



**Planning Staff Report to
Greenville Planning Commission
January 11, 2019
for the January 17, 2019 Public Hearing**

Docket Number: SD 18-034
Applicant: Blue Bridge Properties, LLC
Property Owner: 12 West Park Land Trust
Property Location: West Park Avenue
Tax Map Number: 0004000101500
Acreage: 0.15
Zoning: C-3, Regional Commercial District
Proposal: MAJOR SUBDIVISION OF 1 LOT INTO 3 AT W PARK AVENUE
Staff Recommendation: Approve with Staff Comments and Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

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

Staff Analysis:

The applicant proposes to subdivide one (1) lot into three (3) lots located along W Park Avenue for single-family attached dwellings. The subject property is zoned C-3, Regional Commercial and allows for residential type uses. Currently, the site consists of vacant land. The site abuts the Heritage Historic District and is located approximately half a block away from the Viola Street Special Emphasis Neighborhood.

The proposed subdivision request indicates three (single-family attached units) to front West Park Avenue. Each lot configuration retains frontage on a street right-of-way, and therefore, meets that subdivision requirement. The proposed lot sizes and density meets the C-3 zoning designation requirements. Staff concurs that the proposed major subdivision meets minimum dimensional requirements as set forth in the Land Management Ordinance.

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

The applicant conducted a neighborhood meeting as required by subsection 19-2.2.4(C) of the Land Management Ordinance on January 10, 2019.

City Engineer Conditions

Comments:

See all Engineering comments and conditions.

Fire Department Comments

Comments:

No comments.

Traffic Engineer Comments

Comments:

No comments.

Civil Engineer Comments

Comments:

Standard Comments

- 1) The development shall meet the requirements of Article 19-2.3.13(A) Land Development – Subdivision of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) Right of Way Encroachment Permits - All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or a bond in the amount of 125% of the infrastructure costs shall be provided to the City prior to recording the final plat.
- 5) A Site Plan Permit shall be approved for the development detailing the demolition, grading and stormwater, utility improvements and site access.

Site Specific Comments

- 6) Access - The proposed development is accessible from West Park Avenue which is owned and maintained by the SCDOT and an unnamed alley that connects to West Park Street. Vehicular access for the proposed lots will be provided via a shared driveway from the unnamed alley. The shared driveway shall be designed and constructed to acceptable two-way driveway with a minimum of 20 feet.
- 7) Alley – The proposed private drive connects to an existing unnamed alley as a second access from the development to West Park Avenue. Clarification is needed whether the alley is a publicly owned alley and the alley will have to be evaluated further to determine whether any improvements are warranted to support the traffic it will receive from the development. Any required improvements will be evaluated and detailed in the site permit for the project.
- 8) Sidewalks - Sidewalks shall be provided internally along the private street or through the common area to provide internal pedestrian circulation and to connect each property to North Main Street.
- 9) The development will require an extension of the City's sanitary sewer system and an extension of the water system to serve the new lots. Easements will be required through the site for the utility extensions and recorded with the final plat for the subdivision.
- 10) Site Accessibility – All amenities and common features within the development must meet site accessibility requirements of the IBC.
- 11) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of the stormwater management features, green space and other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.

Environmental Engineer Comments

Comments:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:

- a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa.
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
- a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - d. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2, 10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - e. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - f. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.



city of greenville

APPLICATION FOR LAND DEVELOPMENT PERMIT

Contact Planning & Development (864) 467-4476

Office Use Only: SD 18-034	
Application# (SD 18-1030)	Fees Paid 300
Date Received 12/17	Accepted By JG (CFDP)
Date Complete _____	App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Blue Bridge Properties LLC	12 West Park Land Trust
*Title:	member	
*Address:	P.O. Box 1522 Greenville SC 29602	
*Phone:	917-710-3407	
*Email:	BlueBridgeProperties@gmail.com	

