	S43°51'31"W	20.64
L10	S72°06'01"E	9.17
L11	S17°54'10"W	20.24
L12	N72°02'11"W	25.49
L13	S72°03'10"E	12.34
L14	S27°05'44"E	1.53
L15	S46°47'39"E	32.12
L16	S05°08'04"W	2.51
L17	N84°58'17"W	17.11

LINE TABLE		
LINE #	BEARING	LENGTH
L18	S59°26'46"E	46.01
L19	S10°55'12"E	9.09
L20	N85°04'01"W	15.86
L21	S48°57'36"W	17.98
L22	N22°18'48"W	51.56
L23	S23°41'19"E	77.45
L24	S61°41'17"E	22.45
L25	S04°57'26"W	31.28
L26	S04°57'26"W	66.76
L27	N86°08'27"W	8.04
L28	N86°08'27"W	20.58
L29	S65°50'26"W	21.75
L30	N25°31'49"W	20.00
L31	N23°05'17"W	14.22
L32	S64°28'11"W	21.02
L33	S48°58'17"E	23.81
L34	N16°54'46"W	25.78

LINE TABLE		
LINE #	BEARING	LENGTH
L35	N17°37'47"E	30.55
L36	S34°22'45"E	14.86
L37	N50°33'38"E	28.23
L38	S08°03'05"W	14.56
L39	S68°23'18"E	35.17
L40	N66°18'40"E	53.44
L41	S75°32'15"E	15.90
L42	S66°18'40"W	42.09
L43	S66°18'40"W	30.35
L44	S66°18'40"W	40.00
L45	S21°36'42"W	16.35
L46	N64°28'11"E	4.09
L47	N23°41'21"W	36.99
L48	S89°33'16"E	13.33
L49	S85°46'15"E	64.00
L50	N17°53'59"E	49.74



LOCATION MAP NOT TO SCALE

CERTIFICATE OF ACCURACY

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

DATE _____ A. CLAY JONES, P.L.S. _____

26210

C. REG. NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GREENVILLE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY R.O.D."

DATE _____



**SUMMARY PLAT
SHEET 2 OF 2**

CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

**GREENVILLE COUNTY
SQUARE**

OWNER
COUNTY OF GREENVILLE
301 UNIVERSITY RIDGE, SUITE 200
GREENVILLE, SC 29601

NO. OF ACRES: 38.858 MILES OF NEW ROAD: 1.044

NO. OF LOTS: 28 DATE: 10/28/2022

ERROR OF CLOSURE: 1:10000 REV:5/6/2025

CURRENT ZONING: PD

SCALE: 1" = 60'



SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615

PH: (864)271-0496

www.sitedesign-inc.com



PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

*Project Type:	Road naming
*Name:	University Ridge Pubic Facilities Corporation
*Address:	301 University Ridge
*City/State:	Greenville, SC
*Zip:	29601
*Phone:	239-634-6876
*Email:	Danielle.Handy@RocaPoint.com

PROPERTY INFORMATION

*TAX MAP #(S): 0069000300307

*PROPERTY ADDRESS: 301 University Ridge, Greenville, SC 29601

*CURRENT ZONING DESIGNATION: Haynie-Sirrine Planned Development

BRIEF DESCRIPTION OF PROJECT

REQUEST: The only changes contemplated in the revision to the Preliminary Plat are as follows: (1) convert small alley from a private road to a public road and (2) to name the road "County Square Lane".

For the following items, fill out in response to the public's attendance and reaction to your presented project.

*DATE ATTENDED PPM: 5/27/2025 *NUMBER OF PEOPLE WHO VISITED STATION: 5

*NAME OF ATTENDEES WHO REPRESENTED PROJECT: Danielle Handy

***DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES**

PROVIDED: Q: Why are you at the PPM today? A: To make a small alley public and to name it "County Square Lane"

Q: Was there anything else? A: No.

*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT: _____

Overall, attendees felt that the request was fairly straightforward and benign. There were no concerns expressed over the road name choice or making the road public.

*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: _____

Overall, attendees felt that the request was fairly straightforward and benign. There were no concerns expressed over the road name choice or making the road public.

*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: _____

N/A

*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: No, there were no comments or phone calls received outside of the PPM.

*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? No, not at this time.

*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: No, not at this time.

*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE? No, not pertaining to this item.

*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? The PPM is excellent model! No changes at all to the format. Very well done!

OVERALL TYPE OF FEEDBACK RECEIVED

*Select one: ☒ Positive ☐ Negative ☐ Neutral

****PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.***

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

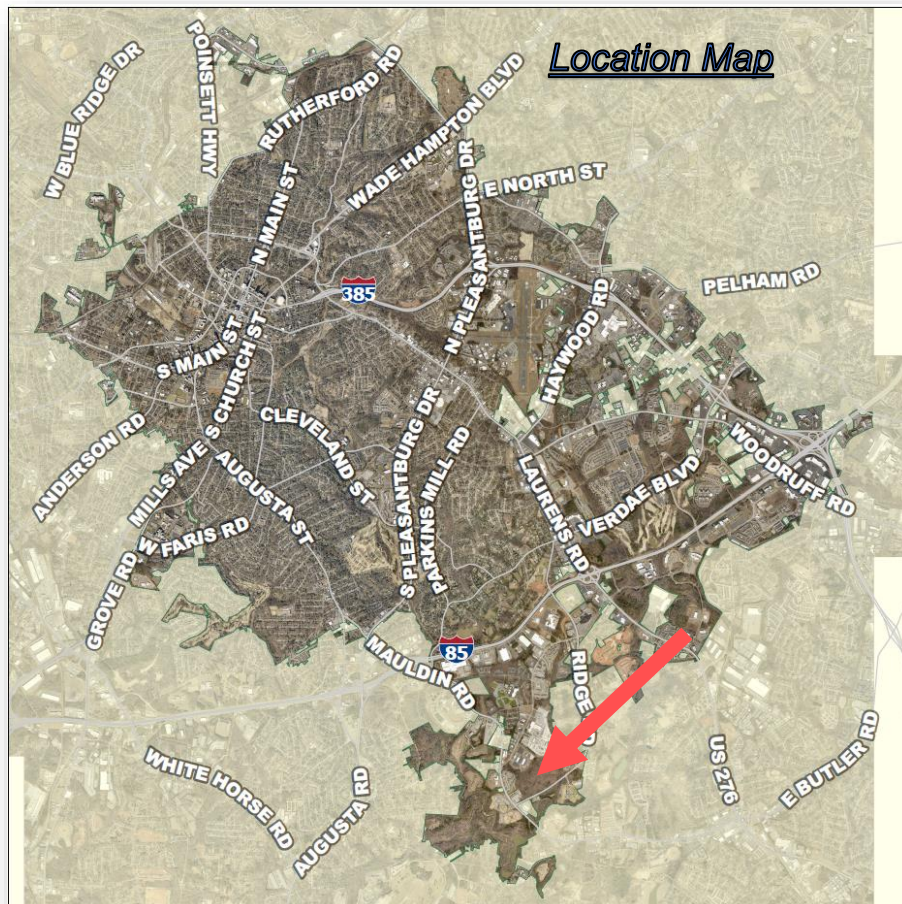
Rev. 2/28/2024



PUBLIC HEARING NOT REQUIRED

Because state law does not require a public hearing, applications involving a major subdivision are considered at a Public Meeting, but no public comments are received. Public feedback was received at the April 22, 2025 Project Preview Meeting.

Docket Number: SD 25-396
Applicant(s): Michael McCarthy
Property Owner(s): Carter Fairforest, LLC
of Proposed Lots: 19
Property Location: Ridge Road (2100-Block)
Tax Map Number(s): M012030100104
Property Area: 66.379 acres
Recommendation: Approve with staff conditions and comments



Applicable Sections of the City of Greenville Code of Ordinances:

Sec 19-2.11 *Rules for Zoning Districts*
Sec 19-4.3 *Blocks and Lots*
Sec. 19-4.4 *Streets*
Sec.19-6.1.3 *Planning Commission*
Sec. 19-6.2.4 *Major Subdivision*

Project Overview:

The applicant proposes a major subdivision of one lot into 19 lots for a multi-unit residential development. The subdivision lots and new roadways require Planning Commission approval. Individual units may be placed on sublots in the future consistent with Sec. 19-4.3. The development includes seven new private roads that will provide vehicular access within the proposed development and to Ridge Road.

The property has considerable topographic challenges and has been evaluated for various development proposals in recent years. The applicant worked with staff on a plan that applies the block and lots standards and other zoning elements to this site to the extent practicable, recognizing that some administrative relief will be required at the time of building permit approval for certain zoning elements including setbacks and build-to requirements.

Procedural Requirements:

Pre-Application and Development Meetings

The City, the applicant, and the applicant's development representatives held a pre-application meeting on February 19, 2025.

Project Preview Meeting

The applicant attended the April 22, 2025, Project Preview Meeting (PPM) at Unity Park's Prisma Health Welcome Center. The meeting's public attendance record and public questions/concerns raised to the applicant during the meeting are attached below.

Development and Street Names

The applicant has received approval from Greenville County E-911 Services for the development name "Ridgepoint" and the street names "Oak Bluff Road," "Fox Hollow Trace," "Berkeley Place," "Whitetail Trace," "Wrenfield Road," "Bluffview Road," and "Hill Point Road." The street names will be reviewed by the Planning Commission in conjunction with this subdivision review.

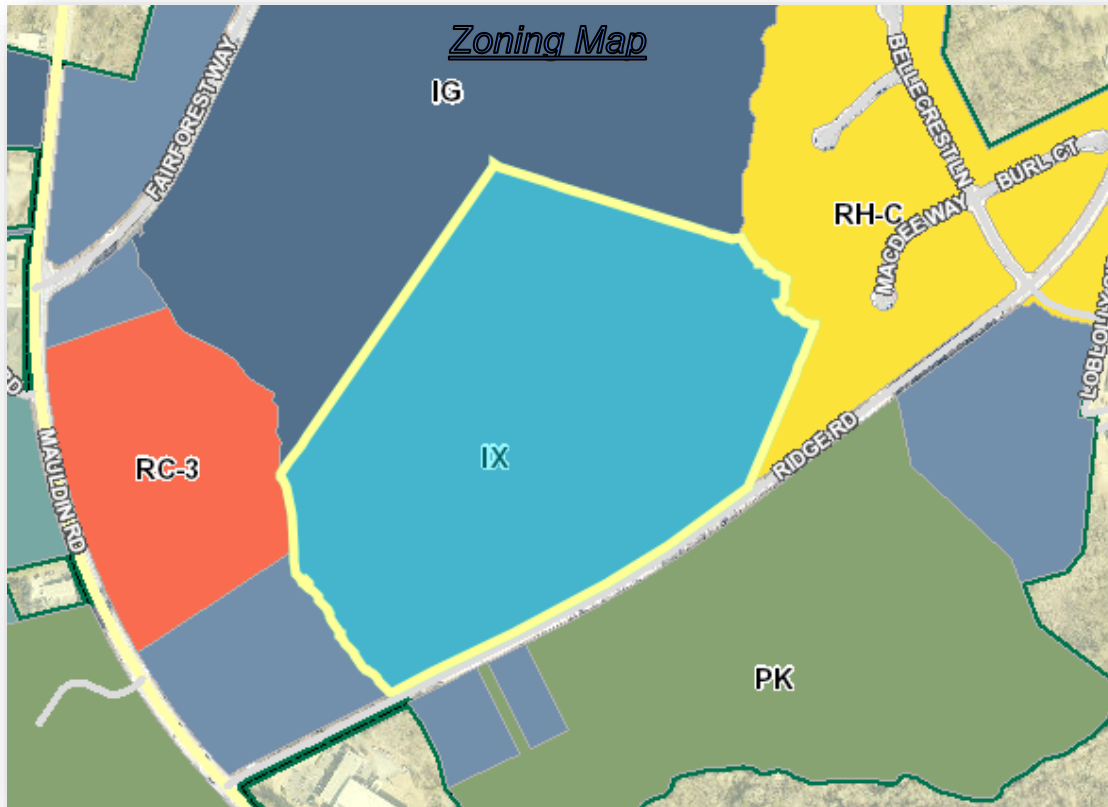
Site Information:

The property is zoned IX, Industrial Flex, is not in a historic preservation or neighborhood revitalization overlay district, or in a special emphasis neighborhood. The property does back up to the existing City of Greenville's Public Works campus, which opened in 2017 and is an active site with heavy equipment and truck activity; staff has communicated the potential for noise or other impacts to properties in proximity to the public works facility, which is zoned IG, Industrial General.

LAND USE OF SURROUNDING PROPERTIES		
Location	Zoning	Current Use
North	IG, Industrial General District	Public and Institutional
East	RH-C, House C District	HOA open space; Single-Unit Living

SD 25-396: Ridgepoint Major Subdivision

South	PK, Park District; IX, Industrial Flex District	General Warehouse and Distribution; Personal Service; Vacant
West	IX, Industrial Flex District; RC-3, Community 3 District	General Warehouse and Distribution; Multi-Unit Living



Definitions:

IX, Industrial Flex is one of the two Industrial zoning districts that the Greenville Development Code offers for land use designation. The intent for the IX, Industrial Flex District, is to accommodate a variety of light industrial and manufacturing uses while allowing for retail, service, and commercial activity, and residential opportunities in a vibrant pedestrian-friendly environment.

A **Site** is a single lot or group of connected lots owned or functionally controlled by the same person or entity, assembled for the purpose of development. A site must abut a primary street.

A **Lot** is a parcel, tract, or area of land established by a plat or other means as permitted by law, which is to be used, developed, or built upon. A lot must abut a primary street.

A **Sublot** is a parcel of land existing with other sublots on a single lot, intended for the purpose of the transfer of ownership or possession or development. A sublot is not required to abut a primary street, side street, or alley but must abut a permanent access easement that meets the standards of Sec. 19-4.3.2.C.4. Sublots are not part of the initial applicant proposal and are subject to Planning Commission review.

SD 25-396: Ridgepoint Major Subdivision

A **Major Subdivision** applies to the division of land into lots or sublots for the purpose of sale, lease, or building development where new roads/streets are required for the purposes of the development. A major subdivision requires approval by Planning Commission at a public meeting.

Staff Analysis:

Development Use, Layout, and Dimensional Requirements

The size and dimensions of the parent tract require the development to comply with the block standards of Sec. 19-4.3.1. As sites throughout the city redevelop, the block standards of the Greenville Development Code (GDC) are expected to help create a generally well-connected street network that promotes vehicular and pedestrian access. Cross-connectivity for this development is not required as the property is bordered by jurisdictional waterways bordering to the west and east and by the City's Public Works facility to the north.

Both access points will connect to Ridge Road, which is owned by SCDOT. Pursuant to Sec 19-5.1.2 of the Greenville Development Code (GDC) and Chapter 7.1 of the Engineering Design and Specifications Manual (DSM), the project will require the submittal of a Traffic Impact Analysis (TIA). The TIA will establish if any traffic/roadway improvements will be required to support the project. The TIA will be submitted to Engineering staff and the South Carolina Department of Transportation for review as part of the permit process.

