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REQUEST FOR COUNCIL ACTION
City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: John F. McDonough, City Manager

Agenda Item No. 11a

☐ Ordinance/First Reading ☑ Ordinance/Second & Final Reading ☐ Resolution/First & Final Reading ☐ Information Only

AGENDA DATE REQUESTED: January 24, 2022

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO REZONE APPROXIMATELY 1.416 ACRES OF REAL PROPERTY LOCATED AT 1007 HAMPTON AVENUE FROM S-1, SERVICE DISTRICT, AND RM-1, SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DISTRICT, TO PD, PLANNED DEVELOPMENT DISTRICT (TAX MAP NUMBERS 0026000300700, 0026000300701, AND 0026000300900) (Z-33-2021) (REVISED)

SUMMARY BACKGROUND:

Melanie Anderson for Johnston Design Group (the "Applicant"), on behalf of Phi Realty LLC, owner of property consisting of approximately 1.416 acres located at 1007 Hampton Avenue (Tax Map Numbers 0026000300700, 0026000300701, and 0026000300900) (the "Property"), applied to the City Planning Commission and City Council to rezone the Property from S-1, Service district, and RM-1, Single-family and multi-family residential district, to PD, Planned development district.

The rezoning application proposes a mix of residential and commercial land uses including 55 multifamily apartment units (six affordable, five workforce, and 44 market rate units) and commercial space within the renovated Thompson Automotive building, a newly recognized Local Landmark designated structure.

The City Planning Commission, pursuant to public notice, held a public hearing on November 18, 2021, to consider the proposed rezoning and the application was recommended for approval by a vote of 7-0 with staff comments and conditions along with the following additional Planning Commission conditions including housing requirements lasting a minimum of 20 years, the applicant shall review the parking accessibility, and the Final Development Plan shall receive Planning Commission approval.

Planning Staff Recommendation: Approve with staff comments and conditions
Planning Commission Recommendation: Approval with conditions by a vote of 7-0

REVISED: The Ordinance was amended during the first reading to include a condition requiring a final development plan for the initial phase of the project to be submitted within three years of the effective date of this Ordinance. The Ordinance has been amended to include the condition.

IMPACT IF DENIED:

The Property will not be rezoned.

FINANCIAL IMPACT:

None

REQUIRED SIGNATURES

Department Director	DocuSigned by: Jonathan Graham 219319F5AC3C445...	**City Attorney**	DocuSigned by: Leigh Padetti 5CBFADF322244F8...
OMB Director		**City Manager**	DocuSigned by: John Mcdonough FDC2AC15040F440...

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A N O R D I N A N C E

TO REZONE APPROXIMATELY 1.416 ACRES OF REAL PROPERTY LOCATED AT 1007 HAMPTON AVENUE FROM S-1, SERVICE DISTRICT, AND RM-1, SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DISTRICT, TO PD, PLANNED DEVELOPMENT DISTRICT (TAX MAP NUMBERS 0026000300700, 0026000300701, AND 0026000300900) (Z-33-2021)

WHEREAS, Melanie Anderson for Johnston Design Group (the "Applicant"), on behalf of Phi Realty LLC, owner of property consisting of approximately 1.416 acres located at 1007 Hampton Avenue (Tax Map Numbers 0026000300700, 0026000300701, and 0026000300900) (the "Property"), applied to the City Planning Commission and City Council to rezone the Property from S-1, Service district, and RM-1, Single-family and multi-family residential district, to PD, Planned development district; and

WHEREAS, the rezoning application proposes a mix of residential and commercial land uses, including 55 multifamily apartment units (six affordable, five workforce, and 44 market rate units), and commercial space within the renovated Thompson Automotive building, a newly recognized Local Landmark designated structure; and

WHEREAS, the site will feature a three-story mixed-use building at the corner of Hampton Avenue and Hagood Street, the renovation of the Thompson Automotive building along Hampton Avenue, and a bike shelter near the rear of the site where the uses will be interconnected with shared parking lots, access point, driveway, open space, sidewalks, and associated site infrastructure; and

WHEREAS, the foregoing project-specific features, details, and specifications are more fully set forth in the documents attached hereto and incorporated herein as Exhibit B (the "PD Documents"); and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on November 18, 2021, to consider the proposed rezoning and the application was recommended for approval by a vote of 7-0 with staff comments and conditions along with the following additional Planning Commission conditions including: (a) the affordable and workforce housing components shall remain with the project for a minimum of 20 years; (b) a Certificate of Appropriateness from the DRB-Neighborhood Panel is required for the Thompson Automotive Building, a designated Local Landmark, prior to the issuance of permits and commencement of any work; (c) prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection; (d) the applicant shall review the parking accessibility within the site; and, (e) the Final Development Plan (the "FDP") shall come back before the Planning Commission for approval (collectively, the "PC Conditions"); and

WHEREAS, City Council finds the PD, Planned development district, to be compatible with the City's Comprehensive Development Plan and with the zoning of surrounding properties;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, as follows:

Section 1. Subject to Section 2 below, the Property shall be rezoned from S-1, Service district, and RM-1, Single-family and multi-family residential district, to PD, Planned development district.

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The attached maps shown as Exhibit A, prepared by the City of Greenville Zoning Division, are incorporated by reference for purposes of identifying the location of the Property.

Section 2. The PD is hereby approved for the Property as set forth in the PD Documents, subject to all comments and conditions included in the Planning Staff Report attached hereto and incorporated herein as Exhibit C (the "Staff Report and Conditions") and the PC Conditions. In the event of a conflict, the following shall establish the order of precedent and control: (a) the PC Conditions; (b) the Staff Report and Conditions; and (c) the PD Documents.

Section 3. As an additional condition to the PD approval, a final development plan for the initial phase of the project, as determined by the developer, must be submitted for approval within three years of the effective date of this Ordinance, and if the final development plan for the initial phase of the project has not been submitted within that period, and City Council determines following notice and a hearing that the landowner has failed to meet the terms of the conditional approval, then the Administrator shall initiate the rezoning of the property to an appropriate zoning classification in conformity with the comprehensive plan.

Section 4~~3~~. The City Manager, in consultation with the City Attorney, may make or accept minor modifications to the wording and designations of the attached documents as may be necessary or appropriate, provided there is no compromise of the substantive purposes of this Council action. Should the City Manager or City Attorney, or both, determine that any modification of previously negotiated terms is significant and warrants further action by City Council, then the matter shall be presented to Council for further review before the final execution.

Section 5~~4~~. This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2022.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

REVIEWED:

_____
CITY MANAGER

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EXHIBIT A

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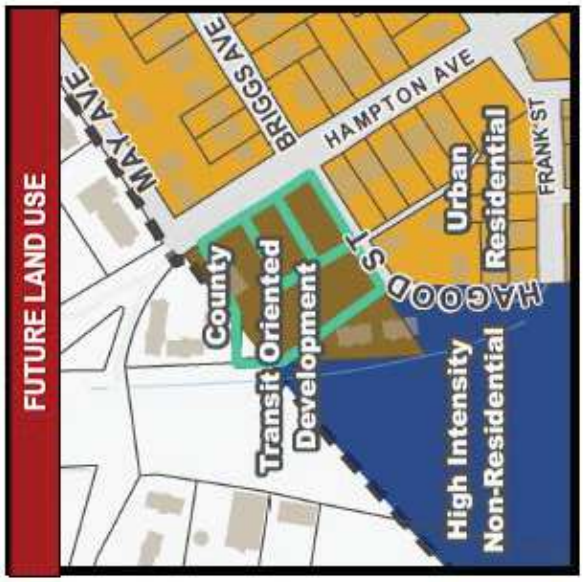
Z-33-2023 • HAMPTON AVENUE AND HAYGOOD STREET



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Z-33-2023 • HAMPTON AVENUE AND HAYGOOD STREET

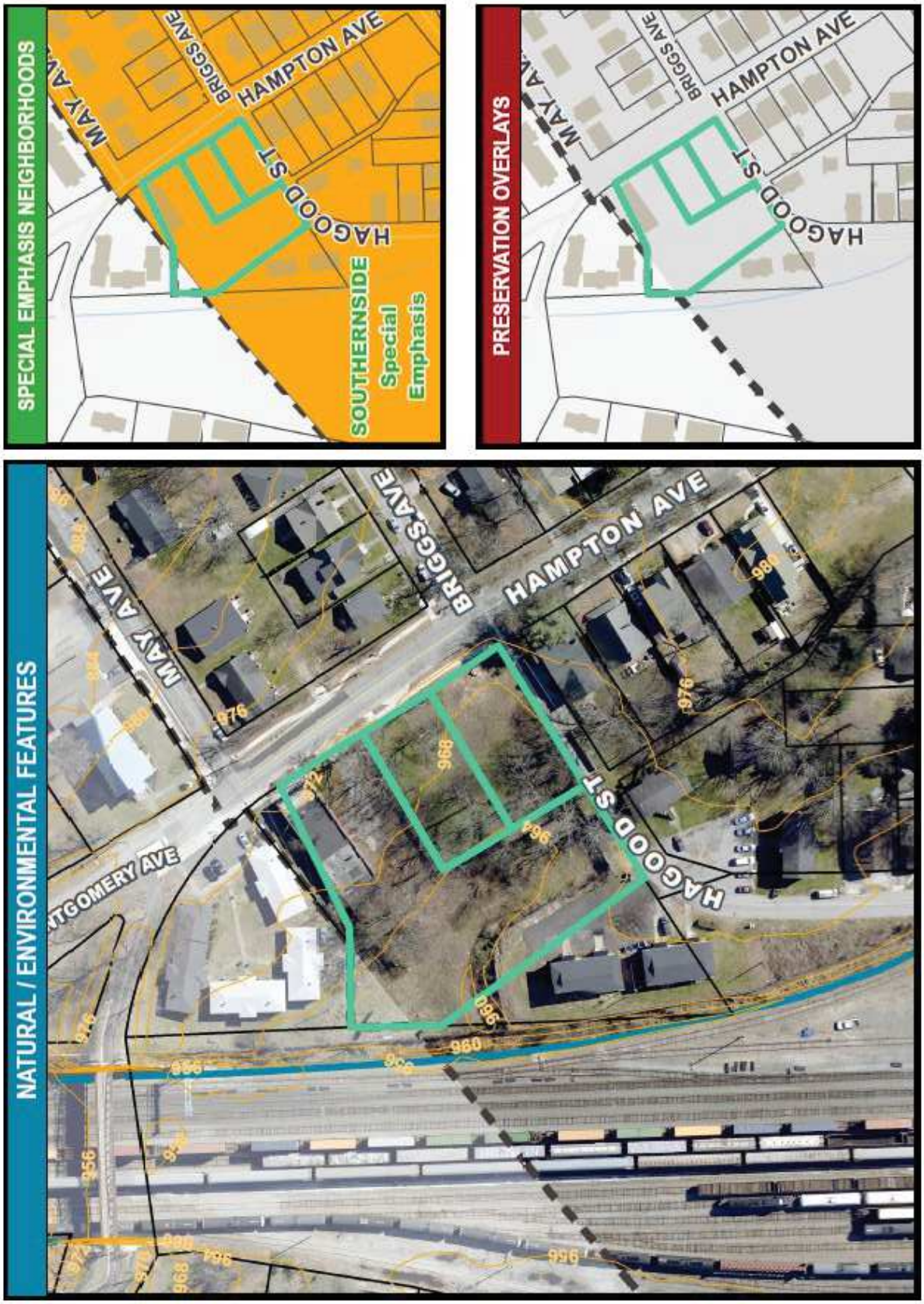

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EXHIBIT B

Johnston
DESIGN GROUP

September 20, 2021

Ross Zelenski
Planning and Development
131 Falls Street
2nd Floor
Greenville, SC 29601

Re: 1007 Hampton Avenue – PD Rezoning Application Submittal

Dear Ross,

Please find enclosed the following:
1. Greenville County GIS Zoning Map
2. Existing Conditions/Survey
3. Existing Tree Survey
4. Application for Rezone – Planned Development District (PD)
5. Deed book/page references, tax parcel numbers, and owner signatures for three (3) parcels
6. Contextual Map with Bus Stop, Pedestrian Bridge and Swamp Rabbit trail
7. PD Regulatory Plan
8. Civil Site Plan
9. Landscape Plan
10. Building Elevations
11. Building Materials Board
12. Color Renderings of Building
13. Statement of Intent
14. Letters from Agencies verifying service availability

Per the new City Ordinances, we are currently engaged with a Traffic Engineer who is preparing a TIS that covers the scope required by the City and SCDOT. Timeline for completion is 8-10 weeks.

Let us know if you require additional information. Should you have any questions or need clarification, please let us know.

