



The City of Spartanburg Planning Commission

AGENDA

April 18, 2024, at 5:30 P.M.
Dr. TK Gregg Recreation Center
650 Howard Street – Spartanburg, SC 29303

(Please Note: Items as they appear on the docket may or may not be considered in the order as they are presented. The Chair will announce any changes after the roll call)

- I. Call to Order.**
- II. Roll Call.**
- III. Freedom of Information Act Compliance** – Public notification of the Planning Commission meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.
- IV. Approval of Agenda.**
- V. Disposition of Minutes of the March 21, 2024, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
MEMO – Final Development Plan Approval – The Planning Commission received a request for the Final Development Plan Approval for the Oakwood Avenue Townhomes Development located at 153 Oakwood Avenue (TMS: 7-12-08-074.00) originally zoned GID, General Institutional District and rezoned to R-6/PDD Residential Infill Planned Development District. Applicant/Owner: VanRock Holdings LLC / Agent: Site Design Inc.
- VIII. Site and Landscape Plans Approved since the March 21, 2024, Meeting:**
Site Plan Approval – Caulder Avenue Duplexes – Caulder Avenue
Site Plan Approval – Jesse Bobo Elementary School Addition – 495 Powell Mill Road
Site Plan Approval – Spartanburg Baseball Stadium – 300 W. Henry Street
- IX. City Council Updates since the March 21, 2024, Meeting: None.**
- X. Staff Announcements.**
- XI. Adjournment.**

For more information, please call Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at planning@cityofspartanburg.org.

**Planning Commission Meeting Minutes
March 21st, 2024, at 5:30 PM
Spartanburg County Council Chambers**

Board Members Present: **Dr. Phillip Stone, Lekesa Whitner, Santiago Mariani, Spencer Warwick and Jemar Brown. City Staff Present: Martin Livingston, Community Development Director, Nan Zhou, City Planner II and Oksana Holbrooks, Administrative Assistant.**

Rolls

Dr. Stone: Phillip Stone.
Mr. Mariani: Santiago Mariani, Commissioner.
Ms. Whitner: Lekesa Whitner, Commissioner.
Mr. Warwick: Spencer Warwick, Commissioner
Mr. Brown: Jemar Brown, Commissioner.

Dr. Stone: Alright. The Freedom of Information Act Compliance public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of meeting agenda

On a motion by Mr. Mariani seconded by Ms. Whitner, the agenda for the meeting was approved, by a vote of 5 to 0.

Mr. Mariani: I move we approve the agenda.
Ms. Whitner: Second.
Dr. Stone: Moved by Mr. Mariani and seconded by Ms. Whitner to approve the agenda. All in favor say aye.
Attendees: Aye.

Dr. Stone: Any opposed? The agenda is approved. I have one minor correction. My first name got substituted for my last name. Do I hear any motions regarding the minutes of the meeting?

Approval of Meeting Minutes for January 18, 2024

On a motion by Mr. Warwick seconded by Ms. Whitner the minutes of the meeting of January 18th, 2024, was approved by a vote of 5 to 0.

Mr. Warwick: I move we accept the minutes with that one minor correction.
Ms. Whitner: Second
Dr. Stone: Moved by Mr. Warwick seconded by Ms. Whitner to approve the minutes with minor correction. All in favor say aye.
Attendees: Aye.
Dr. Stone: Any opposed? The minutes are approved.

Old Business: None.

New Business:

RZC-24-011-00001 – The Planning Commission has received a request for rezoning of property located at 1621 John B. White Sr. Blvd (TMS: 6-21-13-060.00) currently zoned R-15 (Single-Family Residential District) to be assigned a new zoning designation of B-1 (Neighborhood Shopping District) to accommodate the Huey Magoos restaurant development. Owner: Doris Bivings / Applicant: HM Upstate, LLC / Agent: Bluewater Civil Design, LLC.

The project site is an approximately 57,107.16 square foot (1.311 AC) parcel located at 1621 John B White Sr. Blvd. The parcel borders John B White Sr. Blvd to the north and Knollwood Dr. to the south. The applicant has requested approval of rezoning from a residential zoning designation of R-15, Single Family Residential District, to a commercial zoning designation of B-1, Neighborhood Shopping District.

