



AGENDA
GREER PLANNING COMMISSION
301 E. Poinsett Street, Greer, SC 29651
April 17, 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. None

II. BUSINESS MEETING

- A. Call to Order
Chairperson
- B. Minutes of 3/20/17

III. OLD BUSINESS

IV. NEW BUSINESS

- A. PAC 2017-05
Sutter's Ridge
- B. PAC 2017-06
The Reserve at Sutter's Ridge
- C. PAC 2017-08
Jones Creek Gardens

V. OTHER BUSINESS

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/17/2017

None

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/17/2017

Call to Order

Applicant:

Chairperson

Category Number: II.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
4/17/2017

Minutes of 3/20/17



AGENDA
GREER PLANNING COMMISSION
4/17/2017

PAC 2017-05

Applicant:

Sutter's Ridge

ATTACHMENTS:

Description	Upload Date	Type
❑ Staff Report	4/14/2017	Cover Memo
❑ Site Plan	4/14/2017	Cover Memo
❑ PowerPoint	4/14/2017	Cover Memo

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 17, 2017**

DOCKET:	PAC 2017-05
APPLICANT:	Mark III Properties
PROPERTY LOCATION:	Brushy Creek Road
TAX MAP NUMBER:	T035000101200, T035000101308, T035000101304, T035000101309, and T035000101307
EXISTING ZONING:	R-12, Single-Family Residential
REVIEW STAGE:	Preliminary Plat
SIZE:	19.4 acres/41 lots/0.26 miles of new road
COMPREHENSIVE PLAN RECOMMENDATION:	Residential Land Use 2 Community
ANALYSIS:	PAC 2017-05

PAC 2017-05 is a request for approval of a Preliminary Plat for Sutter's Ridge. This is a new single-family residential subdivision with 41 lots on Brushy Creek Road. The subdivision contains 2 new streets with 0.26 miles of new roadway and one entrance.

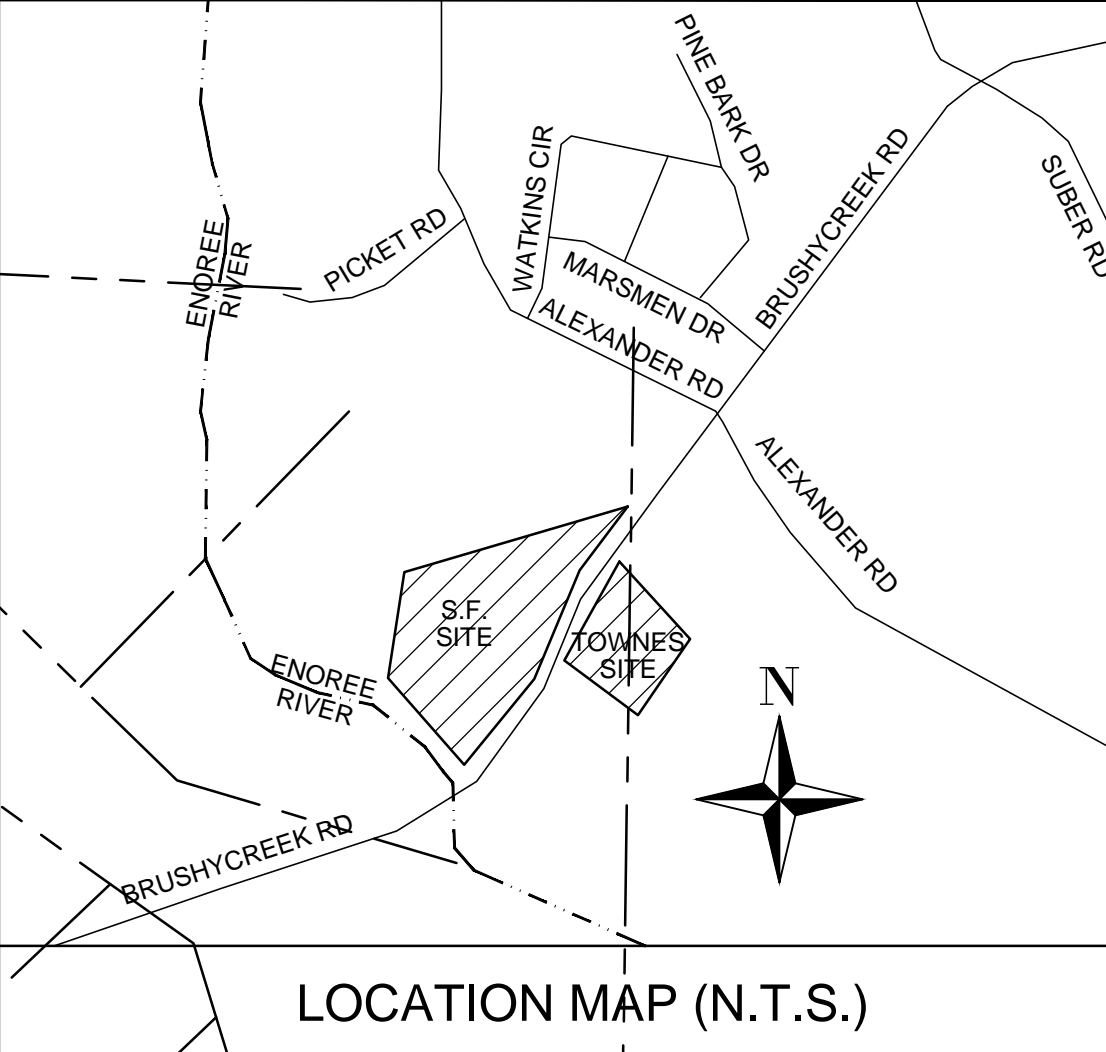
With regard to meeting the provisions of the City of Greer Land Development Regulations, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends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

