

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-56	James Durham Martin of Arbor Engineering for Robert Michael Gaddis Stallings Rd. Mountain Creek Church Rd., E. Mountain Creek Rd. (SC Hwy. 253) and Caroline Dr. P023000300101, P023000300100, P023000300200, P023000300300, P023000300400, P023000300500, P023000300600, P023000300700, P023000300800 S-1, Services to FRD, Flexible Review District	20	Approval with conditions	Approval with conditions 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> <ol style="list-style-type: none"> 1) FRD zoning addresses citizens’ concerns by not permitting apartments to be developed down the road. 2) Stallings road will not be used as an exit for safety reasons. 3) Believes that the proposed residential development is better suited to the area than the uses allowed in S-1. 4) Buffer and screening of 5 acres will be maintained. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Large number of traffic incidents occurs on E. Mountain Creek Road due to the curvature of the road. 2) The subdivision is possible on historically significant lands. 3) The subdivision is in close proximity to a historic church. 4) Flooding and land erosion issues due to development are a concern. 5) Zone 2’s townhomes are too dense – seeking modification to density and increase in buffer. <p>List of meetings with staff: Applicant – 6/23/20</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Suburban Neighborhood</i>, which calls for primary uses as single-family detached and single-family attached housing. The parcel is approximately 1.23 miles north of the intersection of Stallings Road and Rutherford Road has approximately 410 feet of frontage along E Mountain Creek Road, approximately 1423 feet of frontage along Mountain Creek Church Road, approximately 1030 feet of frontage along Stallings Road, and approximately 35 feet of frontage along Caroline Drive. It is not located along a bus route.</p> <p>REVIEW DISTRICT DETAILS:</p> <p>Project Information:</p> <p>The applicant is requesting to rezone the property to FRD, Flexible Review District for a mixed single-family residential development. It will contain a maximum of 109 single-family detached residential dwellings in Zone I and 75 single-family attached or detached residential dwellings in Zone II. The</p>					

Zoning Docket from August 17, 2020 Public Hearing

	<p>applicant is also providing 9.4 acres of dedicated undeveloped open space/conservation area and flood plain that will not be disturbed. The development will also meet the requirements and provide a 25 foot setback around the perimeter of the site.</p> <p>Architectural Design:</p> <p>The applicant is proposing the homes in Zone I to range from 1,200 sq. ft. to 3,750 sq. ft. in size and Zone II to range from 1,750 sq. ft. to 2,750 sq. ft. in size. All the homes within both zones of the subdivision will front on proposed internal streets and may be a mix of one and two-story structures. The exterior building materials will range from Hardi-Plank, wood, brick, vinyl and/or stone. The maximum height of the homes will be 45' in height.</p> <p>Access and Parking:</p> <p>The applicant is proposing two points of ingress and egress. One will be off of Mountain Creek Church Road and one will be off of E. Mountain Creek Road. All proposed roads will be 24' in width with a 46' right-of-way and a 5' sidewalk along one side of the road. All aspects may remain private or may be turned over to Greenville County for maintenance. The applicant is proposing to have space in either the driveway or attached garage to accommodate for at least two parked cars.</p> <p>Landscaping and Buffering:</p> <p>The applicant states that they intend to retain all vegetation within Zone III which will be kept as open space/conservation area and flood plain. The applicant plans on providing a 25' landscape buffer that will be provided along all external property lines of the development. There will also be screening around the stormwater features by either newly planted vegetation or existing vegetation. The applicant has also stated that the proposed development will meet the Greenville County Tree Ordinance.</p> <p>Signage and Lighting:</p> <p>The applicant is proposing that the signs within this project will not be internally illuminated but may allow for external lighting. The applicant also states that the proposed signage will meet the Greenville County Sign Ordinance.</p> <p>The applicant states that lighting for roads, entrances, mail box kiosks and other public areas will meet IENSA "full cut off" standards. The fixtures will not be mounted in excess of 25 feet above the finished grade.</p> <p>Conclusion:</p> <p>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 subdivision of medium-lot homes with relatively uniform housing types and densities." The parcels associated with this rezoning request are surrounded by residential subdivisions. The design of the proposed development, with two different housing types, fits with both the Comprehensive Plan and the surrounding area. The proposed development will have to meet the following conditions:</p> <ol style="list-style-type: none"> 1. Submit a Traffic Impact Study for review and approval. 2. Submit and have the Phased Final Development Plans approved before submitting for any Land Development or Building Permits. <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with conditions.</p>
<p>GCPC</p>	<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 conditions.</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: Joshua Henderson

RE: CZ-2020-56

APPLICANT: James Durham Martin of Arbor Engineering for Robert Michael Gaddis

PROPERTY LOCATION: Stallings Road, Mountain Creek Church Road, E. Mountain Creek Road (SC Hwy 253), and Caroline Drive

PIN/TMS#(s): P023000300100, P023000300101, P023000300200, P023000300300, P023000300400, P023000300500, P023000300600, P023000300700, P023000300800

EXISTING ZONING: S-1, Services

REQUESTED ZONING FRD, Flexible Review District

PROPOSED LAND USE Single-Family Attached and Single-Family Detached Residential Development

ACREAGE: 42

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The parcel was originally zoned S-1, Services in April 2001 as part of Area 3. There was a rezoning request submitted in May 2020 that was withdrawn by the applicant.

EXISTING LAND USE: Vacant land and single-family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD, R-10, and R-12	single-family residential and golf course
East	PD	single-family residential and vacant wooded land
South	PD and R-12	single-family residential and golf course
West	R-10 and R-12	single-family residential

WATER AVAILABILITY: Greenville Water – No access on parcel P023000300800

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 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	S-1	N/A	42	0 units
Requested	FRD	4.38 units/acre		184 units

A successful rezoning would add 184 dwelling units

ROADS AND TRAFFIC:

Mountain Creek Church Road is a two-lane County-maintained Minor Collector road, Stallings Road is a two-lane State-maintained Minor Arterial road, E Mountain Creek Road is a two-lane State-maintained Minor Arterial road and Caroline Drive is a two-lane County-maintained Residential Road. The parcel has approximately 410 feet of frontage along E Mountain Creek Road, approximately 1423 feet of frontage along Mountain Creek Church Road, approximately 1030 feet of frontage along Stallings Road, and approximately 35 feet of frontage along Caroline Drive. The parcel is approximately 1.23 miles north of the intersection of Stallings Road and Rutherford 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
E. Mountain Creek Church Road	1,262' N	6,800	7,000 +2.94%	8,900 +27.14%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. All development will be subject to section 8-24 of the Greenville County Flood Plain Damage Prevention Ordinance. There are no known historic or cultural resources on this site. Paris Elementary School is located within a mile of the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is requesting to rezone the property to FRD, Flexible Review District for a mixed single-family residential development. It will contain a maximum of 109 single-family detached residential dwellings in Zone I and 75 single-family attached or detached residential dwellings in Zone II. The applicant is also providing 9.4 acres of dedicated undeveloped open space/conservation area and flood plain that will not be disturbed. The development will also meet the requirements and provide a 25 foot setback around the perimeter of the site.

Architectural Design:

The applicant is proposing the homes in Zone I to range from 1,200 sq. ft. to 3,750 sq. ft. in size and Zone II to range from 1,750 sq. ft. to 2,750 sq. ft. in size. All the homes within both zones of the subdivision will front on proposed internal streets and may be a mix of one and two-story structures. The exterior building materials will range from Hardi-Plank, wood, brick, vinyl and/or stone. The maximum height of the homes will be 45' in height.

Access and Parking:

The applicant is proposing two points of ingress and egress. One will be off of Mountain Creek Church Road and one will be off of E. Mountain Creek Road. All proposed roads will be 24' in width with a 46' right-of-way and a 5' sidewalk along one side of the road. All aspects may remain private or may be turned over to Greenville County for maintenance. The applicant is proposing to have space in either the driveway or attached garage to accommodate for at least two parked cars.

Landscaping and Buffering:

The applicant states that they intend to retain all vegetation within Zone III which will be kept as open space/conservation area and flood plain. The applicant plans on providing a 25' landscape buffer that will be provided along all external property lines of the development. There will also be screening around the stormwater features by either newly planted vegetation or existing vegetation. The applicant has also stated

that the proposed development will meet the Greenville County Tree Ordinance.

Signage and Lighting:

The applicant is proposing that the signs within this project will not be internally illuminated but may allow for external lighting. The applicant also states that the proposed signage will meet the Greenville County Sign Ordinance.