Properties to the north of the project site are Starbucks, Popeyes, Cookout, and Camelot Shopping Center that currently all have a zoning designation of B-1, Neighborhood Shopping District. The one-story structure to the west of the project site has a zoning designation of B-3, General Business District, and has been used as restaurants that currently have a Jersey Mikes and Five Guys as tenants. The lot to the east of the project site currently has a zoning designation of R-15, Single Family Residential District. The properties to the south of the project site also has a zoning designation of R-15, Single Family Residential District.

REQUIRED FINDINGS

Historically, the City of Spartanburg has required rezoning applications to meet certain criteria and the Planning Commission must take the following findings of reasonable conformance in order to recommend a selection or designation of zoning:

Staff offers the following analysis relating to each of these required findings:

ANALYSIS OF REQUIRED FINDINGS

The Zoning Ordinance enables Council to change the Zoning Ordinance or Map following public notice and hearing. The Planning Commission reviews and recommends action on proposed zoning changes at its regularly scheduled meetings. The following comments are based on established criteria:

1. Consistency (or lack thereof) with the Comprehensive Plan

The 2023 City of Spartanburg Final Draft Comprehensive Plan lists this portion of John B White Sr. Blvd. as G-4 Corridor Infill Growth Sector. According to the draft document “These sectors are areas that are generally located along transportation corridors, connecting activity centers and destinations in the City. These Sectors are mostly developed but still contain underutilized parcels. Most are defined by a conventional, auto-oriented suburban pattern of primary commercial development. Some of the larger, deeper parcels in this sector may allow for a change in the pattern of development and the addition of multi-family and mixed-use buildings. New development, redevelopment, or the reuse of existing land and buildings should be encouraged to better meet the local goal of achieving more walkable and bikeable corridors and neighborhoods. Some portions of these sectors should be rezoned to character-based districts.” Due to the nature of the John B White Sr. Blvd. corridor, encouraging and supporting compact, mixed-use development that responds to the wants and needs of residents, workers, students, and visitors are recommended.

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood

The present characters of the adjacent surrounding properties to the north, east, and west of the project site along John B White Sr. Blvd. are primarily less intensity commercial uses, restaurants and shopping mall center, that are zoned for B-1, Neighborhood Shopping District and B-3, General Business District. The properties to the south side of the project site are currently zoned for R-15, Single Family Residential District. The proposed zoning designation of Neighborhood Shopping District would be consistent with other adjacent properties and uses to the north, east and west side of the project site along the main corridor of John B White. Sr. Blvd. The south side of the project site is bordering R-15 Single Family residential neighborhoods. The proposed zoning request of Neighborhood Shopping District will not be currently compatible with the residential uses to the south.

The zoning ordinance considers B-1, Neighborhood Shopping District as “....these districts are intended primarily to serve the needs of the surrounding residential neighborhood, providing goods, and services that are day-to-day needs, generally classed by merchants as ‘convenience good and services’. Businesses which might tend to be a nuisance to the immediately surrounding residential developments are excluded, even though the goods or services offered might be in the convenience category or classification.”

3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment

If the proposed amendment of the zoning classification from R-15, Single Family Residential District, to B-1, Neighborhood Shopping District is granted, it will accommodate the proposed use of a drive through restaurant development. The proposed use will require a Site Plan review process. The site plan process allows City staff to provide feedback on the proposal site plan, ensuring that all site requirements are met (setbacks, landscaping and buffering, parking, etc.)

4. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment

The marketability of the property would likely increase with the proposed zoning change from residence to commercial development. The proposed zoning change will allow for commercial uses, office, institutional/public and quasi-public uses, residential, and industrial uses.

5. Availability of sewer, water and storm water facilities generally suitable and adequate for the proposed use

Both water and sanitary sewer services are available to this site. The site will be reviewed by City staff during the Site Plan review process including Planning, Building, Water, Streets and Stormwater, for compliance with applicable regulations. The applicant is required to submit an application for site plan review.

STAFF’S ANALYSIS & RECOMMENDATION

According to Section I Adoption and Interpretation of the City Of Spartanburg Zoning Ordinance, § 105 Purpose, “The purpose of the zoning ordinance is to implement the land use element of the comprehensive plan for those purposes set forth in S.C. Code § 6-29-710.” This S.C. Code section states that the “Zoning ordinance must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare” of properties inside the City Limits.