PROPERTY INFORMATION

*STREET ADDRESS ~~12~~ West Park Ave

*TAX MAP #(S) 0004000101500

*ZONING DESIGNATION C3

ORIGINAL LOTS 1 *TOTAL ACREAGE 0.15

PROPOSED LOTS 3 *TOTAL ACREAGE 0.15

INSTRUCTIONS

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

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

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

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

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

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

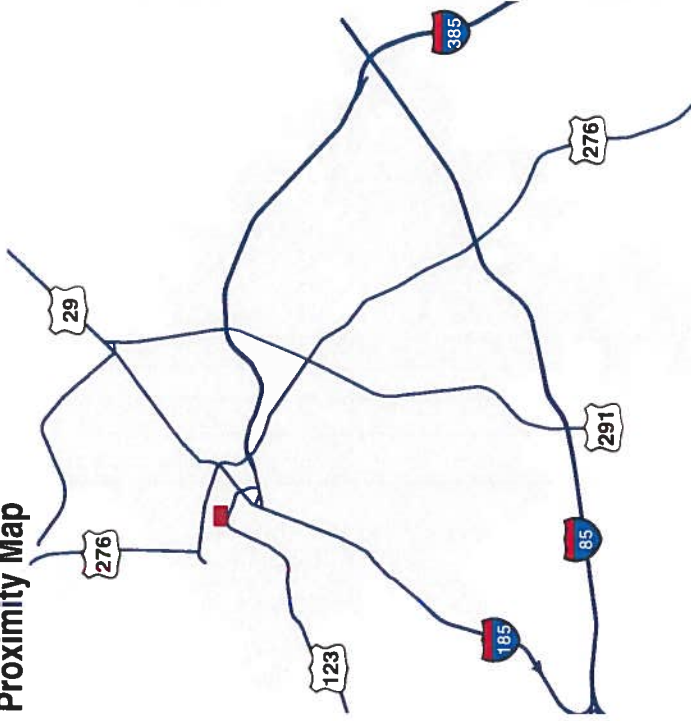
8. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	Blue Bridge Properties LLC
Date	Dec. 17, 2018
Property Owner/Authorized Agent	John English (member)
Date	Dec. 17, 2018

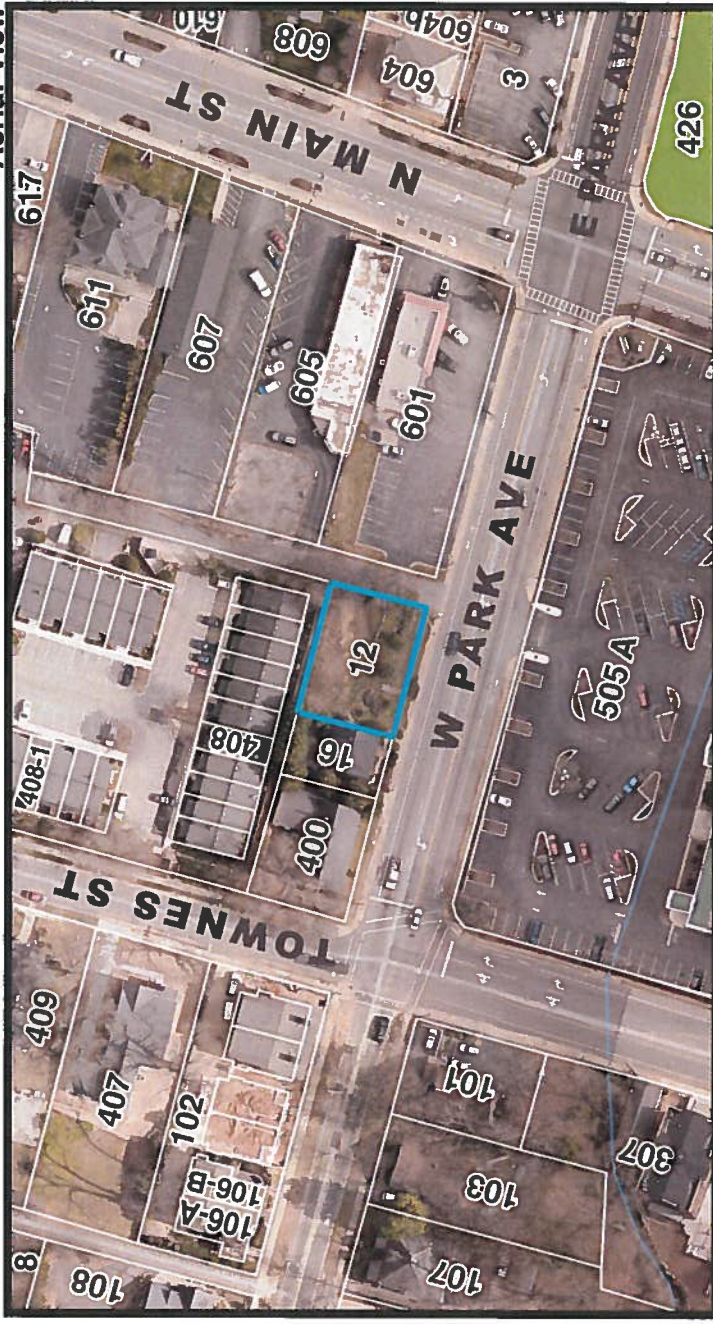
STOP: To be filled when application submitted to Planning & Development (excluding Minor Subdivisions)	
<input checked="" type="checkbox"/>	'Public Hearing' signs are acknowledged as received by the applicant
<input checked="" type="checkbox"/>	Received information for public meeting
<input checked=""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

SD 18-1030 • W. PARK AVE.

