# PROJECT PREVIEW MEETING (PPM) APPLICATION

## APPLICANT:

NAME: Brad Price DATE: 10/13/2026

ORGANIZATION: PM Services 97, LLC PHONE: (864)-630-3841

EMAIL: pmservices97@gmail.com

ADDRESS: 2707 Brushy Creek Road, Easley SC 29642

AUTHORIZED REPRESENTATIVE: Jeremy R. Hart, EMC Engineering Services, Inc.
jeremy_hart@emc-eng.com, (864) 252-3974

## PROPERTY INFORMATION:

OWNER NAME: Betty J. Price

PROPERTY ADDRESS: Lamont Lane

TAX MAP NUMBER(S): 0247000502501, 0247000502502, 0247000502503, 0247000502504, 0247000502505

CURRENT ZONING DESIGNATION: R-15 AND S-1 TOTAL ACREAGE: 10.72 Acres

IS THE PROJECT LOCATED WITHIN AN AREA PLAN BOUNDARY? YES ☐ NO ☒

## PROJECT INFORMATION:

DATE OF PRE-SUBMITTAL MEETING: 09/17/2026

NATURE OF PROJECT: Project Name: Price Estate Residential

Project Description: The project site consists of five (5) parcels of land and currently utilized for residential (R-15) and commercial purposes (S-1). It is the intention of the owner to retain the existing commercial use (carpentry shop) on a dedicated parcel and develop the remaining site for residential use.

NUMBER OF LOTS PROPOSED: 16 Lots, 25 Units PROPOSED DENSITY: 2.55 Units per Acre

GENERAL LOT SIZE: 15,000-sf PROPOSED PHASES: 1

OPEN SPACE ACREAGE: 3.21 OPEN SPACE PERCENTAGE: 33%

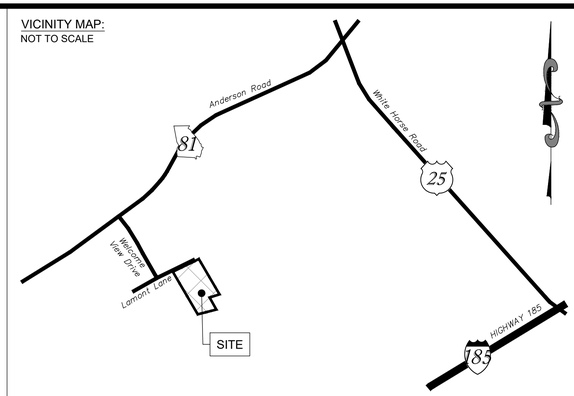
WATER PROVIDER: Greenville Water SEWER PROVIDER: Metro-connects

ANTICIPATED VARIANCE REQUESTS? Reduction of Side Setback from 25' to 20' for Parcel 02 (existing Carpentry Shop). Existing building and existing property line do not meet current setback requirements.

