



AGENDA
GREER PLANNING COMMISSION
301 E. Poinsett St Greer SC 29651
March 20, 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. Call to Order

Chairperson

B. AN 2017-09

Scott and Diane Milks

310 Mariah and 365 Mariah Drive

Ordinance #08-2017 is an annexation and zoning request for property located at 310 and 365 Mariah Drive that is requesting a zoning classification R-10, Residential Single Family containing 23.55 acres, with the purpose to construct Single Family Dwellings. The subject property is currently vacant.

C. AN 2017-10

Keenan-Witt Properties, LLC

201 North Buncombe Road

Ordinance #09-2017 is an annexation and zoning request for property located at 201 N. Buncombe Road that is requesting a zoning classification C-3, Highway Commercial containing 4.41 acres, with the purpose to construct commercial/retail space. The subject property is currently vacant.

D. AN 2017-11

John Stewart, Jr.

Corner of Ansel School Road, North Wood Lane and Holiday Road

Ordinance #10-2017 is an annexation and zoning request for property located at the corner of Ansel School Road, N. Wood Lane, and Holiday Road that is requesting a zoning classification DRD, Design Review District, containing 6.5 acres, with the purpose to construct 62 single family attached dwellings. The subject property is currently vacant.

II. BUSINESS MEETING

A. Minutes 2/20/17 (Action Required)

III. OLD BUSINESS

A. Old Business

IV. NEW BUSINESS

A. AN 2017-09 (ACTION REQUIRED)

Scott and Diane Milks

310 Mariah and 365 Mariah Drive

Ordinance #08-2017 is an annexation and zoning request for property located at 310 and 365 Mariah Drive that is requesting a zoning classification R-10, Residential Single Family containing 23.55 acres, with the purpose to construct Single Family Dwellings. The subject property is currently vacant.

B. AN 2017-10 (ACTION REQUIRED)

Keenan-Witt Properties, LLC

201 North Buncombe Road

Ordinance #09-2017 is an annexation and zoning request for property located at 201 N. Buncombe Road that is requesting a zoning classification C-3, Highway Commercial containing 4.41 acres, with the purpose to construct commercial/retail space. The subject property is currently vacant.

C. AN 2017-11 (ACTION REQUIRED)

John Stewart, Jr.

Corner of Ansel School Road, North Wood Lane and Holiday Road

Ordinance #10-2017 is an annexation and zoning request for property located at the corner of Ansel School Road, N. Wood Lane, and Holiday Road that is requesting a zoning classification DRD, Design Review District, containing 6.5 acres, with the purpose to construct 62 single family attached dwellings. The subject property is currently vacant.

D. PAC 2017-04 (ACTION REQUIRED)

FRF Engineering for Scott and Diane Milks

Westmoreland Road at Mariah Drive

PAC 2017-04 is a request for approval of a Preliminary Plat for The Reserve at Redcroft. This is a new single-family residential subdivision with 63 lots at the intersection of Westmoreland Road and Mariah Drive. The subdivision contains 7 new streets with 0.5 miles of new roadway and one entrance.

V. OTHER BUSINESS

A. Coordinators Report

VI. EXECUTIVE SESSION

A. Executive Session

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

VII. ADJOURN



AGENDA
GREER PLANNING COMMISSION
3/20/2017

AN 2017-09

Memo:

Ordinance #08-2017 is an annexation and zoning request for property located at 310 and 365 Mariah Drive that is requesting a zoning classification R-10, Residential Single Family containing 23.55 acres, with the purpose to construct Single Family Dwellings. The subject property is currently vacant.

Applicant:

Scott and Diane Milks

Address:

310 Mariah and 365 Mariah Drive

ATTACHMENTS:

Description	Upload Date	Type
☐ AN 2017-09 Public	3/10/2017	Cover Memo



Greer

City of Greer, SC

Planning Commission

DOCKET NUMBER AN 2017-09

DOCKET: AN 2017-09

APPLICANT: Scott and Diane Milks

PROPERTY LOCATION: 310 and 365 Mariah Drive

TAX MAP NUMBER: 9-07-00-080.00 and 9-07-00-080.02

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: R-10, Single-Family Residential

SIZE: 23.55 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 2 Community

DOCKET NUMBER AN 2017-09

Lot Frontage:

Approximately 660 feet

Parcel Use:

Vacant

Surrounding land use and zoning include:

North: Unzoned (Spartanburg County): Single-family residential

East: Unzoned (Spartanburg County): Single-family residential

South: R-15, Single-Family Residential: Single-family residential (Redcroft subdivision)

West: Unzoned (Spartanburg County): Single-family residential

Access:

Westmoreland Road

DOCKET NUMBER AN 2017-09



Zoning & Floodplain

DOCKET NUMBER AN 2017-09



Future Land Use Map

DOCKET NUMBER AN 2017-09





Greer

City of Greer, SC

Planning Commission



AGENDA
GREER PLANNING COMMISSION
3/20/2017

AN 2017-10

Memo:

Ordinance #09-2017 is an annexation and zoning request for property located at 201 N. Buncombe Road that is requesting a zoning classification C-3, Highway Commercial containing 4.41 acres, with the purpose to construct commercial/retail space. The subject property is currently vacant.

