The City of Greenville, South Carolina

Public Notice

To: Property Owners, Owners of property located within 500 feet of the following Applications, and Neighborhood Association Representatives.

From: Planning and Development Staff

Subject: Upcoming Applications for February 19, 2019, Special-Called Planning Commission Meeting

Date mailed: February 4, 2019

The City of Greenville Planning Commission will hold a Public Hearing on Thursday, February 19, 2019, at 4:00 PM in the 10th Floor Council Chambers at City Hall, for the purpose of considering the following Applications:

NEW BUSINESS

A. Z-21-2018

Application by Nathan Kaser for a MAJOR MODIFICATION PD REZONE of 8.7 acres located at N PLEASANTBURG DR from PD, Planned Development District to PD, Planned Development District (TM#s 0276000300503; 0276000300518)

Documents:

Z-21-2018.PDF

You are invited to review documents relating to these applications before the public hearing.
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You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at HTTPS://GREENVILLESC.GOV/642/UPCOMING-PROJECT-APPLICATIONS and available for inspection in the Planning and Development Office on the 6th floor of City Hall, 206 South Main Street, Greenville, between 8:00 AM and 5:00 PM, Monday through Friday. You may contact the Planning Office at 864.467.4476 for more information. Application materials are subject to change.

You will have the opportunity to voice your comments at the public hearing. Individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at 864.467.4510, or by email at PLANNING@GREENVILLESC.GOV.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the commission before the hearing. Comments received after 2PM Monday will be provided to the commission at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

In some cases the applicant may be required as part of the application process to hold a neighborhood meeting before the application is heard by the Commission. Property owners within 500’ of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500’ may also request a meeting. Contact the Planning and Development Office for further instructions.

Following the public hearing, the Planning Commission will act upon the applications. The Commission’s actions for the following types of applications constitute a Recommendation to the City Council:

- Matters pertaining to the Comprehensive Plan
- Amendments to the text of the Land Management Ordinance (Zoning/Land Development Regulations)
- Amendments to the Zoning District Map (including ‘Planned Developments’ and ‘Flexible Review Districts’) – Item A (New Business)
- Variances to the Stormwater Management Ordinance
- Planning-related studies and plans

After the Planning Commission meeting, this item will be presented to City Council for consideration and potential action. The City Council approved this item on the first reading on January 25, 2019, with the condition that the proposed changes be presented to the planning commission and an additional public hearing be conducted prior to the second reading. The second reading is tentatively scheduled for February 25, 2019. Two readings of an ordinance to either approve, or disapprove, a proposal are required. You will not receive a separate notice of the council meeting, but you are invited to attend and register with the City Clerk if you wish to comment upon an Application at the Meeting. You may contact the City Clerk’s Office at 864.467.4441 to verify the date of the City Council Meeting or refer to the meeting schedule reflected on the City’s web site (WWW.GREENVILLESC.GOV).
APPLICATION FOR REZONE - PLANNED DEVELOPMENT DISTRICT (PD)
Contact Planning & Development (864) 467-4476

*Indicates Required Field

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>PROPERTY OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>*Name:</td>
<td>Renaissance Custom Homes</td>
</tr>
<tr>
<td>*Title:</td>
<td>Nathan Kasar</td>
</tr>
<tr>
<td>*Address:</td>
<td>1500 Wade Hampton Blvd</td>
</tr>
<tr>
<td>*State:</td>
<td>Greenville, SC</td>
</tr>
<tr>
<td>*Zip:</td>
<td>29609</td>
</tr>
<tr>
<td>*Phone:</td>
<td>864-908-1427</td>
</tr>
<tr>
<td>*Email:</td>
<td><a href="mailto:nathankasar@gmail.com">nathankasar@gmail.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

*STREET ADDRESS North Pleasantburg Drive

*TAX MAP #(#(S) 02760000000003, 027600000000518

*CURRENT ZONING DESIGNATION PD

*PROPOSED ZONING DESIGNATION PD

*TOTAL ACREAGE 8.7

*PROPOSED PD NAME Cottages at Renaissance Place

INSTRUCTIONS

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

PREAPPLICATION MEETING DATE 06-28-2018

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

3. If the application is to designate a portion of a property as Planned Development (PD), otherwise described by deed, a survey of the parcel reflecting the requested designation(s) by courses and distances must be included in the submittal package.

4. In addition to the Planned Development (PD) required documents, as set forth in Sections 19-2.3.3, Planned development district, and 19-3.2 (N), PD: Planned development district, the applicant/owner must respond to the “Standards” questions on page 4 of this application. A separate sheet may be attached to address these questions.
Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

APPLICANT SIGNATURE

DATE

8-16-18

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

<table>
<thead>
<tr>
<th>Signatures</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>8-16-18</td>
</tr>
<tr>
<td>Property Owner/Authorized Agent</td>
<td>8-16-18</td>
</tr>
</tbody>
</table>

APPLICATION REQUIREMENTS

1. Planned Development (PD) format and content requirements are reflected in the City of Greenville code under Sections 19-2.3.3, Planned development district, and 19-3.2 (N), PD: Planned development district

2. Plan and Information requirements:
   
a. **PD Regulating Plan** – submit a regulating master plan for the proposed planned development, which includes the following elements:
      
a. Contextual site information
   b. Total acreage of overall site
   c. Location and number of acres of various areas by type of use (Sec. 19-4.3, Use-specific standards)
   d. Location, orientation, height and number of stories of existing and proposed buildings
   e. Location of open space, landscaping and site features (Sec. 19-6.2, Landscaping, buffering, and screening)
   f. Number of dwelling units and density of various residential types and approximate number of bedrooms in each residential unit
   g. Square footage of non-residential use
   h. Building elevations to depict mass, form, roofline, and fenestration patterns
   i. Building and hardcape materials
   j. Primary traffic circulation pattern
   k. Location of parking areas and approximate number of spaces dedicated to each use type (Sec. 19-6.1, Off-street parking and loading)

b. **Statement of Intent** – submit a descriptive statement setting forth the characteristics and purpose of the proposed PD, which includes the following information:
   
a. Unique aspects of design and development

CITY OF GREENVILLE APPLICATION FOR REZONE – PLANNED DEVELOPMENT DISTRICT

Page 3 of 4
January 22, 2019

City of Greenville Planning Commission
206 S. Main Street
Greenville, SC 29601

RE: Renaissance Place Planned Development Modification Application

To members of the City of Greenville Planning Commission:

In the December 2018 Planning Commission Meeting we presented a revised PD application for the residential portion of the existing Renaissance Place PD. The application included a combination single family and multifamily design. Staff was recommending approval with a few minor comments noted. The project was recommended denial by the commission. In an effort to work with the neighborhood and city on this project we have made some revisions to the site plan to incorporate some of the issues we heard from the neighborhood and from planning commission and staff. We have included in this submittal the revised plans and below is a list of changes that we have made to work with the neighborhood as well as staff considerations. We ask that the planning commission look at this proposal again at the February 21 Planning Commission Meeting.

