

Zoning Docket from January 13, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-10	Ryan Foster 2702, 2704, 2500, & 2400 Pelham Rd. 0533040101904, 0533040101901, & 0533040101900 FRD, Flexible Review District to FRD, Flexible Review District (Major Change)	21	Denial	Approval with condition 1/22/20	Held 2/3/20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • This requested Major Change is for a downzoning from what previously was approved for the Flexible Review District • The existing zoning allows for a grocery store • Pelham Road is a commercial corridor that transitions from commercial to residential just west from the property • Staff recommended denial of the 2016 rezoning request • The <u>Imagine Greenville County Comprehensive Plan</u> says that this area is designated as <i>Residential Land Use 2</i> allowing for only 3-6 units per acre and the <u>Plan Greenville County</u> says that this area is for more infill development • The traffic impact reduction from what was previously approved is 50% and the proposed development will provide for needed improvements <p>2) Councilman Roberts</p> <ul style="list-style-type: none"> • If you say no to something, you have to say yes to something else • Wants a community meeting and to move slowly • Has heard several negative comments regarding traffic in this area <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Lives on Phillips Road • Does not believe that provided Traffic Impact Study is completely accurate and that Greenville County should hire independent traffic engineer for transparency at the cost of the applicant • Questions the “high end” description of the proposed development • Traffic on Boiling Springs Road and Hudson Road is insufferable • Polled neighborhood on Next Door and the majority of the response back was negative due to traffic concerns • Existing owner could sell for less to allow for less density which would be more fitting for the area • Wants a Citizen Group to make a recommendation to Planning Commission and County Council • Represents many of the homeowners in the area <p>2) Resident</p> <ul style="list-style-type: none"> • Lived behind the property in question for 27 years 					<p>Petition/Letter For: None</p> <p>Against: None</p>

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	<ul style="list-style-type: none"> • Major concerns about noise pollution from traffic and Fire Department, light pollution; loss of wildlife and biggest concern for loss of privacy from a multi-floor development being able to see into his property • Would like something planned for this property that can benefit everyone <p>3) Resident</p> <ul style="list-style-type: none"> • Privacy concerns from balconies on the proposed apartments • Wants tall vegetation and 6’ opaque fencing <p>List of meetings with staff: Applicant – 12/2/19</p>	
<p>Staff Report</p>	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville County</u> Comprehensive Plan, designated as <i>Residential Land Use 2</i> which allows for 3 to 6 units per acre. The parcels are also located along Pelham Road which transitions from a Regional Corridor to a Neighborhood Corridor at approximately the center of the frontage for the three parcels. Neighborhood Corridors are classified as being residential in form and function but do allow for some limited nonresidential use. Regional Corridors are predominately nonresidential in nature. They allow for tall buildings, tight placement, and nonresidential use (including industry).</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is proposing to construct 5 multifamily apartment buildings consisting of 265 one, two, and three bedroom dwelling units and an additional 12 live/work spaces. A live/work space is where a resident can combine their workspace with their living quarters. The work portion of these units will range from approximately 868 sq. ft. to 1,615 sq. ft. The work spaces will be used for small office spaces or small-scale commercial uses and are primarily geared towards entrepreneurs, small businesses and professionals. Some examples include, but are not limited to, an office for professional services, photographer, one-on-one instructor, baker, coffee shop, clothing boutique and similar type uses. Per the Statement of Intent, these units will not allow vehicle repair or maintenance; adult businesses; massage parlors; large commercial restaurants utilizing a commercial kitchen; or uses that create excessive noise, dust, heat, smoke and odors that are considered a nuisance or are unsafe for other residents or employees. The overall development will consist of internal access drives with 396 parking spaces, a courtyard, and a swimming pool for the residents. The proposed development will provide a trash compactor that will be screened from view by an opaque building material (likely brick) which will complement the building materials within the development. There will also be a single auto wash for residents’ use only and a maintenance building for on-site activities.</p> <p>All buildings will be 4 stories in height with three of the five main buildings (buildings 1, 2, and 4) having a partial basement level. These three buildings will be a maximum of 60 ft. in height and the other two buildings will be a maximum of 54 ft. in height. The work space units will only be located in the ground level units of buildings 1 and 2.</p> <p>The proposed development will not have a Property Owner’s Association since it is all one parcel and will be the responsibility of the owner and/or their property management company. This includes private drive aisles, parking, storm water systems, sidewalks, landscaping, trash pick-up, and all other aspects of the community needing maintenance.</p> <p>Architectural Design:</p> <p>The footprint of each building will be either “L” or “U” shaped to allow for more interesting space between the buildings, creating a slightly more urban feel and allowing for the integration of courtyards throughout the site to create passive and active recreation options. According to the Statement of Intent, the intent of the overall development is to “provide an architectural style that</p>	

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ties more traditional suburban qualities with a slightly more modern urban design". The architectural style is intended to bridge the more historic residential developments in Greenville with the more commercialized feel of the surrounding area. Traditional exterior materials of brick and cementitious siding are creatively combined for a more modern look. The live/work units will be provided with canopies over the work space storefronts.

