Planning Staff Report to
Greenville Planning Commission
November 23, 2022
for the November 29, 2022 Special-Called Public Hearing

Docket Number:	**AX-11-2022/Z-10-2022**
Applicant:	Brian Schick and Michael Watts
Property Owner:	Wingspan Properties LLC, Watch Properties LLC, Village at West Greenville LLC, Perry Street Partners II LLC
Property Location:	Pendleton Street, Traction Street, Smith Street, and Saco Street
Tax Map Number:	0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700, 0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, 0118001400400
Acreage:	**2.91 Acres**
Existing Zoning:	R-7.5, Single-family residential district (County); and C-1, Neighborhood commercial district, and RDV, Redevelopment district (City)
Adjacent Zoning:	N: RDV, Redevelopment district (City) E: RDV, Redevelopment district (City) S: R-7.5, Single-family residential district (County) W: R-7.5, Single-family residential district (County), RDV, Redevelopment district (City)
Proposal:	Annex and Rezone 1.366 acres from Unincorporated County to PD and Rezone 1.54 acres currently within City to PD for a mixed-use Planned Development (Development and PD name “Woven”)
District:	Council District 4
Staff Recommendation:	**Previously Recommended Approval of Annexation and PD Rezoning to City Council with Modifications and Conditions at July 2022 Public Hearing**

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.19-2.1.2 (A) (2) (b) *Zoning District Map Amendments (Rezoning)*
Sec.19-2.1.2 (A) (10) *Annexation of properties into the corporate limits*
Sec.19-2.3.2 (E) (2) *Amendments to Zoning District Map*
Sec.19-3.2 *District Descriptions*
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*

Overview: This report provides supplemental analysis and information to the staff report previously published for the July 21, 2022, Planning Commission public hearing (first link below). Staff recommends that its previously published comments and conditions be incorporated as part of the PD ordinance, as applicable.

NOVEMBER 2022 PROJECT OVERVIEW AND STAFF UPDATE

July 21, 2022 – Planning Commission Public Hearing
At its July 2022 meeting, Planning Commission recommended denial of AX-11-2022/Z-10-2022, the Woven PD, by a vote of 5-1. The reasons that Planning Commission recommended denial of the PD zoning included mass, scale, setbacks, and density. No specific concerns were expressed for the annexation aspect of the request.

- *Link to July 21, 2022, Planning Commission Agenda Packet*
- *Link to July 21, 2022, Planning Commission Meeting Minutes*

August 22, 2022 – City Council First Reading
City Council conducted its first reading for the annexation and rezoning application on August 22, 2022. Councilmembers heard from multiple individuals that spoke in favor and in opposition to the project. After council deliberation, the ordinance was passed on first reading by a vote of 4-3 with the following amendments:

- The staff comments and conditions, as presented in the Planning Staff Report, shall apply.
- The rear portion of the 5th floor shall be removed to reduce building height and mass.
- Additional 0.16-acre parcel shall be integrated into project as open space.
- Incorporate the recommendations of the DRB to deliver on the promise to the community to make project funky and cool.
- Any required improvements to mitigate traffic impacts shall be installed.
- The retail incubator space shall be restricted to 50% market rate and monitored by Community Development.

- *Link to August 22, 2022, City Council Ordinance Packet*
- *Link to August 22, 2022, City Council Presentation*
- *Link to August 22, 2022, City Council Meeting Minutes*
- *Link to August 22, 2022, City Council Meeting Recording*

September 27, 2022 – Neighborhood Meeting
The applicant held a subsequent neighborhood meeting on September 27, 2022, at the Truist Culinary Hospitality and Innovation Center. At the meeting, the applicant provided updated information on the Woven project and provided response to the City Council amendments presented during first reading.

October 24, 2022 – City Council Second Reading
On October 24, 2022, City Council received public comments and considered the ordinance on second reading. The posted ordinance was revised to reflect the amendments approved during first reading. At this meeting, a motion to refer AX-11-2022/Z-10-2022 back to Planning Commission was passed 7-0. The wording of that motion is as follows:

> *I move council refer this matter to the Planning Commission for further study and recommendation and submittal of a supplemental report to council on the issue of density, mass, scale, open space transition between main portion of project and community, connectivity with surrounding communities, traffic and mitigation, affordable housing, and including but not limited to total height across all portions of the project. Such report shall be submitted back to council no later than December 12, 2022.*

- *Link to October 24, 2022, City Council Ordinance Packet (Revised for second reading)*
- *Link to October 24, 2022, City Council Presentation*
- *Link to October 24, 2022, City Council Meeting Recording*
- *Link to October 24, 2022 City Council Meeting Minutes*

November 1, 2022 – Planning Commission Special-Called Workshop
The Planning Commission held a special-called workshop on November 1, 2022, to receive a staff update and learn about the city council request back to planning commission. The commission also received presentation from the applicant, which included updates as to how they propose to update the project in response to council comments and concerns previously expressed by the community. Due to the format of the workshop, no public comments were received and the planning commission was unable to deliberate on the project. Before adjourning, staff agreed to schedule another public hearing to provide for more robust discussion on the project.

- *Link to November 1, 2022, Planning Commission Workshop Agenda (no additional materials posted)*
- *Meeting minutes not available at the time this staff report was prepared.*

November 17, 2022 – Planning Commission Special-Called Public Hearing
The Planning Commission held a special-called public hearing on November 17, 2022, to receive a staff update. The commission also received a presentation from the applicant noting the planned reduction on most of the 5th floor from both proposed buildings within the development and reduction to 214 multifamily residential units. The Commission received public comment from both those in favor and opposed. The Commission provided feedback to the application proposed modifications and responses to Council's October 24, 2022, motion to refer to Planning Commission. Before adjoining, staff agreed to schedule a further special called public hearing on December 7, 2022, if the extra meeting was needed.

- *Link to November 17, 2022, Planning Commission Workshop Agenda (no additional materials posted)*
- *Meeting minutes not available at the time this staff report was prepared.*

Summary of Expressions of Interest and Concern
Together with concerns raised by Planning Commission, City Council, during public hearing and comment periods, and in meetings with residents and stakeholders, staff is aware of the following expressions of interest and concern by the community:

- Development incompatible with Village character and history
- Attention needed to scale/mass/density
- Need for vitality for local businesses
- Project benefits businesses but not neighborhood
- Need for open space and buffering
- Need for better pedestrian connectivity between the Brandon Mill neighborhood and Pendleton Street
- Traffic and parking issues
- Construction road closures, noise, and vibrations
- Affordable housing

Staff Response to Applicant-Proposed Revisions Presented on November 17th
At the November 17th Special-Called Public Hearing, the applicant presented proposed modifications to the Woven Planned Development including:

- Reduction to 214 multifamily residential units, with a request for some flexibility in the total number of units in order to account for variation in the final mix of one, two, and three-bedroom units.
    - *Staff response – The reduction from 254 to approximately 214 units reduces the proposed density from 89.75 to 73.54 units/acre. 214 units is more than the nearby redeveloped Brandon Mill (186 units), but less than nearby Woodside Mill (307 units).*

- Removal of the 5th floor of both buildings, except for the portion retaining the mill-like architecture towards Pendleton Street.
    - *Staff response - To address concerns regarding mass and scale, the applicant proposes to eliminate the 5th story except for the portion along Pendleton Street. This reduces the total height along the rear of the project to between 50 and 61 feet depending on the grade of the location. This is a reduction from the July proposal of a maximum of 75 feet.*

- Proposed for 20% affordable units (43 total): 8 units at 80% AMI, 26 units at 60% AMI, and 9 units at 40% AMI.

- *Staff response – The initial proposal was 10% of units (25 total) at 80% AMI. The modified proposal offers additional units at both 40% and 60% AMI. Staff considers this revision beneficial to the project and consistent with the affordable housing goals of the GVL2040 Comprehensive Plan. As noted in the July staff report, the applicant will be required to sign an agreement with the City's Community Development division prior to permit if the Planned Development is approved. The additional affordability requires approval of an MCIP agreement by the City of Greenville and Greenville County.*

- New renderings of buildings and cross sections compared to surrounding structures (not yet revised to depict reduction of 5th story).
  - *Staff response - The new renderings show four distinct architectural forms to break up the two buildings.*

    The Planning Commission expressed concerns that the dark paint color of the Village retail and restaurant space at the corner of Pendleton and Saco Streets did not allow the visual regression of the Mill-like architecture behind it. Staff would be supportive of a color change to a lighter tone for this location.

    Second, staff is supportive of the first two-stories of the modern, multi-colored box-style architecture along all streets being bricked to create a "water table" as requested by the Commission.

    Lastly, staff suggests removing the "low-country" architectural form from the project. In its place, the applicant may explore using the mill-like architecture for the bottom three stories and the modern, multi-colored box-style architecture along on the top floor and at the bookends of Smith Street. The mill-like form may be considered for all stories along Traction Street. This would reduce the total architectural forms to three and may help address Commission concerns that the numerous forms did not "weave" well together.

    The darker, box-style architecture along the top story at the Smith Street bookends would also provide a visual step-back as requested by the Commission.

- Applicant did not have revised parking garage space count resulting from the reduction of the 5th story.
  - *Staff response – As noted in the July staff report, if the applicant wishes to partner with the city for public parking, this discussion would be with the City Manager's Office pending approval of the PD.*

    If the reduction of the fifth level of the parking garage reduces the number of spaces per unit compared to the initial July proposal, staff is also supportive of a reduction due to the increase of affordable housing.

<u>Next Steps</u>

- ***November 29, 2022, Planning Commission Special-Called Public Hearing*** – The purpose of this meeting is for Planning Commission to reconsider the Woven project and annexation application, inclusive of any proposed changes or modifications, and to prepare and submit its report and recommendation to City Council. The Commission will receive public comments again at this public hearing.
- ***December 7, 2022, Planning Commission Special-Called Public Hearing, if needed*** – This special-called public hearing may be conducted at the request of the Commission. If held, the purpose of this meeting would be for Planning Commission to reconsider the Woven project and annexation application, inclusive of any proposed changes or modifications, for a final time and to prepare and submit its report and recommendation to City Council. The Commission will receive public comments again at this public hearing. If the Commission makes a recommendation to City Council at the November 29th meeting, the December 7th meeting will be canceled.
- ***December 12, 2022, City Council Formal Meeting*** – The supplemental report and recommendation from Planning Commission will be delivered to city council at this meeting.

BELOW MATERIALS PROVIDED BY APPLICANT AT THE NOVEMBER 17TH, 2022 SPECIAL CALLED PLANNING COMMISSION MEETING

WOODFIELD DEVELOPMENT

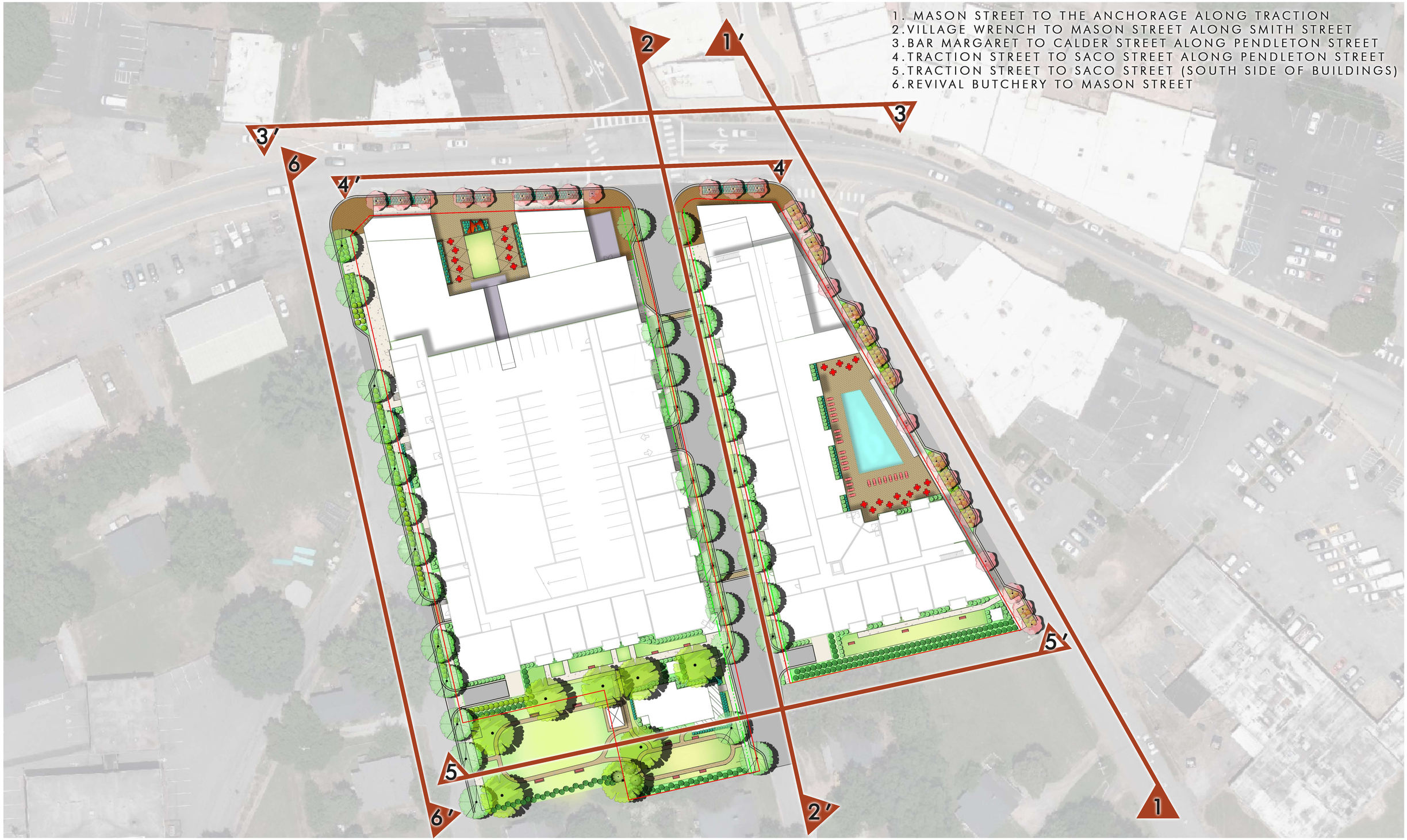
WOVEN - GREENVILLE, SC

SCALE= NTS

CONCEPTUAL GROUND FLOOR/RETAIL PLAN

WOVEN
GREENVILLE, SC
23 JUNE 2022

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE



0' 15' 30' 60'

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

SEAMONWHITESIDE

WOVEN I SITE SECTIONS

WOODFIELD DEVELOPMENT

CITY OF GREENVILLE, SC

09.19.2022

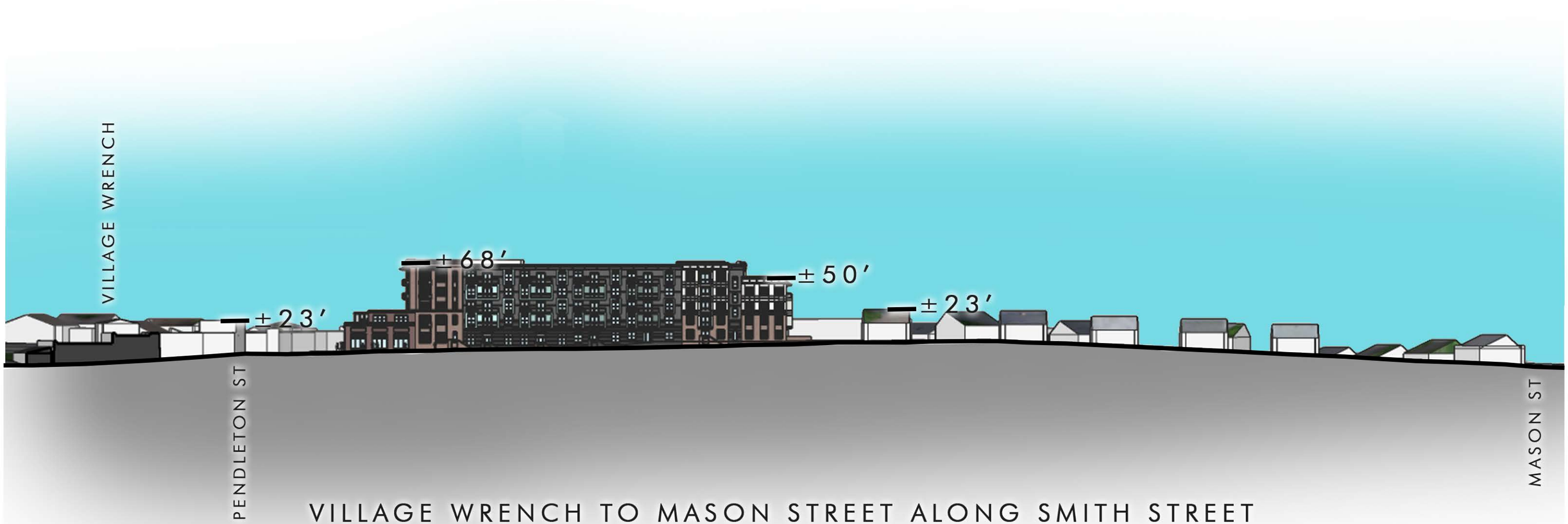
MASON STREET TO THE ANCHORAGE ALONG TRACTION

SEAMONWHITESIDE

WOVEN | SITE SECTION 1

WOODFIELD DEVELOPMENT
GREENVILLE, SOUTH CAROLINA
2022-11-07

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE

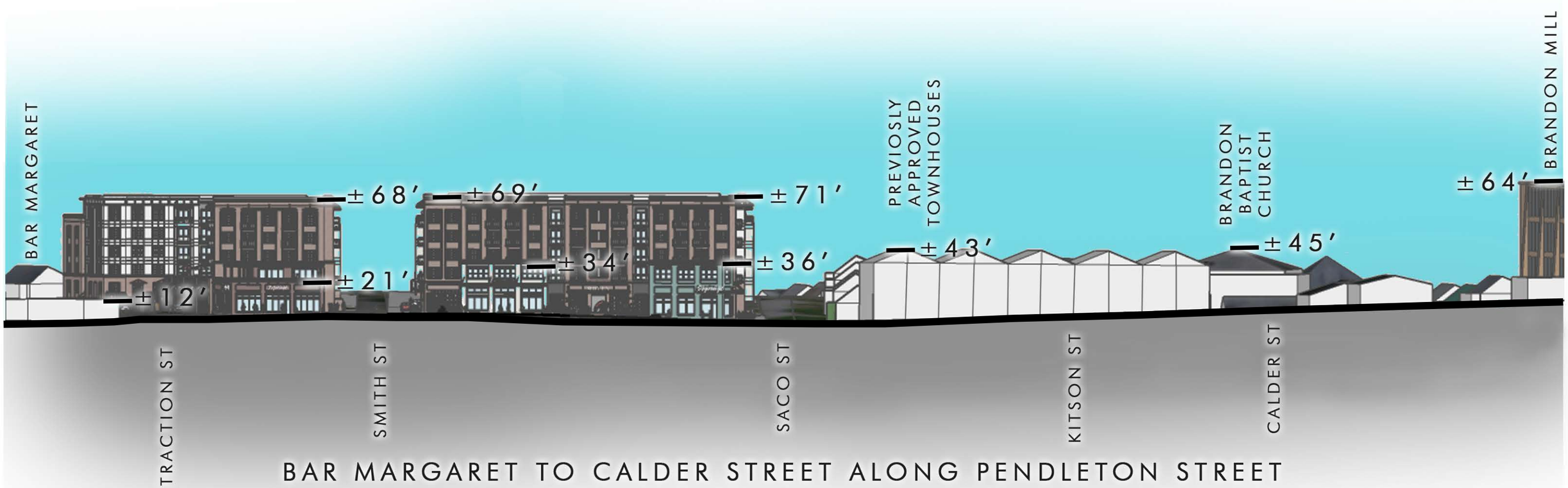


SEAMONWHITESIDE

WOVEN | SITE SECTION 2

WOODFIELD DEVELOPMENT
GREENVILLE, SOUTH CAROLINA
2022-11-07

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE



SEAMONWHITESIDE

WOVEN | SITE SECTION 3

WOODFIELD DEVELOPMENT
GREENVILLE, SOUTH CAROLINA
2022-11-07

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE

SEAMONWHITESIDE

WOVEN | SITE SECTION 4

WOODFIELD DEVELOPMENT

GREENVILLE, SOUTH CAROLINA

2022-11-07

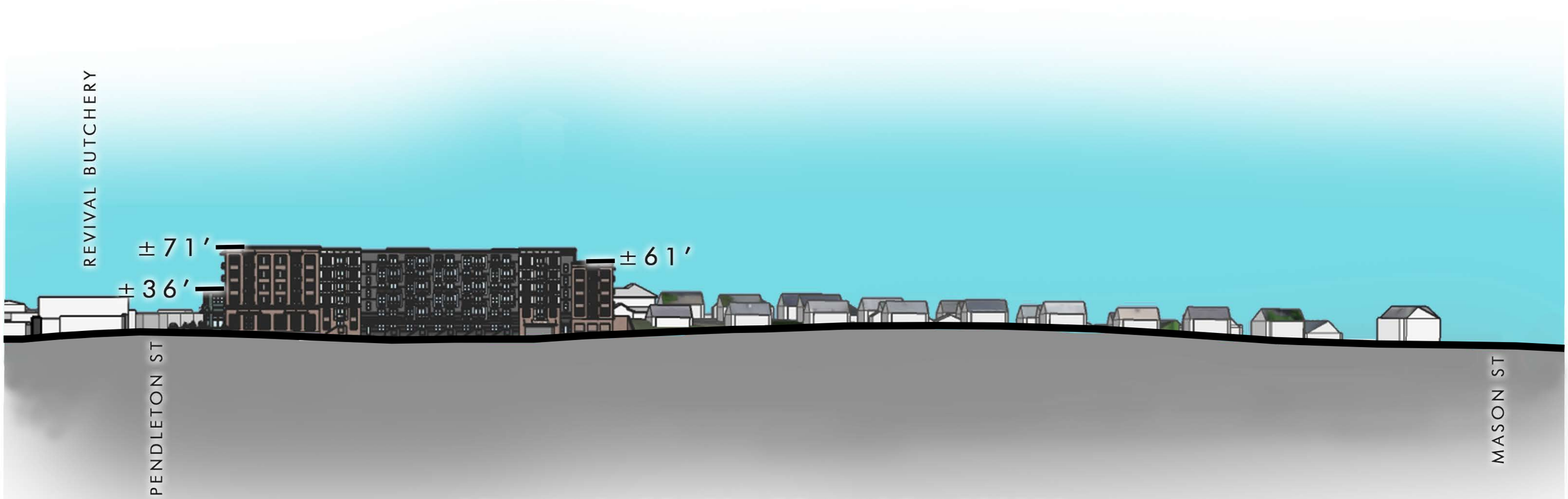
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE

SEAMONWHITESIDE

WOVEN | SITE SECTION 5

WOODFIELD DEVELOPMENT
GREENVILLE, SOUTH CAROLINA
2022-11-07

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE



REVIVAL BUTCHERY TO MASON STREET

SEAMONWHITESIDE

WOVEN | SITE SECTION 6

WOODFIELD DEVELOPMENT
GREENVILLE, SOUTH CAROLINA
2022-11-07

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE

VIEW FROM CORNER OF PENDLETON STREET AND TRACTION STREET

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

SEAMONWHITESIDE

WOVEN I RENDERIING

WOODFIELD DEVELOPMENT

CITY OF GREENVILLE, SC

11.16.2022

VIEW FROM CORNER OF PENDLETON STREET AND IRVINE STREET

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

SEAMONWHITESIDE

WOVEN I RENDERIING

WOODFIELD DEVELOPMENT

CITY OF GREENVILLE, SC

11.16.2022

VIEW FROM PENDLETON STREET

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

SEAMONWHITESIDE

WOVEN I RENDERIING

WOODFIELD DEVELOPMENT

CITY OF GREENVILLE, SC

11.16.2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

SCALE= NTS

CONCEPTUAL GROUND FLOOR/RETAIL PLAN

WOVEN
GREENVILLE, SC
15 AUGUST 2022

ARTIST
HIERARCHY CAFE

ARTIST
WORKSHOP
HIERARCHY CAFE

ARTIST
WORKSHOP
STUDIOS
GALLERY
STUDIOS

RESTAURANT

RESTAURANT
CENTER

THE FUNKY UNCLE
MELO MELON
THE BEARD CAFE
RESTAURANT

MELO MELON
THE FUNKY UNCLE
WHOLY SMOKE

UBER LOUNGE
VILLAGE LAUNCH
WHOLY SMOKE

BELOW MATERIALS FROM ORIGINAL APPLICATION IN JULY 2022

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 See below (address) and consisting of approximately 1.366 acres located on See below (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

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

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Watch Properties, LLC	6 Saco Street/ 011800-13-00501	Michael Watt	5-2-22
Village at West Greenville, LLC	8 Saco Street/ 011800-13-00500	Brian P. Tabor	5-2-22
Village at West Greenville, LLC	5 Smith Street/ 011800-13-02600	Brian P. Tabor	5-2-22
Village at West Greenville, LLC	6 Smith Street/ 011800-14-00400	Brian P. Tabor	5-2-22
Village at West Greenville, LLC	7 Smith Street/ 011800-13-02500	Brian P. Tabor	5-2-22

city of greenville
South Carolina

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Village at West Greenville, LLC	9 Smith Street/ 011800-13-02400		5-2-22

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

CERTIFICATION OF PETITION SIGNATURE

I, Michael Watts, have this 2nd day of May, 20 22, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

6 Saco Street / 011800-13-00501

Signature
Watch Properties, LLC

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

CERTIFICATION OF PETITION SIGNATURE

I, Brian P. Schick, have this 2nd day of May, 20 22, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

8 Saco Street - 011800-13-00500
5 Smith Street - 011800-13-02600
6 Smith Street - 011800-14-00400
7 Smith Street - 011800-13-02500
9 Smith Street - 011800-13-02400

Signature

Village at West Greenville, LLC

city of greenville

APPLICATION FOR ANNEXATION

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

Office Use Only:
Application#_____ Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

	APPLICANT	PROPERTY OWNER
*Name:	Michael Watts	Watch Properties, LLC
*Title:	Manager	6 Saco Street
*Address:	7. N. Laurens Street, Suite 901	
*State:	S.C.	
*Zip:	29601	
*Phone:	864-420-4402	
*Email:	mwatts@thepsgroup.net	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 011800-13-00501

*TOTAL ACREAGE TO BE ANNEXED 0.243 of 1.366 total annexed

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

*PROPOSED ZONING DESIGNATION (City) PD, Planned Development District

*DEED RESTRICTIONS April 27, 1959 Protective Covenants, Conditions and Restrictions (Subdivision for Abney Mills - attached)

TYPE OF ANNEXATION

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

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

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Planning and Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 or Email Planning@Greenvillesc.gov to schedule an appointment.
2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Please refer to ***Section 19-1.9, Annexations*** for additional information.
6. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

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

   The Neighborhood meeting shall be setup by staff prior to the Planning Commission meeting and will invite the applicant to attend to meet the requirements of Section 19-2.2.4, neighborhood meetings
7. **Please verify that all required information is reflected on the application, and submit one (1) electronic or hard version of the application submittal package.**
8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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

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

   Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

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

Michael Walls _____ *APPLICANT SIGNATURE

May 2, 2022 _____ DATE

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

*Signatures	
Applicant	Michael Walls
Date	May 2, 2022
Property Owner/Authorized Agent	Michael Walls
Date	May 2, 2022

APPLICATION REQUIREMENTS CHECKLIST

✔ **A completed application form**.

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

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

city of greenville

APPLICATION FOR ANNEXATION

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

Office Use Only:
Application#_____ Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

APPLICANT/OWNER INFORMATION

*Indicates Required Field

Clear Form

	APPLICANT	PROPERTY OWNER
*Name:	Brian P. Schick	Village at West Greenville, LLC
*Title:	Manager	
*Address:	1121 Tsali Circle	
*State:	Greenville	
*Zip:	SC	
*Phone:	704-506-4692	
*Email:	bschick@woodfielddevelopment.net	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*TAX MAP #(S) 011800-13-00500, 011800-13-02600, 011800-13-02500, 011800-13-02400, 011800-14-00400

*TOTAL ACREAGE TO BE ANNEXED 1.123 of 1.366 total annexed

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

*PROPOSED ZONING DESIGNATION (City) PD, Planned Development District

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

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

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2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.
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5. Please refer to ***Section 19-1.9, Annexations*** for additional information.
6. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. Staff shall post signs regarding the same on the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

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

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

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

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

   Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

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

_____ *APPLICANT SIGNATURE

May 2, 2022 DATE

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

*Signatures	
Applicant	
Date	May 2, 2022
Property Owner/Authorized Agent	
Date	May 2, 2022

APPLICATION REQUIREMENTS CHECKLIST

✔ **A completed application form**.

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

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

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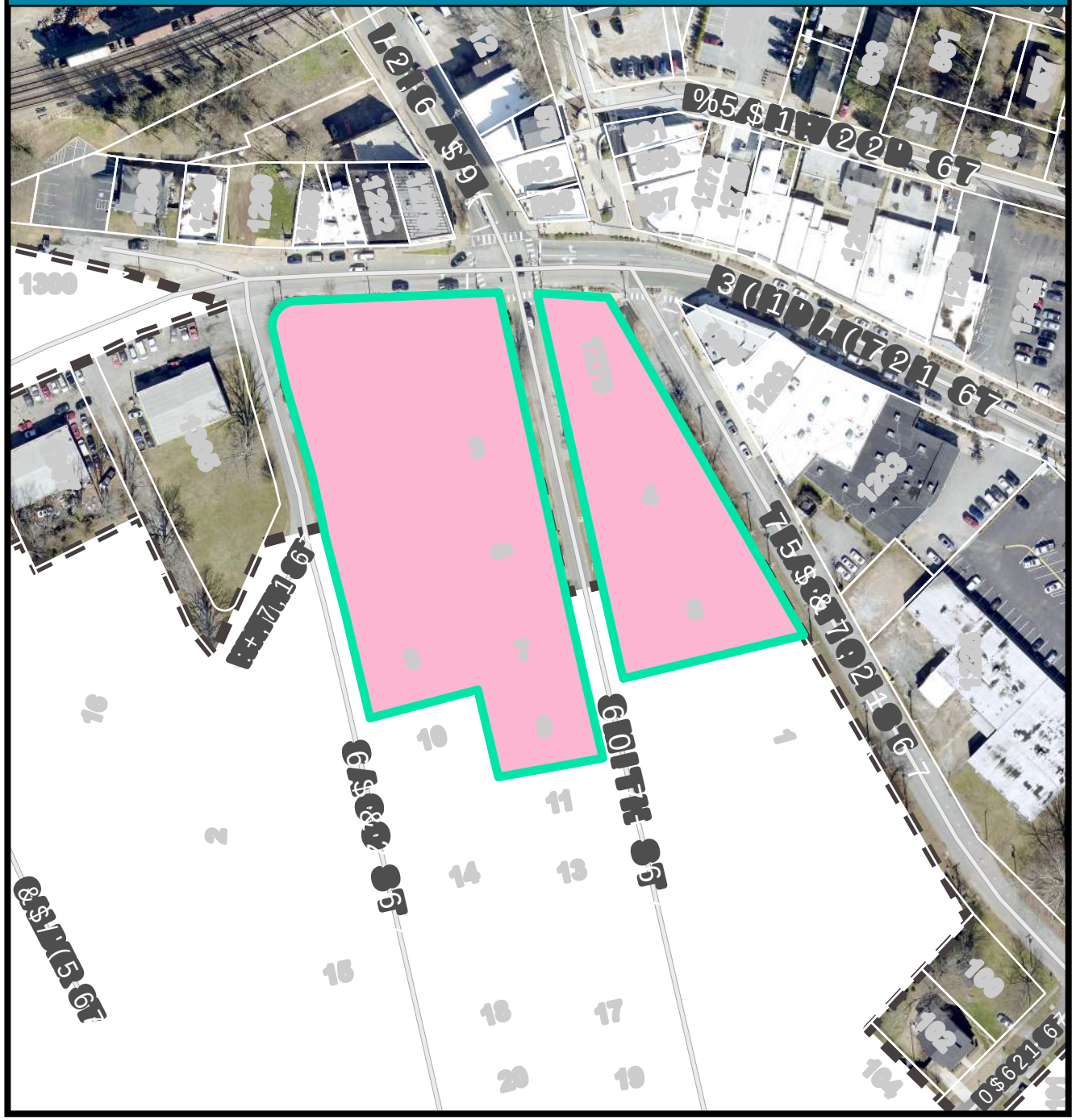

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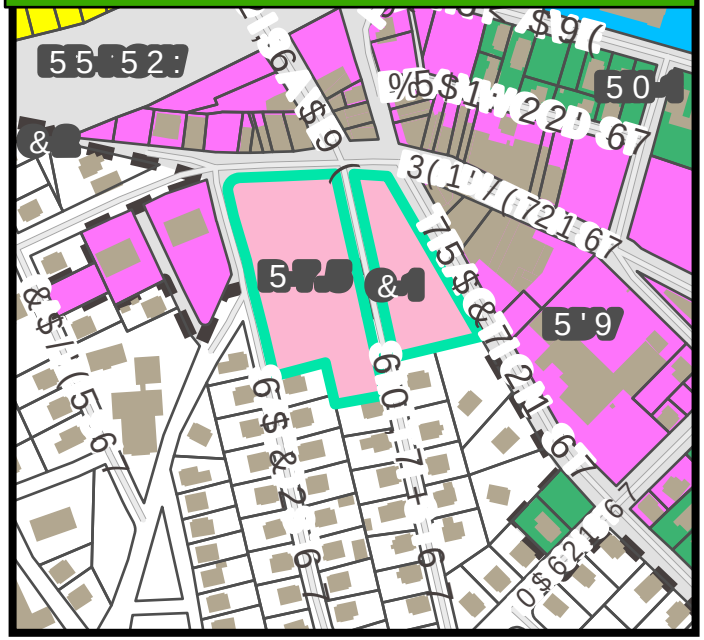

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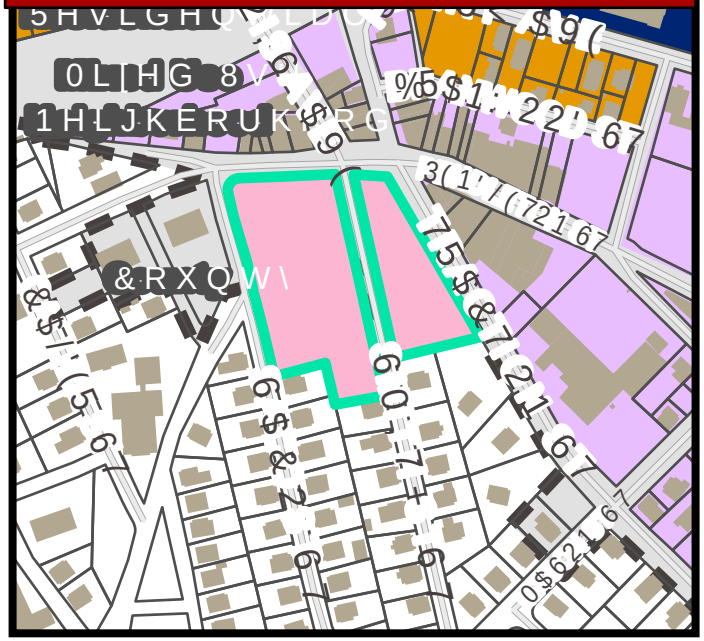

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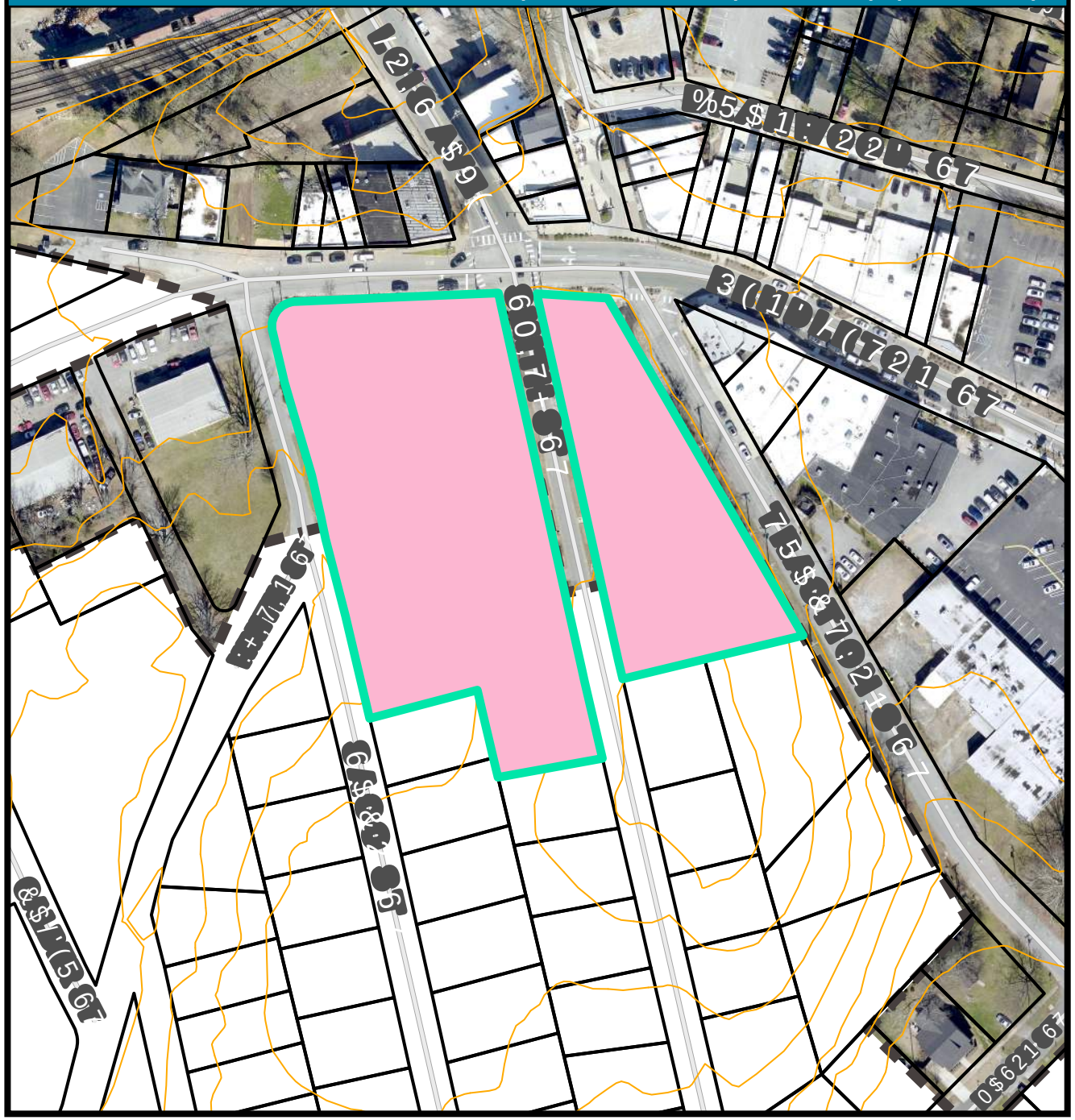

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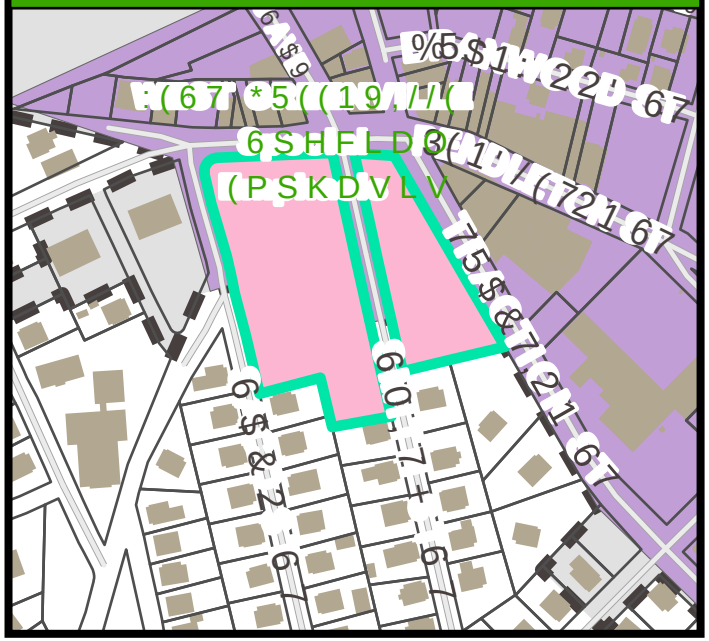

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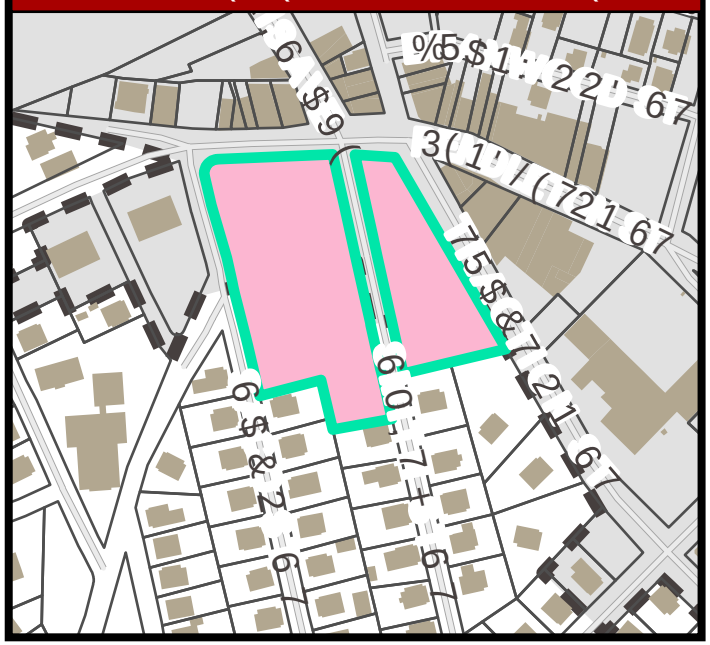

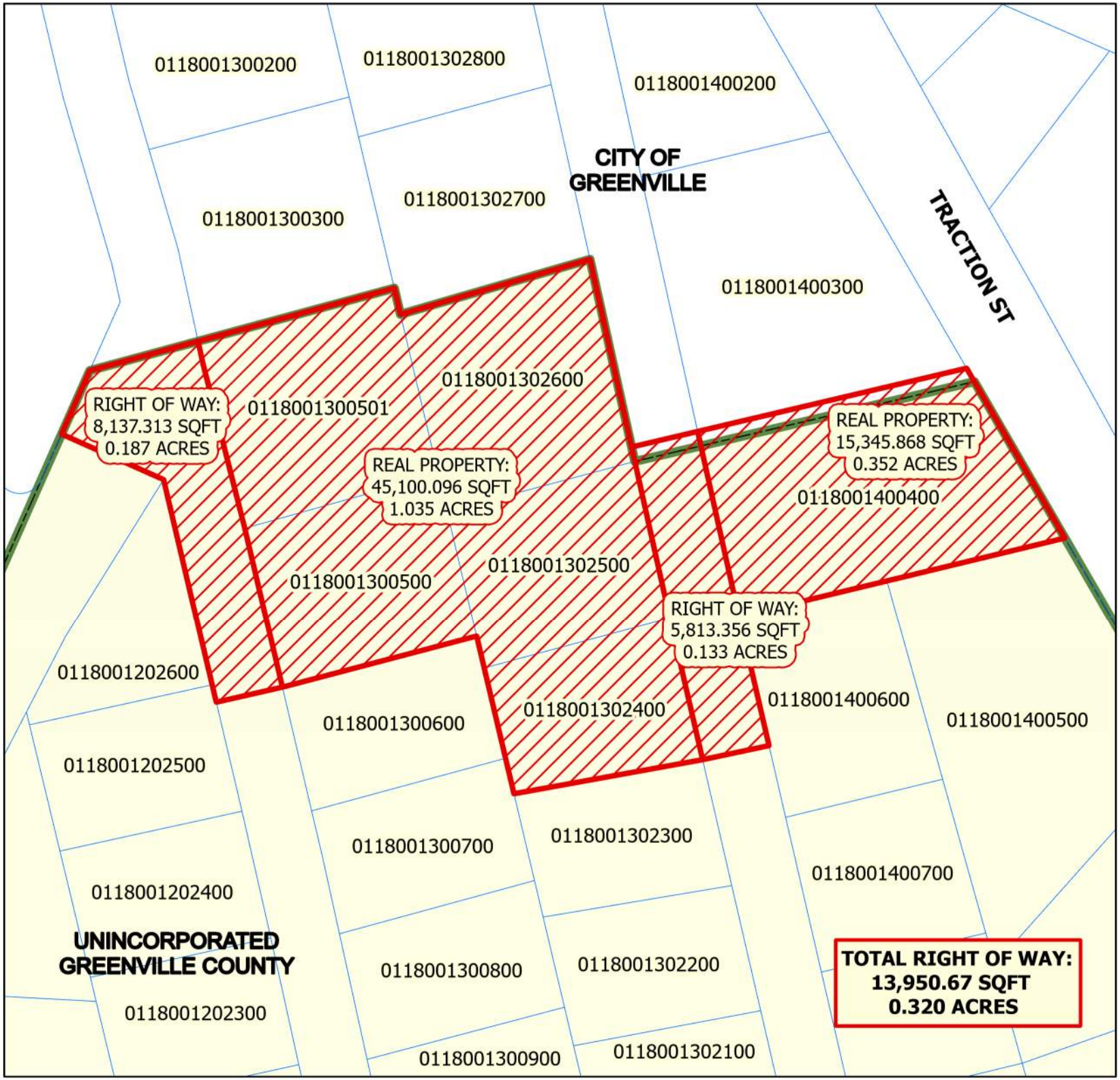

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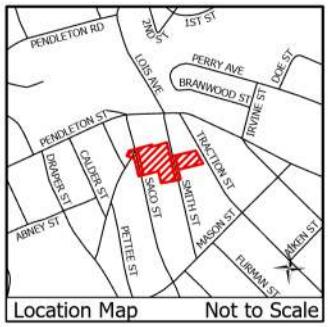


ANNEXATION MAP

for Tax Map Nos.
0118001300501, 0118001300500, 0118001302600, 0118001302500 0118001302400, 0118001400400
into the
City of Greenville

Greenville City Limits

Total Annexation Area

Total Area of Annexation:
70,741.459 Sq. Ft.
Total Acreage of Annexation:
1.624 Acres

Existing County Zoning: **R-75**
Proposed City Zoning: **PD**
City Council District: **2**
Census Tract: **21.05**
File Number: **AX-11-2022**

N

Feet

0 50 100

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

City Attorney Date

SECTION NO. 2.