The following is a list of the changes we have made to the site plans:

- increased undisturbed bufferyard around pool from 20' minimum to a 40' minimum, the buffer increases to 65' in areas around the pool area
  - Also note, this buffer is from the property line not the edge of the pool deck or Pool fence, approximate edge of pool deck and pool is shown for reference on the plans.
- increased building setbacks around property abutting pool and some residential properties
  - around pool property has increased from 90' to 100' for the multifamily building
  - building setback for the single family homes has increased from 65' to 80' around the pool
  - multifamily building has a 100' building setback on all residential sides of the development
- Revised the plan, where 8 townhomes along the northern edge(backing up to Ivy Lane) were previously shown we have revised these to single family detached homes, setback and buffer remain
  - Therefore this is single family detached backing up to single family detached with an additional building setback and landscape buffer as previously illustrated
- added staff required sidewalk in front of these northern lots (previously townhomes)
• reduced number of single family lots from 24 to 20 as shown on plan
  o also slightly reconfigured single family homes
• Re arranged parking and multifamily site plan to increase buffers/setbacks
  o also anticipate building footprint to reduce in size to increase greenspace directly around building
• added space on the multifamily side reserving areas for open space, this was noted in the staff report as missing, however, we had and are planning to provide on site open space in accordance with multifamily design standards
• other buffers surrounding site (30’ creek buffer, 20’ landscape buffer, etc remain the same from previous submittal.) See Sheet C203 and accompanying documentation which show these buffers as well as the increased buffer around the pool
• developer still offering to leave the undisturbed buffer around the pool as undisturbed or will plant additional plantings, if desired by the McCarter Pool Club, additionally the developer agrees to deed buffer area (approximately 0.5 ac) to pool, if desired.
• Minor changes to increase the stormwater management areas to ensure the 100 year storm is captured
• other slight configuration changes to work with the constraints of the offered buffers

If awarded approval by City Council, we look forward to working with staff through the design phases of this development to create a plan and design that will be a great asset to the City of Greenville. The buffers, building setbacks and other overall design elements we have established within the Planned Development documents will remain as the minimum allowable as we move further into the final development plans. Thank you for your consideration on this plan.

Sincerely,

Stephanie P. Gates, P.E.
Project Engineer

Cc. City of Greenville City Council
City of Greenville Planning Staff
Planning Staff Report to
Greenville Planning Commission
December 14, 2018
for the December 20, 2018 Public Hearing

Docket Number: Z-21-2018
Applicant: Nathan Kaser
Property Owner: Bob Jones University Inc.
Property Location: North Pleasantburg Drive
Tax Map Number: 0276000300503; 0276000300518
Acreage: 8.7 acres
Zoning: PD, Planned Development District
Proposal: Request for a Major Modification PD-Planned Development Rezone of 8.7 acres for single-family and multi-family residential development at Renaissance Place

Staff Recommendation: Approve with Staff Comments and Conditions

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 2-372, Function, Powers, and Duties of the Planning Commission
Sec. 19-1.3, Purpose and Intent
Sec. 19-2.1.2, Planning Commission Powers and Duties
Sec. 19-6.5, Design Standards for Nonresidential Development
Sec. 19-6.8, Design Standards for Multifamily Residential
Sec. 19-2.3.3, Planned Development District
Sec. 19-3.2(N), PD: Planned Development District

Attachments:
Exhibit A – Conceptual site plan of original Renaissance Place PD (AX-6-2006)
Exhibit B – Preliminary site utilities master plan of original Renaissance Place PD (AX-6-2006)
Exhibit C – Notice of Action letter for AX-6-2006 with memo listing conditions of approval
Exhibit D – Conceptual site plan of approved PD commercial modification (Z-34-2015)
Exhibit E – Conceptual site plan of initial proposed residential PD modification (Z-21-2018)
Exhibit F – Buffer Yard, Setback, and Stormwater Plan – Recommended Staff Condition for Approval

Background
Original Annexation and PD Zoning

The subject property was annexed into the City of Greenville in June 2006 and included a total of 13.5 acres (AX-6-2006; Ordinance No. 2006-051). As a part of the annexation process, the City assigned the zoning classification of PD – Planned Development District. The approved plan included approximately 50,000 square feet of retail development along North Pleasantburg Drive and several condominium buildings located behind the commercial area. Neither the commercial nor residential components of the
original 2006 PD were ever developed. In 2016, a PD modification to the commercial parcels along North Pleasantburg Drive was approved; a portion of this is currently under construction. Until the current request, the residential component has not been modified.

The original residential component—which is still valid and could be developed—includes up to 180 condominium units in four buildings not to exceed five stories in height. These would be located on the approximately 8.7-acre site between the new commercial development along North Pleasantburg Drive and the existing residential neighborhood to the rear. Immediately to the rear (east) of the project site is the McCarter Community Club and swimming pool. The neighborhood and swim club are located outside the city limits and zoned R-20 in Greenville County.

Notice of Action letters (NOAs) are prepared after final action is taken on each planning commission item. The NOA for AX-6-2006 includes an attached memo from Shawn Colvin, Economic Development Representative for the City of Greenville, dated June 20, 2006, that outlines various conditions that apply to the Renaissance Place PD. Among these are requirements for roads and parking, building height, trees, landscaping and a property line buffer. The memo also refers to an attached neighborhood agreement wherein the developer agrees to 50-foot property line buffers and a 65-foot buffer around the McCarter Community Club. Site drawings from the original project files show a 65-foot undisturbed buffer along the rear property line and around the pool property, but none around the other property lines, save for a sanitary sewer easement. It is staff’s assessment that if the original PD were developed, the 50-foot and 65-foot buffers would apply. A modification of the PD would set forth new conditions, including new buffer requirements, by which the development would proceed.

Application Z-21-2018 – Cottages at Renaissance Place (Public Noticed 09/05/18; application deferred)

Earlier in 2018, the applicant proposed a modification of the residential component of the Renaissance Place PD that would replace the condominium buildings with approximately 48 cottage-style units mostly located around a central green, with the remainder accessed by an interior road constructed throughout the property. This application proposed a connection to McCarter Avenue, which is an SCDOT road that terminates at the McCarter Community Club (pool) property. Deed restrictions for the pool property require any developer who extends McCarter Avenue to construct a parking lot with 35 spaces for club members. The site plan submitted with the application included this parking in the form of 90-degree spaces provided right off the McCarter Avenue extension, which raised city engineering and safety concerns. In addition, at the neighborhood meeting held September 10, 2018, residents expressed concern about stormwater runoff, increased traffic, and proximity of the new development to their property. Attendees asked about the possibility of using Regency Hills Drive as their second required access, but at that time the developer indicated that was not feasible due to a creek buffer. The developer requested to have the application deferred so they could revise their plan and address staff and neighborhood concerns.

Revised Application Z-21-2018 – Cottages at Renaissance Place and Parkside at Renaissance Place

The applicant has submitted a revised proposal that reduces the number of proposed cottage units from 48 to 30 while adding a 60-unit multifamily residential senior apartment building. The revised submittal also abandons the connection to McCarter Avenue and provides a secondary access utilizing Regency Hills Drive. As a result, the deed restriction which would have required the construction of 35 parking spaces for the community pool no longer applies. Instead, the applicant is proposing to deed a 60 x 200-foot parcel (0.277 acres) to the community club for purposes of parking upon completion of the required site work.

Staff Analysis
Per Section 19-32.2.(N), the PD Planned Development District is intended to encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals. In return for flexibility in site design and development, planned developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities; incorporates creative design in the layout of buildings,
open space, and circulation; ensures compatibility with surrounding land uses and neighborhood character; and, provides greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

The following charts illustrate the requested deviations from the standard ordinance requirements for similar residential developments in the C-3 district. The C-3 zone is commonly found along North Pleasantburg Road and would allow all of the current and proposed uses in the Renaissance Place PD, and is therefore used as a baseline for this comparison.