STAFF RECOMMENDATION: APPROVAL

SETBACKS (FOR CLUSTER DEVELOPMENTS):

1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
2. THERE IS A 15' FRONT SETBACK. NO OTHER SETBACKS ARE REQUIRED.
3. THERE ARE NO ADDITIONAL SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

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2. THERE IS A 15' FRONT SETBACK. NO OTHER SETBACKS ARE REQUIRED.
3. THERE ARE NO ADDITIONAL SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

[illegible]



CAROL INA
NO. 00060
EXPIRES 12/30/11
GRAY ENGINEERING CONSULTANTS, INC.
SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE

RODNEY E. GRAY
NO. 19812
EXPIRES 12/31/11
GRAY ENGINEERING CONSULTANTS, INC.
SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER

PROJECT MANAGER:	REG
DRAWN BY:	CJR
PROJECT DATE:	11/8/16
SCALE:	1"=60'
JOB No.:	2016065
PLOT DATE:	4/14/17

SHEET
CV-1
2016065-D3.dwg

2016065-D3.dwg

 - CREDIBLE OPEN SPACE AREA
 - NON-CREDIBLE OPEN SPACE AREA



City of Greer, SC

Planning Commission

DOCKET NUMBER PAC 2017-05

DOCKET: PAC 2017-05

APPLICANT: Mark III Properties

PROPERTY LOCATION: Brushy Creek Road

TAX MAP NUMBER: T035000101200, T035000101308, T035000101304,
T035000101309, and T035000101307

EXISTING ZONING: R-12, Single-Family Residential

REVIEW STAGE: Preliminary Plat

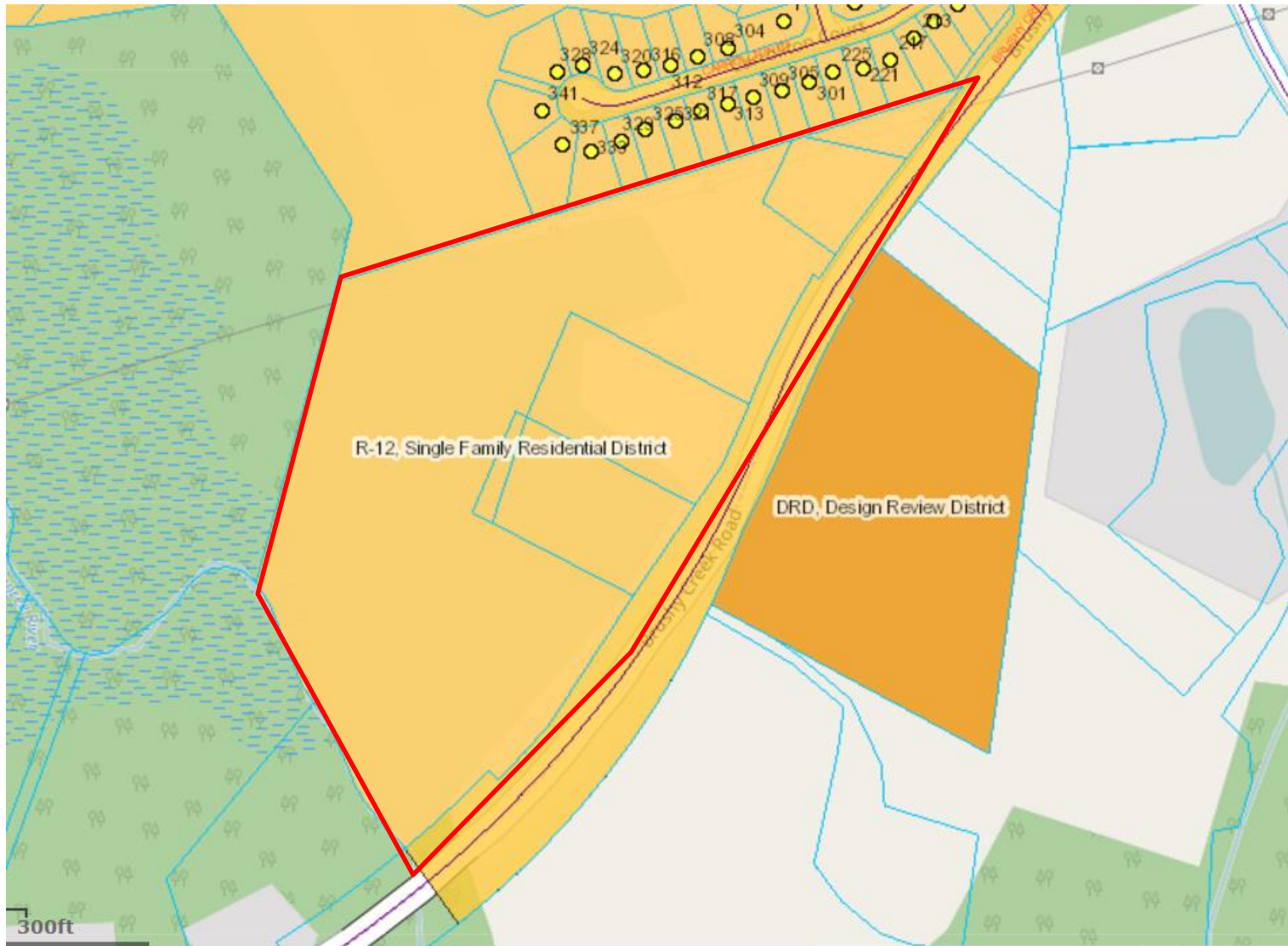
SIZE: 19.4 acres/41 lots/0.26 miles of new road