Sincerely,

Melanie R. Anderson, AIA, NCARB, LEED AP BD+C
Project Architect
Johnston Design Group

Cc: Steven Cohen, Pat Muldoon, Phi Realty, LLC
Scott Johnston, Kevin Davis, Johnston Design Group
Daniel Merritt, Seamon Whiteside
File

411 University Street Suite D • Greenville, SC 29601 864.250.0701 • 866.610.5510
johnstondesigngroup.us

Greenville County, SC

June 8, 2021

1:960

0 40 80 160 ft

0 12.5 25 50 m

The triangular piece of parcel 0026000300900 has been submitted for Annexation. Docket number: AX-5-2021

Greenville County GIS Division, Greenville, South Carolina., Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are

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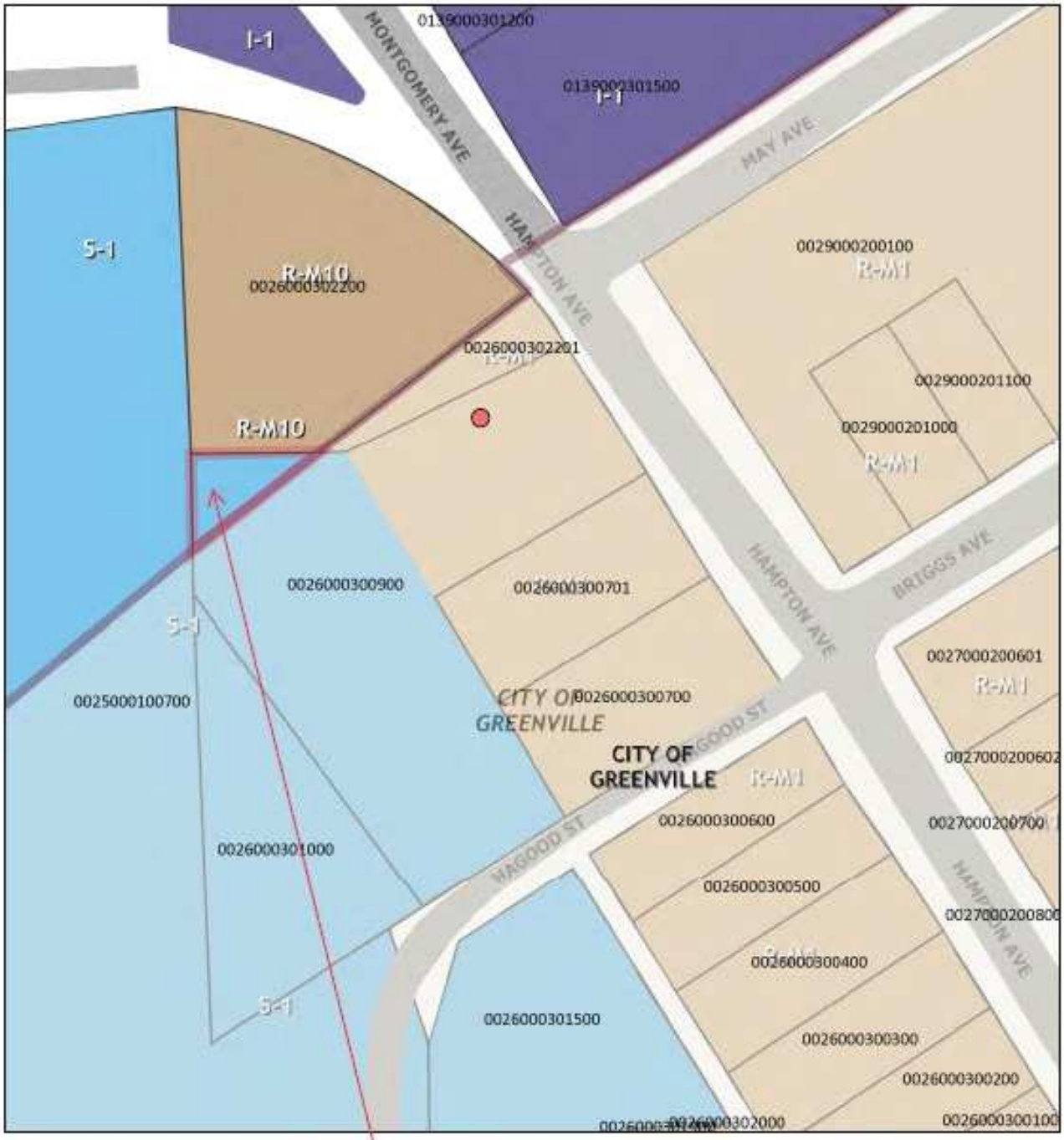
Greenville County, SC



June 8, 2021

The triangular piece of parcel 0026000300900 has been submitted for Annexation. Docket number: AX-5-2021

1:960

0 40 80 160 ft

0 12.5 25 50 m

Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

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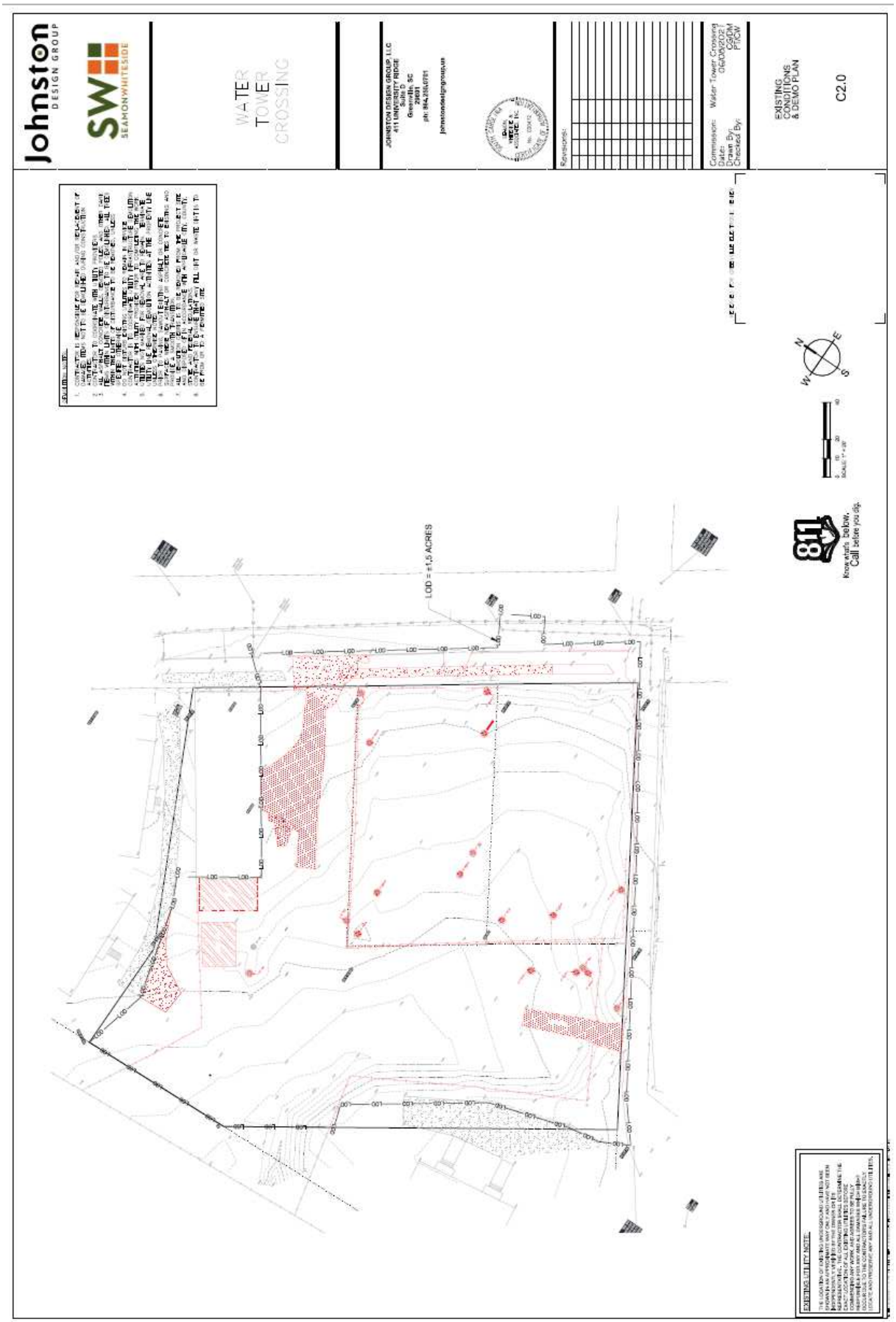

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ARBORFLORA

9/9/2021

Water Tower Crossing Site Development
Site: 1007 Hampton Avenue, Greenville, SC 29601

RE: TREE SURVEY FOR SITE DEVELOPMENT

To Whom It May Concern:

The following charts an inventory of trees 6" and larger on site. Trees marked good and fair are highlighted in green. Trees marked poor are marked in red and deemed condemnable based on my cursory visual inspection.

Existing Trees greater that 6" to be removed (Including heritage trees): 439"
*Note this omits the 5 trees marked in red.

Heritage trees to be removed: 86"
*Note this omits the trees marked in red.

Regards,

Ryan Anders
ISA Certified Arborist #SO-6801

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1007 Hampton Ave Site Trees

Tree #	Species	DBH (inches)	Condition
1	Black Walnut (*Juglans nigra*)	18	Good
2	Black Walnut (*Juglans nigra*)	17	Good
3	Winged Elm (*Ulmus alata*)	6	Good
4	Water Oak (*Quercus nigra*)	32	Fair
5	Black Walnut (*Juglans nigra*)	28	Good
6	Winged Elm (*Ulmus alata*)	7	Good
7	Winged Elm (*Ulmus alata*)	15	Good
8	Winged Elm (*Ulmus alata*)	12	Good
9	Winged Elm (*Ulmus alata*)	9	Fair
10	Pecan (*Carya illinoinensis*)	23	Good
11	Pecan (*Carya illinoinensis*)	10	Fair
12	Pecan (*Carya illinoinensis*)	19	Good
13	Pecan (*Carya illinoinensis*)	24	Good
14	Winged Elm (*Ulmus alata*)	12	Good
15	Pecan (*Carya illinoinensis*)	12	Good
16	Pecan (*Carya illinoinensis*)	16	Good
17	Pecan (*Carya illinoinensis*)	11	Good
18	Pecan (*Carya illinoinensis*)	17	Good
19	Crape Myrtle (*Lagerstroemia indica*)	12	Good
20	Winged Elm (*Ulmus alata*)	55	Poor
21	Winged Elm (*Ulmus alata*)	18	Good
22	Water Oak (*Quercus nigra*)	75	Poor
23	Water Oak (*Quercus nigra*)	54	Fair
24	Weeping Willow (*Salix babylonica*)	29	Fair
25	Pecan (*Carya illinoinensis*)	16	Good
26	Red Maple (*Acer rubrum*)	36	Poor
27	Pecan (*Carya illinoinensis*)	22	Fair
28	Winged Elm (*Ulmus alata*)	25	Poor
29	Pecan (*Carya illinoinensis*)	13	Poor

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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:	Melanie R. Anderson for Johnston Design Group	Steven Cohen for Phi Realty, LLC
*Title:	Project Architect	Owner
*Address:	411 University Ridge, Suite D, Greenville	P.O. Box 3694
*State:	South Carolina	South Carolina
*Zip:	29601	29608
*Phone:	864.751.5094	864.419.2994
*Email:	melanie@johnstondesigngroup.us	scohen@nautiluscapital.com

PROPERTY INFORMATION

*STREET ADDRESS 1007 Hampton Avenue, Greenville, SC 29601

*TAX MAP #(S) 0026000300700 / 0026000300701 / 0026000300900

*CURRENT ZONING DESIGNATION S-1 / RM-1

*PROPOSED ZONING DESIGNATION Planned Development District (PD)

*TOTAL ACREAGE 1.367 Acres

*PROPOSED PD NAME Water Tower Crossing

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 August 26, 2021

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.

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city of greenville

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*)

   _____Public Hearing signs are acknowledged as received by the applicant

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

   *APPLICANT SIGNATURE_____

9. **Please verify that all required information is reflected on the 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.

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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

August 25, 2021 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** X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	for Johnston Design Group
Date	August 25, 2021
Property Owner/Authorized Agent	for Phi Realty, LLC
Date	August 25, 2021

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

city of greenville

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)

See Attached for Answers.

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

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.

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.

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.

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Johnston
DESIGN GROUP

Memorandum

Project: 1007 Hampton Avenue – PD Rezoning Application Narrative
Date: August 25, 2021

To: City of Greenville, SC
Steven Cohen, Pat Muldoon, Phi Realty, LLC
Scott Johnston, Kevin Davis, Johnston Design Group
Daniel Merritt, Seamon Whiteside
File

The following information is the Applicant Response to Section 19-3.2(N) General Development Parameters regarding the existing and proposed site located at 1007 Hampton Avenue, Greenville, SC 29601. We offer the following narratives for use with the rezoning application:

1. Describe the ways in which the proposed planned development provides a mix of uses.
    a. The proposed PD allows for a mixture of uses not allowed under current zoning that are supportive of the neighborhood and appropriate to the existing structure of historical interest.
    b. The proposed development and uses are particularly conducive to affordability, pedestrian, and bicycle modes of transportation, and providing amenity to the surrounding neighborhood.
    c. Specifically, the proposed uses include:
        i. Affordable Dwellings;
        ii. Workforce Housing;
        iii. Market Rate Housing;
        iv. Bicycle Storage and Repair Station available to the neighborhood; and
        v. Non-Residential Uses that are supportive of the neighborhood which, subject to meeting on-site parking requirements, may include short term guest rentals, live/work units, artists' studios, fresh produce market, small events venue, restaurant with no indoor seating, small businesses with 5 or fewer on-site workspaces, non-profit offices, barber/beauty shop/ or wellness-oriented businesses, grocery store, small personal services, yoga/dance/music studio, and after school care.
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.
    a. The proposed PD incorporates the following TD principles:

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Johnston
DESIGN GROUP

Memorandum

i. Ground floor dwellings facing homes with front porches and/or entrances have front door entrances to the street;
ii. The building massing scales to two stories at the corner of Hampton and Hagood in response to the neighborhood scale;
iii. The development preserves the existing structure of historical interest and therefore restores the original historic character of this small neighborhood center;
iv. All on-site parking is located to the interior of the site or under the building;
v. The color palette of the buildings is responsive to the color palettes traditionally found in the neighborhood; and
vi. The stone garden seat walls are in contextual response to the neighborhood church.

b. The site selection for the PD is in direct response to proximity to pedestrian ways, bike ways, and public transportation systems. The nearest bus stop is 0.31 miles away, at the intersection of Mulberry Street and Hampton Avenue. The Swamp Rabbit Trail System Orange line is 0.42 miles away at Hampton Avenue. The Xanthene Norris Pedestrian Bridge is 0.06 miles away from the PD site.

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.
   a. The proposed PD intentionally leverages public transportation and pedestrian/bicycle linkages to provide housing that will be attractive to residents across a range of age and economic means; and
   b. The proposed PD is adjacent to the Water Tower District PD in Greenville County.
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.
   a. In accordance with Equitable Development Principals, the proposed PD is the result of early and frequent conversations with the neighborhood. Community engagement influenced:
      i. The commitment to affordability across economic scales;
      ii. The voluntary environmental clean-up of the site (VCC covenants allow for apartments and non-residential uses but restrict individually owned residents);
      iii. The introduction of neighborhood-friendly non-residential uses;
      iv. The preservation and reuse of the existing structure of historic interest;
      v. Maintaining the scale (heights, setbacks, and massing) allowed under current zoning;
      vi. Front doors to the street; and
      vii. Bicycle amenity.

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Johnston
DESIGN GROUP

Memorandum

b. The activation of this site with non-residential uses will extend the community activity already supported by Victory Temple Missionary Baptist Church and Xanthene Norris Pedestrian Bridge (Swamp Rabbit Trail bridge).