SUBDIVISION FOR

ABNEY MILLS

BRANDON PLANT

GREENVILLE S. C.

Scale 1"=100' Feb. 1959

DALTON & NEVES
GREENVILLE S.C.

118-12-

SECTION NO. 2.

SUBDIVISION FOR

ABNEY MILLS

BRANDON PLANT

GREENVILLE S. C.

Scale 1"=100' Feb. 1959

DALTON & NEVES
GREENVILLE S.C.

LEGEND:

Sanitary Sewers
Water Mains
Easement
Elec. Pole Lines
Iron Pins at all Corners

379958 Filed This 21 day of Dec. 59
and Recorded in Vol. 89 Page 58
Revised Plat Greenville County, S.C.

Books 327-328-329-33

city of greenville

Office Use Only:	
Application#_____	Fees Paid_____
Date Received_____	Accepted By_____
Date Complete_____	App Deny Conditions

APPLICATION FOR REZONE – PLANNED DEVELOPMENT DISTRICT (PD)

Contact Planning & Development (864) 467-4476

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	**Brian P. Schick**	**Village at West Greenville, LLC**
*Title:	**President**	
*Address:	**1121 Tsali Circle**	**7474 Creedmoor Road, Box 306**
*State:	**Greenville SC**	**Raleigh NC**
*Zip:	**29601**	**27613**
*Phone:	**704-506-4692**	**704-506-4692**
*Email:	**bschick@woodfielddevelopment.net**	**bschick@woodfielddevelopment.net**

Additional Property Owners:
Michael Watts &
Ryan Johnston

C/O:
Watch Properties LLC
Wingspan Properties LLC
Perry Street Partners II LLC

PROPERTY INFORMATION

*STREET ADDRESS South of intersection of Pendleton Street and Saco / Smith / Traction Street in Greenville, SC

*TAX MAP #(S) see table to right

*CURRENT ZONING DESIGNATION see table to right

*PROPOSED ZONING DESIGNATION Planned Development (PD)

*TOTAL ACREAGE ±2.83 acres

*PROPOSED PD NAME **Woven**

Parcel ID	*Existing Zoning*	*Acreage*
0118001400200	RDV (City)	0.25
0118001400300	C-1 (City)	0.36
0118001400400	R-7.5 (County)	0.36
0118001300200	RDV (City)	0.19
0118001302800	RDV (City)	0.18
0118001300300	RDV (City)	0.25
0118001302700	RDV (City)	0.21
0118001300501	R-7.5 (County)	0.24
0118001302600	R-7.5 (County)	0.24
0118001300500	R-7.5 (County)	0.21
0118001302500	R-7.5 (County)	0.19
0118001302400	R-7.5 (County)	0.15

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 4/11/2022

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

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*)

   XX Public Hearing signs are acknowledged as received by the applicant

   XX 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

May 16, 2022

_____ 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** XX restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	**Brian P. Schick** **May 16, 2022**
Property Owner/Authorized Agent	
Date	**Brian P. Schick** **May 16, 2022**

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

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.

   see separate document "Application Standard Questions" included as part of this submittal

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

   see separate document "Application Standard Questions" included as part of this submittal

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.

   see separate document "Application Standard Questions" included as part of this submittal

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

   see separate document "Application Standard Questions" included as part of this submittal

APPLICATION FOR REZONE –
PLANNED DEVELOPMENT DISTRICT (PD)

SUPPORTING INFORMATION – STANDARD QUESTIONS

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

The proposed Redevelopment Site is intended to be an integrated mixed-use development with multi-family residential (apartments) and various commercial offerings including, but not limited to, retail, art galleries, office, and/or restaurants.

Additionally, one of the mill houses (currently located at 4 Smith Street), known as the "Morgan House", will be preserved and relocated to the southern portion of the site. In this new location, the 2-story house, in conjunction with a new pocket park, will serve to help transition from the 5-story apartment building to the adjacent single-family homes to the south. The pocket park will consist primarily of open, green space and landscaping but may also include some furnishings and be programmed for passive activities such as a walking path.

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.

In total, project will consist of multi-family residential (apartments) not to exceed 275 dwelling units and up to 20,000 square feet of indoor commercial space. Generally, the commercial uses are strategically positioned along Pendleton Street to help anchor the Node, activate the public realm, and to extend the existing commercial corridor. The proposed Redevelopment Site seeks to create a vibrant, mixed-use urban Node along Pendleton Street in the heart of The Village of West Greenville as prescribed in the Greenville 2040 Comprehensive Plan (GVL 2040) where growth is directed to Nodes that are well-suited to become small downtowns. These principles are consistent with the goals of the GVL 2040 Comprehensive Plan by embracing a higher density urban form and using it as a model for growth in community Nodes distributed across the City.

Enhanced streetscape improvements will be included to create an aesthetically pleasing and safe streetscape for all users. The streetscape will strive to adhere to the spirit of the Greenville Downtown Design Guidelines and create an inviting and active pedestrian realm. Along Pendleton Street, a commercial corridor, the streetscape will include a an 8' sidewalk zone and a 6' planting zone. Landscape and outdoor finishes at the commercial space will form an urban plaza at the entrance to the site, and will include street trees, site furnishings, pavers or other decorative paving, and pedestrian-scale outdoor lighting. This space will be human scaled and inviting to accommodate pedestrian ingress/egress and provide an intimate environment for other pedestrian-oriented activities. Along Saco Street, a sidewalk zone of up to 6' and a planting zone of up to 5' will be provided. Smith Street, which is currently very narrow and contains no pedestrian infrastructure will be completely revamped to include a 5' sidewalk and a curb lawn up to 3.5' in width utilizing street trees in tree wells on both sides of the street. Traffic will be calmed, and pedestrian safety enhanced through the installation of raised crosswalks which will create a much-improved public realm and more inviting streetscape. Traction Street will include a sidewalk zone of up to 6' and a planting zone of up to 8' will be provided in areas to break up the parallel parking.

Smith Street is currently substandard at ±19' and will be widened and improved as part of this project to include a 44' right-of-way, 26' roadway with curb & gutter, sidewalk with curb lawn, street trees, and traffic calming (raised crosswalks).

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.

Public transit opportunities will be offered via an existing Greenlink bus stop located at the corner of Traction Street and Pendleton Street. It is the intent of the developer to work with Greenlink to ensure this bus stop is integrated and complimentary to the streetscape and architecture of the development. Ridesharing (i.e., Uber and Lyft) will also be accommodated with a safe and convenient internal drop-off location on Smith and Traction Streets.

The vast majority of parking will be provided via structured parking. The extensive use of structured parking, as well as underground detention, allows for greater densities to be achieved in a compact, efficient development while also preserving essential space for amenities, landscaping, and open space.

These principles are consistent with the goals of the GVL 2040 Comprehensive Plan by embracing a higher density urban form and using it as a model for growth in community Nodes distributed across the City.

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 Redevelopment Site seeks to create a vibrant, mixed-use urban Node along Pendleton Street in the heart of The Village of West Greenville as prescribed in the Greenville 2040 Comprehensive Plan (GVL 2040) where growth is directed to Nodes that are well-suited to become small downtowns. In that spirit, commercial uses are placed along Pendleton Street which include wide sidewalks, plazas, and other gathering spaces to emphasize the urban "Main Street" concept. All ground-level residential units will have direct access to Saco Street, Smith Street, and Traction Street to help fully activate the public realm. Through the strategic placement and design of these elements, the project seeks to honor the existing environment and context of the Pendleton Commercial Corridor ("Main Street" of The Village of West Greenville), the history of Brandon Mill, the Brandon and West Village Communities, and the City of Greenville as a whole.

To accomplish this, the development has been guided by and conforms to existing community policy and planning documents. The following documents were the result of tremendous time and monetary expenditures by local governments, input by planning and design professionals, and extensive community outreach and have driven the design concepts of this project:

- Greenville 2040 Comprehensive Plan (GVL 2040) – 2020
  - "Encouraging a higher density urban form Directed to Nodes…4-6 stories"
- Village of West Greenville Action Plan – 2021
  - "Encourage densities up to 90 units per acre"
- Brandon Community Plan – 2015
  - "Encourage appropriate development and redevelopment"
- Greenville West Side Comprehensive Plan – 2014
  - "Urge an emphasis on higher density forms of housing"
- West Greenville Master Plan – 2002
  - Pendleton Vision: "Plan recommends the maximum allowable residential densities"

The architecture of the residential buildings will continue the existing character and narrative of the surrounding land uses factory and industrial influence, with modernized, streamlined and simplified detailing. The architecture of the commercial buildings is in keeping with the urban location of the development featuring

warehouse and industrial influences on structures with expansive storefronts allowing views into the buildings.

A large, central courtyard / plaza will be hardscaped with decorative paving and include public art, seating, landscaping. This large courtyard / plaza space is intended to not only serve the adjacent commercial uses but to also provide a community gathering space. Additional plaza spaces are proposed on the corners of Pendleton Street and Smith Street to further emphasize the urban, "Main Street" character and activate the public realm. New retail offerings will provide greater opportunity for residents of both the Redevelopment Site and other nearby neighborhoods to walk or bike to shopping and dining, as well as create a destination for shopping, dining, and cultural experiences within The Village of West Greenville.

The Developer will reserve a minimum of 10% of the for-rent multifamily apartment units as affordable, income-restricted housing for residents earning up to 80% of Area Median Income in accordance with the guidelines outlined in the GVL 2040 Comprehensive Plan. Such affordable housing units will be professionally leased and managed in a manner consistent with the development's market-rate units and in accordance with applicable rules and law.

In addition to affordable housing units, the Developer will provide up to 3,000 square feet of representative retail and incubator commercial spaces to be leased at below-market rates to support local entrepreneurs, non-profits, artists etc.

WOVEN PLANNED DEVELOPMENT
STATEMENT OF INTENT

1.0 INTRODUCTION

This statement of intent is to describe in detail the proposed mixed-use development of a ±2.83-acre site located at the intersection of Pendleton Street (northern border), Saco Street, Smith Street, and Traction Street (the "Redevelopment Site"). The total site includes multiple parcels, as identified on the following Tax Sheets:

Parcel ID	*Existing Zoning*	*Acreage*
0118001400200	RDV (City)	0.25
0118001400300	C-1 (City)	0.36
0118001400400	R-7.5 (County)	0.36
0118001300200	RDV (City)	0.19
0118001302800	RDV (City)	0.18
0118001300300	RDV (City)	0.25
0118001302700	RDV (City)	0.21
0118001300501	R-7.5 (County)	0.24
0118001302600	R-7.5 (County)	0.24
0118001300500	R-7.5 (County)	0.21
0118001302500	R-7.5 (County)	0.19
0118001302400	R-7.5 (County)	0.15

The properties comprising the Redevelopment Site are owned by various subsidiaries and investors of Woodfield Development, the Developer of the project. All properties currently located in Greenville County will be annexed into the City of Greenville as part of this rezoning. Woodfield Development is a real estate development firm founded in 2005 in the Carolinas and metro D.C. Woodfield Development sources and develops Class A multi-family and mixed-use assets in neighborhoods, towns, and cities along the eastern seaboard of the United States. Woodfield Development has successfully developed the following four (4) high-quality projects in the Greenville area:

1. Innovation – completed in 2016
2. The Greene – completed in 2018
3. Riverside – completed in 2021
4. 408 Jackson – under construction with expected completion in September 2022

The proposed Redevelopment Site is intended to be an integrated mixed-use development with multi-family residential (apartments) and various commercial offerings including, but not limited to, retail, art gallery, office, and/or restaurants. The Planned Development District (PD) Regulating Plan submitted in conjunction with this Statement of Intent indicates approximately:

- Up to 254 multifamily residential dwelling units (apartments)
  - Includes approximately 8,000 SF of leasing and amenity space
  - Includes a minimum of 10% affordable housing at 80% AMI
- Up to 30,000 square feet of commercial space (restaurant / retail / office / etc.)

The Redevelopment Site will be connected through an internal street network and pedestrian pathways, plaza areas, and open space. A Planned Development District (PD) zoning classification is required to allow for innovative and creative design techniques incorporating multiple uses, and flexibility in density, building heights and setbacks, parking requirements, and open space incorporation.

There will be a master agreement amongst the various uses to govern and delineate the responsibilities and allocations of expenses and cost to operate and maintain the shared common areas and infrastructure of the planned development.

2.0 EXISTING ZONING AND SITE CONDITIONS

The Redevelopment Site currently consists of RDV (redevelopment), C-1 (commercial), and R-7.5 (single-family residential in the County) zoning classifications. Adjacent zoning classifications consist of RDV (redevelopment) and R-7.5 (single-family residential in the County).

The Redevelopment Site is part of a former mill village and currently exists as predominately 1-story single-family houses, surface parking lot(s), and open space. The existing single-family homes are typical of traditional mill village houses and are in varying condition including some which are in disrepair. One of the mill houses (currently located at 4 Smith Street) is unique because it is 2-stories and was the home of the former mill super intendent. This house, known as the "Morgan House", will be preserved and relocated to the southern portion of the site. In this new location, the 2-story house, in conjunction with a new pocket park, will serve to help transition from the 5-story apartment building to the adjacent single-family homes to the south.

Existing vegetation on-site consists of some existing trees, scattered brush/shrubs, and lawn areas.

The property is in the Greenville County School District and currently zoned for Hollis Elementary School, Berea Middle School, and Berea High School. The school district has confirmed these assignments and service of the proposed redevelopment.

3.0 TRANSPORTATION, DRAINAGE, AND UTILITIES

The Redevelopment Site fronts on Pendleton Street and has direct access to Saco Street to the west, Smith Street bisecting the development, and Traction Street to the east. Smith Street is currently substandard at ±19' and will be widened and improved as part of this project to include a 44' right-of-way, 26' roadway with curb & gutter, sidewalk with curb lawn, street trees, and traffic calming (raised crosswalks).

Parking will be provided primarily via structured parking with some on-street parking also provided. The parking structure will be fully wrapped and not visible from the street. It is anticipated that approximately 415 parking spaces will be included in the deck, with up to 36 of these spaces dedicated for public use to serve the commercial uses. Ingress and egress from the parking deck will occur along Saco Street and Smith Street. On-street, parallel parking spaces are proposed along Saco Street, Smith Street, and Traction Street. The parking spaces on Smith Street are intended to also serve as both parking for the Morgan House and a loading zone for move-in/move-out, which will be carefully controlled and coordinated by on-site property management.

Public transit opportunities will be offered via an existing Greenlink bus stop located at the corner of Traction Street and Pendleton Street. It is the intent of the developer to work with Greenlink to ensure this bus stop is integrated and complimentary to the streetscape and architecture of the development. Ridesharing (i.e., Uber and Lyft) will also be accommodated with a safe and convenient internal drop-off location on Smith Street.

Sanitary sewer service is available by The City of Greenville, Parker Sewer District (Metro Connects), and ReWa via existing gravity sanitary sewer line. The Greenville Water System provides water service. Piedmont Natural Gas provides natural gas service. Duke Energy provides electric power to serve the site. The City of Greenville presently provides essential services such as fire protection and police protection. Discussions have been held with the providers regarding these services and their ability to continue to serve the Redevelopment Site has been confirmed.

The storm sewer system will be designed to meet or exceed local, state, and federal regulations involving storm flow, siltation, and erosion control. No part of the Redevelopment Site lies within designated flood zones or delineated wetlands. At this time, it is anticipated that stormwater will be handled predominately through underground detention systems.

4.0 DEVELOPMENT SCHEDULE

It is anticipated that the Redevelopment Site will be developed in a single phase. A Final Development Plan will be provided to City Staff for review and compliance with the PD Regulating Plan as part of this PD application. The projected timeline for construction is estimated to begin in Q1 2023 with an estimated completion in Q1 2025 (subject to market conditions, financing via the capital markets, and other key factors).

5.0 DEVELOPMENT CONCEPT

The proposed Redevelopment Site seeks to create a vibrant, mixed-use urban Node along Pendleton Street in the heart of The Village of West Greenville as prescribed in the Greenville 2040 Comprehensive Plan (GVL 2040) where growth is directed to Nodes that are well-suited to become small downtowns. In that spirit, commercial uses are placed along Pendleton Street which include wide sidewalks, plazas, and other gathering spaces to emphasize the urban "Main Street" concept. All ground-level residential units will have direct access to Saco Street, Smith Street, and Traction Street to help fully activate the public realm. Through the strategic placement and design of these elements, the project seeks to honor the existing environment and context of the Pendleton Commercial Corridor ("Main Street" of The Village of West Greenville), the history of Brandon Mill, the Brandon and West Village Communities, and the City of Greenville as a whole.

To accomplish this, the development has been guided by and conforms to existing community policy and planning documents. The following documents were the result of tremendous time and monetary expenditures by local governments, input by planning and design professionals, and extensive community outreach and have driven the design concepts of this project:

- Greenville 2040 Comprehensive Plan (GVL 2040) – 2020
  - "Encouraging a higher density urban form Directed to Nodes…4-6 stories"
- Village of West Greenville Action Plan – 2021
  - "Encourage densities up to 90 units per acre"
- Brandon Community Plan – 2015
  - "Encourage appropriate development and redevelopment"
- Greenville West Side Comprehensive Plan – 2014
  - "Urge an emphasis on higher density forms of housing"
- West Greenville Master Plan – 2002
  - Pendleton Vision: "Plan recommends the maximum allowable residential densities"

As planned, the ±2.83-acre site will be redeveloped to feature two primary buildings bisected by Smith Street. In total, the project will consist of multi-family residential (apartments) not to exceed 254 dwelling units and up to 30,000 square feet of indoor commercial space.

Generally, the commercial uses are strategically positioned along Pendleton Street to help anchor the Node, activate the public realm, and to extend the existing commercial corridor. These spaces are anticipated to be a blend of restaurant, retail, artist galleries, and potentially office uses as dictated by market conditions. The type of restaurant / retail uses envisioned for the project consist of supporting neighborhood retail shops and sit-down or grab-and-go restaurants with indoor and outdoor café style seating. These may include restaurants, coffee shops, and small markets (such as the Swamp Rabbit Café & Grocery), salons, and boutique retail shops. Proposed retail sales and services uses will generally follow C-3 permitted uses found in Table 19-4.1-2: Table of Uses in the City's Code of Ordinances. C-3 permitted uses that will not be allowed in this PD include the following: kennel, veterinary clinic, landscape nursery, funeral home, vehicle sales and service, automobile

parts store, bail bonding, or restaurant with drive through. Hours of operation shall be consistent with those outlined in the table of permitted uses.

The architecture of the residential portions of the buildings will continue the narrative of factory and industrial influence, with modernized, streamlined, and simplified detailing along Pendleton Street. As you move south away from Pendleton Street, the architecture will attempt to blend with the adjacent neighborhoods by using a more traditional, residential architecture. Exterior materials include modular brick, cementitious siding (board & batten and panel with reveal trim), aluminum railings, along with a mixture of storefront and residential doors and windows. In the spirit of industrial/modern architecture, a subdued color palette with warm accent materials and minimalist detailing will articulate the facades.

The architecture of the commercial spaces is in keeping with the urban location of the development featuring warehouse and industrial influences on structures with expansive storefronts allowing views into the buildings. Extensive use of brick will distinguish the building's exterior while the use of metal and cementitious cladding, unique detailing, and pedestrian friendly fixtures will serve to visually articulate the façade and activate the streetscape. Upper floors will continue this vocabulary, providing appropriate scale and massing.

Architecture design standards will be generally consistent with city design guidelines and will meet or exceed the multifamily residential development standards set forth in Section 19-6.8 of the City's Code of Ordinances. The proposed building heights will not exceed 75 feet, as per building height definition in section 19-5 of the City of Greenville Ordinances.

More specifically, Building 1 (western building) is the larger building and will contain a fully wrapped parking structure with approximately 415 parking spaces, including approximately 36 of these spaces dedicated for public use. Building 1 will include the leasing offices and mail room for the development and on-grade commercial spaces along Pendleton Street. A large, central courtyard / plaza will be hardscaped with decorative paving and include public art, seating, landscaping. This large courtyard / plaza space is intended to not only serve the adjacent commercial uses but to also provide a community gathering space. Additional plaza spaces are proposed on the corners of Pendleton Street and Smith Street to further emphasize the urban, "Main Street" character and activate the public realm. It is anticipated that trash for the commercial uses of Building 1 will be handled via Sutera in-ground waste containers located on Saco Street. Residential trash will be handled via a valet service that utilizes an internal trash room / compactor. Trash pick-up will be carefully coordinated and collected from (a) dedicated location(s) along Saco Street. Move-in / Move-out loading will be limited to specific times and will utilize centrally located, on-street parking spaces along Smith Street adjacent to the relocated Morgan House.

Building 2 (eastern building) is the smaller building and will contain the elevated private amenity space off of Traction Street which will provide an opportunity to incorporate art / murals on the street-facing walls. Building 2 will feature on-grade commercial space and a public plaza along Pendleton Street to further emphasize the urban, "Main Street" character and activate the public realm. Building 2 also offers representative retail and incubator commercial space along Traction Street that is intended to be leased at below market-rates to provide affordable commercial opportunities for local entrepreneurs, artists, etc. These spaces will have high-bay doors that open up to Traction Street to help integrate the commercial spaces with the streetscape. It is anticipated that trash for the commercial uses of Building 2 will be handled via Sutera in-ground waste containers located on Traction Street. Residential trash will be handled via a valet service that utilizes an internal trash room / compactor. Trash pick-up will be carefully coordinated and collected from (a) dedicated location(s) along Traction Street. Move-in / Move-out loading will be limited to specific times and will utilize centrally located, on-street parking spaces along Smith Street adjacent to the relocated Morgan House.

Landscape / Streetscape

Enhanced streetscape improvements will be included to create an aesthetically pleasing and safe streetscape for all users. The streetscape will try to adhere to the spirit of the Greenville Downtown Design Guidelines and create an inviting and active pedestrian realm. Along Pendleton Street, a commercial corridor, the streetscape

will include a an 8' sidewalk zone and a 6' planting zone. Landscape and outdoor finishes at the commercial space will form an urban plaza at the entrance to the site as well as the corner of Smith Street and Pendleton Street, and will include street trees, site furnishings, pavers or other decorative paving, and pedestrian-scale outdoor lighting. This space will be human scaled and inviting to accommodate pedestrian ingress/egress and provide an intimate environment for other pedestrian-oriented activities. Along Saco Street, a sidewalk zone of up to 6' and a planting zone of up to 5' will be provided. Smith Street, which is currently very narrow and contains no pedestrian infrastructure will be completely revamped to include a 5' sidewalk and a curb lawn up to 3.5' in width utilizing street trees in tree wells on both sides of the street. Traffic will be calmed, and pedestrian safety enhanced through the installation of raised crosswalks which will create a much-improved public realm and more inviting streetscape. Traction Street will include a sidewalk zone of up to 6' and a planting zone of up to 8' will be provided in areas to break up the parallel parking.