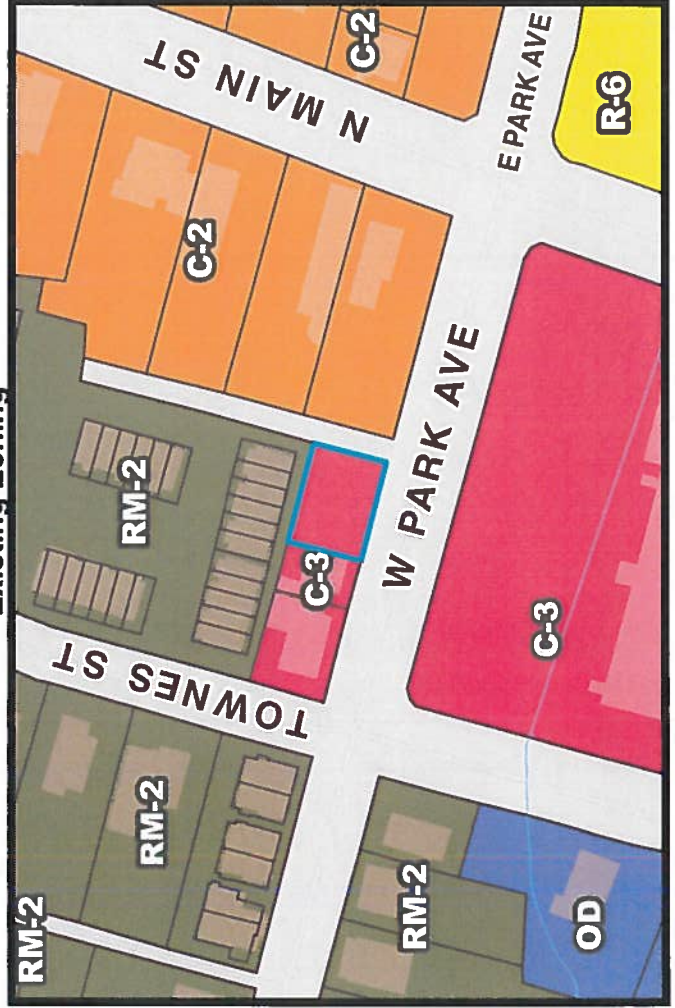
Proximity Map



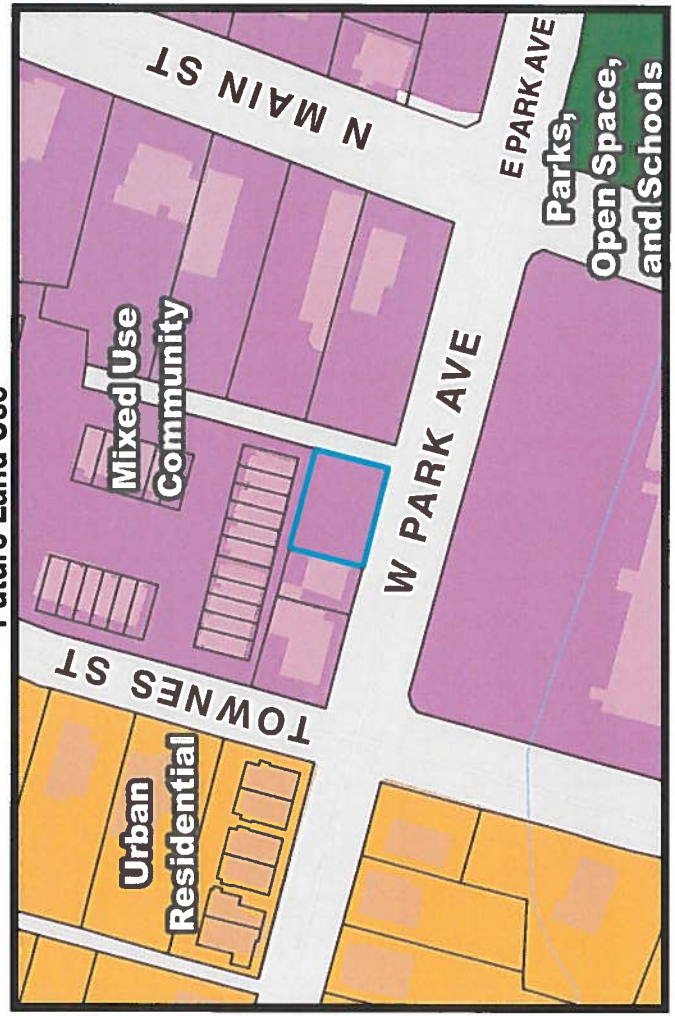
Aerial View



Existing Zoning



Future Land Use

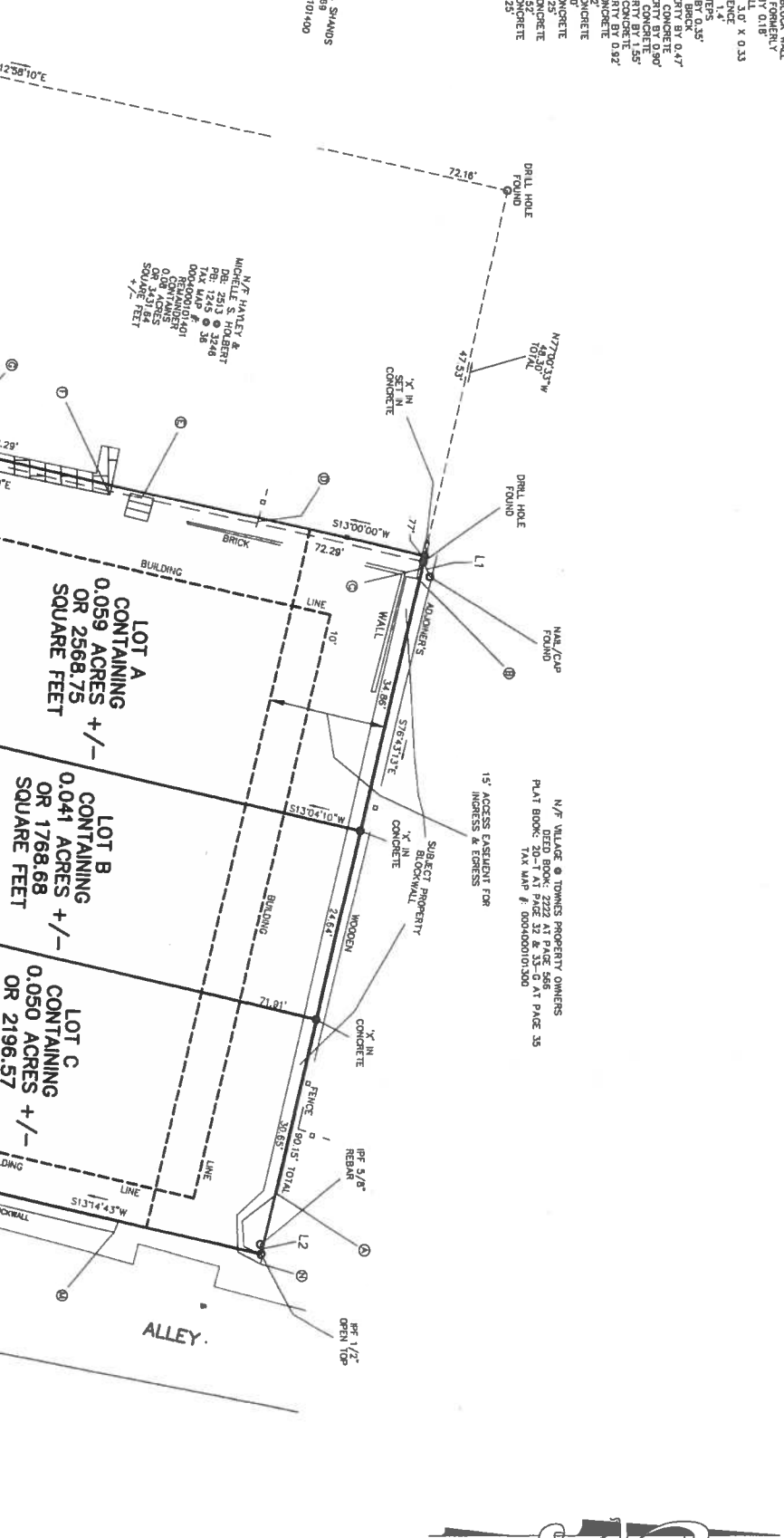


PROJECTION REPORT

A. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 B. PORTION OF SUBJECT PROPERTY OWNERS BY 0.2'
 C. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 D. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 E. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 F. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 G. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 H. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 I. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 J. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 K. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 L. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 M. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 N. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 O. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 P. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 Q. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 R. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 S. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 T. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 U. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 V. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 W. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 X. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 Y. PORTION OF SUBJECT PROPERTY'S BLOCK WALL
 Z. PORTION OF SUBJECT PROPERTY'S BLOCK WALL