Applicant:

Keenan-Witt Properties, LLC

Address:

201 North Buncombe Road

ATTACHMENTS:

Description	Upload Date	Type
☐ AN 2017-10 Public	3/10/2017	Cover Memo



Greer

City of Greer, SC

Planning Commission

DOCKET NUMBER AN 2017-10

DOCKET: AN 2017-10

APPLICANT: Randall Keenan and Hisel Witt

PROPERTY LOCATION: 201 N. Buncombe Road

TAX MAP NUMBER: T016000204611 (portion)

EXISTING ZONING: S-1, Services (Greenville County)

REQUEST: C-3, Commercial

SIZE: 4.41 acres

COMPREHENSIVE PLAN: Transit Oriented Community District on a Regional Corridor

DOCKET NUMBER AN 2017-10

Lot Frontage:

Approximately 288 feet

Parcel Use:

Vacant

Surrounding land use and zoning include:

North: S-1, Services (Greenville County): garage door company

East: C-2, Commercial (Greenville County): various commercial uses

South: C-3, Highway Commercial (City of Greer): automotive parts business

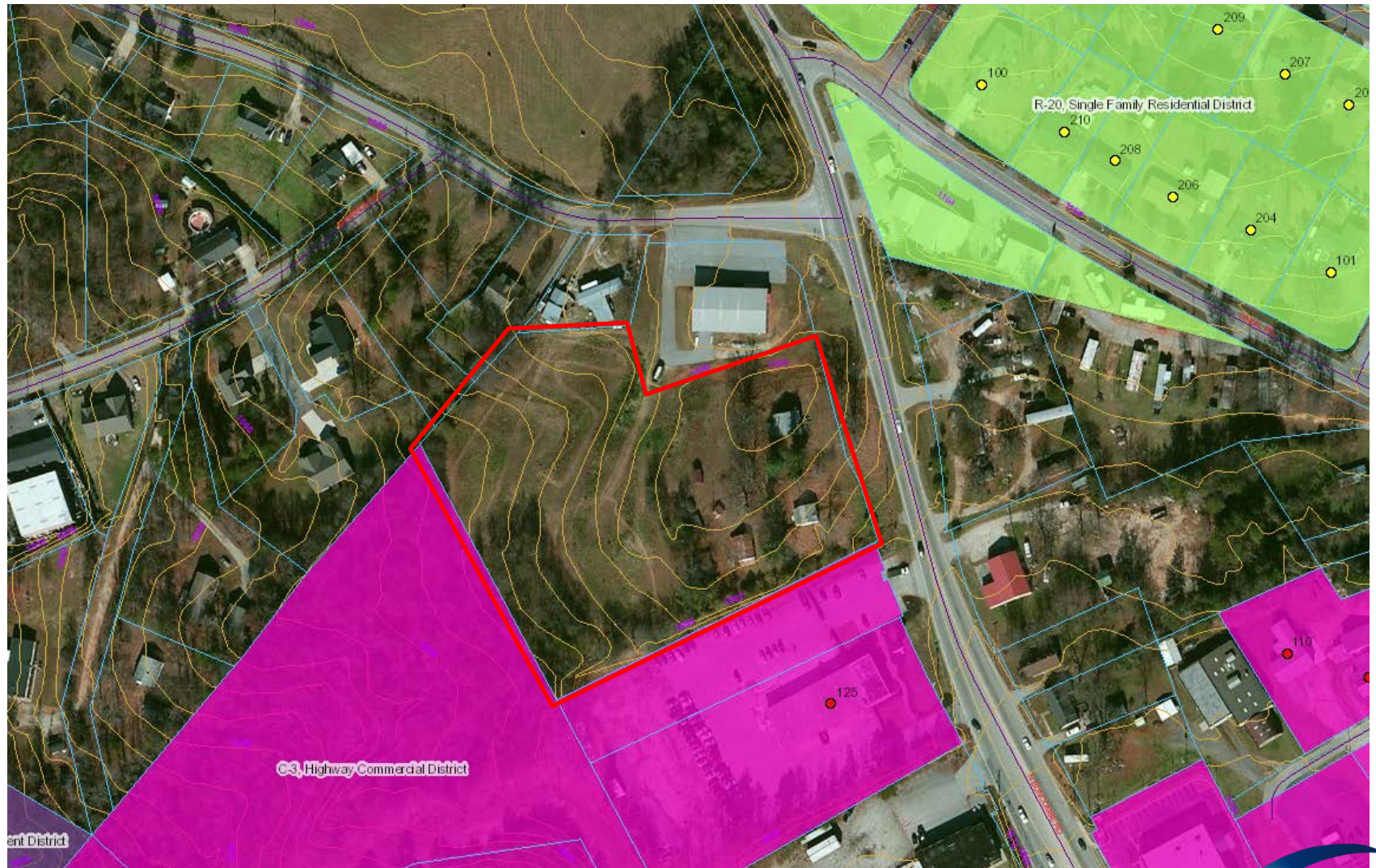
West: R-20, Single-Family Residential, and R-S, Residential Suburban
(Greenville County): single-family residential uses

Access:

