



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

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**Docket Number:** SD 18-036  
**Proposal:** Major Subdivision 1 Lot to 4 Lots at S Main St - Camperdown  
**Applicant:** CAP Camperdown LLC  
**Property Owner:** CAP Camperdown LLC, City of Greenville  
**Property Location:** S MAIN ST, FALLS ST, E BROAD ST, and JAPANESE DOGWOOD LN  
**Tax Map Number:** 0061000304101, 0061000304106  
**Acreage:** 1.022  
**Zoning:** C-4, Central Business District

**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*

**Application Overview:**

The applicant proposes to re-subdivide the ground-level property of the Camperdown development currently underway in downtown Greenville. The primary purpose of the subdivision is to facilitate a proposed property exchange between CAP Camperdown LLC and the City of Greenville. According to the applicant, building modifications required by the City's Design Review Board resulted in the ground-floor building wall needing to be closer to South Main Street—on a portion of parcel 4, which is owned by the City of Greenville. The proposal is for a portion of Parcel 4 to be deeded to CAP Camperdown LLC and consolidated with new Parcel 5-A. In exchange, new Parcel 5-B, which is currently owned by CAP Camperdown LLC and located along Japanese Dogwood Lane, will be conveyed to the City of Greenville. In total, the developer is proposing to deed 826 square feet to the City and receive 558 square feet in return.

The plat also creates two new lots, Parcels 5-C and 5-D. Neither of these appears to be involved in the proposed property swap.

**Staff Analysis:**

The property is located in the C-4 zoning district, which allows for the subdivision and development proposed. The Camperdown project has already received the required approvals from DRB and is currently under construction. This subdivision is necessary for the approved development to proceed.

Staff notes that the request before the planning commission is for the approval of the preliminary plat. The property transfer must be approved by City Council before the final plat may be approved or recorded.

**City Engineer Comments – Approve with Comments**

See other engineering comments

**Civil Engineer Comments – Approve with Conditions**

**Recommend:** Approve w/ Conditions

**Comments:**

The application meets the criteria of a Preliminary Plat for a Major Subdivision. City Council must approve the transfer of City owned property before the revised plat can be approved for recording.

**Environmental Engineer Comments – Approve**

**Traffic Engineer Comments – Approve**

**Fire Department Comments – Approve**

**Parks & Recreation – Approve**



# city of greenville

## APPLICATION FOR LAND DEVELOPMENT PERMIT

Contact Planning & Development (864) 467-4476

Office Use Only: SD 18-036

Application# (SD 18-1036) Fees Paid 300

Date Received 12/17/18 Accepted By JAG

Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	CAP Camperdown LLC	CAP Camperdown LLC
*Title:		
*Address:	935 S Main St Suite 201 Gvl Sc 29601	935 S Main St Suite 201 Gvl Sc 29601
*Phone:	864-271-3894	864-271-3894
*Email:	jasont@capllc.com	jasont@capllc.com

