



AGENDA
GREER PLANNING COMMISSION
301 E. Poinsett St Greer SC 29651
February 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. AN 2017-03

SRMC Venture, LLC

311 B Street - Portion of 9-07-00-058.01

AN 2017-03/Ordinance #03-2017 is an annexation and zoning request for property located at 311 B Street that is requesting a zoning classification RS, Residential Suburban containing 0.26 portion of 9.69 acres.

B. AN 2017-04

CJN, LLC- Nick Franchina

B Street, B and J Street, 240 J Street, J Street, 150 J Street and J Street

AN 2017-04/Ordinance #04-2017 is an annexation and zoning request for property located at J Street that is requesting a zoning classification DRD< Design Review District containing 36.97 acres, for the proposed construction of 65 single family dwelling.

C. AN 2017-05

Jones Avenue Partner, LLC

Jones Avenue

AN 2017-05/Ordinance #05-2017 is an annexation and zoning request for property located at Jones Avenue that is requesting a zoning classification RM-2, Residential Multi-Family containing 1.2 acres, for the proposed construction of storm water detention for townhome project to the south.

D. VAR 2017-07

Cobblestone Homes, LLC

409 Mount Vernon Rd

VAR 2017-07 is seeking a sidewalk variance

II. BUSINESS MEETING

A. Minutes 1/30/17 (ACTION REQUIRED)

III. OLD BUSINESS

A. Old Business

IV. NEW BUSINESS

A. AN 2017-03 (ACTION REQUIRED)

SRMC Venture, LLC

311 B Street Portion of 9-07-00-058.01

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B Street Extension, B and J Street, 240 J Street, J Street, 150 J Street and J Street

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D. VAR 2017-07 (ACTION REQUIRED)

Cobblestone Homes, LLC

409 Mount Vernon Rd

VAR 2017-07 is seeking a sidewalk variance

E. FDP 2017-08 (ACTION REQUIRED)

O'Neal CDSF, LLC

O'Neal Church Rd

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.

F. PAC 2017-02 (ACTION REQUIRED)

Gray Engineering

Abner Creek and Gin House Road

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.

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

A. Adjourn



AGENDA
GREER PLANNING COMMISSION
2/20/2017

AN 2017-03

Memo:

AN 2017-03/Ordinance #03-2017 is an annexation and zoning request for property located at 311 B Street that is requesting a zoning classification RS, Residential Suburban containing 0.26 portion of 9.69 acres.

Applicant:

SRMC Venture, LLC

Address:

311 B Street - Portion of 9-07-00-058.01

ATTACHMENTS:

Description	Upload Date	Type
☐ AN 2017-03 Public	2/17/2017	Cover Memo



Greer

City of Greer, SC

Planning Commission

DOCKET NUMBER AN 2017-03

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

DOCKET NUMBER AN 2017-03

Lot Frontage:

Approx 25 feet on B Street (portion for annexation and zoning)

Parcel Use:

Vacant

Surrounding land use 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

Access:

