

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-54	Rodney E. Gray of Gray Engineering Consultants Inc. for Mark III Properties, LLC Furr Road 0609040100500 R-S, Residential Suburban to FRD, Flexible Review District	26	Approval with condition	Approval with condition 8-26-20		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> Surrounding Zoning is R-12 & R-15 which has similar densities as being proposed. Northern portion is to be completely untouched. Buffer will be provided. Landscaping will be provided both inside and outside of the subdivision. Providing 50' ROW and funding to improve Furr Road. Will connect to adjacent neighborhood. <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> Road is inconsistently wide and only between 17-18' not 24' Road currently services 5 subdivisions and cannot handle more vehicles. Furr Road has a significant blind spot. Does not fit character of area. Too many homes are being proposed – too dense. No community outreach meetings were held. <p>List of meetings with staff: 6-23-20</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 506 – petition 1 – letter</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is present on the site, and there are no known significant or cultural resources on this site; however the property is part of the South Greenville Area Plan which is designated as Transitional Residential and Rural Residential. There is one school located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 51.84 acres of property located on Furr Road, The parcel is approximately 0.79 miles southeast of the intersection of Piedmont Gold Course Rd and Furr Road. The parcel has approximately 1600 feet of frontage along Furr Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states that the proposed land use is Single-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. This future land use is intended for “residential subdivisions of medium lot homes with relatively uniform housing types and densities.” The parcels surrounding the proposed rezoning request are both vacant land, unzoned, and residential subdivisions. The maximum density of 2.5 units per acre is less than the designated density of the Plan Greenville County Character Area – Suburban Neighborhood, however, is within the density outlined by the</p>					

Zoning Docket from August 17, 2020 Public Hearing

	<p>South Greenville Area Plan.</p> <p>Despite being less than the density defined by Plan Greenville County – Suburban Neighborhood, Staff is of the opinion that this request aligns with the comprehensive plan and future land use of a suburban neighborhood. With a successful rezoning, this parcel will be compliant with the South Greenville Area Plan and will further compliment the Plan Greenville County Comprehensive Plan than the current R-S zoning district. The proposed development will have to meet the following conditions:</p> <ol style="list-style-type: none">1. Submit a Final Development Plan for review and approval before submitting for any Land Development or Building Permits. <p>Based on these reasons, staff recommends approval of the rezoning request to Flexible Review District with the aforementioned condition.</p>
GCP	<p>At the August 26, 2020 Planning Commission meeting, the Commission voted to approve the applicant’s request to rezone the property to FRD, Flexible Review District with the aforementioned condition.</p>



Greenville County Planning Division
Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

RE: CZ-2020-52

APPLICANT: Rodney E. Gray of Gray Engineering Consultants, Inc. for Andres Bryan McGeachie and Michael Allen McGeachie

PROPERTY LOCATION: Parsons Road

PIN/TMS#(s): 05620220100201

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING R-15, Single-family Residential

PROPOSED LAND USE Single-Family Residential Development

ACREAGE: 139.2

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and R-20	single-family residential and vacant land
East	R-S	single-family residential
South	R-S	single-family residential
West	R-S and S-1	single-family residential and awning supply business

WATER AVAILABILITY: No Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The parcel is not included in any adopted community or area plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	139.2	236 units
Requested	R-15	2.9 units/acre		403 units

A successful rezoning would add 167 dwelling units

ROADS AND TRAFFIC: Parsons Road is a two-lane County-maintained Minor Collector. The parcel has approximately 2,750 feet of frontage along Parsons Road. The parcel is approximately 0.19 miles north of the intersection of Parsons Road and Hwy 418. The property is not along a bus route and there are no sidewalks in the area.

There are no traffic counts in the vicinity of Parsons Road.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural

resources on this site, though large portions of the site are significantly wooded. The site is, however, bisected by Parsons Road. There are no schools located within a mile of the site.

CONCLUSION:

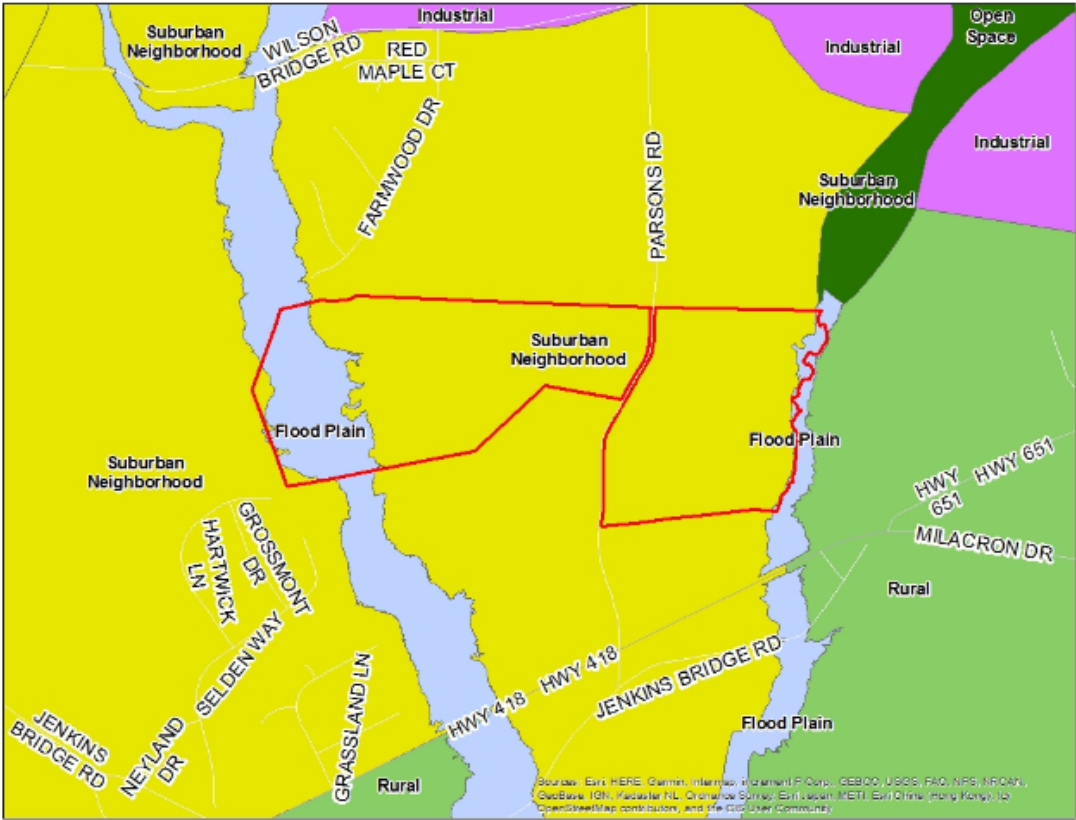
The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. Properties with this future land use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. The primary uses noted for these areas are single-family detached and single-family attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. This future land use designation also allows for a gross density of 3 to 5 dwelling units per acre.

