



**AGENDA**  
**GREER PLANNING COMMISSION**  
**301 E. Poinsett Street, Greer, SC 29651**  
**July 17, 2017 @ 6:30 PM**  
**Public Hearing and Business Meeting**

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

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**I. ADVISORY MEETING**

A. Minutes of June Meeting

**II. PUBLIC HEARING**

A. July Cases

**III. EXECUTIVE SESSION**

**IV. ADJOURN**

**Category Number: I.**  
**Item Number: A.**



**AGENDA**  
**GREER PLANNING COMMISSION**  
7/17/2017

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**Minutes of June Meeting**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Minutes of 6-19-17	7/12/2017	Cover Memo



# City of Greer Planning Commission Minutes June 19, 2017

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

**Member(s) Absent:** Mark Hopper

**Staff Present:** Kelli McCormick, AICP, Planner  
Brandon McMahan, Zoning Coordinator  
Brandy Blake, Administrative Assistant  
Lisa Gregorio, Administrative Clerk

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## **I. Call to Order**

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

## **II. Opening Remarks**

Kelli McCormick introduced Brandy Blake as the new Administrative Assistant and Lisa Gregorio as the new Administrative Clerk.

## **III. Minutes**

### **a. Minutes of 4-17-17**

Mr. Foster made a motion to approve the minutes as submitted. Ms. Jones seconded the motion. The motion carried with a vote of 5-0. Mr. Martian abstained from the vote.

### **b. Minutes of 5-15-17**

Mr. Martin made a correction to the minutes of recusal versus abstention for himself and Mr. Foster for cases RZ 2017-15, RZ 2017-16, and AN 2017-19.

Mr. Foster made a motion to approve the minutes with that correction. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0.

## **IV. Old Business**

### **a. AN 2017-14 – 519 Milford Church Rd**

Ms. McCormick advised the Commission that there was no one present to speak for this case.

Mr. Martin made motion to table the case until the July 2017 meeting because there was no one present to speak for the case. Mr. Montgomery seconded the motion. The motion carried with a vote of 6 to 0.

**V. New Business**

a. Var 2017-01 - Jones Creek Gardens – External Sidewalks

Ms. McCormick presented the information for the following two variances.

Kavita Borsum, Unique Builders, presented the Commission with a presentation for Var 2017-01.

Mr. Martin made a motion to approve Var 2017-01 for the sidewalk to not be located within the public ROW as required by the Ordinance, with the additional requirements that the walking trail that borders Jones Ave. shall replace the sidewalk that is required by the Ordinance and that extensions would be built all the way to the property lines in those locations to allow connectability to adjacent parcels, and that the portion of the trail adjacent to Jones Ave. be constructed out of a permanent material, concrete or asphalt, or other perm SCDOT required material, and sidewalks must be a minimum of 4ft. wide. Mr. Montgomery seconded the motion. The motion carried with a vote of 6-0.

Var 2017-02 – Jones Creek Gardens- Internal Sidewalks

Kavita Borsum presented the second portion of the presentation for Var 2017-02.

Ms. Jones made a motion to deny Var 2017-02. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0.

b. AN 2017-20

Ms. McCormick presented the following Staff Report.

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

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<b>DOCKET:</b>	<b>AN 2017-20</b>
<b>APPLICANT:</b>	<b>Greenville Spartanburg Airport District</b>
<b>PROPERTY LOCATION:</b>	<b>2000 GSP Drive, Suite 1</b>
<b>TAX MAP NUMBER:</b>	<b>5-18-00-027.01, 9-04-00-013.00, and 5-18-00-018.03</b>
<b>EXISTING ZONING:</b>	<b>Unzoned (Spartanburg County)</b>
<b>REQUEST:</b>	<b>I-1, Industrial</b>

**SIZE:** 0.47, 8.61, and 131.49

**COMPREHENSIVE PLAN:** Adjacent to Employment Center Community

**ANALYSIS:** AN 2017-20

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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

Scott Carr, GSP Airport, was present to speak on behalf of the case.

**Action** – AN 2017-20

**Vote** – Mr. Martin made a motion to approve AN 2017-20. Mr. Montgomery seconded the motion. The motion carried with a vote of 6 to 0.

c. TX 2017-01

Ms. McCormick presented the following Staff Report.

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

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**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**

**Action** – TX 2017-01

**Vote** – Mr. Foster made a motion to approve TX 2017-01. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0.

**VI. Other Business** –None

**VII. Executive Session** – None

**VIII. Adjourn**

Meeting adjourned at 7:38 p.m.



**AGENDA**  
**GREER PLANNING COMMISSION**  
7/17/2017

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**July Cases**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Meeting PowerPoint	7/12/2017	Exhibit
▣ AN 2017-22	7/12/2017	Exhibit
▣ AN 2017-23	7/12/2017	Exhibit
▣ AN 2017-24	7/12/2017	Exhibit
▣ RZ 2017-25	7/12/2017	Exhibit
▣ RZ 2017-26	7/12/2017	Exhibit
▣ FDP 2017-27	7/12/2017	Exhibit





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***City of Greer, SC***

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***Planning Commission***

# Planning Commission City of Greer

July 17, 2017

Public Hearing and Business Meeting



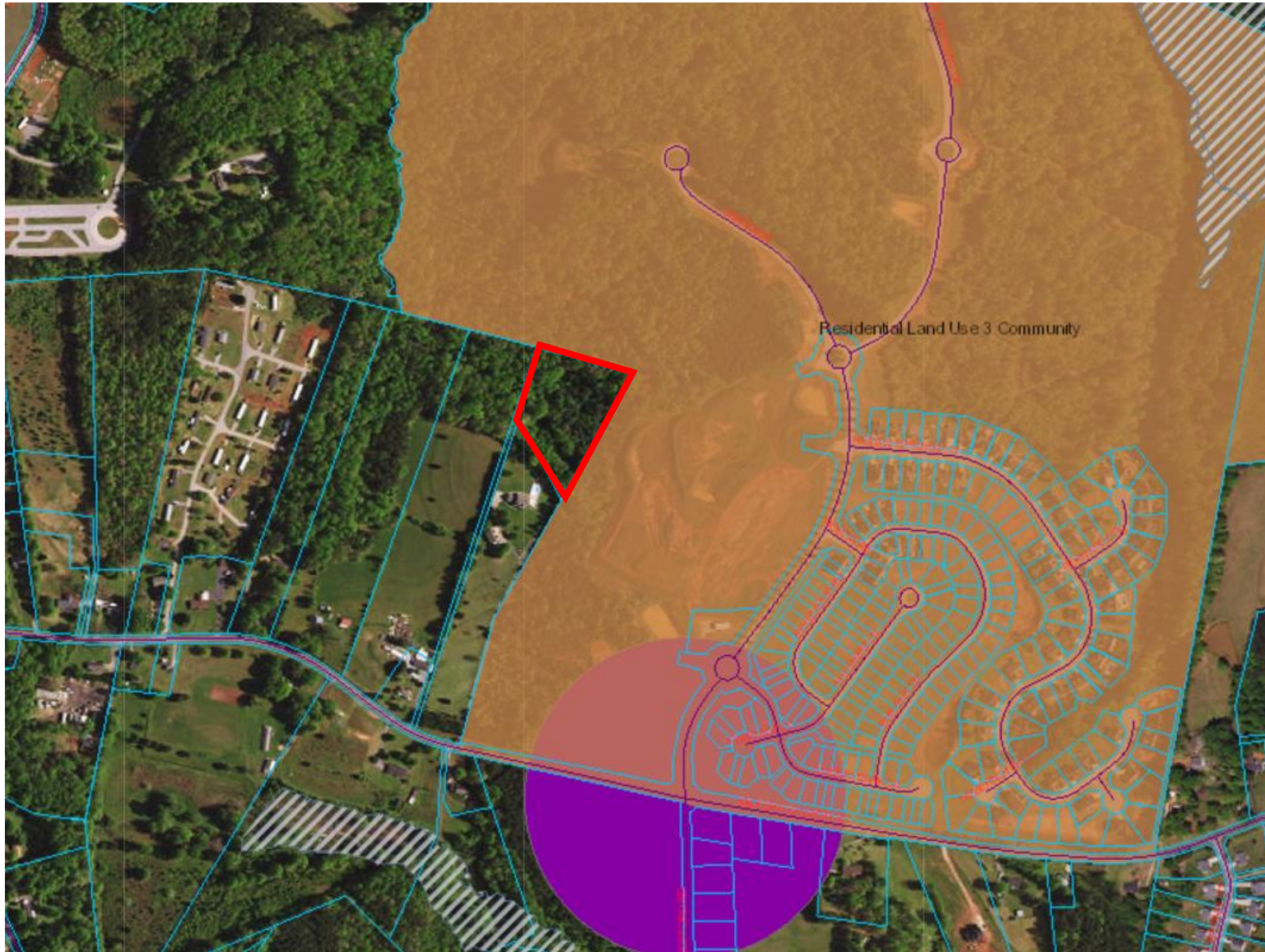
DOCKET NUMBER: AN-2017-14  
OWNER: Burdette & Bruce Properties, LLC  
ADDRESS: 519 Milford Church Road  
PARCEL ID NUMBER: 0632010100102 (portion)  
EXISTING ZONING: Unzoned (Greenville County)  
REQUEST: PD, Planned Development