The project site is 66.379 acres. The subdivision proposes 19 new subdivision lots to accommodate residential uses. The remaining portion of the property will be utilized as rights-of-way and open space. The IX, Industrial Flex district does not have density restrictions or a minimum lot size requirement, but lots must meet a 40-foot. minimum width requirement. The IX District allows a wide range of permitted uses ranging from single-family residential to light industrial.

In preapplication meetings with the development team, the project has been presented as an all-rental product. The lot and road layout would allow for individual units to be sold as sub-lots in the future, should the desired ownership model change. Sublots are reviewed and approved at the administrative level and do not require further Planning Commission review.

Future development at the site must comply with zoning requirements for the IX, Industrial Flex district including setbacks, build-to width, massing, height, building coverage, transparency, parking, transitions, and other applicable standards. As mentioned above, the topography for the site presents unique challenges. Build-to and setback requirements for certain lots may require administrative relief, which is permissible under 19-2.11.5.F. and 19-2.11.7.B.

The primary street frontage for Parcel 1 is Ridge Road. Parcels 2-5 and Parcels 13-16 will be served by Whitetail Trace as the primary frontage right-of-way. In addition to servicing Parcels 14-16, Oak Bluff Road will accommodate frontage for Parcels 6-10. Parcel 11 will be primarily serviced by Hill Point Road and Fox Hollow Trace, which also services Parcel 15, Parcel 6, Parcel 9, and Parcel 7. Bluffview Road and Wrenfield Road will also serve Parcels 6-9.

Vehicle and Pedestrian Access

Seven new private streets are proposed with the subdivision totaling 7,365 linear feet (appx.), or 1.4 miles. Compliance with the minimum parking setback requirements for primary and side streets appears attainable with the subdivision. Private streets are expected to conform to general city engineering standards and outlined provisions in Greenville Development Code (Div. 19-4.4).

Development Constraints

SD 25-396: Ridgepoint Major Subdivision

As discussed previously, the site has topographical challenges that have contributed to the road and lot configuration. Administrative relief will likely be required to meet the zoning requirements on certain lots. No bodies of water protrude into of the site's proposed envelope.

Zoning and Development Standards

The development must comply with the Greenville Development Code's zoning and development standards, which staff will assess during site and building permit reviews.

STAFF RECOMMENDATION:

APPROVE with staff comments and conditions

Staff Comments

Planning Comments

1. If any Sublots are to be included, the final plat notes shall include the following verbiage: "This property is being subdivided under provisions for Sublots under the Greenville Development Code, Section 19-4.3.2. Zoning District dimensional standards, Use Regulations, and Development Standards apply to the overall parent parcel. Rights for developing individual sublots are subject to review as part of the parent parcel."
2. The development must comply with the applicable standards of the Greenville Development Code and Engineering Design and Specifications Manual, which staff will assess during site and building permit reviews. In the event of a conflict between the Code and a plat note or comment, the Greenville Development Code shall prevail.
3. Minimum outdoor amenity space can be calculated for the site, excluding rights-of-way, rather than each lot, which must meet the minimum requirements of the GDC and shown on the site permit plan documents and final plat.
4. A Type B transition is required per Sec. 19-4.8.1 between the site and the RH-C zoned property to the east. Likewise, a Type A transition is required between the site and the RC-3 zoned property to the west. The city may accept an undisturbed buffer that preserves existing trees, minimizes land disturbance, and preserves open space in lieu of an installed buffer.

Addressing Comments

Recommend: Approve w/ Comments

Comments:

*1. Addressing in conjunction with parcel identification numbers are preliminarily assigned due to status of associated land development project (SD-25-369). Final plat recordation will need to be initiated prior to confirmation of any official addressing.

*2. A CAD file must be submitted with Final Plat and needs to include lot lines and street center lines. This is required for staff to generate addresses and enter assignments into the City's addressing and land management systems and is necessary to avoid any future delays for permits and/or inspections. Please send to Jordan Harris in Planning (jpharris@greenvillesc.gov).

*3. Parcel identification numbers will be confirmed following final plat approval & recordation. Information will be re-confirmed through the monthly-issued city addressing memo.

*4. Listed street names (Oak Bluff Road, Berkeley Place, Fox Hollow Trace, Hill Point Road, Bluffview Road, Whitetail Trace, Wrenfield Road) are approved. Addressing scheme will incorporate 100-ranges for each intersection (three-way or four-way) to allow for more clear designations for final assignments. Primary entry-points will be determined with construction review.

SD 25-396: Ridgepoint Major Subdivision

*5. For E-911 preliminary city address certification, please contact Jordan Harris in Planning (jpharris@greenvillesc.gov).

City Engineer Comments

Recommend: Approve w/ Comments

Comments:

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

Civil Engineer Comments

Recommend: Approve w/ Comments

Comments:

Standard Comments

- 1) The development shall meet the requirements of Article 19-4 Development Standards – 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

Site Specific Comments

- 7) Ridge Road is a state road. All improvements or construction activity performed on Ridge Road will require an approved encroachment permit from the SCDOT.

Environmental Engineer Comments

Recommend: Approve w/ Conditions

Comments:

- 1) The application is sufficient to approve a preliminary plat for a major subdivision. 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. 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.

SD 25-396: Ridgepoint Major Subdivision

- 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-Wastewater-Construction-Permit-P-385>
 - g. Final plat approval will be contingent upon the completion of construction and acceptance by the City of Greenville of the Sanitary Sewer Main Facilities associated with this development.
- 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 permit is required to be submitted with the non-single family site plan permit. Submit the major stormwater permit application as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. Water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment will be required for this development.
- 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 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.

SD 25-396: Ridgepoint Major Subdivision

- 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.

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

Traffic Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Traffic Impact Analysis form is required for all proposed developments. It can be found at: <https://greenville-traffic-engineering-traffic-engineering.app.transform.civicplus.com/forms/tia-warrant-determination-form>. Please fill out and submit online.

Site lighting plans do not need to be submitted for review until the site grading/land disturbance permit application is submitted. Please include site lighting plans at that time; do not submit with building permit.

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

GCFD will be responding to this area, as a major subdivision fire apparatus access and road widths will be required to meet the fire code. Additional hydrants are required and shall meet the fire code requirements. Buildings over 30 feet in height which will require aerial access, any overhead obstructions to include utilities will have to be eliminated.

Aerial Access References:

503.2.2 Authority.

The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

503.4 Obstruction of fire apparatus access roads.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in [Sections 503.2.1](#) and [503.2.2](#) shall be maintained at all times.

Access and loading.

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

AERIAL FIRE APPARATUS ACCESS ROADS

guidance in establishing access requirements.

SD 25-396: Ridgepoint Major Subdivision

Where required.

Where the vertical distance between the *grade plane* and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Width.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Proximity to building.

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved* by the *fire code official*.

Buildings exceeding three stories or 30 feet in height.

Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

Obstructions.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

Tree and Landscape Comments

Recommend: Approve w/ Comments

Comments:

1. The project site is currently heavily wooded and will require significant tree removals for the proposed development. A full tree inventory per 19-5.2.2.A will be required with the site permit submittal, and mitigation for tree removals must be provided.
2. Any trees intended to be saved must be protected with tree protection fencing per Sec. 19-5.2.2.F.
3. Street trees will be required along the Ridge Rd. frontage and along all interior streets.
4. All plant selections in future plans must comply with Div. 19-4.10.



city of greenville

APPLICATION FOR LAND SUBDIVISION / RECOMBINATION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

PROPERTY OWNER

Initial:

LOT(S) INFORMATION

*LOT(S) ADDRESS(ES): TBD

*LOT(S) TAX MAP NUMBERS: M012030100104

*LOT(S) ZONING DISTRICT(S): IX

*TOTAL LOT(S) ACREAGE: 66.379 Ac

*NUMBER OF ORIGINAL LOTS: 1

*NUMBER OF PROPOSED LOTS: 19

PROJECT INFORMATION

*PROJECT TYPE:

☐ MINOR SUBDIVISION ☒ MAJOR SUBDIVISION ☐ LOT LINE ADJUSTMENT ☐ LOT CONSOLIDATION

*PROJECT NAME: Ridgepoint

*NUMBER OF NEW STREETS: 7

*PROJECT NEIGHBORHOOD: N/A

FEES

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>

AUTHORIZATION

1. 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.
2. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts. In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

*APPLICANT SIGNATURE: M McCarthy

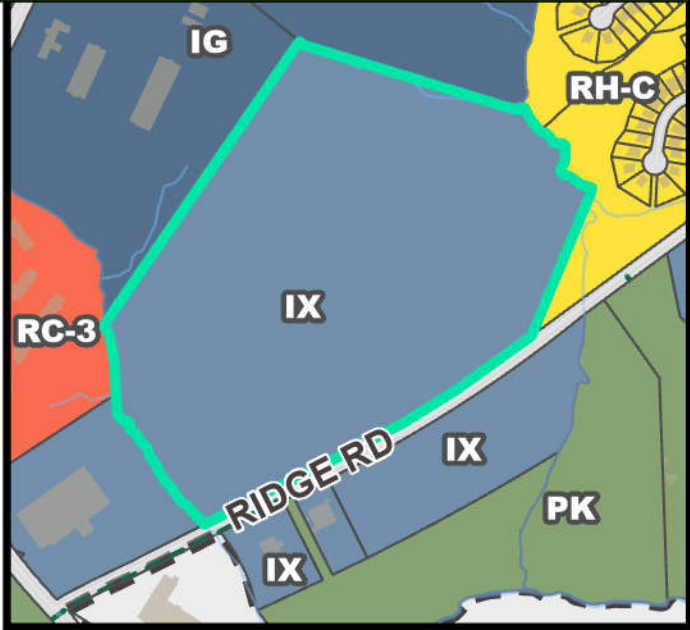
*DATE: 5/1/2025

*Signatures	
Applicant	
Date	
Property Owner	
Date	
Secondary Contact	
Date	

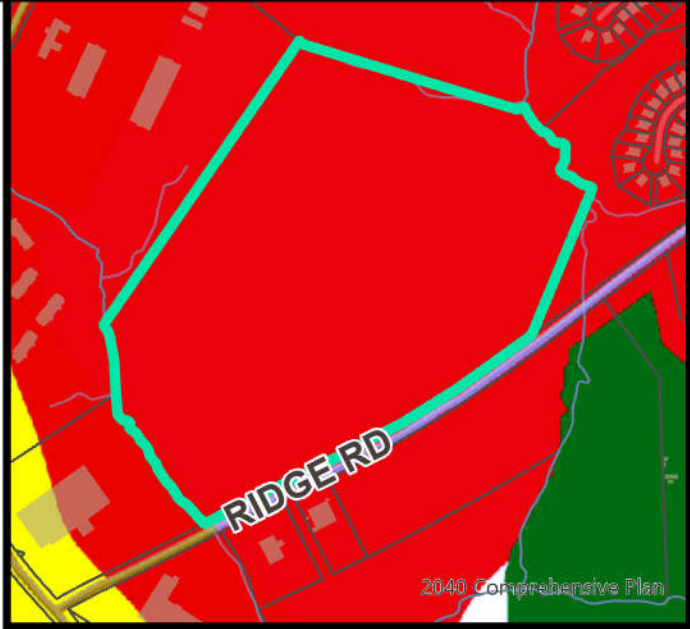
AERIAL VIEW



CURRENT ZONING



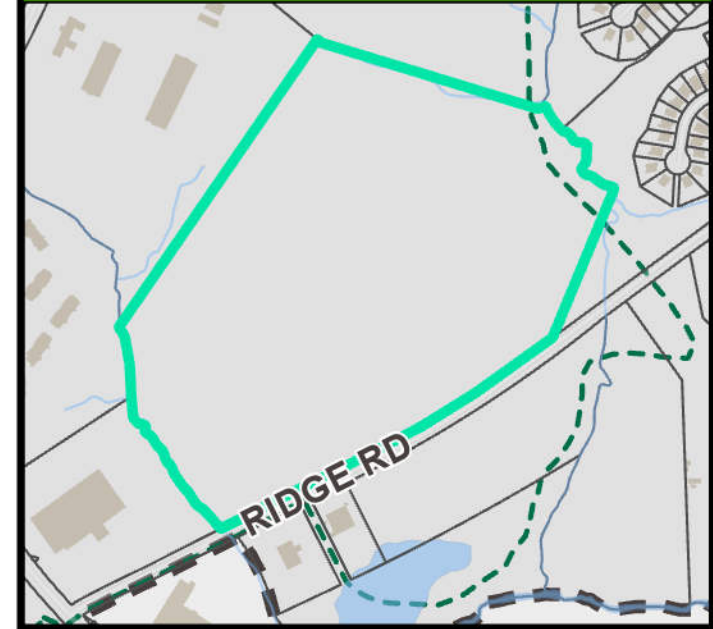
FUTURE LAND USE



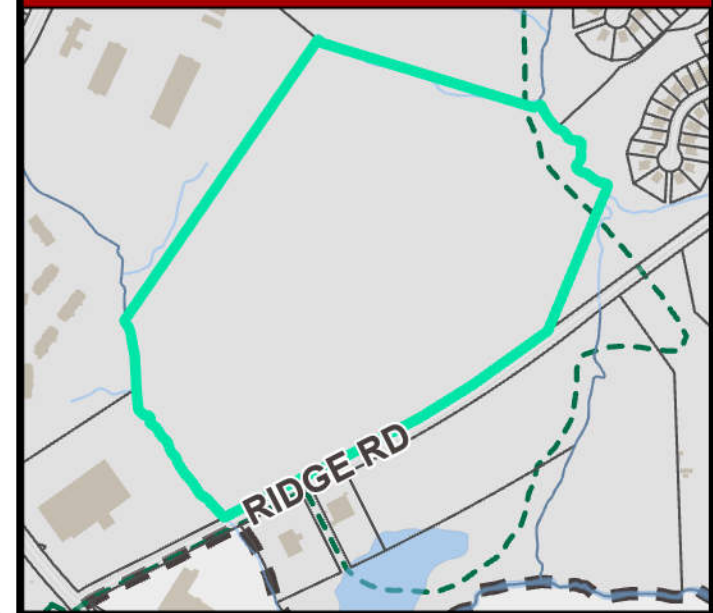
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29661 | JUDSON HILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6000, GREENVILLE, SC 29611 | 1201 PETERSON DR, CHARLOTTE, NC 28261 | 1710 N CEDAR STREET, SUMMERVILLE, SC 29585 | 150 N DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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SITE DATA
TMS: M012030100104 | ± 66.38 ACRES | IX ZONING

BUILDING SETBACKS
PRIMARY STREET LOT LINE - MIN / MAX: 5' / 20'
SIDE STREET LOT LINE - MIN / MAX: 5' / 15'
PARKING - 20' MIN SETBACK (PRIMARY STREET)

