



AGENDA
PLANNING ADVISORY COMMITTEE
301 E Poinsett Street, Greer, SC 29651
March 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 2017-05
Gray Engineering, Bryan Keaton/Mark III Properties, John Beeson
Neighborhood with 41 units, 19.4 acres
Sutters Ridge, Brushy Creek Road
- C. PAC 2017-06
Gray Engineering, Bryan Keaton/Mark III Properties Inc.
Neighborhood with 59 units, 8.17 acres.
The Reserve at Sutters Ridge
- D. PAC 2017-07
CCAD ENGINEERING, Jamie McCutcheon/ Major Mgmt, LLC, Michael Hicks
Commercial Location, 4.41 Acres
N. Buncombe Rd
- E. PAC 2017-08
CCAD Engineering, Jamie McCutcheon /Unique Builders
Neighborhood, 31 Lots, 6.84 Acres
Jones Creek Gardens, Jones Avenue

II. ADJOURN



AGENDA
PLANNING ADVISORY COMMITTEE
3/23/2017

PAC 2017-05

Applicant:

Gray Engineering, Bryan Keaton/Mark III Properties, John Beeson
Neighborhood with 41 units, 19.4 acres
Sutters Ridge, Brushy Creek Road

ATTACHMENTS:

Description	Upload Date	Type
❑ Application - Sutter Ridge	3/17/2017	Cover Memo
❑ Site Plan for Sutter's Ridge	3/17/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number PAC 2017-05

Name of Project SUTTERS RIDGE

Property Location BRUSHY CREEK ROAD

Tax Map Number T035000101200, T035000101308, T035000101304, T035000101309, T035000101307

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 19.4 AC

Lots 41

SFD CITY OF GREER

☐ Townhomes

☐ Apartments

Number of Units _____

Sewer District CITY OF GREER

Water Source CITY OF GREER

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

MARCH 07, 2017
DATE FILED

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

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





AGENDA
PLANNING ADVISORY COMMITTEE
3/23/2017

PAC 2017-06

Applicant:

Gray Engineering, Bryan Keaton/Mark III Properties Inc.
Neighborhood with 59 units, 8.17 acres.
The Reserve at Sutters Ridge

ATTACHMENTS:

Description	Upload Date	Type
❑ App for The Reserve at Sutter's Ridge	3/17/2017	Cover Memo
❑ Site Plan for the Reserve at Sutter's Ridge	3/17/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number PAC 2017-06

