



AGENDA
PLANNING ADVISORY COMMITTEE
301 E Poinsett Street, Greer, SC 29651
January 26, 2017 @ 10:00 AM
Committee 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. ADVISORY MEETING

- A. Call to Order and Opening Remarks
Justin Kirtz
- B. PAC 2017-01
Kimley-Horn & Associates, Kevin Pulis/
CenterPoint Properties, Brian Hollings
Commercial Project, SCIP- Protrans
- C. PAC 2017-02
Gray Engineering Consultants Inc, Brian Keaton/
Mark III Properties Inc, John Beeson
Subdivision consisting of 90 Lots
Mayfield Crossing - Abner Creek Road and Gin House Road
- D. PAC 2017-03
Freeland & Associates, Inc, D. Kevin Tumblin/
O'Neal CDSF, LLC (The Randolph Group)
Subdivision consisting of 179 Lots, 20 units
O'Neal Village, Phase 4
O'Neal Church Road

II. ADJOURN

Category Number: I.
Item Number: B.



AGENDA
PLANNING ADVISORY COMMITTEE
1/26/2017

PAC 2017-01

Applicant:

Kimley-Horn & Associates, Kevin Pulis/
CenterPoint Properties, Brian Hollings
Commercial Project, SCIP- Protrans

ATTACHMENTS:

Description	Upload Date	Type
❑ Application - SCIP - Protrans	1/20/2017	Cover Memo
❑ Site Plan - SCIP-Protrans	1/20/2017	Cover Memo



Planning Advisory Committee Commercial Application

Docket Number PAC 2017-01

Name of Project SCIP - Protrans

Property Location South Carolina Inland Port near J. Verne Smith Pkwy

Tax Map Number 5-18-00-018.03

PROPERTY OWNER OR DEVELOPER:

Name Centerpoint Properties - Brian Hollings

Address 150 W Main St Suite 1820 Norfolk, VA 23510

Phone 757-630-7474 E-Mail bhollings@centerpoint.com Fax _____

SURVEYOR OR ENGINEER:

Name Kimley-Horn & Associates - Kevin Pulis

Address 200 South Tryon St Suite 200 Charlotte, NC 28202

Phone 704-954-7481 E-Mail Kevin.pulis@kimley-horn.com Fax _____

Number of Acres 47.5 AC

Lots 1

Sewer District CPW

Water Source CPW

REQUEST FOR VARIANCE (IF APPLICABLE)

Is any variance from the subdivision regulations requested? ☐ Yes ☒ No

If yes, attach a letter requesting said variance(s) referencing the justifications.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws,
is this tract or parcel restricted by any recorded covenant that is
contrary to, conflicts with, or prohibits the activity described in this permit?

☐ Yes

☒ No

I DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS APPLICATION IS CORRECT,
AND THAT I WILL COMPLY WITH THE PROCEDURES AND REQUIREMENTS OF THIS APPLICATION.

