



**AGENDA**  
**GREER PLANNING COMMISSION**  
**301 E. Poinsett St. Greer S.C. 29651**  
**January 30, 2017 @ 6:30 PM**  
**Public Hearing and Business Meeting**

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

---

**I. PUBLIC HEARING**

**A. RZ 2017-01**

Ells Holdings, LLC

Wade Hampton Boulevard at Tryon Street

This is a rezoning request for the property located at Wade Hampton Boulevard at Tryon Street requesting a zoning classification of C3, Commercial District to DRD, Design Review District.

**B. VAR 2017-02**

Le Jardin, LLC

Intersection of Brockman McClimon and E. Howell Road

Variance for sidewalks.

**II. ELECTION OF OFFICER**

**A. Chairperson (ACTION REQUIRED)**

**B. Vice Chairperson (ACTION REQUIRED)**

**III. BUSINESS MEETING**

**A. Minutes 11/21/16 (ACTION REQUIRED)**

**IV. OLD BUSINESS**

**A. Old Business**

**V. NEW BUSINESS**

**A. RZ 2017-01 (ACTION REQUIRED)**

Ells Holdings, LLC

Wade Hampton Boulevard at Tryon Street

This is a rezoning request for the property located at Wade Hampton Boulevard at Tryon Street requesting a zoning classification of C3, Commercial District to DRD, Design Review District.

**B. VAR 2017-02 (ACTION REQUIRED)**

Le Jardin, LLC  
Intersection of Brockman McClimon Road and E. Howell Road  
Variance for sidewalks.

**VI. OTHER BUSINESS**

- A. Other Business

**VII. EXECUTIVE SESSION**

- A. Executive Session

The Greer Planning Commission may take action on matters discussed in Executive Session.

**VIII. ADJOURN**

- A. Adjourn



**AGENDA**  
**GREER PLANNING COMMISSION**  
**1/30/2017**

---

**RZ 2017-01**

**Memo:**

This is a rezoning request for the property located at Wade Hampton Boulevard at Tryon Street requesting a zoning classification of C3, Commercial District to DRD, Design Review District.

**Applicant:**

Ells Holdings, LLC

**Address:**

Wade Hampton Boulevard at Tryon Street

**ATTACHMENTS:**

Description	Upload Date	Type
□ RZ 2017-01 Public	1/5/2017	Cover Memo



***Greer***

---

***City of Greer, SC***

---

***Planning Commission***

# DOCKET NUMBER RZ 2017-01

**DOCKET:** RZ 2017-01

**APPLICANT:** Ells Holdings, LLC

**PROPERTY LOCATION:** Wade Hampton Boulevard at Tryon Street

**TAX MAP NUMBER:** G013000102203 (portion)

**EXISTING ZONING:** C-3, Highway Commercial District

**REQUEST:** DRD, Design Review District

**SIZE:** 7.6 acres

**COMPREHENSIVE PLAN:** Transit Oriented District Corridor and RLU 3

**HISTORY:** Property was annexed into the City 1950. Originally zoned R-1A in 1953. Changed to R-M1 in 1971. Rezoned to PD-C in 2000. Rezoned to C-3 in 2002.

# DOCKET NUMBER RZ 2017-01

## **Lot Frontage:**

Approx 510 feet on Tryon St and 72 feet on Wade Hampton Blvd

## **Parcel Use:**

Vacant

## **Surrounding land use and zoning include:**

- North: C-3, Highway Commercial: SunTrust Bank and vacant Office Depot
- East: R-M1, Multi-family Residential: Recreation (Greer Recreation Center and tennis courts), multi-family residential housing, and a single-family residence on Canteen Avenue
- South: C-2, Commercial: Recreation (tennis courts)
- West: O-D, Office District: Remainder of parcel (vacant)