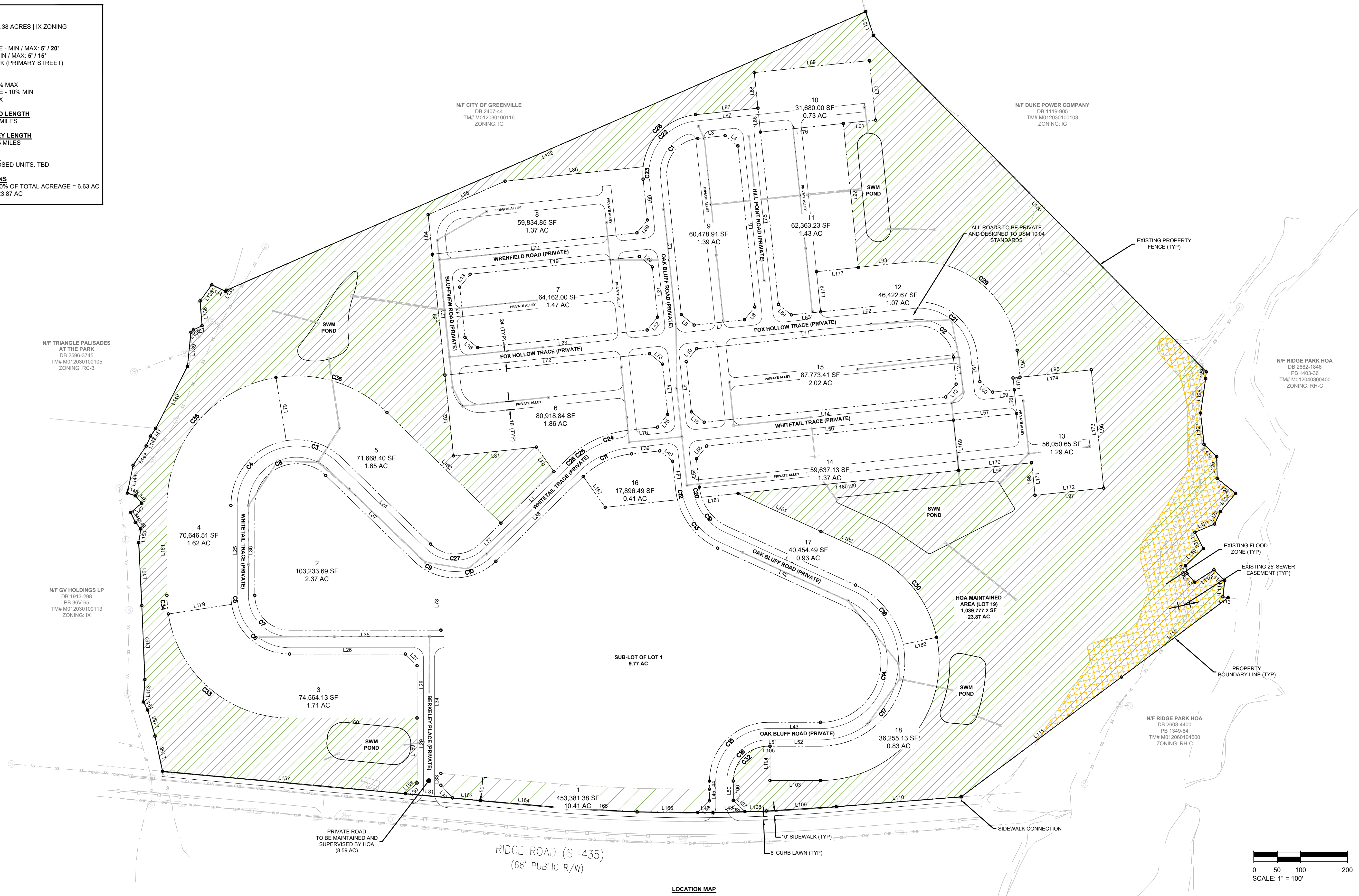
ZONING REQUIREMENTS
BUILDING COVERAGE - 80% MAX
OUTDOOR AMENITY SPACE - 10% MIN
BUILDING WIDTH - 275' MAX

PROPOSED PRIVATE ROAD LENGTH
± 7,365 LINEAR FEET = 1.4 MILES

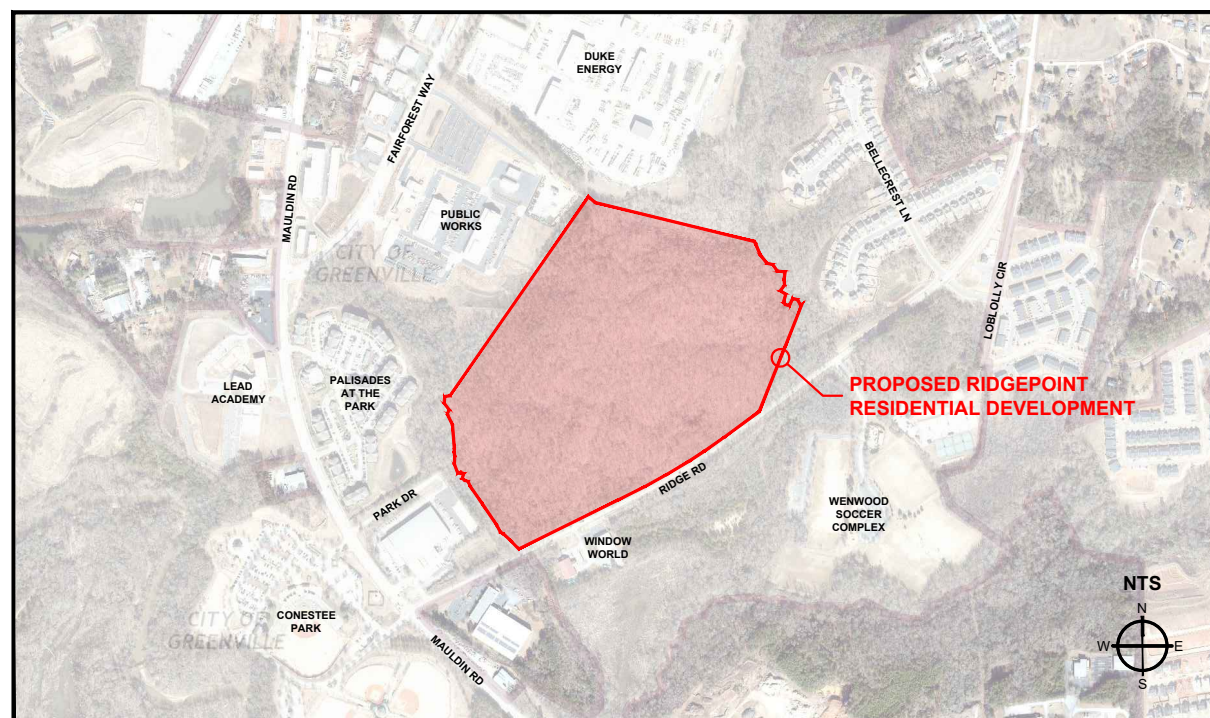
PROPOSED PRIVATE ALLEY LENGTH
± 5,001 LINEAR FEET = 0.95 MILES

DEVELOPMENT SUMMARY
RESIDENTIAL BTR | PROPOSED UNITS: TBD

OPEN SPACE CALCULATIONS
OPEN SPACE REQUIRED: 10% OF TOTAL ACREAGE = 6.63 AC
OPEN SPACE PROVIDED: 23.87 AC



LOCATION MAP

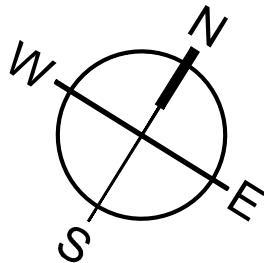


LEGEND	
OPEN SPACE	
FLOOD ZONE	

EXISTING UTILITY NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



0 50 100 200
SCALE: 1" = 100'



OWNER
CARTER FAIRFOREST LLC
PO BOX 6909
GREENVILLE, SC 29606

DEVELOPER
THE MERIDIAN GROUP (TMG)
3 BETHESDA METRO CENTER, SUITE 1400
BETHESDA, MD 20814

SURVEYOR
SITE DESIGN, INC.
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615

ENGINEER
CHIP BUCHANAN, PE
SEAMON WHITESIDE & ASSOCIATES
JUDSON HILLS BUILDING 6000
701 EASLEY BRIDGE RD, SUITE 6000
GREENVILLE, SC 29611

POWER PROVIDER
DUKE ENERGY
9700 DAVID TAYLOR DRIVE
CHARLOTTE, NC 28262

SEWER PROVIDER
CITY OF GREENVILLE
206 S MAIN STREET
GREENVILLE, SC 29602

WATER PROVIDER
GREENVILLE WATER
407 W BROAD STREET
GREENVILLE, SC 29601

GAS PROVIDER
PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DRIVE
CHARLOTTE, NC 28210

GENERAL NOTES

- ALL ELEVATIONS ARE BASED ON A TOPOGRAPHIC SURVEY BY SITE DESIGN, INC DATED 2/27/2025. THE VERTICAL ELEVATION DATUM IS NAVD83 / HORIZONTAL DATUM IS NAD83.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NO. 45045C0411E + 43045C0412E, EFFECTIVE 8/18/2014 THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" (MINIMAL FLOOD HAZARD) & "AE" (HIGH FLOOD RISK).
- BOUNDARIES WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
- IT IS ANTICIPATED THAT ALL NON-DEVELOPED AREAS WILL GENERALLY REMAIN UNDISTURBED.
- IT IS THE DEVELOPER'S INTENT TO USE DUKE ENERGY FOR ALL RESIDENTIAL SITE LIGHTING. STREET LIGHTS THROUGHOUT THE COMMUNITY SHALL BE CONSISTENT FOR ALL RESIDENTIAL AREAS. MAXIMUM EFFORTS SHALL BE IMPLEMENTED TO REDUCE OFFSITE LIGHT POLLUTION. ANY PRIVATE SITE LIGHTING SHALL BE SUBMITTED TO THE CITY OF GREENVILLE FOR APPROVAL.
- ALL SITE LIGHTING IS SUBJECT TO CHANGE PENDING PHOTOMETRIC PLANS.
- WHERE GRADES ALLOW, SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ROADS DESIGNED TO MEET THE CITY OF GREENVILLE NEIGHBORHOOD LOW-DENSITY STREET STANDARDS (MODIFIED PER DISCUSSIONS WITH CITY ENGINEERING).
- ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE PRIVATE.
- ALL PROPOSED ALLEYS WITHIN THE DEVELOPMENT WILL BE PRIVATE.
- ARCHITECTURE / MATERIALS / COLORS WILL BE CONCEPTUALLY IDENTIFIED AT A LATER DATE.



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
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



NOT FOR
CONSTRUCTION

RIDGEPOINT
THE MERIDIAN GROUP
TMS: M012030100104
GREENVILLE, SOUTH CAROLINA

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11110
DATE: 5/5/25
DRAWN BY: AC | NH
CHECKED BY: DM | AD

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
PLAT

PP1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON HILL & BUILDING GROUP, PLLC, 600 W. EAS FV BRIDGE RD, SUITE 2000, GREENVILLE, SC 29611 | J. PATTERSON JR., CHARLOTTE, NC 28207 | 101 N. CEDAR STREET, SUMMERVILLE, SC 29485 | 150 N. DANIEL MORRIS AVENUE, SUITE 300, SPARTANBURG, SC 29306
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PARCEL LINE TABLE		
Line #	Bearing	Length
L1	S13°56'35"W	158.02
L2	N37°51'55"W	296.75
L3	N52°08'05"E	58.50
L4	S82°51'55"E	35.36
L5	S37°51'55"E	346.25
L6	S07°08'05"W	35.36
L7	S52°08'05"W	108.00
L8	N82°51'55"W	35.36
L9	N37°51'55"W	108.00
L10	N07°08'05"E	35.36
L11	N52°08'05"E	469.50
L12	S37°51'55"E	58.50
L13	S07°08'05"W	35.36
L14	S52°08'05"W	519.00
L15	N82°51'55"W	35.36
L16	N82°51'55"W	35.36
L17	N37°51'55"W	108.00
L18	N07°08'05"E	35.36
L19	N52°08'05"E	364.00
L20	S82°51'55"E	35.36
L21	S37°51'55"E	108.00
L22	S07°08'05"W	35.36
L23	S52°08'05"W	364.00
L24	N77°42'59"W	263.28
L25	S31°53'12"E	192.31
L26	N58°06'50"E	247.39
L27	S76°53'11"E	35.36
L28	S31°53'12"E	81.78
L29	S31°53'12"E	139.04
L30	S15°44'48"W	33.69
L31	N63°22'48"E	101.22
L32	N74°15'12"W	36.94
L33	N31°53'12"W	25.21

PARCEL LINE TABLE		
Line #	Bearing	Length
L34	N31°53'12"W	306.30
L35	S58°06'50"W	323.39
L36	N31°53'12"W	192.31
L37	S77°42'59"E	263.28
L38	N13°56'35"E	260.21
L39	N52°08'05"E	60.67
L40	S82°51'55"E	35.36
L41	S37°51'55"E	60.89
L42	N82°43'44"E	300.94
L43	S58°06'48"W	111.75
L44	S31°53'12"E	17.42
L45	S31°53'12"E	25.00
L46	S13°22'37"W	35.19
L47	N58°38'26"E	32.48
L48	N56°28'41"E	68.54
L49	N77°42'16"W	34.85
L50	N31°53'12"W	41.25
L51	N58°06'48"E	107.75
L52	N58°06'48"E	107.75
L53	S82°43'44"W	300.94
L54	N37°51'55"W	60.89
L55	N07°08'05"E	35.36
L56	N52°08'05"E	530.25
L57	N52°08'05"E	136.06
L58	N37°51'55"W	51.00
L59	S52°08'05"W	46.31
L60	N82°51'55"W	35.36
L61	N37°51'55"W	58.50
L62	S52°08'05"W	197.50
L63	S52°08'05"W	63.00
L64	N82°51'55"W	35.36
L65	N37°51'55"W	370.75
L66	N37°51'55"W	51.50

PARCEL LINE TABLE		
Line #	Bearing	Length
L67	S52°08'05"W	134.50
L68	S37°51'55"E	87.75
L69	S07°08'05"W	35.36
L70	S52°08'05"W	440.00
L71	S37°52'07"E	260.00
L72	N52°08'05"E	439.98
L73	S82°51'55"E	35.36
L74	S37°51'55"E	108.00
L75	S07°08'05"W	35.36
L76	S52°08'05"W	60.67
L77	S13°56'35"W	64.44
L78	N31°53'12"W	115.77
L79	S41°03'53"E	136.78
L80	N67°23'37"W	64.61
L81	S52°01'21"W	178.36
L82	N37°52'07"W	173.74
L83	N37°52'07"W	260.00
L84	N37°52'07"W	85.10
L85	N34°33'31"E	179.32
L86	N52°08'05"E	296.88
L87	N52°08'05"E	134.50
L88	N37°51'55"W	76.50
L89	N52°08'05"E	247.50
L90	S37°51'55"E	128.00
L91	S52°08'05"W	69.50
L92	S37°51'55"E	309.44
L93	N52°08'05"E	107.50
L94	S37°51'55"E	58.00
L95	N52°08'05"E	153.19
L96	S37°51'55"E	254.50
L97	S52°08'05"W	147.50
L98	N37°51'55"W	70.00
L99	S52°08'05"W	156.75