N. Buncombe Road

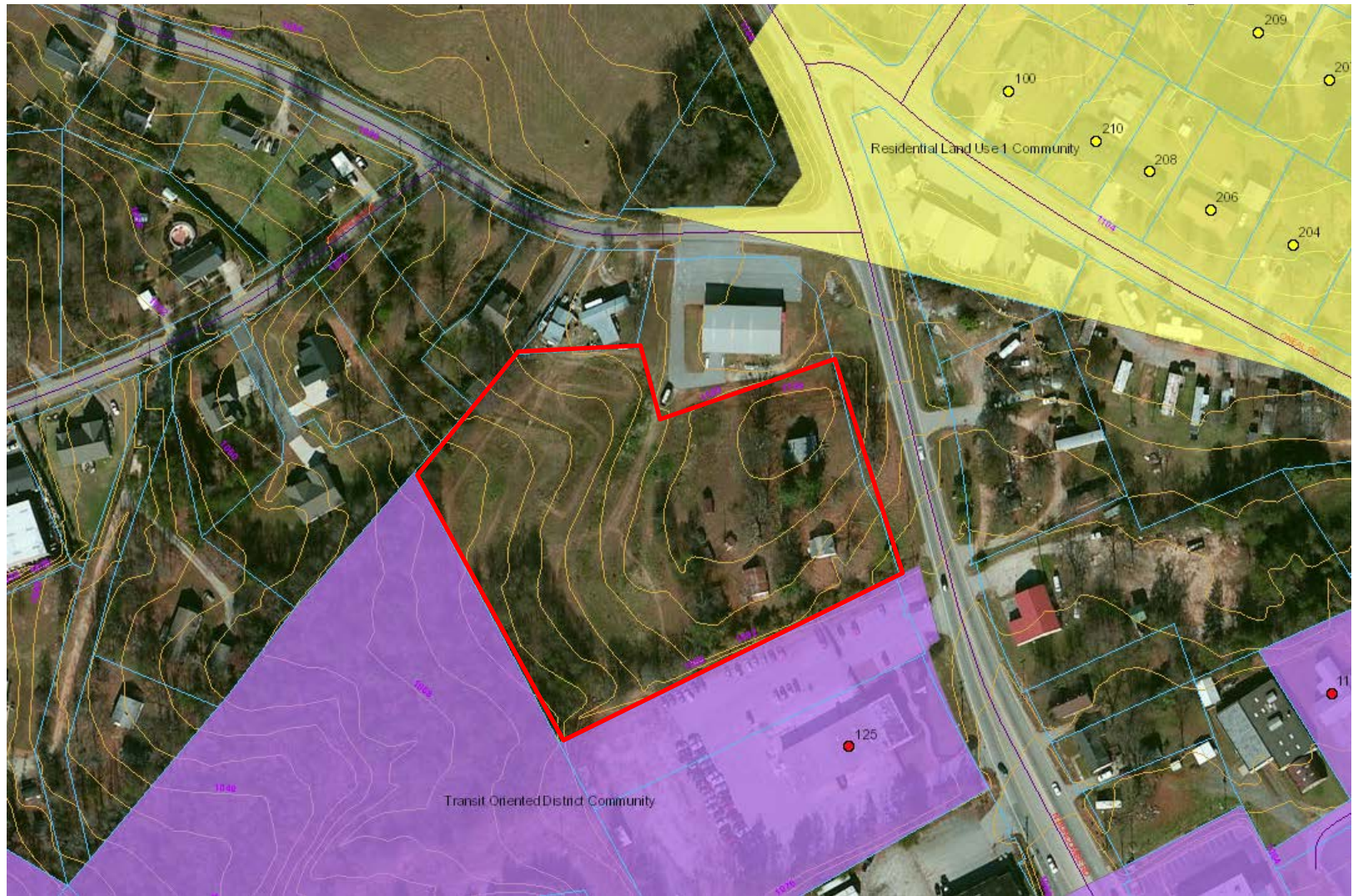


DOCKET NUMBER AN 2017-10



Zoning & Floodplain

DOCKET NUMBER AN 2017-10



Future Land Use Map

DOCKET NUMBER AN 2017-10





Greer

City of Greer, SC

Planning Commission



AGENDA
GREER PLANNING COMMISSION
3/20/2017

AN 2017-11

Memo:

Ordinance #10-2017 is an annexation and zoning request for property located at the corner of Ansel School Road, N. Wood Lane, and Holiday Road that is requesting a zoning classification DRD, Design Review District, containing 6.5 acres, with the purpose to construct 62 single family attached dwellings. The subject property is currently vacant.

Applicant:

John Stewart, Jr.

Address:

Corner of Ansel School Road, North Wood Lane and Holiday Road

ATTACHMENTS:

Description	Upload Date	Type
☐ AN 2017-11 Public	3/10/2017	Cover Memo



Greer

City of Greer, SC

Planning Commission

DOCKET NUMBER AN 2017-11

DOCKET: AN 2017-11

APPLICANT: John Stewart, Jr.