SIGNATURE OF APPLICANT

12/22/16

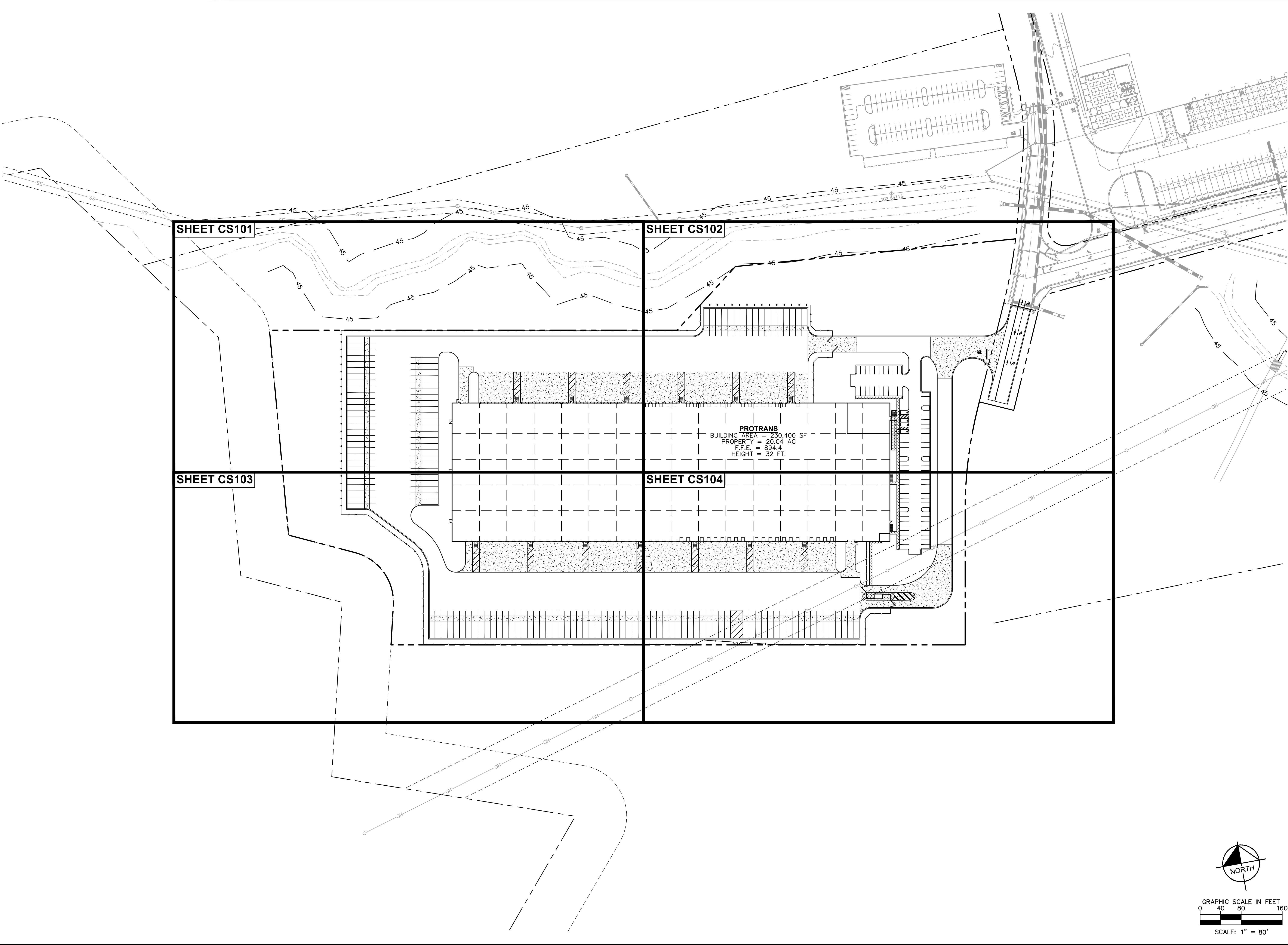
DATE FILED

Planning Advisory Committee meeting on January 26 @ 10:00 A.M.

Please plan to have a representative present at the meeting to avoid delay with your application process

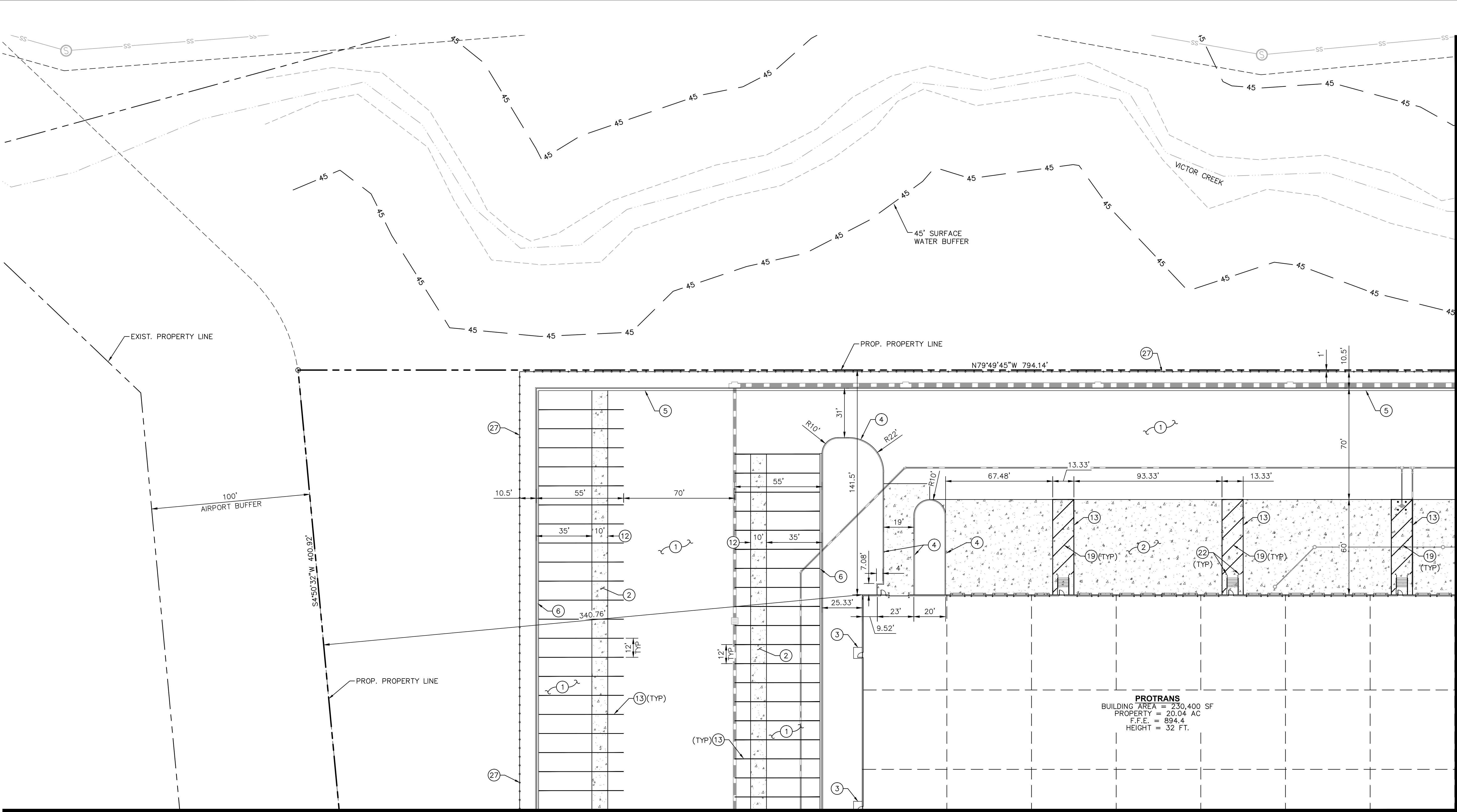
Plotted By: Riley, Jay Sheet Set: ProTrans - Layout: CS100 OVERALL LAYOUT PLAN December 01, 2016 10:37:02am K:\vab-cv\116071058 - scp-protran\CADD\plansheets\CS100 OVERALL LAYOUT PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROTRANS PREPARED FOR CENTERPOINT PROPERTIES	SOUTH CAROLINA	SHEET NUMBER CS100	OVERALL LAYOUT PLAN				KHA PROJECT 116071058 DATE 12/02/16 SCALE AS SHOWN DESIGNED BY JAR DRAWN BY JAR CHECKED BY KSP		Kimley»Horn © 2016 KIMLEY-HORN AND ASSOC., INC. 2000 SOUTH BOULEVARD, SUITE 400 CHARLOTTE, NC 28203 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM	REVISIONS		BY
			No.	DATE								