## **Access:**

Tryon St and Wade Hampton Blvd



# DOCKET NUMBER RZ 2017-01



# DOCKET NUMBER RZ 2017-01





# DOCKET NUMBER RZ 2017-01



# DOCKET NUMBER RZ 2017-01



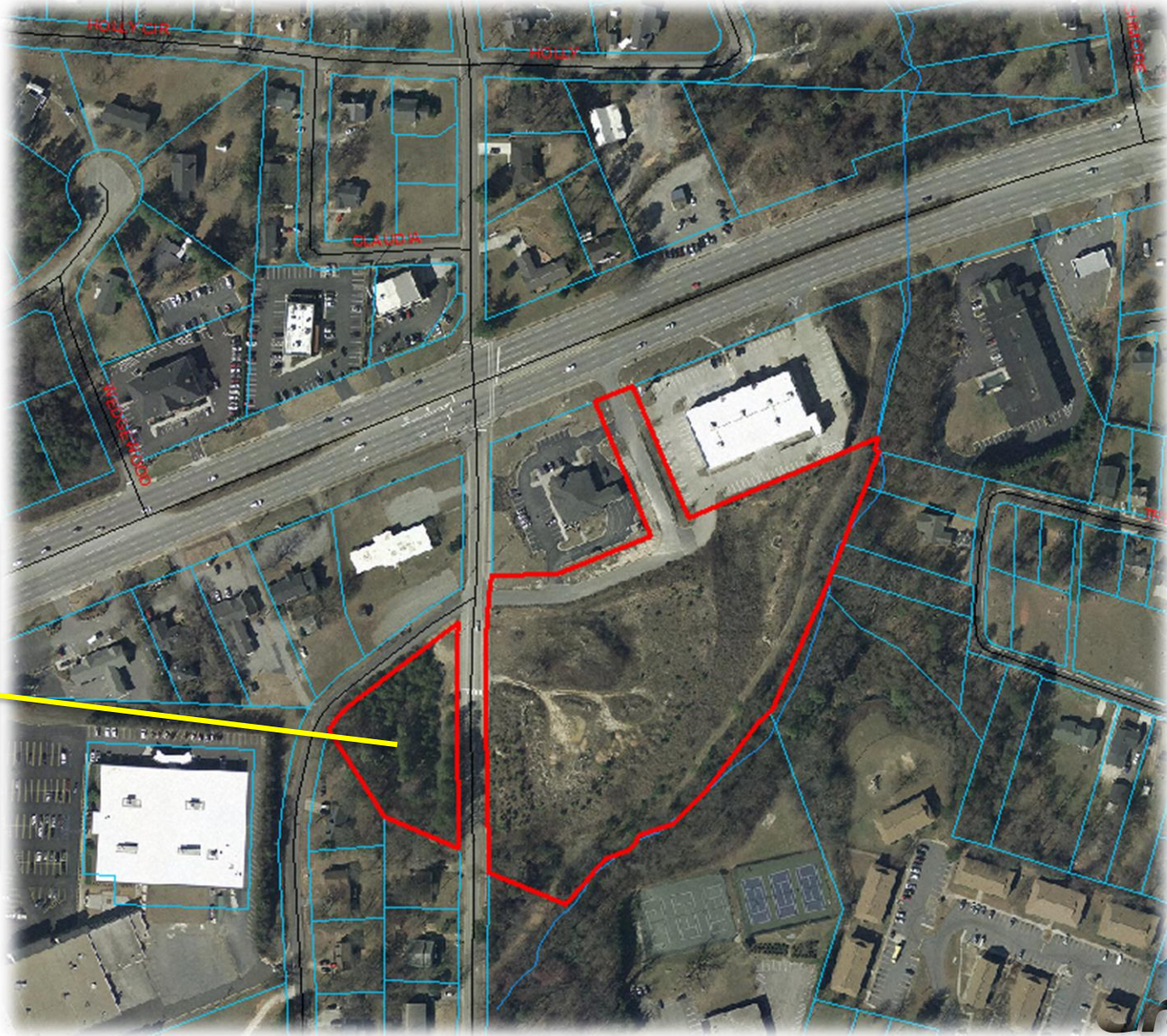