PROPERTY LOCATION: Ansel School Road, N. Wood Lane, and Holiday Road

TAX MAP NUMBER: 0537050103100

EXISTING ZONING: Unzoned (Greenville County)

REQUEST: DRD, Design Review District

SIZE: 6.5 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 3

DOCKET NUMBER AN 2017-11

Lot Frontage:

Approximately 400 feet on Ansel School Road

Approximately 715 feet on N. Wood Lane

Approximately 415 feet on Holiday Road

Parcel Use:

Vacant

Surrounding land use and zoning include:

North: Unzoned (Greenville County): Single-family residential

East: Unzoned (Greenville County): Single-family residential

South: R-7.5, Single-Family Residential (City of Greer): Single-family residential (Chestnut Hill Plantation)

West: Unzoned (Greenville County): Single-family residential

Access:

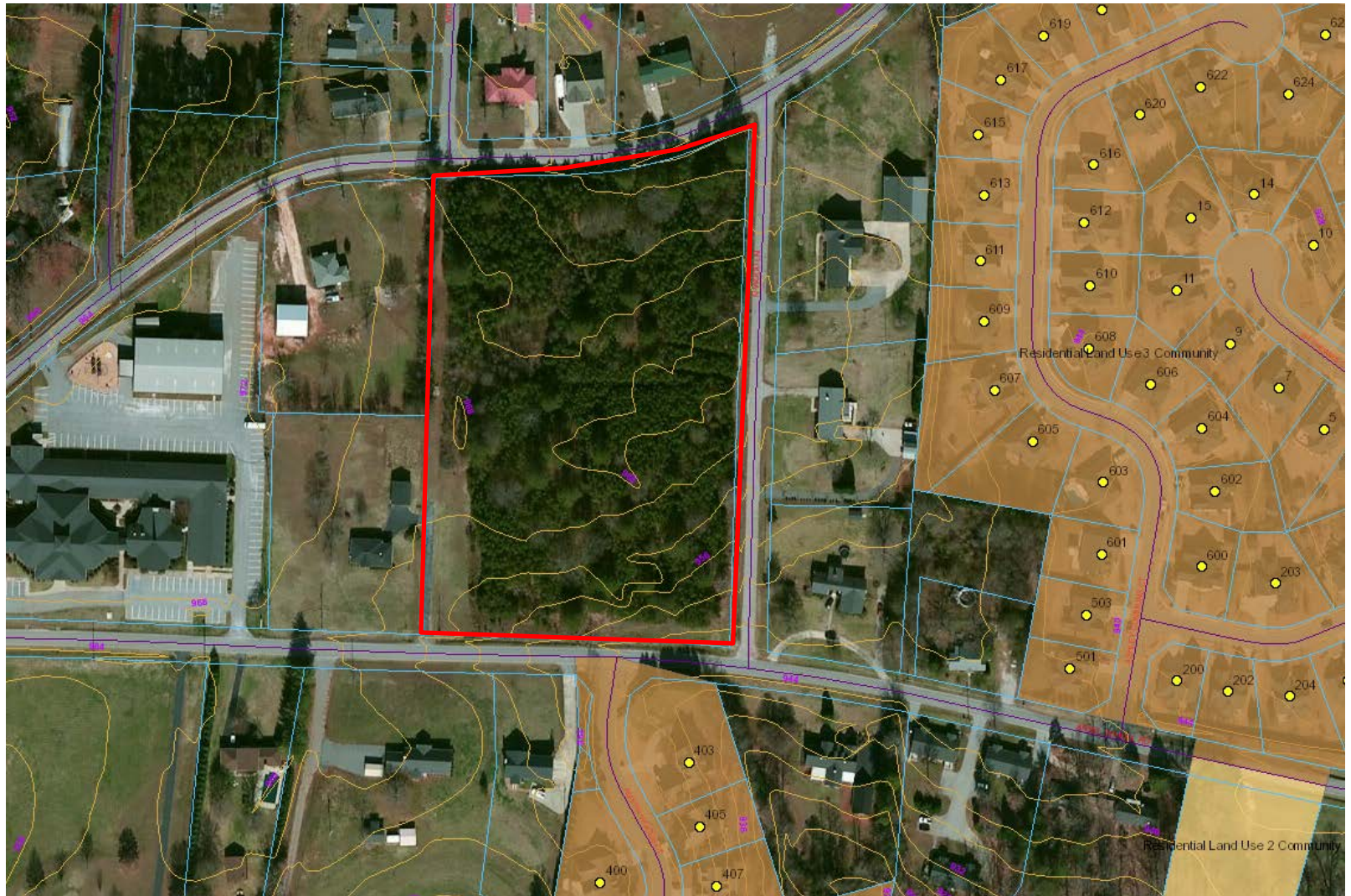
N. Wood Lane

DOCKET NUMBER AN 2017-11



Zoning & Floodplain

DOCKET NUMBER AN 2017-11



Future Land Use Map

N/F
KAREN B BRINTON
DB 2347-2115
TM# 0537050103200



1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL NEIGHBORING UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. EXISTENCE SHALL BE KEPT TO SCALE OF ONE CENTIMETER OF FINISHING MATERIAL. THERE SHALL BE NO OTHER CHANGES.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DIMENSIONAL POSITIONS.
4. ALL MATERIALS AND METHODS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE REINFORCEMENT SHALL BE CONSTRUCTED WITH 1000 PSI CONCRETE AT 12" MAXIMUM SPACING JOINTS AND 600MM JOINT DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACTING.
7. ALL WORK ON SITE, COUNTY OR CITY, HOIST OR LIFT, INCLUDING DEPENDANT WORKED LIFTING AND RIGGING TIES OR ANY OTHER WORK, SHALL BE UNDER CLOSE SUPERVISOR DIRECTION AND CONTROL.
8. ALL CHANGES TO BE OF FINISHED CONCRETE CHANGES PER DETAIL WITH 1000 PSI CONCRETE.
9. ANY MATERIAL DISAPPEARED AS INDICATED ON THE PLAN IS TO BE MAILED OR SITE TO AN APPROVED LANDFILL.
10. UNTHROATED SPACES ARE TYPICAL AT ALL HANDRAIL RAILS. HANDRAIL SPACES SHALL BE MAINTAINED WITH A MINIMUM OF 300MM.

