



AGENDA
BOARD OF ZONING APPEALS
City Hall, 301 E. Poinsett Street, Greer, SC 29651
March 5, 2018 @ 5:30 PM
Public Hearing and Business Meeting

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. February 2018 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. OLD BUSINESS

IV. NEW BUSINESS

- A. BZA 2018-02 (Variance)
BZA 2018-02 - Variance - Reduced Setbacks
- B. BZA 2018-03 (Special Exception)
BZA 2018-03 - Special Exception - Used Car Lot
- C. BZA 2018-04 (Special Exception)
BZA 2018-04 - Special Exception - Church in C-1, Commercial
- D. BZA 2018-05 (Variance)
BZA 2018-05 - Variance - Reduced number of parking spaces.
- E. BZA 2018-06 (Variance)
BZA 2018-06 - Variance - Reduced Front Setback

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
3/5/2018

February 2018 Minutes

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> February 2018 Minutes	2/26/2018	Cover Memo



City of Greer Board of Zoning Appeals Minutes February 5, 2018

Members Present: Allison Ringer, Chairman
Thomas McAbee, Vice Chairman
Steve Griffin
Lisa H. Lynn
Glendora Massey
Robbie Septon

Member(s) Absent: Monica Ragin Hughey

Staff Present: Kelli McCormick, AICP, Planner
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Advisory Meeting

a. Call to Order

Allison Ringer, Chairman, called the meeting to order and read the opening remarks.

Ms. Ringer recognized Kelli McCormick to speak.

Ms. McCormick welcomed two new Board members, Steve Griffin and Robbie Septon.

b. Approval of Minutes from November 6, 2017.

Ms. Lynn made a motion to approve the minutes as submitted. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0. Dr. Hughey was absent from the vote.

II. Public Hearing

February BZA Case

Brandon McMahan read the docket information for BZA 2018-01 and presented several slides with supporting information.

Ms. Ringer opened the public hearing for BZA 2018-01.

There was no one to speak for or against this case. Ms. Ringer closed the public hearing.

III. Election of Officers for 2018

Ms. Lynn nominated Allison Ringer for Chairman. Ms. Massey seconded the nomination.

Ms. Ringer then requested a nomination for Vice Chairman and that the Board vote on a slate of officers.

Ms. Massey nominated Doctor Thomas McAbee as Vice Chairman. Ms. Lynn seconded the nomination. The motions carried with a vote of 6 to 0.

IV. Old Business - None

V. New Business-

Ms. Ringer read a brief statement about conducting the business and opened the business meeting for BZA 2018-01.

The applicant, Chip Lawrence, gave a brief description of the request. He stated they would be cleaning up the property with landscaping and that they would not be developing the area of the property that is in the flood zone.

Dr. McAbee asked the applicant if hazardous materials, such as flammable gas will be stored in the facilities. Mr. Lawrence advised no, there would not be. He stated that he currently owns two business where people are told up front that flammable materials are not permitted to be stored. Dr. McAbee asked if propane tanks were included in that. Mr. Lawrence advised yes, they have a list of items that are not permitted to be stored and propane tanks is one of those items.

Ms. Ringer asked what happens to the propane tanks that are on RV's that need storage. Mr. Lawrence stated that the tanks are emptied before they can be stored.

Mr. McMahan read the staff analysis and recommendation for BZA 2018-01 as follows:

Section 5:8 C-2, Commercial District

This district is established to provide commercial establishments for the convenience of local residents.

5:8.2 Uses Permitted by Special Exception

Mini-Warehouses subject to the following:

- A. Where sites abut residentially zoned properties, buildings adjacent to perimeter must face inward with their doors oriented to the interior of the site.*
- B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.*
- C. The facility shall not be utilized for the storage of flammable chemical substances.*

5:8.5 Screening

A wall, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least 6 feet in height when planted or erected shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

5:8.6 Off- Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

Staff Recommendation: Approval

Ms. Lynn made a motion to approve BZA 2018-01. Ms. Massey seconded the motion. The motion carried with a vote of 6 to 0.

VI. Executive Session – None

VII. Adjourn

There being no other business, Ms. Massey made a motion to adjourn. Ms. Lynn seconded the motion. The motion carried with a vote of 6 to 0. The meeting adjourned at 5:42pm.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
3/5/2018

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
□ Public Hearing Presentation	2/26/2018	Cover Memo



