



Joshua Henderson
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January 10, 2020

Mason Snyder & Randy Rayburn
Snyder & Rayburn Properties, LLC
324 S. Sandy Brook Way
Simpsonville, SC 29680

RE: 475 Aiken Chapel Road review letter; CZ-20-04

Dear Mr. Snyder & Mr. Rayburn,

Below are Staff's comments regarding the FRD submittal for the above mentioned 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

1. It is very helpful to provide a Table of Contents page with page numbering.
2. Please provide bold headings for each numbered section for clarity.
3. Please provide page numbering for each page. Providing the above section headings could cause the page numbers to change. My comments below are in order of the current pages and indicated by page numbers.

Page 1

1. Under the Description of Land Use section please clarify the max square feet in the table. Is the 2,969 sq. ft. for all 4 units?
1. Under the Development Schedule section please explain what "Q1" is in reference to.

Page 2

1. Under the Commitment for Public Improvements Section, it is intended to include any off-site improvements as well. Please include an explanation that the driveway exists and already connected to the existing street. Also, state that you will work with Greenville County Roads and Bridges for expanding the width of the existing driveway encroachment as they deem necessary.
2. The following comments are under Item 9:
 - a. In the first sentence, please remove "is and".
 - b. It will be good to include the maximum height and square footage breakdown in this section.
 - c. Please include that future inspections and maintenance of the landscape and fencing will be provided by the property owner and that should any landscape become diseased or die, or if the fencing becomes damaged or destroyed, it will be replaced immediately with matching material.
 - d. Please change the description of the location of where the fence begins. It isn't really at the front corner of the house. You might say that it will begin at the edge of the shared driveway.

- e. There will need to be a statement for the protection of the existing trees from any proposed land development using the Root Protection Zone from the Greenville County Tree Ordinance. This requirement states that the root protection zone must be either equal to a 6 ft. radius around the tree or a 1 ft. radius from the trunk of the tree per each inch of diameter at breast height, whichever is greater.

Page 3

1. Under Item 11 will there be any parking lot lighting? Will the building lighting at the rear of the structure provide enough light to illuminate the parking spaces for the bottom units?
2. Under Item 11 demonstrate that any discussed lighting will meet full cutoff criteria from the Greenville County Zoning Ordinance.

Concept Plan

1. All sheets need to be drawn in the same scale for ease of review and comparison. Sheet one is drawn to a 1" = 40' scale, but on a survey that is 1" = 60' scale. The remaining sheets appear to be a 1" = 20' scale, but there is a reference to an architectural scale of ¼" = 1' and the note that the site plan is not drawn to scale.
2. Please identify the 5' setback from all property lines more clearly and on each property line.
3. Please provide the square footage/acreage for both the building and the parking areas/drives in a table.
4. Traffic flow/circulation will need to be indicated with arrows.
5. Are there any adjacent bus stops in the area that may be utilized by the residents? If so, please indicate that on the plan. If not adjacent, a note on the plan of a bus stops location will suffice.
6. Please include the location of the existing light pole and the location of any proposed parking lot lighting that will be provided to ensure safety within the parking areas. Again, please indicate that these are full cutoff.
7. Please include the building dimensions for the existing structure.
8. Add the chart from Item 1 in the Statement of Intent.
9. To ensure that the structure is adequately screened from the adjacent residential use to the south, Staff recommends extending the proposed evergreen plantings at least to the rear of the house. These can be located within the setback since that setback requirement is for buildings and not landscape.
10. Is the 5' measurement at the rear of the structure to indicate a walkway? Please label.
11. You state that Note 1 is for poured-in-place concrete; however, you indicate another reference to Note 1 on the other side of the proposed driveway near the rear property line and the proposed fence. Should this be another reference note number?
12. For the handicap parking spaces, it will be beneficial to provide the handicap parking emblem on the parking space or indicate the location of the handicap sign.
13. Please include a reference to the shared driveway easement for the adjacent parcel. Indicate the Book and Page for any recorded information. If your easement isn't yet recorded, it's highly recommended that you do.

Natural Resource Inventory

1. Please provide the elevation intervals for the contour lines.
2. Please include the same scale as the other sheets so they all match.

These changes may be made now, due on January 10, 2020 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 1/10/20 shall be corrected to staff's satisfaction.

Please let us know how you would like to proceed.

Sincerely,

/S/

Joshua T. Henderson
Principal Planner