Plotted By: Riley, Jay - Sheet Set: ProTrans - Layout: CS101 LAYOUT PLAN - December 01, 2016 10:48:38am k:\vab-civil\116071058 - scp_protran\CADD\plansheets\CS101 LAYOUT PLAN.dwg
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KEY NOTES

- ① FLEXIBLE PAVING
(REFER TO SHEET CS200 FOR PAVEMENT SECTION DEPTHS)

② CONCRETE PAVING
(REFER TO SHEET CS200 FOR PAVEMENT SECTION DEPTHS)

③ CONCRETE SIDEWALKS
(REFER TO SHEET CS200 FOR PAVEMENT SECTION DEPTHS)

④ 6" CONC. CURB

⑤ 6" CONC. CURB AND GUTTER

⑥ REVERSE 6" CONC. CURB AND GUTTER

⑦ TRANSITION FROM GUTTER TO REVERSE GUTTER

⑧ WIPE DOWN CURB TO 0" FACE OVER 2.5 LF

⑨ 5' WIDE CONCRETE SIDEWALK

⑩ ADA ACCESSIBLE RAMP

⑪ WHEEL STOP.

⑫ 10' WIDE CONCRETE "DOLLY PAD"

⑬ 4" WIDE SOLID WHITE PAVEMENT STRIPE
- ⑭ 4" WIDE SOLID YELLOW PAVEMENT STRIPE

⑮ 12" WIDE SOLID YELLOW DIAGONAL STRIPE

⑯ 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE

⑰ 12" WIDE WHITE STOP BAR

⑱ SOLID WHITE TRAFFIC ARROW

⑲ 4" WIDE SOLID WHITE PAVEMENT STRIPE, ANGLED 45° TO DRIVE LANE
SPACED 6' O.C.

⑳ LIGHT POLE

㉑ DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS

㉒ PIPE BOLLARD

㉓ R1-1 STOP SIGN

㉔ HC PARKING SIGN

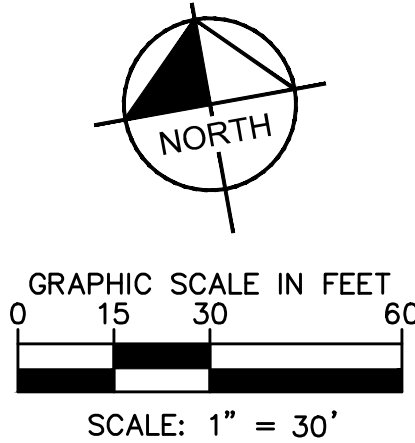
㉕ ENTRANCE MONUMENT SIGN

㉖ PREFABRICATED METAL GUARD HOUSE (SEE ARCHITECTURAL PLANS)

㉗ 7' GALVANIZED CHAIN LINK FENCE
- ㉘ 7' GATE SWING STYLE w/ OPERATOR

㉙ 7' GATE DOUBLE SWING STYLE w/o OPERATOR

㉚ PROVIDE A KNOX BOX AT FRONT ENTRY TO BUILDING. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION.



MATCH LINE - SEE SHEET CS102

MATCH LINE - SEE SHEET CS103

KHA PROJECT 116071058		DATE 12/02/16		SCALE AS SHOWN		DESIGNED BY JAR		DRAWN BY JAR		CHECKED BY KSP			
PROTRANS PREPARED FOR CENTERPOINT PROPERTIES SOUTH CAROLINA													
SHEET NUMBER CS101													
Kimley»Horn © 2016 KIMLEY-HORN AND ASSOC., INC. 2000 SOUTH BOULEVARD, SUITE 400 CHARLOTTE, NC 28203 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM										REVISIONS		BY DATE	