City of Greer, SC

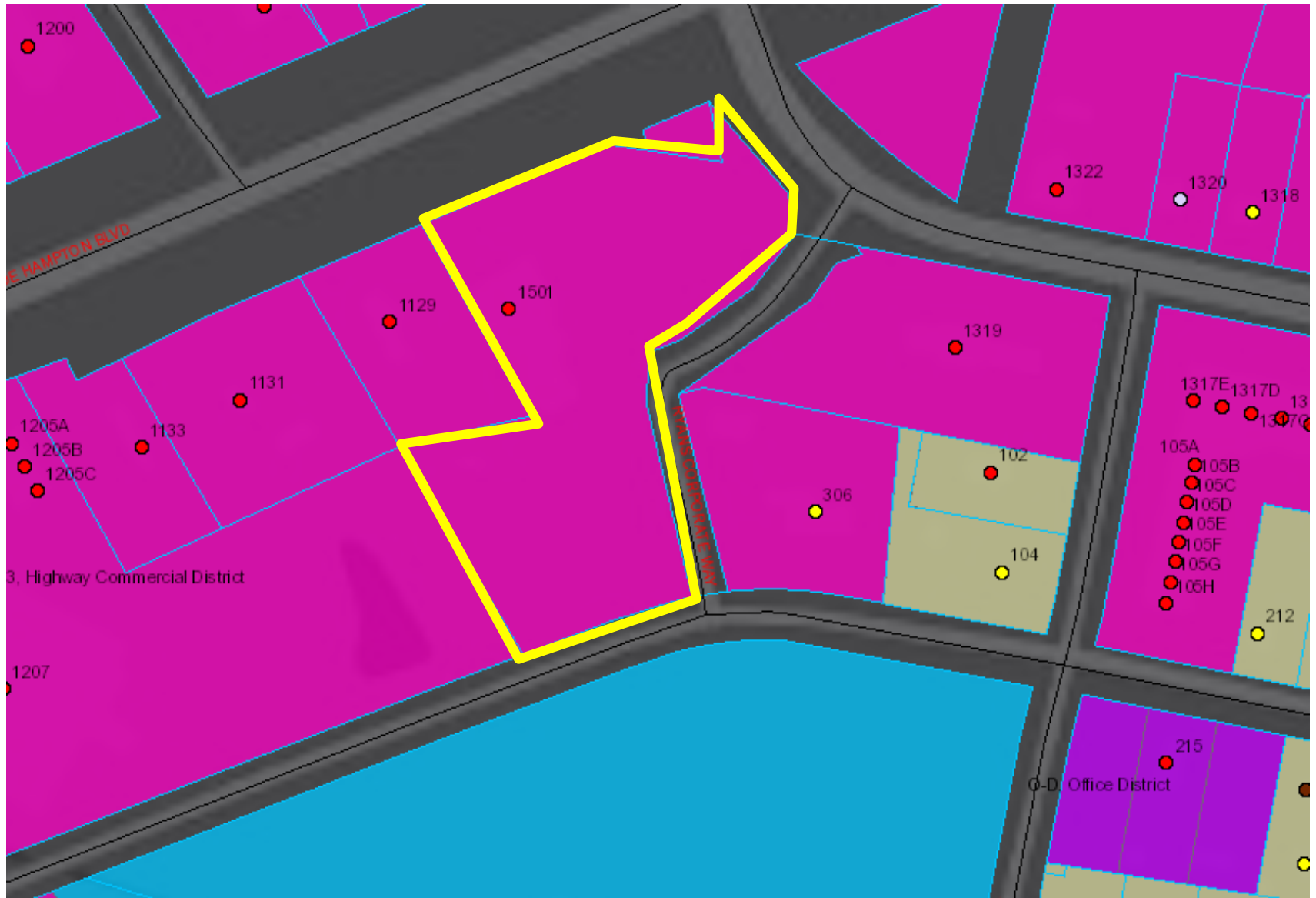
Board of Zoning Appeals

BZA 2018-02

APPLICANT:	SC Greer Poinsett, LLC
ADDRESS:	1501 W. Poinsett St
PARCEL ID NUMBER:	T017010502400
USE SOUGHT:	Variance
REQUEST:	Setback *

* A request for a 25-foot setback along Ryan's Corp. Way

BZA 2018-02



BZA 2018-02



BZA 2018-02





City of Greer, SC

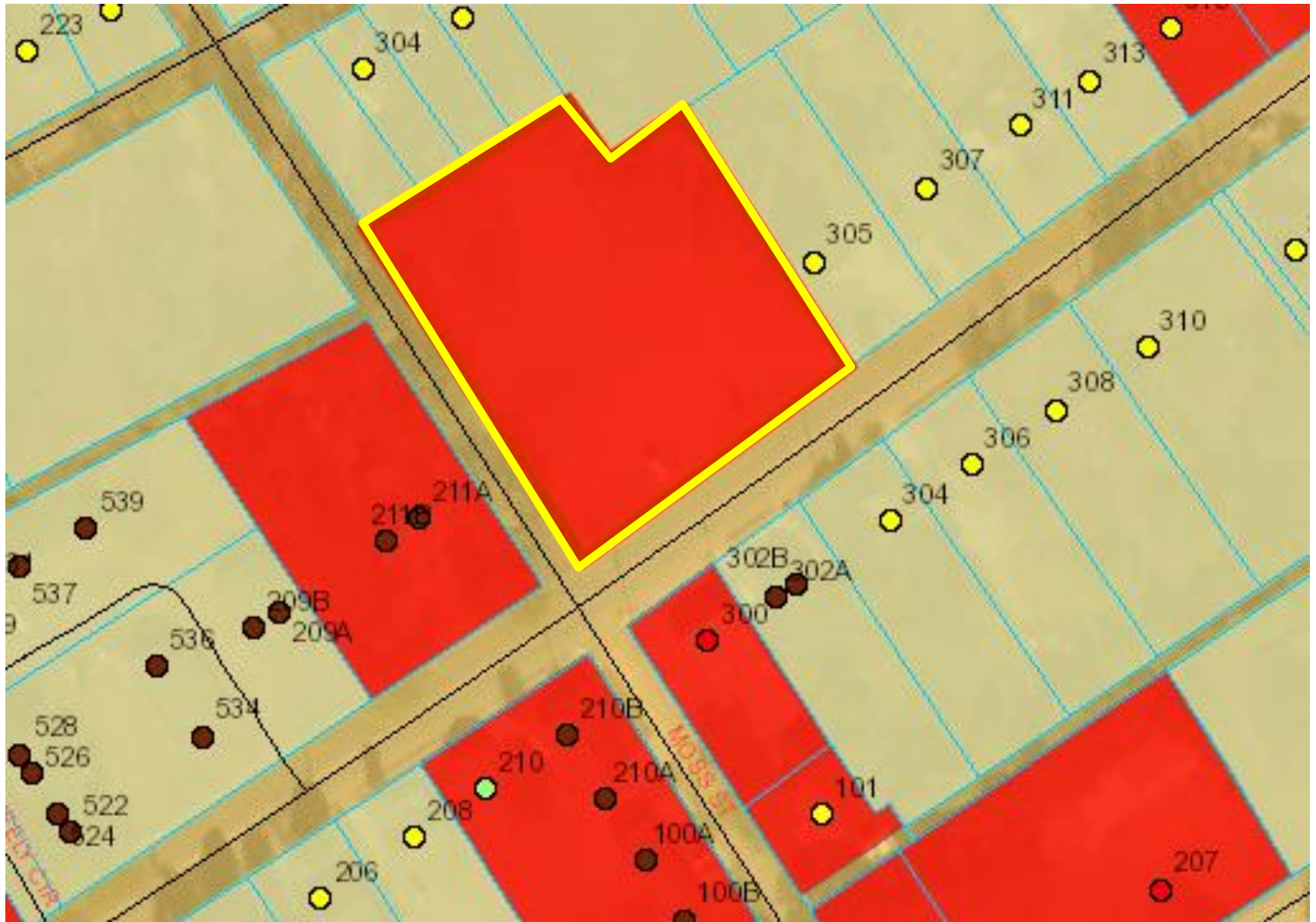
Board of Zoning Appeals

BZA 2018-03

APPLICANT:	A. R. Car Lot, Butch Sims
ADDRESS:	301 Arlington Rd
PARCEL ID NUMBER:	9-03-13-041.00
USE SOUGHT:	Used Car Lot
REQUEST:	Special Exception *

* Section 5:8.2 Use Permitted by Special Exception in C-2, Commercial

BZA 2018-03



BZA 2018-03



BZA 2018-03





City of Greer, SC

Board of Zoning Appeals

BZA 2018-04

APPLICANT:	Grace Community Church of SC
ADDRESS:	139 E. Poinsett St
PARCEL ID NUMBER:	G021000101100, G021000101102, G021000101200
USE SOUGHT:	Church
REQUEST:	Special Exception *

* Section 5:7.3 Use Permitted by Special Exception in C-1, Commercial

BZA 2018-04



BZA 2018-04



BZA 2018-04





City of Greer, SC

Board of Zoning Appeals

BZA 2018-05

APPLICANT:	ER Riverside
ADDRESS:	850 E. Suber Rd
PARCEL ID NUMBER:	0535030102729
USE SOUGHT:	Variance
REQUEST:	Parking*

* Section 6:9.6 Minimum Parking Requirements (Reducing the amount)

BZA 2018-05



BZA 2018-05



BZA 2018-05





City of Greer, SC

Board of Zoning Appeals

BZA 2018-06

APPLICANT:	Nepthali Saldana
ADDRESS:	300 Brown St
PARCEL ID NUMBER:	G006000103400
USE SOUGHT:	Variance
REQUEST:	Setback*

* Section 5:3.3 Minimum Requirements – Residential Lots: requesting a front setback of 12ft from 20ft.