One of the reasons for the Comprehensive Plan and City Zoning Ordinance is to have zoning classifications that allow certain uses in conjunction with adjacent properties that may be considered “less intense” uses. For this reason, the purpose is to protect the less intense uses from adverse impacts on their property with regard, but not limited to, noise and/or light pollution, traffic

congestion, and any other adverse impact that a higher intense use could cause on a surrounding less intense use.

Based on the above findings, staff recommends that should the Planning Commission approve this request that the property be rezoned from R-15, Single Family Residential District to B-1, Neighborhood Shopping District. The zoning designation would be conforming to the existing land use patterns and uses.

WRITTEN PUBLIC COMMENTS

Notices were sent to property owners within a 400 ft. radius of subject properties. A total of 21 Notices were sent to property owners of which 2 were mailed certified mail. A Planning Informational meeting was held on Wednesday, March 13, 2024, at 5:30 PM at the Dr. T K Gregg Recreational Center to discuss the zoning designation request and to address any comments and concerns.

FUTURE PROCESS

Under State law, if the Planning Commission recommends approval of this application, staff will schedule the matter for another public hearing and First Reading of Ordinance by City Council on Monday, April 8, 2024. If the matter receives first reading approval, it will then go before the City Council for a Second and Final Reading on Monday, April 22, 2024. The public hearings will be publicly noticed. If the Planning Commission recommends against the application, the negative recommendation will be forwarded to the City Council. In this case, a public hearing before the City Council will be conducted only if the applicant submits a written request within a two-week period following the Planning Commission's action. On March 21st, 2024, the Planning Commission may act to support or oppose the application, with or without changes to the proposal. The Commission could also continue the matter if additional information, testimony, or dialogue is deemed necessary.

Applicant:

Michael McNabb, BlueWater Civil Design
Doris Bivings, 1621 John B. White Sr. Blvd.

Public Comments:

Ruth Hildmon, 1619 John B. White Sr. Blvd
Guy Harris, Spencer Hines, 380 S. Pine Street

Discussion:

The rezoning request is consistent with other rezoning in the area. The proposed rezoning request is appropriate for the area. There is some concern about the travel speed on John B. White Sr. Blvd both expressed by SCDOT and the Planning Commission members. Applicants and agents explained the easement which would connect both the proposed and existing restaurant site as required by SCDOT. A neighboring property owner is requesting clarification on the buffer requirements.

A motion was made by Mr. Spencer, seconded Mr. Brown the request for rezoning for the proposed project was approved to with a vote of 5-0.

Site and Landscape Plans Approved since the January 18, 2024, Meeting:

Site Plan Approval – Spartanburg County Library Planetarium and Addition – 151 S. Church Street
Site Plan Approval – Murphy Gas Station – 100 Dawn Redwood Drive
Site Plan Approval – Oakwood Avenue Townhomes – 153 Oakwood Avenue
Site Plan Approval – Bank of America Expansion – 1604 E. Main Street

City Council Updates since the January 18, 2024, Meeting: None.

Staff Updates:

The new Planning Director is scheduled to start in April. The City Manager will be making an announcement in the coming weeks. Also, the next Planning Commission meeting in April, if we have a meeting, will be scheduled at the Dr. TK Gregg Recreation Center.

The meeting was adjourned at 6:37 PM.

Dr. Phillip Stone, II, Chairman

MEMORANDUM

TO: Planning Commissioners

FROM: Martin L. Livingston, Jr.
Community Development Director

SUBJECT: The Planning Commission received a request for the Final Development Plan Approval – Oakwood Avenue Townhomes Development located at 153 Oakwood Avenue (TMS: 7-12-08-074.00) originally zoned GID, General Institutional District and rezoned to R-6/PDD Residential Infill Planned Development District. Applicant/Owner: VanRock Holdings LLC / Agent: Site Design Inc.

DATE: April 18, 2024

SUMMARY: The project site is an approximately 1.29 acre property at 153 Oakwood Avenue. The purpose of the rezoning request is for the development of a 21 unit townhome development. Staff worked with the property owners, developers, and civil engineers to review the site plan and discussed the final site plan requirements for the development.

The history of this project is as follows:

- **January 21, 2021:** The Planning Commission recommended zoning approval to City Council.
- **February 8, 2021:** Public hearing with approval at first reading at City Council.
- **February 22, 2021:** Public hearing with approval at second reading by City Council.
- **August 19, 2021:** Planning Commission approval of a request for an extension.
- **May 9, 2023:** Purchase of the property by new owners.
- **January 7, 2023:** Preliminary Site Plan Review meeting with Site Plan Review Committee.
- **October 5, 2023:** Final Plan Approval of the site and potential development.