LINE TABLE

LINE	DESCRIPTION	DISTANCE
L1	5 Bt-04-14 W	1.20
L2	5 Bt-04-14 W	1.20



NOTE:

- (1) THE PROPERTY IS ZONED C-3 WITH THE FOLLOWING BUILDING SETBACK REQUIREMENTS:
 SIDE - 10' ADJOINING RESIDENCE DISTRICT & Y ALL OTHERS REAR - 10'
 MIN. LOT AREA 20 ACRES
- (2) ALL PROPERTY CORNERS ARE 1/2" REBAR SET, UNLESS OTHERWISE NOTED.
- (3) THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF EACH ROAD LOT LINE, FOR ROAD, SIDEWALK AND UTILITY PURPOSES (TOTAL WIDTH) UNLESS OTHERWISE NOTED.
- (4) THE PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA WITH A CURRENT ZONE IS "X".
- (5) A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY OF GREENVILLE AND THE STATE OF SOUTH CAROLINA.
- (6) ALL STREETS AND LANDSCAPING WILL BE OWNED AND MAINTAINED BY WEST PARK & TOWNES PROPERTY OWNER.
- (7) THE STORM DRAIN SYSTEM AND ANY ASSOCIATED SPRINGS, EGRESS WILL BE OWNED AND MAINTAINED BY WEST PARK & TOWNES PROPERTY OWNER.
- (8) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (9) ALL STREET TREES AND LANDSCAPING WILL BE OWNED AND MAINTAINED BY WEST PARK & TOWNES PROPERTY OWNER.
- (10) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (11) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (12) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (13) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (14) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (15) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (16) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (17) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (18) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (19) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (20) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (21) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (22) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (23) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (24) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.
- (25) THE CITY OF GREENVILLE IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THESE FEATURES FOR AND WILL NOT MAINTAIN THESE FEATURES.

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

STATE OF SOUTH CAROLINA
 GREENVILLE COUNTY
 SUBDIVISION FOR
 12 WEST PARK
 LAND TRUST
 (12 WEST PARK AVENUE)

REGISTERED - SURVEYOR
 A. ANDREWS & ASSOCIATES
 404 SAINT ANDREWS STREET
 GREENVILLE, SOUTH CAROLINA 29615
 (864) 547-1540
 (864) 371-1111 (FAX)

PLAT BOOK: 6X AT PAGE 6
 TAX MAP # 0004000101300

DATE: 12-24-18

CAUTION

THIS PLAN IS NOT TO BE CONSIDERED AS A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GREENVILLE AND THE STATE OF SOUTH CAROLINA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE CONTRACTOR'S RECORDS.

LOCATION MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge that I am (an) the owner of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines.

Signed: _____
 Signed: _____
 Signed: _____
 Signed: _____

CERTIFICATE OF ACCURACY

I, hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and that the same exceeds the requirements for a Class A survey as specified therein.

Date: 12/24/18
 A. ANDREWS & ASSOCIATES
 REGISTERED LAND SURVEYOR

S.C. Registration No. 13264

CERTIFICATE OF APPROVAL FOR RECORDING

I, hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for City of Greenville, with the exception of such variances as are noted in the margin of this plan. The City of Greenville Planning Commission of Greenville, South Carolina, has approved this plan for recording in the office of the County Register, Deeds.

Date: _____
 CITY ENGINEER - CITY OF GREENVILLE OR AUTHORIZED REPRESENTATIVE

FILE NUMBER

SD 16-11 (18-1030)
 SD 15-034

12 WEST PARK TOWNES
 CITY OF GREENVILLE
 GREENVILLE, SOUTH CAROLINA

Freeland Clinkscales of NC
 440 SAINT ANDREWS ST
 SPARTANBURG, SC
 SURVEYOR

NO. OF LOTS: 3 DATE: 12-24-18

NO. OF ACRES: 0.15 MILES OF NEW ROAD: NONE

ZONE: C-3

GRAPHIC SCALE
 1 inch = 10 feet

REGISTERED - SURVEYOR
 A. ANDREWS & ASSOCIATES
 404 SAINT ANDREWS STREET
 GREENVILLE, SOUTH CAROLINA 29615
 (864) 547-1540
 (864) 371-1111 (FAX)

PLAT BOOK: 6X AT PAGE 6
 TAX MAP # 0004000101300

DATE: 12-24-18