# DOCKET NUMBER RZ 2017-01





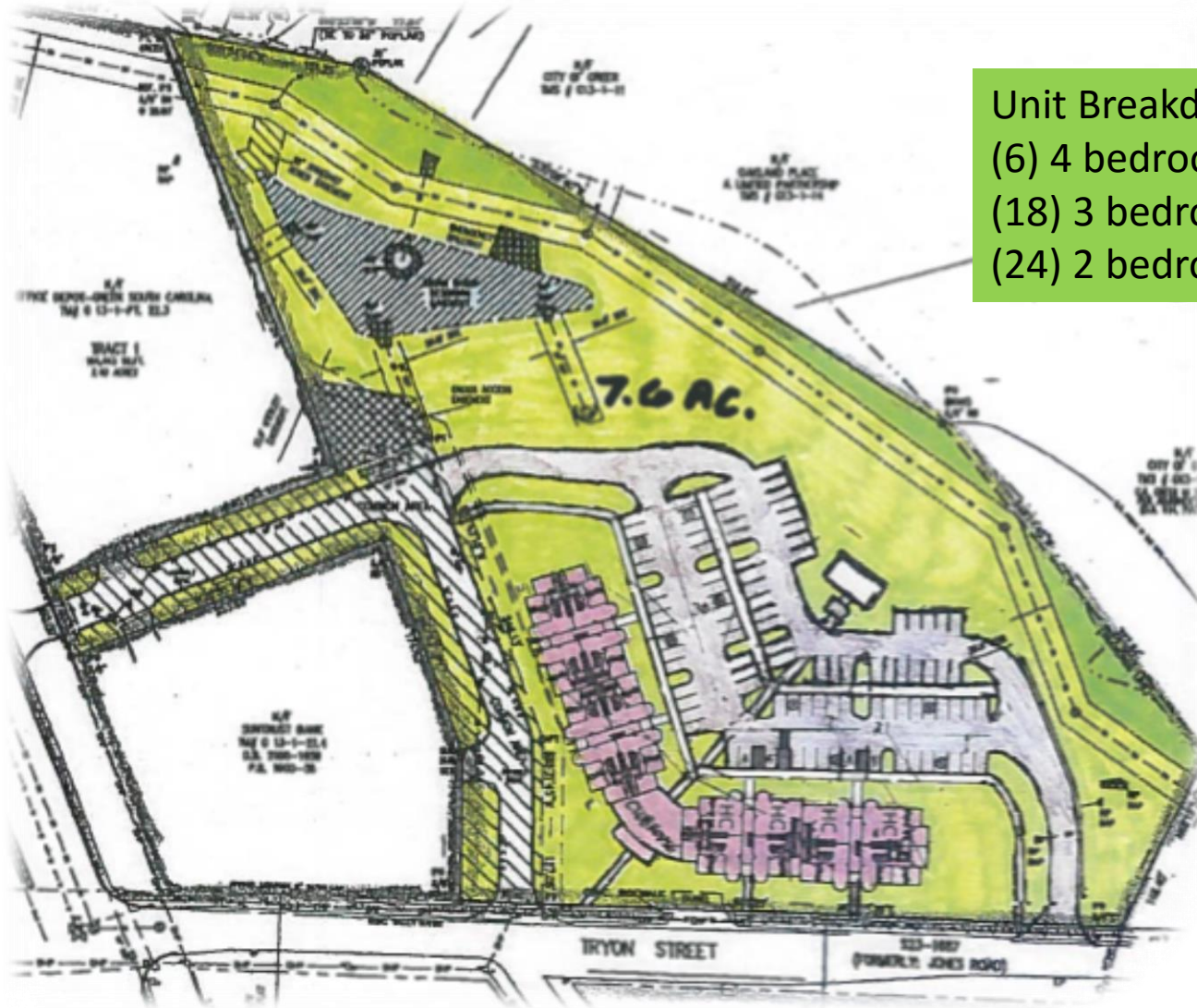
# DOCKET NUMBER RZ 2017-01



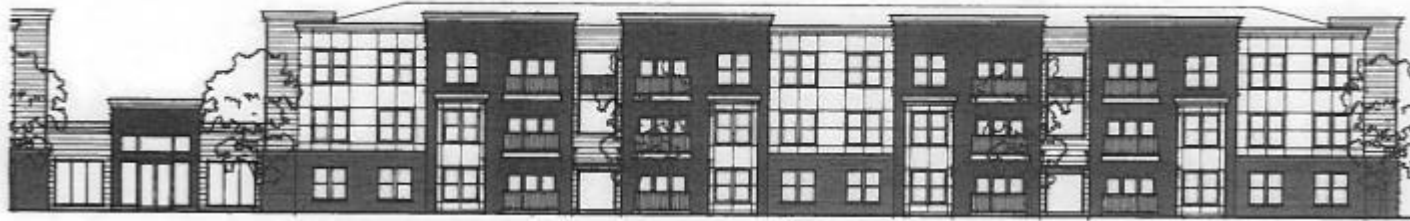
This portion  
not being  
rezoned. Will  
remain O-D.  
Will be split  
before  
development.