In accordance with Section 507 of the City of Spartanburg Zoning Ordinance, Planned Development Districts, after the first and second readings of the Ordinance, the City Council shall approve, deny, table or approve with modifications the plan in concept and the rezoning petition, subject to the submission of a Final Development Plan to be reviewed by the Planning Commission at a hearing. This request is for the Planning Commission to review and approve the Final Development Plan.

NEXT STEPS: Within a maximum of three weeks following the date Final Approval by the Planning Commission of the Final Development Plan, the applicant shall submit three stamped and sealed plats/survey of the approved Final Development Plan to the Planning Department who, at the expense of the developer shall record said Final Plan in the Office of the Register of Mesne Conveyance. The plat shall be in conformance with Section 507G.(1-8) of the City of Spartanburg Planned Development District Ordinance and shall show all applicable items.

STAFF RECOMMENDATION: Approve the applicant's request for approval of the Final Development Plan subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL
Oakwood Avenue Townhomes Development
153 Oakwood Avenue (TMS: 7-12-08-074.00)

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. A preconstruction meeting is required with Buddy Bush, the City's Building Official, and Jay Squires, the City's Storm Water Manager, before any site work can begin on the property. Mr. Bush can be reached at bbush@cityofspartanburg.org or (864) 596-2111 and Mr. Squires can be reached at jsquires@cityofspartanburg.org or (864) 596-2089 to schedule the preconstruction meeting.