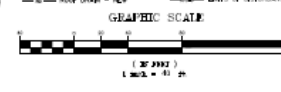


THE UNITED STATES AND OTHER FREE CONTRACTORS CONSIDER ONLY THOSE WHO DO OTHER BUSINESS WITH THEM IN FREE TRADE. THE BUSINESS AROUND US IS RESPONSIBLE FOR THE LOCKING DOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COPY THE LOCKING OF ALL OTHERS FROM THE LISTS OF THE WORLD. ALL COUNTRIES TO BEING LISTED IN THE CONTRACTOR SHALL BE THE SAME RESPONSIBILITY OF THE CONTRACTOR.

[illegible]

SYMBOLS		ABBREVIATIONS	
18	CLIN CHAIR	18	CLINIC
19	CLIN CHAIR	19	CLINIC
20	CLIN CHAIR	20	CLINIC
21	CLIN CHAIR	21	CLINIC
22	CLIN CHAIR	22	CLINIC
23	CLIN CHAIR	23	CLINIC
24	CLIN CHAIR	24	CLINIC
25	CLIN CHAIR	25	CLINIC
26	CLIN CHAIR	26	CLINIC
27	CLIN CHAIR	27	CLINIC
28	CLIN CHAIR	28	CLINIC
29	CLIN CHAIR	29	CLINIC
30	CLIN CHAIR	30	CLINIC
31	CLIN CHAIR	31	CLINIC
32	CLIN CHAIR	32	CLINIC
33	CLIN CHAIR	33	CLINIC
34	CLIN CHAIR	34	CLINIC
35	CLIN CHAIR	35	CLINIC
36	CLIN CHAIR	36	CLINIC
37	CLIN CHAIR	37	CLINIC
38	CLIN CHAIR	38	CLINIC
39	CLIN CHAIR	39	CLINIC
40	CLIN CHAIR	40	CLINIC
41	CLIN CHAIR	41	CLINIC
42	CLIN CHAIR	42	CLINIC
43	CLIN CHAIR	43	CLINIC
44	CLIN CHAIR	44	CLINIC
45	CLIN CHAIR	45	CLINIC
46	CLIN CHAIR	46	CLINIC
47	CLIN CHAIR	47	CLINIC
48	CLIN CHAIR	48	CLINIC
49	CLIN CHAIR	49	CLINIC
50	CLIN CHAIR	50	CLINIC
51	CLIN CHAIR	51	CLINIC
52	CLIN CHAIR	52	CLINIC
53	CLIN CHAIR	53	CLINIC
54	CLIN CHAIR	54	CLINIC
55	CLIN CHAIR	55	CLINIC
56	CLIN CHAIR	56	CLINIC
57	CLIN CHAIR	57	CLINIC
58	CLIN CHAIR	58	CLINIC
59	CLIN CHAIR	59	CLINIC
60	CLIN CHAIR	60	CLINIC
61	CLIN CHAIR	61	CLINIC
62	CLIN CHAIR	62	CLINIC
63	CLIN CHAIR	63	CLINIC
64	CLIN CHAIR	64	CLINIC
65	CLIN CHAIR	65	CLINIC
66	CLIN CHAIR	66	CLINIC
67	CLIN CHAIR	67	CLINIC
68	CLIN CHAIR	68	CLINIC
69	CLIN CHAIR	69	CLINIC
70	CLIN CHAIR	70	CLINIC
71	CLIN CHAIR	71	CLINIC
72	CLIN CHAIR	72	CLINIC
73	CLIN CHAIR	73	CLINIC
74	CLIN CHAIR	74	CLINIC
75	CLIN CHAIR	75	CLINIC
76	CLIN CHAIR	76	CLINIC
77	CLIN CHAIR	77	CLINIC
78	CLIN CHAIR	78	CLINIC
79	CLIN CHAIR	79	CLINIC
80	CLIN CHAIR	80	CLINIC
81	CLIN CHAIR	81	CLINIC
82	CLIN CHAIR	82	CLINIC
83	CLIN CHAIR	83	CLINIC
84	CLIN CHAIR	84	CLINIC
85	CLIN CHAIR	85	CLINIC
86	CLIN CHAIR	86	CLINIC
87	CLIN CHAIR	87	CLINIC
88	CLIN CHAIR	88	CLINIC
89	CLIN CHAIR	89	CLINIC
90	CLIN CHAIR	90	CLINIC
91	CLIN CHAIR	91	CLINIC
92	CLIN CHAIR	92	CLINIC
93	CLIN CHAIR	93	CLINIC
94	CLIN CHAIR	94	CLINIC
95	CLIN CHAIR	95	CLINIC
96	CLIN CHAIR	96	CLINIC
97	CLIN CHAIR	97	CLINIC
98	CLIN CHAIR	98	CLINIC
99	CLIN CHAIR	99	CLINIC
100	CLIN CHAIR	100	CLINIC

