



AGENDA
PLANNING ADVISORY COMMITTEE
301 E Poinsett Street, Greer, SC 29651
April 27, 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 & Opening Remarks
Kelli McCormick
- B. PAC 2017-09
Gray Engineering / Nick Francina
Subdivision consisting of 63 lots on B Street, Pelham - River Reserve at Pelham
- C. PAC 2017-10
Bluewater Civil Design LLC, Paul Harrison / John Beeson
Subdivision consisting of 44 lots - Suber Mill Road Tract
- D. PAC 2017-11
Civil Site Development Engineering, Jonathan Nett / Mark Clayton
Net Zero Subdivision consisting of 19 lots
9 Inglesby Drive
- E. PAC 2017-12
Synterra Corp, Mike Hutchinson / BE Stillwaters, LLC
Stillwaters of Lake Robinson, Final Plan Development - Revisions
840 Groce Meadow Road (approx.)
- F. PAC 2017-13
Site Design, Inc, Craig S Winnall / Enchanted Construction, Ryan Kaiser
Subdivision consisting of 62-unit townhomes - Holiday Road Townhomes
24199 Ansel School Road
- G. PAC 2017-14
Alliance Consulting Engineers, Inc, Daniel Esteban / Cullum GSP 081 LP, Allen Cullum.
Commercial Project - Project Pollux, Site 3, Velocity Park
- H. PAC 2017-15
Gray Engineering, Zachary D Johnson / TCC Venture, LLC / Eric Hedrick
Subdivision consisting of 81 townhomes - South Main Townhomes

Highway 14 and Mitchell Road

II. **ADJOURN**



AGENDA
PLANNING ADVISORY COMMITTEE
4/27/2017

PAC 2017-09

Applicant:

Gray Engineering / Nick Francina
Subdivision consisting of 63 lots on B Street, Pelham - River Reserve at Pelham

ATTACHMENTS:

Description	Upload Date	Type
❑ Application for Subdivision	4/21/2017	Cover Memo
❑ Site Plan for River Reserve at Pelham	4/21/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number PAC - 2017 - 09

Name of Project River Reserve At Pelham

Property Location HWY 14 & BATESVILLE RD B Street

Tax Map Number 9-07-09-102.00, 9-07-09-100.00, 9-07-13-014.01, 9-07-13-015.00

PROPERTY OWNER OR DEVELOPER: CJN, LLC

Name NICK FRANCHINA

Address 4113 EAST NORTH STREET GREENVILLE, SC 29615

Phone 864-322-8282

E-Mail nickfrancina@accessrealtysc.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 33.46 AC

Lots 63

SFD Pelham Batesville Fire

☐ Townhomes

☐ Apartments

Number of Units 63

Sewer District _____

Water Source GCPW

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

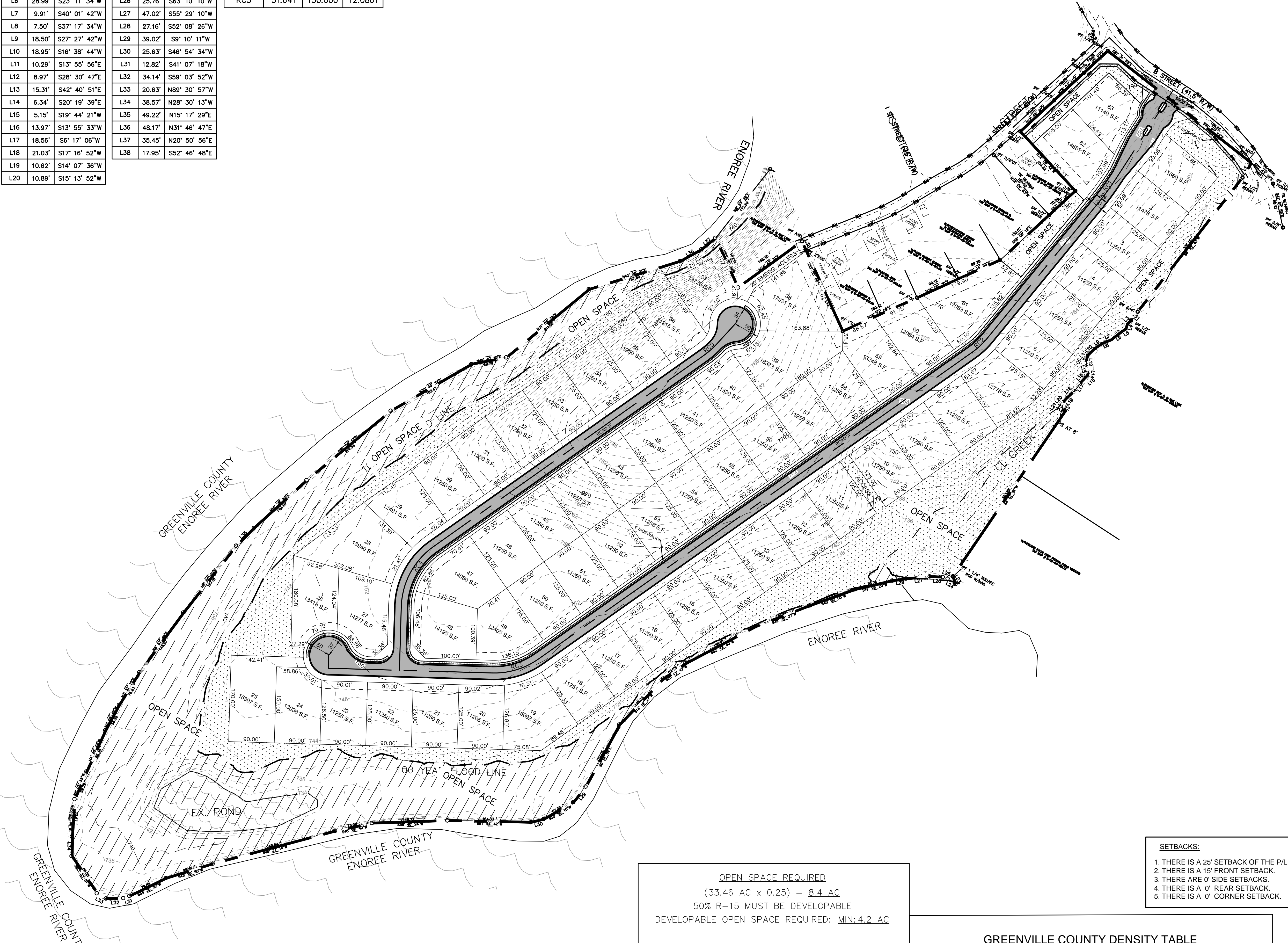
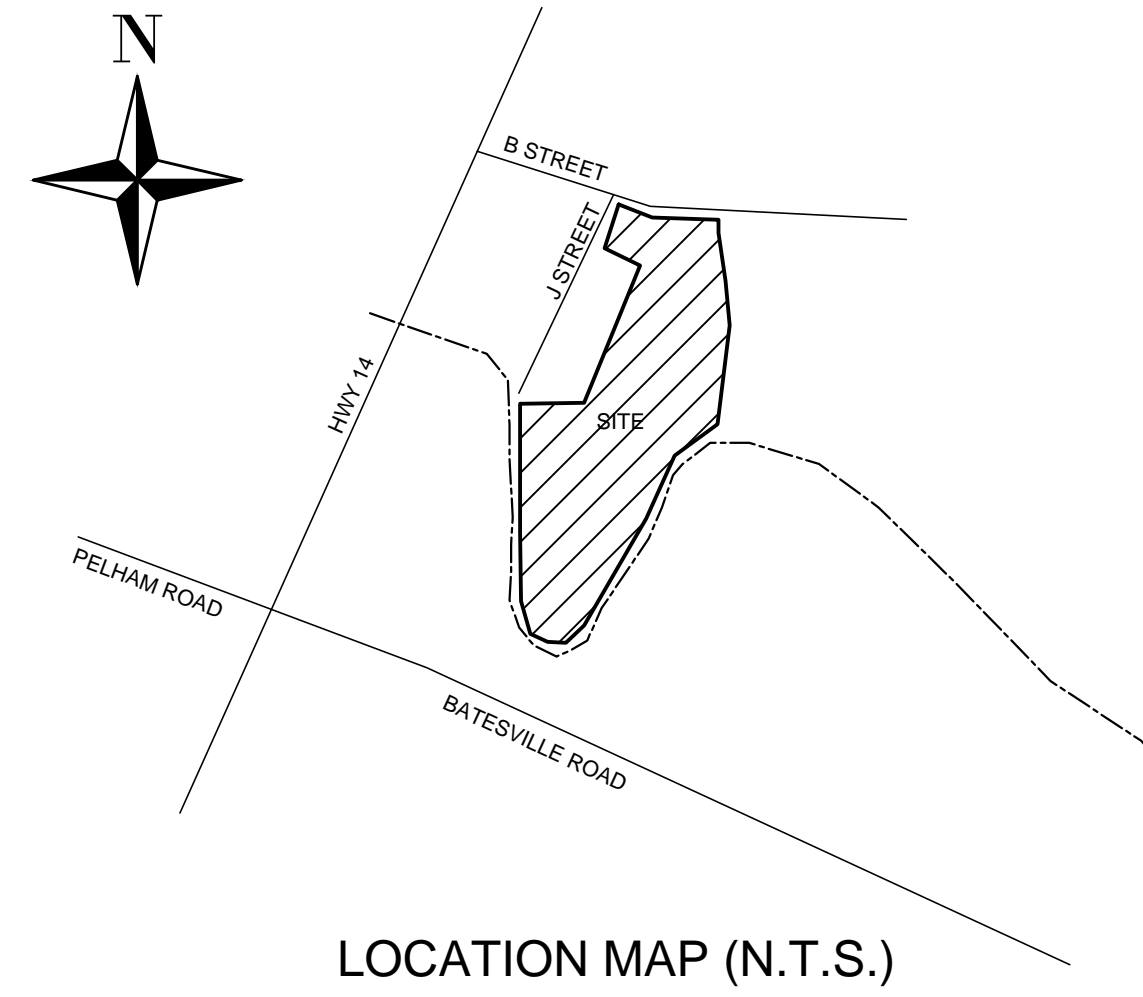
Planning Advisory Committee meeting on _____ @ 10:00 A.M.

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

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	33.65'	S2° 08' 44"W	L21	6.97'	S4° 17' 05"W
L2	21.49'	S7° 49' 58"W	L22	15.58'	N82° 27' 02"E
L3	9.50'	S17° 39' 24"W	L23	16.34'	S53° 36' 29"E
L4	11.07'	S12° 48' 18"E	L24	18.76'	N85° 12' 25"W
L5	7.79'	S30° 00' 01"W	L25	10.02'	S78° 27' 57"W
L6	28.99'	S23° 11' 34"W	L26	25.76'	S63° 10' 10"W
L7	9.91'	S40° 01' 42"W	L27	47.02'	S55° 29' 10"W
L8	7.50'	S37° 17' 34"W	L28	27.16'	S52° 08' 26"W
L9	18.50'	S27° 27' 42"W	L29	39.02'	S9° 10' 11"W
L10	18.95'	S16° 38' 44"W	L30	25.63'	S46° 54' 34"W
L11	10.29'	S13° 55' 56"E	L31	12.82'	S41° 07' 18"W
L12	8.97'	S28° 30' 47"E	L32	34.14'	S59° 03' 52"W
L13	15.31'	S42° 40' 51"E	L33	20.63'	N89° 30' 57"W
L14	6.34'	S20° 19' 39"E	L34	38.57'	N28° 30' 13"W
L15	5.15'	S19° 44' 21"W	L35	49.22'	N15° 17' 29"E
L16	13.97'	S13° 55' 33"W	L36	48.17'	N31° 46' 47"E
L17	18.56'	S6° 17' 06"W	L37	35.45'	N20° 50' 56"E
L18	21.03'	S17° 16' 52"W	L38	17.95'	S52° 46' 48"E
L19	10.62'	S14° 07' 36"W			
L20	10.89'	S15° 13' 52"W			

Road Curve Table			
Curve #	Length	Radius	Delta
RC1	56.665	500.000	6.4933
RC2	40.201	150.000	15.3557
RC3	96.649	150.000	36.9173
RC4	138.970	150.000	53.0827
RC5	31.641	150.000	12.0861

SITE DATA: 33.46 AC
NEW LOTS: 63
LOT SIZE: 90'x125'
NEW ROAD: 3,146 L.F.



-COLE-
LAND SURVEYING, LLC
858 POTTER ROAD
GAFFNEY, SC 29341
(864) 809 - 4483
EMAIL: jacolesurveying@gmail.com

OPEN SPACE REQUIRED
(33.46 AC x 0.25) = 8.4 AC
50% R-15 MUST BE DEVELOPABLE
DEVELOPABLE OPEN SPACE REQUIRED: MIN: 4.2 AC

OPEN SPACE PROVIDED
DEVELOPABLE OPEN SPACE PROVIDED: 4.7 AC
NON-DEVELOPABLE OPEN SPACE PROVIDED: 6.76 AC
TOTAL OPEN SPACE PROVIDED: 11.5 AC

— DEVELOPABLE OPEN SPACE
— NON-DEVELOPABLE OPEN SPACE

GREENVILLE COUNTY DENSITY TABLE

GROSS ACRES:	33.46 ACRES
PERMITTED DENSITY PER ACRE:	1 LOTS/ACRE
REQUIRED OPEN SPACE:	8.4
TOTAL # OF NEW LOTS:	63
ACTUAL SITE DENSITY:	1.8 LOTS/ACRE

- SETBACKS:**
1. THERE IS A 25' SETBACK OF THE P/L.
 2. THERE IS A 15' FRONT SETBACK.
 3. THERE ARE 0' SIDE SETBACKS.
 4. THERE IS A 0' REAR SETBACK.
 5. THERE IS A 0' CORNER SETBACK.

RIVER RESERVE AT PELHAM

TAX MAP # 9-07-09-102.00, 9-07-09-100.00, 9-07-13-014.01, 9-07-13-015.00
ZONING: CLUSTER R-15

DEVELOPER/APPLICANT CJN, LLC NICK FRANCHINA 4113 EAST NORTH STREET GREENVILLE, SC 29615 864-322-8282	ENGINEER GRAY ENGINEERING RODNEY E. GRAY 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027
--	---

TOTAL ACREAGE: 33.46 AC	MILES OF NEW DRIVE: .60 MILES
NO. OF LOTS: 63	DATE: MARCH 31, 2017

SCALE: 1" = 100'

NO.	DATE	BY	REVISION
A	.	.	.

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD • GREENVILLE, SC 29607
PH: (864) 297-3027 • FAX: (864) 297-2187
WWW.GRAYENGINEERING.COM

RODNEY E. GRAY
No. 1982
SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER

STAKEOUT PLAN
RIVER RESERVE AT PELHAM
B STREET
GREER, SC

PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 5/18/16
SCALE: 1"=100'
JOB No.: 2016002
PLOT DATE: 4/5/17
SHEET
CV-1
2016002-D2.dwg



AGENDA
PLANNING ADVISORY COMMITTEE
4/27/2017

PAC 2017-10

Applicant:

Bluewater Civil Design LLC, Paul Harrison / John Beeson
Subdivision consisting of 44 lots - Suber Mill Road Tract

ATTACHMENTS:

Description	Upload Date	Type
❑ Application for Suber Mill Road Tract	4/21/2017	Cover Memo
❑ Site Plan for Suber Mill Road Tract	4/21/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number PAC 2017-10

Name of Project Suber Mill Road Tract

Property Location Suber Mill Road

Tax Map Number G006000300500 & G006000300901

PROPERTY OWNER OR DEVELOPER:

Name John Beeson

Address P.O. Box 170248, Spartanburg, SC 29301

Phone 864-595-1735

E-Mail john@marklllproperties.com

Fax _____

SURVEYOR OR ENGINEER:

Name Bluewater Civil Design, LLC - Paul J. Harrison

Address 19 Washington Park - Suite 100, Greenville, SC 29601

Phone 864-326-4203

E-Mail paul@bluewatercivil.com

Fax _____

Number of Acres 15.46

Lots 44

SFD _____

☐

Townhomes

☐

Apartments

Number of Units _____

Sewer District Greer CPW

Water Source Greer CPW

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.

John Beeson

SIGNATURE OF APPLICANT

4-10-2017

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

SITE DATA

TAX MAP NO.:

G006000300500
G006000300901

TOTAL AREA:

±15.46-ACRES

ZONING:

*R-5

TOTAL LOTS:

44 LOTS (50' X 120' TYP.)

PROPOSED ROADWAY:

±1,310 LF (22' PAVED W/
44' R.O.W.)

SETBACKS

SUBER MILL ROAD:

30'

FRONT SETBACK:

20'

SIDE SETBACK:

5'

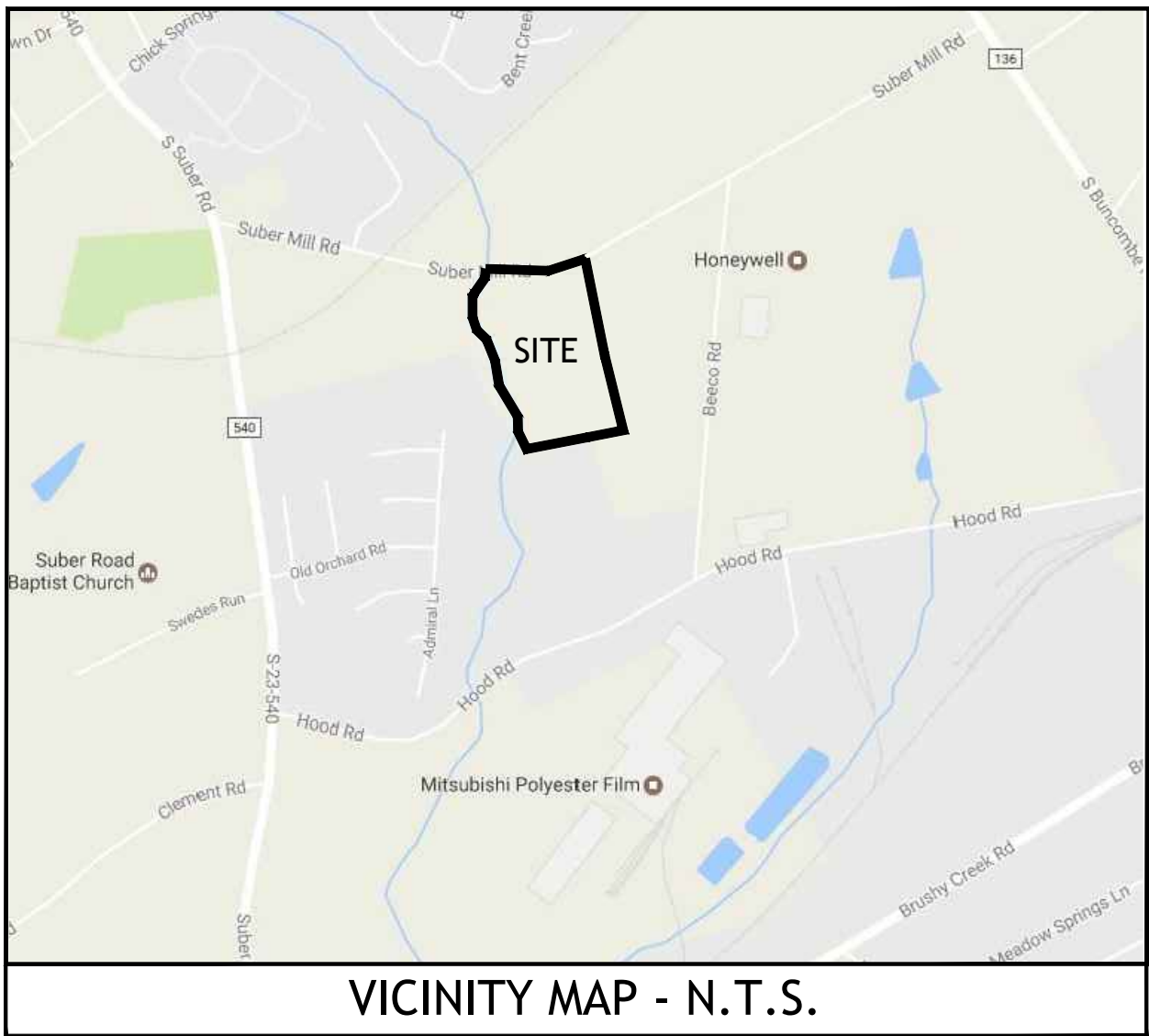
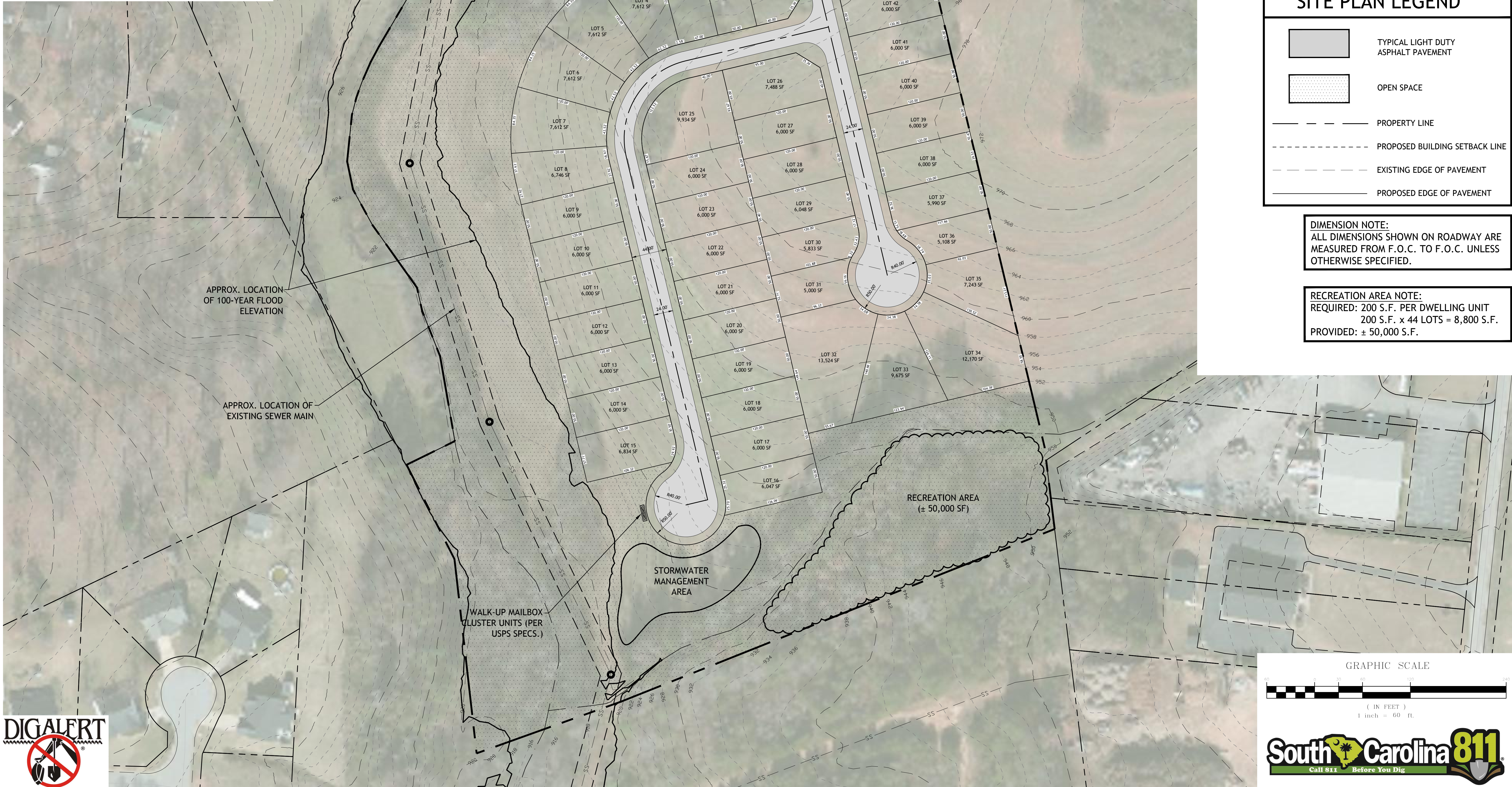
SECONDARY SIDE:

20'

REAR SETBACK:

5'

*LAYOUT ASSUMES THAT THE PROPERTY WILL BE
ANNEXED AND REZONED TO R-5. LAYOUT SUBJECT TO
P.C. APPROVAL.



SITE PLAN LEGEND

TYPICAL LIGHT DUTY ASPHALT PAVEMENT

OPEN SPACE

PROPERTY LINE

PROPOSED BUILDING SETBACK LINE

EXISTING EDGE OF PAVEMENT

PROPOSED EDGE OF PAVEMENT

DIMENSION NOTE:
ALL DIMENSIONS SHOWN ON ROADWAY ARE
MEASURED FROM F.O.C. TO F.O.C. UNLESS
OTHERWISE SPECIFIED.

RECREATION AREA NOTE:
REQUIRED: 200 S.F. PER DWELLING UNIT
200 S.F. x 44 LOTS = 8,800 S.F.
PROVIDED: ± 50,000 S.F.

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Project Number: 2017-042
DWG Name: Suber Mill Road Tract
Drawing Scale: AS NOTED
Date of Project: 03/2017
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina P.E. 24224
North Carolina P.E. 038371

bluewater civil design

bluewater civil design, llc
19 Washington Park Suite 100 • Greenville, SC 29601
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

SUBER MILL ROAD TRACT
SUBER MILL ROAD & BEECO ROAD
GREER, SC

SOUTH CAROLINA
BLUEWATER
CIVIL DESIGN, LLC
No. C04212
OFFICE OF AUTHORITY

SOUTH CAROLINA
PAUL J. HARRISON
Professional Engineer
No. 24224

PLAN REVISION

ISSUE DATE

ISSUE COMMENT

A 03-20-2017 ISSUED TO OWNER FOR REVIEW

B 03-30-2017 REVISED LAYOUT TO REMOVE (1) PARCEL

C 04-04-2017 REVISED LAYOUT

D 04-10-2017 REVISED LAYOUT

E 4-12-2017 ADD MAILBOXES AND REC. AREA

PRELIMINARY LAYOUT PLAN

SP-3



AGENDA
PLANNING ADVISORY COMMITTEE
4/27/2017

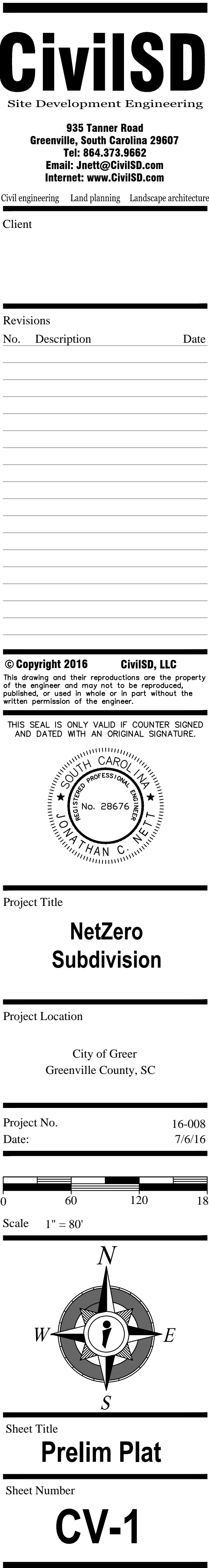
PAC 2017-11

Applicant:

Civil Site Development Engineering, Jonathan Nett / Mark Clayton
Net Zero Subdivision consisting of 19 lots
9 Inglesby Drive

ATTACHMENTS:

Description	Upload Date	Type
❑ Site Plan for Net Zero Subdivision	4/21/2017	Cover Memo
❑ Application for Net Zero	4/24/2017	Cover Memo





Planning Advisory Committee

Subdivision Application

Docket Number PAC-2017-11

Name of Project NET ZERO FARM

Property Location 9 INGLESBY ST. GREER, SC

Tax Map Number G008002100100

PROPERTY OWNER OR DEVELOPER:

Name MARK CLAYTON

Address 1512 HWY 414, TRAVELERS REST, SC 29690

Phone 864 534 4098 E-Mail PAPAMARKC@GMAIL.COM Fax _____

SURVEYOR OR ENGINEER:

Name JONATHAN NETT

Address 935 TANNER RD, GREENVILLE, SC 29607

Phone 864 373 9662 E-Mail JNETT@CIVILSD.COM Fax _____

Number of Acres 11 Lots 19 SFD _____

☐ Townhomes ☐ Apartments Number of Units _____

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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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]
SIGNATURE OF APPLICANT

4/10/17
DATE FILED

Planning Advisory Committee meeting on 4/27/17 @ 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
4/27/2017

PAC 2017-12

Applicant:

Synterra Corp, Mike Hutchinson / BE Stillwaters, LLC
Stillwaters of Lake Robinson, Final Plan Development - Revisions
840 Groce Meadow Road (approx.)

ATTACHMENTS:

Description		Upload Date	Type
<input type="checkbox"/>	Application for Stillwaters at Lake Robinson	4/21/2017	Cover Memo
<input type="checkbox"/>	Site Plan for Stillwaters of Lake Robinson	4/21/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number

PAC 2017-12

Name of Project Stillwaters of Lake Robinson

Property Location Approximately 840 Groce Meadow Road

Tax Map Number 633.01-01-004.00

PROPERTY OWNER OR DEVELOPER:

Name BE Stillwaters, LLC

Address 14502 N. Dale Mabry Hwy, Suite 327, Tampa, FL 33618

Phone (770) 337-6895

E-Mail beidel@landeavor.com

Fax _____

SURVEYOR OR ENGINEER:

Name Mike Hutchinson, SynTerra, Corp.

Address 148 River Street; Suite 220; Greenville, SC 29601

Phone (864)527-4639

E-Mail mhutchinson@synterracorp.com

Fax (864)679-3739

Number of Acres +/-49.64

Lots 137

SFD _____

☒ Townhomes

☐ Apartments

Number of Units 137

Sewer District Greer CPW

Water Source Blue Ridge Rural Water Company

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☒ No

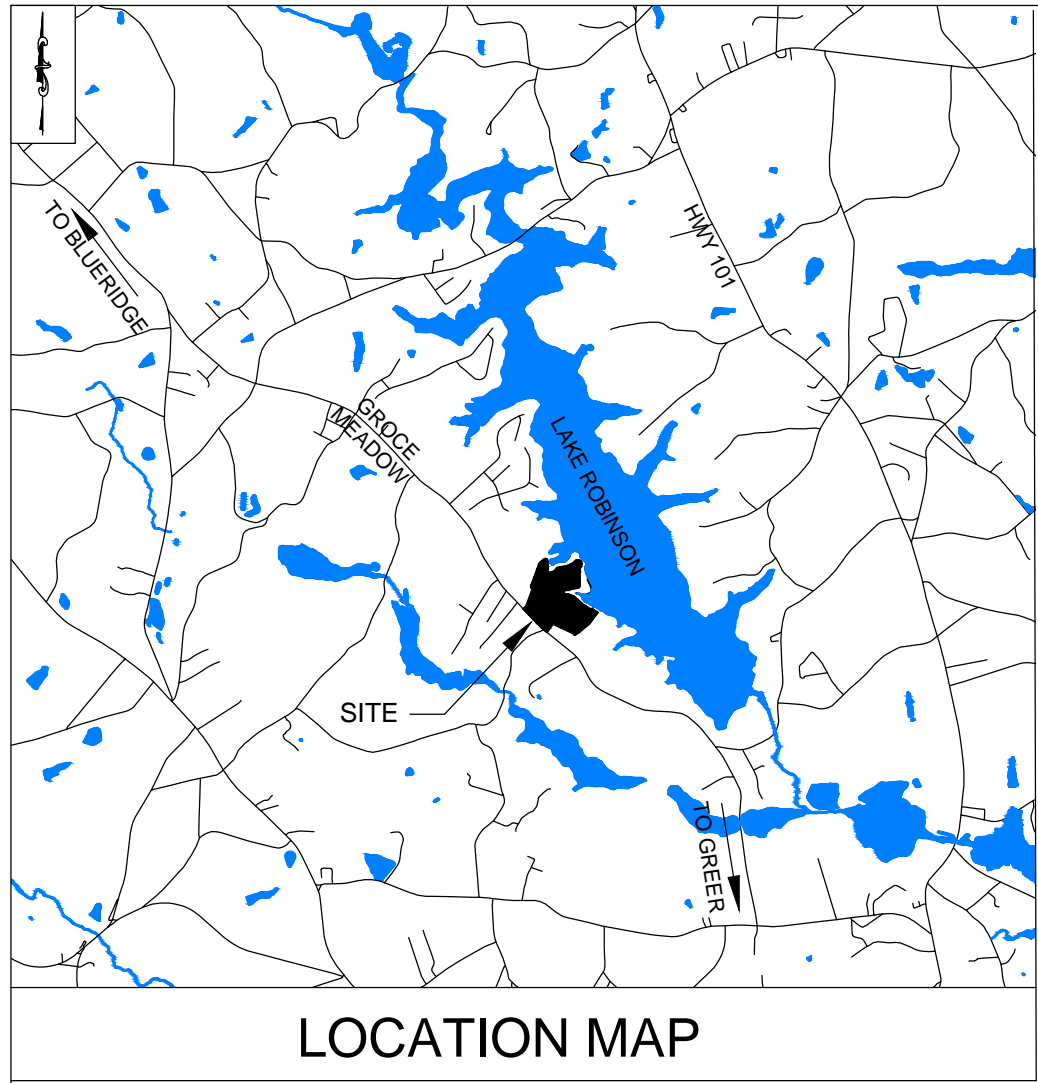
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DATE FILED

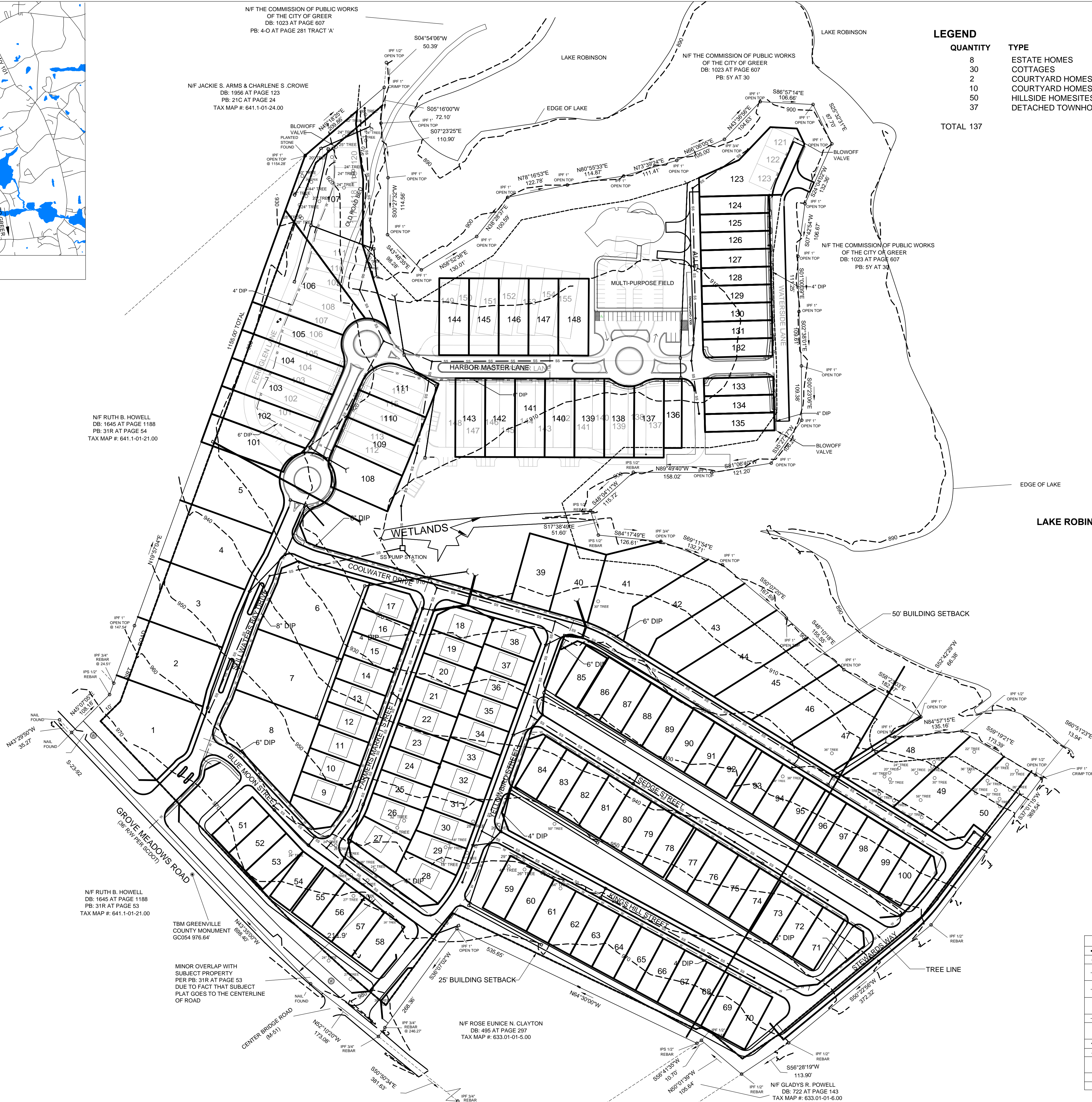
Planning Advisory Committee meeting on _____ @ 10:00 A.M.

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LOCATION MAP

GRID NORTH NAD 1983



LEGEND		TYPE	TYPICAL SIZE	LOTS
QUANTITY				
8		ESTATE HOMES	125' x 180'	1 - 8
30		COTTAGES	50' x 107'	9 - 38
2		COURTYARD HOMES	80' x 130'	39 - 40
10		COURTYARD HOMES	80' x 200'	41 - 50
50		HILLSIDE HOMESITES	50' x 112'	51 - 100
37		DETACHED TOWNHOMES	36' x 140'	101 - 148
TOTAL 137				

- NOTES:**
- TOTAL SITE ACREAGE: 49.64 +/-
 - OVERALL DENSITY: 3 UNITS PER ACRE
 - NON-RESIDENTIAL USE: 2000 SQ FT
 - RESIDENTIAL USE: APPROX. 3 BEDROOMS PER UNIT
 - PARKING: 2 SPACES PER RESIDENCE
 - STORM WATER SYSTEM TO GENERALLY FOLLOW ROADS AND DISCHARGE TO LAKE PER SCDHEC AND CPW REQUIREMENTS.
 - ALL ROADS TO BE PRIVATE.
 - EXISTING ZONING: PD-R
 - TAX MAP # 633.01-01-004.00
 - SEWER WILL BE PUMPED.

CAUTION

PALMETTO UTILITY LOCATION SERVICE

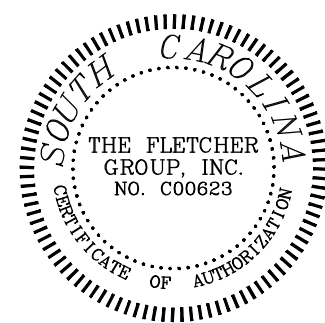
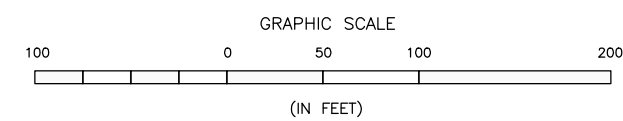
3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

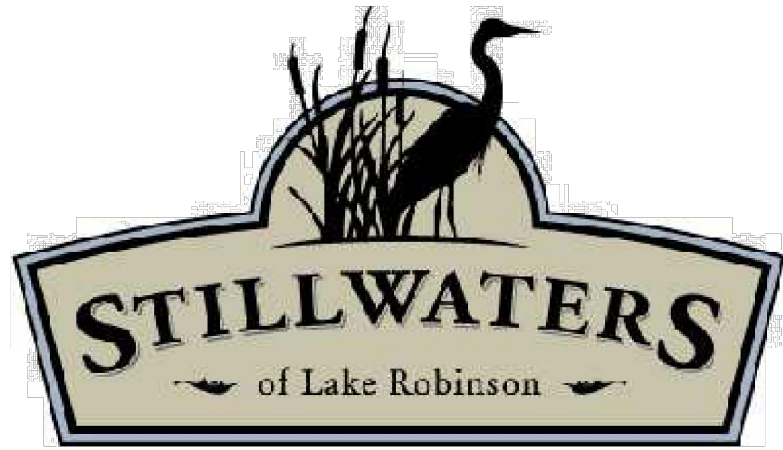
NOT FOR CONSTRUCTION

B	04-13-17	RE-PLAT ISSUED FOR REVIEW	AMF	CWH	CWH
A	09-15-05	ISSUED FOR CITY REVIEW	CWF	WCM	JMB
REV.	DATE	DESCRIPTION	BY	CHK	APV



ENGINEERING & ENVIRONMENTAL SOLUTIONS
148 River Street, Suite 220
Greenville, South Carolina 29601
864-421-9999
www.fletchergruop.com

DRAWN BY: C. FANT DATE: 09-15-2005
CHECKED BY: W. MARTIN DATE: 09-15-2005
PROJECT MANAGER: J. Barron
LAYOUT NAME: PREPLAT



PRELIMINARY PLAT

8130101 DRAWING	SHEET	REVISION
PRE-01	1 of 1	B

LEGEND	
—	LOT LINES
- - -	CONTOUR LINES
— OE	EXISTING OVERHEAD POWER LINE
— SS	PROPOSED SANITARY SEWER LINE
•	PROPOSED SANITARY SEWER MANHOLE
— W	PROPOSED WATER LINE
+	PROPOSED FIRE HYDRANT
—	EXISTING TREE LINE
- - -	BUILDING SETBACK
x TREE	EXISTING TREE WITH SIZE
○	EXISTING POWER POLE
⊗	EXISTING WATER METER



AGENDA
PLANNING ADVISORY COMMITTEE
4/27/2017

PAC 2017-13

Applicant:

Site Design, Inc, Craig S Winnall / Enchanted Construction, Ryan Kaiser
Subdivision consisting of 62-unit townhomes - Holiday Road Townhomes
24199 Ansel School Road

ATTACHMENTS:

Description	Upload Date	Type
❑ Application for Holiday Road Townhomes	4/21/2017	Cover Memo
❑ Site Plan for Holiday Road Townhomes	4/21/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number PAC 2017-13

Name of Project Holiday Road Townhomes

Property Location 24199 Ansel School Road

Tax Map Number 0537050103100

PROPERTY OWNER OR DEVELOPER:

Name Enchanted Construction - Ryan Kaiser

Address 1479 Mount Lebanon Road, Campobello, SC 29332

Phone _____ E-Mail enchantedconstruction@gmail.com Fax _____

SURVEYOR OR ENGINEER:

Name Site Design, Inc. / Craig S. Winnall

Address 800 E. Washington Street, Suite B, Greenville, SC 29609

Phone 864-271-0496 E-Mail cwinnall@sitedesign-inc.com Fax 864-271-0422

Number of Acres 6.5 Lots 1 SFD _____

☒ Townhomes ☐ Apartments Number of Units 62

Sewer District Greer CPW Water Source Greer CPW

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Revised 8/19/2014

C200



AGENDA
PLANNING ADVISORY COMMITTEE
4/27/2017

PAC 2017-14

Applicant:

Alliance Consulting Engineers, Inc, Daniel Esteban / Cullum GSP 081 LP, Allen Cullum.
Commercial Project - Project Pollux, Site 3, Velocity Park

ATTACHMENTS:

Description	Upload Date	Type
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❑ Site Plan for Project Pollux	4/21/2017	Cover Memo



Planning Advisory Committee

Commercial Application

Docket Number

PAC 2017-14

Name of Project

PROJECT POLLUX

Property Location

SITE 3 IN VELOCITY PARK OFF VICTOR HILL ROAD

Tax Map Number

5-24-00-043.00

PROPERTY OWNER OR DEVELOPER:

CULLUM ASP OBL, LP

Name

ALLEN CULLUM

Address

3949 MAPLE AVENUE #410 DALLAS, TX 75217

Phone

214-265-8161

E-Mail

acullum@cullumint.com

Fax

SURVEYOR OR ENGINEER:

ALLIANCE CONSULTING ENGINEERS, INC.

Name

DAN ESTEDAN

Address

124 VERDE BLVD, SUITE 505 GREENVILLE, SC 29607

Phone

864-284-1740

E-Mail

destedan@alliance-engineers.com

Fax

864-284-1741

Number of Acres

38.2

Lots

Sewer District

GREER CPW

Water Source

GREER CPW

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]

SIGNATURE OF APPLICANT

4/14/17

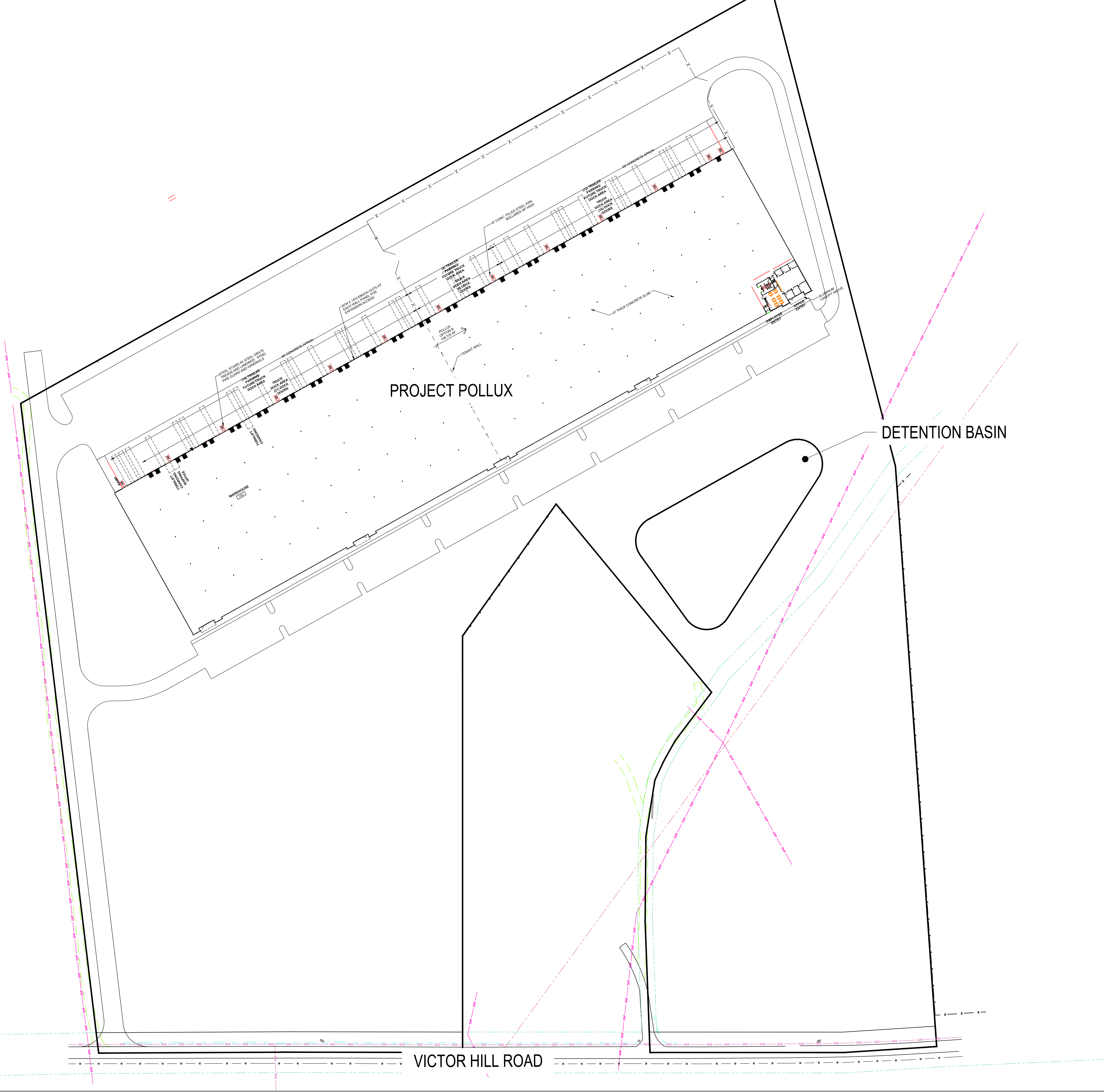
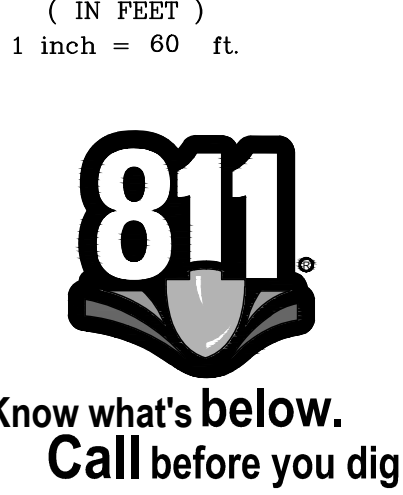
DATE FILED

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

April 10, 2017 - 2:22:11 PM S:\Projects\1547-0042\Calum Interests, Inc. Properties\Bartonsburg Chynoweth\SITE - Royale Pollux POLLUX - 3.28.17.dwg



PROJECT	SOUTH CAROLINA	
	SPARTANBURG COUNTY	
10,000 M ² DISTRIBUTION FACILITY FOR PROJECT POLLUX ON SITE 3 WITHIN VELOCITY PARK IN SPARTANBURG, SOUTH CAROLINA		
ALLIANCE CONSULTING ENGINEERS, INC. 124 VERDAE BLVD., BONAVENTURE II SUITE 505 GREENVILLE, SOUTH CAROLINA 29607-3843 PHONE 864-284-1740 FAX 864-284-1741 WWW.ALLIANCECE.COM		
SIGNATURE: _____		DATE: _____
REVISION DATE		



AGENDA
PLANNING ADVISORY COMMITTEE
4/27/2017

PAC 2017-15

Applicant:

Gray Engineering, Zachary D Johnson / TCC Venture, LLC / Eric Hedrick
Subdivision consisting of 81 townhomes - South Main Townhomes
Highway 14 and Mitchell Road

ATTACHMENTS:

Description	Upload Date	Type
❑ Application for South Main Townhomes	4/21/2017	Cover Memo
❑ Site Plan for South Main Townhomes	4/21/2017	Cover Memo



Planning Advisory Committee

Subdivision Application

Docket Number PAC 2017-15

Name of Project South Main Townhomes

Property Location Highway 14 and Mitchell Road

Tax Map Number G004000108100

PROPERTY OWNER OR DEVELOPER:

Name Eric Hedrick - TCC Venture, LLC

Address 18 Four Mile Branch Lane, Spartanburg, SC 29302

Phone 864-918-3419

E-Mail erichedrick@bellsouth.net

Fax N/A

SURVEYOR OR ENGINEER:

Name Zachary D. Johnson

Address 132 Pilgrim Drive

Phone 864-297-3027

E-Mail zach@grayengineering.com

Fax 864-297-5187

Number of Acres 7.19

Lots 1 (Vacant)

SFD City of Greer Fire Department

☒ Townhomes

☐ Apartments

Number of Units 81 Townhomes

Sewer District Greer CPW

Water Source Greer CPW

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.

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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.

Eric Hedrick

4-19-17

SIGNATURE OF APPLICANT

4/27/17

DATE FILED

Planning Advisory Committee meeting on

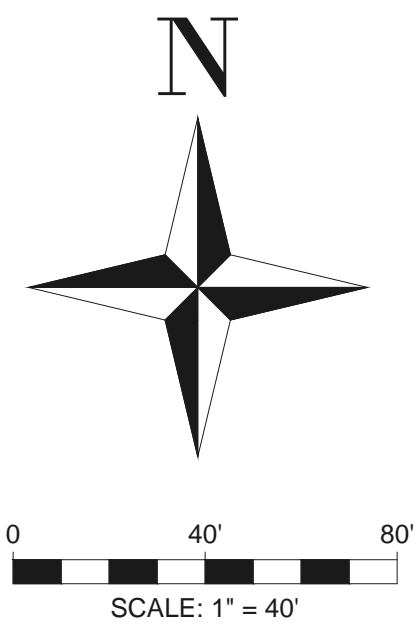
6/19/2017

@ 10:00 A.M.

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



SITE DATA: 7.85 ACRES
NEW TOWNES: 81
TOWN SIZE: 20' WIDE
NEW ROAD: 1,463 L.F.
SITE DENSITY: 10.32 UNITS/AC



NO.	DATE	BY	REVISION
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GRAY
ENGINEERING CONSULTANTS
189 PILGRIM ROAD, GREENVILLE, SC 29607
PH: (864) 297-2927 • FAX: (864) 297-5187
WWW.GRAYENGINEERING.COM
• SC C.O.A.# 000660 • NC C.O.A.# C-1817 • GA C.O.A.# PF00094 • TN C.O.A.# 0410819 •

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STAKEOUT PLAN

SOUTH MAIN TOWNES
TOWNES
HWY 14
GREER, SC

PROJECT MANAGER: ZDJ
DRAWN BY: ZDJ
PROJECT DATE: 4/17/17
SCALE: 1"=40'
JOB No.: 2016089
PLOT DATE: 4/20/17

SHEET
CV-1