Access and Parking:

There will be two points of ingress/egress into the site, both off of Pelham Road. One will be provided at an existing signalized intersection, and one will be to the west, each meeting all requirements per SCDOT. The site will consist of 396 total parking spaces for both the apartments and the live/work units. The intent is for the parking spaces for the live/work units to be used during the daytime hours and then becoming free for the returning residents to have adequate parking spaces in the evenings. There are additional parking spaces provided to allow for those work spaces that may have customers that come in the evenings and on the weekends. The parking spaces will all be 9 ft. x. 18 ft. whether back to back or adjacent to a curb or sidewalk. There will be an internal sidewalk throughout the site connecting to existing sidewalks along Pelham Road for walking and/or biking. There is not a bus stop in the immediate area.

Landscaping and Buffering:

The applicant states that the proposed development will consist of a large array of different types of landscape depending upon the area being landscaped. The frontage along Pelham Road will consist of ground cover, street canopy trees, and other decorative landscape around the monument signs. Within the required 25 ft. building setback, the applicant states that there will be a 12.5 ft. buffer area along the southern and western property lines that abut existing residential uses that will provide evergreen and 6' tall fenced screening. The parking lots will have required parking lot trees ensuring that every parking space is within 90 ft. of a tree. The applicant states that all landscape will be maintained regularly and an irrigation system will be used to assist in keeping plant material vibrant and healthy. For water conservation, rain sensors and soil moisture sensors will be utilized in the community as well.

Signage and Lighting:

The applicant states that a monument sign will be installed at each entrance into the development. The signs will include the development name and might also include the name of the work space tenants. There will also be signage in front of, or above, the main entry of each work space and the leasing office. Directional signage will also be provided throughout the site to assist traffic flow and emergency vehicles.

The proposed development will consist of decorative lantern type street lights along interior access drives and parking areas at a max of 12 ft. tall. In limited areas where there is more than one row of parking, or near property lines, downlight (full cut off) shoebox type fixtures will be used with a max height of 16 ft. tall. In specialty areas, like courtyards and around the pool, 4 ft. high bollards may be installed for more localized lighting. Building lighting will also be incorporated into select areas of the buildings to introduce lighting to patios, balconies, and entry points into the buildings.

CONCLUSION:

According to the Imagine Greenville Comprehensive Plan, this area is designated for 3 to 6 dwelling units per acre according to the Future Land Use section, which at a maximum would allow for 54 total units. The proposed development will significantly increase the number of dwelling units on site which would not be compatible with the surrounding single-family residential lots to the rear nor be in compliance with the Imagine Greenville County Comprehensive Plan.

Based on these reasons, staff recommends denial of the requested rezoning to FRD, Flexible Review District – Major Change.

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GCPC	At the January 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to FRD, Flexible Review District meeting the conditions per Staff's Comments that were sent to the Applicant on January 10, 2020. The Commission believed the proposed apartments and live/work units were a good fit for the parcels in question with regards to the transitioning between the residential nature of Pelham Road to the west and the commercialized nature of Pelham Road to the east.
P&D	At the February 3, 2020 Planning and Development Committee meeting, the Committed voted to place the rezoning request on hold to give the applicant more time with work with the surrounding community on the proposed development.



