



AGENDA
GREER PLANNING COMMISSION
301 E. Poinsett Street, Greer, SC 29651
June 19, 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. CALL TO ORDER

II. OPENING REMARKS

III. MINUTES

- A. Minutes of 4/17/17
- B. Minutes of 5/15/17

IV. OLD BUSINESS

- A. AN 2017-14

V. NEW BUSINESS

- A. VAR 2017-01 and VAR 2017-02
- B. AN 2017-20
- C. TX 2017-01

VI. OTHER BUSINESS

VII. EXECUTIVE SESSION (if needed)

VIII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
6/19/2017

Minutes of 4/17/17

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes	6/15/2017	Exhibit



City of Greer - Planning and Zoning Division Minutes
PLANNING COMMISSION MEETING
April 17, 2017

Members Present: Mr. Foster, Ms. Jones, Mr. Hopper, Mr. Montgomery, and Chairman Tumblin

Member(s) Absent: Mr. Martin and Ms. Traenkle

Staff Present: Kelli McCormick, AICP, Planner
Hazel Poston, Administrative Assistant-Building Development and Standards
Elizabeth Adams, Executive Administrative Assistant

I. PUBLIC HEARING

A. Call to Order and Opening Remarks:

Chairman Tumblin called the meeting to order at 6:30 p.m.

B. Application(s) for Review:

- | | |
|---|---------------------|
| 1) PAC 2017-05 Brushy Creek Rd – Sutter’s Ridge | Mark III Properties |
| 2) PAC 2017-06 Brushy Creek Rd – The Reserve @ Sutter’s Ridge | Mark III Properties |
| 3) PAC 2017-08 Jones Ave - Jones Creek Gardens | Unique Builders |

C. Comments:

PAC 2017-05

Ms. McCormick presented case PAC 2017-05

PAC 2017-06

Ms. McCormick presented case PAC 2017-06

PAC 2017-08

Ms. McCormick presented case PAC 2017-08

II. BUSINESS MEETING

A. Minutes of the Greer Planning Commission Meeting March 20, 2017

ACTION- Mr. Foster made a motion to approve the minutes from March 20, 2017. Mr. Montgomery seconded the motion. The motion carried with a vote of 5-0.

III. OLD BUSINESS

A. No Old Business

IV. NEW BUSINESS

A. Recommendation of Application

PAC 2017-05 Brushy Creek Rd – Sutter’s Ridge

Mark III Properties

**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

ACTION – PAC 2017-05

Motion made by Mr. Montgomery to approve, seconded by Mr. Foster.
Motion carried 5-0

PAC 2017-06 Brushy Creek Rd – The Reserve @ Sutter’s Ridge

Mark III Properties

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

SIZE: 6.84/31 lots

**COMPREHENSIVE PLAN
RECOMMENDATION:** Residential Land Use 3 Community

ANALYSIS: PAC 2017-08

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

ACTION – PAC 2017-08

Motion made by Ms. Jones to approve, seconded by Mr. Montgomery

Motion carried 5-0

V. OTHER BUSINESS-None

VI. ADJOURN

Meeting adjourned at 7:05 pm.

Category Number: I.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
6/19/2017

Minutes of 5/15/17

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes	6/15/2017	Exhibit



City of Greer Planning Commission Minutes May 15, 2017

Members Present: Kevin Tumblin, Chairman
Don Foster
Mark Hopper
Judy O. Jones
Brian Martin
Micky Montgomery
Suzanne Traenkle

Member(s) Absent: None

Staff Present: Kelli McCormick, AICP, Planner
Brandon McMahan, Zoning Coordinator

I. Advisory Meeting

a. Call to Order and Opening Remarks

Chairman Tumblin called the meeting to order at 6:30 p.m. Kelli McCormick introduced Brandon McMahan, the new Zoning Coordinator.

II. Public Hearing and Business Meeting

a. AN 2017-14

Ms. McCormick presented case AN 2017-14.

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

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**

ACTION - AN 2017-14

VOTE – Mr. Martin made a motion to table the request as the applicant was not present to speak. Ms. Jones seconded the motion. The motion carried with a vote of 7-0.

No one was present to speak on behalf of the case

b. RZ 2017-15

Ms. McCormick presented case RZ 2017-15

**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

ACTION- RZ 2017-15

VOTE - Ms. Jones made a motion to approve case RZ 2017-15. Mr. Montgomery seconded the motion. The motion carried with a vote of 5-0. Mr. Martin and Mr. Foster abstained from the vote.

Corrine Brooks spoke on behalf of the applicant.

c. RZ 2017-16

Ms. McCormick presented case AN 2017-16

**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

ACTION- RZ 2017-16

VOTE - Mr. Hopper made a motion to approve case AN 2017-16. Ms. Montgomery seconded the motion. The motion carried with a vote of 5-0. Mr. Martin and Mr. Foster abstained from the vote.

Corrine Brooks spoke on behalf of the applicant.

d. AN 2017-17

Ms. McCormick presented case AN 2017-17

**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**

ACTION- AN 2017-17

VOTE - Mr. Foster made a motion to approve case AN 2017-17. Mr. Montgomery seconded the motion. The motion carried with a vote of 7-0.