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**





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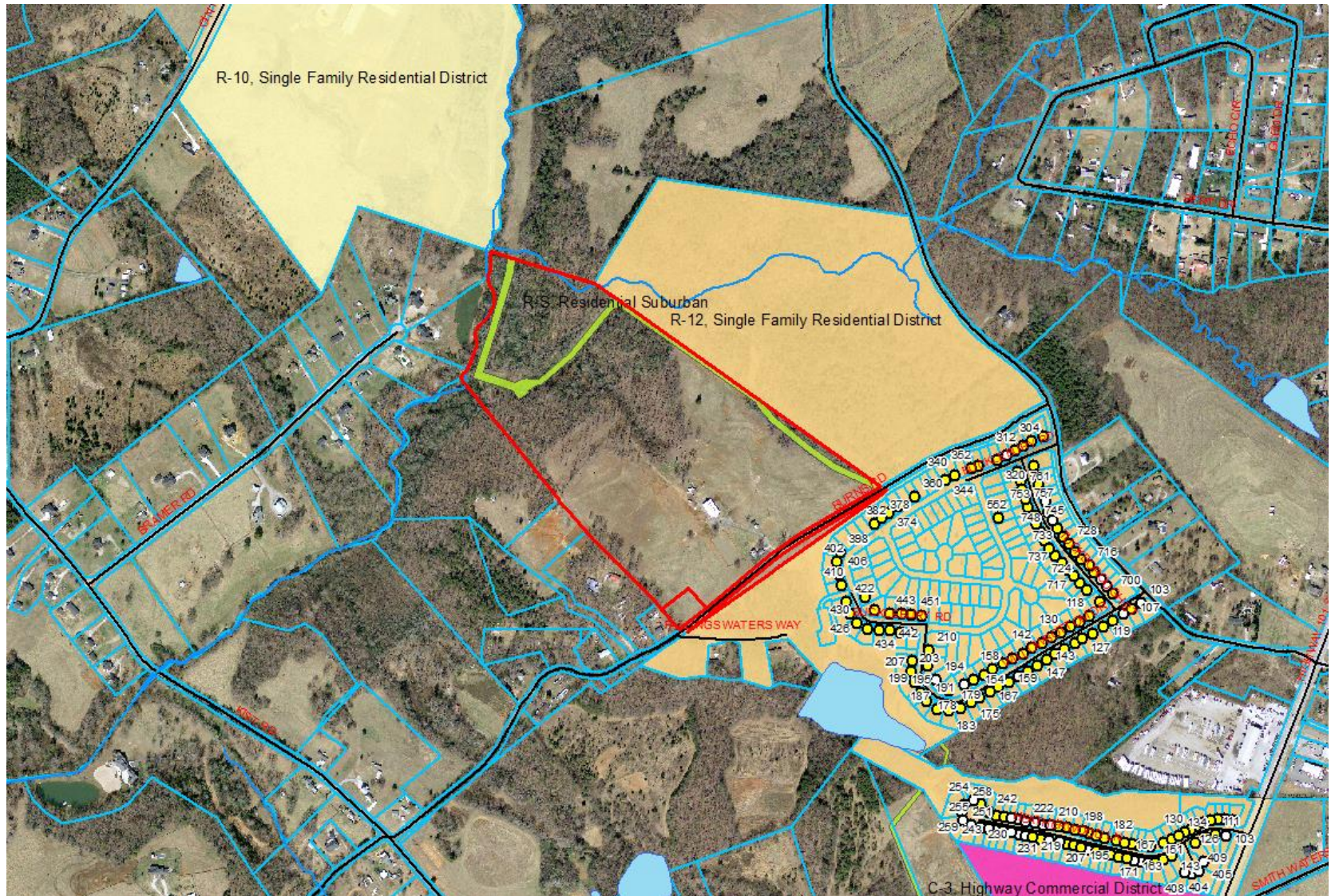
***City of Greer, SC***

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***Planning Commission***



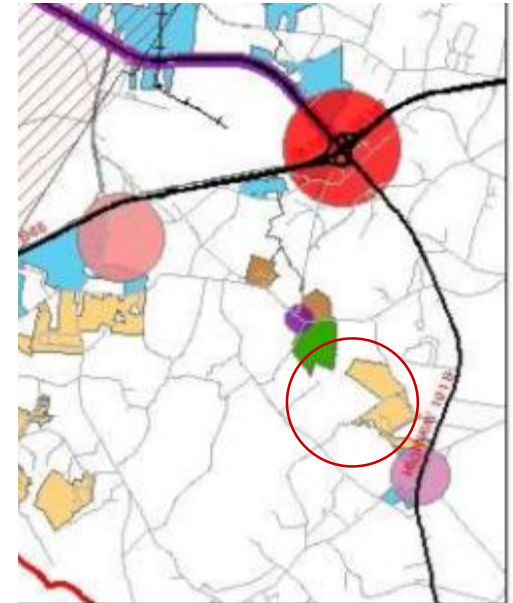
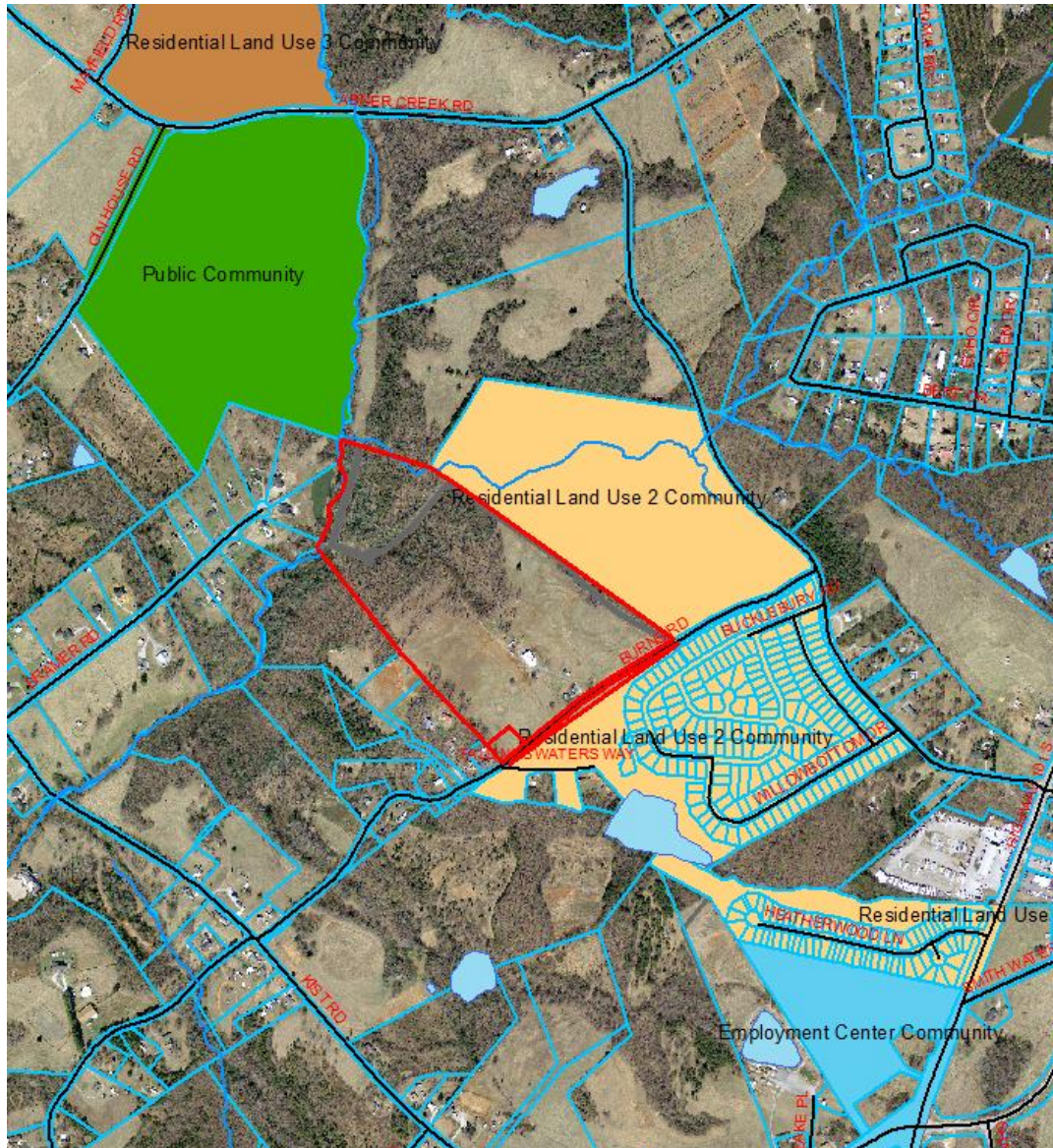
DOCKET NUMBER:	AN 2017-22
APPLICANT:	Mark III Properties
ADDRESS:	Burns Road
PARCEL ID NUMBER:	5-35-00-061.00 and 5-35-00-061.01
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	Annexation and Zoning to R-12, Single-Family Residential