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua T. Henderson

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-10

APPLICANT: Ryan Foster for Ryland Properties, LLC

PROPERTY LOCATION: 2702, 2704, 2500, & 2400 Pelham Road Greenville, SC 29615

PIN/TMS#(s): 0533040101904, 0533040101901, & 0533040101900

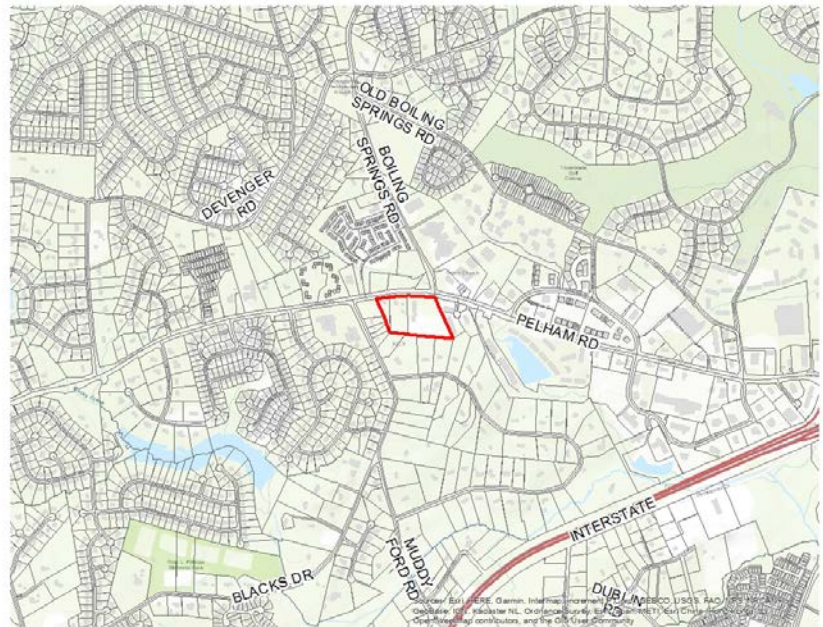
EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD, Flexible Review District, (Major Change)

PROPOSED LAND USE: Mixed-use Development

ACREAGE: 9.07

COUNCIL DISTRICT: 21 – Roberts



ZONING HISTORY: The parcels were originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. The parcels were zoned from R-20 to FRD in September 2016.

EXISTING LAND USE: Single-family residential, vacant church, and communication tower

AREA CHARACTERISTICS:

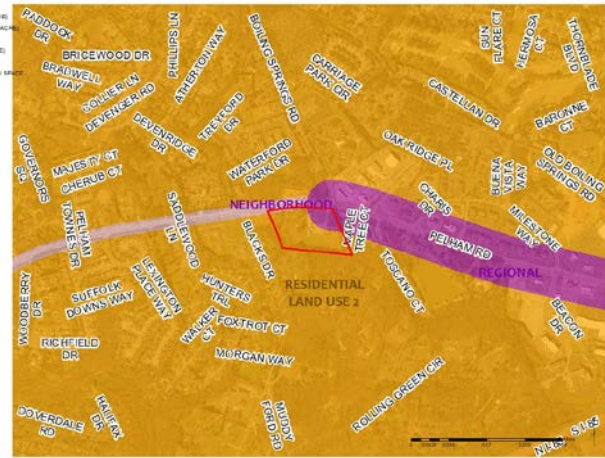
Direction	Zoning	Land Use
North	FRD & PD	Commercial Retail and Vacant Land
East	R-M10	Office
South	R-20	Single-Family Residential
West	C-1 & R-20	Vacant Land and Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer

IMAGINE GREENVILLE COUNTY CONFORMANCE:

The subject property is designated as *Residential Land Use 2* which allows for 3 to 6 units per acre. The parcels are also located along Pelham Road which transitions from a Regional Corridor to a Neighborhood Corridor at approximately the center of the frontage for the three parcels. Neighborhood Corridors are classified as being residential in form and function but do allow for some limited nonresidential use. Regional Corridors are predominately nonresidential in nature. They allow for tall buildings, tight placement, and nonresidential use (including industry).



DENSITY: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2/acre	9.07	19
Requested	FRD	29.3/acre		265

A successful rezoning may add up to 246 dwelling units.

ROADS AND TRAFFIC: Pelham Road is a four-lane state-maintained arterial road. The parcel has approximately 750 ft. of frontage and is approximately 1.13 miles west of the intersection of Pelham Road and Interstate 85. Below is the traffic count for the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
Pelham Road	8,100 ft.	19,700	19,700	20,700 +5.07%

Traffic Impact Study will need to be accepted and approved by SCDOT.

**REVIEW DISTRICT
DETAILS:**

Project Information:

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single auto wash for residents' use only and a maintenance building for on-site activities.

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to existing sidewalks along Pelham Road for walking and/or biking. There is not a bus stop in the immediate area.