PARCEL LINE TABLE		
Line #	Bearing	Length
L100	S52°08'05"W	474.47
L101	N82°43'44"E	195.00
L102	N82°43'44"E	115.11
L103	S58°06'48"W	107.75
L104	N31°53'12"W	73.39
L105	S58°06'48"W	4.00
L106	S31°53'12"E	41.25
L107	S77°42'16"E	34.85
L108	N56°28'41"E	45.87
L109	N54°32'32"E	149.50
L110	N53°37'24"E	267.76
L111	N21°20'51"E	428.01
L112	N21°25'37"E	284.67
L113	S66°50'00"W	11.51
L114	N25°30'56"W	34.99
L115	N76°49'41"W	32.33
L116	S25°34'23"W	49.16
L117	N73°38'31"W	24.50
L118	N42°08'24"W	17.36
L119	N14°14'03"E	52.72
L120	N59°02'23"W	39.24
L121	N35°26'44"E	45.37
L122	N06°41'21"W	30.04
L123	N08°02'16"E	50.31
L124	N82°51'54"W	50.84
L125	N32°55'32"W	46.62
L126	N78°00'24"W	37.77
L127	N38°09'54"W	67.28
L128	N23°28'56"W	74.65
L129	N27°38'30"W	14.60
L130	N76°34'24"W	1011.45
L131	N50°04'39"W	53.78
L132	S34°33'31"W	1491.32

PARCEL LINE TABLE		
Line #	Bearing	Length
L133	S01°12'19"W	2.65
L134	S83°35'34"W	32.56
L135	S04°07'57"W	42.83
L136	S36°31'39"E	52.99
L137	S32°12'29"W	20.64
L138	S14°03'07"W	7.23
L139	S25°59'30"E	73.63
L140	S04°47'56"E	148.45
L141	S01°24'33"W	20.13
L142	S07°32'44"E	23.23
L143	S02°09'04"W	49.78
L144	S20°12'00"E	60.62
L145	N76°33'32"E	18.28
L146	S71°48'45"E	20.75
L147	S17°54'30"W	30.74
L148	S56°47'39"E	23.12
L149	S71°45'39"E	18.40
L150	S22°57'58"E	29.50
L151	S34°45'00"E	135.10
L152	S34°12'53"E	158.37
L153	S28°05'04"E	47.94
L154	S60°05'20"E	19.75
L155	S47°29'53"E	57.73
L156	S43°58'26"E	76.96
L157	N63°22'48"E	521.46
L158	N15°44'48"E	33.69
L159	N31°53'12"W	139.04
L160	S58°06'50"W	272.40
L161	N31°53'12"W	192.31
L162	S77°42'44"E	339.62
L163	N63°22'48"E	60.09
L164	N63°05'07"E	184.81
L165	N61°12'37"E	150.91

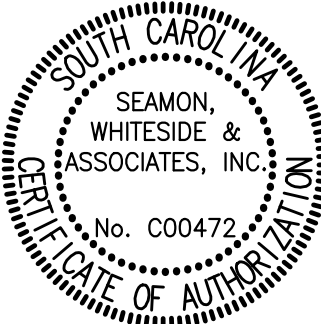
PARCEL LINE TABLE		
Line #	Bearing	Length
L166	N58°38'26"E	129.69
L167	S67°23'37"E	81.03
L168	N52°10'31"E	155.21
L169	S37°51'55"E	108.00
L170	N52°08'05"E	156.75
L171	S37°51'55"E	70.00
L172	N52°08'05"E	147.50
L173	N37°51'55"W	254.50
L174	S52°08'05"W	153.19
L175	S37°51'55"E	25.50
L176	S52°08'05"W	178.00
L177	S52°08'05"W	90.00
L178	S37°51'55"E	86.31
L179	N49°23'15"E	136.78
L180	S52°08'05"W	474.47
L181	S52°08'05"W	78.41
L182	S46°13'07"W	73.39

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	117.02	74.50	090.0000	N07°08'05"E	105.36
C2	117.02	74.50	090.0000	S82°51'55"E	105.36
C3	130.82	140.50	053.3484	S75°36'34"W	126.15
C4	198.19	140.50	080.8218	S08°31'27"W	182.16
C5	19.11	125.50	008.7261	S36°14'59"E	19.10
C6	178.02	125.50	081.2733	S81°14'58"E	163.47
C7	117.02	74.50	089.9993	N76°53'11"W	105.36
C8	209.58	89.50	134.1702	N35°11'55"E	164.87
C9	66.18	125.50	030.2152	N87°10'33"E	65.42
C10	127.32	125.50	058.1252	N43°00'21"E	121.93
C11	116.32	174.50	038.1915	N33°02'20"E	114.17
C12	22.15	155.50	008.1625	S41°56'48"E	22.13
C13	139.07	155.50	051.2432	S71°38'58"E	134.48
C14	351.20	129.50	155.3844	S19°34'44"E	253.05
C15	197.13	125.50	090.0000	S13°06'48"W	177.48
C16	117.02	74.50	090.0000	N13°06'48"E	105.36
C17	321.00	180.50	101.8947	N07°09'58"E	280.34
C18	168.51	180.50	053.4897	N70°31'34"W	162.46
C19	86.06	104.50	047.1881	N73°40'37"W	83.65
C20	22.28	104.50	012.2176	N43°58'27"W	22.24
C21	197.13	125.50	090.0000	N82°51'55"W	177.48
C22	170.43	125.50	077.8099	S13°13'47"W	157.64
C23	26.70	125.50	012.1901	S31°46'13"E	26.65
C24	95.69	225.50	024.3132	S39°58'41"W	94.97
C25	54.62	225.50	013.8783	S20°52'56"W	54.49
C26	54.62	225.50	013.8783	S20°52'56"W	54.49
C27	114.87	74.50	088.3405	S58°06'48"W	103.82
C28	170.43	125.50	077.8099	N13°13'47"E	157.64
C29	332.71	211.81	090.0000	S82°51'55"E	299.54
C30	237.02	253.89	053.4897	S70°31'34"E	228.51
C31	451.52	253.89	101.8947	S07°09'58"W	394.32
C32	117.02	74.50	090.0000	S13°06'48"W	105.36
C33	372.04	262.28	081.2734	N81°14'57"W	341.62
C34	39.94	262.28	008.7259	N36°14'59"W	39.91
C35	391.13	277.28	080.8218	N08°31'27"E	359.50
C36	258.18	277.28	053.3484	N75°36'34"E	248.95

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
1	453381.38	10.41	2811.196
2	103233.69	2.37	1287.550
3	74564.13	1.71	1353.764
4	70646.51	1.62	1306.556
5	71668.40	1.65	1307.987
6	80918.84	1.86	1284.136
7	64162.00	1.47	1085.421
8	59834.85	1.37	1151.102
9	60478.91	1.39	1032.590
10	31680.00	0.73	751.000
11	62363.23	1.43	1132.855
12	46422.67	1.07	1249.815
13	56050.65	1.29	1117.500
14	59637.13	1.37	1309.657
15	87773.41	2.02	1378.090
16	17896.49	0.41	531.617
17	40454.49	0.93	1254.452
18	36255.13	0.83	1134.797
HOA AREA (19)	1039780.64	23.87	13806.286
PRIVATE ROADS	374254.08	8.59	14080.297



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NOT FOR
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RIDGEPOINT
THE MERIDIAN GROUP
TMS: M012030100104
GREENVILLE, SOUTH CAROLINA

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11110
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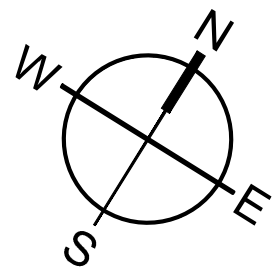
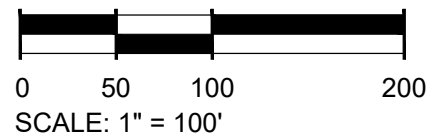
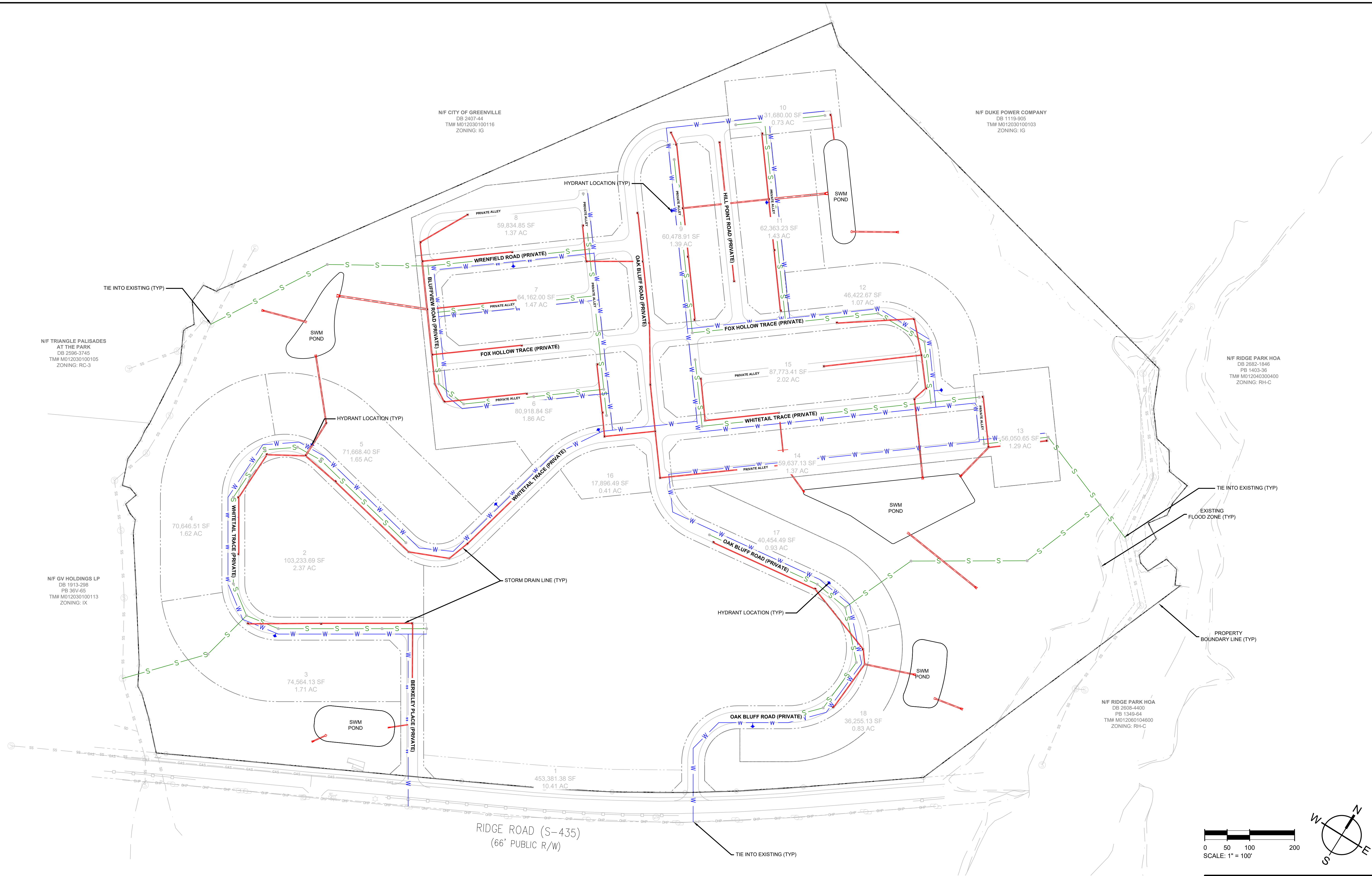
REVISION HISTORY

PRELIMINARY
PLAT TABLES

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6000, GREENVILLE, SC 29611 | 1201 PETERSON DR, CHARLOTTE, NC 28217 | 1711 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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UTILITY / DRAINAGE NOTE

PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FULL DESIGN.



EXISTING UTILITY NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



NOT FOR CONSTRUCTION

RIDGEPOINT
THE MERIDIAN GROUP
TMS: M012030100104
GREENVILLE, SOUTH CAROLINA

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11110
DATE: 5/5/25
DRAWN BY: AC | NH
CHECKED BY: DM | AD

REVISION HISTORY

NO.	DESCRIPTION

UTILITY +
DRAINAGE
PLAN

PP2.0

SPECIFIC REQUIREMENTS



DOUNT 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
 RALEIGH, NC
 980.312.5450
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**NOT FOR
CONSTRUCTION**

RIDGEPOINT
THE MERIDIAN GROUP
TMS: M012030100104
GREENVILLE, SOUTH CAROLINA

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

PROJECT: 11110
DATE: 5/5/25
DRAWN BY: AC | NH
CHECKED BY: DM | AD

REVISION HISTORY

SPECIFIC REQUIREMENTS

PP3.0



RETAINING WALL NOTES:

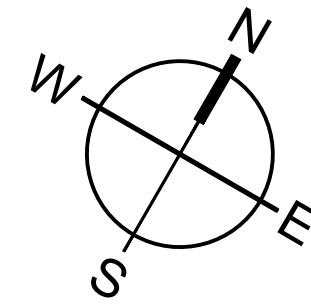
1. THE RETAINING WALLS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS A DESIGN / BUILD COMPONENT OF THE PROJECT. SUBMITTALS SHALL BE SIGNED AND SEALED BY A REGISTERED SC PROFESSIONAL ENGINEER AND SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND TO THE CIVIL ENGINEER FOR GRADING AND LINE REVIEW ONLY. THE DESIGN SHALL ENCOMPASS COMPONENTS AND ASPECTS OF THE RETAINING WALL TO CONSTRUCT A COMPLETE INSTALLATION, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, TIEBACKS, DRAINAGE PROTECTION (SURFACE AND GROUNDWATER), AND EROSION PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE GEOTECHNICAL ENGINEER TO PROVIDE ACCEPTABLE BACKFILL MATERIAL FOR THE DESIGN AND INSTALLATION OF THE WALL.
2. RETAINING WALL COLOR AND FINISH SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



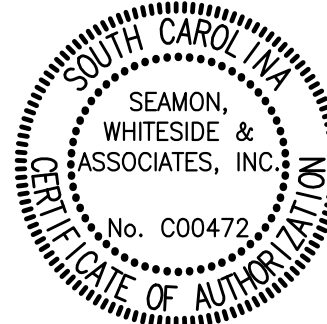
Know what's below.
Call before you dig.



0 50 100 200
SCALE: 1" = 100'



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NOT FOR
CONSTRUCTION

RIDGEPOINT
THE MERIDIAN GROUP
TMS: M012030100104
GREENVILLE, SOUTH CAROLINA

PRELIMINARY PLAT
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11110
DATE: 5/5/25
DRAWN BY: AC | NH
CHECKED BY: DM | AD

REVISION HISTORY

NO.	DESCRIPTION

DATE: 2025-02-03

OVERALL
CONCEPTUAL
GRADING
PLAN

NOTE: THIS PLAN IS
CONCEPTUAL IN NATURE
& SUBJECT TO CHANGE

DATA	SITE AREA										
ZONING DATA REQUESTED	2,891,457 SQ.FT. 66.379 ACRES										
PARKING TABLE											
<table><tr><th>TYPE OF SPACES</th><th>NO. OF SPACES</th></tr><tr><td>REGULAR</td><td>0</td></tr><tr><td>COMPACT</td><td>0</td></tr><tr><td>HANDICAP</td><td>0</td></tr><tr><td>TOTAL</td><td>0</td></tr></table>	TYPE OF SPACES	NO. OF SPACES	REGULAR	0	COMPACT	0	HANDICAP	0	TOTAL	0	
TYPE OF SPACES	NO. OF SPACES										
REGULAR	0										
COMPACT	0										
HANDICAP	0										
TOTAL	0										

ACCESS NOTE
ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF RIDGE RD.