EROSION CONTROL NOTES

- SUBJECT PROPERTY:
TAX MAP NO. 7-1562-0074
151 GARDWOOD AVENUE
CITY OF SPARTANBURG, SC 29302
SOIL TYPE: URBAN LAND-CEGL, CECULBARN (LAND COMPLEX (HYDROLOGIC SOIL GROUP B))
- SEEDMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONING PRIOR TO BEGINNING ANY PROJECT EARTH DISTURBING ACTIVITIES.
- TO SECURE THE PROJECT SITE, LOCATE LIMITS OF CONSTRUCTION, PROTECT AREAS THAT ARE TO REMAIN UNDISTURBED, AND PREVENT INTRUSION OF CONSTRUCTION DEBRIS, ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED AROUND AREAS NOT REQUIRING SILT FENCING. ANY ACCUMULATION OF CONSTRUCTION DEBRIS ON PUBLIC ROADWAYS OR ADJACENT PROPERTIES SHALL BE REMOVED WITHIN 24 HOURS. CARE SHALL BE TAKEN WHEN INSTALLING CONSTRUCTION FENCING TO NOT OBSCURE ONCOMING TRAFFIC AT INTERSECTIONS, ADJACENT DRIVEWAYS AND THE PROJECT CONSTRUCTION ENTRANCE.
- CONTRACTOR(S) TO MAINTAIN EROSION CONTROL MEASURES UNTIL GRASSING IS ESTABLISHED. OWNER WILL BE RESPONSIBLE FOR EROSION CONTROL MAINTENANCE THEREAFTER.
- A CERTIFIED EROSION PREVENTION AND SEDIMENT CONTROL (CEPSC) INSPECTOR SHALL BE MAINTAINED TO PROVIDE INSPECTION AND DOCUMENTATION OF EPASC PRACTICES THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH SCHEM REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE A SUITABLE RAIN GAUGE ON SITE AND RECORD DAILY RAINFALL AMOUNTS. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR WITHIN 1 BUSINESS DAY OF A RAINFALL EVENT EQUAL TO OR GREATER THAN .5" HAS OCCURRED AT THE SITE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2 INCH OR MORE OF PRECIPITATION. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED AS NECESSARY. WRITTEN INSPECTION REPORTS SHALL BE KEPT ON SITE. IF POSSIBLE, SUPPORTING PHOTOGRAPHS SHALL ALSO BE RECORDED ALONG WITH THE INSPECTION REPORT. A WRITTEN MAINTENANCE RECORD OF ALL REPAIRS TO SEDIMENT/EROSION CONTROL DEVICES SHALL ALSO BE MAINTAINED AND KEPT ON SITE. REGULAR MAINTENANCE SHALL ALSO BE PERFORMED INCLUDING REMOVAL OF SILT FROM AROUND CATCH BASINS AND REPAIR CONSTRUCTION ENTRANCE AS NEEDED TO PREVENT OFFSITE SEDIMENTATION.
- ANY MODIFICATIONS FROM THE APPROVED PLANS TO THE SEDIMENT/EROSION CONTROL FEATURES INSTALLED ON SITE SHALL BE RECORDED WITH INITIALS AND DATE ON THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE DESIGN ENGINEER SHALL BE NOTIFIED. THE DESIGN ENGINEER SHALL BE NOTIFIED IF ANY MAJOR CHANGES IN THE SWPPP ARE REQUIRED.
- ALL DISTURBED AREAS SHALL RECEIVE TOPSOIL & BE GRASSED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - LIME: 2 TONS PER ACRE
 - FERTILIZER: 100 LBS PER ACRE OF 10-0-40
 - SEED: PER GRASSING SCHEDULE DETAIL
 - MULCH: 1.5 TONS PER ACRE - WHEAT STRAW
- IF TEMPORARY VEGETATION IS REQUIRED TO ASSIST IN SILTATION CONTROL, FOLLOW THE GRASSING SCHEDULE DETAIL.
- SOIL DISTURBANCE SHOULD BE LIMITED TO AREAS BEING ACTIVELY WORKED. STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED.
- SLOPES STEEPER THAN 3:1 AND/OR EXCEEDING EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH FLEX TERRA OR SYNTHETIC VEGETATIVE MATS. IN ADDITION TO HYDRO SEEDING, TEMPORARY SLOPE DRAINS SHALL BE INSTALLED AS NECESSARY DURING CONSTRUCTION WHERE SLOPES EXCEED EIGHT (8) VERTICAL FEET.
- CAT TRACK OR SURFACE ROUGHENING IS REQUIRED FOR ALL SLOPES GREATER THAN 4:1 PRIOR TO SEEDING AND LAYING OF SYNTHETIC OR VEGETATIVE MATS. CAT TRACKING OR SURFACE ROUGHENING SHALL PRODUCE A SURFACE WITH FURROWS RUNNING ACROSS THE SLOPE, PARALLEL WITH SLOPE CONTOURS, AND PERPENDICULAR TO SURFACE RUNOFF.
- SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SEDIMENT REACHES 1/3 HEIGHT OF THE FENCE OR WHEN THE SILT FENCE BECOMES INEFFECTIVE, WHICHEVER COMES FIRST.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. SILT FENCE COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. WHEN ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO WATERS OF THE STATE.
- SILT FENCE SHALL BE INSTALLED ALONG LINES OF EQUAL ELEVATION. THE BACKS SHALL BE INSTALLED EVERY 100 LINEAR FEET ALONG THE FENCE LINES.
- SILT FENCING SHALL BE PLACED NO CLOSER THAN 5' FT. DOWNHILL FROM THE TOE OF ANY FILL AREA.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITES STABILIZED.
- DURING THE COURSE OF CONSTRUCTION ACTIVITIES EROSION AND SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT ACCUMULATION ON PUBLIC ROADWAYS INCLUDING STREET GUTTERS. SEDIMENT LADEN RUNOFF FROM ENTERING INTO EXISTING STORM WATER SYSTEM INLETS OR DEPONING ON ADJACENT PROPERTIES, AND AIRBORNE DUST FROM CONSTRUCTION DEBRIS, ANY ACCUMULATION OF SEDIMENT FROM THE PROJECT SITE ON PUBLIC ROADWAYS OR ADJACENT PROPERTIES SHALL BE REMOVED WITHIN 24 HOURS.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- THE CONTRACTOR SHALL CONTROL DUST AS NECESSARY USING DUST CONTROL BMPs INCLUDING PROJECT PHASING, VEGETATIVE COVER, MULCH, SPRINKLING WATER, BARRIERS AND/OR COVERS.
- TEMPORARY STOCKPILING OF USABLE OR WASTE MATERIALS FOR MORE THAN SEVEN (7) DAYS SHALL HAVE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED. THE CONTRACTOR SHALL PROVIDE STOCKPILE MANAGEMENT PER BMP AS DESCRIBED IN THE SCOOT WATER QUALITY PROTECTION DURING CONSTRUCTION FIELD MANUAL (JANUARY 2004) SECTION 4.4. ACTIVE STOCKPILES SHALL BE COVERED, STABILIZED OR PROTECTED WITH TEMPORARY LINEAR SEDIMENT BARRIER PRIOR TO THE ONSET OF PRECIPITATION.
- TEMPORARY STOCKPILES SHALL BE PLACED A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED STORM WATER FLOWS, DRAINAGE COURSES, STORM WATER INLET STRUCTURES, ADJACENT PROPERTY, AND PUBLIC ROADWAYS, REPAIR AND/OR REPLACE PERMITTER CONTROLS AS NECESSARY. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES 1/3 OF THE BARRIER HEIGHT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ANY SEDIMENT CONTROL DEVICES NEEDED OR REQUIRED AT BORROW OR HILL AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GRADING AND/OR MINING PERMIT FOR OFFSITE BORROW PITS AND/OR STOCKPILE AREAS.
- SOLID WASTE DISPOSAL SHALL BE IN COMPLIANCE WITH SCHEM SOLID WASTE REGULATIONS AND CITY OF SPARTANBURG RESOLUTION ORDINANCE.
- THE CONTRACTOR SHALL ESTABLISH AN APPROPRIATE AREA ON SITE FOR TOPSOIL, STORAGE, STOCKPILE SHALL BE STABILIZED AND SILT FENCE SHALL BE INSTALLED TO PREVENT SEDIMENTATION. CONTRACTOR SHALL COORDINATE WITH LANDSCAPING CONTRACTOR AND OWNER FOR DISTRIBUTION OF TOPSOIL ON SITE.
- ALL EXISTING OR NEW STORM WATER STRUCTURES SHALL BE CLEANED OF ANY ACCUMULATED CONSTRUCTION DEBRIS OR SEDIMENTS FROM THE PROJECT SITE. DISPOSAL OF ALL RECOVERED SEDIMENTS AND CONSTRUCTION DEBRIS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR AND OWNER SHALL ALLOW CITY OF SPARTANBURG OR OTHER IMPLEMENTING AGENCY TO CONDUCT ONSITE INSPECTIONS.
- A MINIMUM 15' WIDE BUFFER SHALL BE MAINTAINED ALONG THE EDGES OF ALL WETLANDS DURING DEMOLITION AND CONSTRUCTION ACTIVITY.
- TEMPORARY TOILETS, IF USED DURING CONSTRUCTION, SHALL NOT BE PLACED WITHIN 50' OF AN EXISTING OR PROPOSED STORMDRAIN INLET OR OUTLET.
- TEMPORARY CONCRETE TRUCK WASH OUT AREAS SHALL NOT BE PLACED WITHIN 50' OF AN EXISTING OR PROPOSED STORMDRAIN INLET.
- ANY GROUNDWATER ENCOUNTERED WHILE TRENCHING MUST BE FILTERED PRIOR TO DISCHARGE.