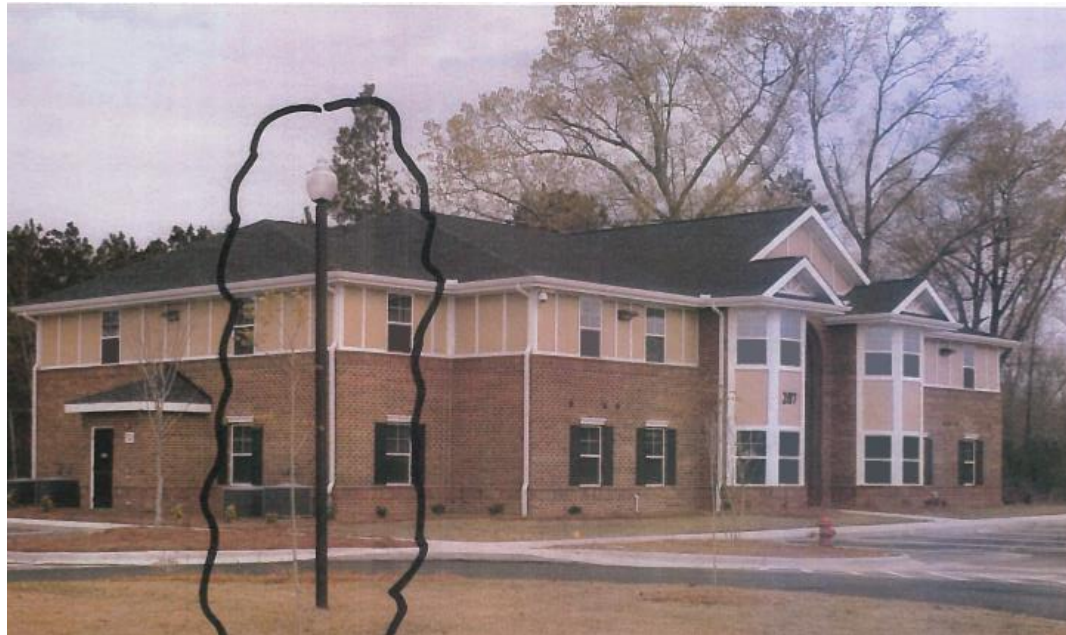
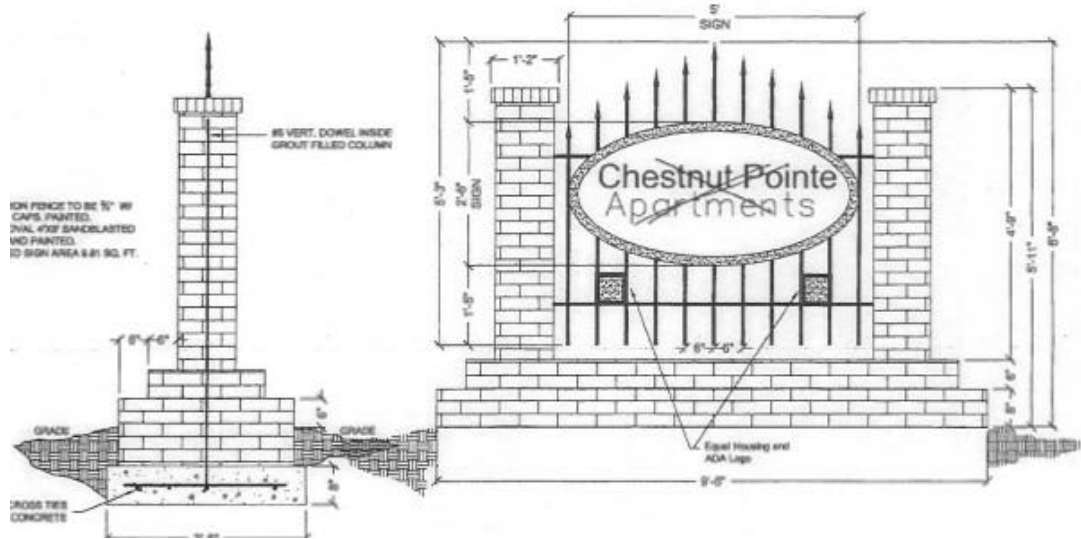
# DOCKET NUMBER RZ 2017-01



# DOCKET NUMBER RZ 2017-01



# DOCKET NUMBER RZ 2017-01







***Greer***

---

***City of Greer, SC***

---

***Planning Commission***





**AGENDA**  
**GREER PLANNING COMMISSION**  
**1/30/2017**

---

**VAR 2017-02**

**Memo:**

Variance for sidewalks.