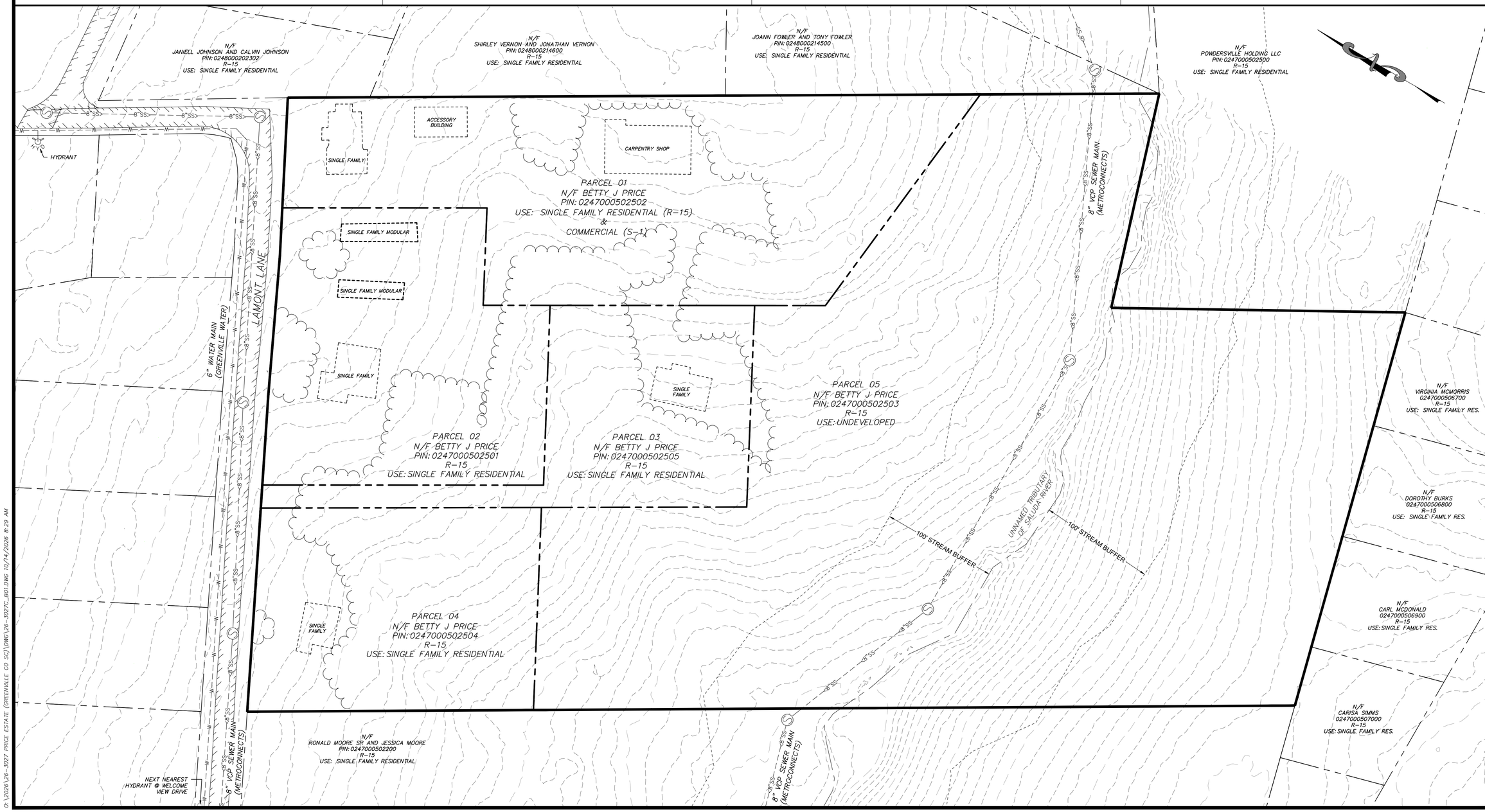
APPLICANT SIGNATURE: Jeremy Robert Hart DATE: 10/13/2026

OWNER SIGNATURE: [signature] DATE: 10/13/2026

VICINITY MAP:
NOT TO SCALE




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40' 20' 0' 40'
GRAPHIC SCALE: 1" = 40'


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EXISTING CONDITIONS

# PRICE ESTATE

LAMONT LANE
GREENVILLE COUNTY, SOUTH CAROLINA
Prepared for:
PM SERVICES 97, LLC

| | |
|---|---|
| PROJECT NO.: | 26-3027 |
| DRAWN BY: | JDR |
| DESIGNED BY: | JRH |
| SURVEYED BY: | - |
| SURVEY DATE: | - |
| CHECKED BY: | JRH |
| SCALE: | 1" = 40' |
| DATE: | 10/13/2026 |

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OF 3

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## SITE NOTES:

**PROJECT DESCRIPTION**

THE SUBJECT SITE CONSISTS OF FIVE (5) PARCELS OF LAND:
PARCEL 01: 1 SINGLE FAMILY DWELLING, 1 CARPENTRY SHOP
PARCEL 02: 1 SINGLE FAMILY DWELLING, 2 SINGLE FAMILY MODULAR
PARCEL 03: 1 SINGLE FAMILY DWELLING
PARCEL 04: 1 SINGLE FAMILY DWELLING
PARCEL 05: UNDEVELOPED

IT IS THE INTENTION OF THE OWNER TO:
1) REMOVE 2 EXISTING SINGLE FAMILY MODULAR UNITS
2) RETAIN 1 EXISTING CARPENTRY SHOP ON A SEPARATE DEDICATED PARCEL OF LAND
3) DEVELOP REMAINING PORTION OF LAND AS A RESIDENTIAL SUBDIVISION, WHILE RETAINING 4 EXISTING SINGLE FAMILY DWELLINGS

**PROPERTY DESCRIPTION**

PARCEL 01: 0247000502502, 1.8 ACRES
PARCEL 02: 0247000502501, 1.2 ACRES
PARCEL 03: 0247000502505, 0.8 ACRES
PARCEL 04: 0247000502504, 1.0 ACRES
PARCEL 05: 0247000502503, 5.9 ACRES

**AREA**

PROPERTY AREA 10.72-ACRES

DISTURBED AREA TBD-ACRES (> 1-ACRE)

**EXISTING ZONING**

PARCEL 01: R-15 & S-1 (CARPENTRY SHOP)
PARCEL 02: R-15
PARCEL 03: R-15
PARCEL 04: R-15
PARCEL 05: R-15

**SETBACKS**

R-15 SETBACKS: FRONT SETBACK: 20-FT, SIDE SETBACK: 5-FT, REAR SETBACK: 5-FT

S-1 SETBACKS: FRONT SETBACK: 45-FT, SIDE SETBACK: 25-FT, REAR SETBACK: 20-FT

**FLOOD HAZARD ZONE**

THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 45045C0390D, HAVING AN EFFECTIVE DATE OF 12/2/2004.