BZA 2018-06



BZA 2018-06



BZA 2018-06





City of Greer, SC

Board of Zoning Appeals



AGENDA
BOARD OF ZONING APPEALS
3/5/2018

BZA 2018-02 (Variance)

Applicant:

BZA 2018-02 - Variance - Reduced Setbacks

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	2/26/2018	Cover Memo
❑ Site plan	2/26/2018	Cover Memo



Board of Zoning Appeals Application
(Variance, Special Exception, Action of Zoning Official)

(All Fees are due at time of submittal. Fees are: \$100 for each Residential Request and \$300 for each Commercial Request)

The applicant hereby appeals: (Check one)

- ☒ Variance – **Form 1**
- ☐ Special Exception – **Form 2**
- ☐ Action of Zoning Official – **Form 3**

****If not the property owner, an Acting Agent Authorization from will be required at the time of submittal. ****

Applicant Information

Name SC Greer Poinsett, LLC

Address 550 South Main Street, Suite 300
Greenville, SC 29601

Contact Number (864) 263-5426

Email brogers@realtylinkdev.com

Property Owner Information

Name SC Greer Poinsett, LLC

Address 550 South Main Street, Suite 300
Greenville, SC 29601

Contact Number (864) 263-5426

Email brogers@realtylinkdev.com

Tax Map Number(s) T017010502400

Property Address(s) 1501 West Poinsett Street, Greer SC

Business Name SC Greer Poinsett Retail Development

Complete one of the following attached forms that corresponds with the variance request.

<u>OFFICE USE ONLY</u>	
Received By <u>BB</u>	Date <u>2-2-18</u>
Staff Recommendation _____	Meeting Date <u>3-5-18</u>



Variance

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provisions of the Zoning Ordinance in Section(s): 5:9.4-1 Front Setback

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Utilize 25' front setback along Walter Brashier Drive for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: The unusual lot configuration of the property and the alignment of Walter Brashier Drive creates

an extremely narrow lot width in the area of the covered patio area and 45' setback from the r/w.

- b. These conditions do not generally apply to other property in the vicinity as shown by: Other properties in the area do not have the issue created by the alignment of Walter Brashier Drive.

- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: Without relief to the current 45' setback the rear building would not be able to constructed to meet the tenant requirements.

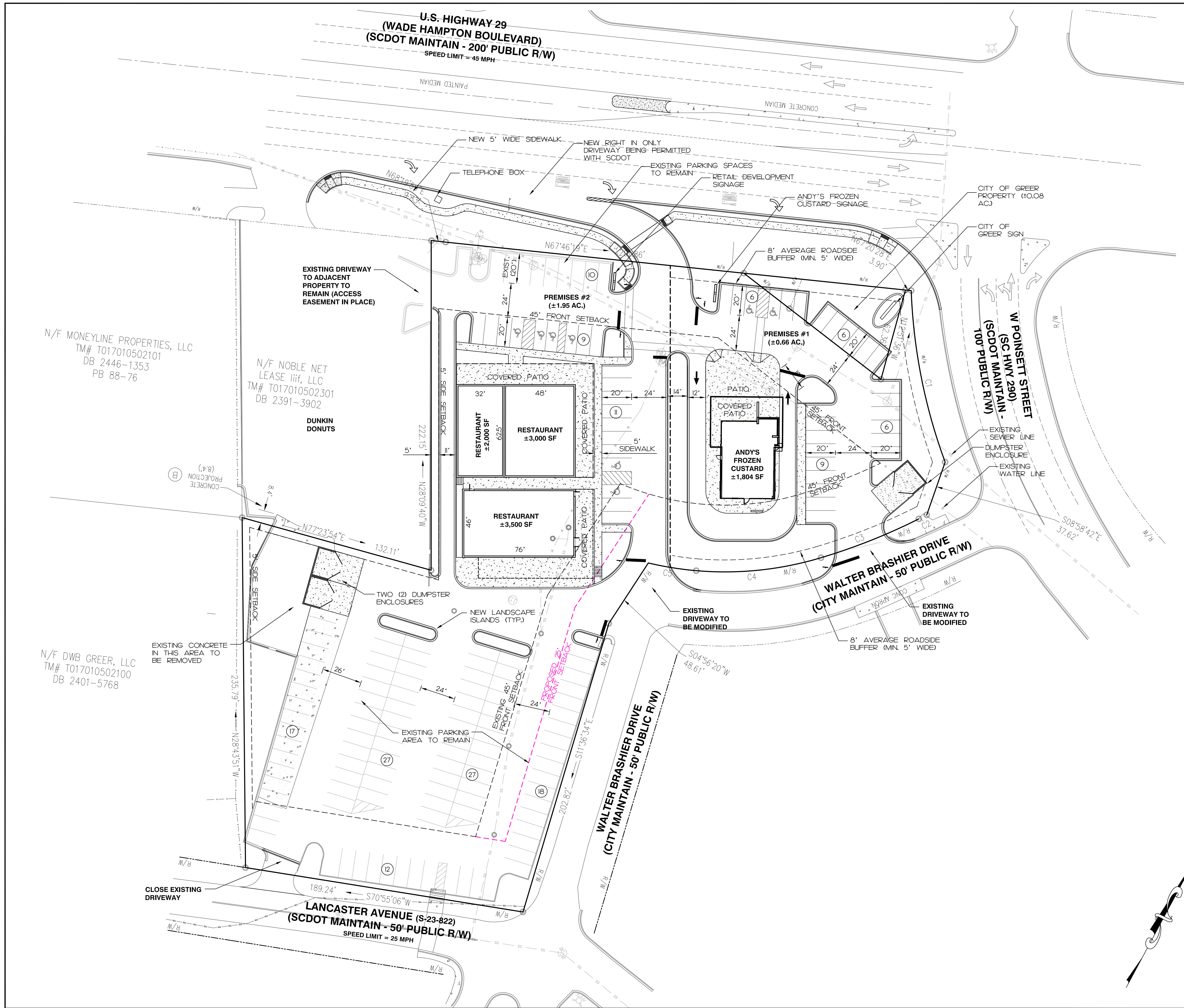
- d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: Redeveloping the site in accordance with City of Greer standards should improve the character of the district. The

variance request for setback is along an adjacent public roadway, therefore no adjacent property will be impacted by proposed redevelopment.


