



**Planning Staff Report to
Greenville Planning Commission
November 15, 2019**
for the February 20, 2020 Public Hearing

Docket Number: SN 20-027
Proposal: Assign Street Names in SD #19-002 “The Hub Subdivision”
Applicant: Drew Parker
Property Owner: Echols Street LLC
Property Location: Echols Street
TM#s 0021000101201; 0021000101200
Staff Recommendation: Approve

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 2-372 *Function, Powers and Duties of the Planning Commission*
Sec. 19-2.3.13 (C) *Land Development, Street naming or name change.*

Staff Analysis:

This application proposes to assign the following names in the Hub Street Subdivision, which received preliminary plat approval from the Planning Commission on 2/28/2019 (SD #19-002):

- Hincapie Lane
- Hub Street

The proposed names have been approved by Greenville County E-911 and are in compliance with the city's street naming requirements and the city's traffic engineering division, with the comments noted below.

Traffic Engineer Comments

Recommend: Approve

Comments:

Hincapie Lane is a private road that is located within the right of way of way of a portion of Winn Street that was abandoned in 2011. Should future development along Hincapie Lane result in the private road being reconnected to Winn Street, then the road shall be renamed to Winn Street.

Application # SN 20-027 Fees Paid \$550
Date Received: 1/16/20 Accepted by MDF
Date deemed complete _____ App Deny Conditions _____



APPLICATION FOR A STREET NAME CHANGE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

Drew Parker
APPLICANT NAME

864-326-5047
PHONE

147 Welborn Street, Suite A2
ADDRESS

FAX

Greenville, SC 29601

dparker@parkergroupservices.com
EMAIL

STREET NAME INFORMATION

CURRENT NAME: New interior street at The Hub and upgrade of old Winn Street alley.

MAP BOOK: _____

PAGE: _____

PROPOSED NAME: Hincapie Lane HUB Street

INSTRUCTIONS

1. THE APPLICATION AND FEE, **MADE PAYABLE TO THE CITY OF GREENVILLE**, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.
2. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: \$550.00.
3. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE REQUIREMENTS FOR STREET NAMES). SEE ALSO **SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE**, AND THE **DESIGN AND SPECIFICATIONS MANUAL** FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.
4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO **SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY**, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. **YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.**
5. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

SIGNS ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

6. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION; INCLUDING ANY/ALL SUPPLEMENTAL INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

IN ADDITION, THE APPLICANT AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

_____	APPLICANT
_____	DATE
_____	PROPERTY OWNER
_____	DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE

(YOU MAY ATTACH A SEPARATE SHEET)

THE APPLICANT MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE FOLLOWING REQUIREMENTS AS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**:

THE PROPOSED STREET NAME DOES NOT DUPLICATE ANOTHER STREET NAME WITHIN THE CITY.

THE PROPOSED STREET NAME IS NOT PHONETICALLY SIMILAR TO ANOTHER STREET NAME WITHIN THE CITY (E.G., GAYLE VS GAIL VS GALE).

THE PROPOSED STREET NAME DOES NOT INCLUDE PREFIXES SUCH AS: NORTH, SOUTH, EAST, WEST, NEW, OLD, ETC.

THE PROPOSED STREET NAME DOES NOT SIMPLY ALTER A CURRENT STREET NAME SUFFIX (ROAD, STREET, LANE, COURT, CIRCLE, ETC.).

THE PROPOSED STREET NAME DOES NOT COMBINE OR SEPARATE TWO OR MORE WORDS OF A CURRENT STREET NAME (E.G., OAKLAND AVE. VS OAK LAND AVE., PINECREST AVE. VS PINE CREST AVE, ETC.).