Micah Fraley presented the development to the Commission.

e. RZ 2017-18

Ms. McCormick presented case RZ 2017-18

**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

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**

ACTION – RZ 2017-18

Vote - Mr. Martin made a motion to approve case RZ 2017-18. Ms. Traenkle seconded the motion. The motion carried with a vote of 7-0.

Mark Clayton presented his project to the Commission

f. PAC 2017-09

Ms. McCormick presented case PAC 2017-09

Chris Przirembel spoke on behalf of the applicant.

Mr. Foster made a motion to approve case PAC 2017-09. Mr. Hopper seconded the motion. The motion carried with a vote of 7-0.

g. AN 2017-19

Ms. McCormick presented case AN 2017-19

**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

ACTION- AN 2017-19

VOTE - Mr. Montgomery made a motion to approve case AN 2017-19. Ms. Traenkle seconded the motion. The motion carried with a vote of 5-0. Mr. Martin and Mr. Foster abstained from the vote.

Erik Hedrick spoke on behalf of the project.

Billy Henderson spoke against the annexation due to the fact that he did not want townhomes backing up to his residence and that there should be a buffer between them.

h. PAC 2017-12

Ms. McCormick presented case PAC 2017-12

Paul Beidel presented the changes to the project to the Planning Commission.

Ms. Jones made a motion to approve case PAC 2017-12. Mr. Montgomery seconded the motion. The motion carried with a vote of 7-0.

III. Other Business –None

IV. New Business – None

V. Executive Session – None

VI. Adjourn

Meeting adjourned at 7:44 p.m.

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
6/19/2017

AN 2017-14

ATTACHMENTS:

Description	Upload Date	Type
▣ Staff Report	6/15/2017	Exhibit
▣ Powerpoint	6/15/2017	Exhibit

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

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
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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

