

Planning Commission

Official Agenda



AGENDA

PLANNING COMMISSION

A G E N D A

Regular Meeting

November 17, 2016

4:00 PM

10th Floor Council Chambers, City Hall

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes – October 20, 2016
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. New Business

A. Z 18-2016. Application By Charles Pate Jr To REZONE Approximately 0.28 Acre Located At ALLENDALE LA And GREENACRE RD From R-6, Single-Family Residential District To OD, Office & Institutional District (TM# 019901-04-01400 And Part 019901-04-01301)

Documents:

[A. Z 18-2016 REZONE 0.28 ACRE AT ALLENDALE LA AND GREENACRE RD.PDF](#)

B. SD 16-726. Application By Site Design, Inc. For A SUBDIVISION With 10 Lots On 3.39 Acres Located At ROCKY SLOPE RD In The S-1, Service District (TM# 026204-01-09700)

Documents:

[B. SD 16-726 10 LOT SUBDIVISION AT ROCKY SLOPE.PDF](#)

C. SD 16-722. Application By Stephen Hull For A SUBDIVISION With 5 Lots On 0.246 Acres Located At 8 MALLARD ST In The C-3, Regional Commercial District (TM# 008000-04-00101)

Documents:

[C. SD 16-722 5 LOT SUBDIVISION AT 8 MALLARD ST.PDF](#)

D. MD 16-738. Application By Stephen Hull For A MULTI-FAMILY DEVELOPMENT With 4 Townhomes On 0.24 Acres Located At 8 MALLARD ST In The C-3, Regional Commercial District (TM# 008000-04-00101)

Documents:

[D. MD 16-738 4 TOWNHOMES AT 8 MALLARD ST.PDF](#)

E. SD 16-730. Application By Drew Parker For A COTTAGE SUBDIVISION With 14 Single-Family Units (16 Total Lots) On 1.8 Acres Located At RIDGEWAY AV In An R-6, Single-Family Residential District And OD, Office & Institutional District (TM# 025700-08-05603)

Documents:

[E. SD 16-730 14 SINGLE FAMILY UNITES AT RIDGEWAY AV.PDF](#)

F. AX 08-2016. Application By Woodside Mill Properties, LLC To ANNEX And ZONE 12.26 Acres Located At WOODSIDE AV And E MAIN ST From I-1, Industrial District, And R-10, Single-Family Residential District (County) To PD, Planned Development District (City) (TM# 0122000300100, 0122000300600, 0122000601100, 0122000501600, 0122000501400)

Documents:

[F. AX 08-2016 ANNEX AND ZONE 12.26 ACRES AT WOODSIDE AV AND E MAIN ST.PDF](#)

G. Z 24-2016. Application By McMillan Pazdan Smith To MODIFY An Existing PD, Planned Development, On 6.32 Acres Located At THRUSTON ST, HOWE ST, And AUGUSTA ST For Designation As A University Ridge Village Center (URVC) In Lieu Of Neighborhood General (NG) In The Haynie-Sirrine Neighborhood Code (HSN) To Include Multi-Family Residential And Commercial Development (TM# 009101-06-00102, 009101-06-00103, 009101-06-00101)

Documents:

[G. Z 24-2016 MODIFICATION TO EXISTING PD AT THRUSTSON ST, HOWE ST, AUGUSTA ST.PDF](#)

H. Z 23-2016. Application By The City Of Greenville For A TEXT AMENDMENT To Article 19.7, Stormwater Management, Of The Land Management Ordinance To Modify Water Expansion Ratios Relative To Modeling Of Floodways, And For Clarification Of Existing Requirements

Documents:

[H. Z 23-2016 TEXT AMENDMENT TO ARTICLE 19.7.PDF](#)

I. SNC 16-766. Application By Greenville Health System To Request A STREET NAME For A Private Street Intersecting Grove Rd Opposite Butternut Dr (TM# 0100000100607)

Documents:

[I. SNC 16-766 STREET NAME FOR PRIVATE STREET INTERSECTING GROVE RD OPPOSITE BUTTERNUT DR.PDF](#)

- ..
- 9. Other Business
- 10. Adjournment

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



**Planning Staff Report to
Greenville Planning Commission
November 10, 2016**
for the November 17, 2016 Public Hearing

Docket Number: Z 18-2016
Applicant: Charles Pate Jr
Property Owner: UPSTATE COMMUNITY HOUSING LLC
Property Location: ALLENDALE LA and GREENACRE RD
Tax Map Numbers: 019901-04-01301 and 019901-04-01400
Acreage: 0.28-acre (after property recombination)
Zoning: R-6, Single-Family Residential District
Proposal: Rezone to OD, Office and Institutional

Staff Recommendation: OD zoning of the property would be acceptable with the following condition:

Recombination Plat (RC 16-667) must be recorded at the Greenville County Register of Deeds and filed with Real Property Services, and then returned to the Planning office before 1st reading before City Council.

Staff Analysis:

The property is located at the corner of Greenacre Road and Allendale Lane, in the Nicholtown Neighborhood, and within the Nicholtown Neighborhood Revitalization Overlay (NRO). Though the property is zoned single-family residential, consistent with the neighborhood on Allendale and Cloverdale Lanes, it faces Greenacre Road, which connects Laurens Road to the Phyllis Wheatley Center and the Housing Authority's Heritage planned development.

Greenacre Rd effectively splits residential zones from a regional commercial district that extends two blocks to S Pleasantburg Dr. Previous uses of the property have been commercial in nature, including restaurants, grocery, barber shop, karate school, and thrift store. Permit records indicate that there was a request to rezone the property to C-1, Neighborhood Commercial, in 1999. After that, there were several permits issued for Change of Nonconforming Use, evidently for each business turnover. The last permit for a nonconforming use was requested in 2004. The last record of an active business license is from 2002.

Section 19-9.4 of the Land Management Ordinance states that a nonconforming use shall not be reestablished after a discontinuance for 180 days. The Applicant is requesting to rezone the property so that he can use the building for a working art studio.

The Applicant met with the Nicholtown Neighborhood Association several times. The general response appeared to be that the proposed use (art studio) would be acceptable but that the nonresidential zoning district would allow future uses that would not be acceptable. An excerpt from the Table of Uses is included in this report that illustrates which uses are permitted in OD districts as compared to

residential districts. An excerpt from the Nicholtown Master Plan (2004) is also included to reference the neighborhood's vision. The Plan includes residential and nonresidential design guidelines that apply to development in the NRO (zoning overlay).

A nonresidential zoning designation would require the new occupant of the property to comply with current City development standards. While some nonconformities can continue to a certain degree, improvements will be required for landscaping, street trees, and buffering and screening adjacent to residential uses. If the site is redeveloped in the future, nonresidential design standards would apply, which provide further requirements when adjacent to single-family residences. Improvements to the site would be further constrained by the size of the property.

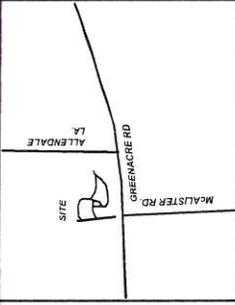
While Staff recommends that OD zoning would be an acceptable designation for the property, an alternative that we would also support would be to amend the Table of Uses, to allow 'photography, art, dance studio or gallery' by special exception in RM-2 and RM-3 districts (similar to 'offices, all other uses'). However, this would require the Applicant to go through 1) the text amendment, 2) rezoning of the property, and 3) a special exception permit.

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

1. Consistent with the Comprehensive Plan: Staff concedes that the proposed zoning designation of 'OD' does not fulfill the "General Residential" Future Land Use designation, which encourages infill residential development that is consistent with existing development pattern and strengthens neighborhoods. However, due to the orientation and context of the property, the proposed zoning would not disrupt the existing development pattern of the adjacent residential neighborhoods, and would provide a buffer between one neighborhood and more intense commercial properties.
2. Changed conditions since the original designation: The property has an existing commercial building and parking lot that has been occupied by several businesses that have served the neighborhood. Recently, the property owner has recombined properties so that this tract has less than 20 feet of frontage on Allendale Lane, a residential street, and obviously faces the commercially zoned properties across Greenacre Road.
3. Addresses a demonstrated community need: The 'OD' designation presents more opportunities for neighborhood businesses, services, and employment near residential areas. Residential and park uses are also allowed.
4. Compatible with surrounding uses: The 'OD' designation allows uses that are generally compatible with residential uses. Reference the excerpt from the Table of Uses.
5. Promotes logical development pattern: The proposed zoning amendment, in addition to the City's development standards and nonresidential design standards, will promote a logical development pattern.
6. Will not result in "strip" or ribbon commercial development: It is not anticipated that the proposed amendment will result in strip or ribbon commercial development due to the nonresidential design standards in the ordinance.
7. Will not create an isolated zoning district: The proposed designation will not create "spot" zoning; the 'OD' designation would serve as a transitional district between the residential and intense commercial districts in the vicinity.
8. Surrounding property values: It is not readily apparent that the proposed amendment will result in significant adverse impacts on the property values of surrounding lands.
9. Effect on natural environment: None that are apparent.
10. Public facilities and services: There are adequate public facilities to serve the development.

This is a Recombination Survey and not a subdivision as defined by the City of Greenville Land Development Regulations

Oct 05, 2016
 Date
 City Engineer or Representative



LOCATION MAP N/S

PT 0199010401301 TO BE ADDED TO AND MADE A PART OF T.M.S. 0199010401302
 PT 0199010401301 TO BE ADDED TO AND MADE A PART OF T.M.S. 0199010401400

RECOMBINATION PLAT FOR
UPSTATE COMMUNITY HOUSING, LLC
RC 16-667
GREENVILLE CO., S. C.
 SCALE 1" = 30' SEPT. 15, 2016



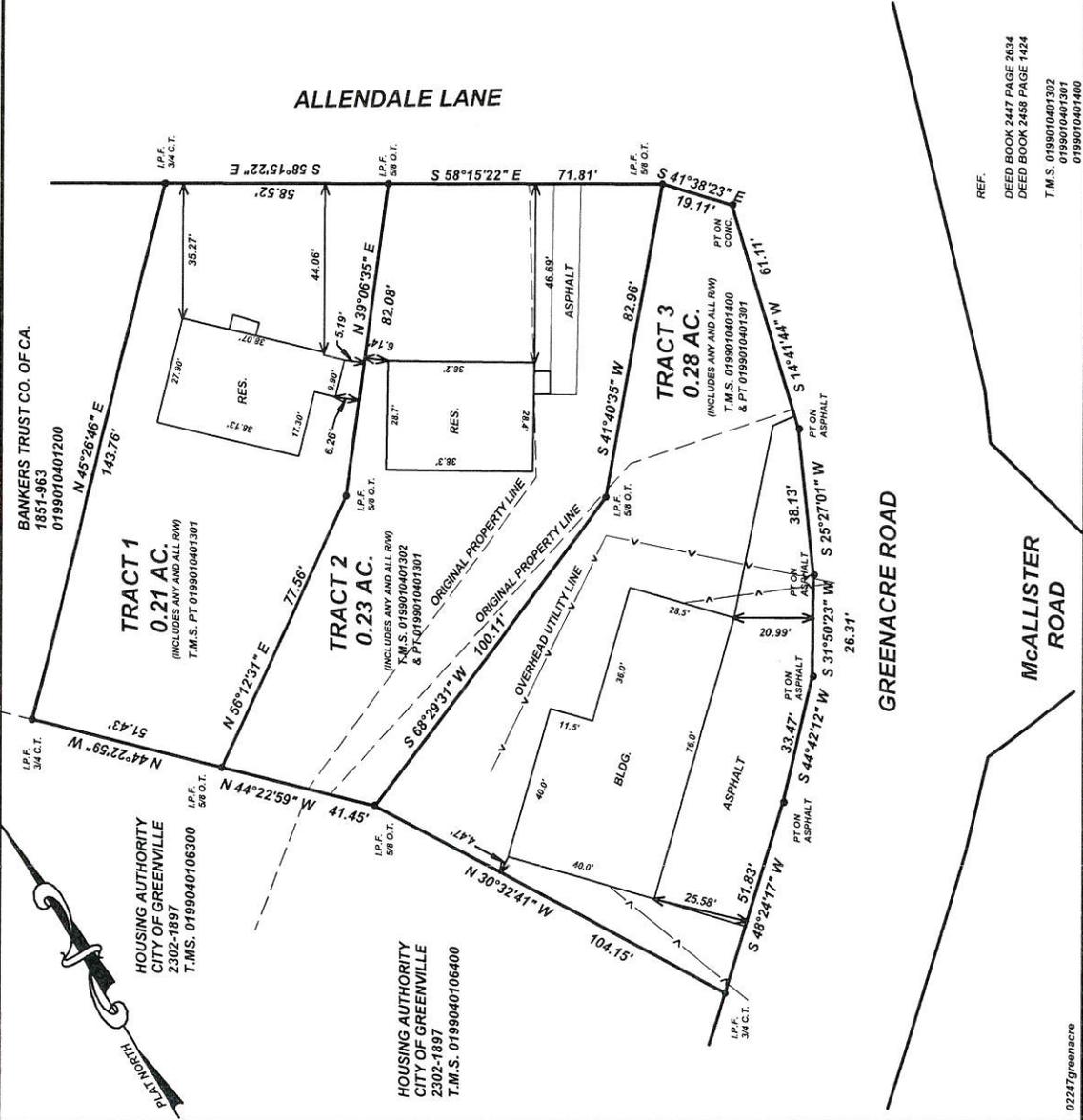
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA WHICH EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD OR ON THE GROUND.

THIS SURVEY DOES NOT IMPLY A TITLE SEARCH, FLOOD STUDY, WETLANDS DELINEATION OR ENVIRONMENTAL INSPECTION BY THIS SURVEYOR.

JOHN R. BARTLEY, JR. P. L. S. # 19890

T. H. WALKER, JR. SURVEYING
 180 FINLEY RD., BELTON, S.C. 29627 - (864) 243 - 4011



REF.
 DEED BOOK 2447 PAGE 2834
 DEED BOOK 2458 PAGE 1424
 T.M.S. 0199010401302
 0199010401301
 0199010401400

P = Permitted Use

S = Special Exception Required (public hearing)

C = Conditional Use (by staff)

Use Type	Residential				Non-residential
	R6, R9	RM 1, RM 1.5	RM 2	RM 3	OD
(City of Greenville Land Management Ordinance)					
Residential Uses					
Manufactured home subdivision			S		
Manufactured home			P		
Multiple-family dwelling ¹		P	P	P	P
Multiple-family dwelling, High-rise ¹				P	P
Single-family, attached ¹		P	P	P	P
Single-family, detached	P	P	P	P	P
Cottage subdivision ¹	P	P	P	P	P
Upper-story dwelling					P
Boarding house			S	S	S
Group Living, All other uses		S	S	S	S
Public and Institutional Uses					
Community Service, All uses	S	S	S	S	P
Day care center (13+ people)		S	S	S	S
Group day care (7-12 people)		S	S	S	S
Preschool		S	S	S	P
Business school					P
College or university		S	S	S	P
School, public or private	S	S	S	S	P
Trade school					
Detention center					
Emergency response facility	S	S	S	S	P
Maintenance, storage, distribution facility					
Police sub-station	S	P	P	P	P
Post office					P
Hospital		S	S	S	P
Medical facility other than hospital					P
Religious institution	S	S	S	S	P
Alternative/post incarceration facility					
Institution, All other uses		S	S	S	P
Cemetary, columbarium, mausoleum		S	S	S	S
Golf course	S	S	S	S	S
Greenway	S	S	S	S	S
Park, community	S	S	S	S	S
Park, neighborhood	S	S	S	S	S
Park, regional	S	S	S	S	S
Airport, heliport, landing strip					
Transportation terminal, All other uses					
Communication tower, freestanding	S	S	S	S	S
Communication tower, roof-mounted	P	P	P	P	P

Utility, major					
Utility, minor	C	C	C	C	C
Commercial Uses					
Drive-in restaurant					
Restaurant with drive-through					
Restaurant with indoor and outdoor seating and/or food service areas					S
Restaurant with indoor seating only					S
Restaurant with no seating					S
Bail bonding					P
Radio or TV broadcasting studio					
Offices, All other uses			S	S	P
Outdoor entertainment, All uses					
Parking lot	C	C	C	C	P
Parking structure					P
Automobile parts store					
Bank, financial institution, ATM*					P
Barbershop, beauty shop					P
Bodily fluid collection establishment					
Body piercing/tattoo establishment					
Loan broker, small loan company					
Casino or gambling establishment					
Check cashing establishment, title loan lenders, deferred presentment lenders					
Civic club					P
Convenience store					
Convention & exhibition hall					
Day labor service agency					
Dealers in precious metals					
Event venue					
Funeral home, mortuary					P
Grocery store					
Health club, spa					S
Indoor entertainment facility, general					
Kennel, veterinary clinic, indoor & outdoor					
Kennel, veterinary clinic, indoor only					
Landscape nursery					
Liquor store					
Nightclub, bar					
Pawnshop					
Photography, art, dance studio or gallery					P
Personal services, all other					S
Prefabricated building display and sales					
Retail sales and services, all other					
Self-service storage, All uses					
Bed and breakfast inn	S	S	S	S	P
Hotel, motel					S

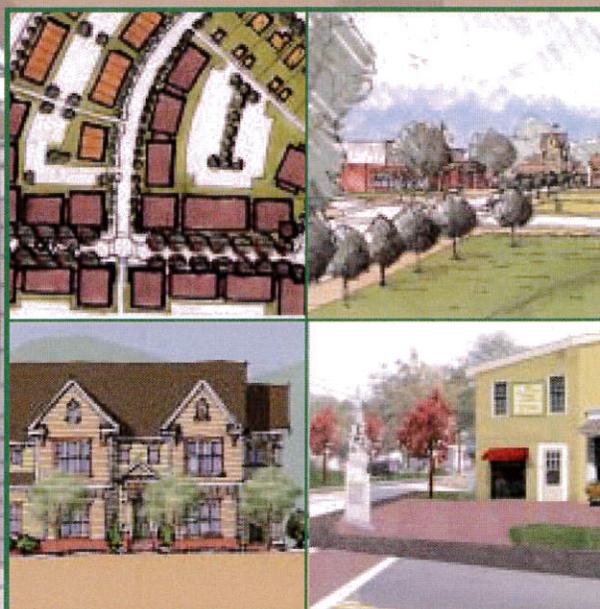
NOTES:

¹ Multiple-family dwellings, high-rise multiple-family dwellings, single-family attached, and cottage subdivisions require a land development permit to be reviewed by the Planning Commission, according to subsection 19-2.1.2(A).

² Public and institutional, commercial, and service and industrial uses located within the OD, C1, C2, C4, RDV, and PD districts open to the public between the hours of 12:00 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and shall at a minimum comply with subsection 19-4.3.2(A).



Nicholtown Master Plan



FINAL REPORT

May 2004

Prepared For:
City of Greenville and the Greenville Housing Authority

Prepared By:
URBAN COLLAGE, INC. in collaboration with URS, Robert Charles Lesser & Co. and J. Peters & Assoc.



2.2 Development Plan

The following pages describe the land use development initiatives as outlined in the Development Plan for revitalizing and improving the Nicholtown Master Plan study area and Jesse Jackson Townhomes.



5. City Property Infill Development

The large undeveloped vacant property that lies between the Reedy River Greenway, The Beck Academy and an existing Single Family neighborhood has the potential to become a new development. Since this area is surrounded by single family housing, and as the demand for housing increases in Greenville, specifically the Nicholtown neighborhood, these sites should be developed to expand the housing market.



The traditional neighborhood development would consist of single-family homes on small lots (less than 1/4 acre each). Often referred to as cluster homes, this development type attracts young couples and empty nesters looking for low maintenance, detached single-family homes.

Recommendations:

- Develop new single-family homes on 1/4 acre or less lots;
- Develop new design standards to encourage higher quality development incorporating some historic design elements;
- Develop an interconnected road network with sidewalks.

6. Neighborhood Retail

There was community consensus that major retail services should be focused on Pleasantburg Drive. However there is an opportunity to provide neighborhood serving retail in the interior of the Nicholtown neighborhood in a few locations. The enhancement of existing, and the construction of new, but limited neighborhood retail to serve the community are important tools in the economic development of the community.

The plan proposes two focus areas for the development of neighborhood retail; the Rebecca and Dime Street district and the Greenacre Road area. The location of these sites helps to enforce the connectivity to the surround neighborhoods while promoting small business ownership that services the community.

Recommendations:

- Promote centrally located neighborhood oriented retail establishments;
- Façade improvements of existing structures.



Rebecca / Dime Street Retail – Before & After

Z 16-620

Application #	Z - 18 - 2016	Fees Paid	\$550.00
Date Received:	4-12-16	Accepted by	SH / NAs
Date deemed complete		App Deny	Conditions



APPLICATION FOR ZONING MAP AMENDMENT CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
NAME:	Charles Pate Jr	Upstate Community Housing LLC
ADDRESS:	117 Stephens Lane	406 Piedmont Golf Course Rd
	Greenville SC 29609	Piedmont SC 29673
PHONE:	864/430-8122	
FAX:		
EMAIL:	charlespate@gmail.com	paulhoke@gmail.com

PROPERTY INFORMATION

STREET ADDRESS: 300 Greenacre Rd	2447/2634
34 Allendale Rd	2447/2634
TAX PARCEL #: 0199010401400	0.22
0199010401301	0.228

REQUEST

CURRENT DESIGNATION: R6 PROPOSED DESIGNATION: OD

INSTRUCTIONS

1. If the application includes more than one (1) parcel and more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
2. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
3. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for granting a map amendment). See also **Section 19-2.3.2, Amendments to Text and Zoning District Map**, for additional information. You may attach a separate sheet addressing these questions.
4. If you are submitting an application to amend the zoning district designation for a portion of a property otherwise described by deed, you must attach a survey of the parcel reflecting the requested zoning district designation(s) by courses and distances.
5. You must attach the required application fee: \$550.00
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the planning commission agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to**

schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.

7. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

2 'Public Hearing' signs are acknowledged as received by the applicant.

Received information for public meeting

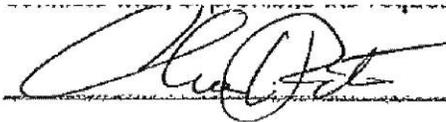
Dolores Durham Nicholtown Neighborhood Committee, Assn. 9/19

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

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

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

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.



Charles Pate Jr

APPLICANT

9/8/16

DATE



Uptate Community Housing LLC

PROPERTY OWNER

9/8/16

DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.2(E)(2), AMENDMENTS TO ZONING DISTRICT MAP

(YOU MAY ATTACH A SEPARATE SHEET)

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

Encourages a mix of uses related to the arts and art education. Improving the façade and landscaping will improve the visual appeal of the gateway into the Heritage Community.

2. DESCRIBE THE CONDITIONS THAT HAVE CHANGED FROM CONDITIONS PREVAILING AT THE TIME THAT THE ORIGINAL DESIGNATION WAS ADOPTED.

The building has always been commercial/retail via a special exemption. With the redevelopment of the surrounding area, the small size of the parcel, and limited parking, this is an obsolete use of the property.

3. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT ADDRESSES A DEMONSTRATED COMMUNITY NEED.

Per the Nicholtown Master Plan, pg 38, it would provide another cultural resource for the Community.

The OD designation supports the re-use of the property, and supports the Neighborhood Economic Plan by encouraging private investment.

4. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT IS COMPATIBLE WITH EXISTING AND PROPOSED USES SURROUNDING THE SUBJECT LAND AND IS THE APPROPRIATE ZONING DISTRICT FOR THE LAND.

Both the Sterling School and Phyllis Wheatley Center offer art programs, and the property across the street (110 Frederick St) is office space and zoned C3. The OD designation allows for the use of the building as an art studio, and for art education, which could compliment other programs in the neighborhood.

5. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT PROMOTES A LOGICAL AND ORDERLY DEVELOPMENT PATTERN.

Given the size of the parcel (less than 0.5 acres), and the location at the intersection of Greenacre and McAlister Rd it is not likely to be developed as residential.

6. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN UNDESIRABLE STRIP OR RIBBON COMMERCIAL DEVELOPMENT.

The size of the lot (less than 0.5 acres), the steep topography, and the lack of parking would not allow for a ribbon commercial development.

7. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN THE CREATION OF AN INAPPROPRIATELY-ISOLATED ZONING DISTRICT UNRELATED TO ADJACENT AND SURROUNDING ZONING DISTRICTS.

Although the property across the street at 110 Frederick is zoned C3, OD is more appropriate for the intended use of the subject property.

8. DESCRIBE THE WAYS IN WHICH THE PROPOSED AMENDMENT WILL NOT RESULT IN SIGNIFICANT ADVERSE IMPACTS ON THE PROPERTY VALUES OF SURROUNDING LANDS.

With a facelift to the existing building, landscaping, and occupancy (vs vacant) the OD designation will not have an adverse impact on surrounding property values.

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

There are not wetlands on the subject site. The subject will improved, secured, and landscaped per city ordinances.

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

Water, sewer, and utilities are in place from the previous use. Schools are not impacted by office use.

Police, Fire, and Emergency Services are in place to serve the property, and fire and theft alarms will be installed for the protection of the subject and surrounding properties.

Charles Pate Jr

117 Stephens Ln. Greenville SC. 29609

864.430.8122

charlesrpate@gmail.com

www.cpatejr.com

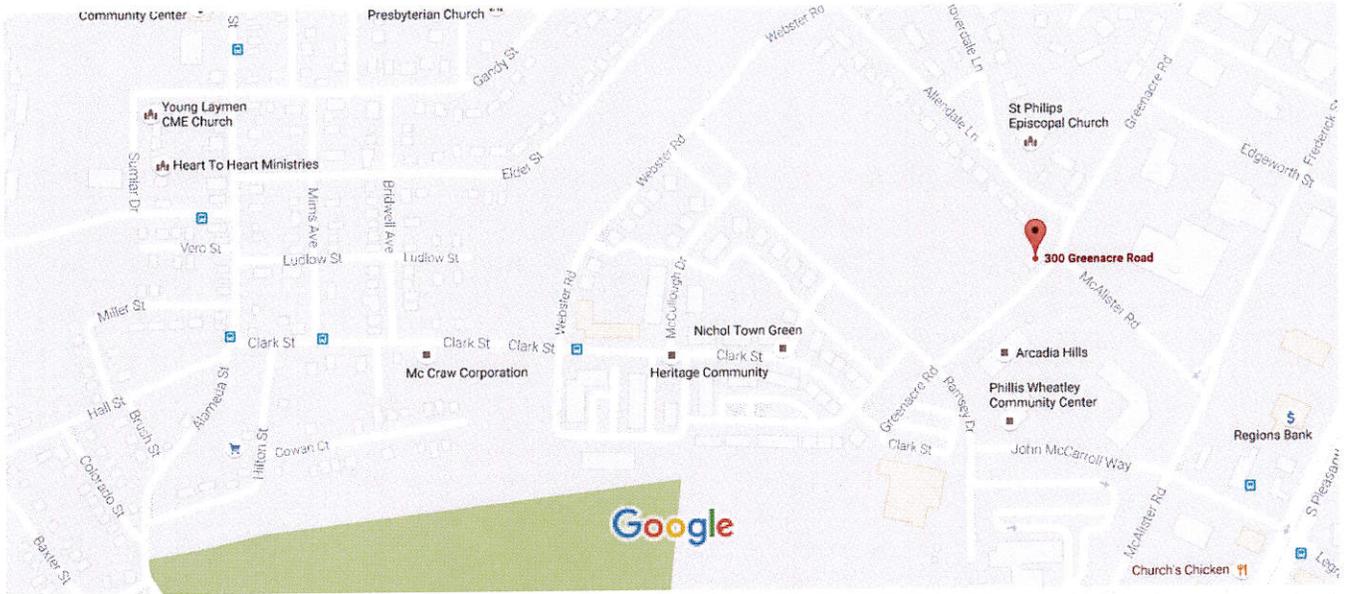
I am writing to request that 300 Greenacre Road (formerly commercial, now residential) be returned to a commercial status. My intention is to create an art studio and gallery space by renovating the existing building and beautifying the landscaping. My father and I are artists who share work space and formerly had a studio in West Greenville (11 Lois Avenue). We created the aesthetic that the owners used to transform the dilapidated older building into a handsome gallery space and working studio where we painted, sculpted, participated in First Fridays and displayed our work. The West Greenville studio was our work space during the time when we sculpted several monuments, including the Hartsville Veterans Memorial and the bronze *Regenesis* which was placed at South Main and Pendleton St by Greenville's Art in Public Places commission. At this time we would like to create a new home base for our business.

Greenville's fine art scene has put Greenville "on the map" in many ways, and continues to expand into new neighborhoods bringing culture, energy and inspiration to residential communities. Researchers like those at the Center for Urban Research at the CUNY Graduate Center agree that integrating the arts into the economy and infrastructure of neighborhoods is vital to "strengthening cultural citizenship and animating public space" (Lander, "Twenty-first Century for All"). We have enjoyed watching the revitalization of businesses in the McAlister Road to Antrim Road area off of South Pleasantburg, and hope to put down roots of our own on the corner of Greenacre and Allendale.

I would like to give some information that would help the board to consider my request. Though my art business is retail, there is little to no traffic, as most of my business comes from commissioned orders and not from window shoppers. I see potential to use the space for serving the community through art education as well as for business. I have already spoken with Catherine Darling, former art teacher at St. Anthony of Padua Catholic School, about teaching summer classes for elementary school aged children. Aesthetically, I want to create a modest but handsome art studio that will mesh well with the neighborhood behind the lot and the office park in front of the building. Without changing the footprint of the existing building, I will be investing in a dramatic renovation of both interior and exterior, including landscaping. This will improve the look, value, and safety of the surrounding properties.

OD - Education & Community, S.C. Allured
First Friday
Photos Art Dance Permitted

Google Maps 300 Greenacre Rd



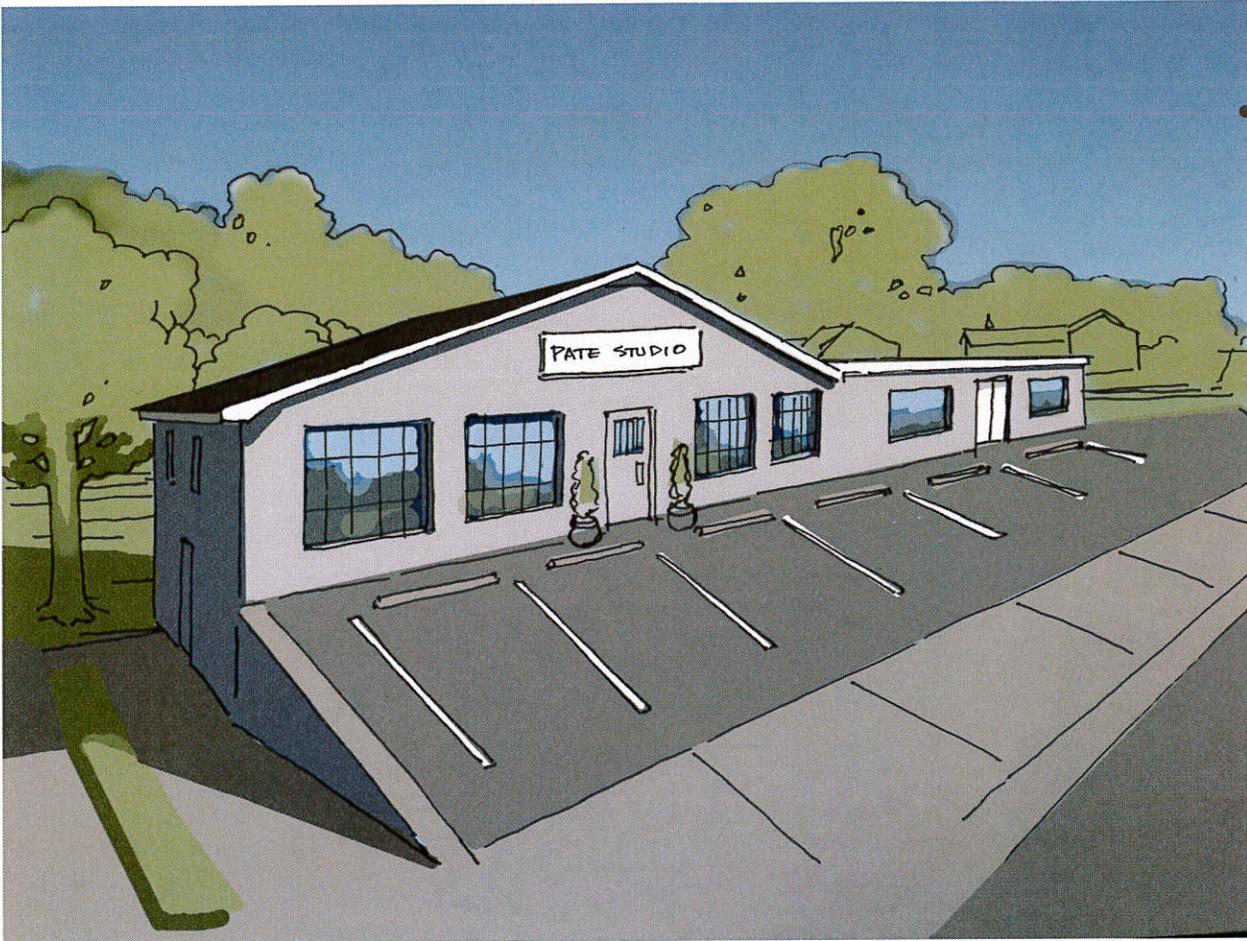
Map data ©2016 Google 200 ft



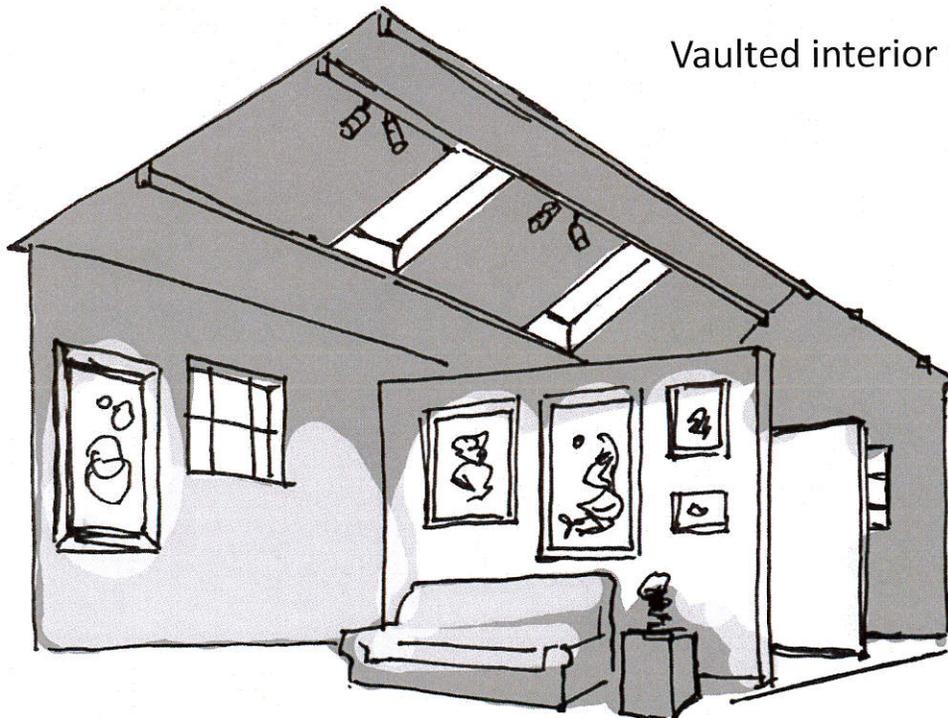
300 Greenacre Rd
Greenville, SC 29607



Charles Pate Jr. Studio 300 Greenacre Road



Vaulted interior with skylights



300 Greenacre Rd and 34 Allendale Rd - Aerial



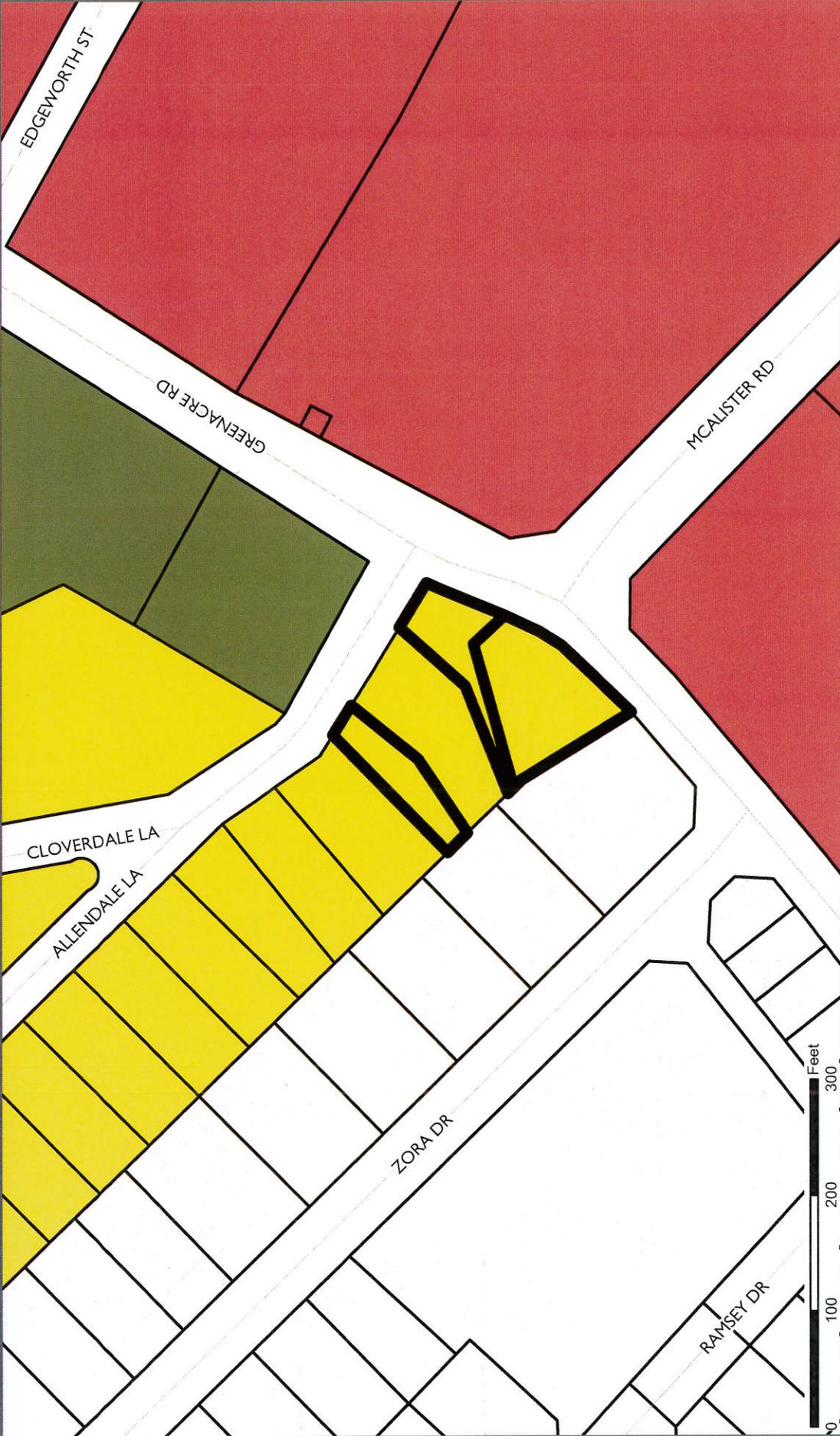
City Limit Boundary

Parcels



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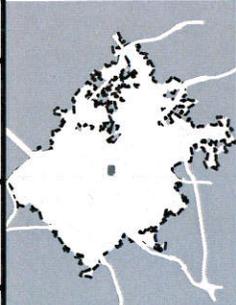
300 Greenacre Rd and 34 Allendale Rd - Existing Zoning



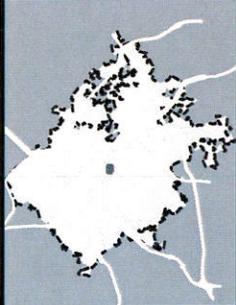
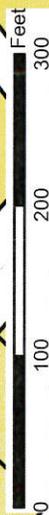
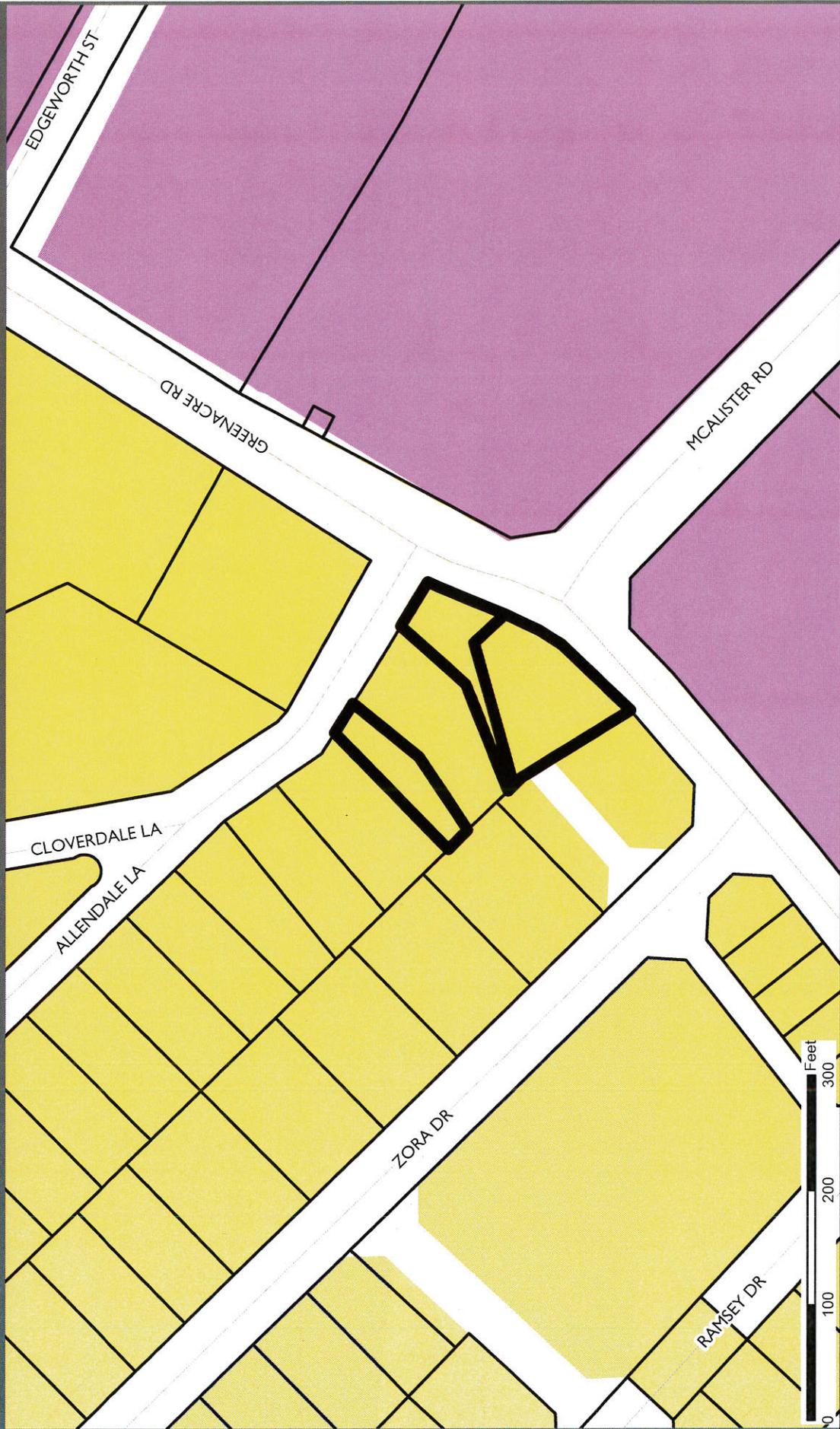

city of
greenville
South Carolina

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	City Limit Boundary		I-1		POD
	Streets		RM-3		OS-C
	Parcels		C-1		OD
			C-2		PD
			C-3		RM-1
			C-4		RM-1.5
			C-1N		RM-2
			RM-3		R-6
			R-6		R-7.5
			R-7.5		R-9



300 Greenacre Rd and 34 Allendale Rd - Future Land Use



- City Limit Boundary
- Streets
- Parcels

- General Residential
- Urban Residential
- Mixed Use Neighborhood
- Mixed Use Community
- Mixed Use Regional

- Transit Oriented Development
- Mixed Use City Center
- Parks, Open Space, and Schools
- High Intensity Non-Residential



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Planning Staff Report to
Greenville Planning Commission
November 11, 2016
for the November 17, 2016 Public Hearing

Docket Number: SD 16-726
Applicant: Site Design
Property Owner: VERDAE DEVELOPMENT INC
Property Location: ROCKY SLOPE RD and SEDLEY RD
Tax Map Number: 026204-01-09700
Acreage: 3.39
Zoning: S-1, Service District
Proposal: MAJOR SUBDIVISION WITH 10 LOTS
Staff Recommendation: Approve, subject to all Staff conditions included in this report

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec. 19-2.3.13(A) Land Development, Subdivision

Sec. 19-6 Development and Design Standards

Staff Analysis:

The proposed subdivision, Legacy Square Phase II, is located at the intersection of Rocky Slope Road and Sedley Road in the Verdae community. The 3.39 acre property will be subdivided into 10 lots for commercial development, similar to the first phase of Legacy Square across the street on Rocky Slope Road and Legacy Park Drive. Legacy Square is the commercial “town center” that includes local shops and businesses, and is in close proximity to Legacy Park and area residents.

The property is zoned S-1, *Service District*, which allows for a variety of land uses including residential, office, restaurant, and retail services. The City’s Future Land Use designation for the area is “General Residential” and “Transit Oriented Development,” which generally supports the Verdae master plan.

Planning Conditions

1. Site plan shall be approved before final plat approval.

City Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Preliminary Subdivision approval will be contingent upon the developer satisfying all conditions and requirements of the Civil, Traffic and Environmental Engineering Divisions.

Civil Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Standard Comments

- 1) The development shall meet the requirements of Article 19-2.3.13(A) Land Development – Subdivision of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) Right of Way Encroachment Permits - All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or 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.

Site Specific Comments

- 6) Access – Subdivision approval is contingent upon a common shared access being established from Darden Way and/or Sedley Road. Vehicular access to the lots in this subdivision shall be prohibited from Rocky Slope Road.
- 7) The development is anticipated to require an extension of the City's sanitary sewer system and an extension of the water system to serve the new lots. Easements will be required through the site for the utility extensions and recorded with the final plat for the subdivision.
- 8) Utility/Road Repair – Utility cuts and other construction impacts on Rocky Slope Road, Sedley Road and Darden Way will be performed in accordance with Ordinance 36-109. Any utility cut exceeding 20 feet in length or width may require repaving the road up to 100 feet on either side of the repair area.
- 9) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of any proposed stormwater management features and/or other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.

Environmental Engineer Comments

Recommend: Approved with comments

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa.
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, the development will be subject to the following conditions:
 - 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 - The subject property is not located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.

Traffic Engineer Comments

Recommend: Approve

Parks & Recreation Comments

Recommend: Approve

Fire Department Comments

Recommend: Approve w/ Comments

Comments: Fire emergency vehicle access to the site is sufficient.



city of greenville

APPLICATION FOR LAND DEVELOPMENT PERMIT

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# SD 16-726 Fees Paid 300
 Date Received 10/10/16 Accepted By BT + BN
 Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Site Design - Clay Jones	Verdae Development, Inc.
*Title:	Professional Land Surveyor	
*Address:	800 E. Washington Street Suite B	340 Rocky Slope Road Suite 300
*Phone:	(864) 271-0496	
*Email:	cjones@sitedesign-inc.com	

PROPERTY INFORMATION

*STREET ADDRESS	Rocky Slope Road		
*TAX MAP #(S)	0262040109700		
*ZONING DESIGNATION	S-1		
*# ORIGINAL LOTS	1	*TOTAL ACREAGE	3.39
*# PROPOSED LOTS	10	*TOTAL ACREAGE	3.39

INSTRUCTIONS

- Please refer to **section 19-2.3.13, Land Development**, for additional information.
- All applications and fees (made payable to the City of Greenville) for land development permits must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
 - Minor Subdivision – (2 lots) \$300.00 - Summary Plat review, *administrative review*
 - Major subdivision – (3-10 lots) \$300.00 - Preliminary Plat review, *public hearing required*
 - Major subdivision – (11+ lots) \$550.00 - Preliminary Plat review, *public hearing required*
 - Multifamily development \$550.00 - *public hearing required*
- The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. The staff will contact the applicant to correct any deficiencies which must be corrected prior to placing a land development application on the planning commission agenda. You are encouraged to schedule an application conference with a planner who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.
- Land development applications require a public hearing before the planning commission and must be posted at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
- Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix 'F'.
- Multifamily Development plan format and content requirements are reflected in the Administrative Manual at Appendix 'H'. The information shall include at a minimum:
 - Completed application for land development permit;
 - Context map, showing relationship of proposed development to the surrounding neighborhood;

CITY OF GREENVILLE APPLICATION FOR LAND DEVELOPMENT PERMIT

- c. Photographs of surrounding area;
- d. Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. Pool, playground, picnic area, etc.), and service areas (i.e. Dumpster pad/trash collection area, HVAC units, car wash area, etc.);
- e. Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
- f. Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
- g. Plan showing elevation of proposed buildings in relation to adjoining structures;
- h. Building floor plans;
- i. Landscape plan, showing existing vegetation that will remain and the new plants to be added; and
- j. Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage.

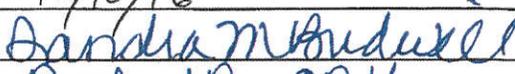
Please verify that all required information is reflected on the plan(s). Please submit two (2) paper copies and one (1) electronic version of the plan(s).

7. 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.

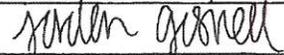
In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.

