

Sudduth Farms

“Statement of Intent”

**+/- 81.02 Acre Mixed-Use Development
(Design Review District “DRD” Zoning Request)
SC Hwy. 14, East Suber Road, & Gibbs Shoals Road - Greer, SC**

Revision Date:
June 7, 2018

Applicant

D.R. Horton, Inc.
100 Verdae Boulevard – Suite 401
Greenville, SC 29607
Brian Wasser
(864) 417-6321
Bjwasser@drhorton.com

Civil Engineer

Bluewater Civil Design, LLC
718 Lowndes Hill Road
Greenville, SC 29607
Paul J. Harrison, P.E.
(864) 735-5068
Paul@bluewatercivil.com

Surveyor

3D Land Surveying
10 Century Drive
Greenville, SC 29607
David Modny, PLS
(864) 272-0274
David@3dls.net

Property Description

- +/- 81.02 Acres located at the intersection of SC Hwy. 14, East Suber Road, and Gibbs Shoals Road. TMSs are #0528030101900, #0528030101901, & #0535030102004. The property is currently zoned Residential Suburban (R-S) and located outside the City of Greer. The developer is requesting annexation into the City of Greer with a Design Review District (DRD) zoning classification

Community Development Overview

The development planned for this +/- 81.02-acre tract will utilize the Design Review District (DRD) zoning classification. The development will consist of (2) new access points off SC Hwy. 14 with (1) of the access points being a right in /right out for the commercial outparcel. The development will also have (3) new residential access points off E. Suber Road. The commercial outparcel would also have (1) new access point off E. Suber Road. The roads within the community would be a mixture of public roads and private roads/drives. All roads serving the SFR detached product would be public roads including the main boulevard road back out to SC Hwy. 14. These roads will be built to public standards and turned over to the City of Greer once inspected. The roads/drives serving the townhomes, multi-family apartments, and commercial outparcel will all be private and turned over to a newly formed Home Owner's Association (HOA – For SFR and THs) and Property Owner's Association (POA – Apartments & Commercial). A (5') wide concrete sidewalk will be provided on one side of all public/private roads and drives. A (5') wide sidewalk will also be provided along road frontage of SC Hwy. 14, East Suber Road, & Gibbs Shoals Road as depicted on the Preliminary Development Plan. Other infrastructure improvements will consist of rolled curb and gutter along roads/drives serving the single-family attached/detached product, standard curb & gutter along drives for multi-family & commercial areas, public water mains, public sewer mains, public sewer lift station, public sewer force main, storm drainage, and common areas. Common areas may be open space disturbed and undisturbed, visitor parking, mail centers, flood plain, amenity centers, and other community gathering areas. These common areas will be maintained by the HOA and POA respectively. The HOA/POA will also be responsible for entrance monuments, landscaping, site lighting, and all other infrastructure improvements along private roads/drives. Covenants and Restrictions for the Community will be drafted and recorded at the Greenville County Register of Deeds Office.

Natural Resource Inventory

The existing site is currently undeveloped farm land consisting mostly of grass pasture. There are some existing houses, sheds, and other buildings on the property that will be demolished once our development construction has started. The majority of the property is clear pasture land with existing trees and vegetation along the creek which intersects the property and along the SC Hwy. 14 road frontage. There is approximately 1,170 linear feet of property frontage along SC Hwy. 14, 2,895 linear feet of property frontage along East Suber Road, and 1,550 linear of property frontage along Gibbs Shoals Road. A minimum of 25' of public right-of-way will be dedicated along all state roads where the property line projects to the centerline of the road. The existing topography slopes gradually away from SC Hwy. 14 and Gibbs Shoals Road (+/- 3.00% -5.00%) toward the existing tributary dissecting the property. The tributary is un-named on our site but eventually meets up with Phillips Branch to the South of our property. Phillips Branch ultimately flows into the Enoree River. The un-named tributary on our site has an established 100-year base flood elevation per FEMA Map 45045C0363E.

SC Hwy. 14 is a six-lane paved road with a two-way turn lane in the median. The road is approximately 88 feet wide. East Suber Road and Gibbs Shoals Road both vary in size due to recent intersection improvements at both major intersections. East Suber is 20' wide at its

smallest width. Gibbs Shoals Road is approximately 30 feet wide at its smallest width. All roads fronting the property are owned and maintained by SCDOT. The East Suber Road and SC Hwy. 14/Gibbs Shoals Road Intersections are signalized with recently improved left/right turn lanes.