Staff is of the opinion that despite the requested rezoning to R-15, Single-family Residential which allows for 2.9 dwelling units per acre, which is similar to the density suggested by the future land use designation, the adjacent land uses and existing infrastructure are not compatible with this request.

STAFF

RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-family Residential.



Plan Greenville County, Future Land Use Map



SN SUBURBAN NEIGHBORHOOD

Place Type Characteristics

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

Primary Uses	Single-family detached, single-family attached housing
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
Gross Density	3 to 5 dwellings per acre
Transportation	Automobile access with sidewalk system and trail connections, interconnected streets
Parking	Private driveway with attached or detached garages, on-street parking
Open Space	Parks, schools, and streetscape; interconnected open space/greenway trail connections

Plan Greenville County, Character Area Type Card



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny

RE: CZ-2020-54

APPLICANT: Rodney E. Gray of Gray Engineering Consultants Inc. for Mark III Properties, LLC.

PROPERTY LOCATION: Furr Road

PIN/TMS#(s): 0609040100500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING FRD, Flexible Review District

PROPOSED LAND USE Single-Family Residential Development

ACREAGE: 51.84

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was an unsuccessful R-12, Single-Family Residential District zoning request in 2018, CZ-2018-51. There was another unsuccessful R-15, Single-Family Residential District zoning request in 2018, CZ-2018-66. There was another unsuccessful FRD, Flexible Review District zoning request in 2019, CZ-2019-34.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-S	single-family residential and vacant land
South	R-15	Proposed Single-Family Development
West	I-1	Vacant Land and Automotive Parts Manufacturer

WATER AVAILABILITY: Greenville Water- Not Available

SEWER AVAILABILITY: Metropolitan Sewer Sub District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The parcel is in the South Greenville Area Plan and designated as both *Transitional Residential* (which allows for 2-3 dwelling units per acre) and *Rural Residential* (which allows for 1-2 dwelling units per acre).

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	51.84	88 units
Requested	FRD	2.5 units/acre		129 units

A successful rezoning would add 41 dwelling units

ROADS AND TRAFFIC: Furr Road is a two-lane County-maintained Minor Collector road. The parcel has approximately 1600 feet of frontage along Furr Road. The parcel is approximately 0.79 miles southeast of the intersection of Piedmont Gold Course Rd and Furr Road. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Piedmont Golf Course Road	5,924' NW	2,200	2,300 +4.54%	3,200 +45.45%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. All development will be subject to section 8-24 of the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on this site. The site is, however, bisected by overhead power lines. There is one school located within a mile of the site: Piedmont Christian Academy.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is requesting to rezone the property to FRD, Flexible Review District for a single-family detached development that will consist of 129 lots and 21 acres of common area. The development will have no minimum lot size and it will have a 25' exterior setback.

Architectural Design:

The applicant is proposing a mixture of sizes with a maximum height of 35' and a minimum of 3 bedrooms. Residences will be constructed with a variety of materials including brick, stone, vinyl, and hardiplank.

Parking and Access:

The applicant is proposing 4 parking spaces at the mail kiosk, and states that development will meet Greenville County Parking Requirements.

The applicant is proposing three access points, including one for interconnectivity to the Cambridge Walk Subdivision. The applicant has committed \$135,000 to Greenville County Road and Bridges for the widening of Furr Road. A 50' Right of Way is also being committed to the County.

Landscaping and Buffering:

The Applicant is proposing a 20' untouched landscape buffer along all adjoining properties. Along Furr Road, a landscape berm, a 6' screen with fence, and evergreens – or some combination of those will be provided.

Additionally, the property to the north will be left as untouched wooded area.

Signage and Lighting:

The applicant states the two monument signs will be placed at the entrances along Furr Road, and no signage will be installed at the

connection point with the Cambridge Walk subdivision.

Additionally, Decorative lighting will be installed along all interior streets. No fixtures will be installed higher than 16’.