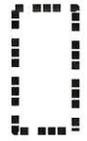
- * 8. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	10/10/16
Property Owner/Authorized Agent	
Date	Oct 10, 2016

STOP: To be filled when application submitted to Planning & Development (excluding Minor Subdivisions)	
3	'Public Hearing' signs are acknowledged as received by the applicant
Yes	Received information for public meeting
N/A	Received information for materials board requirements

APPLICANT SIGNATURE 

Rocky Slope Rd Legacy Square Phase 2 - Aerial



City Limit Boundary

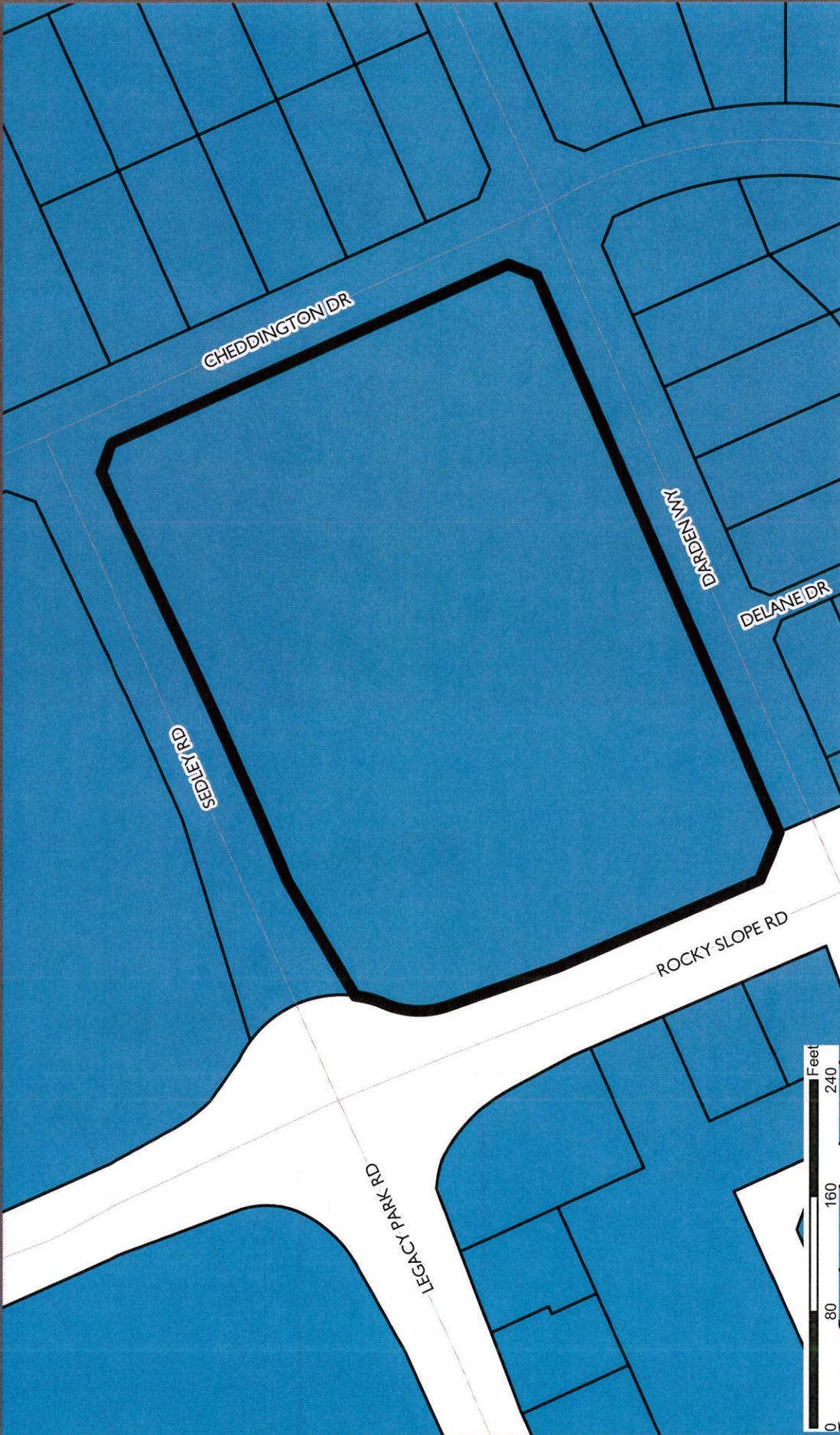


Parcels



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Rocky Slope Rd Legacy Square Phase 2 - Existing Zoning

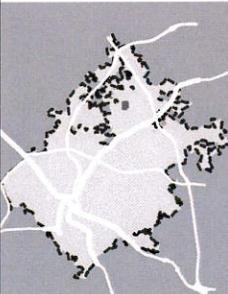




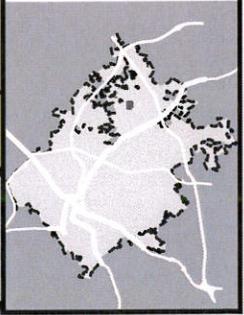
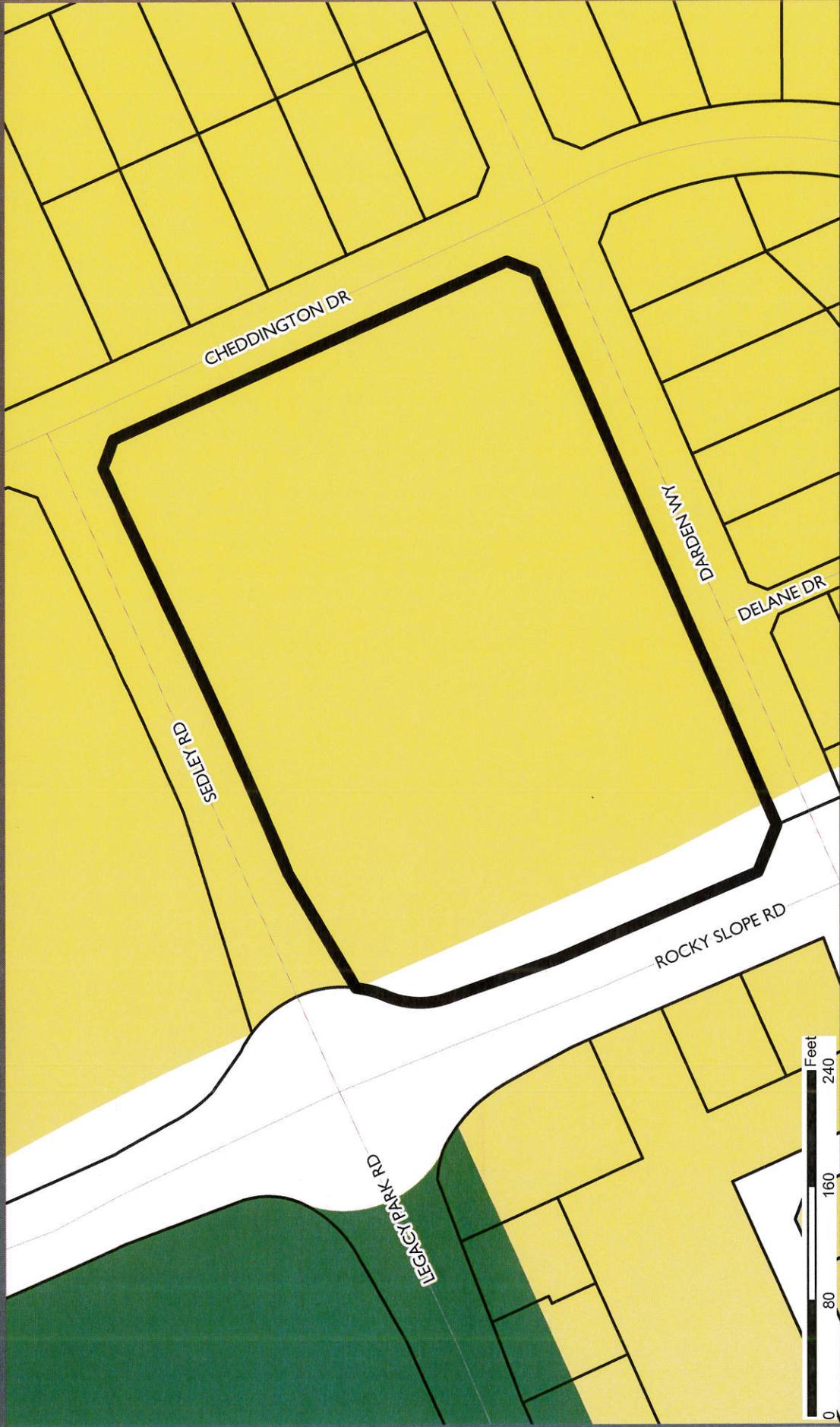
city of
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South Carolina

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	City Limit Boundary		C-1		C-2		C-3		C-4		C-IN		RM-3		I-1		POD
	Streets		RM-1		RM-1.5		RM-2		R-6		R-7.5		R-9		S-1		OS-C
	Parcels		RM-1.5		RM-2		R-7.5		R-9		OD		PD		RDV		



Rocky Slope Rd Legacy Square Phase 2 - Future Land Use



City Limit Boundary

Streets

Parcels

General Residential

Urban Residential

Mixed Use Neighborhood

Mixed Use Community

Mixed Use Regional

Transit Oriented Development

Mixed Use City Center

Parks, Open Space, and Schools

High Intensity Non-Residential

General Residential

Urban Residential

Mixed Use Neighborhood

Mixed Use Community

Mixed Use Regional



city of greenville
South Carolina

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**Planning Staff Report to
Greenville Planning Commission
November 11, 2016
for the November 17, 2016 Public Hearing**

Docket Number: SD 16-722
Applicant: Stephen Hull
Property Owner: EDGEHILL LLC
Property Location: 8 MALLARD ST
Tax Map Number: 008000-04-00101
Acreage: 0.246
Zoning: C-3, Regional Commercial District
Proposal: **MAJOR SUBDIVISION WITH 5 LOTS AT MALLARD ST**
Staff Recommendation: Approve, subject to Staff conditions included in this report

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec. 19-2.3.13(A) Land Development, Subdivision

Sec. 19-6 Development and Design Standards

Staff Analysis:

The proposed subdivision, West End Walk (Phase Two), is in the Sterling special emphasis neighborhood near the corner of Mallard Street and Arlington Avenue, across from the Pendleton West townhouse development. The Applicant is proposing to subdivide the 0.246 acre site to develop 4 single-family attached units with a common area. Phase One of West End Walk is adjacent to this site and was approved in 2014. Phase One includes 4 townhomes that face Arlington Avenue.

The new units will face the northern property line, acting as a “bookend” to Phase One, while sharing the existing driveway off of Mallard Street. All of the units will face a common green space, but Unit A (Parcel 2) will have double frontage on Mallard Street since this unit also faces a public street. The minimum setback requirements in the C-3 zoning district are 10’ (front); 3’ or 10’ (side); and 15’ (rear). The new units appear to be in keeping with the prevailing setback pattern and overall design of Phase One, and are also in keeping with the setbacks of the Pendleton West townhomes further down the block on Mallard Street.

The property is designated “Mixed-Use Neighborhood” on the 2009 Future Land Use Map, which allows small grocery stores, drug stores, service stations, etc., and encourages “Urban and General Residential,” where the focus is on pedestrians.

Planning Conditions

1. Street trees shall be planted along Mallard Street, consistent with Sec. 19-6.2.2.
2. Additional landscaping may be required adjacent to the parking/driveway area.
3. Any existing structures at 8 Mallard Street shall be demolished prior to final plat approval.

City Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Preliminary Subdivision approval will be contingent upon the developer satisfying all conditions and requirements of the Civil, Traffic and Environmental Engineering Divisions.

Civil Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Standard Comments

- 1) The development shall meet the requirements of Article 19-2.3.13(A) Land Development – Subdivision of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) Right of Way Encroachment Permits - All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or 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.

Site Specific Comments

- 6) Access – Subdivision approval is contingent upon a common shared access being established from Mallard Street. A separate vehicular access to Lot 2 in this subdivision shall be prohibited from Mallard Street and noted accordingly on the final plat.
- 7) Private Drive – The private drive shall be designed to accommodate two-way traffic and the final plat shall include a statement wherein the rights and obligations of the interested parties and the city are enumerated; to wit: "Each owner of property shown on this plat is provided access to a public street by an easement recorded in the Office of the Greenville County Register of Deeds in Book _____ at Page _____"

in which each property owner has a perpetual undivided interest of access. Further, this easement shall provide ingress and egress to agents and employees of the City of Greenville for the purpose of establishing, maintaining, repairing, etc. designated public utilities located within the easement and providing public services, including, but not limited to, fire and police protection, to the properties reflected on this plat. Approval of this plat by the City of Greenville through its authorized agents does not constitute a representation that the easement is actually constructed as shown on the plat or that the easement meets the design standards certified to by the design engineer. The City in its sole discretion may prohibit further subdivision of any lot reflected on this plat. The City will not accept any offer of public dedication of this private access way unless it is designed and constructed to prevailing public street standards and 100% of the costs of improvements are assessed to the lots reflected on the plat."

- 8) The development will require an extension of the City's sanitary sewer system and an extension of the water system to serve the new lots. Easements will be required through the site for the utility extensions and recorded with the final plat for the subdivision.
- 9) Utility/Road Repair – Utility cuts and other construction impacts on Mallard Street will be performed in accordance with Ordinance 36-109. Any utility cut exceeding 20 feet in length or width may require repaving the road up to 100 feet on either side of the repair area.
- 10) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of any proposed stormwater management features and/or other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided 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. There are existing City sewer mains available to serve this development. A main extension will be required. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa.
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7:

Stormwater Management). Specifically, the development will be subject to the following conditions:

- 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 - The subject property is not located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.

Traffic Engineer Comments

Recommend: Approve

Parks & Recreation Comments

Recommend: Approve

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

Due to the total distance from the street being only 106 feet, Fire access to the proposed lots will be sufficient from the Mallard St.



APPLICATION FOR LAND DEVELOPMENT PERMIT
 Contact Planning & Development (864) 467-4476

Office Use Only:

Application# S 16-722 Fees Paid 300
 Date Received 10/10/16 Accepted By SA
 Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	STEPHEN HULL	Edgemoor LLC
*Title:	President, SOLE MEMBER	-
*Address:	308 Arlington Ave Greenville 29601	SAME
*Phone:	615.310.8822	SAME
*Email:	shull157@att.net	SAME

PROPERTY INFORMATION

*STREET ADDRESS 8 Maxwell Street, GREENVILLE SC 29601
 *TAX MAP #(S) #0080000400101
 *ZONING DESIGNATION 581
 *# ORIGINAL LOTS 1 *TOTAL ACREAGE .246
 *# PROPOSED LOTS 5 *TOTAL ACREAGE .246

INSTRUCTIONS

- Please refer to **section 19-2.3.13, Land Development**, for additional information.
- All applications and fees (made payable to the City of Greenville) for land development permits must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
 - Minor Subdivision – (2 lots) \$300.00 - Summary Plat review, *administrative review*
 - Major subdivision – (3-10 lots) ✓ \$300.00 - Preliminary Plat review, *public hearing required*
 - Major subdivision – (11+ lots) \$550.00 - Preliminary Plat review, *public hearing required*
 - Multifamily development \$550.00 - *public hearing required*
- The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. The staff will contact the applicant to correct any deficiencies which must be corrected prior to placing a land development application on the planning commission agenda. You are encouraged to schedule an application conference with a planner who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.
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- Multifamily Development plan format and content requirements are reflected in the Administrative Manual at Appendix 'H'. The information shall include at a minimum:
 - Completed application for land development permit;
 - Context map, showing relationship of proposed development to the surrounding neighborhood;

- c. Photographs of surrounding area;
- d. Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. Pool, playground, picnic area, etc.), and service areas (i.e. Dumpster pad/trash collection area, HVAC units, car wash area, etc.);
- e. Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
- f. Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
- g. Plan showing elevation of proposed buildings in relation to adjoining structures;
- h. Building floor plans;
- i. Landscape plan, showing existing vegetation that will remain and the new plants to be added; and
- j. Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage.

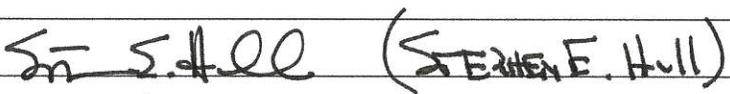
Please verify that all required information is reflected on the plan(s). Please submit two (2) paper copies and one (1) electronic version of the plan(s).

- 7. 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.

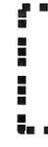
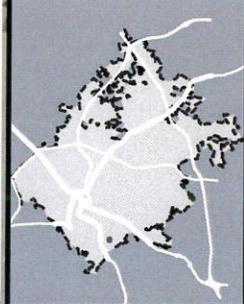
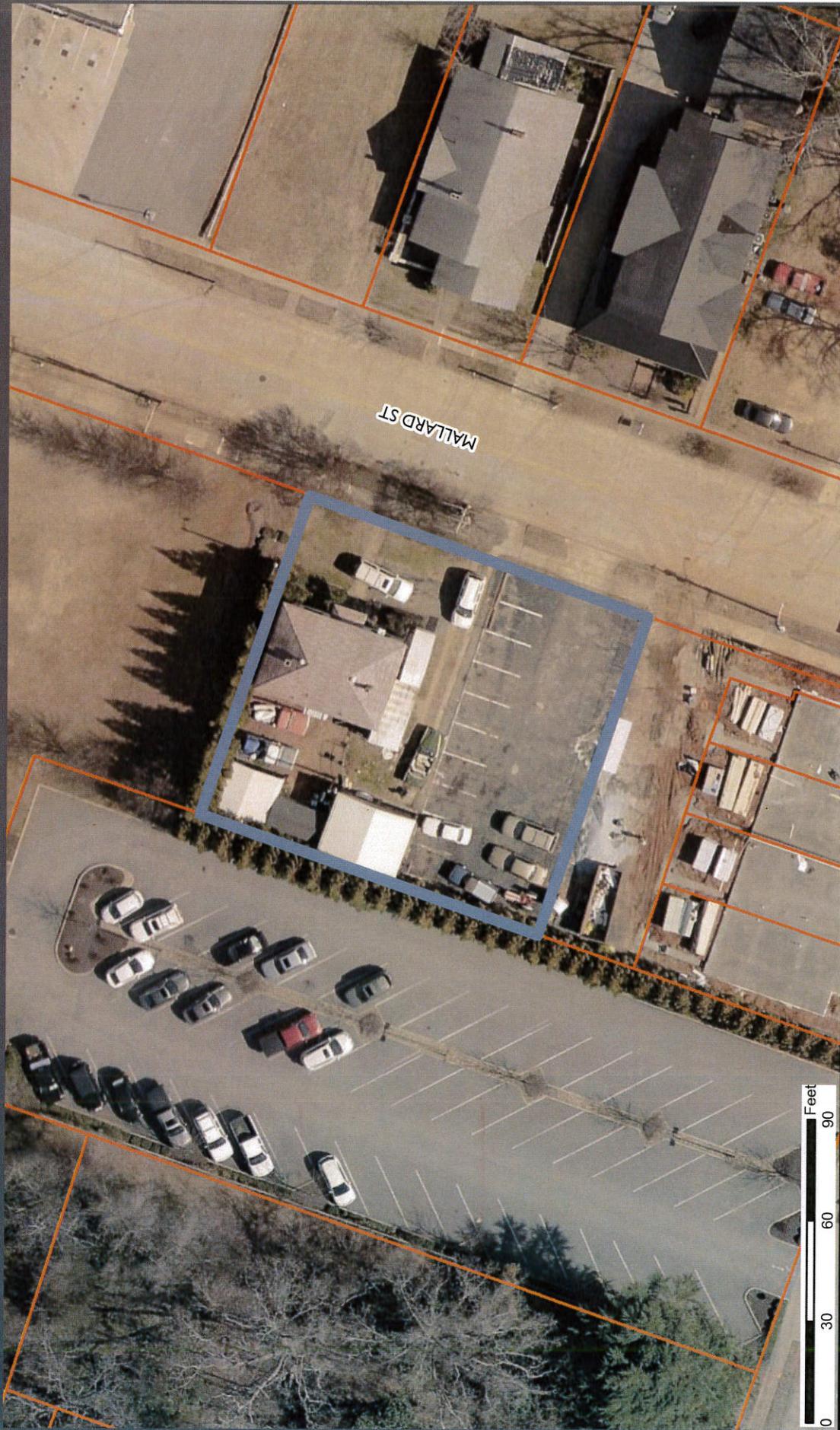
- 8. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	 (STEPHEN E. HULL)
Date	10/10/2016
Property Owner/Authorized Agent	Edgemoor LLC / Stephen E. Hull, Sole Member
Date	October 10, 2016

STOP: To be filled when application submitted to Planning & Development (excluding Minor Subdivisions)	
<input type="checkbox"/>	'Public Hearing' signs are acknowledged as received by the applicant
<input checked="" type="checkbox"/>	Received information for public meeting
<input type="checkbox"/>	Received information for materials board requirements

APPLICANT SIGNATURE 

8 Mallard St - Aerial



City Limit Boundary

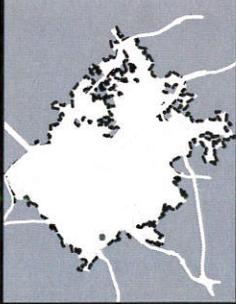


Parcels



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8 Mallard St - Future Land Use



City Limit Boundary

Streets

Parcels

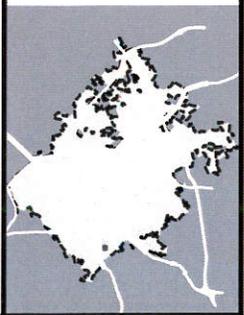
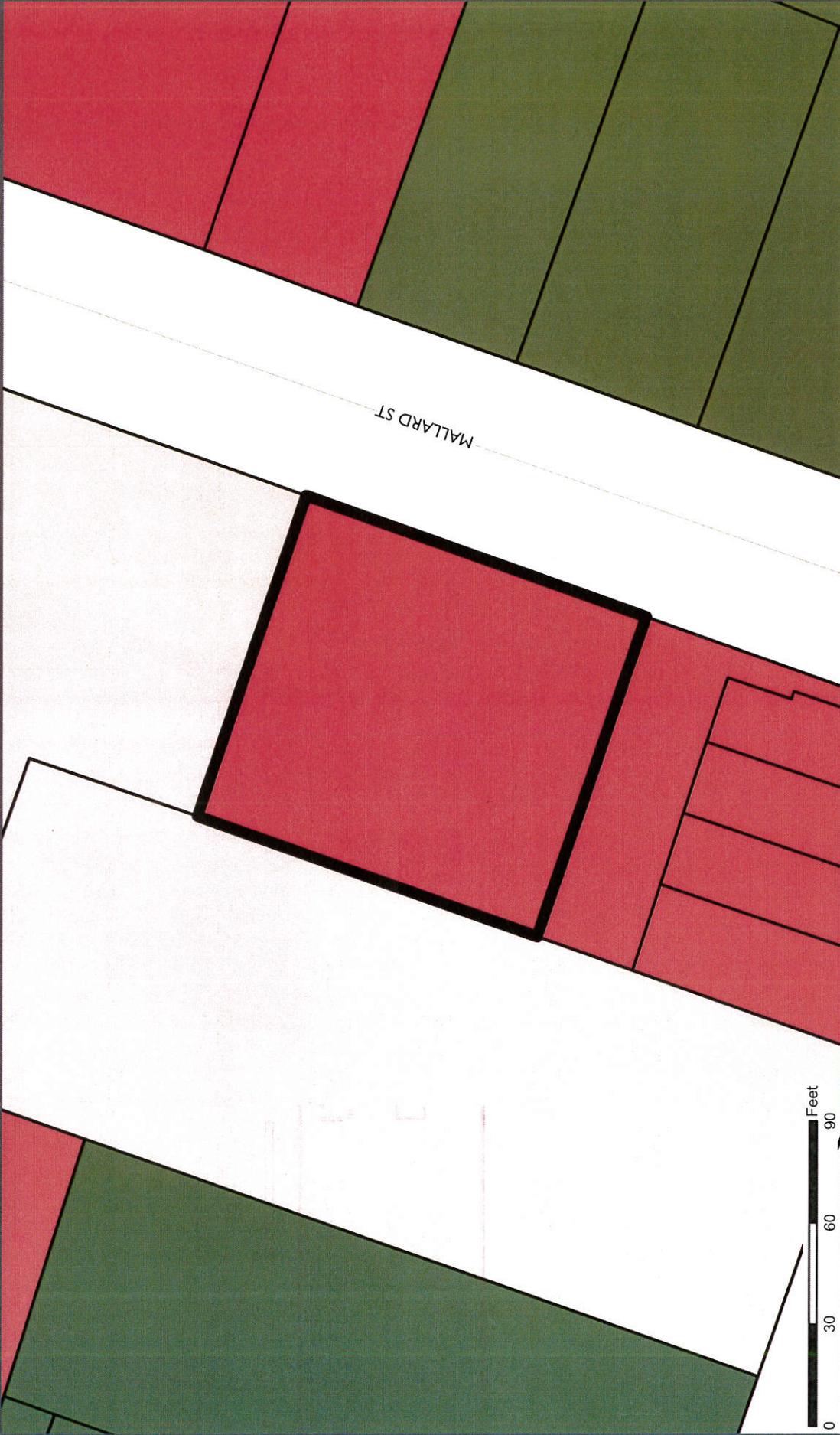
- General Residential
- Urban Residential
- Mixed Use Neighborhood
- Mixed Use Community
- Mixed Use Regional

- Transit Oriented Development
- Mixed Use City Center
- Parks, Open Space, and Schools
- High Intensity Non-Residential



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8 Mallard St - Existing Zoning



City Limit Boundary

Streets

Parcels

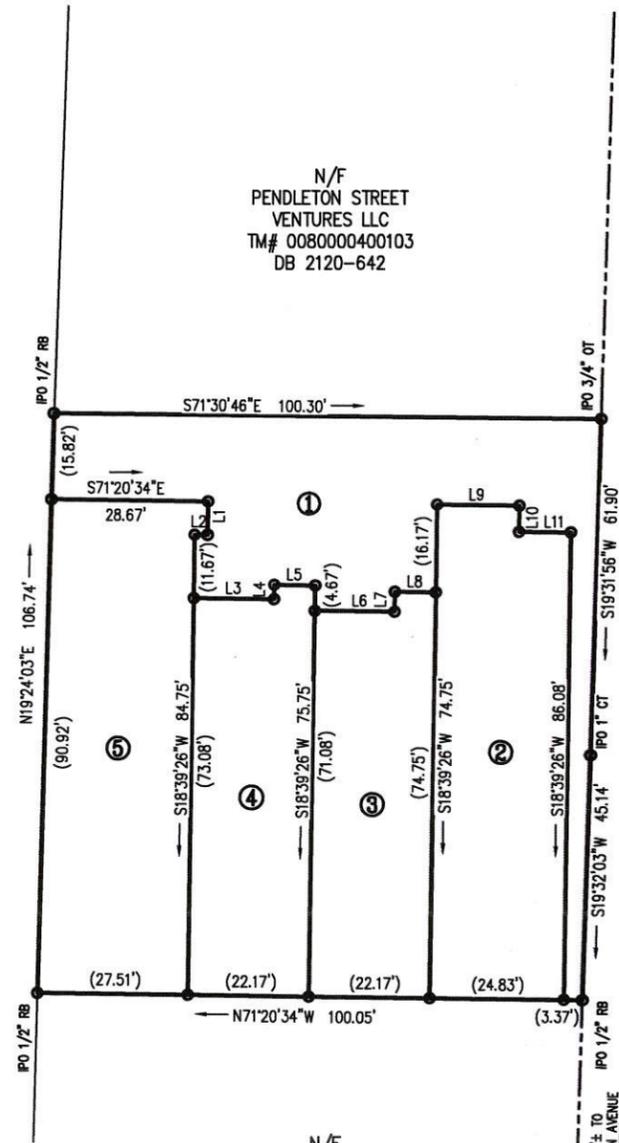
	C-1		C-IN		RM-3		I-I		POD
	C-2		RM-1		R-6		S-I		OS-C
	C-3		RM-1.5		R-7.5		OD		RDV
	C-4		RM-2		R-9		PD		



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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
PENDLETON STREET
VENTURES LLC
TM# 0080000400100
DB 2120-642



N/F
WESTEND WALK PROPERTY
OWNERS ASSOCIATION, INC
TM# 0080000400105
DB 2473-2278
PB 1218-33

- LEGEND**
- BL BUILDING LINE
 - CL CENTERLINE
 - CMP CORRUGATED METAL PIPE
 - CT CRIMP TOP
 - DE DRAINAGE EASEMENT
 - EP EDGE OF PAVEMENT
 - IPO IRON PIN OLD-O
 - IPS IRON PIN SET-O
 - 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 SSE EASEMENT
 - TEL TELEPHONE PEDESTAL
 - EM ELECTRIC METER
 - CB CATCH BASIN
 - DI DROP INLET
 - ELEC TRANS
 - ELEVATION
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - LP LIGHT POLE
 - PP POWER POLE
 - GUY ANCHOR
 - SDMH SD MANHOLE
 - SSMH SS MANHOLE
 - TMH TELEPHONE MANHOLE
 - CO CLEAN OUT
 - TC/BC TOP/BOTTOM CURB
 - TW/BW TOP/BOTTOM WALL
 - VCP VITRIFIED CLAY PIPE
 - WM WATER METER
 - WV WATER VALVE
 - CTV CABLE TV
 - X 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



TOTAL AREA
10,708 SQ.FT.
0.248 ACRES

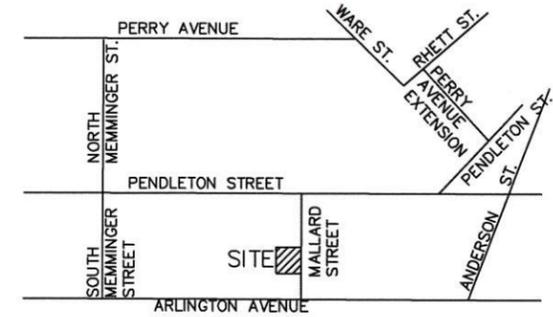
LINE TABLE

LINE #	BEARING	LENGTH
L1	S18°39'26"W	6.17
L2	N71°20'34"W	2.33
L3	S71°20'34"E	14.67
L4	N18°39'26"E	2.67
L5	S71°20'34"E	7.50
L6	S71°20'34"E	14.67
L7	N18°39'26"E	3.67
L8	S71°20'34"E	7.50
L9	S71°20'34"E	15.17
L10	S18°39'26"W	4.83
L11	S71°20'34"E	9.67

PARCEL TABLE

PARCEL #	SQ.FT.	ACRES
1	2,790 SQ.FT.	0.064
2	2,211 SQ.FT.	0.051
3	1,603 SQ.FT.	0.037
4	1,640 SQ.FT.	0.038
5	2,462 SQ.FT.	0.057

- NOTES**
- PRIVATE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK _____, PAGE _____.
 - EACH OWNER OF PROPERTY SHOWN ON THIS PLAT IS PROVIDED ACCESS TO A PUBLIC STREET BY AN EASEMENT RECORDED IN THE OFFICE OF THE GREENVILLE COUNTY REGISTER OF DEEDS IN BOOK _____ AT PAGE _____ IN WHICH EACH PROPERTY OWNER HAS A PERPETUAL UNDIVIDED INTEREST OF ACCESS. FURTHER, THIS EASEMENT SHALL PROVIDE INGRESS AND EGRESS TO AGENTS AND EMPLOYEES OF THE CITY OF GREENVILLE FOR THE PURPOSE OF ESTABLISHING, MAINTAINING, REPAIRING, ETC. DESIGNATED PUBLIC UTILITIES LOCATED WITHIN THE EASEMENT AND PROVIDING PUBLIC SERVICES, INCLUDING, BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, TO THE PROPERTIES REFLECTED ON THIS PLAT. APPROVAL OF THIS PLAT BY THE CITY OF GREENVILLE THROUGH ITS AUTHORIZED AGENTS DOES NOT CONSTITUTE A REPRESENTATION THAT THE EASEMENT IS ACTUALLY CONSTRUCTED AS SHOWN ON THE PLAT OR THAT THE EASEMENT MEETS THE DESIGN STANDARDS CERTIFIED TO BY THE DESIGN ENGINEER. THE CITY IN ITS SOLE DISCRETION MAY PROHIBIT FURTHER SUBDIVISION OF ANY LOT REFLECTED ON THIS PLAT. THE CITY WILL NOT ACCEPT ANY OFFER OF PUBLIC DEDICATION OF THIS PRIVATE ACCESS WAY UNLESS IT IS DESIGNED AND CONSTRUCTED TO PREVAILING PUBLIC STREET STANDARDS AND 100% OF THE COSTS OF IMPROVEMENTS ARE ASSESSED TO THE LOTS REFLECTED ON THE PLAT.
 - REF PLAT BOOK 1179, PAGE 84.



LOCATION MAP

NOT TO SCALE

CERTIFICATE OF ACCURACY

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 SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

A. CLAY JONES, P.L.S.
S.C. REG. NO. 26210

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ SIGNED _____

DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ CITY ENGINEER - CITY OF GREENVILLE
OR DESIGNATED REPRESENTATIVE

FINAL PLAT FILE NO. SD 14-
CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

MALLARD TOWNHOMES

NO. OF ACRES: 0.248 MILES OF NEW ROAD: N/A

NO. OF LOTS: 5 CURRENT ZONING: C-3

ERROR OF CLOSURE: 1:10,000

OWNER: EDGEHILL LLC
308 ARLINGTON AVE., GREENVILLE SC 29601

SCALE 1"=20'	PROPERTY ADDRESS 8 MALLARD STREET	TAX PIN 0080000400101
DATE 9/30/16	FIELD CREW RC/RM	DRAWN BY JAM



SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com



**Planning Staff Report to
Greenville Planning Commission
November 9, 2016**

for the November 9, 2016 Public Hearing

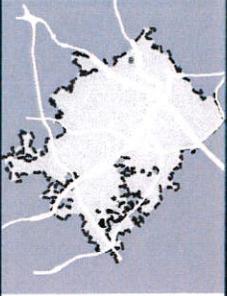
Docket Number: MD 16-738
Applicant: Stephen Hull
Property Owner: EDGEHILL LLC
Property Location: 8 MALLARD ST
Tax Map Number: 008000-04-00101
Proposal: Land Development Permit, Multi-Family Development
Staff Recommendation: **Approval, subject to staff approval of appropriate street trees along the Mallard Street frontage of the property.**

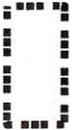
Staff Analysis: The applicant constructed a 4-unit townhouse development at the corner of Arlington Avenue and Mallard Street in 2015. These units were designed to face Arlington Avenue with rear-loaded garages accessed by a common driveway connecting to Mallard Street. The adjacent property is now being proposed for Phase 2 of the project.

Phase 2 will consist of four townhouses with similar architectural design and materials. To reduce the amount of asphalt paving, the applicant proposes to orient the townhouses to the side so that rear-loaded garages can share the existing common driveway. A landscaped courtyard will create the 'front yard' for the units. The front door of the unit adjacent to Mallard Street is oriented to the street and the street-facing façade is appropriately articulated.

The Design Review Board Neighborhood Panel felt the proposed design and materials were consistent with the existing development, and that the orientation of the end unit toward Mallard Street was appropriately designed. The DRB recommended the inclusion of street trees along Mallard Street. The 5' setback along Mallard Street is consistent with the setback for Phase 1 of the project and that of the Pendleton West Townhouses across Arlington Avenue from the project.

8 Mallard St - Aerial



 City Limit Boundary
 Parcels



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city of greenville

APPLICATION FOR LAND DEVELOPMENT PERMIT

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# 5 MD 16-738 Fees Paid 550

Date Received 10/13 Accepted By BN/SH

Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

SD 16-722

	APPLICANT	PROPERTY OWNER
*Name:	STEPHEN HULL	Edgehill LLC
*Title:	President, Sole Member	—
*Address:	308 Arlington Ave Greenville 29601	SAME
*Phone:	615-310-8822	SAME
*Email:	sehull57@att.net	SAME

PROPERTY INFORMATION

*STREET ADDRESS 8 Mallard Street, Greenville, SC 29601

*TAX MAP #(S) #0080000400101

*ZONING DESIGNATION 581

*# ORIGINAL LOTS 1 *TOTAL ACREAGE .246

*# PROPOSED LOTS 5 *TOTAL ACREAGE .246

INSTRUCTIONS

- Please refer to **section 19-2.3.13, Land Development**, for additional information.
- All applications and fees (made payable to the City of Greenville) for land development permits must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
 - Minor Subdivision – (2 lots) \$300.00 - Summary Plat review, *administrative review*
 - Major subdivision – (3-10 lots) \$300.00 - Preliminary Plat review, *public hearing required*
 - Major subdivision – (11+ lots) \$550.00 - Preliminary Plat review, *public hearing required*
 - Multifamily development **\$550.00 - public hearing required**
- The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. The staff will contact the applicant to correct any deficiencies which must be corrected prior to placing a land development application on the planning commission agenda. You are encouraged to schedule an application conference with a planner who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.
- Land development applications require a public hearing before the planning commission and must be posted at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
- Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix 'F'.
- Multifamily Development plan format and content requirements are reflected in the Administrative Manual at Appendix 'H'. The information shall include at a minimum:
 - Completed application for land development permit;
 - Context map, showing relationship of proposed development to the surrounding neighborhood;

- c. Photographs of surrounding area;
- d. Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. Pool, playground, picnic area, etc.), and service areas (i.e. Dumpster pad/trash collection area, HVAC units, car wash area, etc.);
- e. Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
- f. Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
- g. Plan showing elevation of proposed buildings in relation to adjoining structures;
- h. Building floor plans;
- i. Landscape plan, showing existing vegetation that will remain and the new plants to be added; and
- j. Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage.

Please verify that all required information is reflected on the plan(s). Please submit two (2) paper copies and one (1) electronic version of the plan(s).

7. 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.

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

*Signatures	
Applicant	<i>[Signature]</i> S. H. O. O.
Date	10/13/2016
Property Owner/Authorized Agent	Edgehill LLC / <i>[Signature]</i> S. H. O. O., Sole Member <i>President +</i>
Date	October 13, 2016

STOP: To be filled when application submitted to Planning & Development (excluding Minor Subdivisions)	
1	'Public Hearing' signs are acknowledged as received by the applicant
yes	Received information for public meeting
yes	Received information for materials board requirements

APPLICANT SIGNATURE *[Signature]* S. H. O. O.

10/13/16

Design Intent

Our intent with Phase Two of West End Walk is to maximize green space and seamlessly meld with Phase One, completed last year. As such, we are “bookending” the new phase with the original one, allowing them to share the existing driveway, which eliminated thousands of square feet of asphalt that would have been necessary if all four units in Phase Two had been designed to face Mallard Street with garages facing the western property line.

Unit A of Phase Two engages the neighborhood with a layered façade and front door and porch that front on Mallard, while the other three units share a wide and landscaped courtyard.

The proposed minimum setback on Mallard Street of 5'-3" from the property line will align the new construction with the existing Mallard Street façade of Phase One, and is in keeping with the setbacks of the Pendleton West on the next block south, which vary from a minimum of 3.6' to a maximum of 7.3'. We propose a 5'-0" setback at the western property line, which aligns the new phase with Phase One, and also a 5'-0" setback from the southern property line abutting the existing driveway. The minimum setback along the northern property line is 16'-1".

All exterior materials will match Phase One and were chosen for neighborhood compatibility and long term serviceability: pre-finished James Hardie siding and trim, architectural roofing, and classic brick. Exterior lighting, identical to phase one, will be coach lamplighting on each front porch and above each garage in the rear. Using the same trees, foundation plantings and fencing material will further unify the two phases.

Height: 19.25"
Width/Dia.: 8"
Extension: 10.75"
UPC: 783927226769
Glass: White Linen
Shipped Via: UPS
Safety Rating: CULW
Weight: 5.7lb
Top to Outlet: 6.75"
Number of Bulbs: 1
Max. Wattage: 100W
Bulb Type: A19
Bulb Base: Medium
Light Source: Incandescent
Bulb Voltage: 120V



Height: 10.5"
Width/Dia.: 6"
Extension: 7.13"
UPC: 783927225243
Glass: White Linen
Shipped Via: UPS
Safety Rating: CULW
Weight: 2.4lb
Top to Outlet: 4.50"
Number of Bulbs: 1
Max. Wattage: 60W
Bulb Type: A19
Bulb Base: Medium
Light Source: Incandescent
Bulb Voltage: 120V



Arlington Avenue Townhomes
(WEST END WALK PHASE 1)





Mallard Street Townhomes Project Site
(WEST END WALK PHASE 2)





Pendleton West Condominiums





Citgo Gas & Convenience Store

Pete's Restaurant



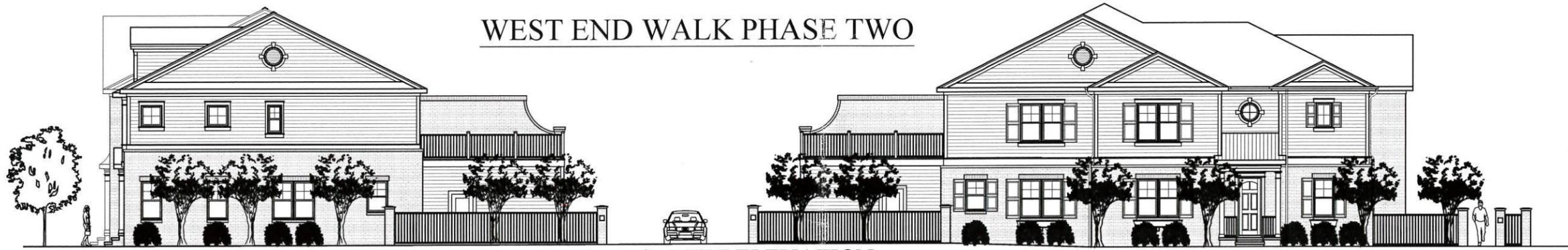


House across Mallard Street

Office across Mallard Street



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86



WEST END WALK PHASE TWO

MALLARD STREET ELEVATION



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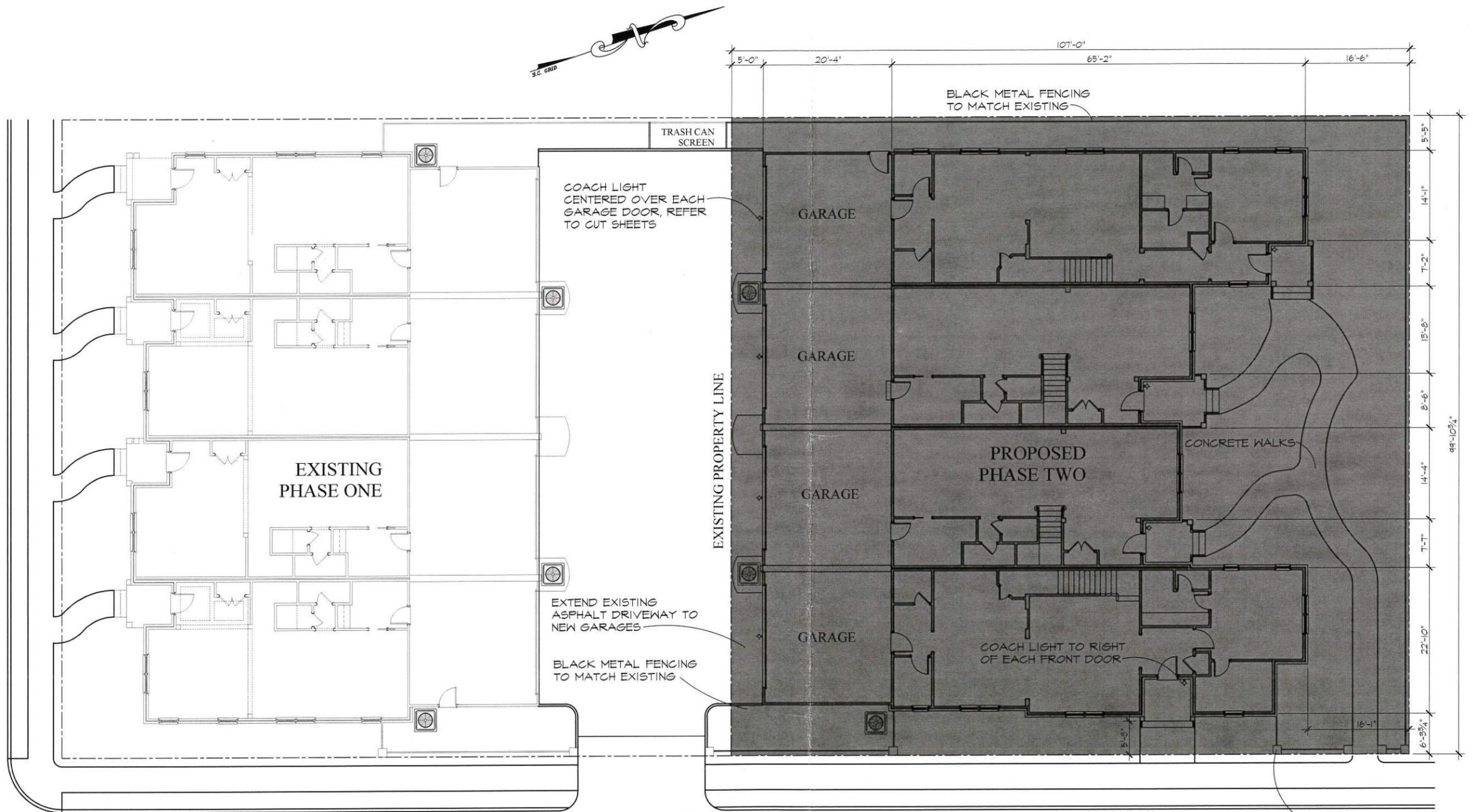
WESTEND WALK PHASE TWO
GREENVILLE, SC

10-09-16
ISSUED FOR
PLANNING
COMMISSION



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86

ARLINGTON AVENUE



NOTE: DRAWINGS PROVIDED BY SITE DESIGN TAKE PRECEDENT OVER THESE WHERE SAME ARE AT ODDS.

MALLARD STREET

SITE PLAN

SCALE: 1"=10"

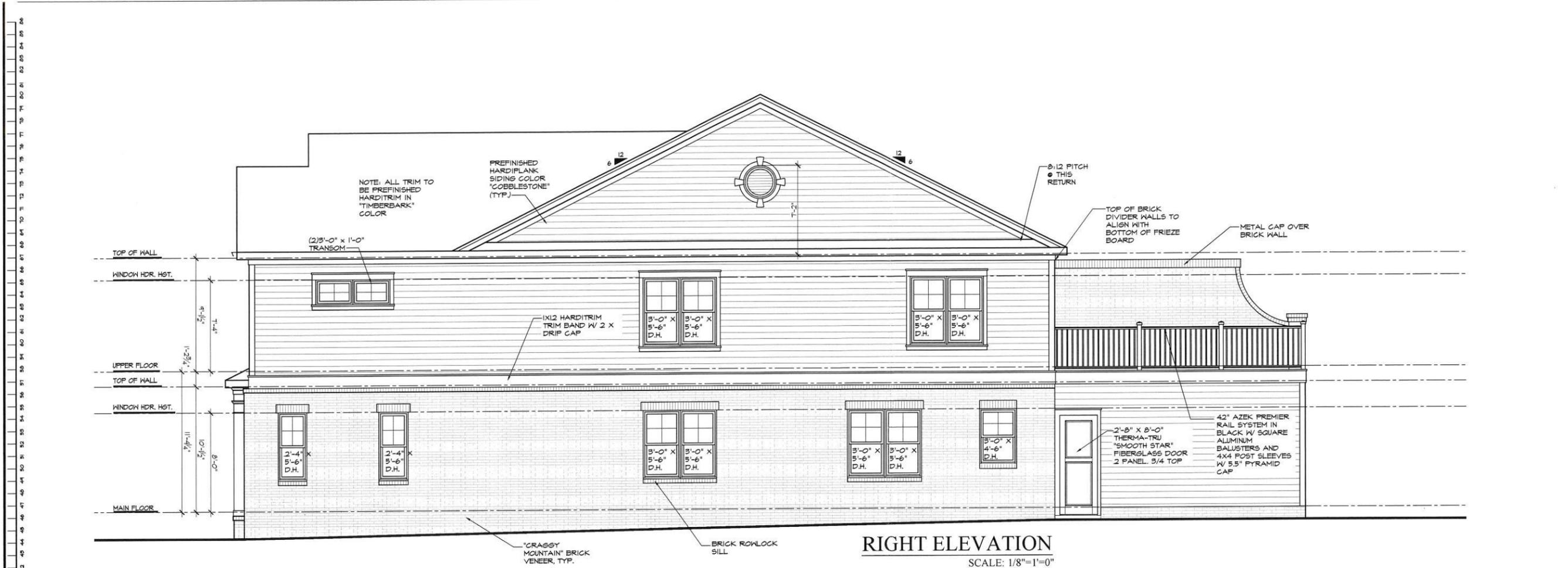
BRICK COLUMNS AND BLACK METAL FENCING, SEE DETAIL SHEET G6

WESTEND WALK PHASE TWO
GREENVILLE, SC

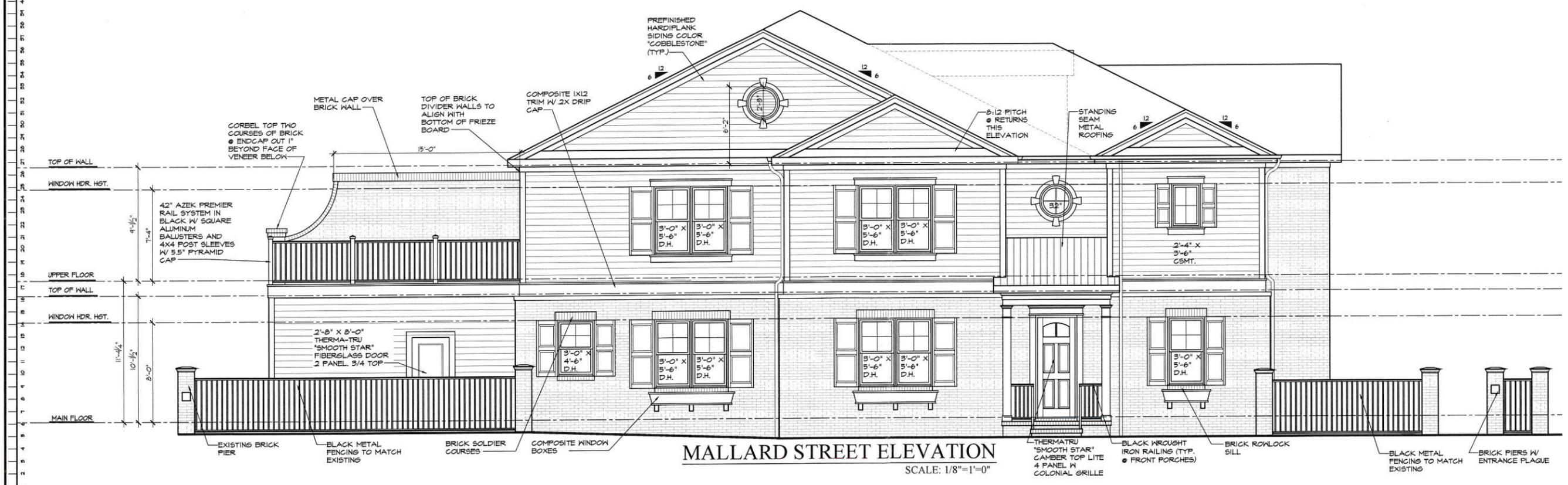
10-09-16
ISSUED FOR
PLANNING
COMMISSION



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RIGHT ELEVATION
SCALE: 1/8"=1'-0"



MALLARD STREET ELEVATION
SCALE: 1/8"=1'-0"

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86



**UNIT A
AREA CALCULATIONS**
 MAIN FLOOR: 1383 SQ. FT.
 UPPER FLOOR: 1325 SQ. FT.
 TOTAL HEATED: 2708 SQ. FT.

**UNIT B
AREA CALCULATIONS**
 MAIN FLOOR: 961 SQ. FT.
 UPPER FLOOR: 933 SQ. FT.
 TOTAL HEATED: 1894 SQ. FT.

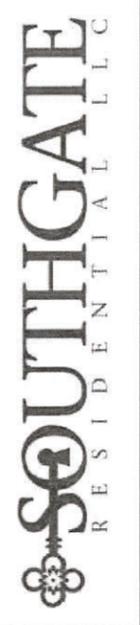
**UNIT C
AREA CALCULATIONS**
 MAIN FLOOR: 989 SQ. FT.
 UPPER FLOOR: 988 SQ. FT.
 TOTAL HEATED: 1977 SQ. FT.