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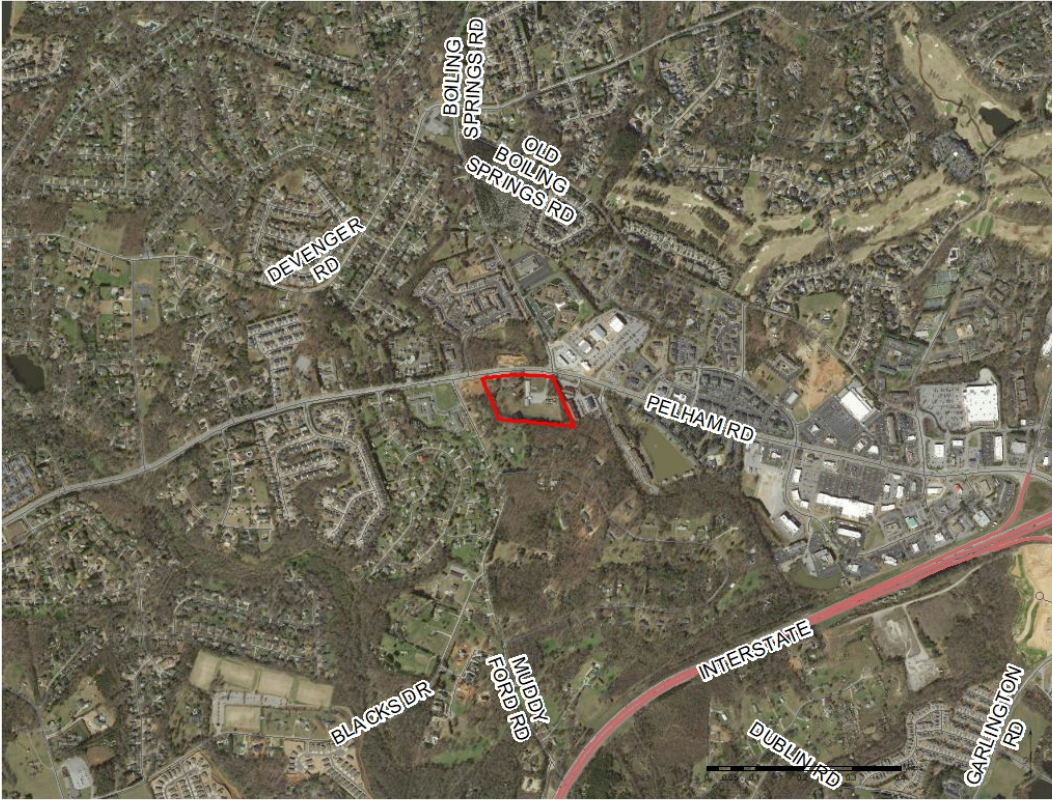
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CONCLUSION:

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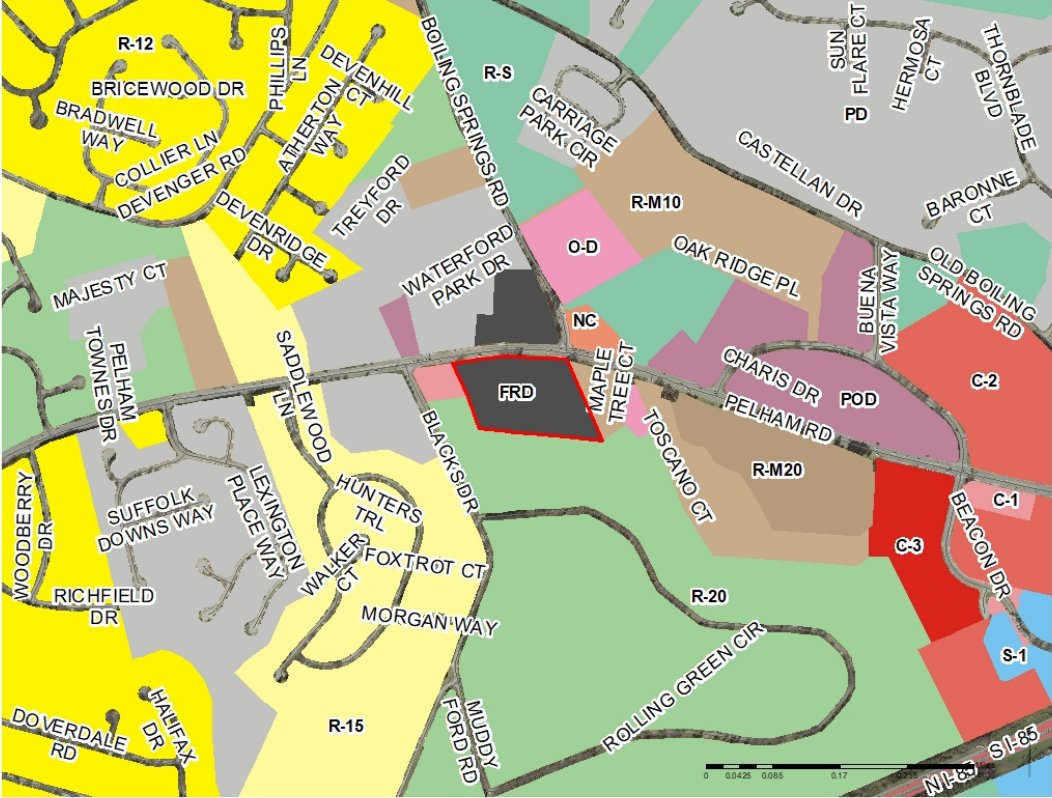
compatible with the surrounding single-family residential lots to the rear nor be in compliance with the Imagine Greenville County Comprehensive Plan.