Applicant Signature

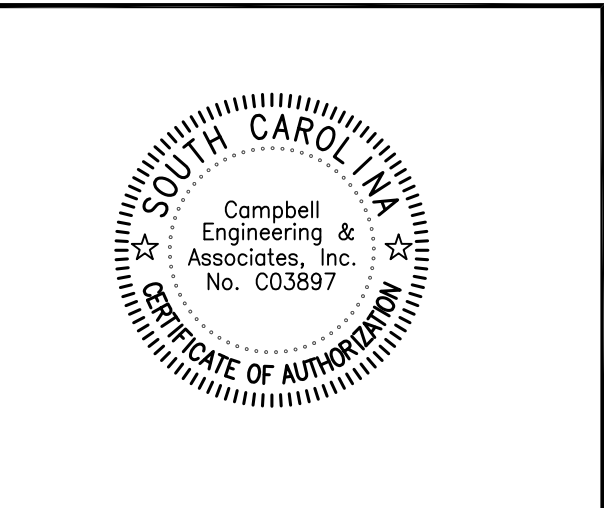
Date

1/31/18



SITE DEVELOPMENT DATA	
ZONING:	C-3
TAX MAP:	#T017010502400
PROPERTY SIZE:	±2.61 AC.
JURISDICTION:	CITY OF GREER
BUILDING SETBACKS:	
FRONT	45' (US HWY 29)
FRONT	25' (WALTER BRASHER)
REAR	20'
MAX ALLOWABLE BUILDING HEIGHT:	45'
PREMISES #1 (FOR REFERENCE ONLY)	
SITE AREA:	±0.66 AC.
LAND USE:	RESTAURANT: ±1,804 SF
PARKING PROVIDED:	27 SPACES
PREMISES #2	
SITE AREA:	±1.95 AC.
LAND USE:	RESTAURANT: 8,500 SF
PARKING PROVIDED:	131 SPACES

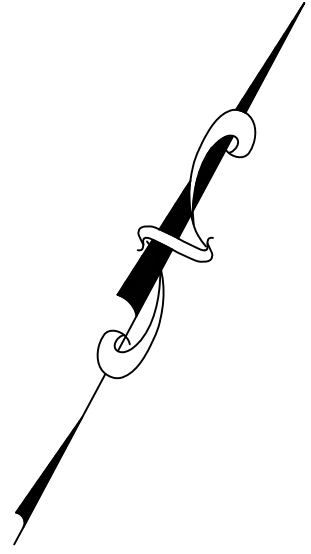
PLANS PREPARED BY:
CAMPBELL
ENGINEERING & ASSOCIATES, INC.
Civil Engineering and Land Planning
31 Boland Court
Greenville, SC 29615
(864) 335-4090
Fax: (864) 335-4095



**SC GREER POINSETT
RETAIL DEVELOPMENT
PREMISES #2**
1501 WEST POINSETT STREET
GREER, SC 29650
CITY OF GREER
GREENVILLE COUNTY

DEVELOPER/OWNER:
SC GREER POINSETT, LLC
550 SOUTH MAIN STREET
SUITE 300
GREENVILLE, SC 29601
(864) 263-5426
FAX: (864) 232-0160
CONTACT: BRETT ROGERS

REVISIONS:	
PROPOSED SETBACK VARIANCE	01/29/18
CHECKED BY:	TWC
DRAWING BY:	FSE
DATE:	01/05/18
JOB NUMBER:	
TITLE:	CONCEPTUAL SITE PLAN
SHEET NUMBER:	C-1.0
COMMENTS:	



811
Know what's below.
Call before you dig.

0 30' 60' 90'
1" = 30'

Category Number: III.
Item Number: C.



AGENDA
BOARD OF ZONING APPEALS
3/5/2018

BZA 2018-03 (Special Exception)

Applicant:

BZA 2018-03 - Special Exception - Used Car Lot

ATTACHMENTS:

Description	Upload Date	Type
□ Application	2/26/2018	Cover Memo



Board of Zoning Appeals Application
(Variance, Special Exception, Action of Zoning Official)

(All Fees are due at time of submittal. Fees are: \$100 for each Residential Request and \$300 for each Commercial Request)

The applicant hereby appeals: (Check one)

- ☐ Variance – Form 1
☒ Special Exception – Form 2
☐ Action of Zoning Official – Form 3

****If not the property owner, an Acting Agent Authorization from will be required at the time of submittal. ****

Applicant Information

Name Buten Sims
Address 107 Stoke St
Greer SC 29651
Contact Number 864 354 3300
Email _____

Property Owner Information

Name _____
Address SAME
Contact Number _____
Email _____

Tax Map Number(s) 9-03-13-041-00 ✓

Property Address(s) 301 ARLINGTON Rd ✓

Business Name A.R. - Car Lot

Complete one of the following attached forms that corresponds with the variance request.

OFFICE USE ONLY	
Received By <u>BB</u>	Date <u>1-30-18</u>
Staff Recommendation <u>Approval</u>	Meeting Date <u>3-5-18</u>



Special Exception


1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described in the Notice of Appeals as: _____

_____ Car Lot _____

which is a permitted special exception under the district regulation in Section(s) _____ of the Zoning Ordinance.

2. Applicant will meet the standards in Section(s) _____ of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance:



Applicant Signature

Date 1-30-18

Category Number: III.
Item Number: D.



AGENDA
BOARD OF ZONING APPEALS
3/5/2018

BZA 2018-04 (Special Exception)

Applicant:

BZA 2018-04 - Special Exception - Church in C-1, Commercial

ATTACHMENTS:

Description	Upload Date	Type
□ Application	2/26/2018	Cover Memo



Board of Zoning Appeals Application
(Variance, Special Exception, Action of Zoning Official)

(All Fees are due at time of submittal. Fees are: \$100 for each Residential Request and \$300 for each Commercial Request)

The applicant hereby appeals: (Check one)

- ☐ Variance – Form 1
- ☒ Special Exception – Form 2
- ☐ Action of Zoning Official – Form 3

****If not the property owner, an Acting Agent Authorization from will be required at the time of submittal. ****

Applicant Information

Name Grace Community Church of South Carolina
Address 2801 Polk Rd
Greenville S.C. 29615
Contact Number 864.420.2504
Email jrandolph@gracechurchsc.org
% Jeff Randolph

Property Owner Information

Name Mutual Home Store of Greer S.C.
Address P.O. Box 506
Greer S.C. 29652
Contact Number 864.630.5519
Email _____

Tax Map Number(s) 6021000101200, 6021000101100, 6021000101102

Property Address(s) 139/141 E. Poinsett Street Greer, S.C.

Business Name Grace Community Church of South Carolina

Complete one of the following attached forms that corresponds with the variance request.

OFFICE USE ONLY

Received By _____ Date _____

Staff Recommendation _____ Meeting Date _____



Special Exception

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described in the Notice of Appeals as: a church

which is a permitted special exception under the district regulation in Section(s) 5:7.3 of the Zoning Ordinance.

2. Applicant will meet the standards in Section(s) 5:7.3 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:

N/A

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance:

N/A


Applicant Signature

Date Feb 9 2018



AGENDA
BOARD OF ZONING APPEALS
3/5/2018

BZA 2018-05 (Variance)

Applicant:

BZA 2018-05 -Variance - Reduced number of parking spaces.