The applicant states that lighting for roads, entrances, mail box kiosks and other public areas will meet IENSA "full cut off" standards. The fixtures will not be mounted in excess of 25 feet above the finished grade.

CONCLUSION:

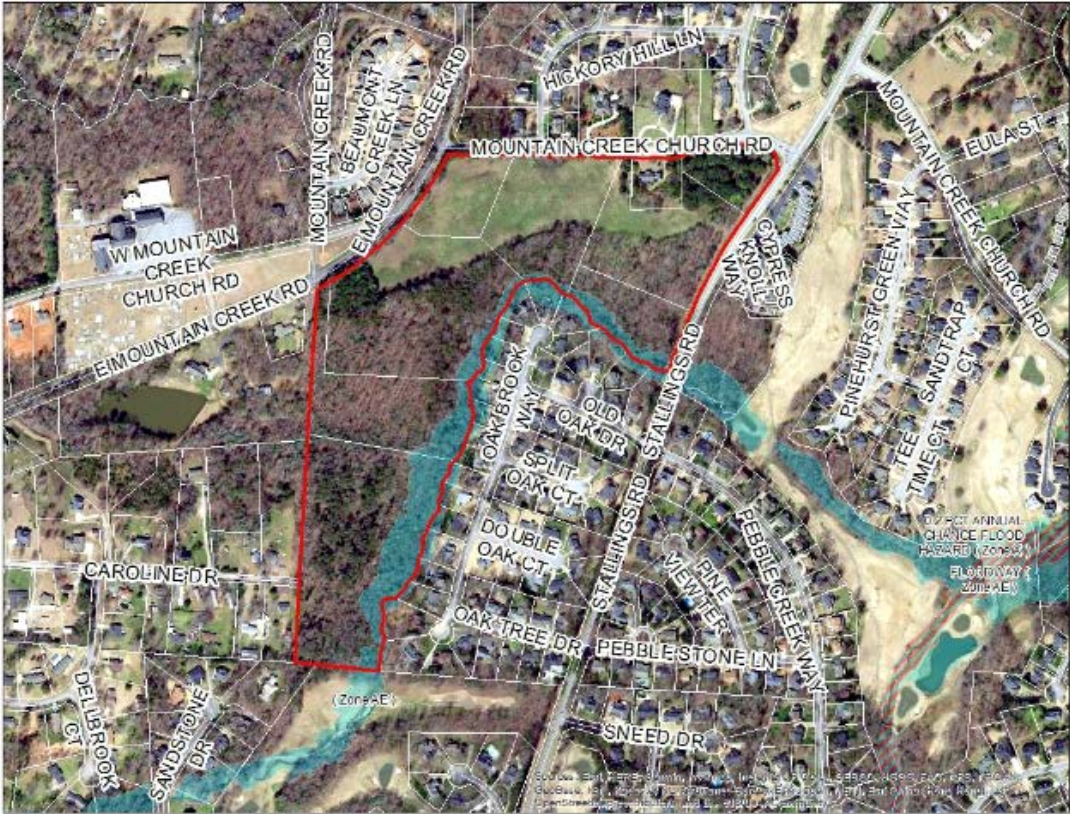
According to the Plan Greenville County Comprehensive Plan, this area is designated as *Suburban Neighborhood* use in the Future Land Use section. This future land use is intended for "residential subdivision of medium-lot homes with relatively uniform housing types and densities." The parcels associated with this rezoning request are surrounded by residential subdivisions. The design of the proposed development, with two different housing types, fits with both the Comprehensive Plan and the surrounding area. The proposed development will have to meet the following conditions:

1. Submit a Traffic Impact Study for review and approval.
2. Submit and have the Phased Final Development Plans approved before submitting for any Land Development or Building Permits.

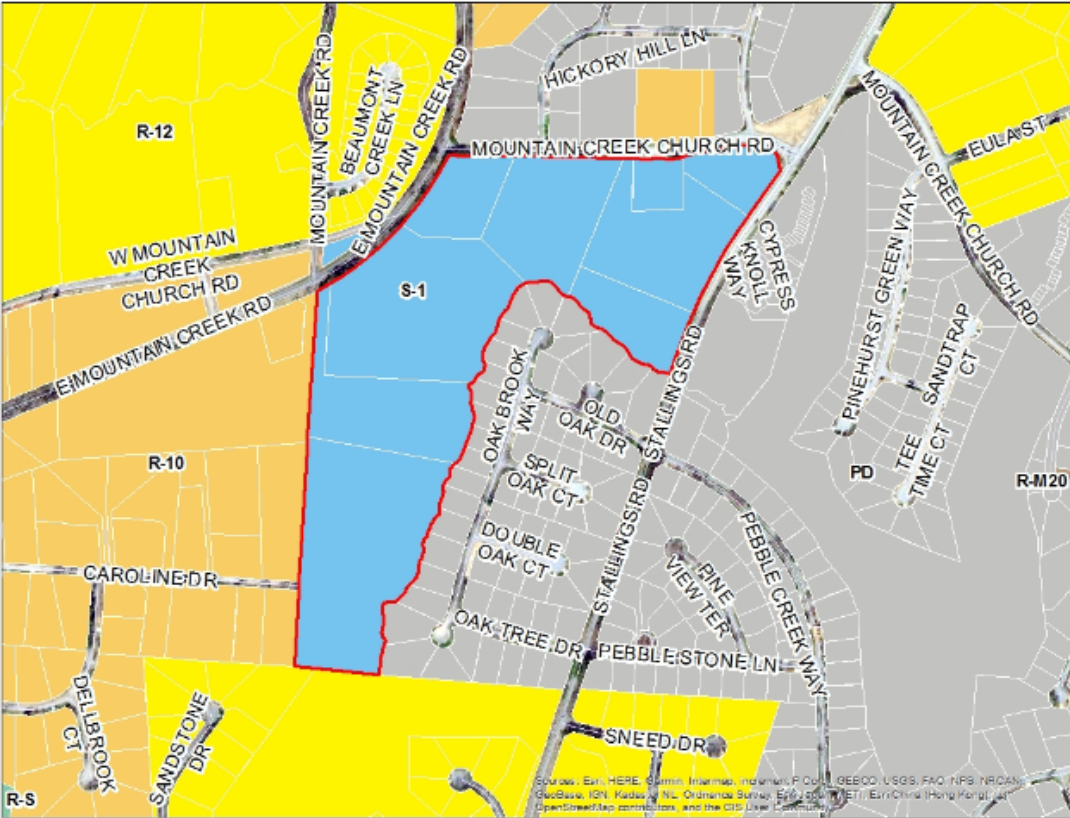
STAFF

RECOMMENDATION:

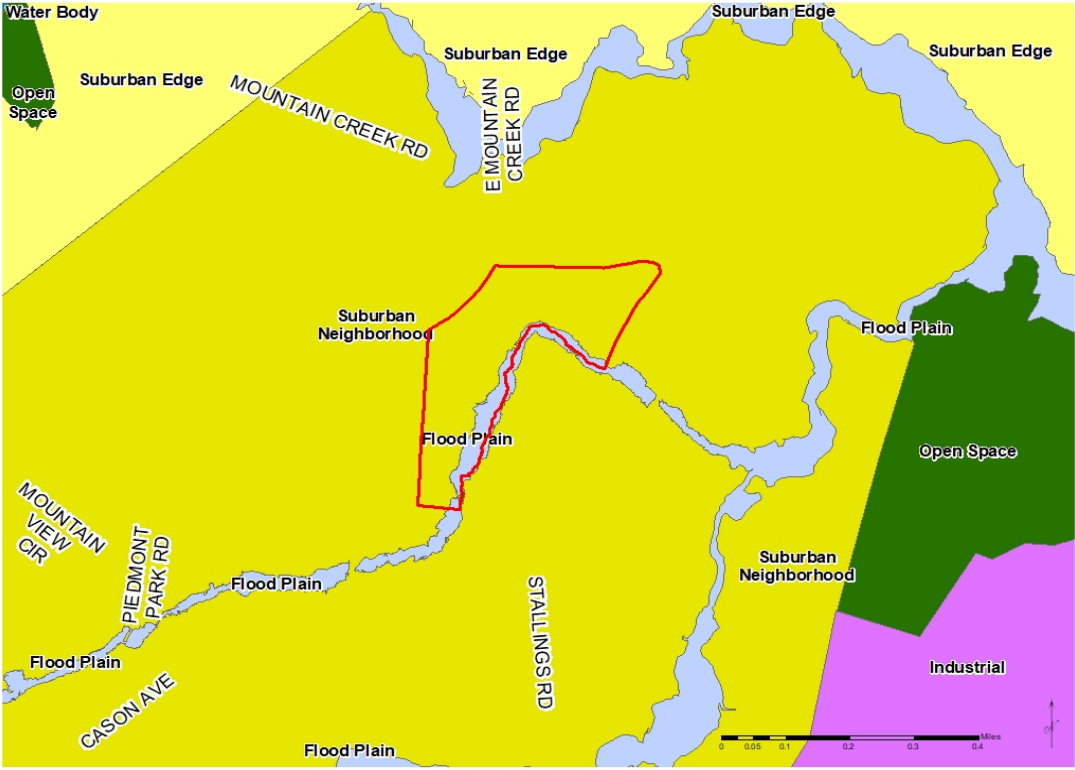
Based on these reasons, Staff recommends approval of the rezoning request to Flexible Review District with the aforementioned conditions.