STAFF RECOMMENDATION: Denial

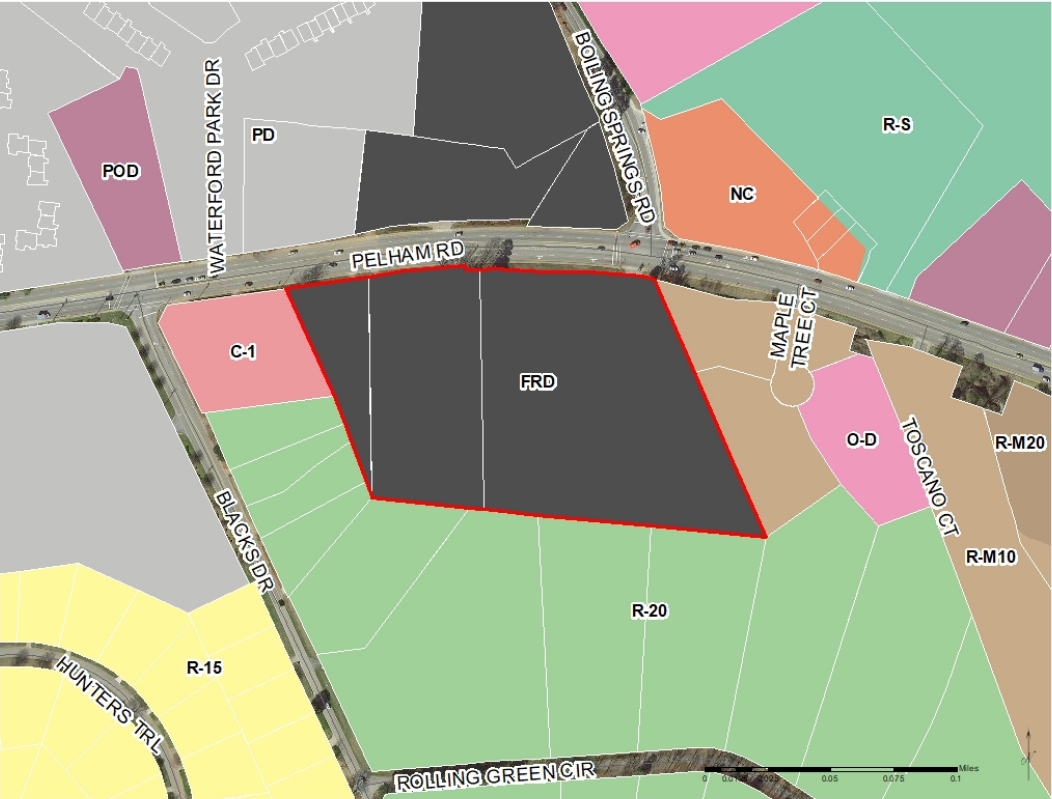


Aerial Photography, 2019





Zoning Map





VIA EMAIL: JoHenderson@greenvillecounty.org

Mr. Joshua Henderson
Greenville County Planning Office
University Square
Greenville, SC 29601
Phone: 864-467-7295

RE: **FRD Re-Submittal Package**
Pelham Road/Boiling Springs Road FRD
County Application: CZ-20-10
Along Pelham Road at Boiling Springs Road
Greenville County, South Carolina
GEC Project No. 2019064-P

Dear Mr. Henderson:

Enclosed please find the following written responses for the proposed **Pelham Road/Boiling Springs Road FRD CZ-20-10** project, located along Pelham Road across from Boiling Springs Road in the County of Greenville, South Carolina. Below, please find a point by point response to the city review comments, dated December 23, 2019 and received by this office on January 9 2020.

Statement of Intent

Comment No. 1: -To help with flow of the document, please provide a Table of Contents page and provided page numbering. The headings should match that of the FRD Submittal Guide. The following comments are laid out as if there are currently page numbers.