**UNIT D
AREA CALCULATIONS**
 MAIN FLOOR: 1334 SQ. FT.
 UPPER FLOOR: 1270 SQ. FT.
 TOTAL HEATED: 2604 SQ. FT.

MAIN FLOOR PLAN
 SCALE: 3/16"=1'-0"

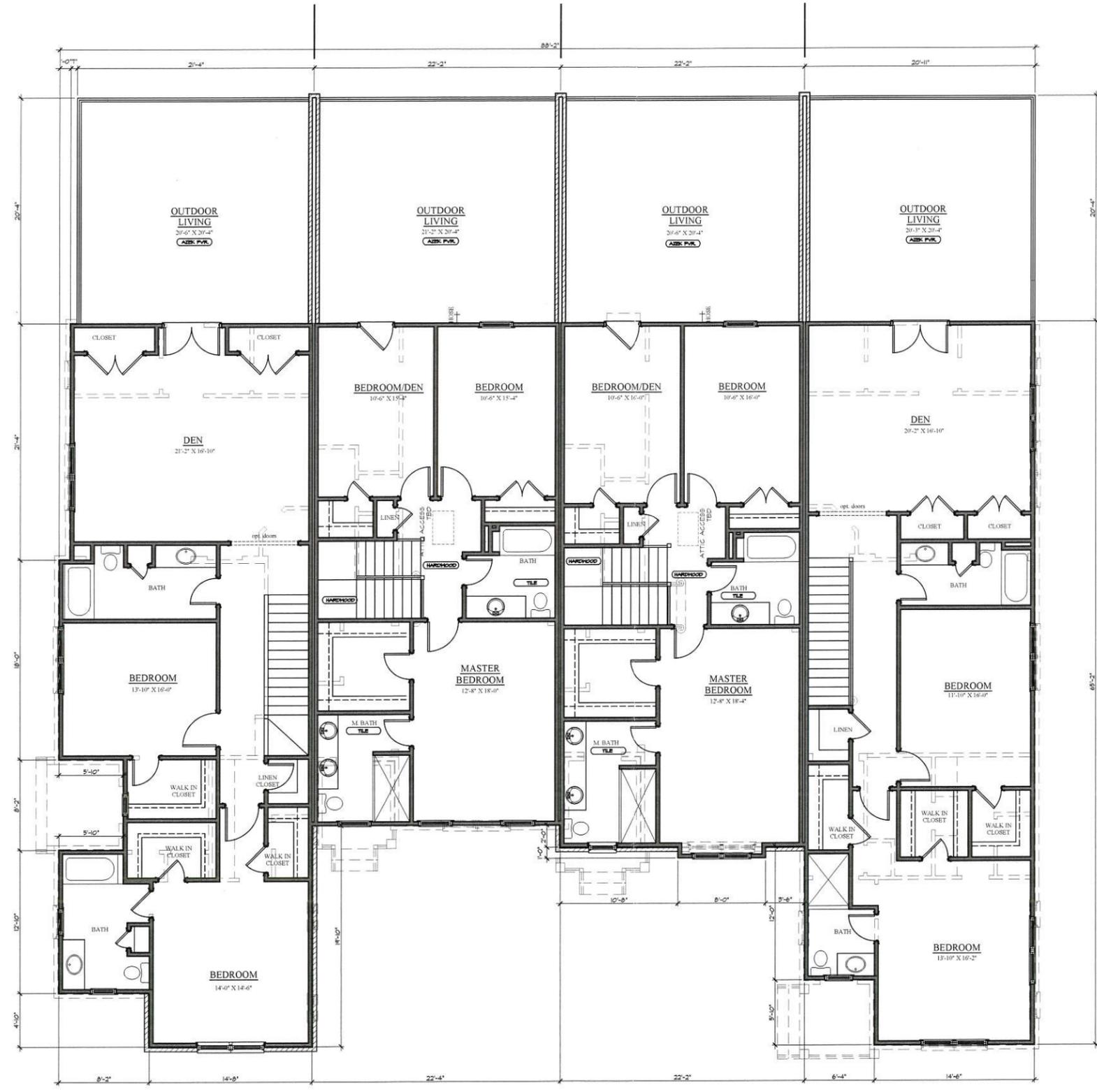
**WESTEND WALK PHASE TWO
GREENVILLE, SC**

10-09-16
 ISSUED FOR
 PLANNING
 COMMISSION



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0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86



UPPER FLOOR PLAN
SCALE: 3/32"=1'-0"

WESTEND WALK PHASE TWO
GREENVILLE, SC

10-09-16
ISSUED FOR
PLANNING
COMMISSION



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**Planning Staff Report to
Greenville Planning Commission
November 10, 2016**

for the November 17, 2016 Public Hearing

Docket Number: SD 16-730
Applicant: Drew Parker
Property Owner: ACQUISITION MANAGEMENT TEAM LLC
Property Location: RIDGEWAY AV
Tax Map Number: 025700-08-05603
Acreage: 1.8 acres
Zoning: R-6, Single-Family Residential District & OD, Office and Institutional District
Proposal: Preliminary Subdivision Plat for 14 residential lots + Common Space
Staff Recommendation: Approval, subject to compliance with the Use-Specific Standards for Cottage Subdivisions in Sec. 19-4.3.1(A)(4) of the Land Management Ordinance, and the comments from other departments listed below

Applicable Sections of the City of Greenville Code of Ordinances:

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

Sec. 19-2.3.13(A) Land Development, Subdivision

Sec. 19-6 Development and Design Standards

Sec. 19-4.3.1(A)(4) Cottage Subdivision

Staff Analysis: The applicant proposes a Cottage Subdivision, pursuant to the Use-Specific Standards of Section 19-4.3.1(A)(4) of the Land Management Ordinance. The property is split-zoned: R-6, Single-Family Residential District, and OD, Office and Institutional District. The subdivision will consist of 14 residential lots for 8 single-family detached houses on the R-6 portion and 6 townhouses on the OD portion of the property. The lots front on a 'Village Green', and other common open space amenities include a community garden and an amphitheater/stage overlooking a bog garden. Common parking areas are located on the perimeter of the property. Pedestrian connections along Ridgeway Avenue and within the common open space provide access to amenities. A buffer is proposed along the eastern property line where houses and townhouses will be in close proximity to existing single-family houses. Houses along Ridgeway Avenue will be designed with a 'front' facing the street and one facing the common area.

The standards for a Cottage Subdivision include requirements for layout of the development, minimum common open space, access, and design of the individual houses and lot layout. At this preliminary plat stage of the development, the proposal complies with applicable standards of the Cottage Subdivision. Staff will verify compliance with all requirements of the Cottage Subdivision during the permitting process as details of the proposal are finalized.

Environmental Engineer Comments

Recommend: Approved with comments.

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa.
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, the development will be subject to the following conditions:
 - 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 - The subject property is not located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.

Traffic Engineer Comments

Recommend: Approve w/ Conditions

Comments:

The limited circulation of the parking lots makes it difficult for vehicles to efficiently navigate the site. Provide hatched no parking spaces to allow for turn-arounds, particularly near Lots 13 and 14.

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

Fire and emergency vehicle access is required to be provided to within 150 feet of the most remote portion of every structure on your site. Fire access roads must be a minimum of 20 feet wide DOT approved surface and allow for a 40 ft. turning radius. Please show how this is accomplished given the current layout. Any Fire access road longer than 149 feet must have an approved turn around suitable for emergency fire vehicles.

0 Ridgeway Av - Aerial



city of
greenville
South Carolina

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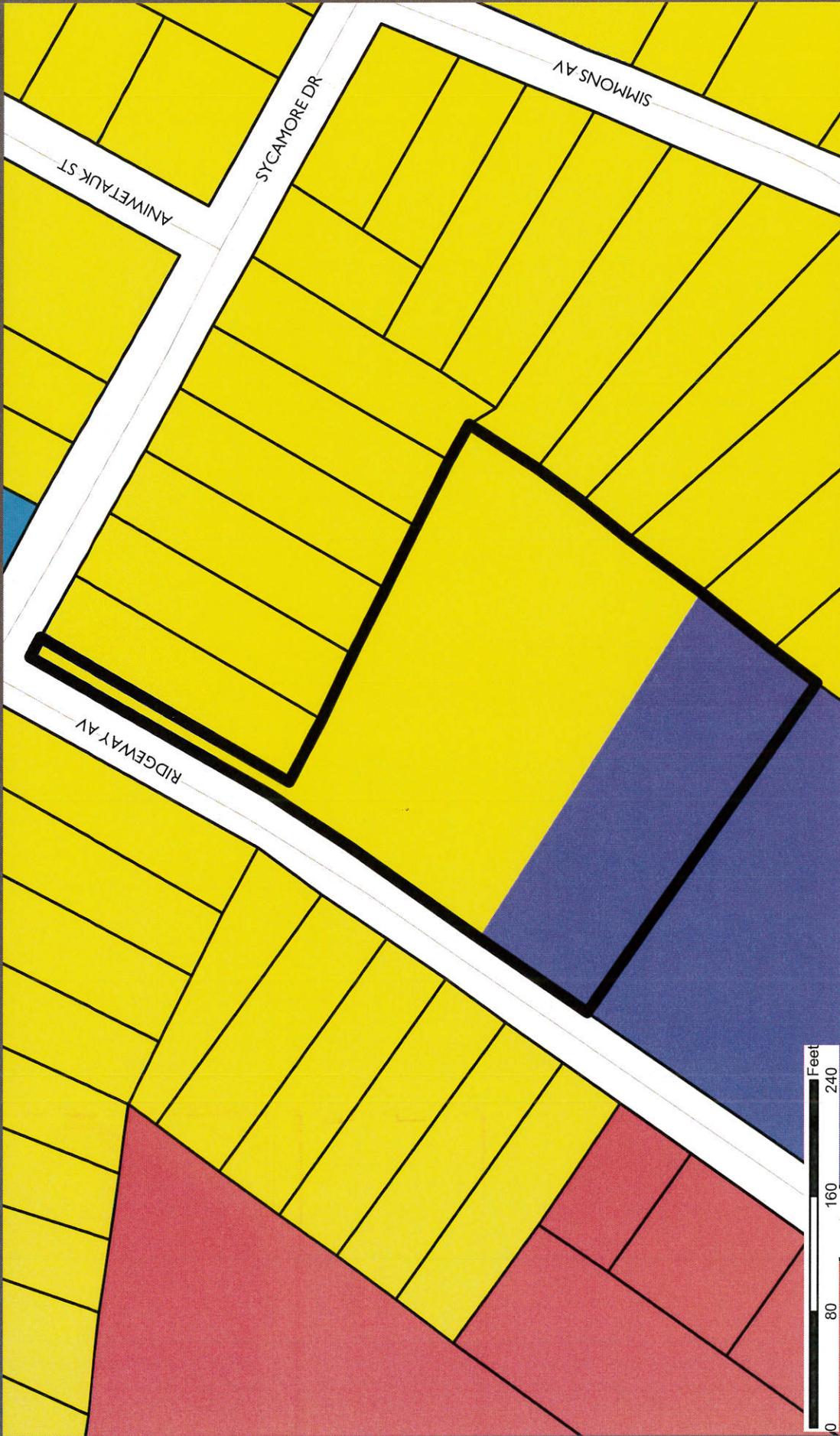
City Limit Boundary



Parcels



0 Ridgeway Av - Existing Zoning





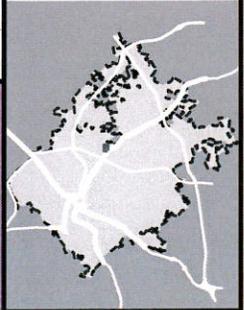
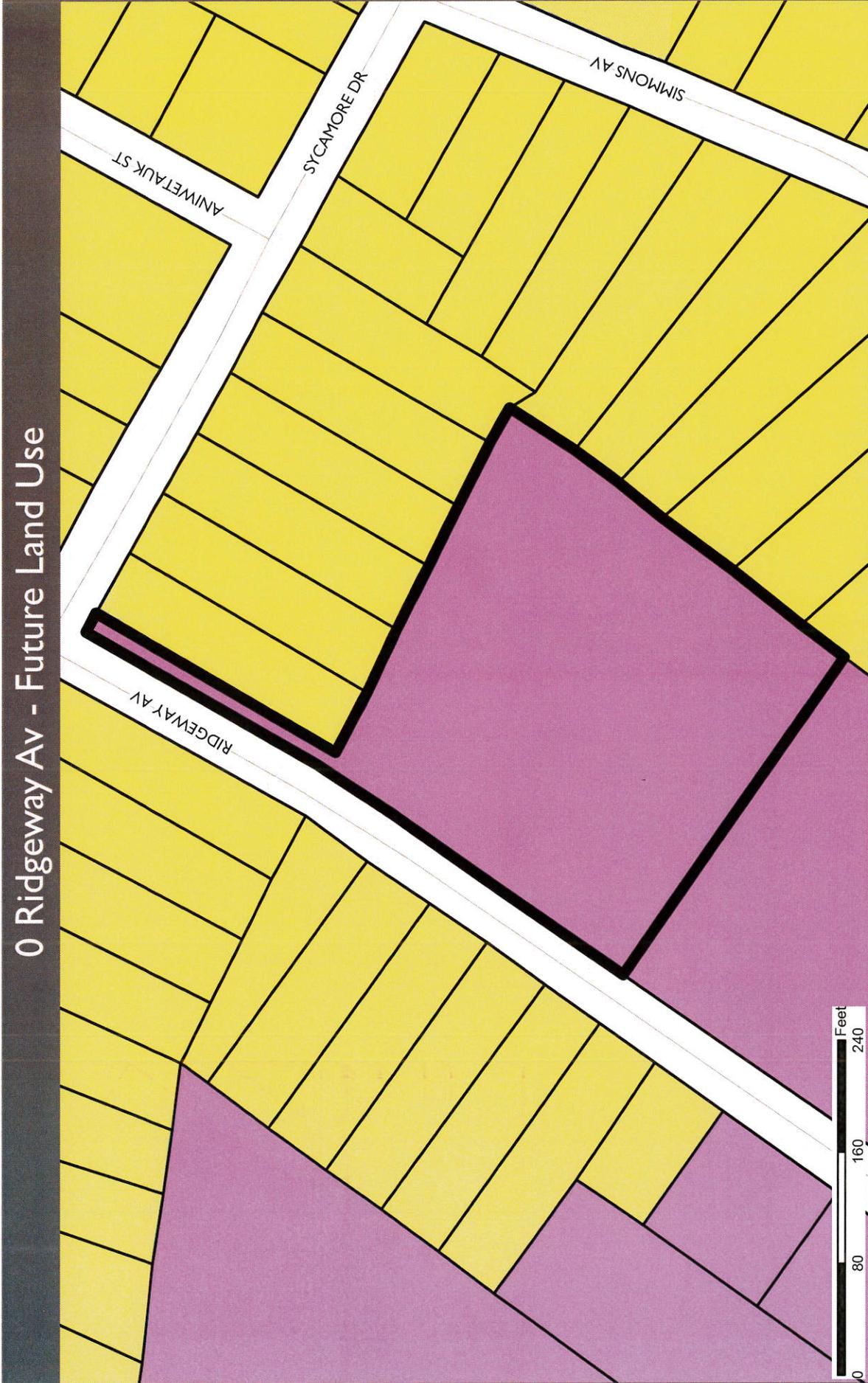
city of
greenville
South Carolina

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	City Limit Boundary		C-1		C-2		C-3		C-4
	Streets		C-IN		RM-1		RM-1.5		RM-2
	Parcels		RM-3		R-6		R-7.5		R-9
			I-1		S-1		OD		PD
			POD		OS-C		RDV		



0 Ridgeway Av - Future Land Use



- City Limit Boundary
- Streets
- Parcels

- General Residential
- Urban Residential
- Mixed Use Neighborhood
- Mixed Use Community
- Mixed Use Regional

- Transit Oriented Development
- Mixed Use City Center
- Parks, Open Space, and Schools
- High Intensity Non-Residential



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APPLICATION FOR LAND DEVELOPMENT PERMIT

Contact Planning & Development (864) 467-4476

Office Use Only:	
Application# <u>58 16-730</u>	Fees Paid <u>550.00</u>
Date Received <u>10-10-16</u>	Accepted By <u>SH</u>
Date Complete _____	App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Drew Parker	Acquisition Management Team, LLC
*Title:	Developer	Charles Crider - Owner
*Address:	101 Falls Park Drive, Suite 105, Greenville, SC 29601	2 Ridgeway Ave, Greenville, SC 29607
*Phone:	(864) 380-5825	(864) 313-9745
*Email:	dparker@parkergroupservices.com	Chuckcrider.cell@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS: 0 RIDGEWAY AVENUE

*TAX MAP #(S): 0257000805603

*ZONING DESIGNATION: CURRENTLY SPLIT ZONED R-6 AND OD

*# ORIGINAL LOTS: 1

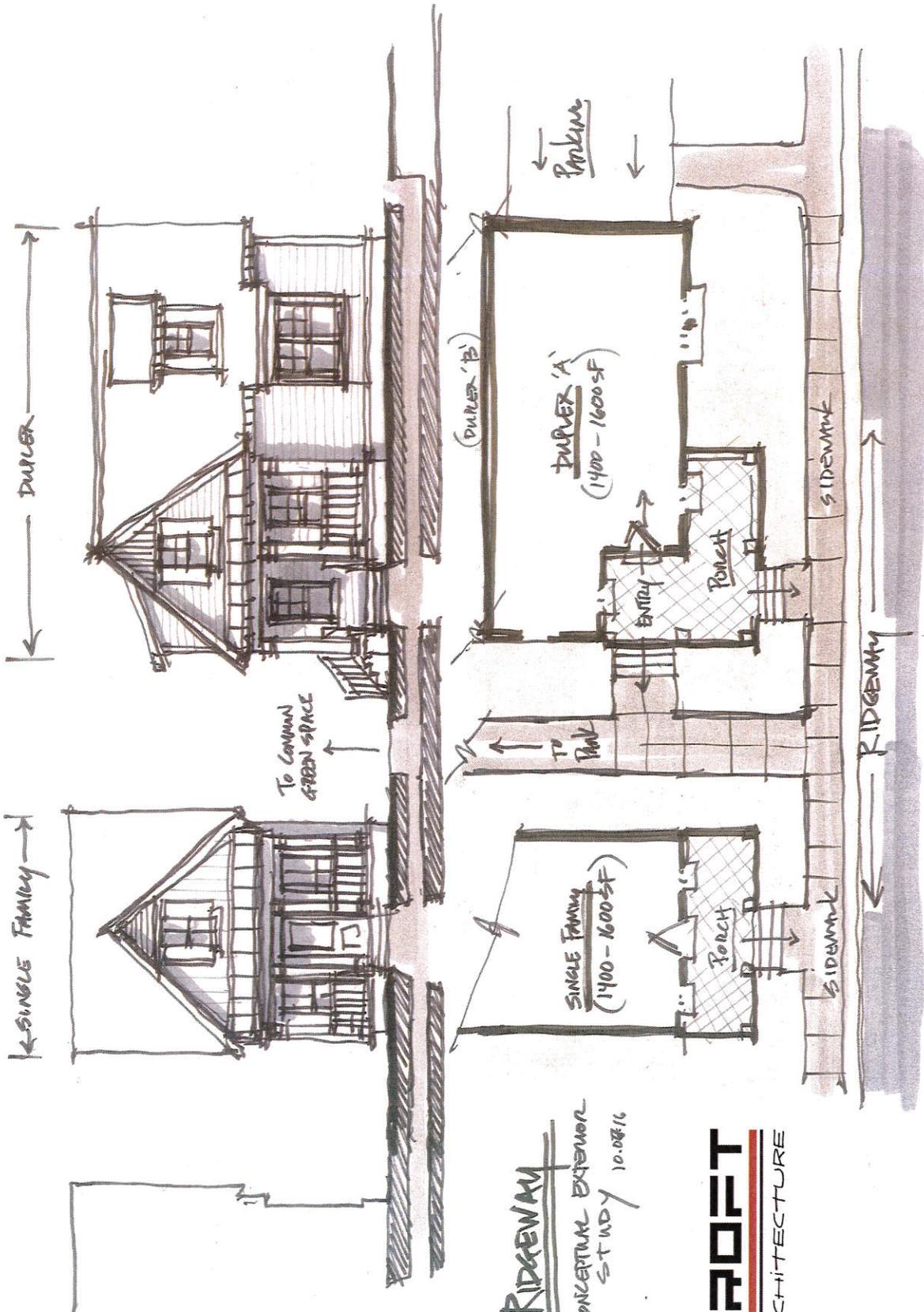
*TOTAL ACREAGE: 1.8

*# PROPOSED LOTS: SEEKING TO SUBDIVIDE CURRENT SPLIT ZONE SO R-6 AND OD ZONED AREAS ARE SEPARATED INTO TWO TAX PARCELS. WILL FURTHER SUBDIVIDE TO CREATE 8 SINGLE FAMILY LOTS IN THE R-6 PARCEL AND 6 SINGLE FAMILY ATTACHED DUPLEX LOTS IN THE OD PARCEL. THERE WILL ALSO BE A COMMON AREA GREEN SPACE WITH A SEPARATE TAX MAP # IN THE R-6 AND OD ZONED PARCELS.

*TOTAL ACREAGE: 1.8

INSTRUCTIONS

- Please refer to **section 19-2.3.13, Land Development**, for additional information.
- All applications and fees (made payable to the City of Greenville) for land development permits must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
 - Minor Subdivision – (2 lots) \$300.00 - Summary Plat review, *administrative review*
 - Major subdivision – (3-10 lots) \$300.00 - Preliminary Plat review, *public hearing required*
 - Major subdivision – (11+ lots) \$550.00 - Preliminary Plat review, *public hearing required*
 - Multifamily development \$550.00 - *public hearing required*
- The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. The staff will contact the applicant to correct any deficiencies which must be corrected prior to placing a land development application on the planning commission agenda. You are encouraged to schedule an application conference with a planner who will review your application for “sufficiency” at the time it is submitted. Call (864) 467-4476 to schedule an appointment.
- Land development applications require a public hearing before the planning commission and must be posted at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
- Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’.



RIDGEMAN
 CONCEPTUAL EXTERIOR
 STUDY 10.08.16

CROFT
 ARCHITECTURE

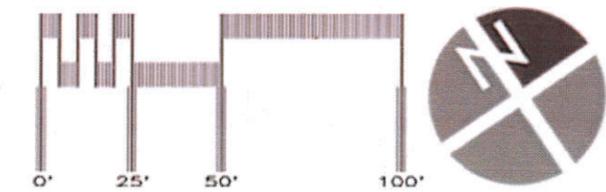


PLANTINGS

EXISTING RESIDENTIAL



CASE STUDY IMAGERY



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



RIDGEWAY TOWNHOMES

CITY OF GREENVILLE, S.C.

10-11-2016



**Planning Staff Report to
Greenville Planning Commission
November 9, 2016**
for the November 17, 2016 Public Hearing

Docket Number: AX 08-2016; PD 16-723
Applicant: Woodside Mill Partners LLC
Property Owner: Woodside Industrial Park LLC
Property Location: 1 E MAIN ST
Tax Map Number: 012200-03-00100
Property Location: WOODSIDE AV
Tax Map Number: 012200-03-00600
Property Location: E MAIN ST
Tax Map Number: 012200-06-01100; 012200-05-01600; 012200-05-01400
Total Acreage: 12.26
Zoning: I-1, Industrial; and R-10, Residential in the County
Proposal: Zoned annexed property as PD, Planned Development
Staff Recommendation: Approval, with the following conditions:

1. A brewery located on the site shall obtain a Conditional Use Permit from the City Planning Staff;
2. Any nonresidential uses that are not accessory to the residential uses, and which will be open between midnight and 5:00 am shall obtain a Conditional Use Permit from the City Planning Staff;
3. All other undefined 'retail or commercial' uses shall be limited to uses allowed in the C-2, Local Commercial Zoning District; and
4. Any aspects of the project that are not defined in the approved plans and PD Agreement shall comply with the applicable provisions of the City Code.

Staff Analysis: The applicant has requested that the properties associated with Woodside Mill be annexed into the City of Greenville. Two of the properties are zoned I-1 in the County and contain the main mill building and associated out buildings. Three additional properties located across East Main Street from the mill are zoned R-10 in the County and are developed as surface parking lots. The applicant is requesting a zoning designation of PD, Planned Development.

The applicant intends to work with the South Carolina Department of Archives and History on a rehabilitation plan that will qualify for state and federal income tax credits. The 550,000 square foot mill building will be converted into approximately 300 market-rate apartments, and a brewery or restaurant. Building 1, 4225 square feet, will be used as a general store and offices. Building 5, approximately 2400 square feet, will be used as an event venue. Buildings 8 and 9, 11,500 square feet, will be used for retail or commercial uses, as market demands. Building 7, 25,000 square feet, will be used as retail or commercial uses as market demands or for additional residential units. Reference the enclosed site plan with building numbers.

The Design Review Board Neighborhood Panel recommends approval of the application, stating that the State's review process for tax credits will be more strenuous than their review.

As the center of the community in the 20th Century, the mill was, and still is, surrounded by residential uses. The Planned Development zoning designation affords the City the ability to define the extent of the development and the uses permitted in the development. The residential component of the project is clearly appropriate for the area. Commercial uses will provide convenience to the residences of the project and its neighbors. However, other than a 'brewery or restaurant', 'general store and office uses', and an 'event venue', about 36,500 square feet of potential commercial space is undefined. The Staff believes the recommended conditions relating to the nonresidential uses on the subject property will provide appropriate protection to the surrounding residential community.

City Engineer Comments

Recommend: Approve

Traffic Engineer Comments

Recommend: Approve w/ Conditions

Comments:

Traffic Impact Analysis form is required for all proposed developments. It can be found at: <http://greenvillesc.gov/FormCenter/Engineering-22/Traffic-Impact-Analysis-Warrant-Form-223>. Please fill out and submit online.

Fire Department Comments

Recommend: Approve w/ Conditions

Comments:

The Fire Marshal's office has no objections to this proposal as long as all work meets current fire and building codes.

**APPLICATION FOR AMENDMENT AND ANNEXATION
TO OFFICIAL GREENVILLE CITY ZONING MAP (Attachment 1)**

1. PROPERTY OWNER

Name WOODSTOCK MILL PARTNERS, LLC
 Address 4770 S. ATLANTA RD SE, STE 200, ATLANTA, GA 30339
 Telephone No. 404-456-4688

- Name of Property Owner should be the name in which the property is legally recorded.
- If the Property Owners is not the Authorized Representative of the request then a letter authorizing the request or a copy of the contract for an option of the property will be required.

2. AUTHORIZED REPRESENTATIVE (if applicable)

Name _____
 Address _____
 Telephone No. _____
 Property Interest _____

3. LEGAL REPRESENTATIVE (if applicable)

Name _____
 Address _____
 Telephone No. _____

4. PROPERTY LOCATION

Tax Sheet SEE: Block _____ Lot(s) _____
 Acreage 12.26 Council District 7
 Present Zoning Classification I-1 / COUNTY
 Requested Zoning Classification PDD

Parcel I: 122-3-1 AND
 122-3-6
 II: 122-6-11
 III: 122-5-16
 IV: 122-5-14

5. PROPERTY CHARACTERISTICS

Deed Restrictions N/A
 Frontage on Public Road (feet) 1,807
 Water District GREENVILLE Sewer District PARKER
 Fire District PARKER Sanitation District GGSC

6. TYPE OF ANNEXATION (SELECT ONE) 100% 75% 25%

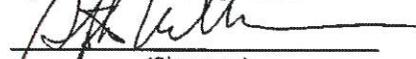
7. NOTICE OF PUBLIC HEARING

The public hearing to consider this request is scheduled for _____
 at 5:30 p.m. in the City Council Chambers on the Tenth Floor of City Hall, 206
 South Main Street, Greenville, South Carolina

CERTIFICATE OF RECEIPT

This is to certify that I have received 8 "Notice of Public Hearing"
 sign(s) for the purpose of posting property identified in the Greenville County Tax
 Book as Sheet _____, Block _____, Parcel _____, Section 50-93 of the
 City Zoning Ordinance states that "in the case of an application or an amendment
 to the zoning map, the applicant or his designated representative will be provided
 with an adequate number of Public Hearing signs by the Planning Commission
 staff to allow the applicant or his designated representative to properly post and
 maintain on the property a notice of public hearing at least eighteen (18) days
 prior to the date of the public hearing. Only such signs as provided by the
 Planning Commission will be used and they must be placed in a conspicuous
 place or places on the premises. FAILURE TO COMPLY WITH THE
 POSING REQUIREMENTS WILL RESULT IN THE REMOVAL OF THE
 APPLICATION FROM THE PUBLIC HEARING AGENDA AND
 FORFEITURE OF THE APPLICATION FEE. Furthermore, all signs must be
 removed within thirty (30) days after the public hearing."

I do hereby certify as property owner/authorized representative that the
 information shown on this application is correct, and that I will comply with the
 requirements of this application.



 (Signature)

Docket Number _____	Posting Date _____
Date _____	
Fee Paid _____	Taken By _____



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 WOODSIDE MILL and consisting of approximately 12.26 acres _____ (street number). 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
	WOODSIDE AVE + E. MAIN ST., GREENVILLE, SC		10/10/16



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

CERTIFICATION OF PETITION SIGNATURE

STEPHEN M. WASSERMAN

I, [here put name], have this 10TH day of OCTOBER, 2016, 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:

0122 000 300 600

0122 000 300 100

0122 000 601 100

0122 000 501 600

0122 000 501 400

Signature

STEPHEN M. WASSERMAN

Please Print Name

Application #	PD AX 16-723	Fees Paid	700.00
Date Received:	10-10-16	Accepted by	[Signature]
Date deemed complete		App	Deny Conditions



**APPLICATION FOR DESIGNATION
AS A
'PD', PLANNED DEVELOPMENT
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
NAME:	<u>WOODSIDE MILL PARTNERS, LLC</u>	<u>*same</u>
ADDRESS:	<u>4770 S. ATLANTA RD SE</u> <u>SUITE 200-ATLANTA, GA 30339</u>	
PHONE:	<u>404/456-4688</u>	
FAX:		
EMAIL:	<u>JOHNSUMPERT@CAMDENMANAGEMENT.NET</u>	

PROPERTY INFORMATION

STREET ADDRESS: E. MAIN ST. + WOODSIDE AVE.

DEED BOOK/PAGE 2182/854 TAX PARCEL #: 0122000300600; 0122000300100;
0122000601100; 0122000501600;
0122000501400

CURRENT ZONING DESIGNATION I-1 COUNTY ACREAGE 12.26 +/-

SUPPORTING INFORMATION

- 1. USES AND USE SPECIFIC STANDARDS** – THE APPLICANT MUST ENUMERATE ALL PROPOSED USES ON THE PD PLAN; ALL USES ARE SUBJECT TO **SECTION 19-4.3, USE-SPECIFIC STANDARDS.**
- 2. MINIMUM DIMENSIONAL REQUIREMENTS** – THE APPLICANT MUST SPECIFY APPLICABLE LOT AREA, LOT WIDTH, SETBACK, LOT COVERAGE, MAXIMUM HEIGHT, AND OTHER RELEVANT DIMENSIONAL CRITERIA UNIQUE TO THE PD; ALL USES ARE OTHERWISE SUBJECT TO **SECTION 19-5, DIMENSIONAL STANDARDS AND MEASUREMENTS.**
- 3. OFF-STREET PARKING** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE PARKING AND LOADING PLAN; ALL USES ARE OTHERWISE SUBJECT TO **SECTION 19-6.1, OFF-STREET PARKING AND LOADING.**
- 4. LANDSCAPING, BUFFERING, AND SCREENING** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE LANDSCAPING PLAN; IN LIEU THEREOF, THE REQUIREMENTS OF **SECTION 19-6.2, LANDSCAPING, BUFFERING, AND SCREENING,** SHALL APPLY.
- 5. SIGNS** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE SIGN PLAN; IN LIEU THEREOF, THE REQUIREMENTS OF **SECTION 19-6.6, SIGNS,** SHALL APPLY.

INSTRUCTIONS

1. IF THE APPLICATION INCLUDES MORE THAN ONE (1) PARCEL AND MORE THAN ONE (1) OWNER, THE APPLICANT MUST PROVIDE THE APPROPRIATE DEED BOOK/PAGE REFERENCES, TAX PARCEL NUMBERS, AND OWNER SIGNATURES AS AN ATTACHMENT.
2. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
3. THE APPLICANT/OWNER MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A 'PD' DESIGNATION). SEE **ALSO SECTION 19-2.3.3, PLANNED DEVELOPMENT DISTRICT**, AND **SECTION 19-3.2(N), DISTRICT DESCRIPTIONS – PD: PLANNED DEVELOPMENT DISTRICT**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
4. IF YOU ARE SUBMITTING AN APPLICATION TO DESIGNATE A PORTION OF A PROPERTY AS 'PD' OTHERWISE DESCRIBED BY DEED, YOU MUST ATTACH A SURVEY OF THE PARCEL REFLECTING THE REQUESTED DESIGNATION(S) BY COURSES AND DISTANCES.
5. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$700.00.
6. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**

7. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

emailed
10/11
S

_____ SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

8. 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 AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

WOODSIDE MILL PARTNERS, LLC APPLICANT

10/10/2016 DATE

[Signature] PROPERTY OWNER

10/10/2016 DATE

APPLICANT RESPONSE TO
SECTION 19-3.2(N) GENERAL DEVELOPMENT PARAMETERS

(YOU MAY ATTACH A SEPARATE SHEET)

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

SEE ATTACHED SHEET.

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

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

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

E Main St and Woodside Av - Aerial

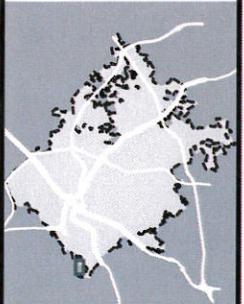


city of
greenville
South Carolina

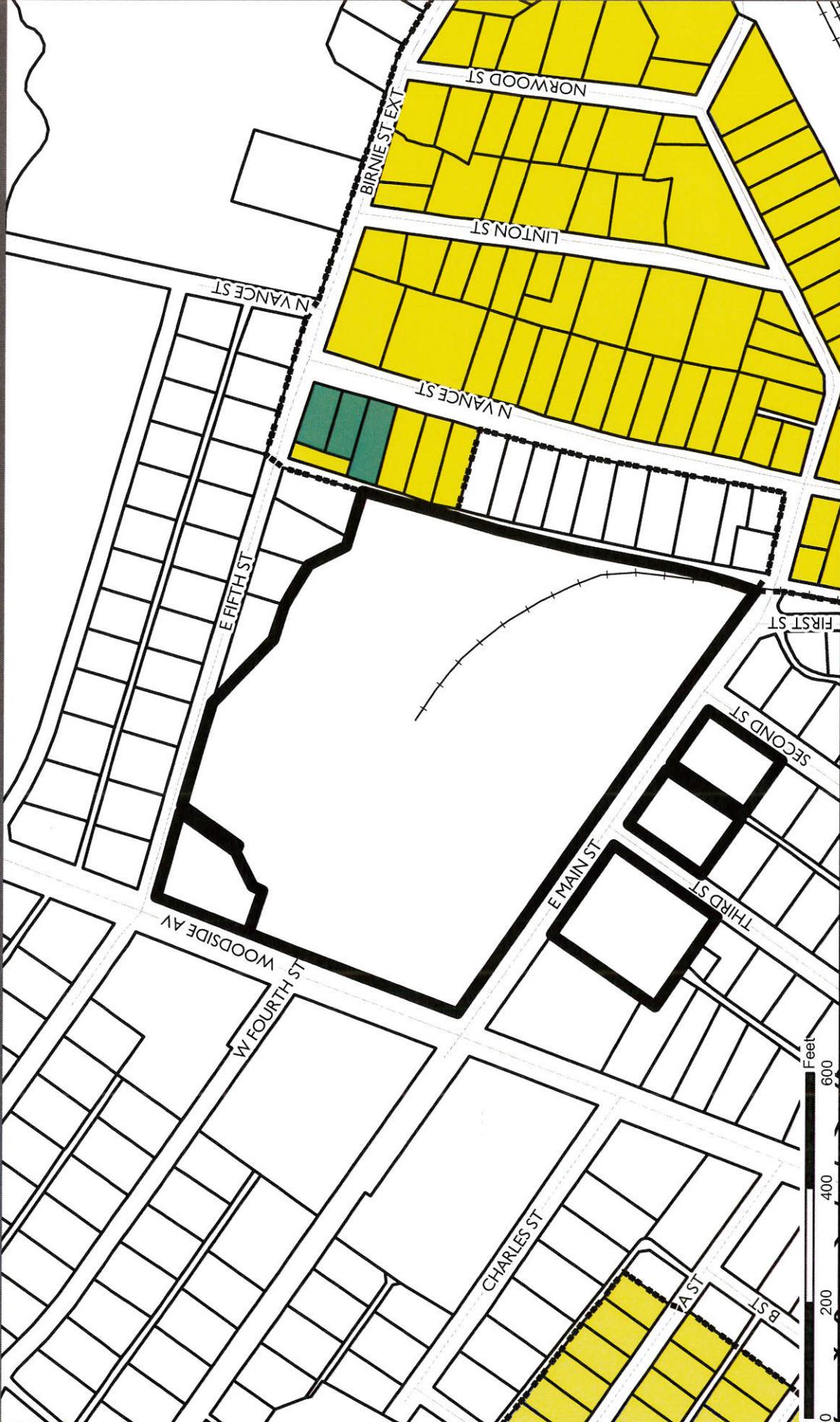
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City Limit Boundary

Parcels



E Main St and Woodside Av - Existing Zoning

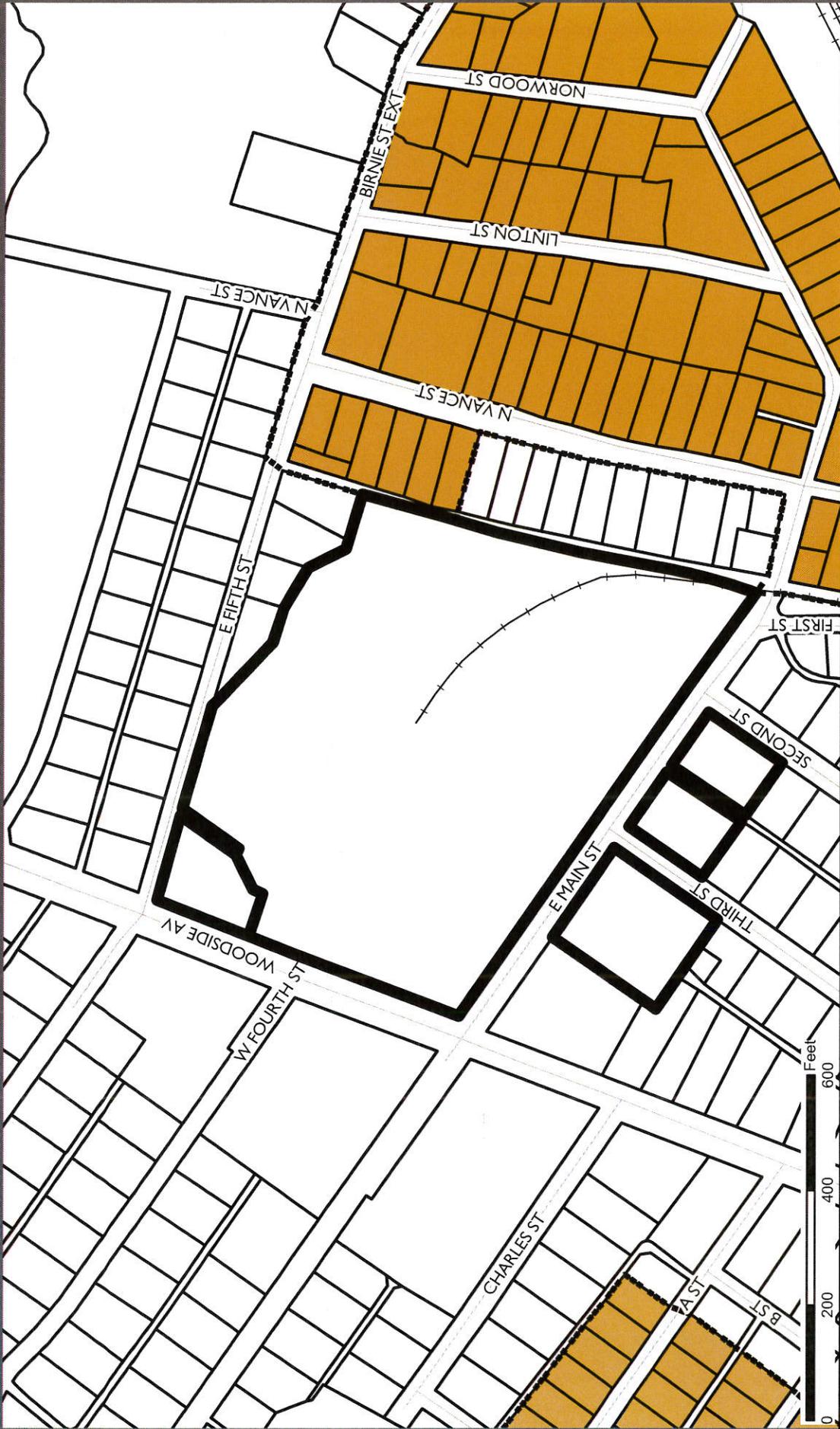


city of **greenville**
South Carolina

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	City Limit Boundary		C-1		C-IN		RM-3		I-1		POD
	Streets		C-2		RM-1		R-6		S-1		OS-C
	Parcels		C-3		RM-1.5		R-7.5		OD		RDV
			C-4		RM-2		R-9		PD		

E Main St and Woodside Av - Future Land Use



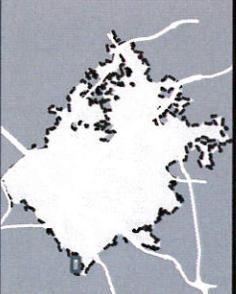


city of greenville
South Carolina

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Legend

	City Limit Boundary		General Residential		Transit Oriented Development
	Streets		Urban Residential		Mixed Use City Center
	Parcels		Mixed Use Neighborhood		Parks, Open Space, and Schools
			Mixed Use Community		High Intensity Non-Residential
			Mixed Use Regional		

Applicant's Response to Section 19-3.2(N) – General Development Parameters

1. Describe the ways in which the proposed Planned Development provides a mix of uses.

Founded in 1902 as the centerpiece of the Woodside Cotton Mill Historic Village, the Woodside Cotton Mill consists of approximately 550,000sf that once served as the community and economic center of West Greenville. The neighborhood was added to the National Register of Historic Places in 1987. The proposed development, Woodside Mill, will be a historic redevelopment of the Woodside Cotton Mill into a vibrant mixed-use community.

Proposed uses include a Class A multifamily community, a convenience/general store, an event venue catering to weddings and other special events, a brewery, and spaces designated for retail and office uses, and spaces designated for townhomes. The preliminary development plan, included in this application, indicates: Woodside Mill Loft Apartments, an approximately 300 apartment unit community located in the main mill building (Building 2); approximately 4,225sf for a planned general store and office uses (Building 1); approximately 2,400sf for a planned event venue (Building 5); square footage within Building 2 for a planned brewery or restaurant; approximately 11,500sf (Buildings 8 and 9) for retail or commercial uses, as market demand allows; and approximately 25,000sf for retail or commercial uses, as market demand allows, or possibly residential townhomes or additional multifamily units (Building 7). The development proposes approximately 590 off-street parking spaces, which are sufficient to meet peak demand in the development and can be shared between uses in the development.

As the focal point of the Woodside Cotton Mill Village Historic District, the proposed development is designed to be a centrally located community gathering place using innovative design techniques and incorporating multiple uses.

2. Describe the ways in which the proposed Planned Development utilizes cluster or traditional neighborhood development principles to the greatest extent possible that is interrelated and linked by pedestrian ways, bike ways, and transportation systems.

Woodside Mill's design is optimized to preserve as much of the historic character of the neighborhood as possible. By repurposing the existing buildings on the site to the greatest extent possible, Woodside Mill will preserve and enhance the character of the historic neighborhood.

Additionally, the design will incorporate roadway improvements, sidewalks, streetscapes, and crosswalks to enhance the connectivity of the Mill to its surrounding neighborhood. A Greenlink Bus stop is adjacent to the site, with its stop serving as the rough halfway point between the Greenville Technical College's northwest campus and the downtown Transit Center. This convenient route will provide residents farther north of the CBD connectivity with downtown while providing them a link to the amenities and services that will tenant the commercial and retail spaces of the development.

The development also lies less than 1,000ft from Long Branch Creek. The City of Greenville's West Side Comprehensive Plan proposes a trail spur here that would connect with the Swamp Rabbit Trail and the proposed City Park farther south of the development, providing numerous recreational opportunities for residents of Woodside Mill, while also providing a commercial and retail attraction for users of the northwestern portion of the trails along the Reedy River.

3. Describe the ways in which the proposed Planned Development results in land use patterns that promote and expand opportunities for public transportation and an efficient and compact network of streets, etc.

Woodside Mill has been designed to be an efficient, compact hub of commercial and residential activity catering to the surrounding neighborhoods. The high density of uses on approximately 14 acres is designed to retain the historic character of the neighborhood while promoting pedestrian traffic, mass transit connectivity, and retail and commercial services desirable to the community, all centrally located in an historic structure that once provided the surrounding community with services that have long disappeared from the neighborhood. Parking has been programmed to utilize the site's connections to its neighboring streets to disperse traffic flows throughout the development and minimize traffic impacts on the surrounding neighborhood.

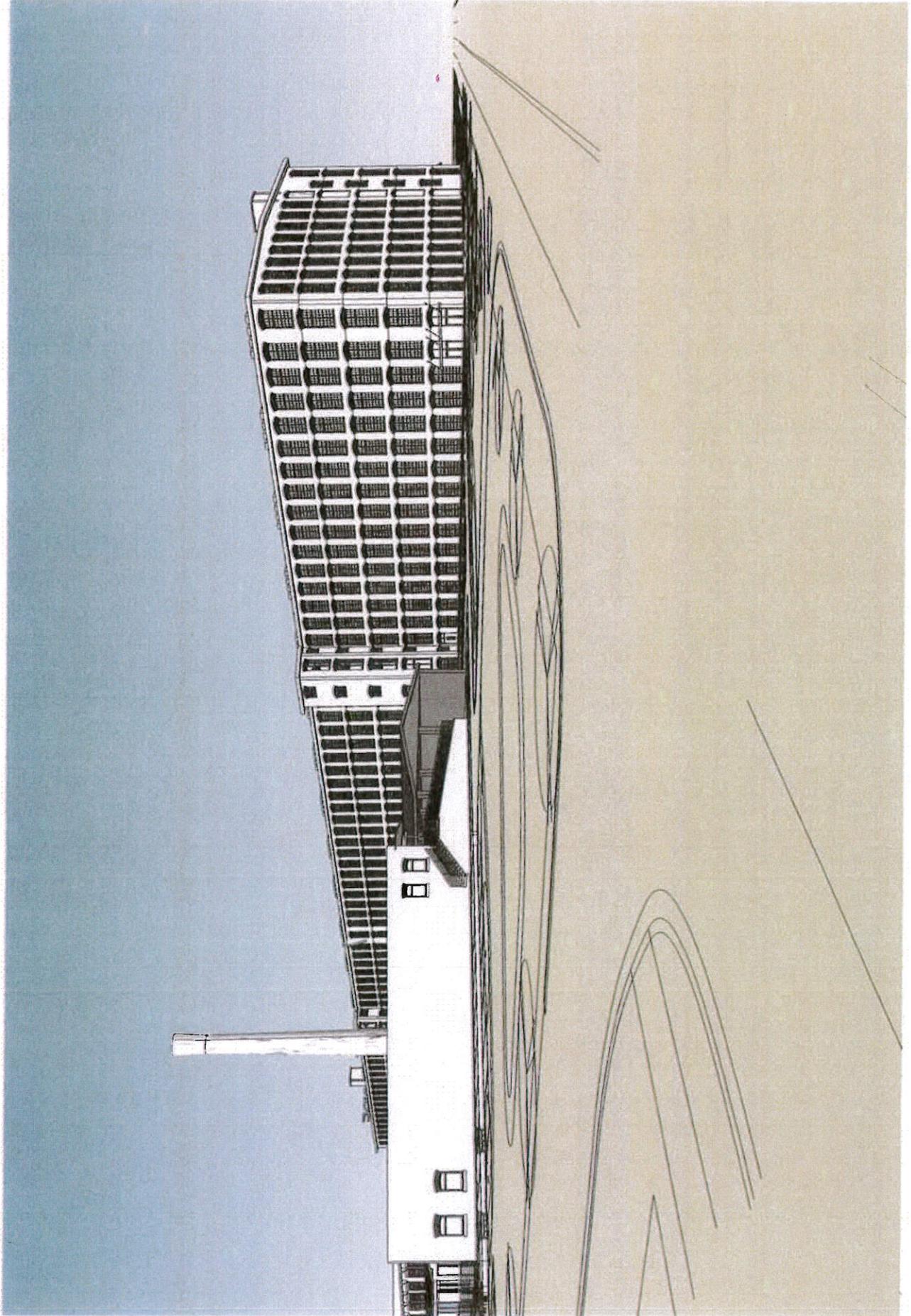
4. Describe the ways in which the proposed Planned Development will be compatible with the character of surrounding land uses and maintain and enhance the value of the surrounding properties.