City of Greer

Land Use Map



DOCKET NUMBER: AN-2017-22



## DOCKET NUMBER: AN-2017-22

**AN 2017-22** is a zoning/annexation and rezoning request for two parcels located on Burns Road. They are currently unzoned in Spartanburg County. The request is for R-12, Single-Family Residential, 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: R-10, Single-Family Residential: Subdivision (City of Greer)  
East: R-12, Single-Family Residential: Subdivision (City of Greer)  
South: R-12, Single-Family Residential: Subdivision (City of Greer)  
West: Unzoned (Spartanburg County): single-family residences/farms

The land use map for the City of Greer defines the area adjacent to these parcels as a Residential Land Use 2 Community. Therefore, the request for R-12, Single-Family Residential, is an appropriate density in this area in accordance with the development pattern preceding it. It is also close to a major corridor.

**STAFF RECOMMENDATION:**

**APPROVAL**





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***City of Greer, SC***

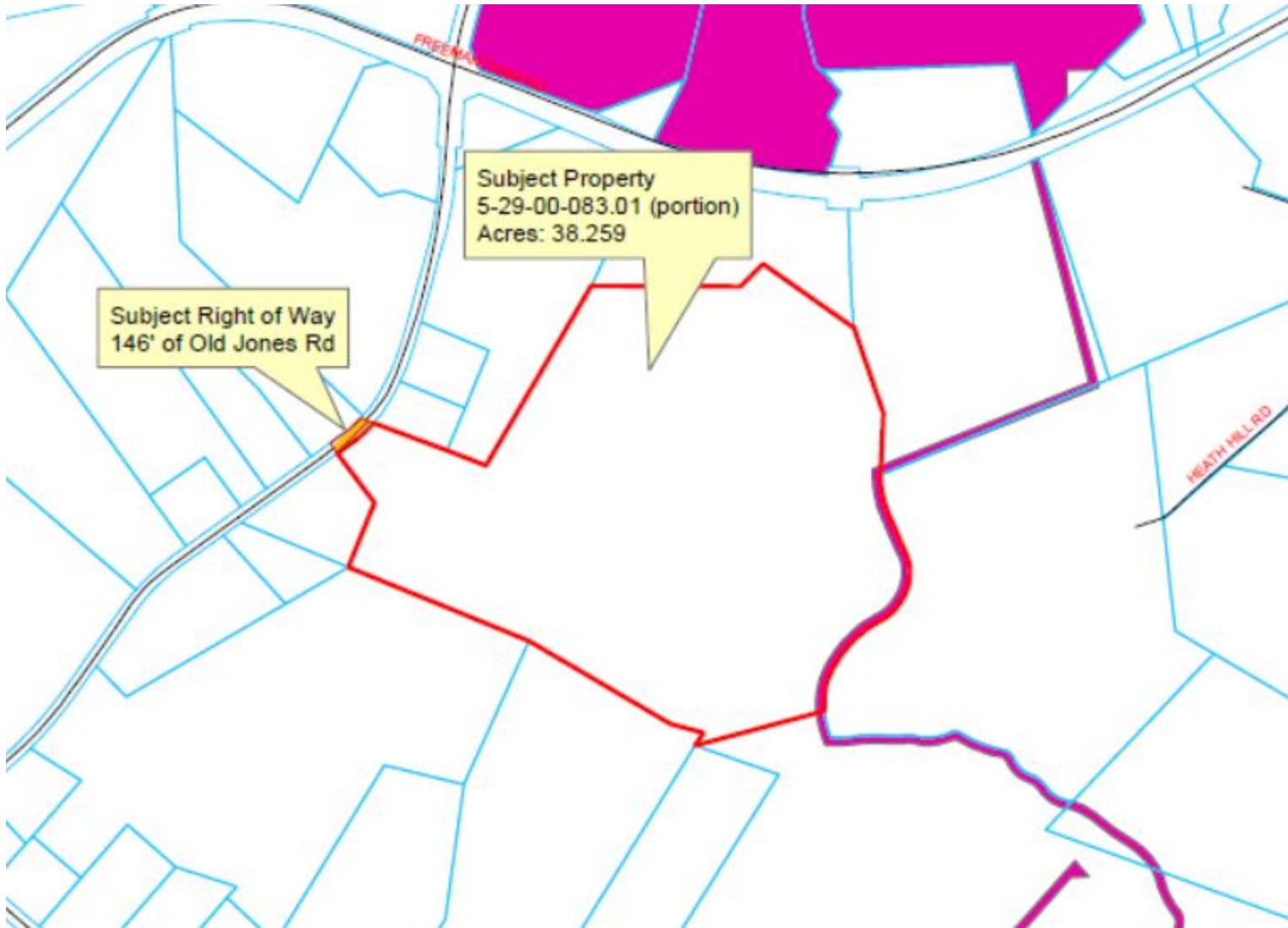
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***Planning Commission***

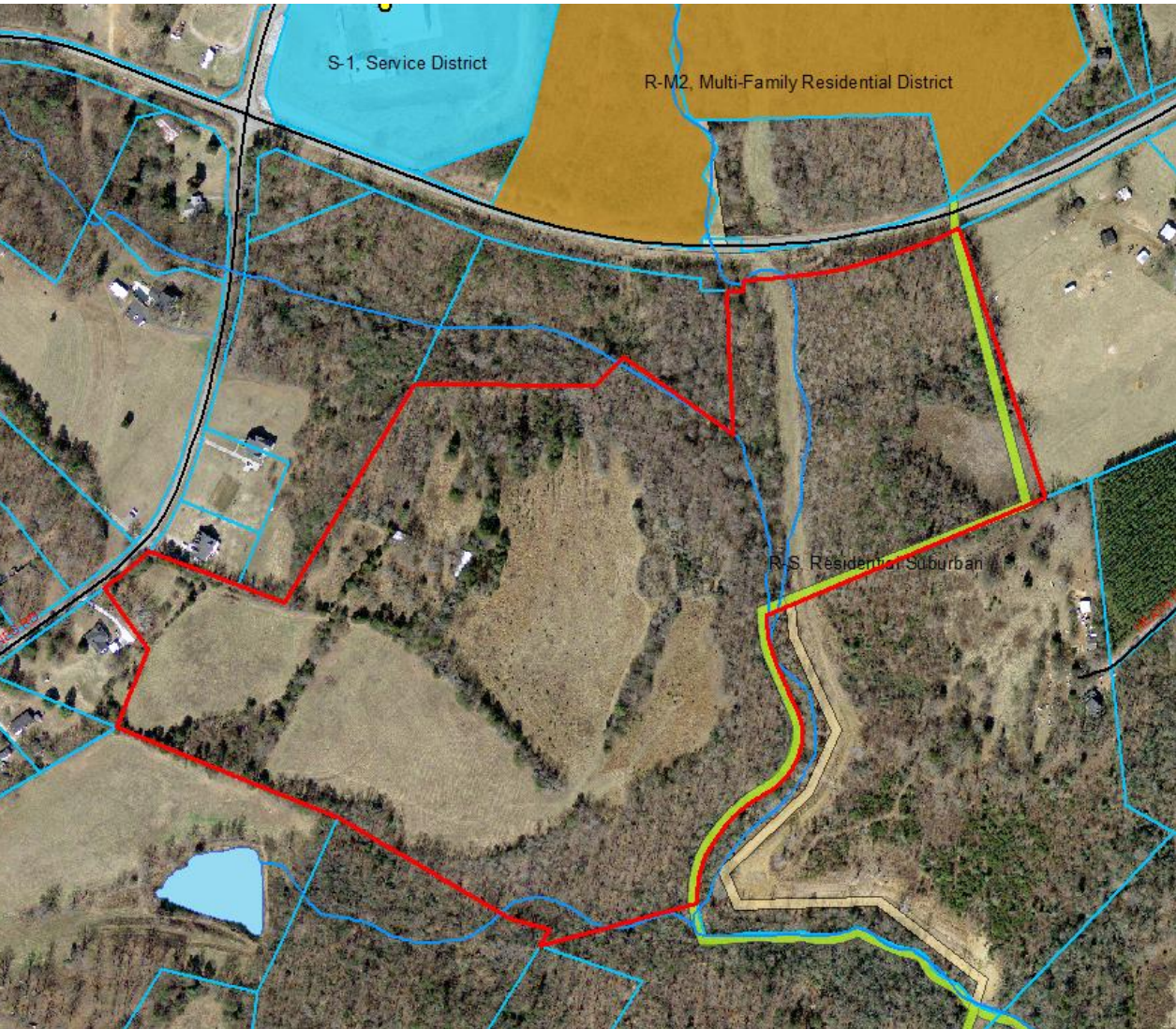
DOCKET NUMBER:	AN 2017-23
APPLICANT:	Mark III Properties
ADDRESS:	Old Jones Road
PARCEL ID NUMBER:	5-29-00-083.01 (portion)
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	Annexation and Zoning to R-12, Single-Family Residential