CONCLUSION:

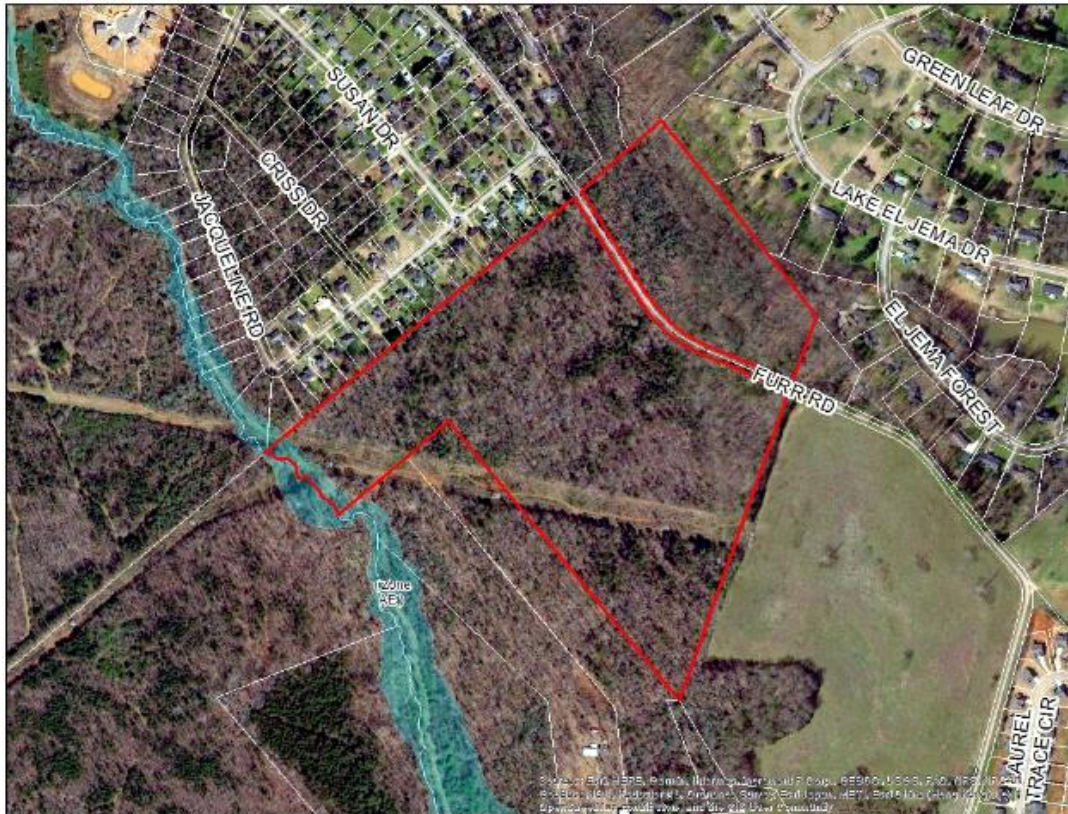
According to the Plan Greenville County Comprehensive Plan, this area is designated as Suburban Neighborhood use in the Future Land Use section. This future land use is intended for “residential subdivisions of medium lot homes with relatively uniform housing types and densities.” The parcels surrounding the proposed rezoning request are both vacant land, unzoned, and residential subdivisions. The maximum density of 2.5 units per acre is less than the designated density of the Plan Greenville County Character Area – Suburban Neighborhood, however, is within the density outlined by the South Greenville Area Plan.

Despite being less than the density defined by Plan Greenville County – Suburban Neighborhood, Staff is of the opinion that this request aligns with the comprehensive plan and future land use of a suburban neighborhood. With a successful rezoning, this parcel will be compliant with the South Greenville Area Plan and will further compliment the Plan Greenville County Comprehensive Plan than the current R-S zoning district. The proposed development will have to meet the following conditions:

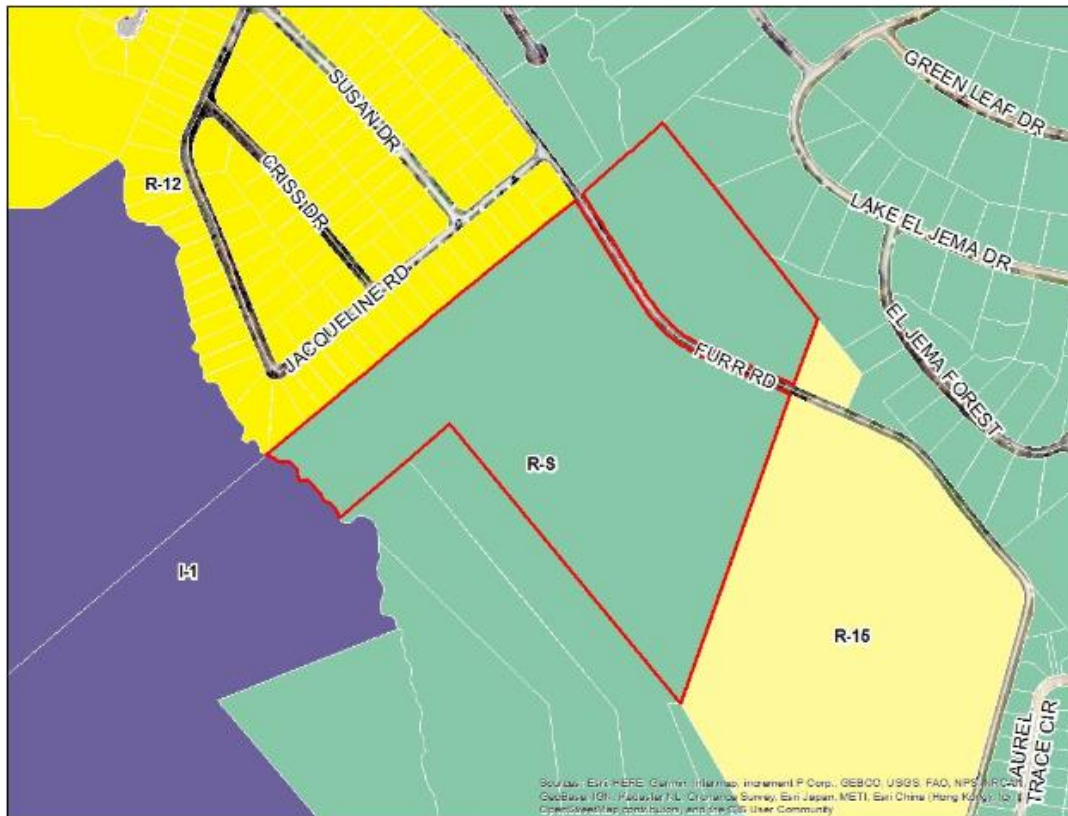
1. Submit a Final Development Plan for review and approval before submitting for any Land Development or Building Permits.