• screening must be provided along-side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view



SITE DESIGN, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

www.sitedesign-inc.com
PO BOX 100000 JACKSON, MS 39210
JACKSON, MS 39210
PH: (601) 371-6400
FAX: (601) 371-6402

[illegible]**HOLIDAY ROAD
TOWNHOMES**

**CITY OF GREER
GREENVILLE COUNTY
SOUTH CAROLINA**

HORIZ. SCALE:	1" = 40'
VERT. SCALE:	3/4"
DESIGNED BY:	CST
DRAWN BY:	CST
CHECKED BY:	CST
DATE:	05/27/2015

SITE PLAN

1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525

DOCKET NUMBER AN 2017-11





Greer

City of Greer, SC

Planning Commission

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
3/20/2017

Minutes 2/20/17 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Minutes 2/20/17 Draft	3/10/2017	Cover Memo



City of Greer - Planning and Zoning Division Minutes
PLANNING COMMISSION MEETING
February 20, 2016

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

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

Staff Present: Glenn Pace, Planning and Zoning Coordinator
Kelli McCormick, AICP, Planner
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.
* Kevin Tumblin will Recuse himself from FDP 2017-08 case.

B. Application(s) for Review:

- | | |
|--|----------------------------|
| 1) AN 2017-03 311 B Street | SRMC Venture, LLC |
| 2) AN 2017-04 B St., B and J St., 240 J St., J St. 150 J St. and J St. | CJN, LLC Nick Franchina |
| 3) AN 2017-05 Jones Avenue | Jones Avenue Partners, LLC |
| 4) VAR 2017-07 409 Mount Vernon Road | Cobblestone Homes, LLC |

C. Comments:

AN 2017-03

Ms. McCormick presented case AN 2017-03

- Representative, Glenn Pace, present on behalf of the City of Greer.
- No one from the public spoke in favor or opposition of this project.

AN 2017-04

Ms. McCormick presented case AN 2017-04

- Representative, Chris Przirembel of Gray Engineering, present.
- Steve Heckethorn, 190 J Street, wants confirmation of what will and will not be annexed on J Street.
- Hailey Gillstrap, 207 B Street, also wanting confirmation of what will and won't be annexed.

AN 2017-05

Ms. McCormick presented case AN 2017-05

- Representative, Jamie McCutchen of CCAD, present.
- No one from the public spoke in favor or opposition of this project.

VAR 2017-07

Ms. McCormick presented case VAR 2017-04

- Representative, Jonathan Nett of CivilSD Engineering, present.
- Mr. Nett-no water or sewer involved. There are not any surrounding sidewalks and won't be any in the future.
- Ian Carins, 504 Mt. Vernon, We want the sidewalks. Zoning rules in this city say new construction has to have sidewalks. They knew that when they bought the property.
- Joe Barnett-, 407 Mt. Vernon, I agree with the need of a sidewalk ad it is in the regulations.

The Public was invited to speak on cases FDP 2017-08 and PAC 2017-02. Public Hearing signs were posted on these parcels. The following people spoke:

FDP 20147-08 - No one from the public spoke in favor or opposition of this project

PAC 2017-02 – Amy Macks, 152 Mayfield, Opposed to Mayfield Subdivision. Shows pictures of what the water/grading has done to her driveway. When it rains everything comes down the road toward her, erosion is a major concern. Her second concern is traffic. She would like the record to state there is a dump on the proposed subdivisions property.

II. BUSINESS MEETING

A. Minutes of the Greer Planning Commission Meeting January 30, 2017

ACTION- Mr. Montgomery made a motion to approve minutes of January 30, 2017 with discussed corrections. Ms. Traenkle seconded the motion.
Motion carried 4-0, 2 Absent, 1 Abstain

III. OLD BUSINESS

A. No Old Business

IV. NEW BUSINESS

A. Recommendation of Application

AN 2017-03

311 B Street

SRMC Venture, LLC

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017**

DOCKET: AN 2017-03

APPLICANT: SRMC Venture, LLC

PROPERTY LOCATION: 311 B Street

TAX MAP NUMBER: 9-07-00-058.01 (portion)

EXISTING ZONING: Unzoned (Spartanburg County)
REQUEST: R-S, Residential Suburban

SIZE: 0.26 acres

COMPREHENSIVE PLAN: Adjacent to Employment Center and Regional Corridor

ANALYSIS: AN 2017-03

AN 2017-03 is a zoning and annexation request for a portion of one parcel located on B Street currently located in the unincorporated area of Spartanburg County. This portion of the property is presently vacant and the request is to zone and annex a 25' x 595' strip into the City of Greer with the R-S, Residential Suburban, zoning classification. The remainder of the property is not part of this request and will remain unzoned in Spartanburg County. This area contains a combination of land uses in the unincorporated area of Spartanburg County fronting Highway 14, as well as property in the City of Greer to the north used for medical uses.