Name of Project THE RESERVE AT SUTTERS RIDGE

Property Location BRUSHY CREEK ROAD

Tax Map Number T035000101306

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 rodneygray@gmail.com

Fax _____

Number of Acres 8.17

Lots 59

SFD CITY OF GREER

☒ Townhomes

☐ Apartments

Number of Units 59

Sewer District CITY OF GREER

Water Source _____

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

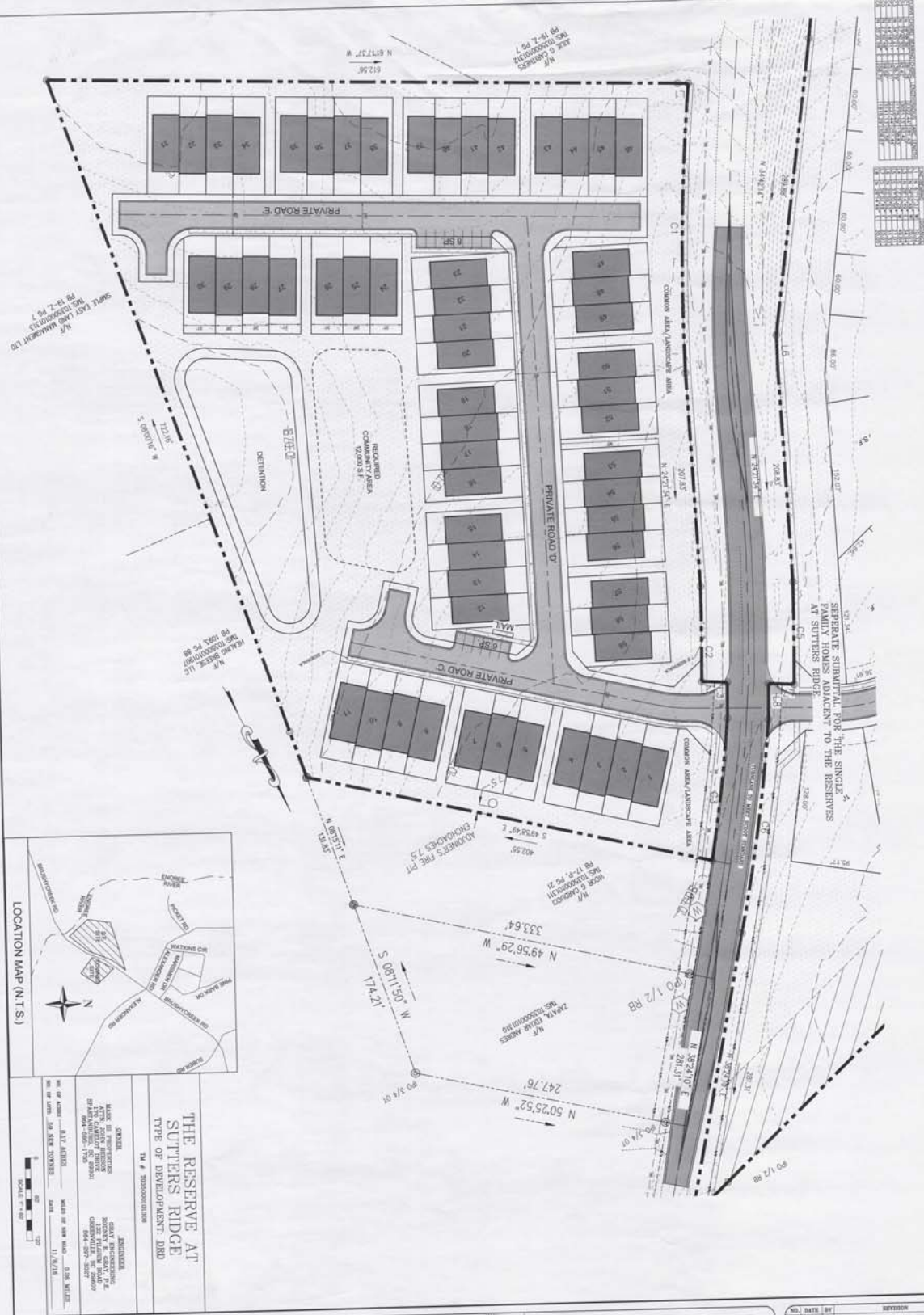
I DO HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS APPLICATION IS CORRECT,
AND THAT I WILL COMPLY WITH THE PROCEDURES AND REQUIREMENTS OF THIS APPLICATION.


SIGNATURE OF APPLICANT

MARCH 07, 2017
DATE FILED

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

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THE RESERVE AT SUTTERS RIDGE
TYPE OF DEVELOPMENT: RBD

DATE: 11/16/18
SCALE: 1"=40'

PROJECT MANAGER: TBA
DESIGNER: GRAY ENGINEERING
DATE: 11/16/18
SCALE: 1"=40'

NO. OF SHEETS: 11
SHEET NO.: 11

CV-17
2018050-17.dwg

THE RESERVE AT SUTTERS RIDGE
BRUSHY CREEK ROAD
GREER, SC



GRAY ENGINEERING CONSULTANTS
130 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 999-9999 • FAX: (864) 999-9999
WWW.GRAYENGINEERING.COM

NO.	DATE	BY	REVISION
1	11/16/18	TBA	PRELIMINARY SUBMITTAL TO CITY OF GREER
2			
3			
4			
5			
6			
7			
8			
9			
10			



AGENDA
PLANNING ADVISORY COMMITTEE
3/23/2017

PAC 2017-07

Applicant:

CCAD ENGINEERING, Jamie McCutcheon/ Major Mgmt, LLC, Michael Hicks
Commercial Location, 4.41 Acres
N. Buncombe Rd

ATTACHMENTS:

Description	Upload Date	Type
❑ Application for Commercial - Planet Fitness	3/17/2017	Cover Memo
❑ Site Plan for Commercial - Planet Fitness	3/17/2017	Cover Memo