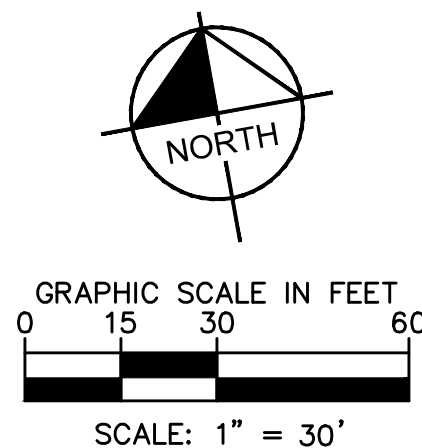
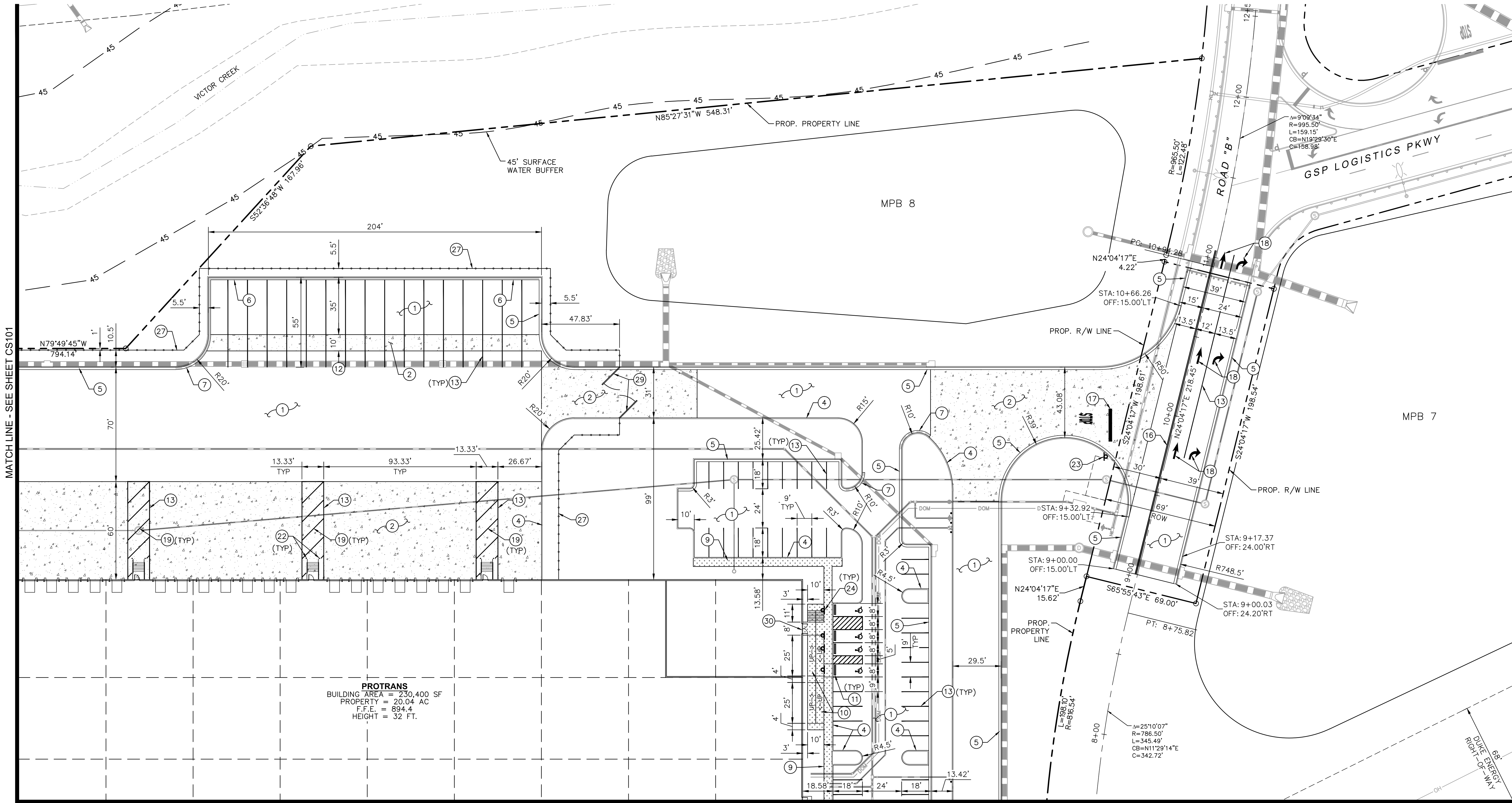
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MATCH LINE - SEE SHEET CS101

MATCH LINE - SEE SHEET CS104

KEY NOTES

- | | | |
|--|---|---|
| ① FLEXIBLE PAVING
(REFER TO SHEET CS200 FOR PAVEMENT SECTION DEPTHS) | ⑭ 4" WIDE SOLID YELLOW PAVEMENT STRIPE | ⑳ 7" GATE SWING STYLE w/ OPERATOR |
| ② CONCRETE PAVING
(REFER TO SHEET CS200 FOR PAVEMENT SECTION DEPTHS) | ⑮ 12" WIDE SOLID YELLOW DIAGONAL STRIPE | ㉑ 7" GATE DOUBLE SWING STYLE w/o OPERATOR |
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| ⑨ 5' WIDE CONCRETE SIDEWALK | ㉔ PIPE BOLLARD | |
| ⑩ ADA ACCESSIBLE RAMP | ㉕ R1-1 STOP SIGN | |
| ⑪ WHEEL STOP. | ㉖ HC PARKING SIGN | |
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| | ㉙ 7' GALVANIZED CHAIN LINK FENCE | |



PROTRANS PREPARED FOR CENTERPOINT PROPERTIES	SOUTH CAROLINA GREER	LAYOUT PLAN			Kimley»Horn © 2016 KIMLEY—HORN AND ASSOC., INC. 2000 SOUTH BOULEVARD, SUITE 400 CHARLOTTE, NC 28203 PHONE: 704—333—5131 WWW.KIMLEY—HORN.COM		
SHEET NUMBER CS102	GREER	KHA PROJECT 116071058	DATE 12/02/16	SCALE AS SHOWN DESIGNED BY JAR DRAWN BY JAR CHECKED BY WDF	No. REVISIONS	DATE	BY