DOCKET NUMBER: AN-2017-23



Portion of Parcel



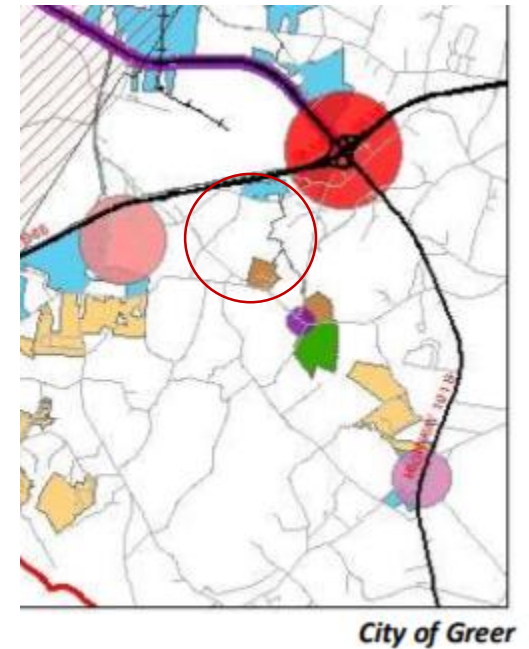
Zoning & Floodplain



DOCKET NUMBER: AN-2017-23







Land Use Map





# DOCKET NUMBER: AN-2017-23

**AN 2017-23** is a zoning/annexation and rezoning request for a portion of a parcel located on Old Jones Road. They are currently unzoned in Spartanburg County. The request is for R-12, Single-Family Residential, 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: Unzoned (Spartanburg County): single-family residences/vacant  
East: Unzoned (Spartanburg County): single-family residences/vacant  
South: Unzoned (Spartanburg County): single-family residences/vacant  
West: Unzoned (Spartanburg County): single-family residences/vacant

The land use map for the City of Greer defines the area adjacent to these parcels as a Residential Land Use 3 Community and as an Employment Center Community. Therefore, the request for R-12, Single-Family Residential, is an appropriate density in this area in accordance with the development pattern preceding it. It is also close to major corridors and employment opportunities, which support dense residential development in close proximity.

**STAFF RECOMMENDATION:**

**APPROVAL**





***Greer***

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***City of Greer, SC***

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***Planning Commission***

DOCKET NUMBER:	AN 2017-24
OWNER:	Marsco, LLC (Mark Clayton, applicant)
ADDRESS:	Inglesby Street
PARCEL ID NUMBER:	G008002100101
EXISTING ZONING:	Unzoned (Greenville County)
REQUEST:	DRD, Design Review District



DOCKET NUMBER:

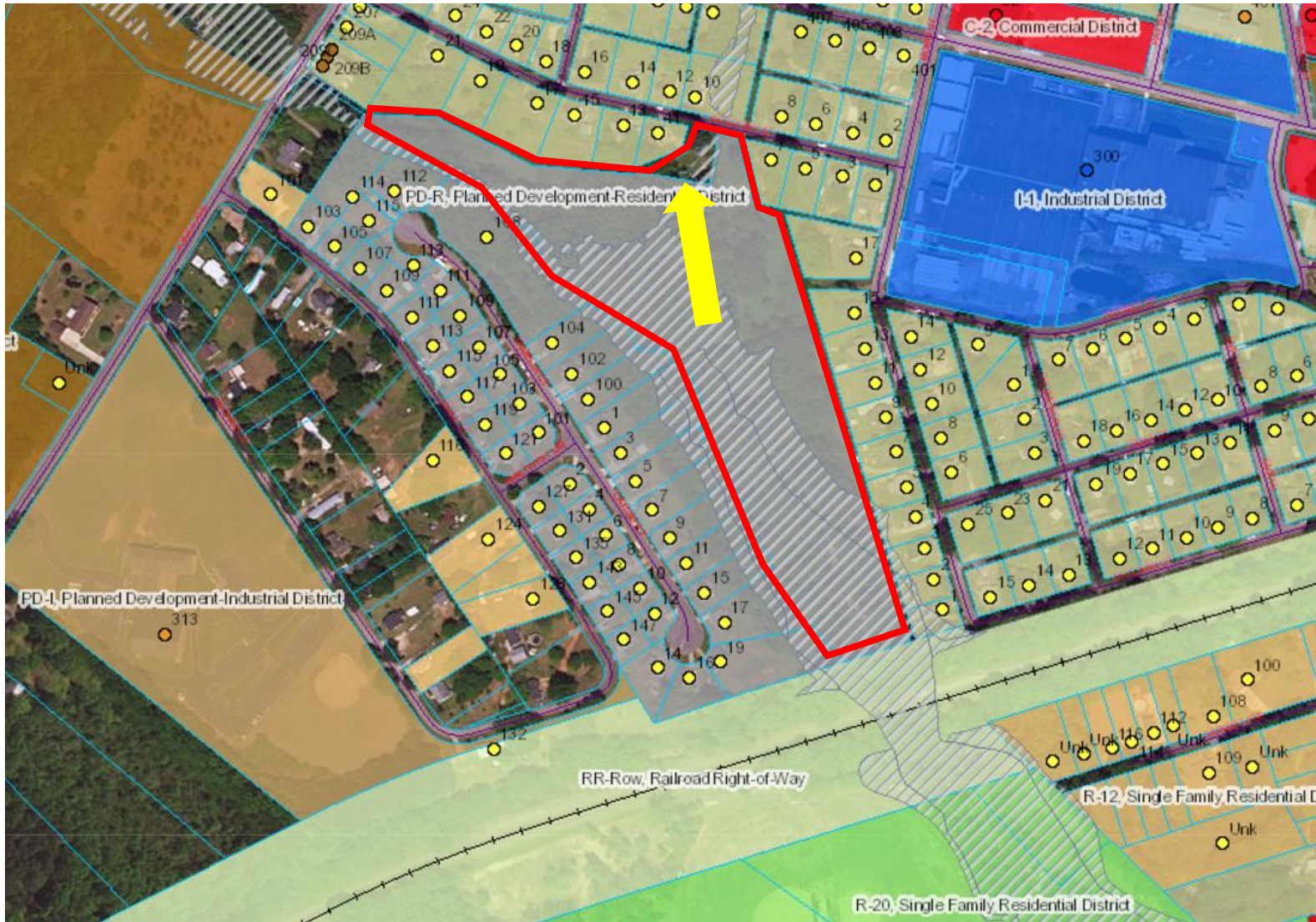
AN 2017-24





DOCKET NUMBER:

AN 2017-24

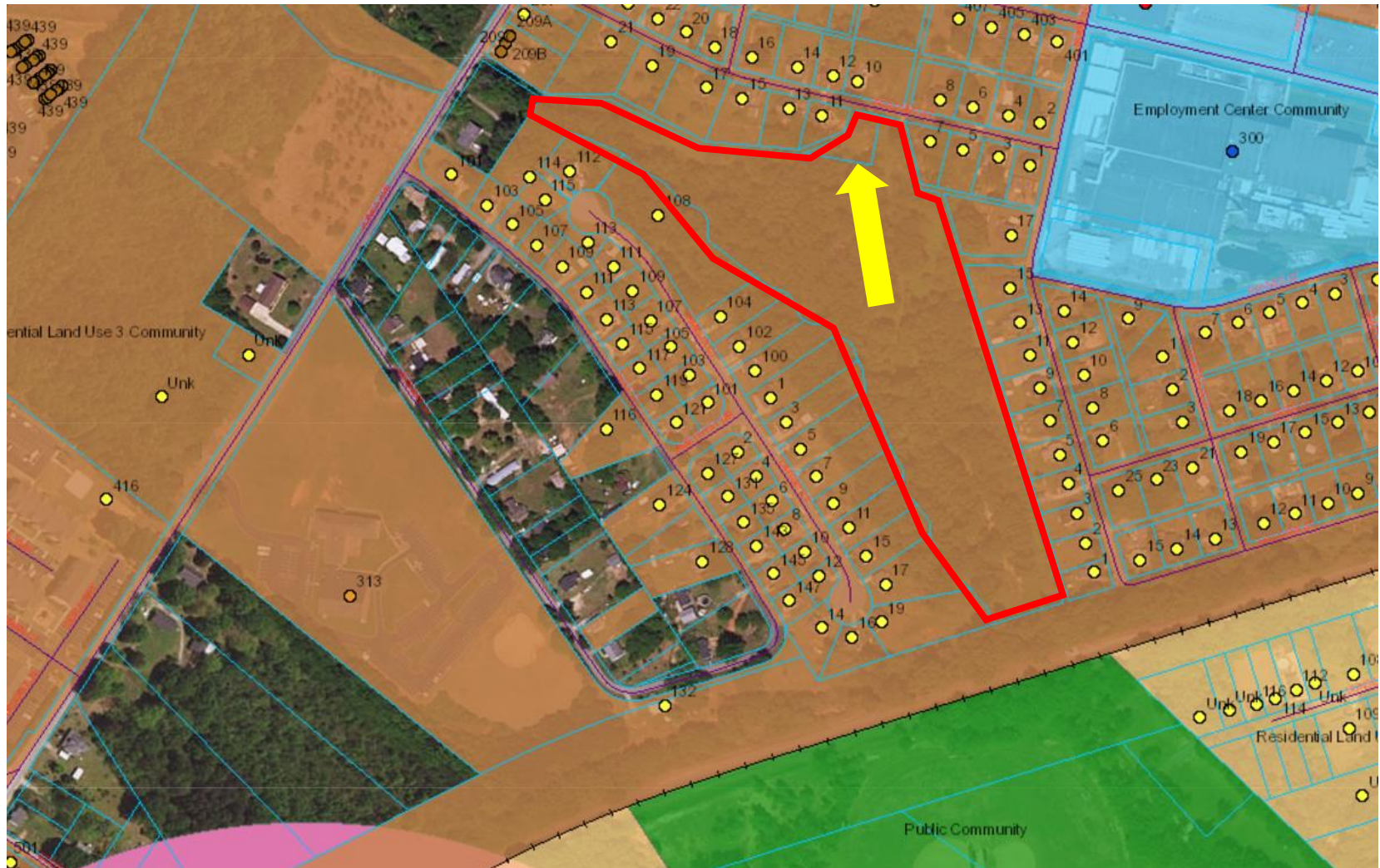


Zoning & Floodplain



DOCKET NUMBER:

AN 2017-24



Future Land Use Map

DOCKET NUMBER:

AN 2017-24





DOCKET NUMBER:

AN 2017-24



**AN 2017-24** is a request for a parcel located on Inglesby Street. This property is presently vacant and the request is to zone the property 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. A previous request for rezoning from PD to DRD on the adjacent and larger parcel of this development came through Planning Commission and City Council starting in May.

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 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**



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*City of Greer, SC*

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*Planning Commission*

DOCKET NUMBER:	RZ 2017-25
APPLICANT:	Herman E. Cox
ADDRESS:	401 N. Main Street
PARCEL ID NUMBER:	G022000200500
EXISTING ZONING:	C-2, Commercial
REQUEST:	R-7.5, Single-Family Residential



# DOCKET NUMBER: RZ 2017-25



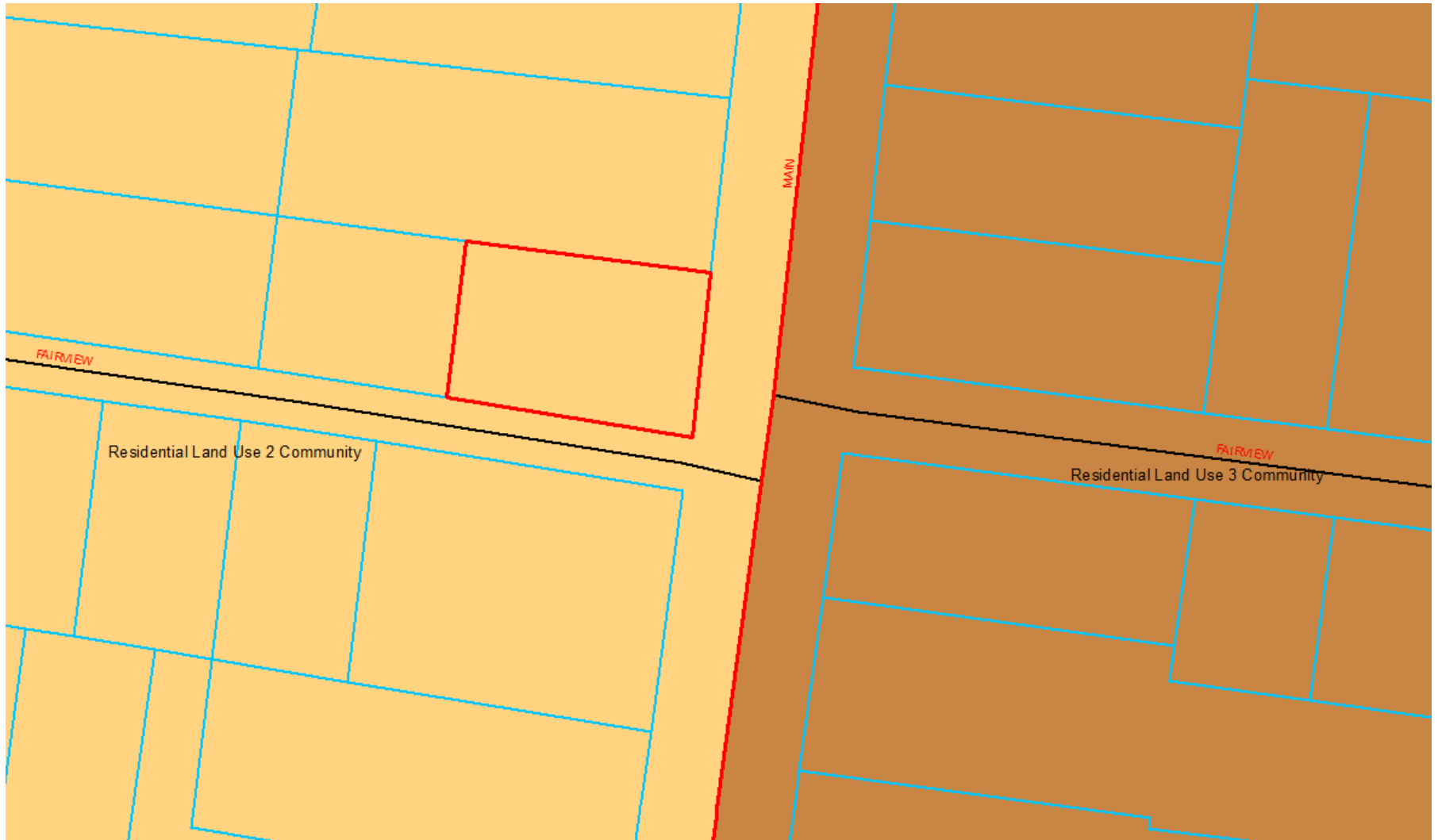
Zoning & Floodplain

DOCKET NUMBER: RZ 2017-25





DOCKET NUMBER: RZ 2017-25



Land Use Map



DOCKET NUMBER: RZ 2017-25



## DOCKET NUMBER: RZ 2017-25

**RZ 2017-25** is a rezoning request for a parcel located on N. Main Street. It is currently zoned C-2, Commercial, in the City of Greer and is vacant. The request is for R-7.5, Single-Family Residential, for future development of this property with a single-family residence.