**STAFF
RECOMMENDATION:**

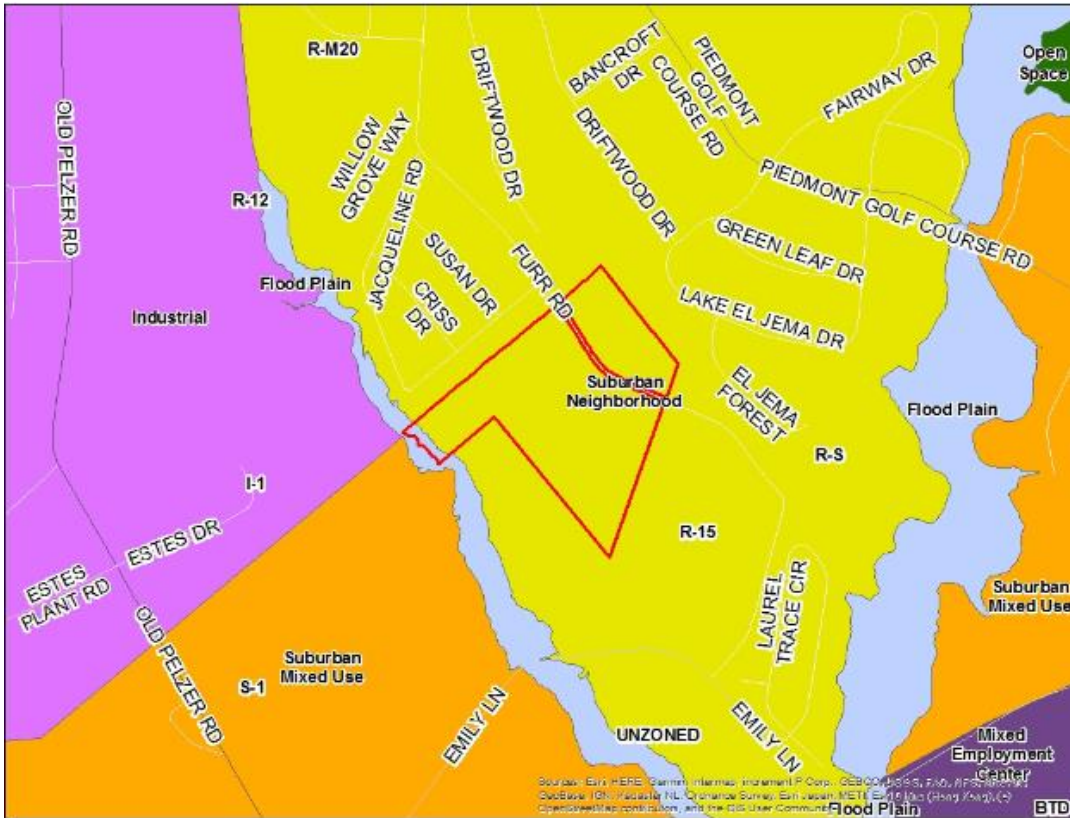
Based on these reasons, staff recommends approval of the rezoning request to Flexible Review District with the aforementioned conditions.



Aerial Photography, 2019



Zoning Map



Plan Greenville County, Future Land Use Map



SN SUBURBAN NEIGHBORHOOD

Place Type Characteristics

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

Primary Uses	Single-family detached, single-family attached housing
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
Gross Density	3 to 5 dwellings per acre
Transportation	Automobile access with sidewalk system and trail connections, interconnected streets
Parking	Private driveway with attached or detached garages, on-street parking
Open Space	Parks, schools, and streetscape; interconnected open space/greenway trail connections

Plan Greenville County, Character Area Type Card



South Greenville Area Plan, Future Land Use Map



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MEMORANDUM

TO: Greenville County Planning Commission

FROM: Brook Denny, Planner

RE: Staff Comments for Cambridge Creek (CZ-2020-054)

DATE: August 13, 2020

At this time, Staff accepts all of the Applicant's responses to Staff's comments dated August 5, 2020. Please refer to the attached Comment Response Letter from the Applicant that provides original comments as well as responses.

Natural Resource Inventory

2. Please note that this parcel must comply with the Greenville County Tree Ordinance. Please make a note that you will comply and please demonstrate how you meet the required Tree Credits. - **Note added that this development must comply with the Greenville County Tree Ordinance.**

Staff accepts applicant's response. However, A Tree Chart and further details demonstrating how the development is meeting the required tree credits will have to be provided. This can be provided in the Final Development Plan.

Thank you.



Brook Denny
Office of the Zoning Administrator
(864) 467-7295
www.greenvillecounty.org

August 6, 2020

Rodney E. Gray
Gray Engineering
132 Pilgrim Rd
Greenville, SC 29607

RE: Cambridge Creek Staff Comment letter; CZ-2020-54

Dear Mr. Gray,

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. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

General Items:

1. Please add a land-use chart per FRD submittal guidelines. - **Added**
2. Please provide more details on uses in the first paragraph, specifically pertaining to the undeveloped areas. - **Heavily Wooded noted in the SOI**
3. Please add the number of lots to be created. - **Proposed lot Count Added**
4. Please add information regarding parking to match the overall site plan. - **General Note added "Development will meet greenville county parking requirements."**
5. Please mention required building setbacks per building codes and safety. - **A note was on the originally submitted SOI that stated "Setbacks for this development will be 25' exterior setback around the development and no other setbacks required."**
6. Please add "and will not be in conflict with the statement of intent and approved plans" to the end of the Home Ownership Association paragraph. - **Added**
7. Please reference the TIS in the SOI. - **Referenced**
8. Please state whether the development is all one phase or if it will be broken down into more than one phase. - **Under Development Schedule: Subdivision to be built out as one phase.**
9. Please note whether there is any public transportation in the area. - **Noted**
10. In the Public Improvements and Facility Impact Section, please reference "will serve" letters. - **Utility Letters referenced**
11. Please address signage. - **Addressed**
12. Please address lighting. - **Addressed**
13. Please change 12' poles to be at least 16' or higher per the Greenville County Zoning Ordinance. - **Changed**

