



June 11, 2020

Joe Bryant
Seamon Whiteside
508 Rhett St
Suite 101
Greenville, SC 29601

RE: Final Development Plan # FDP 19-456
301 University Ridge, TM#s: 0069000300300; 0069000300301; and 0069000300303

Dear Ladies and Gentlemen:

Staff has approved with conditions your request for approval of the Final Development Plan for Phase 1 of the County Square portion of the Haynie Serrine Planned Development (Z-10-2019). The request is approved based on the submission of your application, dated May 22, 2020.

You must obtain any required permits before beginning construction or installation. Signs are to comply with the City of Greenville Ordinance Sign Code.

Please feel free to contact me if you need any assistance.

Sincerely,

Courtney D. Powell, AICP
Senior Development Planner

Planning



Reviewed by: Jonathan Graham & Courtney Powell

Recommend: Approve w/ Conditions

Comments:

This review and approval is for Phase 1 of County Square FDP for the Greenville County Building to be constructed in a sequence of phases, Phase 1A (New County Building), Phase 1B (Parking Deck), and Phase 1C (County Plaza).

Conditions:

The following conditions will need to be addressed at the time of permit submittal for further review:

- Temporary retaining wall must be removed and replaced with permanent retaining wall at realignment or within 90 days of CO of Phase 1A building, whichever comes first. Details of permanent retaining wall shall be included in permit documents for further review.
- Details of the fence on top of retaining wall at the equipment pads on north side of building shall be provided in permit documents for further review.
- Provide screen at east side of trash compactor area in permit documents for further review.
- Chiller/utility area requires screen from street.
- Provide screening and fence detail for transformer pad facing Church Street in permit documents for further review.
- All roof top mechanical equipment requires screen to be verified at permit review.
- Utility gas meter location at south elevation shall be screened and details shall be provided in permit documents for further review.
- An elevation detail for the double door exiting on southwest corner of the building shall be provided with permit documents for further review.
- Wall facing Church Street running along the building as well as the stairwell need elevation detail.

Civil Engineer

Reviewed By: Clint Link

Recommend: Approve w/ Comments

Comments:

1. Project does not warrant implementation of traffic mitigation improvements as approved with the County Square Planned Development.
2. Temporary parking being utilized until the completion of Phase 1B must meet IBC site accessibility requirements.

Environmental Engineer

Reviewed By: Denise Rettberg

Recommend: Approve w/ Conditions

Comments:

This approval is for the FDP of the Greenville County Administration Building and associated parking deck only. A more complete technical review will be done during the site permit review and the sanitary sewer main extension DRP review.

Fire Department

Reviewed by: David Hindman

Recommend: Approve

Comments:

No opposition.



Parks & Recreation

Reviewed by: Christa Jordan

Recommend: Approve

Comments:

NA

Traffic Engineer

Reviewed By: Valerie Holmes

Recommend: Approve

Comments:

No comments.