411 University Ridge, Suite D • Greenville, SC 29601 864.250.0701 • 866.610.5510
johnstondesigngroup.us

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6-21-21

Greenville County, SC - Property Report	6/8/2021
PIN / Tax Map #	
0026000300700	

Owner Information	
Owner Name	PHI REALTY LLC
Additional Owner Name	
Care Of	
Mailing Address	Po Box 3694
City	Greenville
State	SC
Zip Code	29608

Greenville County

Mobile Maps and Information

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information			
Acres	Description	Location	Subdivision
0.240	None	Hampton	

Reference Information				
Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
2594	4350	5/28/2020		0

Building Information			
Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification		
Land Use	Jurisdiction	Homestead Code
1180 - Residential Vacant	County Jurisdiction	No

Values			
Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
$10,540	$10,540	$0	$0

Taxes / Fees				
Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
500	$0	$43.42	$282.59	11/18/2020

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Property Tax History			
Tax Year	Owner Name	Taxable Market Value	Taxes
2019	Thompson C Evonn	$10,500	$356.29
2018	Thompson C Evonn	$10,500	$466.01
2017	Thompson C Evonn	$10,500	$466.40
2016	Thompson C Evonn	$10,500	$440.51
2015	Thompson C Evonn	$10,500	$469.63
2014	Thompson C Evonn	$10,500	$444.36
2013	Thompson C Evonn	$10,500	$447.21
2012	Thompson C Evonn	$10,500	$436.64
2011	Kubacz Darol	$30,066	$717.47
2010	Kubacz Darol	$30,066	$707.74
2009	Kubacz Darol	$26,148	$633.80
2008	Kubacz Darol	$26,148	$762.45
2007	Kubacz Darol	$26,148	$709.68
2006	Kubacz Darol	$48,753	$1,114.96
2005	Artisan Homes & Properties Llc	$48,753	$1,186.31
2004	Evans Wilbert Jr	$48,753	$919.55
2003	Evans Wilbert Jr	$48,753	$1,025.51
2002	Evans Wilbert Jr	$48,753	$1,066.70
2001	Evans Wilbert Jr	$48,753	$1,008.33
2000	Bates Emma E	$20,135	$280.80
1999	Bates Emma E	$20,135	$17.56
1998	Bates Emma E	$20,135	$14.16

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Phi Realty Llc	2594	4350	20200528	$0
Thompson Evonn	2577	2469	20191003	$0
Thompson C Evonn	2395	2315	20111014	$3,000
Burgess Ernest V Jr	2395	1456	20111012	$710
Forfeited Land Commission The	2384	2424	20110216	$0
Kubacz Darol	2162	241	20050825	$12,000
Artisan Homes & Properties Llc	2118	223	20041119	$8,000
Evans Wilbert Jr	1912	1281	20000524	$0
Bates Emma E	584	548	19570914	$0

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6-21-21

Greenville County, SC - Property Report	6/8/2021
PIN / Tax Map #	
0026000300701	

Owner Information	
Owner Name	PHI REALTY LLC
Additional Owner Name	
Care Of	
Mailing Address	Po Box 3694
City	Greenville
State	SC
Zip Code	29608

Greenville County

Mobile Maps and Information

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information			
Acres	Description	Location	Subdivision
0.240	None	Hampton	

Reference Information				
Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
2583	344	12/13/2019	1355	38

Building Information			
Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification		
Land Use	Jurisdiction	Homestead Code
1180 - Residential Vacant	County Jurisdiction	No

Values			
Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
$32,650	$32,650	$35,000	$0

Taxes / Fees				
Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
500	$0	$43.42	$755.94	11/18/2020

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Property Tax History			
Tax Year	Owner Name	Taxable Market Value	Taxes
2019	Jones Wendy	$3,900	$140.25
2018	Jones Wendy	$3,900	$138.14
2017	Jones Wendy	$3,900	$136.05
2016	Jones Wendy	$3,900	$118.57
2015	Jones Josephine E	$3,900	$117.69
2014	Jones Josephine E	$4,880	$137.46
2013	Jones Josephine E	$4,880	$134.23
2012	Jones Josephine E	$4,880	$129.52
2011	Jones Josephine E	$25,629	$513.44
2010	Jones Josephine E	$25,629	$506.21
2009	Jones Josephine E	$22,289	$450.20
2008	Jones Josephine E	$22,289	$545.85
2007	Jones Josephine E	$22,289	$439.01
2006	Jones Josephine E	$19,382	$479.47
2005	Jones Josephine E	$19,382	$385.29
2004	Jones Josephine E	$19,382	$382.17
2003	Jones Josephine E	$19,382	$374.88
2002	Jones Josephine E	$19,382	$409.58
2001	Jones Josephine E	$19,382	$359.96
2000	Jones Josephine E	$3,000	$69.13
1999	Jones Josephine E	$3,000	$68.41
1998	Jones Josephine E	$21,189	$401.13

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Phi Realty Llc	2583	344	20191213	$35,000
Jones Wendy	2475	2429	20151019	$4,100
Jones Josephine E	584	543	19570914	$0

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6-21-21

Greenville County, SC - Property Report	6/8/2021
PIN / Tax Map #	
0026000300900	

Owner Information	
Owner Name	PHI REALTY LLC
Additional Owner Name	
Care Of	
Mailing Address	Po Box 3694
City	Greenville
State	SC
Zip Code	29608

Greenville County

Mobile Maps and Information

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Parcel Information			
Acres	Description	Location	Subdivision
0.936	None	Hampton	

Reference Information				
Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
2594	4350	5/28/2020		0

Building Information			
Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification		
Land Use	Jurisdiction	Homestead Code
940 - Warehouse - General	County Jurisdiction	No

Values			
Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
$144,650	$144,650	$380,000	$0

Taxes / Fees				
Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
8	$0	$381.25	$1,657.40	11/18/2020

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Property Tax History			
Tax Year	Owner Name	Taxable Market Value	Taxes
2019	Thompson C Evonn	$58,800	$1,884.31
2018	Thompson C Evonn	$58,800	$2,217.53
2017	Thompson C Evonn	$58,800	$2,193.79
2016	Thompson C Evonn	$58,800	$2,020.16
2015	Thompson C Evonn	$58,800	$2,157.41
2014	Thompson C Evonn	$51,152	$1,828.27
2013	Thompson C Evonn	$51,152	$1,672.39
2012	Thompson C Evonn	$51,152	$1,562.49
2011	Thompson C Evonn	$51,152	$1,630.67
2010	Thompson C Evonn	$51,152	$1,584
2009	Thompson C Evonn	$44,485	$1,383.13
2008	Thompson C Evonn	$44,485	$1,426.24
2007	Thompson C Evonn	$44,485	$1,333.79
2006	Thompson C Evonn	$38,683	$1,278.96
2005	Thompson C Evonn	$38,683	$1,232.02
2004	Thompson C Evonn	$38,683	$880
2003	Thompson C Evonn	$38,683	$815.13
2002	Thompson C Evonn	$38,683	$859.19
2001	Thompson C Evonn	$38,683	$801.53
2000	Thompson C Evonn	$17,500	$438.27
1999	Tiller Lucy S Trustee	$17,500	$433.43
1998	Tiller Lucy S Trustee	$17,500	$405.73

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Phi Realty Llc	2594	4350	20200528	$380,000
Thompson Evonn	2577	2469	20191003	$1
Thompson C Evonn	1857	714	19990806	$20,000
Tiller Lucy S Trustee	1726	978	19971113	$0
Scales Robert R Jr	1658	1464	19961126	$18,000
Scales R R Est	49	549	19200607	$0

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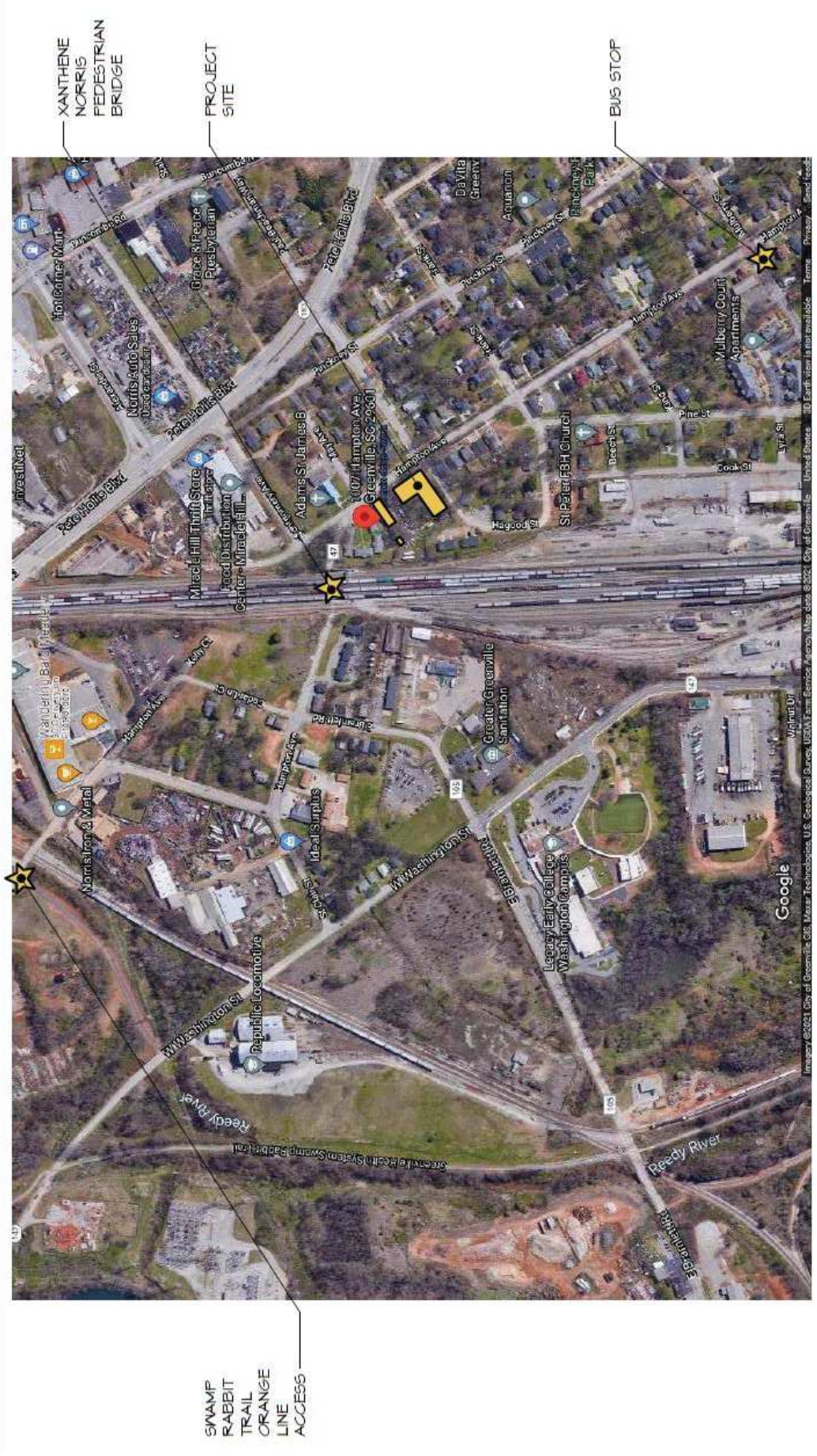

CONTEXTUAL MAP

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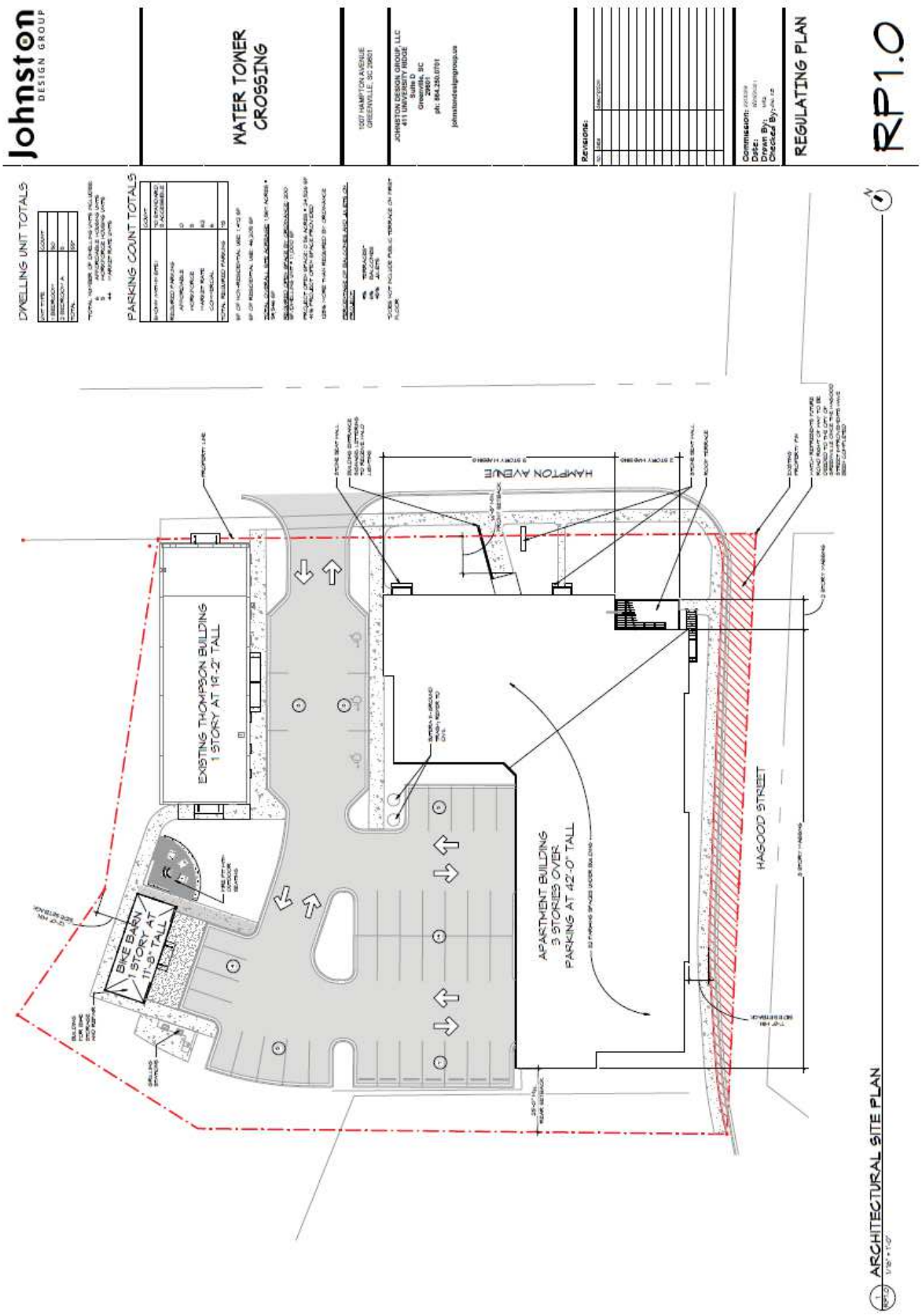