Plotted By: Riley, Jay Sheet Set: ProTrans Layout: CS103 LAYOUT PLAN December 01, 2016 10:39:19pm K:\vab-civil\116071058 -- scp_protran\CADD\plan sheets\CS101 LAYOUT PLAN.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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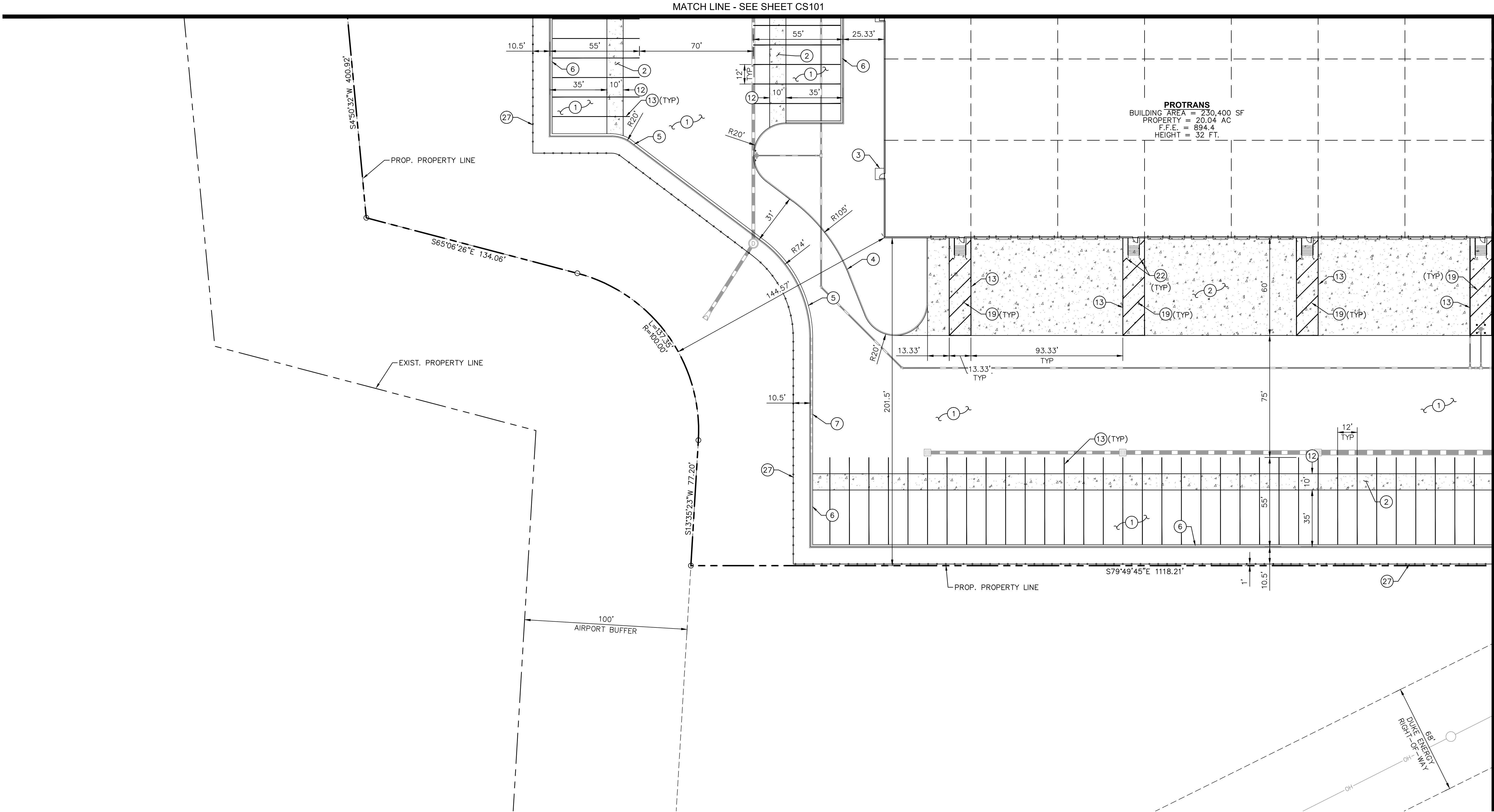
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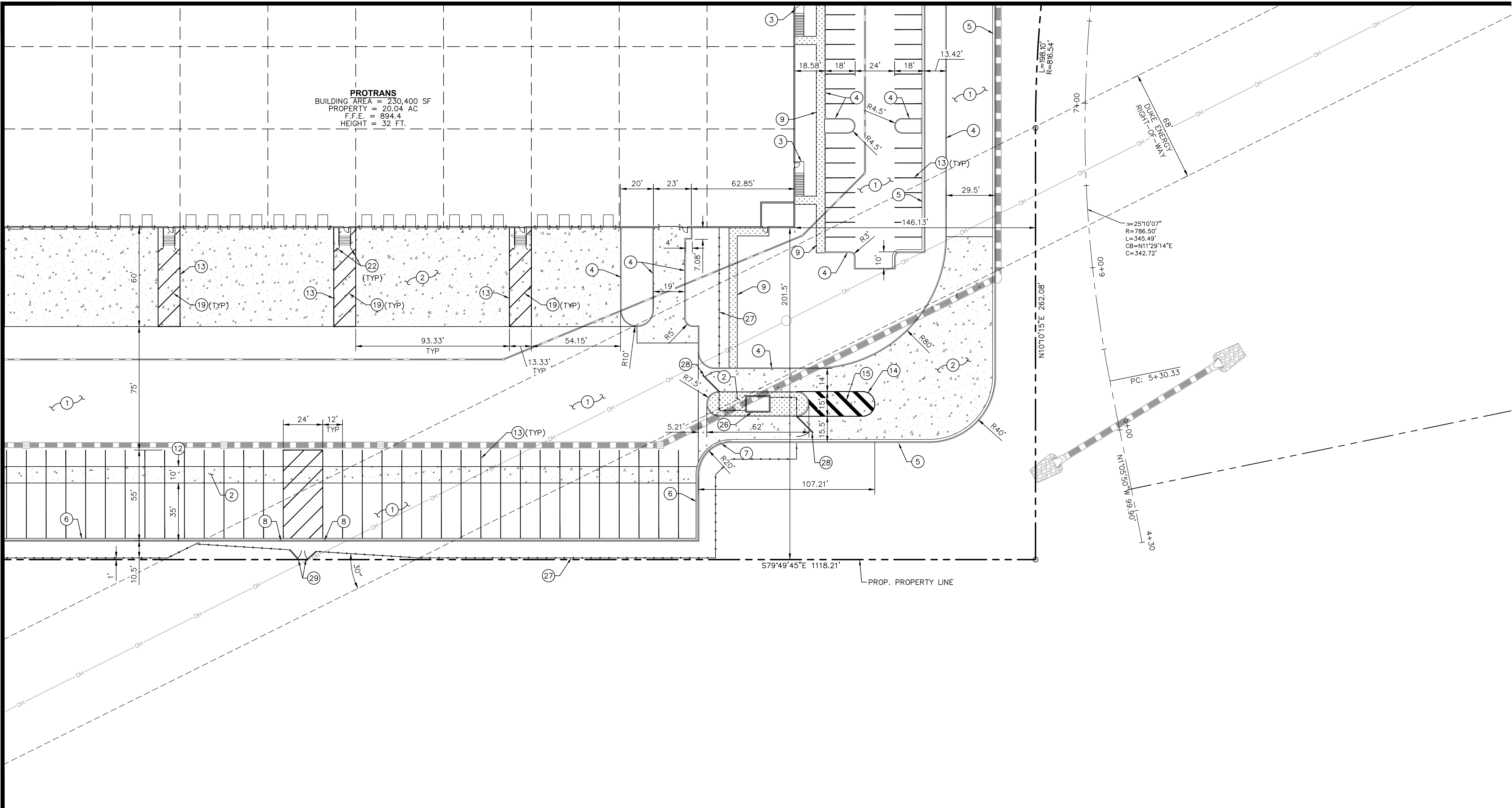