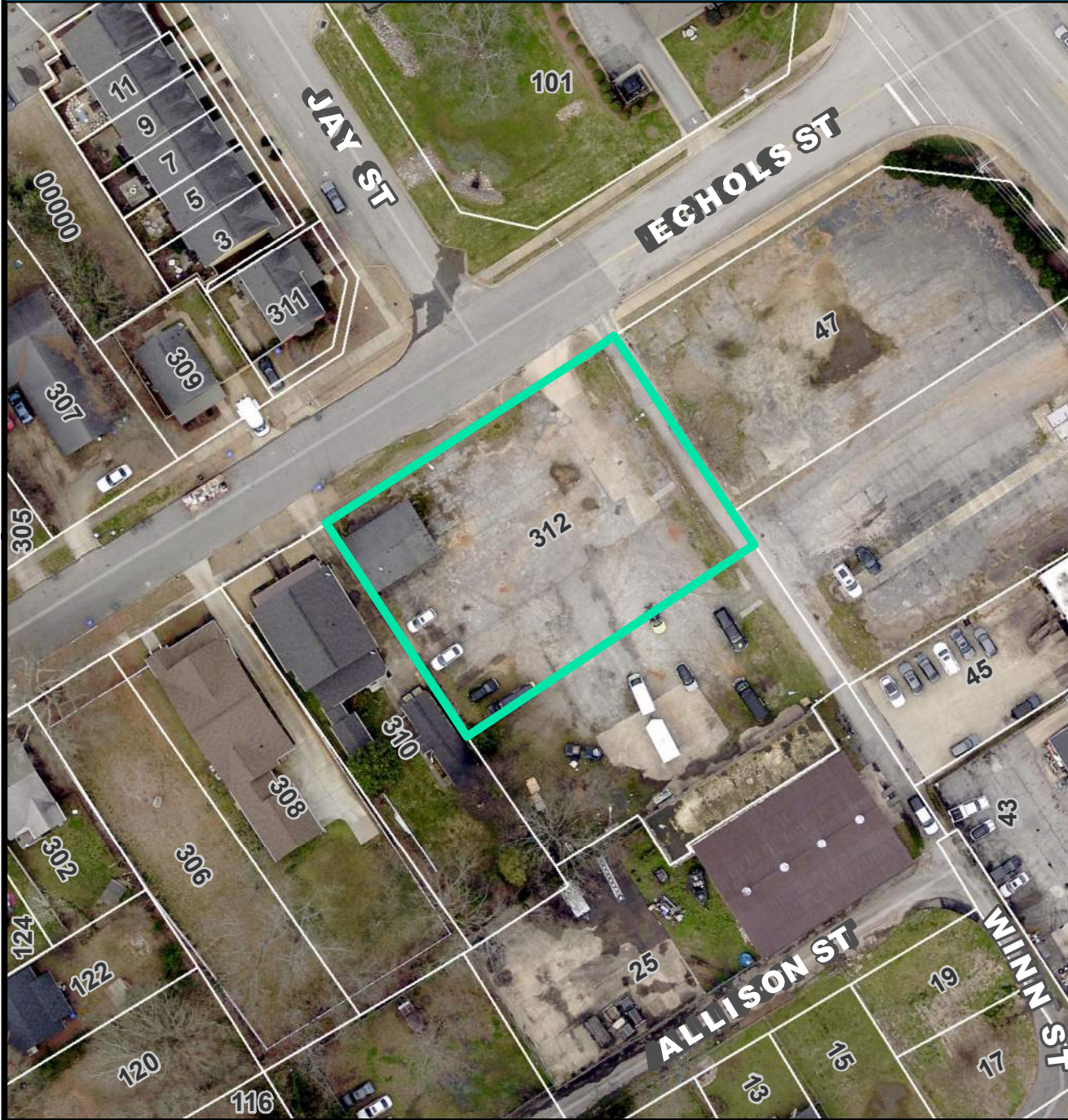
THE PROPOSED STREET NAME DOES NOT "SPELL-OUT" A CURRENT NUMBERED STREET NAME (E.G., FIRST VS 1ST, ETC.). IF THE PROPOSED STREET NAME CONTAINS A NUMBER, IT MUST BE "SPELLED-OUT".

THE PROPOSED STREET NAME DOES NOT EXCEED FIFTEEN (15) CHARACTERS.