Response: In the revised SOI, headings page the guide and page numbers have been added.

Page 1

Comment No. 1: In the title of the Statement of Intent, you provide a "/" in the title, but do not provide that anywhere else in the document. These all need to match exactly.

Response: In the revised SOI, the project name matches throughout the document.

Comment No. 2: In the third paragraph (and on the Concept Plan(s)), you mention 266 units for the apartment development; however, the site is only allowed 265 according to the 29.3 units per acre as indicated in the Statement of Intent. This needs to be adjusted by either decreasing the number of units or increasing the number of units per acre.

Response: Please refer to the revised SOI provided.

Page 2

Comment No. 1: In the first line of the first full paragraph, please remove “approximately” and instead state the max number of live/work spaces.

Response: Please refer to the revised SOI provided.

Comment No. 2: In the chart provided on Page 2, you state that the max density is 29.3 units per acre which would allow for 265.75 units. You state that there is to be 266 multifamily units and 12 work space units with further explanation that the live/work units may be transitioned into an apartment at a later date if so desired. According to your 266, you are already over the allowed max density and if any of the work spaces are change at a later date then you will significantly be over. You need to increase your max density to accommodate this and specifically state absolute maximums in text and data table.

Response: Please refer to the revised SOI provided.

Comment No. 3: Also in the chart, please change the area for each section to match the acreage for each use. They both cannot be 9.07 acres.

Response: Please refer to the revised SOI provided.

Comment No. 4: In the first sentence of the first paragraph under Multifamily Residential Units, please remove “approximately” when referring to the number of multifamily residential units and instead state the max number.

Response: Please refer to the revised SOI provided.

Comment No. 5: Under the same paragraph, please add “located” after will be in the 5th sentence. Also, the height of buildings 1, 2, and 4 cannot be over 60’ in height. You need to reword this by removing “approximately” and replace with “no taller than”.

Response: Please refer to the revised SOI provided, page 3.

Page 3

Comment No. 1: Please move the heading for “Roadways and Interconnectivity” to the next page. Also, please capitalize Interconnectivity.

Response: Please refer to the revised SOI provided.

Page 4

Comment No. 1: In the first paragraph, 6th sentence, please capitalize the “D” in Black’s Drive.

Response: Please refer to the revised SOI provided.

Comment No. 2: In the first paragraph, 7th sentence, please change C1 to FRD.

Response: Please refer to the revised SOI provided.

Comment No. 3: In the first paragraph, second to last sentence, please capitalize the “R” in Pelham Road.

Response: Please refer to the revised SOI provided.

Comment No. 4: The proposed development will need to provide pedestrian connectivity to the adjacent vacant parcel. Please revise the language at the end of the first paragraph to explain how this is going to be provided. Also, please show the connectivity on the Concept Plan.

Response: Please refer to the revised SOI provided, Roadways and Interconnectivity, page 5. As determined at our meeting, there is an existing sidewalk to the adjacent parcel.

Comment No. 5: In the second paragraph, please provide the total number of required parking spaces per the Greenville county Zoning Ordinance and the total number of proposed parking spaces.

Response: Please refer to the revised SOI provided, Roadways and Interconnectivity, page 5.

Comment No. 6: In the second paragraph, you discuss the ability for shared parking due to the live/work units closing by the time people get home at night, but what about weekend hours?

Response: Please refer to the revised SOI provided, Roadways and Interconnectivity, page 5.

Comment No. 7: In the third paragraph and throughout the document where referenced, you only mention pedestrian connectivity and not bike. It may be beneficial to include the possibility of biking to surrounding places and any bike racks or bike parking.

Response: Please refer to the revised SOI provided, Roadways and Interconnectivity, page 5.

[Page 5](#)

Comment No. 1: Please provide the maximum square footage of the buildings with a breakdown for the type of units.

Response: Please refer to the revised SOI provided.

[Page 6](#)

Comment No. 1: In the second paragraph you refer to “garden style” community, but you do not provide a definition, which will be needed for clarity.

Response: Please refer to the revised SOI provided, Design Style section, page 7.