On-site landscaping will include trees, outdoor lighting to match the surrounding residential streetscape, and foundation plantings at the units. Landscape and hardscape will be strategically used in conjunction with the building architecture to create an inviting, active, comfortable, and safe environment for all users.

The existing sanitary sewer lines run directly beneath the old mill houses, which is no longer an acceptable practice. As part of this development, the sewer lines will need to be re-routed east and west to so that they are within the roadway right-of-way. In order to accomplish this, and to provide the required sewer easements, this project is seeking for a reduction in the buffer yard requirement for multi-family developments along a rear and/or side lot line that abuts a single family detached use (Section 19-6.2.3.D) from 20 feet to 10 feet and exclude the requirement for canopy trees in areas where the sewer easements precludes their installation. A solid masonry wall between 6' and 8' will be provided as required by the Ordinance and landscaping (mixed plantings including tall, dense evergreen shrubs) will be included, where feasible, to soften and break-up the appearance. Additionally, the relocated Morgan House and associated pocket park will provide a transition in the building scale and a physical buffer between the Building A and the single-family homes to the south. The pocket park will consist primarily of open, green space and landscaping but may also include some furnishings and be programmed for passive activities such as a walking path. The Developer will seek variances from Parker / Metro Connects, as needed, however the developer requests the ability to coordinate with City to prepare a final plan that addresses buffering while providing adequate easements.

All other landscaping will meet or exceed the City requirements set forth in Section 19-6.2 of the City of Greenville Ordinances.

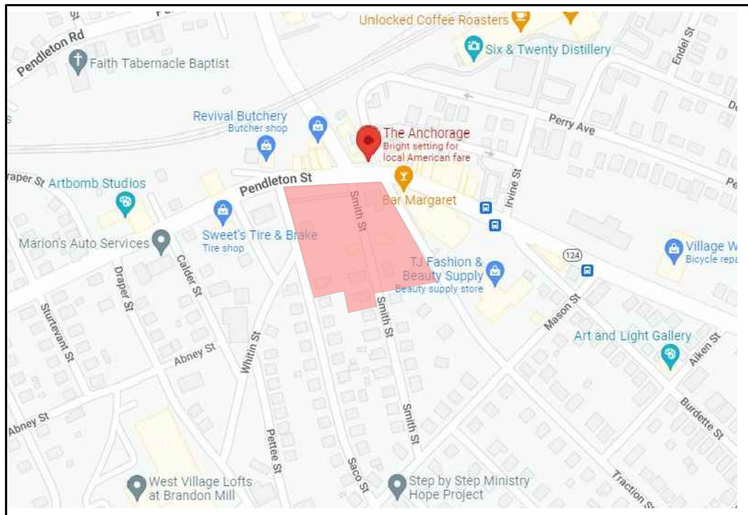
Signage

The Developer will design and propose a comprehensive signage package to fully capture marketing opportunities with a balance of tasteful quality design, and strategic placement of signs which are aesthetically pleasing, scaled appropriately, and integrated nicely with the surrounding buildings and landscape. It is anticipated that various signage types identifying the Redevelopment Site will be placed in several key locations to effectively market the overall development and the individual commercial tenants. All signage shall conform to the signage standards set forth in section 19-6.6 of the City of Greenville Ordinances.

Affordability

The Developer will reserve a minimum of 10% of the for-rent multifamily apartment units as affordable, income-restricted housing for residents earning up to 80% of Area Median Income in accordance with the guidelines outlined in the GVL 2040 Comprehensive Plan. Such affordable housing units will be professionally leased and managed in a manner consistent with the development's market-rate units and in accordance with applicable rules and law.

In addition to affordable housing units, the Developer will provide up to 3,000 square feet of representative retail and incubator commercial spaces to be leased at below-market rates to support local entrepreneurs, non-profits, artists etc.



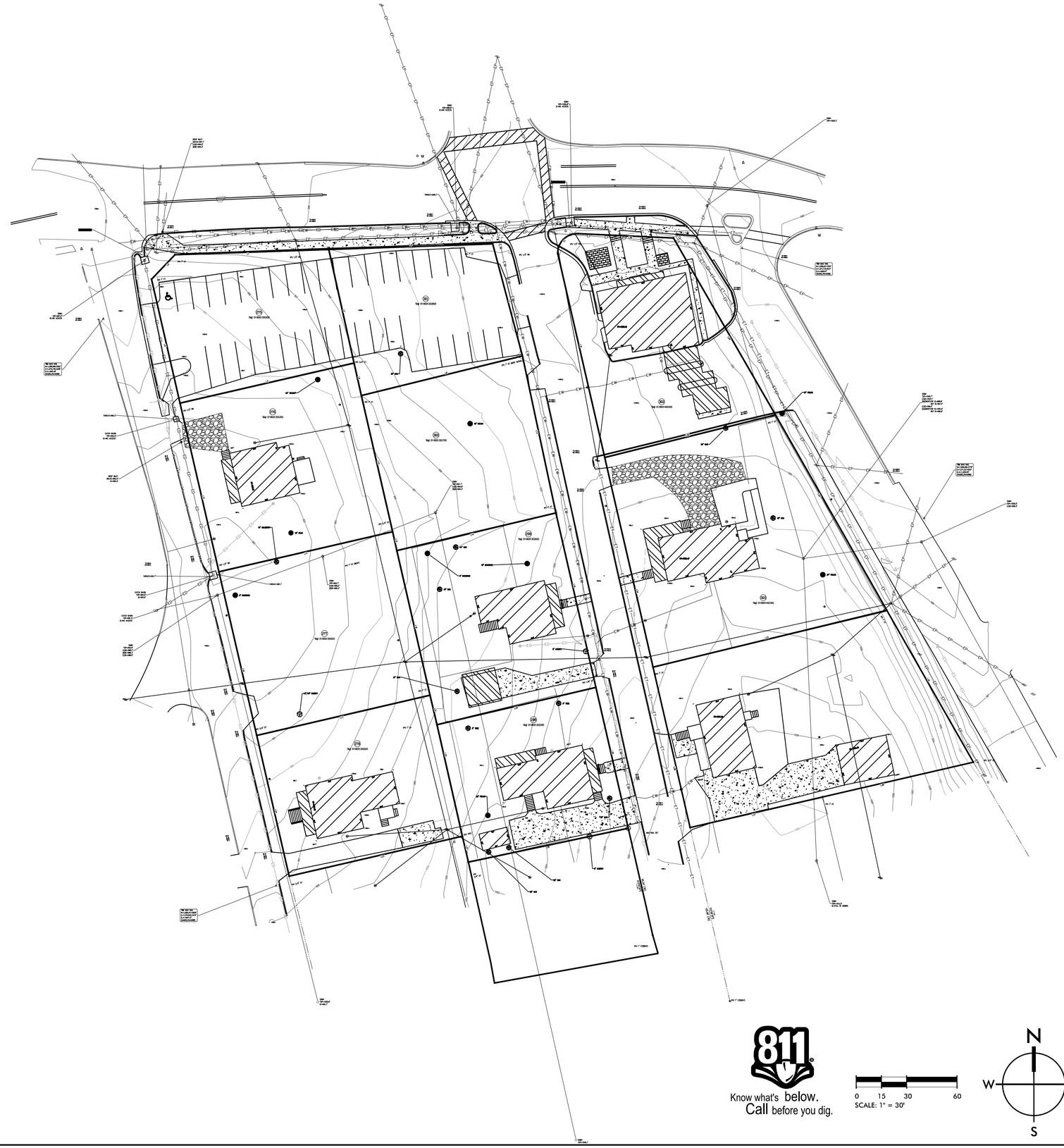
VICINITY MAP:

SITE DATA:

Acreage: 2.83 Ac.

TMS#'s:

Parcel ID	Existing Zoning	Acreage
0118001400200	RDV (City)	0.25
0118001400300	C-1 (City)	0.36
0118001400400	R-7.5 (County)	0.36
0118001300200	RDV (City)	0.19
0118001302800	RDV (City)	0.18
0118001300300	RDV (City)	0.25
0118001302700	RDV (City)	0.21
0118001300501	R-7.5 (County)	0.24
0118001302600	R-7.5 (County)	0.24
0118001300500	R-7.5 (County)	0.21
0118001302500	R-7.5 (County)	0.19
0118001302400	R-7.5 (County)	0.15



Know what's below. Call before you dig.

0 15 30 60
SCALE: 1" = 30'

N W E S

SEAMON WHITESIDE
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GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

HOUSING STUDIO

WOVEN
WOODFIELD DEVELOPMENT
CITY OF GREENVILLE, SC

SW+ PROJECT:	3941
DATE:	3/29/2022
DRAWN BY:	CD
CHECKED BY:	CW

REVISION HISTORY

EXISTING CONDITIONS PLAN

05/16/2022

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PLOTTED: 5/16/2022 11:34 AM, BY Caroline Donaldson S:\SW3941\CAD Files\Exhibits\Rezoning Sheets\Existing Conditions Plan.dwg

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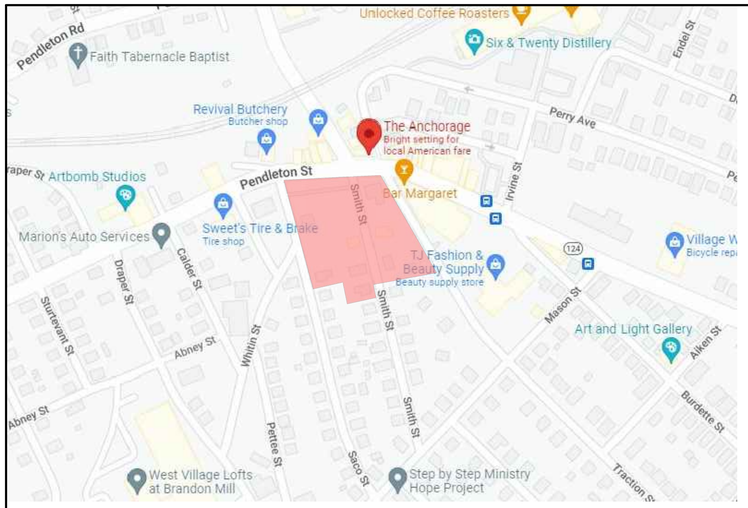

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0118001300300	RDV (City)	0.25
0118001302700	RDV (City)	0.21
0118001300501	R-7.5 (County)	0.24
0118001302600	R-7.5 (County)	0.24
0118001300500	R-7.5 (County)	0.21
0118001302500	R-7.5 (County)	0.19
0118001302400	R-7.5 (County)	0.15

PROPOSED USES:

MULTIFAMILY RESIDENTIAL
UP TO 254 MULITIFAMILY RESIDENTIAL DWELLING UNITS
(INCLUDING 10% AFFORDABLE HOUSING)
DENSITY: 89.75 UNITS/ACRE

COMMERCIAL:
UP TO 30,000 SF OF COMMERICAL SPACE
SEE STATEMENT OF INTENT FOR ALLOWED USES

REQUIRED PARKING:

MULTIFAMILY: UP TO1.5 PARKING SPACES PER UNIT
COMMERCIAL:
RETAIL: 1 PARKING SPACE PER 500 SF
RESTAURANT: 1 PARKING SPACE PER 125 SF
OFFICE: 1 PARKING SPACE PER 600 SF

**Parking to meet City code minimum parking requirements, City shared parking formula may be used if desired. Exact mix of uses to be determined at FDP submittal.*

PARKING PROVIDED:

TOTAL PARKING PROVIDED:
±420 Spaces (including 10 ADA Spaces)

On Street Surface Parking: ±5 Spaces
Parking Deck: ±415 Spaces

**Fewer parking spaces may be provided if fewer spaces are required based on parking ratios provided above for proposed uses.*
**On street parking adjacent to relocated Mogan House will generally be available to the public, but will be periodically reserved for use for resident move-in / move-out loading.*

MULTIFAMILY UNIT MIX:

1 BEDROOM UNITS: +/- 70%
2 BEDROOM UNITS: +/- 26%
3 BEDROOM UNITS: +/- 4%

BUILDING SETBACKS:

MIXED USE
Front Yard: 0'
Side Yard: 0'
Rear Yard: 15'

% IMPERVIOUS AREAS:

Total Impervious Area: 2.60 Ac. (92%)
Total Site: 2.83 Ac.

BICYCLE PARKING:

BICYCLE PARKING REQUIRED: 14 SPACES
BICYCLE PARKING PROVIDED: 14 SPACES

BUILDING HEIGHTS:

USE	STORIES	HEIGHT
Commercial	1-2 Stories	±30'
Multi-Family	5 Stories (+ basement level)	max 75'

OPEN SPACE:

33,000 SF PUBLIC OPEN SPACE (ON PROPERTY)
13,500 SF PUBLIC OPEN SPACE (RIGHT OF WAYS)
13,500 SF PRIVATE OPEN SPACE (UNIT BALCONIES)
60,000 SF TOTAL OPEN SPACE PROVIDED

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0 15 30 60
SCALE: 1" = 30'

N S E W

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HOUSING STUDIO

WOVEN
WOODFIELD DEVELOPMENT
CITY OF GREENVILLE, SC

SW+ PROJECT: 3941
DATE: 3/29/2022
DRAWN BY: CD
CHECKED BY: CW

REVISION HISTORY

PD REGULATING PLAN

06/23/2022

0' 15' 30' 60'

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

SEAMONWHITESIDE

WOVEN I SITE LAYOUT

WOODFIELD DEVELOPMENT

CITY OF GREENVILLE, SC

06.21.2022

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PLAN KEY:

CONCEPT_PLANT_SCHEDULE

- CANOPY STREET TREE -
- UNDERSTORY STREET TREE -
- EVERGREEN SCREEN TREE -
- SHADE TREE -
- EVERGREEN SCREEN SHRUB -
- EVERGREEN FOUNDATION SHURB -
- ACCENT SHRUB -
- STREETSCAPE SHRUB -
- LAWN -

Note: Landscape layout is conceptual in nature and may vary from what is shown, but will meet city code as stated.

STREET TREES:

Required: 1 canopy tree per 40 LF of road frontage
or 1 understory tree per 20 lf where overhead power lines are present)

Pendleton Street:	250 LF	12 Understory Trees Required	6 Trees Provided
Saco Street:	365 LF	10 Trees Required	10 Trees Provided
Smith Street (west side):	358 LF	9 Trees Required	9 Trees Provided
Smith Street (east side):	358 LF	9 Trees Required	9 Trees Provided
Traction Street:	359 LF	18 Understory Trees Required	18 Trees Provided

BUFFERS:

10' PLANTED BUFFER PROVIDED WHERE PROPOSED PD BORDERS RESIDENTIAL USES IN ORDER TO ALLOW ROOM FOR SEWER EASEMENT. ONLY SHRUBS, NOT CANOPY TREES CAN BE PROVIDED WHERE SEWER EASEMENT OVERLAPS WITH BUFFER AREA.

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CHECKED BY:	CW

REVISION HISTORY

CONCEPTUAL LANDSCAPE PLAN

06/23/2022

PLOTTED: 6/23/2022 4:03 PM, BY Caroline Donaldson S:\QR3941\CAD Files\Exhibits\Conceptual Planting Plan\Conceptual Planting Plan.dwg

PRELIMINARY ARCHITECTURAL PLANS

WOODFIELD DEVELOPMENT ("WOVEN")

23 JUNE 2022

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

CONCEPTUAL RENDERING

VIEW OF BUILDINGS 1 & 2 FROM PENDLETON ST.

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

SCALE= NTS

CONCEPTUAL GROUND FLOOR/RETAIL PLAN

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

W 05

HOUSING STUDIO

SEAMONWHITESIDE

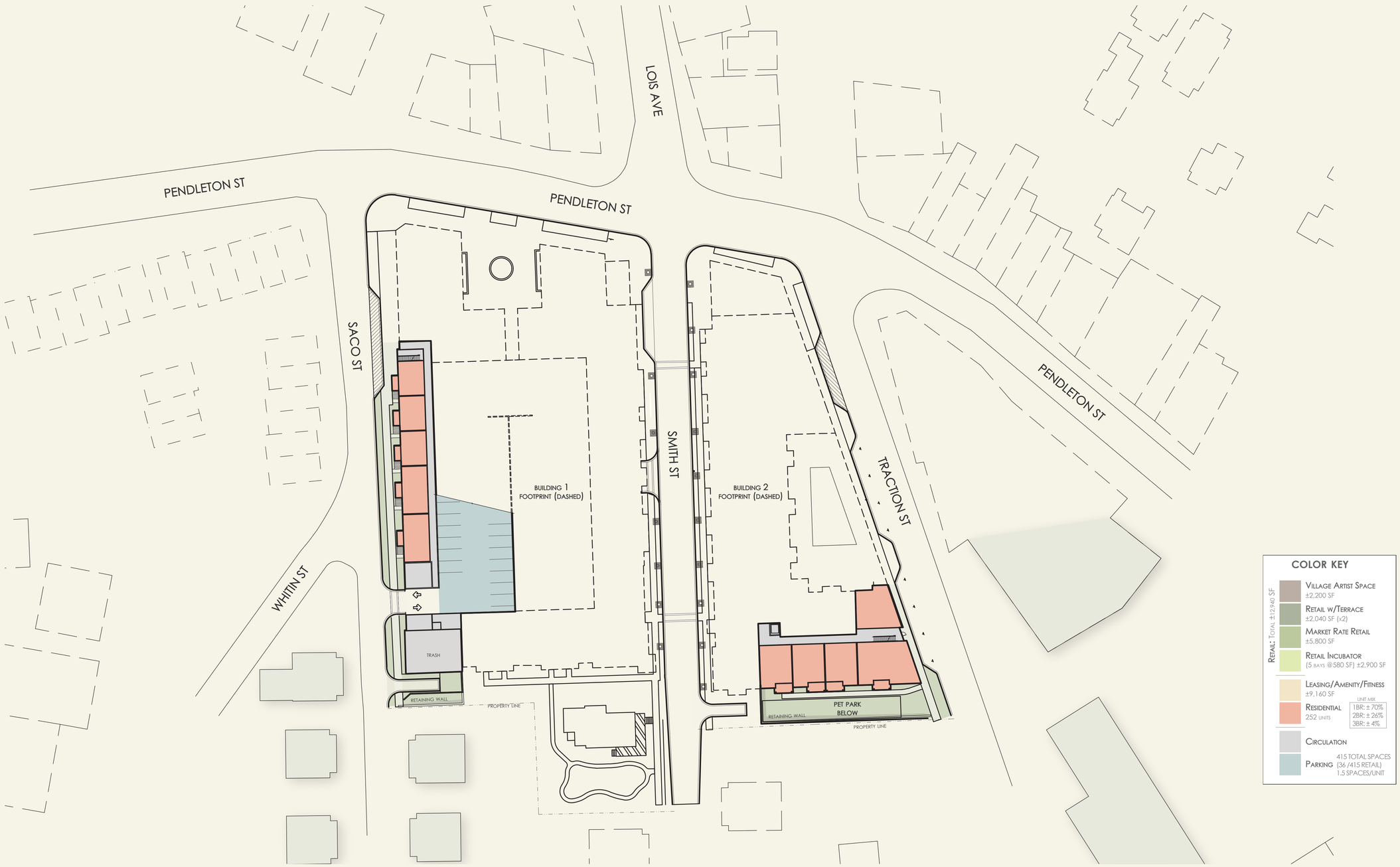
SCALE= NTS

CONCEPTUAL SECOND TO FIFTH FLOOR PLAN

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC



W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

SCALE= NTS

CONCEPTUAL BASEMENT FLOOR PLAN

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

1.1 BUILDING 1 & 2 CONCEPT NORTH ELEVATION - PENDLETON ST

1/16" = 1'-0"

1.2 BUILDING 1 & 2 CONCEPT SOUTH ELEVATION

1/16" = 1'-0"

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

CONCEPTUAL BUILDING ELEVATIONS

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

2.1 BUILDING HEIGHT COMPARISON DIAGRAM
1/16" = 1'-0"

2.2 BUILDING 1 CONCEPT EAST ELEVATION - SMITH STREET
1/16" = 1'-0"

2.3 BUILDING 1 CONCEPT WEST ELEVATION - SACO STREET
1/16" = 1'-0"

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

CONCEPTUAL BUILDING ELEVATIONS

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

3.1 BUILDING 2 CONCEPT EAST ELEVATION - TRACTION STREET
1/16" = 1'-0"

3.2 BUILDING 2 CONCEPT WEST ELEVATION - SMITH STREET
1/16" = 1'-0"

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

CONCEPTUAL BUILDING ELEVATIONS

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

4.1 BUILDING 1 SECTION ELEVATION AT FEATURE COURTYARD
1/16" = 1'-0"

COURTYARD PRECEDENT IMAGERY

Novel LoSo courtyard | Charlotte, NC

4.2 BUILDING 2 SECTION ELEVATION AT POOL COURTYARD
1/16" = 1'-0"

W 05 | HSI HOUSING STUDIO | SW SEAMONWHITESIDE

CONCEPTUAL BUILDING ELEVATIONS

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

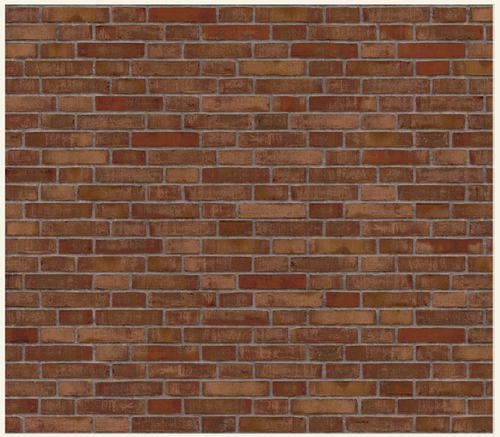
WOVEN - GREENVILLE, SC

VIEW OF BUILDINGS 1 & 2 FROM PENDLETON ST.

CORNER OF PENDLETON ST. AND SACO ST. LOOKING SOUTHEAST

EXAMPLE RETAIL FROM NEIGHBORING RETAIL CORRIDOR

PAINTED BRICK VENEER AT RETAIL (FINAL COLOR TBD)



RED BRICK VENEER SIMILAR
TO NEARBY BRANDON MILL

METAL CANOPIES SIMILAR
TO NEARBY RETAIL

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

RENDERINGS, MATERIALS, & PRECEDENTS

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

VIEW FROM SMITH ST. LOOKING NORTHWEST TOWARDS BUILDING 1

VIEW FROM TRACTION ST. LOOKING NORTHWEST TOWARDS BUILDING 2

MODULAR BLACK BRICK

FIBER CEMENT VERTICAL SIDING

ALUMINUM RAILINGS

PRECEDENT IMAGE FOR GRADIENT BALCONY COLORS

PRECEDENT IMAGES FOR BALCONY DESIGN AT BUILDING "HYPHENS"

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

RENDERINGS, MATERIALS, & PRECEDENTS

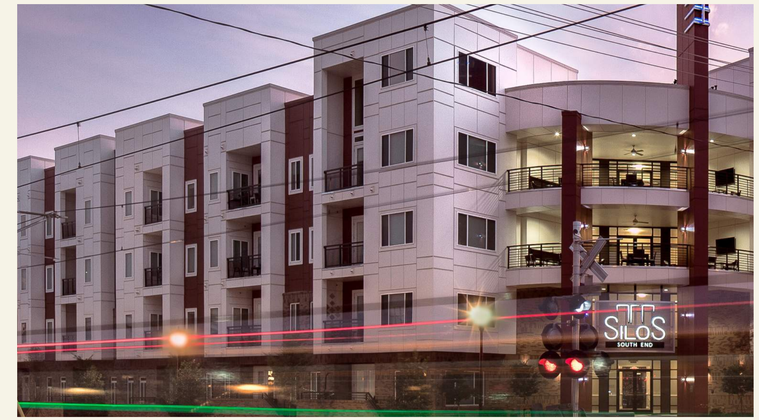
WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

VIEW FROM PENDLETON ST. LOOKING SOUTHWEST TOWARDS BUILDING 2

VIEW FROM PENDLETON ST LOOKING SOUTHWEST TOWARDS BUILDING 1 COURTYARD



USE OF FIBER CEMENT PANEL WITH REVEAL TRIM

EXISTING RETAIL ALONG PENDLETON ST.