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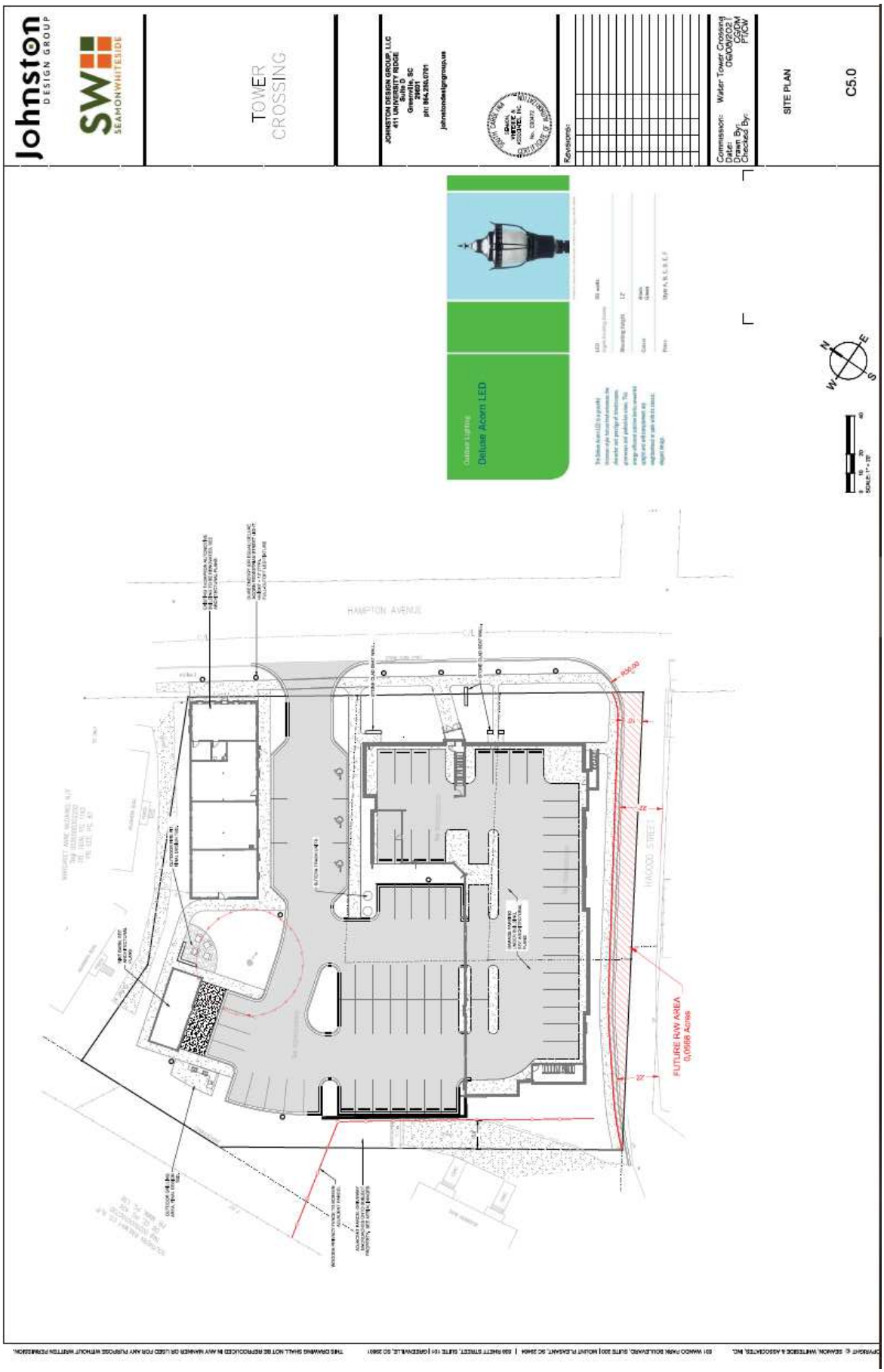

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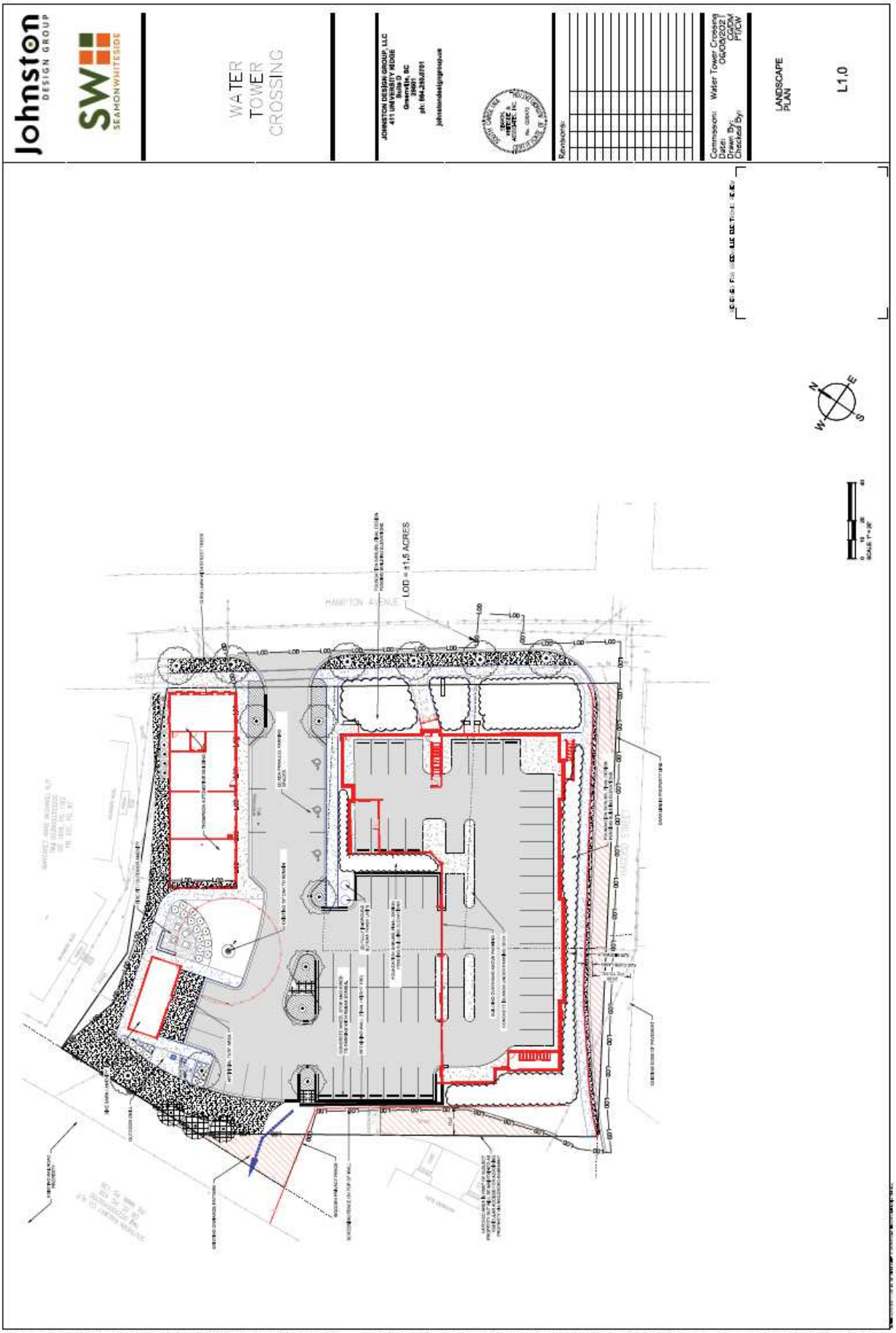

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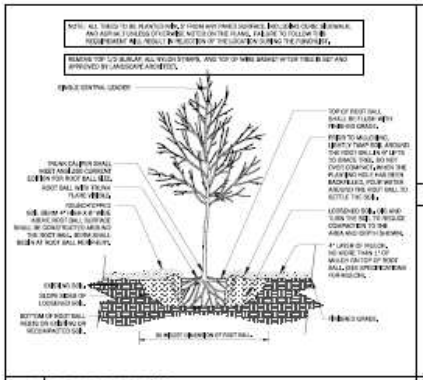
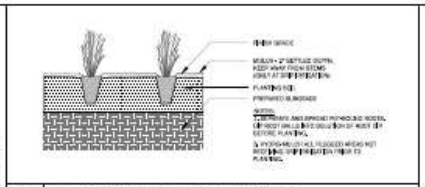
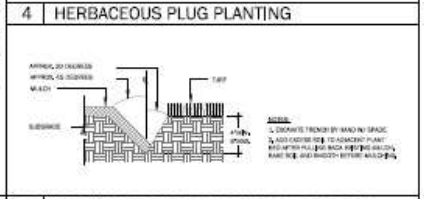


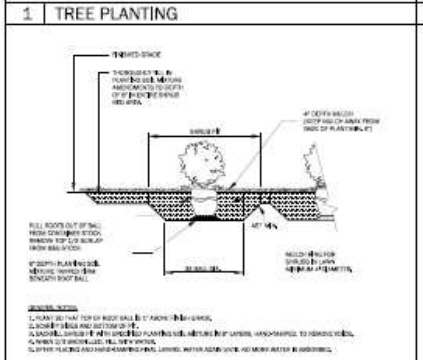
1 | TREE PLANTING



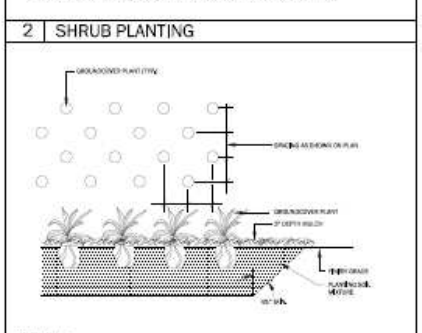
4 | HERBACEOUS PLUG PLANTING



5 | HORTICULTURAL TRENCH AT LAWN EDGE



2 | SHRUB PLANTING



3 | GROUNDCOVER PLANTING

SOIL NOTES

1. FOR EACH UNMANICURED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT, CATION EXCHANGE CAPACITY, SODIUM ABSORPTION RATIO, DELETERIOUS MATERIAL, BUFFER PH LIME, AND MINERAL AND PLANT NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS PER SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED, INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER 100 SQ. FT. FOR NITROGEN, PHOSPHORUS, AND POTASH. NUTRIENT AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS TO THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOIL SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.5.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

LANDSCAPE NOTES

1. CONTRACTOR TO PHOTO DOCUMENT PROGRESS OF WORK ON A WEEKLY BASIS AND SEND PHOTOS TO LANDSCAPE ARCHITECT AND OWNER ALONG WITH BRIEF SUMMARY OF WORK THAT HAS TAKEN PLACE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OF CONFLICTING WORK.
4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" FOR NUMBER ONE GRADE. NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
6. CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS, FAILURE TO DO SO SUBJECTS FINAL ACCEPTANCE OF WORK.
7. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
8. LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF LANDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
9. DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED PER PLANTING DETAILS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SODDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
10. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE.
11. THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SUBSTANTIAL MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THE PLAN.
12. SHAPE AND HEIGHT OF BERMS AS NOTED ON PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO PLANTING AND IRRIGATION CONSTRUCTION.

IRRIGATION PERFORMANCE SPECIFICATIONS

1. CONTRACTOR TO INSTALL HIGH EFFICIENCY, FULLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR FOR IRRIGATION DRAWINGS AND SPECIFICATIONS AND PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT REVIEW.
2. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE SURE THAT ALL EQUIPMENT CONFORMS TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND MAKE ALL NECESSARY APPLICATIONS AND OBTAIN APPROVAL.
3. DESIGN STATISTICS: SEE PLAN DRAWINGS. IF NEEDED DUE TO EXISTING LINE PRESSURE, INSTALL A REDUCTION VALVE. IN ADDITION, CONSIDER THAT OPERATE SPRAY SPRINKLERS AND MP ROTATOR SPRINKLERS SHOULD HAVE A PRESSURE REGULATING DEVICE ADDED TO THE ZONE CONTROL VALVE TO FURTHER REDUCE THE PRESSURE ON THOSE ZONES TO SAVE WATER.
4. ALL IRRIGATION HEADS THAT ARE LOCATED NEXT TO CURBS AND ROADWAYS SHALL BE MOUNTED ON SWING JOINTS OR ON 200 PSI PRESSURE COMPENSATING HEADS. POSITION HEADS A MINIMUM 3' FROM CURB ON PAVING.
5. ADJUST ALL HEADS FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
6. WHERE NOT OTHERWISE INDICATED, HEADS IN LAWN AREAS SHALL BE 4" POP-UP AND SHRUB AND GROUNDCOVER HEAD SHALL BE 6" POP-UP IRRIGATION.
7. SYSTEM PSI SHALL BE CLASS 160 PVC, SIZE OF MAIN PIPE IS AS NOTED ON PLANS, MIN ALL OTHER PIPE AS FOLLOWS:
   - 0-17 G.P.M.: 1"
   - 18-26 G.P.M.: 1-1/4"
   - 27-45 G.P.M.: 1-1/2"
   - 46-65 G.P.M.: 2"
   - 66+ G.P.M.: 2-1/2"
8. WHERE POSSIBLE, COMBINE MAIN AND LATERAL PIPES IN SAME TRENCH.
9. ALL CONTROL WIRES SHALL BE 14 GAUGE.
10. CONTROLLER LOCATION AND MOUNTING TO BE APPROVED BY LANDSCAPE ARCHITECT. WHEN USED AS A MOUNT FOR THE CONTROL PANEL AND OTHER DEVICES, ALL LUMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT USE. ALL HARDWARE AND FASTENERS SHALL BE GALVANIZED.
11. WHEN A MUNICIPAL WATER SUPPLY IS USED FOR IRRIGATION, WATER METER AND CONNECTION TO MAIN SHALL BE PROVIDED BY PARTICIPATING AUTHORITY. CONTRACTOR SHALL BEGIN THE WORK AT THE METER, OWNER WILL ASSUME THE COST OF THE TAP TO MAINLINE, WATER SUPPLY AND IS RESPONSIBLE FOR COSTS FOR THE INSTALLATION OF THE METER.
12. IF SYSTEM IS CONNECTED TO POTABLE WATER SUPPLY, PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. IF INSTALLED ABOVE GROUND, LOCATION OF DEVICE SHALL BE RECOMMENDED AND DEVICE SHALL BE PAINTED FLAT BLACK.
13. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE. NO TRENCHING IS ALLOWED WITHIN THE DRIP LINE OF ANY TREE. WHERE TRENCHING IS REQUIRED WITHIN THE DRIP LINE, POSITION PIPES TO MINIMIZE DISTURBANCE OF ROOTS AND PERFORM ALL EXCAVATION BY HAND. DO NOT CUT ANY ROOTS LARGER THAN 2" DIAMETER.
14. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VALVES SHALL BE LOCATED IN MULCH BEDS.

