AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM April 18, 2019
10th Floor Council Chambers, City Hall

1. Call to Order

2. Welcome and Opening Remarks from the Chair
   A. Recognition of New Planning Commission Member

3. Roll Call
4. Approval of Minutes
   A. March 19, 2019 Planning Commission Workshop
   B. March 21, 2019 Planning Commission Meeting
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement

8. OLD BUSINESS
A. **SD 18-029**—*Deferred to May 16, 2019, meeting.*

Application by Jamie McCutchen for a **SUBDIVISION** of 52.31 acres located at 2930 LAURENS RD, 40 VANTROSS LN, THURGOOD DR, and JACQUILINE LN from 7 LOTS to 232 LOTS (TM#s M010020100900; M010020101500; M011020203602; M011020203603; M011020203607; M011020203606; M010020101502; M011020203604; M011020203605; M011020200400)

B. **SD 19-004**—*Deferred to May 16, 2019, meeting.*

Application by Coleman Shouse for a **SUBDIVISION** of 16.10 acres located at Green Heron Rd, PNG Connector Rd, and Woodruff Industrial Ln from 1 LOT to 95 LOTS (TM# 0547010100101)

C. **SD 19-005**

Application by CAP Camperdown LLC for a **SUBDIVISION** of 0.653 acre located at S MAIN ST and JAPANESE DOGWOOD LN from 1 LOTS to 5 LOTS (TM# 0061000304116)

Documents:

SD 19-005 AGENDA PACKET FOR 04.18.19 PC.PDF

D. **SN 19-119**

Application by City of Greenville to assign a **STREET NAME** for Parallel Parkway (TM#s 0547010100100; 0545010102508)

Documents:

SN 19-119 AGENDA PACKET FOR 04.18.19 PC.PDF

9. **NEW BUSINESS**

A. **AX-3-2019**

Application by Melissa Lindley for an **ANNEXATION** of 0.35 acre and
REZONE at 1 Ridge St from R-7.5 (Greenville County) to RM-1, Single-family and multifamily residential district (TM# 0106000200800)

Documents:

AX-3-2019 AGENDA PACKET FOR 04.18.19 PC.PDF

B. MD 19-001—Deferred to May 16, 2019, meeting.

Application by John V. Cox for a MULTI-FAMILY DEVELOPMENT 9.9 acres located at 401 and portion of 429 ROPER MOUNTAIN RD (TM#s 0545010101501, 0547130100600, 0547130100900, 0547130101101)

C. MD 19-002 —Deferred to May 16, 2019, meeting.

Application by David Anderssen for a MULTI-FAMILY DEVELOPMENT 1.9 acres located at E BROAD ST and DOCTOR DAVID C FRANCES ST (TM# 0062000100100)

D. SD 19-006

Application by Byron Epps for a SUBDIVISION of 0.546 acre located at 204 GOWER ST from 1 LOT to 4 LOTS (TM# 0075000201900)

Documents:

SD 19-006 AGENDA PACKET FOR 04.18.19 PC.PDF

E. Z-4-2019—Deferred to May 16, 2019, meeting.

Application by Flournoy Development Group for a REZONE of 10.675 acres located at 500 CONGAREE RD from C-3, Regional Commercial District to PD, Planned Development District – Woods Crossing PD (TM# 0260000100400)

10. Other Business
A. Monthly Comp Plan Update

B. Election of Officers:
   1. Chairperson: _____________
   2. Vice-Chairperson: _____________

C. Agenda workshop 12:00 PM Tuesday, May 14, 2019

11. Adjournment
Planning Staff Report to
Greenville Planning Commission
April 10, 2019
for the April 18, 2019 Public Hearing

Docket Number: SD 19-005
Applicant: Jason Tankersly/CAP Camperdown LLC
Property Owner: CAP Camperdown LLC
Property Location: S Main St and Japanese Dogwood Ln
Tax Map Number: 0061000304116
Acreage: 0.653
Zoning: C-4, Central Business District
Proposal: MAJOR SUBDIVISION OF 1 LOTS INTO 5 LOTS AT S MAIN ST AND JAPANESE DOGWOOD LN

Staff Recommendation: Approve with Staff Comments and Conditions

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 19-2.1.2(A), Administrative and decision-making bodies, Planning commission, Powers and duties
Sec. 19-2.2.4(C), Common procedures, Neighborhood meetings, Neighborhood meeting required
Sec. 19-2.3.13(A), Land development, Subdivision
Sec. 19-6.7.2, Access standards
Sec. 19-6.7.3, Utility standards

Staff Analysis:
The applicant proposes to subdivide 1 lot into 5 lots on 0.653 acre of real property located at S Main Street and Japanese Dogwood Lane. This property is the site of the future Falls Tower building at the Camperdown Development. The subject property is zoned C-4, Central Business District.