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	2/26/2018	Cover Memo
❑ Site Plan	2/26/2018	Cover Memo



Board of Zoning Appeals Application
(Variance, Special Exception, Action of Zoning Official)

(All Fees are due at time of submittal. Fees are: \$100 for each Residential Request and \$300 for each Commercial Request)

The applicant hereby appeals: (Check one)

- ☒ Variance – **Form 1**
- ☐ Special Exception – **Form 2**
- ☐ Action of Zoning Official – **Form 3**

****If not the property owner, an Acting Agent Authorization from will be required at the time of submittal. ****

Applicant Information

Name EA RIVERSIDE, LLC

Address 9115 HARRIS CORPERS HWY
SITE 210, CHARLOTTE, NC 28269

Contact Number (704) 363-609

Email CLAMACK@ELEVATIONREC.COM

Property Owner Information

Name _____

Address _____

Contact Number _____

Email _____

Tax Map Number(s) 0535030102729

Property Address(s) 850 E. SUBER ROAD

Business Name RIVERSIDE CROSSING SHOPPING CENTER

Complete one of the following attached forms that corresponds with the variance request.

OFFICE USE ONLY

Received By _____ Date _____

Staff Recommendation _____ Meeting Date _____

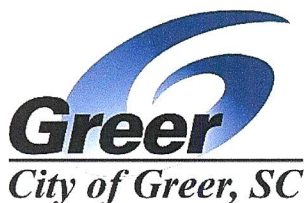


Variance

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provisions of the Zoning Ordinance in Section(s): 6.9.6 - MINIMUM PARKING REQUIREMENTS so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: RIVERSIDE CROSSING SITE PLAN for which a permit has been ~~denied~~ by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.
2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: RESTRICTED SIZE DUE TO TOPOGRAPHY & DUE POWER EASEMENT. ZONING HAS APPROVED SITE AS BUILT
 - b. These conditions do not generally apply to other property in the vicinity as shown by: ONLY SHOPPING CENTER IN THIS AREA
 - c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: BUILDABLE AREA WOULD BE LIMITED DUE TO SIZE OF GROCERY STORE
 - d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: PARKING FOR SURROUNDING FACILITIES WOULD IN NO WAY BE IMPACTED


Applicant Signature

Date 2/9/18

Action of Zoning Official

1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described in the Notice of Appeal on the ground that:

☒ granting an application for a permit to PARKING REQUIREMENT REDUCTION
☐ denial of an application for a permit to _____

was erroneous and contrary to provisions of the zoning ordinance in Section 6.9.6

or other action or decision of the Zoning Official was erroneous as follows:

ZONING OFFICIAL AT THE TIME CENTER WAS BUILT APPROVED SITE PLAN WITH UNDERSTANDING THAT PARKING DID NOT MEET REQUIREMENTS

2. Applicant is aggrieved by the action or decision in that:

DUE TO SALE OF THE PROPERTY AND TITLE ISSUES, APPLICANT DESIRES TO CORRECT ISSUE WITH THIS REQUEST.

3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:

PARKING DOES NOT MEET ZONING STANDARDS ALTHOUGH ZONING HAD APPROVED SITE PLAN PRIOR TO OPENING OF SHOPPING CENTER

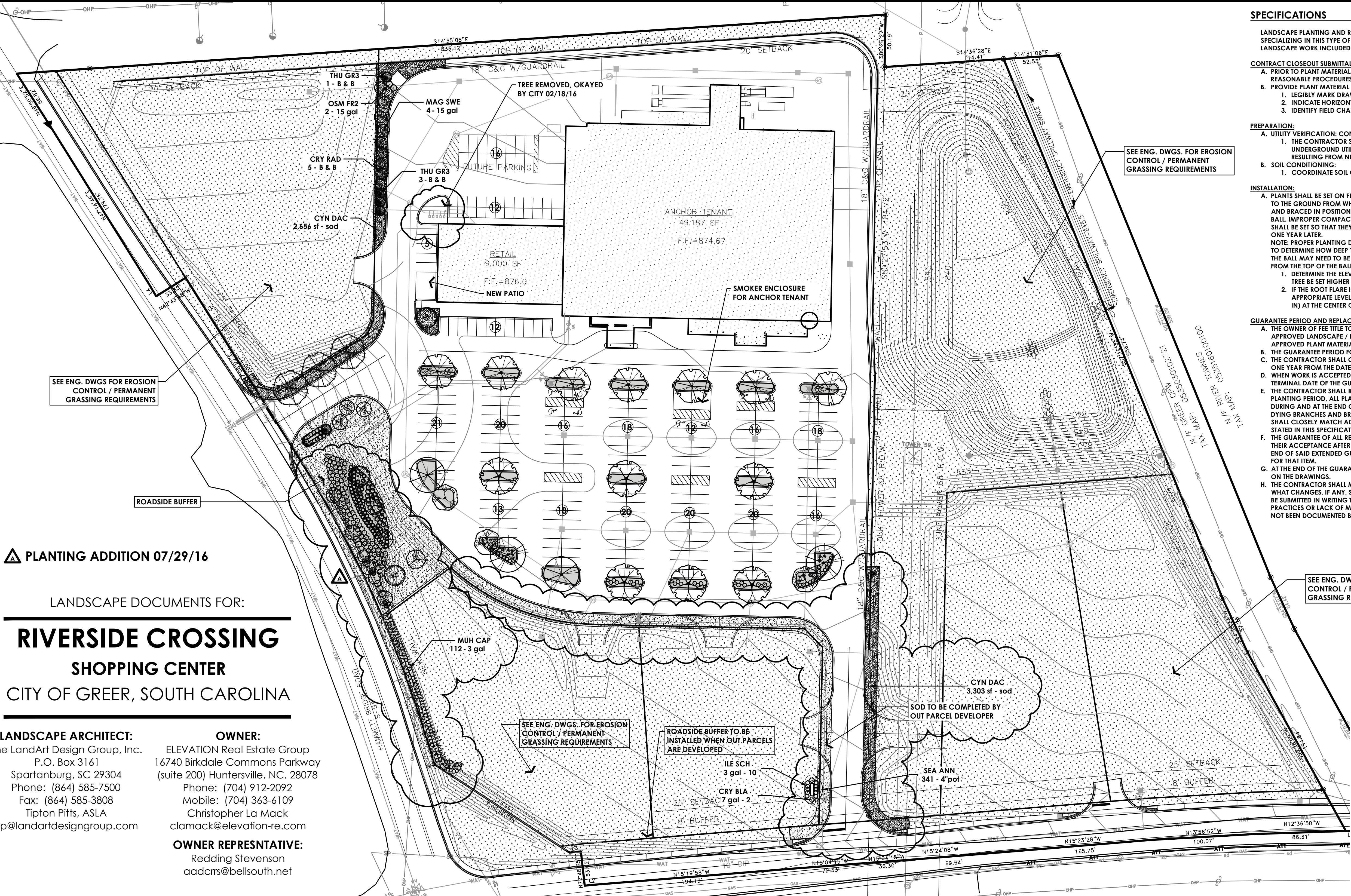
4. Applicant request the following relief:

REDUCE PARKING REQUIREMENT FROM 5.5 SPACES PER 1,000 SF. DOWN TO _____ SPACES PER 1,000 SF, OR A TOTAL OF _____ SPACES.