This area contains a combination of residential and commercial land uses all in the City of Greer.

Surrounding land uses and zoning include:

North: C-2, Commercial: single-family residence  
East: C-2, Commercial : single-family residence  
South: R-12, Single-Family Residential: single-family residence  
West: R-12, Single-Family Residential: single-family residence

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 2 Community. Therefore, the request for R-7.5, Single-Family Residential, is an appropriate in this area. The reason the request is not for R-12, Single-Family Residential, is because the lot is too small for that zoning district. There are numerous lots in this area that do not meet the R-12 size requirements. As such, Staff recommends approval of this request.

**STAFF RECOMMENDATION:**

**APPROVAL**





***Greer***

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***City of Greer, SC***

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***Planning Commission***

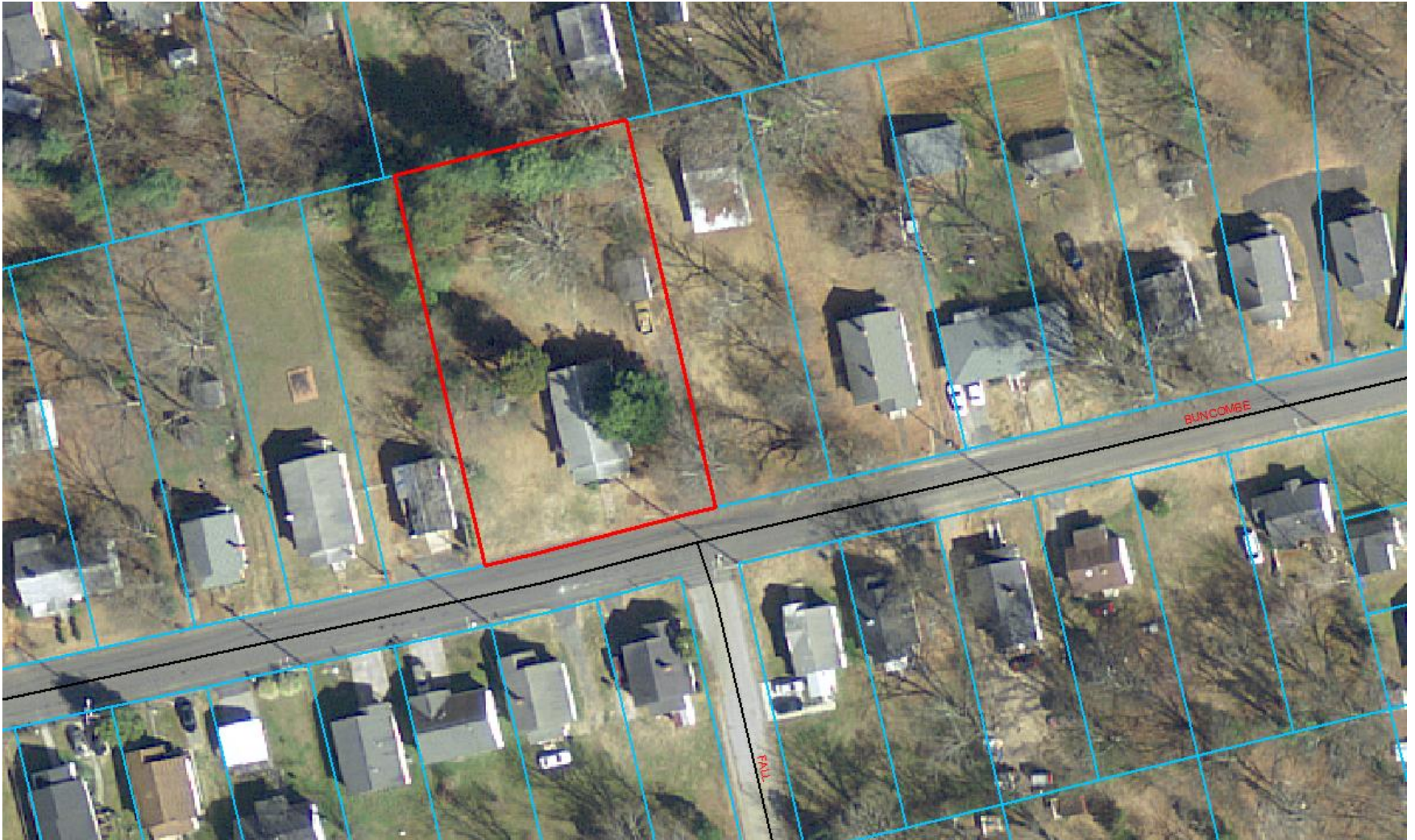


DOCKET NUMBER:	RZ 2017-26
APPLICANT:	Ken Lavertu
ADDRESS:	200 Buncombe Street
PARCEL ID NUMBER:	G003001001000
EXISTING ZONING:	R-12, Single-Family Residential
REQUEST:	R-10, Single-Family Residential



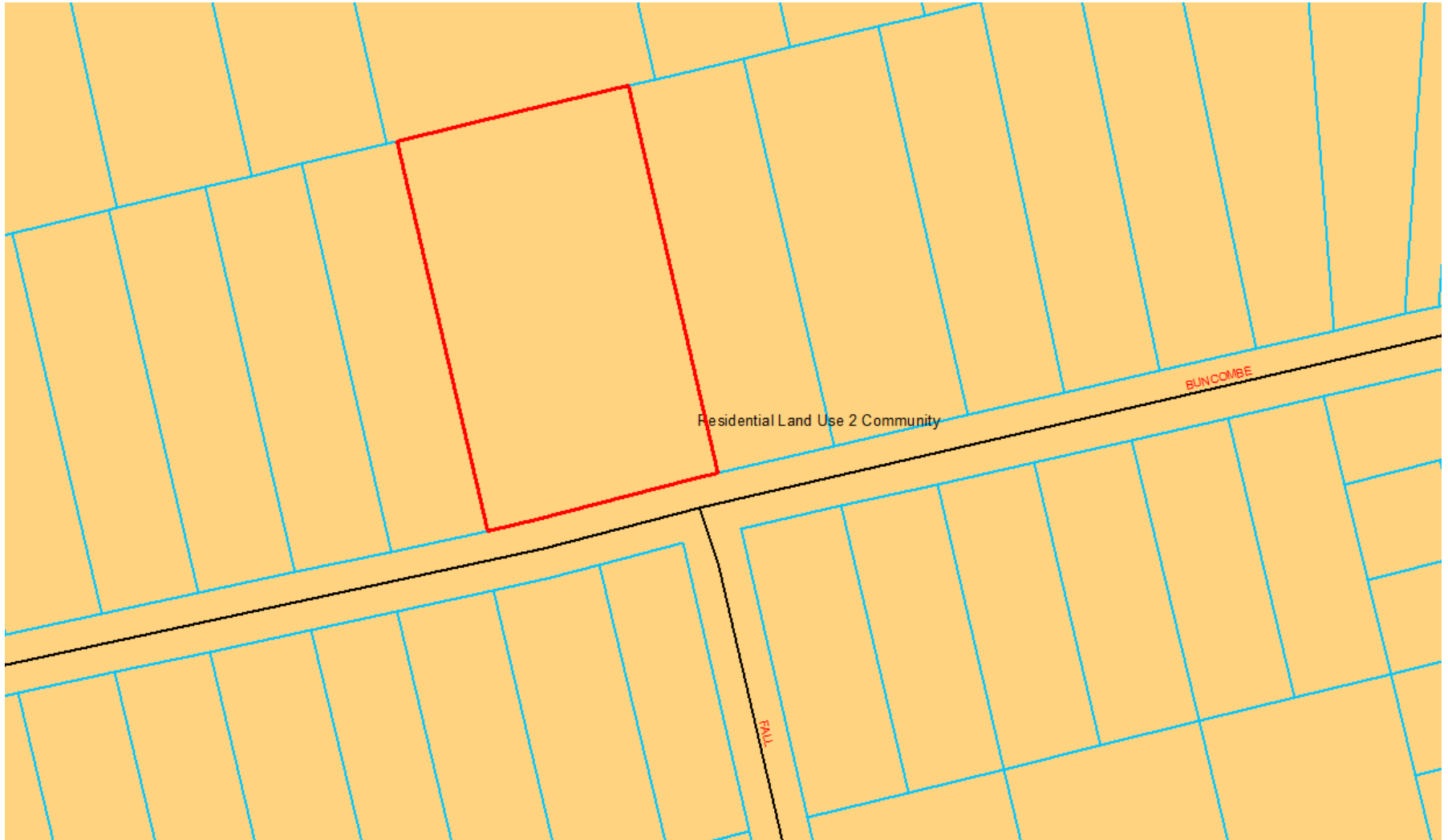


DOCKET NUMBER: RZ 2017-26





DOCKET NUMBER: RZ 2017-26



Land Use Map

DOCKET NUMBER: RZ 2017-26



## DOCKET NUMBER: RZ 2017-26

**RZ 2017-26** is a rezoning request for a parcel located on Buncombe Street. It is currently zoned R-12, Single-Family Residential, and the goal is for this parcel to be subdivided. There is one single-family residence on the property. The request is for R-10, Single-Family Residential, to allow the parcel to be subdivided. It currently does not have enough square footage to be subdivided in the R-12 district.