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

RENDERINGS, MATERIALS, & PRECEDENTS

WOVEN
GREENVILLE, SC
23 JUNE 2022

WOODFIELD DEVELOPMENT

WOVEN - GREENVILLE, SC

VIEW FROM SITE NORTH TOWARDS PENDLETON ST. RETAIL

VIEW FROM TRACTION ST. NORTHEAST TOWARDS PENDLETON ST. RETAIL

VIEW SOUTH FROM PENDLETON ST.

NEARBY RETAIL ALONG PENDLETON ST.

W 05 | HOUSING STUDIO | SW SEAMONWHITESIDE

NEIGHBORHOOD CONTEXT - RETAIL

WOVEN
GREENVILLE, SC
23 JUNE 2022

SEAMONWHITESIDE

May 12, 2022

Mr. Steve Bryant
1636 Pearman Dairy Rd
Anderson, SC 29625

3 Smith Street
Greenville, South Carolina
SW+ Project #: GR3941

Dear Mr. Bryant,

The purpose of this letter is to verify that electric service is available to the above referenced property. A copy of the site plan with the project tax map number is enclosed for your reference.

Please indicate your response below and email to zballard@seamonwhiteside.com.

Thank you for your prompt attention to this matter.

Haley Jameson
Professional Support, Greenville Office

Reply: ☑ Electric service is available. Amount of voltage is 12,470volts

☐ Electric service is not currently available to this property.

Comments: _____

Signed: Steve Bryant Date: 5/16/22

Chip Buchanan

From: Durvin Hill <dhill@greenvillesc.gov>
Sent: Friday, May 13, 2022 10:00 AM
To: Chip Buchanan
Cc: Nick Myers; Lucas T. Bryson
Subject: RE: Woodfield Development-West Greenville

CAUTION: EXTERNAL EMAIL

I believe one form will work. You would however need to break down the flow going to each location and make it clear for all parties. Example-

Primary Transport-Parker/Metro-Saco St (30,781 GPD) + Traction St (16,574 GPD)=47, 355 GPD
Secondary Transport-City of Greenville- Traction St (16,574 GPD)

DH

Durvin Hill, CFM
Civil Engineer-Environmental | Engineering Division
dhill@greenvillesc.gov | www.greenvillesc.gov
Phone: 864-467-8938 | Fax: 864-467-5754

From: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Sent: Friday, May 13, 2022 9:27 AM
To: Durvin Hill <dhill@greenvillesc.gov>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Lucas T. Bryson <lbryson@greenvillesc.gov>
Subject: RE: Woodfield Development-West Greenville

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

Durvin,
So do I need to submit two separate capacity requests or just edit the request to list Parker/Metro as Primary and the City as the Secondary?

Thanks

Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Durvin Hill <dhill@greenvillesc.gov>
Sent: Friday, May 13, 2022 9:01 AM
To: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Lucas T. Bryson <lbryson@greenvillesc.gov>
Subject: RE: Woodfield Development-West Greenville

CAUTION: EXTERNAL EMAIL

Chip,
I discussed this with Lucas, based on the alignment the City would assume the secondary transport on Building Two to Traction St for 16,574 GPD, Parker (Eventually Metro) would assume the primary transport and O&M on this system. Building One alignment does not go to City lines. Please modify the application and present to Parker for signatures. I will be able to sign off on the 16,574 GPD amount. Please let me know if you have any questions.

DH

Durvin Hill, CFM
Civil Engineer-Environmental | Engineering Division
dhill@greenvillesc.gov | www.greenvillesc.gov
Phone: 864-467-8938 | Fax: 864-467-5754

From: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Sent: Friday, May 13, 2022 8:25 AM
To: Durvin Hill <dhill@greenvillesc.gov>
Cc: Nick Myers <NMyers@seamonwhiteside.com>
Subject: RE: Woodfield Development-West Greenville

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

Durvin,
Just circling back on this capacity request. The developer is submitting the Rezoning request on Monday and we're hoping to have the capacity approved by the City prior to submittal.

Please call me at 404-406-5316 with any questions.

Thanks

Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Chip Buchanan
Sent: Tuesday, May 10, 2022 9:44 AM
To: Durvin Hill <dhill@greenvillesc.gov>
Cc: Nick Myers <NMyers@seamonwhiteside.com>
Subject: RE: Woodfield Development-West Greenville

Durvin,
Sorry for the delay, please see the attached exhibit for reference.

For initial flow allocation splits, let go with:

30,781 GPD (65%) to Saco Street and 16,574 GPD (35%) to Traction Street

Call or email with any questions.

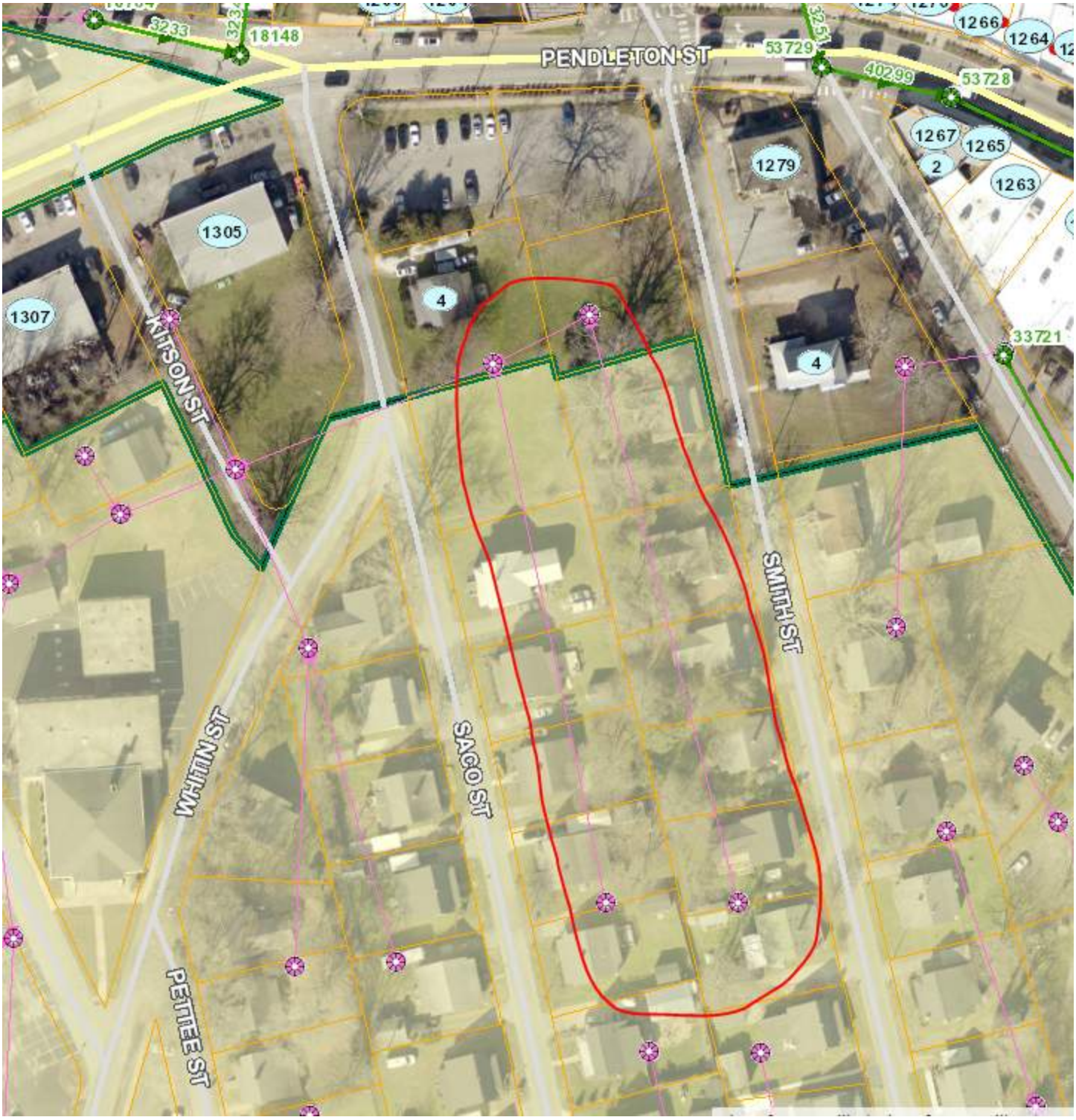
Thanks

Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Durvin Hill <dhill@greenvillesc.gov>
Sent: Tuesday, May 3, 2022 7:51 AM
To: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Subject: RE: Woodfield Development-West Greenville

CAUTION: EXTERNAL EMAIL

Chip,
What is the flow allocation to each connection point?
Also what is the plan for these lines? It appears the development would be over these lines? Are you planning to relocate ? Almost seem seems the two mains would move into the roadway of Saco and Smith St.
A rough illustration of the main extension would be helpful.



Thanks,

Durvin Hill, CFM
Civil Engineer-Environmental | Engineering Division
dhill@greenvillesc.gov | www.greenvillesc.gov
Phone: 864-467-8938 | Fax: 864-467-5754

From: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Sent: Monday, May 2, 2022 10:46 AM
To: Durvin Hill <dhill@greenvillesc.gov>
Subject: RE: Woodfield Development-West Greenville

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

Durvin,
Please see the attached concept plan and snapshot below for reference. The project is two buildings with Smith Street dividing them. Our assumption is that the eastern building would tie in to the City's main on Traction Street and the western building would go to through Parker/Metro's main that crosses under Saco St from the site.

It appears that both mains end up coming together to the south of the site. A rough split would be 65% to the west and 35% to the east.

Let me know if I can give you any further information. Thanks

Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Durvin Hill <dhill@greenvillesc.gov>
Sent: Friday, April 29, 2022 3:05 PM
To: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Subject: Woodfield Development-West Greenville

CAUTION: EXTERNAL EMAIL

Chip,
I'm reviewing the capacity request for this project and needed info on where your planning to extend the main from.

Thanks,

Durvin Hill, CFM
Civil Engineer-Environmental | Engineering Division
dhill@greenvillesc.gov | www.greenvillesc.gov
Phone: 864-467-8938 | Fax: 864-467-5754

May 13, 2022

Seamon Whiteside and Associates
Attn: Zach Ballard
508 Rhett Street, Suite 101
Greenville, SC 29601

RE: Smith and Pendleton St. Project

Dear Zach Ballard,

Your new mixed use project, located off Smith St. and Pendleton St. In Greenville, SC with Tax map number 0118001400200, 0118001400300, 0118001400400, 0118001300200, 0118001302800, 0118001300300, 0118001302700, 0118001300501, 0118001302600, 0118001300500 and 0118001302500 is in Charter Communication's footprint for video, internet and voice services. Absent of any unforeseeable adverse circumstances or conditions including any force majeure events outside of Charter's control, and upon completion of a mutually agreed upon Service Agreement, Charter Communications will be able to extend its plant to provide service to your project.

We will need to work with your representatives on an Access Agreement, for your project. We will need this Agreement executed prior to Charter beginning our construction phase for the project. Once a site plan and the building plans becomes available, please pass them along so that I can assist you getting cable access to the property.

Not a Binding Obligation. THIS LETTER OF INTENT DOES NOT CONSTITUTE OR CREATE, AND SHALL NOT BE DEEMED TO CONSTITUTE OR CREATE, ANY LEGALLY BINDING OR ENFORCEABLE OBLIGATION ON THE PART OF EITHER PARTY TO THIS LETTER OF INTENT. NO SUCH OBLIGATION SHALL BE CREATED, EXCEPT BY THE EXECUTION AND DELIVERY OF THE ACCESS AGREEMENT CONTAINING SUCH TERMS AND CONDITIONS OF THE PROPOSED TRANSACTIONS AS SHALL BE AGREED UPON BY THE PARTIES, AND THEN ONLY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUCH ACCESS AGREEMENT.

Feel free to contact me if you have any questions. We look forward to working with you on this project.

Sincerely,

Sharon Collins

Sharon Colins | Sr. Account Executive, Spectrum Community Solutions | 864-887-7231

1511 S. Batesville Rd | Greer, SC 29650| sharon.collins@charter.com

Chip Buchanan

From: Claire Iler <ciler@greenvillewater.com>
Sent: Wednesday, April 13, 2022 10:11 AM
To: Chip Buchanan
Subject: FW: Water Availability Request--Smith St.

CAUTION: EXTERNAL EMAIL

Water Availability Request

Submitted: 04/13/2022

Company Name: Seamon Whiteside

Phone: (864) 298-0534

Email: cbuchanan@seamonwhiteside.com

Name: Chip Buchanan

Cell Phone: (404) 406-5316

Street Address for Water Availability:

3 Smith Street

Greenville 29611

County Tax Map #: 0118001302700

Lot Number:

Subdivision:

Map Only

Mailing Address:

508 Rhett Street, Suite 101

Greenville, SC 29601

Attention: Chip Buchanan

 # Commercial Units: 8

 # Residential Units: 252

Requestor Comments: For a mixed-use redevelopment project on Saco St, Smith St and Traction St

[x] Water Service is available. The size of the water main is _6___inch main on Smith St.

[ ] Water Service is not currently available to this property.

Comments:__see map below. This single piece of property is inside the City limits of Greenville, however
r if other properties are purchased nearby, Some are not inside the city and would require Annexation process
—see county map also attached.

_____

Approved By:__CLAIRE ILER, ENGR. DEPT.

Date:__4.13.2022

ELAINE ILER - 91022 | COMMISSIONERS OF | PaperCut MF : Jobs P | Greenville V

gcgis.org/apps/greenvillejs/?PIN=0118001302700

Engineering Reports -... | Infor EAM - Log In | Greenville Water GIS | Historical Imagery Vie...

Search | Details | Map

Zoom all | Mailing labels

CSV | Table view | Clear

Wingspan Properties LLC
SMITH

Zoom to

Community Info | Property Report

Property Card | Estimated Taxes

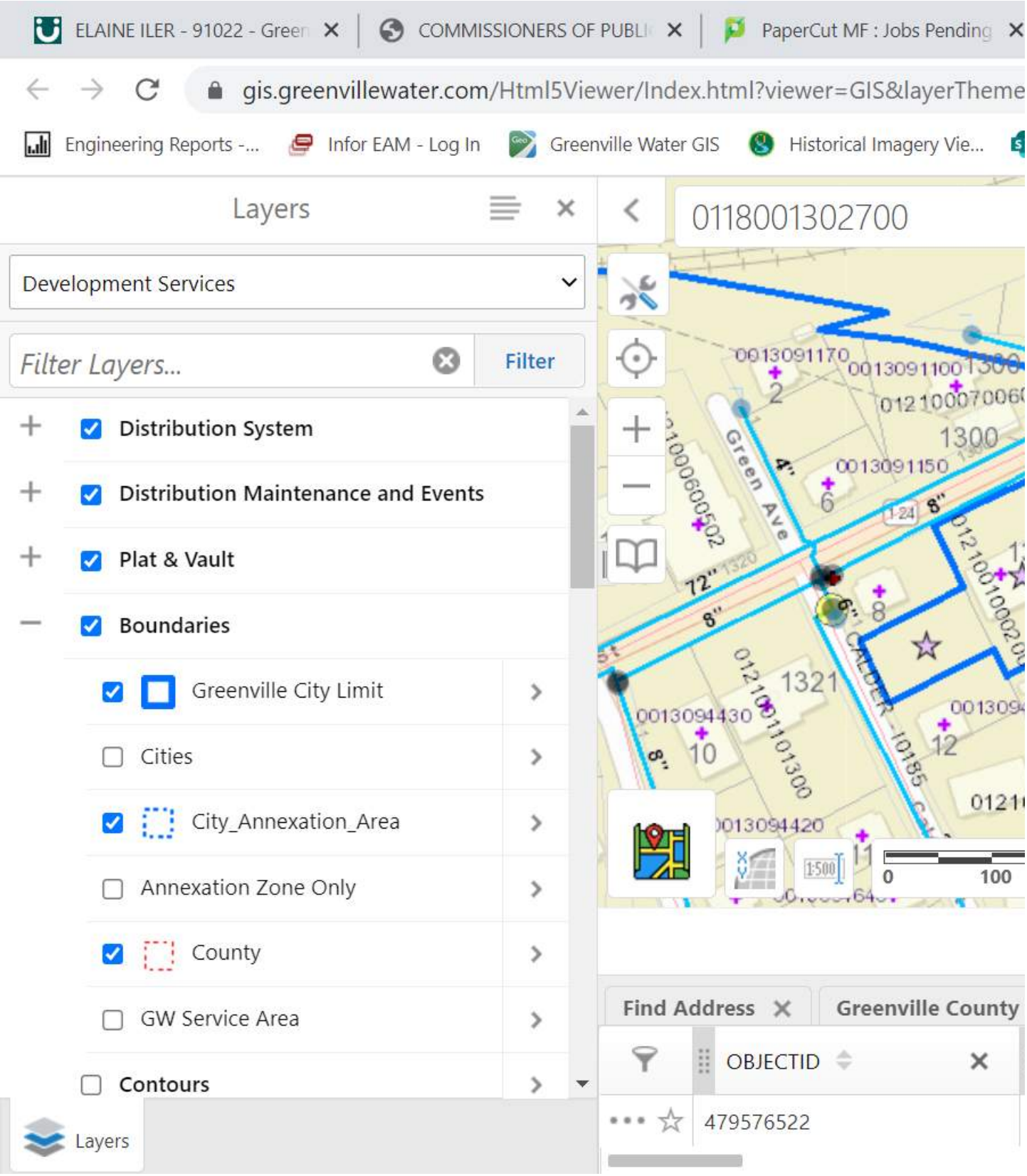
Sales Search | Ownership History

Assessment History | Map Links

Oblique Photos

PIN / Tax Map #	0118001302700
Owner Name	Wingspan Properties LLC
Owner Name 2	
Mailing Address	15 S Main St Ste 400
City	Greenville
State	SC
Zip Code	29601

Greenville Maps | Identify | Street View


ELAINE ILER - 91022 - Green
COMMISSIONERS OF PUBLI
PaperCut MF : Jobs Pending
gis.greenvillewater.com/Html5Viewer/Index.html?viewer=GIS&layerTheme
Engineering Reports -...
Infor EAM - Log In
Greenville Water GIS
Historical Imagery Vie...
Layers
Development Services
Filter Layers...
Filter
Distribution System
Distribution Maintenance and Events
Plat & Vault
Boundaries
Greenville City Limit
Cities
City_Annexation_Area
Annexation Zone Only
County
GW Service Area
Contours
Layers
0118001302700
Green Ave
CALDER
Find Address
Greenville County
OBJECTID
479576522

Nick Myers

From: Perdue, Michele <MPerdue@greenvillecounty.org>
Sent: Wednesday, May 4, 2022 8:51 AM
To: Chip Buchanan; Brian Schick
Cc: Nick Myers; Joe Bryant; Mat Delany; Austin Rutherford
Subject: RE: GR3941 - Development Name Request - "Woven"

CAUTION: EXTERNAL EMAIL

Hi Chip,

The email is usually sufficient for Greenville City.

Thank you,

Michele

Michele Perdue
Greenville County E9-1-1 Office
301 University Ridge Suite 2150
Greenville, SC 29601
(864) 467-5916
mperdue@greenvillecounty.org

From: Chip Buchanan
Sent: Tuesday, May 03, 2022 5:32 PM
To: Brian Schick <bschick@wfinvest.net>; Perdue, Michele <MPerdue@greenvillecounty.org>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Joe Bryant <JBryant@SeamonWhiteside.com>; Mat Delany <mdelany@housingstudio.com>; Austin Rutherford <arutherford@greenvillesc.gov>
Subject: RE: GR3941 - Development Name Request - "Woven"

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

Thank you Michele. Do you issue a formal document or is the email below all we need for the City?

Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell
CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

From: Brian Schick <BSchick@wfinvest.net>
Sent: Tuesday, May 3, 2022 3:08 PM
To: Michele Perdue <mperdue@greenvillecounty.org>; Chip Buchanan <CBuchanan@seamonwhiteside.com>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Joe Bryant <JBryant@SeamonWhiteside.com>; Mat Delany <mdelany@housingstudio.com>; Austin Rutherford <arutherford@greenvillesc.gov>
Subject: Re: GR3941 - Development Name Request - "Woven"

CAUTION: EXTERNAL EMAIL

Yes, please reserve.

Thanks,

Brian

Brian Schick
—
M — 704-506-4692
E — BSCHICK@WFINVEST.NET
WOODFIELD DEVELOPMENT LLC

From: Perdue, Michele <MPerdue@greenvillecounty.org>
Sent: Tuesday, May 3, 2022 3:03:34 PM
To: Chip Buchanan <CBuchanan@seamonwhiteside.com>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Brian Schick <BSchick@wfinvest.net>; Joe Bryant <JBryant@SeamonWhiteside.com>; Mat Delany <mdelany@housingstudio.com>; Austin Rutherford <arutherford@greenvillesc.gov>
Subject: RE: GR3941 - Development Name Request - "Woven"

Hi Chip,

Woven is approved as the development name. Let me know if this is what you would like for me to reserve.

Thank you,

Michele

Michele Perdue
Greenville County E9-1-1 Office
301 University Ridge Suite 2150
Greenville, SC 29601
(864) 467-5916
mperdue@greenvillecounty.org

From: Chip Buchanan
Sent: Tuesday, May 03, 2022 11:51 AM
To: Perdue, Michele <MPerdue@greenvillecounty.org>
Cc: Nick Myers <NMyers@seamonwhiteside.com>; Brian Schick <bschick@wfinvest.net>; Joe Bryant

<JBryant@SeamonWhiteside.com>; Mat Delany <mdelany@housingstudio.com>
Subject: GR3941 - Development Name Request - "Woven"
Importance: High

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

Michelle,
We are requesting E911 approval for the development name "Woven". This is a mixed use (residential/retail) development at the intersection of Pendleton Street and Smith Street in the West Village. A conceptual site plan is attached and a GIS aerial with the project outline is below. Let us know if you have any questions. Thank you

Chip Buchanan, PE
Civil Engineering Team Leader
(864) 298-0534 x 552
(404) 406-5316 cell

CBuchanan@SeamonWhiteside.com
www.seamonwhiteside.com

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WOVEN PLANNED DEVELOPMENT
MEMORANDUM

ADDITIONAL INFORMATION ABOUT GARBAGE COLLECTION AND LOADING / UNLOADING ZONES

Residential trash and recycling for the ±250 residential units will be collected via trash chutes located inside each building and compacted in an internal trash room. An internal trash room for Building 1 will be located along Saco Street, and an internal trash room for building 2 will be located along Smith Street. Trash and recycling will remain in the internal trash room until time for pick-up. A designated service drive will be provided to allow the garbage truck to pull off the roadway and have direct access to the trash room to ensure efficient transfer of garbage from the trash room to collection vehicle. As with other multi-family developments, it is assumed that trash pickup would occur roughly 2-4 times a week. See site plan for locations.