**Applicant:**

Le Jardin, LLC

**Address:**

Intersection of Brockman McClimon and E. Howell Road

**Category Number: III.**  
**Item Number: A.**



**AGENDA**  
**GREER PLANNING COMMISSION**  
**1/30/2017**

---

**Minutes 11/21/16 (ACTION REQUIRED)**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Minutes 11/21/16	1/5/2017	Cover Memo



City of Greer - Planning and Zoning Division Minutes  
PLANNING COMMISSION MEETING  
November 21, 2016

---

Members Present: Mr. Foster, Ms. Jones, Mr. Hopper, Ms. Traenkle, and Mr. Tumblin

Member(s) Absent: Mr. Montgomery and Mr. Martin

Staff Present: Glenn Pace, Planning and Zoning Coordinator  
Suzanne Lynn, Administrative Assistant-Building Development and Standards

---

**I. PUBLIC HEARING**

A. Call to Order and Opening Remarks: Chairperson, Mr. Tumblin called the meeting to order at 6:30 p.m.

B. Application(s) for Review:

1) RZ 2016-33	813 North Main Street	Lottie S. Alexander
2) AN 2016-34	910 and 940 Brockman McClimon Road	Le Jardin, LLC

C. Comments:

**RZ 2016-33**

Mr. Pace presented case RZ 2016-33

- Representative, Huong Phuoc, present.
- No one spoke in favor or opposition of this project.

**AN 2016-34**

Mr. Pace presented case AN 2016-34

- Representative, Paul Harrison of Bluewater Civil Design, present.
- Representative, Scott Milks owner of Woodmark Homes, present
- Mr. Foster- How many homes do you hope to put in?
- Mr. Harrison- Roughly 64-65 at R15.
- Jacqueline Bordel, 427 E Howell, would like to see another entrance.
- Sharon Zombano, 408 E. Howell Road, concerned about green area.

## **II. BUSINESS MEETING**

### **A. Minutes of the Greer Planning Commission Meeting October 17, 2016**

ACTION- Ms. Foster made a motion to approve minutes of October 17, 2016. Ms. Jones seconded the motion.

Motion carried 4-0; 1 Abstain and 2 Absent

## **III. OLD BUSINESS**

### **A. No Old Business**

## **IV. NEW BUSINESS**

### **A. Recommendation of Application**

**1) RZ 2016-33                      813 North Main Street                      Lottie S. Alexander**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, NOVEMBER 21, 2016**

---

<b>DOCKET:</b>	<b>RZ 2016-33</b>
<b>APPLICANT:</b>	<b>Lottie S. Alexander</b>
<b>PROPERTY LOCATION:</b>	<b>813 North Main Street</b>
<b>TAX MAP NUMBER:</b>	<b>G018000402200, G018000402100</b>
<b>EXISTING ZONING:</b>	<b>R-12, Single-Family Residential</b>
<b>REQUEST:</b>	<b>C-2, Commercial District</b>
<b>SIZE:</b>	<b>.315 acres</b>
<b>COMPREHENSIVE PLAN RECOMMENDATION:</b>	<b>Community Corridor and Residential Land Use 2</b>
<b>ANALYSIS:</b>	<b>RZ 2016-33</b>

---

RZ 2016-33 is a rezoning request for two parcels located at 813 North Main Street. These properties presently contain a vacant single-family dwelling and the request is to rezone these parcels to C-2, Commercial. The existing zoning is R-12, Single-family Residential. This section of North Main Street contains a combination of commercial land uses with commercial zoning, as well as single-family dwellings zoned R-12. Surrounding land use and zoning include:

Vacant wooded property and the Greer Athletic Club both zoned C-2, Commercial to the north;  
Vacant structures previously containing commercial uses zoned C-2, Commercial District in the City of Greer and unzoned in Greenville County to the east;  
Single-family residences zoned R-12, Single-family residential, to the south; and  
Single-family residences zoned R-12, Single-family residential, to the west.

The future land use map in the City's Comprehensive Plan realizes that this part of North Main Street, once a solid residential corridor has transitioned to a mixture of residential as well as nonresidential uses. The subject properties are surrounded by commercial zoning and existing and vacant commercial structures to the north and east. Therefore staff can support the proposed rezoning request. However, staff appreciates the residential appearance of the structures and the residential character south of this rezoning request on the west side of North Main Street. Similarly to West Poinsett Street, staff would encourage any future rezoning requests for this part of North Main Street to be office related and maintain the residential character of the property.