ENCROACHMENTS/PROJECTIONS
NONE AT TIME OF SURVEY

REFERENCE DEED
DB 2255, PG 1542

REFERENCE PLAT
1. PB 13--0, PG 26
2. PB 1033, PG 17
3. PB 1138, PG 99

TAX ASSESSOR PARCEL NO.
M012030100104

CURRENT OWNER
CARTER FAIRFOREST LLC

BASIS OF BEARINGS
SC STATE PLANE COORDINATES WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD_ZONE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, CITY OF GREENVILLE, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF 08/18/2014, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONES "X", "X-SHADED", "AE" AND "FLOODWAY" PER COMMUNITY MAP NO. 4504SC0411E.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X-SHADED" DEFINED AS AREAS OF FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

- SURVEYOR'S NOTES**
- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILBLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON SUBJECT PROPERTY.
 - NO GAPS OR OVERLAPS OBSERVED.
 - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
 - ALL PROPERTY CORNERS ARE IPO 5/8" RB UNLESS NOTED OTHERWISE.
 - WETLANDS FLAGGING WAS OBSERVED AND SHOWN HEREON.
 - THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED DURING THE PROCESS OF PERFORMING THE FIELDWORK.

S250077 ALTA

EXCEPTIONS
NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: SCFA24-5717 WS
DATED: DECEMBER 20, 2024

- 17 ALL MATTERS APPEARING ON PLATS RECORDED IN PLAT BOOK 13--0, PAGE 26 AND PLAT BOOK 1033, PAGE 17, AFORESAID RECORDS. AS PLOTTED/NOTED WHERE APPLICABLE.
- 18 EASEMENT FROM WENWOOD INVESTMENT COMPANY, A SOUTH CAROLINA LIMITED PARTNERSHIP TO THE CITY OF GREENVILLE, S.C., DATED MAY 29, 1984, AND RECORDED JUNE 27, 1986 IN VOLUME 1269, PAGE 712, AFORESAID RECORDS. AS PLOTTED/NOTED HEREON.
- 19 RIGHT-OF-WAY EASEMENT FROM WENWOOD PROPERTIES, A PARTNERSHIP TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, A GEORGIA CORPORATION, DATED MAY 22, 1986, AND RECORDED AND BETWEEN AUGUST 27, 1986 IN VOLUME 1274, PAGE 474, AFORESAID RECORDS. DOES NOT BURDEN SUBJECT PROPERTY.
- 20 SANITARY SEWER EASEMENT AGREEMENT FROM FAIRFOREST WAY (GREENVILLE) ASSOCIATES LIMITED PARTNERSHIP, A SOUTH CAROLINA LIMITED PARTNERSHIP TO THE CITY OF GREENVILLE, SOUTH CAROLINA, DATED AUGUST 28, 1987, AND RECORDED AUGUST 31, 1987 IN VOLUME 1303, PAGE 819, AFORESAID RECORDS. AS PLOTTED/NOTED HEREON.
- 21 EASEMENT GRANTED TO BELL SOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, DATED DECEMBER 3, 19965, AND RECORDED JANUARY 13, 1997 IN BOOK 1664, PAGE 616, AFORESAID RECORDS. DOES NOT BURDEN SUBJECT PROPERTY.
- 22 RECIPROCAL SEWER EASEMENT AGREEMENT BY AND BETWEEN MAULDIN & RIDGE (GREENVILLE) ASSOCIATES LIMITED PARTNERSHIP, A SOUTH CAROLINA LIMITED PARTNERSHIP, AND FAIRFOREST WAY (GREENVILLE) ASSOCIATES LIMITED PARTNERSHIP, A SOUTH CAROLINA LIMITED PARTNERSHIP, DATED FEBRUARY 23, 1998, AND RECORDED FEBRUARY 27, 1998 IN BOOK 1746, PAGE 806, AFORESAID RECORDS. AS PLOTTED/NOTED HEREON.

TITLE COMMITMENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA AND IS DESCRIBED AS FOLLOWS: ALL THAT PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, CONTAINING 99.68 ACRES, AS SHOWN ON PLAT ENTITLED "SURVEY FOR AVANTI DEVELOPMENT CO.", PREPARED BY FRELAND & ASSOCIATES, ENGINEERS, DATED NOVEMBER 20, 1986 AND RECORDED IN THE OFFICE OF THE R.M.C. FOR GREENVILLE COUNTY IN PLAT BOOK 13--0 AT PAGE 26, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT A NEW IRON PIN LOCATED AT THE EDGE OF THE RIGHT-OF-WAY OF RIDGE ROAD, WHICH IRON PIN IS LOCATED 1,564 FEET, MORE OR LESS, FROM THE INTERSECTION OF RIDGE ROAD AND MAULDIN ROAD AND RUNNING THENCE ALONG A CREEK, WITH THE CREEK AS THE LINE, THE FOLLOWING COURSES AND DISTANCES: N. 43-41 W. 69.6 FEET; N. 48-47 W. 75.4 FEET; N. 37-24 W. 142.5 FEET; N. 32-31 W. 171.3 FEET; N. 25-02 W. 58.8 FEET; N. 46-25 W. 118.0 FEET; N. 2-38 W. 147.9 FEET; N. 12-56 E. 52.5 FEET; N. 20-13 W. 76.1 FEET; N. 14-44 W. 106.9 FEET; N. 27-30 W. 55.9 FEET; N. 45-39 E. 41.0 FEET; N. 16-19 W. 159.5 FEET; N. 29-20 E. 41.6 FEET; N. 26-53 W. 81.9 FEET; N. 19-52 E. 32.9 FEET; N. 52-16 W. 41.9 FEET; N. 55-51 W. 101.2 FEET; N. 01-19 W. 25.5 FEET; N. 53-17 W. 60.2 FEET; N. 56-30 W. 73.0 FEET; N. 26-23 N. 33.0 FEET; N. 66-14 W. 171.0 FEET; N. 32-47 W. 63.8 FEET; N. 20-20 W. 82.2 FEET; N. 43-07 W. 85.6 FEET; N. 77-32 W. 16.6 FEET; N. 42-17 W. 37.4 FEET; N. 20-43 E. 31.8 FEET; N. 20-55 W. 58.4 FEET; N. 30-01 W. 38.0 FEET TO A POINT; THENCE TURNING AND RUNNING ALONG THE EDGE OF THE RIGHT-OF-WAY OF FAIRFOREST WAY N. 44-19 E. 43.1 FEET TO AN OLD IRON PIN; THENCE CONTINUING ALONG THE EDGE OF THE RIGHT-OF-WAY N. 42-03 E. 19.9 FEET TO AN OLD IRON PIN; N. 39-44 E. 83.3 FEET TO A NEW IRON PIN; N. 34-32 E. 116.7 FEET TO A NEW IRON PIN; N. 28-45 E. 113.L FEET TO A NEW IRON PIN; N. 25-10 E. 838.9 FEET TO A NEW IRON PIN; THENCE TURNING AND RUNNING ALONG COMMON LANE WITH DUKE POWER COMPANY S. 50-14 E. 1,252.4 FEET TO AN OLD IRON PIN; THENCE TURNING AND RUNNING ALONG SAID LINE S. 76-54 E. 1,014.9 FEET TO A POINT IN THE CENTER LINE OF A CREEK; THENCE TURNING; AND RUNNING ALONG THE CENTER LINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: S. 32-06 E. 153.3 FEET TO A POINT; S. 6112 E. 64.9 FEET TO A POINT; N. 59-47 E. 38.5 FEET TO A POINT; S. 30-56 E. 40.8 FEET TO A POINT; S. 5-39 W. 84.5 FEET TO A POINT; S. 19-46 W. 46.6 FEET TO A POINT; S. 20-54 E. 86.5 FEET TO A POINT; S. 84-12 E. 90.9 FEET TO AN OLD IRON PIN; THENCE TURNING AND RUNNING ALONG LINE OF PROPERTY OF TIMMONS S. 21-03 W. 271.1 FEET TO A NEW IRON PIN; THENCE CONTINUING S. 21-10 W. 428.4 FEET TO A NEW IRON PIN AT THE EDGE OF THE RIGHT-OF-WAY OF RIDGE ROAD, THENCE CONTINUING ALONG THE EDGE OF THE RIGHT-OF-WAY OF RIDGE ROAD S. 53-15 W. 267.7 FEET TO A NEW IRON PIN; S. 54-05 W. 149.7 FEET TO A NEW IRON PIN; S. 56-16 W. 114.3 FEET TO A NEW IRON PIN; S. 58-12 W. 162 FEET TO A NEW IRON PIN; S. 60-42 W. 151 FEET TO A NEW IRON PIN; S. 62-61 W. 184.9 FEET TO A NEW IRON PIN; S. 63-02 W. 685.3 FEET TO A NEW IRON PIN, THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 1:
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE STA TE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, CONTAINING 17.20 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR CCG PROPERTIES, LLC, BY SITE DESIGN, INC., DATED MAY 26, 2004, AND HAVING, ACCORDING TO SAID SURVEY, THE FOLLOWING METES AND BOUNDS, TO-WIT:

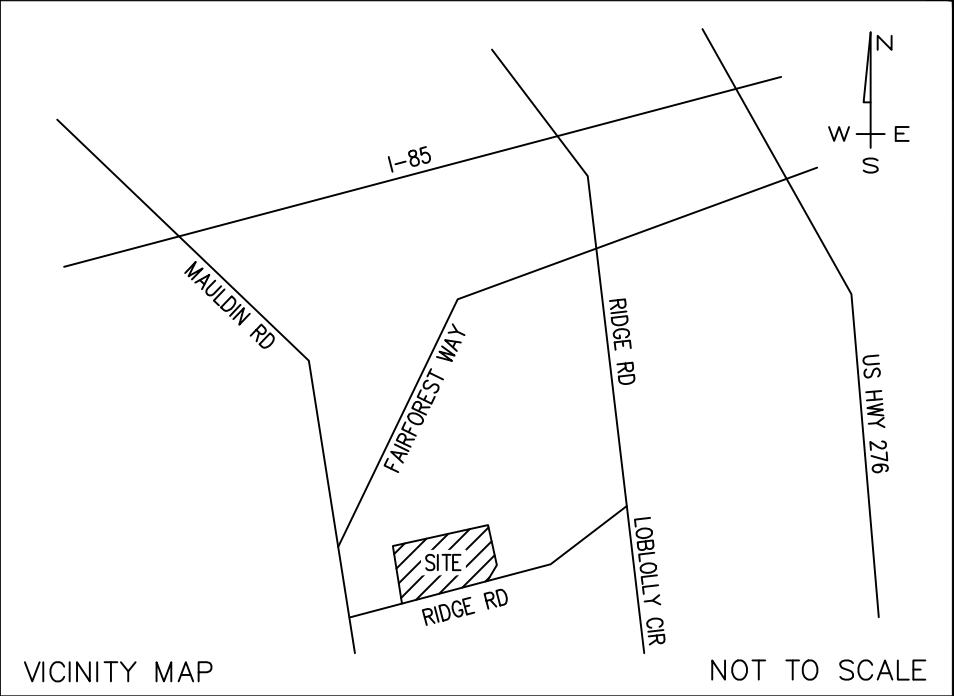
BEGINNING AT A NEW 5/8" REBAR (LABELED AS P.O.B.) LOCATED ON THE SOUTHEASTERN RIGHT OF WAY (80' TOTAL) OF FAIRFOREST WAY, ALSO THE COMMON CORNER OF N/F HAMLIN J. GLEATON & EDGAR C. FOX, THENCE RUNNING ALONG SAID RIGHT OF WAY OF FAIRFOREST WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES N 45-33-37 E 41.72' TO OLD 1/2" REBAR, THENCE N 4153-59 E 20.08' TO AN OLD 1/2 REBAR, THENCE N 39-24-05 E 84.45' TO AN OLD 5/8" REBAR, THENCE N 3424-30 E 116.92' TO AN OLD 5/8" REBAR (BENT), THENCE N 28-43-41 E 112.98' TO AN OLD 5/8" REBAR (BENT), THENCE N 25-10-13 E 838.95' TO AN OLD 5/8" REBAR(BENT), LOCATED AT THE JOINT CORNER OF N/F DUKE POWER COMPANY PROPERTY, THENCE TURNING AND LEAVING SAID SOUTHERN RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE OF N/F DUKE POWER COMPANY PROPERTY, S 50-14-00 E 571.49' TO A NEW 5/8" REBAR, LOCATED AT THE JOINT CORNER OF N/F DUKE POWER COMPANY PROPERTY AND N/F FAIRFOREST WAY GREENVILLE ASSOCIA TIO PROPERTY, THENCE TURNING AND RUNNING ALONG THE COMMON CORNER OF N/F FAIRFOREST WAY GREENVILLE ASSOCIATION PROPERTY, S 25-10-13 W 1333.79' TO A POINT LOCATED IN A CREEK, PASSING THROUGH A NEW 5/8" REBAR LOCATED 3.89' FROM POINT IN CREEK AT THE JOINT CORNER N/F MAULDIN & RIDGE PROPERTY, ALSO N/F FAIRFOREST WAY GREENVILLE ASSOCIATION PROPERTY, THENCE TURNING AND RUNNING ALONG A TRAVERSE LINE WITH THE CENTERLINE OF CREEK THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, N 55-31-13 W 91.90' TO A POINT, THENCE N 25-53-43 W 41.12' TO POINT, THENCE S 89-47-40 W 27.55' TO A POINT, THENCE N 77-54-51 W 104.76' TO POINT, LOCATED AT THE JOINT CORNER OF N/F MAULDIN & RIDGE GREENVILLE ASSOCIATION PROPERTY, ALSO N/F HAMLIN J. GLEATON & EDGAR C. FOX PROPERTY, THENCE CONTINUING WITH SAID CREEK N 26-32-03 W 166.42' TO A POINT, THENCE N 39-18-19 W 99.94' TO A POINT, THENCE N 25-55-30 W 151.57', THENCE N 27-38-33 W 39.59' TO A NEW 5/8" REBAR LOCATED ON THE SOUTHEASTERN RIGHT OF WAY(80' TOTAL) OF FAIRFOREST WAY, BEING THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:
ALL THAT PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, CONTAINING 82.54 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY PREPARED FOR CARTER EXCAVATING COMPANY, INC., DATED JANUARY 15, 2007, REVISED FEBRUARY 9, 2007 AND HAVING, ACCORDING TO SAID SURVEY, THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT A POINT LOCATED IN THE CENTERLINE OF CREEK AND BEING THE COMMON CORNER OF GV HOLDINGS, LP (DEED BOOK 1913, PAGE 298), LOCATED ON THE NORTHERN RIGHT-OF-WAY OF RIDGE ROAD (66' RIGHT-OF-WAY); THENCE ALONG SAID CENTERLINE OF CREEK, N 43-21-09 W FOR 69.57 FEET TO A POINT; THENCE N 48-24-19 W FOR 75.40 FEET TO A POINT; THENCE N 37-01-19 W FOR 142.50 FEET TO A POINT; THENCE N 32-08-19 W FOR 171.30 FEET TO A POINT; THENCE N 24-39-19 W FOR 58.80 FEET TO A POINT; THENCE N 46-02-19 W FOR 118.00 FEET TO A POINT; THENCE N 02-15-19 W FOR 147.90 FEET TO A POINT; THENCE N 13-18-41 E FOR 52.50 FEET TO A POINT; THENCE N 19-50-19 W FOR 76.10 FEET TO A POINT; THENCE N 14-21-19 W FOR 106.90 FEET TO A POINT; THENCE N 29-07-19 W FOR 55.90 FEET TO A POINT; THENCE N 46-01-41 E FOR 41.00 FEET TO A POINT; THENCE N 15-56-19 W FOR 159.50 FEET TO A POINT; THENCE N 29-42-41 E FOR 41.60 FEET TO A POINT; THENCE N 26-30-19 W FOR 81.90 FEET TO A POINT; THENCE N 20-14-41 E FOR 32.90 FEET TO A POINT; THENCE N 51-53-19 W FOR 41.90 FEET TO A POINT; THENCE N 55-28-19 W FOR 101.20 FEET TO A POINT; THENCE N 00-56-19 W FOR 25.50 FEET TO A POINT; THENCE N 52-54-19 W FOR 43.18 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE ALONG THE COMMON LINE OF CCG PROPERTIES, LLC (DEED BOOK 2095, PAGE 842), N 25-33-33 E FOR 1335.04 FEET TO AN IRON PIN, CROSSING AN IRON PIN AT 5.07 FEET; THENCE ALONG THE COMMON LINE OF DUKE POWER COMPANY (DEED BOOK 1119, PAGE 905), S 49-50-35 E FOR 680.14 FEET TO AN IRON PIN; THENCE S 76-30-06 E FOR 1014.90 FEET TO AN IRON PIN LOCATED IN THE CENTERLINE OF CREEK; THENCE ALONG SAID CENTERLINE OF CREEK AND BEING THE COMMON LINE OF CENTRAL INVESTMENTS, LP (DEED BOOK 2070, PAGE 215), S 20-33-59 E FOR 62.80 FEET TO A POINT; THENCE S 43-48-45 E FOR 97.39 FEET TO A POINT; THENCE S 50-08-10 E FOR 74.04 FEET TO A POINT; THENCE N 31-46-34 E FOR 38.22 FEET TO A POINT; THENCE S 80-36-46 E FOR 26.67 FEET TO A POINT; THENCE S 24-24-09 E FOR 28.15 FEET TO A POINT; THENCE S 54-22-43 W FOR 24.39 FEET TO A POINT; THENCE S 02-28-57 E FOR 77.10 FEET TO A POINT; THENCE S 51-44-34 W FOR 33.41 FEET TO A POINT; THENCE S 35-40-45 E FOR 64.11 FEET TO A POINT; THENCE S 01-53-25 W FOR 56.04 FEET TO A POINT; THENCE N 4100-48 E FOR 61.27 FEET TO A POINT; THENCE S 51-35-32 E FOR 64.11 FEET TO A POINT; THENCE N 07-46-47 E FOR 37.89 FEET TO A POINT; THENCE S 09-59-25 E FOR 52.16 FEET TO AN IRON PIN; THENCE LEAVING SAID CENTERLINE, S 24-01-47 W FOR 271.15 FEET TO AN IRON PIN; THENCE S 21-33-54 W FOR 428.40 FEET TO AN IRON PIN LOCATED ON THE NORTHERN RIGHT-OF-WAY OF RIDGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY, S 53-38-15 W FOR 267.69 FEET TO AN IRON PIN; THENCE S 54-28-26 W FOR 149.57 FEET TO AN IRON PIN; THENCE S 56-38-15 W FOR 114.28 FEET TO AN IRON PIN; THENCE S 58-35-24 W FOR 162.17 FEET TO AN IRON PIN; THENCE S 60-43-22 W FOR 146.03 FEET TO AN IRON PIN; THENCE S 63-29-14 W FOR 189.79 FEET TO AN IRON PIN; THENCE S 63-23 W FOR 685.14 FEET TO AN IRON PIN CROSSING AN IRON PIN AT 660.40 FEET, TO THE POINT OF BEGINNING.