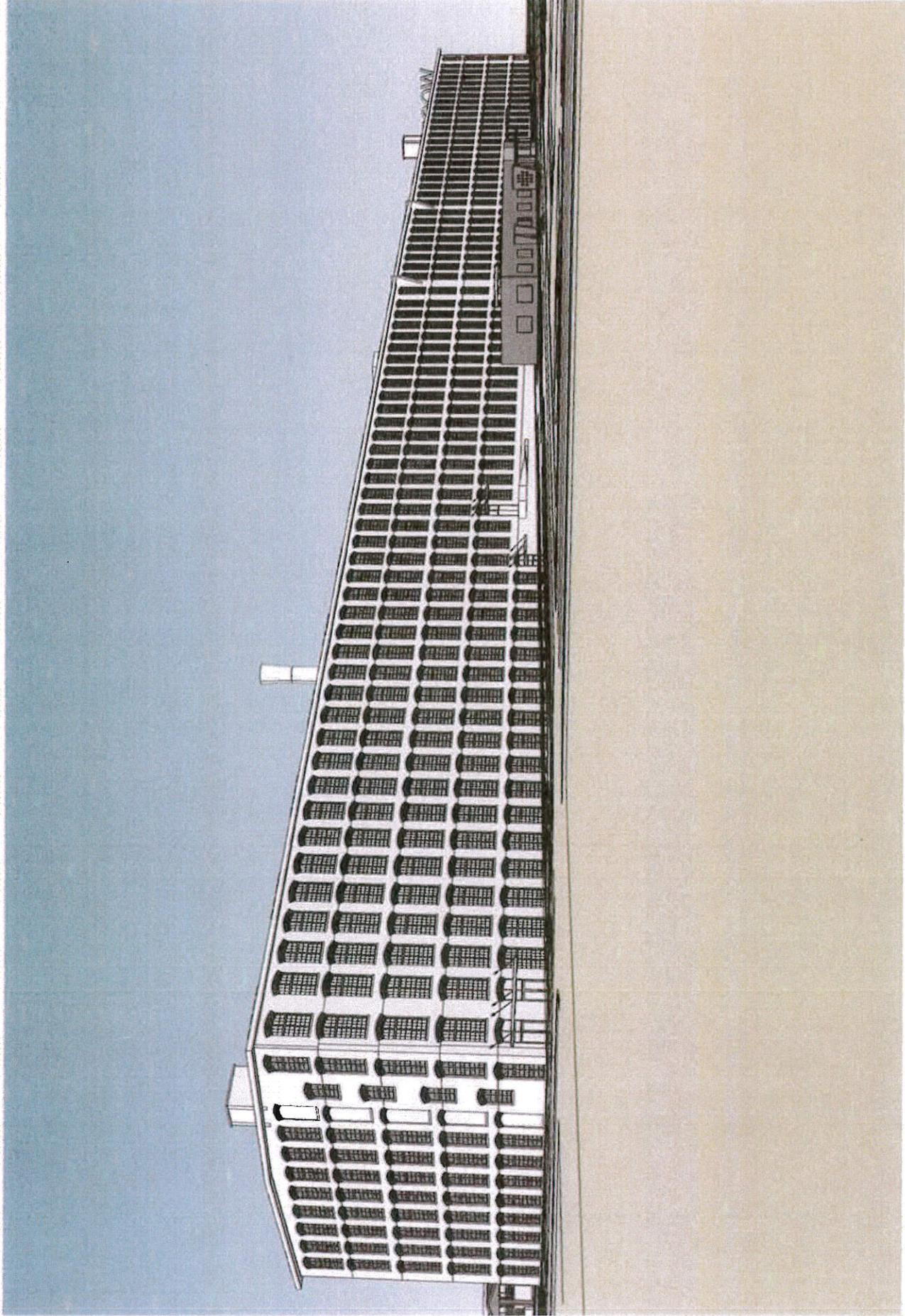
As a former industrial site, the proposed redevelopment of Woodside Mill will create a new and unique center of activity for the surrounding neighborhood, providing uses that are not only compatible with the surrounding neighborhood, but also providing a new high density community destination compatible with what the old Woodside Mill once promised. The West Side Comprehensive Plan itself notes that "[t]he rehabilitation of the large mill building would be a significant driver of revitalization for the neighborhood and surrounding area. Given the building's scale, it is anticipated that rehabilitation will necessitate multiple uses."

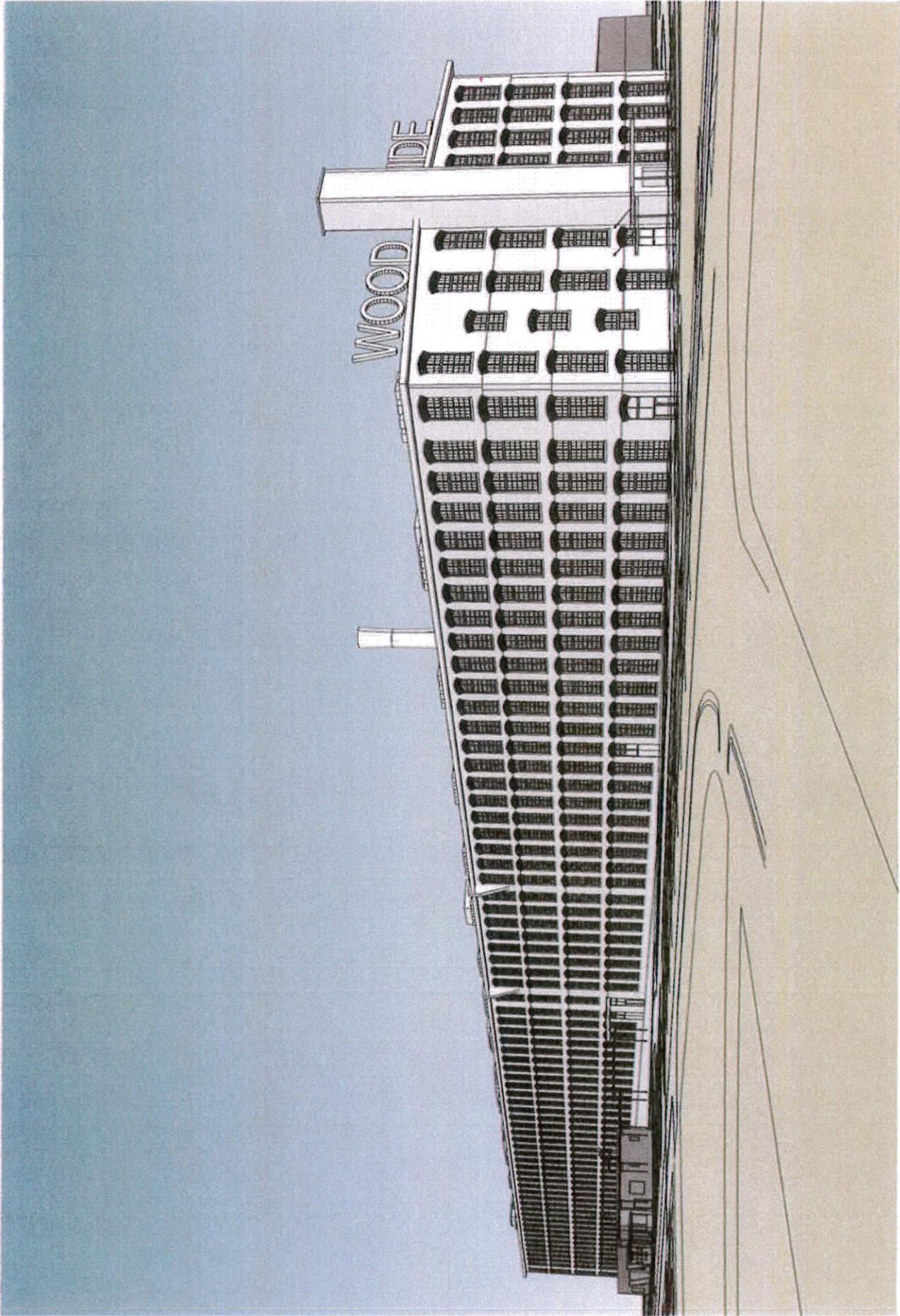
The Class A apartments, commercial tenants, brewery, event venue, and retail and commercial spaces that will occupy the property are proven ways to increase neighboring home values and revitalize the area as a whole. Studies by Harvard, MIT, Virginia Tech, and others have all concluded that multifamily development has a positive impact on neighboring home values.

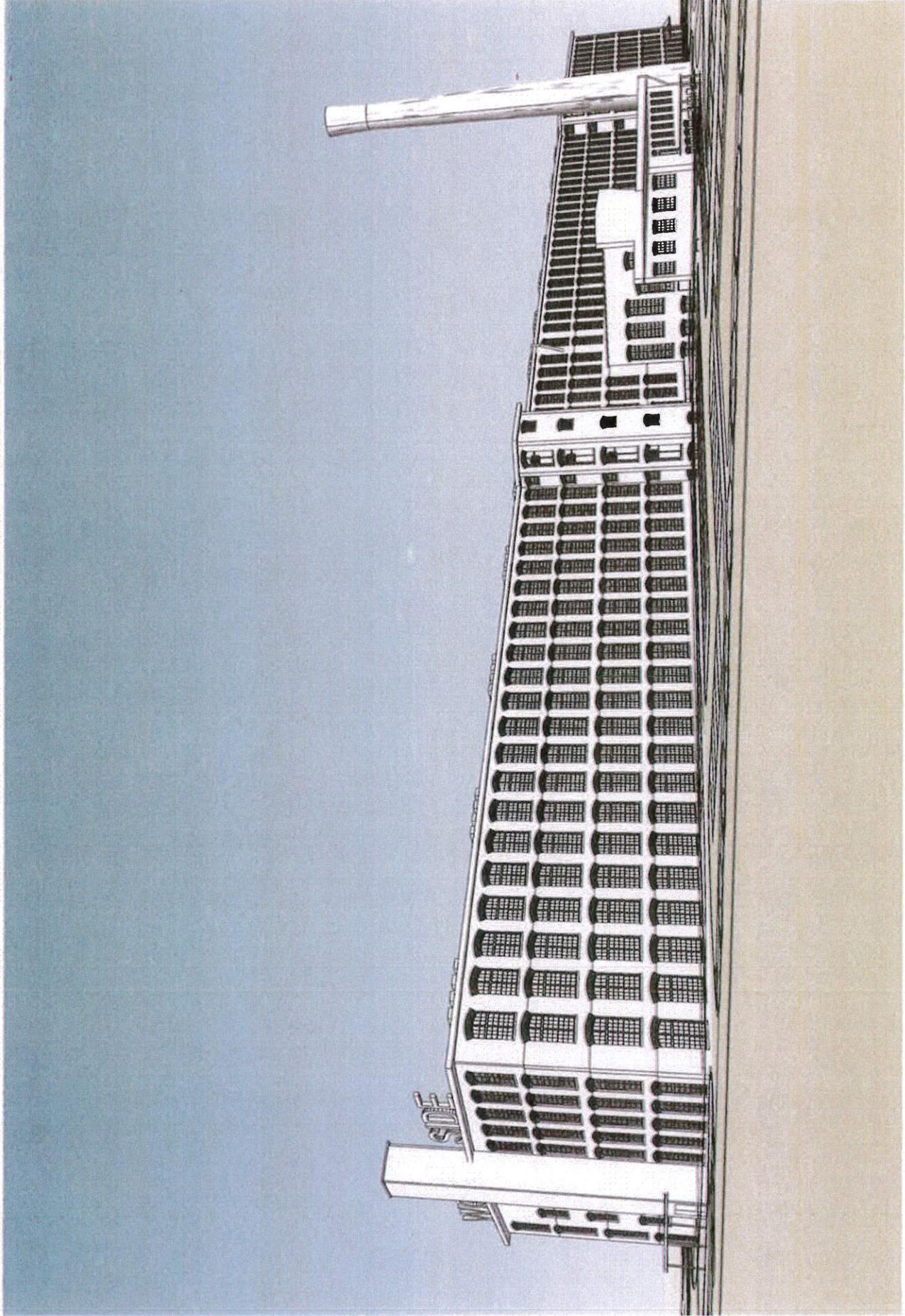
Further, a dense residential development is essential to successful neighborhood retail and commercial investment. As the Urban Land Institute has stated: “Successful retail depends on successful residential neighborhoods. Retailing cannot survive in an environment of deteriorating neighborhood housing, declining population and homeownership rates, disinvestment, crime, and neglect... [w]here residential growth and revitalization is occurring, retail is primed to follow; it simply will not occur the other way around.”

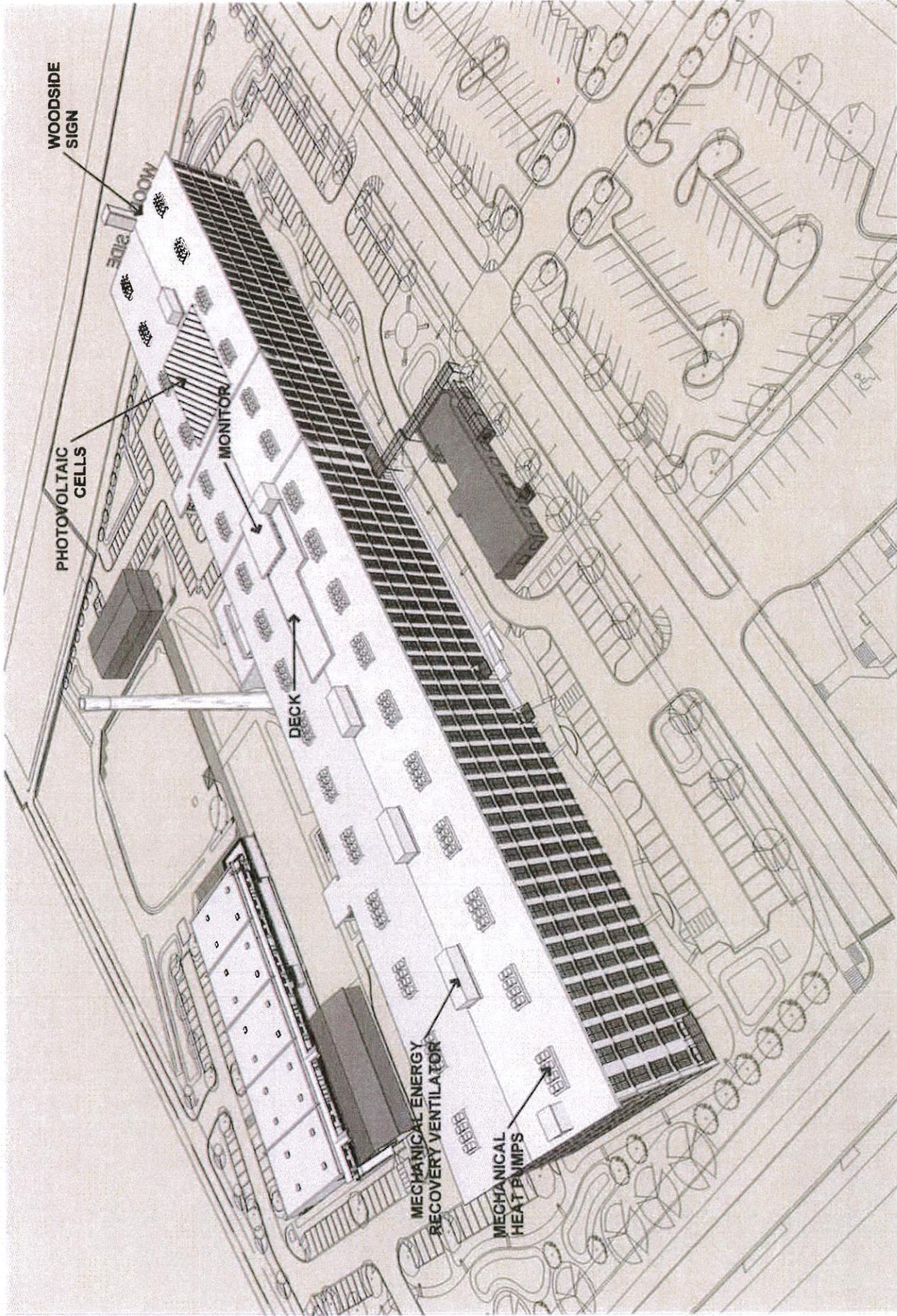
The developers of this project have seen firsthand the revitalization that occurs when large-scale redevelopment of these vacant mills injects new life into the surrounding neighborhoods, as has been witnessed on prior projects in Gastonia, NC, Knoxville, TN, and elsewhere. The redevelopment of Woodside Mill will help to revitalize a part of Greenville that has seen commercial investment move to other parts of the City, and will make the Woodside Cotton Mill Historic Village a vibrant center of West Greenville once again.

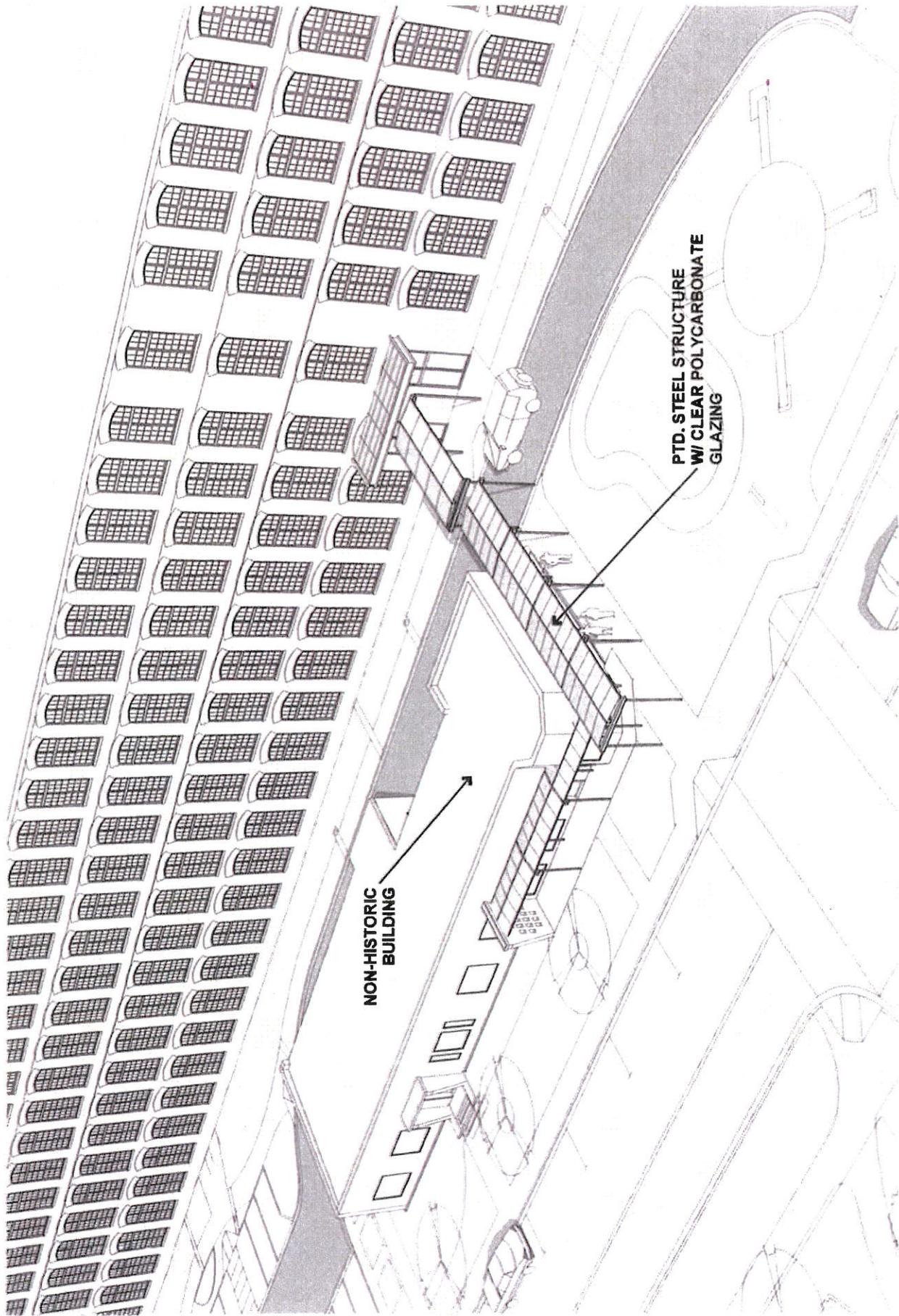


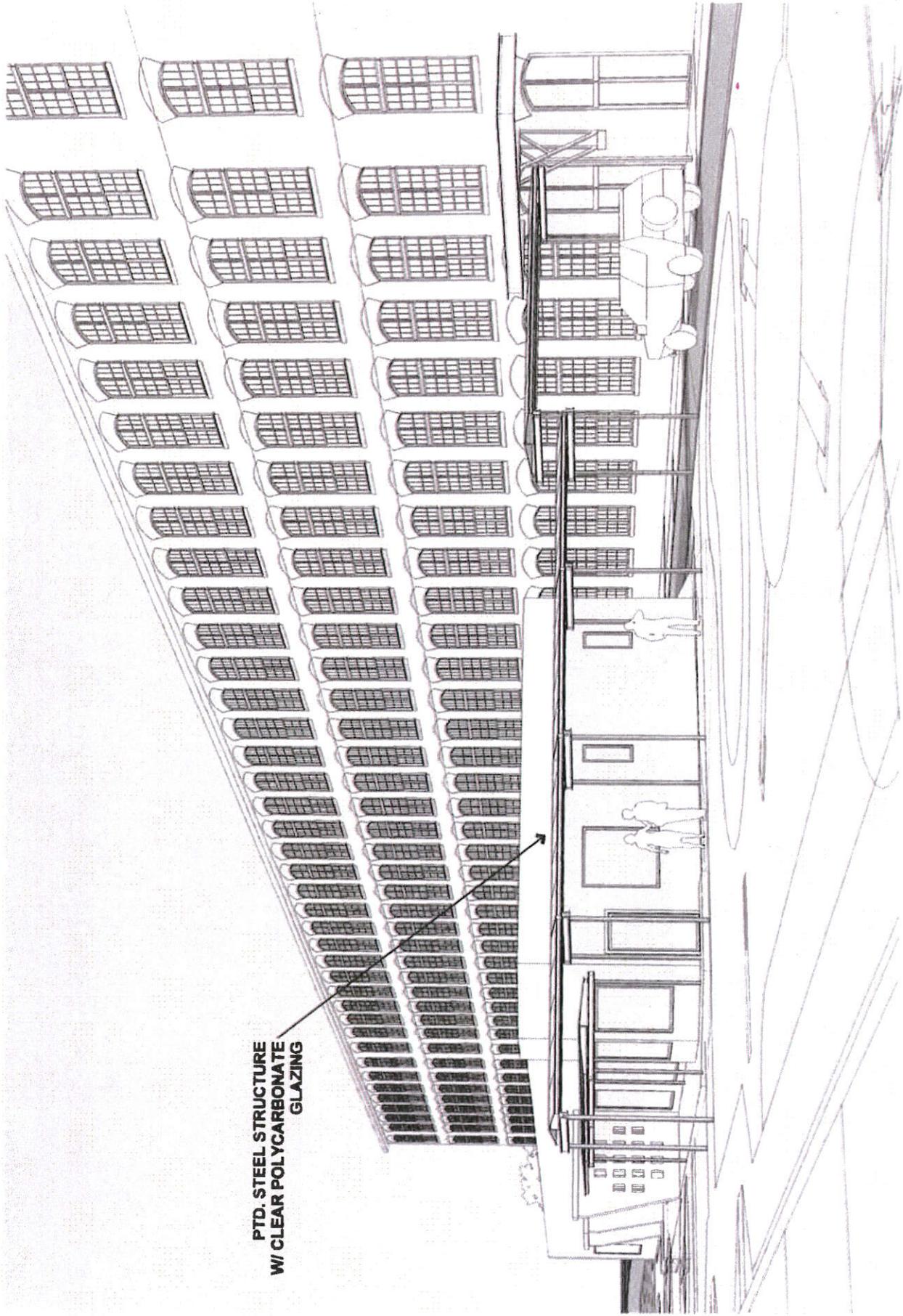




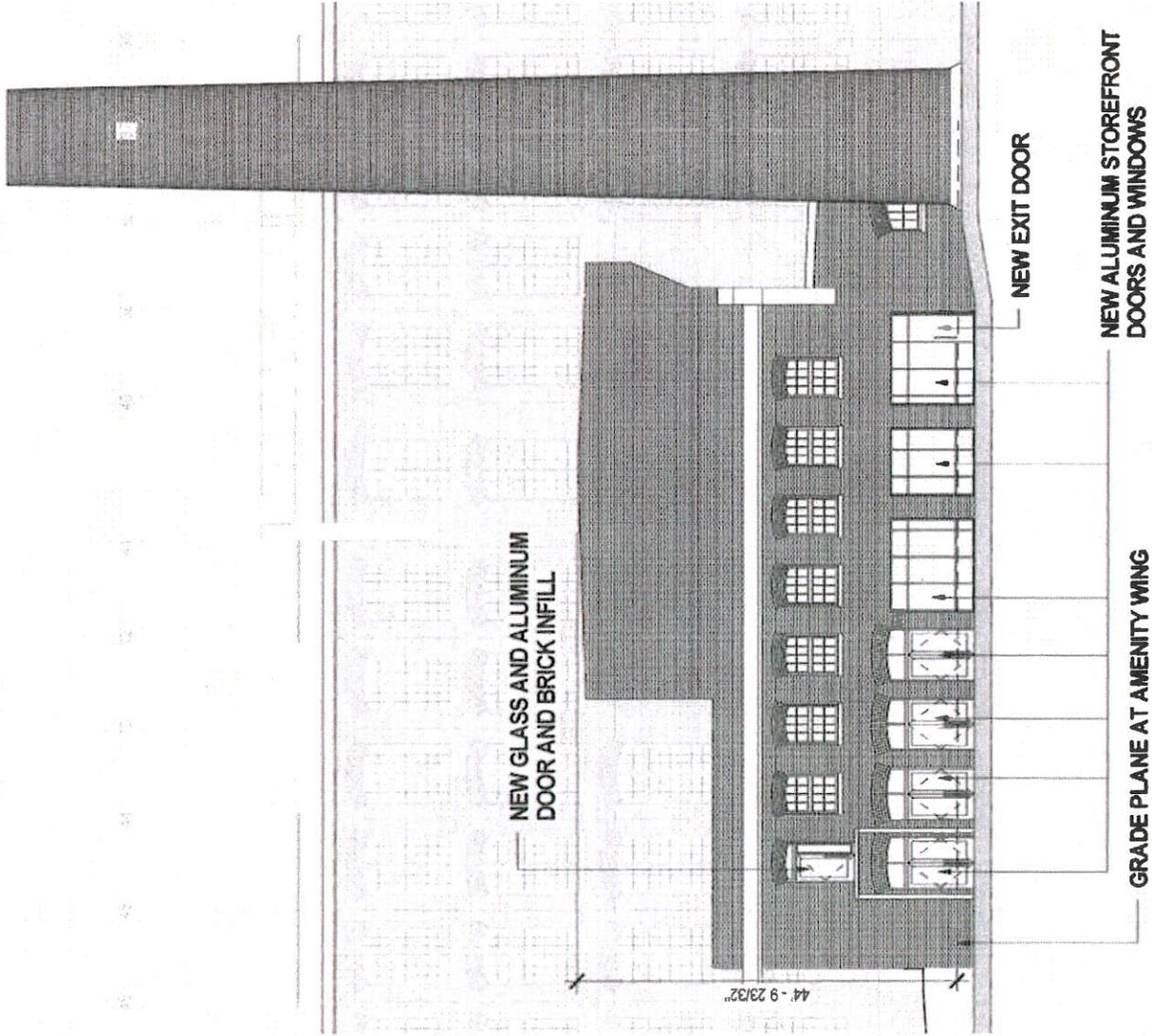


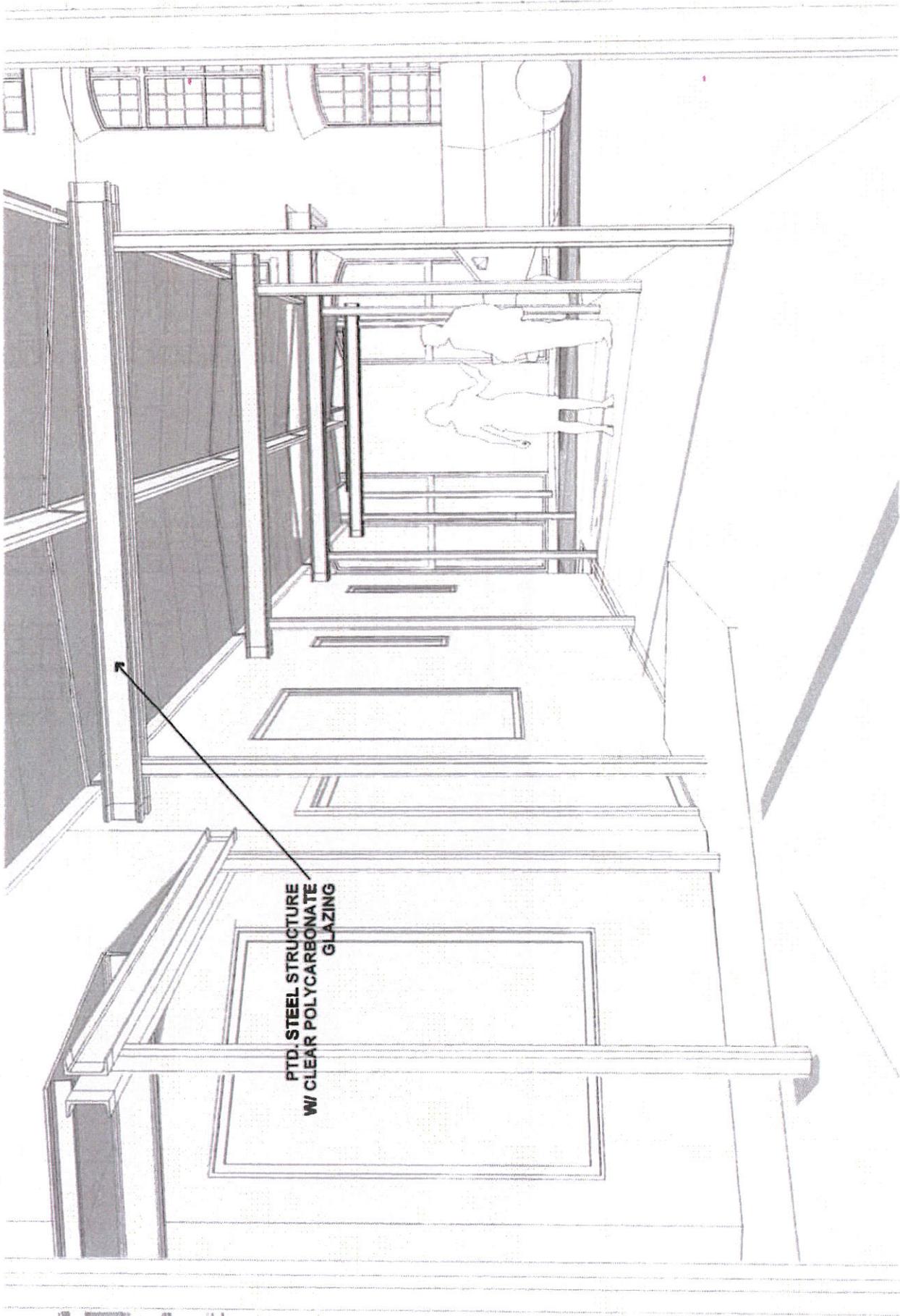




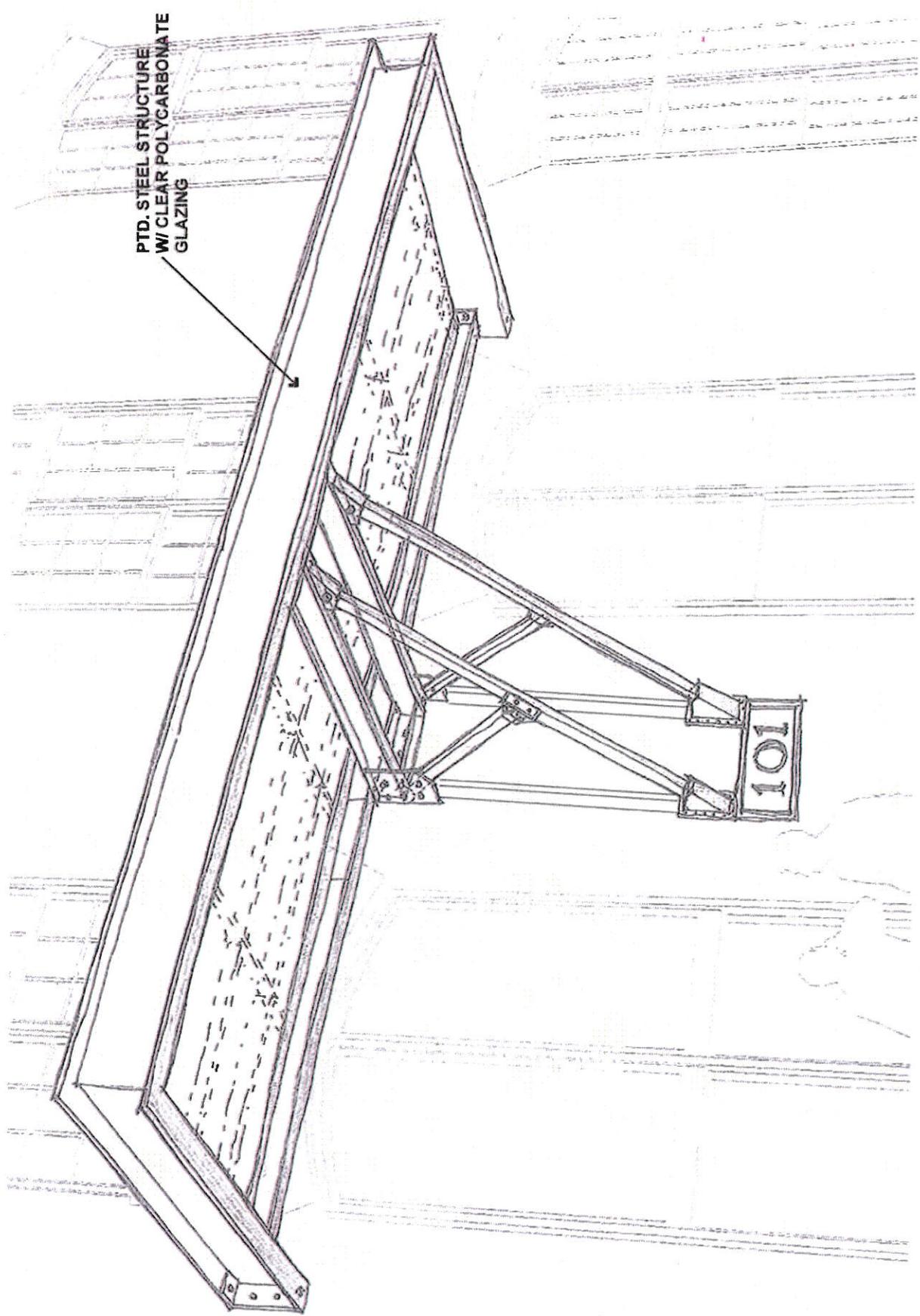


PTD. STEEL STRUCTURE
W/ CLEAR POLYCARBONATE
GLAZING



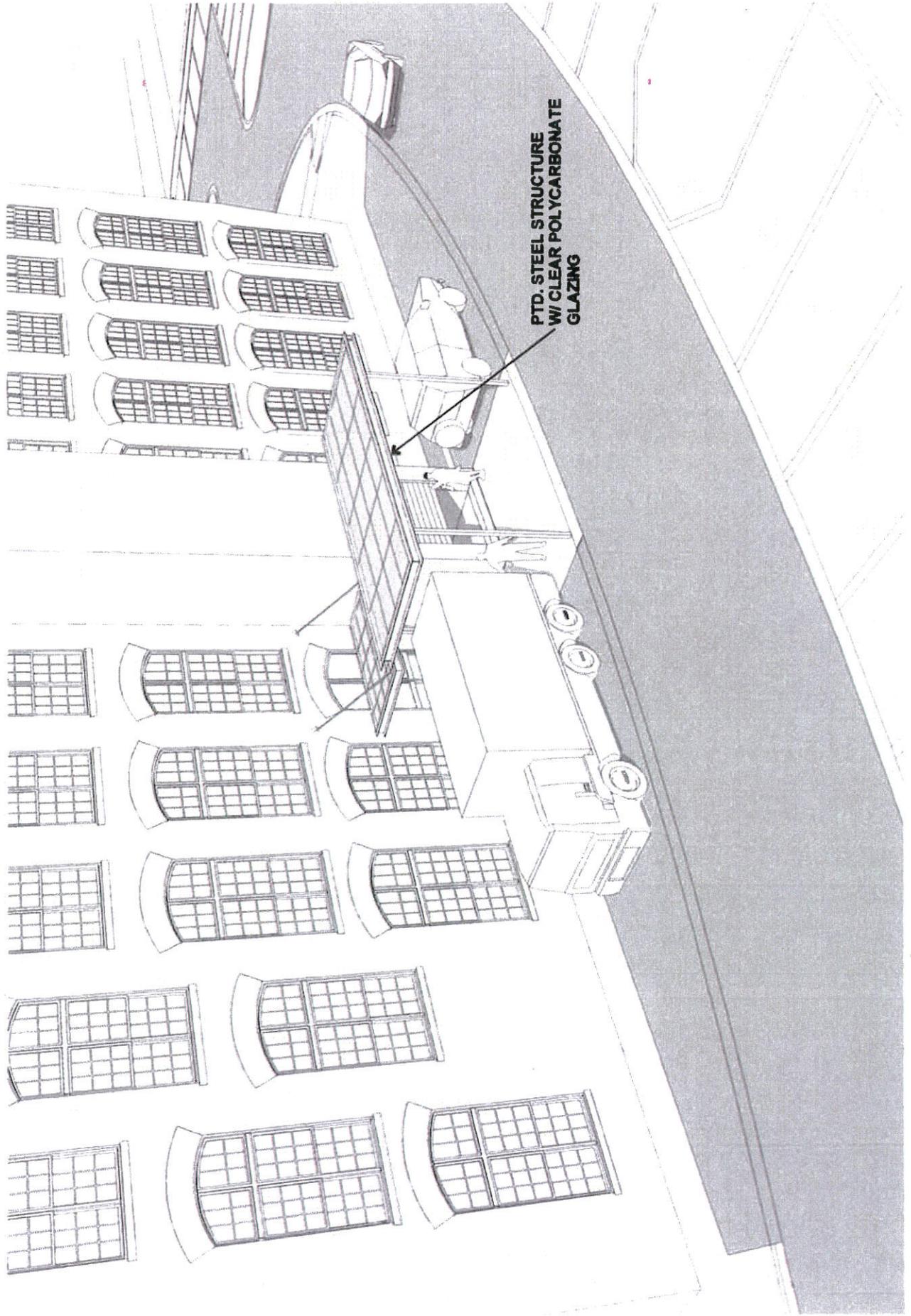


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W/ CLEAR POLYCARBONATE
GLAZING

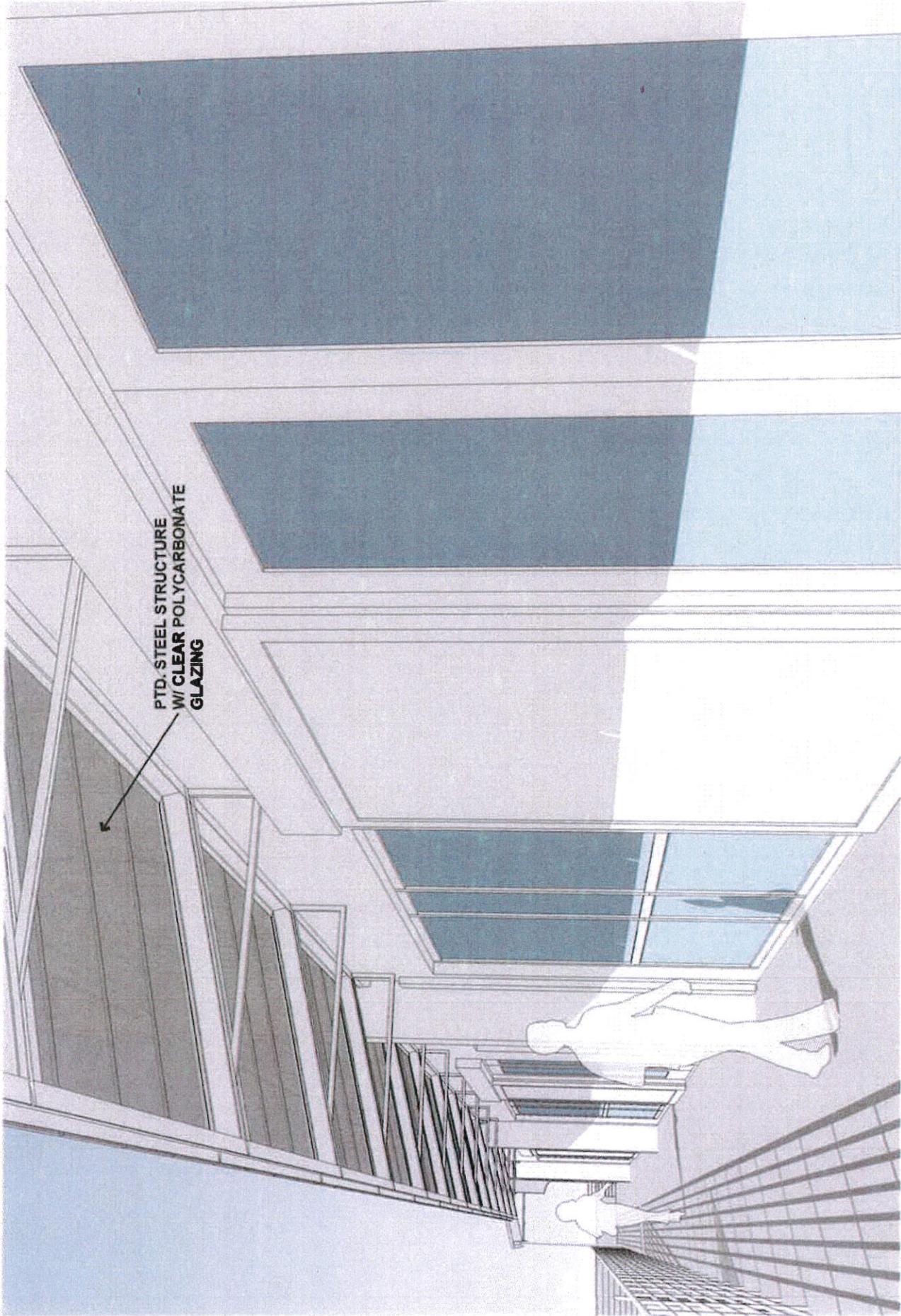




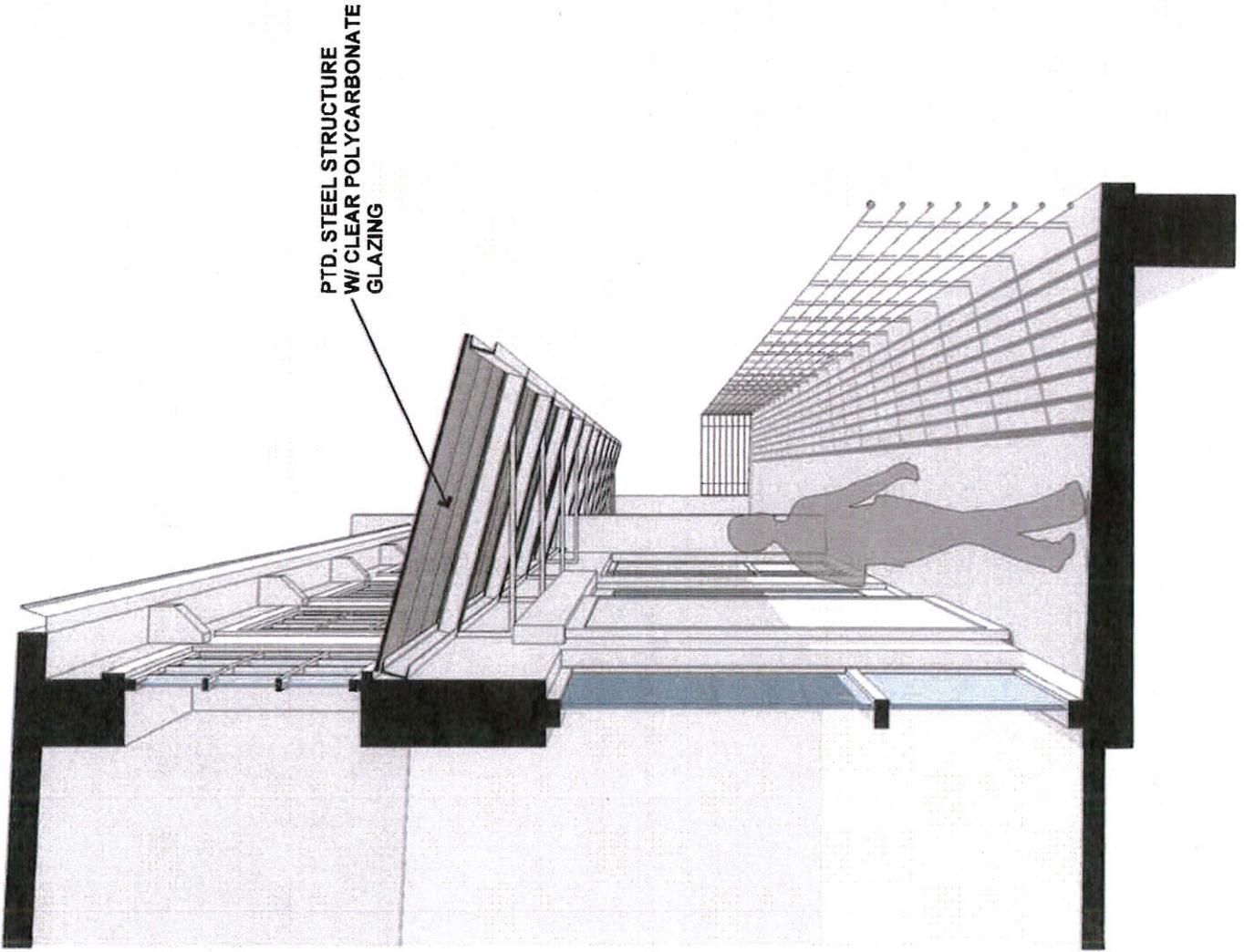
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W/ CLEAR POLYCARBONATE
GLAZING



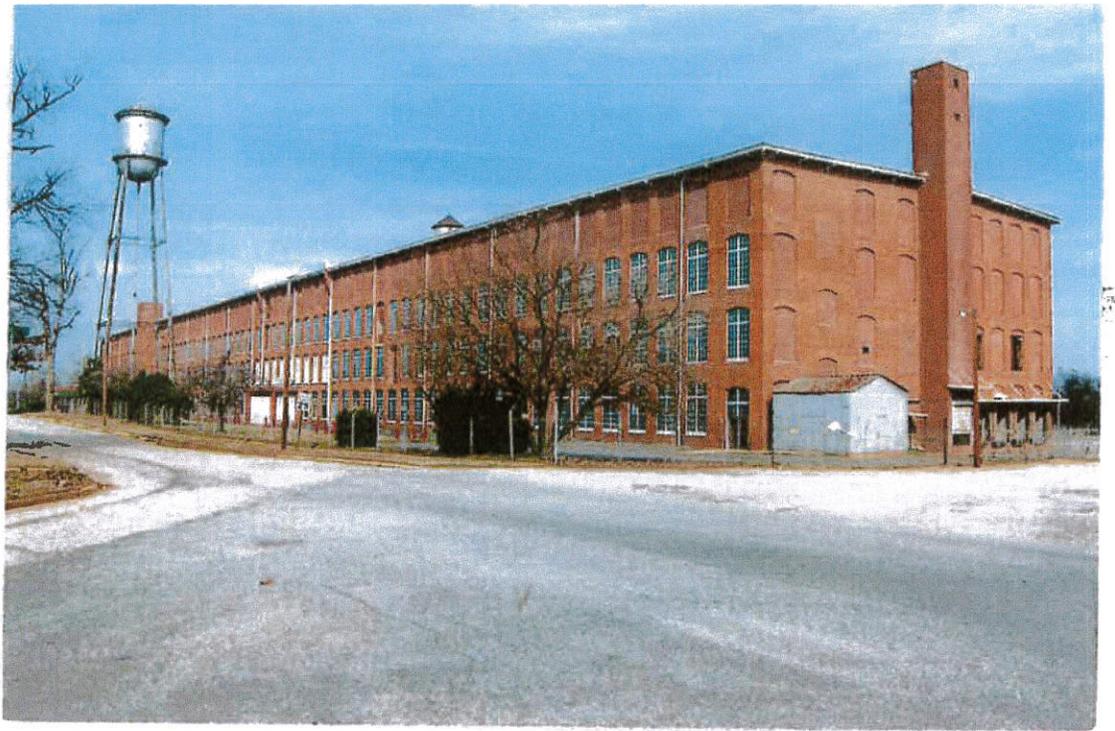
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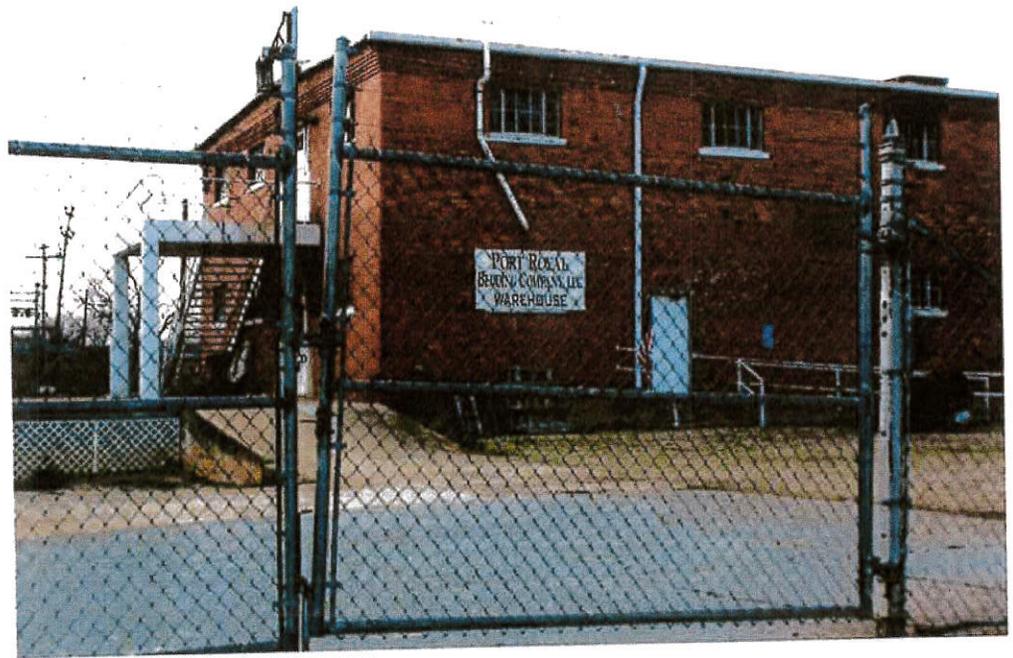
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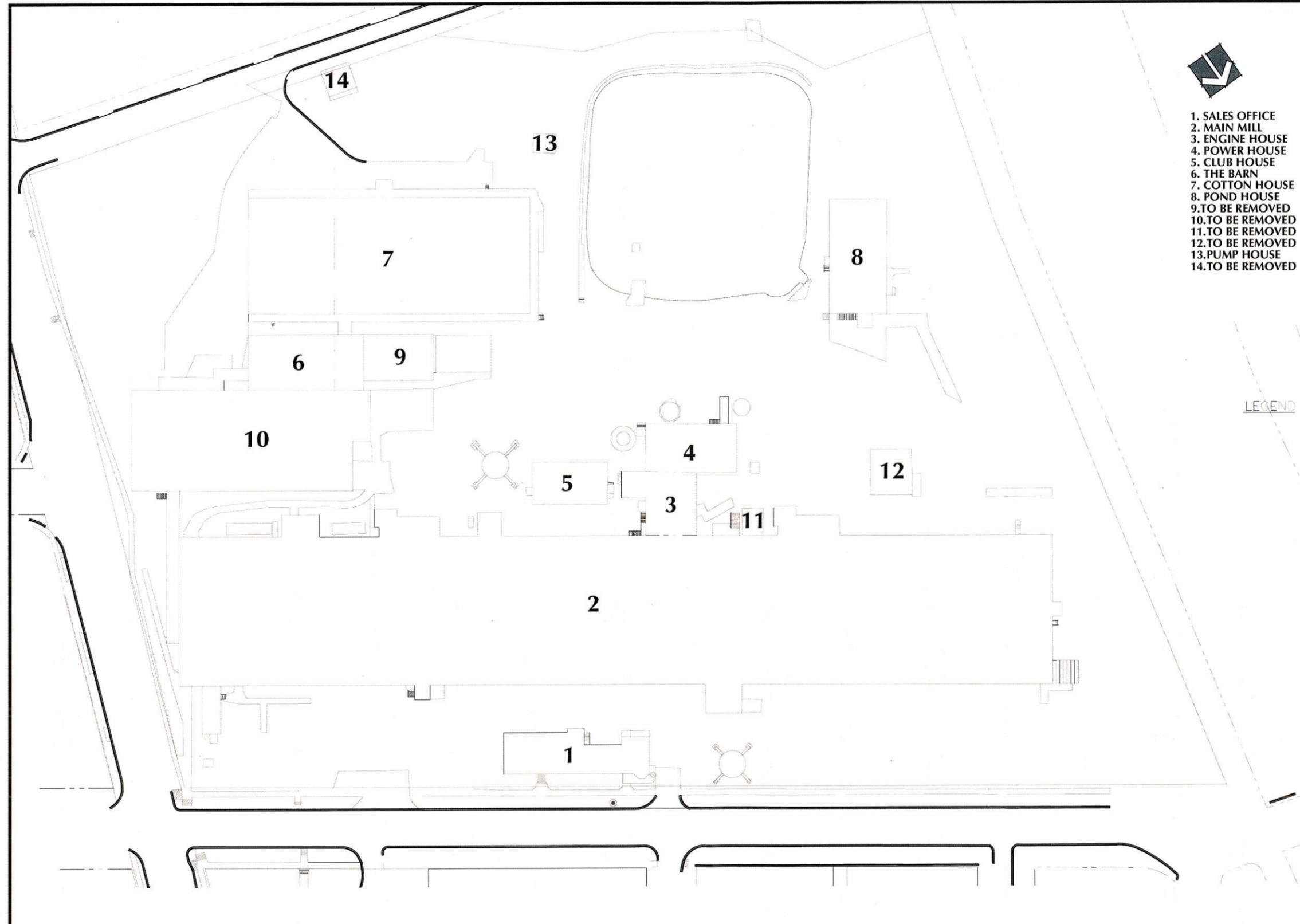