Applicant Signature

Date 2/9/18

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PLANTING ADDITION 07/29/16

LANDSCAPE DOCUMENTS FOR: RIVERSIDE CROSSING SHOPPING CENTER CITY OF GREER, SOUTH CAROLINA

LANDSCAPE ARCHITECT:
The LandArt Design Group, Inc.
P.O. Box 3161
Spartanburg, SC 29304
Phone: (864) 585-7500
Fax: (864) 585-3808
Tipton Pitts, ASLA
tip@landartdesigngroup.com

OWNER:
ELEVATION Real Estate Group
16740 Birkdale Commons Parkway
(suite 200) Huntersville, NC. 28078
Phone: (704) 912-2092
Mobile: (704) 363-6109
Christopher La Mack
clamack@elevation-re.com

OWNER REPRESENTATIVE:
Redding Stevenson
aadcrs@bellsouth.net

SPECIFICATIONS

LANDSCAPE PLANTING AND RELATED WORK SHALL BE PERFORMED BY A FIRM WITH A MINIMUM OF FIVE YEARS EXPERIENCE SPECIALIZING IN THIS TYPE OF WORK. ALL CONTRACTORS AND THEIR SUB-CONTRACTORS WHO WILL BE PERFORMING ANY LANDSCAPE WORK INCLUDED IN THIS SECTION OF THE SPECIFICATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

CONTRACT CLOSEOUT SUBMITTALS:

1. PRIOR TO PLANT MATERIAL ACCEPTANCE, SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS RECOMMENDING ADEQUATE AND REASONABLE PROCEDURES FOR MAINTENANCE OF PLANT MATERIALS.
2. PROVIDE PLANT MATERIAL RECORD DRAWINGS:
 1. LEGIBLY MARK DRAWINGS TO RECORD ACTUAL CONSTRUCTION.
 2. INDICATE HORIZONTAL LOCATIONS REFERENCED TO PERMANENT SURFACE IMPROVEMENTS.
 3. IDENTIFY FIELD CHANGES OF DIMENSION AND DETAIL AND CHANGES MADE BY CHANGE ORDER.

PREPARATION:

1. UTILITY VERIFICATION: CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO ANY UNMARKED UTILITY.
 1. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITY LINES IN THE AREA OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. SOIL CONDITIONING:
 1. COORDINATE SOIL CONDITIONING WITH SOIL TESTING.

INSTALLATION:

1. PLANTS SHALL BE SET ON FLAT-TAMPED OR UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG, UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS MUST BE SET PLUMB AND BRACED IN POSITION UNTIL TOPSOIL OR PLANTING MIX HAS BEEN PLACED AROUND THE BASE OF THE ROOT BALL. IMPROPER COMPACTING OF THE SOIL AROUND THE ROOT BALL MAY RESULT IN THE TREE SETTLING OR LEANING. PLANTS SHALL BE SET SO THAT THEY WILL BE AT THE SAME DEPTH AND SO THAT THE ROOT BALL DOES NOT SHIFT OR MOVE LATERALLY ONE YEAR LATER.
2. NOTE: PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE. IT IS IMPORTANT TO DETERMINE HOW DEEP THE ROOT FLARE IS IN THE BALL BEFORE IT IS PLACED IN THE PLANTING HOLE. SOMETIMES THE TOP OF THE BALL MAY NEED TO BE RAISED UNTIL THE ROOT FLARE IS AT THE PROPER PLANTING DEPTH AND/OR SOIL MUST BE REMOVED FROM THE TOP OF THE BALL.
 1. DETERMINE THE ELEVATION OF THE ROOT FLARE AND ENSURE THAT IT IS PLANTED AT GRADE. THIS MAY REQUIRE THAT THE TREE BE SET HIGHER THAN THE GRADE IN THE NURSERY.
 2. IF THE ROOT FLARE IS LESS THAN 50 MM (2 IN) BELOW THE SOIL LEVEL OF THE ROOT BALL, PLANT AT THE TREE THE APPROPRIATE LEVEL ABOVE THE GRADE TO SET THE FLARE EVEN WITH THE GRADE. IF THE FLARE IS MORE THAN 50 MM (2 IN) AT THE CENTER OF THE ROOT BALL THE TREE SHALL BE REJECTED.

GUARANTEE PERIOD AND REPLACEMENT:

1. THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE / PLANTING PLAN, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE APPROVED PLANT MATERIAL, AS REQUIRED BY THE ORDINANCE.
2. THE GUARANTEE PERIOD FOR TREES AND SHRUBS SHALL BEGIN AT THE DATE OF ACCEPTANCE.
3. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE IN HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
4. WHEN WORK IS ACCEPTED IN PARTS, THE GUARANTEE PERIODS EXTEND FROM EACH OF THE PARTIAL ACCEPTANCES TO THE TERMINAL DATE OF THE GUARANTEE OF THE LAST ACCEPTANCE. THUS, ALL GUARANTEE PERIODS TERMINATE AT ONE TIME.
5. THE CONTRACTOR SHALL REPLACE, WITHOUT COST, AS SOON AS WEATHER CONDITIONS PERMIT, AND WITHIN A SPECIFIED PLANTING PERIOD, ALL PLANTS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD. TO BE CONSIDERED ACCEPTABLE, PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS AND SHALL BEAR FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION.
6. THE GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF THEIR ACCEPTANCE. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTED DURING OR AT THE END OF SAID EXTENDED GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT MAY ELECT SUBSEQUENT REPLACEMENT OR CREDIT FOR THAT ITEM.
7. AT THE END OF THE GUARANTEE, THE CONTRACTOR SHALL RESET GRADES THAT HAVE SETTLED BELOW THE PROPOSED GRADES ON THE DRAWINGS.
8. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS, AT NO EXTRA COST, DURING THE GUARANTEE PERIOD TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE IN THE MAINTENANCE PROGRAM. IF CHANGES ARE RECOMMENDED, THEY SHALL BE SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT. CLAIMS BY THE CONTRACTOR THAT THE OWNER'S MAINTENANCE PRACTICES OR LACK OF MAINTENANCE RESULTED IN DEAD OR DYING PLANTS WILL NOT BE CONSIDERED IF SUCH CLAIMS HAVE NOT BEEN DOCUMENTED BY THE CONTRACTOR DURING THE GUARANTEE PERIOD.

