



AGENDA
PLANNING ADVISORY COMMITTEE
301 E Poinsett Street, Greer, SC 29651
February 23, 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 2017-04
Fant, Reichert & Fogleman Inc./Dillard Creek LLC
The Reserve at Redcroft, neighborhood with 63 units
Westmoreland Road (near W Vaughn Road)

II. ADJOURN



AGENDA
PLANNING ADVISORY COMMITTEE
2/23/2017

PAC 2017-04

Applicant:

Fant, Reichert & Fogleman Inc./Dillard Creek LLC
The Reserve at Redcroft, neighborhood with 63 units
Westmoreland Road (near W Vaughn Road)

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application for The Reserve at Redcroft	2/16/2017	Cover Memo
<input type="checkbox"/> Site Plan for The Reserve at Redcroft	2/16/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number PAC 2017-04

Name of Project The Reserve at Redcrafter

Property Location Westmoreland Rd. (Near W. Vaughn Rd)

Tax Map Number 9-07-00-000.00 + 000.02

PROPERTY OWNER OR DEVELOPER:

Name D. HALL Creek, LLC

Address 2131 Woodluff Rd Ste 2100-156 Greer, SC 29607

Phone 664-077-1117 (M) E-Mail woodluffhomes@llc.com Fax —

SURVEYOR OR ENGINEER:

Name Frost, Leichert & Foglerman Inc (Chip Foglerman)

Address 25 Woods Lake Rd. Suite 705 Greer, SC 29607

Phone 664-271-6633 E-Mail LF@FLEFZINC.NET Fax 271-3279

Number of Acres 24.1 Lots 63 SFD ☒

☐ Townhomes ☐ Apartments Number of Units SP-63

Sewer District City of Greer Water Source Greer CDP

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.

hhr

SIGNATURE OF APPLICANT

11/31/17

DATE FILED

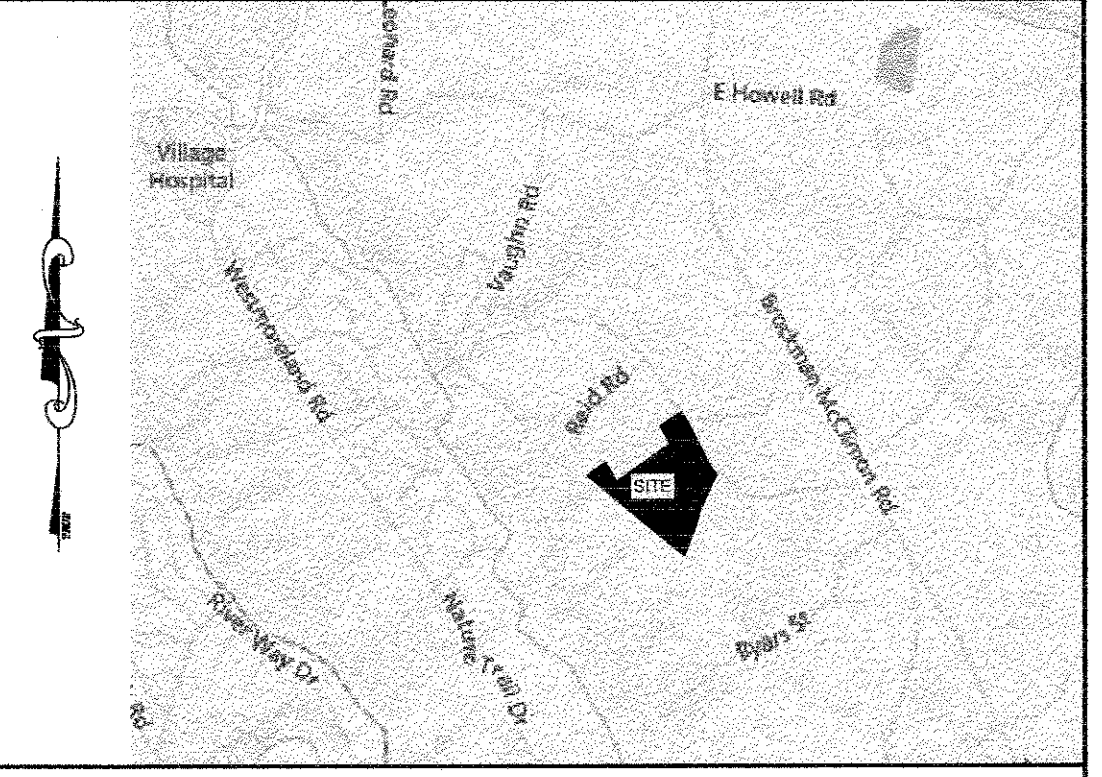
Planning Advisory Committee meeting on February 23rd @ 10:00 A.M.

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



Parcel Line Table		
Line #	Length	Direction
L1	5.00	N54°46'46"E
L2	34.15	S31°09'05"E
L3	5.00	S61°20'48"W
L4	25.51	S30°13'28"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	59.33	2975.00	1.14	S26°13'29"E	59.33
C2	44.48	2970.00	0.86	S28°13'28"E	44.48
C3	66.13	517.00	7.33	S31°27'36"E	66.09
C4	54.87	517.00	6.08	S36°09'53"E	54.84
C5	70.38	2975.00	1.36	S30°28'25"E	70.38



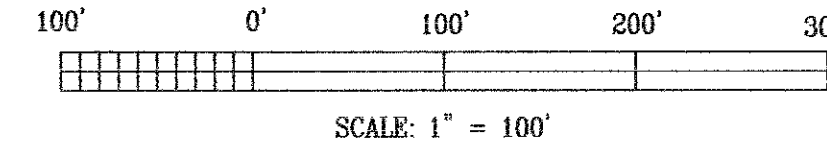
VICINITY MAP

PRELIMINARY PLAN

THE RESERVE AT REDCROFT

DILLARD CREEK, LLC FANT, REICHERT, & FOGLEMAN, INC.
OWNER ENGINEER

No. ACRES: ±24.1 MILES OF NEW ROAD: 0.50
No. LOTS: 63 DATE: 1-30-17



SCALE: 1" = 100'

- NOTES:
- No vehicular access to Westmoreland Road from Lots 1, 2, 62 and 63. Interior access only.
 - TMS# 9-07-00-080.00 and 9-07-00-080.02
 - City of Greer Fire District
 - Setback:
Front: 20'
Side: 5'
Rear: 15'
 - Requested Zoning: R10
Density allowed in RLU2: 2.6-4.5 Units/Ac.
Density shown: 2.6 Units/Ac.
 - Right-of way and pavement width requirements:
44' R/W = 24' Pavement
42' R/W = 22' Pavement
40' R/W = 20' Pavement

REVISIONS			BY	DATE	REVISIONS
No.	DATE	REVISIONS			
1					
2					
3					
4					
5					
6					

15065-PR-1-30-17.DWG

FRF FANT REICHERT & FOGLEMAN, INC.
ENGINEERING & SURVEYING

25 WOODS LAKE ROAD
SUITE 705
GREENVILLE, SC 29607
PH: (864) 271-8633

DRAWN BY: EKN PROJECT NO. 15065