Surrounding land uses and zoning include:

North: O-D, Office District: vacant and medical offices (Spartanburg Regional Medical Center, Pelham Campus)
East: Unzoned (Spartanburg County): Single-family residential
South: Unzoned (Spartanburg County): Single-family residential
West: Unzoned (Spartanburg County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel to the north as an Employment Center and Highway 14 as a Regional Corridor. As such, looking at the request for R-S, Residential Suburban zoning is compatible with these classifications. In fact, many higher zoning classifications would also be compatible. In addition, the subject parcel is surrounded by single-family residences. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request. The property will have to be subdivided before the zoning and annexation can be approved.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2017-03

Motion made by Ms. Jones to approve, seconded by Mr. Montgomery
Motion carried 5-0

AN 2017-04

B St., B and J St., 240 J St., J St. 150 J St. and J St.

CJN, LLC Nick Franchina

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017**

DOCKET: AN 2017-04

APPLICANT: CJN, LLC-Nick Franchina

PROPERTY LOCATION: B Street Extension, B and J Street, 240 J Street,
J Street, 150 J Street, and J Street

TAX MAP NUMBER: 9-07-00-058.03, 9-07-09-100.00, 9-07-09-102.00,
9-07-13-014.01, 9-07-13-015.00, and 9-07-13-005.01

EXISTING ZONING: Unzoned (Spartanburg County)
REQUEST: DRD, Design Review District

SIZE: 36.97 acres

COMPREHENSIVE PLAN: Adjacent to Employment Center and Regional Corridor

ANALYSIS: AN 2017-04

AN 2017-04 is a zoning and annexation request for six parcels located along B Street Extension, B Street, and J Street currently located in the unincorporated area of Spartanburg County. There are two single-family residences on these parcels. The remainder of the property is vacant with a large portion having frontage on the Enoree River. This annexation will also include 540' of the entire width of B Street fronting this property as part of this annexation request. The applicant is requesting DRD, Design Review District, zoning and has presented a Concept Plan and Statement of Intent detailing 65 lots approximately 1/3 acre in size with the main entrance on B Street. There is approximately 3,300 new linear feet of road frontage, which will remain private.

This area contains a combination of land uses in the unincorporated area of Spartanburg County fronting Highway 14, as well as property in the City of Greer to the north used for medical uses.

Surrounding land uses and zoning include:

North: O-D, Office District (adjacent to the strip being annexed to the north): vacant and medical offices (Spartanburg Regional Medical Center, Pelham Campus)
East: Unzoned (Spartanburg County): Single-family residential
South: Unzoned (Spartanburg County): Single-family residential
West: Unzoned (Spartanburg County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel to the north as an Employment Center and Highway 14 as a Regional Corridor. As such, looking at the request for DRD, Design Review District, is compatible with these classifications. This is an excellent infill site for denser development and will also serve as a revitalization project for this area. In addition, the subject parcel is surrounded by single-family residences. Therefore, this is a compatible land use with existing uses. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2017-04

Motion made by Mr. Montgomery to approve, seconded by Ms. Jones
Motion carried 5-0

AN 2017-05

Jones Avenue

Jones Avenue Partners, LLC

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017

DOCKET: AN 2017-05
APPLICANT: Jones Avenue Partners, LLC
PROPERTY LOCATION: Jones Avenue
TAX MAP NUMBER: G006000101000 (portion)
EXISTING ZONING: I-1, Industrial (Greenville County Zoning)
REQUEST: R-M2, Multi-Family Residential
SIZE: 1.2 acres
COMPREHENSIVE PLAN: Adjacent to Residential Land Use 3 Community
ANALYSIS: AN 2017-05

AN 2017-05 is a zoning and annexation request for a portion of a parcel currently located in the unincorporated area of Greenville County. This parcel is vacant. The applicant is requesting R-M2, Multi-Family Residential, zoning in order to use that portion of this parcel as part of a development on the parcel to the adjacent south.

This area contains a combination of land uses in the unincorporated area of Greenville County and in the City of Greer. Surrounding land uses and zoning include:

North: I-1, Industrial (Greenville County), remainder of parcel: vacant
East: R-12, Single-Family Residential and R-M1, Multi-Family Residential: Single-Family residential
South: R-M2, Multi-Family Residential: vacant
West: R-M2, Multi-Family Residential: apartments

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel to the north as Residential Land Use 3 Community. As such, looking at the request for R-M2, Multi-Family Residential, is compatible with these classifications. This portion of a parcel will be developed with the parcel to the south, which has been annexed into the City of Greer and is being developed with townhomes. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2017-05

Motion made by Mr. Foster to approve, seconded by Mr. Montgomery
Motion carried 5-0

VAR 2017-07 409 Mount Vernon Road Cobblestones Homes, LLC

ACTION – VAR 2017-07

Motion made by Ms. Traenkle to accept staff recommendation for denial of applicant request seconded by Ms. Jones
Motion carried 5-0

FDP 2017-08 O'Neal Church Rd O'Neal CDSF, LLC

*** Kevin Tumblin Recused himself from this case. Passed the gavel to Micky Montgomery for this case.**

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017**

DOCKET: FDP 2017-08

APPLICANT: O'Neal CDSF, LLC

PROPERTY LOCATION: O'Neal Church Road

TAX MAP NUMBER: 0633020102700 and 0633020103000
(portions of each)

EXISTING ZONING: PD-R, Planned Development Residential

REQUEST: FDP, Final Development Plan

SIZE: 46.06 acres

**COMPREHENSIVE PLAN
RECOMMENDATION:** Residential Land Use 3 Community

ANALYSIS: FDP 2017-08

FDP 2017-08 is a request for approval of a Final Development Plan for the Phase 4 of the Planned Development known as O'Neal Village. This new phase consists of 179 new lots and 1.39 miles of new road. Being a part of a planned development district, the use will have to meet the required building appearance, site traffic circulation and parking requirements, and site beautification conditions in terms of landscaping, signage, lighting, etc. to make it as aesthetically pleasing and compatible to the surrounding land uses.