KHA PROJECT 116071058		DATE 12/02/16		SCALE AS SHOWN		DESIGNED BY JAR		DRAWN BY JAR		CHECKED BY KSP	
KIMLEY-HORN AND ASSOCIATES, INC.		SOUTH CAROLINA		LAYOUT PLAN		PROTRANS PREPARED FOR CENTERPOINT PROPERTIES		SOUTH CAROLINA		GREER	
© 2016 KIMLEY-HORN AND ASSOC., INC. 2000 SOUTH BOULEVARD, SUITE 400 CHARLOTTE, NC 28203 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM		Kimley»Horn		REVISIONS		No.		DATE		BY	
SHEET NUMBER CS103											

Plotted By: Riley, Jay Sheet Set: ProTrans Layout: CS104 Layout Plan December 01, 2016 10:39:40am K:\vob-civil\116071058 - scip_protrans\CADD\plansheets\CS101_LAYOUT_PLAN.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

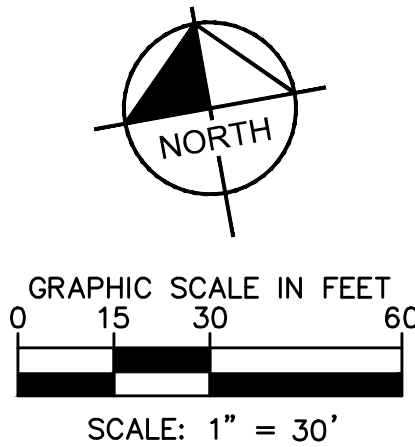
MATCH LINE - SEE SHEET CS103

MATCH LINE - SEE SHEET CS102



KEY NOTES

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SHEET NUMBER CS104		PROTRANS PREPARED FOR CENTERPOINT PROPERTIES		SOUTH CAROLINA GREER		LAYOUT PLAN		KHA PROJECT 116071058 DATE 12/02/16 SCALE AS SHOWN DESIGNED BY JAR DRAWN BY JAR CHECKED BY KSP		 Kimley»Horn © 2016 KIMLEY-HORN AND ASSOC. INC. 2000 SOUTH BOULEVARD, SUITE 400 CHARLOTTE, NC 28203 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE		BY	
												</							



AGENDA
PLANNING ADVISORY COMMITTEE
1/26/2017

PAC 2017-02

Applicant:

Gray Engineering Consultants Inc, Brian Keaton/
Mark III Properties Inc, John Beeson
Subdivision consisting of 90 Lots
Mayfield Crossing - Abner Creek Road and Gin House Road

ATTACHMENTS:

Description	Upload Date	Type
☐ Application PAC 2017-02 Abner Creek & Gin House	1/20/2017	Cover Memo
☐ Mayfield Crossing Site Plan	1/20/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number PAC 2017-02

Name of Project Mayfield Crossing

Property Location Abner Creek Rd. and Gin House Rd.

Tax Map Number 5-35-00-048.00

PROPERTY OWNER OR DEVELOPER: Mark III Properties Inc.

Name John Beeson

Address 170-C Camelot Dr. Spartanburg, SC 29301

Phone (864) 595-1735

E-Mail John@markiiiproperties.com

Fax _____

SURVEYOR OR ENGINEER: Gray Engineering Consultants Inc.

Name Rodney E. Gray

Address 132 Pilgrim Rd. Greenville, SC 29607

Phone (864) 297-3027

E-Mail rodneyegray@gmail.com

Fax _____

Number of Acres 35.69 AC

Lots 90

SFD Reidville Fire Department

☐ Townhomes

☐ Apartments

Number of Units _____

Sewer District Greer CPW

Water Source Greer CPW

REQUEST FOR VARIANCE (IF APPLICABLE)

Is any variance from the subdivision regulations requested?

☐ Yes

☒ No

If yes, attach a letter requesting said variance(s) referencing the justifications.