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



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

MEMORANDUM

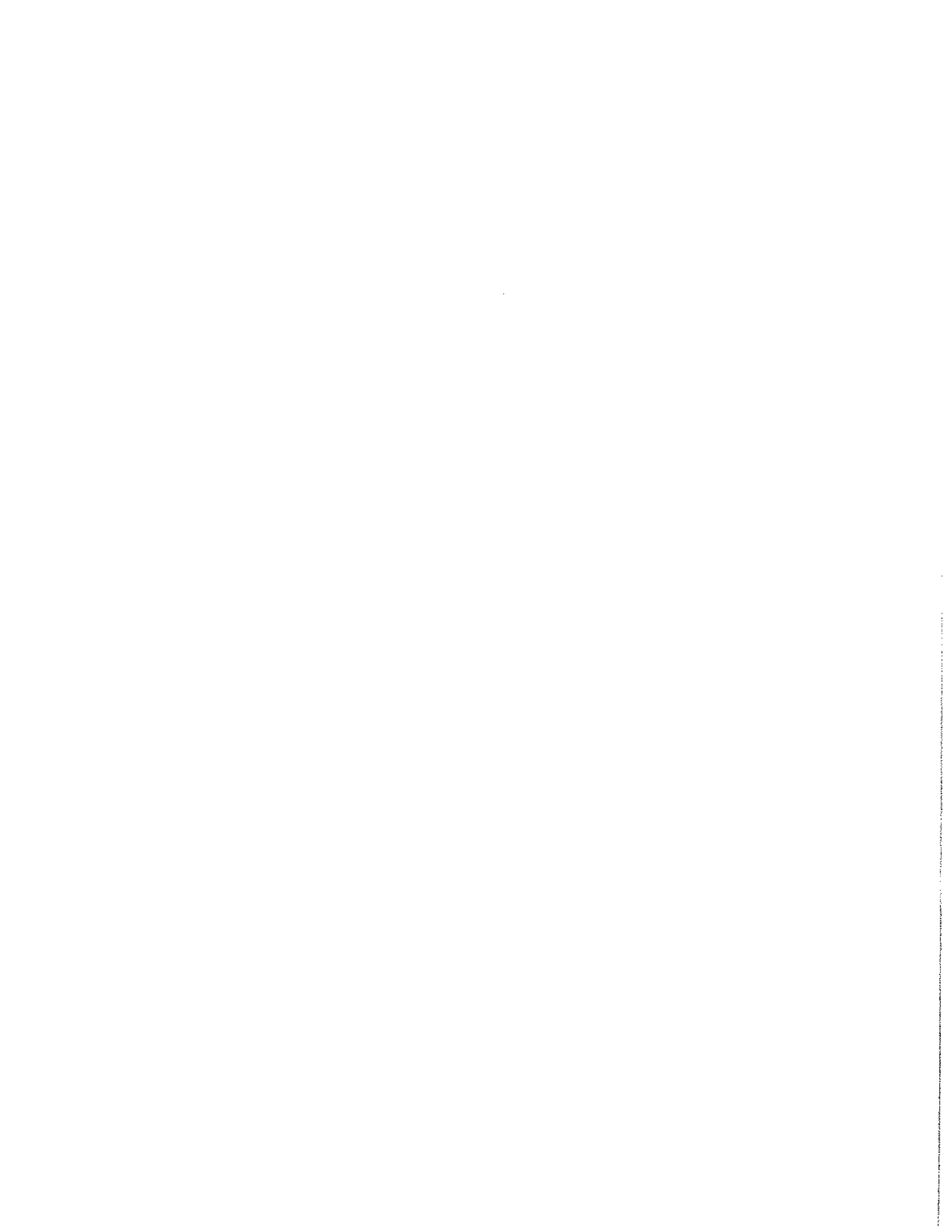
TO: Greenville County Planning Commission

FROM: Joshua Henderson, Zoning Administrator

RE: Staff Comments for Shinnecock Hills at Roberts Farm (CZ-2020-056)

DATE: August 12, 2020

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. Thank you.



LETTER OF TRANSMITTAL

Date: August 10, 2020

To: Greenville County Zoning Administration
Attn: Joshua T. Henderson
301 University Square, Suite 4100
Greenville, S.C. 29601
Fax: 864-467-7164

Regarding: Shinnecock Hills @ Roberts Farm
Stallings Road, Mountain Creek Church Road, E. Mountain Creek Road
Greenville County, South Carolina
Arbor Job No. 20014

Statement of Intent

1. **Comment:** Please make sure to provide the revision date.
Response: The revisions note has been added.
2. **Comment:** Please provide page numbers on each sheet. My comments below are as the sections appear on the sheets now.
Response: Page numbers have been added to each sheet. The comment formatted is noted and understood.

Page 1

1. **Comment:** In your description of Land use Table, what is the purpose of the 20' Max Height in Zone III? Is there anticipation of a building? If not, then this might need to be a N/A.
Response: A statement has been added to this table noting "This applies to any amenity structures (Mail Kiosk, Shelters, etc.) Height includes roof. All structures shall be single level." The 20' max height references the maximum height of these structures.
2. **Comment:** In your chart you indicated a max of 109 single-family detached and a max of 75 single-family attached units; however, that amount is not indicated on the Concept Plan. The Concept Plan should indicate the max desired or the chart should reflect the amount on the plan.
Response: The Concept Plan has been revised to reflect the maximum allowed density.

Page 2

1. **Comment:** Please note that since the Traffic Impact Study is not able to be obtained at this time, a condition will be placed on this docket that the TIS must be submitted and approved.
Response: We are aware and understanding of this condition.
2. **Comment:** Under Section 5-B, you mention that sidewalks will be provided along internal roads. Will these be only on one side or both sides of the roads? Staff highly recommends having sidewalks on both sides of the road.
Response: The proposed development will provide sidewalks on one side of each road.

Page 3

1. **Comment:** Under Section 5-D, please capitalize the "P" in Planning.
Response: The P has been capitalized in Planning.
2. **Comment:** Under Section 6-A, in the second sentence, please replace "has" with "have".
Response: The "has" has been replaced with "have".

- Comment:** In the parking table, please note total number of units for each zone to provide clarity on whether parking totals are meeting requirements. Also, what about parking at the mailbox kiosks? Under the LDR, there are regulations to the kiosks that will need to be addressed.

Response: The unit numbers have been added to the table. Additionally, the plans and Statement of Intent have been revised to show 6 parking spaces total for Mail Kiosks or 1 per 50 homes served or a portion thereof.

Page 4

- Comment:** Under Section 7, please make reference to the Will Serve Letters.

Response: We have referenced the Will Serve Letters by date.
- Comment:** If you have not received approval on the road names from E911, it may be best to remove them from the SOI to avoid any future confusion. If you have received approval, then you can leave them in.

Response: All road names have been approved by Greenville County E911.
- Comment:** In Section 8 (or another section if it fits better) please include the 25' perimeter setbacks of the development. Also, please make sure that the 25' setback matches all reference on the concept plan.

Response: A note has been added to the Statement of Intent that sets all setbacks. The note added to the SOI reads, "A 25' setback is required along all external boundaries. Additionally, a 50' building line is required along E. Mountain Creek Road and Stallings Road. A 30' building line is required along Mountain Creek Church Road. No lot will extend into the 25' setback"

Page 7

- Comment:** In the first paragraph, you make reference to E. Mountain Creek Road encroachment being reviewed and approved by Greenville County Roads and Bridges; however, I believe that this road is a State maintained road. If I am correct, please make this change.

Response: E. Mountain Creek Road is a State maintained road. The section has been revised to read that the encroachment permit will be required by SCDOT and not Greenville County Roads and Bridges.
- Comment:** In the third paragraph you state "The average height of these homes will be around 45'." This does not match what was said under Zone 1 Description. It reads that "Homes will be about 40'-50' wide and no more than 45' in height." Is there a reason these two are not matching with regards to height?