Page 1:

1. At the end of the first paragraph reference the sheet number instead of solely "preliminary drawing." - **Referenced Sheet CV-1**
2. In the second paragraph a comma is needed between "up" and "and". - **Comma added**

3. In the second paragraph, South Greenville Area Plan should be underlined, and the “p” in “plan” should be capitalized. - Done
4. In the second paragraph, “Transitional Residential” should be italicized. - Done
5. In the second paragraph, “Greenville County Future Land Use Plan” should be underlined and “Suburban Neighborhood” should be italicized. - Done
6. In the third paragraph, add an “s” to “proceed”. - Done

Page 2:

1. In the paragraph beginning with Access Points and Improvements – “Road” is misspelled in the second sentence. - Done
2. In the second paragraph in the HOA section, a space is needed in the first sentence between “the” and “community”. - Done
3. In the last paragraph, an “s” is needed at the end of “Lauren”. - **Laurens Electric Removed from the SOI. Should just be Duke Energy.**

Natural Resource Inventory

1. Please change the contours to 4’ intervals and not 2’ intervals. - **Per Conversation with Josh, 2’ intervals are fine.**
2. Please note that this parcel must comply with the Greenville County Tree Ordinance. Please make a note that you will comply and please demonstrate how you meet the required Tree Credits. - **Note added that this development must comply with the Greenville County Tree Ordinance.**

Preliminary Development Plan

1. Please include the dimensions and sq. footage of all non-residential buildings. - **Sq ft. and Dimensions added to the pool house in the amenity area.**
2. Please include the dimensions of all pedestrian sidewalks per Section 3:9.2 L of the Greenville County Zoning Ordinance. - **Dimensions added**
3. Please revise sidewalks to be shown on both sides of the road for pedestrian safety. Additionally, please add sidewalks to the road and cul-de-sac situated between lots 50 & 41. - **Sidewalk will only be added to one side of the street. Sidewalks added to the cul-de-sac.**
4. Please add land-use and corresponding number of acres to the plan – matching the SOI land-use table. - **Added**
5. Since intervals are provided on the Natural Resource Inventory, there is no need to have intervals on the PDP, and thus they can be removed. - **Removed**
6. Please add the widths of all streets, drives, and medians. - **Widths added**
7. Please add the approximate location of lights with dimensions or attach a sight lighting plan. - **Light locations added with a note that the locations are proposed and the utility provider will determine locations.**
8. Please show the approximate location of the exterior signage on the plan. - **Sign locations added**
9. Please note how plan meets parking requirements for mail kiosks, club house, etc. as stated in the Land Development Regulations. - **Note added that development to meet Greenville County Parking Requirements**
10. Please provide typical footprint and sq. footage of residential buildings. - **Not applicable at this time.**
11. For interconnectivity, will sidewalks connect to Cambridge Walk subdivision too? - **Yes see note near the connection.**
12. Please provide a better example/label, not all lots are 52’ at the road. - **Lot dimensions removed since there is no lot width requirement in FRD. Also added a note to the plan: “There will be no minimum lot size for this subdivision”**
13. Is the area around detention ponds common area? It is shaded as such. - **Yes**

Landscaping Plan

1. Please provide a more general overview of landscaping, especially in the amenity area. - **Noted in SOI.**
2. Please label existing road way on plan. - **Labeled**

These changes may be made and submitted now, but must be resubmitted no later than close of business day on August 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **If the revised plans and Statement of Intent are not resubmitted by this date it could cause the project to be pushed back until the next available meeting.** 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 August 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/

Brook Denny
Planner

Cambridge Creek

+/- 51.84 Acre Site
Flexible Review District
Furr Road., Greenville, SC

Statement of Intent

August 11, 2020

Single Family Development. The development planned for this 51.84-acre tract on Furr Road north of the intersection of Furr Road and Emily Road will utilize the Flexible Review District (FRD) zoning format in a planned community that includes roughly **21 acres of common area, +/-40% of the development.** The common areas will be natural areas, landscaped buffers, community amenity areas and detention areas. As a part of this common area, the entire northern side of Furr Road will be left as a heavily wooded, undeveloped area and possibly turned over to the county (if they want it for a park). If the county does not want to use the land, it will remain heavily wooded and undeveloped. This development will be comprised of single-family detached residences. See preliminary drawing (Sheet CV-1).

Type	Area (ac)	Land Use	Density	Min SF/ Unit	Max. Height
Single Family	35.2	Single Family Residential	2.5	N/A	35'
Common Area	+/- 9.7	Amenity Area Detention Pond Mail Kiosk Natural Areas Landscape Buffers			
Undeveloped Area	+/-11.3	Remain Heavily Wooded Area			

Single-family Residential Section. The residential area will consist of +/- 129 traditional detached single-family residences. These residences may have a mixture of sizes, with a maximum height of 35', minimum of 3 bedrooms and will be constructed with a variety of materials, including accents of brick, stone, vinyl or hardiplank. Total overall residential density for this project will not exceed 2.5 units per overall site acreage, which is less than R-15 zoning adjacent to it and which complies with the current South Greenville Area Plan for this property, which designates this property as *Transitional Residential* and allows up to 3 units per acre. This site density is also less than the gross density projected

for this property in the Greenville County Future Land Use Plan, which designates this property as *Suburban Neighborhood* with a gross density of 3 to 5 dwellings per acre. There will be no minimum lot size for this subdivision. Setbacks for this development will be 25' exterior setback around the development and no other setbacks required. There will be 4 parking spaces at the mail kiosk. Development will meet Greenville County parking requirements.