- 1. SALES OFFICE
- 2. MAIN MILL
- 3. ENGINE HOUSE
- 4. POWER HOUSE
- 5. CLUB HOUSE
- 6. THE BARN
- 7. COTTON HOUSE
- 8. POND HOUSE
- 9. TO BE REMOVED
- 10. TO BE REMOVED
- 11. TO BE REMOVED
- 12. TO BE REMOVED
- 13. PUMP HOUSE
- 14. TO BE REMOVED



◆ COMPANY SEALS

◆ PROJECT TITLE
 Renovation to the
 Woodside Mill
 Greenville, SC

LEGEND

◆ PROJECT NUMBER
 16-00

◆ REVISIONS

◆ DATE
 August 21, 2016

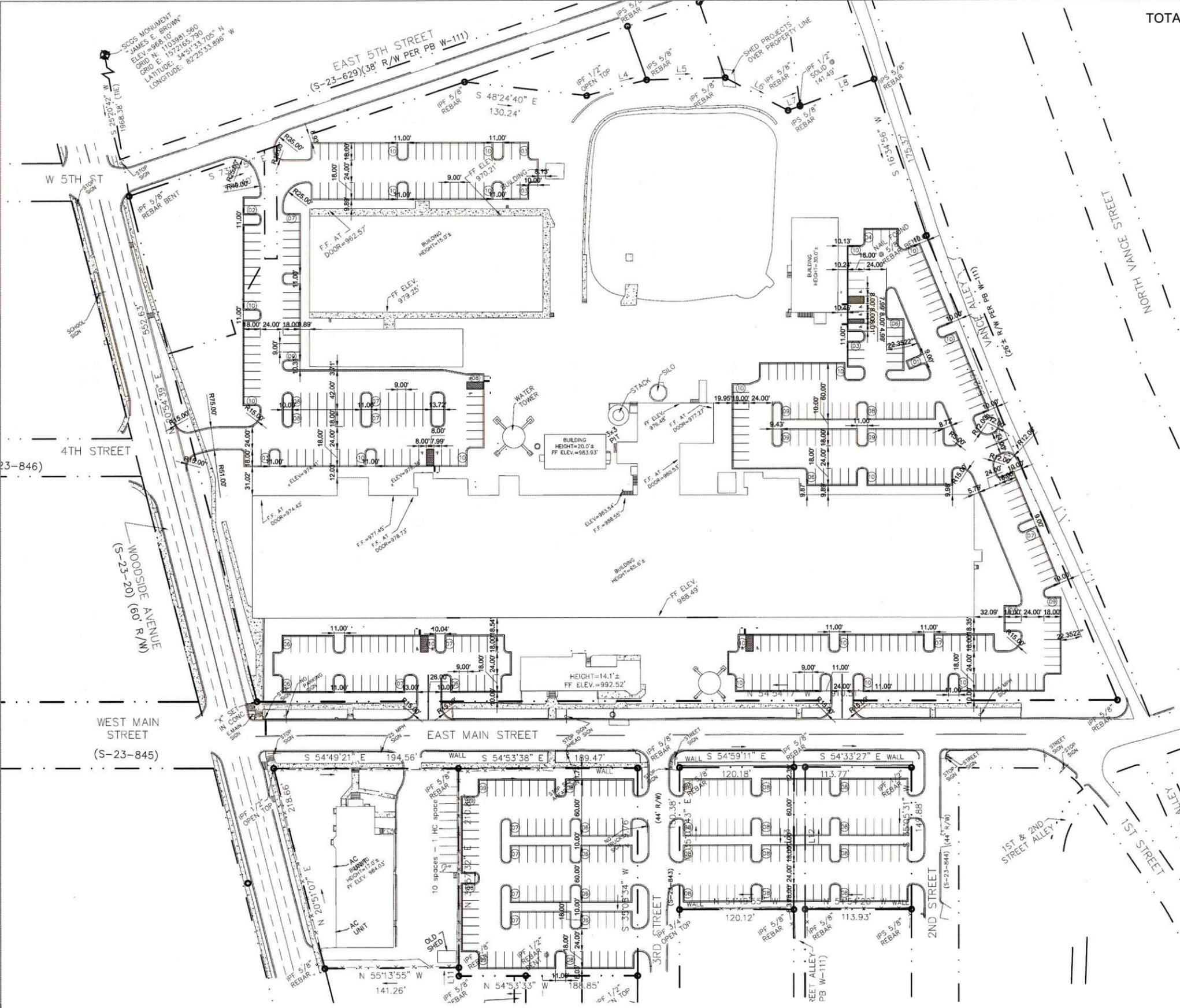
DESIGN DOCUMENTS

◆ SHEET TITLE
 SITE
 PLAN

◆ SHEET NUMBER
SP1.0

SITE PLANS
 SCALE 1/32 = 1'-0"

TOTAL NUMBER PARKING SPACES SHOWN IS 589 PARKING SPACES.





Planning Staff Report to
Greenville Planning Commission
November 9, 2016
for the November 17, 2016 Public Hearing

Docket Number: Z 24-2016 (PD 16-741)
Applicant: McMillan Pazdan Smith
Property Owner: HOUSING AUTHORITY OF CITY GVL
Property Location: 500 THRUSTON ST
Tax Map Number: 009101-06-00102
Property Location: 82 THRUSTON ST
Tax Map Number: 009101-06-00103
Property Location: AUGUSTA ST
Tax Map Number: 009101-06-00101
Total Acreage: 6.3
Zoning: PD (Haynie-Sirrine Planned Development, 'Neighborhood General' Sub-district)
Proposal: REZONE to Haynie-Sirrine PD, 'University Ridge Village Center' sub-district; Approval of a new multi-family residential building and conceptual approval of a mixed-use building

Staff Recommendation: **Approval, subject to planning staff approval of final materials, colors, and landscape design.**

Staff Analysis: The subject properties are the site of the former Scott Tower apartment building and the remaining Garden Apartments building. The properties are included in the 'Neighborhood General' sub-district of the Haynie-Sirrine Planned Development. This sub-district allows multi-family buildings with a maximum height of three (3) stories. The existing Garden Apartments building is five (5) stories in height. The proposed buildings will be four (4) stories in height. Retail uses are limited to neighborhood store (on a corner lot) and child care center.

The properties are contiguous to the 'University Ridge Village Center' sub-district of the Haynie-Sirrine Planned Development. This sub-district allows up to six (6) stories in height. Retail uses are more permissive, along with light manufacturing uses.

In order to accommodate the height of the existing building and the anticipated mixed-use building in a future phase, the applicant requests the properties be included in the 'University Ridge Village Center' sub-district of the Haynie-Sirrine Planned Development.

The site is designed to accommodate the existing 80-unit senior Garden Apartments, a new 113-unit senior apartment building, and a future mixed-use building consisting of approximately 197 units, 1400 square feet of commercial space, and 5200 square feet of residential amenity space, located above a podium parking structure.

The new apartment building (Building B on the attached site plans) is designed with brick and wood toned siding to act as a transition from the existing Garden Apartments building to the future mixed-use building to be located adjacent to Augusta Street. The Design Review Board Urban Panel recommended the applicant reduce the amount of contrast between brick color and the siding, and that landscaping be designed to create inviting, usable outdoor spaces.

City Engineer Comments

Recommend: Approved with Comments.

Comments:

Approval is for the PD and not the site plan. Acceptance of the site configuration will be determined with the approval of the site plan permit.

Traffic Engineer Comments

Recommend: Approve w/ Conditions

Comments:

On-street angle parking must remain public, due to backing maneuvers into the R/W.

There must be ADA-accessible routes to all buildings from all site-arrival points.

Fire Department Comments

Recommend: Approve w/ Comments

Comments:

The Fire Marshal's office has no objections to this project.

Augusta St, Thruston St and Howe St - Aerial



City Limit Boundary



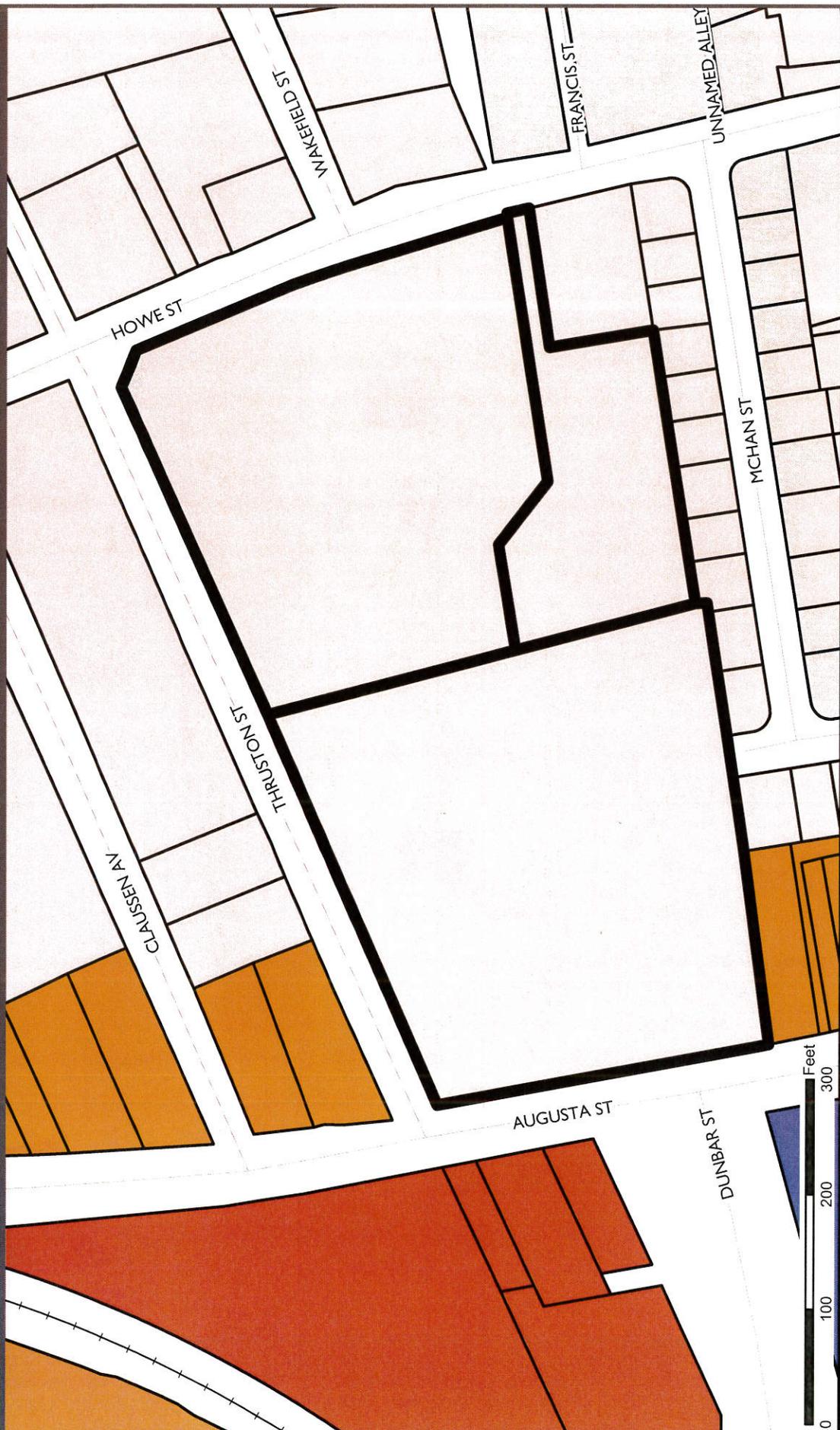
Parcels



city of
greenville
South Carolina

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Augusta St, Thruston St and Howe St - Existing Zoning



city of greenville
South Carolina

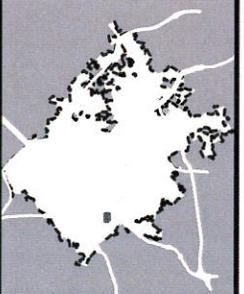
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City Limit Boundary

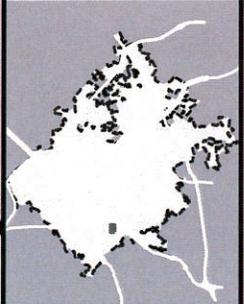
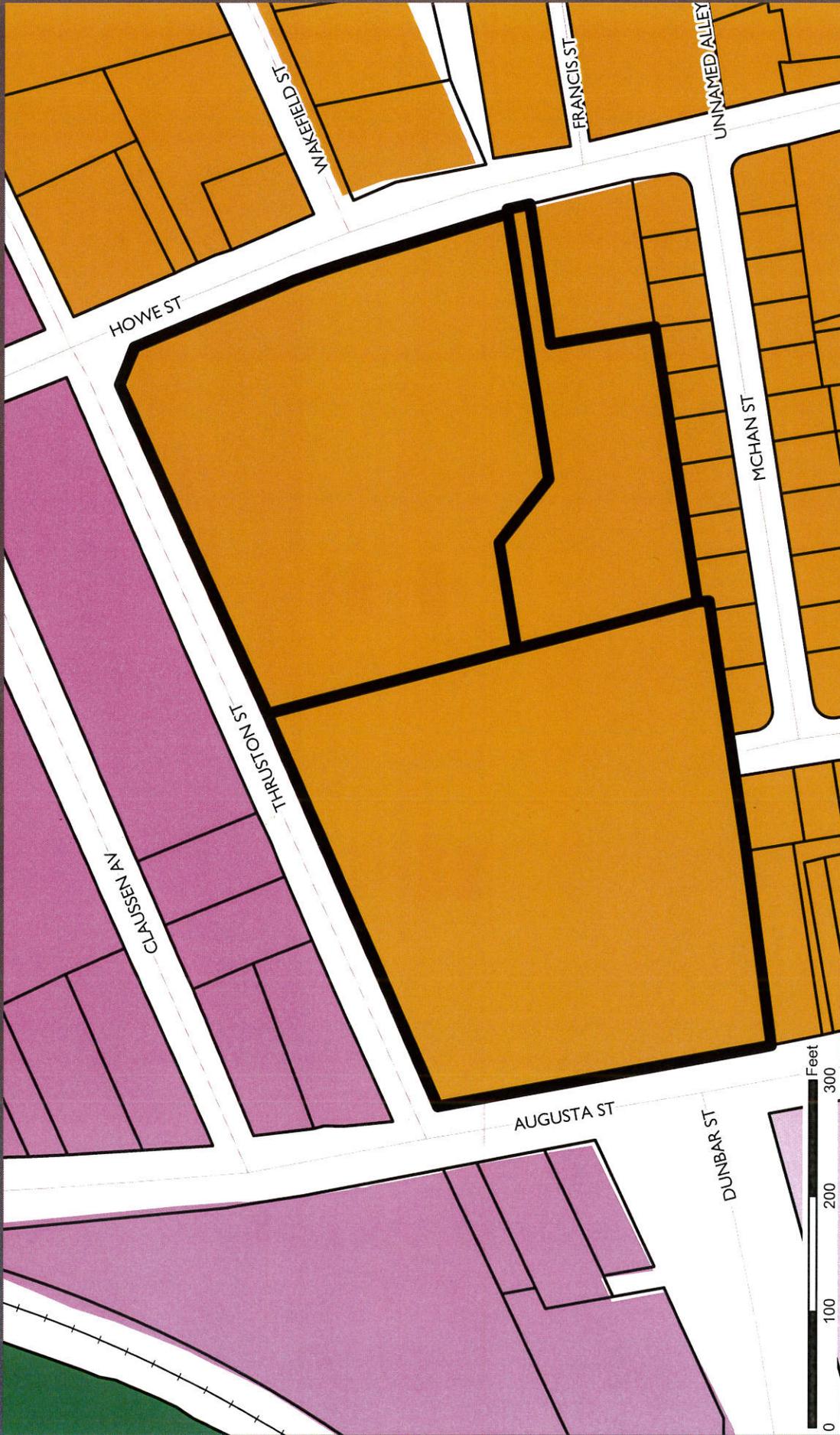
Streets

Parcels

	C-1		C-IN		RM-3		I-1		POD
	C-2		RM-1		R-6		S-1		OS-C
	C-3		RM-1.5		R-7.5		OD		RDV
	C-4		RM-2		R-9		PD		



Augusta St, Thruston St and Howe St - Future Land Use

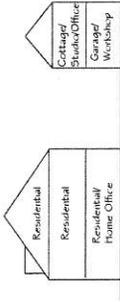
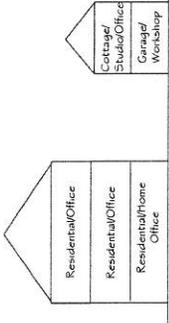
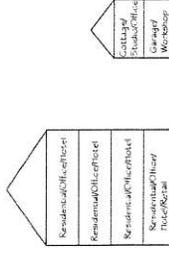
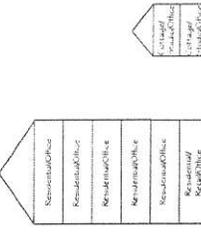


City of Greenville
South Carolina

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	City Limit Boundary		General Residential		Transit Oriented Development
	Streets		Urban Residential		Mixed Use City Center
	Parcels		Mixed Use Neighborhood		Parks, Open Space, and Schools
			Mixed Use Community		High Intensity Non-Residential
			Mixed Use Regional		

Haynie-Sirrine Neighborhood Code

	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CENTER (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
2.3 MIXED USE PROVISIONS				
2.4 SPECIFIC BUILDING TYPES PERMITTED Except where topographic conditions prohibit, all buildings shall confront on public streets or parks.	Detached House – Street Lot Detached House – Alley Lot Civic Building	Detached House – Street Lot Detached House – Alley Lot Townhouse Apartment Building Civic Building	Detached House – Alley Lot Townhouse Apartment Building Shopfront Building Civic Building	Detached House – Alley Lot Townhouse Apartment Building Shopfront Building Workplace Building Civic Building
2.5 PERMITTED OPEN SPACE TYPES	Greenway Meadow Park Sportsfield	Greenway Park Sportsfield/Stadium Green Square Plaza Community Garden Close Playground	Greenway Square Plaza Community Garden Close Playground	Greenway Square Plaza Community Garden Close Playground
2.6 MAX. HEIGHT	2 1/2 Stories	3 Stories	4 Stories (exception – 6 stories fronting on Church Street)	6 Stories
2.7 SIGNAGE	Arm Sign Only (Monument Signs for Civic Buildings only)	Arm Sign Only (Monument Signs for Civic Buildings only)	All Permitted Signage	

Haynie-Sirrinc Neighborhood Code

2.8 USE PROVISIONS	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CENTER (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
<p>Residential: Premises available for long-term human habitation by means of ownership and rental, but excluding short-term letting of less than a month's duration</p> <p>Lodging: Premises available for short-term human habitation, including daily and weekly letting</p>	<p>Restricted Residential: The number of dwellings is restricted to one within a principal building and one within an accessory building, and by the requirement of 1.5 assigned parking spaces for each. Both dwellings should be under single ownership</p> <p>Permitted Uses: Single Family homes and Duplexes</p> <p>Restricted Lodging: The number of bedrooms available for lodging is restricted to one within an accessory building, and by the requirement of one assigned parking space for each leaseable bedroom in addition to the requirements of the principal dwelling</p> <p>Permitted Uses: Rental Cottages (in outbuildings)</p>	<p>Limited Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4).</p> <p>Permitted Uses: Single Family homes, Duplexes, and Multi-Family dwellings</p> <p>Limited Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may only be provided in the morning</p> <p>Permitted Uses: Rental Cottages and Bed and Breakfast Inns</p>	<p>Open Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4).</p> <p>Permitted Uses: Single Family homes, Duplexes, and Multi-Family dwellings</p> <p>Open Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times.</p> <p>Permitted Uses: Hotels and Inns, Rental Cottages</p>	<p>Open Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard (Section 7.4).</p> <p>Permitted Uses: Single Family homes, Duplexes, and Multi-Family dwellings</p> <p>Open Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times.</p> <p>Permitted Uses: Hotels and Inns, Rental Cottages</p>
<p>Office: Premises available for the transaction of general business, but excluding retail sales and manufacturing</p>	<p>Restricted Office: Customary home occupation uses are permitted only provided the office use is restricted to the first floor or accessory building and by the requirement of 3 assigned parking spaces for each 1000 sq ft, in addition to the parking requirement for each dwelling.</p> <p>Permitted Uses: Home Occupations</p>	<p>Restricted Office: The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4).</p> <p>Permitted Uses: Office Uses, Live-Work Units</p>	<p>Open Office: The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4).</p> <p>Permitted Uses: Office Uses, Live-Work Units</p>	<p>Open Office: The area available for office use is limited by the requirement of 3 assigned parking spaces for each 1000 sq ft, a ratio that may be reduced according to the shared parking standards (Section 7.4).</p> <p>Permitted Uses: Office Uses, Live-Work Units</p>
<p>Retail: Premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing</p>	<p>Restricted Retail: Retail use is not permitted within residential buildings, with the exception of child care nurseries in residential structures.</p> <p>Permitted Uses: Child Care Nursery</p>	<p>Restricted Retail: Retail use is not permitted within residential buildings, with the exception that one neighborhood storefront (in the first story of a corner location) shall be permitted by conditional use.</p> <p>Permitted Uses: Neighborhood Store (on corner lots only) and Child Care Center</p>	<p>Open Retail: The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio that may be reduced according to the shared parking standards (Section 7.4).</p> <p>Permitted Uses: Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores & Drive-Through Facilities (subject to the issuance of a Conditional Use Permit)</p> <p>Excluded Uses: Automotive, Boat, & Heavy Equipment Sales & Service, Adult Establishments and Adult Video Stores</p>	<p>Open Retail: The area available for retail use is limited by the requirement of one assigned parking space for each 250 sq ft of gross retail space, a ratio that may be reduced according to the shared parking standards (Section 7.4).</p> <p>Permitted Uses: Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores & Drive-Through Facilities (subject to the issuance of a Conditional Use Permit)</p> <p>Excluded Uses: Automotive, Boat, & Heavy Equipment Sales & Service, Adult Establishments and Adult Video Stores</p>
<p>Manufacturing: Premises available for the creation, assemblage, and repair of items including their retail sale except when such activity creates adverse impacts</p>	<p>Restricted Manufacturing: Manufacturing uses are not permitted.</p>	<p>Restricted Manufacturing: Manufacturing uses are not permitted.</p>	<p>Restricted Manufacturing: Manufacturing uses are not permitted.</p>	<p>Limited Manufacturing: The area available for manufacturing use is limited to the building. No outdoor manufacturing activity or storage is permitted. The parking requirement shall be .25 spaces per 1000 sq ft.</p> <p>Permitted Uses: Light Manufacturing Uses (no outdoor storage permitted)</p>
<p>Civic: Premises available for not-for-profit organizations dedicated to religion, arts and culture, education, government, social service, transit, and other similar functions</p>	<p>Open Civic: Civic uses shall be permitted, except those uses that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.</p>	<p>Open Civic: Civic uses shall be permitted, except those uses that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.</p>	<p>Open Civic: Civic uses shall be permitted, except those uses that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.</p>	<p>Open Civic: Civic uses shall be permitted, except those uses that exceed 25,000 square feet shall be subject to the issuance of Final Development Plan approval by the Planning Commission.</p>

2 24-2016

Application #	<u>PD 16-741</u>	Fees Paid	<u>700.</u>
Date Received:	<u>10/17/16</u>	Accepted by	<u>SA / NALS</u>
Date deemed complete	_____	App Deny Conditions	_____



**APPLICATION FOR DESIGNATION
AS A
'PD', PLANNED DEVELOPMENT
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
NAME:	<u>Lisa Lanni</u>	<u>The Greenville Housing Authority</u>
ADDRESS:	<u>McMillan Pazdan Smith</u> <u>400 Augusta Street, st 200</u> <u>Greenville SC 29601</u>	<u>122 Edinburgh Court</u> <u>Greenville, SC 29607</u>
PHONE:	<u>864-242-2033</u>	<u>864-467-4250</u>
FAX:	<u>864-242-2034</u>	_____
EMAIL:	<u>llanni@mcmillanpazdansmith.com</u>	<u>ivorym@tgha.net</u>

PROPERTY INFORMATION

STREET ADDRESS: see attached

DEED BOOK/PAGE _____ TAX PARCEL #: _____

CURRENT ZONING DESIGNATION _____ ACREAGE _____

SUPPORTING INFORMATION

1. **USES AND USE SPECIFIC STANDARDS** – THE APPLICANT MUST ENUMERATE ALL PROPOSED USES ON THE PD PLAN; ALL USES ARE SUBJECT TO **SECTION 19-4.3, USE-SPECIFIC STANDARDS**.
2. **MINIMUM DIMENSIONAL REQUIREMENTS** – THE APPLICANT MUST SPECIFY APPLICABLE LOT AREA, LOT WIDTH, SETBACK, LOT COVERAGE, MAXIMUM HEIGHT, AND OTHER RELEVANT DIMENSIONAL CRITERIA UNIQUE TO THE PD; ALL USES ARE OTHERWISE SUBJECT TO **SECTION 19-5, DIMENSIONAL STANDARDS AND MEASUREMENTS**.
3. **OFF-STREET PARKING** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE PARKING AND LOADING PLAN; ALL USES ARE OTHERWISE SUBJECT TO **SECTION 19-6.1, OFF-STREET PARKING AND LOADING**.
4. **LANDSCAPING, BUFFERING, AND SCREENING** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE LANDSCAPING PLAN; IN LIEU THEREOF, THE REQUIREMENTS OF **SECTION 19-6.2, LANDSCAPING, BUFFERING, AND SCREENING**, SHALL APPLY.
5. **SIGNS** – THE APPLICANT MUST PROVIDE A COMPREHENSIVE SIGN PLAN; IN LIEU THEREOF, THE REQUIREMENTS OF **SECTION 19-6.6, SIGNS**, SHALL APPLY.

INSTRUCTIONS

1. IF THE APPLICATION INCLUDES MORE THAN ONE (1) PARCEL AND MORE THAN ONE (1) OWNER, THE APPLICANT MUST PROVIDE THE APPROPRIATE DEED BOOK/PAGE REFERENCES, TAX PARCEL NUMBERS, AND OWNER SIGNATURES AS AN ATTACHMENT.
2. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
3. THE APPLICANT/OWNER MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST ANSWER "WHY" YOU BELIEVE THE APPLICATION MEETS THE TESTS FOR GRANTING A 'PD' DESIGNATION). SEE **ALSO SECTION 19-2.3.3, PLANNED DEVELOPMENT DISTRICT**, AND **SECTION 19-3.2(N), DISTRICT DESCRIPTIONS – PD: PLANNED DEVELOPMENT DISTRICT**, FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
4. IF YOU ARE SUBMITTING AN APPLICATION TO DESIGNATE A PORTION OF A PROPERTY AS 'PD' OTHERWISE DESCRIBED BY DEED, YOU MUST ATTACH A SURVEY OF THE PARCEL REFLECTING THE REQUESTED DESIGNATION(S) BY COURSES AND DISTANCES.
5. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$700.00.
6. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**
7. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

3 SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT



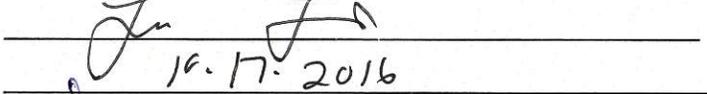
Handwritten note: *Handwritten signature 10/17*

8. 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 AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

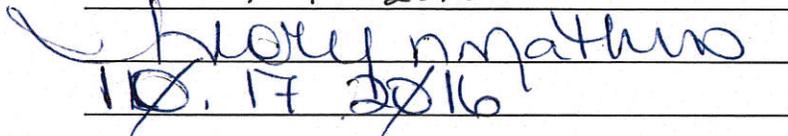
TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.



10.17.2016

APPLICANT

DATE



10.17.2016

PROPERTY OWNER

DATE



October 17, 2016

City of Greenville Planning Department
City Hall
206 S. Main Street
5th Floor
Greenville, SC 29601

Re: The Preserve at Logan Park
MPS Project No. 013268.00

Dear Administrator,

Please see the attached Application for Designation as a University Ridge Village Center (URVC) in Lieu of Neighborhood General (NG) in the Haynie-Sirrine Neighborhood Code (HSN). Below are responses to items on the application as noted:

Property Information

The property consists of 3 individual parcels. Their tax parcel #, deed/book page, and current zoning information are as follows:

- Parcel 1 – TMS#0091010600101/ 899, page 393/ P-D, HSN-NG
- Parcel 2 – TMS#0091010600102/ 1131, page 942/ P-D, HSN-NG
- Parcel 3 – TMS#0091010600103/ 1131, page 942/ P-D, HSN-NG

Supporting information

1. Uses and Use Specific Standards: Proposed Uses are multifamily residential and commercial.
2. Minimum Dimensions: Please refer to the attached site plan for site dimensions. Maximum Heights are as follows:
 - a. Augusta Street – 60'-0"max.
 - b. Thruston Street – 60'-0" max.
 - c. Howe Street – Existing 5-Story Building or 60'-0" Max
 - d. Interior Buildings – 60'-0"max.
3. Comprehensive Parking and Loading: See attached site plan for planned parking locations and counts. The methodology used for determining the parking requirements is based on a combination of the City's former parking regulations for the residential counts, and the current parking regulations for the other spaces (retail and commercial spaces) counts. For the residential parking tabulation, we have provided 1 parking spot per studio and 1-bedroom, 1.5 per 2-bedroom, and .30 per senior dwelling. The parking ratio proposed for the senior dwelling is based on current parking information for other similar properties in the City. For the retail parking, we have provided a 1 space per 250 SF.
4. Landscaping, Buffering, and Screening: See attached landscaping plan. In addition, the PD will comply with the standards of section 10.5 Types of Landscaping, in the HSN code.
5. Signage: The PD will meet the requirements of section 9.0 Signs in the HSN code. Site Lighting: Exterior lighting shall meet section 8.0 Lighting Standards.

Applicant Response to Section 19-3.2(N) General Development Parameters

po box 8922 greenville, sc 29604
o. 864 242 2033 f. 864 242 2034

mc millanpazdansmith.com

1. The project will consist of approximately 80 Existing Senior dwelling residential units in the Garden apartments, a proposed 113 new senior dwelling units, a proposed phase 2 apartment building consisting of approximately 195 one and 2 two bedroom dwelling units and approximately 1395 SF of leasable commercial space, 5200 SF of residential amenity spaces, and a podium parking structure. These commercial spaces could be leased to retail, professional office, or restaurant tenants.
2. The proposal utilizes traditional neighborhood principles to create a denser urban pattern of development within the existing network of streets and transportation infrastructure, which will enhance the existing pedestrian, bicycle, and vehicular network. The site is located adjacent to two GTA bus routes, and the swamp rabbit trail, providing various modes of transportation to and from the site.

In addition, the proposal's mix of residential and commercial spaces is organized around an internal system of streets and pathways, which are suitable for pedestrians as well as vehicles. These streets connect to the existing network, providing neighbors the option of walking, biking, or driving within the site and to other locations within the neighborhood and City.

An example of this new network is the street improvements to Thruston Street and a pedestrian connection to the adjacent neighborhood and Logan Park. A 10'-0" wide sidewalk is proposed on Thruston Street to provide a connection to the Church Street Tunnel for access to the adjacent neighborhood and commercial amenities fronting Church Street.

3. The proposal is located at the threshold of the West end and Church Street, which are all pedestrian friendly within themselves. The project has the potential to add the kind of density and commercial activity on Augusta Street that would promote additional pedestrian activity and connectivity between these neighborhoods. By incorporating a parking podium structure onsite, it allows more of the site to be developed by buildings, streets, and landscape, rather than parking lots. All interior on-site parking is design as an interior network of streets with parking in lieu of large parking lots. All buildings are connected with sidewalks and pathways to the public street.

The existing bus stops on Augusta Street and Thruston Street will be enhanced with pathways and vegetation. The retail and amenity components are each oriented towards those streets, which will also enhance pedestrian use.

4. The proposal reflects the vision for the Haynie-Sirrine Neighborhood that was set forth in the Haynie-Sirrine Master plan by providing mix-income Residential, pedestrian friendly access and neighborhood commercial retail, while acting as a buffer and filter for the less dense single family adjacent residential. The development will provide a distinct street wall along Augusta Street, activating those corridors with commercial and residential activity provided by setbacks, storefronts, landscaping, and residential stoops. The interior of the site provides large green spaces and courtyards for outdoor activity and connectivity to the surrounding neighborhoods. Various outdoors spaces will be created for the residences and neighborhood to enjoy.

Materials for buildings

Senior Building:

Facade: Fiber cement clapboard
Brick

Roof: Asphalt Shingle
Single Ply Membrane (at flat roofs)

Work-force Apartment Building:

Façade : Fiber cement clapboard
Brick

Roof: Fiber cement or composite trim
Single Ply Membrane (at flat roofs)
Asphalt Shingles (at sloped roofs)

Railings: Metal

Parking Deck:
Poured in place concrete

SITE PLAN SUMMARY:

ZONING: University Ridge Village Center (URVC) in Haynie-Sirrine Neighborhood Code (HSN)

LOT AREA: 6.32 Ac.

LOT COVERAGE: 39.8% (50% Maximum Allowed Coverage)

MAXIMUM BUILDING HEIGHT

Augusta Street: 60'
 Thruston Street: 60'
 Howe Street: Ex. Building Height or 60' Max.
 Interior Buildings: 60'

SITE SETBACKS:

DESCRIPTION	WIDTH
AUGUSTA STREET	0 (Max 15')
THRUSTON STREET	0 (Max 15')
HOWE STREET	0 (Max 15')
ADJ. RESIDENTIAL	0'

LANDSCAPE BUFFERS:

DESCRIPTION	WIDTH
PARKING LOT: (Adjacent to Howe Street)	10' Type B (Semi-Opaque Screen)
ADJ. RESIDENTIAL:	10' Type A (Opaque Screen)

Note: Required buffers are per the Haynie-Sirrine Neighborhood Code (HSN) PD.

PARKING SUMMARY

Building A (Multi-Family)
 (20) Studio Units @ 1 Space/Unit = 20 Spaces Required
 (112) 1-BR Units @ 1 Space/Unit = 112 Spaces Required
 (63) 2-BR Units @ 1.5 Space/Unit = 95 Spaces Required

Total Required for Bldg A = 227 Spaces

Building B (Senior Housing)
 (113) Units @ 0.30 Space/Unit = 34 Spaces Required

Total Required for Bldg B = 34 Spaces

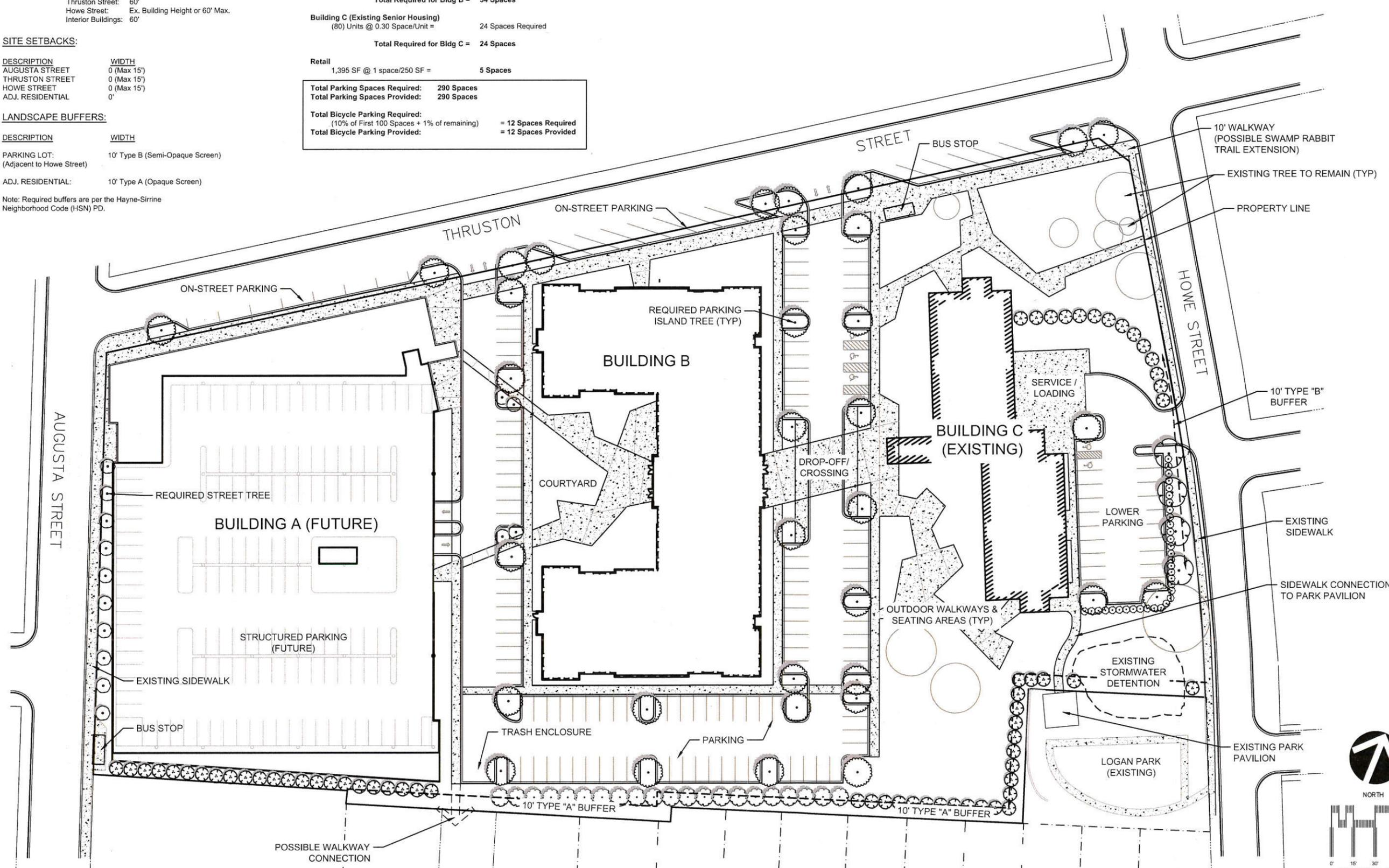
Building C (Existing Senior Housing)
 (80) Units @ 0.30 Space/Unit = 24 Spaces Required

Total Required for Bldg C = 24 Spaces

Retail
 1,395 SF @ 1 space/250 SF = 5 Spaces

Total Parking Spaces Required: 290 Spaces
Total Parking Spaces Provided: 290 Spaces

Total Bicycle Parking Required:
 (10% of First 100 Spaces + 1% of remaining) = 12 Spaces Required
Total Bicycle Parking Provided: 12 Spaces Provided



MOUNT PLEASANT, SC 843.884.1667
 GREENVILLE, SC 864.288.0534
 WWW.SEAMONWHITESIDE.COM



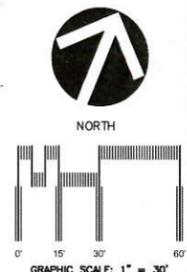
THE PRESERVE AT LOGAN PARK
 511 AUGUSTA STREET
 GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: 2357
 DATE: X/XX/XX
 DRAWN BY: XXX
 CHECKED BY: XXX

REVISION HISTORY

NO.	DESCRIPTION

PD SITE PLAN



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. NOT FOR CONSTRUCTION OR PRICING.



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. NOT FOR CONSTRUCTION OR PRICING.



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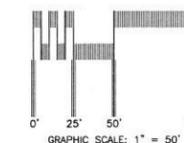
THE PRESERVE AT LOGAN PARK
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GREENVILLE, SOUTH CAROLINA

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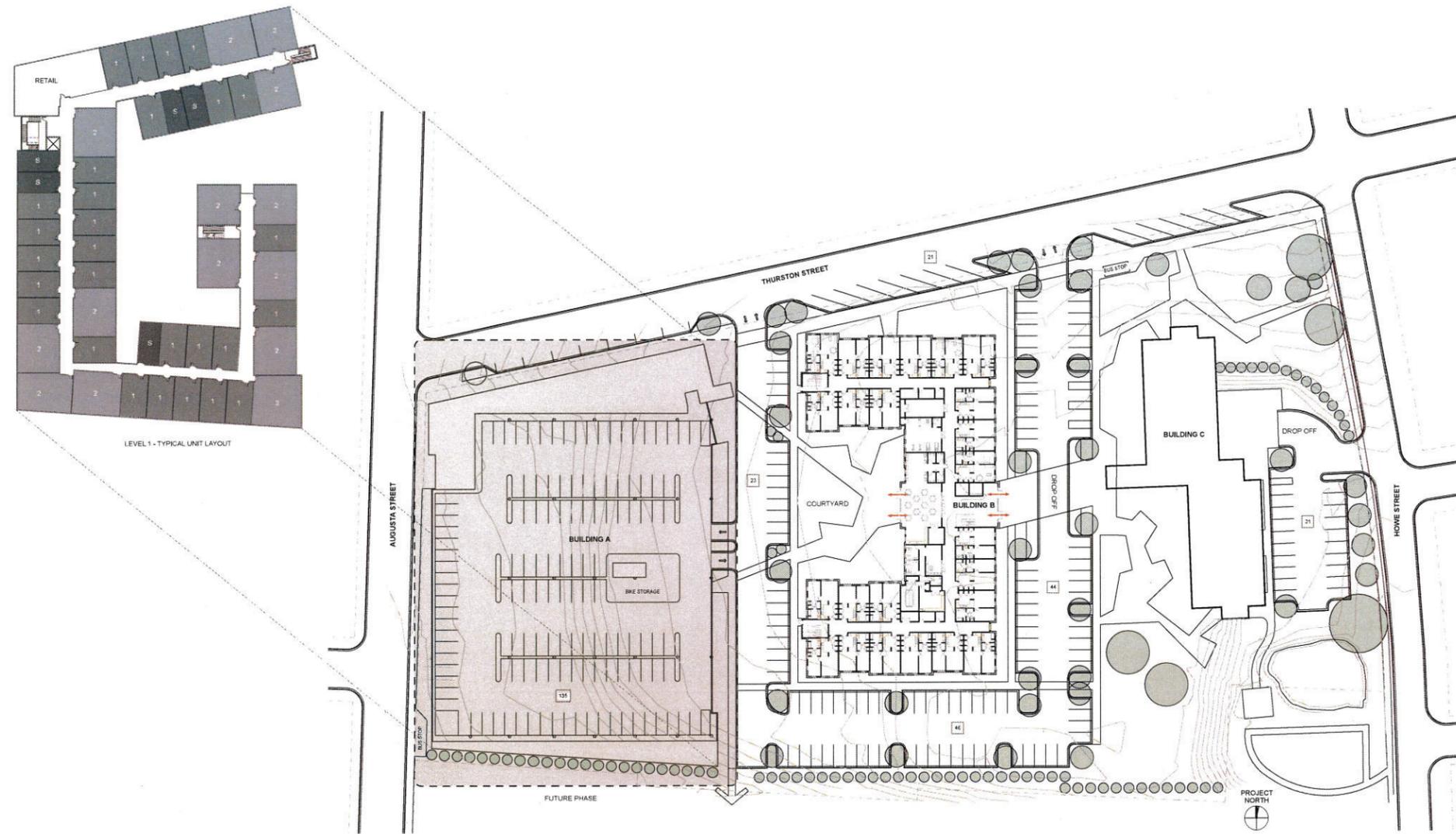
REVISION HISTORY

NO.	DESCRIPTION

PD SITE
CONTEXT
PLAN





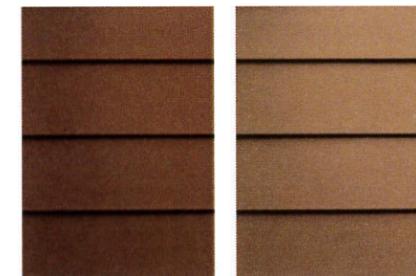


1 ARCHITECTURAL SITE PLAN
1/16/16



1 PD APPLICATION - EAST BUILDING ELEVATION
04 1/8" = 1'-0"

Brick Veneer



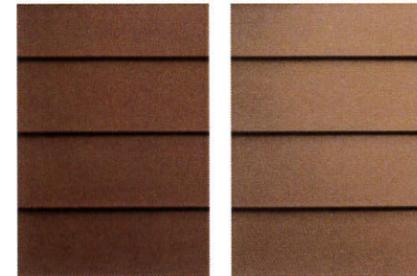
Cementitious Lap Siding



2 PD APPLICATION - NORTH BUILDING ELEVATION
04 1/8" = 1'-0"



Brick Veneer



Cementitious Lap Siding

2 PD APPLICATION - WEST BUILDING ELEVATION
1/8" = 1'-0"



1 PD APPLICATION - SOUTH BUILDING ELEVATION
1/8" = 1'-0"











**Planning Staff Report to
Greenville Planning Commission
November 9, 2016**
for the November 17, 2016 Public Hearing

Docket Number: Z 23-2016

Applicant: The City of Greenville Engineering Office

Proposal: **TEXT AMENDMENT REGARDING WATER EXPANSION**

Staff Recommendation: **Approval**

Staff Analysis: This amendment relates to Section 19-7, Stormwater Regulations. The changes are primarily formatting changes and clarifications of existing requirements. The changes provide more flexibility in regards to water expansion ratios relative to modeling of floodways. The amendment also removes the Appendices from the Ordinance and places them in the Administrative Manual.

Application # <u>2 23-2016</u>	Fees Paid <u>N/A</u>
Date Received: <u>10-6-16</u>	Accepted by <u>SH / BN / AR</u>
Date deemed complete _____	App Deny Conditions _____



APPLICATION FOR ORDINANCE TEXT AMENDMENT CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

DWAYNE COOPER

NAME

FAX

DCOOPER@GREENVILLE.SC.GOV

ADDRESS

EMAIL

SIGNED

DATE

864-467-4400

PHONE

[Signature]
10/6/16

REQUEST

19.7
PERTINENT CODE SECTION(S)

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

CHANGES ARE PRIMARILY FORMATTING CHANGES AND CLARIFICATIONS OF EXISTING REQUIREMENTS. CHANGES PROVIDE MORE FLEXIBILITY IN REGARDS TO WATER EXPANSION RATIOS RELATIVE TO MODELING OF FLOODWAYS. REMOVES APPENDICES FROM THE ~~ORDINANCES~~ ORDINANCES AND PUTS THEM IN THE ADMINISTRATIVE MANUAL.

INSTRUCTIONS

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

STORMWATER ORDINANCE
OF
GREENVILLE, SOUTH CAROLINA

CURRENT APPROVED ORDINANCE
AS OF OCTOBER 5, 2016~~AUGUST 11, 2014~~

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CODE OF ORDINANCES
CHAPTER 19-LAND MANAGEMENT
ARTICLE 19-7 – STORMWATER MANAGEMENT

Sec. 19-7.1 Introduction

This article [Ord. No. 2012-91] is one part of the adopted Greenville, South Carolina Comprehensive Stormwater Management Plan. It sets forth the minimum requirements for the stormwater management in Greenville and the City as the corporate enforcement authority for the ordinance. The purpose of this article is to allow management and mitigation of the effects of urbanization on stormwater drainage by consolidating the existing stormwater management framework into a uniform structure. The Greenville Comprehensive Stormwater Management Plan, adopted by Resolution on May 29, 2007 states, "... that the regulations be uniformly and consistently enforced throughout the City by all agencies."

