

APPLICATION for CHANGES TO A REVIEW DISTRICT

GREENVILLE COUNTY

Greenville County Square
301 University Ridge, Suite 4100
Greenville, SC 29601-3686
Phone: (864) 467-7060 Fax: (864) 467-7407
Zoning@greenvillecounty.org



Greenville County

Property Owner (please print or type)

Property Owner's Name (Last, First, Middle) Blue Ridge Estates, Inc	Phone 864-313-3965	Fax
Address PO Box 17859, Greenville, SC 29606	Email bensace@gmail.com	

Authorized Representative or Legal Representative

Purchaser/Developer of parcel under contract *lp*

Authorized or Legal Representative's Name (Last, First, Middle) Patton, Laurin F	Phone 864-529-8297	Fax 864-655-4225
Address PO Box 100, Woodruff, SC 29388	Email laurin@pattondevelopment.com	
Signature by Owner <i>Laurin Patton</i>	Date 05-03-2016	*Authorization letters must be included from all stakeholders.

Applicable Tax Map Numbers

Project Name: Lee Vaughn Rd Development

Tax Map No 0554020102511	Current Zoning <input type="checkbox"/> PD <input type="checkbox"/> POD <input type="checkbox"/> FRD <input checked="" type="checkbox"/> NC <input type="checkbox"/> I-2
Tax Map No	Current Zoning <input type="checkbox"/> PD <input type="checkbox"/> POD <input type="checkbox"/> FRD <input type="checkbox"/> NC <input type="checkbox"/> I-2
Tax Map No	Current Zoning <input type="checkbox"/> PD <input type="checkbox"/> POD <input type="checkbox"/> FRD <input type="checkbox"/> NC <input type="checkbox"/> I-2

What aspect(s) of the Review District do you seek a change? (Include pertinent parts of the active Statement of Intent and Concept Plan.)

A minor change from the approved statement of intent dated 12-06-2011 is requested to include the revised attached site plan showing two commercial buildings, 9,100sf and 8,000sf. The architectural design standards of the current approved statement of intent will be followed and are exhibited on the attached rendering. Proposed site monument signage will be in line with the architectural features of the current approved statement of intent with a max height of 10 feet. Proposed building signage on the 9100sf building will be in line with the current approved statement of intent and include signage along Lee Vaughn as well as the parking lot (see rendering). The proposed building signage on the 8,000sf multi-tenant building will be on the parking lot (internal) side and be in line with the requirements in the current approved statement of intent. The current standards for the Scuffletown Area Plan Review adopted 2015 will be followed as well as these were implemented after the current approved statement of intent. The proposed buildings on site will not have hip roofs but instead will feature sloped roofs with raised parapets that shield the view of the roof from the road. The attached landscape rendering shows the site will meet the current landscape design standards for the Scuffletown area. Photometrics for site lighting will be used to determine adequate lighting for the site and will meet current area standards.

Are there recorded private covenant and/or restrictions that are contrary to, conflict with, or prohibit the proposed request?

Yes No Unsure If Yes, a copy of the private covenants and restrictions must be submitted with this application.

Property Information

Property location corner of Lee Vaughn Rd and Bethany Rd, Simpsonville	County Council District 27	Request Acreage 3.5	Frontage on Public Road (feet) 437 (lee vaughn) 256 (bethany)
For Staff Use			
Project Number	Date Submitted 5/4/16	Fee Paid 75.00	Taken By ADW Permit Version 3.1.2016

Requested Change Determination

Major/Minor Determination <input type="checkbox"/> MAJOR* <input type="checkbox"/> MINOR	Zoning Admin Signature:	*If a MAJOR change, then refer to Application for Amendment to Official Greenville County Zoning Map.
With MINOR change, approve request? <input type="checkbox"/> Yes <input type="checkbox"/> No	Development Services Manager Signature:	

Patton Development SC, LLC
PO Box 100
Woodruff, SC 29388

Arthur State Bank
Woodruff, SC
67-103-532

1579
Printed-WinUser-LaurinPatton: 05/04/16 02:06:51 pm
DATE: 5/4/2016

PAY 7500
ONLY SEVENTY FIVE CENTS

**75.00

PAY Seventy-Five and 00/100 Dollars

TO THE ORDER OF
Greenville County
301 University Ridge, Suite 4100
Greenville, SC 29601



MEMO: parcel 0554020102511 NC plan approval fee

⑈0000 1579⑈ ⑆05320⑆1034⑆ 9572 8226⑈

Patton Development SC, LLC

1579

NAME: Greenville County

CHECK DATE: 5/4/2016

parcel 0554020102511 NC plan approval fee 75.00

ASB PDSC LLC parcel 0554020102511 NC plan approval fee 75.00

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****COPY****

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Security features included. Details on back