B Street

DOCKET NUMBER AN 2017-03



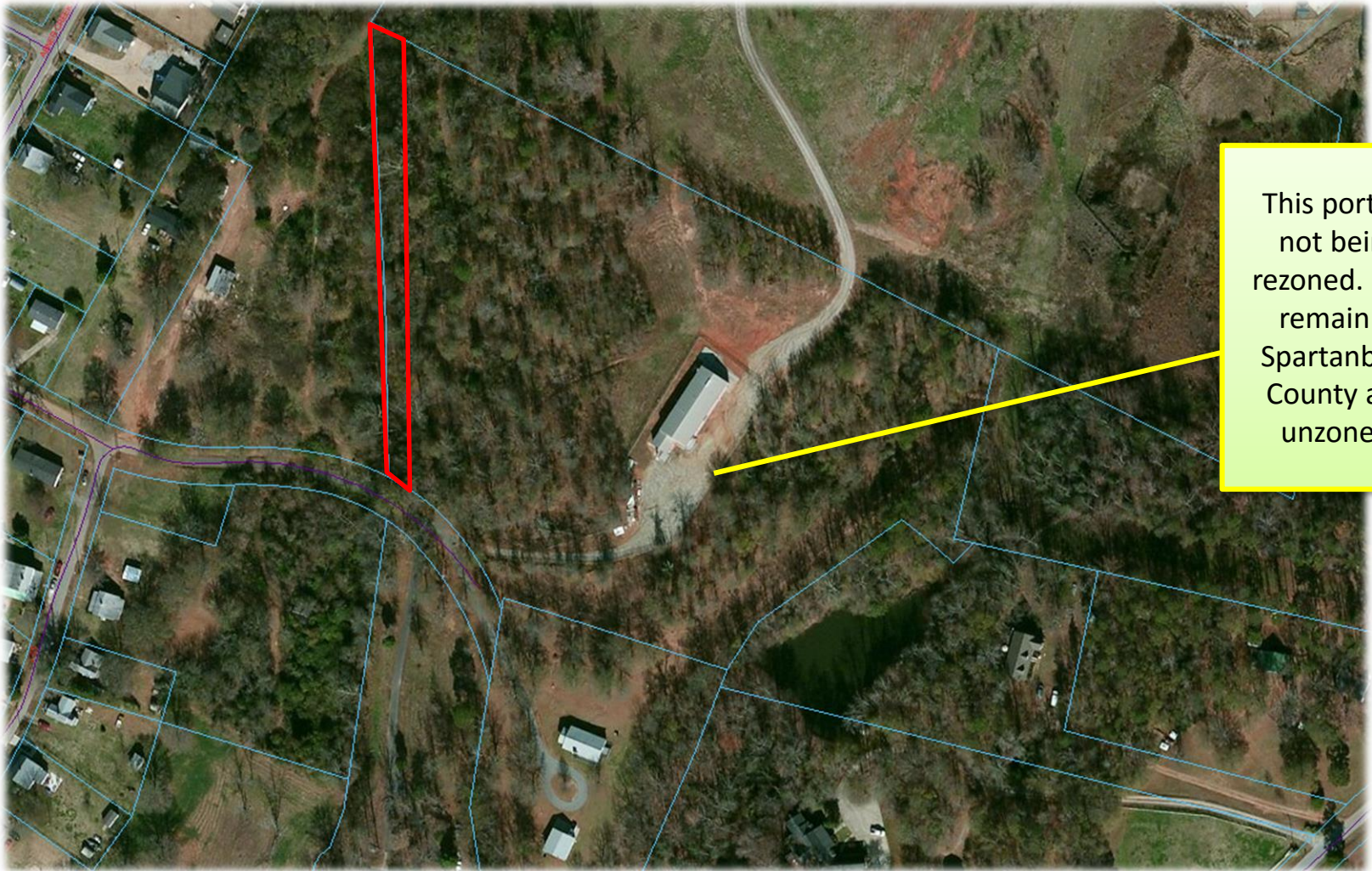
DOCKET NUMBER AN 2017-03



DOCKET NUMBER AN 2017-03



DOCKET NUMBER AN 2017-03



This portion
not being
rezoned. Will
remain in
Spartanburg
County and
unzoned.



Greer

City of Greer, SC

Planning Commission



AGENDA
GREER PLANNING COMMISSION
2/20/2017

AN 2017-04

Memo:

AN 2017-04/Ordinance #04-2017 is an annexation and zoning request for property located at J Street that is requesting a zoning classification DRD< Design Review District containing 36.97 acres, for the proposed construction of 65 single family dwelling.

Applicant:

CJN, LLC- Nick Franchina

Address:

B Street, B and J Street, 240 J Street, J Street, 150 J Street and J Street

ATTACHMENTS:

Description	Upload Date	Type
☐ AN 2017-04 Public	2/17/2017	Cover Memo



Greer

City of Greer, SC

Planning Commission

DOCKET NUMBER AN 2017-04

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

DOCKET NUMBER AN 2017-04

Lot Frontage:

Various frontages on B and J Streets, and B Street Extension
(see map)

Parcel Use:

2 single-family residences and vacant

Surrounding land use 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

Access:

B and J Streets, and B Street Extension



DOCKET NUMBER AN 2017-04



DOCKET NUMBER AN 2017-04



DOCKET NUMBER AN 2017-04





Greer

City of Greer, SC

Planning Commission



AGENDA
GREER PLANNING COMMISSION
2/20/2017

AN 2017-05

Memo:

AN 2017-05/Ordinance #05-2017 is an annexation and zoning request for property located at Jones Avenue that is requesting a zoning classification RM-2, Residential Multi-Family containing 1.2 acres, for the proposed construction of storm water detention for townhome project to the south.