Development Schedule. Subdivision to be built out as one phase. If development proceeds as expected, grading will begin early 2021 and complete build-out is expected within five to six years.

Landscaping and Screening. The property to the north will be left untouched and uncleared of the existing woods, other than providing an adequate road right-of-way along Furr Road (50' total centered on Furr Road). On the south side of Furr Road, a 20' untouched landscape buffer will be provided along all adjoining properties, other than in any utility easement areas (where the landscaping would not be allowed) and in the required road interconnectivity with Cambridge Walk (to the east of this site). This untouched buffer would not be along Furr Road frontage either. Instead other landscaping, such as a landscaped berm, a 6' screen with fence, berms, evergreens or some combination of those, will be provided along the frontage of Furr Road. Landscaping to be provided at the mail kiosk. Amenity areas to be screened from the adjacent residences (internal) with fencing, berms, or landscaping, or a combination thereof. This to be in coordination with the utility provider and the overhead transmission line.

Signage. Entrance monuments will be installed at both entrances to the community in accordance with the County's Sign Ordinance. All signage will meet the Greenville County Sign Ordinance. No sign to be installed at the connection with the adjacent subdivision.

Lighting. Decorative street lighting will be installed along the interior streets of the community. Street lighting will be designed and located per the local electric authority. No fixtures shall be mounted in excess of 16 feet above finished grade.

Sewer. The developer has determined that a gravity sewer line can be constructed to serve this site and no pump station will be required. The developer will construct the lines and dedicate them to the Metropolitan Sewer when completed and approved.

Access Points and Improvements. There will be three access points provided for this site. Two access points will be on Furr Road and one access point will interconnect to the development to the east that is currently beginning construction (Cambridge Walk Subdivision). The developer is aware of the need for improvements to Furr Road per the Traffic Impact Study. The developer has committed \$135,000 to Greenville County Road and Bridges towards the cost of the road widening of Furr Road. This road widening is already scheduled by the county to be completed by the end of the year. The developer will also be providing a full 50' R/W for the county to complete paving improvements through the frontage of this site.

Interconnectivity. Sidewalks will be provided on one side of all roads within this community. There will also be a sidewalk and road connection between this development and the neighboring development (Cambridge Walk Subdivision).

Public Transportation. There is no bus route available in the area.

Home Ownership Association. Prior to the first sale of a residence or occupancy of any dwelling unit, an incorporated, non-profit association of homeowners (Home ownership association (HOA)) will be established. All common areas or common amenities and facilities within the communities shall be permanently protected by recorded covenants and restrictions and shall be conveyed by the developer to the HOA.

The HOA shall be responsible for the continuing upkeep and proper maintenance of the common areas of the community, including any required stormwater detention/retention and landscaping. This ownership and maintenance shall also apply to any other common facilities that may be constructed in the future and will not be in conflict with the Statement of Intent and approved Plans.

Public Improvements and Facility Impact. No public All new roads and utilities will be constructed to meet applicable design standards. New roads will be public. Storm water management will be designed according to the specifications of the appropriate regulatory authority. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances. Utilities are provided by Metropolitan Sewer, Duke Energy, Greenville Water, Piedmont Natural Gas, AT&T Piedmont Fire Department. The above utilities have approved will serve letters and they are attached in the Rezoning Packet.

Conclusions

Based on the analysis in this report, the following conclusions are drawn:

1. The new project is expected to generate 2,232 trips per day at full buildout.
2. The new project is predicted to generate 182 trips in the a.m. peak hour with entries and exits divided among the four access points. In the p.m. peak hour the project is expected to create 244 trips, again divided among the four access points.
3. The added traffic will have no significant effects on traffic flow within the study network as to delays and level of service.
4. The proposed access points should operate well with no expected major significant traffic delays or queues.
5. An analysis using HCM and SCDOT guidelines shows that there is no absolute necessity for a right turn deceleration lane on Emily Lane in the westbound direction at Furr Road.
6. The analysis using HCM and SCDOT guidelines shows that a right turn lane is not warranted at any of the four access points to the new subdivisions.
7. An analysis using HCM and SCDOT guidelines shows that there is no absolute necessity for addition of left turn lanes at any of the four access points or at Emily Lane at Furr Road.

Recommendations

As a result of the conclusions listed above and the analysis of the site and the predicted traffic generation and traffic flow measures with project in place, the following recommendations are made:

1. The proposed access plan should be approved, with the accesses designed in accordance with SCDOT and County of Greenville standards.
2. There should be provided at least the minimum required sight distance to both the left and right looking from the new access points onto Furr Road, in accordance with Greenville County and SCDOT standards.
3. Standard stop signs should be installed at the new accesses onto Furr Road, along with stop bars as needed, in conformance with the Manual on Uniform Traffic Control Devices and county and SCDOT guidelines.



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O: 864-260-6052
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August 18, 2020

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Project Designer | Gray Engineering
132 Pilgrim Road
Greenville, SC 29607
m: 864.345.0532
p: 864.297.3027 x129
Subject: Letter of Electric Availability

Dear Mr. Keaton:

This letter confirms that Duke Energy can provide electric service to the proposed site located on Furr Rd near Jacqueline Rd in Piedmont, SC. (TMS 0609040100500), provided all necessary easements, permits and rights-of-way can be obtained. Please call Kandace Collins at Duke Energy at (864) 209-9417 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

Kandace S. Collins

Kandace S. Collins
Engineering Design Associate
1636 Pearman Dairy Rd
Anderson, S.C. 29625
O: (864) 260-6052
C: (864) 209-9417
Kandace.Collins@duke-energy.com



GreenvilleWater

407 West Broad Street • P.O. Box 687 Greenville, SC 29602 • 864.241.6155 tel • 864.241.6077 fax • www.greenvillewater.com

July 1, 2020

Mr. Bryan Keaton
Gray Engineering Consultants, Inc.
132 Pilgrim Road
Greenville, SC 29607
Via email: bkeaton@grayengineering.com

Re: Water Availability – Furr Road
Tax Map #0609040100500

Dear Mr. Keaton:

There is no water available to the site above. Greenville Water owns and maintains an 8-inch water line along Furr Road which could be extended along Furr Road to serve the above referenced property, in accordance with the Rules and Regulations of Greenville Water.