DERIVATION: THIS BEING A PORTION OF THE PROPERTY CONVEYED BY WENWOOD INVESTMENT COMPANY TO GRANTOR BY DEED DATED DECEMBER 30, 1986, RECORDED ON DECEMBER 30, 1986 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN DEED BOOK 1284, AT PAGE 552.

LESS AND EXCEPT PARCEL 2:
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, LOCATED NEAR FAIRFOREST WAY, CONTAINING 15.99 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY ENTITLED BOUNDARY SURVEY FOR CITY OF GREENVILLE PREPARED BY SITE DESIGN, INC. , DATED MAY 7, 2012, AND RECORDED JUNE 11, 2012, IN THE GREENVILLE COUNTY ROD OFFICE IN PLAT BOOK 1138 AT PAGE 99, REFERENCE TO SAID SURVEY BEING MADE FOR THE COMPLETE METES AND BOUNDS DESCRIPTION THEREOF.



SURVEYOR'S CERTIFICATE

TO: LAND SERVICES USA, LLC; MERIDIAN PROPERTY PURCHASER, LLC; TMG AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2025.

DATE OF PLAT OR MAP: FEBRUARY 12, 2025

BY: A. CLAY JONES, P.L.S.

S.C. REG. NO 26210
STATE OF SOUTH CAROLINA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. SCFA24-5717 WS BEARING AN EFFECTIVE DATE OF DECEMBER 20, 2024.

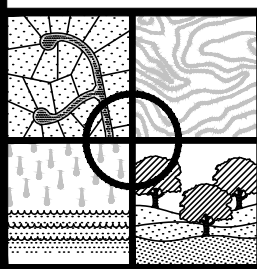
"ALTA / NSPS LAND TITLE SURVEY"

FOR
TMG

RIDGE ROAD
GREENVILLE COUNTY
GREENVILLE, SOUTH CAROLINA

DATE 02/07/25	FIELD CREW RS/CW	DRAWN BY GCC	CHECKED BY JFG
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SCALE 1" = 100'	100 0 100 200
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SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

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

SHEET 1 OF 2

2/25/25	COMMENTS	GCC	ACJ
DATE	REVISION	BY	AP\VD

N/F CITY OF GREENVILLE
DB 2407-44
TM# M012030100116

N/F TRIANGLE PALISADES
AT THE PARK
DB 2596-3745
TM# M012030100105

N/F DUKE POWER COMPANY
DB 1119-905
TM# M012030100103

N/F GV HOLDINGS LP
DB 1913-298
PB 36V-65
TM# M012030100113

AREA
2,891,457 SQ. FT.
66.379 ACRES

N/F RIDGE PARK HOA
DB 2682-1846
PB 1403-36
TM# M012040300400

N/F RIDGE PARK HOA
DB 2608-4400
PB 1349-64
TM# M012060104600

LEGEND

- | | | | |
|---------------------------|---------------------------|---------------------------|---------------------------|
| POB POINT OF BEGINNING | TO/B/C TOP/BOTTOM CURB | FIRE DEPT CONNECTOR | GREASE TRAP WH |
| BH BUILDING HEIGHT | TW/BW TOP/BOTTOM WALL | POST VALVE INDICATOR | POST VALVE INDICATOR |
| CL CENTERLINE | CO CLEAN OUT | UP BOX | UP BOX |
| CB CATCH BASIN | CS CATCH BASIN | YARD LIGHT | YARD LIGHT |
| CMP CORRUGATED METAL PIPE | DI DROP INLET | WELL | WELL |
| CT CRIMP TOP | DE DRAINAGE EASEMENT | ELEC TRANS | ELEC TRANS |
| DE DRAINAGE EASEMENT | EM ELECTRIC METER | EM ELECTRIC METER | EM ELECTRIC METER |
| EP EDGE OF PAVEMENT | IPD IRON PIN SET | IPD IRON PIN SET | IPD IRON PIN SET |
| IPD IRON PIN SET | IPD IRON PIN SET | IPD IRON PIN SET | IPD IRON PIN SET |
| N&C NAIL & CAP | LP LIGHT POLE | LP LIGHT POLE | LP LIGHT POLE |
| OT OPEN TOP | PPD POWER POLE | PPD POWER POLE | PPD POWER POLE |
| RB REBAR | SDMH MANHOLE (SD) | SDMH MANHOLE (SD) | SDMH MANHOLE (SD) |
| ROP REINFORCED CONC PIPE | SSMH MANHOLE (SS) | SSMH MANHOLE (SS) | SSMH MANHOLE (SS) |
| R/W RIGHT OF WAY | TMH MANHOLE (TELEPHONE) | TMH MANHOLE (TELEPHONE) | TMH MANHOLE (TELEPHONE) |
| SD STORM DRAIN | TELPEL TELEPHONE PEDESTAL | TELPEL TELEPHONE PEDESTAL | TELPEL TELEPHONE PEDESTAL |
| SS SANITARY SEWER | UT UNDERGROUND TEL | UT UNDERGROUND TEL | UT UNDERGROUND TEL |
| SSE SE EASEMENT | WM WATER METER | WM WATER METER | WM WATER METER |
| VCP VITRIFIED CLAY PIPE | WV WATER VALVE | WV WATER VALVE | WV WATER VALVE |

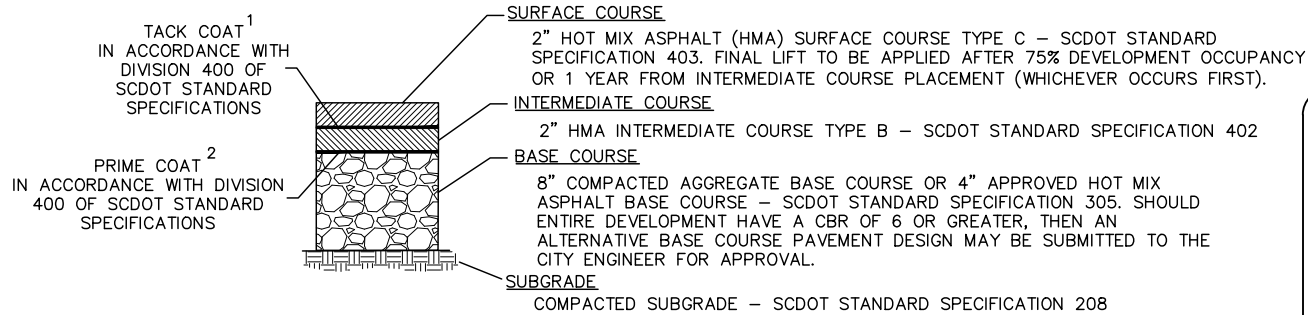
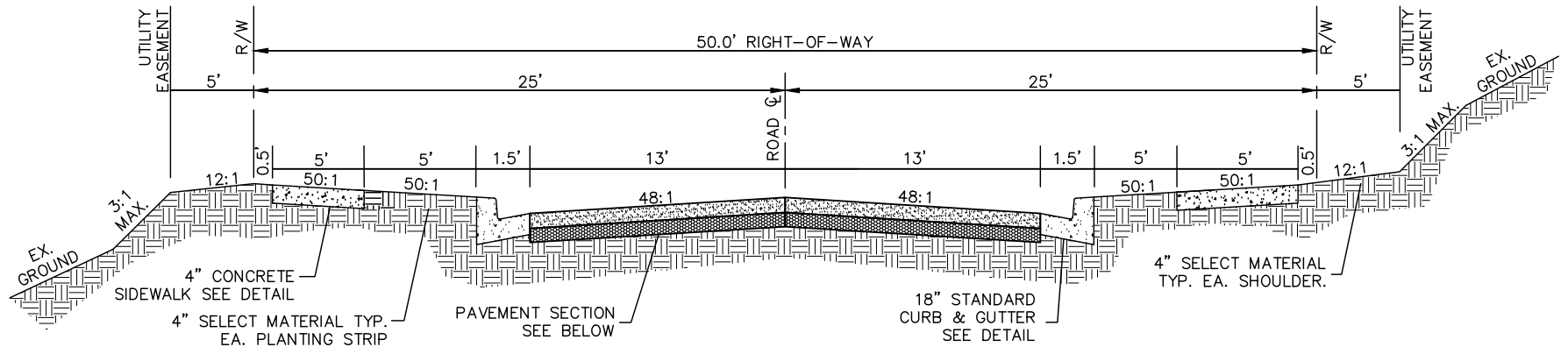
"ALTA / NSPS LAND TITLE SURVEY"
FOR
TMG

RIDGE ROAD
GREENVILLE COUNTY
GREENVILLE, SOUTH CAROLINA

DATE 02/07/25 FIELD CREW RS/CW DRAWN BY GCC CHECKED BY JFG

SCALE 1" = 100' 100 0 100 200

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TYPICAL PAVEMENT SECTION

1. APPLICATION RATE FOR LAYING ANY HMA ON EXISTING PAVEMENTS SHALL BE 0.05 – 0.15 GAL PER SQUARE YARD
2. APPLICATION RATE FOR MACADAM AND RECYCLED PORTLAND CEMENT BASE COURSE SHALL BE 0.25 – 0.30 GAL PER SQUARE YARD

NOTE

1. THE PREDICTED VOLUME FOR THIS TYPICAL SECTION IS LESS THAN OR EQUAL TO 3000 VEHICLES PER DAY.
2. THE STREET SERVES RESIDENTIAL AREAS ZONED RH-A & RH-B OR AS OTHERWISE DETERMINED BY THE ADMINISTRATOR.
3. DEMARCATION OF ON-STREET PARKING TO BE IMPLEMENTED BY STRIPING, SIGNAGE, OR VARYING CURB WIDTHS. SEE DETAIL FOR RESIDENTIAL MINIMUM WIDTHS.

 city of greenville ENGINEERING DIVISION	NEIGHBORHOOD LOW-DENSITY		SCALE: NO SCALE
	DATE APPROVED: JAN. 2024	OFFICE OF THE CITY ENGINEER:	DETAIL : 10:04

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE CITY OF GREENVILLE, SC. DEVIATION FROM, OR MODIFICATION OF, THIS DOCUMENT REQUIRES APPROVAL OF THE CITY OF GREENVILLE. THE CITY OF GREENVILLE SHALL NOT BE HELD LIABLE FOR DAMAGES AS A RESULT OF MISUSE OR CHANGES TO THIS DOCUMENT. THE APPROVAL SIGNATURE AND LOGO SHALL BE REMOVED IF ANY PORTION OF THIS DOCUMENT IS MODIFIED.



Greenville County Office of E911

9-1-1

FIRE • LAW ENFORCEMENT • EMS



Greenville County E9-1-1

301 University Ridge Suite 4500

Greenville, SC 29601

APPROVED

Jordan Lee

The Greenville County E91-1-1 Office requests all County and Municipal Developers to submit subdivision/development names and road names for approval, along with a site plan to scale (pdf is acceptable). According to State Law, (S-23-47-60), subdivision/development and road names cannot be duplicated in Greenville County. Once names are approved by the E9-1-1 Office, an approved form will be returned to you. The approved form must accompany the preliminary or final plats when presented to the Subdivision administrator for approval. If there are any revisions, please notify the E9-1-1 Office as soon as possible. Road names may be reserved for two years from the date of the approval form.