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.2 Authority and Purpose

19-7.2.1 *Authority* The powers granted to the City of Greenville by the authority and directions for this article are contained in Act No. 194 of the Acts and Joint Resolutions of 1971 enacted by the general assembly of the state, approved April 23, 1971. In addition to the statutory authority provided for this division in general, the authority of this article arises from S.C. Code § 6-29-310 et seq. and is adopted pursuant to S.C. Code 1976, § 48-14-10 et seq., S.C. Code 1976, § 5-7-30, and South Carolina Land Resources Conservation Commission Regulations 72-300 through 72-316 and may be cited as the Stormwater Management Ordinance of the City of Greenville and is adopted pursuant to S.C. Code 1976, § 48-14-10 et seq., S.C. Code 1976, § 5-7-30, and South Carolina Land Resources Conservation Commission Regulations 72-300 through 72-316. The administration and enforcement of this article shall be designated by the City Manager in the Administrative Manual.

19-7.2.2 *Purpose* The purpose of this article is to establish reasonable rules and regulations for stormwater management in order to:

- A. Prevent additional harm due to periodic flooding including loss of life and property and threats and inconveniences to public health, safety, welfare, and the environment.
- B. Assure that development does not increase flood and drainage hazards to others, or create unstable conditions susceptible to erosion.
- C. Create no new financial burden on the taxpayer for flood control projects, repairs to flood damaged public facilities and utilities, and for flood rescue and relief operations.
- D. Protect, conserve and promote the orderly development while protecting and conserving the land and water resources.
- E. Protect buildings and improvements to buildings from flood damage to the greatest extent possible.
- F. Conserve the hydrologic, hydraulic, water quality and other beneficial functions of flood-prone areas and Regulatory Floodplains.
- G. Prevent additional disruption of the economy and governmental services due to stormwater and flood drainage.
- H. Maintain eligibility for the city of Greenville in the National Flood Insurance Program by equaling or exceeding its requirements and thus make federally subsidized flood

CODE OF ORDINANCES
CHAPTER 19-LAND MANAGEMENT

ARTICLE 19-7 – STORMWATER MANAGEMENT

insurance available at reduced rates. Comply with the rules and regulations of the National Flood Insurance Program codified as 44 CFR 59-79, as amended.

- I. Maintain compliance with the provisions of the current, effective State of South Carolina NPDES General Permit for Storm Water Discharges from Regulated Small Municipal Separate Storm Sewer Systems, SC Water Pollution Control Regulations 61-9. Comply with the rules and regulations of the NPDES codified as 40 CFR 122-131, as amended.
- J. Conserve and improve the natural hydrologic, hydraulic, water quality and other beneficial functions of wetlands by having, at a minimum, no net loss of wetlands in the city of Greenville, and further these beneficial functions of wetlands by having an objective of a net gain or improvement of wetland function.

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.3 Ordinance enforcement

19-7.3.1 *Duties* One of the primary duties of the administrator or designee shall be to review all stormwater applications and issue permits for those projects that are in compliance with the provisions of this article. The administrator or designee shall be responsible for the administration and enforcement of the article.

19-7.3.2 *Intergovernmental relationship* Included as part of this article as Appendix E is a delineation of requirements and duties required of and accepted by the Administrator or designee. Certain requirements or duties specified by FEMA and South Carolina Department of Health and Environmental Control (SCDHEC) in Appendix E relate only to the intergovernmental relationship between a community and FEMA, South Carolina Department of Natural Resources (SCDNR), or SCDHEC for the purposes of that community obtaining or maintaining eligibility for the National Flood Insurance Program (NFIP) and Qualified Local Program Status.

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.4 Stormwater management utility

19-7.4.1 *Council findings* The city council has made the following findings:

- A. The management and regulation of stormwater runoff and sediment is necessary to reduce pollution, siltation, sedimentation, local flooding and stream channel erosion, all of which impact adversely on land and water resources and the health, safety, property and welfare of the residents of the city;
- B. The city maintains a system of stormwater management facilities, including but not limited to inlets, conduits, manholes, outlets, ponds, and certain drainage easements;
- C. The stormwater management facilities and components of the city need to be regularly maintained, rehabilitated, upgraded or improved, and additional stormwater management facilities and measures need to be installed throughout the city;
- D. The city needs to upgrade its capability to maintain existing and future stormwater management facilities and measures;
- E. All parcels of real property in the city, particularly those with improvements, both use or benefit from the stormwater management system and program; and the improvement

CODE OF ORDINANCES
CHAPTER 19-LAND MANAGEMENT

ARTICLE 19-7 – STORMWATER MANAGEMENT

of existing facilities and construction of additional facilities in the system will directly or indirectly benefit the owners of all real estate;

- F. Continued growth in the city will contribute to the need for improvements in and maintenance and regulation of the stormwater management system;
- G. The city can best manage and regulate the control of stormwater by a policy which regulates the use of real property, both private and public, and which takes reasoned, measured steps to involve the city in additional methods of participation and regulation;
- H. Owners of real property should finance the stormwater management system to the extent they and the persons they permit to utilize their property contribute to the need for the system, and fees or other charges therefore should bear a substantial relationship to the cost of the service; and
- I. It is in the best interests of the citizens of this city and, most specifically, the owners of real property, that a stormwater management utility and stormwater management utility fee system be established by ordinance and implemented as part of the city's utility special revenue fund, by whatever name designated.

19-7.4.2 *Title of division; statutory authority.* This article may be cited as the Stormwater Management Ordinance of the city of Greenville and is adopted pursuant to S.C. Code 1976, § 48-14-10 et seq., S.C. Code 1976, § 5-7-30, and South Carolina Land Resources Conservation Commission Regulations 72-300 through 72-316.

19-7.4.3 *Stormwater management utility established; administration; powers and duties.* The city council hereby establishes a stormwater management utility to carry out the purposes, functions and responsibilities set forth in this division. The governing body of the stormwater management utility shall be the city council. The administrator shall administer the stormwater management utility through the public works department or such other departments and divisions as the city manager shall designate. The stormwater management utility shall have the following powers and duties, which powers and duties are not necessarily exclusive to the stormwater management utility:

- A. Stormwater management planning and preparation of comprehensive watershed master plans for stormwater management.
- B. Regular inspections and maintenance of public stormwater management facilities and measures for the construction thereof, as well as regular inspections of private stormwater management facilities.
- C. Maintenance and improvements of stormwater management facilities that have been accepted by the city for purposes of stormwater management.
- D. Plan review and inspection of sediment control and stormwater management plans, measures and practices.
- E. Retrofitting designated watersheds to reduce existing flooding problems or to improve water quality.
- F. Acquisition of interests in land, including easements.
- G. Design and construction of stormwater management facilities and measures and acquisition of equipment.
- H. Water quantity and water quality management, including monitoring surveillance.

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- I. Any and all powers and duties delegated or granted to it as a local government implementing agency under the laws and regulations of the state and the ordinances of the city.

19-7.4.4 *Boundaries and jurisdiction.* The boundaries and jurisdiction of the stormwater management utility shall extend to the corporate limits of the city, as they may exist from time to time, and such areas lying outside the corporate limits of the city as shall be approved by the city council.

19-7.4.5 *Amount and classifications of fees.*

- A. *Criteria for establishing fees.* The city council hereby establishes the amount and classifications of fees to be implemented to help fund the stormwater management utility and its programs and projects. In establishing such fees, the city council has considered, among other things, the following criteria:
- (1) The fee system must be reasonable and equitable so that users pay to the extent they contribute to the need for the stormwater management utility, and so that fees or other charges bear a substantial relationship to the cost of service. The city council recognizes that these benefits, while substantial, in many cases cannot be measured directly.
 - (2) The components of the calculations used to establish fees must include, but may not be limited to, the following cost factors, which may be associated with the resolution of stormwater problems which the stormwater management utility shall seek to alleviate:
 - (a) Stormwater management planning and preparation of comprehensive watershed master plans for stormwater management;
 - (b) Regular inspection and maintenance of public stormwater management facilities and measures for the construction thereof, as well as regular inspections of private stormwater management facilities;
 - (c) Maintenance and improvement of stormwater management facilities that have been accepted by the city for purposes of stormwater management;
 - (d) Plan review and inspection of sediment control and stormwater management plans, measures and practices;
 - (e) Retrofitting designed watersheds to reduce existing flooding problems or to improve water quality;
 - (f) Acquisition of interests in land, including easements;
 - (g) Design and construction of stormwater management facilities and measures and acquisition of equipment;
 - (h) Administration and enforcement;
 - (i) Water quantity and water quality management, including monitoring surveillance; and
 - (j) Debt service and financing costs.
 - (3) The components of the calculations used to establish fees must be based on an equivalent residential unit (ERU), determined and approved by the city council, with reasonable general adjustments being made for, but not limited to, the following factors:

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- (k) Commercial, service and industrial land uses other than single-family residential;
 - (l) Open and/or forested land;
 - (m) Lot or tract size;
 - (n) The amount of site that is impervious; and
 - (o) Other generally accepted factors relevant to such calculations based upon the provisions of this article.
- (4) The practical difficulties and limitations related to establishing, calculating and administering such fees should be addressed with due regard for fairness, efficiency, ease of comprehension, and ease of administration.
- B. *Fee structure.* Stormwater management utility fees shall be fixed from time to time by the city council and are set forth in the fee schedule in Appendix D to this article. Fee categories are as follows:
- (1) Developed residential property. The fee structure for each parcel of developed residential property shall be allocated between two categories based on size of impervious area:
 - (p) Developed residential properties with an impervious area of 1,640 square feet or less; and
 - (q) Developed residential properties with an impervious area greater than 1,640 square feet.
 - (2) Undeveloped residential property.
 - (3) Developed commercial/industrial property.
 - (4) Undeveloped commercial/industrial property
- C. *Credits/fee reduction.* The city may provide a system of adjustments against stormwater management utility fees which can be applied to properties on which stormwater management facility construction, or other comparable provisions of construction or design of the premises, substantially mitigates the effect of stormwater runoff from the property on the city's stormwater management system or materially reduces the cost for the city to provide a system of stormwater management. To view a copy of the Stormwater Utility Fee Credit Policy, contact the city's engineering division.
- 19-7.4.6 *Determination of amount of impervious area.* The administrator or designee will determine the amount of impervious area on each developed commercial/industrial property. A determination will be made using information derived from digital and other photographic data, as maintained by the administrator or designee, commonly designated as Geographic Information System (GIS) data, and such additional information, if available, as may reliably supplement such data. Upon written request, an owner, or lawful occupant obligated to the owner for payment of the fee, shall be provided a written determination of the amount of impervious area for which a fee has been established.
- A. *Collection of fees.*
- (1) *Taxable property.* The administrator or his designee shall prepare and forward all information necessary to the county tax collector or his designee for the purpose of an annual billing of the stormwater management utility fee. Notice of the fee shall be included on the property owner's notice of ad valorem real property taxes, and the fee shall be due and payable simultaneously with the taxes. By resolution, the

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city council may authorize the city manager to implement other reliable means of billing.

- (2) *Nontaxable property.* The city council recognizes that nontaxable as well as taxable properties generate stormwater runoff and benefit from the stormwater management system and that the principle of fairness dictates that such properties be charged. The administrator or his designee shall make arrangements for billing for nontaxable property in the same manner as taxable property. By resolution, the city council may authorize the city manager to implement other reliable means of billing.
 - (3) *Date of imposition of fee for developed properties.* Developed properties shall become subject to the imposition of the stormwater management utility fee at the billing cycle following final approval of site development by the city.
- B. *Use of revenue; investment of funds; borrowing.* Funds generated for the stormwater management utility from fees, bond issues, other borrowing and other sources shall be utilized only for those purposes for which the stormwater management utility has been established, including but not limited to regulation, planning, acquisition of interests in land, including easements, design and construction of facilities, maintenance of the stormwater management system, billing and administration, and water quantity and water quality management, including monitoring, surveillance, private maintenance inspection, construction inspection and other activities which are reasonably required. Such funds shall be invested and reinvested pursuant to the same procedures and practices established by the city for investment and reinvestment of funds. The city council may use any form of borrowing authorized by law to fund capital acquisitions or expenditures for the stormwater management utility. The city council, in its discretion and pursuant to standard budgetary procedures, may supplement such funds with amounts from the general fund.
- C. *Requests for reconsideration; appeals.*
- (1) *Request for reconsideration.*
 - (a) A property owner of record, or a lawful occupant obligated to the owner for payment of the fee, may request a reconsideration of any determination or interpretation by the administrator or designee in the operation of the stormwater management utility. Such request must be in writing and filed with the Administrator or designee, or such other person as the city manager may designate, within 30 days of receipt of notification of the determination or interpretation.
 - (b) The city shall review the application and make a decision on the request within 30 days of receipt of the request.
 - (c) The request shall be made upon such forms and be accompanied by such information as the city, by written policy, shall require.
 - (2) *Appeals.*
 - (a) Persons who are authorized to make a request and who are aggrieved by a decision of the city under subsection (C)(1) of this section shall have the right to appeal to the city manager, or such person, committee or board as he may establish for such purpose.

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- (b) The appeal shall be in writing and shall set forth, in detail, the grounds upon which relief is sought. The person designated to review such appeal shall provide a hearing on the appeal within 30 days of filing and render a decision within 60 days of filing.
- (c) The person designated to review such appeal shall have full authority to affirm, modify or reverse a decision being reviewed upon determining whether the decision was made in compliance with the standards, policies and criteria of this division.
- (3) *Payment of fee required.* No provision of this division allowing for a request for reconsideration or for an administrative appeal shall be deemed to suspend the due date of the fee with payment in full. Any adjustment in the fee for the person pursuing a request for reconsideration or appeal shall be made by refund of the amount due.

19-7.4.7 *Reserved.*

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.5 Stormwater Permits

19-7.5.1 *General*

- A. *Regulated development.* No person, firm, corporation or governmental agency shall commence any development regulated by this article on any lot or parcel of land without first obtaining a stormwater permit or a soil erosion and sediment control permit from the city. A permit shall be issued if the proposed development meets the requirements of this article. A final certificate of occupancy will not be issued until the performance standards of this article are met.
- B. *Stormwater permit fee.* The administrator shall compile the requirements for the fees in an administrative manual. The manual shall be approved by the city manager and shall be made available to the public. A stormwater permit is required for any development which:
 - (1) Disturbs 10,000 square feet or more or is part of a larger common plan; or
 - (2) Is located in a regulatory floodplain; or
 - (3) Modifies a riverine flood-prone area where the tributary drainage area is greater than 40 acres; or
 - (4) Modifies a non-riverine flood-prone area where the tributary drainage area is greater than 20 acres; or
 - (5) Is located in a depressional storage area with a storage volume of 0.75 acre-feet or more; or
 - (6) Impacts a wetland or riparian environment of 1/10 acre or more within an area defined as Waters of the U.S. or waters of the state.
- C. *Stormwater permit classification.* The stormwater permit has been developed such that the level of permitting required matches the scope of work. One of the following permits shall be required:

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- (1) *Major stormwater permit.* A major stormwater permit typically requires detention, stormwater quality and quantity control, preparation of a stormwater pollution prevention plan, and may include additional requirements for activities in special Management Areas. A major stormwater permit is required when a development:
 - (a) Disturbs more than two (2) acres; or
 - (b) Creates a new impervious surface greater than or equal to 0.25 acres; or
 - (c) Is located in a regulatory floodplain; or
 - (d) Modifies a riverine flood-prone area where the tributary drainage area is greater than 40 acres; or
 - (e) Modifies a non-riverine flood-prone area where the tributary drainage area is greater than 20 acres; or
 - (f) Is located in a depressional storage area which has a volume larger than 0.75 acre-foot; or
 - (g) Impacts a wetland or riparian environment of 1/10 acre or more within an area defined as Waters of the U.S. or waters of the state.
 - (h) Public road or trail development that results in one and one-half acres or more of additional impervious surface per mile, for linear or nonlinear projects.
 - (2) *Minor stormwater permit.* A minor stormwater permit typically requires stormwater quality and may include additional requirements for activities in special management areas. A minor stormwater permit is required when a development:
 - (a) Disturbs more than one (1) but less than two (2) acres; or
 - (b) Has a total impervious surface area ratio of 60 percent or greater and disturbs 50 percent or more of the parcel or larger common plan over a five year period.
 - (3) *Soil erosion and sediment control permit.* A soil erosion and sediment control permit is required when a development disturbs 10,000 square feet or more but does not meet any of the thresholds listed above. A soil erosion and sediment control permit may include additional requirements for activities in special management areas.
- D. *Larger common plan.* Larger common plans ultimately disturb 10,000 square feet or more and are defined as the following:
- (1) A construction activity that is completed in separate stages, separate phases, or in combination with other construction activities ~~that ultimately disturbs 10,000 square feet or more over a period of five years;~~ or

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- (2) Any proposed development activity that occurs on a lot or parcel of land that has contiguous lots or parcels of lands currently or previously owned in whole, or in part, by the same property owner seeking permit coverage, then the criteria as defined in this article will be applied to the total land area compiled from aggregate ownership parcels.
 - (3) A larger common plan expires five years after the site is stabilized in compliance with the requirements of this article, all proposed construction causing land disturbing activities has been completed, and the notice of termination has been submitted and accepted by SCDHEC. In the case of single family subdivisions permitted after January 1, 2013, the larger common plan remains in effect until all lots are constructed. Water quantity control shall not be required for modifications to these sites provided that the originally permitted curve number aligns with the proposed impervious surfaces. All other requirements of this article shall be met.
- E. *Exempted development.* All development shall meet the minimum state, federal and local regulations. Upon review and verification by the administrator or designee, the following are exempt from the subsequent-specific article requirements: 19-7.6.1A, 19-7.6.2, 19-7.6.3 (with the exception of the depressional storage requirements), 19-7.7.4, 19-7.8. ~~However no development is exempt from the floodplain, floodway, wetland, riparian environment, depressional storage and soil erosion and sediment control provisions of this article.~~
- (1) Agricultural land management and agricultural practices, or the construction of on-farm buildings and structures less than one acre in size used in a farming operation.
 - (2) Construction or land improvement of a single-family residence, a duplex dwelling or their accessory structures which are separately built and are not part of a larger common plan.
 - (3) Single-family residences or duplex dwellings not part of a larger common plan.
 - (4) Single-family residences or duplex dwellings part of a larger common plan that are constructed in compliance with the approved stormwater permit for the larger common plan.
 - (5) Maintenance of existing buildings, facilities, parking lot seal coating and resurfacing when the overall drainage pattern has not been significantly altered and will not cause impact to adjacent properties. The use of coal-tar based pavement sealcoat is prohibited.
 - (6) Mining and mineral resource extraction operations conducted in accordance with a valid mining permit issued by the Land and Waste Management Division of the South Carolina Department of Health and Environmental Control.
 - (7) Land-disturbing activities undertaken on forest land for the production and harvesting of timber and timber products regulated by the U.S. Forestry Service.

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- (8) Emergency repairs of existing structures and facilities that require ground to be broken. Provided that the repairs are performed in a manner consistent with these regulations to the maximum extent feasible.
- (9) Construction activities of the South Carolina Department of Transportation conforming to the requirements of the latest edition of the South Carolina Standard Specifications for Highway Construction.
- (10) Activities relating to the routine maintenance and/or repair or rebuilding of the tracks, rights-of-way, bridges, communication facilities and any other related structures and facilities of a railroad company.
- (11) Land-disturbing activities that are conducted pursuant to, and are compliant with, another state or federal environmental permit, license or certification in which the state or federal permitting authority supersedes the city's authority as established by local ordinance and regulation.
- (12) Certain activities undertaken by utility providers that are not substantial land disturbing activities and therefore are not intended to be regulated by this section. Provided that the repairs are performed in a manner consistent with these regulations to the maximum extent feasible. These activities include but are not limited to the following:
 - (a) Installation of utilities on sites not part of larger common plan and disturbs less than 10,000 square feet.
 - (b) Land-disturbing activities conducted pursuant to a federal environmental permit, including permits issued under Section 404 of the Federal Clean Water Act, and including permits issued by the Federal Energy Regulatory Commission.
 - (c) Installation of utilities in a ditch section four feet or less in width.
 - (d) Installation of utility poles.
 - (e) Maintenance of easements and rights-of-way.
 - (f) Service connections, i.e., tapping main lines and/or setting meters, including installation of a manhole, bellhole, underground vault, valve box or fire hydrants.
- (13) Projects for which an encroachment permit has been issued by the South Carolina Department of Transportation that are not part of a larger common plan and disturb less than 10,000 square feet.
- (14) Land-disturbing activities conducted by a utility provider filing environmental reports, assessments or impact statements with the United States Department of Agriculture, Rural Electrification Administration, in regard to a project.
- (15) Any case in which a waiver or variance has been granted for the permit requirements upon a determination that the integrity of this section will not be violated by such action.

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- (16) Fence installation, pole placement, drilling or other minor auxiliary construction activity which does not affect stormwater runoff rates, patterns, or volumes.
 - (17) Annexation agreements, if the stormwater management systems are installed, functioning and in compliance with all applicable stormwater regulations of the appropriate jurisdictional entity in effect at the time of construction. Water quantity control shall not be required for modifications to the site provided that the originally permitted curve number aligns with the proposed impervious surfaces. All other requirements of this article shall be met.
 - (18) Stormwater permits approved prior to January 1, 2008 if the stormwater management systems are installed and in general compliance with all applicable stormwater regulations then in effect.
- F. *Permit extensions and terminations.* Among the causes for terminating a permit during its term or for denying a permit extension include, but are not limited to, the following:
- (1) Noncompliance with any condition of the permit; or
 - (2) The permittee's failure to disclose fully all relevant facts in the application process or the permittee's misrepresentation of any relevant facts at any time; or
 - (3) If the authorized work is not commenced within one (1) year after issuance of the permit, or if the authorized work is suspended or abandoned for a period of twelve months after the time of commencing the work, unless an extension has been granted in writing by the administrator or designee. The extension should be requested of the administrator or designee in writing 30 days prior to the termination of the stormwater permit.

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.6 All Development.

The following performance standards, application requirements and other provisions apply to all development requiring a stormwater permit. All the following application requirements shall be submitted when applicable to the development as determined by the administrator or designee. Subsequent sections include additional provisions for development in special management areas.

19-7.6.1 *Soil erosion and sediment control permit*

- A. *Application Requirements.* The following requirements shall apply at a minimum for all development requiring a soil erosion and sediment control permit.
- (1) A soil erosion and sediment control permit and plans must be prepared, signed, and sealed by a professional engineer, tier B land surveyor, architect or landscape architect. The person preparing the plans must have professional competence in the area of soil erosion and sediment. All licensees must be of the state of South Carolina.
 - (2) A completed soil erosion and sediment control permit application signed by the applicant.

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- (3) A report to include:
- (a) A written narrative description of the proposed phasing (construction sequencing) of development of the site, including stripping and clearing, rough grading and construction, and final grading and landscaping. Phasing should identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, and the sequence of installation of temporary sediment control measures (including perimeter controls), clearing and grading, installation of temporary soil stabilization measures, installation of storm drainage, paving streets and parking areas, final grading, establishment of permanent vegetative cover, and the removal of temporary measures. It shall be the responsibility of the applicant to notify the Administrator or designee of any significant changes that occur in the site development schedule after the initial soil erosion and sediment control plan has been approved.
 - (b) A general description of the existing and proposed stormwater management system including all discharge points, collection, conveyance, and storage facilities.
 - (c) Supporting maps to include a FIRMETTE, USGS quadrangle map, and NRCS soils map.
 - (d) A vicinity map identifying the parcel identification numbers of all parcels comprising the proposed development.
 - (e) A capacity analysis of the stormwater management system components onsite. An offsite downstream capacity analysis may be required by the administrator or designee when downstream flooding exists.
 - (f) Design calculations for sediment and erosion control measures with the drainage area tributary to each sediment control measure delineated on an overall map.
 - (g) Description of off-site fill or borrow volumes, locations, and methods of stabilization.
 - (h) A color coded map depicting the existing impervious surfaces and total new impervious surfaces along with a summary table.
 - (i) Any federal, state and local requirements including but not limited to the applicable SCDHEC notice of intent, ACOE nationwide permit, FEMA letters of map change, jurisdictional wetland determination and endangered species permitting. Reference appendix F for a partial list of additional permits that may be applicable.
- (4) A soil erosion and sediment control plan showing all measures appropriate for the development as approved by the administrator or designee, to meet the objectives of this article throughout all phases of construction and permanently after completion of development of the site. Guidance regarding appropriate

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methods, procedures, controls measures, and implementation will be provided in the Stormwater Technical Reference Manual, but shall at a minimum include:

- (a) Proposed and existing elevations tied to the North American Vertical Datum of 1988. Horizontal datum survey control shall be South Carolina State Plane NAD83 HARN International Feet coordinates.
 - (b) Offsite and onsite drainage features, overland flow paths, stormwater management system components.
 - (c) Existing and proposed utilities which may include septic systems and wells.
 - (d) Regulatory floodplains, wetland boundaries, buffer areas.
 - (e) Location and description, including standard details, of all sediment control measures including but not limited to construction entrance, silt fence, inlet protection, dust control, stockpile areas management, concrete washout areas, and sediment basins/traps and corresponding outlet details.
 - (f) Location and description of all soil stabilization and erosion control measures, including seeding mixtures and rates, types of sod or vegetation, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, kind and quantity of mulching for both temporary and permanent vegetative control measures, and types of non-vegetative stabilization measures.
 - (g) Phased soil erosion and sediment control plans as required to meet the requirements of this article and to mitigate offsite soil migration and erosion throughout construction.
 - (h) Adjoining lakes, streams, and other major drainage ways.
- (5) Stormwater Pollution Prevention Plan (SWPPP) that complies with the technical requirements of the effective NPDES General Permit for Storm Water Discharges from Construction Activities (SCR100000) and the Stormwater Technical Reference Manual, for sites that disturb 1 acre or more.
- ~~(5)(5)~~ Other items as specified on the application form.
- B. *Performance standards.* Soil erosion and sediment control related measures are required to be constructed and maintained for any land disturbance activity permitted under section 19-7.5. In addition, - ~~the~~ the following requirements shall be met:
- (1) Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be graded shall be protected from construction traffic or other disturbance until final seeding is performed. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary and/or permanent measures.
 - (2) Properties and channels adjoining development sites shall be protected from erosion and sedimentation. At points where concentrated flow leaves a development site, energy dissipation devices shall be placed at discharge locations

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and along the length of any outfall channel as necessary to provide a non-erosive velocity of flow from the structure to the watercourse so that the natural physical and biological characteristics and functions are maintained and protected.

- (3) Soil erosion and sediment control features shall be constructed prior to the commencement of disturbance of upland areas.
- (4) Disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) calendar days following the end of active disturbance, or re-disturbance, consistent with the following criteria or using an appropriate measure as approved by the Administrator or designee:
 - (a) Appropriate temporary or permanent stabilization measures shall include seeding, mulching, sodding, and/or non-vegetative measures.
 - (b) Areas or embankments having slopes greater than or equal to 3H:1V shall be stabilized with staked in place sod, mat, flexible growth medium or blanket in combination with seeding. Slopes less with less than 4 foot vertical rise shall not be required to meet the requirements of this paragraph.
 - (c) The 14-day stabilization requirement may be precluded where stabilization by the fourteenth day is prevented by snow cover or frozen ground conditions, in which case stabilization measures must be initiated as soon as practicable.
 - (d) The site shall be considered permanently stabilized when all surface disturbing activities are complete and either of the two following criteria is met:
 - (i) A uniform (e.g., evenly disturbed, without large bare areas) perennial vegetative cover with a density of 70 percent per square yard of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
 - (ii) Equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) have been employed.
- (5) Land disturbance activities in streams shall be avoided, where possible. If disturbance activities are unavoidable, the following requirements shall be met:
 - (a) Approved permits from the ACOE will be submitted to the administrator or designee.
 - (b) Where stream construction crossings are necessary, temporary crossings shall be constructed of non-erosive material.
 - (c) The time and area of disturbance of a stream shall be kept to a minimum. The stream, including bed and banks, shall be re-stabilized as soon as possible and ideally within 72 hours after channel disturbance is completed or interrupted.
- (6) Soil erosion and sediment control measures shall be appropriate with regard to the amount of tributary drainage area as follows:
 - (a) Disturbed areas draining greater than 1,000 sf but less than one acre shall, at a minimum, be protected by a sediment barrier to control all off-site runoff.

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Sediment barriers may include silt fences meeting the applicable sections of the AASHTO Standard Specification M288 or ASTM Standard Specifications D6461 and D6462 or sediment tubes or other measures providing equivalent sediment control as demonstrated by ASTM D7351.

- (b) Disturbed areas draining more than one but fewer than five acres shall, at a minimum, be protected by a sediment trap with baffles or equivalent control measure at a point down slope of the disturbed area. Sediment traps shall be sized based on 1,800 CF per acre of contributing area unless the site drains to an impaired waterbody which then requires 3,600 CF per acre.
- (c) Disturbed areas draining more than five acres, shall, at a minimum, be protected by a sediment basin with baffles and a surface outlet such as a skimmer, flashboard riser, or approved equal. For construction periods exceeding one-year, the one-year sediment load and a sediment removal schedule shall be submitted. If the detention basin for the proposed development condition of the site is used for sediment basin, the above requirements will be explicitly met until the final site stabilization is complete.
- (d) For sites draining greater than five acres, soil erosion and sediment control measures shall at a minimum achieve an equivalent removal efficiency of 80 percent for suspended solids or 0.5 ML/L peak settleable solids concentration, whichever is less. The efficiency shall be calculated for disturbed conditions for the ten-yr 24-hr design event.
- (e) For sites draining more than 5-acres, release rates for the 2-yr and 10-yr, 24-hr storm events during construction shall be less than the pre-developed discharge rates.
- (7) All drainage features that are or will be functioning during construction shall be protected by appropriate sediment control measure.
- (8) If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (e.g., sediment trap, sediment basin or other appropriate measure).
- (9) All temporary soil erosion and sediment control measures shall be removed within 30 days after final site stabilization is achieved or after the temporary measures are no longer needed. Trapped sediment shall be properly disposed.
- (10) A stabilized construction entrance consisting of aggregate underlain with nonwoven geotextile (or other appropriate measure) shall be located at any point where traffic will be entering or leaving a construction-site to or from a public right-of-way, street, alley or parking area. Any sediment or soil reaching an improved public right-of-way, street, alley or parking area shall be removed by sweeping or vacuuming as accumulations warrant and transported to a controlled sediment disposal area. The Administrator or designee may require additional stabilized construction entrance methods.

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- (11) Earthen embankments shall be constructed with appropriate stabilization and side slopes no steeper than 3H:1V. Steeper slopes may be constructed with appropriate stabilization as approved by the Administrator or designee.
- (12) Stormwater conveyance channels including ditches, swales, and diversions, and the outlet of all channels and pipes shall be designed and constructed to withstand, at a minimum, the expected flow velocity from the ten-year frequency storm with minimal erosion. All constructed or modified channels shall be stabilized as soon as possible and no longer than 72 hours from disturbance.
- (13) Temporary diversions shall be constructed as needed during construction to protect areas from upslope runoff and/or to divert sediment laden water to appropriate traps or stable outlets.
- (14) Soil stockpiles shall not be located in a flood-prone area or a designated buffer protecting Waters of the United States or Waters of the State. Soil stockpiles are defined as having greater than 100 cy of soil and will remain in place for more than seven days. Soil stockpile locations shall be shown on the soil erosion and sediment control plan and shall have the appropriate measures installed at all times to prevent erosion of the stockpile.
- (15) Handbooks: Standards and specifications contained in The SCDHEC Storm Water Management BMP Field Manual and the Stormwater Technical Reference Manual, as amended are referenced in this article as guidance for presenting soil erosion and sediment control plan specifications and delineating procedures and methods of operation under site development for soil erosion and sediment control. In the event of conflict between provisions of said manuals and this article, the stricter shall govern.
- (16) The applicant shall provide adequate receptacles for the deposition of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, Waters of the United States or waters of the state.

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Soil erosion and sediment control measures and stormwater management systems shall be functional before construction begins. Where development of a site is to proceed in phases, the soil erosion and sediment control measures and the stormwater management systems needed for each phase shall be functional before the construction of that phase begins.

C. *Erosion control inspection program standards.*

- (1) Inspections must be conducted on all sites greater than one acre by qualified personnel as defined by SCDHEC.
- (2) An independent, third party erosion control inspector, hired by the applicant, is required for all development that exceeds ten acres of hydrologic disturbance or exceeds one acre of hydrologic disturbance and has a regulatory floodplain, Waters of the United States or waters of the state on-site or on adjoining property.

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- (3) Section 19-7.10 of this article contains inspection requirements for any development meeting the above threshold.
- (4) The applicant shall submit the name of the erosion control inspector to the administrator or designee at or before the pre-construction meeting or commencement of disturbance for the development.
- (5) The Administrator or designee shall be notified of a permanent change in the erosion control inspector within 14 days of the change.

19-7.6.2 *Minor stormwater permit.* In addition to the above requirements, the following requirements shall apply at a minimum for all development requiring a minor stormwater permit

A. *Application requirements*

- (1) A minor stormwater permit and plans must be prepared, signed, and sealed by a professional engineer, tier B land surveyor, or landscape architect. All licensees must be of the state of South Carolina.
- (2) A completed minor stormwater permit application signed by the applicant.
- (3) A report to include:
 - (a) An area drainage plan locating the proposed development in the watershed.
 - (b) An exhibit(s) for review which displays all deed or plat restrictions of record or to be recorded for the stormwater management system.
 - (c) A general description of the proposed ~~low impact development (LID) or water quality features~~ water quality stormwater control measures.
 - (d) Calculations verifying that the proposed ~~LID or water quality feature~~ stormwater control measures meets the treatment requirements as specified in the article.
 - (e) Drainage map identifying contributing areas to each ~~LID or water quality device~~ stormwater control measure.
 - (f) Calculations verifying that the ~~LID or water quality device~~ stormwater control measure has the appropriate total flow rate for which the associated pipe network has been designed. Total flow rate includes treated flow and bypass flow.
 - (g) Fully executed maintenance agreement and plan for all post-construction stormwater control measures and facilities.
 - (h) Supporting documentation for method used to meet 50-percent hydrocarbon removal.
- (4) Minor stormwater permit plans shall show at a minimum:
 - (a) A survey grade topographic map of the existing conditions of the development site showing the location of all roads, all drainage ways, the boundaries of predominate soil types, the boundaries of predominate vegetation, and the location of any drainage easements, detention or retention basins, including

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their inflow and outflow structures, if any. The map shall also include the location, size, and flow line elevations of all existing storm and other utility lines within the site. The map shall be prepared using a two-foot or less contour interval and shall be prepared at an appropriate scale for the type of project and shall include specifications and dimensions of any proposed stream channel modifications, location and orientation of cross-sections, if any, north arrow, and a graphic or numerical scale.

- (b) The location and details of proposed LID and water quality devices.
- (5) Other items as specified on the application form.
- B. *Performance Standards.* Water quality treatment is typically required for minor stormwater permits.
 - (1) Water quality treatment is required when either:
 - (a) The proposed development has a total impervious surface area ratio of 60 percent or greater and disturbs 50 percent or more of the parcel or larger common plan over a five year period; or
 - (b) The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
 - (2) For those developments requiring water quality treatment, the following shall be met:
 - (a) Water quality treatment shall be provided prior to discharging to Waters of the United States or adjoining properties.
 - (b) For developments disturbing 50 percent or more of the parcel over a five year period, the water quality volume referenced below shall be over the entire parcel.
 - (c) For developments disturbing 50 percent or more of the larger common plan over a five year period, the water quality volume referenced below shall be over the entire larger common plan.
 - (d) For those developments adding more than 0.25 acres of new impervious, the water quality referenced below shall be over the entire disturbed area.
 - (e) For dry detention, water quality treatment shall be provided for a volume equal to the first inch over the required treatment area as specified above with a release rate over a 24-hour period.
 - (f) For alternate water quality methods (i.e. mechanical water quality), water quality treatment shall be provided for a volume equal to the first inch over the required treatment area as specified above.
 - (g) For wet detention, water quality treatment shall be provided for a volume equal to 0.5 inches of runoff over the required treatment area as specified above with a release rate over a 24-hour period. A littoral zone shall be established for water quality treatment to enhance treatment effectiveness.

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- (h) For permanent infiltration trenches, water quality treatment shall be provided for a volume equal to the first inch of runoff from all impervious surfaces. Infiltration trenches shall be designed to completely drain of water within 72 hours. Soil must have adequate permeability to allow water to infiltrate; infiltration practices are limited to soils having an infiltration rate of at least 0.30 inches per hour.
 - (i) For those sites using alternate water quality methods that treat water quality based on a flow rate, the treated flow rate shall be determined using the Method for Computing Peak Discharge for a Water Quality Storm (adapted from Clayton and Schueler, 1996). This methodology relies on the volume of runoff computed using the Small Storm Hydrology Method (Pitt, 1994) and utilizes the NRCS, TR-55 Graphical Peak Discharge Method (USDA, 1986). A sample methodology is presented in the Stormwater Technical Reference Manual.
 - (j) Hydrocarbon (e.g., oil and grease) removal technology shall be required for all areas accepting flow from parking/loading areas, and vehicle drive surfaces (e.g. roadways and driveways). The volume for hydrocarbon removal shall be based on 0.5 inch over the impervious surfaces described above to each treatment device. The Hydrocarbon removal rate shall be a minimum 50 percent. The volume for Hydrocarbon removal shall not be in addition to those volumes calculated in section (b) thru (d) above, provided the method of treatment provides a hydrocarbon removal rate of 50 percent.
- (3) Waters of the state and waters of the U.S. shall not be used for permanent or temporary placement of water quality treatment devices.

19-7.6.3 *Major stormwater permit.* In addition to the above requirements, the following requirements shall apply at a minimum for all development requiring a major stormwater permit

A. *Application Requirements.*

- (1) A major stormwater permit and plans must be prepared, signed, and sealed by a professional engineer registered in the state of South Carolina.
- (2) A report to include:
 - (a) Discharge rate summary tables.
 - (b) Predevelopment and post development summary tables to include curve numbers and impervious areas.
 - (c) A predevelopment drainage area map to include: north arrow, graphical and numerical scale, the location of all existing conditions, contours, all drainage ways, flow arrows, watersheds, subwatersheds, runoff characteristic of each, curve number, time of concentration flow path, current aerial photography. The map shall be prepared at an appropriate legible scale for the type of project.

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- (d) A post development drainage area map to include: north arrow, graphical and numerical scale, the location of all existing conditions, contours, all drainage ways, flow arrows, watersheds, subwatersheds, runoff characteristic of each, curve number, time of concentration flow path, current aerial photography. The map shall be prepared at an appropriate legible scale for the type of project.
 - (e) A report describing the hydrologic and hydraulic analysis performed for the project. The report shall include the name of stream or body of water affected, a jurisdictional determination approved by the U.S. Army Corps of Engineers, a statement of purpose of proposed activity, and a detailed determination of the runoff for the project site under existing and developed conditions. This includes documentation of the design volumes and rates of the proposed runoff for each portion of the watershed tributary to the stormwater management system and receiving channel and high water elevations. Runoff calculations shall include all discharges entering the site from upstream areas.
 - (f) For detention facilities, a section in the hydrologic and hydraulic analysis report that includes a plot or tabulation of storage volumes and water surface areas with corresponding water surface elevations, stage-discharge or outlet rating curves, and design hydrographs of inflow and outflow for the two-year, ten-year, 25-year and 100-year, 24-hour storm events under existing and developed conditions.
 - (g) A copy of a South Carolina Dam Safety Permit or a letter stating that a dam safety permit is not required if the development includes a dam.
- (3) Major stormwater permit plans shall show at a minimum:
- (a) Include cross-section details for the stormwater management facility showing existing and proposed conditions including principal dimensions of the work, and existing and proposed elevations, normal water and calculated base flood elevations, and overland flow depth and path. The elevations of lowest floor or lowest adjacent grade for structures shall be included on the development plan as applicable.
 - (b) All elements necessary to meet the requirements of 19-7.7, special management area.
- (4) Bonds: The applicant may be required by the administrator to provide a performance bond or sureties or other such adequate security satisfactory to the Administrator in an amount deemed sufficient by the administrator to cover all costs of the stormwater management system as minimally necessary to properly manage stormwater and establish permanent stabilization measures as required by the stormwater permit. If such performance bond or sureties or other such adequate security is required, the amount shall be equal to 100 percent for a traditional bond and up to 125 percent for other acceptable sureties or other adequate security. The amount shall be based on the estimated cost to complete construction of the stormwater management system and establish permanent

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stabilization measures. The estimated probable cost shall be approved by the Administrator. Sureties and bonds shall not be duplicated in relation to other bonds or sureties for the same project for the same work. Also, the total surety or bond may be reduced as work is completed and accepted by the administrator.

- (5) The bond shall be in place prior to permit issuance and in place until the permit is closed out.
 - (6) As-builts: Upon completion of development, as-builts shall be provided for the ~~detention system~~ stormwater control measures by the Engineer of record. As-builts must be prepared by a land surveyor licensed in the State of South Carolina. Horizontal survey datum control shall be based upon, and referenced to, South Carolina State Plane, NAD83 HARN, International Feet coordinates. Vertical Survey Datum control shall be based upon, and referenced to, the North American Vertical Datum of 1988 (NAVD 88). As-builts shall include calculations showing the as-built volume of compensatory and site-runoff storage. All stormwater control measures and stormwater discharge points from the site will be located with as well as the ~~northing and easting of the stormwater discharge from the site.~~ The engineer of record shall submit a statement certifying that the ~~detention system was built~~ stormwater control measures were installed per plans. If the volumes or release rates of the stormwater control measures ~~detention basin~~ deviates from the approved plans, the Engineer of record shall provide updated design calculations.
- B. *Performance Standards.* Detention is typically required for major stormwater permits.
- (1) Water quantity control is required when the development disturbs more than two acres or creates more than 0.25 acres of new impervious surfaces.
 - (2) For those developments requiring water quantity control, the following requirements shall be met:
 - (a) *Runoff calculations, release rates and discharges*
 - (i) Design runoff rates shall be calculated using a volume-based hydrograph, such as ICPR, HEC-1, SEDCAD, Hydraflow Hydrographs, etc.
 - (ii) Rainfall data as presented in appendix G of this article shall be used for rainfall volume, storm distribution, return frequency and event duration.
 - (iii) Watershed specific release rates are tabulated in appendix H of this article. Unless otherwise specified in appendix H, a city of Greenville adopted basin plan or floodplain study, the detention volume required shall be calculated using a 24-hour storm event and release rates shall not exceed the two-year, ten-year, and 25-year pre-development release rates.
 - (iv) Adopted basin plans and floodplain studies may be the basis for more specific regulations. These additional or more specific regulations will apply only in the specific study area of the basin plan or floodplain study and

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supersede those of this article only upon amendment to the stormwater ordinance and formal adoption of the basin plan or floodplain study by the city.

- (v) Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24-hour storm event such that flood velocities are not exacerbated and flood elevations are not increased to cause damage on adjacent properties.
 - (vi) The design of stormwater management systems shall not result in the inter-basin transfer of drainage, unless no reasonable alternative exists. The Administrator or designee may also allow inter-basin transfers if the transfer relieves a known drainage hazard and there is adequate downstream stormwater capacity. In the event of an inter-basin transfer of drainage, detention shall be provided for two-year, ten-year, 25-year and 100-year, 24-hour storm events.
 - (vii) For determination of soil runoff characteristics, areas of the development that are disturbed and compacted shall be changed to that soil types' next highest runoff potential/soil group classification. Conversely, soil groups that are not disturbed will retain their current runoff characteristics.
 - (viii) All concentrated stormwater discharges must be conveyed into an existing drainage outfall including but not limited to pipes and ditches. No new discharges are permitted onto adjacent properties where there was not a discharge point previously, unless a recorded document is received in which the impacted property owner provides permission for such discharge. When the proposed stormwater discharge is near a property line where there is no existing outfall, a level spreader or equal is to be provided in addition to the outfall being situated 20 feet from the property line.
 - (ix) Existing depressional storage volume shall be accounted for when determining the pre-developed runoff from each site. The function of any existing depressional storage shall be hydrologically modeled to determine the existing volume of storage and runoff reduction characteristics. The depressional storage shall be modeled as a pond whose outlet is a weir at an elevation where stormwater currently overflows the depressional storage area. Post developed release rate for sites with depressional storage shall be for the two-, ten-, and 25-year, 24-hr storm events.
- (b) Detention and Retention Facilities
- (i) All stormwater facilities, when determined applicable by the administrator or designee, shall be provided with:
 - i. An emergency overflow structure capable of passing the 100-year, 24-hr storm event without damages to downstream structures or property.

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- ii. The top of the impounding structure shall be a minimum of one foot above the 100-year, 24-hr storm event peak stage.
- iii. Features to facilitate maintenance and emergency ingress and egress capability.
- (ii) Outlet pipe and orifice diameter shall be designed to prevent clogging and in compliance with the Stormwater Technical Reference Manual.
- (iii) Stormwater infiltration, retention and detention facilities required to meet a development's discharge requirements shall be designed to bypass offsite tributary flow from streams and channels unless approved by the administrator or designee.
- (iv) Low impact development measures, bioretention cells, infiltration, and other post-construction practices should be installed only after the drainage area to these practices has been stabilized unless approved by the administrator or designee.
- (v) Any development involving the construction, modification or removal of a dam shall obtain from the South Carolina Department of Health and Environmental Control a Dam Safety Permit or a letter stating no permit required. Any permit from the U.S. Army Corps of Engineers is required prior to the start of such activity.
- (vi) Stormwater retention and detention facilities shall not be constructed in a regulatory floodplain unless approved by the administrator or designee. If a retention or detention facility is constructed in a regulatory floodplain, it shall meet the special management area requirements, of this article. The volume of detention storage required to meet the release rate requirements shall be in addition to the floodplain compensatory storage required for the development.
- (vii) Safety ledges must be constructed on the slopes of all wet detention with a permanent pool greater than three feet deep. Two ledges must be constructed, each four to six feet in width. The first or upper ledge must be located between one and one and one-half feet above the permanent pool level. The second or lower ledge must be located approximately two and one-half feet below the permanent pool level. Alternative safety designs shall be considered by the administrator but the littoral zone requirements shall be met at a minimum.
- (viii) Underground detention systems must provide the necessary volume through the design life of the structure. A typical design life is recognized as 50 years. The system is to account for lost volume due to sedimentation. The underground detention system is to be designed based on the number of total suspended solids (TSS) that will accumulate in the system over a 50-year design life.

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- (ix) Impounding berms or walls for stormwater retention and detention facilities shall be designed and constructed to withstand all expected forces, including but not limited to, erosion, pressure and uplift. The applicant shall submit material and compaction design specifications for earthen impoundments and provide as-built information verifying that the constructed condition meets the design requirements. Impounding berms or walls shall be represented on the design plans and signed and sealed by a professional engineer with competency in this area.
- (c) On-stream detention
 - (i) All on-stream detention shall provide a detention volume safety factor which is equal to one plus 0.05 times the ratio of offsite tributary drainage area to on-site tributary drainage area with a maximum detention volume safety factor of one and one-half. The detention volume safety factor applies to the volume of on-stream detention necessary to meet this article's site requirements.
 - (ii) No on-stream detention shall be allowed with an off-site to on-site tributary drainage area ratio greater than 10:1 except for development providing a watershed benefit.
 - (iii) On-stream detention shall not be permissible if the tributary drainage area is greater than 640 acres except for detention that provides a watershed benefit.
 - (iv) The release rate shall not exceed the two-year, 10-year, 25-year and 100-year pre-development release rates of the total tributary drainage area (on-site and off-site). The release rate and on-site detention volume shall be calculated using the 24-hour storm event. This release rate calculation shall be used unless other site conditions warrant more stringent criteria and modification from this standard or unless watershed specific release rates have been adopted.
 - (v) Impoundment of the stream as part of on-stream detention shall be designed to allow the migration and movement of present, previously present, or potentially present indigenous species, which require access to upstream areas as part of their life cycle. The impoundment shall not cause or contribute to the degradation of water quality or stream aquatic habitat.
 - (vi) No on-stream detention shall be allowed in areas designated as a high quality aquatic resource.
- (d) All detention systems shall be located and described within a deed or plat restriction. Detention systems that service a single parcel of property may be excused from this requirement upon approval of the administrator or designee. Modifications to a deed or plat restriction for the detention system shall be approved by the administrator or designee.

(Ord. No. 2012-91, Exh. A. 11-12-12)

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Sec. 19-7.7 Special Management Areas

This article shall apply to all parcels of land that lie either wholly or partially within the jurisdiction of the city of Greenville.

19-7.7.1 *Regulatory floodplains and regulatory floodways* This article shall apply to all parcels of land that lie either wholly or partially within, or immediately adjacent to, areas of special flood hazard that are within the jurisdiction of the city of Greenville. These areas of special flood hazard are identified by the Department of Homeland Security-Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), in its flood insurance study, with accompanying maps and other supporting data, which are hereby adopted in appendix C and declared to be a part of this article. Also adopted are any letters of map revision (LOMR) as approved by FEMA. Further, this article shall apply to any areas of special flood hazard established and accepted by the city of Greenville (City of Greenville Floodplain Study) that utilize FEMA NFIP detailed flood study standards (appendix B), or better.

A. *Location of regulatory floodplain, base flood elevation (BFE) and regulatory floodway.*

- (1) The location of the regulatory floodplain and floodway is determined by the more restrictive of:
 - (a) Overlaying the FEMA flood insurance rate Map (FIRM) floodplain and floodway boundary onto the site.
 - (b) Projecting the FEMA flood insurance study (FIS) BFE onto the site topography.
 - (c) Projecting the city of Greenville Floodplain Study BFE onto the site topography and overlaying the city of Greenville Floodplain Study floodway onto the site.
- (2) In the case of FEMA delineated "AH Zones" the elevation noted on the map shall be the BFE. In the case of FEMA delineated "AO Zones" the BFE shall be the depth number shown on the map added to the highest adjacent grade, or at least two feet above the highest adjacent grade if no depth number is provided.
- (3) Standards for streams without established base flood elevations and floodways ("A Zones")
 - (a) For all subdivision proposals and other proposed developments containing at least 50 lots or five acres, whichever is less, the applicant shall provide a hydrologic and hydraulic engineering analysis prepared by a professional engineer using a FEMA approved methods that generate base flood elevations.
 - (b) For all other development containing less than 50 lots or five acres, when base flood elevation (BFE) data is not available from a federal, state, or other source one of the following methods may be used to determine a BFE For further information regarding the methods for determining BFEs listed below, refer to FEMA's manual Managing Floodplain Development in Approximate Zone A Areas:

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- (i) *Contour interpolation*: Superimpose approximate zone A boundaries onto a topographic map and estimate a BFE. Add one-half of the contour interval of the topographic map that is used to the BFE.
 - (ii) *Data extrapolation*: A BFE can be determined if a site within 500 feet upstream of a reach of a stream reach for which a 100-year profile has been computed by detailed methods, and the floodplain and channel bottom slope characteristics are relatively similar to the downstream reaches. No hydraulic structures shall be present.
 - (iii) *Hydrologic and hydraulic calculations*: Perform hydrologic and hydraulic calculations to determine BFEs using FEMA approved methods and software.
- (c) No encroachments, including fill, new construction, substantial improvements and new development shall be permitted within 100 feet of the stream bank unless certification with supporting technical data by a Registered Professional Engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge or a floodway is determined using appropriate FEMA methods.
- (4) *Standards for streams with established base flood elevations but without floodways*. No encroachments including fill, new construction, substantial improvements, or other development shall be permitted unless the following is provided:
- (a) Certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within the community; or
 - (b) An engineering study performed by a registered professional engineer is submitted which will determine a floodway which meets the definition of a regulatory floodway and show that the proposed development will meet the requirements of this article.
- (5) For all "X Zones", the BFE shall be determined by a registered professional engineer using a FEMA approved method. This requirement applies to riverine flood-prone areas with greater than 40 acres of tributary drainage area or non-riverine flood-prone areas with greater than 20-acres of tributary drainage area. The BFE determination shall be submitted to the city for approval prior to issuance of any permit. BFE determinations shall be based on the critical duration event.
- (6) Nothing contained herein shall prohibit the application of these regulations to land that can be demonstrated by engineering survey to lie within any regulatory floodplain. Conversely, any lands (except for those located in a regulatory

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floodway) that can be demonstrated by a topographic survey certified by a registered professional engineer or registered land surveyor to lie beyond the regulatory floodplain, and show to the satisfaction of the administrator or designee, to have been higher than the BFE as of the effective date of the first floodplain mapping denoting the site to be in a special flood hazard area, shall not be subject to the regulations of this section upon receipt of a letter of map change (LOMC) from FEMA.

