



Phoenikx Buathier
Zoning Administrator
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8 August 2019 Applicant 8/14/19 Staff 8/20/19

Scott A. Lambert
Lambert Architecture and Construction Services
522 Lady St.
Columbia, SC 29201

RE: American Spinning Mill PD review letter, CZ-19-55

Dear Scott,

Below are our comments regarding the PD submittal for this project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking.

Statement of Intent

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1. Note that a Traffic Impact Study is required for this development and that all mitigation measures will be met.
 - a. **Acknowledged per meeting with staff on 8/12/19**
 - b. Prior to turning in a Final Development Plan, a TIS will be submitted and approved by the appropriate agency (i.e. SCDOT and/or the County Engineer), along with all recommendations/mitigation measures and improvements addressed by the applicant.

Concept Plan

1. In the Site Data Table, revise "Parcel Area" to read "Project Area."
 - a. **Corrected**
 - b. Parcels on the Concept Plan are called Tract 1, Tract 2, etc. Please change parcels to Area A, Area B, etc. to reflect the same wording found in the SOI.
 - c. Please change the front Setback on your Concept Plan to state 25 foot setback.
2. Provide a key identifying the Land Use for every part of the site and the number of acres devoted to each use. Be sure to label each area on the plan as well. This information should match the information in the Statement of Intent exactly.
 - a. **Added**
 - b. There is an issue with parking calculations.
 - i. The concept plan states there are 605 parking spaces on the plan.
 - ii. The concept plan only shows 597 parking spaces on the plan.
 - iii. Please correct all numbers to reflect what is required and provided in both the SOI and the Concept Plan.
3. Show the location of any dumpsters or service areas.
 - a. **Added**
 - b. Please identify/label them on the plan.
4. Include the site's pedestrian, bike, and transit circulation and amenity plan, including all sidewalks, path/trails, bus stops, etc. and how these link to adjacent or nearby facilities. Note

the dimensions and materials of all sidewalks and paths/trails along with the circulation throughout the project.

- a. **Added**
 - b. Trails/walking paths and sidewalks are shown and materials are given. Please provide the dimension of the trails/walking paths and sidewalks on the plan.
5. Include the site's sign plan, including location, size, colors, and materials of all exterior signage. No signs identified on plan.
- a. **Locations added, signs will conform to section 12:1.2**
 - b. **The plan looks like it identifies 4 monument signs. Please call out all signs on the plan.**
6. Include the site's lighting plan, including the location, height, and type of all exterior light fixtures as demonstrated by cut sheets.
- a. **Lighting indicated in SOI, plan will be provided by electrical engineer/power company when project is permitted**
 - b. **Provide a Lighting plan with the Final Development Plan.**
7. Revise to include the site's landscaping plan, including location, size, and type of proposed plant material, location of proposed fences, walls, retaining walls or berms, location of any tree protection areas, and location of significant stormwater features.
- a. **Landscaping indicated in SOI, will conform to sections 12:4 and 12:9**
 - b. **Provide a Landscape plan with the Final Development Plan.**

Natural Resources Inventory

1. Use aerial photo to better show the vegetation, land cover, etc.
 - a. **At this scale, the aerial photo was too difficult to read with the additional information on the plan.**
 - b. **Staff accepts the applicants comment.**
2. Show what trees are being saved and how.
 - a. **Trees in floodway and majority of wetlands areas will be preserved and protected during construction.**
 - b. **Staff accepts the applicants comment.**

Scott, these changes may be made now, due on 8/15/19 in time to get revised plans into our staff report. Alternatively, if you agree to all of them, this letter may be referenced as a condition of approval for your project: prior to submittal of the FDP, all changes referenced in the letter dated 8/8/19 shall be corrected to staff's satisfaction.

Sincerely,

Phoenikx Buathier
Zoning Administrator