Response: The Statement of Intent has been revised to read that the maximum height for structures within Zones I and II will be 45'

Page 8

- Comment:** Is the Unit Description just for Zone II? If so, do we not need one for Zone I? If not, it may be helpful to clarify that this information is for both zones.

Response: The Statement of Intent now reads that the Unit Description is for Zones I and II. The Other Structures section includes descriptions for all other structures within Zones I, II and III.
- Comment:** Under the roofing section, "gabbled" should be "gabled".

Response: "gabbled" has been revised to "gabled" within the Statement of Intent.
- Comment:** Under "Other Structures" you mention an amenity structure. There is no other mention to a "structure" in the SOI nor is there a structure shown on the Concept Plan. Is this anticipated?

Response: There could be an amenity structure within this development. The Site Plans and SOI within Section 9 – Zone III have been revised to note these structures and what could be in these spaces. Amenities may include an open are shelter, patio, typical park furnishings and/or a fire pit.

Page 9

- Comment:** In your explanation under Section 9, 5th sentence, I do not believe that a black vinyl-clad chain-link fence is considered screening if it is by itself as you mention by stating "at a minimum."

Response: The above language has been removed by the Statement of Intent.

Page 12

1. **Comment:** Under Section 11, you state a maximum height, but do not include a minimum; however, the Spec. Sheet from Duke shows a minimum of 12'. The minimum height, according to the Zoning Ordinance, is 16'. The poles should meet this requirement or Staff would recommend a 20' minimum height which would provide a wider cone for the lights and reduce the needed amount of light poles. Whatever is included here will also need to be on the Spec. Sheet from Duke.

Response: The minimum height requirement for the proposed lighting will be 16' as noted in the Statement of Intent. The Statement of Intent has been revised to reflect a spec sheet of a light that will work on 12' and 17' poles. The 17' pole is the pole that has been selected.

Natural Resource Inventory

1. **Comment:** Please change the contours to 4' intervals and not 2' intervals.

Response: The plan has been changed to reflect 4' intervals and not 2' intervals.

Preliminary Development Plan

1. **Comment:** In the Legend, you indicate the Zone Line as a broken line and then show it in the same placement as the 25' setback line. This Zone Line should be the same as the property line and not the setback line.

Response: The area within the 25' setback line is intended to be common area of the development and not within a particular Zone.

2. **Comment:** In the Density Chart, you indicate the 20' Max Height for Zone III. Please refer to the question above regarding this.

Response: The 20' Max height for Zone III is in regards to any amenity structures within this Zone. The max 20' height will include the roof. A note has been included on both the plan sheets and density chart that reads "This applies to any amenity structures (mail kiosk, shelters, etc.). Height includes roof. All structures shall be single level."

3. **Comment:** In Note 4, please change 2' to 4' contours.

Response: The note has been adjusted on all plans and the plans reflect the change.

4. **Comment:** Please discuss Note 6 with our Roads and Bridges Department to ensure that the dimensions are correct. For example, the Road Right-of-Way is supposed to be 46' and not 44'.

Response: The Road Right-of-Way width has been changed to 46' as well as all notes referencing this.

5. **Comment:** In Note 11, you mention "amenities" and "picnic shelters". Any buildings to be indicated and clearly identified in the SOI.

Response: Note 11 has been revised to read "Amenities within the open space will include cluster boxes and may include open air shelters, fire pit(s) and/or park."

Natural Resources Plan

1. **Comment:** Please change the 2' contours to 4' and reference in Note 4.

Response: The plans have been changed and the note has been changed to reflect this.

Conceptual Plan

1. **Comment:** Due to the amount of items indicated on this plan, and the fact that you provided the Natural Resources Plan, you can turn off the contour lines and remove Note 4.

Response: The contour lines have been removed from the Conceptual Plan.

2. **Comment:** If Note 9 you mention sidewalks; however, you do not show them. Please indicated the sidewalks. As mentioned in the comment above, it is recommended by Staff to have sidewalks on both sides of the streets.

Response: Sidewalks are shown on the Conceptual Plan. The development will provide a 5' sidewalk on one side of each road.

3. **Comment:** Please make sure that any and all open space (this includes the area around the mailbox kiosks are clearly labeled with the hatching. Also, what is the area between the parcel lines on the end units of the townhomes? Is this also open space? Please do not count the actual detention ponds as open space.
Response: The plan set has been revised to show additional areas such as around the mailbox kiosks in Zone III. Zone III is considered open space for the development. The area between the end townhome units is also considered to be open space within Zone II. Zones I and II will be dedicated to mostly residential development but each Zone will have areas that are not developable due to slope and site layout. These areas will be open space within each Zone. The detention ponds are not calculated in total open space square footage but do fall within open space areas. "Open Space" is included within the Use Table on the plan sheets as well as the Statement of Intent.
4. **Comment:** Please include lot numbers for the detached and attached lots.
Response: Lot numbers have been included on the Conceptual Plan.
5. **Comment:** Please make sure that the Mail Box Kiosks meet the requirements as stated in the Land Development Regulations.
Response: The plan sheets and Statement of Intent have been revised to reflect all requirements for Mail Kiosks within the Land Development Regulations.
6. **Comment:** If you have not received approval on the road names from E911, it may be best to remove them from this Plan to avoid any future confusion. If you have received approval, then you can leave them on.
Response: We have received approval from Greenville County E911 on the proposed road names.
7. **Comment:** Please provide darker lines for the lot lines.
Response: The lot lines have been made darker.
8. **Comment:** There are two lots (one at the end of Cabot Cliffs Ln. and one at the end of Bethpage Place) located on the turn around that I am not certain has appropriate access to the road. Please check and make sure that they have adequate frontage on the road.
Response: The lots in question have adequate access to a road. All requirements within the Greenville County Zoning Ordinance and Land Development Regulations will be met for each lot.

If there are any questions or additional information needed please give me a call. Thank you.
Sincerely,

James D. Martin III, PLA
864-235-3589 ext. 128

Shinnecock Hills @ Roberts Farm Development Plan

Rezoning to Flexible Review District

1. Property Owner: **Margaret R. Gaddis**
Address: **473 E Mountain Creek Road**

Telephone Number: 864-517-7657

2. Applicant: **Arbor Engineering, Inc.**

Name: **James Durham Martin III**

Address: **P O Box 263, Greenville SC 29602**

Telephone Number: **864-235-3589**

3. Date: **July 7, 2020** Revised: **8/10/2020**

(8/22/2020)
8/12/2020

4. Signature: _____

Statement of Intent Template

The following items shall be included in any Statement of Intent for FRDs, in the following order, using the following numbering:

1. Description of the land uses and densities allowed on the site. Include specific sub-areas if more than one use or type of use. Use the following table format:

Area Name/Acres	Use	Max. Density	Max SF/Units	Max. Height
Zone I	Single-Family Detached Homes/Open Space	4.77 du/ac	109	45'
Zone II	Single-Family Attached or Detached Homes/Open Space	8.73 du/ac	75	45'
Zone III	Open Space/Conservation Area/Flood Plain	0.0 du/ac	0	20' *

*This applies to any amenity structures (mail kiosk, shelters, etc.). Height includes roof. All structures shall be single level.

2. Commitment of an HOA or POA for all maintenance, including private roads and parking and stormwater, among other items (specifically list responsibilities).

A property owners association will be established for the Shinnecock Hills @ Roberts Farm Development. This association will be responsible for maintenance of entrances (ingress/egress points), signage, lighting, landscaping, open space and stormwater management facilities.

3. Development schedule, including any/all phasing

Development Schedule

Engineering/Permitting:	September 2020 – February 2021 (within a year of rezone)
Site Development: permitting)	March 2021 – December 2021 (within 2 years of permitting)
Home Construction:	December 2021 (upon site completion)
Project Closeout:	December 2023 (determined by build out of lots)

The development may occur within 3 phases.

4. **Traffic Impact Study for projects greater than the thresholds identified in Land Development Regulations, Table 9.1. Must be provided by submittal deadline**

A Traffic Impact Study is required for this project based on both the Land Development Regulations and the SCDOT ARMS Manual. Due to Covid-19, this study has been ordered, but will only be completed once schools resume. Shinnecock Hills @ Roberts Farm will adhere to the recommendations of this study.