The applicant has submitted a conceptual site plan and a statement of intent required by the zoning ordinance. With regard to meeting the provisions of 5:13.6 of the Greer Zoning Ordinance, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Final Development Plan.

STAFF RECOMMENDATION: APPROVAL

ACTION – FDP 2017-08

Motion made by Ms. Traenkle to approve, seconded by Ms. Jones

Motion carried 5-0

*** Kevin Tumblin Recused himself from this case.**

PAC 2017-02

Abner Creek and Gin House Road

Gray Engineering

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, FEBRUARY 20, 2017**

DOCKET: PAC 2017-02

APPLICANT: John Beeson

PROPERTY LOCATION: Abner Creek Road and Gin House Road

TAX MAP NUMBER: 5-35-00-048.00
EXISTING ZONING: R-12, Single-Family Residential
REQUEST: Preliminary Plat Approval
SIZE: 35.69 acres/90 lots/0.82 miles of new road
COMPREHENSIVE PLAN RECOMMENDATION: Residential Land Use 3 Community
ANALYSIS: PAC 2017-02

PAC 2017-02 is a request for approval of a Preliminary Plat for Mayfield Crossing. This is a new cluster development/single-family residential subdivision with 90 lots at the intersection of Abner Creek Road and Gin House Road. The subdivision contains 4 new streets with 4,314 linear feet of new roadway (0.82 miles) with 2 entrances (one each off Abner Creek Road and Gin House Road).

With regard to meeting the provisions of the City of Greer Land Development Regulations, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Preliminary Plat contingent upon all of the comments from PAC being addressed. The minutes have been made available to the applicant.

STAFF RECOMMENDATION: APPROVAL

ACTION – PAC 2017-02

Motion made by Mr. Montgomery to approve, seconded by Mr. Foster
Motion carried 5-0

V. OTHER BUSINESS

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

- Our next scheduled GPC meeting will be March 20, 2017.
- We will send information out regarding SCAPA training on March 15, 2017

VI. ADJOURN

Meeting adjourned at 7:53 p.m.

RECUSAL STATEMENT

Member Name: KEVIN TUMBLIN

Meeting Date: 2-20-17

Agenda Item: Section: FDP Item: 2017-08

Topic: ONEAL VILLAGE FDP

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

☒ Professionally employed by or under contract with principal

☐ Owns or has vested interest in principal or property

☐ Other: _____

Date: 2-20-17 Member: OKT

Municipal Clerk: _____



AGENDA
GREER PLANNING COMMISSION
3/20/2017

AN 2017-09 (ACTION REQUIRED)

Memo:

Ordinance #08-2017 is an annexation and zoning request for property located at 310 and 365 Mariah Drive that is requesting a zoning classification R-10, Residential Single Family containing 23.55 acres, with the purpose to construct Single Family Dwellings. The subject property is currently vacant.

Applicant:

Scott and Diane Milks

Address:

310 Mariah and 365 Mariah Drive

ATTACHMENTS:

Description

Upload Date

Type



AGENDA
GREER PLANNING COMMISSION
3/20/2017

AN 2017-10 (ACTION REQUIRED)

Memo:

Ordinance #09-2017 is an annexation and zoning request for property located at 201 N. Buncombe Road that is requesting a zoning classification C-3, Highway Commercial containing 4.41 acres, with the purpose to construct commercial/retail space. The subject property is currently vacant.

Applicant:

Keenan-Witt Properties, LLC

Address:

201 North Buncombe Road

ATTACHMENTS:

Description

Upload Date

Type



AGENDA
GREER PLANNING COMMISSION
3/20/2017

AN 2017-11 (ACTION REQUIRED)

Memo:

Ordinance #10-2017 is an annexation and zoning request for property located at the corner of Ansel School Road, N. Wood Lane, and Holiday Road that is requesting a zoning classification DRD, Design Review District, containing 6.5 acres, with the purpose to construct 62 single family attached dwellings. The subject property is currently vacant.

Applicant:

John Stewart, Jr.

Address:

Corner of Ansel School Road, North Wood Lane and Holiday Road

ATTACHMENTS:

Description

Upload Date

Type



AGENDA
GREER PLANNING COMMISSION
3/20/2017

PAC 2017-04 (ACTION REQUIRED)

Memo:

PAC 2017-04 is a request for approval of a Preliminary Plat for The Reserve at Redcroft. This is a new single-family residential subdivision with 63 lots at the intersection of Westmoreland Road and Mariah Drive. The subdivision contains 7 new streets with 0.5 miles of new roadway and one entrance.

Applicant:

FRF Engineering for Scott and Diane Milks

Address:

Westmoreland Road at Mariah Drive

ATTACHMENTS:

Description

Upload Date

Type