System improvements will be required at developer's expense depending on final unit/lot count, total water demands or fire flow requirements. A substantially complete set of plans and estimated total domestic and fire demand should be submitted to Greenville Water for review for final capacity determination.

A map depicting the existing water lines in the area have been enclosed for your convenience. Please call 864.241.6100 if we can be of any other assistance.

Sincerely,
GREENVILLE WATER

Susan Overstreet
Development Services Engineer

SO/ci
Enclosure

Title



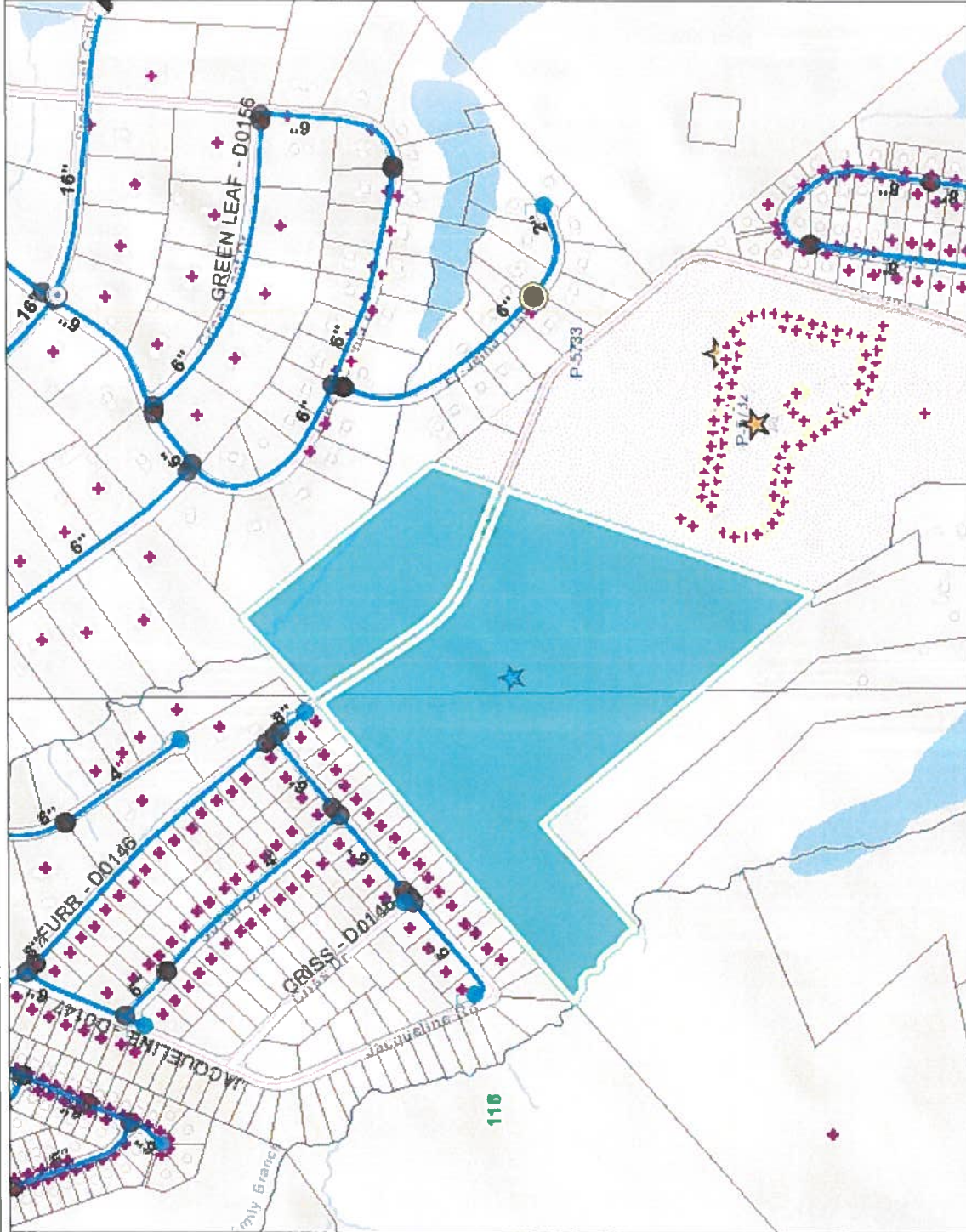
Legend

- Butterfly Valves
 - Direction Not Known
 - Open Left
 - Open Right
- Altitude Valves
- Air Valves
- Blow Off Valves
- Check Valves
- Flow Control Valves
- Fireline Valves
 - Direction Not Known
 - Open Left
 - Open Right
- Hydrant Valves
 - Direction Not Known
 - Open Left
 - Open Right
- Line Valves

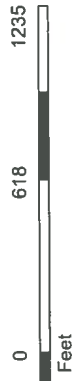
Overview Map



Notes



1:7,412



This map is not an as-built and is for general reference purposes only. Greenville Water expressly disclaims responsibility for damages or liability that may arise from the use of this map.