*Craig Ratchke
Chris Preziosabai*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws,
is this tract or parcel restricted by any recorded covenant that is
contrary to, conflicts with, or prohibits the activity described in this permit?

☐ Yes

☒ No

I DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS APPLICATION IS CORRECT,
AND THAT I WILL COMPLY WITH THE PROCEDURES AND REQUIREMENTS OF THIS APPLICATION.

SIGNATURE OF APPLICANT

January 11, 2016

DATE FILED

Planning Advisory Committee meeting on January 26 @ 10:00 A.M.

Please plan to have a representative present at the meeting to avoid delay with your application process

Revised 8/19/2014



AGENDA
PLANNING ADVISORY COMMITTEE
1/26/2017

PAC 2017-03

Applicant:

Freeland & Associates, Inc, D. Kevin Tumblin/
O'Neal CDSF, LLC (The Randolph Group)
Subdivision consisting of 179 Lots, 20 units
O'Neal Village, Phase 4
O'Neal Church Road

ATTACHMENTS:

Description	Upload Date	Type
❑ Application for O'Neal Village, Phase 4	1/20/2017	Cover Memo
❑ PAC 2017-03 O'Neal Village Phase 4 Site Plan	1/20/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number PAC 2017-03

Name of Project Oneal Village Phase 4

Property Location Oneal Church Road

Tax Map Number 0633020102700 and 0633020103000

PROPERTY OWNER OR DEVELOPER: O'Neal CDSF, LLC (C/O The Randolph Group)

Name Jeff Randolph

Address 607 Pendleton Street, Suite 200 Greenville, SC 29601

Phone 239-6683 E-Mail jrandolph@trgcommunities.com Fax 242-4603

SURVEYOR OR ENGINEER: Freeland & Associates, Inc.

Name D. Kevin Tumblin

Address 323 West Stone Avenue Greenville, SC 29609

Phone 864-672-4917 E-Mail ktumblin@freelandsc.com Fax 864-672-4903

Number of Acres 46.06 Lots 179 Total SFD 159

☒ Townhomes ☐ Apartments Number of Units 20

Sewer District Greer CPW Water Source Blue Ridge Water

REQUEST FOR VARIANCE (IF APPLICABLE)

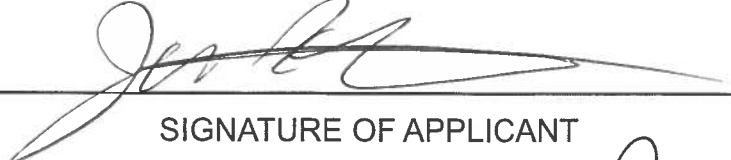
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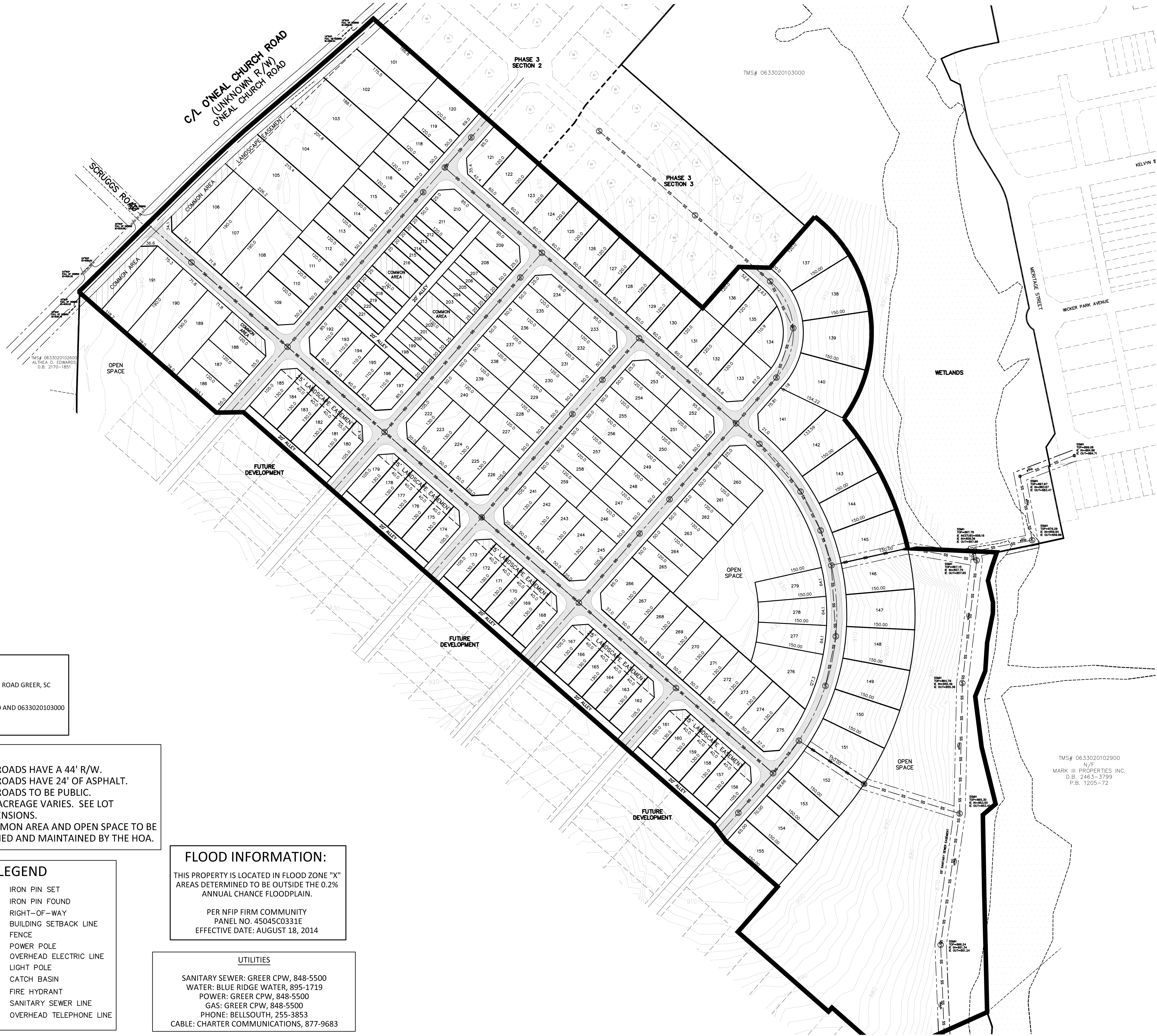
**I DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS APPLICATION IS CORRECT,
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SIGNATURE OF APPLICANT