CITY OF GREER LANDSCAPE CALCULATIONS

SECTION 62.11 LANDSCAPING OF PARKING AREA

TOTAL 264 PARKING SPACES

REQUIRED: (1) TREE FOR EVERY (15) SPACES=17.6

PROVIDED: 22 TREES

REQUIRED: (1) SHRUB FOR EVERY (5) SPACES= 53

PROVIDED: 78 SHRUBS

ROADSIDE BUFFERS

TOTAL 180 LINEAR FEET OF FRONTAGE

REQUIRED: (WHERE EXISTING OVERHEAD POWER)

(2) SMALL TREES PER 40 FEET = 6 SMALL TREES, AND SHRUBS

SPACED TO PROVIDE A CONTINUOUS EVERGREEN HEDGE

WITHIN (3) YEARS OF INSTALLATION.

PROVIDED: 6 SMALL TREES & CONTINUOUS EVERGREEN

HEDGE.

6.9.13(B) LANDSCAPING FOR LOADING AREAS, INCLUDING

GARBAGE DUMPSTERS; EVERGREEN PLANT MATERIAL

WHICH CAN BE EXPECTED TO REACH A MINIMUM

HEIGHT OF SIX FEET WITHIN THREE YEARS OF PLANTING.

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	PREMIUM LONGLEAF PINE STRAW MULCH (45 SF. PER BALE)	1,434 SF	

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	DOUBLE HAMMERED HARDWOOD MULCH (3" THICK)	98.94 CY	

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
ACE BUE	3	ACER BURGERSIANUM / TRIDENT MAPLE	8" B & B	2" CAL	14" MIN.
ACE BR2	4	ACER RUBRUM / BRANDYWINE	8" B & B	3" CAL	16" MIN.
BET DUR	3	BETULA NIGRA "DURAHEAT" / DURAEAT RIVER BIRCH	8" B & B	10" MIN.	
CRY RAD	7	CRYPTOMERIA JAPONICA "RADICANS" / RADICANS CRYPTOMERIA	8" B & B	8" MIN.	
LAG MYR	5	LAGERSTROEMIA X "RED ROCKET" / RED ROCKET CREPE MYRTLE	8" B & B	10" MIN.	
MAG SWE	6	MAGNOLIA VIRGINIANA / SWEET BAY	15 GAL	2" CAL	14" MIN.
QUE LVR	6	QUERCUS LYRATA / OVERCUP OAK	8" B & B	3" CAL	16" MIN.
QUE HIG	6	QUERCUS PHELLOS "HIGHTOWER" / HIGHTOWER WILLOW OAK	8" B & B	2" CAL	
SAL BAB	3	SALIX BABYLONICA / WEEPING WILLOW	8" B & B	2" CAL	
THU GR3	5	THUJA STANDISHII X PLICATA "GREEN GIANT" / GREEN GIANT ARBORVITAE	8" B & B	8" MIN.	
ULM PRI	7	ULMUS AMERICANA "PRINCEITON" / PRINCETON ELM	8" B & B	3" CAL	16" MIN.

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
CRY BLA	4	CRYPTOMERIA JAPONICA "BLACK DRAGON" / BLACK DRAGON JAPANESE CEDAR	7 GAL	
ILE BUR	16	ILEX CORNUTA "BURFORDII NANA" / DWARF BURFORD HOLLY	3 GAL	
ILE CA2	26	ILEX CORNUTA "CARISSA" / CARISSA HOLLY	3 GAL	
ILE SCH	26	ILEX VOMITORIA "SCHILLINGS DWARF" / DWARF YAUPON HOLLY	3 GAL	
JUN PLU	17	JUNIPERUS PROCEMBENS "NANA" / PROCEMBENS JUNIPER	3 GAL	
LIGUS SIN	74	LIGUSTRUM SINENSE "SUNSHINE" / SUNSHINE LIGUSTRUM	3 GAL	
LIR BIG	18	LIRIOPE MUSCARI "BIG BLUE" / BIG BLUE LILYTURF	1 GAL	
MIS SIN	80	MISCANTHUS SINENSIS "ADAGIO" / ADAGIO EULALIA GRASS	3 GAL	
MUL CAP	112	MULLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL	
OSM FR2	8	OSMANTHUS X FORTUNEI "FRUITLANDI" / FRUITLAND'S FORTUNE TEA OLIVE	15 GAL	
ROS PE7	19	ROSA MEIDLAND SERIES "PEACH DRIFT" / PEACH DRIFT ROSE	3 GAL	
ROS RAD	26	ROSA X "KNOCKOUT" TM / KNOCKOUT ROSE	3 GAL	
YUC COL	354.395 SF	YUCCA FILAMENTOSA "COLOR GUARD" / COLOR GUARD YUCCA	3 GAL	

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME
CYN DAC	28,244 SF	CYNODON DACTYLON '419' / 419 HYBRID BERMUDA GRASS
SEA ANN	341	SEASONAL ANNUALS / SEASONAL ANNUALS
SEE SEE	354.395 SF	SEED MIX / PERMANENT GRASSING (SEE ENG. SPEC.)

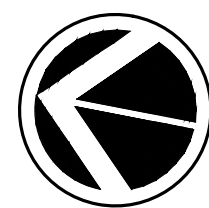


Know what's below.
Call before you dig.

SHEET INDEX

L1 OVERALL LANDSCAPE PLAN
L2 DETAILED LANDSCAPE PLAN

OVERALL LANDSCAPE PLAN



0 50 100 150 feet
SCALE: 1" = 50'

1 OVERALL LANDSCAPE PLAN

SCALE: 1"=50'

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER BRANCHES, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OR BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN) HIGHER IN SLOWLY DRAINING SOILS.

200 MM (8 IN)

50 MM (2 IN) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

1800 MM (6 FT) DIA. MIN. 2400 MM (8 FT) DIA. PREFERRED

100 MM (4 IN) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL. REMOVE ALL WIRE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET FROM PLANT AND FOLD DOWN 200 MM (8 IN) INTO PLANTING HOLE.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

12" W.C. 24" MEDIAN 12" W.C. 24" MEDIAN

3" MULCH LAYER

REMOVE ALL BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL

WATER SAUCER

SET BALL 2" HIGHER THAN FINISHED GRADE

3" MULCH LAYER

BERM

(3) 2x4 STAKES, 2'6" LONG

PLANTING SOIL

12" W.C. 24" MEDIAN 12" W.C. 24" MEDIAN

12" W.C. 24" MEDIAN 12" W.C. 24" MEDIAN

12" W.C. 24" MEDIAN 12" W.C. 24" MEDIAN

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Plot Time: 3/23/2017 8:13:53 AM

12" W.C. 24" MEDIAN 12" W.C. 24" MEDIAN

12" W.C. 24" MEDIAN 12" W.C. 24" MEDIAN

12" W.C. 24" MEDIAN 12" W.C. 24" MEDIAN

RIVERSIDE CROSSING SHOPPING CENTER
PREPARED FOR: GEMINI REAL ESTATE ADVISORS
CITY OF GREER, SOUTH CAROLINA

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info@landartdesigngroup.com

SHEET TITLE:
OVERALL LANDSCAPE PLAN

JOB #:

11025-00

DATE:

12/09/15

DRAWN:

CL/TP/AQ

APPROVED:

TP

REVISIONS:

1. SUBMIT TO CITY OF GREER

2. SITE PLAN REVISION

3. PLANTING ADDITION

4. PARKING LOT REVISION

5.