5. Commitment for public improvements on- and off-site along with specific timing of each, including all those identified in the TIS. List each required improvement separately.
Additionally:

- a. Include language about connecting to existing sidewalks, trails, or other bike/pedestrian features

No pedestrian or bike circulation exists within the community surrounding the project.

- b. Include discussion about internal pedestrian and bike connections

Sidewalks will be provided along internal roads within the project. Internal sidewalks will be 5' and located on 1 side of each road.

- c. Include language about nearby or adjacent bus stops and the means to walk/bike to them

The closest Greenlink stop is 2.75 miles from the site with no access from the site.

- d. Include commitments about connecting to adjacent roads, subdivisions, or projects to improve overall neighborhood connectivity

Shinnecock Hills @ Roberts Farm is committed to working with Greenville County Planning and Zoning and Greenville County Roads and Bridges to improve connectivity to adjacent roads, subdivisions, and other projects to improve overall neighborhood connectivity.

- 6. For redevelopment and infill projects that are mixed use, a description of how adequate parking will be maintained, should a reduction in parking requirements from Table 12.1 (or as amended) be requested
 - a. Include monitoring mechanism (spreadsheet maintained by developer, available to the county upon request)

Shinnecock Hills @ Roberts Farm is intended to be fully a residential project. Each unit will provide 2 additional parking spaces and all parking requirements have been met. A reduction in required spaces will not be sought.

TABLE 1.2 PARKING AVAILABLE FOR EACH ZONE		
ZONE I	2 PER UNIT (109 UNITS)	218
ZONE II	2 PER UNIT (75 UNITS)	150
ZONE III	1 PER 50 HOMES SERVED OR A PORTION THEREOF	6

7. Statement of impact on public facilities including water, sewer and fire. "Will serve" and "adequate capacity to serve letters" from each agency are required upon formal submittal.

- Sewer is currently available by Metropolitan Sewer. Letter provided by Metropolitan Sewer – July 9, 2020.
- Water service is provided by Greenville Water. Letter provided by Greenville Water – July 8, 2020.
- Fire Service is provided by the Piedmont Park Fire District. Letter provided by Piedmont Park Fire District – June 29, 2020.

Sanitary sewer will tie into existing lines maintained by Metropolitan Sewer adjacent to the site. Sanitary sewer improvements will also be required to the downstream REWA connection to allow for appropriate capacity to this development and the community. Additional sewer improvements may occur within the flood plain on this site.

This project may be served by Private or Public Roads. Road names have been provided and approved by E-911 and are as follows: Shinnecock, Bethpage, Barnbogle, Dornoch, Fishers Island, Cabot Cliffs, Morfontaine, Sentosa and Hirono. All suffixes will be coordinated with and decided by E-911.

8. Statement describing, or renderings/photos depicting, all architectural styles proposed.
- a. If multiple types of buildings are proposed, include a separate section/paragraph for each
 - i. Include maximum size and height information for each building type
 - ii. Include a statement or identification of all proposed materials
 - iii. Be clear about where each building type is located (same "areas" identified in the land use table)

Zone 1

Zone 1 consists of approximately 22.84 acres and will be developed as single-family detached homes. Zone 1 will allow up to 109 homes. The 4.77 unit per acre density is in keeping with surrounding residential communities. Surrounding residential uses along Stallings Road, E. Mountain Creek Road and Mountain Creek Church Road are equivalent to R-10 Zoning (4.4 units/acre); R-12 Zoning (3.6 units/acre) as well as densities achieved in surrounding Planned Development.

A 25' setback is required along all external boundaries. Additionally, a 50' building line is required along E. Mountain Creek Road and Stallings Road. A 30' building line is required along Mountain Creek Church Road. No lot will extend into the 25' setback.

Each home will front on a well landscaped public or private road within the development. Some lots within this zone may have direct access to open space. All homes will be served with a driveway that will provide 2 parking spaces for each unit. Single Family homes within this zone will be served by attached garages. The garages associated with this development will be front facing.

Additional open spaces within this area that will not be used for home sites may be landscaped with grasses, shrubs, evergreens and trees and may provide amenities for the development.

The stormwater management system in Zone 1 will be designed to meet and exceed state and local standards and will incorporate low impact design standards. This stormwater system will be owned and maintained by the Property Owners Association. The stormwater systems within this zone will be screened to limit views from the proposed residences.

Access to this zone will be off of Mountain Creek Church Road and through Zone III. All road encroachments are subject to review and approval by Greenville County Roads and Bridges.

Engineering drawings and appropriate permits will be pursued immediately. The development will begin as soon as all permits have been issued.

Photo examples are shown below of what a typical home within this zone may look like. Homes will be a mix of one and two-story structures. Homes will be about 40'-50' wide and no more than 45' in height. The average home size will be around 1,200-3,750 square feet. Exterior materials for the homes will range from Hardi-Plank, wood, brick, vinyl and/or stone. Homes may be visually similar to others produced by Dan Ryan Builders.



Similar Architectural Style (Zone 1)



Similar Architecture Style (Zone 1)



Similar Architectural Style (Zone 1)



Similar Architectural Style (Zone 1)

Zone II

Zone II consists of approximately 8.59 acres and will be developed as single-family attached homes but may also include single-family detached homes. Zone II will allow up to 75 homes. The 8.73 unit per acre density is similar to that which is used on Stallings Road at Creek Villas. The density within this Zone allows for an appropriate development which provides a home style to meet needs of residents with intentions of moving into this development or downsizing from the adjacent community.

Each home will front on a well landscaped public or private road within the development. Some lots within this zone may have direct access to open space. All homes will be served with a driveway that will provide 2 parking spaces for each unit. Single Family homes within this zone will be served by attached garages. The garages associated with this development will be front facing.

Additional open spaces within this area that will not be used for home sites may be landscaped with grasses, shrubs, evergreens and trees and may provide amenities for the development.

The stormwater management system in Zone 2 will be designed to meet and exceed state and local standards and may incorporate low impact design standards. This stormwater system will be owned and maintained by the Property Owners Association. The stormwater systems within this zone will be screened to limit views from the proposed residences.

Access to this zone will be off E. Mountain Creek Road. All road encroachments are subject to review and approval by SCDOT.

Engineering drawings and appropriate permits will be pursued immediately. The development will be as soon as all permits have been issued.

Photo examples are shown below of what a typical home within this zone may look like. Homes will be a mix of one and two-story structures. The average home size will be around 1,750 – 2,750 square feet. The average width of these homes will be between 22' and 35'. Each home will be no more than 45' in height. Exterior materials for the homes will range from Hardi-Plank, wood, vinyl, brick and/or stone. Homes may be visually similar to others produced by Dan Ryan Builders.



Similar Architectural Style (Zone 2)



Similar Architectural Style (Zone 2)



Similar Architectural Style (Zone 2)



Similar Architectural Style (Zone 2)

UNIT DESCRIPTION (Zones I & II)

Style The architectural style will be traditional, one and two-story detached and/or attached single family units.

Colors Residential unit colors may be muted, natural colors, or may be bright colors. It will not be a mix of these two types.

Textures The homes will be of a brick, stone, Hardi-Plank, vinyl or a combination of each.

Roofing The homes will be roofed in shingles of brown or black. Typical roof style will be a hipped or gabled roof.

Windows The homes will have thermal pane windows. The windows shall be double hung and maintain the appearance of divided lights.

Doors Residential units will have solid wood, metal or glass (divided light) doors.

OTHER STRUCTURES (Zones I, II, and/or III)

The development may include an amenity structure. This structure will be intended to match the architecture of the proposed units.

Style Any permanent structures will be consistent with the look and feel of the development.

Colors Colors may be muted, natural colors for the signage and all improvements.

Textures Any permanent structure may have an exterior that will include Hardi-Plank, brick, concrete and/or other permanent materials.

Roofing Any permanent structures may have metal or architectural shingle roofs.

Windows Any permanent structures will have vinyl, efficient windows.

Doors Any permanent structures may have metal, wood or GBG doors.

ADA Any non-residential structure within this development will be ADA compliant.