COMPREHENSIVE PLAN: Residential Land Use 2 Community

DOCKET NUMBER PAC 2017-05



DOCKET NUMBER PAC 2017-05



Zoning & Floodplain

DOCKET NUMBER PAC 2017-05



Future Land Use Map

DOCKET NUMBER PAC 2017-05

PAC 2017-05 is a request for approval of a Preliminary Plat for Sutter's Ridge. This is a new single-family residential subdivision with 41 lots on Brushy Creek Road. The subdivision contains 2 new streets with 0.26 miles of new roadway and one entrance.

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.

STAFF RECOMMENDATION: APPROVAL



Greer

City of Greer, SC

Planning Commission

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
4/17/2017

PAC 2017-06

Applicant:

The Reserve at Sutter's Ridge

ATTACHMENTS:

Description	Upload Date	Type
❑ Staff Report	4/14/2017	Cover Memo
❑ Site Plan	4/14/2017	Cover Memo
❑ Statement of Intent	4/14/2017	Cover Memo
❑ PowerPoint	4/14/2017	Cover Memo

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 17, 2017**

DOCKET:	PAC 2017-06
APPLICANT:	Mark III Properties
PROPERTY LOCATION:	Brushy Creek Road
TAX MAP NUMBER:	T035000101306
EXISTING ZONING:	DRD, Design Review District
REVIEW STAGE:	Preliminary Plat
SIZE:	8.17/59 lots/private roads
COMPREHENSIVE PLAN RECOMMENDATION:	Residential Land Use 2 Community

ANALYSIS:	PAC 2017-06
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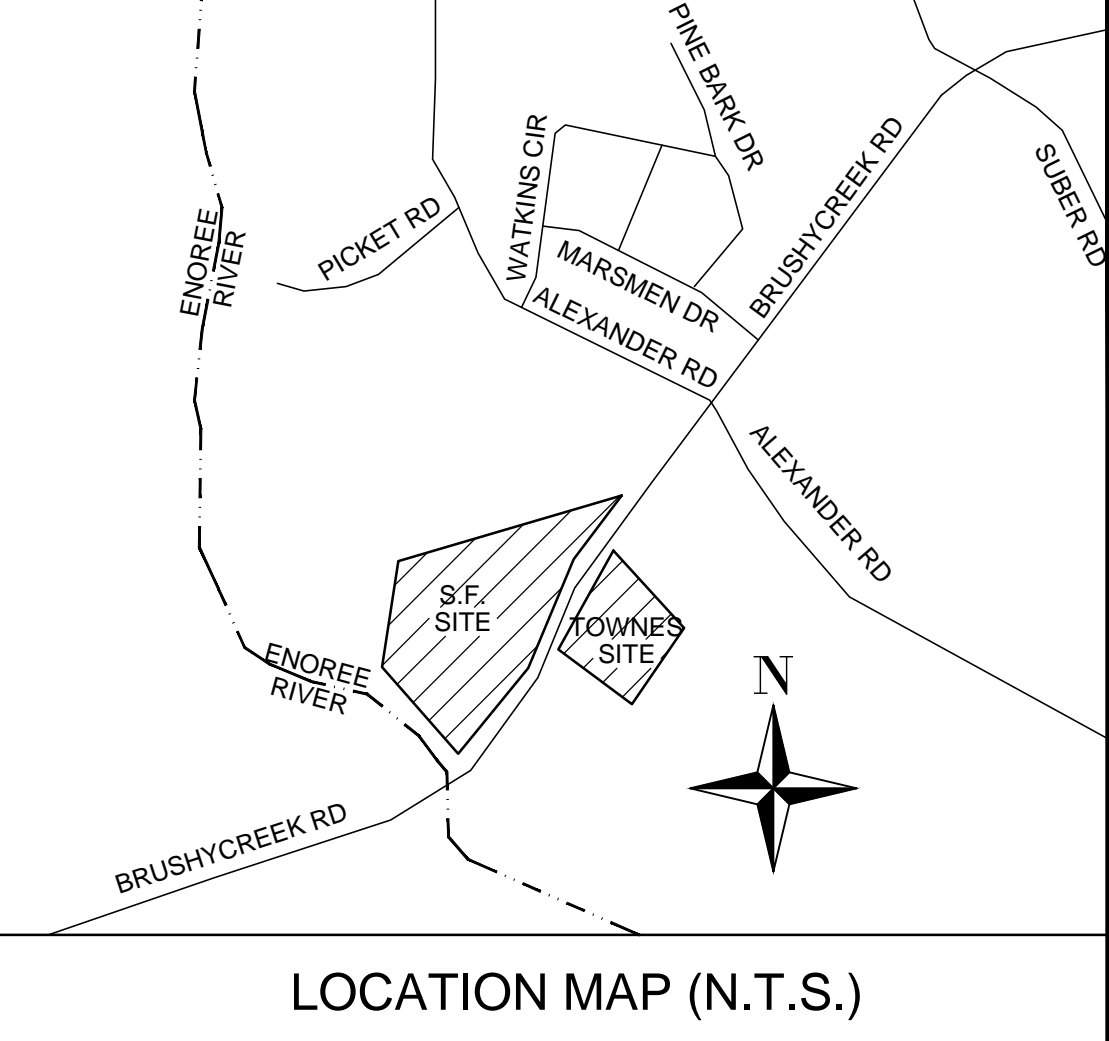
PAC 2017-06 is a request for approval of a Preliminary Plat for The Reserve at Sutter's Ridge. This is a new single-family residential attached development with 59 lots on Brushy Creek Road. The development will have private roads.