**AQUATIC RESOURCES**

THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200-FT OF THE PROJECT LIMITS, PER US F&WS NATIONAL WETLANDS INVENTORY.

**STATE WATERS**

THERE ARE STATE WATERS LOCATED ON THE PROJECT SITE, BEING AN UNNAMED TRIBUTARY OF THE SALUDA RIVER.

**UTILITIES**

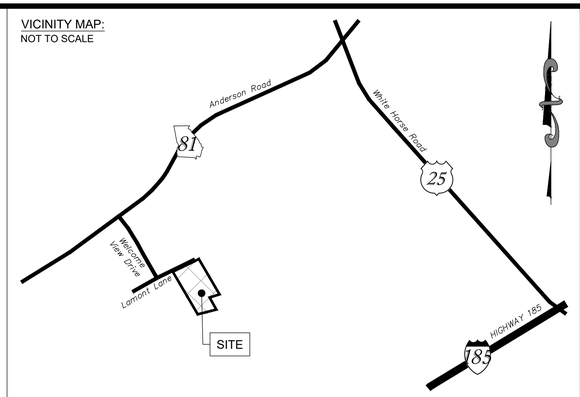
PUBLIC WATER: GREENVILLE WATER (LAMONT LANE)
PUBLIC SEWER: METROCONNECTS (LAMONT LANE & TRIBUTARY)

## DENSITY TABLE:

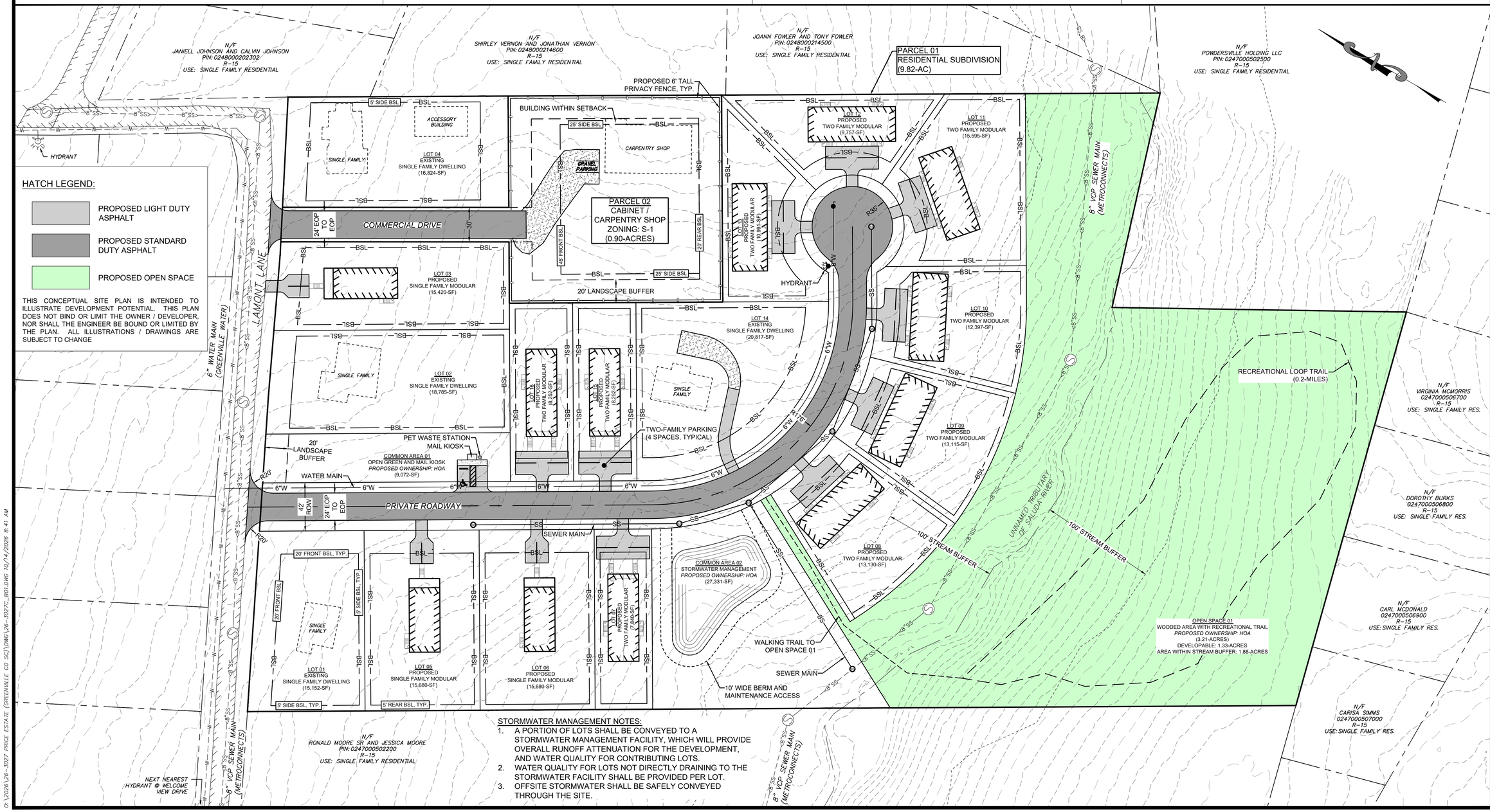
BELOW CALCULATIONS ARE BASED UPON THE REMAINING PROPERTY AREA TO BE DEVELOPED FOR RESIDENTIAL USE AND DOES NOT INCLUDE CARPENTRY SHOP PARCEL.