Please fill out all information below and either return it to the E911 Office, or email to Jordan Lee jorlee@greenvillecounty.org or Tony McDavid tmcdavid@greenvillecounty.org.

Developer/Contact Names: TMG / Eric Bartmess
Address: 2100 McKinney Ave, Suite 1460, Dallas, TX 75201
Phone: 512-919-9414
Email: ericbartmess@tmgre.com

Parent Tax Map #: M012030100104

Proposed Subdivision Names:

Ridgepoint _____

Proposed Subdivision Roads:

<u>Oak Bluff Rd</u>	<u>Fox Hollow Trace</u>	<u>Hill Point Rd</u>
<u>Berkeley Place</u>	<u>Bluffview Rd</u>	_____
<u>Whitetail Trace</u>	<u>Wrenfield Rd</u>	_____



Mailing Address:
664 Issaqueena Trail
Clemson, SC 29630
o: 864.234.4405

February 7, 2025

Eric Bartmess
TMG

RE: Property located on Ridge Rd in Greenville, SC

Dear Mr. Bartmess:

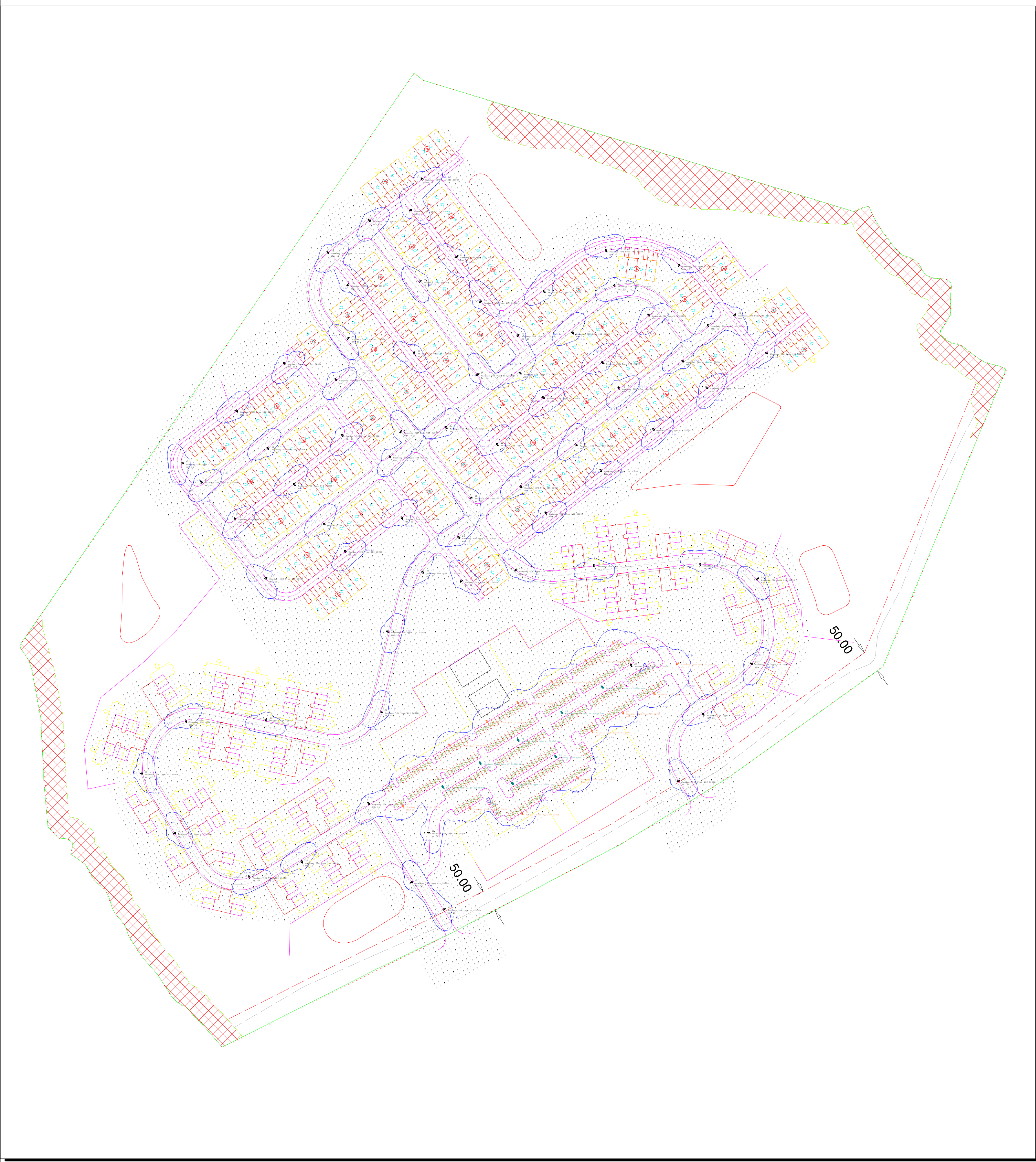
This letter confirms that Duke Energy can provide electric service to the proposed site located on Ridge Rd. in Greenville, SC (Greenville County Tax Map #M012030100104) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Kim Ball at Duke Energy at (864) 234-4405 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball". The signature is written in a cursive, flowing style.

Kim Ball
Engineering Design Associate



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Mounting Height
	7	Roadway 150W Type IV 3000K DBL	Back-Back	0.900	ATB0 P305 R4 3K	15
	15	Roadway 150W Type IV 3000K	Single	0.900	ATB0 P305 R4 3K	15
	73	Roadway 70W Type III 3000K	Single	0.900	ATBMIC P156 R3 3K 2021	15

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LV Ratio
Property Line	Illuminance	Fc	0.00	0.3	0.0	N.A.	N.A.	N.A.
Site	Illuminance	Fc	0.53	21.7	0.0	N.A.	N.A.	N.A.

Luminaire Location Summary						
LumNo	Label	X	Y	Mounting Height	Orient	
1	Roadway 70W Type III 3000K	1595984.644	1077035.34	15	37.458	
2	Roadway 70W Type III 3000K	1596088.491	1076931.312	15	221.878	
3	Roadway 70W Type III 3000K	1595892.029	1077012.351	15	316.302	
4	Roadway 70W Type III 3000K	1596010.244	1077106.119	15	312.954	
5	Roadway 70W Type III 3000K	1596141.262	1076829.792	15	38.157	
6	Roadway 70W Type III 3000K	1596231.601	1076669.403	15	125.09	
7	Roadway 70W Type III 3000K	1596349.064	1076759.759	15	134.994	
8	Roadway 70W Type III 3000K	1596442.431	1076866.879	15	282.529	
9	Roadway 70W Type III 3000K	1596519.234	1076800.418	15	311.905	
10	Roadway 70W Type III 3000K	1596416.077	1076692.744	15	127.405	
11	Roadway 70W Type III 3000K	1596282.802	1076615.188	15	304.382	
12	Roadway 70W Type III 3000K	1596179.593	1076509.082	15	129.053	
13	Roadway 70W Type III 3000K	1596226.277	1076754.549	15	228.426	
14	Roadway 70W Type III 3000K	1596065.131	1076546.797	15	128.456	
15	Roadway 70W Type III 3000K	1595937.91	1076482.031	15	314.018	
16	Roadway 70W Type III 3000K	1595791.035	1076329.923	15	136.548	
17	Roadway 70W Type III 3000K	1595660.05	1076209.507	15	219.44	
18	Roadway 70W Type III 3000K	1595590.024	1076342.783	15	315.075	
19	Roadway 70W Type III 3000K	1595724.052	1076418.832	15	131.424	
20	Roadway 70W Type III 3000K	1595830.987	1076530.227	15	315.507	
21	Roadway 70W Type III 3000K	1595514.71	1076425.551	15	313.751	
22	Roadway 70W Type III 3000K	1595664.551	1076500.095	15	132.511	
23	Roadway 70W Type III 3000K	1595816.651	1076655.205	15	311.319	
24	Roadway 70W Type III 3000K	1595700.722	1076692.099	15	313.898	
25	Roadway 70W Type III 3000K	1595594.554	1076584.425	15	132.546	
26	Roadway 70W Type III 3000K	1595837.685	1076269.857	15	310.661	
27	Roadway 70W Type III 3000K	1595965.689	1076343.648	15	122.969	
28	Roadway 70W Type III 3000K	1596092.94	1076299.976	15	128.402	
29	Roadway 70W Type III 3000K	1596098.211	1076202.09	15	42.51	
30	Roadway 70W Type III 3000K	1596012.409	1076221.722	15	142.765	
31	Roadway 70W Type III 3000K	1595933.347	1076089.2	15	342.136	
32	Roadway 70W Type III 3000K	1595919.033	1075908.428	15	150.884	
33	Roadway 70W Type III 3000K	1595660.753	1075891.121	15	259.302	
34	Roadway 70W Type III 3000K	1595479.982	1075887.375	15	115.53	
35	Roadway 70W Type III 3000K	1595379.868	1075769.959	15	7.721	
36	Roadway 70W Type III 3000K	1595454.412	1075635.931	15	30.579	
37	Roadway 70W Type III 3000K	1595622.291	1075538.04	15	293.318	
38	Roadway 70W Type III 3000K	1595740.507	1075571.37	15	125.034	
39	Roadway 70W Type III 3000K	1595890.347	1075702.939	15	308.956	
40	Roadway 70W Type III 3000K	1595986.737	1075525.834	15	31.523	
41	Roadway 70W Type III 3000K	1596024.386	1075637.394	15	354.184	
42	Roadway 70W Type III 3000K	1596060.247	1075465.093	15	205.972	
43	Roadway 150W Type IV 3000K	1596584.616	1076016.871	15	219.302	
44	Roadway 150W Type IV 3000K DBL	1596057.036	1075740.012	15	302.275	
45	Roadway 150W Type IV 3000K DBL	1596226.182	1075845.066	15	302.518	
46	Roadway 150W Type IV 3000K DBL	1596213.17	1075748.205	15	302.247	
47	Roadway 150W Type IV 3000K DBL	1596415.54	1075964.323	15	302.763	
48	Roadway 150W Type IV 3000K	1596393.138	1075864.125	15	339.097	
49	Roadway 150W Type IV 3000K	1596532.286	1075949.662	15	125.112	
50	Roadway 150W Type IV 3000K	1596235.395	1075679.796	15	125.179	
51	Roadway 150W Type IV 3000K	1596360.087	1075759.309	15	122.006	
52	Roadway 150W Type IV 3000K DBL	1596310.712	1075808.081	15	304.574	
53	Roadway 150W Type IV 3000K	1596071.775	1075834.393	15	303.608	
54	Roadway 150W Type IV 3000K	1596155.62	1075887.593	15	306.706	
55	Roadway 150W Type IV 3000K	1596302.529	1075976.546	15	297.3	
56	Roadway 150W Type IV 3000K	1596439.87	1076063.89	15	300.651	
57	Roadway 70W Type III 3000K	1596642.306	1075903.045	15	130.18	
58	Roadway 70W Type III 3000K	1596585.834	1075753.205	15	33.69	
59	Roadway 70W Type III 3000K	1596750.715	1076016.724	15	331.505	
60	Roadway 70W Type III 3000K	1596764.269	1076207.224	15	223.667	
61	Roadway 70W Type III 3000K	1596635.525	1076239.649	15	90	
62	Roadway 70W Type III 3000K	1596396.835	1076237.39	15	273.013	
63	Roadway 70W Type III 3000K	1596220.642	1076226.848	15	47.176	
64	Roadway 70W Type III 3000K	1596288.357	1076355.632	15	310.05	
65	Roadway 70W Type III 3000K	1596232.615	1076414.36	15	135	
66	Roadway 70W Type III 3000K	1596411.82	1076451.256	15	301.476	
67	Roadway 70W Type III 3000K	1596530.036	1076543.87	15	315.567	
68	Roadway 70W Type III 3000K	1596449.815	1076637.186	15	322.624	
69	Roadway 70W Type III 3000K	1596713.064	1076800.58	15	227.046	
70	Roadway 70W Type III 3000K	1596784.596	1076714.741	15	148.213	
71	Roadway 70W Type III 3000K	1596356.723	1076508.428	15	150.006	
72	Roadway 70W Type III 3000K	1596596.354	1076696.67	15	137.121	
73	Roadway 70W Type III 3000K	1596285.072	1076852.664	15	141.843	
74	Roadway 70W Type III 3000K	1596423.561	1076944.561	15	104.301	
75	Roadway 70W Type III 3000K	1596586.954	1076911.431	15	65.82	
76	Roadway 70W Type III 3000K	1596006.519	1076875.996	15	211.607	
77	Roadway 70W Type III 3000K	1596134.523	1076665.919	15	34.641	
78	Roadway 70W Type III 3000K	1595798.755	1076940.707	15	313.048	
79	Roadway 70W Type III 3000K	1595843.933	1076867.67	15	43.958	
80	Roadway 70W Type III 3000K	1595993.02	1076715.571	15	230.965	
81	Roadway 70W Type III 3000K	1595844.686	1076747.948	15	216.674	
82	Roadway 70W Type III 3000K	1595962.63	1076537.798	15	35.707	
83	Roadway 70W Type III 3000K	1596120.753	1076390.029	15	213.996	
84	Roadway 70W Type III 3000K	1595472.582	1076467.044	15	188.131	
85	Roadway 70W Type III 3000K	1596452.415	1076636.374	15	313.152	
86	Roadway 70W Type III 3000K	1596652.551	1076777.333	15	307.907	
87	Roadway 150W Type IV 3000K DBL	1596141.214	1075793.365	15	302.55	
88	Roadway 150W Type IV 3000K DBL	1596324.423	1075907.047	15	306.516	
89	Roadway 150W Type IV 3000K	1596461.702	1075906.192	15	117.647	
90	Roadway 150W Type IV 3000K	1596378.776	1076023.728	15	301.399	
91	Roadway 150W Type IV 3000K	1596118.198	1075691.733	15	127.304	
92	Roadway 150W Type IV 3000K	1595979.048	1075780.958	15	304.2	
93	Roadway 150W Type IV 3000K	1595967.681	1075696.743	15	124.221	
94	Roadway 150W Type IV 3000K	1596225.428	1075929.253	15	305.538	
95	Roadway 70W Type III 3000K	1596480.433	1076013.021	15	119.396	

Proprietary & Confidential

This document together with the concepts and designs presented herein, presented as a instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design, or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

Lighting Design Tolerance

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, difference in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, LED output, and LED driver and luminaire manufacturer will also affect results.