Planning Commission City of Greer

June 19, 2017

Public Hearing and Business Meeting

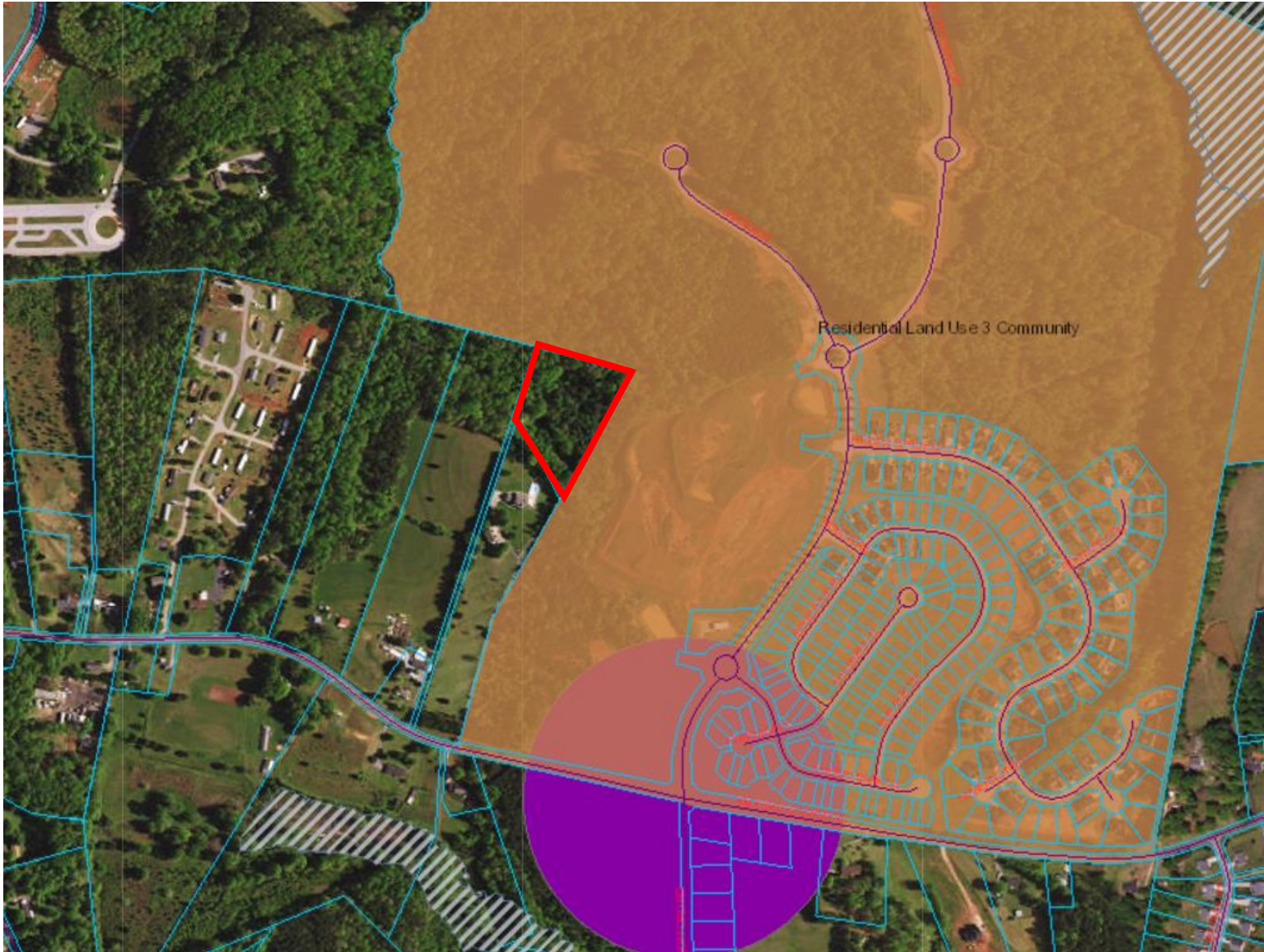


DOCKET NUMBER: AN-2017-14
OWNER: Burdette & Bruce Properties, LLC
ADDRESS: 519 Milford Church Road
PARCEL ID NUMBER: 0632010100102 (portion)
EXISTING ZONING: Unzoned (Greenville County)
REQUEST: PD, Planned Development





Zoning & Floodplain



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





AGENDA
GREER PLANNING COMMISSION
6/19/2017

VAR 2017-01 and VAR 2017-02

ATTACHMENTS:

Description	Upload Date	Type
☐ Sidewalk Variance Memo 1	6/15/2017	Exhibit
☐ Sidewalk Variance Memo 2	6/15/2017	Exhibit
☐ Letter about Sidewalks from SCDOT	6/15/2017	Exhibit
☐ powerpoint	6/15/2017	Exhibit



To: City of Greer
Building & Development Standards
301 E. Poinsett Street
Greer, SC 29651

From: Daniel Chewning
Date: May 5, 2017
Subject: Jones Creek Gardens
TMS#: G006000101001 & G006000101000

Attn: Kelli McCormick

Re: Sidewalk Variance (within SCDOT Right-of-Way) for Jones Creek Gardens

Kelli,

Please allow this letter to serve as a request for variance of the ordinance enforced for Jones Creek Gardens. This ordinance states that sidewalks "...are to extend along public road frontage as to SCDOT specifications from property line to property line..."

Existing conditions along the North side of Jones Ave. (S-23-883) have a valley gutter along a portion of the road frontage. According to SCDOT that would require an at grade sidewalk which needs to be setback 8 feet from the edge of the travel way (note that the average distance between edge of travel way and right-of-way is 8.9 feet). Additionally, there are multiple utility poles and telephone riser within this area, and the existing topography has an embankment of 4 to 8 feet.

We have contacted SCDOT and they have told us they will not allow sidewalks within SCDOT right-of-way. Attached to this letter is email correspondence with SCDOT District Permit Engineer, Mike Holden. It is clear in this correspondence that SCDOT will not allow sidewalks along the frontage (within their right-of-way) offset, spacing, and sidewalk width issues.

Also with this letter is a \$100 check for the variance request.

Feel free to call (864) 250-9999 if you have any questions, or if you need any additional information.

Thank you,

A handwritten signature in blue ink, appearing to read 'Daniel C. Pellicano', with a long horizontal line extending to the right.

Daniel C. Pellicano, PE



To: City of Greer
Building & Development Standards
301 E. Poinsett Street
Greer, SC 29651

From: Daniel Chewning
Date: May 5, 2017
Subject: Jones Creek Gardens
TMS#: G006000101001 & G006000101000

Attn: Kelli McCormick

Re: Internal Sidewalk Variance for Jones Creek Gardens

Kelli,

Please allow this letter to serve as a request for variance of the ordinance set forth in the City of Greer Land Development Regulations requiring sidewalks along public streets.

The proposed driveway will be private. Due to site constraints only enough room for parking spaces (20 feet) is available between the front of the buildings and the back of curb. Steep grades, detention facility and floodplain are limiting factors. Additionally, grades from east to west would require the sidewalks to be in the 8% slope range.

Also with this letter is a \$100 check for the variance request.

Feel free to call (864) 250-9999 if you have any questions, or if you need any additional information.

Thank you,

A handwritten signature in blue ink, appearing to read 'Daniel C. Pellicano', is written over a blue circular stamp.

Daniel C. Pellicano, PE

Daniel Chewning

From: Holden, Michael C <HoldenMC@scdot.org>
Sent: Thursday, April 20, 2017 4:21 PM
To: Jamie McCutchen; Daniel Chewning; Linder, Brian K.; Cisson, Jason S.; Dan Pellicano
Subject: RE: Jones Creek Gardens (Jones Avenue) - Sidewalks in DOT R/W

Jamie,

Your plans show the sidewalk so I assumed you were planning on installing them. If that's not the case then you should revise your plans accordingly. That's really irrelevant to us. Bottom line is in this particular case on Jones Ave., we would require an 8 ft offset from the edge of travelway and there's not enough room or right of way to get the sidewalks in. If sidewalks are installed on this road, they would have to go behind the utility poles, off right of way. So, our answer to sidewalks on Jones Ave in DOT right of way is no, we won't allow it.