1-17-17
DATE FILED

Planning Advisory Committee meeting on Jan. 26th @ 10:00 A.M.

Please plan to have a representative present at the meeting to avoid delay with your application process



SITE DATA
ADDRESS:
ONEAL CHURCH ROAD GREER, SC
TAXMAP:
0633020102700 AND 0633020103000
ZONING:
PD-R

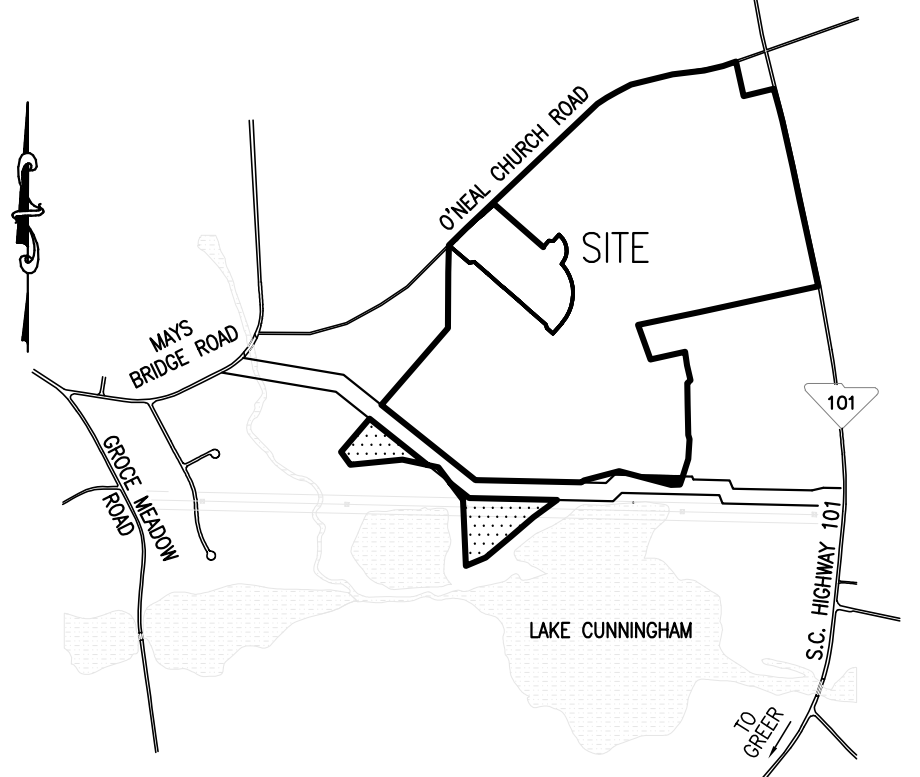
- NOTES**
1. ALL ROADS HAVE A 44' R/W.
 2. ALL ROADS HAVE 24' OF ASPHALT.
 3. ALL ROADS TO BE PUBLIC.
 4. LOT ACREAGE VARIES. SEE LOT DIMENSIONS.
 5. COMMON AREA AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOA.

LEGEND	
○ IPS	IRON PIN SET
○ IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE
-X-X-X-	FENCE
PP	POWER POLE
OE	OVERHEAD ELECTRIC LINE
☆ LP	LIGHT POLE
□ CB	CATCH BASIN
⊗	FIRE HYDRANT
— SS —	SANITARY SEWER LINE
— OT —	OVERHEAD TELEPHONE LINE

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

PER NFIP FIRM COMMUNITY
PANEL NO. 45045C0331E
EFFECTIVE DATE: AUGUST 18, 2014

UTILITIES
SANITARY SEWER: GREER CPW, 848-5500
WATER: BLUE RIDGE WATER, 895-1719
POWER: GREER CPW, 848-5500
GAS: GREER CPW, 848-5500
PHONE: BELLSOUTH, 255-3853
CABLE: CHARTER COMMUNICATIONS, 877-9683



LOCATION MAP



PRELIMINARY

ONEAL VILLAGE PHASE 4

THE RANDOLPH GROUP 607 PENDLETON ST., SUITE 200 GREENVILLE, SC 29601 PH 864-239-6663 FAX 864-242-4603	FREELAND & ASSOCIATES, INC. 323 WEST STONE AVE. GREENVILLE, S.C. 29609 (864) 271-4924 FAX (864) 233-0315
OWNER	SURVEYOR/ENGINEER

NO. OF ACRES: 46.06	MILES OF NEW ROAD: 1.39
NO. OF LOTS: 179	DATE: 1-17-17

ZONING: PD-R (CITY OF GREER)



1 inch = 100 ft. (IN FEET)

63971-PH4-PRE