

TAB 11
ZONING

Letter from City/County Official verifying the
current site zoning classification



The Greenwood City/County Planning Department

1025 Deadfall Road East
Greenwood, South Carolina 29649

Phone: 864.942.8636

Fax: 864.942.8580

www.greenwoodcounty-sc.gov/planning

April 29, 2026

Dogwood Senior Village II, LP
Attn: Josh Thomason
295 W. Crossville Rd, Suite 720
Roswell, Georgia 30075

Zoning Verification: 1375 Mathis Road, Greenwood, SC 29649
GPIN #6846-016-831
Zoning: R-5 (Multi-Family Residential)

Dear Mr. Thomason,

1. The Greenwood City/County Planning Department of Greenwood, South Carolina has jurisdiction over the zoning of the subject property located in Greenwood County, SC.
2. The zoning classification for the approximately 14.80-acre property is R-5 (**Multifamily Residential**). R-5 (Multifamily Residential) is a zoning classification found in the Zoning Ordinance of Greenwood County, the purpose of which is to permit the development of low-rise multifamily structures in harmony with single and two-family dwellings. This district is applicable to land generally in outlying or suburban areas.
3. The R-5 district permits multifamily dwellings up to twelve (12) units per acre. This department understands you propose to build an age-restricted forty-eight (48) unit apartment complex on the property. Such a development would satisfy the zoning requirements of the R-5 district as a permitted use at approximately three (3) units per acre.
4. This department is not aware of any variances, special exceptions, or conditions pertaining to the subject property.
5. This department is not aware of any zoning violations at this time.

If you have any further questions, please feel free to contact me by phone at (864) 942-8716 or by email at evinson@greenwoodsc.gov.

Sincerely,

Eric Vinson
Greenwood City/County Interim Planning Director

TAB 11
ZONING

Water and Sewer Verification



GREENWOOD, S.C.

COMMISSIONERS OF PUBLIC WORKS

COMMISSIONERS: ARTHUR C. BUSH, STEPHEN C. GILBERT, HENRY O. WATTS

MANAGER: JEFFERY D. MEREDITH, P.E.

May 6, 2026

Piedmont Housing Group, LLC
Scott Nelson
295 W. Crossville Rd, Suite 720
Roswell GA 30075

Lanier Engineering, Inc.
Bobby Donley
1504 W. Third Ave
Albany GA 31707

Re: Utility Availability/Willingness to Serve

Development	Dogwood Senior Village II
Parcel ID	6846-016-831

Mr. Nelson,

Greenwood CPW is confirming NATURAL GAS, and WATER availability in the vicinity of the referenced property, along with our willingness to serve the property. Water is available within 500' of the site.

Please coordinate with the Greenwood CPW Engineering Department for utility locations and fees associated with services and installations. All new development must be designed and constructed in accordance with Greenwood CPW's Development Policies and Procedures which are provided on our website.

This "Willingness to Serve" will expire one year after issuance. Greenwood CPW will consider extensions upon request.

Once the system is installed according to Greenwood CPW specifications and construction procedures, Greenwood CPW will own, operate and maintain the distribution system.

Special Considerations:

- Please note that Greenwood CPW has experienced significant lead times for certain materials. These lead times may impact project schedules. Please plan accordingly.

Sincerely,


Jonathan Atkins, PE
Utilities Engineer
Greenwood Commissioners of Public Works

CC: Jason Willard
Danny Ware Hope Walker

YOUR NEIGHBORS... WORKING FOR YOU

POST OFFICE BOX 549, GREENWOOD, SOUTH CAROLINA 29648
TELEPHONE (864) 942-8100

TOLL FREE (877) 662-3360

FAX (864) 942-8111



April 29, 2026

Josh Thomason
Piedmont Housing Group, LLC
295 W. Crossville Rd, Suite 720
Roswell, GA 30075
josh@piedmonthousinggroup.com

RE: Preliminary Sewer Availability – Revision 1
Dogwood Senior Village II, LP
Parcel IDs # 6846-016-831
RCC Basin, Wilson Creek WWTP NPDES #SC0021709

Dear Mr. Thomason,

Greenwood Metropolitan District (GMD) has reviewed your preliminary request. As you are aware, there is an existing 10-inch sewer main on the property and an ongoing sewer upgrade project. Both are within 500 ft of the proposed project. GMD's sewer system currently has the capacity to serve the proposed 36 Residential Equivalent Units (REUs) at this location.

We have included a fee estimate based on the preliminary information, so that you are prepared for payment of impact fees. **Impact fees will be due before the application for permit to construct is submitted to the Department of Environmental Services (DES) for permit approval.**

Within one year of the date of this letter, a complete DES Construction Permit Application package shall be submitted to GMD for approval and review. Otherwise, this preliminary approval shall expire. GMD is a Delegated Review Program entity, and submittals may be made electronically to sewerproject@gmdsc.gov. Please visit our web site www.gmdsc.gov for current design standards and fees. Please note that GMD has implemented plan review fees.

This letter is not a guarantee of capacity, and no capacity is reserved for this project until impact fees are paid, and a construction permit is issued. Don't hesitate to contact me with questions.

Sincerely,
GREENWOOD METROPOLITAN DISTRICT

Kevin E. Anderson, PE
Engineering Director

Attachment (Fee Estimate)

Cc: Robby White, Collection System Director
Jeff Chapman, General Manager

Residential Equivalent Units (REUs) were calculated by Greenwood Metropolitan District (GMD) based on the completed and attached Residential Capacity Request Worksheet, which indicates 48 units. REUs are measured based on the projected Gallons per Day (GDP) flow calculation. The above letter indicates sewer tie-ins are accessible and within 500 feet of our proposed site.



Residential Capacity Request Worksheet

Date Submitted: 4/29/26

Developer Information (to be completed by developer, owner, or their representative)

Company: Piedmont Housing Group, LLC

Contact Name: Scott Nelson

Title: Manager

Billing Address: 295 W Crossville Rd, Suite 720, Roswell, GA 30075

Phone Number: 205-240-2851

Email: scott@piedmonthousinggroup.com

Project: Dogwood Senior Village II, LP

Address / Intersection: 1375 Mathis Rd

Parcel(s): 6846-016-831

Re-zoning ? ☐ Yes ☒ No In City Limits? ☐ Yes ☒ No ☐ Annex GMD Boundary? ☒ Yes ☐ No ☐ Annex

Private roads ☐ Yes ☒ No

Description (type of units, lot size, acres, etc.): 48- unit senior (55+) apartment complex. One building
3 stories with an elevator

Type of sewer service: ☐ Single Family ☐ Duplex ☒ Apartment/Condo/Patio ☐ Other: _____

Number of Units: 48 Flow Allocation: 9,900 gpd* Individually owned? ☐ Yes ☒ No

GMD Impact Fee

* Gallons per Day. Attach flow calculations if necessary to illustrate various unit contributory loadings.

Notes

1. Preliminary capacity request must be approved before plans are submitted to GMD for Review.
2. GMD Impact fee must be paid before GMD will issue approval to construct or submit flow acceptance to SCDES for permit approval.

***** DO NOT WRITE BELOW THIS LINE *****

Approval (To be completed by GMD personnel)

Date Approved: _____ By (GMD Representative): _____

GMD Impact Fee: \$ _____

Date Invoiced: _____ Invoice #: _____ Date Paid: _____