Thank You,

Michael C. Holden, PE

SCDOT District Permit Engineer

Office:(864)239-6036

Mobile:(864)979-4168

From: Jamie McCutchen [mailto:jamiem@ccadengineering.com]
Sent: Thursday, April 20, 2017 1:21 PM
To: Holden, Michael C; Daniel Chewning; Linder, Brian K.; Cisson, Jason S.; Dan Pellicano
Subject: RE: Jones Creek Gardens (Jones Avenue) - Sidewalks in DOT R/W

***** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. *****

Michael,

I am not sure as to the specific grades on the Mayfair Station site, but it is not feasible to grade to install sidewalks in this manner on our site. There is a limited shoulder, then ditch, then a substantial bank (4-8'). We are requesting a variance from the City on the sidewalk requirement and I understand SCDOT would not allow sidewalk to be placed in the SCDOT r/w along this property.

Please confirm my understanding of what SCDOT would allow is correct.

Thank you,



Jamie McCutchen, PE
CCAD Engineering
803 Roper Creek Drive

Greenville, SC 29615
[\(864\) 250-9999](tel:8642509999) Office
[\(864\) 918-3676](tel:8649183676) Cell
[\(864\) 286-3056](tel:8642863056) Fax
jamiem@ccadengineering.com

From: Holden, Michael C [<mailto:HoldenMC@scdot.org>]

Sent: Thursday, April 20, 2017 12:45 PM

To: Daniel Chewning <danielc@ccadengineering.com>; Linder, Brian K. <LinderBK@scdot.org>; Cisson, Jason S. <CissonJS@scdot.org>; Dan Pellicano <danp@ccadengineering.com>; Jamie McCutchen <jamiem@ccadengineering.com>

Subject: RE: Jones Creek Gardens (Jones Avenue) - Sidewalks in DOT R/W

We are currently reviewing the above permit application. The applicant shows sidewalk on the front of the property, off right of way. With this sidewalk in place we would not allow additional sidewalk to be added to the right of way running parallel with the subdivision sidewalk next to the roadway. We would require any adjacent property development to tie to the subdivision sidewalk to make a continuous sidewalk along Jones Ave. There appears to be valley gutter on portions of Jones Ave but in other sections there is no valley gutter. Because of this we would consider any sidewalk along Jones Ave to be at-grade sidewalk and for at-grade sidewalk we require an 8 ft offset from the edge of travelway. This is an AASHTO design requirement. This would certainly push any new sidewalk along Jones Ave behind the utility poles and off right of way.

Thank You,

Michael C. Holden, PE

SCDOT District Permit Engineer

Office:(864)239-6036

Mobile:(864)979-4168

From: Daniel Chewning [<mailto:danielc@ccadengineering.com>]

Sent: Wednesday, April 19, 2017 4:10 PM

To: Holden, Michael C; Linder, Brian K.; Cisson, Jason S.; Dan Pellicano; Jamie McCutchen

Subject: Jones Creek Gardens (Jones Avenue) - Sidewalks in DOT R/W

***** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. *****

Gentlemen,

The City of Greer has required sidewalks to be installed along Jones Avenue for the Jones Creek Gardens Subdivision.

We feel as though this requirement does not provide adequate right-of-way for that area, and we would like to see it waived.

What is DOT's statement regarding sidewalks along Jones Avenue?

Regards,

Daniel Chewning, E.I.T.

Staff Engineer



ENGINEERING

803 Roper Creek Drive

Greenville, SC 29615

864.908.3757 Office

864.907.3773 Cell



City of Greer, SC

Planning Commission

VAR-2017-01 and VAR 2017-02

APPLICANT:	Indu Vakharia/CCAD Engineering
ADDRESS:	Jones Avenue
PARCEL ID NUMBER:	G006000101001 and G00600010100 (portion)
USE SOUGHT:	Variance
REQUEST:	Internal Sidewalks, External Sidewalks