This area contains a combination of residential and commercial land uses all in the City of Greer.

Surrounding land uses and zoning include:

North:	R-12, Single-Family Residential: single-family residence
East:	R-12, Single-Family Residential: single-family residence
South:	R-12, Single-Family Residential: single-family residence
West:	R-12, Single-Family Residential: single-family residence

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 2 Community. Therefore, the request for R-10, Single-Family Residential, is an appropriate in this area. The reason for the request is to allow this parcel to be subdivided. Most of the parcels in this area are nonconforming and do not meet . There are numerous lots in this area that do not meet the R-12 size requirements. As such, Staff recommends approval of this request as the new zoning will be more in line with the development pattern in the area.

**STAFF RECOMMENDATION:**

**APPROVAL**







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***City of Greer, SC***

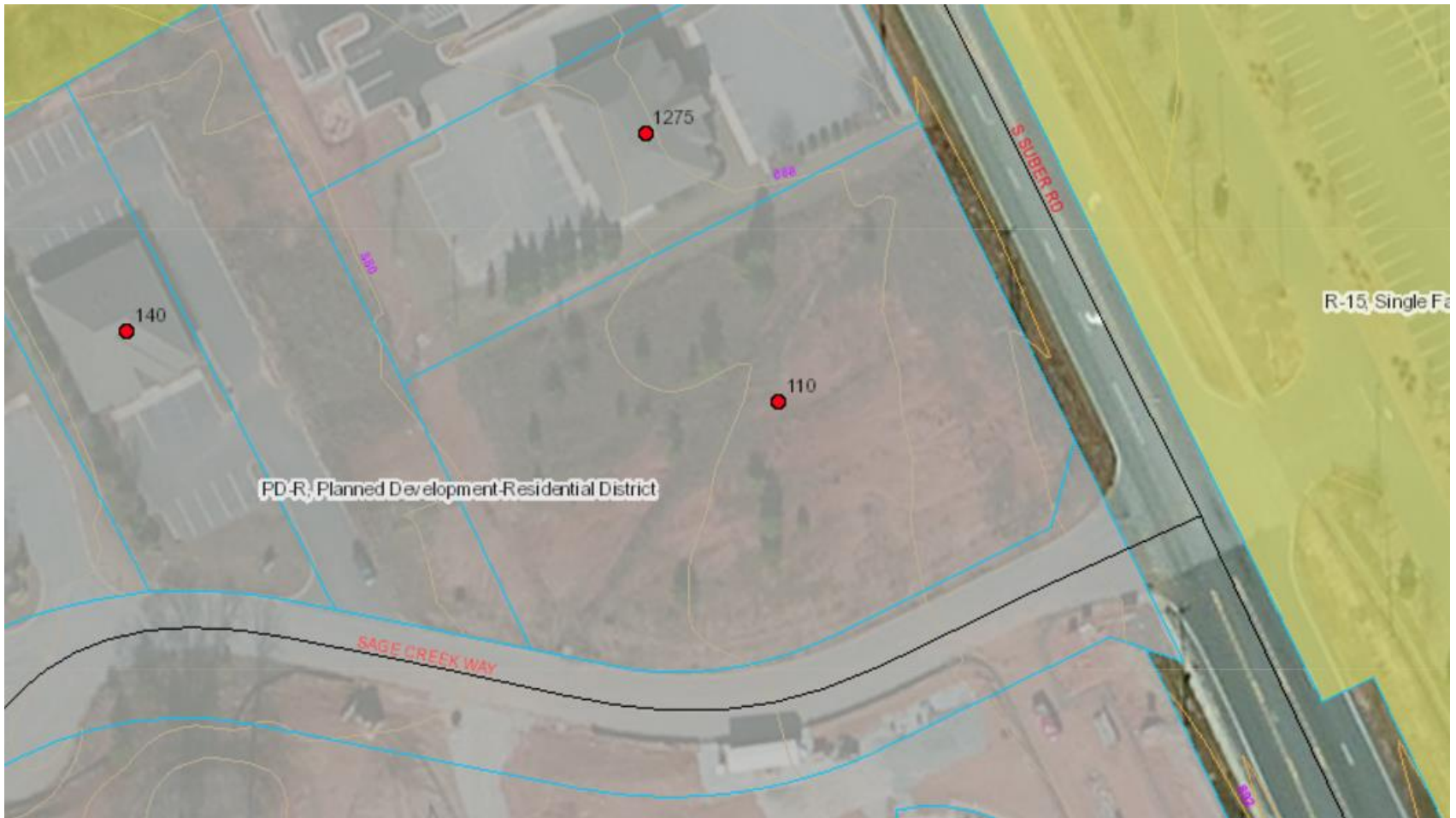
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***Planning Commission***

DOCKET NUMBER:	FDP 2017-27
APPLICANT:	Fant, Reichert, and Fogleman, Inc.
ADDRESS:	Suber Road and Sage Creek Way
PARCEL ID NUMBER:	0535030102716
EXISTING ZONING:	PD, Planned Development (City of Greer)
REQUEST:	Final Development Plan Approval