NOTES

PWF	FULL WELL TERRACED	MS	MOLE-SEEDED MIXES	SOD	SOD SOD COVERED	CON	CONTAINERIZED MATERIAL
SP	SPECIMEN MATERIAL	DIA	FRUNK CALIPER	B&B	BALLED AND BURLAPPED MATERIAL	BR	BARE ROOT MATERIAL
TF	TREE FORM PLANT	GAL	GALLON CONTAINER			EXP	EXPLAIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	SPACING	REMARKS
	MAGG	9	Magnolia grandiflora 'Hasse' / Hasse Southern Magnolia	3" CAL	B&B		PWF, SP, FULL TO GROUND
	QUPA	6	Quercus alba / White Oak	3" CAL	B&B	12'-14'	PWF, SP, CLEAR TRUNK TO 8'
	TAXD	15	Taxodium distichum / Bald Cypress	3" CAL	B&B	12'-14'	PWF, SP, CLEAR TRUNK TO 8'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	SPACING	REMARKS
	AZGT	58	Azalea indica 'George Tabor' / 'George Tabor' Indica Azalea	3 GAL			PWF, SP, CON
	CEPH	16	Cephalotaxus harringtonia 'Duke Gardens' / Duke Gardens Plum Yew	3 GAL			PWF, SP, CON
	ILEX	11	Ilex vomitoria 'Nellie Stevens Dwarf' / Nellie Stevens Dwarf Yaupon Holly	3 GAL			PWF, SP, CON
	THUJ	3	Thuja occidentalis 'Emerald' / Emerald Green Arborvitae		4' MIN		PWF, SP, FULL TO GROUND
GROUNDCOVER SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	SPACING	REMARKS
	CORB	88	Coreopsis auriculata 'Nana' / Dwarf Tickseed	4" POT		18" n/a	PWF, SP, CON
	LIRS	423	Liriope muscari 'Super Blue' / Super Blue Lilyturf	4" POT		18" n.a.	PWF, SP, CON
	SOD	7,388 sf	Zoysia japonica 'Zenith' / Zenith Zoysia Grass	SOD			SENTIPEDE, SOURCE: SUPER SOD

PLANT SCHEDULE

Johnston DESIGN GROUP

SWA SEAMONWHITESIDE

WATER TOWER CROSSING

JOHNSTON DESIGN GROUP, LLC
411 UNIVERSITY RIDGE
Suite D
Greenville, SC
29601
ph: 864.250.0701
johnstondesigngroup.us

Revisions:

Commission: Water Tower Crossing
Date: 06/08/2021
Drawn By: CJ/CM
Checked By: PT/CW

PLANT SCHEDULE & DETAILS

L2.0

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RENDERED ELEVATIONS
8/25/2021

PD APPLICATION - WATER TOWER CROSSING
1007 HAMPTON AVE. GREENVILLE

Johnston DESIGN GROUP

DocuSign Envelope ID: 810021EB-CC9F-4758-9DCD-02B8CC723CE6

RENDERED ELEVATIONS
8/25/2021

PD APPLICATION - WATER TOWER CROSSING
1007 HAMPTON AVE. GREENVILLE

Johnston
DESIGN GROUP

DocuSign Envelope ID: 810021EB-CC9F-4758-9DCD-02B8CC723CE6

RENDERED ELEVATIONS
8/25/2021

PD APPLICATION - WATER TOWER CROSSING
1007 HAMPTON AVE. GREENVILLE

Johnston DESIGN GROUP

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RENDERED ELEVATIONS
8/25/2021

PD APPLICATION - WATER TOWER CROSSING
1007 HAMPTON AVE. GREENVILLE

Johnston
DESIGN GROUP

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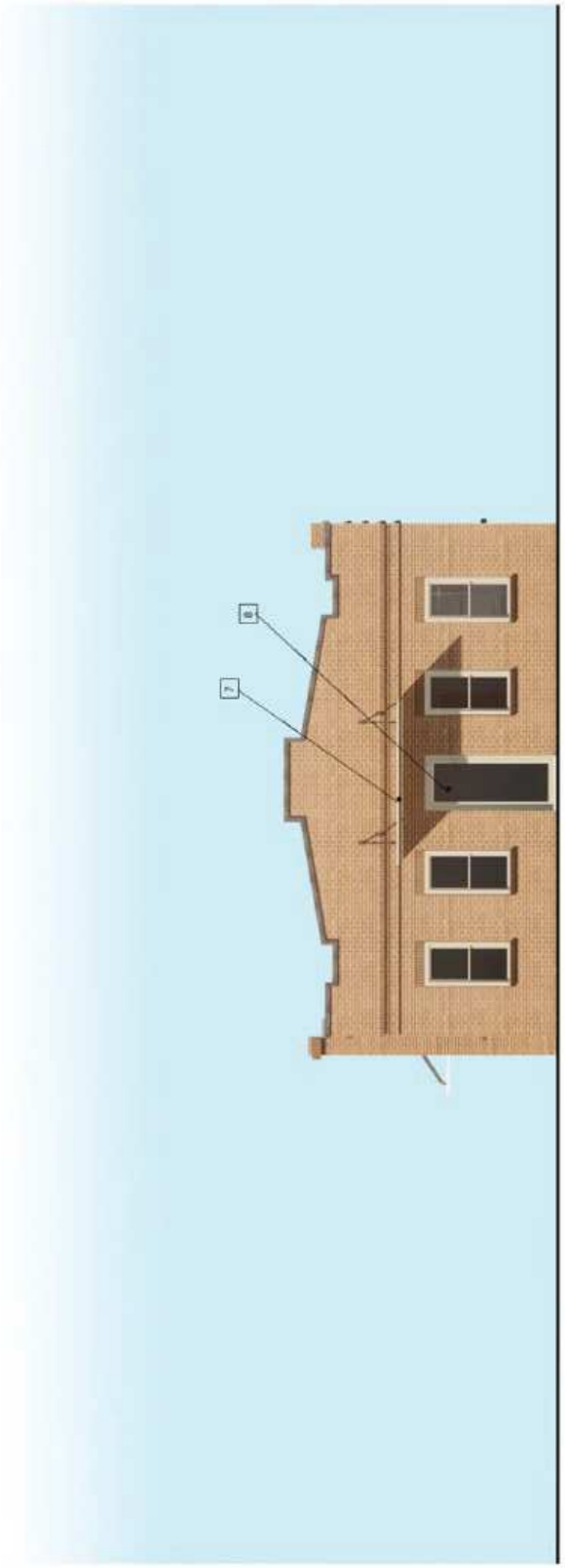
RENDERED ELEVATIONS
8/25/2021



THOMPSON AUTOMOTIVE ELEVATIONS FINAL UPON CERTIFICATE OF APPROPRIATENESS

PD APPLICATION - WATER TOWER CROSSING
1007 HAMPTON AVE. GREENVILLE

Johnston DESIGN GROUP

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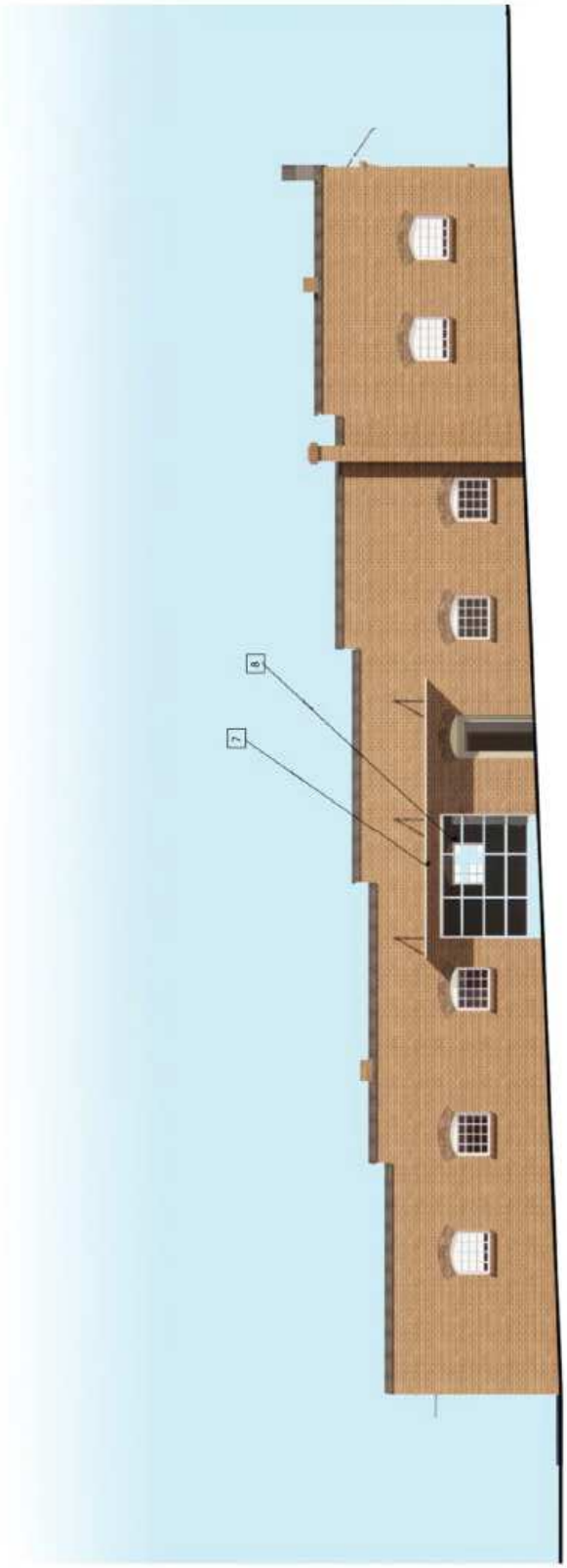
RENDERED ELEVATIONS
8/25/2021



THOMPSON AUTOMOTIVE ELEVATIONS FINAL UPON CERTIFICATE OF APPROPRIATENESS

PD APPLICATION - WATER TOWER CROSSING
1007 HAMPTON AVE. GREENVILLE

Johnston
DESIGN GROUP

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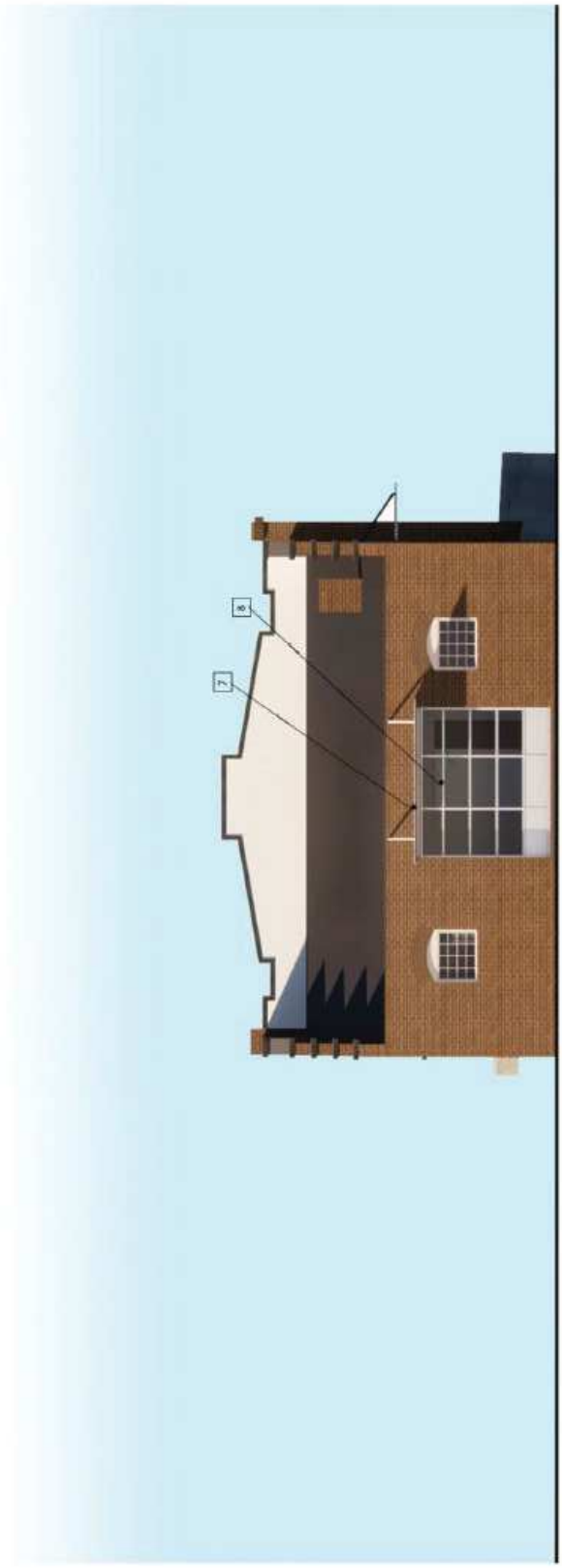