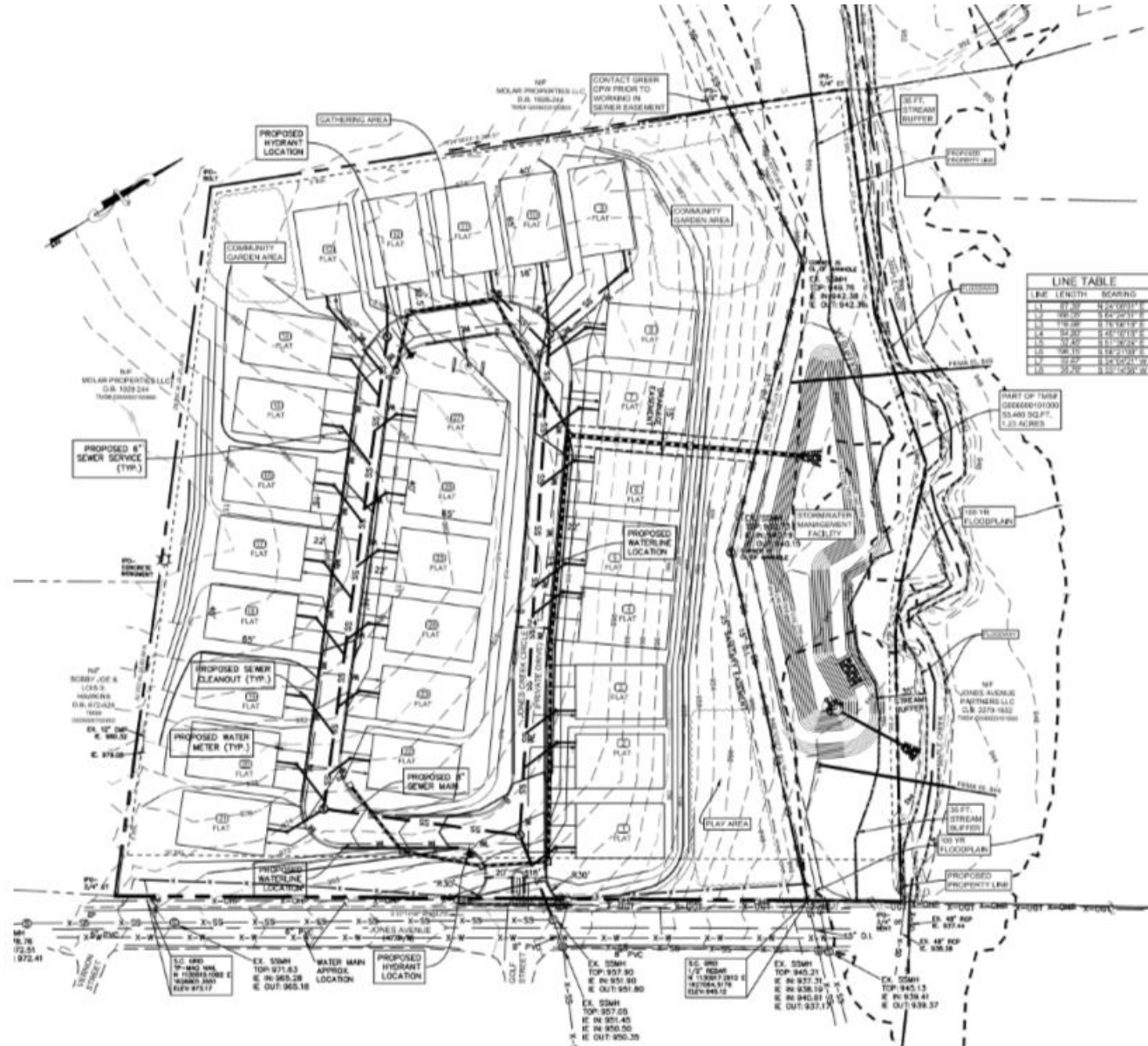
VAR-2017-01 and VAR 2017-02



VAR-2017-01 and VAR 2017-02



VAR-2017-01 and VAR 2017-02



VAR-2017-01

11.3 Sidewalks

Four-foot-wide sidewalks on one side of the street are required on all residential streets and to extend along any public road frontage as to SCDOT specifications from property line to property line except as follows:

STAFF RECOMMENDATION: Denial

VAR 2017-02

11.3 Sidewalks

Four-foot-wide sidewalks on one side of the street are required on all residential streets and to extend along any public road frontage as to SCDOT specifications from property line to property line except as follows:

STAFF RECOMMENDATION: Denial

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
6/19/2017

AN 2017-20

ATTACHMENTS:

Description	Upload Date	Type
▣ Staff Report	6/15/2017	Exhibit
▣ powerpoint	6/15/2017	Exhibit

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, June 19, 2017**

DOCKET: AN 2017-20

APPLICANT: Greenville Spartanburg Airport District

PROPERTY LOCATION: 2000 GSP Drive, Suite 1

TAX MAP NUMBER: 5-18-00-027.01, 9-04-00-013.00, and 5-18-00-018.03

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: I-1, Industrial

SIZE: 0.47, 8.61, and 131.49

COMPREHENSIVE PLAN: Adjacent to Employment Center Community

ANALYSIS: AN 2017-20

AN 2017-20 is a zoning/annexation and rezoning request for three parcels located near the inland port. They are currently unzoned in Spartanburg County. The request is for I-1, Industrial, for future development of this property.

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

Surrounding land uses and zoning include:

North: I-1, Industrial: Airport/inland port property
East: I-1, Industrial: Airport/inland port property
South: I-1, Industrial: Airport/inland port property
West: Unzoned (Spartanburg County): single-family residences

The future land use map in the City's Comprehensive Plan defines the area adjacent to these parcels as an Employment Center Community. Therefore, the request for I-1, Industrial is a compatible land use with the Comprehensive Plan.