Public water mains adequate to serve our site are available along all roads fronting the property owned and maintained by Greer CPW. A gravity sewer trunkline is available to tie to at the intersection of Suber Branch and Suber Road owned and maintained by Greer CPW. The development will need to have a sanitary sewer pump station and force main to pump sewer flows from our site to the gravity sewer trunkline at Suber Branch.

Density & Phasing

The overall density of the project will not exceed (485) residential units. This total includes approximately (165) single-family detached lots, approximately (100) single-family attached townhome units, and approximately (220) multi-family apartment units. This overall density is roughly (6.00) lots/units per acre. This project is expected to be phased. All residential detached lots will be constructed in at least (2) phases. The townhomes will be constructed in at least (2) phases. The multi-family apartments will be constructed in (2-3) phases. All phase lines and construction of the commercial area will be detailed out on the Final Development Plans. If the development proceeds as expected, build-out of all residential lots/units is expected within 5-6 years. Commercial tenants will dictate the phasing of the Commercial Area. It is anticipated that a 50,000 SF grocery anchor will occupy the majority of the property. The remaining 50,000 SF of possible building area will be occupied by commercial retail which could be restaurants, a bank, small retail stores, a car wash, storage facility, professional offices, etc. A more detailed plan will be coordinated with the City of Greer Planning & Zoning Staff once specific tenants are finalized. Layouts, architectural building elevations, and a traffic circulation plan will be approved by the City of Greer prior to any development on the commercial area.

Homes & Materials

1. Single-Family Detached Area

The homes within the community will have a mixture of sizes and price points. We will have (50'), (60'), and (70') wide lots. All the homes in this area will have a minimum 1-car garage and contain at least (2) parking spaces. The minimum square footage per home will be 2,500 SF with most ranging from 3,000 SF – 5,000 SF. The homes may range from 2-5 bedrooms with 1.5-3.5 baths. There is no maximum size for a home. All homes and garages will front directly on proposed interior roads. Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone. Exteriors may contain (1) specific material or combination of all/multiple materials in some cases.

2. Single-Family Attached Area (Townhomes)

The townhomes in the community will be a for sale product. The townhomes within the community will have a 1,500 SF minimum. The units will average 1,567 SF with no maximum size. All units will have a minimum 1-car garage and contain (2) parking spaces.

The garage space is approximately 250 SF. There may also be an optional patio and/or porch installed for each unit. Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone. Exteriors may contain (1) specific material or combination of all/multiple materials in some cases. Building heights will be consistent with a typical 2-story townhome building.

3. Multi-Family Apartments Area

The apartments associated with this development will be a for rent product. These apartments will be your typical garden district apartments. The larger buildings as shown on the Preliminary Development Plan will be (3) stories and approximately 17,000 SF. The larger buildings will contain (48) units. The smaller buildings will be (3) stories and approximately 8,600 SF. The smaller buildings will contain (24) units. The proposed parking for the multi-family area will be provided at an approximate rate of (1.50) spaces per unit and total (324) spaces. The exterior building materials will be similar to the exterior materials for the single-family detached and attached product.

4. Commercial / Retail Area

This area is being marketed as a potential commercial outparcel for a 50,000 SF Grocery Anchor. The total area is approximately 9.58 Acres which could also accommodate 50,000 SF of retail shops and stand along tenants. The maximum square footage of commercial and retail buildings shall be 100,000 SF. Potential tenants could be banks, restaurants, professional offices, a carwash facility, and other potential commercial services that would complement the proposed development and surrounding community. No layouts and/or buildings will be approved within the Commercial/Retail Area without approvals from the City of Greer Planning & Zoning Staff.

Amenities, Landscaping, & Buffers

The proposed development will include approximately 17.78 acres of common area with maximum efforts to preserve existing vegetation/trees around the perimeter property line and along the creek. A minimum 25' buffer/building setback has been established along all property sides. In addition, there is a 50' building setback established along SC Hwy. 14 and a 30' building setback established along East Suber Road and Gibbs Shoals Road. Internal front building setbacks for the single-family attached/detached sections will be no less than 15' or a minimum of 18' from the front of the garage to the edge of the sidewalk. The common areas may consist of disturbed and non-disturbed open space, passive open space, walking trails, water features, dog parks, fire pits, community gathering areas, and community swimming pools with associated parking.