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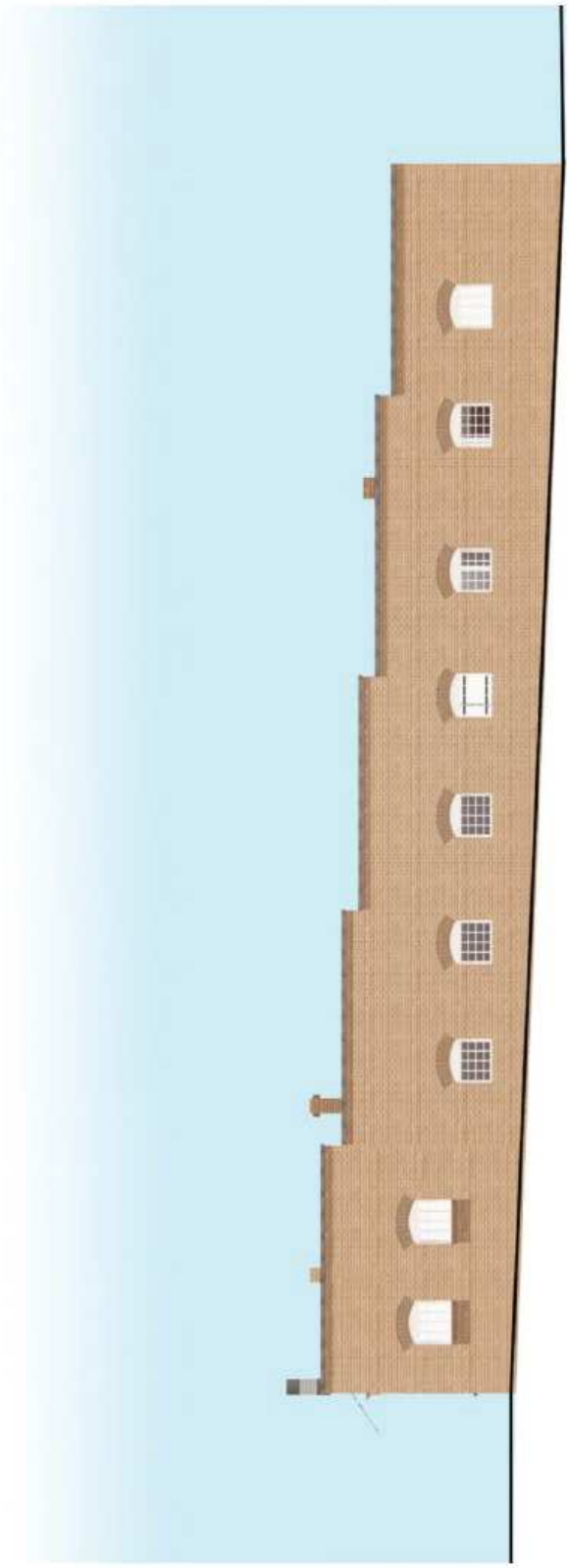

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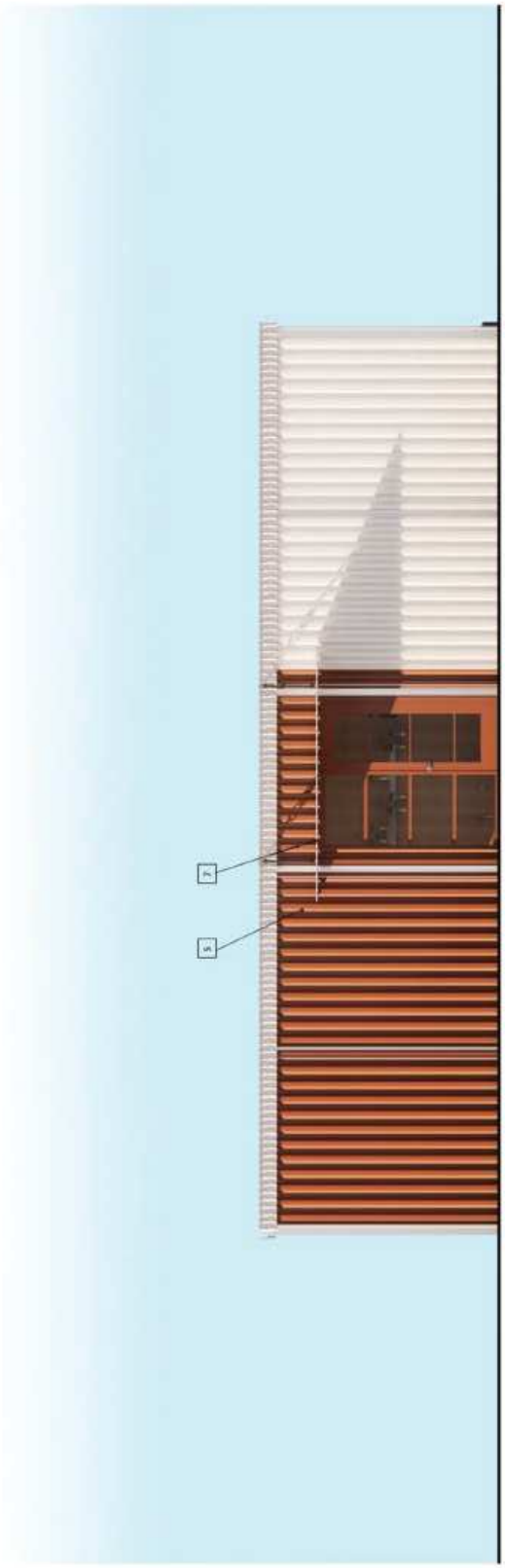

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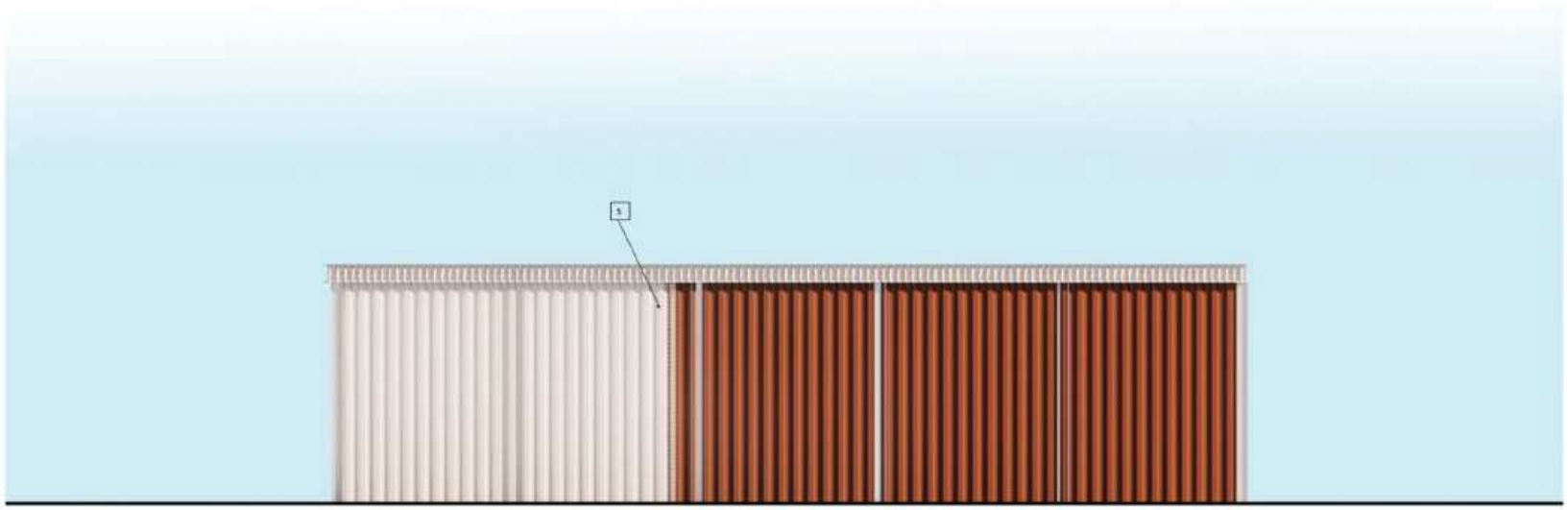

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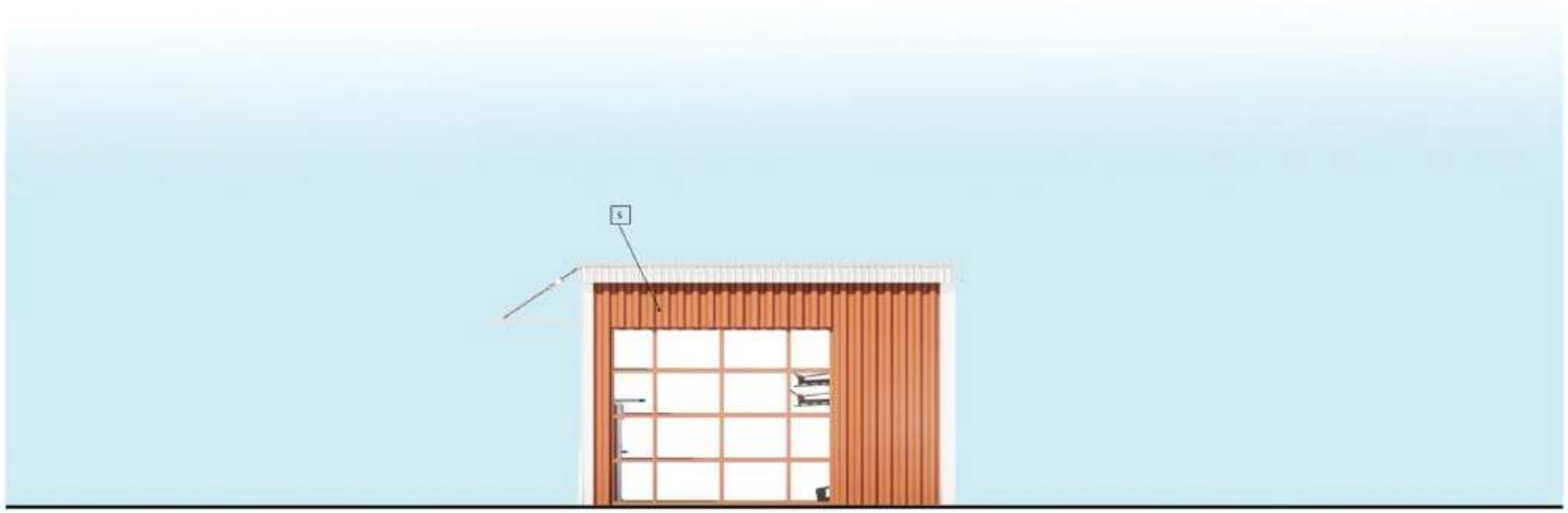

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EXTERIOR MATERIALS SELECTION

8/25/2021

① CEMENTITIOUS REVEAL PANEL
MATERIAL: HARDIE REVEAL PANEL SYSTEM SMOOTH VERTICAL RECTANGULAR GRID
COLOR: BUNGLEHOUSE GRAY SW 2844
DARKER BUNGLEHOUSE GRAY SW 2844
RYCROFT MIST GRAY SW 2844

③ STAINED CONCRETE
MATERIAL: PENETRATING STAIN APPLIED TO SMOOTH CONCRETE
COLOR: DARKER BUNGLEHOUSE GRAY SW 2844

⑤ RIBBED CEMENTITIOUS PANEL
MATERIAL: NICHIHA RIBBED PANEL SYSTEM, VERTICAL RECTANGULAR GRID
COLOR: RYCROFT MIST GRAY SW 2844
ROOKWOOD TERRA COTTA SW 2803

② ARCHITECTURAL METAL AND RAILINGS
MATERIAL: ALUM/STEEL
COLOR: ROOKWOOD TERRA COTTA SW 2803
ROOKWOOD DARK RED SW 2801

④ NATURAL STONE VENEER
MATERIAL: NATURAL STONE VENEER, RANDOM RUBBLE SHAPED STONE PATTERN
COLOR: COLOR, SHAPE, AND PATTERN TO MATCH VICTORY TEMPLE MISSONRY BAPTIST CHURCH

⑥ FIBERGLASS WINDOWS & DOORS
MATERIAL: FIBERGLASS
COLOR: WHITE

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PD APPLICATION - WATER TOWER CROSSING
1007 HAMPTON AVE. GREENVILLE

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EXTERIOR MATERIALS SELECTION

8/25/2021

(7) ALUMINUM CANOPY
MATERIAL: ALUMINUM
COLOR: RYCROFT MIST GRAY SW 2844

(8) REPLACEMENT WOOD/ALUMINUM CLAD WINDOWS & DOORS
MATERIAL: WOOD/ALUMINUM CLAD
COLOR: BUNGLEHOUSE GRAY SW 2844

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PD APPLICATION - WATER TOWER CROSSING
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CONCEPTUAL RENDERING
8/25/2021

PD APPLICATION - WATER TOWER CROSSING
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CONCEPTUAL RENDERING
8/25/2021

PD APPLICATION - WATER TOWER CROSSING
1007 HAMPTON AVE. GREENVILLE

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Water Tower Crossing PD Statement of Intent

I. **Introduction**

The proposed PD for Water Tower Crossing advances two key strategies related to Neighborhood Identity and Inclusivity expressed in the 2011 Southernside Neighborhood Vision Plan, as follows...

1. Preserve Historic and Cultural Resources – the preservation and adaptive reuse of 1007 Hampton Avenue, an excellent example of 1920's post war commercial architecture is made viable by allowing neighborhood appropriate non-residential uses that are compatible with the building's architectural character. Non-residential uses are not allowed under current zoning.
2. Add Affordable Housing for Greenville's Workforce – the proposed residential density (which exceeds density allowed under current zoning) makes possible the introduction of 11 affordable and workforce housing units in a location that is well served by public transportation and bicycle and pedestrian linkages.

II. **Unique aspects of design and development**

This Brownfield Re-Development Process has implemented Equitable Development Strategies promoted by the Urban Land Institute including multiple work and information exchange sessions with stakeholders, community partners, and community leaders including initial meetings PRIOR to the commencement of design. Stakeholder input has led to the following key aspects of the proposed development...