**Equivalent Cottage Subdivision in C-3 vs. Proposed PD Cottages**

<table>
<thead>
<tr>
<th>C-3 Requirement for 30-Unit Cottage Subdivision</th>
<th>PD Proposal</th>
<th>Deviation Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Width (ft)</td>
<td>20 feet</td>
<td>30 feet for detached</td>
</tr>
<tr>
<td></td>
<td></td>
<td>25 feet for attached</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Front: 10 feet from open space</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Side: 0 one side, 15 other side</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rear: 0 feet, or 20 feet when driveways are proposed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6 feet on all sides for cottage lots</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>1.5 stories or 24 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>35 feet</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>30% open space</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11,250 sq ft central green</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(30 units * 375 sq ft/unit)</td>
<td></td>
</tr>
<tr>
<td>Density</td>
<td>Up to 58 units allowed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(20 units/acre * 2.91 acres)</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>38 spaces</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(30 * 1 space/unit + 1 guest space for every 4 units)</td>
<td></td>
</tr>
<tr>
<td>Design Requirements</td>
<td>Compliance with Sec. 19-4.3.1(A)(4); Requires Subdivision Approval</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Final Development Plan; Subdivision Approval</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Requires FDP and subdivision approvals by PC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>+11 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Same Central green = 2.17 x std. req</td>
<td></td>
</tr>
</tbody>
</table>

* Site plan appears to show central green accessible for use by residents of senior apartment complex.

**Equivalent Multifamily Residential Development in C-3 vs. Proposed PD Senior Apartments**

<table>
<thead>
<tr>
<th>C-3 Requirement for 4-story 60-Unit Multifamily Development</th>
<th>PD Proposal</th>
<th>Deviation Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td>Front: 30 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Side: 30 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rear: 30 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Approx. 90 feet from nearest adjacent residentially zoned property line</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>40 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>55 feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>+15 feet</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>12,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(200 sq ft * 60 units)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Little usable open space shown, but connectivity provided to cottage central green</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Usable open space provided elsewhere on property</td>
<td></td>
</tr>
<tr>
<td>Density</td>
<td>Up to 80 units allowed</td>
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</tr>
<tr>
<td></td>
<td>(20 units/acre * 4.0 acres)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>60 units</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(15 units/acre)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-20 units</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>90 spaces</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(60 * 1.5 spaces/unit)</td>
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<tr>
<td></td>
<td>75-90 spaces</td>
<td></td>
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<tr>
<td></td>
<td>(1.25 to 1.5 * spaces/unit)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Up to -15 spaces</td>
<td></td>
</tr>
<tr>
<td>Design Requirements</td>
<td>Requires multifamily design approval</td>
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<tr>
<td></td>
<td>Final Development Plan; Multifamily design requirements</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Requires FDP and multifamily design approvals by PC</td>
<td></td>
</tr>
</tbody>
</table>
Architecture and Design
Conceptual architectural renderings are included in the application for the cottage units as well as the multifamily building. Staff met with the applicant prior to submitting to review the architecture for the proposed multifamily building. The submitted drawings represent an improvement from the initial design. Staff is aware that the applicant is seeking tax credits for the senior apartment building, which has certain minimum design requirements and must be at least 60% brick. According to the Statement of Intent, the applicant is pursuing a Craftsman-style architecture to blend with the design of the cottage units. Detailed architectural plans must be submitted for the Final Development Plan. The multifamily component will require subsequent informal review by the Design Review Board and approval by the Planning Commission.

Access and Circulation
New private roads will be constructed to provide access to the buildings throughout the site. Two road profiles are used to meet Engineering requirements. The main entrance drive into the residential area will change to be consistent with the modified access road approved under the commercial PD modification in 2016 (Z-34-2015). This road must meet Engineering requirements for a residential subdivision. The secondary access to Regency Hills Drive is technically considered a driveway which provides access and parking for the senior apartment complex.

A series of pedestrian pathways provide connectivity throughout the side as well as to the sidewalk currently under construction in the commercial portion of the PD. Each cottage unit fronting the open space is required to connect to the sidewalk. The four duplex cottage units on the opposite side of the road do not show a sidewalk on the current site plan; however, one will be required on the Final Development Plan. A pedestrian path is shown connecting the senior apartment building to the central green in the cottage subdivision; if possible, this pathway should be constructed to ADA standards. Finally, there appears to be a connection to the parking area near the McCarter Community Club.

Landscape and Buffer
Two stormwater ponds are shown on the conceptual site plan. Landscaping, street trees, and buffers are proposed throughout the site. The original PD (AX-6-2006) included a 65-foot undisturbed buffer along the rear property lines between the neighborhood and swimming club. The new plan does not include a buffer of this size; however, the Statement of Intent states that a screening buffer will be included around the entire site consisting of natural material, landscaping, and fencing. Staff’s analysis shows an approximately 30-foot separation between the proposed road around the cottage subdivision and the nearest property line of the McCarter Community Club property, and approximately a 60-foot separation from the nearest residence. The multifamily building will be setback approximately 90 feet from the nearest exterior property line. These exterior setbacks from the adjacent residential neighborhood exceed the minimum setback requirements for nearly every type of residential development in the City of Greenville.

Neighborhood Meeting
At the neighborhood meeting conducted December 12, 2018, the neighborhood expressed the following concerns:
- Location of the proposed structure, roads, and stormwater ponds to the existing homes and pool
- Reduction in the original 65-foot property line buffer negotiated with the previous developer
- Concern about the apartments housing low-income residents and concerns about long-term management and maintenance of the apartment complex
- Loss of trees on the subject property and insufficient screening from the proposed development
- Impacts of the development affecting pool membership; mosquitoes from the ponds affecting users
- The developer not working more closely with the neighborhood and pool
- Concerns about increased flooding and stormwater runoff

After the neighborhood meeting, the developer submitted a Buffer Yard and Setback Plan to staff along with illustrations of the proposed landscaping and screening that are proposed to reduce the impacts to the surrounding properties. As a condition of approval, staff recommends that the developer meet or exceed the Buffer Yard and Setback Plan, which is included with this staff report.
After reviewing the PD application, staff concludes that the proposed rezoning request for a PD Modification meets the intent of such a district and recommends approval with staff comments and conditions.

**Staff Comments and Conditions:**

**Planning Staff Comments and Conditions**

1. Per 19-2.2.13. Conditions of approval. General. As a condition of the approval, the proposed use, and the premises to be developed or used, pursuant to such approval, is required to comply with the general goals and policies of this chapter or with particular standards of this chapter to prevent or minimize adverse effects from the proposed development on surrounding lands.

2. At the time of Final Development Plan submittal, architectural details shall be reminiscent of the surrounding neighborhood; pedestrian scale lighting; street trees/plant-able areas; and any other applicable multifamily design standards (Sec. 19-6.8) shall be included and addressed.

3. The project shall comply with all applicable zoning, site development, and permitting requirements for the City of Greenville.

4. No structure, including porches, patios, steps, or garages, shall encroach within the 6-foot setback along the interior private street.

5. Unless otherwise provided for in the approved PD, all cottage dwelling units shall comply with the applicable design standards in Section 19-4.3.1(A)(4) for cottage subdivisions and dwelling units.

6. While technically exempt from the design requirements for street-facing garage doors in Section 19-4.3.1(A)(4)(b)(7), staff recommends incorporating building features and design elements to reduce the visual impact of garage doors within the site.