| OPEN SPACE RESIDENTIAL DEVELOPMENT | ENTIRE DEVELOPMENT (SINGLE PHASE) | |
|---|---|---|
| ZONING / PERMITTED DENSITY | R15 / 2.6 UNITS PER ACRE | |
| GROSS PROPERTY AREA | 9.82-ACRES (NOT INCLUDING COMMERCIAL PARCEL) | |
| NUMBER OF UNITS ALLOWED | 9.82-AC * 2.6 = 25 | |
| NUMBER OF UNITS PROPOSED | EXISTING DWELLING UNITS (TO REMAIN) | 4 SINGLE FAMILY DWELLINGS |
| | PROPOSED DWELLING UNITS | 20 UNITS (10 TWO-FAMILY MODULAR)<br>1 UNIT (SINGLE-FAMILY MODULAR) |
| | TOTAL PROPOSED UNITS | 25 |
| REQUIRED OPEN SPACE (30%) | REQUIRED OPEN SPACE | 9.82-AC * 0.3 = 2.95-ACRES |
| | PROVIDED OPEN SPACE | 3.21-ACRES |

VICINITY MAP:
NOT TO SCALE




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## HATCH LEGEND:

- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED OPEN SPACE

THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE

## STORMWATER MANAGEMENT NOTES:

1. A PORTION OF LOTS SHALL BE CONVEYED TO A STORMWATER MANAGEMENT FACILITY, WHICH WILL PROVIDE OVERALL RUNOFF ATTENUATION FOR THE DEVELOPMENT, AND WATER QUALITY FOR CONTRIBUTING LOTS.
2. WATER QUALITY FOR LOTS NOT DIRECTLY DRAINING TO THE STORMWATER FACILITY SHALL BE PROVIDED PER LOT.
3. OFFSITE STORMWATER SHALL BE SAFELY CONVEYED THROUGH THE SITE.

40' 20' 0' 40'
GRAPHIC SCALE: 1" = 40'


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CONCEPTUAL PLAN

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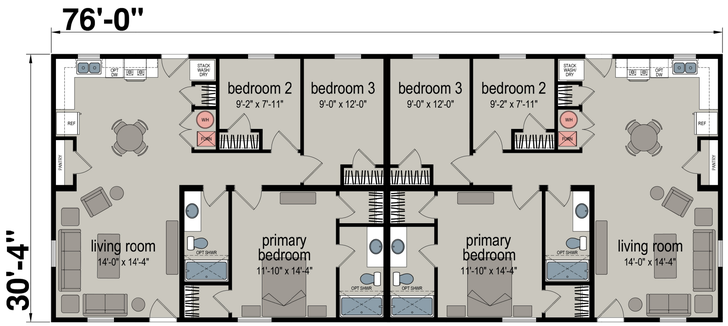
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# SIDE-ENTRY MODULAR

## 3276H64T11

Six Bed | Four Bath | 2,304 Sq. Ft.







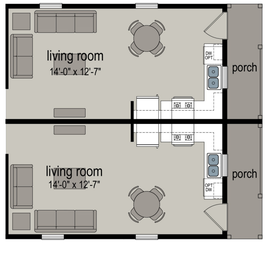
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# END-ENTRY MODULAR

## 2876H64T01

Six Bed | Four Bath | 1,920 Sq. Ft.




Alternate Kitchen



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BUILDING FLOOR PLANS

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