STANDARD SCHEM NOTES

- IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY SEEDING MAY BE NEEDED UNTIL THE SLOPES BROWNED TO GRASS.
- STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
- WHERE STABILIZATION BY THE USE OF MULCH IS PRECLUDED BY BROWN COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INSTALLED AS SOON AS PRACTICABLE.
- WHERE STABILIZATION BY THE USE OF MULCH IS PRECLUDED BY BROWN COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INSTALLED AS SOON AS PRACTICABLE.
- WHERE STABILIZATION BY THE USE OF MULCH IS PRECLUDED BY BROWN COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INSTALLED AS SOON AS PRACTICABLE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INEFFECTIVE, THE PERMITTEE MUST ADDRESS THE NECESSARY REPAIR AND/OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. SILT COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITES STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS FROM CONSTRUCTION AREAS AND THE TRACKING OF DUST ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL RESIDENTS MUST FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH SCHEM, ZONING ORDINANCE, AND RESOLUTION.
- TEMPORARY EROSION AND/OR OTHER DEVICES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSTREAM RUNOFF AND/OR TO PREVENT SEDIMENT LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE, INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WORK. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WORK.
- LETTER CONSTRUCTION DEBRIS, OIL, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FREELY FLOTTING LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE TO THE INSPECTOR. RECORDS AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE TO THE INSPECTOR.
- TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 1 CALENDAR DAY.
- WHERE EROSION, CORROSION, AND/OR UNDESIRABLE PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER, AND OTHER WASH WATER, WASH WATERS MUST BE TREATED OR A RESIDENTIAL BARRIER OR A TREATMENT CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DISTURBED AREAS OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE EROSION CONTROL DEVICES, SUCH AS SLOPE DRAINS, ETC.
- THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF EQUIPMENT, PAINT, FUEL, OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
 - FUELS, OIL, OR OTHER POLLUTANTS UNDER VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.
 - DISCHARGE OF SOLVENTS, FUELS, AND OTHER POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING.
 - AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED BY A CERTIFIED EROSION PREVENTION AND SEDIMENT CONTROL (CEPSC) INSPECTOR.
 - IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE PERMIT AND/OR SETS WITH QUALITY STANDARDS, THE MODIFICATIONS MUST BE COMPLETED BEFORE THE NEXT STORM EVENT. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED CHARTER SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES FOR NON-RESIDENTIAL PROJECTS THAT CONTAINS 1 ACRE OR MORE. THE CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