### PROPERTY INFORMATION

\*STREET ADDRESS 435 S Main St Greenville SC 29601

\*TAX MAP #(S) 0061000304101

\*ZONING DESIGNATION C-4

\*# ORIGINAL LOTS 1 \*TOTAL ACREAGE 1.022

\*# PROPOSED LOTS 4 \*TOTAL ACREAGE 1.022

### 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.

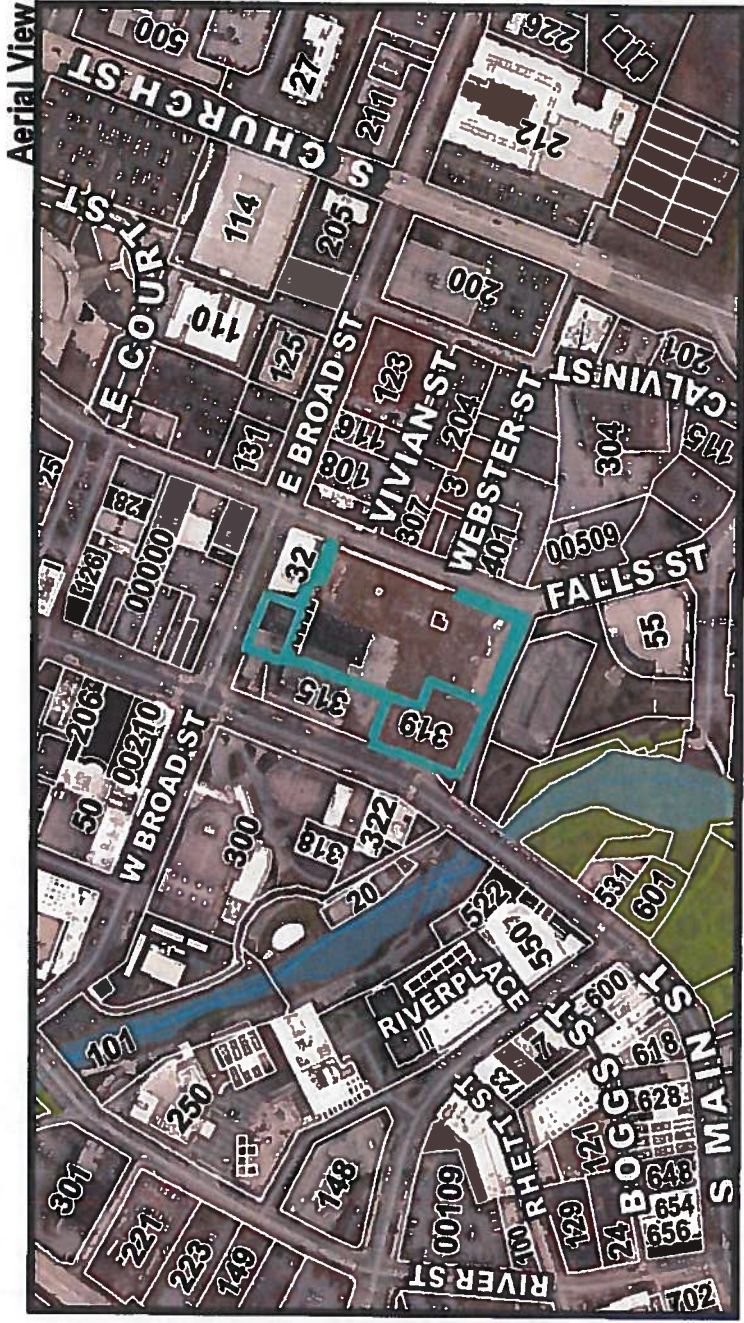
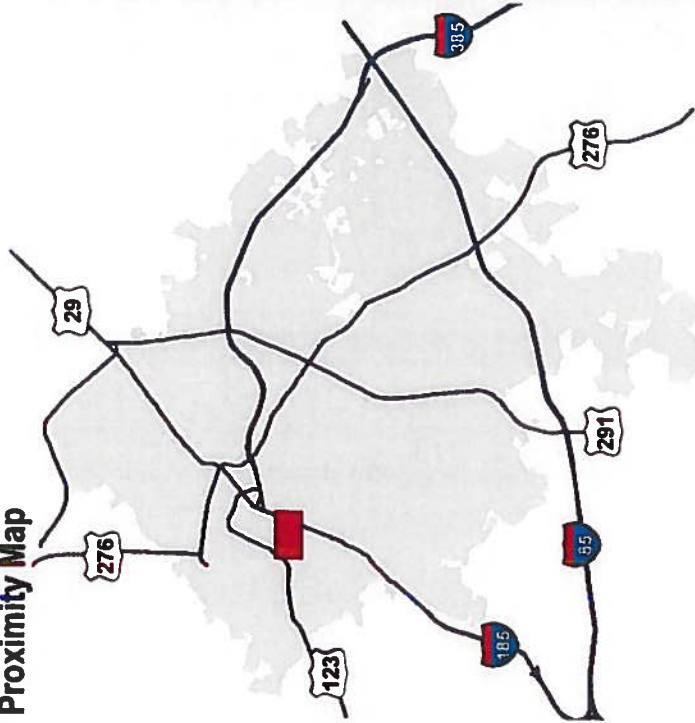
8. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is \_\_\_ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