9. Statement describing the proposed landscaping and screening for the project. Include a drawing/plan if there are different styles or approaches for different areas, showing typical vignettes and materials. Landscaping and screening/buffering should meet, and ideally exceed, the minimums described in Section 12:9 of the Zoning Ordinance (as amended) and Section 8:21 of the Land Development Regulations (as amended).
- a. Include information on any screening for ponds, lakes, and/or stormwater features
 - b. Include specific commitments about specialized outdoor areas, such as playgrounds, trails/pedestrian connections, plazas, etc.
 - c. Include a commitment to preserve existing trees, vegetation stands, wetlands, or other sensitive environmental areas
 - i. Describe how these will be preserved and how they were included in the overall design of the project

Public greenspaces will be maintained by the property owners association. Plantings for this site will include, but are not limited to, shade trees, small flowering trees, grassed opened spaces, foundation plantings and shrubs. A 25 foot landscape buffer and the appropriate building line will be provided along all external property lines of the project. Screening may be used around all stormwater features to block views from residential areas. Shinnecock Hills @ Roberts Farm may provide amenity areas or other specialized outdoor areas. Landscaping will meet all requirements of Greenville County. The project will meet the Greenville County Tree Ordinance. It is the intent of the development to protect all trees within the flood plain and stream buffers. The developer will provide trees and other vegetation to the site.

Much of the natural/landscaped areas of this development are in Zone III and further information regarding this zone is as follows:

Zone III

Zone III consists of approximately 10.57 acres and will not be developed but designated as open space/conservation area/flood plain. The intent of this zone is to provide a natural amenity to the overall subdivision. Access will be provided to this area within the community to provide for pedestrian and recreation use. This area is to remain natural where possible. In the future, if a pedestrian system is brought to an adjacent parcel, the development may allow for the pedestrian system to continue through the provided open space. Zone III also makes up the area within the 25' External Building Line. The intent of this area is to provide screening to the development from the road. Screening provided may include groundcover, shrubs, trees, berms and fencing. Natural Vegetation may also remain to provide additional screening. Zone III may also include an amenity area that would serve the Shinnecock Hills subdivision which may include an open air shelter, patio, typical park furnishings and/or fire pit.

Upgraded sewer lines to improve capacity in the sub-basin will be allowed within Zone III.

Natural Features

Located on site are two un-named tributaries to Mountain Creek. Flood plain exists on this site as well. The engineering strategy for this site will use design to responsibly work around as well as protect these natural features. The storm system will be designed to meet local, state and federal regulations involving storm flow, sedimentation, and erosion control. It will be the responsibility of the property owners association to further maintain and insure function of the stormwater features after close out of the project.

10. Include any information about signage and how the requested signage differs from, or meets, the Greenville County Sign Ordinance (as amended).

The signs within this project will not be illuminated internally but may allow for external lighting. Signage must meet the Greenville County Sign Ordinance. Street signs, directional and informational signage may be used throughout the site. Financing will be provided by private sector investors and banking institutions. A signage plan will be provided with the Final Development Plan.

Similar entrance signage is as follows:



Similar Landscaping and Entrance Signage Options



Similar Landscaping and Entrance Signage Options



Similar Landscaping and Entrance Signage Options



Similar Landscaping and Entrance Signage Options

11. Include information about lighting and how the proposed lighting will meet, or exceed, requirements from the Greenville County Zoning Ordinance (as amended)

Lighting for roads, entrances, cluster boxes and other public areas will meet IENSA "full cut off" standard. Fixtures will be mounted greater than 16' and will not be mounted in excess of 25 feet above finished grade. All lighting will be of the type that can be aimed and maintained to prevent unnecessary illumination of the surrounding plans. A lighting plan will be provided with the Final Development Plan. This plan may incorporate lighting on other permanent/amenity structures.

Similar lighting structures are as follows:

Outdoor Lighting

Traditional LED

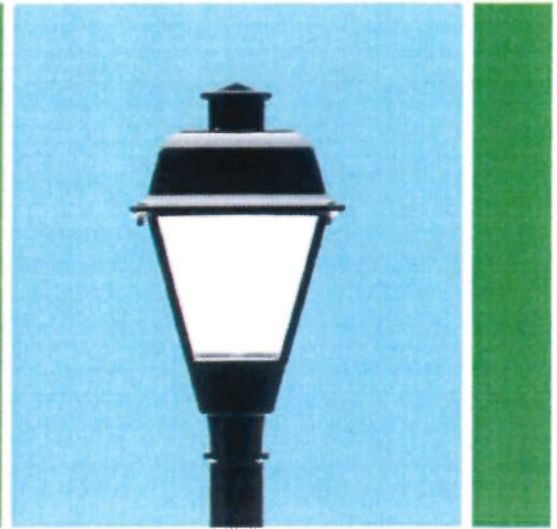


Photo courtesy of the manufacturer. Product © 2014 Duke Energy

Illuminate pathways and residential communities with the energy-efficient Traditional LED. This Colonial lantern-style fixture will add style and charm to any neighborhood or park.

LED	50 watts
<i>(Light Emitting Diode)</i>	
Mounting height	17'
Colors	Black Green
Poles	Style A, B, C, D, E, F

For additional information, visit us at
duke-energy.com/OutdoorLighting
 or call us toll free: 800.653.5307



BUILDING A SMARTER ENERGY FUTURE™

Outdoor Lighting

Traditional LED

Light source: LED (white)

Wattage: 50

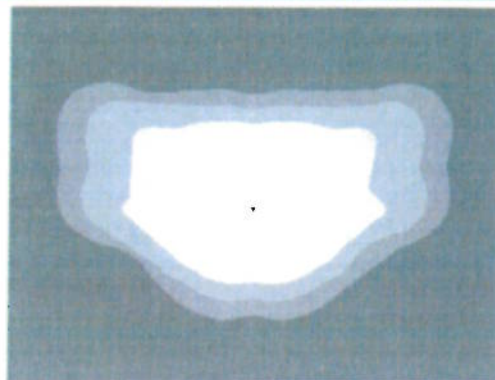
Lumens: 4,500

Light pattern: IESNA Type III (oval)

IESNA cutoff classification: Cutoff

Color temperature: 4,000K

Warm-up and restrike time: Instant on (no warm-up or restrike time)



light distribution pattern

Pole available:

<i>type</i>	<i>Mounting height</i>	<i>Color</i>
Aluminum	17'	Black Green

Features

Little or no upfront capital cost

Design services by lighting professionals included

Maintenance included

Electricity included

Warranty included

One low monthly cost on your electric bill

Turnkey operation

Backed by over 100 years of experience

Benefits

Frees up capital for other projects

Meets industry standards and lighting ordinances

Eliminates high and unexpected repair bills

Less expensive than metered service

Worry-free

Convenience and savings for you

Provides hassle-free installation and service

A name you can trust today ... and tomorrow



June 24, 2020

Shinnecock Hills @ Robert Farm
Arbor Job No. 20014

P023000300100, P023000300200
P023000300300, P023000300400
P023000300500, P023000300600
P023000300700.

To Whom It May Concern:

In response to your request, natural gas is available to the above mentioned properties in Greenville, South Carolina. If you have any additional questions or would like to arrange an onsite visit please feel free to reach out to the Commercial Sales Specialist Jay Lester at 864-209-6202 for any additional questions.

Sincerely,

PIEDMONT NATURAL GAS

Jamille Johnson
Inside Sales Specialist



June 23, 2020

Mr. Steve Bryant
Duke Energy
325 W. McBee Avenue
Greenville, SC 29601

Re: Shinnecock Hills @ Roberts Farm Arbor Job no. 20014
Greenville County Tax Map P023000300100, P023000300101, P023000300200,
P023000300300, P023000300400, P023000300500, P023000300600, P023000300700,
P023000300800

Mr. Bryant,

The purpose of this letter is verify that electric service is available to the properties that are referenced above. I'm attaching a copy of the relevant Greenville County Tax Map for your reference.

Please respond below and return to me via email at austinallen@arborengineering.com. Thank you for your prompt attention to this matter.

With Regards,
Arbor Engineering, Inc.

Austin M. Allen

REPLY:

- Electric service is available. Amount of voltage is 12,470volts
Amount of amperage is _____
- Electric service is **NOT** currently available to this property.

Comments: _____

Signed: Steve Bryant Date: 6/23/20

ARBOR ENGINEERING



6/29/20

Mr. Austin Allen,

This letter is in reference to the property being considered for development located along Stallings Rd. / E. Mountain Creek Rd. and Mountain Creek Church Rd. This location is in our fire district and we will be the fire department providing fire protection for homes constructed in the site. Please let me know if you need any further information.


Thomas McCarty / Fire Chief



GreenvilleWater

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

July 8, 2020

Arbor Engineering
Attn: Mr. Austin Allen
10 Williams St.
Greenville, SC 29601
Via Email: austinallen@arborengineering.com

RE: Tax Map #P023000300101, -400 & -500 – Mountain Creek Church Road;
#P023000300100, -200, -300 – Stallings Road; and
#P023000300600, -700, & -800 – E. Mountain Creek Road (Shinnecock Hills)

Dear Mr. Allen:

Greenville Water owns and maintains a 12-inch water line along Mountain Creek Church Road which is currently available to serve the 3 properties on Mountain Creek Church Road, and owns and maintains a 12-inch water line along Stallings Road which is currently available to serve the 3 properties on Stallings Road shown above in accordance with the Rules and Regulations of Greenville Water. Greenville Water also owns and maintains an 8-inch water line along E. Mountain Creek Road which is currently available to serve the 2 properties on Mountain Creek Road shown above in accordance with the Rules and Regulations of Greenville Water.