The preliminary plat request is for a vertical subdivision. According to the applicant, the vertical subdivision will be used to convey ownership of specific areas and floors within the new Falls Tower building. Existing Parcel 5-A, located at ground level, will be subdivided into vertical parcels 5-A-1, 5-A-2, 5-A-3, 5-A-4, and 5-A-5. The parcels and respective acreages are shown on the plat, with each of the plat sheets containing the respective air height elevation extents for the new parcels. Some of the parcels occur across multiple sheets and elevations. Staff’s understanding is that individual condo units will be subsequently deeded utilizing a traditional condo regime.

The Land Management Ordinance does not contemplate the concept of ’vertical subdivisions’ or include any specific standards for review. The City of Greenville has determined that vertical subdivisions are eligible for approval. If approval is granted, this Preliminary Plat authorizes the subdivision only and does not constitute zoning or site plan approval. The development shall comply with all applicable zoning and other requirements of the City of Greenville. Furthermore, the applicant is responsible to submit an addressing scheme at the time of final plat submission.

The applicant conducted a neighborhood meeting as required by subsection 19-2.2.4(C) of the Land Management Ordinance on March 13, 2019. There were no objections to the subdivision proposal expressed by the attendees at that meeting.
**Civil Engineer Comments**
Comments: Approve with no comments

**Traffic Engineer Comments**
Comments: Approve with no comments

**Environmental Engineer Comments**
Comments: Approve with no comments

**Fire Department Comments**
Comments:
*1. Emergency Responder Radio Coverage Requirements. Section 510 of the International Fire Code, 2015 Edition requires that new buildings shall have approved radio coverage for emergency responders within the building. Shall have a test conducted to verify radio coverage and if required, shall install equipment to meet required radio signal strengths. An electronic permit application shall be submitted along with drawings and documents for review and approval prior to installation. System shall be P25 compliant. A copy of Proof of Compliance shall be provided prior to Certificate of Occupancy.
*2. If the building is required to have an automatic sprinkler system installed for fire protection, shall provide a stamped SC LLR Fire Sprinkler Specification Sheet with building permit application. The Fire Prevention Bureau will not approve building permit until received.
*3. Separate fire protection submittal/permit applications including drawings and documents shall be submitted for review electronically on line utilizing the Fire Permit Application at the City of Greenville’s website. Fire protection permits may include:
   a. Automatic Sprinkler System.
   b. Standpipe System.
   c. Fire Underground Piping.
   d. Fire pump.
   e. Fire Alarm System.
   g. Automatic extinguishing systems.
*4. When submitting automatic sprinkler system/fire underground piping permit applications with drawings and documents, shall include South Carolina Fire Marshal’s LLR Approval Letter. An approved permit will not be issued until received.
*5. Fire hydrants shall be within 100 feet of the Fire Department Connection and within 500 feet of all portions of the building.
*6. Shall install Knox Box in approved location.
**APPLICATION FOR SUBDIVISION**
Contact Planning & Development (864) 467-4476

*Indicates Required Field*

**APPLICANT/OWNER INFORMATION**

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>PROPERTY OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> CAP Camperdown LLC</td>
<td>CAP Camperdown LLC</td>
</tr>
<tr>
<td><strong>Title:</strong> Jason Tankersky</td>
<td></td>
</tr>
<tr>
<td><strong>Address:</strong> 935 S Main St Suite 201 Greenville</td>
<td>935 S Main St Suite 201 Greenville</td>
</tr>
<tr>
<td><strong>State:</strong> South Carolina</td>
<td>South Carolina</td>
</tr>
<tr>
<td><strong>Zip:</strong> 29601</td>
<td>29601</td>
</tr>
<tr>
<td><strong>Phone:</strong> 864-271-3894</td>
<td>864-271-3894</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:jasont@capllc.com">jasont@capllc.com</a></td>
<td><a href="mailto:jasont@capllc.com">jasont@capllc.com</a></td>
</tr>
</tbody>
</table>

**PROPERTY INFORMATION**

*SELECT SUBDIVISION TYPE: X* Major Preliminary (3+ lots)  __Major Final  ___Minor (2 lots)  ___Modification