ENCROACHMENT NOTES

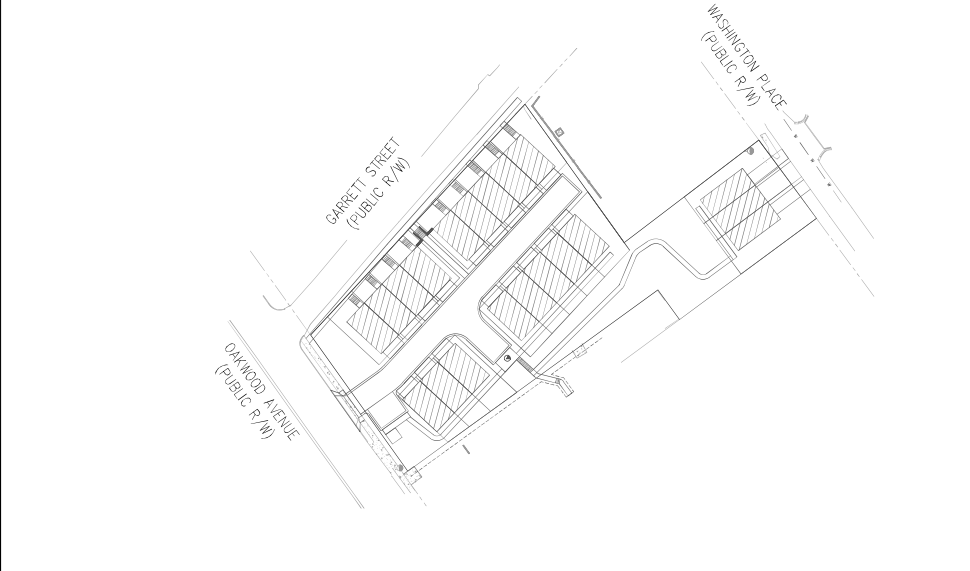
- PRIOR TO CONSTRUCTION ALL EROSION CONTROL FEATURES SHALL BE INSTALLED PER THE SWPPP.
- CONTRACTOR SHALL FOLLOW ALL SCOOT APPROVED TRAFFIC CONTROL STANDARDS DURING CONSTRUCTION.
- EMERGENCY SERVICES (911) SHALL BE NOTIFIED PRIOR TO ROAD CLOSURES AND/OR REROUTING.
- WHERE SEVERAL INTERSECTING ROADS, HANDICAPPED RAMPS SHALL BE INSTALLED PER SCOOT AND CITY OF SPARTANBURG SPECIFICATIONS.
- NEW SIDEWALK TO BE INSTALLED IN ACCORDANCE WITH SCOOT STD. DRAWING 720A AND 720T.

CONSTRUCTION SCHEDULE

TASKS	1	2	3	4	5	6	7	8	9	10	11	12
DETERMINE LIMITS OF CONST.												
INSTALL CONSTRUCTION ENTRANCE AND PERIMETER BMPs												
CLEAR AND GRUB SITE												
GRADE SITE AREAS												
INSTALL STORM DRAIN												
BUILDING CONSTRUCTION												
PAVING OPERATIONS												
FINAL GRASSING AND LANDSCAPING												
REMOVE EROSION CONTROL MEASURES												
MAINT. OF SED AND EROSION												
CLOSEOUT PERMIT												

