



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

November 6, 2020

Nicholas Myers
Seamon Whiteside
408 Rhett St. STE 101
Greenville, SC 29601

RE: Bel Aire Dr Staff Comment letter; CZ-2020-79

Dear Mr. Myers,

Below are Staff's comments regarding the FRD submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

Page 1

1. Under Max Density, please show 5 unit per acre, since the 4.6 units per 2.8 acres is only 12.88 units.
2. Under Use in the table, please revise to read Single-Family Detached Residential.
3. Include information regarding the establishment of an HOA under item number two.
4. Under item number three, please revise "houses is anticipated" to read "houses are anticipated".

Page 2

1. In the first paragraph, please revise "Belaire" to read "Bel Aire". Also, please review the entire document and make this revision on other references to this road name.
2. At the end of the first paragraph, please add the approximate distance to the existing bus stop mentioned.

Page 3

1. First paragraph, please add "and examples" between "additional information" and "on appearances".
2. At the bottom of the second paragraph, you mention meeting the Tree Ordinance. Your plan only shows one tree, whereas the tree ordinance requires two new trees per lot. If you do not plan to meet the tree ordinance, then please remove this reference or an additional tree will need to be added per lot.
3. Under item number ten, please include the maximum square footage of the sign.

Page 4

1. At the top of the page, please insert "and examples" between "additional information" and "on appearance".

Concept Plan

1. Please revise side setback to refer to internal side setbacks for individual lots.

2. Please change rear setback to be 12.5'.
3. Under item two in the notes, please add "and maintained by HOA."
4. Please add your Land-Use Table found in section 1 of the Statement of Intent.
5. Please add "residential" to the proposed unit's description under site data.
6. In the title block, please correct the spelling of Bel Aire.
7. Second house from right looks like it may encroach into stream buffer. Please give a distance from buffer to house.
8. Please show the sign at the outlook/observation area.

NRI:

1. Please indicate intervals on contour lines.
2. Please mention any areas of significant trees, and any preservation efforts, if applicable.

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, November 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated November 6, 2020 shall be corrected to staff's satisfaction. **Please also provide written responses to these comments.**

Please let us know how you would like to proceed.

Sincerely,

/S/

Brook E. Denny
Planner