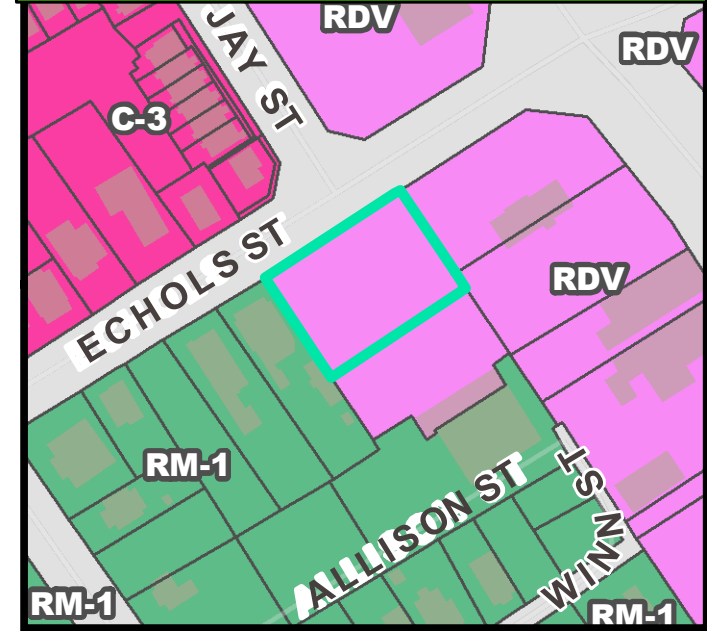
THE PLANNING COMMISSION WILL ASSIGN THE APPROPRIATE SUFFIX PURSUANT TO THE STANDARDS ENUMERATED IN THE **DESIGN AND SPECIFICATIONS MANUAL**.

SN 20-027 • HINCAPIE LN & HUB ST

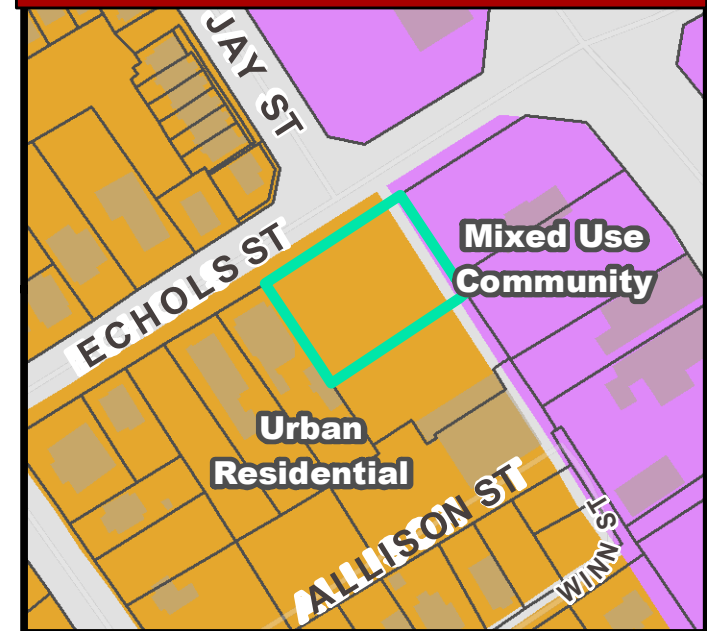
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