6/30/2020

Piedmont Public Service District

of Anderson and Greenville Counties

P.O. Box 57, #3 Highway 86

Piedmont, SC 29673

Phone (864) 845-7401 Fax (864) 845-3062

Board of Commissioners

C.E. Poore, Jr, Chairman
Rudy Rhodes, Vice-Chairman

Lib Thompson

Al McAbee

Terry Yates

Administrator/Chief

Tracy B. Wallace

Deputy Administrator/Assistant Chief

Craig Lawless

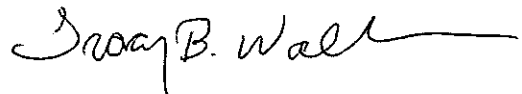
July 6, 2020

Bryan M. Keaton
Gray Engineering
132 Pilgrim Road
Greenville, SC 29607

Dear Mr. Keaton,

The Piedmont Fire Department has received your updated Concept Plan for the proposed development on Furr Road in Piedmont. We have reviewed the plan and look forward to working with you company on the development. Our department is willing and able to provide fire service protection to the proposed development. Let me know if you need any further assistance with the proposal.

Sincerely,



Tracy B. Wallace
Fire Chief

Subject: RE: [EXTERNAL] Re: FW: Greenville County, SC TMS # 0609040100500
From: "Leahey, Sean" <Sean.Leahey@duke-energy.com>
Sent: 6/25/2020 10:40:56 AM
To: "Bryan Keaton" <bkeaton@grayengineering.com>; "Spann, William A." <William.Spann@duke-energy.com>;

Piedmont does currently have a 2" gas main along Furr Rd at this location. There should be plenty of capacity to serve the proposed new subdivision. Please share a PDF as well as a DWG file of this project layout once its approved. Please let me know if you have further questions.

Respectfully submitted,



T Sean Leahey
Commercial/Residential Sales Specialist
P 864.716.4602 **F** 864.261.4122 **M** 864.844.0091
sean.leahey@duke-energy.com
PO Box 13137
Anderson, SC 29624
24-Hour Customer Service: 1-800-752-7504
OIIIIIO

From: Bryan Keaton <bkeaton@grayengineering.com>
Sent: Wednesday, June 24, 2020 9:50 AM
To: Spann, William A. <William.Spann@duke-energy.com>
Cc: Leahey, Sean <Sean.Leahey@duke-energy.com>
Subject: [EXTERNAL] Re: FW: Greenville County, SC TMS # 0609040100500

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Could I get an updated availability letter for this project? We are resubmitting to Greenville County for Rezoning. The lot count went down from 147 to 129.

See attached for the Old and new layouts.

----- Original Message -----

From: "Spann, William A." <William.Spann@duke-energy.com>
To: "bkeaton@grayengineering.com" <bkeaton@grayengineering.com>
Cc: "Leahey, Sean" <Sean.Leahey@duke-energy.com>
Sent: 3/27/2019 9:35:24 AM
Subject: FW: Greenville County, SC TMS # 0609040100500

Good Morning,

Please review the revised copy of the gas availability letter. Yesterday I had the incorrect email address on the letter please make reference to the correct email address for Sean Leahey. Thanks in advance and please have a great day!

William Spann
Inside Sales Specialist
William.Spann@duke-energy.com
Phone#704-587-3457



Virus-free. www.avast.com



**Public Main Extension Preliminary
Capacity Request Form**
Form Revision Date: 4/13/2016

Project Information

Project Name: Furr Road Subdivision Date: 6/24/19
 Engineer (Company): Gray Engineering Consultants Inc. Phone: 864-297-3027
 Engineer (Contact): Rodney E. Gray Signature: [Signature]
 Engineer Address: 132 Pilgrim Rd. Greenville, SC 29607 Email: rodneygray@gmail.com
 Developer (Company): Mark III Properties Inc Phone: 864-304-4595
 Developer (Contact): Joe Waldron Email: joe@markiiiproperties.com
 Developer Address: 170 Camelot Drive Spartanburg, SC 29301
 Tax Map Numbers for Project: 0609040100500

Proposed Water Resource Recovery Facility: Piedmont Regional SC00048470

Estimated Total Sewer Flow: 38,700 gal/day. Attach Flow Calculations. (Average daily flow as calculated using SCDHEC Unit Contributory Loadings)

Connection Type - Gravity Force Main Connection Point - Satellite Sewer MH ReWa MH

Attach map identifying proposed connection point to existing collection/trunk sewer. [MH # 110-304]

Are Multiple Collection Agencies involved? Yes No If yes, both agencies will need to fill out the respective portions of the form below.

Ownership, Operation & Maintenance of Collection System will be assigned to: Metropolitan Sewer Sub District

Will there be a new Pump Station associated with this development? Yes No

Primary Satellite Sewer Agency Preliminary Approval Agency Name: Metropolitan Sewer Sub District

Does capacity appear to be available to serve this project? Yes No Approved Connection Point? Yes No

Comments: DIRECT CONNECTION TO REWA MANHOLE.

Collection Agency Signature: [Signature] Date: 6-24-2020

Secondary (Transport) Sewer Agency Preliminary Approval Agency Name: _____

Does capacity appear to be available to serve this project? Yes No

Comments: _____

Collection Agency Signature: _____ Date: _____

ReWa Preliminary Approval

ReWa has verified all affected agencies have completed review form. ReWa Project No: _____

Does ReWa capacity appear to be available to serve this project? Yes No Approved Connection Point? Yes No

Is project authorized to move to the Step 2 permitting process? Yes No ReWa Pretreatment form attached? Yes N/A

Comments: _____

ReWa Representative: _____ Date: _____

This form does not constitute a permit to connect from ReWa or any sanitary sewer agency, nor is it to be used to obtain building permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. **Capacity is allocated on a first come first serve basis during the subsequent ReWa Capacity Approval Process (Step 2).** Upon meeting all requirements (plan review and approval, payment of all applicable fees, etc.), ReWa will issue a separate letter for use in obtaining a SCDHEC Permit to Construct. The engineer shall contact the individual Satellite Sewer Agencies involved to determine their policies, procedures, and requirements. Note: Approval is valid for 24 months from the executed date of this document.