DOCKET NUMBER: FDP 2017-27





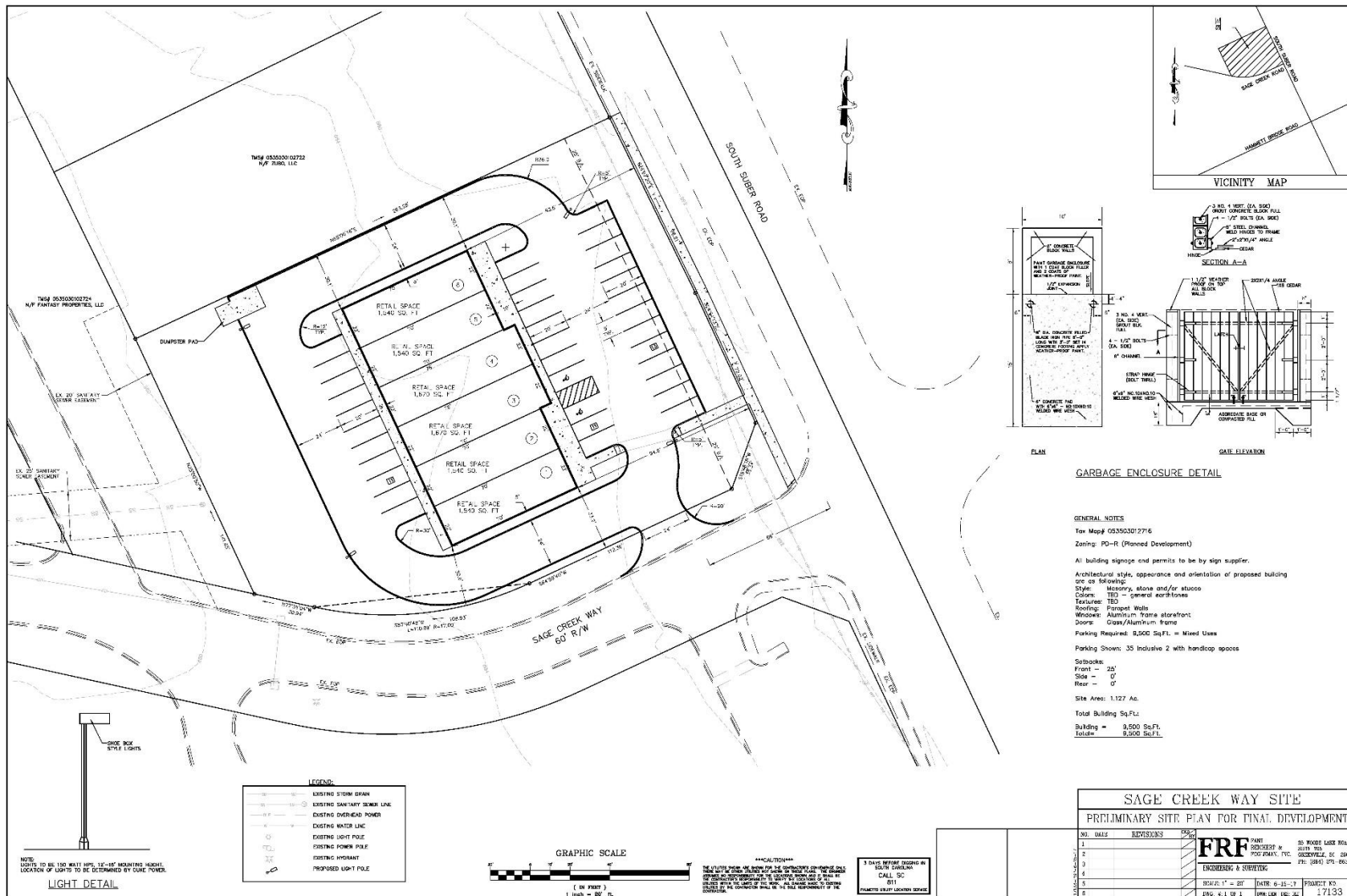
DOCKET NUMBER: FDP 2017-27







# DOCKET NUMBER: FDP 2017-27





The top image is a perspective architectural rendering of the proposed retail building. It is a single-story structure with a tan-colored facade and large glass storefronts. The building has a modern, industrial-style design with a flat roof and decorative elements above the windows. It is situated on a green lawn with a paved parking lot in front. The sky is blue with scattered white clouds.

The bottom image is a site plan for the proposed retail building. The plan shows the building footprint, parking spaces, and surrounding roads. The building is divided into six sections, labeled A through F, with their respective square footages:

Section	Area (SQ. FT.)
A	1540
B	1540
C	1670
D	1670
E	1540
F	1540

The site plan also shows the building's orientation relative to the surrounding roads: SAGE CREEK WAY to the west and SUBER ROAD to the south. The parking lot is located to the north and east of the building. The plan includes details of the building's footprint, parking spaces, and surrounding landscape features like trees and grass.





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*City of Greer, SC*

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*Planning Commission*

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

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**DOCKET:** AN 2017-22

**APPLICANT:** Mark III Properties

**PROPERTY LOCATION:** Burns Road

**TAX MAP NUMBER:** 5-35-00-061.00 and 5-35-00-061.01

**EXISTING ZONING:** Unzoned (Spartanburg County)

**REQUEST:** Annexation and Zoning to R-12, Single-Family Residential

**SIZE:** 60.206

**LAND USE MAP:** Adjacent to RLU2

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**ANALYSIS:** AN 2017-22

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**AN 2017-22** is a zoning/annexation and rezoning request for two parcels located on Burns Road. They are currently unzoned in Spartanburg County. The request is for R-12, Single-Family Residential, 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: R-10, Single-Family Residential: Subdivision (City of Greer)  
East: R-12, Single-Family Residential: Subdivision (City of Greer)  
South: R-12, Single-Family Residential: Subdivision (City of Greer)  
West: Unzoned (Spartanburg County): single-family residences/farms

The land use map for the City of Greer defines the area adjacent to these parcels as a Residential Land Use 2 Community. Therefore, the request for R-12, Single-Family Residential, is an appropriate density in this area in accordance with the development pattern preceding it. It is also close to a major corridor.

**STAFF RECOMMENDATION:** APPROVAL



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

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<b>DOCKET:</b>	<b>AN 2017-23</b>
<b>APPLICANT:</b>	<b>Mark III Properties</b>
<b>PROPERTY LOCATION:</b>	<b>Old Jones Road</b>
<b>TAX MAP NUMBER:</b>	<b>5-29-00-083.01 (portion)</b>
<b>EXISTING ZONING:</b>	<b>Unzoned (Spartanburg County)</b>
<b>REQUEST:</b>	<b>Annexation and Zoning to R-12, Single-Family Residential</b>
<b>SIZE:</b>	<b>38.259</b>
<b>LAND USE MAP:</b>	<b>Adjacent to RLU3 and Employment Center Community</b>

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<b>ANALYSIS:</b>	<b>AN 2017-23</b>
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AN 2017-23 is a zoning/annexation and rezoning request for a portion of a parcel located on Old Jones Road. They are currently unzoned in Spartanburg County. The request is for R-12, Single-Family Residential, 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: Unzoned (Spartanburg County): single-family residences/vacant  
East: Unzoned (Spartanburg County): single-family residences/vacant  
South: Unzoned (Spartanburg County): single-family residences/vacant  
West: Unzoned (Spartanburg County): single-family residences/vacant

The land use map for the City of Greer defines the area adjacent to these parcels as a Residential Land Use 3 Community and as an Employment Center Community. Therefore, the request for R-12, Single-Family Residential, is an appropriate density in this area in accordance with the development pattern preceding it. It is also close to major corridors and employment opportunities, which support dense residential development in close proximity.

**STAFF RECOMMENDATION:                      APPROVAL**

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

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**DOCKET:** AN 2017-24

**APPLICANT:** Mark Clayton

**PROPERTY LOCATION:** Inglesby Street

**TAX MAP NUMBER:** G008002100101

**EXISTING ZONING:** Unzoned (Greenville County)

**REQUEST:** DRD, Design Review District

**SIZE:** 0.24 acres

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

**ANALYSIS:** AN 2017-24

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**AN 2017-24** is a request for a parcel located on Inglesby Street. This property is presently vacant and the request is to zone the property 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. A previous request for rezoning from PD to DRD on the adjacent and larger parcel of this development came through Planning Commission and City Council starting in May.

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 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, JULY 17, 2017**

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<b>DOCKET:</b>	<b>RZ 2017-25</b>
<b>APPLICANT:</b>	Herman E. Cox
<b>PROPERTY LOCATION:</b>	401 N. Main Street
<b>TAX MAP NUMBER:</b>	G022000200500
<b>EXISTING ZONING:</b>	C-2, Commercial
<b>REQUEST:</b>	R-7.5, Single-Family Residential
<b>SIZE:</b>	0.19 acres
<b>COMPREHENSIVE PLAN:</b>	Residential Land Use 2 Community along a Community Corridor (S. Main Street)

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<b>ANALYSIS:</b>	<b>RZ 2017-25</b>
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**RZ 2017-25** is a rezoning request for a parcel located on N. Main Street. It is currently zoned C-2, Commercial, in the City of Greer and is vacant. The request is for R-7.5, Single-Family Residential, for future development of this property with a single-family residence.

This area contains a combination of residential and commercial land uses all in the City of Greer.

Surrounding land uses and zoning include:

North: C-2, Commercial: single-family residence  
East: C-2, Commercial : single-family residence  
South: R-12, Single-Family Residential: single-family residence  
West: R-12, Single-Family Residential: single-family residence

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 2 Community. Therefore, the request for R-7.5, Single-Family Residential, is an appropriate in this area. The reason the request is not for R-12, Single-Family Residential, is because the lot is too small for that zoning district. There are numerous lots in this area that do not meet the R-12 size requirements. As such, Staff recommends approval of this request.

<b>STAFF RECOMMENDATION:</b>	<b>APPROVAL</b>
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**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

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**DOCKET:** RZ 2017-26

**APPLICANT:** Herman E. Cox

**PROPERTY LOCATION:** 200 Buncombe Street

**TAX MAP NUMBER:** G003001001000

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUEST:** R-10, Single-Family Residential

**SIZE:** 0.54 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community

**ANALYSIS:** RZ 2017-26

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**RZ 2017-26** is a rezoning request for a parcel located on Buncombe Street. It is currently zoned R-12, Single-Family Residential, and the goal is for this parcel to be subdivided. There is one single-family residence on the property. The request is for R-10, Single-Family Residential, to allow the parcel to be subdivided. It currently does not have enough square footage to be subdivided in the R-12 district.

This area contains a combination of residential and commercial land uses all in the City of Greer.

Surrounding land uses and zoning include:

North: R-12, Single-Family Residential: single-family residence  
East: R-12, Single-Family Residential: single-family residence  
South: R-12, Single-Family Residential: single-family residence  
West: R-12, Single-Family Residential: single-family residence

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 2 Community. Therefore, the request for R-10, Single-Family Residential, is an appropriate in this area. The reason for the request is to allow this parcel to be subdivided. Most of the parcels in this area are nonconforming and do not meet the R-12 size requirements. As such, Staff recommends approval of this request as the new zoning will be more in line with the development pattern in the area.

**STAFF RECOMMENDATION:** APPROVAL