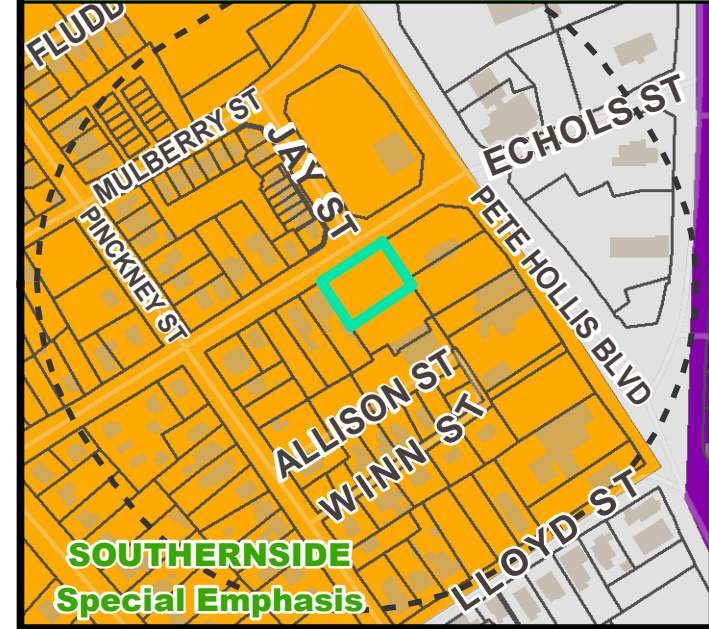


SN 20-027 • HINCAPIE LN & HUB ST

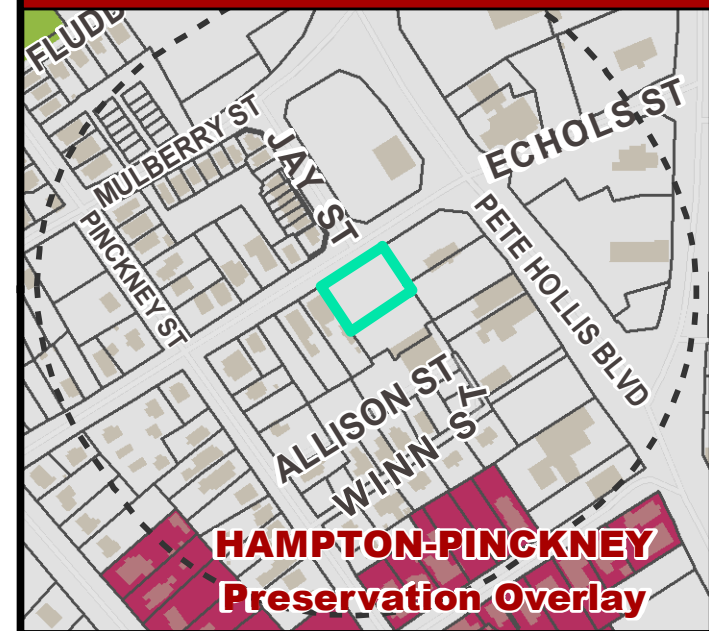
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



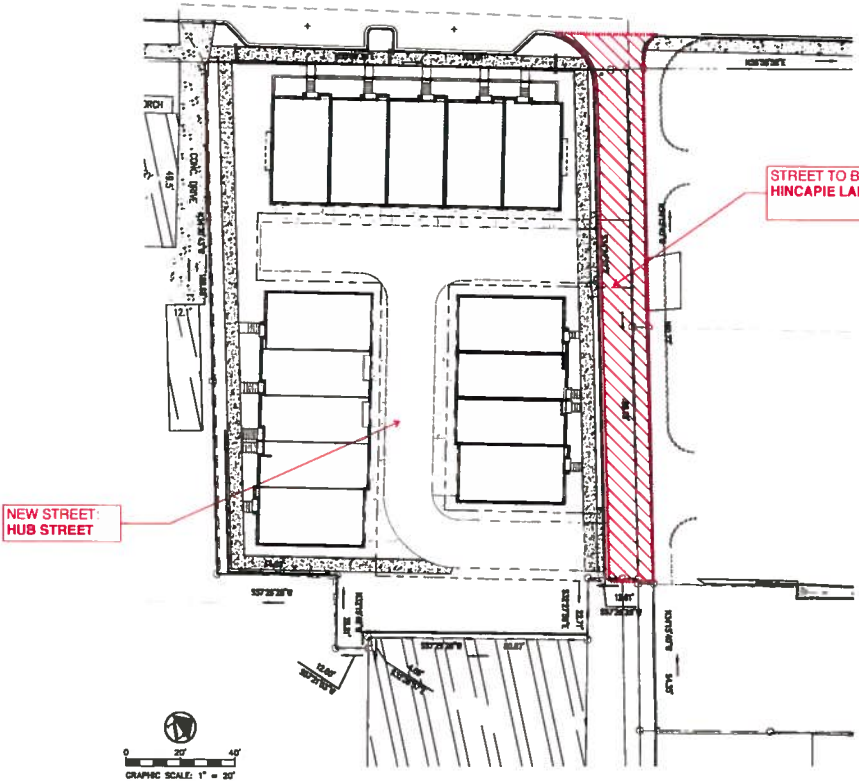
THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

PETE HOLLIS TOWNHOMES

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

(LAND DISTURBANCE SUBMITTAL)

SIZE AND PROJECT AREA	
TOTAL PARCEL AREA	0.71 ACRES
DESTROYED AREA	0.00 ACRES
EXISTING SUPERVISED AREA	0.83 ACRES
PROPOSED SUPERVISED AREA	0.83 ACRES



