

# FLEXIBLE REVIEW DISTRICT AND PLANNED DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN CHECKLIST

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GREENVILLE COUNTY  
Greenville County Square  
301 University Ridge, Suite S-3200  
Greenville, SC 29601-3686  
Phone: (864) 467-7425  
Zoning@greenvillecounty.org



## Part I. Preliminary Development Plan

Submit one printed site plan and one electronic site plan to include the following information:

<input type="checkbox"/> A boundary survey (drawn to scale of not less than 100 feet to 1 inch) with vicinity map, title block, scale, and north arrow.	<input type="checkbox"/> Location of dumpster/trash collection facilities with screening specifications, if applicable (GCLDR Section 10.3.4)
<input type="checkbox"/> Total number of acres of overall site. Include land use table as provided in the Statement of Intent. (The table should be formatted per the example in Section III below.)	<input type="checkbox"/> Primary traffic circulation patterns, including external and internal points of ingress and egress, and location and width of all streets, drives, medians, service areas, dumpster pads, etc.
<input type="checkbox"/> Location of applicable setbacks, buffers, and all existing and proposed easements.	<input type="checkbox"/> Site pedestrian, bicycle, and transit circulation, including sidewalks, paths/trails, bus stops, etc. Note the dimensions and materials of all sidewalks and paths/trails. Show how these facilities connect to adjacent or nearby facilities, if applicable.
<input type="checkbox"/> Location and orientation of existing and proposed buildings, including square footage. For residential structures, note the number of residential units by type, number of bedrooms in each unit, and approximate square footage.	<input type="checkbox"/> Proposed site lighting.
<input type="checkbox"/> Location of parking areas and approximate number of parking spaces per use.	<input type="checkbox"/> Proposed landscaping/screening and any proposed open space areas, including any possible amenities and/or structures.
<input type="checkbox"/> Location of any freestanding signage.	<input type="checkbox"/> Any additional information or descriptions as may be deemed reasonably appropriate for review.

## Part II. Natural Resources Inventory

Submit a natural resources inventory at the same scale as the preliminary development plan to include the following information:

<input type="checkbox"/> Land cover type (i.e. wooded, pasture, wetland, etc.) indicating wood line or boundary line between wooded and non-wooded areas of the site. Ideally, use an aerial photo as a base map to maintain legibility.	<input type="checkbox"/> Location of watercourses, live streams, marshes, known wetlands, floodplains and floodways, wooded areas, water impoundments, existing cemeteries and burial grounds, houses, barns, garages, or storage sheds and other significant features within the project boundaries.
<input type="checkbox"/> Areas of significant trees that will be preserved.	<input type="checkbox"/> Topographic contour lines at 4-foot intervals.

## Part III. Statement of Intent

Submit one paper copy and one electronic copy of a report setting forth the characteristics of the proposed FRD district to include the following information:

- A description of the land uses and densities allowed on the site. Include specific sub-areas if more than one use or type of use. Use the following table format as an example:

Area Name/Acres	Use	Max. Density	Max. SF/Units	Max. Height
Area A/2- acres	Mixed-Use	20 du/ac	100k sf COI/ 200 MF units	45'

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Part III. Statement of Intent (cont'd)

<input type="checkbox"/> A description of the procedures of any proposed homeowners association or other group maintenance agreement.	<input type="checkbox"/> A statement setting forth the proposed development schedule.
<input type="checkbox"/> A Traffic Impact Study (TIS) for projects that exceed the thresholds identified in Table 9.1 of the Greenville County Land Development Regulations (as amended). The TIS must be provided by the submittal deadline.	<input type="checkbox"/> A statement of impact on public facilities including water, sewer collection and treatment, fire protection, and "will serve" and "adequate capacity to serve" letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.
<input type="checkbox"/> A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements. These improvements include, but are not limited to: connections to existing sidewalks, trails, or other bicycle/pedestrian features; internal pedestrian and bike connections; nearby bus stops and possible connectivity; and connections to adjacent roads, subdivisions, or other developments.	<input type="checkbox"/> A statement describing, or renderings and photographs showing, the architectural style, appearance, and orientation of proposed buildings. Include maximum size and height information for each building type, a statement or identification of all proposed materials, and describe and show where each building type is located (use the same "area name" terminology as provided in the land use table).
<input type="checkbox"/> For mixed-use redevelopment or infill projects, a description of how adequate parking will be maintained should the applicant request a reduction in the parking requirements detailed in Table 12.1 of the Greenville County Zoning Ordinance (as amended).	<input type="checkbox"/> A statement describing the landscaping and screening of the proposed project. Include information on screening for ponds, lakes, and/or stormwater features. Include information on the preservation of existing trees/vegetation and how these will be incorporated within the overall development.
<input type="checkbox"/> Include information about lighting and how it meets, or differs from, the Greenville County Zoning Ordinance (as amended). (Section 12:1.1 of the Zoning Ordinance.)	<input type="checkbox"/> Include information about signage and how it meets, or differs from, the Greenville County Sign Ordinance (as amended).
<input type="checkbox"/> A statement about parking and how it meets, or differs, from the Greenville County Zoning Ordinance; Section 12.2.	<input type="checkbox"/> Any such information or descriptions as may be deemed reasonably appropriate for review.
	<input type="checkbox"/> Include a statement describing any future phases, if applicable.

If any significant changes are made to the Preliminary Development Plan or Statement of Intent that is exceeding Staff's comments, and that significantly alter the basic concept and general characteristic of the proposed development, the requested rezoning application will be Administratively Withdrawn to allow Staff adequate time to review the revised submittal.