<b>*Signatures</b>	
Applicant	 C Brody Glenn
Date	12/17/18
Property Owner/Authorized Agent	CAP Camperdown LLC
Date	12/17/18

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

# SD 18-1036 • 435 S. MAIN ST.

Proximity Map



Existing Zoning



Future Land Use



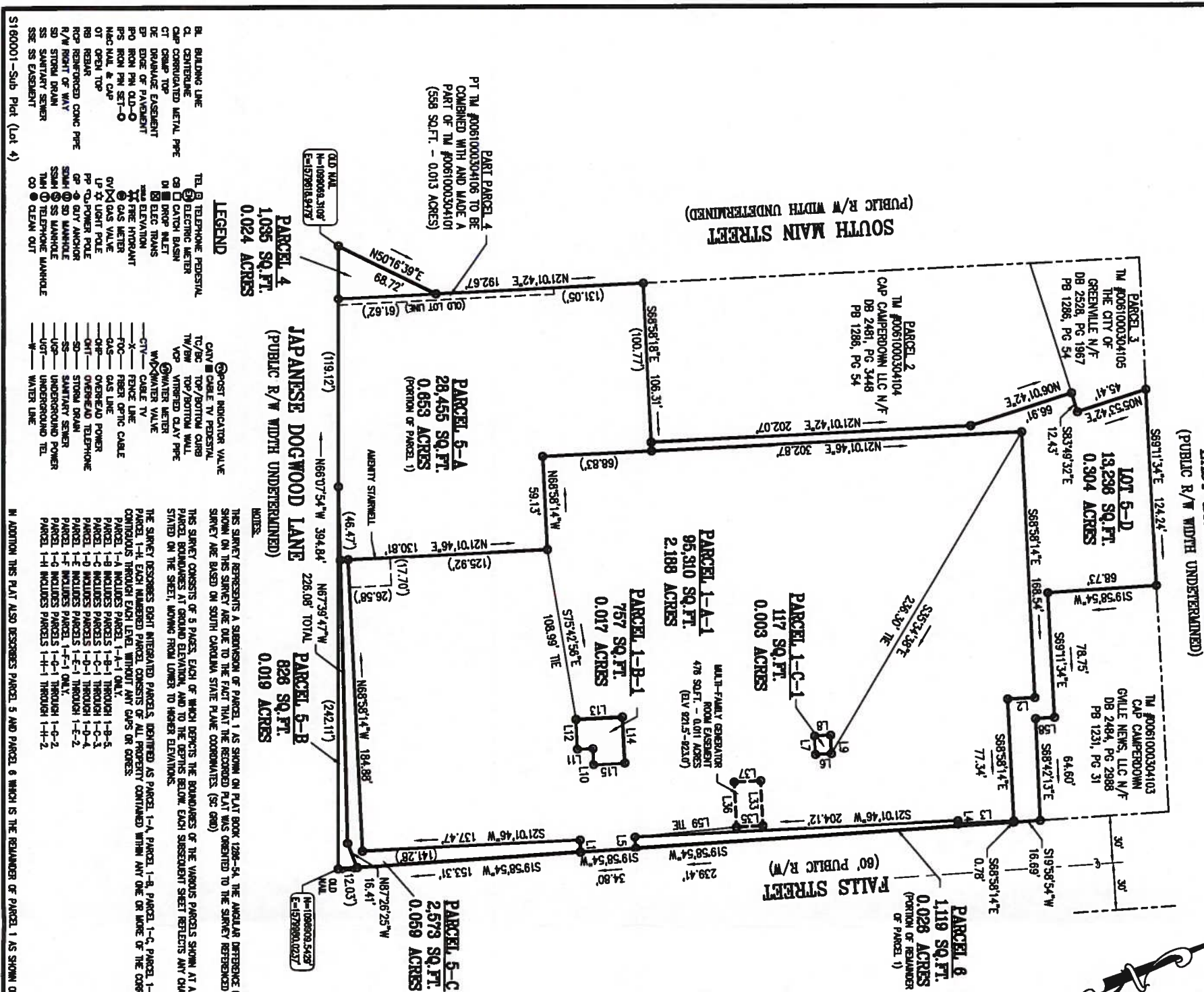
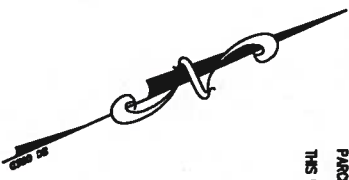


NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATION; LOCATION SPECIFICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INVESTIGATION OF THE SUBJECT PROPERTY.

NOTES:  
 1.) REF: PLAN ENTITLED "CAP CAMPERDOWN LLC" PREPARED BY SITE DESIGN, INC., DATED JANUARY 12, 2016 AND RECORDED IN PLAT BOOK 1231, PAGE 31.  
 2.) REF: PLAN ENTITLED "CAP CAMPERDOWN LLC" PREPARED BY SITE DESIGN, INC., DATED JAN 31, 2017 AND RECORDED IN PLAT BOOK 1286, PAGE 34.  
 3.) IMPROVEMENTS NOT SHOWN THIS DATE.

REISED: 12/17/18 TO REFLECT NEW BOUNDARY LINES OF PARCELS 5 AND PARCEL 4 - JMM  
 THIS PLAT TO SUPERSEDE PLAT BOOK 1307, PAGE 78

*Original Public Notified Version*



LINE #	BEARING	LENGTH
L1	N66°58'14"W	7.67
L2	S21°01'46"W	17.16
L3	S21°01'46"W	35.25
L4	N66°58'14"W	2.00
L5	S66°58'14"E	7.16
L6	S21°01'46"W	10.02
L7	N66°58'14"W	11.67
L8	N21°01'46"E	10.02
L9	S66°58'14"E	11.67
L10	N66°58'14"W	10.32
L11	S21°01'46"W	9.77
L12	N66°58'14"W	18.93
L13	N21°01'46"E	29.32
L14	S66°58'14"E	29.25
L15	S21°01'46"W	19.55
L33	S66°58'14"E	28.59
L35	S21°01'46"W	18.84
L36	N66°58'14"W	28.59
L37	N21°01'46"E	18.84
L58	S19°36'54"W	11.92
L59	N87°27'24"E	64.35

**PARCEL 4**  
 1,085 SQ. FT.  
 0.024 ACRES

**PARCEL 5-A**  
 28,455 SQ. FT.  
 0.653 ACRES  
 (PORTION OF PARCEL 1)

**PARCEL 5-B**  
 826 SQ. FT.  
 0.019 ACRES

**PARCEL 5-C**  
 2,679 SQ. FT.  
 0.069 ACRES

**PARCEL 1-A-1**  
 95,310 SQ. FT.  
 2.188 ACRES

**PARCEL 1-B-1**  
 757 SQ. FT.  
 0.017 ACRES

**PARCEL 1-C-1**  
 117 SQ. FT.  
 0.003 ACRES

**PARCEL 6**  
 1,119 SQ. FT.  
 0.028 ACRES  
 (PORTION OF REMAINDER OF PARCEL 1)

**LEGEND**

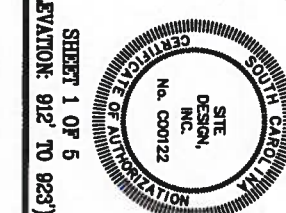
- TEL: TELEPHONE, PEDESTAL
- EL: ELECTRIC METER
- EL: ELECTRIC METER
- EL: CATCH BASIN
- EL: DROP VALVE
- EL: TRAPS
- EL: VALVE
- EL: HYDRANT
- EL: ELEVATION
- EL: GAS METER
- EL: GAS VALVE
- EL: GAS LINE
- EL: OPEN POLE
- EL: OVERHEAD POWER
- EL: OVERHEAD TELEPHONE
- EL: STREET LIGHT
- EL: STREET SIGN
- EL: STORM DRAIN
- EL: UNDERGROUND POWER
- EL: UNDERGROUND TELEPHONE
- EL: WATER LINE