*STREET ADDRESS* 401 S Main St Greenville SC 29601

*TAX MAP # (S) 0061000304101*

*CURRENT ZONING DESIGNATION* C-4

*APPLICATION TO BE MODIFIED* SD 18-036

*SUBDIVISION PLAT # SD 18-036*

*SUBDIVISION NAME* Camperdown

*TOTAL ACREAGE* 0.653

*# ORIGINAL LOTS* 3  *# PROPOSED LOTS* 5

**INSTRUCTIONS**

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

PREAPPLICATION MEETING DATE ______________________

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

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

CITY OF GREENVILLE APPLICATION FOR SUBDIVISION – MAJOR PRELIMINARY

Rev. 3/18/19

PAGE 1 OF 3
A. Major Subdivision – New (3-10 lots)  $300.00 – Preliminary Plat review, public hearing required
B. Major Subdivision – New (11+ lots)  $550.00 – Preliminary Plat review, public hearing required
C. Major Subdivision – Modification  $150.00 / $275.00 – public hearing required
D. Minor Subdivision – New (2 lots)  $300.00 – Summary Plat review, administrative review
E. Minor Subdivision – Modification  $150.00 – administrative review

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

5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’. Please refer to Section 19-2.3.13, Land Development, for additional information.

6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

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

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

   (To be filled out at time of application submittal)

   Public Hearing signs are acknowledged as received by the applicant

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

   ![APPLICANT SIGNATURE]

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

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

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

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

   ![APPLICANT SIGNATURE]

   DATE

9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ____ or is not ____ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.
<table>
<thead>
<tr>
<th><strong>Signatures</strong></th>
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<tbody>
<tr>
<td><strong>Applicant</strong></td>
</tr>
<tr>
<td><strong>Date</strong></td>
</tr>
<tr>
<td>02-26-19</td>
</tr>
<tr>
<td><strong>Property Owner/Authorized Agent</strong></td>
</tr>
<tr>
<td><strong>Date</strong></td>
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<tr>
<td>02-26-19</td>
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CITY OF GREENVILLE APPLICATION FOR SUBDIVISION – MAJOR PRELIMINARY

Page 3 of 3
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.
JAPANESE DOGWOOD LANE
(PUBLIC R/W WIDTH UNDETERMINED)

SC GRID
TOTAL AREA
28,455 SQ.FT.
0.653 ACRES

SOUTH MAIN STREET
(PUBLIC R/W WIDTH UNDETERMINED)

PARCEL 5-A-2
2,705 SQ.FT.
0.062 ACRES

PARCEL 5-A-1
13,321 SQ.FT.
0.306 ACRES

SOUTH MAIN STREET
(PUBLIC R/W WIDTH UNDETERMINED)

PARCEL 5-A-3
12,429 SQ.FT.
0.285 ACRES

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.

CAP CAMPERDOWN LLC
(SUBDIVISION OF PARCEL 5-A)

NO. OF ACRES: 0.653
MILES OF NEW ROAD: N/A

ERROR OF CLOSURE: 1:10,000

OWNED: CAP CAMPERDOWN LLC
935 S. MAIN STREET, SUITE 201
GREENVILLE, SC 29601

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
JAPANESE DOGWOOD LANE
(PUBLIC R/W WITH UNDETERMINED)

TOTAL AREA
28,455 SQ.FT.
0.653 ACRES

PARCEL 5-A-4
2,732 SQ.FT.
0.063 ACRES

PARCEL 5-A-1
23,002 SQ.FT.
0.528 ACRES

PARCEL 5-A-5
2,721 SQ.FT.
0.062 ACRES

SOUTH MAIN STREET
(PUBLIC R/W WIDTH UNDETERMINED)

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.
JAPANESE DOGWOOD LANE
(PUBLIC R/W WITH UNDETERMINED WIDTH)

TOTAL AREA
28,455 SQ FT
0.653 ACRES

PARCEL 5-A-3
14,916 SQ FT
0.342 ACRES

PARCEL 5-A-1
13,539 SQ FT
0.311 ACRES

PARCEL 5-A-2
182 SQ FT
0.004 ACRES

SOUTH MAIN STREET
(PUBLIC R/W WIDTH UNDETERMINED)

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.
Docket Number: SN 19-119
Proposal: Assign Road Name for “Parallel Parkway”
Applicant: City of Greenville
Property Owner: Hollingsworth Funds Inc.
Property Location: Verdae Blvd, Ketron Ct, Green Heron Rd, Woodruff Industrial Ln
TM#s 0547010100100; 0545010102508
Staff Recommendation: Approve

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 (C) Land Development, Street naming or name change.

Staff Analysis:
This application proposes to assign the name of “Parallel Parkway” for the new road connecting Green Heron Drive, Ketron Court, Woodruff Industrial Lane, and Verdae Boulevard. The proposed name has been approved by Greenville County E-911 and the city’s traffic engineering division.
APPLICATION FOR A STREET NAME CHANGE
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

City of Greenville - Donnie Cooper
APPLICANT NAME
206 S. MAIN
ADDRESS
GREENVILLE

PHONE
864-467-1400

FAX

DCOOPER@GREENVILLESC.GOV
EMAIL

STREET NAME INFORMATION

CURRENT NAME:

MAP BOOK: 2059, PAGE: 63, 745

PROPOSED NAME: Parallel Parkway

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. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: $550.00.

3. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE REQUIREMENTS FOR STREET NAMES). SEE ALSO SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE, AND THE DESIGN AND SPECIFICATIONS MANUAL FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.

4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO SECTION 19-2.2.5, 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.

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

SIGN ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

[Signature]
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.

City of Greenville

2/12/19

APPLICANT

DATE

City of Greenville

2/12/19

PROPERTY OWNER

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 "SPELL-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.
**Planning Staff Report to**  
**Greenville Planning Commission**  
**April 8, 2019**  
*for the April 18, 2019 Public Hearing*

<table>
<thead>
<tr>
<th>Docket Number:</th>
<th>AX-3-2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>MELISSA LINDLEY</td>
</tr>
<tr>
<td>Property Owners:</td>
<td>GARDNER BROOKS J III</td>
</tr>
<tr>
<td>Property Location:</td>
<td>1 RIDGE ST</td>
</tr>
<tr>
<td>Tax Map Number:</td>
<td>010600-02-00800</td>
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<tr>
<td>Acreage:</td>
<td>0.27</td>
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<tr>
<td>Existing Zoning:</td>
<td>R-7.5, Single-Family Residential District, Greenville County</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>RM-1, Single-Family and Multi-Family Residential District</td>
</tr>
</tbody>
</table>
| Adjacent Zoning:     | N: RM-1, Single- and Multi-Family Residential District, City of Greenville  
E: R-7.5, Single-Family Residential District, Greenville County  
S: R-7.5, Single-Family Residential District, Greenville County  
W: R-7.5, Single-Family Residential District, Greenville County |
| Proposal:            | Annex 0.35 acre and Zone to RM-1, Single-Family and Multi-Family Residential District |
| District:            | Council District 2                 |
| Staff Recommendation:| Recommend Approval for Rezone to City Council with the condition that the property is included in the Greater Sullivan Neighborhood Overlay and the Greater Sullivan Special Emphasis Neighborhood |

**Applicable Sections of the City of Greenville Code of Ordinances:**
- Sec. 2-372 *Function, Powers, and Duties of the Planning Commission*
- Sec 19-1.3 *Purpose and Intent*
- Sec.19-2.1.2 (A) (2) (b) *Zoning District Map Amendments (Rezoning)*
- Sec.19-2.3.2 (E) (2) *Amendments to Zoning District Map*
- Sec.19-3.2 *District Descriptions*

**Staff Analysis:**

The subject property is located on Ridge Street and is currently within the Greater Sullivan Special Emphasis Neighborhood. The applicant requests to annex the property into the City with an RM-1 designation, which would allow higher residential density than Greenville County’s current zoning. The applicant indicates the intent to subdivide the property into two lots and to build residential units that are in keeping with the neighborhood.

The applicant conducted a neighborhood meeting on 4/9/2019 during the Greater Sullivan Neighborhood Association’s monthly meeting. Staff was in attendance.

Staff offers the following responses to the standards for rezoning found at Section 19-2.3.2 (E) (2), *Amendments to Zoning District Map.*
1. **Consistent with the Comprehensive Plan**: Staff believes the proposed RM-1 zoning designation is consistent with the “urban residential” Future Land Use designation shared by the closest surrounding City properties.

2. **Changed conditions since the original designation**: The process of annexation requires the property be assigned a City zoning designation.

3. **Addresses a demonstrated community need**: The RM-1 zoning designation promotes residential density that is consistent with the neighborhood pattern within the City.

4. **Compatible with surrounding uses**: The surrounding uses are also residential and are compatible with the proposed RM-1 zoning designation.

5. **Promotes logical development pattern**: The proposed zoning designation provides uses that are logical to the future development pattern of the area.

6. **Will not result in “strip” or ribbon commercial development**: The proposed zoning designation is limited to residential structures. Therefore, it is not anticipated that the proposed amendment will result in strip or ribbon commercial development.

7. **Will not create an isolated zoning district**: The property is currently zoned single family within the County and is surrounded by other residential zoned properties. The proposed property is contiguous with RM-1 zoning within the City and therefore, a rezone to RM-1 does not create an isolation or spot zoning district.

8. **Surrounding property values**: It does not appear that the proposed amendment will result in significant adverse impacts on the property values of surrounding lands. The RM-1 zoning designation is compatible with other properties in the area.

9. **Effect on natural environment**: The rear of the subject property is located within the floodway and the 100 year flood zone which will limit the buildable footprint of the property. All future development is required to comply with environmental standards.