A single or double entrance monument will be installed at our entrance located along SC Hwy. 14 and one of the entrances located along East Suber Road. The owner may elect to install monuments at all entrances into the community. The owner may also elect to install some type of monumentation at the intersections of East Suber Road and SC Hwy. 14 and Gibbs Shoals Road. This monumentation shall be presented to the City of Greer Planning & Zoning Staff for approval prior to any installation. The proposed entrances will be heavily landscaped with shrubs and annual color. The existing road frontages and community areas

(pools, fire pits, dog parks, mail centers, etc.) will be landscaped with more perennial canopy trees, evergreen shrubs, and evergreen bushes. The landscaping plans will be a part of the Final Development Plans submitted to the City of Greer Planning and Zoning Department for approval.

The owner may be allowed to construct a mulched walking trail within the community that would connect to sidewalks running along the roads. The owner may elect to install a pedestrian walking bridge across the creek to make the development a walkable community. The developer intends to work with SCDOT and the City of Greer to try to obtain a pedestrian crosswalk across Gibbs Shoals Road to allow children the ability to walk to school. The stormwater management areas may be dry or wet depending on water sources once the project progresses to the Final Design Phase. The stormwater management areas may have a fence and/or landscaping around the dike which will comply with current regulations. All common areas, landscaping, monuments, street lighting, stormwater management areas, and mail centers will be maintained by the HOA/POA respectively.

Public Utilities

Public water is existing around all road frontages of the site owned and maintained by Greer CPW. Greer CPW also has the ability to serve the site with Natural Gas, Power, and Site Lighting. The owner will work with AT&T and Charter Communications for phone and cable services. Once annexed, the site would be served by the City of Greer Fire District. Sanitation pick-up could be private or in some cases provided by the City of Greer. A new sewer lift station and force main will have to be installed at the intersection of the the bisecting creek and East Suber Road. A force main will be installed along Suber Road to pump sewer flows to the main trunkline at the intersection of Suber Branch and Suber Road. All new water mains, sewer mains, lift station, and force mains will be turned over to Greer CPW once installed and inspected.

Building Setbacks

All the proposed setbacks for this project are as follows:

- 25' minimum perimeter setback along exterior property. (Setback is measured from the exterior property line and/or dedicated right-of-way line.)
- 30' minimum setback along Gibbs Shoals Road & East Suber Road.
- 15' minimum front yard setback. (For internal public roads. There shall be a minimum of 18' from the front of any garage and the edge of the sidewalk. Setback may be greater in some cases.)
- 10' minimum secondary side yard setback. (Corner lots measured from public road r/w)
- 5' minimum side yard setback.
- 10' minimum rear yard setback.

Traffic, Parking, & Circulation Plan

All public/private roads and sidewalks within the development will be constructed to the City of Greer Standards. Private driveways will be constructed in accordance with the approved Final Development Plan. Once the public roads are built and inspected, the roads and sidewalks will be turned over to the City of Greer for operation and maintenance. All public roads shall have a minimum 42' right-of-way width and 22' pavement width. Some of the public roads will have a large right-of-way and pavement width depending on the classification of road and volume/type of vehicular traffic. All roads/drives within the development shall have rolled curb-and-gutter or standard curb-and-gutter along with storm drainage inlets spaced appropriately for conveyance of stormwater to the management areas. The standard curb-and-gutter will be used more in the multi-family and commercial sections. The parking requirements for the community are outlined below:

- Single-Family Detached Area – (2) Parking Spaces per Lot
- Single-Family Attached Area – (2) Parking Spaces per Unit
- Multi-Family Apartment Area – (1.5) Parking Spaces per Unit
- Commercial Area – (5) Parking Spaces per 1,000 SF of Gross Floor Area

Site Lighting

It is the Developer's intent to use Greer CPW for all residential site lighting. Street lights throughout the community will be consistent for all residential areas. Private lighting may be used for the Multi-Family Section and Commercial Areas to light buildings and surface parking. Maximum efforts will be implemented to ensure offsite light pollution. Any private site lighting will be submitted to the City of Greer Planning and Zoning Department for approval.