NEW STREET: HUB STREET

STREET TO BE NAMED: HINCAPIE LANE

LOCATION/CONTEXT MAP



FIGURE IS APPROXIMATE

DRAWING LIST

- C0 COVER SHEET
- C1 DEMOLITION PLAN
- C2 EROSION & SEDIMENT CONTROL PLAN
- C3 GEOMETRY PLAN
- C4 GRADING & DRAINAGE PLAN
- C5 ROADWAY PLAN & PROFILE
- C6 UTILITY PLAN
- C7 WATER NOTES & DETAILS
- C8 SANITARY SEWER PLAN & PROFILE (NOT INCLUDED IN SUBMISSION)
- C9 SANITARY SEWER NOTES & DETAILS (NOT INCLUDED IN SUBMISSION)
- C10 NOTES & DETAILS (1 OF 2)
- C11 NOTES & DETAILS (2 OF 2)
- C12 ADS DETAILS (1 OF 4)
- C13 ADS DETAILS (2 OF 4)
- C14 ADS DETAILS (3 OF 4)
- C15 ADS DETAILS (4 OF 4)

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED HEREWITH. I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SPATIAL PLANNING, I CERTIFY TO THE SCALE OF MY DIMENSIONS, AND BELIEVE THAT THE DESIGN IS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 46, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 (1) REG. AS APPLICABLE, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CONTRACT.

John C. Darrohn, PE DATE: 8-21-2018

CIVIL ENGINEER

JOHN C. DARROHN, PE, LEED AP
 DARROHN ENGINEERING, LLC
 PO BOX 504
 GREENVILLE, SC 29802
 (864) 603-1988
 JOHN@DARROHENGINEERING.COM

GENERAL NOTES

1. ALL RETAINING WALLS FOUR (4) FEET AND GREATER IN HEIGHT, WHEN MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL AT ANY POINT, AND ALL RETAINING WALLS SUPPORTING A SUPERVISED OR SUPERSEDED CLASS II, OR AN UNLOADS MUST BE DESIGNED BY A REGISTERED SOUTH CAROLINA PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY OF GREENVILLE'S BUILDING CODES DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ANY REVIEW/ACCEPTANCE BY THE CITY OF GREENVILLE DOES NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTOR FROM MEETING CODE/ORDINANCE REQUIREMENTS (SOUTH CAROLINA CODE OF LAWS SECTION 49-11-110 AND 49-11-105).
3. THE CONTRACTOR MUST NOTIFY THE CITY OF GREENVILLE'S CONSTRUCTION INSPECTION BUREAU (SIC) 447-4860 A MINIMUM OF 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION.
4. AN OVERSIGHT PERMIT FROM THE BOARD FOR STATE ENGINEERS OF THE CITY OF GREENVILLE FOR CITY ENGINE CONTRACT THE CONSTRUCTION INSPECTION BUREAU (SIC) 447-4860 IS REQUIRED FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. SEE DETAILS C-12-15 FOR OTHER NOTES AND DETAILS APPLICABLE TO THE PROJECT.
6. VERTICAL ELEVATION DATA BASED ON NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83).
7. HORIZONTAL DATUM SURVEY CONTROL IS SOUTH CAROLINA STATE PLANE NAD83 HARN INTERNATIONAL FEET COORDINATES.

OWNER

DREW PARKER
 PARKER GROUP REAL ESTATE
 123 WELBORN ST STE 201
 (864) 328-5047
 DPARKER@PARKERGROUPSERVICES.COM

ARCHITECT

ROSS KISTLER
 PROJECT PLUS SC
 123 WELBORN ST STE 201
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 (803) 360-4701
 ROSSKISTLER@PROJECTPLUSSC.COM

*****CAUTION*****

PALMETTO UTILITY LOCATION SERVICE

1. ALWAYS BEFORE DIGGING CALL 811. FEEL FREE 1-800-955-8888.

2. A ONE CALL SYSTEM FOR CELEBRITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND/or QUALITY OF THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF THE WORK. ALL OWNERS HAVE TO EXERCISE UTILITY BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DARROHN ENGINEERING
 RESOURCEFUL + INNOVATIVE + SUSTAINABLE

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 GREENVILLE, SC
 29802-0004



PETE HOLLIS TOWNHOMES
 FOR
 PARKER GROUP
 GREENVILLE, SC

PROJECT: 18091
 DRAWN/REVISED BY: VCL/SJL

DATE	REVISIONS

NOT FOR CONSTRUCTION

COVER SHEET

SHEET C0

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