



Joshua Henderson
Zoning Administrator
(864) 467-7537
www.greenvillecounty.org

November 6, 2020

David Dedvukaj
Contour Development, LLC
40950 N Woodward Ave, Suite 300
Bloomfield Hills, MI 48304

RE: The Village at Poe Mill Staff Comment letter; CZ-2020-80

Dear Mr. Dedvukaj,

Below are Staff's comments regarding the PD, Planned Development 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. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

Cover Page

1. There are discrepancies between total square footage designated for commercial use in the Statement of Intent (SOI) and table on page 2. Please clarify which amount is being proposed.
2. In the SOI, include a closing parenthesis on the portion discussing parking.
3. In the final sentence of the SOI, please change "including" to "will include."
4. Please make sure to provide all tax map numbers associated with the project.
5. Please provide page numbers on each sheet. My comments below are as the sections appear on the sheets now.
6. Please discuss the setbacks that will met for the new buildings.

Page 2

1. In the list of intended commercial uses, you mention eating establishments. Will these include drive-thru windows?
2. In the table, you mention a maximum height of 62 feet. Does this measurement include the smokestacks? If not, please provide the height of the smokestacks.
3. Please consider if snow removal is actually necessary and something you want to provide.

Page 3

1. Under the parking section, you indicate 650 spaces, but in the first paragraph on the cover sheet, you only mention the 488 in the parking decks. It may be beneficial to have a total number on that sheet that matches the information here.
2. You show parallel parking spaces and a sidewalk within the right-of-way of A Street. This street is owned and maintained by SCDOT. Since we do not have a TIS at this time, have you had conversation with SCDOT as to whether or not you can add parking and a sidewalk within their right-of-way? If not, you may not want to show these spaces or the sidewalk. You will also need to change any reference to a total number of parking spaces and "on-street" parking anywhere mentioned in the SOI.

3. For the parking total in the second paragraph, how does this coincide with the apartment bedroom breakdown?

Page 4

1. Under Architectural Style, a white siding material is mentioned. What kind of material will this be? Please add to the statement of intent.
2. Please add an ending parenthesis at the end of mechanical equipment.

Page 5

1. In the first paragraph, you reference article 19-6.5.7 of the Greenville Zoning Ordinance. Please ensure you are referencing the Greenville County Zoning Ordinance, not the Greenville City Ordinance or some other ordinance.
2. Remove extra space(s) before landscaping.
3. Under landscaping, please change article number to reference the Greenville County Ordinance.
4. Please include information regarding the Greenville County Tree Ordinance.
5. Please include information regarding Parking Lot landscaping.
6. Under signage, please include total square footage.
7. Under lighting, please include beginning parenthesis.
8. Under lighting, please include information about parking deck lighting.
9. Under lighting, please include that all lights will be full cut-off.

Page 7

1. Please show rendering of parking garages.

Page 9

1. Under View #3, please remove landscaping, it is mentioned twice.

Additional Pages

1. Please provide a rendering of the proposed parking decks showing their relation to the overall site.

Site Layout/Paving Plan

1. Please rename this to Preliminary Development Plan
2. Provide the following on the Site Plan:
 1. Vicinity Map;
 2. Revision date block;
 3. Setback lines;
 4. Matching table from SOI;
 5. Traffic circulation arrows at ingress/egress points and throughout the site;
 6. Indicate proposed monument sign;
 7. Include potential location of site lighting, including poles;
 8. Building square footage of all structures;
 9. Apartment unit breakdown;
 10. Parking table;
 11. And current and proposed zoning classifications.
 12. Building setbacks as approved by the BZA.
3. Please make sure that any a change to this page is also made on the colored rendering sheet as well.

NRI

1. Please show the existing land cover instead of what is being proposed.
2. Additionally, label the topographic lines with measurements.

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, November 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated November 6, 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
Zoning Administrator