THIS SURVEY REPRESENTS A SUBDIVISION OF PARCELS 1 AS SHOWN ON PLAT BOOK 1286-34. THE ANGLE AND DISTANCE BETWEEN THE RECORDED PLAT AND THE LINES SHOWN ON THIS SURVEY ARE DUE TO THE FACT THAT THE RECORDED PLAT WAS OBTAINED TO THE SURVEY REFERENCED ON THAT PLAT WHILE THE LINES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLUMB COMPARATIVES (32' GRAD).

THIS SURVEY CONSISTS OF 5 PARCELS, EACH OF WHICH DEPICTS THE BOUNDARIES OF THE VARIOUS PARCELS SHOWN AT A GIVEN ELEVATION. THE FIRST SHEET REFLECTS THE PARCEL BOUNDARIES AT GIVEN ELEVATION, AND TO THE DEPTH BELOW, EACH SUBSEQUENT SHEET REFLECTS ANY CHANGES IN PARCEL BOUNDARIES AT THE ELEVATION STATED ON THE SHEET, WORKING FROM LOWER TO HIGHER ELEVATIONS.

THE SURVEY DESCRIBES EIGHT INTERRELATED PARCELS, IDENTIFIED AS PARCEL 1-A, PARCEL 1-B, PARCEL 1-C, PARCEL 1-E, PARCEL 1-F, PARCEL 1-G AND PARCEL 1-H. EACH NUMBERED PARCEL CONSISTS OF ALL PROPERTY CONTAINED WITHIN ANY ONE OR MORE OF THE CORRESPONDING NUMBERED SUBPARCELS AND ARE CONTIGUOUS THROUGH EACH LEVEL WITHOUT ANY GAPS OR CORNERS.

PARCEL 1-A INCLUDES PARCELS 1-A-1 THROUGH 1-A-3.  
 PARCEL 1-B INCLUDES PARCELS 1-B-1 THROUGH 1-B-3.  
 PARCEL 1-C INCLUDES PARCELS 1-C-1 THROUGH 1-C-2.  
 PARCEL 1-E INCLUDES PARCEL 1-E-1 ONLY.  
 PARCEL 1-F INCLUDES PARCELS 1-F-1 THROUGH 1-F-2.  
 PARCEL 1-G INCLUDES PARCELS 1-G-1 THROUGH 1-G-2.  
 PARCEL 1-H INCLUDES PARCELS 1-H-1 THROUGH 1-H-2.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

DATE: 26210  
 S.C. REGISTRATION NO. A. CLAY JONES, P.L.L.C.

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

CITY ENGINEER - CITY OF GREENVILLE

**FINAL PLAT**  
 FILE NO. SD 18-490  
 CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

**CAP CAMPERDOWN LLC**

NO. OF ACRES: 2.211 MILES OF NEW ROAD: N/A  
 NO. OF LOTS: 8 CURRENT ZONING: C-4  
 ERROR OF CLOSURE: 1:10,000

OWNER: CAP CAMPERDOWN LLC  
 935 S. MAIN STREET, SUITE 201  
 GREENVILLE, S.C. 29601

PROPERTY ADDRESS: S. MAIN ST., E. BROAD ST., FALLS ST., JAPANESE DOGWOOD LANE  
 PLAT NO: 0061000304101

SCALE: 1" = 50'  
 DATE: 5/17/18

**SITE DESIGN, INC.**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
 800 E WASHINGTON ST. STE. B GREENVILLE SC 29601  
 PH: (864)271-0496 FAX: (864)271-0402  
 WWW.SITEDSIGN-INC.COM