7. Staff recommends providing usable outdoor space or amenities for apartment residents as site conditions allow. The pathway connecting the senior apartments to the central green should be ADA accessible, if possible.

8. The development shall meet or exceed the Buffer Yard, Setback, and Stormwater Plan submitted by the applicant and which is included with this staff report as Exhibit F. Otherwise, the exterior buffer shall meet the requirements of Section 19-6.2 Landscaping, buffering, and screening, and Section 19-6.8.9(L) Landscaping and screening for multifamily developments. Where there is a conflict between the proposed Buffer Yard and Setback Plan and the landscaping, buffering, and screening requirements set forth in the Land Management Ordinance, the higher standard shall apply.

9. Stormwater ponds shall include perimeter landscaping elements or other appropriate treatments to lessen their visual impact and integrate them into the site. The ponds shall be designed and maintained to prevent water stagnation and breeding of mosquitoes.

10. A sidewalk shall be provided for the duplex cottage units on the north side of the development.

**City Engineer Comments**

**Recommend: Approve w/ Comments**

**Comments:**

Project will require all site plan permit reviews.

**Civil Engineer Comments**

**Recommend: Approve w/ Comments**

**Comments:**

1) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City’s Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City’s design and specifications manual.

2) All improvements proposed within the City’s public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right of way require an approved encroachment permit.
3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.

4) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.

5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.

Environmental Engineer Comments
Reviewed By: Denise Rettberg
Comments:
Approved with no comments.

Traffic Engineer Comments
Recommend: Approve
Comments:
No comments.

Fire Comments
Recommend: Approve w/ Comments
Comments:
You are required to provide fire hydrants to within 500’ of every structure on this site. The roads in the area of the fire hydrants must be a minimum of 26’ wide. When a site plan is submitted for review it will need to show fire hydrant locations, road width of 26’ in the area of fire hydrants and basic elevations.
STAFF REPORT EXHIBIT A

Conceptual site plan of original Renaissance Place PD (AX-6-2006)
City of Greenville, South Carolina

July 13, 2006

Bob Jones University
1310 North Pleasantburg- BJU
1700 Wade Hampton Blvd
Greenville SC 29614

RE: Annexation Docket Number AX-6-2006

Ladies and Gentlemen:

The application to annex land located on North Pleasantburg Drive (TMS # 0276000300500; 0276000300501; 0276000300503; 0276000300515; and 0276000300518) into the City of Greenville was approved by the Greenville City Council in regular session on June 26, 2006, by Ordinance No. 2006-51. The zoning designation of PD, Planned Development District was applied to the annexed land by the same ordinance.

Sincerely,

Bryan D. Wood, AICP
Zoning Administrator
MEMORANDUM

TO: Mayor Knox White
    Members of City Council
    James M. Bourey, City Manager
FROM: Shawn Colin, Economic Development Rep
DATE: June 20, 2006

SUBJECT: RENAISSANCE PLACE

City Council will be considering second reading for the annexation and rezoning of the Renaissance Place project. The first reading held on June 12th identified a number of conditions recommended by the staff and Planning Commission.

In order to clarify some of these issues, the Renaissance Place development team met with city staff and agreement was reached on the conditions, which are summarized below. The requested zoning is a Planned Development and provides for final review by the Planning Commission.

Many of the conditions that were submitted as staff recommendations to the Planning Commission have been addressed. Those that still require consideration will be addressed during the Final Development Plan process. City staff is comfortable with the resolution reached with the developer at this meeting and recommends approval of the annexation and rezoning request at this time.

1. Table and survey provided to staff showing the tree retention vs. tree planting
   Tree credits are adequate. Will review on FDP - Final Development Plan
2. Development of Residential Building 4 will maintain the integrity of the undisturbed buffer.
   Construction Access will be allowed and 65 foot buffer will be maintained.
3. Residential buildings will have a maximum of 5 floors
   Developer requested and Planning Commission discussed flexibility on height limitation as long as sight angles were maintained, however the Planning Commission accepted the staff recommendation of limiting the residential buildings to 5 floors. Flexibility on height limitation is acceptable to staff and would need to be reviewed on Final Development Plan. Residential Building 1 (Phase 1) will not exceed 5 floors.
4. It is not recommended that the internal driveways (which only serve this development) be dedicated as public right-of-way. If they need to be public right-of-way, they need to meet public roadway design criteria, including but not limited to: minimum horizontal radius of 200 feet (not 160 feet as shown), sidewalks and curb lawns on both sides, design speed, minimum dimensions for on-street angled parking, right-of-way designations, subdivision plat, etc. If the only reason for a public right-of-way is for public utilities; a utility easement can be used for such purpose.

Staff recommendation is to accept roads and look at area encroachments. Roads intended for dedication have been designated by the Development Agreement. The other items have been addressed to the satisfaction of City staff and will further review on FDP.

5. Angled parking will not be allowed on the inside of the curves (5 spaces approaching the new signal and 3 spaces from northern driveway). The sight distance will not be adequate for vehicles leaving these stalls.

Developer has agreed to remove these spaces.

6. More pedestrian and bicycle connectivity needs to be shown throughout the site. It is mentioned in the statement of intent, but not much is shown on the plan. Connectivity from SC291 to the retail and from the residential to the retail is missing. Also, even though now may not be the time to connect roadways to the neighborhood (the future may warrant otherwise), at least provide walking/biking trails from the site to the right-of-way for McCarter Ave. so that people have the option of alternative means of traveling to the retail on this site.

Developer demonstrated an adequate sidewalk and pedestrian system for the project.

7. Ensure that all parking meets the minimum dimensions as outlined in Code Sec 50-198.

Developer has submitted satisfactory documentation on parking dimensions and will be reviewed further on FDP.

8. For the proposed retail parking, nine handicapped spaces will be needed, spaced among the retail buildings.

Developer has agreed to meet the provision and will work with City Staff on location.

9. Depending on the volume at the signalized driveway (particularly as they increased through development of the residential phases), additional storage capacity may be needed, which will impact the width of the driveway and angled parking in this area.

City will work with developer to meet any additional requirements related to the signal.

10. Gates into the residential area may need to be setback further, depending on the type of operation, speed of opening, the allowall of visitors, coordination with fire department, etc. Stacking of more than two vehicles may interfere with commercial traffic.

City staff is okay with current placement of gate but has asked developer for the opportunity to review this element if a problem is detected after operational period.

11. Pedestrian Circulation “Sidewalk” Plan is not indicated. Please show all sidewalk locations and crosswalks.

Completed to staff satisfaction.
12. Special design focus should address pedestrian connections between Pleasantburg sidewalks/pedestrian bridge and Village Green.
   Completed to staff satisfaction
13. Landscape areas should be provided around base of all buildings.
   Landscaping layout is acceptable and will review on FDP.
14. Plan should indicate proposed development with existing trees to remain and to be removed.
   Completed to staff satisfaction

Public Requests:
1. Maintain the 70 foot buffer agreed to in the neighborhood agreement
   The neighborhood agreement calls for a 50 foot buffer and 65 foot buffer adjacent to the McCarter Community Club property. (Agreement is attached)
2. Provide adequate planting in the buffer area to serve as a buffer
   Developer has agreed
3. Follow Plan to construct Building 4 last.
   Developer has agreed
4. Orient balconies so they do not face the neighborhood to the rear to the development.
   Developer has agreed
5. Maintain a height limitation on the residential buildings.
   Developer has requested flexibility on this item but would maintain sight line angles for the development as not to encroach upon the neighboring properties.