- Comment No. 2:** In the third sentence in the first paragraph under Landscaping and Screening please correct the spelling for “all” and not “al.”
- Response:** Please refer to the revised SOI provided.
- Comment No. 3:** Please provide an exact description of the type of fencing that will be installed along the south and west property lines. There will need to be examples in the Photo Examples.
- Response:** Please refer to the revised SOI provided, Landscaping and Screening section, page 7.
- Comment No. 4:** In the first paragraph you refer to the evergreen shrubs height of 4’. While this meets the minimum height requirement for evergreen plantings, due to the impact this development might have on the surrounding residential uses, it is recommended to increase this height to 6’ at time of planting. Please revise the Concept Plan accordingly.
- Response:** Per our meeting, it was discussed that the screening provided exceeds the minimum requirements already and since the fence will be 6 feet high, there is no need to immediately provide a 6’ height shrub; therefore it remains as 4’ height. Please refer to the revised CV-1 Concept Site Plan provided.
- Comment No. 5:** There is adequate space along the road frontage for additional landscape screening specifically at the parking lots. This should include additional canopy trees, low lying shrubs, and evergreen vegetation.
- Response:** Per our meeting, it was discussed that the existing sewer easement prohibits plantings along this frontage for a certain width; however, we do show additional canopy trees and shrub vegetation between this easement and the buildings and parking lots. Please refer to the revised CV-1 Concept Site Plan provided.
- Comment No. 6:** When you state that the evergreen shrubs will be placed on the “the front side” of the fence, are you referring to the adjacent property side of the fence? If so, please elaborate.
- Response:** The plantings will be on the development side of the fence. Please refer to the revised CV-1 Concept Site Plan provided.
- Comment No. 7:** In the last sentence of the first paragraph, please change “Any” to “The”.
- Response:** Please refer to the revised SOI provided.
- Comment No. 8:** In the second paragraph you mention the possibility of protecting existing trees. Please provide reference to the Root Protection Zone (RPZ) requirements and ensure your grading plan accommodates both the trees and the (RPZ). This requirement includes 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 least height, whichever is greater.
- Response:** Please refer to the revised SOI provided, Landscaping and Screening section, page 8.

Comment No. 9: Existing vegetation located within any and all buffer areas needs to be preserved. The grading plan will need to be presented showing the protection of these trees and this will need to be stated in the second paragraph.

Response: Please refer to the revised SOI provided, Landscaping and Screening section, page 8. Also, please refer to the revised CV-2 Concept Grading Plan provided.

Comment No. 10: The existing vegetation screening around the existing communication tower will need to remain and also be enhanced. Please explain this in the Landscaping and Screening section of the SOI and show (with proposed species) on the Concept Plan.

Response: Please refer to the revised SOI provided, Landscaping and Screening section, page 8.

Comment No. 11: The detention pond will need to be screened by vegetation match the buffer areas. Please elaborate on this in the SOI and show (with proposed species) on the Concept Plan.

Response: Please refer to the revised SOI provided, Landscaping and Screening section, page 8. Also, plantings have been added to the CV-1 Concept Site Plan.

Page 7

Comment No. 1: In the first bullet point, please replace “most” with “all”.

Response: Please refer to the revised SOI provided, Landscaping and Screening section, page 8.

Comment No. 2: In the fourth bullet point, please delete the “s” in erosion.

Response: Please refer to the revised SOI provided, Landscaping and Screening section, page 8.

Comment No. 3: Please add another bullet point that states that “The required landscape buffer around the cell tower to be preserved and enhanced.”

Response: Please refer to the revised SOI provided, Landscaping and Screening section, page 8. Also, the above wording has been added to the CV-1 Concept Site Plan.

Comment No. 4: The type of signage being proposed for the live/work units does not fit with the residential nature of the apartments. We would rather see something in the middle of what is allowed per the Greenville County Sign Ordinance of 50 sq. ft. per wall sign per business and the allowance for Home Occupations at 2 sq. ft. for a nameplate only. The signage needs to not detract from the principal use of the apartment complex nor be overwhelming for the intent of the small businesses that are being considered for the live/work units.

Response: Please refer to the revised SOI provided, Signage section, page 9.

Comment No. 5: Under your **Signage** section please provide a max height of the sign and signage material with architectural explanations.

Response: Please refer to the revised SOI provided, Signage section, page 9.

Comment No. 6: Under your **Site Lighting** section you mention the height of “approximately” 12 ft. and 16. The Statement of Intent is meant to set the max height of the site lights so when The Final Development Plan is submitted we can ensure that the height shown matches the Statement of Intent. Also, the height of 12 ft. and 16 ft. could require an overabundance of light poles throughout the development. It is recommended to increase the height of the lights which will, in return, increase the light cone and not require as many light poles.

Response: Please refer to the revised SOI provided, Site Lighting section, page 9.

Comment No. 7: Please rewrite the third sentence under Site Lighting to state that lights will be located in such a manner to protect the adjacent residential uses and that no portion of the light cone will cross property lines.

