



Joshua Henderson
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February 7, 2020

Suzanne Childs, AIA
Childs Architecture
610 N. Main St. Ste. 101
Greenville, SC 29601

RE: 110 Old Grove Road review letter; CZ-20-13

Dear Ms. Childs,

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. Please provide page numbering for each page. My comments below are in order of the current pages and indicated by page numbers.

Cover Page

1. Please revise the parcel number to read WG01020500200 and provide reference to the portion of parcel WG01020500100.

Page 1

1. Under Section 1 Staff believes that the following allowed uses might not be fitting for the area due to the close proximity of the existing single-family residential: police, bank or similar financial institutions, government offices, library, community recreation, restaurant, or veterinary offices.
2. Please specify both small scale gardening and small scale retail. What type uses are you referring to with these?
3. In your Prohibited Uses, please specify large scale retail.
4. Please include pay day loans in your Prohibited Uses.

Page 2

1. Under Density and Use Table, please provide the density information in a table like what is provided in our Review District Checklist. You provided single-family residential as an allowable use therefore you will need to provide a max density for the residential and not the max building area and recreation as indicated. It might be beneficial to have two separate tables: one for single-family residential and one for non-residential uses.
 - a. In the table for the non-residential uses, you can leave out the density and in the Max Square Feet, you can just provide square footage for the non-residential uses allowed for the property. This will also need to include the 1,500 sq. ft. possible future building and playground expansion as mentioned in Section 3 on page 3.

Page 3

1. Under Section 2, please revise “is sole owner” to “are sole owners”.
2. You make reference to a separate after-school building. Can you please elaborate on how students will get to this program? Will there be a bus or van that used? If so, will it be parked on site all time taking up one or more of the parking spaces?
3. What will be the total number of children that you anticipate on having at any one time? What will be the total number of students you anticipate on having for the after-school program at any one time?
4. Under Section 5 Number 4, please change “drive” to “driveway”.

Page 4

1. In Section 6, please include the width of the parking spaces for the 90 degree spaces at 9 ft. wide by 20 ft. deep and the parallel spaces of 9 ft. wide and 23 ft. long.
2. In the second paragraph under Section 6, please revise to read as follows: “Number of spaces required for future changes of use are subject to County review, approval, and mitigation by owner”.
3. In section 8 Number 2, please explain what you mean about “aluminum storefront”. This has a commercial connotation to it.
4. In Section 8 under Number 3, what is “single area”? Is this intended to be “single-family”?

Page 10

1. In Section 9 under Number 1, please include commas between the Please include commas between ponds, lakes, or stormwater features.
2. In Section 9, please include reference to the variance that was granted for the rear setback. Please include all necessary information related to this variance case (i.e. case number, approved setback, date of approval, etc.)

Page 11

1. In Section 9 under Number 3, there will need to be an additional landscape buffer in addition to the proposed fence. This will need to be provided with a combination of evergreen trees and canopy trees.
2. In Section 9 Number 4, you refer to a roadside buffer; however, I do not see that on the Concept Plan. Please make sure that you call out this area on the plan.
3. In Section 9 under Number 7, what is the 25’ buffer you refer to?
4. In Section 10, please change “is intended to” to “will” and please provide more detail on the proposed sign(s). You show the location on the Concept Plan, but we will need more about the height, square footage (matching what you have on the Concept Plan), materials, etc. On the Concept Plan, you reference the monument sign being 80 sq. ft. in size. Staff believes that this is out of character with the surrounding residential uses. Please reduce the maximum square footage to something that is more compatible.
5. In Section 11, please change “may” to “shall”. Also please provide reference to house-side shielding for adjacent residential uses on the 20’ pole mounted light fixtures. Also, which parking area will be lit by the 20’ pole lights? The main parking lot, the parallel spaces, or both? Please also include reference to the ground lights for the sidewalks/walkways being solar powered.
6. Please provide examples of the lights being proposed.

Concept Plan

1. Please include the land use for every part of the development. Just provide the acreage of building coverage, playground coverage, parking, open common area, etc.
2. Please make reference to the approved setback variance matching the same information in the Statement of Intent. You indicate that the development will have a 5' setback around the perimeter of the property, but the rear structure encroach into that 5' and we need to indicate the reduction of the setback line here as well.
3. Please provide the dimensions of the parking spaces, both 90 degree and parallel. There will also need to be a striped handicap accessible meeting all ANSI and Building Code requirements. This could either be 5' or 8' depending on if a van accessible handicap space is required.
4. According to the Zoning Ordinance, two-way travel lanes must be 24' in width.
5. Please clearly label any sidewalk and cross walk. It appears that a sidewalk crosses over the drive aisle at the parking lot, but I assume that it is a crosswalk instead.
6. Please clearly label the walkway between the daycare building and the after school building.
7. How will the dumpster be accessed? Is this to be a full dumpster to be picked up commercially, or is this a trash area that will house roll carts that are going to be set out on the street? I am concerned that if a commercial type dumpster is in this location that a truck will not have access to empty.
8. Please label the 6' privacy fence where adjacent to single-family residential properties as stated in the Statement of Intent.
9. We would like to see a reference to the bus stop location on the Concept Plan. This may be done with a vicinity map type reference showing the property in relation to the bus stop.
10. Please include the exterior dimensions and square footage of the buildings.
11. Please indicate the proposed buffers as provided in Section 9 of the Statement of Intent and indicated in your Landscaping Notes on the Concept Plan.
12. If you do not show the renderings of the proposed signage in the Statement of Intent, please show elevations with dimensions on the Concept Plan. Once again, Staff believes that the proposed 80 sq. ft. monument sign is out of character with the surrounding residential uses. Please reduce the maximum square footage to something that is more compatible.
13. Will there be solar walkway lights installed along any of the existing walkways?
14. In your Signage note, you misspelled the word "facing" in the first line.
15. There is a line that crosses the two-way driveway just to the left of where you refer to Lot 32, 33, 34. It looks like this line is part of the street line that was carried into the property. If this is not significant, please remove.
16. Please provide the location of the proposed 20' pole light(s).

Natural Resource Inventory

1. The topographic survey provided meets the requirements; however, we just need it to also state that it is the Natural Resources Inventory.
2. Please make reference to the approved setback variance matching the same information in the Statement of Intent. You indicate that the development will have a 5' setback around the perimeter of the property, but the rear structures encroach into that 5' and we need to indicate the reduction of the setback line here as well.

These changes may be made now, due on February 13, 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 this letter dated February 7, 2020 shall be corrected to staff's satisfaction. Please also provide written responses to these comments.

Please let us know how you would like to proceed.

Sincerely,

/S/

Joshua T. Henderson

Principal Planner