10. **Public facilities and services**: Public facilities and services are available to the site.
**APPLICATION FOR ANNEXATION**

**APPLICANT/OWNER INFORMATION**

*Indicates Required Field

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>PROPERTY OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Melissa Lindsey</td>
<td><strong>Brooks Joseph Herdler III</strong></td>
</tr>
<tr>
<td><strong>Title:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Address:</strong> 3 Haggard St, Simpsonville</td>
<td>3 Haggard St, Simpsonville</td>
</tr>
<tr>
<td><strong>State:</strong> South Carolina</td>
<td>South Carolina</td>
</tr>
<tr>
<td><strong>Zip:</strong> 29681</td>
<td>29681</td>
</tr>
<tr>
<td><strong>Phone:</strong> 864-704-8010</td>
<td>864-361-1612</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:melissalindley2016@gmail.com">melissalindley2016@gmail.com</a></td>
<td><a href="mailto:brooks.gael@gmail.com">brooks.gael@gmail.com</a></td>
</tr>
</tbody>
</table>

**LEGAL REPRESENTATIVE (if applicable)**

<table>
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<tr>
<th>Name:</th>
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<tr>
<td><strong>Title:</strong></td>
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<td><strong>Address:</strong></td>
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<td><strong>Email:</strong></td>
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</table>

**PROPERTY INFORMATION**

* TAX MAP #(S) 0106000200800 (1 Ridge St, Greenville, SC 29606)  
* TOTAL ACREAGE 0.27 or 11,890  
* COUNCIL DISTRICT 2  
* CURRENT ZONING DESIGNATION (County) Greenville, SC R-7.5 (County)  
* PROPOSED ZONING DESIGNATION (City) Greenville, SC RM-1 (City)  
* DEED RESTRICTIONS  
* FRONTAGE ON PUBLIC ROAD (feet) Ridge 144  
* WATER DISTRICT  
* SEWER DISTRICT  
* FIRE DISTRICT  
* SANITATION DISTRICT  

**TYPE OF ANNEXATION**

*Please select one (1) type:  

100%  
75%  
25%  

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

1. The applicant is strongly encouraged to schedule a preapplication conference with Economic Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 457-5723 to schedule an appointment.

2. Submit an electronic copy of the draft plat signed by a registered surveyor and legal description (see requirements below) 2 weeks prior to the application filing deadline. Failure to do so may result in delay of the application. The draft plat can be sent to khoward@greenvillesc.gov.

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

4. If the application is to annex a portion of a property as otherwise described by deed, a survey of the parcel reflecting the requested annexation by courses and distances must be included in the submittal package.

5. All applications and fees (made payable to the City of Greenville) for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
   A. Annexation $550.00 – public hearing required

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 19-1.9, Annexations for additional information.

8. Public Notice Requirements. Annexation applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

   Annexation applications also require a 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 application, and submit one (1) paper copy and one (1) electronic version of the application submittal package.

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 is final.
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.

*Signatures

<table>
<thead>
<tr>
<th>Applicant</th>
<th>[Signature]</th>
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<tr>
<td>Date</td>
<td>3-19-19</td>
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<table>
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<tr>
<th>Property Owner/Authorized Agent</th>
<th>[Signature]</th>
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<tbody>
<tr>
<td>Date</td>
<td>3-18-19</td>
</tr>
</tbody>
</table>

APPLICATION REQUIREMENTS CHECKLIST

☐ Draft plat signed by a registered surveyor and legal description (see requirements below) submitted 2 weeks prior to the application filing deadline. Failure to do so may result in delay of the application. The draft plat can be sent to khoward@greenvillesc.gov.
  - A draft plat of the area to be annexed showing the following (Please see ANNEXATION PLAT REQUIREMENTS for more details):
    - Metes and bounds of the entire proposed annexation, showing the POB (Point of Beginning for annexation)
    - Any adjacent contiguous right-of-way not already within the corporate limits of the City. (The City reserves the right to exclude certain right-of-ways)
    - Label and show all contiguous corporate limit lines, including existing and new City Limit lines.
    - Acreage of Real Property, right-of-ways, and total acreage in a table format.
    - Easements
    - Private roads and drives (clearly marked as such)
    - Tax map numbers and owners for all lots to be annexed and adjacent lots
  - A legal description including metes and bounds of the property to be annexed and a separate description of the metes and bounds of any right-of-way to be annexed. The legal description must be included in a document separate from the annexation plat.

☐ A completed application form.

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

☐ A letter of intent (reason for annexation).

☐ The fee for the requested zoning classification as set by the City's fee schedule. (These fees are used to pay for administrative and advertising expenses incurred as a result of the petition).