System improvements may be required at the developer's expense. 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.

There is no water available to property #P023000300800. A recorded water utility easement would be required in order to obtain service, unless property is combined with others as Shinnecock Hills subdivision, which have road frontage on Mountain Creek Road.

Sincerely,
GREENVILLE WATER

Susan Overstreet
Development Services Engineer

SO/ci
Enclosure

Title



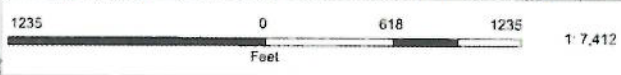
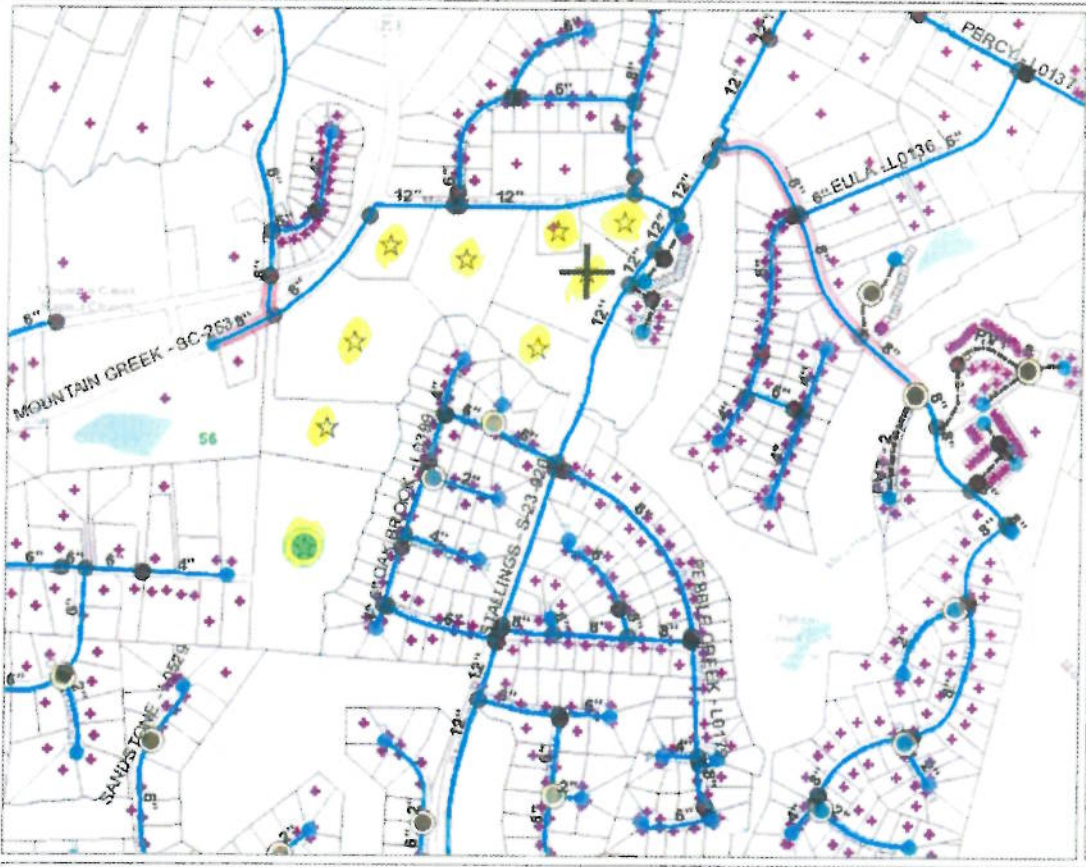
Legend

- 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



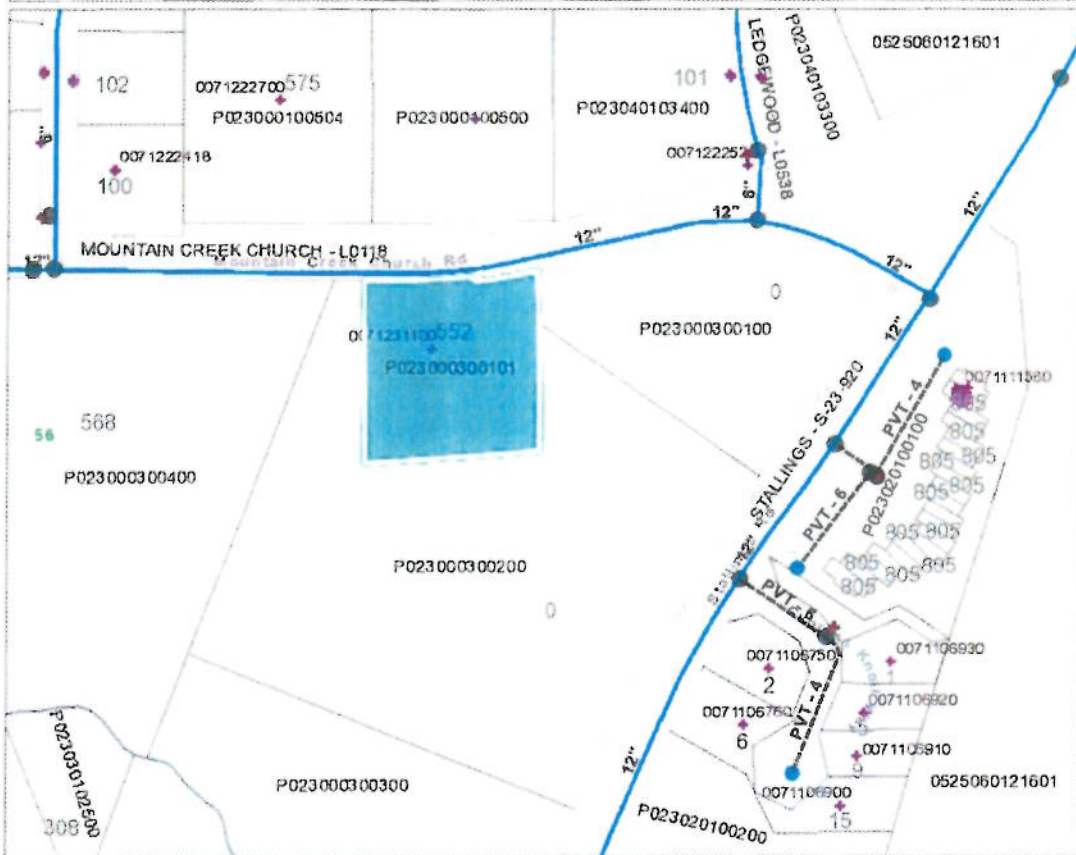
Notes



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.

7/1/2020

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



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6/30/2020

Title



- ### Legend
- Butterfly Valves**
 - Direction Not Known
 - Open Left
 - Open Right
 - Altitude Valves**
 - Air Valves**
 - Blow Off Valves**
 - Check Valves**
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 - Direction Not Known
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 - Direction Not Known
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 - Open Right
 - Line Valves**