- B. *Performance standards applicable to all regulatory floodplain development.* The standards of this section apply to all regulatory floodplain development except when superseded by more stringent requirements in the subsequent sections.
- (1) Modification and disturbance of natural riverine regulatory floodplains shall be avoided to protect existing hydrologic and environmental functions. Such disturbances shall be minimized and all negative impacts mitigated as described in a mitigation plan.
 - (2) No development shall be allowed in the regulatory floodplain that shall singularly or cumulatively create a damaging or potentially damaging increase in flood heights or velocity or damages or threat to public health, safety and welfare or impair the natural hydrologic or hydraulic functions of the regulatory floodplain or channel.
 - (3) For all projects involving stream channel modification, fill, stream maintenance, or levees, the flood carrying capacity of the regulatory floodplain shall be maintained.
 - (4) Zones AH and AO require the identification of adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.
 - (5) Public facilities shall be constructed so as to minimize flood damage.
 - (6) 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 one and one-half 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.
 - (7) 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

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Change (LOMC). All adjacent property owners, communities, and the South Carolina 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.

- (8) Upon approval of the administrator or designee, shorelines or streambanks that have experienced erosion may be restored to their condition as of the current FIRM in that community without the need to provide compensatory storage for the fill used to restore the eroded area according to the following criteria:
 - (a) The restoration fill shall meet existing grades. Within riverine areas the current effective regulatory floodplain and regulatory floodway conveyance shall be maintained.
 - (b) The amount of eroded property being restored shall be documented and submitted by the applicant as part of the permit process. Proper documentation shall be either field survey information or photo documentation of the erosion that has occurred for the property being restored.
 - (c) For rivers, lakes and streams where no floodway has been designated, no documentation of past shoreline erosion is required if the applicant does not exceed one cubic yard of fill per lineal foot for a maximum of 300 feet. In this case, the placing of the fill shall not significantly alter the alignment of the shoreline with adjoining properties as determined by the administrator or designee.
 - (d) Non-documentable fills are a one-time allowance on a per property basis and all fills exceeding 300 cubic yards shall be regulated as specified in riparian environment and stream provisions (Section 19-7.7.3) and compensatory storage requirements of this article.
 - (e) Replacement of banks shall be stabilized to withstand all events up to the base flood without increased erosion.
- (9) Top dressing is the placement of not more than four (4) inches of topsoil within the regulatory floodplain for the purposes of stabilizing an existing erosion control problem or establishing vegetative cover. Topdressing shall be allowed by permit on a per-parcel, one-time only allowance, and not impact adjoining property drainage patterns. Upon approval of the administrator or designee, floodplain compensatory storage shall not be required. Top dressing fill shall comply with the soil erosion and sediment- control standards and wetlands provisions of this article. This provision shall not be applicable to the design process for new development.
- (10) Public health protection standards
 - (a) For property within the regulatory floodplain, no chemicals, petroleum (hydrocarbon) products, explosives, buoyant materials, animal waste,

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fertilizers, herbicides, flammable liquids, pollutants, or other hazardous or toxic materials shall be placed or stored below the flood protection elevation.

- (b) New and replacement water supply systems, wells, and sanitary sewer lines may be permitted providing all manholes or other above-ground openings located below the flood protection elevation (FPE) are watertight.
 - (c) On-site waste disposal systems shall be located to avoid impairments to them or contamination from them during flooding.
- (11) Building protection requirements
- (a) All structures shall be constructed by methods and practices that minimize flood damages.
 - (b) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, and lateral movement of the structure.
 - (c) All new construction and substantial improvements shall be constructed with flood resistant materials and utility equipment resistant to flood damage in accordance with Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency.
 - (d) Electrical, ventilation, plumbing, heating and air conditioning equipment (including duct work), and other service facilities shall be designed and or located so as to prevent water from entering or accumulating within the components during conditions of the base flood plus 2-feet. Water and sewer pipes, electrical and telephone lines, submersible pumps and other waterproofed service facilities may be located below the base flood elevation (BFE).
 - (e) The lowest floor including basements of all new residential structures and lateral additions to existing structures shall be elevated up to at least the flood protection elevation (FPE). An attached garage for a new structure must be elevated up to at least one foot above the BFE.
 - (i) If placed on compacted fill, the top of the fill for residential structure shall be above the FPE. The top of fill for an attached garage shall be one foot above the BFE. The fill pad shall be placed at the appropriate elevation and designed to extend a minimum of 10-feet out from the building's designed footprint unless the building is certified by a registered structural engineer to be protected from damages due to hydrostatic pressures. Additionally, the fill pad shall meet 95 percent of standard proctor density in order to be demonstrated not to settle below the FPE for the residential structure and not below one foot above the BFE for an attached garage, and to be adequately protected against erosion, scour and differential settlement. Foundation excavations shall not extend more than 5-feet beyond the foundation footprint. When a structure is placed on compacted fill, compensatory storage requirements shall apply.

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- (ii) If elevated by means of walls, pilings, or other foundation, the building's supporting structure must be permanently open to flood waters and not subject to damage by hydrostatic pressures of the base flood. The permanent openings shall be no more than one foot above the higher of the interior or exterior grade of the opening and below the BFE, and consist of a minimum of two openings on different walls. The openings must have a total net area of not less than one square inch for every one square foot of enclosed area subject to flooding. Only the portions on openings that are below the BFE can be counted towards the required net open area. The foundation and supporting members shall be aligned in relation to flood flows and adjoining structures so as to minimize exposure to known hydrodynamic forces such as current, waves, ice and floating debris. All areas below the FPE shall be constructed with flood-resistance materials and shall solely be used for parking, access, and storage. An attached garage must be elevated to at least one foot above the BFE.
- (f) The lowest floor including basements of all new non-residential structures and lateral additions to existing structures shall be elevated at least to the FPE or be structurally dry flood-proofed to at least the FPE. A non-residential building may be structurally dry flood-proofed (in lieu of elevation) provided that a Registered Professional Engineer or Registered Structural Engineer certify that the building has been structurally dry flood-proofed below the FPE and the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood. The building design shall take into account flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy and impacts from debris or ice. Flood-proofing measures shall be operable without human intervention and without an outside source of electricity. Levees, berms, floodwalls and similar works are not considered flood-proofing for the purpose of this subsection. Structures that are flood proofed are required to have an approved maintenance plan with an annual exercise.
- (i) If placed on compacted fill, the top of the fill for the non-residential structure shall be above the FPE. The fill pad shall be placed at the appropriate elevation and designed to extend a minimum of 10-feet out from the building's designed footprint unless the building is certified by a Registered Structural Engineer to be protected from damages due to hydrostatic pressures. Additionally, the fill pad shall meet 95% of Standard Proctor Density in order to be demonstrated not to settle below the FPE for the residential structure and not below one foot above the BFE for an attached garage, and to be adequately protected against erosion, scour and differential settlement. Foundation excavations shall not extend more than 5-feet beyond the foundation footprint. When a structure is placed on compacted fill, compensatory storage requirements shall apply.
- (ii) If elevated by means of walls, pilings, or other foundation, the building's supporting structure must be permanently open to flood waters and not

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subject to damage by hydrostatic pressures of the base flood. The permanent openings shall be no more than one foot above the higher of the interior or exterior grade of the opening and below the BFE, and consist of a minimum of two openings on different walls. The openings must have a total net area of not less than one square inch for every one square foot of enclosed area subject to flooding. Only the portions on openings that are below the BFE can be counted towards the required net open area. The foundation and supporting members shall be aligned in relation to flood flows and adjoining structures so as to minimize exposure to known hydrodynamic forces such as current, waves, ice and floating debris. All areas below the FPE shall be constructed with flood-resistance materials and shall solely be used for parking, access, and storage.

- (g) Substantial improvement
 - (i) The lowest floor, including basements, of an existing residential structure less than one foot above the BFE with a substantial improvement shall be elevated to the FPE. An attached garage must be elevated to at least one foot above the BFE. The structural design requirements in subsection (11)(e)(i) and (ii) of this section shall also apply.
 - (ii) For all new non-residential building and lateral additions to non-residential buildings, the lowest floor including the basements shall be elevated at least to the FPE or be structurally dry flood-proofed to at least the FPE. For all new non-residential buildings, less than one foot above the BFE, with a substantial improvement the lowest floor including the basements shall be elevated at least to the FPE or be structurally dry flood-proofed to at least the FPE. The structural design requirements in subsection (11)(f)(i) and (ii) of this section shall also apply. A non-residential building may be structurally dry flood-proofed (in lieu of elevation) provided that a registered professional engineer or registered structural engineer certify that the building has been structurally dry flood-proofed below the FPE and the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood. The building design shall take into account flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy and impacts from debris or ice. Floodproofing measures shall be operable without human intervention and without an outside source of electricity. Levees, berms, floodwalls and similar works are not considered flood-proofing for the purpose of this subsection.
- (h) Manufactured homes, substantially improved manufactured homes, and recreational vehicles to be installed on a site for more than 180 days shall be elevated to or above the FPE and shall be anchored to resist flotation, collapse, or lateral movement in accordance with Section 19-425.39 of the South Carolina Manufactured Housing Board Regulations, effective date May 25, 1990, as amended. Additionally, when the elevation requirement would

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be met by an elevation of the chassis at least 36 inches or less above the grade at the sight, reinforced piers or other foundation elements of at least equivalent strength shall support the chassis. When the elevation of the chassis is above 36 inches in height an engineering certification is required.

- (i) Accessory Structures on an existing single-family lot, may be constructed with the lowest floor below the FPE in accordance with the following:
 - (i) The building cost, less installation, shall not exceed \$6,000 and not be used for human habitation.
 - (ii) Structures shall be designed to have low flood damage potential.
 - (iii) The structure shall be wet-floodproofed.
 - (iv) The structure shall be constructed and placed on a building site so as to offer the minimum resistance to the flow of floodwaters.
 - (v) The structure shall be anchored to prevent flotation, collapse or lateral movement.
 - (vi) Service facilities such as electrical and heating equipment shall be elevated or flood-proofed to the FPE.
 - (vii) The structure shall have appropriate flood opening as specified in this article.
 - (viii) The building shall be used only for storage and all public health protection standards shall apply.
- (j) A non-conforming structure damaged by flood, fire, wind or other natural or man-made disaster may be restored unless the damage meets or exceeds 50 percent of its market value before it was damaged, in which case it shall conform to the provisions of this article.
- (k) 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 South Carolina 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.
- (l) Any work involving construction or modification or removal of a dam or an on-stream structure to impound water shall obtain a South Carolina Department of Health and Environmental Control Dam Safety Permit, a U.S. Army Corps of Engineers permit, or letters indicating permits are not required prior to the start of development activity.
- (m) If floodproofing construction is required beyond the outside dimensions of an existing habitable, residential or commercial building, the outside perimeter of the flood-proofing construction shall be placed no further than ten feet

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from the outside of the building. Compensation of lost storage and conveyance will not be required for floodproofing activities.

- (n) Critical facilities shall be elevated at a minimum to the 0.2 percent chance (500-year) flood elevation or the highest known historical flood elevation (where records are available), whichever is greater. If no data exists, establishing the 0.2 percent change flood elevation or the highest known historical flood elevation, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates the 0.2 percent change flood elevation data. Primary access ways to the critical facility entrance shall also be elevated at a minimum to the 0.2 percent flood elevation.
- (12) Parking lots
- (a) Parking lots (where the existing depth of flooding for the base event is less than one foot) and aircraft parking aprons are permitted.
 - (b) The depth of flooding can be greater than one foot for short term parking lots where the applicant agrees to restrict access during overbank flooding events and agrees to accept liability for all damages caused by vehicular access during all overbank flooding events. In these cases, the parking spaces shall be appropriately signed.
- (13) Standards for subdivision proposals and other development
- (a) All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations.
 - (b) All subdivision proposals and other proposed new development shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
 - (c) All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage.
- C. *Additional performance standards for the regulatory floodway.* The only development in a regulatory floodway which will be allowed are appropriate uses which will not cause an increase in flood heights for all flood events up to and including the base flood. Appropriate uses do not include the construction or placement of any fill, building additions, buildings or additions thereto on stilts, new structures, fencing (including landscaping or planting designed to act as a fence), and storage of materials except as specifically defined below as an appropriate use. If the development is proposed for the regulatory floodway portion of the regulatory floodplain the following standards apply in addition to the previously stated standards for the regulatory floodplain:
- (1) Only the construction, modification, repair or replacement of the following appropriate uses will be allowed in the regulatory floodway:
 - (a) Public flood control projects and private improvements relating to the control of drainage, flooding of existing buildings, erosion, water quality or habitat for fish and wildlife;

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- (b) Structures or facilities relating to functionally water dependent uses such as facilities and improvements relating to recreational boating and as modifications or additions to existing wastewater treatment facilities;
 - (c) Storm and sanitary sewer outfalls;
 - (d) Underground and overhead utilities sufficiently flood-proofed;
 - (e) Recreational facilities such as playing fields and trail systems including associated parking and any related fencing (at least 50 percent open when viewed from any one direction) built parallel to the direction of flood flows, and including open air pavilions;
 - (f) Bridges, culverts and associated roadways, sidewalks and railways, necessary for crossing over the regulatory floodway or for providing access to other appropriate uses in the regulatory floodway and any modification thereto;
 - (g) Regulatory floodway re-grading, without fill, to create a positive non-erosive slope toward a channel.
 - (h) Floodproofing activities to protect previously existing lawful structures including the construction of water-tight window wells, elevating structures, or the construction of flood walls around residential, commercial or industrial principal structures where the outside toe of the floodwall shall be no more than ten feet away from the exterior wall of the existing structure, and, which are not considered to be substantial improvements to the structure.
 - (i) The replacement, reconstruction or repair of a damaged building, provided that the outside dimensions of the building are not increased and, provided that the building is not damaged to 50 percent or more of the building's market value before it was damaged. When damage is 50 percent or more, the activity shall be relocated beyond the limits of the floodway and conform to the building protection provisions and other applicable requirements of this article.
 - (j) Modifications to an existing building, which are not substantial improvements, that would not increase the enclosed floor area of the building below the base flood elevation, and which will not block flood flows including but not limited to, fireplaces, decks, and patios.
- (2) All appropriate uses shall require a permit from the city and must be in accordance with all provisions of this article.
- (3) Construction of an appropriate use will be considered permissible provided that the proposed project meets the following engineering and mitigation criteria and that of the special management area provisions and is so stated in writing with supporting plans, calculations and data prepared by a registered professional engineer.
- (a) All effective regulatory floodway conveyance lost due to the development of appropriate uses, other than bridge or culvert crossings or on-stream

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structures or dams, shall be replaced for all flood events up to and including the base flood. In calculating effective regulatory floodway conveyance, the following factors shall be taken into consideration:

- (i) Regulatory floodway conveyance (K),

$$K = (1.486/n) AR^{2/3}$$

where "n" is Manning's roughness coefficient, "A" is the effective area of the cross-section, and "R" is the ratio of the area to the wetted perimeter.

- (ii) The same Manning's n-value shall be used for both existing and proposed conditions unless a recorded maintenance agreement with a federal, state, or local unit of government can ensure the proposed conditions will be maintained or the land cover is changing from a vegetative to a non-vegetative land cover.

- (b) Transition sections shall be provided and used in calculations of effective regulatory floodway conveyance, in the design of excavations in the regulatory floodway, between cross-sections with rapid expansions and contractions, and when meeting the regulatory floodway delineation on adjoining properties. Calculation of transition sections shall be based on state or federal engineering guidance and shall meet the following guidelines unless specific field information can substantiate an alternative value. ~~The following expansion and contraction ratios shall be used:~~

- ~~(i) Water will expand no faster than at a rate of one foot horizontal for every four feet of the flooded stream's length.~~
- (i) The water expansion ratio (horizontal length to flooded stream's length) should not exceed 4:1, nor should it be less than 0.5:1.
- (ii) The water contraction ratio (horizontal length to flooded stream's length) should not exceed 2.3:1, nor should it be less than 0.7:1. ~~Water will contract no faster than at a rate of one foot horizontal for every one foot of the flooded stream's length.~~
- (iii) Water will not expand or contract faster than one-foot vertical for every ten-feet of flooded stream length.
- (iv) All cross-sections used in the calculations shall be located perpendicular to flood flows.
- (v) In the design of excavations in the regulatory floodway, erosion/scour protection shall be provided on land upstream and downstream of proposed transition sections.
- (c) The development of all appropriate uses shall not result in an increase in the average channel or regulatory floodway velocities or stage, for all flood events up to and including the base flood event. However, in the case of bridges or culverts or on stream structures built for the purpose of backing up

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water in the stream during normal or flood flows, velocities may be increased at the structure site if scour, erosion and sedimentation will be avoided by the use of appropriate design measures.

- (d) In the case of on-stream structures built for the purpose of backing up water, an increase in upstream stage when compared to existing conditions for all flood events up to and including the base flood event shall be contained within recorded easements. A dam safety permit, or letter indicating a permit is not required, must be obtained from SCDHEC Dam Safety Section. A U.S. Army Corps of Engineers permit, or waiver, must be obtained for any structure built for the purpose of backing up water in the stream during normal or flood flow.
- (e) General criteria for analysis of flood elevations.
 - (i) The flood profiles, flows and regulatory floodway data in the regulatory floodway studies by the city or FEMA must be used for analysis of the base conditions. If the study data appears to be in error or conditions have changed the city shall be contacted for approval and concurrence on the appropriate base conditions data to use.
 - (ii) If the special flood hazard area at the site of the proposed development is affected by backwater from a downstream receiving stream, this shall be accounted for in the model.
 - (iii) If the applicant is informed by local governments, or a private owner that a downstream or upstream restrictive bridge or culvert is scheduled to be removed, reconstructed, modified, or a regional flood control project is scheduled to be built, removed, constructed or modified within the next five years, the proposed development shall be analyzed and shown to meet the requirements of this section for both the existing conditions and the expected flood profile conditions when the bridge, culvert or flood control project is built.
- (f) If the appropriate use will result in a change in the regulatory floodway location or a change in the BFE the applicant shall submit to the city the information required to be issued a conditional letter of map revision (CLOMR) from FEMA. The application will not be considered complete until the CLOMR is received. No filling, grading, dredging or excavating shall take place until a conditional approval is issued by the administrator or designee. The construction or placement of structures within the currently effective floodway boundary shall not take place until a final letter of map revision (LOMR) is issued by FEMA, which revises the floodway boundary.
- (4) Requirements for the construction of new bridges or culvert crossings and roadway approaches or the reconstruction or modification of existing bridges, culvert crossings or roadway approaches.
 - (a) The following information shall be submitted to the City:

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- (i) Analysis of the flood profile due to a proposed bridge, culvert crossings and roadway approaches.
 - (ii) An engineer's determination that an existing bridge or culvert crossing or approach road is not a source of flood damage and the analysis indicating the proposed flood profile.
 - (iii) Alternative transition sections and hydraulically equivalent storage.
- (b) Special considerations
- (i) A proposed new structure shall not result in an increase or decrease of upstream or downstream flood stages when compared to the existing conditions for all flood events up to and including the base flood event. If the proposed new structure would result in a change in the upstream or downstream flood stages, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC).
 - (ii) Lost regulatory floodway storage must be compensated for per the regulatory floodplain performance standards of this article except that artificially created storage that is lost or displaced due to a reduction in upstream head loss caused by a bridge, culvert, storm sewer or constructed embankment shall not be required to be replaced, provided no flood damage will be incurred downstream.
 - (iii) Velocity increases must be mitigated per the regulatory floodway performance section of this article except that in the case of bridges or culverts or on stream structures built for the purpose of backing up water in the stream during normal or flood flows, velocities may be increased at the structure site if scour, erosion and sedimentation will be avoided by the use of appropriate measures.
 - (iv) If the structure is a source of flood damage, the applicant's engineer shall submit justification to allow the damage to continue and evaluate the feasibility of relieving the structure's impact. Modifications or replacement structures shall not increase flood stages compared to the existing condition for all flood events up to and including the base flood event.
 - (v) The hydraulic analysis for the backwater caused by the bridge showing the existing condition and proposed regulatory profile must be submitted to FEMA for concurrence that a conditional letter of map revision (CLOMR) is not required.
 - (vi) For an in-kind culvert replacement, the administrator may choose to waive the hydraulic modeling requirements.
- D. *Application requirements for development in the regulatory floodplain or floodway.* In addition to the applicable engineering analyses required above, the applicant shall provide the following information:
- (1) Site location of the property, drawn to scale on the regulatory floodplain map.

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- (2) A plan view of the project showing:
 - (a) The regulatory floodplain and floodway limits, streams, and water bodies as defined by SCDNR, SCDHEC, or the U.S. Army Corps of Engineers.
 - (b) Cross-section views of the project for the impacted reach showing existing and proposed conditions including principal dimensions of the work as shown in plan view, existing and proposed elevations, normal water elevation, ten-year frequency flood elevation, 100-year frequency flood elevation, and graphic or numerical scales (horizontal and vertical).
 - (3) Copies of any and all necessary permits from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334
 - (4) Engineering calculations and supporting data (including model inputs and outputs) showing that the proposed work will meet the performance standards of this article.
 - (5) All changes in grade resulting from any proposed excavation or filling; and existing and proposed regulatory floodplain and regulatory floodway limits; the location and dimension of all buildings and additions to buildings; and the elevation of the lowest floor (including basement) of all proposed buildings subject to the requirements of this article.
- E. *Elevation certificate requirements for development in the regulatory floodplain.* All structures in or adjacent to the regulatory floodplain must certify building location and elevations as detailed below:
- (1) For buildings adjacent to the regulatory floodplain, a foundation survey is required once piling or other foundation is installed. This survey must show the actual location and dimensions of the foundation, lowest adjacent grade to the foundation, and the location of the special flood hazard area as defined above.
 - (2) For buildings within the regulatory floodplain, an “under construction” FEMA elevation certificate shall be provided in conformance with the FEMA guidelines within 21 days of establishing the top of the lowest finished floor level (including basements and attached garages). The elevation certificate completed at this time is an interim document intended to verify that the lowest floor of the structure will be adequately elevated at a stage of construction when any deficiency can be easily corrected.
 - (3) Prior to issuing a certificate of occupancy, a “finished construction” FEMA elevation certificate must be submitted along with an as-built survey of the structure.
 - (4) Prior to issuing a certificate of occupancy for all non-residential buildings that are flood-proofed, a FEMA Flood Insurance Flood-Proofing Certificate shall be provided.

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19-7.7.2 *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.

A. *Wetland performance standards*

- (1) The following hierarchy will be observed by all applicants:
 - (a) The proposed project will avoid adverse impacts to the greatest extent possible based on consideration of hydrologic conditions, existing topography, vegetation and human activity as it relates to stormwater management.
 - (b) The proposed project will minimize the adverse impacts to the greatest extent possible based on consideration of hydrology conditions, water quality, existing topography, vegetation and human activity as it relates to stormwater management.
- (2) Wetlands may be used for on-site stormwater detention subject to the following:
 - (a) It must be demonstrated that the use of the wetland for detention will maintain or improve the wetland's beneficial functions.
 - (b) Stormwater quality requirements of this article must be satisfied prior to discharging to the wetland.
 - (c) Existing depressional storage in wetlands shall be maintained and the volume of detention storage provided to meet the requirements of this article shall be in addition to the existing storage.
 - (d) No high-aquatic resource wetlands based upon their functional assessment shall be used for satisfying on-site detention requirements.

B. *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.

C. *Restrictions*

- (1) Preservation of wetlands shall be provided by deed or plat restrictions.

19-7.7.3 *Riparian environment and stream provisions.* Stream systems are comprised of both the stream channel conveyance and the riparian environment adjacent to the conveyance channel. Stream systems shall be preserved to the greatest extent possible.

A. *Riparian Environments*

- (1) Riparian environments should be protected to maintain their functions as follows:
 - (a) Reduce flood flow rates, velocities, and volumes.

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- (b) Prevent erosion and promotes bank stability of streams, lakes, ponds, or wetland shorelines.
 - (c) Control sediment from upland areas thus reducing the impact of urbanization on stream habitat and water quality by filtering and assimilating nutrients discharged from surrounding uplands.
 - (d) Insulate and moderate daily and seasonal stream temperature fluctuations by maintaining cooler in stream temperatures for areas with overhanging vegetation.
 - (e) Serve as important sites for de-nitrification, which reduces development of algal blooms and subsequent depressed levels of dissolved oxygen in-stream.
 - (f) Provide an effective mechanism for treatment of contaminated surface runoff.
 - (g) Provide habitat corridors for both aquatic and terrestrial fauna and flora.
 - (h) Provide recreational and aesthetics values for human use.
- (2) Any applicant proposing development in a riparian environment shall identify the boundaries as the vegetative areas along waterways within the limits of the regulatory floodplain.
 - (3) Tree-cutting and vegetation removal shall be minimized within riparian environments, and native re-vegetation of disturbed areas shall take place as soon as possible. Avoidance and minimization is not necessary for removal of invasive or problematic species.
 - (4) To the extent practicable, development in a riparian environment shall not, without mitigation:
 - (a) Adversely change the quantity, quality, or temporal and areal distribution of flows entering any adjacent wetlands or waters; nor
 - (b) Destroy or damage vegetation (unless part of a plan for removing non-native, invasive species) that overhangs, stabilizes, provides overland flow filtration, or shades stream channels, wetlands, or impoundments that normally contain water; nor
 - (c) Adversely affect any ground water infiltration functions.
 - (5) The length of any mitigated riparian environment shall be equal to or greater than the length of the disturbed area.
 - (6) Mitigation requirements for riparian environments shall meet the wetland Mitigation requirements of this article.
- B. *Stream channel conveyance*
- (1) Clearing of channel vegetation shall be limited to that which is essential for construction of the channel.

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- (2) If a stream meeting the definition of waters of the United States or water of the state is modified, an approved permit from the U.S. Army Corps of Engineers, in addition to a stream mitigation plan, shall be submitted for review and approval to the administrator or designee. The plan shall show how the physical characteristics of the modified channel meet the existing channel length, cross-section, slope, sinuosity and carrying capacity of the original channel. The plan shall also provide specifications and details necessary to effectively re-establish vegetation within the stream channel modification. Native plants shall be used for the re-vegetation plan.
- (3) All disturbed areas associated with a stream modification shall be seeded or otherwise stabilized immediately according to the requirements of this article.
- (4) An approved and effective means to reduce sedimentation and degradation of downstream water quality must be installed before excavation begins and must be maintained throughout construction until final stabilization is achieved.
- (5) New or relocated stream channels shall be built in the dry and all elements of construction, including vegetation, shall be completed prior to diversion of water into the new channel.
- (6) Streams channels shall be expected to withstand all storm events up to the base flood without increased erosion. The armoring of banks using bulkheads, rip-rap and other materials shall be avoided. Structural armoring shall only be used where erosion cannot be prevented in any other way. Preference shall be given to bio-engineering methods of stabilization. Armoring shall have minimal impact on other properties, and the existing land configuration.
- (7) Construction vehicles shall cross streams by the means of existing bridges or culverts. Where an existing crossing is not available, a temporary crossing shall be constructed in conformance with the following:
 - (a) Water quality is maintained.
 - (b) The approach roads will be 0.5 foot or less above natural grade.
 - (c) The crossing will allow stream flow to pass without backing up the water above the streambank vegetation line or above any drainage tile or outfall.
 - (d) Any fill in the channel shall be non-erosive material such as rip-rap or aggregate.
 - (e) All disturbed streambanks will be seeded or otherwise stabilized as soon as possible in accordance with the provisions of this article upon installation and again upon removal of construction crossings.
 - (f) The access road and temporary crossings will be removed within one year after installation, unless an extension of time is granted by the administrator or designee.

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19-7.7.4 *Buffer areas.* Buffer areas shall be required for all waters of the United States or stream classified as waters of the state. Buffer areas are divided into two types, linear buffers and water body buffers.

- A. "Waters of the United States" and "Waters of the State" are defined (appendix A) in this article and refer to areas that are under the jurisdictional authority and regulated by the United States Army Corps of Engineers or the South Carolina Department of Health and Environmental Control respectively.
- (1) Linear buffers shall be designated along both sides of all channels meeting the definition of Waters of the United States or waters of the state. The buffer width shall be determined as follows:
- (a) When the channel has a watershed greater than 20 acres but less than one square mile, the minimum buffer shall be 30 feet on each side of the channel.
 - (b) When the channel has a watershed greater than one square mile, the minimum buffer shall be 50 feet on each side of the channel.
- (2) Water body buffers shall encompass all non-linear bodies of water meeting the definition of either waters of the United States or waters of the state. The buffer width shall be determined as follows:
- (a) For all water bodies or wetlands with a total surface area greater than one-tenth acre but less than one acre, a minimum buffer width of 30 feet shall be established.
 - (b) For all water bodies or wetlands with a total surface area greater than or equal to one-acre but less than two and one-half acres, a minimum buffer width of 40 feet shall be established.
 - (c) For all water bodies or wetlands with a total surface area greater than or equal to two and one-half acres, a minimum buffer width of 50 feet shall be established.
- B. In areas where state or federal threatened and endangered species are present, buffer widths shall be a minimum of 100 feet.
- B.C. -Buffer areas for water bodies meeting the definition of waters of the United States or waters of the state shall extend from the ordinary high water mark. Buffer areas for wetlands shall extend from the edge of the delineated wetland. A property may contain a buffer area that originates from waters of the United States or waters of the state on another property.
- C.D. Features of the stormwater management system approved by the city may be within the buffer area of a development.
- D.E. Access through buffer areas shall be provided, when necessary, for maintenance purposes.

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E-F. All roadside drainage ditches, existing excavated detention facilities, existing borrow pits, existing quarries and improvements to existing public road or trail developments or alignments are exempt from buffer requirements.

F-G. Stormwater discharges that enter a buffer shall have appropriate energy dissipation measures to prevent erosion and scour.

G-H. All buffer areas shall be maintained as in-situ vegetation and free from development including disturbance of the soil, dumping or filling, erection of structures and placement of impervious surfaces except as follows:

- (1) A buffer area may be used for passive recreation (e.g., bird watching, walking, jogging, bicycling, horseback riding and picnicking) and it may contain pedestrian, bicycle or equestrian trails.
- (2) Structures and impervious surfaces (including trails, paths) may occupy a maximum of twenty percent of the buffer surface area provided the runoff from such facilities is diverted away from the Waters of the United States or Waters of the State or such runoff is directed to enter the buffer area as non-concentrated flow.
- (3) Utility maintenance and construction of utility facilities, as approved by the City and appropriate jurisdictional agencies, shall be allowed.
- (4) Boat docks, boathouses and piers shall be allowed and the provisions of subsection (G)(2) of this section shall apply.
- (5) Buffer areas disturbed by allowing construction or as part of a re-vegetation plan shall be re-vegetated using native vegetation.
- (6) Removal of invasive species.

H-I. A minimum of a five-foot temporary construction buffer from the limits of the Waters of the United States or Waters of the State shall be required. The five-foot temporary construction buffer shall be marked by construction fencing and installed prior to the start of all other construction activities. All other construction activities, including soil erosion and sediment control features, shall take place on the non-wetland side of the construction fencing.

I-J. Buffer Averaging: The buffer width for a development site may be varied to a minimum of ½ of the buffer width required, upon approval of the administrator or designee, provided that the total buffer area required is achieved adjacent to the waters of the United States or waters of the state being buffered.

J-K. Preservation of buffer areas shall be provided by deed or plat restrictions.

K-L. The buffer area of a development site may be excluded in the determination of the water quality volume requirement.

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.8 Stormwater Conveyance Systems

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19-7.8.1 *Storm sewers and swales.* The ten-year design storm shall be used as a minimum for the design of storm sewers, swales and appurtenances. ~~All runoff designed to be detained shall be conveyed to the detention facility for all storms up to the 25-year design storm event for which runoff is required to be detained.~~ Conveyance may be a combination of overland, channelized and pipe flow. Overland flow areas shall be unobstructed and stabilized to withstand anticipated velocities. Storm sewer design analysis shall be calculated under full flow conditions, unless prior approval from the administrator or designee is received for an alternate flow condition (e.g. pressure flow).

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For major arterial and multi-lane collector roadways, the storm sewer shall be designed to contain and convey the peak runoff from the 25-year design storm. For minor roads and residential streets, the storm sewer shall be designed to contain and convey the peak runoff from the ten-year design storm.

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Rerouted off-site drainage shall be designed to contain and convey the peak runoff from the 25-year design storm. In no case shall storm sewers within the public right-of-way have an internal diameter less than 18 inches unless otherwise approved by the administrator or designee.

Development shall not connect to sanitary sewers as an outflow for the stormwater management system.

All storm sewers not located in a public road right-of-way shall provide an easement of sufficient width for the maintenance or re-construction of the storm sewer. The easement is to be dedicated to the homeowner's association, property manager, or entity responsible for maintenance.

All stormwater conveyance systems shall be designed and constructed to withstand the anticipated velocity from the ten-year design storm event with minimal erosion.

Stabilization adequate to prevent erosion for the ten-year design storm event shall be provided at the outlets for all pipes and channel transitions except for detention outlet pipes which shall withstand the greatest design storm event detained without erosion.

Swales being used as part of the stormwater management system for a development shall be located within a deed or plat restricted area of sufficient size to maintain or reconstruct the swale.

Surface outflows onto adjoining properties shall be designed to release as sheet flow using level spreader trenches, or equivalent, unless alternative designs are approved by the Administrator or designee.

All stormwater conveyance systems shall be designed and constructed to withstand the anticipated velocity from the ten-year design storm event with minimal erosion.

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Stabilization adequate to prevent erosion for the ten-year design storm event shall be provided at the outlets for all pipes and channel transitions except for detention outlet pipes which shall withstand the 25-year design storm event without erosion.

Swales being used as part of the stormwater management system for a development shall be located within a deed or plat restricted area of sufficient size to maintain or reconstruct the swale.

Surface outflows onto adjoining properties shall be designed to release as sheet flow using level spreader trenches, or equivalent, unless alternative designs are approved by the Administrator or designee.

At the completion of storm sewer installation and prior to project closeout, the owner shall provide the city with an as-built location of the outfalls to any receiving waterways. Horizontal survey datum control shall be based upon, and referenced to, South Carolina State Plane, NAD83 HARN, International Feet coordinates. Vertical Survey Datum control shall be based upon, and referenced to, the North American Vertical Datum of 1988 (NAVD 88).

19-7.8.2 *Overland flow paths.* The following items are general performance standards for overland flow paths and do not excuse development from meeting all other requirements of this article.

A. *On-site tributary drainage areas*

- (1) The overland flow paths shall be protected from any activity, such as fencing, landscaping, or storage shed placement, which could impair its function.
- (2) All areas of development requiring major and minor stormwater permits must be provided with an overland flow path to the detention pond or stabilized discharge point that will pass the base flood flow without damage to structures or property.
- (3) For overland flow paths with less than 40 acres tributary drainage area, all structures in parcels containing or adjacent to an overland flow path or other high water level designation shall have a lowest adjacent grade a minimum of one foot above the design high water elevation.

B. *Off-site tributary drainage areas*

- (1) All areas of development requiring a stormwater permit must be provided with an overland flow path for offsite tributary drainage areas through the proposed development that will pass the base flood flow without damage to structures or property.
- (2) A deed or plat restriction shall be established for the flow paths conveying offsite tributary areas. The overland flow paths shall be protected from any activity, such as fencing, landscaping, or storage shed placement, which could impair its function.

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- C. *Flow rate.* The flow rate for a base flood shall be used to establish overland flow path limits, and it shall include all on-site and off-site tributary areas in accordance with Sec. 19-7.6.3 (B)(1), runoff calculations, release rates and discharges.
- D. *Overland flow paths.* Overland flow paths with greater than 40 acres tributary drainage area are considered to be flood prone areas and are subject to the regulatory floodplain and regulatory floodway requirements.

(Ord. No. 2012-91, Exh. A. 11-12-12)

Sec. 19-7.9 Variances, waivers and appeals

19-7.9.1 *Variances.*

- A. For the regulatory floodplains and regulatory floodways provisions, the city council upon planning commission recommendation, upon application, after hearing, and subject to the process and standards that follow, may grant variances to the provisions of this article as will not cause detriment to the public good, safety, or welfare nor be contrary to the spirit, purpose, and intent of this article where, by reason of unique and exceptional physical circumstances or condition of a particular property, the literal enforcement of the provisions of this article would result in an unreasonable hardship.
- B. For minor stormwater permits, major stormwater permits, and special management areas (other than the regulatory floodplain and regulatory floodways) provisions, the planning commission, upon application, after hearing, and subject to the process and standards that follow, may grant variances to the provisions of this article as will not cause detriment to the public good, safety, or welfare nor be contrary to the spirit, purpose, and intent of this article where, by reason of unique and exceptional physical circumstances or condition of a particular property, the literal enforcement of the provisions of this article would result in an unreasonable hardship.
- C. Variances shall be granted only upon:
 - (1) Showing of good and sufficient cause; and
 - (2) A determination that the variance is the minimum necessary to afford relief; and
 - (3) A finding that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (4) A finding that the granting of a variance would not result in increased flood heights, additional threats to public safety, or any public expense, nor create nuisances, cause fraud or victimization of the public, nor conflict with existing local laws or ordinances and that all buildings will be protected by methods that minimize flood damage during the base flood elevation; and
 - (5) A finding that the development activity cannot be located outside the regulatory floodplain; and

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- (6) A determination that the activity is not in a regulatory floodway. No variances shall be granted to any development located in a regulatory floodway; and
 - (7) The applicant's circumstances are unique and do not represent a general problem; and
 - (8) The granting of the variance will not alter the essential character of the area involved including existing stream uses.
- D. A public notice will be issued inviting public comment on all proposed variances. The city shall publish a copy of the public notice 15 days before public hearing to allow for community comment. The planning commission shall hold the public hearing.
 - E. Variances requested in connection with restoration of a historic site or building listed on the National Register of Historical Places or documented as worthy of preservation by the South Carolina Historic Preservation Agency may be granted using criteria more permissive than the requirements contained in this article.
 - F. The administrator or designee shall notify an applicant in writing that a variance from the requirements of the regulatory floodplains and regulatory floodways requirements that would lessen the degree of protection to a building will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for every \$100.00 of insurance coverage, increase the risks to life and property, and require that the applicant will acknowledge in a signed exception to title the assumption of the risks and liability and will pay upon approval of the variance a recording fee above and beyond the usual permit review fee.
 - G. In a regulatory floodplain, a variance shall not be granted that will result in a loss of the regulatory floodplain storage.
 - H. Variances requested in connection with the redevelopment of previously developed sites that will further the public policy goals of downtown redevelopment and neighborhood revitalization and meet the requirements of part C. above, may be granted provided the variance would not result in an increase in the pre-redevelopment runoff rate for the 25-year, ten-year and two-year storm events and existing adequate downstream stormwater capacity exists.
 - I. Due to the unique nature of a public road project by a public entity occurring in an existing narrow right-of-way instead of an expansive tract of land, variances requested in connection with a public road that will further the public policy of minimizing the condemnation of private or public property may be granted using criteria more permissive than the requirements of this article to the minimum extent necessary to achieve the least amount of condemnation.
 - J. Written findings shall be made public for all variances and shall be on file with the city of Greenville.
- 19-7.9.2 *Waivers.* For soil erosion and sediment control and stormwater conveyance systems provisions, the Administrator or designee, upon application, may grant a waiver to these provisions as will not cause detriment to the public good, safety, or welfare nor be

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contrary to the spirit, purpose, and intent of this article where, by reason of unique and exceptional physical circumstances or condition of a particular property, the literal enforcement of the provisions of this article would result in an unreasonable hardship. The conditions for granting a waiver shall be the same as those enumerated above for a variance.

19-7.9.3 *Appeals.* Appeals to the decision of the administrator or his designee as it relates to waivers shall be appealed to the planning commission as detailed in the variance process. A person having a substantial interest affected by a decision of the council planning commission may appeal the decision to the circuit court of Greenville County by filing with the clerk of the court a petition setting forth plainly, fully, and distinctly why the decision is contrary to law. The appeal shall be filed within 30 days after the written decision of the council is issued. A person having a substantial interest affected by a decision of the council may appeal the decision of the council to the circuit court of Greenville County by filing with the clerk of the court a petition setting forth plainly, fully, and distinctly why the decision is contrary to law. The appeal shall be filed within 30 days after the written decision of the council is issued.

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.10 Access and inspection

19-7.10.1 *Access.* Representatives of the city and of any federal and state unit of government are authorized to enter upon any land or water to inspect development activity, to verify the existing conditions of a development site that is currently under permit review, and to verify compliance with this article whenever the city deems necessary.

19-7.10.2 *Inspection.* City of Greenville adopts the inspections subsection of the most current SCDHEC Construction General Permit with amendments listed below.

A. *Special precautions*

- (1) If at any stage of the grading of any development site the administrator or designee determines that the nature of the site is such that further work authorized by an existing permit is likely to imperil any property, public way, stream, lake, wetland, or drainage structure, the administrator or designee may require, as a condition of allowing the work to be done, that such reasonable special precautions be taken as is considered advisable to avoid the likelihood of such peril. Special precautions may include, but shall not be limited to; a more level exposed slope, construction of additional drainage facilities, berms, terracing, compaction, installation of plant materials for erosion control, and recommendations of a licensed soils engineer and/or engineering geologist which may be made requirements for further work.
- (2) Where the administrator or designee determines that storm damage may result or has resulted during development, work may be stopped and the permittee required to install temporary structures or take such other measures as may be required to protect adjoining property or the public safety. The administrator or designee may require that the operations be conducted in specific stages so as to

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ensure completion of protective measures or devices prior to the advent of seasonal rains.

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.11 Illicit Discharges

19-7.11.1 *Purpose and Intent* The purpose and intent of this section is to provide for the health, safety and general welfare of the citizens of Greenville through the regulation of non-stormwater discharges to the storm drainage system to the maximum extent practicable as required by federal and state law. This section establishes methods for controlling the introduction of pollutants into the municipal separate storm sewer system in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this article are:

- A. To regulate the contribution of pollutants to the municipal separate storm sewer system by stormwater discharges by any user
- B. To prohibit illicit connections and discharges to the municipal separate storm sewer system
- C. To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this article.

19-7.11.2 *Illicit discharges.* No person shall discharge or cause to be discharged into the municipal storm drain system or watercourses any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater. Prohibited substances include but are not limited to: oil, anti-freeze, chemicals, animal waste, paints, garbage, and litter. Dumping, depositing, dropping, throwing, discarding or leaving of litter, construction material debris, yard waste and all other illicit discharges into the stormwater management system are prohibited. Saltwater pools shall not be discharged to the stormwater management system. The commencement, conduct or continuance of any illegal discharge to the storm drain system is prohibited except as described as follows:

- A. The following discharges are exempt from discharge prohibitions established by this article: water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, non-commercial washing of vehicles, commercial carwashes that are in compliance with the NPDES General Permit for Vehicle Wash Water Discharges, natural riparian habitat or wetland flows, swimming pools or fountain drains (dechlorinated - less than 0.01 parts per million chlorine), firefighting activities, street wash water, and any other water source not containing pollutants.
- B. Discharges specified in writing by the authorized enforcement agency as being necessary to protect public health and safety.
- C. Dye testing is an allowable discharge, but requires notification to the authorized enforcement agency prior to the time of the test.
- D. The prohibition shall not apply to any non-storm water discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and

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administered under the authority of the Federal Environmental Protection Agency or SCDHEC, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drain system.

19-7.11.3 *Illicit connections.* Connections to a stormwater conveyance or stormwater conveyance system that allow the discharge of non-stormwater, other than the exclusions described in section 19-7.11.2.A above, are unlawful. Prohibited connections include, but are not limited to: floor drains, wastewater from washing machines or sanitary sewers, and wastewater from septic systems.

Where it is determined that said connection:

- (1) May result in the discharge of hazardous materials or may pose an immediate threat to health and safety, or is likely to result in immediate injury and harm to real or personal property, natural resources, wildlife, or habitat, or
- (2) Was made in violation of any applicable regulation or ordinance, other than this section; the Administrator or designee shall designate the time within which the connection shall be removed. In setting the time limit for compliance, the Administrator or designee shall take into consideration:
 - (a) The quantity and complexity of the work,
 - (b) The consequences of delay,
 - (c) The potential harm to the environment, to the public health, and to
 - (d) The cost of remedying the damage.

19-7.11.4 *Spills.* Spills or leaks of polluting substances released, discharged to, or having the potential to be released or discharged to the stormwater conveyance system, shall be contained, controlled, collected, and properly disposed. All affected areas shall be restored to their pre-existing condition.

Persons in control of the polluting substances immediately prior to their release or discharge, and persons owning the property on which the substances were released or discharged, shall immediately notify the city of Greenville Emergency Management Coordinator and the Public Works Department of the release or discharge, as well as making any required notifications under state and federal law. Notification shall not relieve any person of any expenses related to the restoration, loss, damage, or any other liability which may be incurred as a result of said spill or leak, nor shall such notification relieve any person from other liability which may be imposed by state or other law.

19-7.11.5 *Nuisances.* Any condition caused or permitted to exist in violation of any of the provisions of this section is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

Sec. 19-7.12 Enforcement

19-7.12.1 *Violations; penalties; maintenance; restoration*

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- A. A person shall be in violation of this article when he:
- (1) Commences or conducts an activity described in this article without prior approval from the Environmental Bureau; or
 - (2) Deviates from an approved Stormwater Permit or drainage plan; or
 - (3) Fails to maintain drainage facilities under that person's ownership or control; or
 - (4) Changes the drainage patterns along the property line or stormwater conveyance system and as a result water has flooded or is reasonably likely to flood land or a building(s) other than that of the property owner.
- B. Any activity undertaken in violation of this article shall be halted immediately after written notice by the city is issued. The violator shall be required to restore any altered land to its undisturbed condition or restore it to such condition in which it would not shed stormwater in violation of the control requirements for stormwater runoff. In the event that restoration is not undertaken within thirty days, the city may perform restoration on the property. The cost of the restoration shall become a lien upon the real estate where such restoration occurred and shall be collectable in the same manner as the municipal taxes.

19-7.12.2 *Procedure for maintenance or restoration and placing of liens*

- A. *Notice of violation.* If land has been altered in violation of this section or drainage facilities are not maintained as required by this article, the record owner of the property shall be notified in writing and the notice shall demand that such owner cause the condition to be remedied. Notice shall be deemed achieved when sent by regular United States mail to the last known address reflected on county tax records, or such address as has been provided by the person to the city. Notice shall also be posted upon the property on which the violation exists. Notice may be served by hand delivery to the owner(s) of record of the property in lieu of mailing.
- C. *Recorded violation.* The city may record a notice of violation on the title to the property at the Greenville County Recorder of Deeds Office.
- D. *Appeals.* Within 10 days after the date of the notice, the owner or the designated agent of the owner may file an appeal to show that the violation alleged in the notice does not exist or has not occurred. The appeal shall be in writing and must be provided to the Environmental Engineering Division of Public Works.
- E. *Condition may be remedied by city.* If no appeal has been made, the violation has not been remedied within 30 days, or remediation has not commenced within a timeline acceptable to the city, the city may elect to cause the condition to be remedied. The costs of remedying the condition as well as such administrative and other costs as are necessary shall be charged against the property as a lien upon the real estate where such restoration occurred and shall be collectable in the same manner as the municipal taxes.
- F. *Preparation of Lien.* After causing the condition to be remedied, the city shall determine the cost involved in remedying the condition including all administrative and

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other costs as are necessary to correct the violation and shall determine the proportionate costs that each property should bear.

- G. *No Duty on the City.* This section creates no affirmative duty on the city to inspect, and it imposes no liability of any kind whatsoever on the city for omissions in inspecting. The landowner shall hold the city harmless from any liability in the event the stormwater management system fails to operate properly due to the Landowner's failure to abide by the terms of this article.

19-7.12.3 *Stop Work Order.* Whenever the Administrator or designee finds a violation of this article, or of any permit or order issued pursuant thereto, within their respective jurisdiction, the administrator or designee may issue a stop work order on all development activity on the subject property or on the portion of the activity in direct violation of the article. In every case, the administrator or designee shall issue an order that (1) describes the violation (2) specifies the time period for remediation and (3) requires compliance with this article prior to the completion of the activity in violation.

19-7.12.4 *Fine.* Failure by the owner or responsible party to comply with any of the requirements of this article, including conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a violation. Any violation thereof shall be subject to a fine of not more than \$1,000.00, or such additional maximum amount as may become authorized by state law, for each violation. Each day the violation continues shall be considered a separate offense.

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19-7.12.5 *Civil penalty.* Any person who violates any provision of this division shall be subject to a civil penalty of not more than \$1,000.00, or such additional maximum amount as may become authorized by state law, provided the owner or other person deemed to be in violation has been notified of a violation. Notice shall be deemed achieved when sent by regular United States mail to the last known address reflected on the county tax records, or such other address as has been provided by the person to the city. This provision is in addition to the enforcement provisions of the city of Greenville, Code of Ordinances Chapter 19, Article ~~1~~, ~~Section~~ 19-10.

19-7.12.6 *Other legal action.* The city may also take any other legal action necessary to prevent or remedy any violation including appropriate equitable or injunctive relief and, if applicable, an assessment to the violator for the removal, correction, or termination of any adverse effects upon any property resulting from any unauthorized activity for which legal action under this section may have been brought.

19-7.12.7 *National flood insurance act* The Administrator or designee shall inform the owner that any such violation is considered a willful act to increase flood damages and, therefore, may cause FEMA to initiate a Section 1316 of the National Flood Insurance Act of 1968 action.

19-7.12.8 *Exclusivity.* The remedies listed in this article are not exclusive of any other remedies available under any applicable federal, state, or local law and is within the discretion of the authorized enforcement agency to seek cumulative remedies.