6.

08/22/14

12/09/15

07/29/16

03/22/17

03/22/17

03/22/17

03/22/17

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03/22/17

This detailed landscape plan illustrates the proposed plantings and hardscape for a site. The plan includes numerous plant callouts with species names and quantities, such as CYN DAC (2,162 sf - sod), QUE LVR (3 - B & B), MIS SIN (3 - 3 gal), ILE SCH (6 - 3 gal), ROS PE7 (4 - 3 gal), YUC COL (3 - 3 gal), CRY BLA (1 - 7 gal), LIR BIG (18 - 1 gal), CRY BLA (1 - 7 gal), ILE SCH (10 - 3 gal), CYN DAC (19,729 sf - sod), LAG MYR (1 - B & B), MIS SIN (2 - 3 gal), ILE BUR (10 - 3 gal), LAG MYR (1 - B & B), OSM FR2 (3 - 15 gal), MAG SWE (1 - 15 gal), ILE BUR (3 - 3 gal), LAG MYR (1 - B & B), ILE BUR (3 - 3 gal), MAG SWE (1 - 15 gal), OSM FR2 (3 - 15 gal), MIS SIN (3 - 3 gal), BET DUR (1 - B & B), LAG MYR (1 - B & B), MIS SIN (3 - 3 gal), SAL BAB (1 - B & B), ACE BUE (1 - B & B), YUC COL (5 - 3 gal), ACE BUE (1 - B & B), JUN PLU (3 - 3 gal), MIS SIN (2 - 3 gal), ILE CA2 (3 - 3 gal), ACE BR2 (1 - B & B), YUC COL (5 - 3 gal), JUN PLU (4 - 3 gal), QUE HIG (1 - B & B), ILE CA2 (6 - 3 gal), QUE HIG (1 - B & B), ILE CA2 (6 - 3 gal), QUE HIG (1 - B & B), ILE CA2 (6 - 3 gal), YUC COL (3 - 3 gal), MIS SIN (2 - 3 gal), QUE HIG (1 - B & B), ILE CA2 (5 - 3 gal), JUN PLU (5 - 3 gal), ILE CA2 (5 - 3 gal), YUC COL (3 - 3 gal), ACE BUE (1 - B & B), JUN PLU (5 - 3 gal), and ILE CA2 (5 - 3 gal). The plan also shows hardscape elements like sidewalks, patios, and a building footprint. A north arrow and a scale bar (1" = 20') are provided. The plan is titled 'DETAILED LANDSCAPE PLAN' and includes a list of planting notes.

1 DETAILED LANDSCAPE PLAN
L2 SCALE: 1"=20'

PLANTING NOTES

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPED OR CONTAINER GROWN. ALL PLANT MATERIAL MUST ADHERE TO ANSI Z60.1-2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT BALLS AND CONTAINER SIZES.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
4. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
5. SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.
6. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
7. ROOT FLARE OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE. PULL MULCH BACK 6 IN. FROM ROOT FLARE.
8. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.
9. TREE PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING MUST BE FOLLOWED.
10. CONTRACTOR SHALL TEST SOIL pH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
11. ALL PLANT BEDS TO RECEIVE 3" DEEP HARDWOOD MULCH.
12. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
13. ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE AS SHOWN ON THE IRRIGATION PLAN.
14. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
15. PREEMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
16. PLANT BED SHALL BE TESTED FOR pH AND AMENDED PRIOR TO INSTALLATION.
17. ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SET FORTH BY "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2004 PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
18. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
19. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
20. ALL TREES MUST BE STRAIGHT TRUNK, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
21. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTOR'S EXPENSE.
22. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES REQUIREMENTS.
23. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
24. BALLED AND BURLAP MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRIPS REMOVED.
25. CONTRACTORS SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LISTS, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
26. TURF GRASS SHALL BE PLANTED AFTER ALL PLANTS ARE INSTALLED AND MULCHED. SEED AND/OR SOD BED PREPARATIONS BY MEANS OF PULVERIZATION TO LOOSEN SOIL. SMOOTH AND FINE GRADE AREA REMOVING ANY ROCKS, ROOTS, TRASH, AND CLODS OVER ENTIRE AREA.
27. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE OWNER AND LANDSCAPE ARCHITECT ACCEPT CONSTRUCTION IN FULL.
28. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR 12 MONTHS ESTABLISHMENT PERIOD FOLLOWING DATE OF COMPLETED CONSTRUCTION.

File name: F:\Projects\11025\11025-00\pdata\RC-Landscape.DWG

811
Know what's below.
Call before you dig.

LANDSCAPE ARCHITECT:
The LandArt Design Group, Inc.
P.O. Box 3161
Spartanburg, SC 29304
Phone: (864) 585-7500
Fax: (864) 585-3808
Tipton Pitts, ASLA
tip@landartdesigngroup.com

DETAILED LANDSCAPE PLAN

0 20 40 60 feet
SCALE: 1" = 20'



AGENDA
BOARD OF ZONING APPEALS
3/5/2018

BZA 2018-06 (Variance)

Applicant:

BZA 2018-06 - Variance - Reduced Front Setback

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	2/26/2018	Cover Memo
❑ Site Plan	2/26/2018	Cover Memo



Board of Zoning Appeals Application
(Variance, Special Exception, Action of Zoning Official)

(All Fees are due at time of submittal. Fees are: \$100 for each Residential Request and \$300 for each Commercial Request)

The applicant hereby appeals: (Check one)

- ☒ Variance – **Form 1**
- ☐ Special Exception – **Form 2**
- ☐ Action of Zoning Official – **Form 3**

****If not the property owner, an Acting Agent Authorization from will be required at the time of submittal. ****

Applicant Information

Name NEPTHALI SALDANA
Address 308 BROWN ST
GREER SC 29650
Contact Number 864-567-6628
Email _____

Property Owner Information

Name NEPTHALI SALDANA
Address 308 BROWN ST
GREER SC 29650
Contact Number 864-567-6628
Email _____

Tax Map Number(s) 6004000103400

Property Address(s) 308 BROWN ST GREER SC 29650

Business Name _____

Complete one of the following attached forms that corresponds with the variance request.

OFFICE USE ONLY

Received By _____ Date _____

Staff Recommendation _____ Meeting Date _____



Variance

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provisions of the Zoning Ordinance in Section(s): Land development regulation article 8.3, ^{Pursuit to table 8.1.} so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: A open car port extending 15 ft. from the street. for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.
2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: Please see attached)
 - b. These conditions do not generally apply to other property in the vicinity as shown by: (Please see attached)
 - c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: (Please see attached)
 - d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: (Please see attached)

Nepthali Saldama

Applicant Signature

Date 02-12-18

Greenville County, SC



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

Map Scale
1 inch = 40 feet
2/12/2018