



May 6, 2025

Jack Reel
Thomas and Hutton
220 N. Main Street, Suite 402
GREENVILLE SC 29601

Re: Southernside West Vested Rights from the City of Greenville

Dear Mr. Reel,

I hope this letter finds you well.

Per your request, this letter is to confirm the City of Greenville has determined the approved vesting period of the Southernside West (FKA Washington Senior Housing) multifamily project is valid until December 31, 2025. This determination is based upon Section 19-2.2.14 of the Land Management Ordinance of the City of Greenville, which was in effect at the time of the project's approval, and South Carolina House Resolution H.3209, signed by Governor McMaster on May 19, 2023.

At its 2/17/2022 meeting, the City Planning Commission *Approved with Conditions* of your application, SD-22-55, for the 54-unit Southernside West senior housing project located on Tax Map Numbers 0023000202900, 0023000203000, 0023000203100, and 0023000203200. At the time of its approval, the zoning for these parcels were UP-NCE, Unity Park Neighborhood Center. The approved multifamily project meets the requirements of the zoning district.

Per the Unity Park Development Flexibility Incentives, the Moderate-income (60-80% AMI) parking requirement is one (1) space per unit. The Low-income (60% or less) parking requirement is zero (0) spaces per unit. Market rate units would meet the then-standard parking requirement of 1.5 spaces per unit. The Planning Commission-approved multifamily project shows 22 parking spaces in the site plan. The City will mandate the number of parking spaces to remain at 22 spaces for a site permit to be approved.

If you should need any further information, please do not hesitate to request at either barmstrong@greenvillesc.gov or 864-467-4409.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barrett Armstrong', is written over a faint, larger version of the same signature.

Barrett Armstrong, PLA
Senior Urban Designer



CC:

Michael Frixen, AICP, City of Greenville

Austin Rutherford, AICP, City of Greenville

David Williams

Zach Popp