Notes



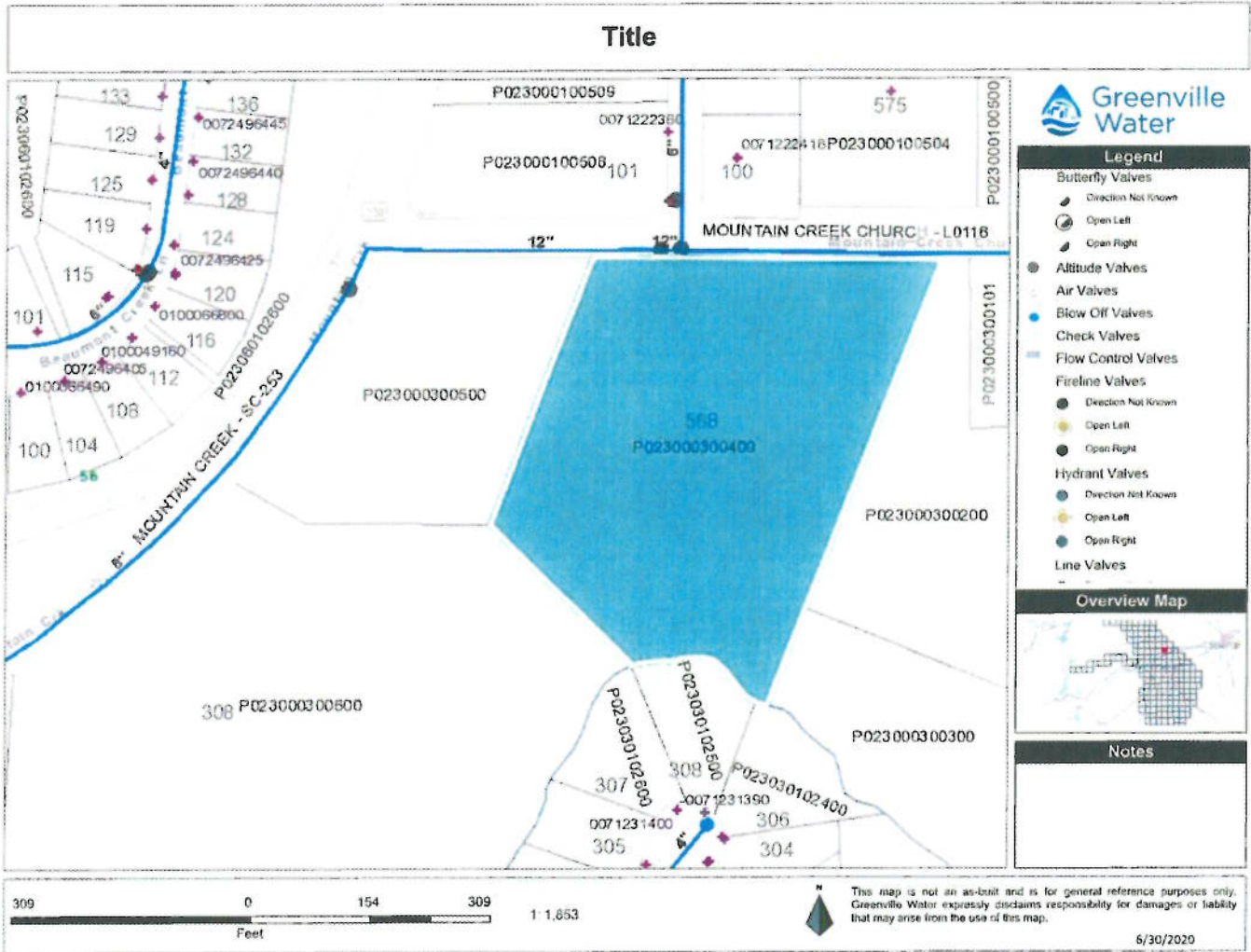
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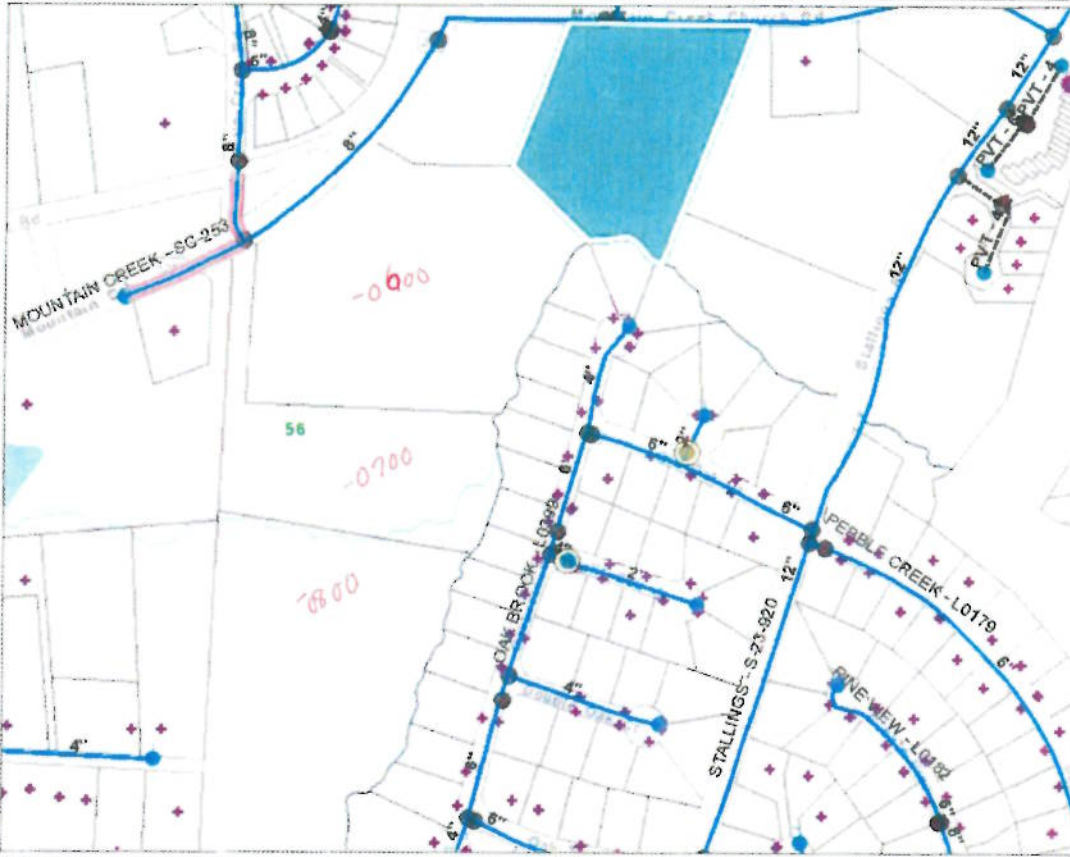
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6/30/2020

Title



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



1:3,706



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6/30/2020

Greenville County, SC



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in

<https://www.gogis.org/apps/greenvillejs/?PIN=P023000300400>



Carol L. Elliott, PLS
General Manager

Metropolitan Sewer Subdistrict
120 Augusta Arbor Way, Greenville, SC 29605
864.277.4442 metroconnects.org

Commissioners:
James R. "Jim" Freeland, Chairman
Edmund B. "Jim" Gregorie
Caleb Freeman
Henry "Hank" Davis
Jondia Berry

July 9, 2020

**NOT TO BE USED FOR
DHEC SUBMITTAL**

Mr. Jim Ammons
Arbor Engineering, Inc.
Box 263
Greenville, SC 29602

Subject: Sewer Availability Tax Map P023000300100, P023000300200, P023000300, P023000300400,
P023000300500, P023000300600, P023000300700 & P023000300800

Dear Mr. Ammons,

This will acknowledge your preliminary inquiry regarding sanitary sewage for the above-mentioned property located within the boundaries of the Metropolitan Sewer Sub-district. Metropolitan's existing sanitary sewer system which serves this property is currently flowing at maximum capacity.

In order for Metropolitan to accept any additional flow a portion of our existing system will require an upgrade. The exact amount of the upgrade will be determined once a set of construction plans have been received and approved by Metro. Construction of the upgrade must be completed and approved by Metro and SCDHEC prior to any additional flow being discharged into the existing system.

If we can be of further assistance to you in this matter, please give us a call.

Sincerely,

Metropolitan Sewer Sub-district

Robert Arms
Senior Development Project Engineer



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

Project Information

Project Name: Gaddis - Mountain Creek Park Date: 2/19/20
 Engineer (Company): Arbor Engineering Phone: 804-235-3589
 Engineer (Contact): James C. Ammons Signature:
 Engineer Address: 10 Williams Street Greenville, SC 29601 Email: jimammons@arborengineering.com
 Developer (Company): RedClay Development, LLC Phone: (864)517-7657
 Developer (Contact): Frank M. Warlick Email: fwarlick@redclaydevelopment.us
 Developer Address: P.O. Box 3871 Greenville, SC 29608

Tax Map Numbers for Project: P023000300100 P023000300200 P023000300300 P023000300400 P023000300500 P023000300600 P023000300700 P023000300800

Proposed Water Resource Recovery Facility: Pelham WWTP - SC 0033804

Estimated Total Sewer Flow: 39,000 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

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 District

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

Primary Satellite Sewer Agency Preliminary Approval

Agency Name: METROPOLITAN SEWER

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

Comments: AN UPGRADE WILL BE REQUIRED TO ACCOMMODATE THE PROPOSED FLOW. LENGTH OF UPGRADE TO BE DETERMINED AFTER FINAL PLAN APPROVAL

Collection Agency Signature:
Date: 7.8.2020

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.