STAFF RECOMMENDATION: APPROVAL

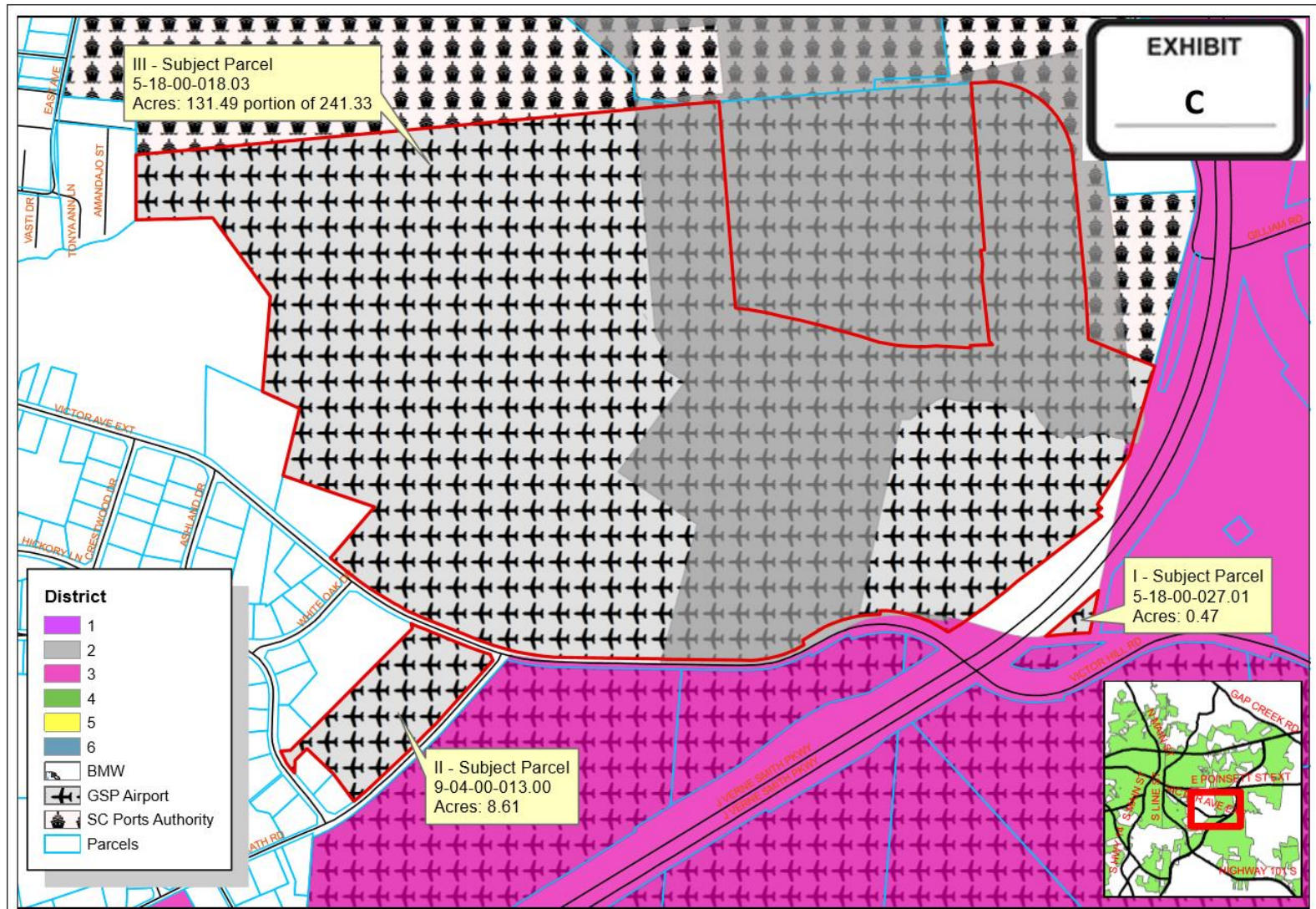


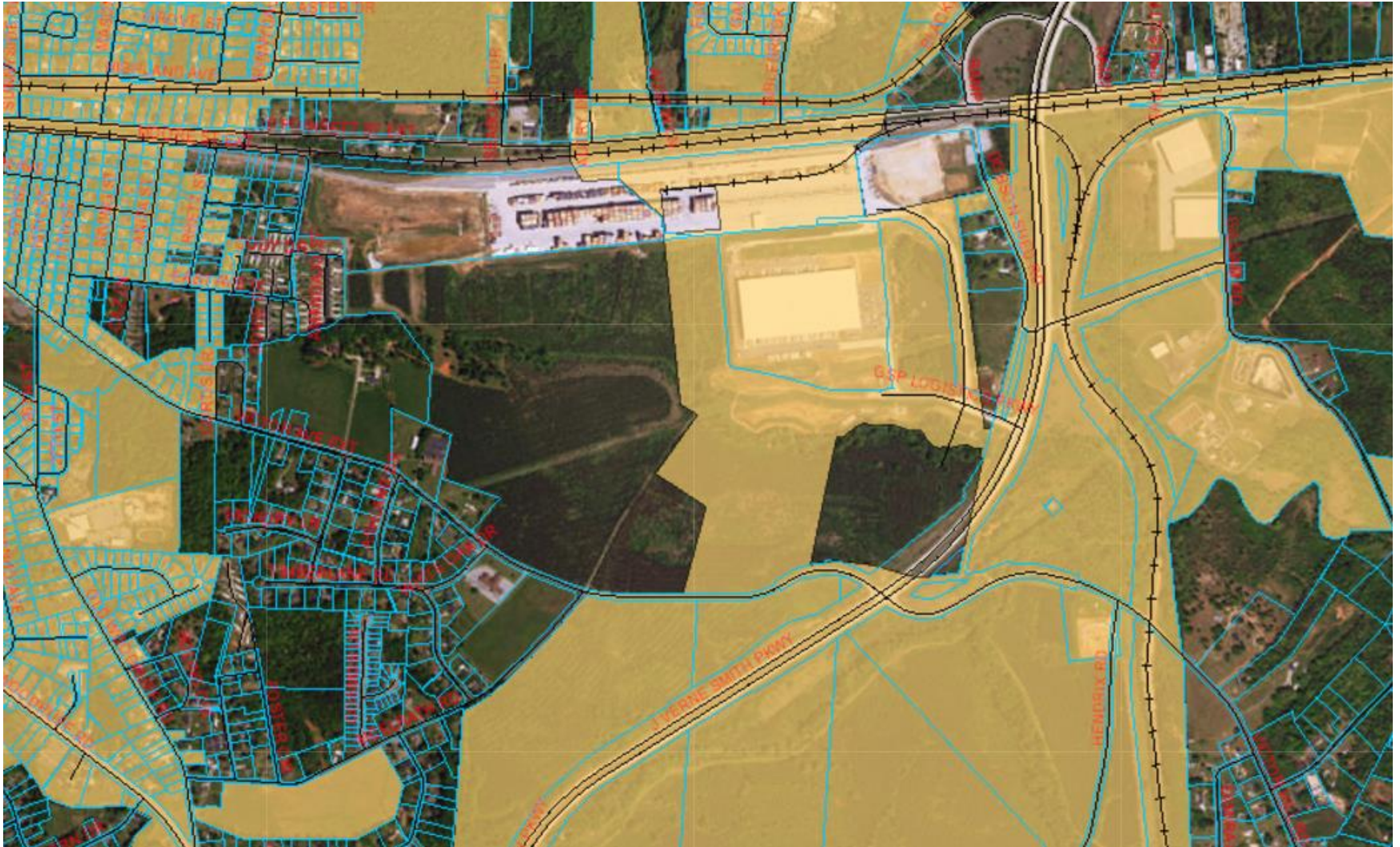
City of Greer, SC

Planning Commission

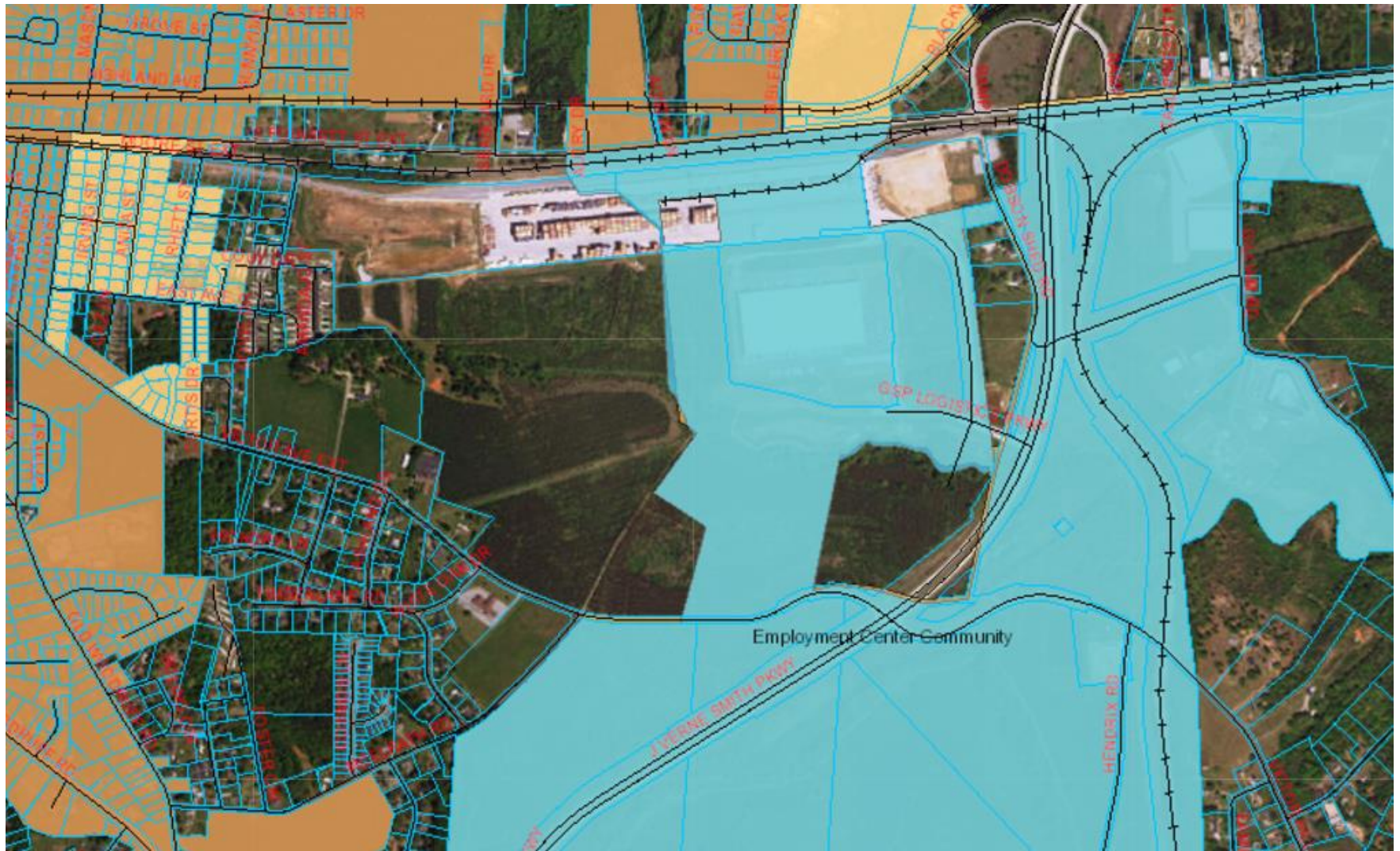
DOCKET NUMBER:	AN-2017-20
OWNER:	Greenville Spartanburg Airport District
ADDRESS:	2000 GSP Drive, Suite 1
PARCEL ID NUMBER:	5-18-00-027.01, 9-04-00-013.00, and 5-18-00-018.03
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	I-1, Industrial