Planning Advisory Committee

Commercial Application

Docket Number PAC 2017-07

Name of Project Planet Fitness

Property Location 201 N. Buncombe Road

Tax Map Number T016000204611 (Portion currently being Annexed)

PROPERTY OWNER OR DEVELOPER:

Name Major Management, LLC (Michael Hicks)

Address PO Box R Belmont, NC 28012

Phone 704-812-8139

E-Mail mhicks@pfsoutheast.com

Fax 704-812-8388

SURVEYOR OR ENGINEER:

Name CCAD, LLC (Jamie McCutchen or Chip Buchanan)

Address 803 Roper Creek Drive Greenville, SC 29615

Phone 864-250-9999

E-Mail ChipB@CCADEngineering.com

Fax 864-286-3056

Number of Acres 4.41

Lots 1

Sewer District Greer CPW (Annexation)

Water Source Greer CPW (Annexation)

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

DATE FILED

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

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

Category Number: I.
Item Number: E.



AGENDA
PLANNING ADVISORY COMMITTEE
3/23/2017

PAC 2017-08

Applicant:

CCAD Engineering, Jamie McCutcheon /Unique Builders
Neighborhood, 31 Lots, 6.84 Acres
Jones Creek Gardens, Jones Avenue

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application for Jones Avenue	3/17/2017	Cover Memo
<input type="checkbox"/> Site Plan for Jones Avenue	3/17/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

2007

Docket Number PAC 2017-08

Name of Project Jones Creek Gardens

Property Location Jones Avenue

Tax Map Number G006000101001 & part G006000101000

PROPERTY OWNER OR DEVELOPER:

Name Unique Builders

Address 109 B Regency Commons Drive, Greer, SC 29650

Phone 864-801-1551 E-Mail indu@unique-builders.net Fax 864-801-1510

SURVEYOR OR ENGINEER: Jamie McCutchen

Name CCAD Engineering

Address 803 Roper Creek Drive, Greenville, SC 29615

Phone 864-250-9999 E-Mail jamie@ccadengineering.com Fax 864-286-3056

Number of Acres 6.84 +/- Lots _____ SFD 31

☐ Townhomes ☐ Apartments Number of Units 31

Sewer District Greer CPW Water Source Greer CPW

REQUEST FOR VARIANCE (IF APPLICABLE)

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

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☐ 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.

John Valters

SIGNATURE OF APPLICANT

3/10/2017

DATE FILED

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

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

BOUNDARY AND TOPOGRAPHIC SURVEY
PROVIDED BY:

**3D
LAND
SURVEYING,
INC.**

P.O. BOX 8494
GREENVILLE, SC 29604
(864) 272-0274
3DLS@BELLSOUTH.NET

ROAD CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	10.07'	112.0'	5°9"8"	5.04	N54°38'3"W	10.07'
C2	76.10'	42.0'	103°48'30.5"	53.57	S76°2'16.6"W	66.11'
C3	53.95'	42.0'	73°36'7.8"	31.42	S12°40'2.5"W	50.32'
C4	30.71'	18.0'	97°44'29.7"	20.61	N81°39'38.7"E	27.12'
C5	50.27'	32.0'	90°0'0"	31.93	N77°44'23.9"E	45.25'

ROAD LINE TABLE		
LINE	LENGTH	BEARING
L1	182.68'	N57°12'36.1"W
L2	210.97'	N52°03'28.1"W
L3	49.32'	S24°08'01.4"W
L4	316.30'	S49°28'6.4"E
L5	88.66'	N32°47'23.9"E
L6	39.04'	S57°16'22.1"E

[illegible]

A circular professional engineer seal for David James, No. 18343, State of South Carolina. The seal features the text "SOUTH CAROLINA" around the top and "REGISTERED ENGINEER" around the bottom. The center contains the name "DAVID JAMES" and the number "NO. 18343". The seal is surrounded by a decorative border of small dots.

CCAD
ENGINEERING
803 Roper Creek Drive
Greenville, SC 29615
P: (864) 250-9999 F: (864) 286-3056

Jones Creek Gardens
(Formerly Jones Ave Site)
Site Prep
Greer, South Carolina

[illegible]

CV-1

C14076 SITE PREP PERMIT 170307.dwg