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.13 Disclaimer of Liability

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It is recognized that although the degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations, on occasions greater floods can and will occur, and flood heights may be increased by man-made or natural causes. These provisions do not imply that land outside the floodplain areas or that uses permitted within such areas will be free from flooding or flood damages. These provisions shall not create liability on the part of the city of Greenville nor any officer or employee thereof for any claims, damages or liabilities that result from reliance on this article or any administrative decision lawfully made hereunder.

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.14 Separability

The provisions of this article shall be deemed separable and the invalidity of any portion of this article shall not affect the validity of the remainder.

(Ord. No. 2012-91, Exh. A, 11-12-12)

Sec. 19-7.15 Abrogation and Greater Restrictions

This article is not intended to repeal, abrogate or impair any existing deed or plat restrictions. Where this article and other ordinance deed or plat restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail. This article is intended to repeal the original article or resolution which was adopted to meet the National Flood Insurance Program regulations, but is not intended to repeal the resolution which the city of Greenville passed in order to establish initial eligibility for the program.

(Ord. No. 2012-91, Exh. A, 11-12-12)

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APPENDIX A – DEFINITIONS

Accessory structure: Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Adequate downstream stormwater capacity: A stormwater management system shall be considered to have adequate downstream stormwater capacity if the system can be shown to store or convey up to and including the 100-year stormwater runoff without increasing damage to adjoining properties or to a point downstream known to the Administrator or designee to be a restriction causing significant backwater.

Administrator: The person or persons designated by the city manager to interpret, implement, and enforce all or portions of the stormwater ordinance.

Agricultural practices: Normal farming, silviculture and ranching activities such as gardening, plowing, seeding, cultivating, harvesting for the production of food, fiber, forest products, nursery stock and livestock; maintenance of agricultural drain tiles, irrigation and drainage ditches; maintenance of farm roads and other access areas for farm vehicles and equipment use.

Applicant: Any person, firm or governmental agency who owns property or the duly appointed representative that wishes to develop that property and one who executes the necessary forms to procure a permit to carry out such development from the city.

As-built drawings: As-built surveys, drawings or plans must be prepared by a land surveyor licensed in the State of South Carolina. Horizontal survey datum control shall be based upon, and referenced to, South Carolina State Plane, NAD83 HARN, International Feet coordinates. Vertical Survey Datum control shall be based upon, and referenced to, the North American Vertical Datum of 1988 (NAVD 88).

Base flood: The flood having a one percent probability of being equaled or exceeded in any given year. The base flood is also known as the 100-year frequency flood event.

Base flood elevation (BFE): The elevation delineating the level of flooding resulting from the one percent chance (100-year flood) frequency storm event.

Basement: Any enclosed area of a building that is below grade on all sides.

Basin: Sub-watershed area within the city of Greenville.

Basin plan: A study and evaluation of an individual drainage basin's stormwater management, flood control, and restoration/mitigation needs.

Best management practice (BMP): Design, construction, and maintenance practices and criteria for stormwater facilities that minimize the impact of stormwater runoff rates and volumes, prevent erosion, and capture pollutants.

Building: See Structure

Buffer: An area of predominantly vegetated land to be left open, adjacent to drainage ways, wetlands, lakes, ponds or other surface waters for the purpose of eliminating or minimizing adverse impacts to such areas.

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By-pass: To route tributary drainage area runoff around and not through a stormwater control structure.

Channel modification: Alteration of a stream channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, rip-rapping or other armoring, widening, deepening, straightening, relocating, lining and significant removal of bottom or woody vegetation of the channel. Channel modification does not include the clearing of dead or dying vegetation, debris, or trash from the channel.

Compensatory storage: An excavated, hydraulically equivalent volume of storage used to offset the loss of natural flood storage capacity when artificial fill or structures are placed within a Regulatory Floodplain.

Conditional approval regulatory floodway map change: Pre-construction approval by the Federal Emergency Management Agency of a proposed change to the regulatory floodway map and/or BFE. This pre-construction approval, pursuant to this Part, gives assurance to the property owner that once an appropriate use is constructed according to permitted plans, the regulatory floodway map and/or BFE can be changed, as previously agreed, upon review and acceptance of as-built plans.

Conditional letter of map revision (CLOMR): A letter which indicated that the Federal Emergency Management Agency will revise base flood elevations, flood insurance rate zones, flood boundaries or regulatory floodway and/or BFE as shown on an effective flood hazard boundary map or flood insurance rate map, once the as-built plans are submitted and approved.

Control structure: A structure designed to control the rate of flow that passes through the structure, given a specific upstream and downstream water surface elevation.

Critical facility: A facility that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical facilities include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

Dam: Any artificial barrier, together with appurtenant works, including but not limited to dams, levees, dikes or floodwalls for the impoundment or diversion of water or other fluids where failure may cause danger to life or property.

Damage: A measurable rise in flood heights on property currently subject to flooding, flooding of property currently not subject to flooding unless it is contained within the streambanks or a deed or plat restricted area or increases in velocity to the point where the rate of land lost to erosion and scour is significantly increased.

Deed or plat restriction: Permanent easements, covenants, deed restricted open spaces, outlot, reserved plat areas, and conservation easements dedicated to meet the requirements of this article, or public road rights of way that contain any part of the stormwater management system of a development.

Depressional storage areas: Non-riverine depressions where stormwater collects.

Design storm: A selected storm event, described in terms of the probability of occurring once within a given number of years, for which stormwater or flood control improvements are designed and built.

Detention facility: A man made structure for the temporary storage of stormwater runoff with controlled release during or immediately following a storm.

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Detention volume safety factor: A multiplication factor applied to a development's detention volume when the detention facility is constructed on-stream.

Developed commercial/industrial property: Developed property which does not serve the primary purpose of providing permanent dwelling units for single-family detached units, regardless of the zoning district in which such property is located. Such property shall include all multi-residential and non-residential property including but not limited to duplexes, apartment buildings and complexes, condominiums, boardinghouses, commercial properties, industrial properties, parking lots, recreational, institutional and governmental facilities, hotels, offices, schools and other educational facilities, theaters and other facilities for performances, and churches and other religious institutions.

Developed property: Real property which has been altered from its natural state by the addition and attachment of any improvements such as buildings, structures or other impervious area. For new construction, property shall be considered developed property upon final approval of site improvements by the city.

Developed residential property: Developed property which serves the primary purpose of providing a permanent dwelling unit or units, regardless of the zoning district in which such property is located, for single-family detached units and duplexes, and which may or may not have accessory uses related to the purpose of providing permanent dwelling facilities.

Development: Any man-made change to improved or unimproved real estate, including, but not limited to, buildings, or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials. *Disturbance:* An area where the land surface has been cleared, grubbed, compacted, or otherwise modified to alter stormwater runoff, volumes, rates, flow direction, or inundation duration.

Drainage area: The land area above a given point that contributes stormwater to that point.

Dry detention facility: A dry detention facility is a detention facility designed to drain completely after temporary storage of stormwater flows and to normally be dry over the majority of its bottom area.

Elevation certificate: A form published by the Federal Emergency Management Agency that is used to certify the elevation to which a building has been constructed.

Emergency overflow: The structure in a stormwater management system designed to protect the system in the event of a malfunction of the primary flow structure or a storm event greater than the system design. The emergency overflow capacity initiates at the facility design high water level or base flood elevation.

Erosion: The process whereby soil is removed by flowing water or wave action.

Equivalent residential unit (ERU): The total impervious area of a typical single-family residential property, and is defined as the median impervious area of a representative sample of all developed residential properties in the single-family residential category. The equivalent residential unit is 2,389 square feet.

Existing manufactured home park or manufactured home subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the flood plain management regulations adopted by a community.

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Expansion to an existing manufactured home park: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Fee: The annual monetary amount charged to a property owner of record of real property for the services provided by the stormwater utility system and program.

FEMA: Department of Homeland Security - Federal Emergency Management Agency and its regulations codified as 44 CFR 59-79. The following documents are incorporated by reference and may be used by the local floodplain administrator to provide further guidance and interpretation of this ordinance as found on FEMA's website at www.fema.gov :

- a. All FEMA Technical Bulletins
- b. All FEMA Floodplain Management Bulletins
- c. FEMA 348 Protecting Building Utilities from Flood Damage

Flood: A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waves, or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood frequency: A period of years, based on a statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded.

Flood-resistant material: Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage that requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

Flood insurance rate maps (FIRM): An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study: The official report provided by the Federal Emergency Management Agency which contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

Floodplain (regulatory): See Regulatory Floodplain.

Floodplain management: An overall program of corrective and preventive measures for avoiding or reducing future flood damage.

Floodplain study: A study, formally adopted by the city, excluding base flood determinations performed for a specific development site, that examines, analyzes, evaluates or determines the hydraulic and hydrologic characteristics of flood hazards for a basin or partial basin area. To be used as a regulatory instrument the study shall, at a minimum, meet the FEMA criteria specified in Guidelines and Specifications for Flood Hazard Mapping Partners, most current version.

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Flood-prone area: Any area inundated by the base flood.

Flood protection elevation (FPE): The base flood elevation plus two feet of freeboard required and four feet of freeboard recommended at the discretion of the administrator or designee.

Floodproofing: Any combination of structural and non-structural additions, changes, or adjustments to structures or property which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodproofing certificate: A form published by the Federal Emergency Management Agency that is used to certify that a building has been designed and constructed to be structurally dry flood-proofed to the flood protection elevation.

Floodway (regulatory): See Regulatory floodway.

Freeboard: A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

High quality aquatic resources (HQAR): Waters of the United States or waters of the state that are determined to be critical due to their uniqueness, scarcity, function, and/or value.

Historic structure: A "historic structure" is any structure that is:

- a. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on the state inventory of historic places; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified:
 - (1) By an approved state program as determined by the Secretary of Interior; or
 - (2) Directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "Historic" structure criteria of the Department of Interior. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets Department of Interior historic structure criteria.

Hydraulically equivalent compensatory storage: Compensatory storage placed between the proposed normal water elevation and the proposed 100-year flood elevation. All storage lost or displaced below the existing ten-year flood elevation is replaced below the proposed ten-year flood elevation. All storage lost or displaced above the existing ten-year flood elevation is replaced above the proposed ten-year flood elevation.

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Hydrologic and hydraulic calculations: Engineering analysis which determines expected flood flows and flood elevations based on land characteristics and rainfall events.

Hydrophytic vegetation: Plant life typically adapted for life in saturated soil conditions or water.

Illicit discharge: Any discharge or dumping of material into the stormwater management system, a flood-prone area, or a waters of the U.S./state that is not composed entirely of stormwater, except for discharges allowed under a National Pollution Discharge Elimination System (NPDES) permit or non-polluting flows.

Impervious surface: Any hard-surfaced, man-made area that does not readily absorb or retain water including, but not limited to, building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

Impervious surface area ratio: Ratio of impervious surface to total parcel area.

In-kind replacement (culvert): An in-kind culvert replacement has an equivalent cross-sectional area, shape, roughness coefficient, and inlet and outlet elevations; or the replacement may be shown to have an equivalent hydraulic capacity using appropriate engineering calculations.

Lake: A natural or artificial body of water encompassing an area of two or more acres which retains water throughout the year.

Lateral addition: Improvements that increase the building footprint square footage. If the common wall is demolished as part of the project, then the entire structure must be elevated. If only a doorway is knocked through the existing structure, then only the addition has to be elevated.

Letter of map amendment (LOMA): Official determination by FEMA that a specific structure is not in a special flood hazard area; amends the effective flood hazard boundary map (FHBM) or flood insurance rate map (FIRM).

Letter of map revision (LOMR): Letter issued by FEMA that revises base flood elevation, flood insurance rate zones, flood boundaries or regulatory floodways as shown on an effective flood hazard boundary map or flood insurance rate map.

Littoral zones: The littoral zone is that portion of a wet detention pond which is designed to contain rooted aquatic plants. The littoral area is usually provided by extending and gently sloping the sides of the pond down to a depth of two to three feet below the normal water level or control elevation. Also, the littoral zone can be provided in other areas of the pond that have suitable depths (i.e., a shallow shelf in the middle of the lake).

The littoral zone is established with native aquatic plants by planting and/or the placement of wetland soils containing seeds of native aquatic plants. A specific vegetation establishment plan must be prepared for the littoral zone. The plan must consider the hydro-period of the pond and the type of plants to be established.

Low impact development (LID): A stormwater management strategy concerned with maintaining or restoring the natural hydrologic functions of a site to achieve natural resource protection objectives and fulfill environmental regulatory requirements.

Lowest adjacent grade: An elevation of the lowest finished ground surface that touches any deck support, exterior walls of a building or proposed building walls.

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Lowest floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; Provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of the Code of Federal Regulations 44, Part 60.3.

Manufactured home: A structure, transportable in one or more sections, which is built on a permanent chassis and is designated for use with or without a permanent foundation when connected to the required utilities. The term manufactured homes also include park trailers, recreational vehicles, and other similar vehicles installed on-site for more than 180 consecutive days.

Market value: Shall be determined based on

1. An independent appraisal by a professional appraiser. The appraisal must exclude the value of the land and not use the "income capitalization approach" which bases value on the use of the property, not the structure, or
2. Detailed estimates of the structure's actual cash value— the replacement cost for a building, minus a depreciation percentage based on age and condition.

Manufactured home park or subdivision: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mitigation: Measures taken to eliminate or minimize damage from development activities, such as construction in wetlands or regulatory floodplain filling, by replacement of the resource.

Natural: When used in reference to streams and channels means those streams and channels formed by the existing surface topography of the earth prior to changes made by man. A modified stream and channel which has regained natural characteristics over time as it meanders and reestablishes vegetation may be considered natural.

NAVD: North American Vertical Datum of 1988. The datum listed as the reference datum on flood insurance rate maps should be used as the datum for elevation certificate and floodproofing certificate completion.

New construction: For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and included any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of the floodplain management regulation adopted by a community and included any subsequent improvements to such structures.

new impervious surface: New impervious surface area is that which is created after the original effective date (February 1, 2008) of this Ordinance.

New manufactured home park or subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of flood plain management regulation adopted by a community.

Non-riverine regulatory floodplain: Regulatory floodplains not associated with streams, creeks, or rivers, such as isolated depressional storage area or lakes.

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On-stream detention: A detention facility constructed in whole or in part on a jurisdictional water course.

Ordinary high water mark: The point on the bank or shore established by the fluctuations of water and indicated by physical characteristics. Distinctive marks may be present, such as by erosion, destruction, or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other such recognized characteristics.

Ownership parcel: Any legally described parcel of land. This includes contiguous lots or parcels of land, owned in whole, or in part, by the same property owner.

Pollutant: Any substance harmful to the environment that is not authorized for discharge from a storm sewer by a SCDHEC MS4 or NPDES Permit.

Pond: A natural or artificial body of water of less than two acres which retains water year round.

Pre-development: Pre-development conditions for the purpose of this chapter assume land use conditions prior to the proposed development or re-development. In such cases where development is initiated prior to receiving appropriate local, state, and federal permits, the existing land use condition will be assumed to be native forest.

Property owner of record: The person identified as owner by county tax records.

Public flood control project: A flood control project within a deed or plat restricted area, which will be operated and maintained by a public agency to reduce flood damages to existing buildings or structures. A land stewardship not-for-profit corporation, or similar entity, may also own, operate, or maintain a public flood control project. In this circumstance, there shall also be an executed agreement with a public agency to take over ownership, operation, or maintenance if the corporation dissolves or fails to meet the operation and maintenance requirements for the project area. The project shall include a hydrologic and hydraulic study of the existing and proposed conditions of the watershed area affected by the project. Nothing in this definition shall preclude the design, engineering, construction, or financing, in whole or in part, of a flood control project by persons or parties who are not public agencies.

Public road or trail development: Any development activities which take place in a public right-of-way or part thereof or easement that is administered and funded, in whole or in part, by a public agency under its respective roadway jurisdiction. A public road development located within a Regulatory Floodway and which has been approved by the South Carolina Department of Transportation is exempt from the hydraulic analysis requirements of this chapter. Individual recreation trail systems being constructed as part of another development project are not considered public road or trail development.

Reconstruction: The act of rebuilding a structure.

Recreational vehicle: A vehicle which is:

- a. Built on a single chassis;
- b. Four hundred square feet or less when measured at the largest horizontal projection;
- c. Designed to be self-propelled or permanently towable by a light duty truck; and,
- d. Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

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Registered professional engineer: An engineer licensed in the State of South Carolina, under the South Carolina Code of Regulations Chapter 49.

Regulatory floodplain: As defined in Section 19-7.7.1

Regulatory floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repair, remodeling or maintenance: Activities which do not result in any increases in the outside dimensions of a building or any changes to the dimensions of a structure.

Repetitive loss: Flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Retention facilities: A facility designed to completely retain a specified amount of stormwater runoff without release except by means of evaporation, infiltration, or pumping.

Revenues: All fees, assessments or other income received by the stormwater utility, including but not limited to amounts received from the investment or deposit of monies in any fund or account, and all amounts received as gifts or donations, and the proceeds from the sale of bonds to finance the stormwater management program, or any other type of funds derived from grants, charges or loans which by purpose or effect relate to stormwater management activities.

Riparian environment: Vegetated areas within the limits of the regulatory floodplain or flood prone area conveyance path, bordering a waterway that provides habitat or amenities dependent on the proximity to water.

Riverine: Relating to, formed by, or resembling a river, creek or stream.

Roadside ditches: Drainage ditches within 25 feet from the edge of the outside travel lane.

Section 1316 of the National Flood insurance Act of 1968: The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

Sedimentation: The process that deposits soils, debris, and other materials either on other ground surfaces or in bodies of water or watercourses.

Special flood hazard area (SFHA): Any area subject to inundation by the base flood from a river, creek, stream, or any other identified channel or ponding and shown on the Regulatory Floodplain map as listed in Appendices B and C.

Start of construction: The date the permit was issued provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvement was within 180 days of the permit date. The actual start date includes the first day of any land preparation, including clearing, grading, filling, or excavation. For substantial improvements, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building whether or not that alteration affects the external dimensions of the building.

Stormwater facility: See Stormwater management system.

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Stormwater management: A set of actions taken to control stormwater runoff with the objectives of providing controlled surface drainage, flood control, and pollutant reduction in runoff.

stormwater management system: All ditches, channels, conduits, bridges, culverts, levees, ponds, natural and man-made impoundments, wetlands, wetland buffers, riparian environment, tile, swales, sewers, BMPs or other natural or artificial structures or measures which serve as a means of draining surface and subsurface water from land.

Stormwater permit: A permit established by this article and issued, through the city prior to the approval of a building permit signifying conformance with provisions of this article.

Stream channel: Any river, stream, creek, brook, branch, in or into which surface or groundwater flows, either perennially or intermittently.

Structure: A walled or roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground. *Substantial damage:* Damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement."

Substantial improvement: Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement or repair. This term includes all structures that have incurred repetitive loss or substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or,
- b. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Permits shall be cumulative for a period of ten years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

Swale: A vegetated channel, ditch, or low-lying or depressional tract of land that is periodically inundated by conveying stormwater from one point to another.

Stormwater technical reference manual (TRM): The city of Greenville Stormwater Technical Reference Manual. This manual contains design guidance for a development site to meet the stormwater ordinance performance standards.

Transition section: Reaches of the stream or regulatory floodway where water flows from a narrow cross-section to a wide cross-section or vice-versa.

Undeveloped commercial/industrial property: Undeveloped property located within a zoning district in which multifamily, industrial, service or commercial uses are included as permitted uses.

Undeveloped residential property: Undeveloped property located in a district zoned primarily for detached single-family dwelling units, but not including as permitted uses industrial, service and commercial uses.

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Violation: Failure of a structure, development, or stormwater discharge to be fully compliant with the regulations by Ordinance.

Water dependent: Structures or facilities relating to the use of, or requiring access to, the water or shoreline. Examples of water dependent uses include, but are not limited to, pumping facilities, wastewater treatment facilities, facilities and improvements related to recreation boating or commercial shipping.

Watershed: The land area above a given point on a channel that contributes stormwater to that point.

Watershed benefit: A decrease in flood damages to structures or an improvement in water quality upstream or downstream of the development site created by installation of the stormwater management system. The benefit must be beyond the benefit provided by meeting the minimum stormwater ordinance standards and stormwater technical reference manual guidance.

Waters of the state: The South Carolina Pollution Control Act defines waters of the State as: lakes, bays, sounds, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic Ocean within the territorial limits of the State and all other bodies of surface or underground water, natural or artificial, public or private, inland or coastal, fresh or salt, which are wholly or partially within or bordering the State or within its jurisdiction. The definition includes but is not limited to:

- a. All waters such as lakes, rivers, streams (including intermittent streams), mudflats, wetlands, sloughs, wet meadows, or natural ponds.
- b. All impoundments of waters not otherwise defined as Waters of the State under the definition.
- c. Tributaries of waters identified above.
- d. Wetlands adjacent to waters identified above.

For clarification, waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of the Clean Water Act (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not Waters of the State. It should also be noted that the following waters are generally not considered to be waters of the state.

- a. Drainage and irrigation ditches excavated on dry land.
- b. Artificially irrigated areas that would revert to upland if the irrigation ceased.
- c. Artificial lakes created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stormwater storage, stock watering, irrigation, or settling basins.
- d. Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating and/or diking dry land to retain water for primarily aesthetic reasons.
- e. Water filled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the state.

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Waters of the United States: For the purpose of this chapter, the term waters of the United States refers to those water bodies and wetland areas that are under the U. S. Army Corps of Engineers' jurisdiction.

Wet detention facility: A wet detention facility designed to maintain a permanent pool of water of at least three foot in depth after the temporary storage of stormwater runoff.

Wetland: Wetlands are land that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, under normal conditions, a prevalence of vegetation adapted for life in saturated soil conditions (known as hydrophytic vegetation). A wetland is identified based upon the three attributes: 1) hydrology, 2) soils, and 3) vegetation as mandated by the current Federal wetland determination methodology.

Wetland impact: Waters of the U.S. or state that are disturbed or otherwise adversely affected by flooding, filling, excavation, or drainage which results from implementation of a development activity.

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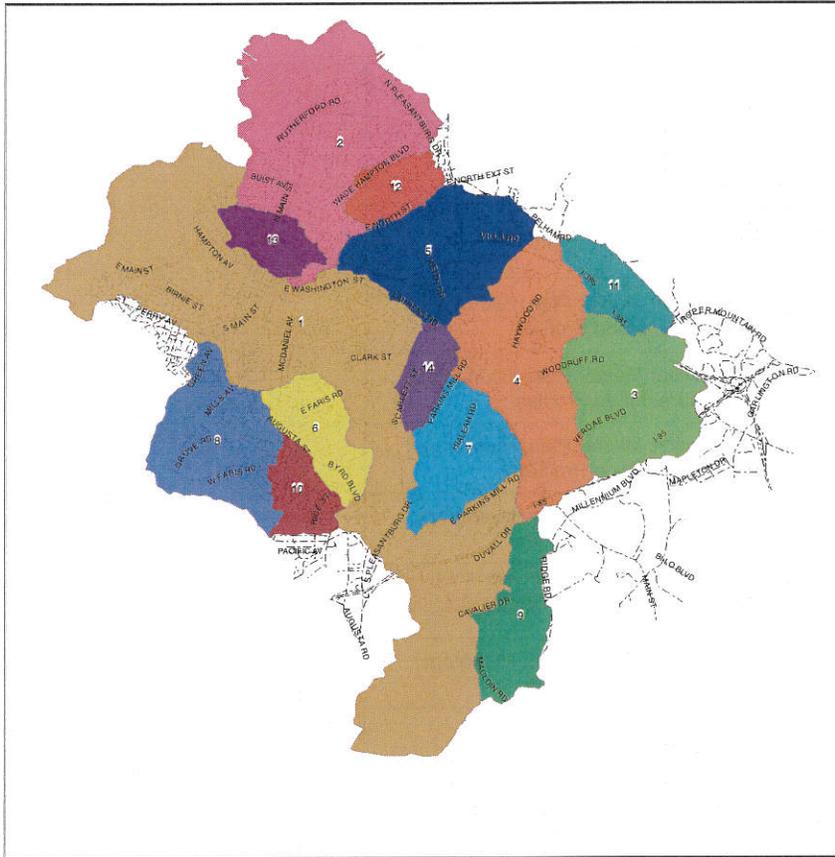
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APPENDIX B – CITY OF GREENVILLE FLOODPLAIN STUDIES

Waterway	Study Date	Description
Reedy River (Basin 1)		
Dellwood / Chick Springs - Upper Richland Creek (Basin 2)	December 2011	Watershed Master Plan
Salters Road / Verdae Boulevard - East Laurel Creek (Basin 3)	March 2004	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles
Laurel Creek / Haywood Road (Basin 4)	July 2001	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles
Hidden Lake / Overbrook (Basin 5)	April 2002	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles
Lanneau Drive / Pine Forest (Basin 6)	July 2001	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles
Henderson Basin (Basin 7)	Revised 2015	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles Floodplain Study
Mills Avenue / West Faris Road - Brushy Creek (Basin 8)	February 2004	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles
Fairforest Way (Basin 9)	October 2012	Watershed Master Plan
Meyers Drive / Waccamaw Avenue - Brushy Creek (Basin 10)	February 2004	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles
Orchard Park / Patewood Rocky Creek (Basin 11)	March 2001	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles
White Oak (Basin 12)	December 2011	Watershed Master Plan
Park Avenue / Atwood (Basin 13)	March 2000	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles
Sherwood Forest – Reedy River Tributary No. 3 (Basin 14)	November 1995	Stormwater Master Plan, Hydrology, Hydraulics, Flood Profiles

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Legend

- #2 Dellwood / Chicksprings
- #9 Fairforest Way
- #4 Haywood / Laurel Creek
- #7 Henderson
- #5 Hidden Lake / Overbrook
- #6 Lanneau Dr / Pine Forest
- #10 Meyers Dr / Waccamaw Av
- #8 Mills Av / W Faris Rd
- #11 Orchard Park / Patewood
- #13 Park Av / Atwood
- #1 Reedy River
- #3 Salters Rd / Verdae Blvd
- #14 Sherwood Forest
- #12 White Oak

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APPENDIX C – FEMA FLOOD INSURANCE STUDY MAPS AND PROFILES

Product Item ID	Item Name	Effective Date
45045CV001B	FLOOD INSURANCE STUDY (FIS)	08/18/2014
45045CV002B	FLOOD INSURANCE STUDY (FIS)	08/18/2014
45045CV003B	FLOOD INSURANCE STUDY (FIS)	08/18/2014
45045CV004B	FLOOR INSURANCE STUDY (FIS)	08/18/2014

Panel Number	Item Name	Effective Date
45045C0319E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0338E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0381E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0382E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0383E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0384E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0392E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0401E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0402E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0403E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0404E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0406E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0408E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0411E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014

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45045C0412E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045C0413E	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045CIND1B	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014
45045CIND2B	FLOOD INSURANCE RATE MAP (FIRM)	08/18/2014

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APPENDIX D – CITY OF GREENVILLE STORMWATER UTILITY RATES

Refer to Appendix A of the Code of Ordinances City of Greenville, SC.

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APPENDIX E – ADMINISTRATOR OR DESIGNEE DUTIES

This appendix, as a part of this duly adopted ordinance, delineates requirements or duties required of its designated administrator or designee. Certain requirements or duties specified by FEMA and SCDHEC are for the purposes of the city maintaining eligibility for participation in the National Flood Insurance Program and delegation of state permit authority. These certain requirements or duties relate only to the intergovernmental relationship between the city and FEMA or SCDHEC and they do not and are not intended to create any third party beneficial rights in or for applicants, property owners, or others.

- (a) One of the primary duties of the administrator or designee shall be to oversee the review all stormwater permit applications and issue permits for those projects that are in general compliance with the provisions of the ordinance. The administrator or designee shall be responsible for the administration and enforcement of this chapter.
- (b) The administrator or designee shall determine for each development if it is in a special flood hazard area (SFHA) using the criteria specified in Section 19-7.7.1 of this chapter. If a site is in a SFHA, a determination is required as to whether it is in a regulatory floodway, or a regulatory floodplain on which a detailed study has not been conducted, or a flood-prone area with a tributary drainage area equal to or greater than 640 acres, greater than 40 acres, or greater than 20 acres.
- (c) The administrator or designee shall ensure that a SCDHEC dam safety permit is obtained or a letter stating that no dam safety permit is required if the development includes a dam before the issuance of a stormwater permit.
- (d) The administrator or designee may require deed restrictions, performance bonds or sureties, as-built certification, or maintenance guarantees as stipulated in this chapter to assure projects are built and maintained according to permitted plans. The administrator or designee must approve the estimated probable cost used in determination of the performance bond or other surety.
- (e) A registered professional engineer employed by or under contract with the city, or a reviewer under the direct supervision of a registered professional engineer, shall review any plans, calculations, or analyses submitted by a registered professional engineer pursuant to the requirements of this article.
- (f) The administrator or designee shall ensure that proposed amendments to this article and appendices are done in accordance with applicable state or federal law and approved by SCDHEC and SCDNR.
- (g) Prior to the issuance of a stormwater permit and based on the reliance that the application requirements have been met, the administrator or designee shall further ensure to the best of their knowledge and belief that the applicant has obtained and provided copies of any and all required federal and state permits for all development. Reference appendix F for a partial list of permits that may be applicable.
- (h) The administrator or designee shall inspect all development projects before, during, and upon completion of construction to ensure proper elevation of the structure and

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ARTICLE 19-7 – STORMWATER MANAGEMENT

to ensure compliance with the provisions of this chapter. The administrator or designee may require a pre-construction meeting as a condition of issuing a permit.

- (i) For the following types of regulatory approvals or permit authority, the city has jurisdiction within depressional flood-prone areas with greater than 20 acres of tributary area and riverine flood-prone areas with greater than 40 acres of tributary area. FEMA has jurisdiction within all regulatory floodways or floodplains with greater than 640 acres (one square mile) of tributary area.
 - 1. Base flood elevation determinations where none now exist
 - 2. Any changes in the base flood elevation
 - 3. Determination that the development is a public flood control project
- (j) City has regulatory approval or permit authority for the following types of development:
 - 1. Determination that an existing bridge or culvert crossing proposed to be modified is not a source of flood damage and the analysis indicating the proposed flood profile.
 - 2. Alternative transition sections and hydraulically equivalent compensatory storage.
 - 3. Other development as specified within intergovernmental agreements with the city of Greenville.
- (k) The administrator or designee shall administer the submittal of the required data to the Federal Emergency Management Agency (FEMA) and the South Carolina Department of Natural Resources Land, Water and Conservation Division (SCDNR) for proposed revisions to the base flood elevation of a regulatory floodplain study or a relocation of a regulatory floodway boundary.
- (l) The administrator or designee shall submit reports as required for the National Flood Insurance Program.
- (m) The city will maintain a repository of stormwater management data for the City. Toward that end, the administrator or designee shall:
 - 1. Maintain records for a period of five years from project completion for every stormwater permit application, permit, variance, hydrologic and hydraulic data, enforcement action, and as-built drawings of the stormwater management system required by this chapter and shall allow periodic inspections of the records by FEMA or SCDHEC personnel.
 - 2. Maintain an elevation certificate and flood-proofing certificate file, to certify the elevation of the lowest floor (including basement) of a residential or non-residential building or the elevation to which a non-residential building has been flood-proofed, for all buildings constructed in the regulatory floodplain.
 - 3. Maintain for public inspection and provide copies upon request of: base flood data and maps, variance documentation, conditional letters of map revision,

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letters of map revision, letters of map amendment, elevation and flood-proofing certificate, other stormwater permit related materials, and elevation and flood-proofing as-built drawings for all buildings requiring flood-proofing or constructed subject to the elevation criteria provisions of this chapter.

- (n) When base flood elevation data and floodway data is not available from FEMA, obtain, review, and reasonably utilize best available base flood elevation data and floodway data available from a federal, state, or other source, including data developed pursuant to the standards for subdivision proposals outlined in 19-7.7-1(a)(3), in order to administer the provisions of this ordinance. Data from preliminary, draft, and final Flood Insurance Studies constitutes best available data from a federal, state, or other source. Data must be developed using hydraulic models meeting the minimum requirement of NFIP approved model. If an appeal is pending on the study in accordance with 44 CFR Ch. 1, Part 67.5 and 67.6, the data does not have to be used.
- (o) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation.
- (p) Notify the South Carolina Department of Natural Resources Land, Water and Conservation Division, State Coordinator for the National Flood Insurance Program within six (6) months, of any annexations or detachments that include special flood hazard areas.

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APPENDIX F – PARTIAL LIST OF PERMITS REQUIRED (WHEN APPLICABLE)

- United States Army Corps of Engineers (ACOE)
- South Carolina Department of Transportation (SCDOT)
- South Carolina Department of Health and Environmental Control (SCDHEC)
- South Carolina Department of Natural Resources (SCDNR)
- Greenville Building Permits
- State Historical Preservation Agency
- United States Fish and Wildlife Service
- Federal Emergency Management Agency (FEMA)

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APPENDIX G – RAINFALL DEPTH DURATION FREQUENCY TABLES FOR CITY OF GREENVILLE

Precipitation Frequency Estimates (inches)

AEP* (1-in- Y)	5 min	10 min	15 min	30 min	60 min	120 min	3 hr	6 hr	12 hr	24 hr	48 hr	4 day	7 day	10 day	20 day	30 day
2	0.43	0.70	0.87	1.21	1.51	1.79	1.92	2.43	3.01	3.59	4.25	4.82	5.61	6.38	8.54	10.42
5	0.54	0.87	1.10	1.56	2.01	2.37	2.54	3.20	3.97	4.74	5.56	6.17	7.12	7.99	10.44	12.54
10	0.61	0.98	1.24	1.80	2.34	2.78	3.00	3.78	4.69	5.62	6.55	7.16	8.22	9.15	11.74	13.95
25	0.70	1.12	1.41	2.09	2.79	3.36	3.66	4.63	5.73	6.94	8.01	8.57	9.80	10.79	13.48	15.77
50	0.76	1.21	1.53	2.31	3.13	3.83	4.22	5.34	6.63	7.63	9.28	9.78	11.13	12.17	14.88	17.18
100	0.82	1.31	1.65	2.53	3.49	4.36	4.85	6.15	7.63	9.43	10.74	11.14	12.64	13.69	16.37	18.64
200	0.88	1.40	1.77	2.75	3.86	4.94	5.56	7.08	8.77	11.00	12.43	12.77	14.34	15.41	17.98	20.18
500	0.96	1.52	1.92	3.05	4.38	5.81	6.64	8.50	10.54	13.52	15.12	15.48	16.97	18.02	20.33	22.35
1000	1.03	1.62	2.03	3.29	4.80	6.57	7.60	9.77	12.13	15.84	17.57	17.96	19.31	20.31	22.28	24.13

* These precipitation frequency estimates are based on an annual maxima series. AEP is the Annual Exceedance Probability for GREENVILLE, SOUTH CAROLINA (38-3732) from "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 2, Version 3 G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M. Yekta, and D. Riley NOAA, National Weather Service, Silver Spring, Maryland, 2004, Extracted: Thu Feb 1 2007 unless otherwise noted.

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APPENDIX H – WATERSHED SPECIFIC RELEASE RATES

Reserved.



**Planning Staff Report to
Greenville Planning Commission
November 10, 2016**
for the November 17, 2016 Public Hearing

Docket Number: SNC 16-766
Applicant: Greenville Health System
Proposal: Name a new private street - Centennial Drive
Location: TM# 0100000100607 intersecting with Grove Rd
Staff Recommendation: Approve

Staff Analysis:

The new private street is part of a recent development and major subdivision by the Greenville Health System, for the Senior Care PACE facility (Program of All-Inclusive Care for the Elderly) located off Grove Road. The preliminary plat was approved by the Planning Commission in August 2016, with a tentative street name that is not available at this time. The Applicant is coming back to request approval for "Centennial Drive."

The Planning Commission is given the power and duty of naming all streets within the City by Sections 19-2.1.2 and 19-2.3.13(C) of the Land Management Ordinance.

6. 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 AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

Rick Spitz APPLICANT
10-27-16 DATE
GREENVILLE HEALTH SYSTEM PROPERTY OWNER
10-27-16 DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE

(YOU MAY ATTACH A SEPARATE SHEET)

THE APPLICANT MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE FOLLOWING REQUIREMENTS AS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**:

THE PROPOSED STREET NAME DOES NOT DUPLICATE ANOTHER STREET NAME WITHIN THE CITY.

THE PROPOSED STREET NAME IS NOT PHONETICALLY SIMILAR TO ANOTHER STREET NAME WITHIN THE CITY (E.G., GAYLE VS GAIL VS GALE).

THE PROPOSED STREET NAME DOES NOT INCLUDE PREFIXES SUCH AS: NORTH, SOUTH, EAST, WEST, NEW, OLD, ETC.

THE PROPOSED STREET NAME DOES NOT SIMPLY ALTER A CURRENT STREET NAME SUFFIX (ROAD, STREET, LANE, COURT, CIRCLE, ETC.).

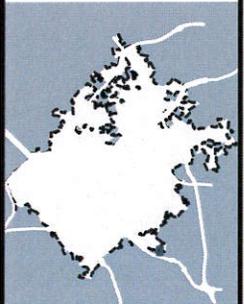
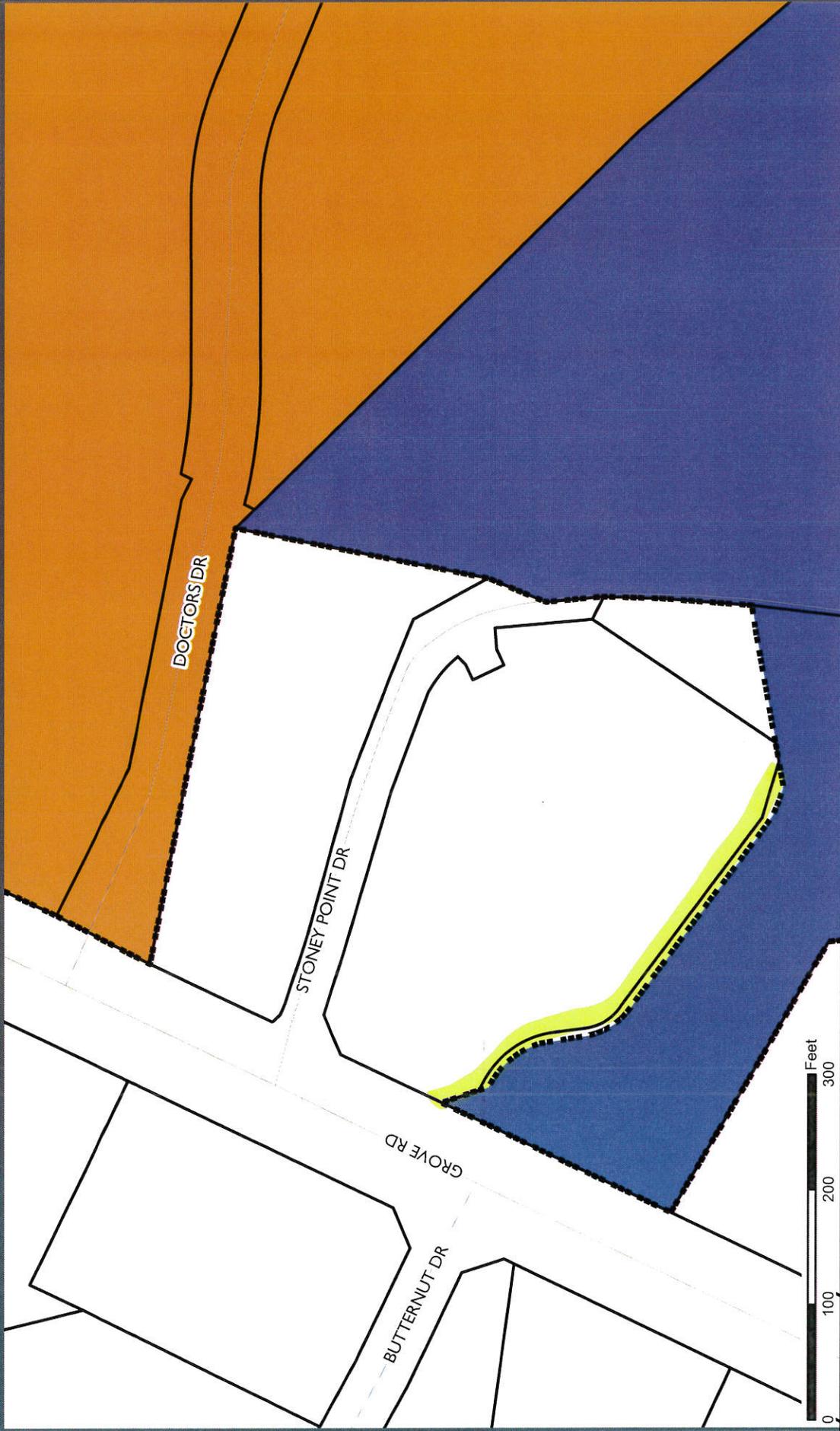
THE PROPOSED STREET NAME DOES NOT COMBINE OR SEPARATE TWO OR MORE WORDS OF A CURRENT STREET NAME (E.G., OAKLAND AVE. VS OAK LAND AVE., PINECREST AVE. VS PINE CREST AVE, ETC.).

THE PROPOSED STREET NAME DOES NOT "SPELL-OUT" A CURRENT NUMBERED STREET NAME (E.G., FIRST VS 1ST, ETC.). IF THE PROPOSED STREET NAME CONTAINS A NUMBER, IT MUST BE "SPELLED-OUT".

THE PROPOSED STREET NAME DOES NOT EXCEED FIFTEEN (15) CHARACTERS.

THE PLANNING COMMISSION WILL ASSIGN THE APPROPRIATE SUFFIX PURSUANT TO THE STANDARDS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**.

32 Stoney Point Drive - Existing Zoning

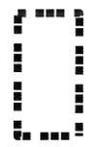
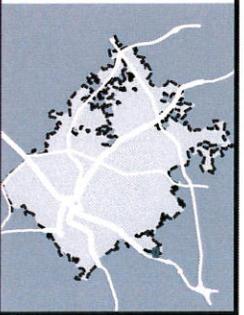


	City Limit Boundary		C-1		C-4		C-3		C-2		C-1		C-IN		RM-3		I-1		POD
	Streets		RM-1		RM-1.5		RM-2		R-6		R-7.5		R-9		S-1		OS-C		RDV
	Parcels		RM-1.5		RM-2		R-6		R-7.5		R-9		OD		PD				



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32 Stoney Point Drive - Aerial



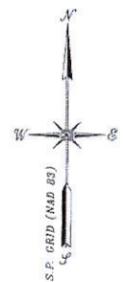
City Limit Boundary



Parcels



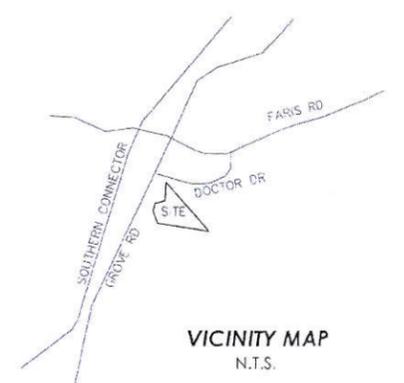
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LEGEND:

- SET #4 REBAR IRON FOUND
- BOUNDARY LINE
- ADJACENT BOUNDARY
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- GAS UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND DRAINAGE LINE
- EDGE OF CREEK
- SEWER MANHOLE
- DRAINAGE MANHOLE
- WATER VALVE
- WATER METER
- STREET LIGHT
- HYDRANT

- REFERENCES:**
1. PLAT PREPARED FOR T. WALTER BRASHER BY W.R. WILLIAMS, JR DATED 4 DECEMBER 1988 AND RECORDED IN PB 14-L, PG 52.
 2. PLAT PREPARED FOR GHS BY JAMES R. FREELAND DATED 20 MARCH 1991 AND RECORDED IN PB 19-2, PG 56.
 3. PLAT PREPARED FOR HUGUENIN AND DOUGLAS BY PICKELL & PICKELL ENGINEERS DATED JULY 1956 AND RECORDED IN PB KK, PG 37.
 4. PLAT PREPARED FOR A.B. MILLER BY C.O. RIDDLE DATED FEBRUARY 1957 AND RECORDED IN PB NN, PG 5.
 5. PLAT PREPARED FOR A.H. MILLER BY C.O. RIDDLE DATED 7 MAY 1951 AND RECORDED IN PB AA, PG 85.
 6. PLAT PREPARED FOR A.H. MILLER BY C.O. RIDDLE DATED 27 OCTOBER 1953 AND RECORDED IN PB EE, PG 55.
 7. PLAT PREPARED FOR CHARLES S. MARTIN BY JAMES R. FREELAND DATED 20 SEPTEMBER 1985 AND RECORDED IN PB 12-E, PG 18.
 8. PLAT OF FRESH MEADOW FARMS BY MADISON H. WOODWARD DATED 21 MAY 1945 AND RECORDED IN PB S, PG 61.
 9. PLAT OF CHANTICLEER SECTION VII BY WEBB SURVEYING & MAPPING DATED 30 OCTOBER 1985 AND RECORDED IN PB 12-B, PG 7.
 10. PLAT PREPARED FOR GREENVILLE HOSPITAL SYSTEM BY JAMES R. FREELAND DATED 20 MARCH 1991 AND RECORDED IN PB 19-2 AT PAGE 56.
 11. ROAD RELINQUISHMENT PLAT FOR STONEY POINT DRIVE BY ARCADIS GERAGHTY & MILLER DATED 18 MAY 1998 AND RECORDED IN PB 39-D, PG 33.
 12. REFERENCE DRAWING PREPARED FOR STONEY POINT LEASE REGIME BY ARCADIS GERAGHTY & MILLER DATED 21 DECEMBER 1998 AND RECORDED IN PB 39-F, PG 44.
 13. PLAT PREPARED FOR BUCKSHOT CORPORATION BY JACK R. FOYNTER, JR DATED 6 AUGUST 1998 AND RECORDED IN PB 38-J, PG 25.
 14. PLAT PREPARED FOR SHEREE, LLC BY SITE DESIGN, INC. DATED 19 JANUARY 2004 AND RECORDED IN PB 48-E, PG 30.
 15. PLAT PREPARED FOR CROSS CREEK MEDICAL PARK, INC. BY SITE DESIGN, INC. DATED 17 NOVEMBER 1998 AND RECORDED IN PB 44-D, PG 67.



- NOTES:**
1. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY.
 2. IT IS EXPRESSLY UNDERSTOOD THAT HBU SURVEYING & PLANNING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS SUCH AS FRESH WATER WETLANDS.
 3. AREA CALCULATION DETERMINED BY COORDINATE METHOD.
 4. THIS PLAT REPRESENTS A SUBDIVISION OF TMS NOS. 0100000101001 & 0100000100600.
 5. THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR STONEY POINT MEDICAL CENTER DATED DECEMBER 1, 1998 AND RECORDED DECEMBER 31, 1998 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN BOOK 1809, AT PAGE 817.
 6. "Each owner of property shown on this plat is provided access to a public street by an easement recorded in the Office of the Greenville County Register of Deeds in Book _____ at Page _____ in which each property owner has a perpetual undivided interest of access. Further, this easement shall provide ingress and egress to agents and employees of the City of Greenville for the purpose of establishing, maintaining, repairing, etc. designated public utilities located within the easement and providing public services, including, but not limited to, fire and police protection, to the properties reflected on this plat. Approval of this plat by the City of Greenville through its authorized agents does not constitute a representation that the easement is actually constructed as shown on the plat or that the easement meets the design standards certified by the design engineer. The City in its sole discretion may prohibit further subdivision of any lot reflected on this plat. The City will not accept any offer of public dedication of this private access way unless it is designed and constructed to prevailing public street standards and 100% of the costs of improvements are assessed to the lots reflected on the plat."

FLOOD ZONE INFORMATION:
 THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X AS DETERMINED FROM FEMA FIRM MAP NUMBERS 45045C0383D AND MAP NUMBER 45045C0391D, BOTH HAVING AN EFFECTIVE DATE OF DECEMBER 2, 2004.

STATE CERTIFICATION:
 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 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

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"

Signed: *[Signature]*
 SIGNED: _____
 SIGNED: _____
 SIGNED: _____

CERTIFICATE OF ACCURACY:
 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 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Signed: *[Signature]*
 R. BRIAN PAITE, PLS# 25436

CERTIFICATE OF APPROVAL FOR RECORDING:
 "I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR 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 AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENVILLE COUNTY REGISTER OF DEEDS."

Signed: *[Signature]*
 CITY ENGINEER, CITY OF GREENVILLE OR DESIGNATED REPRESENTATIVE

FILE NUMBER
 SD 16-467

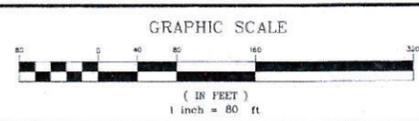
SUMMARY PLAT
GHS PACE PROJECT

CITY OF GREENVILLE, COUNTY OF GREENVILLE,
 STATE OF SOUTH CAROLINA
 TAX MAP PARCELS: 0100000101001 & 0100000100600

GREENVILLE HOSPITAL SYSTEM OWNER
 HBU SURVEYING & PLANNING, LLC SURVEYOR

NO. OF ACRES: 24.78 AC. MILES OF NEW ROADS: 915 LINEAR FEET ZONED: OD
 NO. OF LOTS: 3

HBU surveying planning advisory



LINE TABLE

LINE	LENGTH	BEARING
L4	204.47	N53°08'01"W
L6	28.43	N07°35'31"W
L8	4.94	N61°39'07"W
L9	36.42	N18°22'27"W
L10	97.96	S25°32'09"W
L11	30.96	N72°00'01"E
L13	28.65	S07°39'38"E
L15	204.42	S53°06'01"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH	CB	TAN
C12	97.67	275.00	020°20'59"	87.16'	S76°34'38"E	49.36'
C13	201.22	275.00	041°55'24"	186.76'	N65°47'23"W	105.36'
C14	129.71	275.00	033°01'51"	127.02'	N70°14'10"W	66.71'
C15	2.44	225.00	000°37'13"	2.44'	N53°24'36"W	1.22'
C16	34.95	44.00	045°30'30"	34.04'	N30°20'48"W	18.45'
C17	76.53	81.00	054°08'05"	73.72'	N44°39'33"W	41.36'
C18	34.58	31.00	063°55'17"	32.82'	S39°41'37"E	19.34'
C19	74.55	94.00	045°28'23"	72.61'	S30°22'49"E	39.36'
C20	63.84	275.00	013°18'06"	63.70'	S59°40'04"E	32.07'
C23	238.00	325.00	041°57'26"	232.71'	N65°48'22"W	124.62'

2017
 Void
 0100000101001
 C/W
 0100000100600
 P/Divide
 0100000606
 thru
 0100000607
 out of
 0100000100600

2016075381
 PLAT/LO Book 2, 2016 Page 0019 - 0069 1 Pgs
 Registered 26, 2016 09:33:41 AM
 Fee: \$10.00
 FILED IN GREENVILLE COUNTY, SC