Commercial uses will utilize the same trash rooms as the residential units and will transport their garbage to the appropriate trash room in either Building 1 or Building 2 to be collected via the same process as the residential trash.

ADDITIONAL INFORMATION ABOUT LOADING / UNLOADING ZONES

Move-in / Move-out loading and unloading for the ±250 residential units will be limited to specific times and will utilize centrally located, on-street parking spaces along Smith Street adjacent to the relocated Morgan House. These spaces will include signage and pavement markings clearly indicating times when the spaces are to be utilized for move-in / move-out loading and unloading versus public parking. This location is central to both Building 1 and Building 2 and also allows for easy access to the elevators of each building. Exact days and times for move-in / move-out loading and unloading is to be determined but anticipated to be limited to certain days of the week and/or time slots. See site plan for locations.

Commercial loading and unloading will occur at designated areas. Building 1 commercial uses will utilize a parallel pull-off on Saco Street. Building 2 commercial uses will utilize a parallel, pull-off along Traction Street. These areas will be striped and signed as “No Parking” to ensure efficient transfer of goods. See site plan for locations.

SIGN-IN SHEET (1/5)

WOODFIELD DEVELOPMENT | WOVEN MIXED-USE PLANNED DEVELOPMENT REZONING NEIGHBORHOOD MEETING

Tuesday, March 10, 2022

6:30 PM

NAME	ADDRESS	EMAIL
Rosa Byrd	23 Bob St.	
Cadden Anderson	9 Doe St.	caddenanderson@yahoo.com
Bhumi Chhabra	13 Sturtevant St	bhumi72@gmail.com
Judge G. Duckett		jduckett1234@gmail.com
TERESA STEWART	DOE STREET	TERESA_STEWART@ROCKETMAIL.COM
Khalil Thompson	13 Traction St Greenville SC 29601	BenitaClark64@gmail.com
Benita Clark		
Jeremy Hart	38 Traction St	jeremy_hart@emc-eng.com
Loretta Neddo	226 Virginia Ave	rettaned@gmail.com
Ivy Calcote	38 Traction St	calcoteivy97@gmail.com
Ed + Paula McMinn	15 Saco St.	epm576@yahoo.com
Karla Kuhn	2 Mason St	masonstreetstudios@charter.net

SIGN-IN SHEET (2/5)

WOODFIELD DEVELOPMENT | WOVEN MIXED-USE
PLANNED DEVELOPMENT REZONING
NEIGHBORHOOD MEETING

Tuesday, March 10, 2022

6:30 PM

NAME	ADDRESS	EMAIL
Hannah Furr	25 Draper St. Greenville, SC	
West Village Lofts@Brandon Mill	25 Draper St.	westvillagelofts@pegasusresidential.com
DARIN GEHRKE	36 BURDETTE ST	DARIN@DEGCERAMICS.com

SIGN-IN SHEET (3/5)

WOODFIELD DEVELOPMENT | WOVEN MIXED-USE PLANNED DEVELOPMENT REZONING NEIGHBORHOOD MEETING

Tuesday, March 10, 2022

6:30 PM

NAME	ADDRESS	EMAIL
Marion & Tina Steen	1321 Pendleton Street Greenville SC	
Sarah Gillespie	309 Doughit St Greenville, SC	
MARK JOHNSTON	581 Perry Ave	mark@communityjournals.com
Margaret McGinty	104 Mason St.	mmcginty mail@yahoo.com
Judith Williams	23 Burdette St	Judith.Williams@Furman.edu
Jess Burgess	101 Abney St Greenville 29611	jess@artcentergreenville.org
Kara Bale	101 Abney St. Greenville 29611 (GCCA)	kara@artcentergreenville.org
Steph Pangley	52 Traction St	s_dulz@yahoo.com
Danielle Fontaine	236 Rhett St. Unit 204 / 201 Abney St.	daniellefontaine44@gmail.com
Jim Johnson	12 Dryer St	
Jason Von Behren	108 Camperdown Court. Easley	JVon415@Gmail.com
Conner Nasim		cnasim@engagerealestate.net

SIGN-IN SHEET (4/5)

WOODFIELD DEVELOPMENT | WOVEN MIXED-USE
PLANNED DEVELOPMENT REZONING
NEIGHBORHOOD MEETING

Tuesday, March 10, 2022
6:30 PM

NAME	ADDRESS	EMAIL
TJ Rumler	16 Burdette, 29611	TJRUMLER@GMAIL.COM
D Fisher	22 Endel	
J Christopher	300 Spruce St	Pepe18@juno.com
JACK OLSON	25 DRAPER ST	TENNIS.JFO@ME.COM
INGRID DAVIS	P.O BOX 9504 G'ville 29604	ingriddavis1112@gmail.com
Vardrey Lynn Fleming	241 Lowndes Ave, G'ville, 29607	fvardrey@gmail.com
Anne & Tom King	34 Burdette St 29611	arking@mindspring.com
Virginia Willard	25 Draper St	vjwillard@me.com
PAUL TANTILLO	2 WALO ST. - KM FABRICS	PTANTILLO@KMFABRICS.COM
Teresa Slack	545 Perry Ave 29611	Teresa.Slack@YAHOO.com
Janina Ellis	1284 Pendleton St. 29611	janina@janinaellis.com
PETER PATEL	1300 Pendleton St	peterpatel79@gmail
JARED MOORE	3 MASON ST	JJMOORE@CREATIVEFOUNDER.COM
Julie Hughes	32 Normandy Rd Greenville SC 29615	jshabkic@gmail.com
Katie Hughes	306 Wilton St Greenville SC 29609	KatieHughespro@gmail.com
Lynne Nachman	44 Burdette St	nachmanlynne@gmail.com
Tom Fox	24 Cleveland St., Ste. 101 29601	tomfox@foxcommercial.com
Henry Sullivan IV	411 River St. Greenville, SC 29601	hssull@g.clemson.edu

SIGN-IN SHEET (5/5)

WOODFIELD DEVELOPMENT | WOVEN MIXED-USE PLANNED DEVELOPMENT REZONING NEIGHBORHOOD MEETING

Tuesday, March 10, 2022

6:30 PM

NAME	ADDRESS	EMAIL
JOHNNY URBON	18 PENDLETON ROAD	johnnyurbon@gmail
KATIE SKOLOFF	1211 Pendleton - Flatiron Building	katie@in-site-designs.com
PAMELA ADAMS		pamadams269@gmail.com
Michael Condon	1320 Pendleton St.	mecarpentry@gmail.com
Larry Brown	17 Bryant St	pacheezi123@yahoo.com
JOHN SHACEK	32 TRACTION ST	JSHACEK@AE.COM
DIANE KILGORE CONDON	1320 PENDLETON STREET	DKILGOREC@GMAIL.COM
Sheila George	109 Aiken st	Jimmy C 58@att.net
Helena Williams	9 Rochester St	HCLW86@yahoo.com
MATT ALEXANDER	123 Wilson ST	malexander@parkergroupservices.com
David Eastman	26 Burdette St.	stlcardsdominate@yahoo.com
B. Steadman	Granville	Bstead63@gmail.com
Jessica Rhoads	231 Virginia Ave	jr@jrfunctionalfitness.com

MEETING NOTES

DATE: 05.11.2022

SUBJECT: **Woodfield Development | Woven Mixed-Use-Development**

Neighborhood Meeting

City of Greenville, SC

Note: A Neighborhood meeting was held on 05/11/2022 from 6:00 PM – 7:30 PM in the West Greenville Community Center. Brian Schick (Woodfield Development) and Ryan Johnston presented the project to the neighborhood (a copy of the presentation is included as an attachment to this document). A sign-in sheet is included as an attachment to this document.

Reverend Fleming (The President of the West Greenville Neighborhood Association) required that all questions be directed to the developer (Brian Schick) via email and be addressed on an individual basis due to time constraints. Drew Parker (not a part of this project) also presented and there were several concerns / questions addressed to him that have been included due to their relevance to this project. The following is a list of questions/concerns that were raised, and how the developer responded to and/or is addressing these items.

- How is the affordable housing located within this development going to be distributed?
    - The affordable housing units will be a minimum of 10% dispersed throughout the entirety of the development on a relatively equal scale.
- How is affordable housing defined?
    - Drew Parker (not a part of this project) referred the questioner to the City of Greenville's Affordable Housing Assessment but briefly explained the City's standard definition of affordable housing as being affordable to approximately 80% of areas residents based on AMI (Area Median Income).
- Will the size of this project look out of place for the scale and character of the Village of West Greenville?
    - The design team on both the site design and architecture side have taken care to make sure that the development will be a complimentary addition to the existing neighborhood by creating a pocket park for the neighborhood, relocating a two-story mill house and landscape buffers to transition to single family houses. The public realm be at a pedestrian scale matching the existing Pendleton Street corridor.
- What is the timeline for the developer to receive and respond to questions?
    - The developer will respond to questions in an as timely manner as possible – as well as recording questions and responses to share with the City of Greenville.
    - All meeting attendees who proved their email will be provided a copy of the meeting presentation.
- A question concerning traffic was raised and the questioner requested a copy of the Traffic Impact Analysis (TIA)
    - TIA was completed and required no improvements. Developer offered to provide traffic study.

June 24, 2022

MEMORANDUM OF UNDERSTANDING

Parties: **Village at West Greenville, LLC**
d.b.a. "Woven" Mixed-Use Proposed Planned Development

Artbomb Company – An Arts Explosion, Inc.
EIN: 57-1133820 [a non-profit corporation – Foundation Classification 509 (a) (2)]

Whereas, the Village at West Greenville, LLC has acquired multiple former textile mill houses in the Brandon Community of West Greenville, and;

Whereas, the Village at West Greenville, LLC desires to preserve and relocate these houses within this former textile mill community, and;

Whereas, Artbomb Company – An Arts Explosion, Inc. has expressed a desire to obtain three of these former mill houses, to be relocated and remodeled at its expense, and;

Whereas, Artbomb Company – An Arts Explosion, Inc., pledges to make these houses available to artists for live/work studios, in continuation of their mission to promote the creation of art in Greenville in an accessible and affordable manner, and;

Whereas, the Village at West Greenville, LLC is desirous to support this arts mission, by donating three homes, at no cost to Artbomb Company – An Arts Explosion, Inc., and;

Now, Therefore, Be It Resolved, that the undersigned Representatives of the Parties, have agreed to preserve, transfer and restore these homes, for the above stated mission, and for the benefit of the citizens of Greenville South Carolina.

Executed, this 24th day of June, in the year, 2022:

Brian P. Schick, President
Village at West Greenville, LLC

Diane Kilgore Condon
Artbomb Company – An Arts Explosion, Inc.

TRAFFIC IMPACT STUDY

The Village Mixed-Use

Greenville, South Carolina

MAY 2, 2022

IMPACT DESIGNS, INC.
Prepared by: Allen Reid, PE

TRAFFIC IMPACT STUDY

The Village Mixed-Use

GREENVILLE, SOUTH CAROLINA

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
NO. 33593
ALLEN J. REID

5/2/22

REPORT PREPARED FOR:
Woodfield Development, LLC
PO Box 1127
Isle of Palms, SC 29451

REPORT PREPARED BY
Impact Designs Inc.
172 Williamson Road, Unit 3728
nick@impactdesignsinc.com

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EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Village Mixed-Use development in accordance SCDOT guidelines. The proposed development is located on the south side of Pendleton Street between Saco Street and Traction Street in Greenville, South Carolina. The development is expected to consist of 252 multifamily housing units and 15,200 square feet of retail space and is anticipated to be constructed by the end of 2025.

A turn lane analysis was conducted utilizing the Build (2025) volumes. Based on build out volumes, no turn lanes are warranted at site access points. Refer to Appendix B for the turn lane warrants with volumes graphed.

The capacity analysis indicates that all movements at the unsignalized intersections are expected to operate at LOS C or better during the peak hours. The operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended for any of the unsignalized study intersections.

The capacity analysis indicates that all approaches at the signalized intersections are expected to operate at LOS C or better. In both peak hours, the overall delay at the intersection of Pendleton Street and Lois Avenue/Smith Street is anticipated to drop from LOS B under No-Build conditions to LOS C under Build conditions. However, the increase in delay is expected to be minimal. No mitigation is recommended for the signalized study intersections.

<u>Recommendations:</u>

- None

1. INTRODUCTION

The purpose of this report is to summarize the traffic impact study that was completed for the Village Mixed-Use development in Greenville, South Carolina. The study was developed in accordance with SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Summary

The proposed development is located on the south side of Pendleton Street between Saco Street and Traction Street in Greenville, South Carolina. The development is expected to consist of 252 multifamily housing units and 15,200 square feet of retail space and is anticipated to be constructed by the end of 2025. This traffic impact study analyzes the effects of the additional traffic associated with the proposed development during the weekday AM (7:00 AM - 9:00 AM) and the weekday PM (4:00 PM - 6:00 PM) peak periods. The study area for the purpose of the analysis includes the following intersections:

- Pendleton Street and Saco Street
- Pendleton Street and Lois Avenue/Smith Street
- Pendleton Street and Traction Street
- Pendleton Street and Irvine Street/Burdette Street
- Saco Street and Mason Street
- Saco Street and Site Access A
- Smith Street and Site Access B

The proposed development is expected to be built out by the end of 2025; therefore, 2025 was considered as the future year for the purpose of this analysis. Refer to Figures 1 and 2 for the site location and the conceptual site plan.

1.2. Existing Roadway Conditions

The primary roadways within the study area include Pendleton Street, Saco Street, and Smith Street. A summary of their existing characteristics is shown in Table 1.

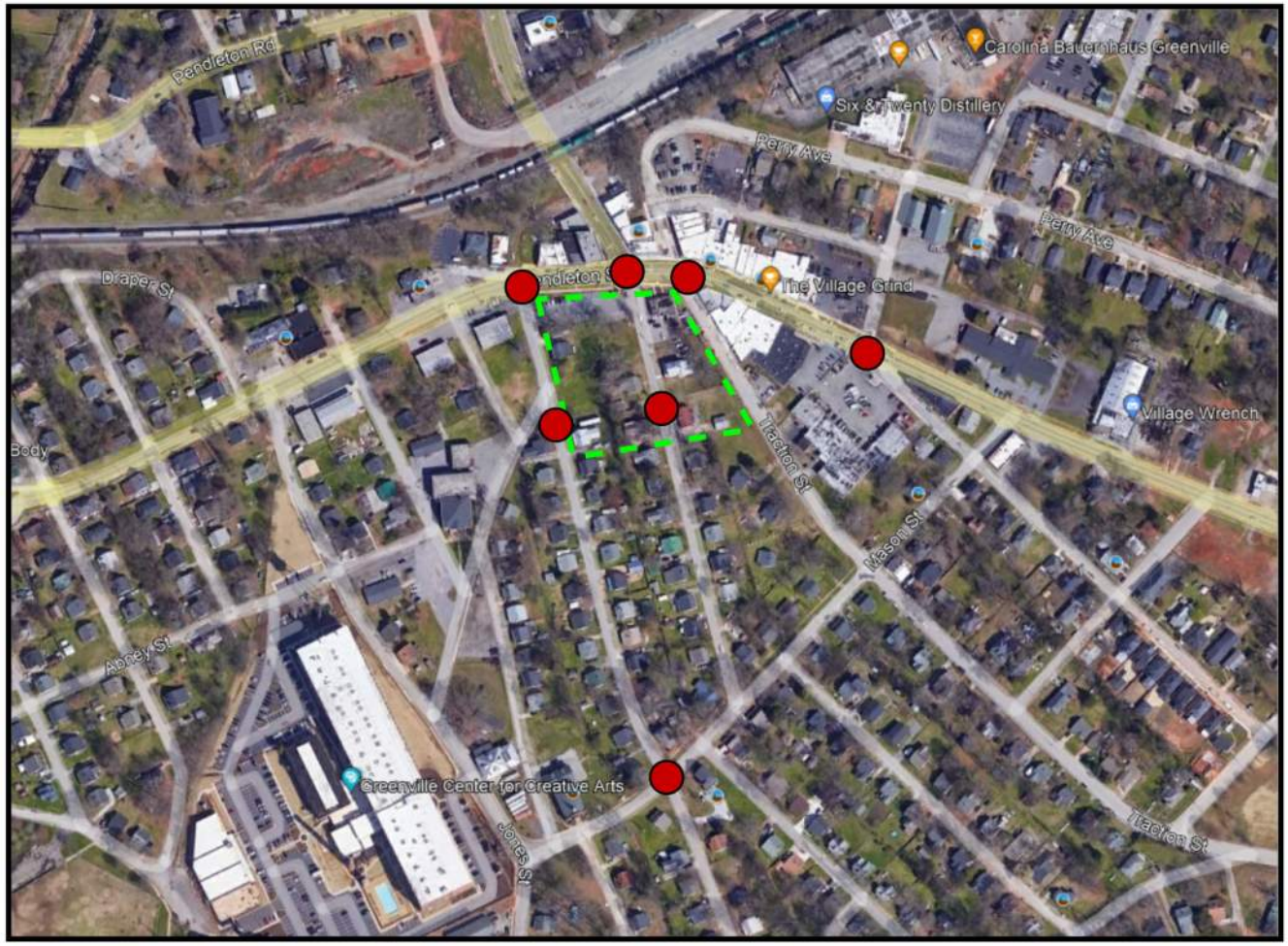
Table 1 – Study Area Summary

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2019 AADT
Pendleton Street	SC 124	2-lane undivided	30 MPH	SCDOT	8,100
Saco Street	N/A	2-lane undivided	25 MPH	Local	N/A
Smith Street	N/A	2-lane undivided	25 MPH	Local	N/A

Refer to Figure 3 for an illustration of the existing geometry and traffic control at the study intersections.

1.3. Driveway Locations

Direct access to the Village Mixed-Use development is proposed to be provided via one full movement access on Saco Street and another full movement access on Smith Street.



NORTH

LEGEND

Proposed Site Location

Study Intersection

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Designs, Inc.

The Village Mixed-Use
Greenville, SC

Site Location Map

Scale: Not to Scale	Figure	1

STREET TREES:

Required: 1 canopy tree per 40 LF of road frontage

Pendleton Street:	250 LF	6 Trees Required	6 Trees Provided
Saco Street:	365 LF	10 Trees Required	10 Trees Provided
Smith Street (west side):	358 LF	9 Trees Required	9 Trees Provided
Smith Street (east side):	358 LF	9 Trees Required	9 Trees Provided
Traction Street:	359 LF	9 Trees Required	9 Trees Provided

SITE DATA:

Acreage:	2.68 Ac.	
TMS#'s:	0118001400200	(0.25 Ac.)
	0118001400300	(0.36 Ac.)
	0118001400400	(0.36 Ac.)
	0118001300200	(0.19 Ac.)
	0118001302800	(0.18 Ac.)
	0118001300300	(0.25 Ac.)
	0118001302700	(0.21 Ac.)
	0118001300501	(0.24 Ac.)
	0118001302600	(0.24 Ac.)
	0118001300500	(0.21 Ac.)
	0118001302500	(0.19 Ac.)

Proposed Land Use: Planned Development (PD)

BUILDING SETBACKS:

MIXED USE

Front Yard:	0'
Side Yard:	0'
Rear Yard:	15'

OPEN SPACE:

50,000 SF REQUIRED (50% CAN BE PRIVATE)
27,741 SF PUBLIC OPEN SPACE PROVIDED
23790 SF PRIVATE OPEN SPACE PROVIDED
51,531 SF TOTAL OPEN SPACE PROVIDED

% IMPERVIOUS AREAS:

Total Impervious Area:	2.39 Ac. (89%)
Total Site:	2.68 Ac.

PARKING REQUIRED:

TYPE	SIZE:	PARKING REQUIRED (MAX / MIN PER ORDINANCE):
Retail / Commercial	12,900 SF	52 (1 per 250) - 26 (1 per 500)
Office (Leasing)	2,200 SF	15 (1 per 150) - 4 (1 per 600)
Multi-Family	252 Units	378 (1.5 per unit)

Total: **407 (min) to 445 (max)**
Total Required with Shared Parking: **370 spaces**

City of Greenville Shared Parking

Land Use	Square Footage /Units	Minimum Parking By Code	Base Parking Required	Weekday				Weekend				Nighttime	
				Daytime (6 am-5 pm)		Evening (5 pm-12am)		Daytime (6 am-5 pm)		Evening (5 pm-12am)		(12 am-6 am)	
Office	2,200	1 per 600	4	100%	4	10%	0	10%	0	5%	0	5%	0
Retail	12,900	1 per 500	26	60%	15	90%	23	100%	26	70%	18	5%	1
Muiltifamily	252	1.5 per unit	378	30%	113	90%	340	80%	302	90%	340	100%	378
Totals			**407**		**133**		**364**		**329**		**358**		**379**

PARKING PROVIDED:

TOTAL PARKING PROVIDED: 380 Spaces (including 8 ADA Spaces)
On Street *Surface Parking:* *15 Spaces*
Parking Deck *365 Spaces*

BUILDING HEIGHTS:

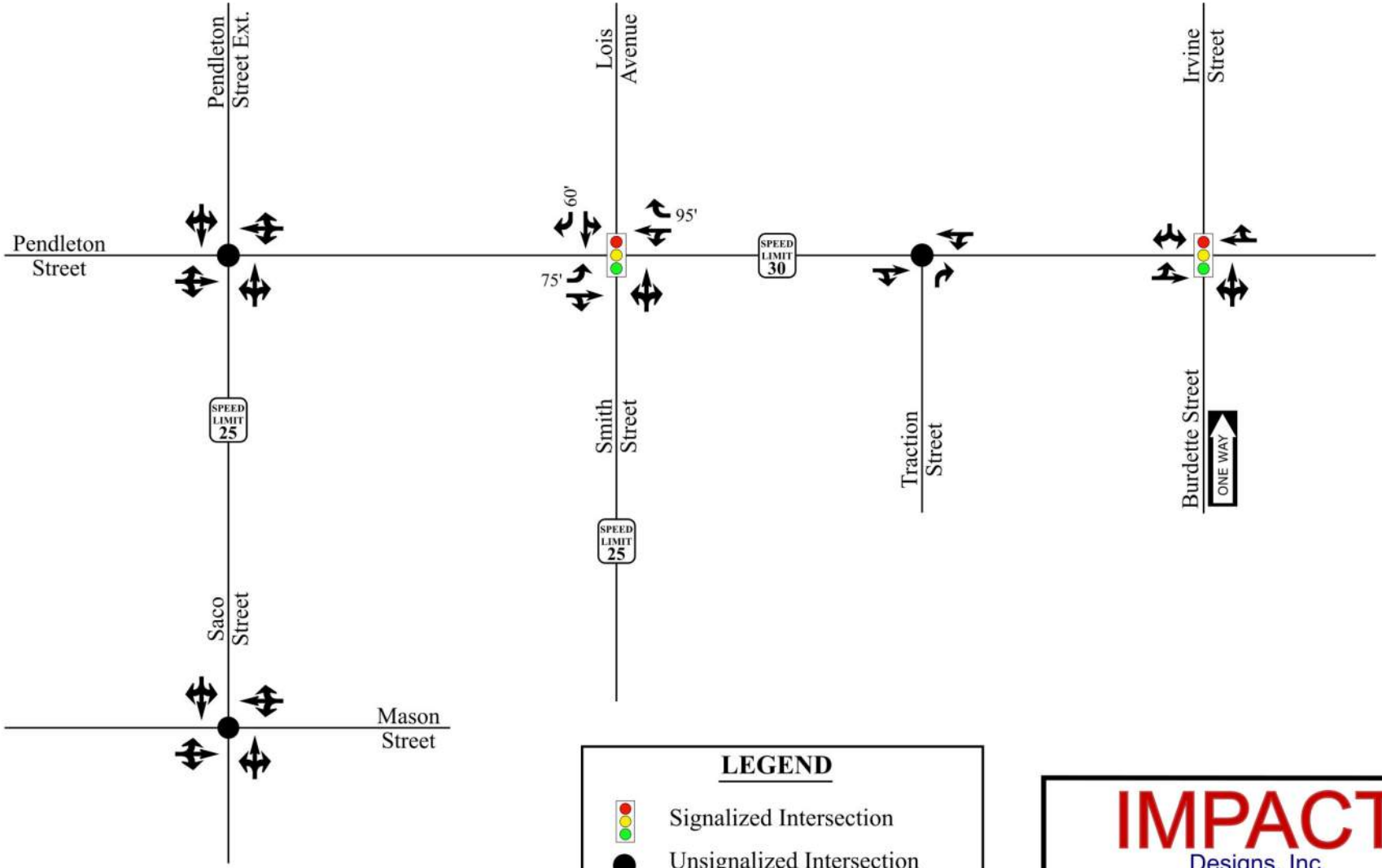
USE	HEIGHT
Commercial	?
Multi-Family	?