1. Housing that will be attractive and affordable to a diverse range of residents in respect to income, age, and ethnicity. Dwellings will be affordable to residents earning from 60% of median income and above.
2. Community access to bicycle storage and repair station. Neighbors will have access to the repair station as well as rental storage for bicycles.
3. Create more open space than is required by ordinance. The PD proposes 123% more open space than is required by ordinance.
4. Residential entrances facing the street. All street level apartments will have front doors and entrance porches along Hampton Avenue and Hagood Street to support social connections.
5. Improvement of Hagood Street. Hagood Street will be improved to current City Street standards and a sidewalk will be provided along the street. All these improvements will occur on the developer's land and will be deeded to the City by easement. These improvements enhance emergency vehicle access, better traffic flow, and pedestrian connectivity.
6. Preservation and reuse of the former Thompsons Automotive building. The reuse of this commercial building of historic interest combined with the Victory Temple across the street and the new bridge to the Swamp Rabbit Trail Orange Line work together to create an intimate and viable neighborhood center.
7. Color and material palette inspired by neighboring buildings. The stone material of the benches along Hampton Avenue are inspired by the Victory Temple while the muted and warm color palette of the buildings relate to the surrounding neighborhood.

III. **Procedures of any proposed homeowners' association or other group maintenance agreement**

The Voluntary Environmental Clean Up Agreement does not allow for individually owned residences to be built in the development so all dwellings will be for rent and there is no Homeowner's Association.

IV. **Proposed development schedule**

Construction is scheduled to begin Spring of 2022.

V. **Public improvements both on and off-site and estimate time schedule for providing such improvements**

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The improvements to Hagood Street will be coordinated with the construction of the apartment building and are planned to be completed 30 days before residential occupancy which is late Spring of 2023.

VI. Impact on public facilities and letters from the appropriate agencies or districts verifying service availability

Confirmation of availability of public utilities is included in this application. See attached.

VII. Architectural style, appearance, and orientation of proposed buildings

The former Thompson's Automotive building will be restored in keeping with the original appearance shortly after WWI. The new apartment building will be clad with a subtle nod to a piano keyboard with warm muted colors. The music history of the neighborhood will be interpreted through signs and art throughout the development. Any proposed outdoor art will be approved by the Southernside Neighborhood.

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SW
SEAMONWHITESIDE

August 5, 2021

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

Hampton Avenue Mixed Use
eenville, South Carolina
SW+ Project #: GR 625

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 hjameson@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 12,470 volts

☐ Electric service is not currently available to this property.

Comments: _____

Signed: _____ Date: 8/9/21

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Piedmont Natural Gas

August 5, 2021

Re: Hampton Ave Greenville SC
Tax Map# 0026000300900, 0026000300701, 0026000300700

To Whom It May Concern:

In response to your request, natural gas is or can be made available to the above mentioned property in Greenville, South Carolina. Please have business owner contact me with specific natural gas needs (total connected BTU/CFH of natural gas equipment) to determine if any costs are applicable.

If I can be of further assistance to you, please do not hesitate to contact me. I may be reached at (864) 286-7900.

Thank You

PIEDMONT NATURAL GAS

Jay Lester
Commercial Sales
Greenville, South Carolina
(864) 286-7900
(864) 209-6202
Email: jay.lester@duke-energy.com

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Spectrum

August 5, 2021

SeamonWhiteside
508 Rhett Street, Suite 101
Greenville, SC 29601

RE: Hampton Avenue Mixed Use

Dear Haley Jameson,

Your new mixed use housing project, located at Hampton Ave., Greenville, SC with a Tax Map number 0026000300900, 0026000300701 and 0026000300700 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.

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.

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

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GreenvilleWater

407 West Broad Street • P.O. Box 687 Greenville, SC 29602 • 864.241.6155 tel • 864.241.6077 fax • www.greenvillewater.com

August 17, 2021

Seamon Whiteside
Attn: Ms. Haley Jameson
508 Rhett St., Suite 101
Greenville, SC 29601
Email: wbuice@SeamonWhiteside.com

RE: Tax Map #0026000300700, 0026000300701, 0026000300900 – Hampton Avenue

Dear Ms. Jameson:

Greenville Water owns and maintains a 30-inch water line along Hampton Avenue that is currently available to the property above in accordance with the Rules and Regulations of Greenville Water.

System improvements will be required at developer's expense depending on final unit/lot count, total water demands or fire flow requirements. A substantially complete set of plans and estimated total domestic and fire demand should be submitted to Greenville Water for review for final capacity determination.

Please see the attached map depicting the existing water lines in the area which has been enclosed for your convenience.

Sincerely,
GREENVILLE WATER

Craig Sollman
Hydraulics Engineer

1

CS/ci
Enclosure

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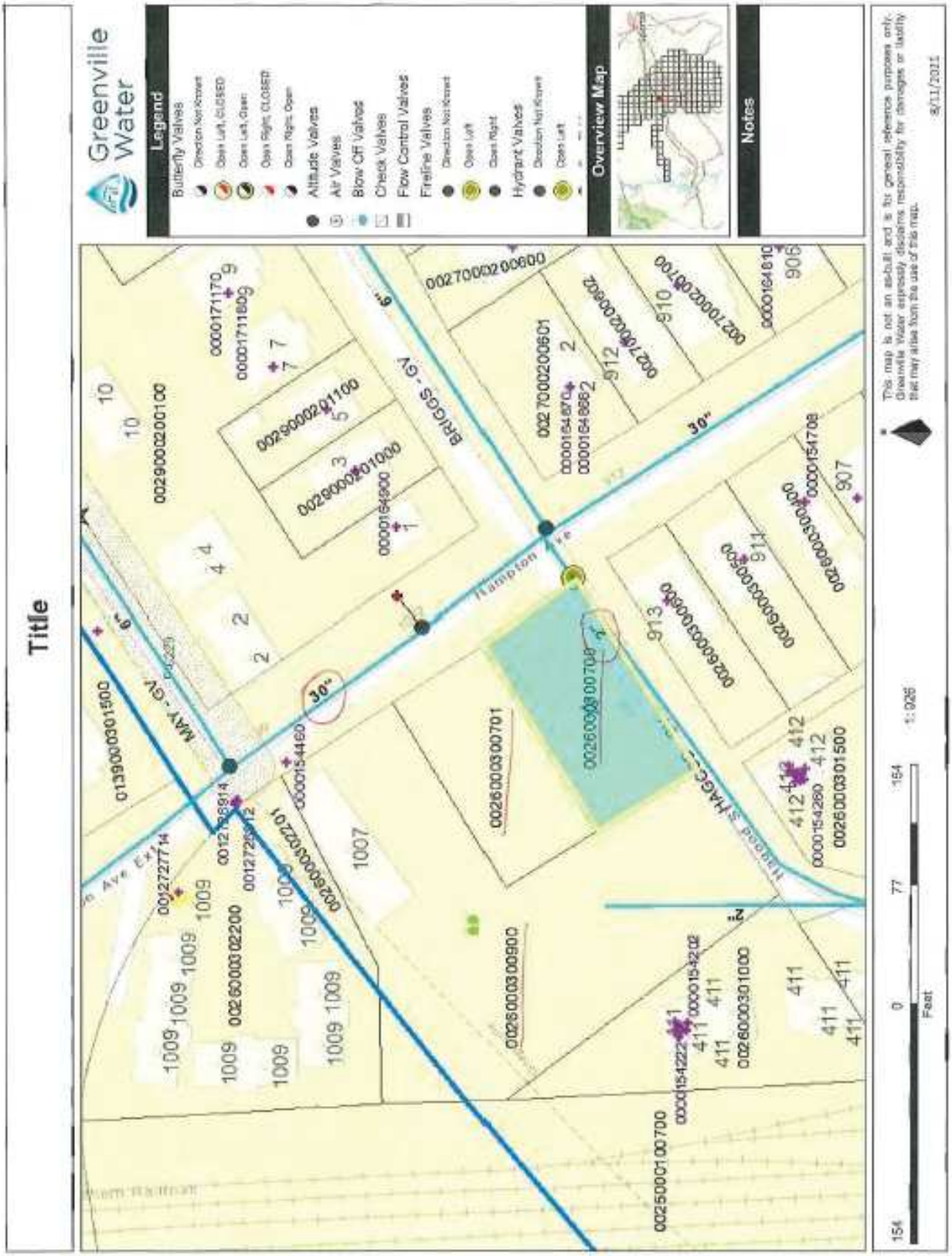

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Daniel Merritt

From: Lucas T. Bryson <lbryson@greenvillesc.gov>
Sent: Tuesday, December 22, 2020 4:20 PM
To: Charlie Greer
Cc: Daniel Merritt
Subject: RE: Sewer Service Map (and point files) TMS#0026000300900
Attachments: Sewer Capacity Map 12-18-2020.pdf; Sewer Map.pdf

Charlie,

Best I can do is give you the sewer map. We've been told not to provide the GIS data unless it's for a City project. You should defiantly use your own survey for the invert info. I've also attached the sewer capacity map. I don't see any current capacity issues in that area.

Thanks and merry Christmas,

Lucas

From: Charlie Greer <CGreer@SeamonWhiteside.com>
Sent: Tuesday, December 22, 2020 4:06 PM
To: Lucas T. Bryson <lbryson@greenvillesc.gov>
Cc: Daniel Merritt <DMerritt@seamonwhiteside.com>
Subject: Sewer Service Map (and point files) TMS#0026000300900

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

Lucas,

Could you please do me a favor and send me the service map around the subject tax map number? If you could send a point file with rim/invert info that would also be greatly appreciated. We have an upcoming project in the area and are trying to do some preliminary due diligence so if there are any capacity issues in the area please let me know.

Thanks and a I hope you have a great holiday season,

SEAMONWHITESIDE

Charlie Greer
Civil Engineering Project Coordinator I
(864) 298-0634 x 512
CGreer@SeamonWhiteside.com
www.seamonwhiteside.com

ReWa renewable water resources

Public Main Extension Preliminary Capacity Request Form

Form Revision Date:4/13/2016

Project Information

Project Name: Water Tower Crossing Date: 9/20/21

Engineer (Company): SeamonWhiteside Phone: 864-298-0534

Engineer (Contact): Charles Greer, PE Signature:

Engineer Address: 508 Rhett Street, Suite 101, Greenville, SC 29601 Email: cgreer@seamonwhiteside.com

Developer (Company): Nautilus Capital, LLC Phone: 800-380-9348

Developer (Contact): Steven Cohen Email: scohen@nautiluscapital.com

Developer Address: P.O. Box 3694, Greenville, SC 29608

Tax Map Numbers for Project: 0026000300900, 0026000300701, 0026000300700

Proposed Water Resource Recovery Facility: Mauldin

Estimated Total Sewer Flow: 10,425 gal/day. Attach Flow Calculations. (Average daily flow as calculated using SCDHEC Unit Contributory Loadings)

Connection Type - ☒ Gravity ☐ Force Main Connection Point - ☒ Satellite Sewer MH ☐ ReWa MH

Attach map identifying proposed connection point to existing collection/trunk sewer.

Existing flow-672 GPD
New flow-10,425GPD-672GPD=9,753GPD

Are Multiple Collection Agencies involved? ☐ Yes ☒ No If yes, both agencies will need to fill out the respective portions of the form below.

Ownership, Operation & Maintenance of Collection System will be assigned to: City of Greenville

Will there be a new Pump Station associated with this development? ☐ Yes ☒ No

Primary Satellite Sewer Agency Preliminary Approval

Agency Name: City of Greenville

Does capacity appear to be available to serve this project? ☒ Yes ☐ No Approved Connection Point? ☒ Yes ☐ No

Comments: Valid for one year. Connection via new main extension to MH20263.Flows may be reduced to actual construction. Manhole modification or replacement will be required to accommodate main extension.

Collection Agency Signature: Date: 9/23/2021

Secondary (Transport) Sewer Agency Preliminary Approval

Agency Name:

Does capacity appear to be available to serve this project? ☐ Yes ☐ No

Comments:

Collection Agency Signature: Date:

ReWa Preliminary Approval

☑ ReWa has verified all affected agencies have completed review form. ReWa Project No: PME2021-132

Does ReWa capacity appear to be available to serve this project? ☑ Yes ☐ No Approved Connection Point? ☑ Yes ☐ No

Is project authorized to move to the Step 2 permitting process? ☑ Yes ☐ No ReWa Pretreatment form attached? ☐ Yes ☑ N/A

Comments:

ReWa Representative: Date: 09/30/2021

This form does not constitute a permit to connect from ReWa or any sanitary sewer agency, nor is it to be used to obtain building permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. **Capacity is allocated on a first come first serve basis during the subsequent ReWa Capacity Approval Process (Step 2).** Upon meeting all requirements (plan review and approval, payment of all applicable fees, etc.), ReWa will issue a separate letter for use in obtaining a SCDHEC Permit to Construct. The engineer shall contact the individual Satellite Sewer Agencies involved to determine their policies, procedures, and requirements. Note: Approval is valid for 24 months from the executed date of this document.

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Meeting Minutes

Re: **Water Tower Crossing PD Application Neighborhood Meeting**
Attendees: Scott Johnston (JDG), Melanie R. Anderson (JDG), Daniel Merritt (Seamon Whiteside), Pat Muldoon (Phi Realty), Steven Cohen (Phi Realty), see attached sign-in form for other attendees.
Mtg. Date: 10/14/2021
Distribution: 10/14/2021
Author: Melanie R. Anderson (JDG)

This meeting was to inform the community and to take suggestions and concerns regarding the Planned Development District Rezoning of three (3) parcels that are currently split zoned. The site is located at 1007 Hampton Avenue, Greenville, SC 29601. The following topics were reviewed.

PD Application Overview

Johnston Design Group reviewed the PD application with the neighborhood. This included the Statement of Intent, GIS parcel map, the application, existing conditions, existing tree survey, deed book for all three (3) parcels, contextual map, regulatory plan, civil site plan, landscape plan, building elevations, building material boards, color rendering, and letters from agencies verifying service availability. JDG stated that the intent is to follow city building height ordinances, property setbacks, and open space requirements while allowing more density for affordable housing and commercial usage for the development. Aspects of the development that have changed since the prior neighborhood meeting were in response to the feedback obtained from neighbors. These were: color palette warmed up to match neighborhood color theme, the murals have been removed from the building, and providing neighborhood access to the bike storage/repair amenity provided on site.

Comments:

1. The community was concerned with the amount of traffic a 55-unit apartment complex would produce. A traffic study is being performed and any improvements needed will be implemented by the developer.

