



Phoenikx Buathier  
Zoning Administrator  
(864) 467-7295  
www.greenvillecounty.org

8 August 2019 Applicant 8/15/19 Staff 8/20/19

Eric Hedrick  
18 Four Mile Branch Lane  
Spartanburg, SC 29302

RE: Garrison Grove FRD review letter, CZ-19-58

Dear Mr. Hedrick,

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

##### Page 2, Public Improvements

1. Address Traffic Impact Study mitigation and proposed measures for mitigation.
  - a. 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.

##### Page 3, Landscaping and screening

1. Note how paths and sidewalks for this project will be maintained.
  - a. Not addressed in SOI, please state if sidewalks will be maintained by County if in right-of-way or by HOA if they are not located in the right-of-way.
2. Include any information about signage and how the requested signage differs from, or meets, the Greenville County Sign Ordinance (as amended).
  - a. Not addressed in SOI, please state all signage will meet the Greenville County Sign Ordinance.

#### Concept Plan

1. Show the site's pedestrian, bike, and transit circulation and amenity plan, including all sidewalks, paths/trails, bus stops, etc. and how these link to adjacent or nearby facilities. Note the materials and dimensions of all sidewalks and paths/trails.
  - a. Show on Concept Plan where walking trails will be located along with dimensions and materials. Also make sure to have it addressed in the SOI.
  - b. Also show a walking path connection from the site to the adjacent C-3, Commercial property.
2. Include the site's sign plan, including location, size, colors, and materials of all exterior signage.
  - a. Provide a Sign plan with the Final Development Plan.
3. Provide the site's lighting plan, including the location, height, and type of all exterior light fixtures as demonstrated by cut sheets.
  - a. Provide a Lighting plan with the Final Development Plan.

4. Include the site's landscaping plan, including location, size, and type of plant material, location of proposed fences, walls, retaining walls or berms, location of any tree protection areas, and location of significant stormwater features.
  - a. Provide a Landscape plan with the Final Development Plan.
5. Include on plan any specifications indicating the proposed treatment or improvements to all open space areas and the delineation of those areas proposed for specific types of developed recreational activities. This should match the Statement of Intent.
  - a. Proposed Dog park area shown. However walking paths are not shown on the plan, please show.

Eric, 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