**STAFF RECOMMENDATION:                      APPROVAL**

**ACTION – RZ 2016-33**

Motion made by Mr. Martin to approve, seconded by Mr. Hopper  
Motion carried 5-0

**2) AN 2016-34                      910 and 940 Brockman McClimon Road                      Le Jardin, LLC**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, NOVEMBER 21, 2016**

---

**DOCKET:**    **AN 2016-34**  
**APPLICANT:**    **Le Jardin, LLC**  
**PROPERTY LOCATION:**    **910 & 940 Brockman McClimon Road**  
**TAX MAP NUMBER:**    **9-07-00-052.04 and 9-07-00-052.05**  
**EXISTING ZONING:**    **Unzoned, Spartanburg County**  
**REQUEST:**    **R-15, Single-family Residential**  
**SIZE:**    **55.08 acres**  
**COMPREHENSIVE PLAN  
RECOMMENDATION:**    **Residential Land Use 2**

**ANALYSIS:**    **AN 2016-34**

---

AN 2016.34 is an zoning request and annexation for two parcels located at 910 and 940 Brockman McClimon Road seeking a R-15, Single-family zoning classification . These properties are currently unzoned in Spartanburg County. These properties are currently unzoned in Spartanburg County. Surrounding land use and zoning include:

November 21, 2016

The Heartwood Place Subdivision, zoned PD-R, Planned Development Residential, to the north;  
Scattered single-family residential homes and vacant land unzoned in Spartanburg County to the east;  
Vacant pastureland and scattered single-family residences unzoned in Spartanburg County to the south; and  
Scattered single-family residential homes and vacant land unzoned in Spartanburg County, to the west.

This portion of Brockman McClimon Road is still relatively rural in nature and is characterized by scattered single-family residences and vacant land. Heartwood Place, the closest residential subdivision has a range of residential lot sizes. Randomly selecting several lots resulted in an average lot size of 18,730 square feet. The proposed R-15 zoning would be somewhat similar in lot size. This density is also consistent with the Future Land Use Map recommendation of Residential Land Use 2. Therefore staff can support the proposed R-15, Single-family residential zoning request.

STAFF RECOMMENDATION: APPROVAL

Discussion AN 2016-34

- Mr. Martin- Sidewalks are required on Brockman?
- Mr. Pace- yes
- Mr. Milks- We will be asking for a variance for sidewalks on Brockman.
- Mr. Tumblin-We are approving annexation and rezoning not the layout?
- Mr. Pace- If they change the layout it will have to come back to the Planning Commission. It has already gone before our Planning Advisory Committee.
- Foster- As you come out of pocket park is that a walking trail?
- Mr. Harrison- Yes

ACTION – AN 2016-34

Motion made by Mr. Martin to approve with recommended R15,  
seconded by Ms. Jones  
Motion carried 5-0

**V. OTHER BUSINESS**

A. Zoning Coordinators Report- Mr. Pace presented the following:

- Our next scheduled GPC meeting will be January 9th, 2016.
- We will try and send outlook calendar invites for the 2017 meetings.
- We thank Tom Meeks for all that he has done for Greer and congratulate him on his retirement.

**VI. ADJOURN**

Meeting adjourned at 7:24 p.m.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**1/30/2017**

---

**RZ 2017-01 (ACTION REQUIRED)**

**Memo:**

This is a rezoning request for the property located at Wade Hampton Boulevard at Tryon Street requesting a zoning classification of C3, Commercial District to DRD, Design Review District.

**Applicant:**

Ells Holdings, LLC

**Address:**

Wade Hampton Boulevard at Tryon Street

**ATTACHMENTS:**

**Description**

**Upload Date**

**Type**



**AGENDA**  
**GREER PLANNING COMMISSION**  
**1/30/2017**

---

**VAR 2017-02 (ACTION REQUIRED)**

**Memo:**

Variance for sidewalks.

**Applicant:**

Le Jardin, LLC

**Address:**

Intersection of Brockman McClimon Road and E. Howell Road

**ATTACHMENTS:**

**Description**

**Upload Date**

**Type**



**Category Number: VI.**  
**Item Number: A.**



**AGENDA**  
**GREER PLANNING COMMISSION**  
**1/30/2017**

---

**Other Business**

**Category Number: VIII.**  
**Item Number: A.**



**AGENDA**  
**GREER PLANNING COMMISSION**  
**1/30/2017**

---

**Adjourn**