2. A concern was voiced about the compatibility with the neighborhood character and "feel" of a three-story building amongst mostly single-family, one-story homes. The building has been stepped back at the corner of Hagood and Hampton Avenue to a two-story building addressing the single-family home on the corner. The color palette is also following Sherwin Williams historic palette for the arts and crafts palette.

cc: All Attendees, File

If contents of these notes omit topics or deviate from original discussion notify Author immediately.

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Meeting Minutes

3. A few concerned citizens voiced concern over the character of the building and stated it took on a more utilitarian/institutional look instead of a neighborhood look.

4. The community was concerned with light pollution and stormwater management for the site as well. The streetlights will be the acorn style streetlights already seen in the neighborhood. The light has a "cap" on the top to help mitigate the light emission from the fixture. Part of the improvements to Hagood Street is the addition of curb and gutter to the road. This will help with drainage on the site. Other stormwater management procedures being followed is the collection of site stormwater and storage in a swale to help funnel water off the site and allow it to slowly drain from the site to the appropriate city collection points.

All concerns have been heard and recorded from the meeting tonight. JDG and the developer plan on reaching out to the neighborhood liaison for next steps and how to collaborate with the neighborhood more if needed.

cc: All Attendees, File

If contents of these notes omit topics or deviate from original discussion notify Author immediately.

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Neighborhood Meeting

Project Name: PD REZONING APPLICATION FOR WATER TOWER CROSSING

Location: NEIGHBORHOOD ZOOM MEETING

Time of the meeting: 1:00 PM

Date: OCTOBER 14, 2021

Representative holding meeting: MELANIE R. ANDERSON FOR JOHNSTON DESIGN GROUP

	Name	Street Address	Email
1	Joseph Kase	227 Asbury Avenue, Greenville, SC	jkase@nhc-inc.com
2	Mary Duckett		
3	Renee Lean	8 Keat Avenue	rdlean65@gmail.com
4	Mark Brewton		
5	Glenda Morrison-Fair	16 Allendale Lane	gemf0651@gmail.com
6	Lucas Whaley	910 Hampton Avenue	
7	Antonio Medina	305 Frank Street	ajmedina0688@yahoo.com
8	Ken Kolb		ken.kolb@furman.edu
9	Austin Rutherford		arutherford@greenvillesc.gov
10	Rep. Chandra Dillard		Chandra.dillard@furman.edu
11	Joel and Katherine Amidon	806 Hampton Avenue	kdbernier2@gmail.com and jamidon315@gmail.com
12	Jackie Jones	9 Trescott Street	jjones@phoenixcenter.org
13	Joe Owens		Jowens@therrgrp.com
14	Mark and Cara Brewton		caraansley@gmail.com ; brewtonm@gmail.com
15	T. McCarthy	401 Pinckney Street	Taylormccarthy12@gmail.com
16	Caren Senter	912 Hampton Avenue	carensenter@gmail.com
17	Kate Franch		kthoward3@yahoo.com
18	Whitney Collins	911 Hampton Avenue	whitneymariecollins@gmail.com
19	Jatin and Rippol Patel	909 Hampton Avenue	jatinrippol@gmail.com
20	Ofc. Zuri Gebert	4 McGee Street	zgebert@greenvillesc.gov
21	Ashley Whaley	910 Hampton Avenue	ashleyharriswhaley@gmail.com
22	Qing Chen	410 Pickney Street	qingmchen@gmail.com
23	Melissa Collins	911 Hampton Avenue	mscollins99@gmail.com
24	Stacey Mills	111 Cagle Street	pastorstaceymills@gmail.com
25	Rose Ann Kirksey		

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Neighborhood Meeting

Project Name: PD REZONING APPLICATION FOR WATER TOWER CROSSING

Location: ZOOM NEIGHBORHOOD MEETING

Time of the meeting: 7:00 PM

Date: OCTOBER 14, 2021

Representative holding meeting: MELANIE R. ANDERSON FOR JOHNSTON DESIGN GROUP

Name	Street Address	Email
1 Alida McGann	810 Hampton Avenue	alidadegner@gmail.com
2 Karen Finnley	807 Hampton Avenue	karenfinnell8@gmail.com
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EXHIBIT C

Planning Staff Report to
Greenville Planning Commission
November 15, 2021
for the November 18, 2021 Public Hearing

Docket Number:	**Z-33-2021**
Applicant:	Melanie Anderson for Johnston Design Group
Property Owner:	Steven Cohen for Phi Realty, LLC
Property Location:	1007 Hampton Avenue
Tax Map Number:	002600-03-00700, 002600-03-00701, 002600-03-00900
Acreage:	**1.416 Acres**
Zoning:	S-1, Service District
	RM-1, Single-Family and Multi-Family Residential District
Proposal:	**Rezone 1.416 ACRES FROM S-1, RM-1 TO PD**
Staff Recommendation:	**Recommend Approval to City Council with Conditions and Comments**

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. 19-6.5, *Design Standards for Nonresidential Development*
Sec. 19-6.8, *Design Standards for Multifamily Residential*
Sec. 19-2.3.3, *Planned Development District*

Procedural Requirements:
Pre-Application and Development Meeting
The applicant held a pre-application meeting with City Staff on August 26, 2021. Discussions centered around open space and architecture.

Neighborhood Meeting
The applicant held a developer-led neighborhood meeting on October 14, 2021, post mailing of the required meeting notice letters. A list of meeting attendees and meeting summaries provided by the applicant are included within the Planning Commission packet.

Staff Analysis:
The applicant proposes to rezone three (3) parcels bordered by Hampton Avenue (east) and Hagood Street (south). These parcels are requested to be rezoned from S-1, Service District, and RM-1, Single-Family and Multi-Family Residential District, to PD, Planned Development District. The proposed site is also within the Southernside Special Emphasis Neighborhood.

The site is currently home to the former Thompson Automotive building and vacant land. The Thompson Automotive structure was recently designated by the Design Review Board – Neighborhood Panel as the city's first Local Landmark Designation. This structure will be preserved and renovated as a part of the PD development project. The property is surrounded by single-family residential homes, multi-family, the Victory Temple Missionary Baptist Church, and the Norfolk Southern railyard.

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The development proposal is intended to be an integrated mixed-use development with a primary use of multi-family residential with elements of commercial space. The plan includes one apartment building with a mixture of six affordable units, five workforce units, and 44 market rate units. The total number of units is 55. The historic Thompson Automotive building will be used for non-residential tenants while a bike barn is proposed to be located at the rear of the site.

The site will be connected by the existing street network and pedestrian walkways. Vehicular access will be provided by only one (1) point of access on Hampton Avenue. The applicant proposes to upgrade Hagood Street to include a sidewalk. Hampton Avenue is a South Carolina Department of Transportation (SCDOT) right-of-way and all traffic or sidewalk improvements must receive final review and approval by SCDOT. Likewise, Hagood Street is a City of Greenville right-of-way and will need similar approvals from City departments.

Based on the PD district standards, the applicant provided a Statement of Intent and accompanying plans in order to identify and address the development program allowed uses, densities, configurations, design standards, and other development requirements established for this particular PD plan.

As stated in Sec. 19-3.2 (N), *Planned Development*, a PD is intended to encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals by:

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual lots;

Comment: The current zoning designations of the site are S-1 and RM-1. The current S-1 zoning district would allow residential multi-family development up to 20 units/acre and allows for certain commercial uses. The RM-1 zoning district would allow for multi-family up to 10 units/acre. Under the current zoning, approximately 20 multi-family could be developed. The applicant has stated that additional density is needed to support the goal of affordable and workforce housing while also supporting the preservation of the Thompson Automotive building. The density per acre would be 38.8 units/acre under the proposal.

The GVL2040 future land use map for this property calls for this area to develop as Neighborhood Mixed-use and Urban Residential. Per GVL2040, Neighborhood Mixed-Use is noted to have small retail and commercial uses along with a mixture of housing types. Urban Residential is noted to have low to medium density adjacent to urban centers. Staff does note the existing structure on site, the Thompson Automotive building has traditionally been used for commercial uses. The request appears to be generally consistent to both GVL2040 and historic uses of the property.

A rezone to PD creates a single, cohesive zoning designation for all parcels contained within the site. Staff finds that is favorable for an area that proposes to contain mixed uses, because a Planned Development allows for some creativity designing mixed use neighborhood and nodes. In the case of this development, it could allow for affordable and workforce housing is an area of need for such housing, while also providing neighborhood centric commercial and retail uses within walking distance to existing residential.

The applicant also requests flexibility with parking requirements for the proposal. The site plan shows 73 parking spaces. The Land Management Ordinance would otherwise require 83 spaces for the multi-family residential alone. The number of parking spaces for the commercial would be dependent upon the use. The applicant has noted to staff that affordable and workforce housing units may require fewer parking spaces per unit than market rate housing due to factors of lower automobile attainability of residents and proximity to nearby transit routes. The applicant notes the property is within a half-mile of a bus stop and the Swamp Rabbit Trail.

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

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Comment: The site fronts on and has direct access to two streets. The applicant has provided a sole vehicular connection to Hampton Avenue and pedestrian connectivity throughout the site. Staff finds the vehicular and pedestrian connectivity is satisfactory.

The design incorporates above average open space and recreational amenities. The applicant has provided approximately 123% more open space than required. This open space includes a grilling location overlooking the railyard and a fire pit/outdoor seating area.

The applicant also proposes a bike barn amenity that will include storage and repair space for the development residents as well as to the neighborhood community.

(c) Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

Comment: The intent of the Planned Development is to provide a means of affordable and workforce multi-family residential units with proximity to both downtown and the Swamp Rabbit Trail with a small portion of commercial. The residential component of this PD proposal consists of multifamily units in the form of an urban-styled apartment building. 1,472 sf of commercial space is provided within the former Thompson Automotive building (the applicant has since noted this is a typo and the existing building is actually 3,448 sf. It is not proposed to be expanded). The commercial uses have not been determined at this time, however, the PD proposes permitted uses that are supportive of the neighborhood including short term guest rentals, live/work units, artists studios, market, restaurant, barber/beauty shop, after school care, among others.

(d) Promoting quality urban and traditional neighborhood design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses;

Comment: The site is uniquely positioned at the intersection of Hampton Avenue and Hagood Street in the Southernside neighborhood. The applicant proposes to promote an urbanized development that consists of a multi-family structure, preserved local landmark structure, and amenity space. The extra height and density proposed within the development allows for the incorporation of affordable and workforce housing while also reducing required parking. The site also contains 123% more open space than required.

Staff finds the inclusion of affordable and workforce housing units at this site that is near to downtown and transportation networks, will provide an opportunity for individuals and families, within applicable income levels, to live closer to areas of employment and services. However, the application did not state a specific time period the units will remain at an affordable or workforce rate.

The proposed development also meets the goals of the GVL2040 Comprehensive Plan, which calls for more affordable and workforce housing units within the City.

Lastly, staff finds the incorporation, preservation, and adaptive reuse of a historic structure into the project protects the traditional neighborhood design character of the neighborhood.

(e) Encouraging quality urban and traditional neighborhood design and environmentally sensitive development by allowing increases in base densities or floor area rations when such increases can be justified by superior design or the provision of additional amenities such as public open space.

Comment: The number of residential units in the PD application exceeds the base density allowances of the S-1 and RM-1 zoning districts. The number of residential units on site would increase from the standard 20 units per acre to 55 units per acre. The number of parking spaces proposed are reduced to increase open space area and decrease stormwater runoff. The PD proposes to maintain the existing City standards for buffering, parking lot landscaping, and tree ordinance requirements.

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The buildings are oriented and designed to engage the public realm on each street frontage and open space throughout the development. The project provides several areas of open space and several amenity possibilities for residents and the community.

The Purpose paragraph of Section 19-3.2.2(N)(1) concludes: *"In return for flexibility in site design and development, planned developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities; incorporates creative design in the layout of buildings, open space, and circulation; ensures compatibility with surrounding land uses and neighborhood character; and, provides greater efficiency in the layout and provision of roads, utilities, and other infrastructure."*

Staff finds the application to be in general compliance to the purpose and intent of a planned development district as stated above.

Design Review Board Comments

- The youthful architecture concept is liked. The staggering of windows and colors help.
- The two façades without a sloped roof makes for a plain façade. Would like to see some awnings to provide depth to the project.
- Like the way is emulates the architecture of utilitarian buildings of the area.

STAFF RECOMMENDATION:

Recommend Approval to City Council for Rezone to PD, Planned Development with conditions

Planning Staff Conditions:

1. The duration of affordable and workforce housing units shall be provided by the applicant, consulted with Community Development, and noted in the conditions by Planning Commission.
2. Per the DRB comments, the applicant shall add flat canopies to the top floor balconies of the project to provide depth during the FDP staff approval.
3. A Certificate of Appropriateness from the DRB-Neighborhood Panel is required for the Thompson Automotive Building, a designated Local Landmark, prior to permits and commencement of any work.
4. Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.

Traffic Engineer:

Recommend: Approve

Comments:

No comments.

Parks & Recreation:

Recommend: Approve

Comments:

Approved, no comment.

Fire Department Comments

Reviewed by: David Hindman

Date: 11/1/2021

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Recommend: Approve w/ Conditions

Comments:

No opposition to rezoning. Plan will not meet requirements for fire access as proposed and will require compliance prior to permitting.

Civil Engineer Comments

Recommend: Approve w/ Conditions

Comments:

1) 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.
2) 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 public right of way require an approved encroachment permit.
3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.
4) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.
6) 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.
7) 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.
8) Right of Way Encroachment Permits - All improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
9) 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 bonded prior to approving the final plat for recording.
10) On Hagood Street the curb lawn needs to be a minimum of 2 feet in width. The current curb lawn appears to only be 1.5' feet in width.
11) The entrance off Hampton Avenue needs to be concrete from the edge of pavement to the back of sidewalk.
12) There will need to be a handicap ramp installed at the intersection of Hagood Street and Hampton Avenue.
13) **SCDOT Encroachment Permit – *Hampton Avenue*** is owned by the SCDOT. All work within the existing right of way of this street will require an approved encroachment permit from SCDOT.

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Environmental Engineer Comments

Recommend: Approve w/ 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 located in Hampton Ave. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
    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.
        a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
        b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
        c. Water quality treatment is required when either:
            - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
            - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.

3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Tree and Landscape Comments

Recommend: Approve w/ Conditions

Comments:

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Any tree removals will need to be mitigated by either inch per inch replacement or pay fee-in-lieu. Landscape plan approval will be subject to a mitigation plan.