Know what's below. Call before you dig.

0 15 30 60
SCALE: 1" = 30'

N
W E
S

PRELIMINARY DEVELOPMENT PLAN



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane
- Posted Speed Limit (SPEED LIMIT XX)
- X' Storage (In Feet)

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The Village Mixed-Use
Greenville, SC

Existing Lane Configurations and Traffic Control

Scale: Not to Scale	Figure	3

2. TRAFFIC VOLUME DEVELOPMENT

2.1. Existing Traffic Volumes

Existing turning movement counts were conducted at the study intersections in March and April of 2022, during the AM (7:00 AM to 9:00 AM) peak period and the PM (4:00 PM to 6:00 PM) peak period. The 2022 traffic volumes are illustrated in Figure 4.

2.2. Projected Traffic Volumes

Based on SCDOT Average Annual Daily Traffic (AADT) volumes, daily traffic volumes in the study area have fluctuated in recent years. To be conservative, a 2% annual growth was applied to the 2022 counts to develop the No-Build (2025) volumes. This growth rate was applied to account for all background growth in the area without any adjacent and/or the proposed developments. The calculations for this factor can be found in Appendix A. Refer to Figure 5 for an illustration of the No-Build (2025) traffic volumes at the study intersections.

2.3. Proposed Development Traffic Volumes

As mentioned previously, the proposed development is expected to consist of 252 multifamily housing units and 15,200 square feet of retail space. The trip generation potential for the proposed development was estimated utilizing methodology contained within the ITE's *Trip Generation Manual*, 11th Edition. Utilizing ITE data for ITE Codes 221 and 822, traffic volumes were generated for the weekday daily, the weekday AM peak hour, and the weekday PM peak hour. Refer to Table 2 for a summary of the trip generation potential of the proposed development.

Table 2 – Trip Generation

ITE Land Use (Code)	Density	Independent Variable	Daily Traffic	AM Peak		PM Peak	
				Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise) (ITE Code 221)	252	Dwelling Units	1,156	23	76	60	39
Strip Retail Plaza (<40k) (ITE Code 822)	15.2	KSF	871	22	14	50	50
	Pass-By Trips [34% PM]			*0*	*0*	*17*	*17*
Internal Capture				*2*	*2*	*20*	*20*
Total Primary Trips				**43**	**88**	**73**	**52**

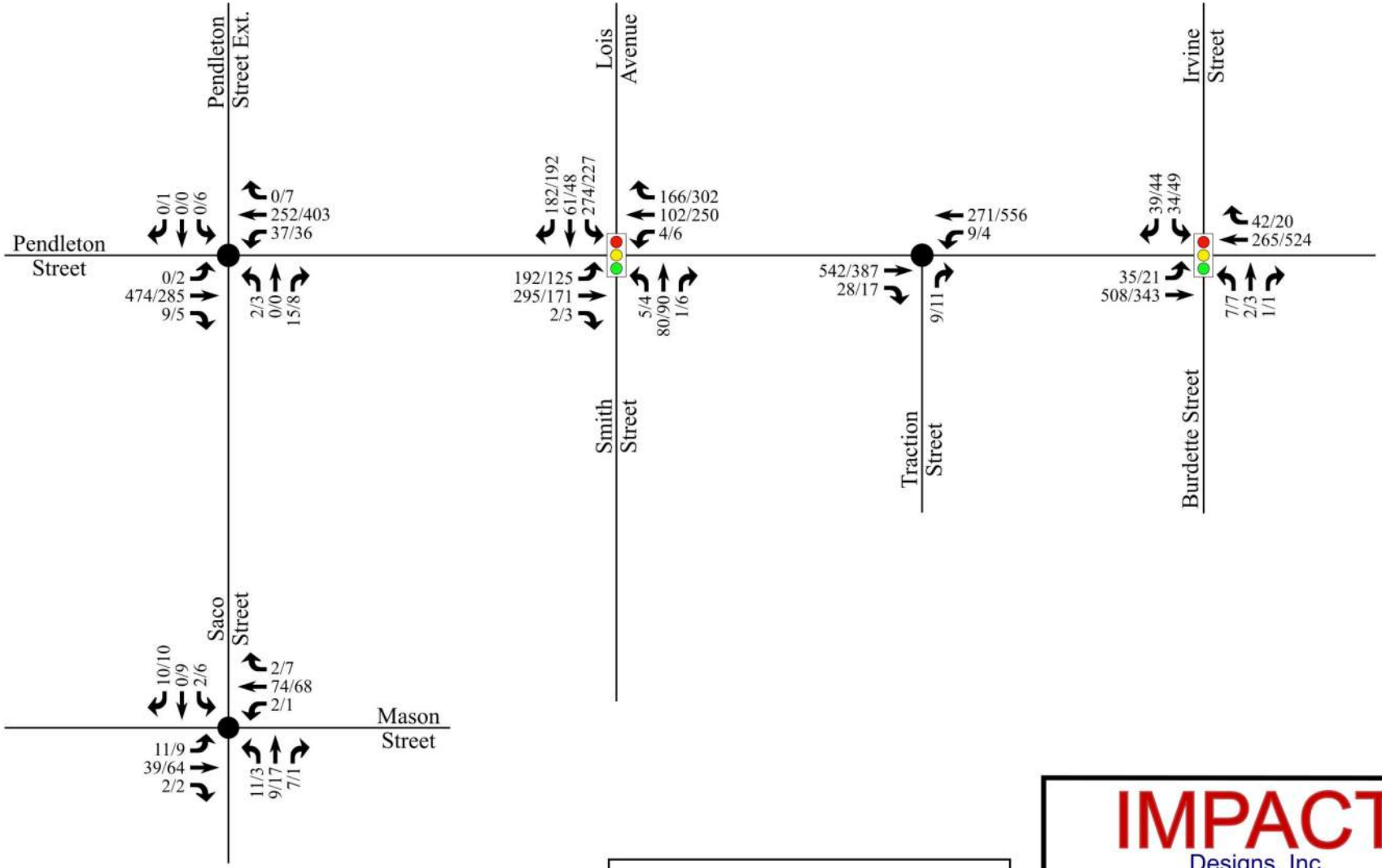
Site traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns and are summarized below:

- 25% to/from the west via Pendleton Street
- 35% to/from the east via Pendleton Street
- 25% to/from the north via Lois Avenue
- 5% to/from the south via Smith Street
- 5% to/from the east via Mason Street
- 5% to/from the south via Saco Street

Refer to Figures 6 and 7 for the primary trip distribution and assignment and Figures 8 and 9 for the pass-by trip distribution and assignment.

2.4. Future Build Traffic Volumes

The site generated traffic volumes were added to the No-Build (2025) traffic volumes to determine the Build (2025) volumes. The Build (2025) volumes are illustrated in Figure 10.



LEGEND

Signalized Intersection

Unsignalized Intersection

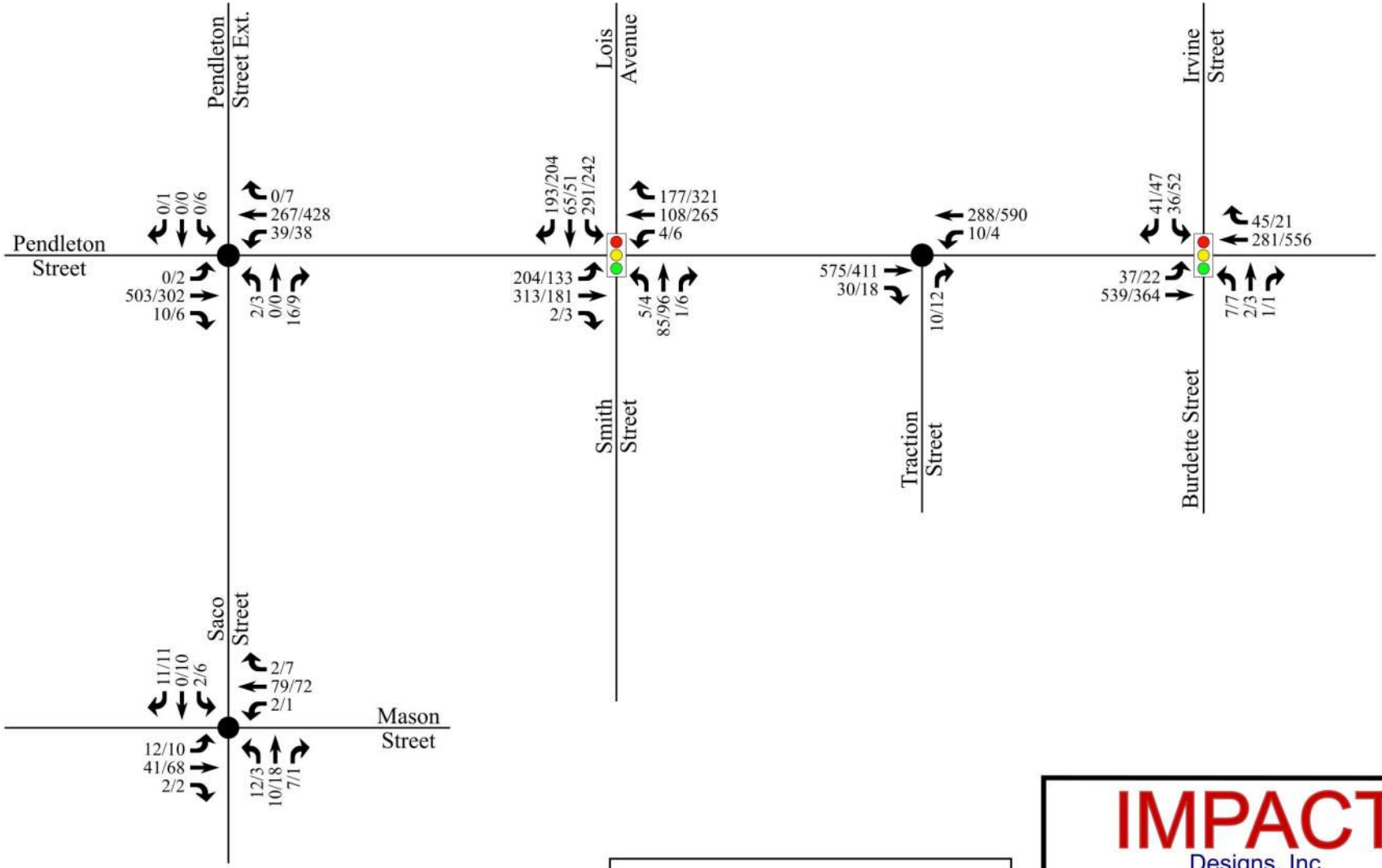
X / Y → AM / PM Peak Hour Traffic

IMPACT Designs, Inc.

The Village Mixed-Use
Greenville, SC

Existing (2022)
Traffic Volumes

Scale: Not to Scale	Figure	4



LEGEND

Signalized Intersection

Unsignalized Intersection

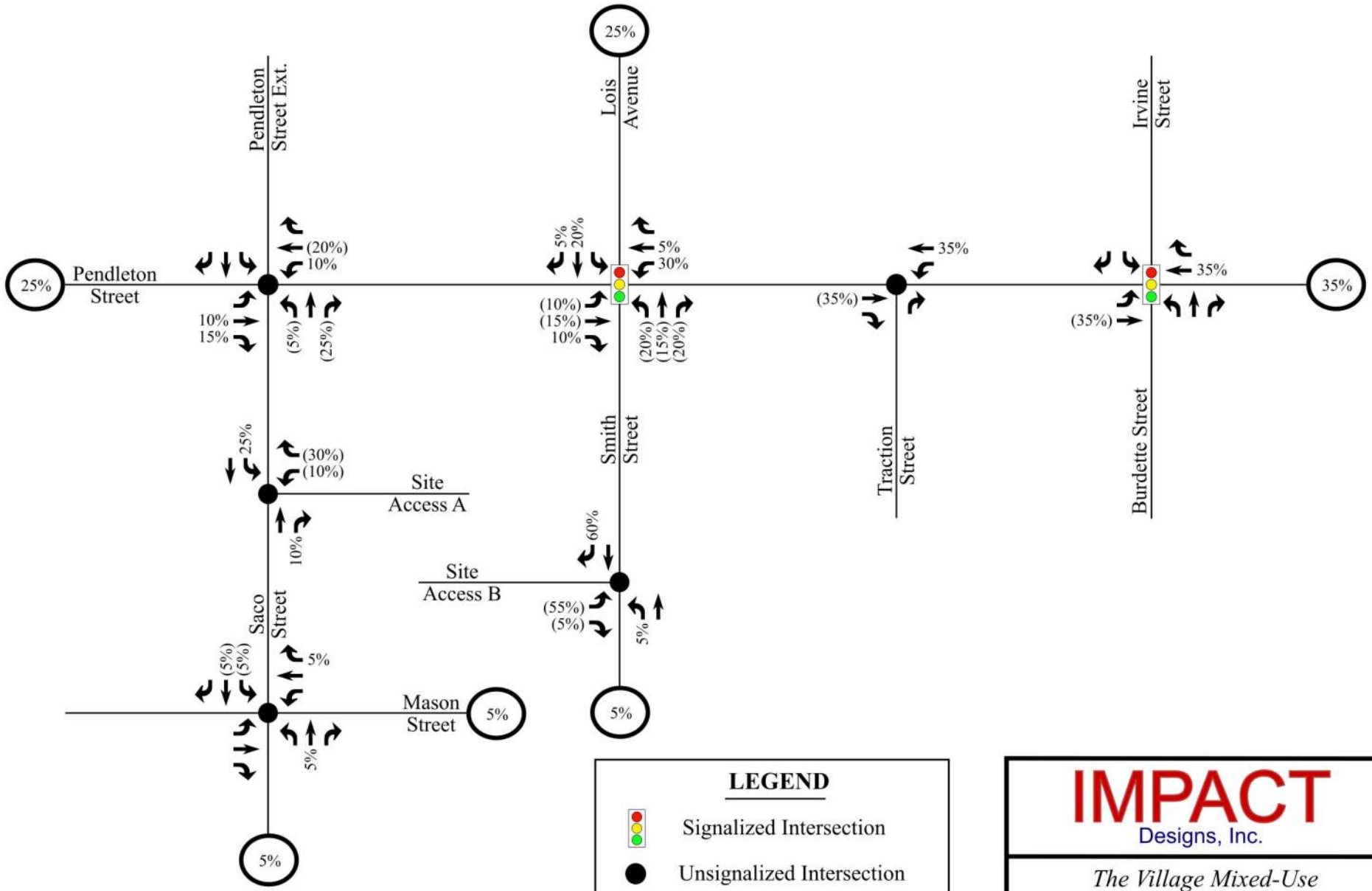
X / Y → AM / PM Peak Hour Traffic

IMPACT Designs, Inc.

The Village Mixed-Use
Greenville, SC

No-Build (2025)
Traffic Volumes

Scale: Not to Scale	Figure	5

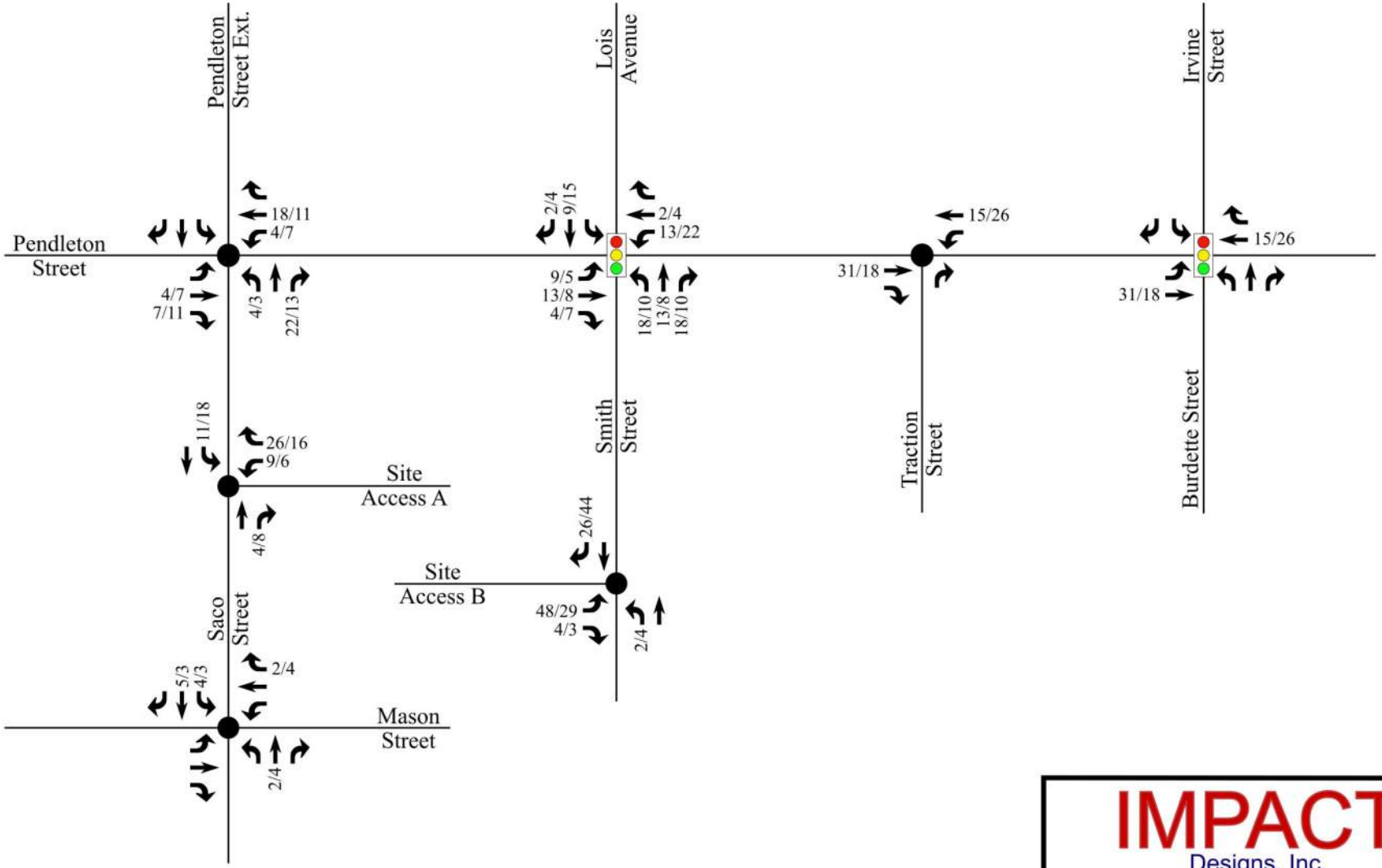


IMPACT Designs, Inc.

The Village Mixed-Use
Greenville, SC

Site Trip Distribution

Scale: Not to Scale	Figure	6



LEGEND

Signalized Intersection

Unsignalized Intersection

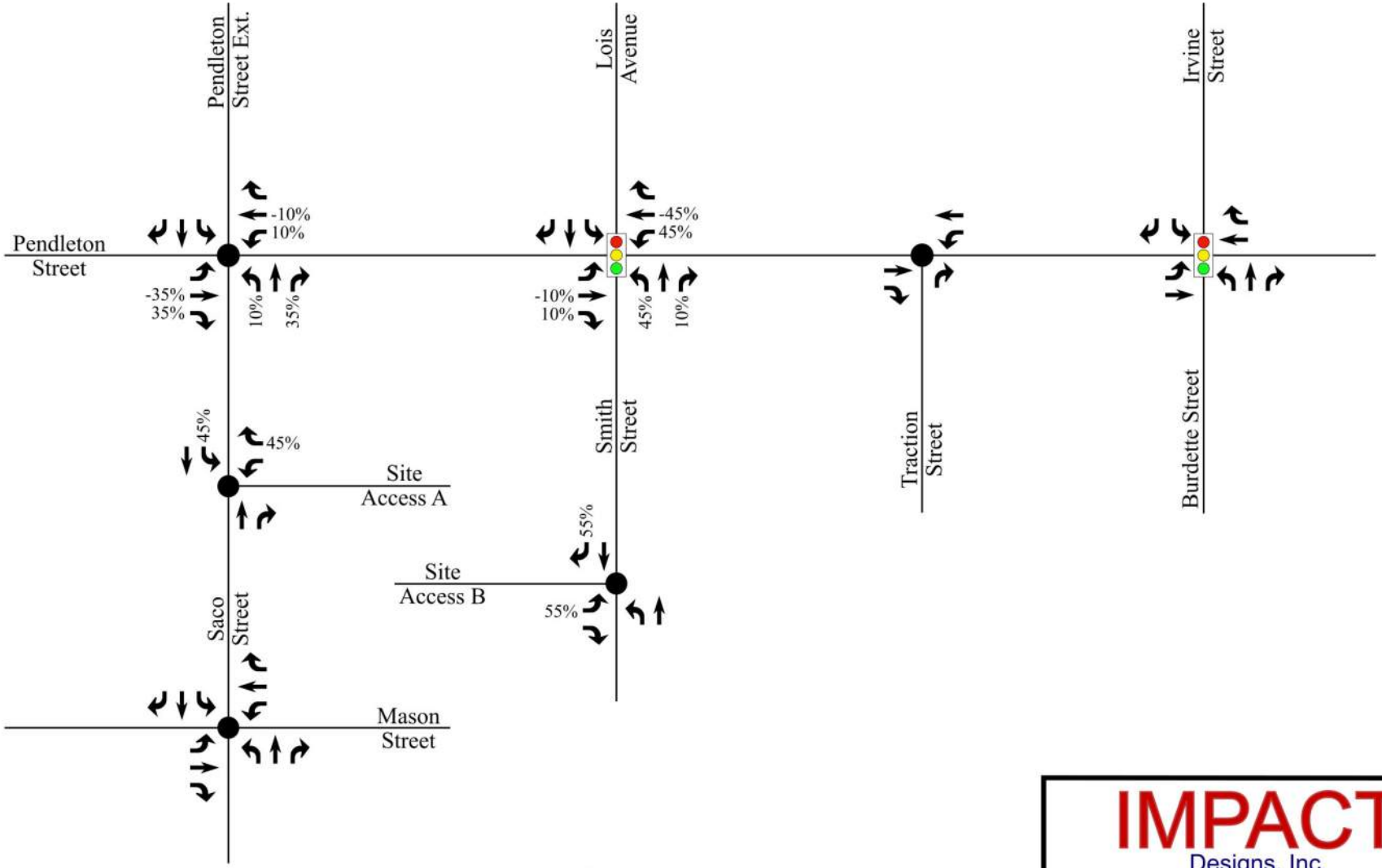
X / Y → AM / PM Peak Hour Traffic

IMPACT Designs, Inc.