Respectfully,

Shawn Colin

cc:
Jean Pool ✓
Nancy Whitworth
Ron McKinney
Phil Lindsay
Bryan Wood
AGREEMENT WITH MCCARTER SWIM CLUB AND NEIGHBORHOOD

Date: October 26, 2004

To: Mark Cover
   Ken Betsch

From: David Armstrong
       Macon Clark
       Marshall Clarke
       Roger Clinkscales
       Mike Davis

cc: Bob Wood
    Mark Kingsbury

We represent and speak for:

1. McCarter Community Club

2. Many of the property owners who will be affected by the project

3. Those in attendance at the Zoning Hearing on 9/20/04, full by our estimate, in excess of 200 people, who took time out of their busy schedules to appear in opposition to the proposal under consideration

Our goals are simple:

A. Meet with the principal as well as the developer

B. Approach you as you have approached us, collaboratively, not combatively

C. Intend to reach an amicable resolution

D. To remain resolved, as we will be required to live with the development consequences long after the current actors involved are gone from the project or from EU

Attached are our responses to the issues addressed in the community meeting moderated by Mark Kingsbury at the Aldersgate United Methodist Church. These responses, as written, have been mutually agreed to by representatives of the McCarter Community Club and the Developer.
We want to thank Ken Betsch for taking his time to present the concept of the proposed development and answering the concerns of the community at this meeting. The list below is our defined response to a list of issues supplied by Ken from our previous meeting with Mark Cover and Ken on September 25th.

Setbacks
- Maintain 50' setbacks along all of the adjacent residential property except along the southern and western property lines of the McCarter Community Club where the setback will be 65' when the building is orthogonal to these property lines.
- Review of corners of building

Erosion Fence
- Inspected on a daily basis
- Property Owner will be responsible for any damage to surrounding property
- Protect tree/drip lines
- Written assurances from Property Owner as to the procedures to be required for erosion control

Mature Trees/Landscape Screening
- Utilize urban forester to determine means to save maximum number of existing trees possible.
- Create a complementary landscape screen as part of the master site plan.
- Provide for design input and communication with designer of the McCarter Community Club during the development of the master plan.

Parking Issues For Swim Club
- Phase construction of sewer line outside of swim season
- Recognition of the easement ordered by the Court

Storm Water Retention
- Combination objective to maximize use of grassy swales and underground piping for storm water detention that will eliminate or reduce the size of the detention pond

Property Owner Responsibilities
- The Property Owner, or his designee, understands and appreciates the sensitivity of this proposed development to the adjoining neighborhood, to the McCarter Community Club, and to the tributaries of Brushy Creek, and is committed to developing this property in such a way as to enhance, while minimizing adverse impacts to the surrounding community. The Property Owner will agree to save, hold harmless, and indemnify the McCarter Community Club, its officers, directors, and assigns from damages to the pool property caused by the development of the property.
STAFF REPORT EXHIBIT C (continued)

Signed
Vista Properties, LLC

Mark Cox, President

Date

Design Strategies, LLC

Kenneth M. Baugh, AIA

Date

[Signature]
President McCourt Community Club
STAFF REPORT EXHIBIT D

Conceptual site plan of approved PD commercial modification (Z-34-2015)

Ordinance No. 2016-25 Approved 04/25/2016
STAFF REPORT EXHIBIT E

Conceptual site plan of initial proposed residential PD modification (Z-21-2018)
Public noticed on 09/05/18; application deferred to allow for revisions
STAFF REPORT EXHIBIT F

Buffer Yard, Setback, and Stormwater Plan
Recommended Staff Condition for Approval:

Condition #8 from Staff Report:
The development shall meet or exceed the Buffer Yard, Setback, and Stormwater Plan submitted by the applicant and which is included with this staff report as Exhibit F. Otherwise, the exterior buffer shall meet the requirements of Section 19-6.2 Landscaping, buffering, and screening, and Section 19-6.8.9(L) Landscaping and screening for multifamily developments. Where there is a conflict between the proposed Buffer Yard and Setback Plan and the landscaping, buffering, and screening requirements set forth in the Land Management Ordinance, the higher standard shall apply.

(9 total pages)
Plan

- Property Line
- Adjacent Property
- Evergreen Shrubs (5' OC MAX) (TYP)
- Canopy Tree (40' OC MAX) (TYP)
- 6' Opaque Fence

Elevation

Exhibit 1
ADDITIONAL PLANTINGS WILL BE PROVIDED AS NECESSARY

EVERGREEN SHRUBS (5’ OC MAX) (TYP)

UNDERSTORY TREE (20’ OC MAX) (TYP)

5’ OPAQUE FENCE ON RETAINING WALL

PLAN

ELEVATION

EXHIBIT 2
Renaissance Place PD Modification

Z-21-2018
(modification of AX-6-2008)

Additional information is being provided in the following document and should be considered part of the submittal. These items directly address concerns raised from the neighborhood meeting held on 12-12-2018.

The purpose of this document is to better define a minimum setback and buffer yard to be included in the final development plans. Note that a buffers and screening is typically required within all new developments and the buffers provided within this document meet or exceed the screening requirements of a typical single family or multifamily development otherwise required through City Ordinance 19-6.8.9- L (multifamily screening standards) and 19-6.2.3 (Buffering and screening requirements).

The setbacks and bufferyard varies throughout the development. Below we have listed the different buffers as labeled on the bufferyard and setback plan.
Buffer Yards

30' Creek Buffer (Southern and partial Eastern Property Line):
Along the southern border of the multifamily property boundary and along the eastern border of the single family open space are creeks where the centerline of the creek is the property line. A 30' creek buffer will be provided along these borders in accordance with City of Greenville standards for linear buffers (19-7.7.4.).

10' Screening Buffer (Northern Property Line):
Along the northern property line, a 10' combination landscape buffer and fencing will be provided. This exceeds the typical buffer required between two single family developments. The fence shall be 6' high, opaque privacy fence. Landscaping will consist of a mix of Canopy Trees (40' maximum spacing) and evergreens (5' maximum spacing). Evergreens shall have a 4' minimum height at time of planting. See Exhibit 1 below.

![Diagram of buffer yard with 30' and 10' buffer zones and landscaping elements.](image)

**EXHIBIT 1**
20’ Undisturbed plus 5’ Screening Buffer (southern and western border of pool property):
Due to slopes in these areas, we anticipate walls to be constructed to accommodate grading of
the proposed site. 20’ from the southern and western property line of the pool, will remain in its
current and/or natural state and additional supplemental plantings will be provided within this
buffer. In addition to the 20’ buffer, a minimum 5’ screening buffer shall also be provided where
site development will encroach within 30’ of the property line. The additional screening buffer
will be installed with a wall/fence and a mix of evergreen shrubs at the bottom of the wall and
fence as well as trees at the top of the wall. Evergreen shrubs would be planted a minimum 5’
away in a single row. Fence at the top of the wall would be a minimum 6’ in height and trees
would be placed at 20’ maximum spacing. Trees planted could double as street trees or parking
lot trees needed to meet city standard requirements, if applicable. See Exhibit 2 below.
**30' Undisturbed Buffer (Eastern property line, multifamily development):**
A 30' undisturbed buffer of the eastern property line on the multifamily development side will remain in its current and/or natural state.

**20' Screening Buffer at Pond (Eastern Property Line):**
A minimum 20' planted landscape buffer will be provided along the property line where the pond is to be constructed.