☐ Three (3) copies of a recordable Final Plat and a true to scale electronic copy of the Final plat signed by the registered surveyor must be provided with all requested revisions with the application submittal.

ANNEXATION PLAT REQUIREMENTS

1. Drawing size shall be no smaller than “C” size (17” x 22”) and no larger than “E” size (34” x 44”).
2. The entire boundary of the proposed annexation shall be contained on “I” (one) drawing.
3. The title of the Annexation shall be noted in the title block as “Annexation Plat for (Show the Owner of Record) and
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

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>
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<tr>
<td>Property Owner/Authorized Agent</td>
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APPLICATION REQUIREMENTS CHECKLIST

Draft plat signed by a registered surveyor and legal description (see requirements below) submitted 2 weeks prior to the application filing deadline. Failure to do so may result in delay of the application. The draft plat can be sent to khoward@greenvillesc.gov.
- A draft plat of the area to be annexed showing the following (Please see ANNEXATION PLAT REQUIREMENTS for more details):
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  - Any adjacent contiguous right-of-way not already within the corporate limits of the City. (The City reserves the right to exclude certain right-of-ways)
  - Label and show all contiguous corporate limit lines, including existing and new City Limit lines.
  - Acreage of Real Property, right-of-ways, and total acreage in a table format.
  - Easements
  - Private roads and drives (clearly marked as such)
  - Tax map numbers and owners for all lots to be annexed and adjacent lots
- A legal description including metes and bounds of the property to be annexed and a separate description of the metes and bounds of any right-of-way to be annexed. The legal description must be included in a document separate from the annexation plat.

A completed application form.

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

A letter of intent (reason for annexation).

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Three (3) copies of a recordable Final Plat and a true to scale electronic copy of the Final plat signed by the registered surveyor must be provided with all requested revisions with the application submittal.

ANNEXATION PLAT REQUIREMENTS
1. Drawing size shall be no smaller than "C" size (17" x 22") and no larger than "E" size (34" x 44").
2. The entire boundary of the proposed annexation shall be contained on "1" (one) drawing.
3. The title of the Annexation shall be noted in the title block as "Annexation Plat for (Show the Owner of Record) and
4. A location map shall be shown in the upper right hand side of the drawing that shows the location of the proposed annexation and the surrounding streets.

5. Drawing shall show the dates of the survey, scale in feet, and stamped by the engineer or surveyor with registration number.

6. The “Existing City Limit Line” shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the “Existing City Limit Line”. This line shall be noted on the drawing as “New City Limit Line”.

7. The “New City Limit Line” shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the “Existing City Limit Line.” This line shall be noted as “New City Limit Line”.

8. The proposed annexation shall be contiguous to the “Existing City Limit Line”.

9. When directed by City staff, you may be required to include/capture adjacent street Right-of-Way as part of the annexation. When you are required to annex certain street right-of-ways that are adjacent to or contained within the proposed annexation, these areas, in square feet and acres, shall be noted on the drawing within these boundaries.

10. The area, in square feet and acres, of the real property that is to be annexed shall be noted on the drawing within these boundaries.

11. The Tax Parcels contained within the boundary of the proposed annexation shall be shown and their Tax Parcel ID numbers noted on the drawing. Also, all adjacent parcels shall be shown and labeled with their Tax Parcel ID.

12. The bearings and distances around the outer boundary of the proposed annexation shall be shown on the drawing. The linear dimensions shall be expressed in feet and decimals of a foot. All angular measurements shall be expressed in bearings to the nearest minute. Curves, that have been surveyed, shall be defined on the drawing by a radius, central angle, tangent, arc and chord bearings and chord distances. Areas of the annexation that have not been surveyed, such as adjacent street right-of-way, may be noted as “more or less” or “±”. The “total area” of the annexation will consist of the area of real property and any street right-of-way contained in the annexation. These areas shall be noted in a “text box” on the drawing titled “Area of Annexation”. The area of real property shall be noted and the area of any street right-of-ways shall be noted and then the “total area” noted.

13. Do not “traverse” the “New City Limit Line” along the center of a street.

14. A Legal Description of the annexation shall be written that traverses the outer boundary of the annexation. The “POB” (Point of Beginning) shall be noted on the drawing. When preparing the Legal Description, note any time that the traverse goes “along the Existing City Limit Line”.

15. If the annexation contains any existing structures, the present street address for these structures shall be noted within the corresponding parcel/structure.

16. The proposed annexation will be reviewed by City Staff and any corrections that are needed to the annexation plat will be noted and relayed to the Engineer, Surveyor, and/or owner,

**IMPORTANT NOTE:**
Prior to applying for annexation, contact the City of Greenville’s Engineering Department to verify the “availability” of utilities such as sanitary sewer and water.
03/18/2019

To Whom It May Concern,

On this day we are filing for Annexation in the City of Greenville South Carolina. Our intent is to annex 1 Ridge St Greenville SC 29605 and divide the property into two plats with the intent to build two newly constructed homes like to the area.