Outdoor Lighting

Drawn By: Anastasia Massey Photometric Designer

Checked By:

Date: 4/21/2025

WC#

Scale: 1" = 125'

2005 Ridge Rd

Greenville

Page M of 1

[Clear Form](#)[Print Form](#)

Engineering Division

11/07/2023

Gary Kirby
gary@kdsproperties.com

RE: Sewer Location Map
Ridge Road
TM# M12.3-1-1.4

Dear Gary:

Thank you for inquiring about the location of sanitary sewer lines for the above mentioned property. According to our most current information, the City owns and maintains sanitary sewer mains near the subject property. Due to the presence of the sanitary sewer line on this property, caution should be used during any construction in the vicinity of the line. The City requires a permanent easement dedicated to the City of Greenville for maintenance access should one not currently exist. Attached please find a map of the property with the City's wastewater mains highlighted in green. These computer generated maps are generally correct, but the City makes no guarantee as to their accuracy in every case. Therefore the information should be field verified. If you have questions or need assistance after visiting the location, please let us know.

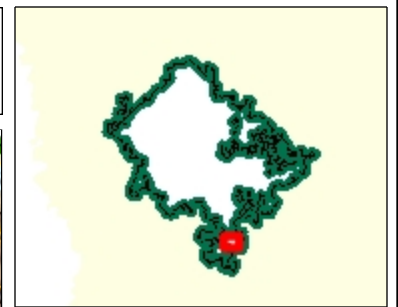
Please note that this letter does not address the capacity of the line or make representations on the conditions of the line. If you need information on the capacity of the line to accept additional input, then please contact us on making a flow study. Please feel free to contact our Environmental Engineering group at 864-467-4400 if you have any questions regarding this information.

Sincerely,

David Scott, P.E.
Senior Civil Engineer- Environmental

Lucas Bryson, P.E.
Assistant City Engineer- Environmental

Tools & Features Demonstration Site



Legend

Active Sewer Manholes

- Other/Unknown
- City of Greenville
- Private

Abandoned / Decommissioned Manholes

- Abandoned
- Decommissioned

Active Sewer Gravity Mains

- City of Greenville, Unknown
- City of Greenville - Surveyed
- City of Greenville, Not Surveyed
- Private - Surveyed; Zoo, Surveyed
- Private - Not Surveyed; Zoo, Not Surveyed
- Unknown - Surveyed
- Unknown - Not Surveyed

Abandoned / Decommissioned Mains

- Abandoned
- Decommissioned

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School

Notes

800 0 400 800 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 11/7/2023

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

From: donotreply@civicplus.com
To: [Margaret Wilhour](#); [Courtney Boyes](#)
Subject: Online Form Submittal: Sewer Location Application
Date: Tuesday, November 7, 2023 2:20:28 PM

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

Sewer Location Application

Application for Sewer Location Letter and Map

Allow three (3) business days for the processing of this application.
Please note that the letter provided will not address the capacity of the line or make representations on the conditions of the line. If you need information on the capacity of the line to accept additional flow, then please contact the City at 864-467-4400 to perform a flow study.

Date	11/7/2023
Name:	Gary Kirby
Email:	gary@kdsproperties.com
Phone:	864-650-5556
Property Location:	66 acres between ridge rd and Fairforest way
Tax Map #:	M012030100104
Choose an Option	Vacant Parcel (Commercial, Multi-Family or Mixed Use)
Proposed Use:	residential - Single family, or multi-family
Proposed Wastewater Flow (gallons per day)*:	30000
*See DHEC Standards for Wastewater Facility Construction (R. 61-67) Appendix A for Unit Contribution Loadings to determine proposed wastewater flow.	http://www.scdhec.gov/environment/water/regs/r61-67.pdf
Proposed Peak Wastewater Flow (gallons per day):	75000

Please return the
sewer availability letter
to me by:

Email

Attachments

Field not completed.

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



February 6, 2025

Eric Bartmess
TMG

Re: Mauldin Rd at Ridge Rd, Greenville, SC

Mr. Bartmess,

I received your request regarding Charter/Spectrum being able to service the area near Mauldin Rd at Ridge Rd, Greenville, SC. This site is well within of our current service area for high speed internet, cable television and home and cell phone services. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and provide an estimate, if needed. Please keep me updated on the progress for this job. Thank you for your time and we look forward to working with you on this and future projects.

If I can be of further assistance to you, please do not hesitate to contact me.

Sincerely,

Shaun Shearer



Shaun Shearer | Business Development Specialist | [864.347.0455](tel:864.347.0455)

Email: shaun.shearer@charter.com

1511 S. Batesville Rd | Greer, SC 29650

Hydrant Flow Test Data

Date and Time of Test: 04/02/2025 10:30:00

Tester:

Jacob Bartell

Test Hydrant No: HYD_100b_009

Approximate Elevation: 800 ft. MSL.

Street Location: Ridge Rd

Nearest Cross St: Mauldin Rd

Static Pressure: 143 psi

Residual Pressure: 135 psi

Flow Hydrant No: HYD_100b_008

Approximate Elevation: 808 ft. MSL.

Street Location: Ridge Rd

Nearest Cross St: Loblolly Cir

Pitot Pressure: 95 psi

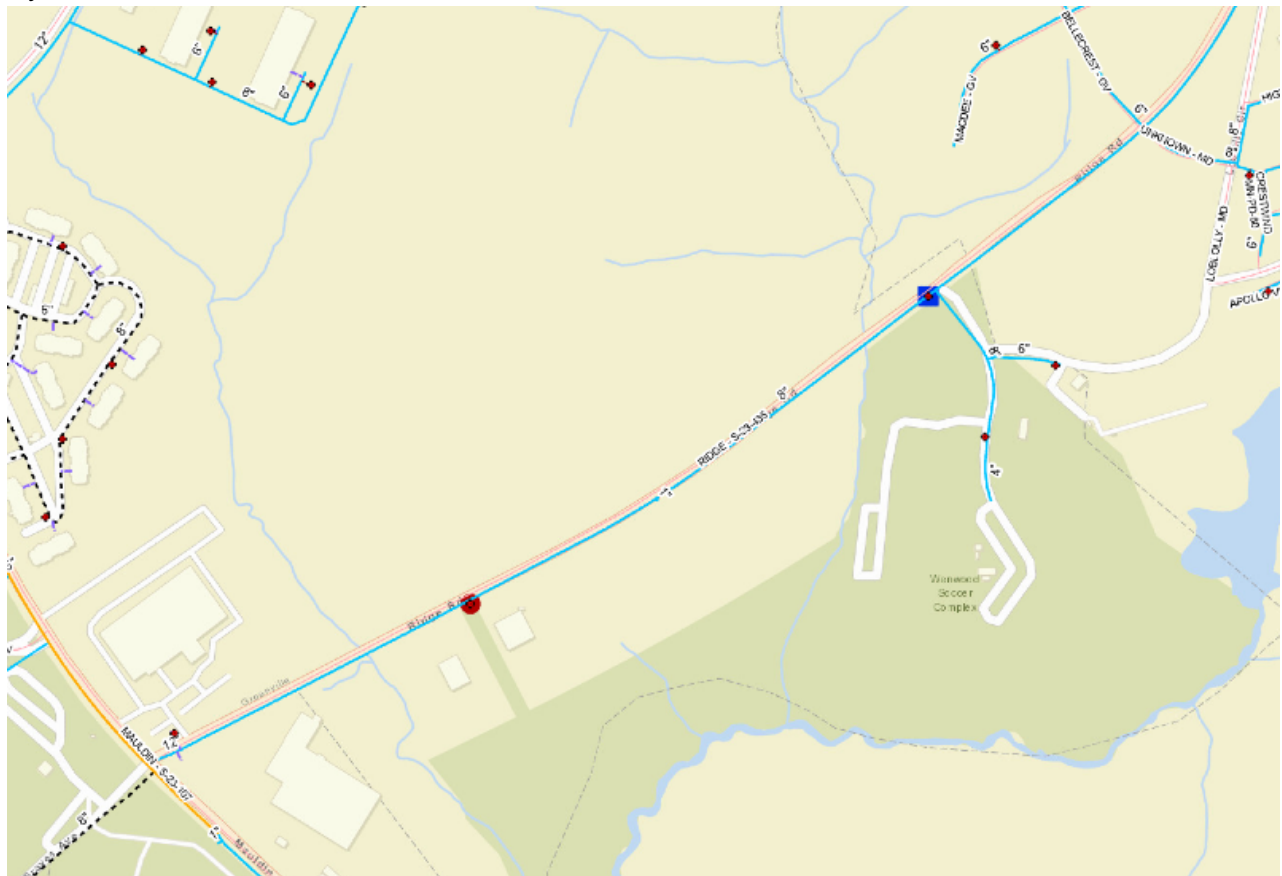
Flow: 1635 gpm

Water distribution information is taken at the time and date indicated and is subject to significant variation. These test results are provided to the requestor for informational purposes only. Greenville Water does not guarantee that this data will be representative of the distribution system characteristics at any time in the future.

Legend

-  Test Hydrant
-  Flow Hydrant

Map of Hydrant Location:





GreenvilleWater
QUALITY WATER. SUSTAINABLE FUTURE.

02/07/2025

TMG
Attn: ERIC BARTMESS
RIDGE RD
GREENVILLE SC 29607
Via Email: ericbartmess@tmgre.com

Re: M012030100104

Dear Sir or Madam:

Greenville Water owns and operates water lines which are available to serve the above property in accordance with the Rules and Regulations of Greenville Water (GW).

This property may be currently served by active accounts. These accounts and taps shall be reused or killed at the developer's expense. Taps to be killed shall have corporation turned off and threads destroyed. All killed taps shall be verified by GW inspector.

System improvements may be required at the developer's expense. A substantially complete set of plans and estimated total domestic and fire demand should be submitted to Greenville Water for review for final capacity determination.

If this property is within the annexation radius of 1.5 miles as set by the City of Greenville, an Annexation Covenant will need to be filled out and executed at Greenville County before taps can be applied for. This applies to commercial projects or property subdivided into more than 4 lots as required by the City of Greenville Resolution.

Sincerely,
GREENVILLE WATER

Eric Williams

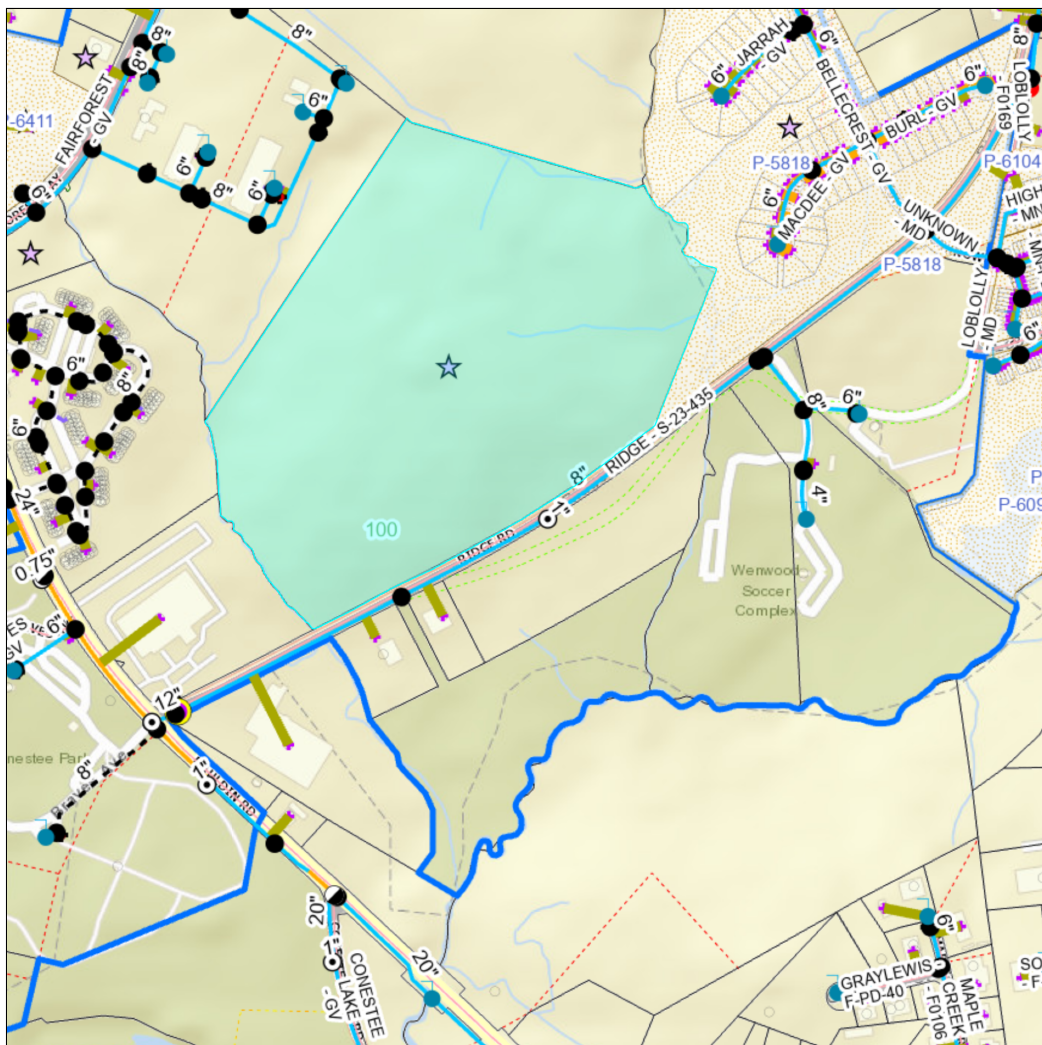
Eric Williams
Development Services Supervisor



02/07/2025

TMG
Attn: ERIC BARTMESS
RIDGE RD
GREENVILLE SC 29607
Via Email: ericbartmess@tmgre.com

Re: M012030100104





city of greenville

PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY INFORMATION

*TAX MAP #(S): M012030100104

*PROPERTY ADDRESS: 2005 Ridge Road, Greenville, SC 29607

*CURRENT ZONING DESIGNATION: IX

*BRIEF DESCRIPTION OF PROJECT

REQUEST: Requesting approval for the creation of new roads on site to facilitate the development of housing.

For the following items, fill out in response to the public's attendance and reaction to your presented project.

*DATE ATTENDED PPM: 4/22/2025

*NUMBER OF PEOPLE WHO VISITED STATION: ±15

*NAME OF ATTENDEES WHO REPRESENTED PROJECT: Mike McCarthy, Alex Davis, Alex Cabe

*DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES

PROVIDED: Concerns about increased traffic along Ridge Road and signal timing at the Mauldin Road Intersection.

Traffic study will be performed / coordination with SCDOT | Questions about pedestrian connectivity & buffer adjacent to single-family development. Described potential trail connection + preserved buffer.

*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT: _____

Receptive discussion focused on traffic concerns, plans for pedestrian connectivity, and preservation of eastern buffer. Neighboring property owners were excited about potential trail / sidewalk connection and preservation of the view corridor along Ridge Road. Mentioned they would follow up with additional questions.

CITY OF GREENVILLE PROJECT PREVIEW MEETING RESPONSE FORM

Rev. 2/28/2024

*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: Primary areas of interest included the potential trail connection, traffic concerns, and buffer adjacent to existing single family.

*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: No major concerns were expressed.

*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: No

*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? No

*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: No

*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE? Neighboring HOA mentioned they would send follow up questions and ask for additional information.

*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? No

OVERALL TYPE OF FEEDBACK RECEIVED

*Select one: X Positive _____ Negative _____ Neutral

****PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.***