The Village Mixed-Use
Greenville, SC

Trip Assignment

Scale: Not to Scale	Figure	7



LEGEND

Signalized Intersection

Unsignalized Intersection

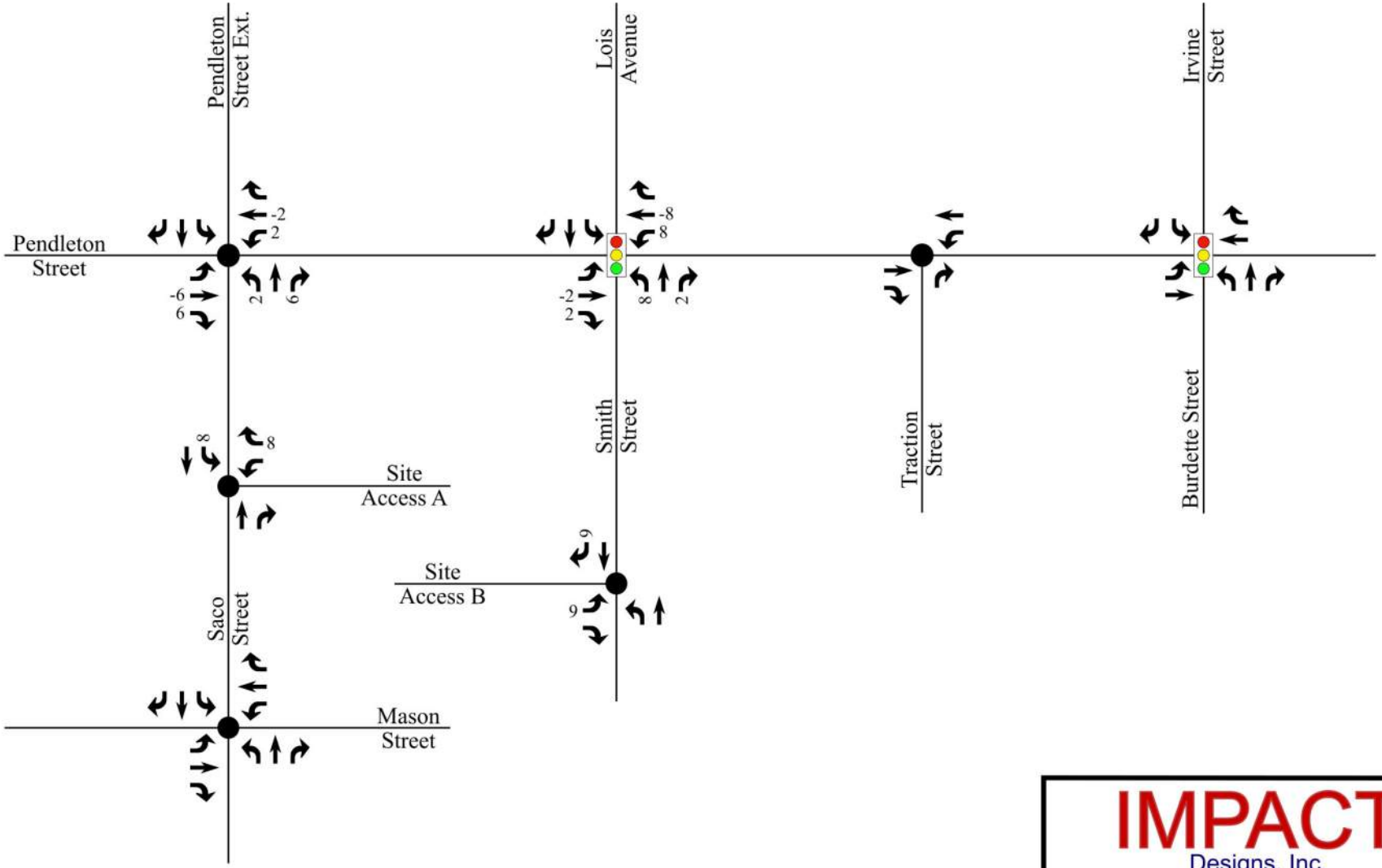
X% → Pass-By Trip Distribution

IMPACT Designs, Inc.

The Village Mixed-Use
Greenville, SC

Pass-By Trip Distribution

Scale: Not to Scale	Figure	8



LEGEND

Signalized Intersection

Unsignalized Intersection

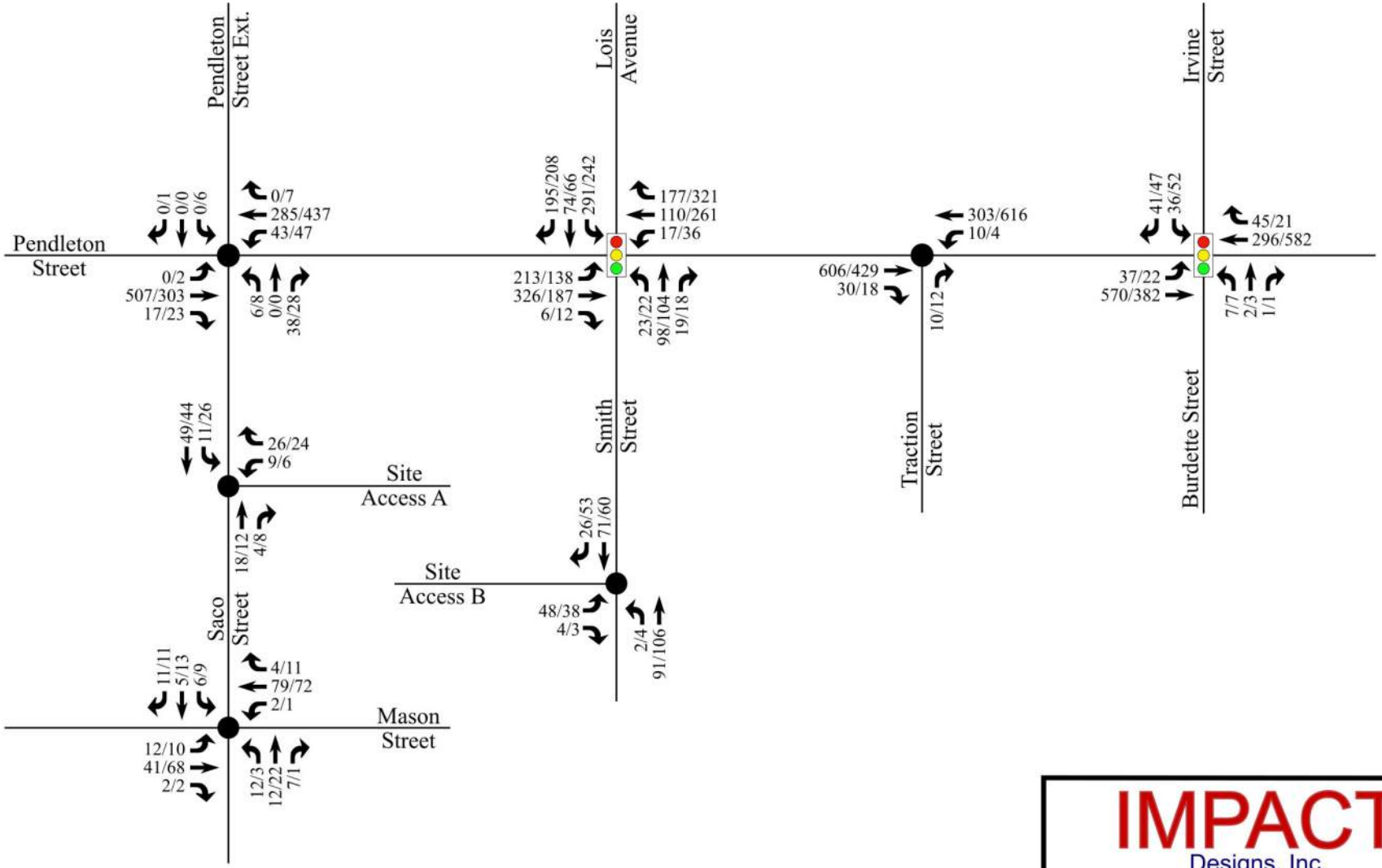
X → PM Pass-By Trip

IMPACT Designs, Inc.

The Village Mixed-Use
Greenville, SC

PM Pass-By Trip Assignment

Scale: Not to Scale	Figure	9

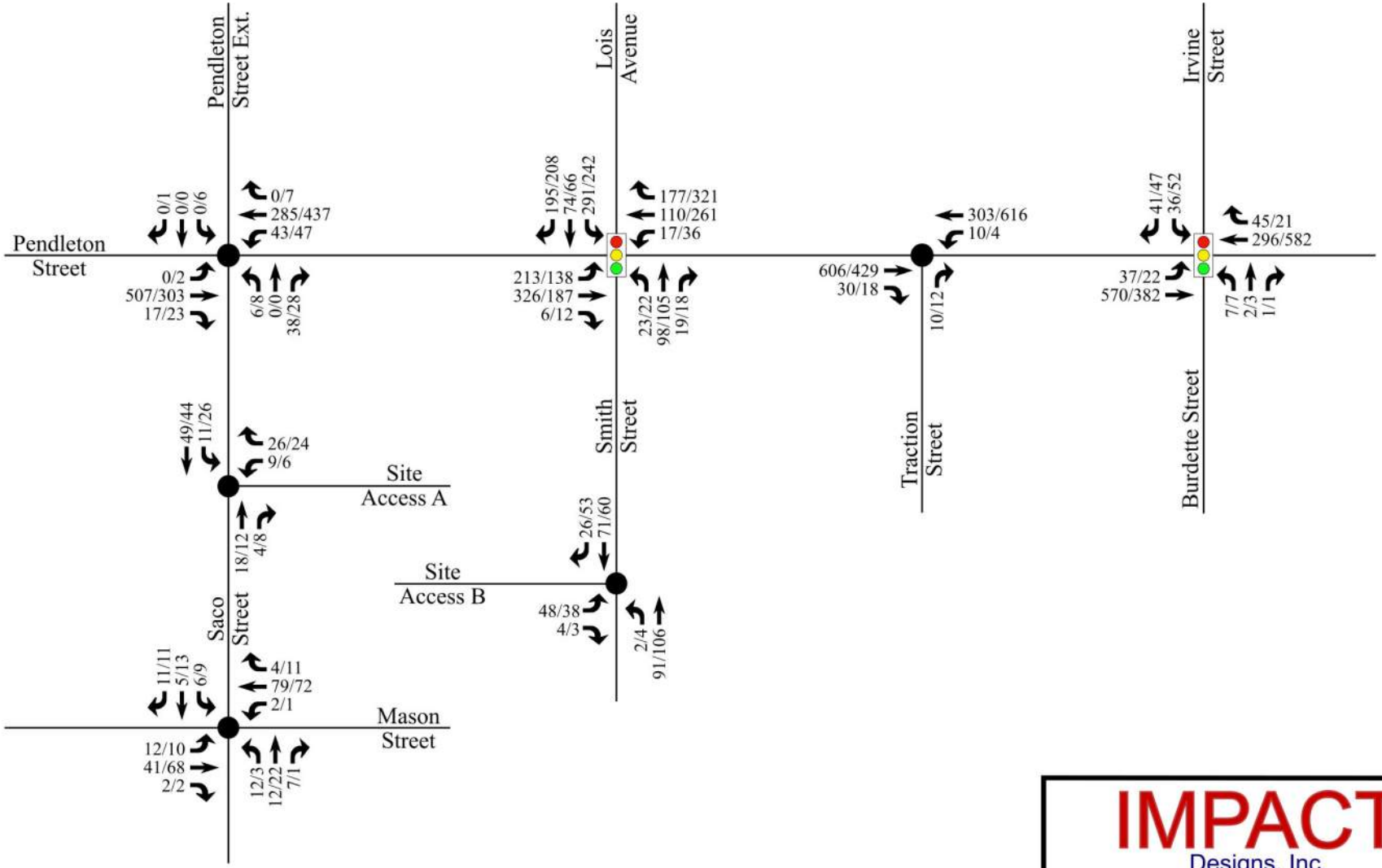


IMPACT Designs, Inc.

The Village Mixed-Use
Greenville, SC

Build (2025)
Traffic Volumes

Scale: Not to Scale	Figure	10



IMPACT Designs, Inc.

The Village Mixed-Use
Greenville, SC

Build (2025)
Traffic Volumes

Scale: Not to Scale	Figure	10

3. TRAFFIC IMPACT ANALYSIS

3.1. Turn Lane Analysis

A turn lane analysis was conducted utilizing the Build (2025) volumes. Based on build out volumes, no turn lanes are warranted at the site access points. Refer to Appendix B for the turn lane warrants with volumes graphed.

3.2. Intersection LOS Analysis

Using the existing, no-build, and build traffic volumes, intersection analyses were conducted for the study intersections under Existing (2022) conditions, No-Build (2025) conditions, and Build (2025) conditions. This analysis was conducted using the Transportation Research Board's *Highway Capacity Manual (HCM 6th Edition)* methodologies of the *Synchro*, Version 11 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. Table 3 summarizes the *HCM 6th Edition* control delay thresholds associated with each LOS grade for signalized and unsignalized intersections.

Table 3 – *HCM 6th Edition* LOS Criteria for Signalized & Unsignalized Intersections

Signalized Intersections		Unsignalized Intersections	
LOS	**Control Delay per Vehicle (seconds)**	**LOS**	**Control Delay per Vehicle (seconds)**
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 85	F	> 50

The results of the capacity analysis for the study intersections under existing traffic control are summarized in Table 4. Refer to Appendix C for the detailed capacity analysis reports and Appendix D for the queuing analysis results.

Table 4 – Unsignalized Intersection Analysis Results

Intersection	Approach	LOS (Delay in seconds per vehicle)					
		Existing (2022) Conditions		No-Build (2025) Conditions		Build (2025) Conditions	
		AM	PM	AM	PM	AM	PM
Pendleton Street and Saco Street	EB	A (0.0)	A (8.3)	A (0.0)	A (8.3)	A (0.0)	A (8.4)
	WB	A (8.6)	A (8.0)	A (8.8)	A (8.1)	A (8.8)	A (8.1)
	NB	B (12.8)	B (12.5)	B (13.2)	B (12.7)	B (14.3)	B (13.2)
	SB	A (0.0)	C (17.9)	A (0.0)	C (19.1)	A (0.0)	C (20.8)
Pendleton Street and Traction Street	EB	-	-	-	-	-	-
	WB	A (8.8)	A (8.3)	A (9.0)	A (8.3)	A (9.1)	A (8.4)
	NB	B (12.5)	B (11.0)	B (12.9)	B (11.2)	B (13.3)	B (11.3)
Saco Street and Mason Street	EB	A (7.4)	A (7.4)	A (7.4)	A (7.4)	A (7.4)	A (7.4)
	WB	A (7.3)	A (7.4)	A (7.3)	A (7.4)	A (7.3)	A (7.4)
	NB	A (9.6)	B (10.1)	A (9.7)	B (10.2)	A (9.8)	B (10.3)
	SB	A (8.9)	A (9.6)	A (8.9)	A (9.7)	A (9.4)	A (9.8)
Saco Street and Site Access A	WB	*Analyzed under Build conditions ONLY*				A (8.7)	A (8.7)
	NB					-	-
	SB					A (7.3)	A (7.3)
Smith Street and Site Access B	EB	*Analyzed under Build conditions ONLY*				A (9.9)	A (9.9)
	NB					A (7.4)	A (7.5)
	SB					-	-

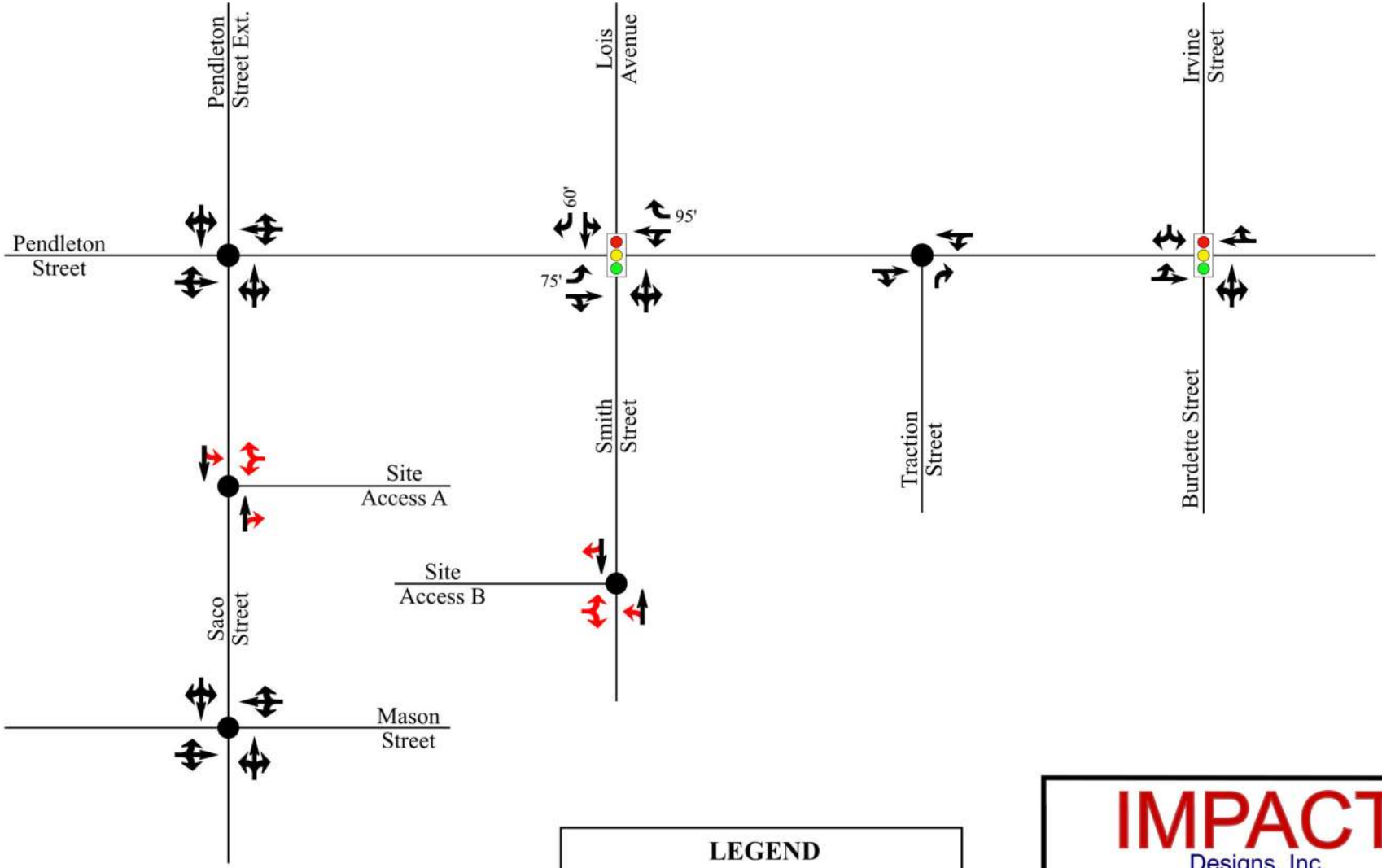
The capacity analysis indicates that all movements at the unsignalized intersections are expected to operate at LOS C or better during the peak hours. The operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended for these intersections.

Table 5 – Signalized Intersection Analysis Results

Intersection	Approach	LOS (Delay in seconds per vehicle)					
		Existing (2022) Conditions		No-Build (2025) Conditions		Build (2025) Conditions	
		AM	PM	AM	PM	AM	PM
Pendleton Street and Lois Avenue/ Smith Street	EB	B (14.2)	B (10.9)	B (14.8)	B (11.4)	B (14.9)	B (11.4)
	WB	B (15.7)	B (15.6)	B (16.0)	B (16.2)	B (17.3)	B (18.9)
	NB	B (15.6)	B (19.1)	B (15.8)	B (19.7)	B (16.5)	C (21.4)
	SB	C (24.9)	C (24.5)	C (26.3)	C (26.3)	C (27.9)	C (28.4)
	Overall	B (18.6)	B (17.8)	B (19.5)	B (18.7)	C (20.2)	C (20.6)
Pendleton Street and Irvine Street/ Burdette Street	EB	A (9.5)	A (7.5)	B (10.5)	A (7.8)	B (11.2)	A (8.0)
	WB	A (6.4)	A (9.5)	A (6.6)	B (10.5)	A (6.8)	B (11.1)
	NB	B (18.3)	B (18.2)	B (18.2)	B (18.3)	B (18.2)	B (18.3)
	SB	A (6.3)	A (8.8)	A (6.9)	A (9.5)	A (6.9)	A (9.5)
	Overall	A (8.3)	A (8.8)	A (9.0)	A (9.5)	A (9.5)	A (9.9)

The capacity analysis indicates that all approaches at the signalized intersections are expected to operate at LOS C or better. In both peak hours, the overall delay at the intersection of Pendleton Street and Lois Avenue/Smith Street is anticipated to drop from LOS B under No-Build conditions to LOS C under Build conditions. However, the increase in delay is expected to be minimal. No mitigation is recommended for these intersections.

Figure 11 shows the proposed lane configurations and traffic control for the Build (2025) conditions.



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane (Proposed)
- X' Storage (In Feet)

IMPACT Designs, Inc.

The Village Mixed-Use
Greenville, SC

Proposed Lane Configurations and Traffic Control

Scale: Not to Scale	Figure	11

4. SUMMARY OF FINDINGS

A traffic impact study was conducted for the proposed Village Mixed-Use development in accordance SCDOT guidelines. The proposed development is located on the south side of Pendleton Street between Saco Street and Traction Street in Greenville, South Carolina. The development is expected to consist of 252 multifamily housing units and 15,200 square feet of retail space and is anticipated to be constructed by the end of 2025.

A turn lane analysis was conducted utilizing the Build (2025) volumes. Based on build out volumes, no turn lanes are warranted at site access points. Refer to Appendix B for the turn lane warrants with volumes graphed.

The capacity analysis indicates that all movements at the unsignalized intersections are expected to operate at LOS C or better during the peak hours. The operations under Build conditions are anticipated to be similar to the No-Build conditions. No mitigation is recommended for any of the unsignalized study intersections.

The capacity analysis indicates that all approaches at the signalized intersections are expected to operate at LOS C or better. In both peak hours, the overall delay at the intersection of Pendleton Street and Lois Avenue/Smith Street is anticipated to drop from LOS B under No-Build conditions to LOS C under Build conditions. However, the increase in delay is expected to be minimal. No mitigation is recommended for the signalized study intersections.

<u>Recommendations:</u>

- None