OAKWOOD TOWNHOMES

CITY OF SPARTANBURG, SOUTH CAROLINA



SHEET INDEX

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C350 SWPPP NOTES & DETAILS	7	OF 19
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C451 STORMDRAIN DETAILS	13	OF 19
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L100 LANDSCAPING PLAN	18	OF 19
L200 LANDSCAPING NOTES AND DETAILS	19	OF 19

24-HOUR CONTACT

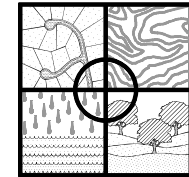
STAN GENDLIN
STANG@VANROCKRE.COM
(864) 563-3777
CAUTION



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE USER MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE USER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. NO CHANGE WASTO TO UTILITIES UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



www.sitedesign-inc.com
1074 ASHEVILLE HWY
SPARTANBURG, SC 29303
PH: (864)285-00618

THE OSLO

SEAL	C.O.A.	REVISIONS
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REVISED PER CITY OF SPARTANBURG 01/25/2024		
SHEET NUMBER 1 OF 19		

TM-402 T&E
HW-136,700,000
E-1,748,091,616
D-1-78-25
(NAD83/NAVD83)

SITE DATA:
PIN: 7-12-69-074.00
TOTAL SITE = 1,291 AC (56,230 SF)
ZONING - PD0 R-6 (RESIDENTIAL)
SETBACKS (OVERALL PROPERTY) -
FRONT - 25'
REAR - 10'
SIDES - 10'
SIDE ROAD - 15'

WASHINGTON PLACE
(PUBLIC R/W)

LOCATION MAP

NOT TO SCALE

CITY OF SPARTANBURG LANDSCAPE REQUIREMENTS
STREET FRONTAGE
REQ'D PER 100 LF (LESS DRIVEWAY)
1 CANOPY TREE, 2 ORNAMENTAL TREES, 8 EVERGREEN SHRUBS
OAKWOOD AVE 120 LF
2 CANOPY, 3 ORNAMENTAL, 10 SHRUBS
GARRETT ST 203 LF
3 CANOPY, 6 ORNAMENTAL, 22 SHRUBS
WASHINGTON PLACE 47 LF
2 ORNAMENTAL, 4 SHRUBS
ALL LANDSCAPING SHALL BE MECHANICALLY IRRIGATED
CITY OF SPARTANBURG TREE PROTECTION REQUIREMENTS
TREES REMOVED
38" OAKS
19" BIRCH
15" MAPLE
REPLACEMENTS REQ'D
8" 2" CAL TREES

X DENOTES TREES BEING REMOVED

PLANT SCHEDULE

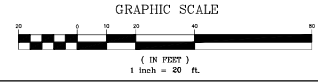
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	ARAG	3	Acer rubrum 'Autumn Glory'	Autumn Glory Maple	2" CAL:12'-14" HT	CANOPY
	QUNU	3	Quercus nuttalli	Nuttall Oak	2" CAL:12'-14" HT	CANOPY
	QUPH	2	Quercus phellos	Willow Oak	2" CAL:12'-14" HT	CANOPY
1"-4" EVERGREEN SHRUB	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	DMV	27	Distylium x 'Vintage Jade'	Vintage Jade Distylium	3 gal	SHRUB
	ICCA	10	Ilex cornuta 'Carissa'	Carissa Holly	3 gal	SHRUB
	LCJH	4	Loropetalum chinense rubrum 'Kusendai Datsui' TM	Jazz Hands Bold Loropetalum	3 gal	SHRUB
ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	CMCE	4	Cercis canadensis 'Merlot'	Merlot Redbud	1 1/2" CAL: 8'-10" HT	UNDERSTORY
	CFCP	6	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	1 1/2" CAL: 8'-10" HT	UNDERSTORY

LANDSCAPING NOTE:
• ANY LANDSCAPING PROVIDED SHALL NOT INTERFERE WITH ANY SOFT VISIBILITY AT ENTRANCE INTO SC HWY 11
• ANY IRRIGATION INSTALLED FOR SITE SHALL NOT ENCRoACH INTO SC DOT RIGHT OF WAY.

CAUTION

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

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN IN THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION AND DEPTH OF ANY UTILITIES OTHER THAN THE UTILITIES SHOWN. ALL DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SITE DESIGN, INC.
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DATE: 10/17/2023

8221101 LANDSCAPE.dwg

LANDSCAPE PLAN

SHEET 18 OF 19

L100