Applicant:

Jones Avenue Partner, LLC

Address:

Jones Avenue

ATTACHMENTS:

Description	Upload Date	Type
☐ AN 2017-05 Public	2/17/2017	Cover Memo



Greer

City of Greer, SC

Planning Commission

DOCKET NUMBER AN 2017-05

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

DOCKET NUMBER AN 2017-05

Lot Frontage:

68' on Jones Avenue

Parcel Use:

Vacant

Surrounding land use 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

Access:

Jones Avenue

DOCKET NUMBER AN 2017-05



DOCKET NUMBER AN 2017-05





Greer

City of Greer, SC

Planning Commission



AGENDA
GREER PLANNING COMMISSION
2/20/2017

VAR 2017-07

Memo:

VAR 2017-07 is seeking a sidewalk variance

Applicant:

Cobblestone Homes, LLC

Address:

409 Mount Vernon Rd

ATTACHMENTS:

Description	Upload Date	Type
▣ VAR 2017-07 Public	2/17/2017	Cover Memo



Greer

City of Greer, SC

Planning Commission

DOCKET NUMBER VAR 2017-07

APPLICANT: Cobblestone Homes. LLC

PROPERTY LOCATION: 409 Mount Vernon Road

TAX MAP NUMBER: T018020100500

EXISTING ZONING: R-20, Residential Single Family

REQUEST: Variance from Land Development Regulations
Article 11, Sidewalks

SIZE: 5.2 acres

**COMPREHENSIVE PLAN
RECOMMENDATION:** Residential Land Use 1

HISTORY: Annexed in August 1977 as R-20, Single Family
Residential

DOCKET NUMBER VAR 2017-07

Lot Frontage:

Approx. 832 ft. on Peachtree Drive, 409 ft. on Mount Vernon Road

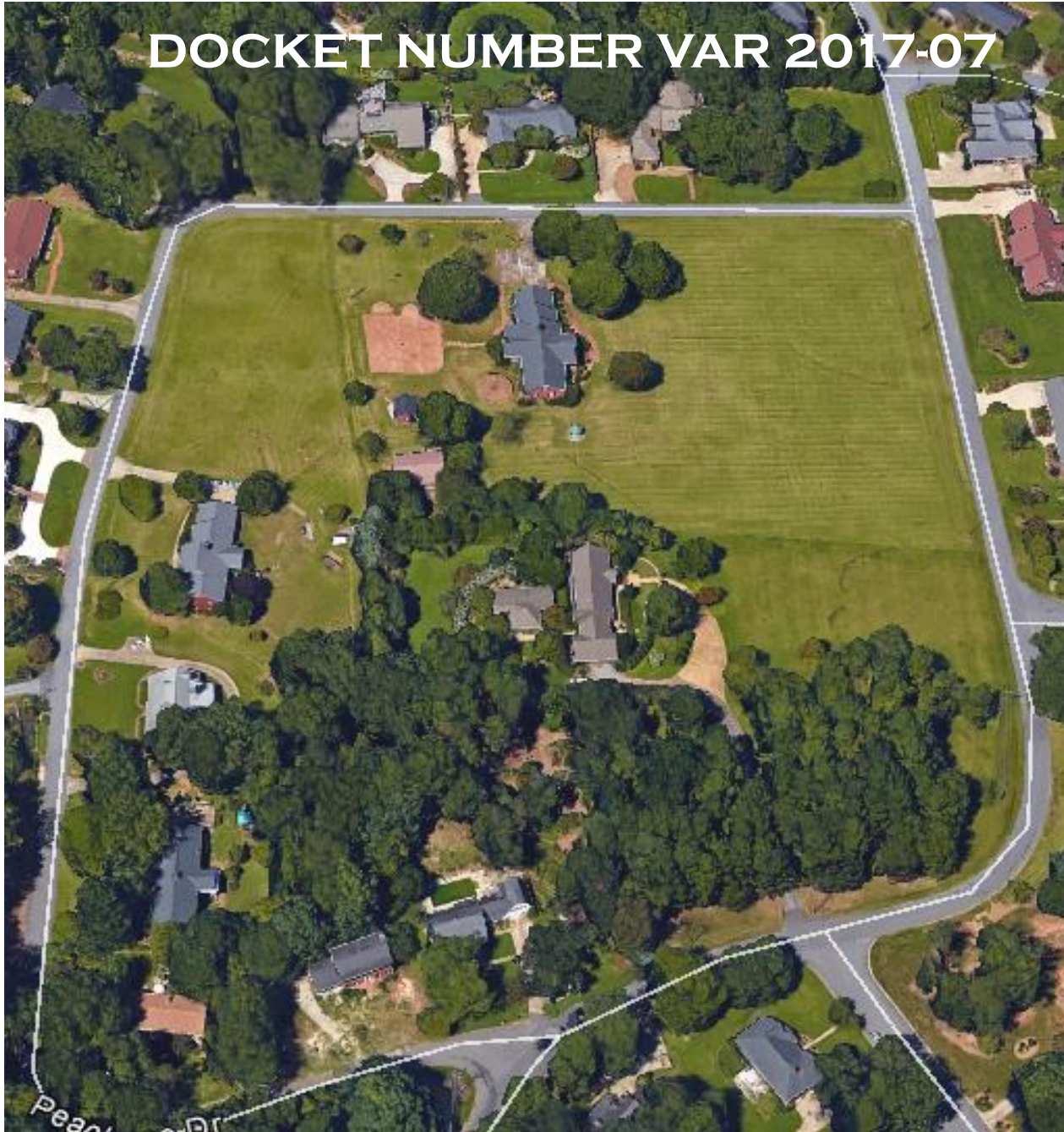
Subject parcel – Single Family Dwelling

Surrounding land use and zoning include:

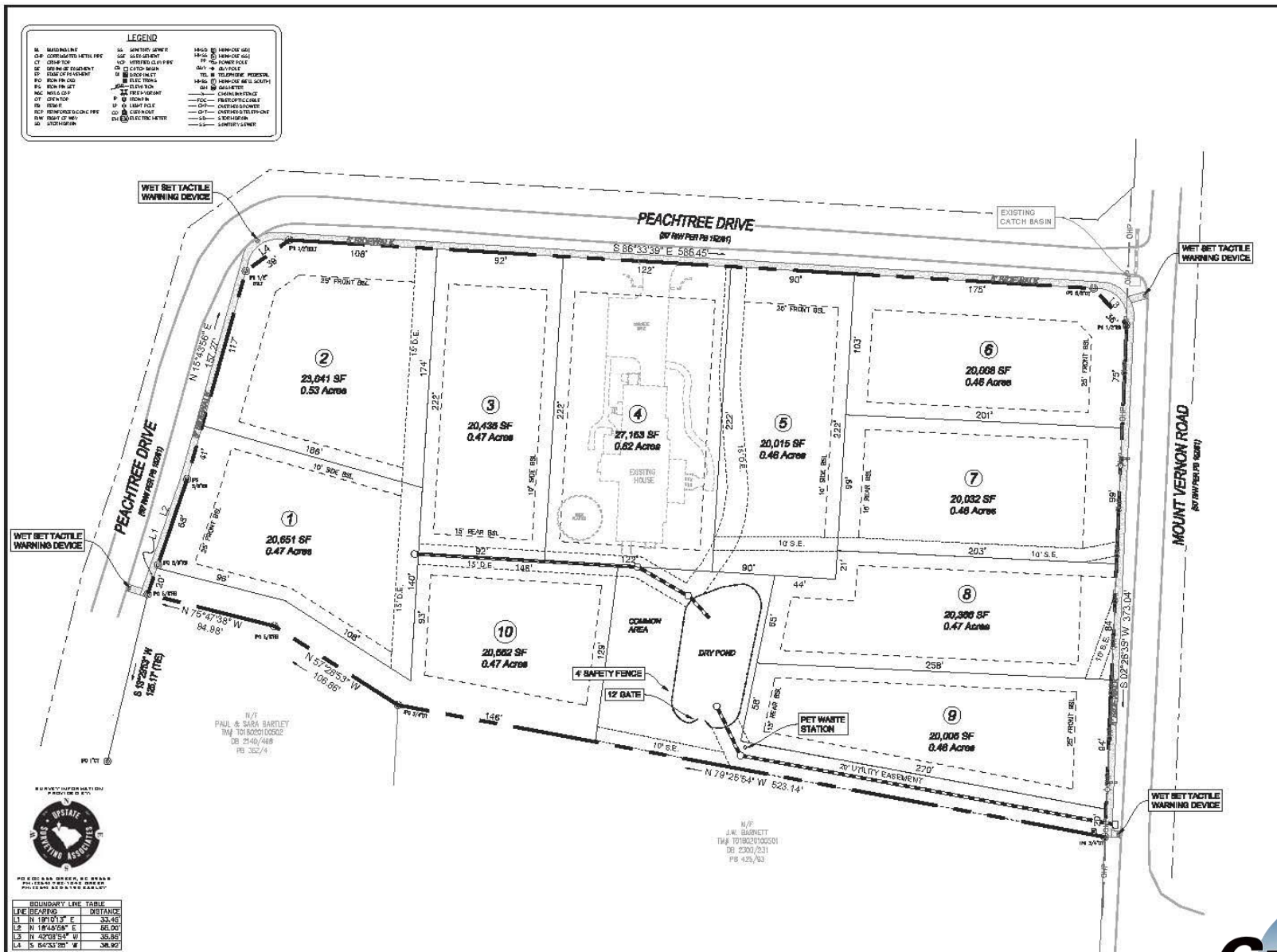
- Surrounded by single family residents of the Mount Vernon community

Access is: Peachtree Drive and Mount Vernon Road

DOCKET NUMBER VAR 2017-07



DOCKET NUMBER VAR 2017-07



CivilSD

State Development Engineering

6031 Armer Road

Greenville, South Carolina 29607

Tel: 864-672-8852

Email: jinn@civilsd.com

Website: www.CivilSD.com

Old mapping: Land planning: Land survey: etc.