Screening per multifamily standards, ordinance figure 19-6.8-11 (provided for reference only)
Exterior Building Setbacks
Outer setbacks were not made clear in the statement of intent or site plan drawings, however, outer setback requirements would be held according to zoning on the property to 15' rear, 5' side for single family and 25' for multifamily (high rise apartments). The proposed design exceeds these setback requirements in all cases, and additional information below has been provided to include as part of the development. The exterior building setbacks have been labeled on the site plan sheet C203. The following setbacks have been established in accordance with the City of Greenville zoning ordinance for the type of development proposed. Along the northern property boundary where single family homes will be adjacent to single family homes, a 20' building setback is proposed (typically 15'). Along all other borders with the adjacent existing single family properties, a 50' building setback is proposed (typically 15' for single family and 25' for multifamily buildings). In an effort to address neighborhood concerns, a 60' building setback is proposed on the southern and western pool property lines. In an effort to address neighborhood concerns, these building setbacks are consistent with the existing PD. Even though the proposed development has been scaled back from 5 story condominium buildings to single family and a 3-4 story split multifamily building, the developer has proposed to keep these building setbacks.

Stormwater
It is our intent to fence and landscape around the stormwater detention ponds as well as provide bubblers in the detention ponds. In addition to city and SCDHEC regulations, the ponds will also attenuate up to the 100 year storm. All spillways shall be directed towards the creek and have proper controls to prevent erosion.
**APPLICATION FOR REZONE – PLANNED DEVELOPMENT DISTRICT (PD)**

**Contact Planning & Development (864) 467-4476**

*Indicates Required Field

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<thead>
<tr>
<th>APPLICANT</th>
<th>PROPERTY OWNER</th>
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<tr>
<td><strong>Name:</strong> Renaissance Custom Homes</td>
<td>Bob Jones University</td>
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<tr>
<td><strong>Title:</strong> Nathan Kaser</td>
<td></td>
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<tr>
<td><strong>Address:</strong> 1500 Wade Hampton Blvd</td>
<td>1700 Wade Hampton Blvd</td>
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<td><strong>State:</strong> Greenville, SC</td>
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<td><strong>Phone:</strong> 864-908-1427</td>
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<td><strong>Email:</strong> <a href="mailto:nathankaser@gmail.com">nathankaser@gmail.com</a></td>
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**PROPERTY INFORMATION**

- **STREET ADDRESS**: North Pleasantburg Drive
- **TAX MAP #(#S)**: 0276000300503, 0276000300518
- **CURRENT ZONING DESIGNATION**: PD
- **PROPOSED ZONING DESIGNATION**: PD
- **TOTAL ACREAGE**: 8.7
- **PROPOSED PD NAME**: Renaissance Place - Cottages at Renaissance Place and Parkside at Renaissance Place

**INSTRUCTIONS**

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

   **PREAPPLICATION MEETING DATE**: 06-28-2018

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

3. If the application is to designate a portion of a property as Planned Development (PD), otherwise described by deed, a survey of the parcel reflecting the requested designation(s) by courses and distances must be included in the submittal package.

4. In addition to the Planned Development (PD) required documents, as set forth in Sections 19-2.3.3, Planned development district, and 19-3.2 (N), PD: Planned development district, the applicant/owner must respond to the "Standards" questions on page 4 of this application. A separate sheet may be attached to address these questions.

**CITY OF GREENVILLE APPLICATION FOR REZONE – PLANNED DEVELOPMENT DISTRICT**

Page 1 of 4
5. All applications and fees (made payable to the City of Greenville) for designation as a Planned Development (PD) must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

   A. Planned Development (PD) - New $550.00 – Zoning Map Amendment, public hearing required
   B. Major Deviations $275.00 – Planned Development (PD), public hearing required
   C. Minor Deviations $150.00 – Planned Development (PD), administrative review

6. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.

7. Please refer to Sections 19-2.3.3, Planned development district, and 19-3.2 (N), PD: Planned development district for additional information.

8. Public Notice Requirements. Planned Development (PD) applications require a planning commission public hearing. Additionally, informal review from the design review board is required prior to the planning commission hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

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

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

   (To be filled out at time of application submittal)

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

   *APPLICANT SIGNATURE

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

   Binder Requirements:
   - Three-ring binder
   - PD Name on front cover and spine of binder
   - Five (5) Tabs with the following labels: Location / Existing Zoning, Submitted Application; Public Notice and Comments; Planning Commission / Staff Report; City Council / Ordinance

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

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

   If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.
Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

*APPLICANT SIGNATURE
DATE

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

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<td>Property Owner/Authorized Agent</td>
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**APPLICATION REQUIREMENTS**

1. Planned Development (PD) format and content requirements are reflected in the City of Greenville code under Sections 19-2.3.3, Planned development district, and 19-3.2 (N), PD: Planned development district

2. Plan and information requirements:
   a. **PD Regulating Plan** – submit a regulating master plan for the proposed planned development, which includes the following elements:
      a. Contextual site information
      b. Total acreage of overall site
      c. Location and number of acres of various areas by type of use (Sec. 19-4.3, Use-specific standards)
      d. Location, orientation, height and number of stories of existing and proposed buildings
      e. Location of open space, landscaping and site features (Sec. 19-6.2, Landscaping, buffering, and screening)
      f. Number of dwelling units and density of various residential types and approximate number of bedrooms in each residential unit
      g. Square footage of non-residential use
      h. Building elevations to depict mass, form, roofline, and fenestration patterns
      i. Building and landscape materials
      j. Primary traffic circulation pattern
      k. Location of parking areas and approximate number of spaces dedicated to each use type (Sec. 19-6.1, Off-street parking and loading)
   
   b. **Statement of Intent** – submit a descriptive statement setting forth the characteristics and purpose of the proposed PD, which includes the following information:
      a. Unique aspects of design and development

CITY OF GREENVILLE APPLICATION FOR REZONE – PLANNED DEVELOPMENT DISTRICT
Page 3 of 4
b. Procedures of any proposed homeowners’ association or other group maintenance agreement

c. Proposed development schedule

d. Public improvements both on and off-site and estimate time schedule for providing such improvements

e. Impact on public facilities and letters from the appropriate agencies or districts verifying service availability

f. Architectural style, appearance and orientation of proposed buildings

c. **Sign Plan** – submit a comprehensive sign plan for the PD (Sec. 19-6.6, Sign regulations)

d. **Final Development Plan** – upon public hearing approval, submit a final development plan for administrative review and approval

**SUPPORTING INFORMATION – STANDARDS QUESTIONS**

*Applicant response to Section 19-3.2(n) General Development Parameters*

*(Please attach separate sheet if additional space is need)*

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

   The proposed plan is a revision of the existing residential portion of the PD. The remaining portions of the PD will remain the same mixed use development.

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.**

   The proposed plan utilizes a cluster development for single family and a multifamily development with open space surrounding and on the interior. A series of pedestrian walkways provides connectivity throughout the site, as well as to existing Pleasantburg Dr and McCarter Ave.

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 OR STREETS, ETC.**

   The proposed PD is for a split multi and single family development which have its own private streets and/or drives which the proposed lots are subdivided off of and the multifamily design provided from. The addition of the pedestrian pathways gives a path for residents (and existing neighborhood from McCarter Ave) to reach public transportation opportunities (existing or future) on Pleasantburg Drive.