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.

STAFF RECOMMENDATION: APPROVAL

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 28°58'39" E	281.26'	2322.44'	281.43'
C2	N 27°40'50" E	92.42'	3051.13'	92.42'
C3	N 34°35'21" E	138.79'	1775.29'	138.83'
C4	N 44°18'31" E	251.31'	2227.44'	251.44'
C5	N 27°40'48" E	99.56'	3141.13'	99.56'
C6	N 35°35'59" E	208.75'	1815.29'	208.87'

LINE	BEARING	DISTANCE
L1	N 61°17'37" W	10.32'
L2	N 59°52'49" W	25.01'
L3	N 28°14'49" E	34.94'
L4	S 75°26'29" W	49.84'
L5	S 37°35'55" E	21.01'
L6	N 25°55'52" E	31.33'
L7	S 59°52'49" E	25.01'
L8	N 28°14'49" E	35.05'



NO.	DATE	BY	REVISION
1	11/8/16	CJR	1

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 297-5187
WWW.GRAYENGINEERING.COM

• SC C.O.A.# D00060 • NC C.O.A.# C-017 • GA C.O.A.# PE00094 • TN C.O.A.# 041089 •

Professional Engineer Seal for Rodney E. Gray, P.E., No. 000060, State of South Carolina, License No. 19812.

STAKEOUT PLAN

THE RESERVE AT SUTTERS RIDGE
BRUSHY CREEK ROAD
GREER, SC

THE RESERVE AT SUTTERS RIDGE
TYPE OF DEVELOPMENT: **DRD**

OWNER MARK III PROPERTIES ATTN: JOHN BEESON 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-585-1735	ENGINEER GRAY ENGINEERING RODNEY E. GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027
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NO. OF ACRES: **8.17 ACRES** MILES OF NEW ROAD: **0.26 MILES**
NO. OF LOTS: **59 NEW TOWNES** DATE: **11/8/16**

0 60' 120'
SCALE: 1" = 60'

PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 11/8/16
SCALE: 1"=40'
JOB No.: 2016065
PLOT DATE: 4/14/17

SHEET
CV-1T
2016065-D3.dwg

Statement of Intent

Brushy Creek Road Townhomes (DRD)

March 7, 2017

Tax Map#: T035000101306

±8.2 Acres

Brushy Creek Road

City of Greer, SC

Residential/Commercial Community. The development planned for this ± 8.2-acre tract off of Brushy Creek Road near Alexander Road and Belshire Drive will utilize the Design Review District (DRD) zoning format and existing terrain and features of the property.

The community will contain a maximum of 59 residences. The overall density of the project will be a maximum of ±7.2 units per acre (based on 59 units / ±8.2 acres). The residences will be a townhomes, with one, two and three bedroom units. All residential buildings will have facades that will incorporate a combination of different materials such as brick, stone, and vinyl.

Amenities and Landscaping. The proposed development will include community recreation areas, open space, and landscaped areas with access to all these areas from within the residential subdivision. Street lighting is also to be included for this residential area.

Landscaping will be provided for the project, per the requirements of the City of Greer's landscaping ordinance. All front yards of the units are to be grassed. Additionally, any stormwater detention provided for the project will be screened with either a mixture of plant material or a minimum 4' high screening fence.

Setbacks. A 25-foot wide perimeter setback area will be maintained. No homes or other building structures will be constructed within this setback area.

Group Maintenance Association. Prior to the first sale of a residence, an incorporated, non-profit association of owners (group maintenance association) will be established. All common areas or common amenities and facilities within the community shall be permanently protected by recorded covenants and restrictions and shall be conveyed by the developer to the group maintenance association. The group maintenance association shall be responsible for the continuing upkeep and proper maintenance of the common areas of the community, including any required stormwater detention. Dues will be set to cover the cost of maintenance and replacement based upon projected, budgeted costs. This ownership and maintenance shall also apply to any common recreational facilities that may be constructed in the future.