Thank you for your time and consideration,

Melissa Lindley Gardner
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 [description of property] and consisting of approximately [21] acres located on [tax map parcel]. That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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

<table>
<thead>
<tr>
<th>Property Owner(s)</th>
<th>Address/ Tax Map Number</th>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooks Joseph III</td>
<td>0106000200800</td>
<td></td>
<td>3-8-19</td>
</tr>
</tbody>
</table>

<p>| |</p>
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</table>
CERTIFICATION OF PETITION SIGNATURE

I, Brooks Joseph Sanders III, have this 18th day of March 2019, 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 initializing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

0106000200 400

______________________________
Signature
<table>
<thead>
<tr>
<th>Docket Number:</th>
<th>SD 19-006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal:</td>
<td>Major Subdivision for 1 Lots into 4 Lots @ 204 Gower Street</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Byron Epps</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Burton, Joann</td>
</tr>
<tr>
<td>Property Location:</td>
<td>204 Gower Street, between the N Leach St. &amp; Ware St. intersections</td>
</tr>
<tr>
<td>Tax Map Number(s):</td>
<td>0075000201900</td>
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<tr>
<td>Acreage:</td>
<td>0.546 acres</td>
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<tr>
<td>Zoning:</td>
<td>RM-1, Single- &amp; Multi-Family Residential District</td>
</tr>
</tbody>
</table>

**Staff Recommendation:** Deny, Revisions needed

**Applicable Sections of the City of Greenville Code of Ordinances:**
- Sec. 19-2.1.2(A), Administrative and decision-making bodies, Planning commission, Powers and duties
- Sec. 19-2.2.4(C), Common procedures, Neighborhood meetings, Neighborhood meeting required
- Sec. 19-2.3.13(A), Land development, Subdivision
- Sec. 19-6.7.2, Access standards
- Sec. 19-6.7.3, Utility standards

**Staff Analysis:**

**Site Information**
The applicant proposes to subdivide one (1) lot into four (4) lots for single-family detached residences located at 204 Gower Street. The property is zoned RM-1, Single- & Multi-Family Residential District, which does allow for this type of development and subdivision. The future land use is Urban Residential.

RM-1 allows for a density of up to ten (10) residential units per acre, with lot size being dictated by density. The total acreage for this project is 0.546 acres which could allow for up to five (5) residential dwellings total.

**Neighborhood**
The existing property is made up of a single parcel, with a single existing single family detached dwelling. The property is within the West Greenville Special Emphasis Neighborhood and the West Greenville Neighborhood Overlay.

**Lot Character and Layout**
The applicant proposes to create four (4) narrow, deep lots that average approximately forty-three (43) feet at the road (Gower Street) and taper down to an average of approximately sixteen (16) feet at the rear of the property.
Existing lots in the surround area average approximately fifty-four (54) feet in width at the road, with mostly parallel property lines leading to the rear of the properties. This average was taken from the City’s GIS mapping system, and considered properties that front Gower Street between the intersections with Howard Street and Birnie Street.

While the lots technically meet the subdivision requirements within RM-1, Staff feels that the proposed lots are not within keeping of the prevailing lot pattern throughout this extended block analysis. Per Section 19-6.9.1 of the Land Management Ordinance, to achieve neighborhood compatibility and maintain the harmony and character of this established single-family residential area, lots with frontages along Gower closer to the 54’ average would be more compatible.

**Neighborhood Meeting**
The applicant held a neighborhood meeting on April 9th, 2019 as required by subsection 19-2.2.4(C) of the Land Management Ordinance. The meeting took place during the regularly scheduled monthly West Greenville Community meeting. There were approximately 20-30 people in attendance. Feedback was mostly positive, but concerns about density and increased traffic were raised.

**Notes and Requirements**
Building setbacks and other applicable zoning requirements, including Sec. 19-6.9 Single-family residential infill standards, are required at the time of building permit submittal.

Preliminary Plat approval authorizes the subdivision of land only and does not constitute zoning or site plan approval. All approved lots shall comply with the zoning district requirements including: building setbacks, building height, permitted uses, all applicable site development and design standards. Furthermore, the applicant is responsible to submit an addressing scheme at the time of final plat submission.

Final subdivision plat approval will not be granted until all existing structures have been demolished.

**Staff Recommendation:** Deny, Revisions Needed.

**Staff Comments & Conditions**

**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) 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 of Bennett Street will require an approved encroachment permit.

