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City planners approve revised plans for Stone Avenue townhomes

GREENVILLE'S PLANNING COMMISSION approved a developer's revised plans for 18 townhomes on West Stone Avenue one block west of Main Street.

The applicant, Southern Investment & Development LLC, proposes nine townhomes in the project's first phase. That would independently meet the dimensional requirements for a subdivision if the second phase isn't completed, according to a staff analysis.

The second phase would add nine more townhomes.

The revised plans, which drew no opposition at a commission meeting Feb. 16, offer a better design for developing the project in phases than initially proposed, specifically fire truck access and turnaround, city officials said.

The revised plans address previous site recommendations by the Planning Commission, Design Review Board, and the city's design consultant.

The site plan now has a central courtyard, with all townhomes now facing in to provide an area of concentrated green space.

The project also provides more than the required amount of space per unit, in both common and private areas, city officials said. Further, the revised plans create "a more engaging and pedestrian-friendly feel" along the Stone Avenue frontage. Elevations have been revised to address Stone Avenue frontage through the addition of larger front porches and



Southern Investment & Development LLC proposes nine townhomes in the first phase of a development on West Stone Avenue in Greenville. Rendering by Tindall Architecture

more windows on the townhomes' ground floor.

The planning commission approved separate applications by Southern Investments for a subdivision of 0.9 acres for the 18 townhomes at 109 and 117 W. Stone Ave. and a multifamily development.

Southern Investment held a neighborhood meeting Jan. 31 and residents voiced support for the revisions, including a row of townhomes across the rear of the property to help alleviate concerns of road noise, lighting overflow, and potential stormwater runoff issues.

Grading for the project should begin in the early summer and townhomes available in late 2017 or early 2018, Christopher Laney, Southern's managing partner, told *UBJ*.

Carriage homes, with two or three

bedrooms and about 1,400 square feet, should be priced from the high \$200,000s, he said. Manor homes, with three or four bedrooms and about 2,100 square feet, will start in the low \$400,000s, he said.

"We think that the western side of Main Street on Stone Avenue has a lot of opportunity for growth," Laney said. "We think that this is close enough to Main Street to be walkable, and to be able to walk to The Bohemian [cafe and restaurant], walk to Two Chefs, and all those types of establishments. We think it's a really unique location and a good opportunity."

The townhomes will adjoin a commercial development of retail, restaurant, and office space, including a second location of Coffee Underground.

Mixed-use commercial project approved on Laurens Road

THE GREENVILLE PLANNING COMMISSION approved plans for a major mixed-use commercial project that planners say is consistent with the Verdae master plan and critical to redevelopment of the Laurens Road corridor. The applicant — Alliance Consulting Engineers — plans the project on nearly 70 acres at Henderson and Laurens roads on property owned by Verdae Properties LLC, according to city records.

The project is part of the \$100 million Laurens Road redevelopment effort Verdae Development Inc. announced in 2014 for 30 acres of retail, 70 acres of residential, a new park, and trails connecting to the Greenville Health System Swamp Rabbit Trail.

Ryan Hall, a project engineer with Alliance Consulting, told the commission that asphalt parking lots cover the site and the hope is the project will "help grow the area and bring it back to a good standing."

Chris Stover, a Verdae Development project manager, said the development will be the centerpiece of the effort announced in 2014. The property is being marketed as a commercial development and no residential is planned in this area, he said. State transportation officials will require substantial improvements on Laurens Road, Stover said.

No one opposed the project at the commission meeting.

Sales up 40 percent at The Cliffs

STAFF REPORT

BUSINESS IS LOOKING UP FOR THE CLIFFS, THE seven luxury real estate communities in the Upstate and western North Carolina.

The brand reported more than \$119 million in property sales in 2016, up 40 percent over 2015.

"Last year's total sales were the strongest we've experienced in many years," said Kent Smith, president of the Cliffs Land Partners, which handles the real estate.

The Cliffs also reported 221 new club members last year for a total of 2,890 families enrolled. It has spent more than \$12.5 million on new amenities at its properties since 2012.

Going forward, the Cliffs said it plans to introduce a new mobile phone platform this year that will allow members to book tee times, make dining reservations, register for events, order takeout food on the golf course, order boat dock transport to a clubhouse, and perform other functions.