Public Improvements and Facility Impact. Brushy Creek Road borders the property and will be the highway entry and exit to the community. It is expected that one point will be required for the subdivision and will be provided. Road widening for left turn lanes and decel lanes will be provided along Brushy Creek Road if required by SCDOT or City of Greer. A traffic study will also be provided prior to the development.

All roads and utilities will be constructed to meet applicable design standards, and any public streets will be dedicated to the City of Greer. Stormwater management will be designed according to the specifications of the City of Greer, or the appropriate regulatory authority.

The community as designed should have no adverse impact on public facilities. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances. Utilities are provided by the Greer CPW.



City of Greer, SC

Planning Commission

DOCKET NUMBER PAC 2017-06

DOCKET: PAC 2017-06

APPLICANT: Mark III Properties

PROPERTY LOCATION: Brushy Creek Road

TAX MAP NUMBER: T035000101306

EXISTING ZONING: DRD, Design Review District

REVIEW STAGE: Preliminary Plat

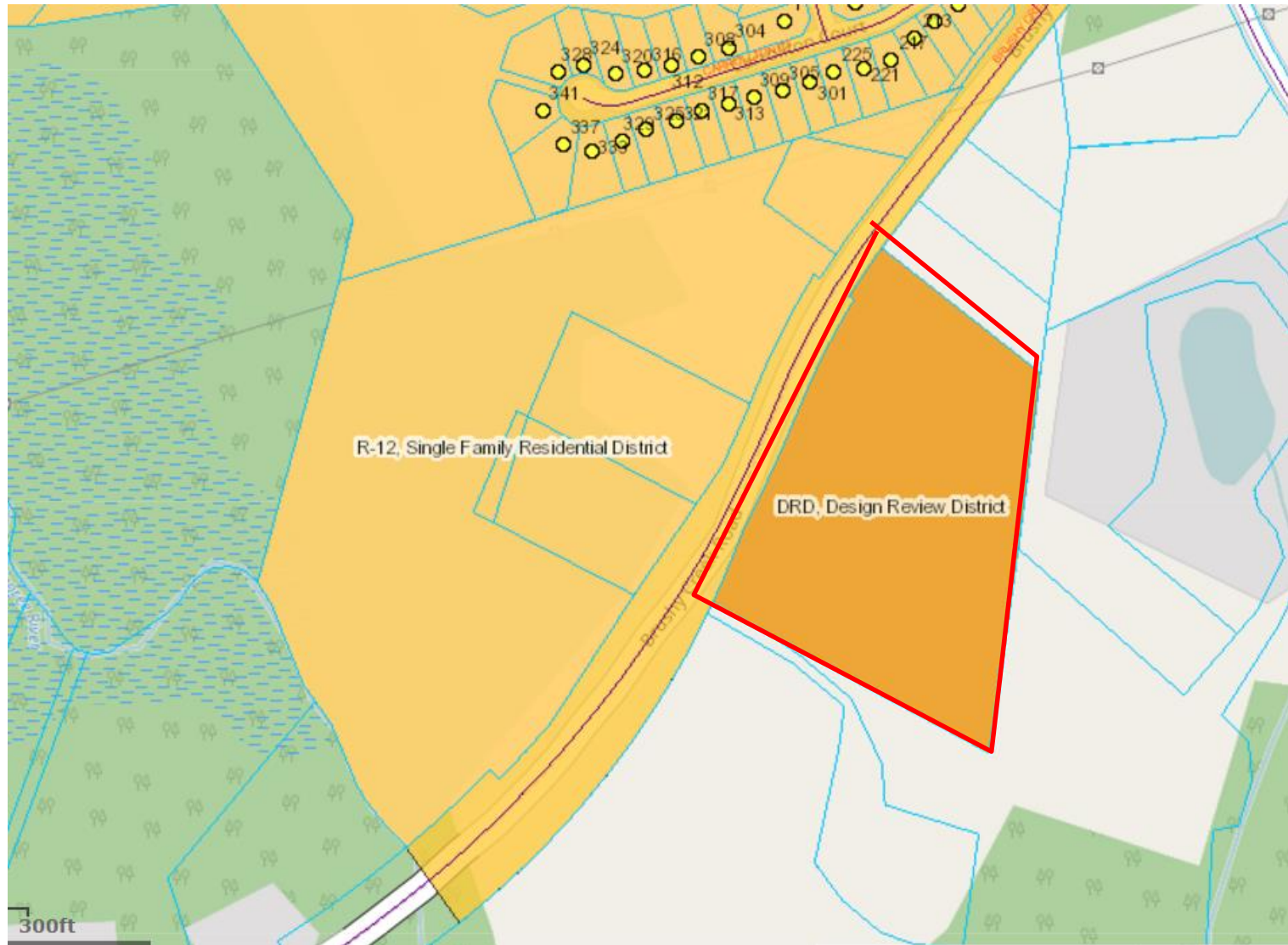
SIZE: 8.17/59 lots/private roads

COMPREHENSIVE PLAN: Residential Land Use 2 Community

DOCKET NUMBER PAC 2017-06



DOCKET NUMBER PAC 2017-06



DOCKET NUMBER PAC 2017-06



Future Land Use Map

DOCKET NUMBER PAC 2017-06

PAC 2017-06 is a request for approval of a Preliminary Plat for The Reserve at Sutter's Ridge. This is a new single-family residential attached development with 59 lots on Brushy Creek Road. The development will have private roads.