4) Site plans detailing the grading and stormwater, utility improvements and site access shall be approved for the development. All required public and private infrastructure improvements shall be permitted for construction and completed or properly bonded prior to approval of the final subdivision plat.

**Site Specific Comments**
5) Access – Each lot has frontage on Gower Street. Gower Street is a public street owned by the City of Greenville.

6) The existing sidewalk along Gower Street shall comply with the City’s sidewalk minimum requirements for width, cross-slope and curb lawn. The sidewalk shall be rehabilitated as necessary to meet the minimum requirements.

7) Utility/Road Repair - The proposed development is anticipated to require multiple street cuts for water & sewer utility connections within the public right of way of Gower Street. Per 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. The utility impacts and street repair requirements will be evaluated further during the site permit review. It is anticipated that the developer will be required to mill and/or resurface Gower Street within the entire limits of the property frontage.

Environmental Engineer Comments – APPROVE w/ conditions

1) In order to not trigger the water quantity requirement, the new impervious area must be less than 0.25 acre or 10,890 square feet. The allowed impervious area shall be distributed evenly among the four lots and it may be less than the infill allowance of 60 percent coverage. If the lot coverage is less than 60 percent, a note shall be added to the final plat explaining that each lot has a maximum allowable impervious area less than the 60 percent infill lot coverage allowance. The site plan shall show the maximum allowable impervious areas for each lot.

2) Wastewater – Wastewater service for the development will be subject to the following conditions:
   a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa.
   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.

3) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City’s stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
   a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
   b. At a minimum, a stormwater plan should include:
      i. Proposed layout.
      ii. Appropriate erosion control best management practice standard details.
      iii. A construction entrance.
      iv. A concrete washout.
      v. Silt fence
   c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
      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.

4) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.

Traffic Engineer Comments – APPROVE
No Comments

Fire Department Comments – APPROVE w/ Conditions
The structures built on the proposed lots must be placed so that the most remote portion of the structures are within 150 feet of the road. You must ensure that each structure is within 500 feet of a fire hydrant. The access for fire vehicles will be provided from the existing streets as fire vehicles are not allowed to leave public roads.
**APPLICATION FOR LAND DEVELOPMENT PERMIT**

*Indicates Required Field*

**APPLICANT/OWNER INFORMATION**

<table>
<thead>
<tr>
<th>APPLICANT</th>
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<tbody>
<tr>
<td><em>Name:</em> Byron Epps</td>
<td>JOAN Burton</td>
</tr>
<tr>
<td><em>Title:</em> Developer/Agent</td>
<td>OWNER</td>
</tr>
<tr>
<td><em>Address:</em> 350 FAIRFLOOR Way, Greer, S.C.</td>
<td>204 Gower Street</td>
</tr>
<tr>
<td><em>Phone:</em> 864. 915. 3285</td>
<td>864. 907. 6122</td>
</tr>
<tr>
<td><em>Email:</em> <a href="mailto:byron.epps@yahoo.com">byron.epps@yahoo.com</a></td>
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**PROPERTY INFORMATION**

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<tr>
<th>STREET ADDRESS</th>
<th>TAX MAP #(S)</th>
<th>ZONING DESIGNATION</th>
<th># ORIGINAL LOTS</th>
<th># PROPOSED LOTS</th>
<th>TOTAL ACREAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>204 Gower Street</td>
<td>0075000201900</td>
<td>ORIGINAL = CURRENT RM-1</td>
<td>1</td>
<td>4</td>
<td>5.46</td>
</tr>
</tbody>
</table>

**INSTRUCTIONS**

1. Please refer to section 19-2.3.13, Land Development, for additional information.

2. 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.

   A. Minor Subdivision – (2 lots) $300.00 - Summary Plat review, administrative review
   B. Major subdivision – (3-10 lots) $300.00 - Preliminary Plat review, public hearing required
   C. Major subdivision – (11+ lots) $550.00 - Preliminary Plat review, public hearing required
   D. Multifamily development $550.00 - public hearing required

3. 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.

4. 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.

5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’.

6. Multifamily Development plan format and content requirements are reflected in the Administrative Manual at Appendix ‘H’. The information shall include at least a minimum:
   a. Completed application for land development permit;
   b. Context map, showing relationship of proposed development to the surrounding neighborhood;

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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*

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Byron Epps</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>3/15/19</td>
</tr>
</tbody>
</table>

Property Owner/Authorized Agent

| Date               | 3/15/19     |

STOP: To be filled when application submitted to Planning & Development (excluding Miror Subdivisions)

**APC**

- "Public Hearing" signs are acknowledged as received by the applicant

**ORE**

- Received information for public meeting
- Received information for materials board requirements

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