Other:

Revisions:

No. Description Date

1 Original Submitted to Owner 12/28/16

2 Resubmitted to Owner 1/17/17



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THIS SEAL IS ONLY VALID IF COVERED BOARD AND DATED WITH AN ORIGINAL SIGNATURE.



Project Title:

Views At

Mount Vernon

Project Location:

Peachtree Drive

Greenville County, SC

Project No. 16-001

Date: 1/17/17

Drawn: 10113.dwg

Scale: 1"=30'

0 30 60 90



Sheet Title:

SITE PLAN

CV-1

Greer
City of Greer, SC



Greer

City of Greer, SC

Planning Commission

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/20/2017

Minutes 1/30/17 (ACTION REQUIRED)

ATTACHMENTS:

Description	Upload Date	Type
▣ Minutes 1/30/17 DRAFT	2/17/2017	Cover Memo



City of Greer - Planning and Zoning Division Minutes
PLANNING COMMISSION MEETING
January 30, 2016

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

Member(s) Absent: Mr. Foster

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 6:31 p.m.

B. Application(s) for Review:

- | | | |
|----------------|---|--------------------|
| 1) RZ 2017-01 | Wade Hampton Boulevard at Tryon Street | Ells Holdings, LLC |
| 2) VAR 2017-02 | Intersection of Brockman McClimon and E. Howell Rd. | Le Jardin, LLC |

C. Comments:

RZ 2017-01

Ms. McCormick presented case RZ 2017-01

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

VAR 2017-02

Mr. Pace presented case VAR 2017-02

- 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. ELECTION OF OFFICER

A. 2016 Election of Chairman and Vice Chairman of Greer Planning Commission

ACTION- Ms. Jones made a motion to nominate Kevin Tumblin Chairman, Mr. Montgomery seconded the motion.
Motion carried 5-0.

ACTION- Mr. Martin made a motion to nominate Ms. Jones Vice Chairman, Mr. Montgomery seconded the motion.
Motion carried 5-0.

III. 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

IV. OLD BUSINESS

A. No Old Business

V. 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**

DOCKET:	RZ 2016-33
APPLICANT:	Lottie S. Alexander
PROPERTY LOCATION:	813 North Main Street
TAX MAP NUMBER:	G018000402200, G018000402100
EXISTING ZONING:	R-12, Single-Family Residential

REQUEST: C-2, Commercial District

SIZE: .315 acres

COMPREHENSIVE PLAN RECOMMENDATION: Community Corridor and Residential Land Use 2

ANALYSIS: RZ 2016-33

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:

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

VI. 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.

VII. ADJOURN

Meeting adjourned at 7:24 p.m.



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GREER PLANNING COMMISSION
2/20/2017

AN 2017-03 (ACTION REQUIRED)

Memo:

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Applicant:

SRMC Venture, LLC

Address:

311 B Street Portion of 9-07-00-058.01

ATTACHMENTS:

Description

Upload Date

Type



AGENDA
GREER PLANNING COMMISSION
2/20/2017

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CJN, LLC- Nick Franchina

Address:

B Street Extension, B and J Street, 240 J Street, J Street, 150 J Street and J Street

ATTACHMENTS:

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2/20/2017

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Memo:

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Applicant:

Jones Avenue Partners, LLC

Address:

Jones Avenue

ATTACHMENTS:

Description

Upload Date

Type



AGENDA
GREER PLANNING COMMISSION
2/20/2017

VAR 2017-07 (ACTION REQUIRED)

Memo:

VAR 2017-07 is seeking a sidewalk variance

Applicant:

Cobblestone Homes, LLC

Address:

409 Mount Vernon Rd

ATTACHMENTS:

Description

Upload Date

Type



AGENDA
GREER PLANNING COMMISSION
2/20/2017

FDP 2017-08 (ACTION REQUIRED)

Memo:

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.

Applicant:

O'Neal CDSF, LLC

Address:

O'Neal Church Rd

ATTACHMENTS:

Description

Upload Date

Type



AGENDA
GREER PLANNING COMMISSION
2/20/2017

PAC 2017-02 (ACTION REQUIRED)

Memo:

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.

Applicant:

Gray Engineering

Address:

Abner Creek and Gin House Road

ATTACHMENTS:

Description

Upload Date

Type