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.**

   The proposed PD creates a transition between the retail uses at the front of the PD and on Pleasantburg Drive and the single family residential neighborhood in the rear. Buffers around the entire use will be utilized between the retail and new residential use as well as the existing retail and the higher density new residential use. Utilizing the buffer and natural areas as the shared open space of the development.

CITY OF GREENVILLE APPLICATION FOR REZONE – PLANNED DEVELOPMENT DISTRICT

Page 4 of 4
**APPLICATION FOR REZONE - PLANNED DEVELOPMENT DISTRICT (PD)**

Contact Planning & Development (864) 467-4476

**APPLICANT/OWNER INFORMATION**

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<th>STREET ADDRESS</th>
<th>Tax Map #(#(S)</th>
<th>Current Zoning Designation</th>
<th>Proposed Zoning Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Pleasantburg Drive</td>
<td>0276000300503, 0276000300518</td>
<td>PD</td>
<td>PD</td>
</tr>
</tbody>
</table>

**TOTAL ACREAGE** 8.7

**PROPOSED PD NAME** Cottages at Renaissance Place

**INSTRUCTIONS**

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

PREAPPLICATION MEETING DATE 06-28-2018

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

3. If the application is to designate a portion of a property as Planned Development (PD), otherwise described by deed, a survey of the parcel reflecting the requested designation(s) by courses and distances must be included in the submittal package.

4. In addition to the Planned Development (PD) required documents, as set forth in Sections 18-2.3.3, Planned development district, and 18-3.2 (N), PD: Planned development district, the applicant/owner must respond to the "Standards" questions on page 4 of this application. A separate sheet may be attached to address these questions.
Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

[Signature]

APPLICANT SIGNATURE

8-16-18 DATE

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

**Signatures**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>[Signature]</th>
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<tbody>
<tr>
<td>Date</td>
<td>8-16-18</td>
</tr>
<tr>
<td>Property Owner/Authorized Agent</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Date</td>
<td>8-16-18</td>
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</tbody>
</table>

APPLICATION REQUIREMENTS

1. Planned Development (PD) format and content requirements are reflected in the City of Greenville code under Sections 19-2.3.3, Planned development district, and 19-3.2 (N), PD: Planned development district.

2. Plan and Information requirements:
   a. PD Regulating Plan — submit a regulating master plan for the proposed planned development, which includes the following elements:
      a. Contextual site information
      b. Total acreage of overall site
      c. Location and number of acres of various areas by type of use (Sec. 19-4.3, Use-specific standards)
      d. Location, orientation, height and number of stories of existing and proposed buildings
      e. Location of open space, landscaping and site features (Sec. 19-6.2, Landscaping, buffering, and screening)
      f. Number of dwelling units and density of various residential types and approximate number of bedrooms in each residential unit
      g. Square footage of non-residential use
      h. Building elevations to depict mass, form, roofline, and fenestration patterns
      i. Building and hardscape materials
      j. Primary traffic circulation pattern
      k. Location of parking areas and approximate number of spaces dedicated to each use type (Sec. 19-6.1, Off-street parking and loading)
   
   b. Statement of Intent — submit a descriptive statement setting forth the characteristics and purpose of the proposed PD, which includes the following information:
      a. Unique aspects of design and development

CITY OF GREENVILLE APPLICATION FOR REZONE – PLANNED DEVELOPMENT DISTRICT

Page 3 of 4
RENAISSANCE PLACE
PLANNED DEVELOPMENT
MODIFICATION

APPLICATION: Z-21-2018
MODIFIED: 11-19-2018

(ORIGINAL APPLICATION: AX-6-2006)
Disclaimer: This map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified of the aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

Map Scale
1 inch = 400 feet
11/19/2018
Renaissance Place- Residential modification
Statement of Intent

Request for PD Revision
The developer requests to submit Parcels 0276000300503 and 027600300518 for a partial PD revision to the existing Renaissance Place PD (AX-6-2006.) This revision is only for the residential portion of the PD. No other parts of the PD are requesting changes at this time.

The entire PD consists of 13.4 acres and is a mixed use PD compromising retail, office and residential uses. The residential portion of the property consists of 8.7 acres which includes the shared R/W from North Pleasantburg Drive and the two parcels in the rear portion of the site. The original PD proposed up to 180 condominium units in several separate buildings, to be built in phases, over a number of years.

During development of this plan, careful consideration was taken to address the applicable staff conditions as set forth in the AX-6-2006 PD approval.

The new design of the residential development will consist of both a multifamily apartment complex and a single family subdivision. For the purposes of this document and because the projects will be done by two separate developers working in conjunction with each other, the statement of intent has been split into these two separate pieces.

Cottages at Renaissance Place - Single Family Development

Proposed Development Schedule
The proposed revision to the PD consists of up to 30 single family homes with associated private alleys/streets, pedestrian connectivity, and other site development features as further discussed in this document. The development of the proposal is subject to market conditions. Infrastructure is anticipated to take 6 to 8 months to complete, and shortly after completion of site infrastructure and subdivision of the land, home construction would begin on the individual lots. The developer anticipates building houses in phases, of 6-10 homes each. Total completion of home build out is estimated at 2-4 years (and within accordance with market conditions.)

The developer reserves the right to construct and phase the development as market conditions, financing availability, and sales deem necessary. Further, the developer has the right to change the development schedule at anytime due to fluctuations.

Proposed Public Improvements
The developer plans to construct new private streets through the new development, pedestrian walkways, parking for homeowners and guests, appropriate stormwater features, new sanitary sewer, potable water and underground utilities.
The following is a list of site and lot specific features and intended regulations. These will be made part of the final site plan, final plat, and covenants and restrictions put forth within the development. The developer deserves the right to change or modify these regulations as he sees fit or as final plans and market conditions require.

A proposed plan and renderings are included in this package to illustrate the regulations set forth in this document. While this plan is a product of careful consideration and planning on the developers part, the plan is still in development and subject to changes as required by the City of Greenville site plan approval, grading concerns, etc. and of market conditions of the development.

Site Specific features:
- A screening buffer around entire site to include natural, fenced and/or planted landscaping screening (additional buffer to be provided on the southern and western sides of existing pool)
  - Where a natural buffer is not provided, a combination of fenced and planted buffer shall be provided
  - The buffer shall provide a visual separation, where plausible, between the proposed development and the existing properties, including the existing pool deck.
- Minimum 30% of total single family residential portion of site is to be dedicated open space (central green, buffers, stormwater detention pond, community parking, walking paths, etc. are all included in the open space.)
- A "Central Green" shall have pedestrian walkways and a community amenity(gazebo, fire pit or other community element)
- 22' wide paved private street shall be constructed to access homes within subdivision
  - 30' R/W along street will provide vehicular and utility r/w access for individual lots
  - Street shall have valley section (slope towards center)
  - Curb shall be provided as rolled curb on the entire private street for a total road width of 25'
  - Street will be privately owned and maintained by HOA
  - Sidewalk will not be directly adjacent to this street as pedestrian activity will mainly occur on the interior central green.
- At Least 60% of homes shall have parking located on the lot(garage or open parking). The remaining homes may use community parking spaces to satisfy a total minimum of 2 spaces per unit. Additional spaces shall be provided for guest parking at 1 space/4 units. No parking, outside of designated spaces or individual lots, shall be allowed in the private street. Parking for the multifamily complex or the McCarter pool club shall not occur within the single family development.
- Pedestrian Connectivity:
- A network of sidewalks and walking paths, connecting the central green to Pleasantburg Dr and McCarter Ave shall be built through the development and other shared amenities.