Response: Please refer to the revised SOI provided, Site Lighting section, page 9.

Comment No. 8: You state that bollard lights will be installed around the pools. Is this development going to have more than one pool? There is only one shown on the concept plan.

Response: No, only one pool. Please refer to the revised SOI provided.

Comment No. 9: Please state that the bollard lights will be full cutoff too.

Response: Please refer to the revised SOI provided, Site Lighting section, page 9.

Comment No. 10: Please provide clearer images of the proposed lighting with heights and design.

Response: Please refer to the revised SOI provided.

Page 8

Comment No. 1: There is no need to include the Community Meetings section in the SOI. Please remove.

Response: This section has been removed. Please refer to the revised SOI provided.

Page 9

Comment No. 1: Please take out the first two paragraphs on this page and title them Transportation and have it as the final section of the SOI.

Response: Please refer to the revised SOI provided, Transportation section, page 9.

Comment No. 1: Please provide that the lights will be full cutoff.

Response: Please refer to the revised SOI provided, Site Lighting section, page 9.

Concept Plan

Comment No. 1: Make sure the revision date is provided in the Revision Table.

Response: Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 2: The site plan is drawn to scale, but the scale itself does not measure the 1" = 40' dimension. Please revise.

Response: Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 3: Please call out the 6 ft. fence within the buffer area.

Response: Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 4: In your Parker Bufferyard Inset, is this going to be the same for both the western and southern property lines?

Response: Yes and the title of this detail has been renamed. Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 5: Please include a table that provides a breakdown of the land uses with their acres and/or square footage (i.e. parking, building square footage, common area, etc.)

Response: Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 6: Please provide parking table with the require parking and the proposed parking spaces. Also, indicate any shared parking space that will be used by residential and commercial use for the live/work area.

Response: Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 7: Please show the location of the proposed lights. If this needs to be on a separate sheet, that will be fine. Also please include the same image as requested above in Comment Page 7 Number 2.

Response: Per our meeting, we discussed proposed light pole locations. At this time, we will not provide the locations on the concept plan but the lights will be discussed in the SOI.

Comment No. 8: In the SOI and on the Concept Plan you discuss and show Buildings 1 and 3 fronting internal parking lot and access drives. If this is the case the side of the buildings facing Pelham Road will need to be described by providing 4-sided architecture and screening of all utilities.

Response: The developer understands and all four sides of these buildings will be the same.

Comment No. 9: In your Symbol Legend, please indicate what the “upper story” trees will be like you provide with your evergreens.

Response: Per our meeting, we provided two options with the additional wording “or similar size and density.” Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 10: The four parking spaces at the secondary entrance are going to be problematic and a possible safety issue. These need to be removed or relocated somewhere else.

Response: Per our meeting, this was discussed that the 4 spaces to meet minimum distance from Pelham Road per DOT standards, and that the developer is concerned with spaces per building. We understand the concern and will if possible relocate the spaces elsewhere.

Comment No. 11: The “Interior Landscaping for Parking” call out in front of Building 4 is covering parking spaces. Please move this so I can clearly verify the number of parking spaces.

Response: Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 12: Please provide a table that indicates the number of unit broken down by number of bedrooms with total amount.

Response: Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 13: There is a reference to a proposed retaining wall on the western property line (closest note to the street) and does not actually point to the wall. Please fix arrow.

Response: Please refer to the revised CV-1 Concept Site Plan provided.

Comment No. 14: In your Plant Material Options inset, please elaborate on the species of bufferyard shrubs.

Response: Per our meeting, the two provided are fine with the additional wording “or similar size and density.”

Comment No. 15: Under the Understory Trees section, please remove Crepe Myrtle as an option. Also, please replace “boxus semervirens” with cornus florida”.

Response: Please refer to the revised CV-1 Concept Site Plan provided.

Natural Resources Inventory

Comment No. 1: Please make sure that the scale on the NRI is the same as the Site Plan.

Response: On the revised NRI plan, the graphic scale has been revised.

Traffic Impact Study

Comment No. 1: Being reviewed by Greenville County Roads and Bridges Department.

Response: Understood. Please provide any review comments or response upon their review.

Architectural Elevations

Comment No. 1: You provided the colored renderings of the building, but we are also going to need the Exterior Architectural Elevations for the building as well.

Response: Per our meeting, detailed architectural elevations of the buildings are not required at this time and that the renderings provide the necessary information required.

Should you have any questions, please do not hesitate to contact call me direct.

Sincerely,
GRAY ENGINEERING CONSULTANTS, INC.



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Enclosure
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