



AGENDA
GREER PLANNING COMMISSION
301 E. Poinsett Street, Greer, SC 29651
May 15, 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. ADVISORY MEETING

- A. Call To Order
- B. Roll Call

II. PUBLIC HEARING

- A. Public Hearing on Zonings, Rezoning, and Final Development Plans

III. OLD BUSINESS

- A. Old Business

IV. NEW BUSINESS

- A. Discussion of Meeting Arrangement

V. EXECUTIVE SESSION

- A. Executive Session (if needed)

VI. ADJOURN

- A. Adjourn

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
5/15/2017

Call To Order

Category Number: I.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
5/15/2017

Roll Call



AGENDA
GREER PLANNING COMMISSION
5/15/2017

Public Hearing on Zonings, Rezoning, and Final Development Plans

ATTACHMENTS:

| Description | Upload Date | Type |
|------------------------|--------------------|-------------|
| ❑ PowerPoint_All_Cases | 5/15/2017 | Cover Memo |
| ❑ AN-2017-14 | 5/12/2017 | Cover Memo |
| ❑ RZ-2017-15 | 5/12/2017 | Cover Memo |
| ❑ RZ-2017-16 | 5/12/2017 | Cover Memo |
| ❑ AN-2017-17 | 5/12/2017 | Cover Memo |
| ❑ RZ-2017-18 | 5/12/2017 | Cover Memo |
| ❑ RZ-2017-18 Site Plan | 5/12/2017 | Cover Memo |
| ❑ AN-2017-19 | 5/12/2017 | Cover Memo |
| ❑ PAC-2017-09 FDP | 5/12/2017 | Cover Memo |
| ❑ PAC-2017-12 FDP | 5/12/2017 | Cover Memo |



Greer

City of Greer, SC

Planning Commission

Planning Commission City of Greer

May 15, 2017

Public Hearing and Business Meeting

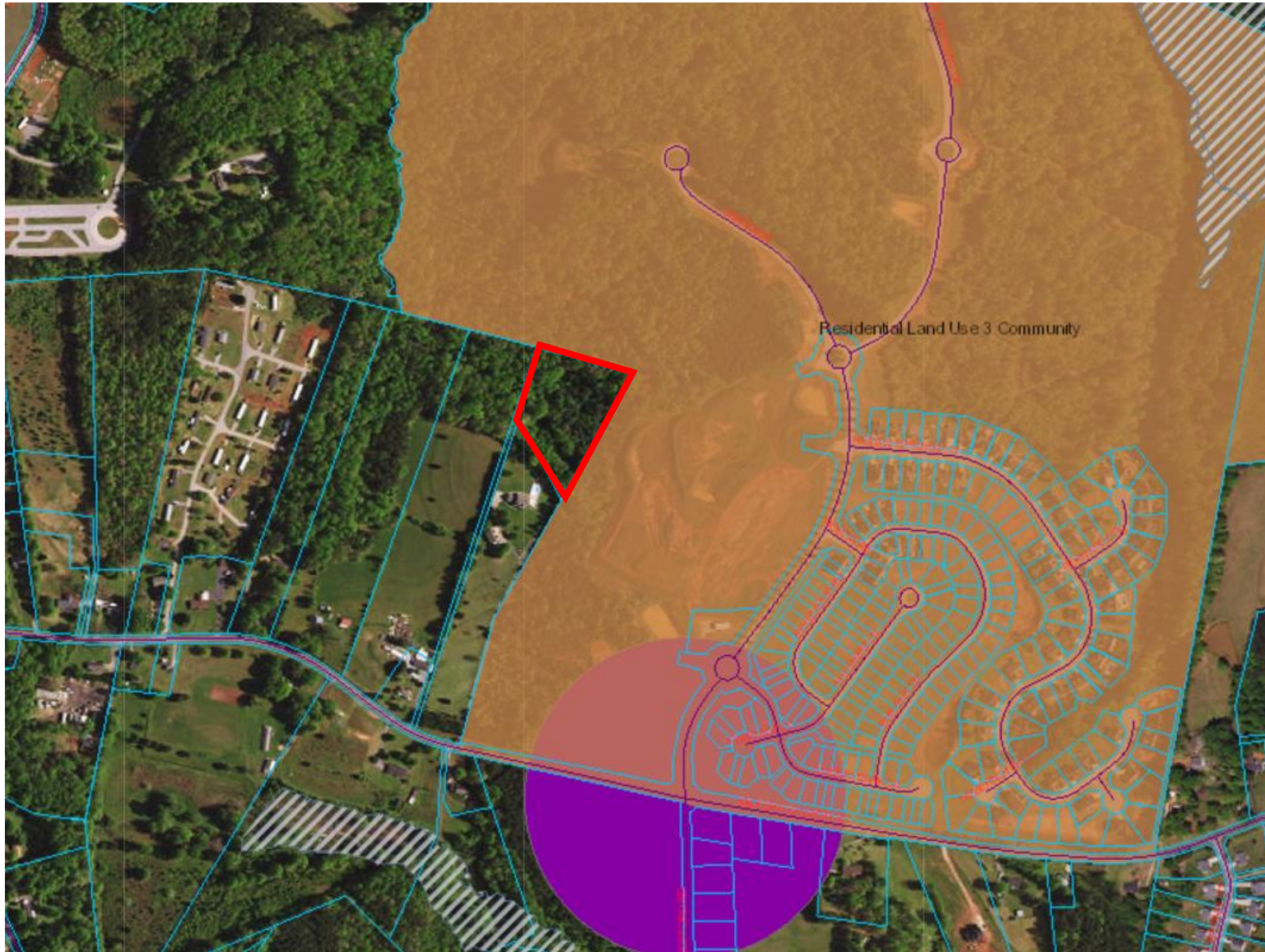


DOCKET NUMBER: AN-2017-14
OWNER: Burdette & Bruce Properties, LLC
ADDRESS: 519 Milford Church Road
PARCEL ID NUMBER: 0632010100102 (portion)
EXISTING ZONING: Unzoned (Greenville County)
REQUEST: PD, Planned Development

DOCKET NUMBER: AN-2017-14







Future Land Use Map

DOCKET NUMBER: AN-2017-14

AN 2017-14 is a zoning and annexation request for a parcel currently located in the unincorporated area of Greenville County. This property is vacant and the request is to zone and annex it into the City of Greer with the PD, Planned Development, zoning classification. This property is adjacent to Blue Ridge Plantation, a PD, Planned Development, in the City of Greer. This parcel will be combined with a property currently in the City limits and will become a part of the undeveloped portion of Blue Ridge Plantation.

Surrounding land uses and zoning include:

| | |
|--------|--|
| North: | PD, Planned Development: Undeveloped |
| East: | PD, Planned Development: Undeveloped |
| South: | Unzoned (Greenville County): Single-family residential |
| West: | Unzoned (Greenville County): Single-family residential |

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel (Blue Ridge Plantation) as a Residential Land Use 3 Community, which calls for a density of 4.6 units per acre and greater. There is no development planned currently for this property.

As such, looking at the request for PD, Planned Development, zoning is compatible with this classification. In addition, the subject parcel is surrounded by single-family residences. Blue Ridge Plantation is a planned mixed use community. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION:

APPROVAL





City of Greer, SC

Planning Commission

| | |
|-------------------|----------------------------------|
| DOCKET NUMBER: | RZ-2017-15 |
| OWNER: | Her Will, LLC (All Star Storage) |
| ADDRESS: | Palmer Street |
| PARCEL ID NUMBER: | G002000306100 |
| EXISTING ZONING: | R-M1, Multifamily Residential |
| REQUEST: | C-2, Commercial |

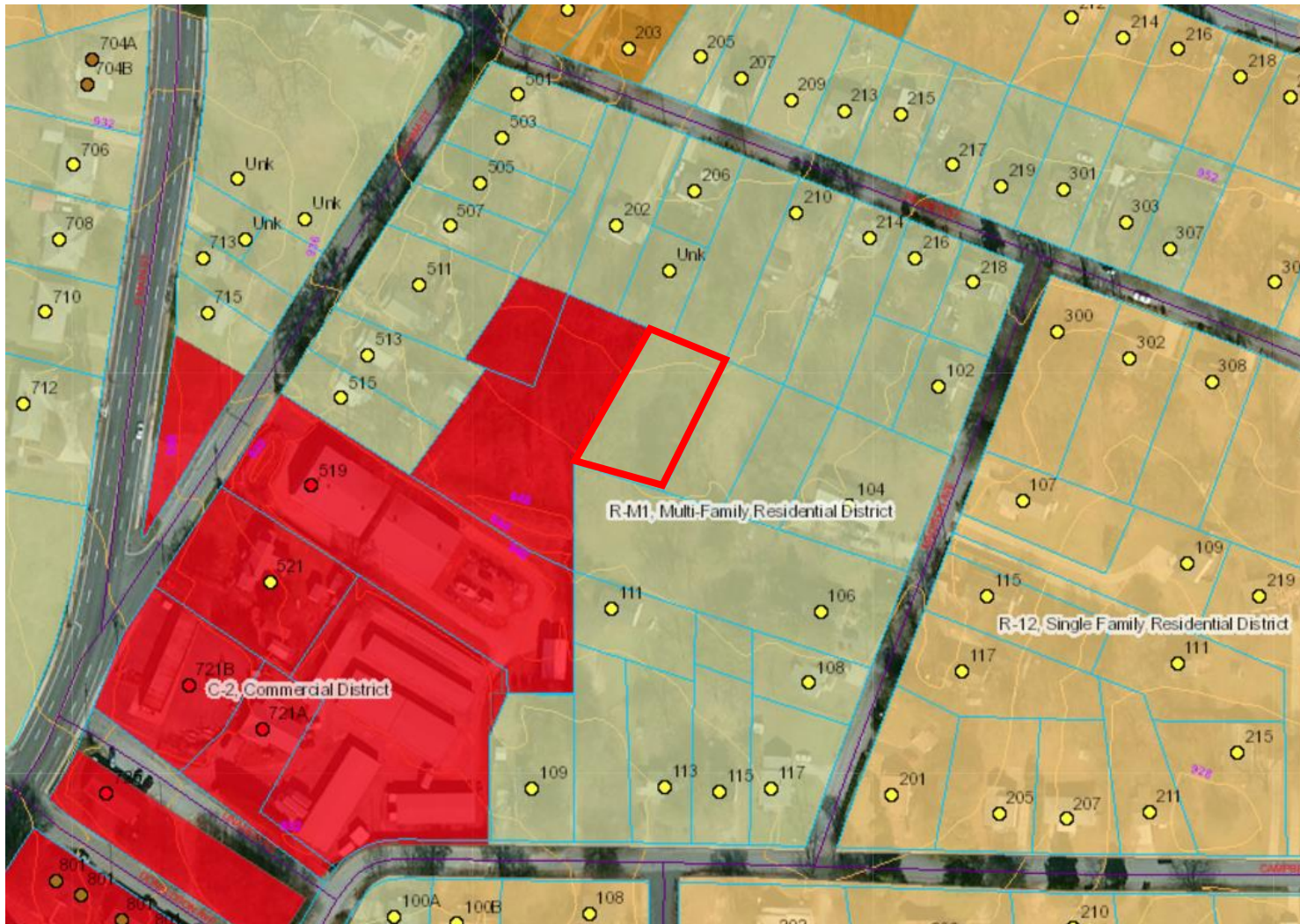
DOCKET NUMBER:

RZ-2017-15



DOCKET NUMBER:

RZ-2017-15



Zoning & Floodplain

RZ-2017-15



RZ 2017-15 is a rezoning request for a landlocked parcel located near Palmer Street. This property is presently vacant and the request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to construct additional mini-warehouses and self-storage units as part of the business to the south. The owner has also applied for a Special Exception to allow mini-warehouses in C-2 adjacent to a residential zone pending the outcome of this rezoning request. This area contains a combination of commercial land uses with commercial zoning fronting S. Main Street, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: single-family residences
East: R-M1, Multi-family Residential: single-family residences
South: C-2, Commercial: Storage facility
West: R-M1, Multi-family Residential: single-family residences

This property will become part of the existing storage business fronting S. Main Street. As it is currently landlocked, considering the future land use map for the existing business shows that this area is a Residential Land Use 3 on a Neighborhood Corridor. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Land uses identified within the neighborhood corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The subject parcel is surrounded by commercial and single-family uses. As this property is requested for C-2, commercial, a Special Exception will be required for the use to locate on this parcel. Those requirements including screening and building orientation to soften the impacts on surrounding residential areas. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION:

APPROVAL



City of Greer, SC

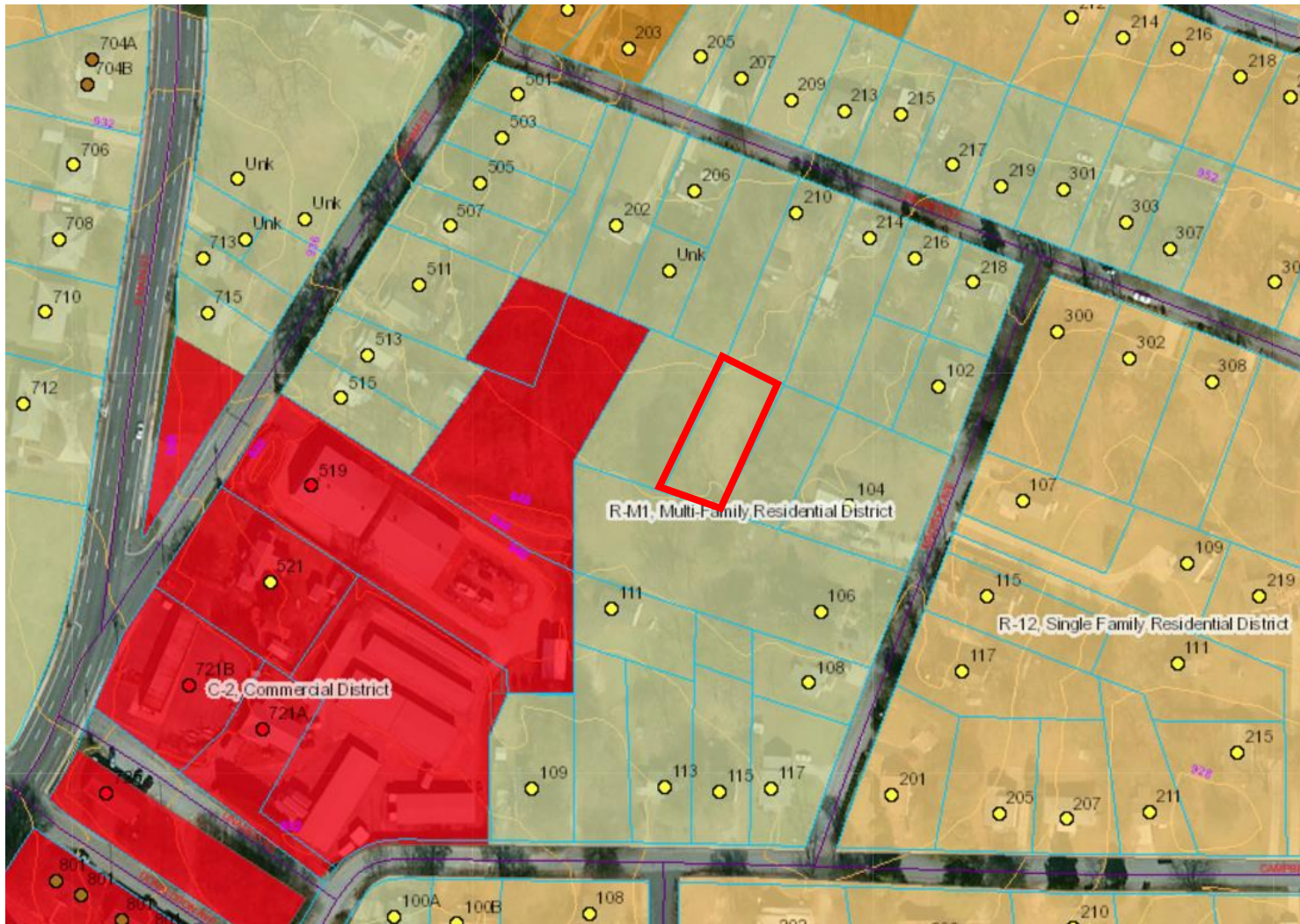
Planning Commission

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|-------------------|----------------------------------|
| DOCKET NUMBER: | RZ-2017-16 |
| OWNER: | Her Will, LLC (All Star Storage) |
| ADDRESS: | Palmer Street |
| PARCEL ID NUMBER: | G002000306000 |
| EXISTING ZONING: | R-M1, Multifamily Residential |
| REQUEST: | C-2, Commercial |

DOCKET NUMBER:

RZ-2017-16





RZ-2017-16



DOCKET NUMBER:

RZ-2017-16

RZ 2017-16 is a rezoning request for a landlocked parcel located near Palmer Street. This property is presently vacant and the request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to construct additional mini-warehouses and self-storage units as part of the business to the south. The owner has also applied for a Special Exception to allow mini-warehouses in C-2 adjacent to a residential zone pending the outcome of this rezoning request. This area contains a combination of commercial land uses with commercial zoning fronting S. Main Street, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: single-family residences
East: R-M1, Multi-family Residential: single-family residences
South: C-2, Commercial: Storage facility
West: R-M1, Multi-family Residential: single-family residences

This property will become part of the existing storage business fronting S. Main Street. As it is currently landlocked, considering the future land use map for the existing business shows that this area is a Residential Land Use 3 on a Neighborhood Corridor. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Land uses identified within the neighborhood corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The subject parcel is surrounded by commercial and single-family uses. As this property is requested for C-2, commercial, a Special Exception will be required for the use to locate on this parcel. Those requirements including screening and building orientation to soften the impacts on surrounding residential areas. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION:

APPROVAL





City of Greer, SC

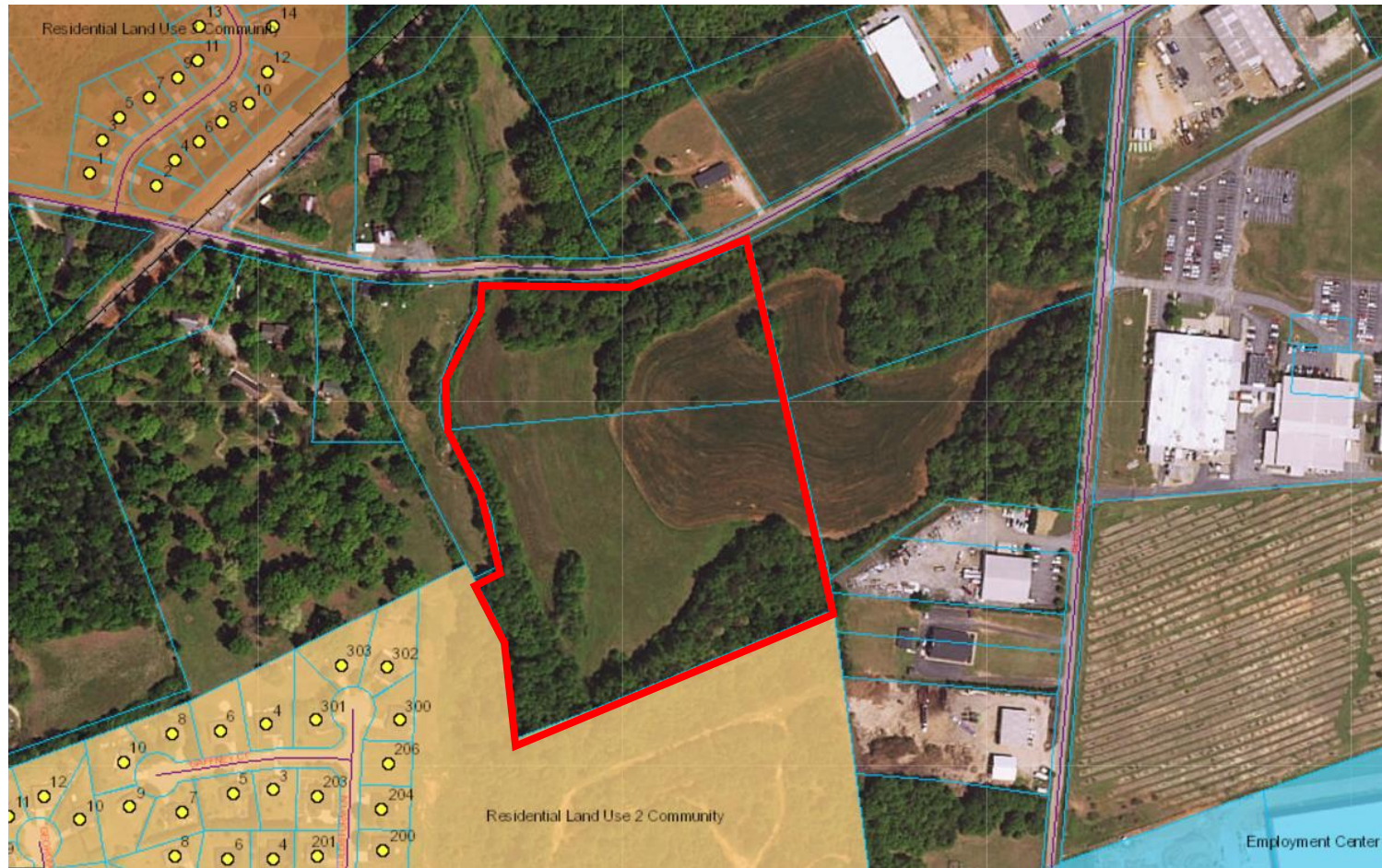
Planning Commission

DOCKET NUMBER: AN-2017-17
OWNER: Jeffrey Snow and Krista Terry
ADDRESS: Suber Mill Road
PARCEL ID NUMBER: G006000300500 and G006000300901
EXISTING ZONING: R-S, Residential Suburban (Greenville County)
REQUEST: R-12, Single-Family Residential

DOCKET NUMBER: AN-2017-17







Future Land Use Map

DOCKET NUMBER: AN-2017-17

AN 2017-17 is a zoning and annexation request for parcels currently located in the unincorporated area of Greenville County. This property is vacant and the request is to zone and annex it into the City of Greer with the R-12, Single-Family Residential, zoning classification.

Surrounding land uses and zoning include:

| | |
|--------|---|
| North: | R-S, Residential Suburban (Greenville County): Single-family residential |
| East: | R-S, Residential Suburban (Greenville County): Single-family residential |
| South: | R-12, Single-family residential: Undeveloped |
| West: | R-S, Residential Suburban, and S-1, Services (Greenville County): Single-family residential |

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel to the south as a Residential Land Use 2 Community, which calls for a density of 2.6 to 4.5 units per acre. R-12, Single-Family Residential, zoning is 3.6 units per acre.

As such, looking at the request for R-12, Single-Family Residential, zoning is compatible with this classification. In addition, the subject parcel is surrounded by single-family residences and undeveloped land. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION:

APPROVAL





City of Greer, SC

Planning Commission

| | |
|-------------------|-----------------------------|
| DOCKET NUMBER: | RZ-2017-18 |
| OWNER: | Steve Sandlin |
| ADDRESS: | 9 Inglesby Street |
| PARCEL ID NUMBER: | G008002100100 |
| EXISTING ZONING: | PD, Planned Development |
| REQUEST: | DRD, Design Review District |

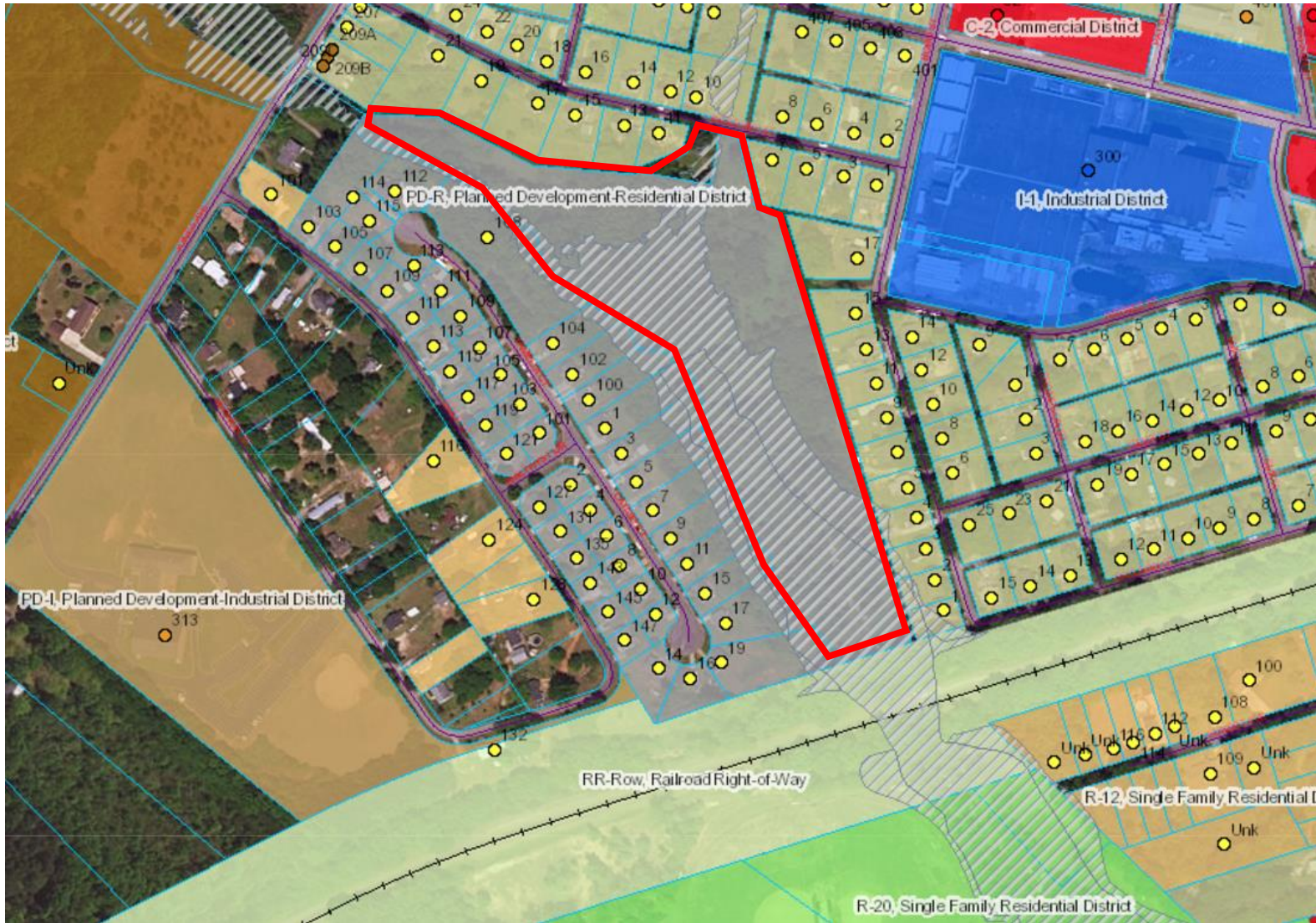
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RZ-2017-18



DOCKET NUMBER:

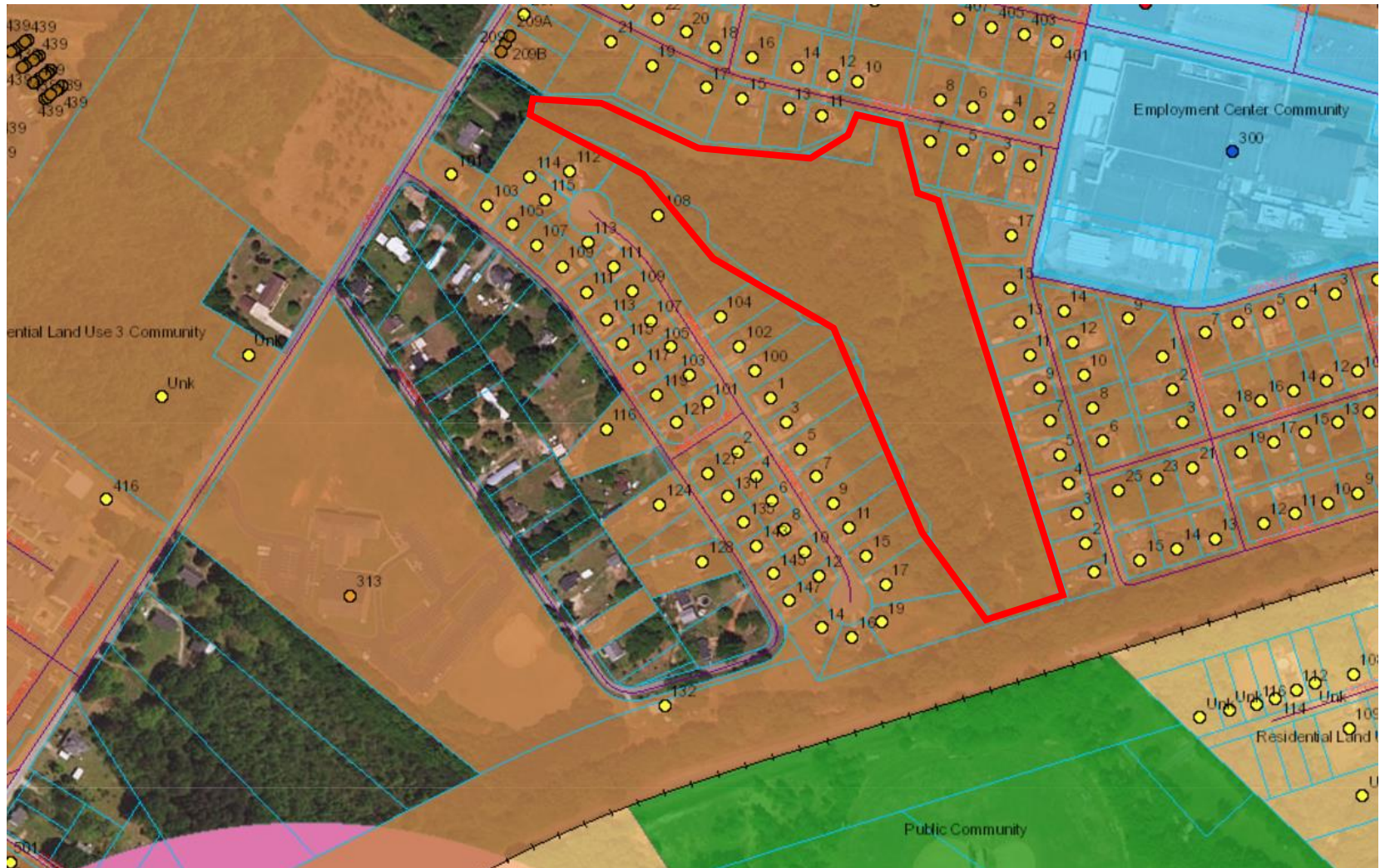
RZ-2017-18



Zoning & Floodplain

DOCKET NUMBER:

RZ-2017-18



Future Land Use Map

DOCKET NUMBER:

RZ-2017-18



RZ 2017-18 is a rezoning request for a parcel located on Inglesby Street. This property is presently vacant and the request is to rezone the property from PD, Planned Development, to DRD, Design Review District, in order to construct a 19 lot development. Inglesby Street and this area contains a combination of residential land uses with the majority of those being single-family.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: Single-Family residential
East: R-M1, Multi-family Residential: Single-Family residential
South: PD, Planned Development: Single-Family residential
West: R-M2, Multi-family Residential: undeveloped

The future land use map in the City's Comprehensive Plan defines this property as part of a Residential Land Use 3 community. As such, looking at the request for this density of 1.72 units per acre is much lower than the community type's recommended density. This is mainly in part to the property having a vast portion covered in floodplain. The applicant is proposing to create a low impact development with gravel roads, raised bed gardens, and solar energy sources. Several non-typical design features are part of this development that require approval as part of the DRD, Design Review District, zoning, including gravel roads, lighting alterations, and no sidewalks. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request with the exception of the lack of sidewalks. A Final Development Plan must also be submitted, reviewed, and approved prior to obtaining any permits for this property to include a detailed landscape plan.

STAFF RECOMMENDATION:

APPROVAL with sidewalks on Inglesby



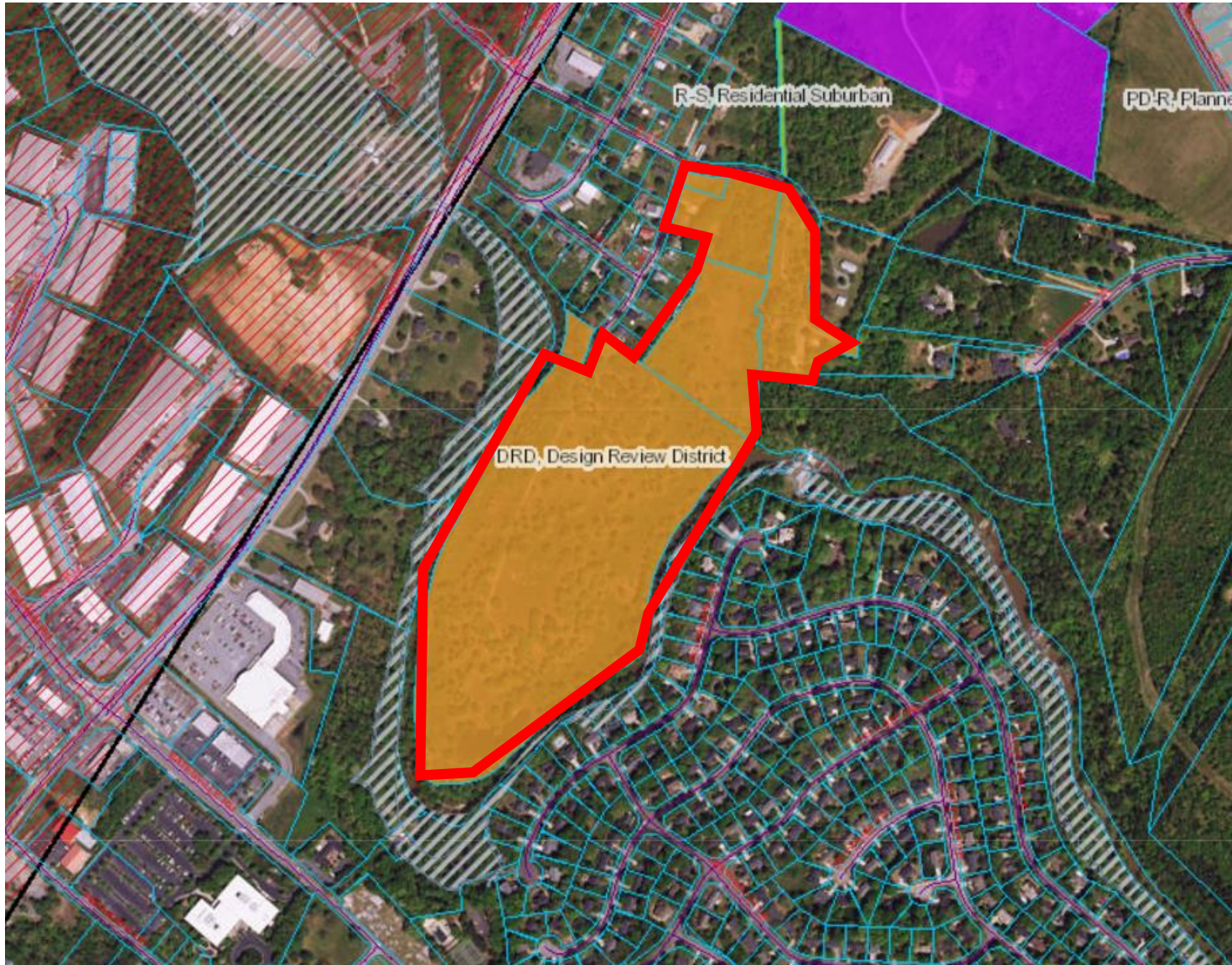
City of Greer, SC

Planning Commission

DOCKET NUMBER: PAC-2017-09
OWNER: CJN, LLC-Nick Franchina
ADDRESS: B Street
PARCEL ID 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: DRD, Design Review District
REQUEST: FDP, Final Development Plan

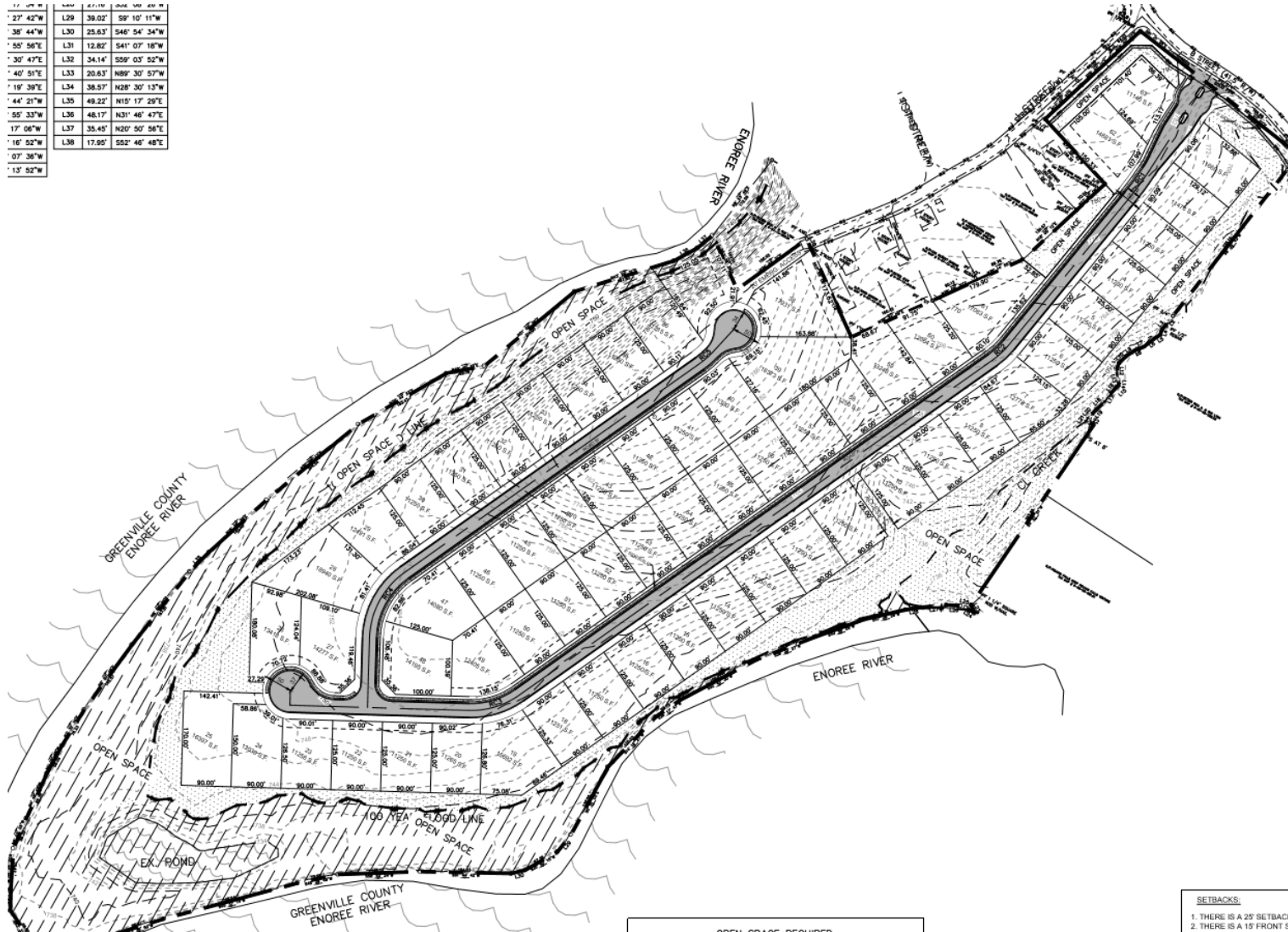
DOCKET NUMBER: PAC-2017-09





DOCKET NUMBER: PAC-2017-09

| LINE | BEARING | DISTANCE | POINT |
|------|---------|---------------|-------|
| L29 | 38.02° | 59' 10" 11"W | |
| L30 | 25.63° | 546' 54" 34"W | |
| L31 | 12.82° | 541' 07" 18"W | |
| L32 | 34.14° | 559' 03" 52"W | |
| L33 | 20.63° | N89° 30' 57"W | |
| L34 | 38.57° | N28° 30' 13"W | |
| L35 | 49.22° | N15° 17' 29"E | |
| L36 | 48.17° | N31° 46' 47"E | |
| L37 | 35.45° | N20° 50' 56"E | |
| L38 | 17.80° | S52° 46' 48"E | |



SETBACKS:
 1. THERE IS A 25' SETBACK
 2. THERE IS A 15' FRONT S



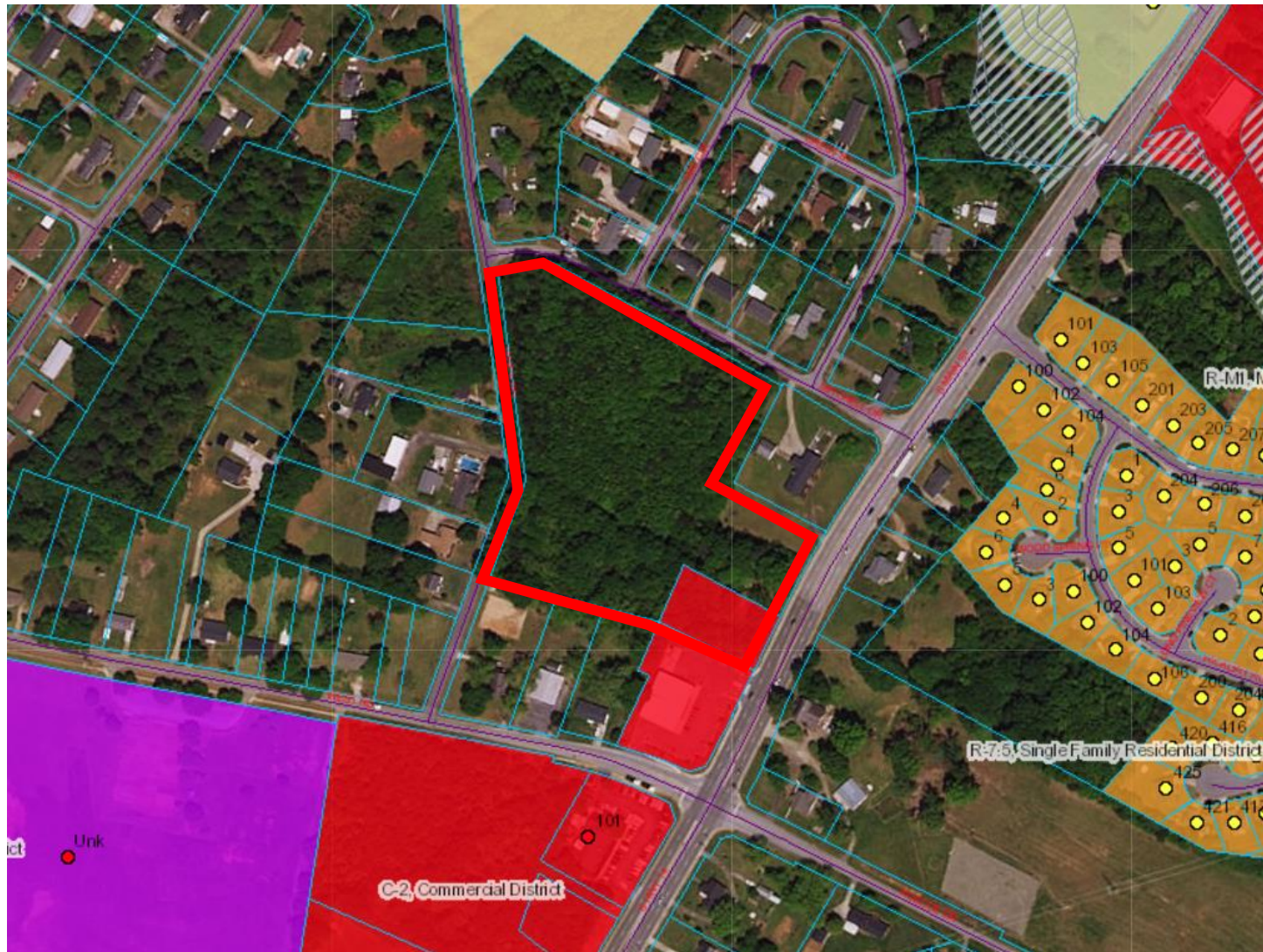
City of Greer, SC

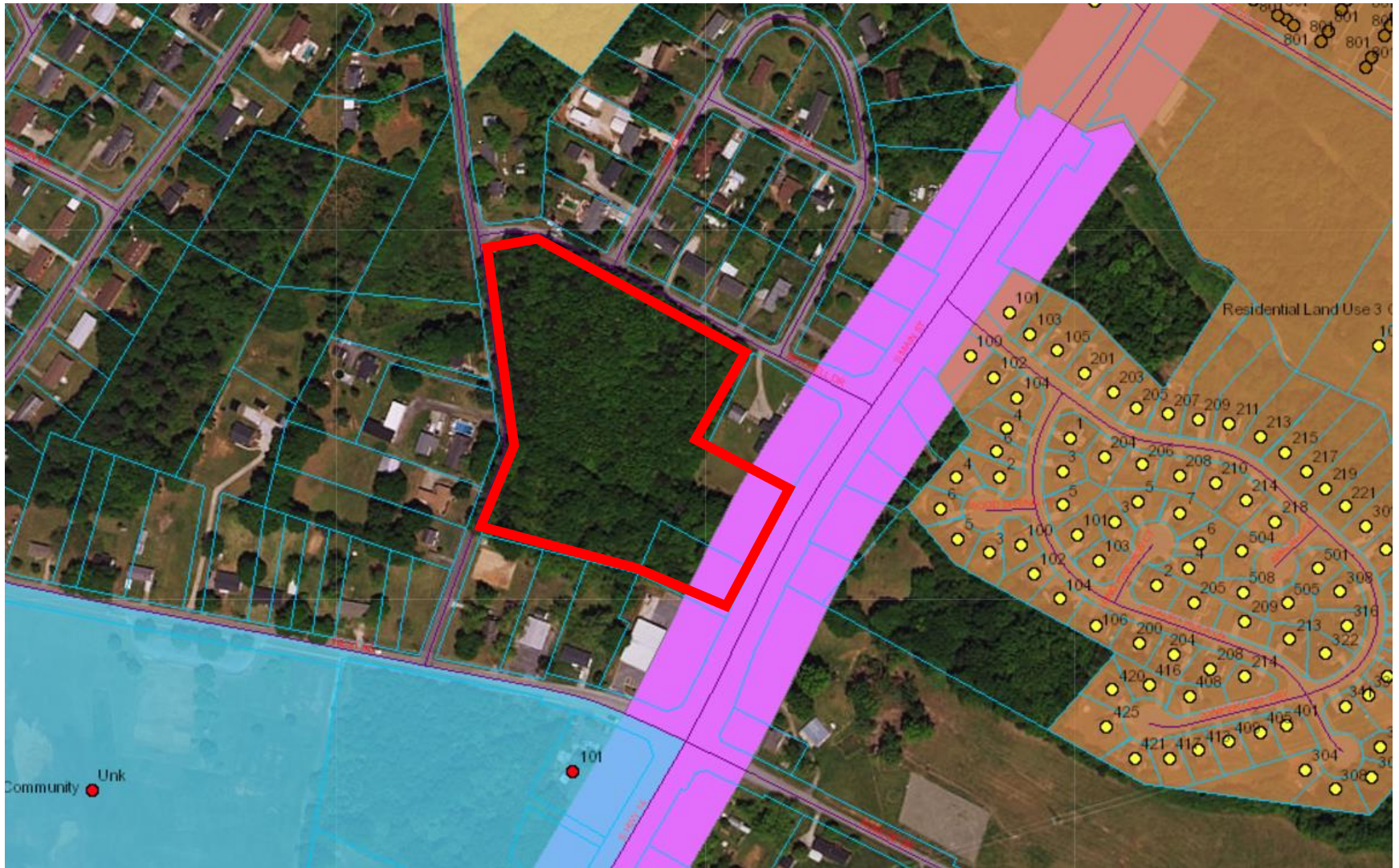
Planning Commission

DOCKET NUMBER: AN-2017-19
OWNER: Her Will, LLC
ADDRESS: S. Highway 14 and Mitchell Rd
PARCEL ID NUMBER: G004000108100 and G004000100500 (City of Greer)
EXISTING ZONING: R-12, Single-Family Residential (Greenville County) and C-2, Commercial (City of Greer)
REQUEST: DRD, Design Review District

DOCKET NUMBER: AN-2017-19

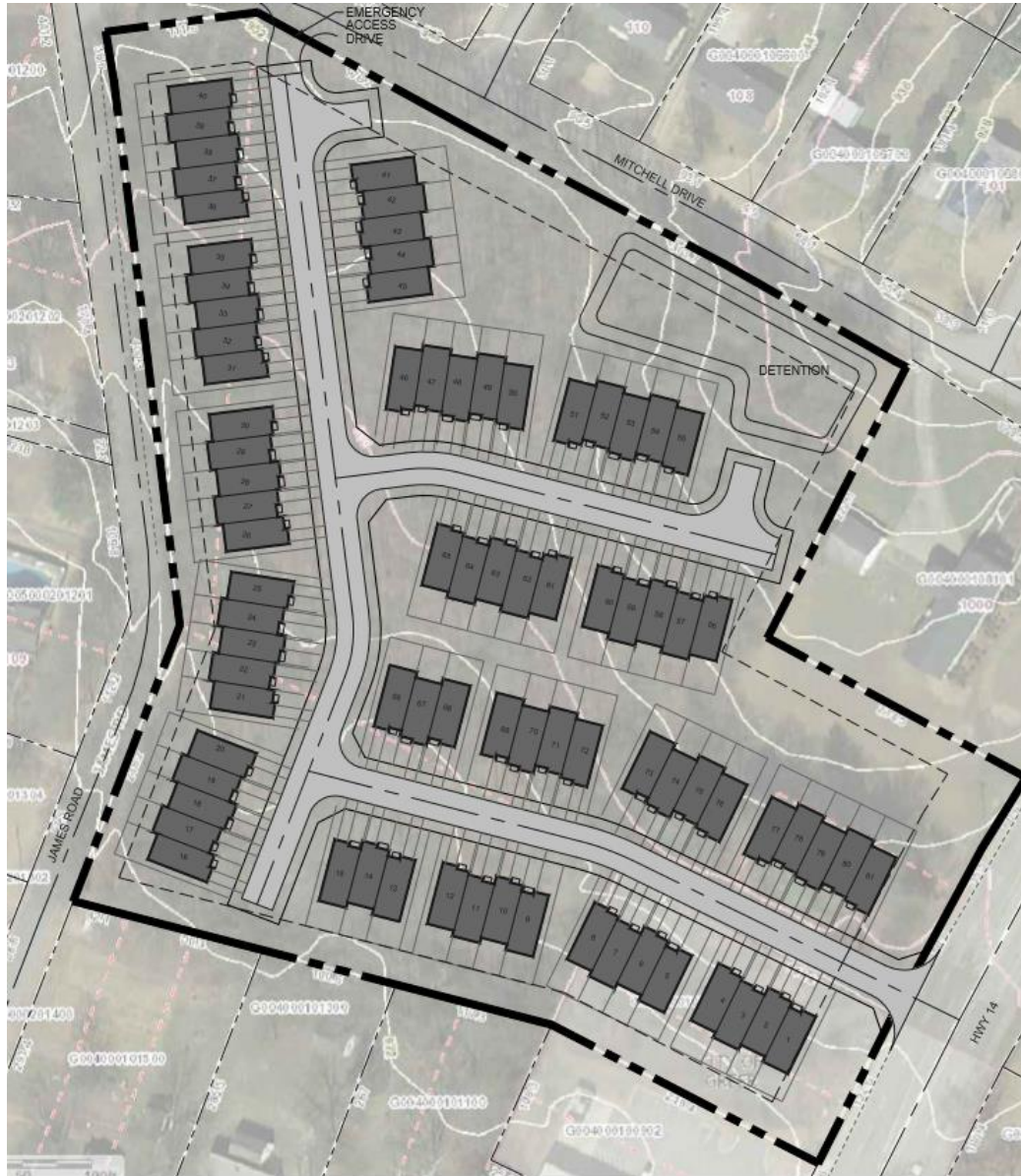






Future Land Use Map

DOCKET NUMBER: AN-2017-19



DOCKET NUMBER: AN-2017-19

AN 2017-19 is a zoning/annexation and rezoning request for two parcels located at the corner of S. Highway 14 and Mitchell Road. The larger parcel is located in Greenville County and is currently zoned R-12, Single-Family residential. The smaller tract is located in the City of Greer and is currently zoned C-2, Commercial. Both parcels are vacant. The applicant is requesting DRD, Design Review District, zoning and has presented a Concept Plan and Statement of Intent detailing 81 townhome units with the main entrance on S. Highway 14.

This area contains a combination of land uses in the unincorporated area of Greenville County, as well as property in the City of Greer.

Surrounding land uses and zoning include:

North: R-12, Single-Family residential (Greenville County): Single-family residential
East: R-15, Single-Family residential (Greenville County): Single-family residential
South: C-2, Commercial (City of Greer): Family Dollar
West: R-12, Single-Family residential (Greenville County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel to the south as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for DRD, Design Review District, is appropriate at this location as the density proposed is 10.3 units per acre. In addition, the subject parcels are on a Community Corridor. These corridors are a near balance of residential and nonresidential uses. Land uses identified within the community corridor are equivalent to uses allowed in the medium and higher residential zoning classifications. Therefore, this is a compatible land use with the Comprehensive Plan. S. Highway 14 is a five lane road in this area and can support additional traffic. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before construction can commence.

STAFF RECOMMENDATION:

APPROVAL





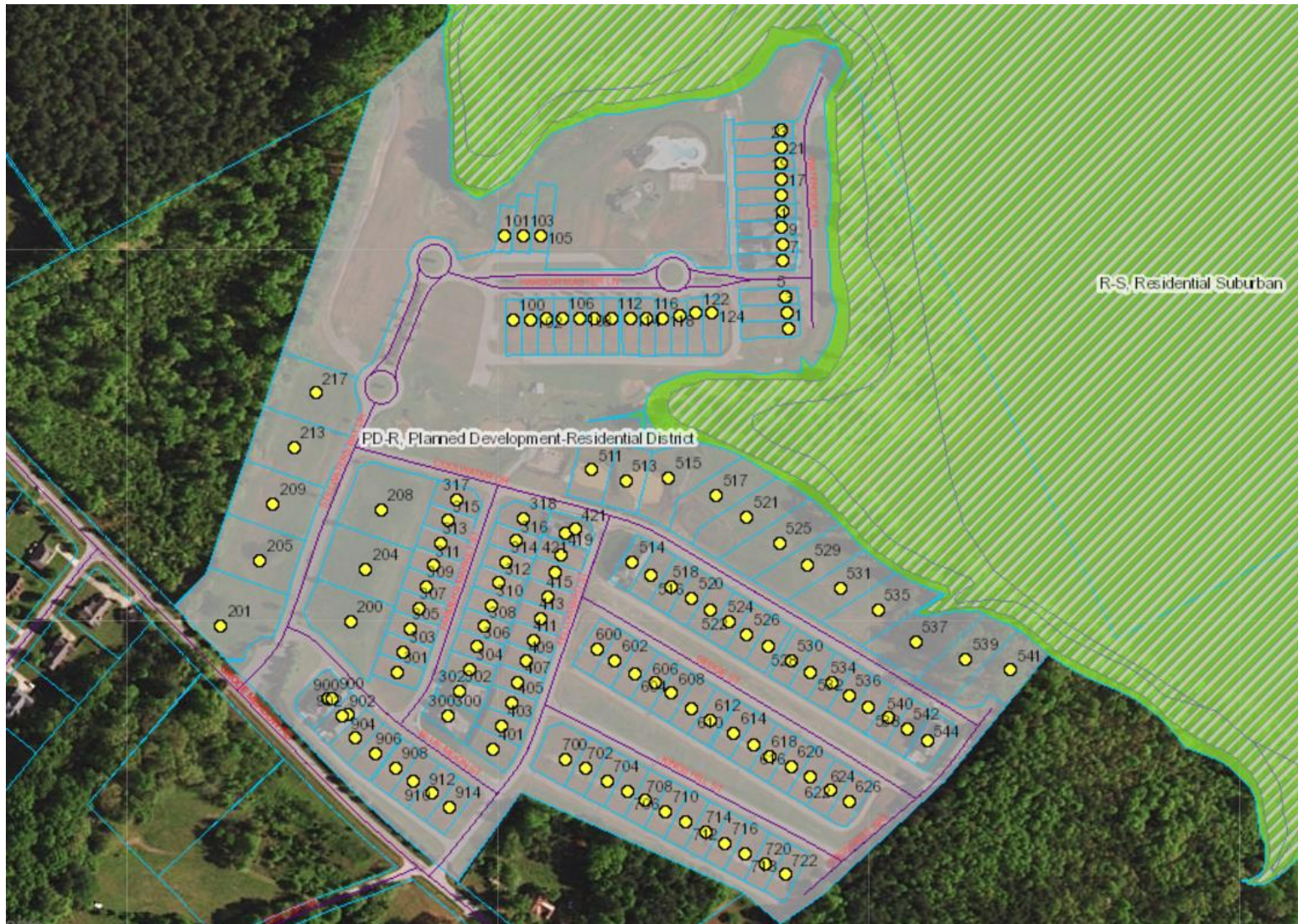
City of Greer, SC

Planning Commission

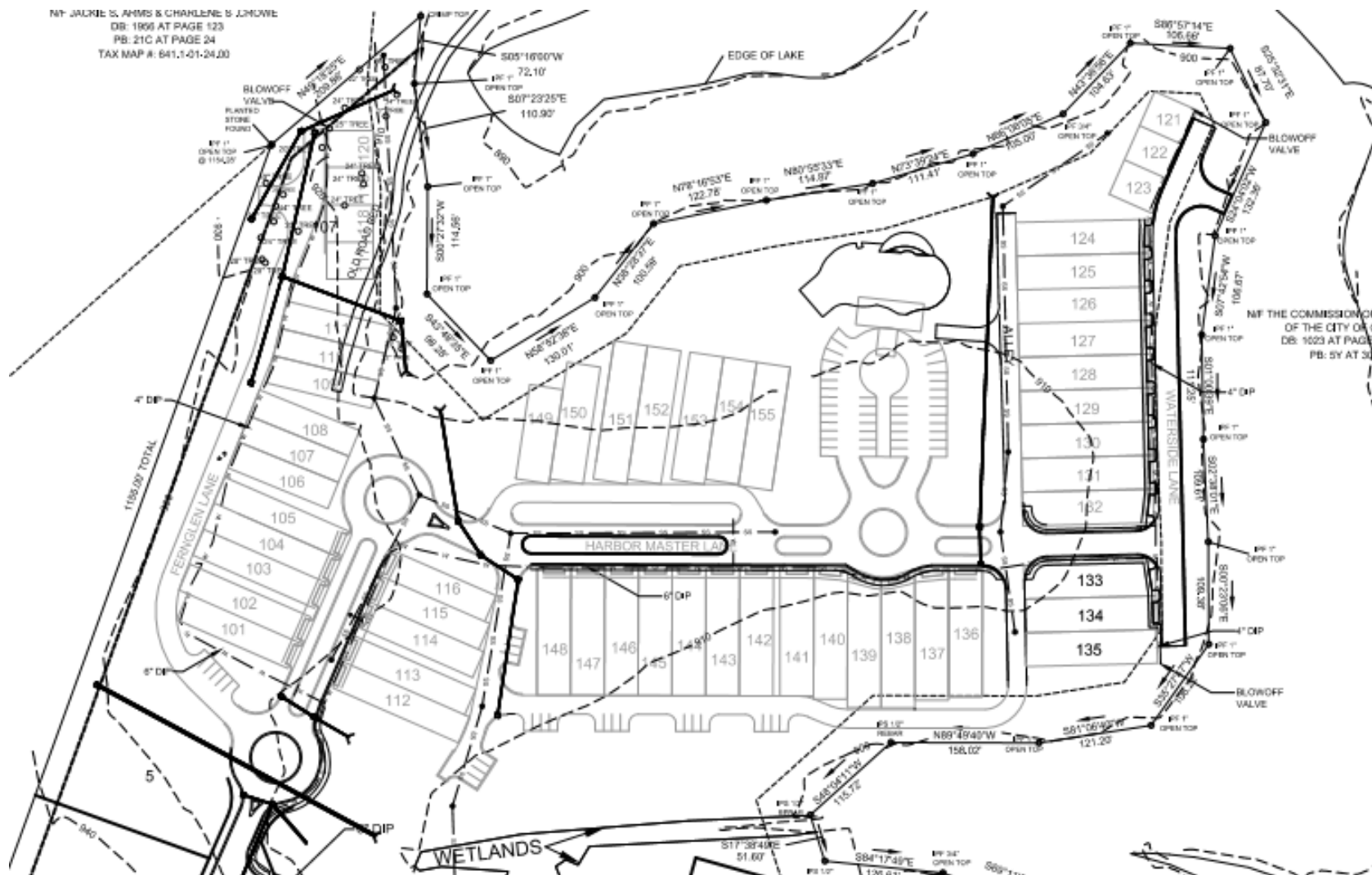
DOCKET NUMBER: PAC-2017-12
OWNER: Be Stillwaters, LLC
ADDRESS: Groce Meadow Road
PARCEL ID NUMBER: 0633010100400
EXISTING ZONING: PD, Planned Development
REQUEST: FDP, Final Development Plan

DOCKET NUMBER: PAC-2017-12

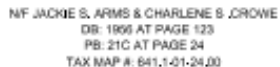




DOCKET NUMBER: PAC-2017-12



PAC-2017-12





City of Greer, SC

Planning Commission

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

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|----------------------------|--|
| DOCKET: | AN 2017-14 |
| APPLICANT: | Burdette & Bruce Properties, LLC |
| PROPERTY LOCATION: | 519 Milford Church Road |
| TAX MAP NUMBER: | 0632010100102 (portion) |
| EXISTING ZONING: | Unzoned (Greenville County) |
| REQUEST: | PD, Planned Development |
| SIZE: | 3.622 acres |
| COMPREHENSIVE PLAN: | Adjacent to Residential Land Use 3 Community |

| | |
|------------------|-------------------|
| ANALYSIS: | AN 2017-14 |
|------------------|-------------------|

AN 2017-14 is a zoning and annexation request for a parcel currently located in the unincorporated area of Greenville County. This property is vacant and the request is to zone and annex it into the City of Greer with the PD, Planned Development, zoning classification. This property is adjacent to Blue Ridge Plantation, a PD, Planned Development, in the City of Greer. This parcel will be combined with a property currently in the City limits and will become a part of the undeveloped portion of Blue Ridge Plantation.

Surrounding land uses and zoning include:

North: PD, Planned Development: Undeveloped
East: PD, Planned Development: Undeveloped
South: Unzoned (Greenville County): Single-family residential
West: Unzoned (Greenville County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel (Blue Ridge Plantation) as a Residential Land Use 3 Community, which calls for a density of 4.6 units per acre and greater. There is no development planned currently for this property.

As such, looking at the request for PD, Planned Development, zoning is compatible with this classification. In addition, the subject parcel is surrounded by single-family residences. Blue Ridge Plantation is a planned mixed use community. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

DOCKET: RZ 2017-15

APPLICANT: Her Will, LLC (All Star Storage)

PROPERTY LOCATION: Palmer Street

TAX MAP NUMBER: G002000306100

EXISTING ZONING: R-M1, Multifamily Residential

REQUEST: C-2, Commercial

SIZE: 0.31 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community along a
Neighborhood Corridor (S. Main Street)

ANALYSIS: RZ 2017-15

RZ 2017-15 is a rezoning request for a landlocked parcel located near Palmer Street. This property is presently vacant and the request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to construct additional mini-warehouses and self-storage units as part of the business to the south. The owner has also applied for a Special Exception to allow mini-warehouses in C-2 adjacent to a residential zone pending the outcome of this rezoning request. This area contains a combination of commercial land uses with commercial zoning fronting S. Main Street, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: single-family residences
East: R-M1, Multi-family Residential: single-family residences
South: C-2, Commercial: Storage facility
West: R-M1, Multi-family Residential: single-family residences

This property will become part of the existing storage business fronting S. Main Street. As it is currently landlocked, considering the future land use map for the existing business shows that this area is a Residential Land Use 3 on a Neighborhood Corridor. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Land uses identified within the neighborhood corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The subject parcel is surrounded by commercial and single-family uses. As this property is requested for C-2, commercial, a Special Exception will be required for the use to locate on this parcel. Those requirements including screening and building orientation to soften the impacts on surrounding residential areas. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

DOCKET: RZ 2017-16

APPLICANT: Her Will, LLC (All Star Storage)

PROPERTY LOCATION: Palmer Street

TAX MAP NUMBER: G002000306000

EXISTING ZONING: R-M1, Multifamily Residential

REQUEST: C-2, Commercial

SIZE: 0.21 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community along a
Neighborhood Corridor (S. Main Street)

ANALYSIS: RZ 2017-16

RZ 2017-16 is a rezoning request for a landlocked parcel located near Palmer Street. This property is presently vacant and the request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to construct additional mini-warehouses and self-storage units as part of the business to the south. The owner has also applied for a Special Exception to allow mini-warehouses in C-2 adjacent to a residential zone pending the outcome of this rezoning request. This area contains a combination of commercial land uses with commercial zoning fronting S. Main Street, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: single-family residences
East: R-M1, Multi-family Residential: single-family residences
South: C-2, Commercial: Storage facility
West: R-M1, Multi-family Residential: single-family residences

This property will become part of the existing storage business fronting S. Main Street. As it is currently landlocked, considering the future land use map for the existing business shows that this area is a Residential Land Use 3 on a Neighborhood Corridor. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Land uses identified within the neighborhood corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The subject parcel is surrounded by commercial and single-family uses. As this property is requested for C-2, commercial, a Special Exception will be required for the use to locate on this parcel. Those requirements including screening and building orientation to soften the impacts on surrounding residential areas. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

DOCKET: AN 2017-17

APPLICANT: Jeffrey Snow and Krista Terry

PROPERTY LOCATION: Suber Mill Road

TAX MAP NUMBER: G006000300500 and G006000300901

EXISTING ZONING: R-S, Residential Suburban (Greenville County)

REQUEST: R-12, Single-Family Residential

SIZE: 15.46 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 2 Community

ANALYSIS: AN 2017-17

AN 2017-17 is a zoning and annexation request for parcels currently located in the unincorporated area of Greenville County. This property is vacant and the request is to zone and annex it into the City of Greer with the R-12, Single-Family Residential, zoning classification.

Surrounding land uses and zoning include:

North: R-S, Residential Suburban (Greenville County): Single-family residential
East: R-S, Residential Suburban (Greenville County): Single-family residential
South: R-12, Single-family residential: Undeveloped
West: R-S, Residential Suburban, and S-1, Services (Greenville County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel to the south as a Residential Land Use 2 Community, which calls for a density of 2.6 to 4.5 units per acre. R-12, Single-Family Residential, zoning is 3.6 units per acre.

As such, looking at the request for R-12, Single-Family Residential, zoning is compatible with this classification. In addition, the subject parcel is surrounded by single-family residences and undeveloped land. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

| | |
|----------------------------|----------------------------------|
| DOCKET: | RZ 2017-18 |
| APPLICANT: | Steve Sandlin |
| PROPERTY LOCATION: | 9 Inglesby Street |
| TAX MAP NUMBER: | G008002100100 |
| EXISTING ZONING: | PD, Planned Development |
| REQUEST: | DRD, Design Review District |
| SIZE: | 11 acres |
| COMPREHENSIVE PLAN: | Residential Land Use 3 Community |

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|------------------|-------------------|
| ANALYSIS: | RZ 2017-18 |
|------------------|-------------------|

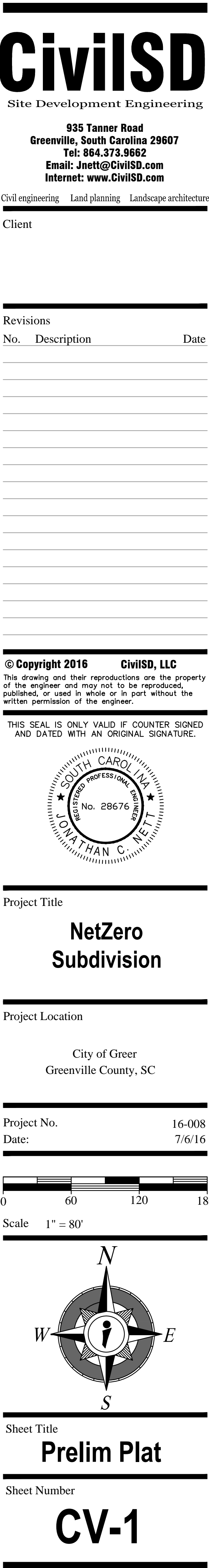
RZ 2017-18 is a rezoning request for a parcel located on Inglesby Street. This property is presently vacant and the request is to rezone the property from PD, Planned Development, to DRD, Design Review District, in order to construct a 19 lot development. Inglesby Street and this area contains a combination of residential land uses with the majority of those being single-family.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: Single-Family residential
East: R-M1, Multi-family Residential: Single-Family residential
South: PD, Planned Development: Single-Family residential
West: R-M2, Multi-family Residential: undeveloped

The future land use map in the City's Comprehensive Plan defines this property as part of a Residential Land Use 3 community. As such, looking at the request for this density of 1.72 units per acre is much lower than the community type's recommended density. This is mainly in part to the property having a vast portion covered in floodplain. The applicant is proposing to create a low impact development with gravel roads, raised bed gardens, and solar energy sources. Several non-typical design features are part of this development that require approval as part of the DRD, Design Review District, zoning, including gravel roads, lighting alterations, and no sidewalks. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request with the exception of the lack of sidewalks. A Final Development Plan must also be submitted, reviewed, and approved prior to obtaining any permits for this property to include a detailed landscape plan.

STAFF RECOMMENDATION: **APPROVAL with sidewalks on Inglesby**



**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, MAY 15, 2017**

DOCKET: AN 2017-19

APPLICANT: Her Will, LLC

PROPERTY LOCATION: S. Highway 14 and Mitchell Road

TAX MAP NUMBER: G004000108100 and G004000100500 (City of Greer)

EXISTING ZONING: R-12, Single-Family Residential (Greenville County)
and C-2, Commercial (City of Greer)

REQUEST: DRD, Design Review District

SIZE: 7.85 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 3 and a
Community Corridor

ANALYSIS: AN 2017-19

AN 2017-19 is a zoning/annexation and rezoning request for two parcels located at the corner of S. Highway 14 and Mitchell Road. The larger parcel is located in Greenville County and is currently zoned R-12, Single-Family residential. The smaller tract is located in the City of Greer and is currently zoned C-2, Commercial. Both parcels are vacant. The applicant is requesting DRD, Design Review District, zoning and has presented a Concept Plan and Statement of Intent detailing 81 townhome units with the main entrance on S. Highway 14.

This area contains a combination of land uses in the unincorporated area of Greenville County, as well as property in the City of Greer.

Surrounding land uses and zoning include:

North: R-12, Single-Family residential (Greenville County): Single-family residential
East: R-15, Single-Family residential (Greenville County): Single-family residential
South: C-2, Commercial (City of Greer): Family Dollar
West: R-12, Single-Family residential (Greenville County): Single-family residential

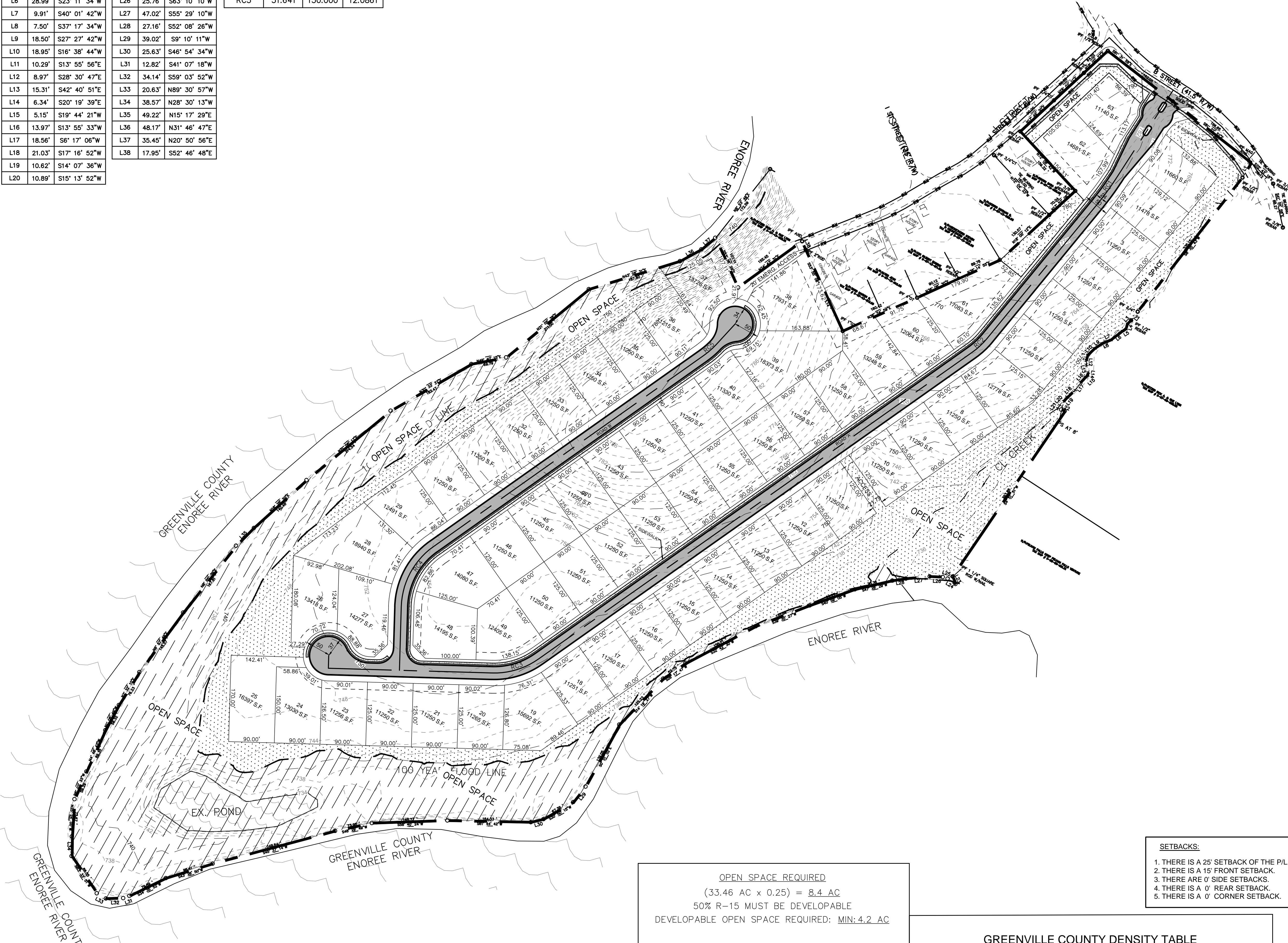
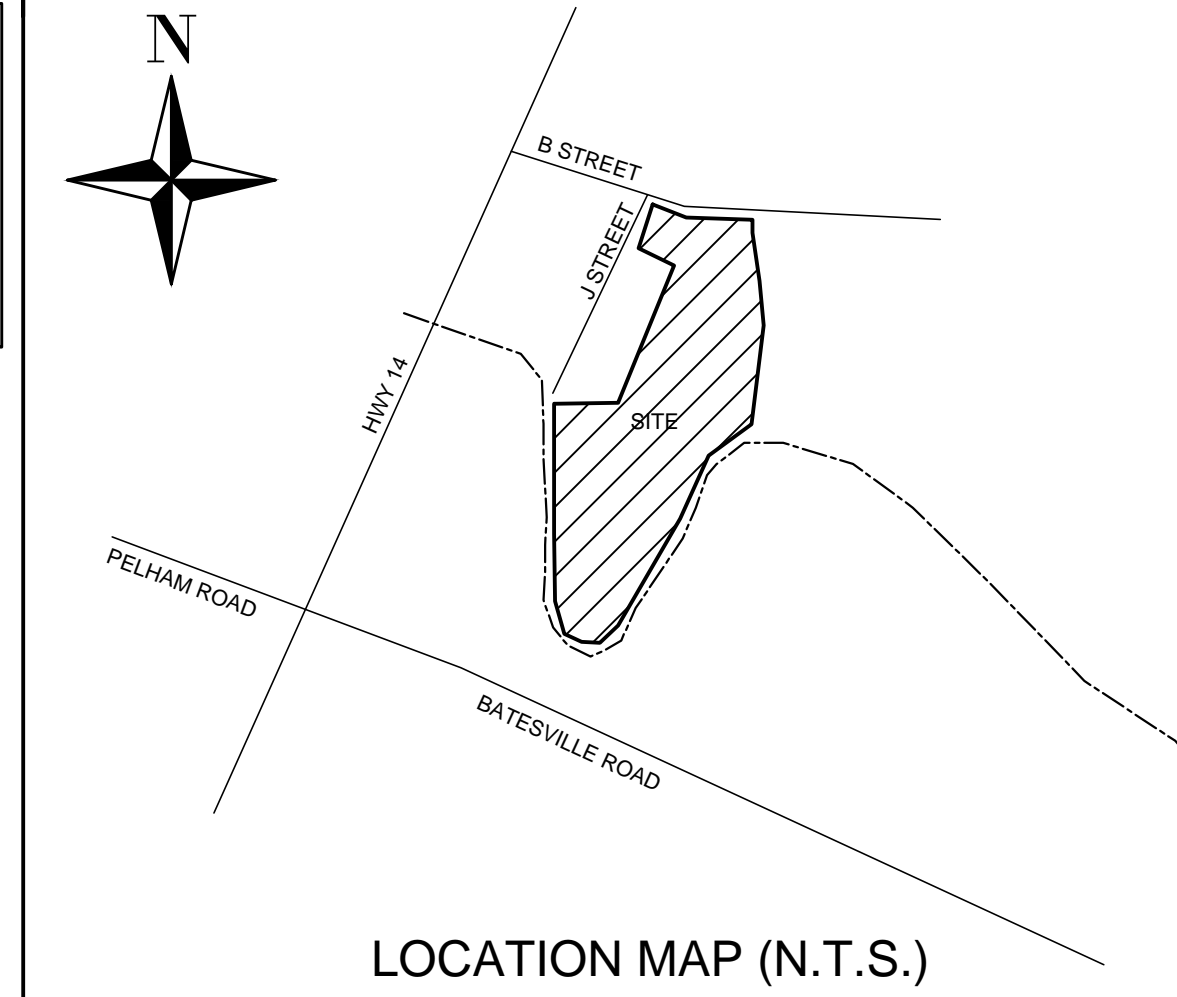
The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel to the south as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for DRD, Design Review District, is appropriate at this location as the density proposed is 10.3 units per acre. In addition, the subject parcels are on a Community Corridor. These corridors are a near balance of residential and nonresidential uses. Land uses identified within the community corridor are equivalent to uses allowed in the medium and higher residential zoning classifications. Therefore, this is a compatible land use with the Comprehensive Plan. S. Highway 14 is a five lane road in this area and can support additional traffic. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before construction can commence.

STAFF RECOMMENDATION: APPROVAL

| 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: <u>33.46 AC</u> | MILES OF NEW DRIVE: <u>.60 MILES</u> |
| NO. OF LOTS: <u>63</u> | DATE: <u>MARCH 31, 2017</u> |

SCALE: 1" = 100'

REVISION

| | | | |
|-----|------|----|--|
| NO. | DATE | BY | |
| A | | | |

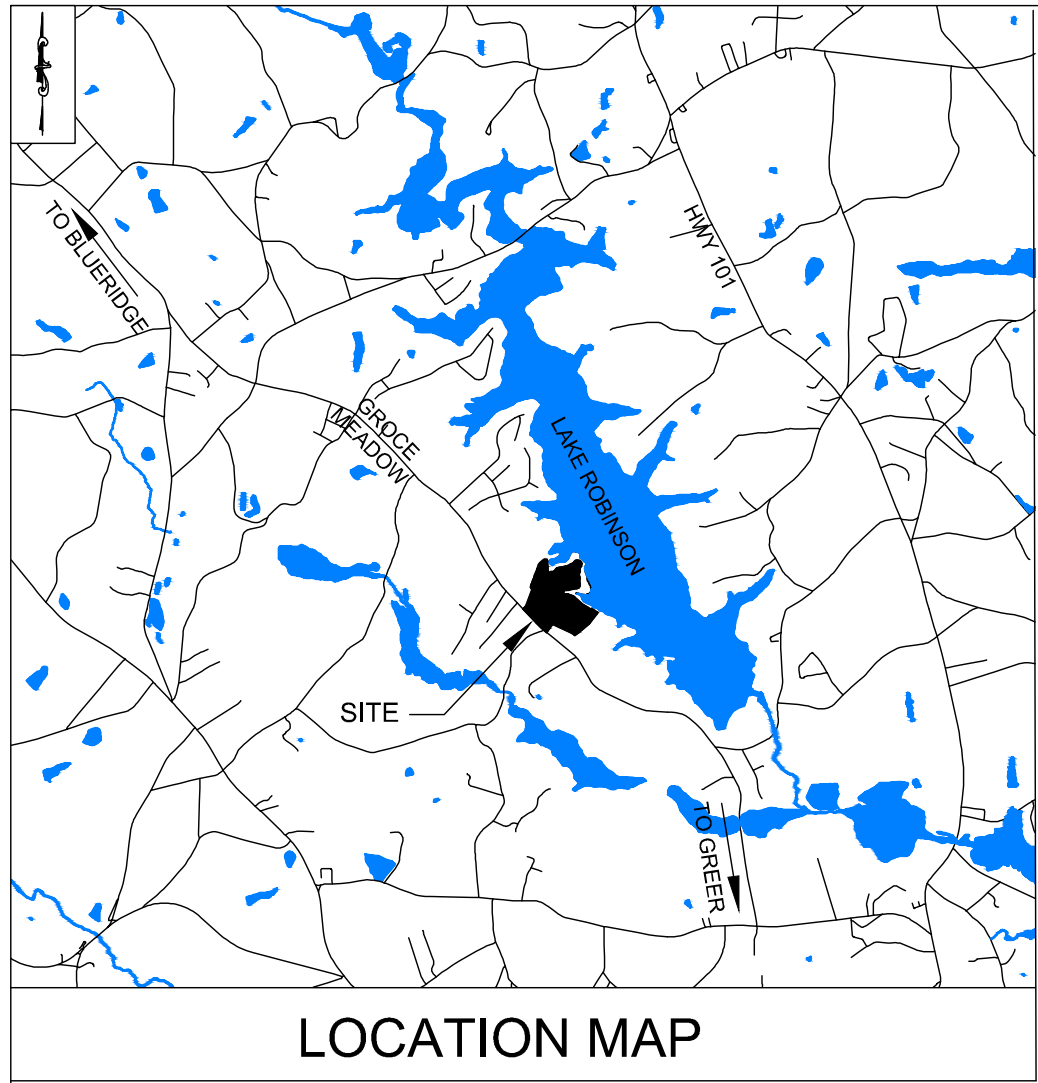
GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD • GREENVILLE, SC 29607
PH: (864) 297-3027 • FAX: (864) 297-2187
WWW.GRAYENGINEERING.COM

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

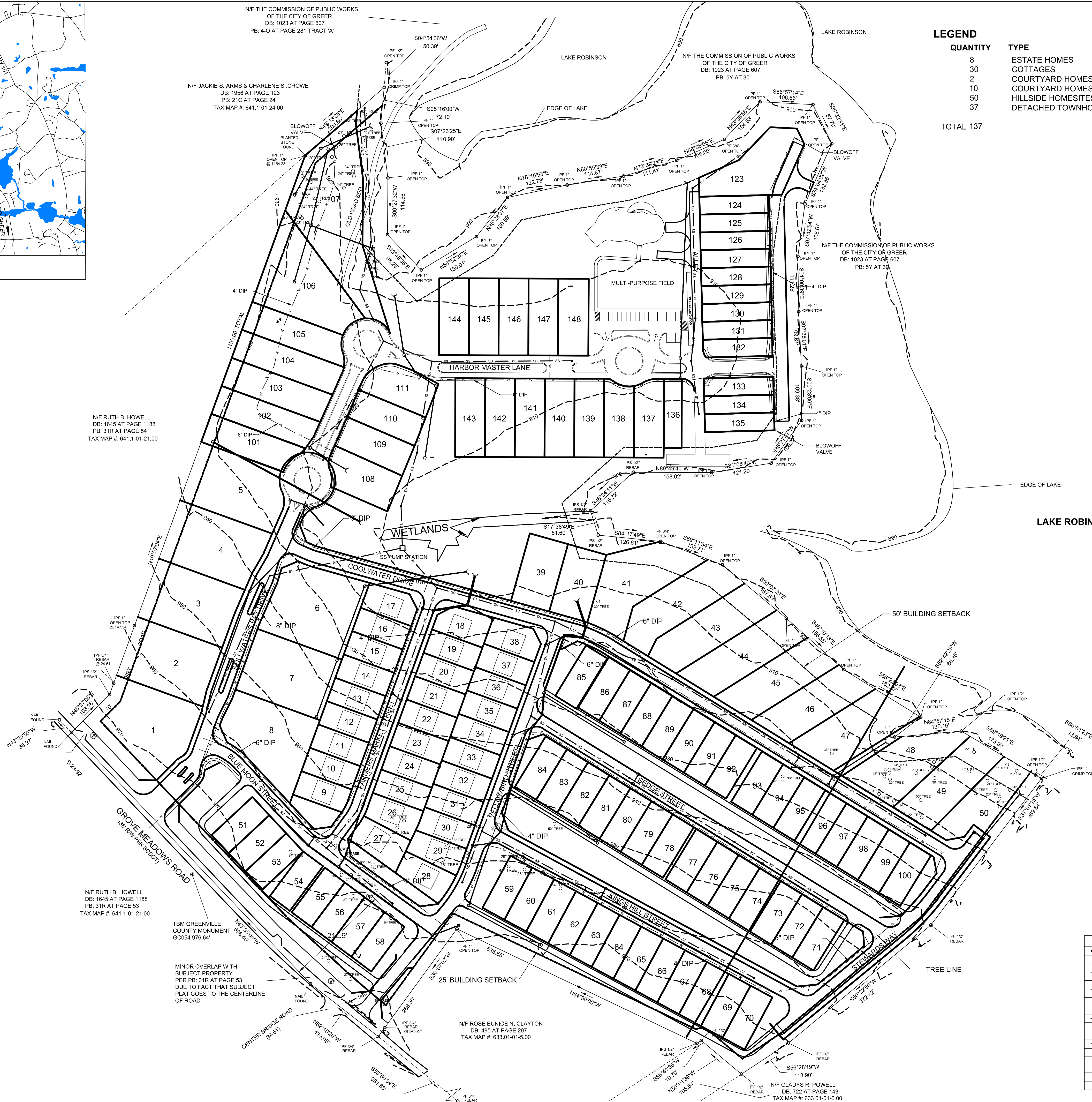
SHEET
CV-1

2016002-D2.dwg



LOCATION MAP

GRID NORTH NAD 1983



| LEGEND | | | |
|-----------|--------------------|--------------|-----------|
| QUANTITY | TYPE | TYPICAL SIZE | LOTS |
| 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:**
1. TOTAL SITE ACREAGE: 49.64 +/-
 2. OVERALL DENSITY: 3 UNITS PER ACRE
 3. NON-RESIDENTIAL USE: 2000 SQ FT
 4. RESIDENTIAL USE: APPROX. 3 BEDROOMS PER UNIT
 5. PARKING: 2 SPACES PER RESIDENCE
 6. STORM WATER SYSTEM TO GENERALLY FOLLOW ROADS AND DISCHARGE TO LAKE PER SCDHEC AND CPW REQUIREMENTS.
 7. ALL ROADS TO BE PRIVATE.
 8. EXISTING ZONING: PD-R
 9. TAX MAP # 633.01-01-004.00
 10. SEWER WILL BE PUMPED.

CAUTION

PALMETTO UTILITY LOCATION SERVICE

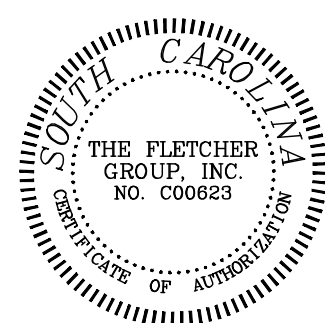
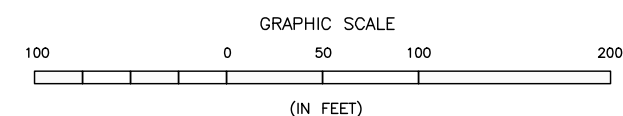
3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983

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 |



synTerra

148 RIVER STREET, SUITE 220
GREENVILLE, SOUTH CAROLINA 29615
864-421-9999
www.synterraccorp.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 |

Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
5/15/2017

Old Business

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
5/15/2017

Discussion of Meeting Arrangement

Category Number: V.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
5/15/2017

Executive Session (if needed)

Category Number: VI.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
5/15/2017

Adjourn