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.

STAFF RECOMMENDATION: APPROVAL



Greer

City of Greer, SC

Planning Commission

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
4/17/2017

PAC 2017-08

Applicant:

Jones Creek Gardens

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Report	4/14/2017	Cover Memo
☐ Plat	4/14/2017	Cover Memo
☐ PowerPoint	4/14/2017	Cover Memo

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 17, 2017**

DOCKET:	PAC 2017-08
APPLICANT:	Unique Builders
PROPERTY LOCATION:	Jones Avenue
TAX MAP NUMBER:	G006000101001 and G006000101000
EXISTING ZONING:	R-M2, Multifamily Residential
REVIEW STAGE:	Preliminary Plat
SIZE:	6.84/31 lots
COMPREHENSIVE PLAN RECOMMENDATION:	Residential Land Use 3 Community

ANALYSIS:	PAC 2017-08
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PAC 2017-08 is a request for approval of a Preliminary Plat for Jones Creek Gardens. This is a new group development with 31 lots on Jones Avenue. The subdivision will be a group development and as such will have private drives.

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.

STAFF RECOMMENDATION: APPROVAL

LEGEND

CT CRIMP TOP

EP EDGE OF PAVEMENT

SR SOLID ROD

N&C NAIL & CAP

OT OPEN TOP

RB REBAR

R/W RIGHT OF WAY

⊗ ELEC TRANS

⊗ GAS METER

⊗ FIRE HYDRANT

— CTV — CABLE TV

— X — FENCE LINE

— FOC — FIBER OPTIC CABLE

— GAS — GAS LINE

— X-OHP — OVERHEAD POWER

— UGP — UNDERGROUND POWER

— OHT — OVERHEAD TELEPHONE

— X-UGT — UNDER GROUND TELEPHONE

⊗ EX. LIGHT POLE

⊗ EX. MANHOLE (SD)

⊗ EX. MANHOLE (SS)

⊗ MANHOLE (SS)

⊗ POWER POLE

⊗ TELEPHONE P.D

⊗ WATER METER

⊗ WATER VALVE

⊗ CATCH BASIN

⊗ DROP INLET

⊗ GUY ANCHOR

— X-SD — EX. STORM DRAIN

— SD — STORM DRAIN

— X-SS — EX. SANITARY SEWER

— SS — SANITARY SEWER

— X-W — EX. WATER LINE

— WL — WATER LINE

⊗ GAS VALVE

⊗ EX. LIGHT POLE

⊗ EX. MANHOLE (SD)

⊗ EX. MANHOLE (SS)

⊗ MANHOLE (SS)

⊗ POWER POLE

⊗ TELEPHONE P.D

⊗ WATER METER

⊗ WATER VALVE

⊗ CATCH BASIN

⊗ DROP INLET

⊗ GUY ANCHOR

— X-SD — EX. STORM DRAIN

— SD — STORM DRAIN

— X-SS — EX. SANITARY SEWER

— SS — SANITARY SEWER

— X-W — EX. WATER LINE

— WL — WATER LINE

SITE SUMMARY	
LAND AREA	±6.84 AC.
DISTURBED AREA	±6.51 AC.
EXISTING IMPERVIOUS AREA	±0.04 AC.
PROPOSED IMPERVIOUS AREA	±3.65 AC.
INCREASE IN IMPERVIOUS AREA	±3.59 AC.
RECEIVING WATERBODY	MAPLE CREEK
ULTIMATE RECEIVING WATERBODY	SOUTH TYGER RIVER
ALLOWABLE DENSITY	68 UNITS
PROPOSED DENSITY - 10 UNITS/ACRE	27 UNITS
TAX MAP NUMBER	G006000101001 & PART G006000101000
PHYSICAL ADDRESS	JONES AVE., CITY OF GREER, SC
ZONING	R-M2
FRONT SETBACK (MAIN RD)	30'
PERIMETER BUILDING SETBACK	5'

OWNER:
TOWNES AT JONES AVENUE PARTNERS

ENGINEER:
CCAD, LLC
803 Roper Creek Drive
Greenville, SC 29615
864-250-9999
James David McCutchen, Jr

BOUNDARY AND TOPOGRAPHIC SURVEY
PROVIDED BY:

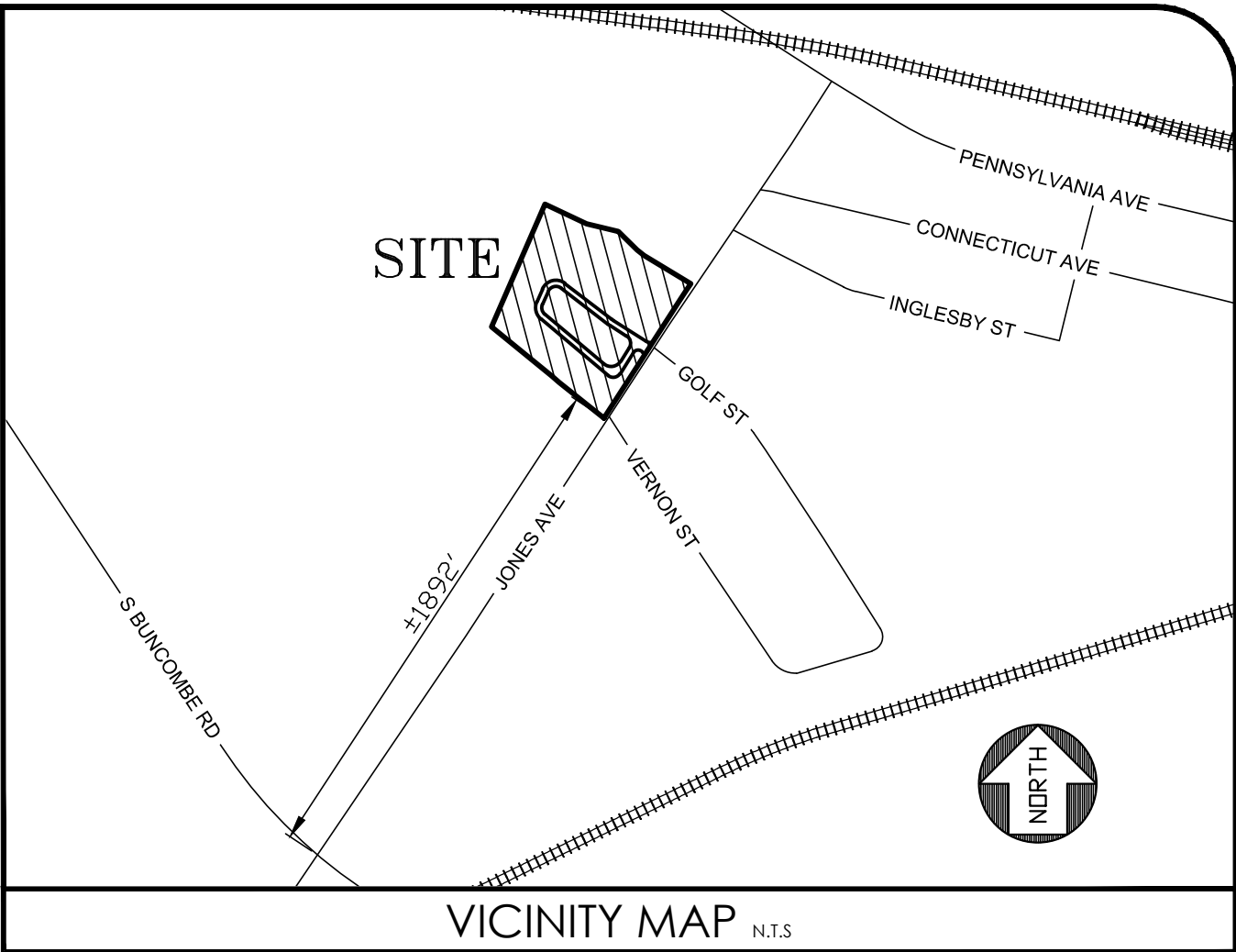
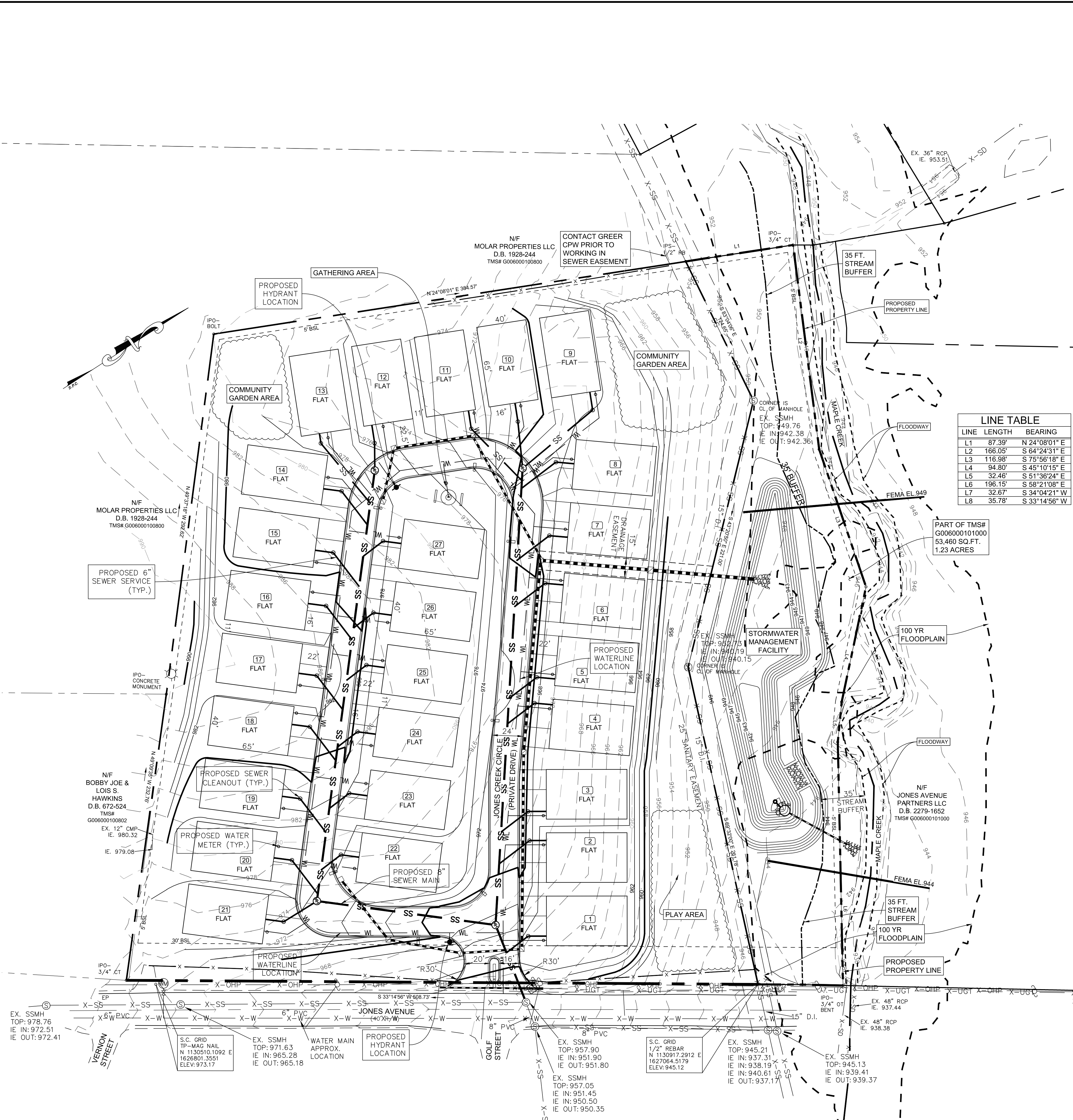
3D LAND SURVEYING

P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 info@3dls.net

- GENERAL NOTES
1. PUBLIC WATER, SEWER, ELECTRIC & GAS TO BE PROVIDED BY GREER CPW. 301 McCALL STREET, GREER, SC 29650

2. ROAD TO BE PRIVATE DRIVE

3. 27 SINGLE-FAMILY PADS - 40'x85' = 2600 SF EACH. ALL OTHER PROPERTY TO BE PRIVATE DRIVE



LINE TABLE

LINE	LENGTH	BEARING
L1	87.39'	N 24°08'01" E
L2	166.05'	S 64°24'31" E
L3	116.98'	S 75°56'18" E
L4	94.80'	S 45°10'15" E
L5	32.46'	S 51°36'24" E
L6	196.15'	S 58°21'08" E
L7	32.67'	S 34°04'21" W
L8	35.78'	S 33°14'56" W

JONES CREEK GARDENS

Preliminary Plat

UNIQUE BUILDERS
101 A REGENCY COMMONS DRIVE
GREER, SC 29650

JAMES DAVID MCCUTCHEN, JR.
CCAD, LLC
803 ROPER CREEK DRIVE
GREENVILLE, SC 29615

DEVELOPER

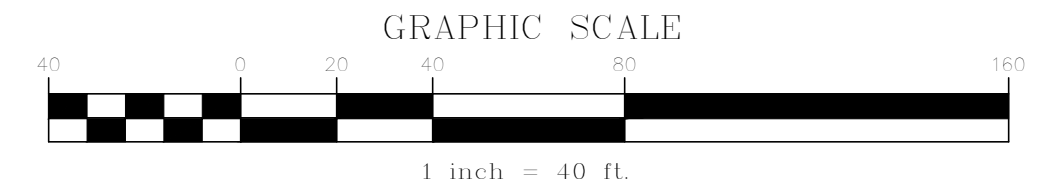
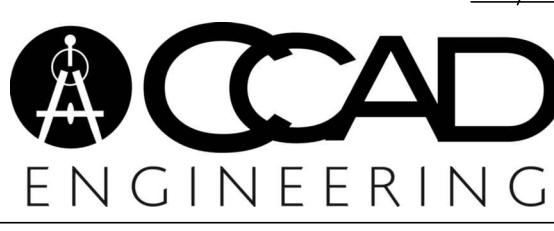
ENGINEER

No. ACRES: ±6.84

LENGTH OF NEW ROAD: 0 L.F.

LOTS: 1

DATE: 03/29/17





City of Greer, SC

Planning Commission

DOCKET NUMBER PAC 2017-08

DOCKET: PAC 2017-08

APPLICANT: Unique Builders

PROPERTY LOCATION: Jones Avenue

TAX MAP NUMBER: G006000101001 and G006000101000

EXISTING ZONING: R-M2, Multifamily Residential

REVIEW STAGE: Preliminary Plat

SIZE: 6.84/31 lots

COMPREHENSIVE PLAN: Residential Land Use 3 Community

DOCKET NUMBER PAC 2017-08



DOCKET NUMBER PAC 2017-08



Zoning & Floodplain

DOCKET NUMBER PAC 2017-08



Future Land Use Map

DOCKET NUMBER PAC 2017-08

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STAFF RECOMMENDATION: APPROVAL



Greer

City of Greer, SC

Planning Commission