DOCKET NUMBER: AN-2017-20









Future Land Use Map

DOCKET NUMBER: AN-2017-20

AN 2017-20 is a zoning/annexation and rezoning request for three parcels located near the inland port. They are currently unzoned in Spartanburg County. The request is for I-1, Industrial, for future development of this property.

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North: I-1, Industrial: Airport/inland port property
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The future land use map in the City's Comprehensive Plan defines the area adjacent to these parcels as an Employment Center Community. Therefore, the request for I-1, Industrial is a compatible land use with the Comprehensive Plan.

STAFF RECOMMENDATION:

APPROVAL





City of Greer, SC

Planning Commission

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
6/19/2017

TX 2017-01

ATTACHMENTS:

Description	Upload Date	Type
▣ Staff Report	6/15/2017	Exhibit
▣ powerpoint	6/15/2017	Exhibit

**STAFF REPORT
GREER PLANNING COMMISSION
MONDAY, JUNE 19, 2017**

DOCKET: TX 2017-01

APPLICANT: City of Greer

Zoning Text Amendment: Article 4 (Definitions), Article 5 (C-2, Commercial District), and Section 6:7 (Height)

Purpose: To add 'Health Care Facility' and the parameters for use to C-2, Commercial

ANALYSIS:

TX 2017-01

When reviewing the zoning ordinance and looking at placement of facilities that are essential for the growing Greer population, health care and the proximity thereof to subdivisions and multifamily development is an identified market need. Therefore, Staff recommends a text amendment to the City of Greer Zoning Ordinance to permit a new medical use in the C-2, Commercial, zoning classification. Currently, the Zoning Ordinance allows certain medical uses in certain zones, including hospitals in O-D, Office District, and C-3, Highway Commercial, by Special Exception, but there are no provisions for a larger medical use in C-2, Commercial. Therefore, the addition of 'Health Care Facility' to the list of uses therein would provide the opportunity for citizens to have greater access to healthcare without having to travel to a high intensity corridor in many cases.

As such, Staff proposes the following text amendment:

Amend Article 4 of the City of Greer, SC Zoning Ordinance to add the following definition:

- **Health Care Facility** – A facility providing one or more of the following medical services: emergency care, urgent care, medical imaging, medical clinic, laboratory, and other similar medical services

Amend § 5:8.1 of the City of Greer, SC Zoning Ordinance to add the following permitted uses to the C-2 district:

- Ambulance service without vehicle storage
- Health Care Facility (up to 75,000 square feet)

Amend § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following use as a use permitted by Special Exception in the C-2 district:

- Health Care Facility (over 75,000 square feet)

and

Amend § 6:7.1 of the City of Greer, SC Zoning Ordinance to add the following to the list of buildings that may exceed the height limitations of the district if they meet the increased rear and side yard requirements as currently set forth in § 6:7.1:

- Health Care Facilities

In summary, allowing a new medical use in C-2, Commercial, under certain parameters, is a good addition to the ordinance.

STAFF RECOMMENDATION: APPROVAL



City of Greer, SC

Planning Commission

DOCKET NUMBER:

TX 2016-31

Zoning Text Amendment:

Article 4 (Definitions), Article 5 (C-2, Commercial District), and Section 6:7 (Height)

Purpose: To add 'Health Care Facility' and the parameters for use to C-2, Commercial

DOCKET NUMBER: AN-2017-20

When reviewing the zoning ordinance and looking at placement of facilities that are essential for the growing Greer population, health care and the proximity thereof to subdivisions and multifamily development is an identified market need. Therefore, Staff recommends a text amendment to the City of Greer Zoning Ordinance to permit a new medical use in the C-2, Commercial, zoning classification. Currently, the Zoning Ordinance allows certain medical uses in certain zones, including hospitals in O-D, Office District, and C-3, Highway Commercial, by Special Exception, but there are no provisions for a larger medical use in C-2, Commercial. Therefore, the addition of 'Health Care Facility' to the list of uses therein would provide the opportunity for citizens to have greater access to healthcare without having to travel to a high intensity corridor in many cases.

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Health Care Facility (up to 75,000 square feet)

Amend § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following use as a use permitted by Special Exception in the C-2 district:

Health Care Facility (over 75,000 square feet)

and

Amend § 6:7.1 of the City of Greer, SC Zoning Ordinance to add the following to the list of buildings that may exceed the height limitations of the district if they meet the increased rear and side yard requirements as currently set forth in § 6:7.1: Health Care Facilities

In summary, allowing a new medical use in C-2, Commercial, under certain parameters, is a good addition to the ordinance.

STAFF RECOMMENDATION: APPROVAL