- Where applicable (Near ADA accessible parking) pathway shall be ADA compliant.
- Pathways shall connect to community trash areas, cluster mailboxes and other community features.
- Direct access to sidewalk or pathway may not always be accessible to every single lot within community; however, attempts shall be made to provide pedestrian connectivity to as many doors within development as possible. In no case shall a single lot be more than 80’ from walking path connectivity.
- It is possible that the private street could be used for pedestrian activity to access the walking path.

**Landscaping:**
- To the extent possible, existing trees will be saved. New trees will be provided in open space in accordance with City of Greenville tree credit regulations.
- Trees shall be planted within Central Green to provide shade and tree cover within the greenspace.
- Street trees along the private street shall be provided at the standard 40’ interval, where no lots are provided and, in between lots, an understory tree may be used to satisfy street tree requirements due to the space restrictions anticipated between lots.
- Individual homes shall have appropriate foundation plantings.
- Trash will be handled by underground storage containers, however, these units will be properly screened by landscape screening as appropriate and required by City of Greenville screening requirements.

**Lot/House Specific features:**
- 6’ setback on all sides of individual property (outer setbacks of property will still apply)
- 30’ minimum lot width for detached structures and 25’ minimum lot width for attached structures
- Single family attached dwellings with zero setback line in between may be allowed, no more than 50% of homes may be attached units. And no more than 2 units shall be attached in any case.
- 35’ height restriction on all units
- Stairs, porches/patios may encroach into setback
- Garages and parking pads will be located on the lot, facing the private street. They may be located in the rear, front or adjacent to the home and will have full access to back up into street
- When a house is adjacent to the central green, the front door shall face the greenspace and the front door shall have connection to the interior pedestrian path.
• Lots which surround the outer portion of the development may face inward toward the alley.

Architectural Style
Several architectural styles or a mix of styles have been considered for the development. With the potential mix of lot layouts (rear facing garages/parking, townhomes, and/or front facing garages/driveways) as well as home sizes, this mix of styles will blend nicely within the same development. Special attention will be made to ensure that the styles compliment each other and the proposed apartment building and also fit the lot layout that they are intended for. The following styles are being considered and sketches for each are attached:
  • Study 1- ‘Carriage House’
  • Study 2 – ‘Typical Craftsman’
*study sketches provided by Croft Architecture

Parkside at Renaissance Place-
Multi Family Development

Proposed Development Schedule
The development of the proposal is subject to market conditions. The multifamily project will be applying to the South Carolina State Housing Authority for financing in March 2019. The State Housing Authority will review the application until August 2019. If awarded financing, the development team will work expeditiously towards a closing, anticipated to occur in Q1 2020. Construction will begin shortly thereafter with an anticipated schedule of 11 months from beginning to end. Preleasing efforts will begin late Q3 2020. The project will be ready for occupancy by end of 2020.

The developer reserves the right to construct and phase the development as market conditions, financing availability, and sales deem necessary. Further, the developer has the right to change the development schedule at any time due to fluctuations.

Multifamily Site Specific features:
• A screening buffer around entire site to include natural, fenced and/or planted landscaping screening (additional buffer to be provided on the southern and western sides of existing pool)
  o Where a natural buffer is not provided, a combination of fenced and planted buffer shall be provided
  o The buffer shall provide a visual separation, where plausible, between the proposed development and the existing properties, including the existing pool deck.
• Pedestrian Connectivity:
  o A network of sidewalks and walking paths, connecting the multifamily amenities and to the public R/W shall be built through the development
- Where applicable (Near ADA accessible parking) pathway shall be ADA compliant, and in accordance with the South Carolina State Housing Authority.
- Pathways shall connect to public R/W, community trash areas, and any other community features
  - Parking - Parking shall be provided for the multifamily development at a minimum 1.25 spaces/unit and maximum 1.5 spaces/unit. This count is in accordance with the planned multifamily development.
  - Landscaping:
    - To the extent possible, existing trees will be saved. New trees will be provided in accordance with City of Greenville tree credit regulations.
    - Trees shall be planted in common open space to provide shade and tree cover within the green space in accordance with City of Greenville Multifamily standards.
    - Proposed building shall have appropriate foundation plantings and screenings in accordance with the city of Greenville Multifamily standards.
    - Trash will be handled by underground storage containers, however, these units will be properly screened by landscape screening as appropriate and required by City of Greenville screening requirements.

**Multifamily Building Design and Architectural Features:**
This development consists of a four-story multi-family apartment building for seniors. 60 total apartments are being proposed. The proposed building height from the finished grade elevation of the front side of the building is 55'-0". The building may have a split floor plan with different finished floor elevations. Amenities may include a multi-purpose room, fitness room, library, a porte cochere, and outdoor gazebo. The architectural style being considered for the development is a Craftsman Style to blend with the proposed style of the cottage development. The exterior materials will include brick veneer, fiber cement lap siding, and fiber cement board and batten siding. The roof will consist of architectural shingles.

Energy efficient design practices will be employed in the construction of this project to help reduce energy costs. These features may include items such as Energy Star windows, Energy Star Appliances, upgraded wall and attic insulation, and low flow plumbing fixtures.

**Overall Development:**
**Working with McCarter Community Club**
The owner has shared the concept plan with the McCarter Community Club and plans to work with the community through a neighborhood meeting to address the club and the surrounding community concerns as much as plausible. Plans have already been substantially changed from the initial submittals to work with the community concerns in a previous neighborhood meeting. Vehicular access has not been provided to McCarter Avenue and no improvements to the existing pool parking area are anticipated. Pedestrian connectivity has been provided to McCarter Avenue as was a previous condition of the current PD. After all approvals and any required site work, the developer plans to deed the current 60x200 area which is allotted to the
club for parking to the Club in the future. Further specifics on how the developer plans to work with the community club are in consideration. However, because the development has reduced the unit density from the current approved PD, and removed the vehicular access to McCarter Avenue, we believe the developer has been considerate in his attempts to not only include the clubs' voice in design considerations but create an overall lower density as well as building height reduction from the existing PD.

Overall Development Goal
The developer(s) desires to create a community that will provide a transitional development between the intensive commercial uses along Pleasantburg Drive and the Single Family Residential established neighborhood bordering the rear of the property. Although the density of the proposed development is greater than the existing single family neighborhood, because of the multifamily and cluster/cottage style of the single family development, a large amount of open space and buffering/screening is being provided along the entire project to act as a barrier. Additionally the pedestrian connectivity creates a public access, not only the future residents of the development, but for the existing residents in the neighborhood to the restaurants and commercial developments on North Pleasantburg Drive. Access to Bob Jones University can be utilized via the existing pedestrian bridge. This walkable community will become part of the larger community of the Lake Forest, Lake Forest Heights and Liberty Park Subdivisions and shall provide a safe pedestrian and bicycle connectivity for these existing communities to utilize.
SINGLE FAMILY DEVELOPMENT
PROPOSED PRIVATE STREET
30' R/W 22.0' EOP WIDTH
VALLEY SECTION
CROSS-SECTION (NTS)
DEVELOPMENT SHARED R/W
PROPOSED PRIVATE STREET
40.0' R/W 24' EOP WIDTH
CROWN SECTION
CROSS-SECTION (NTS)

5' SIDEWALK (2% MAX. CROSS SLOPE)
ONE SIDE ONLY

18" C&G (TYP.)
CURB LAWN (TYP.)

DRAWING PREPARED BY:
SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

DIMENSIONS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN