AGENDA
GREER PLANNING COMMISSION
City Hall, 301 E. Poinsett Street, Greer, SC 29651
August 21, 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. Approval of Minutes

II. PUBLIC HEARING

A. August 2017 Cases for Review

III. OLD BUSINESS

IV. NEW BUSINESS

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.

AGENDA
GREER PLANNING COMMISSION

8/21/2017

Call to Order

Category Number: I.
Item Number: B.

AGENDA
GREER PLANNING COMMISSION
8/21/2017

Approval of Minutes

Category Number: II.
Item Number: A.

AGENDA
GREER PLANNING COMMISSION
8/21/2017

August 2017 Cases for Review

ATTACHMENTS:

Description	Upload Date	Type
August 2017 PowerPoint	8/15/2017	Exhibit
AN 2017-28	8/15/2017	Exhibit
RZ 2017-29	8/15/2017	Exhibit
RZ 2017-30	8/15/2017	Exhibit
RZ 2017-31	8/15/2017	Exhibit
South Main Townes FDP	8/15/2017	Exhibit
Crosswinds Preliminary Plat	8/15/2017	Exhibit

Greer

City of Greer, SC

Planning Commission

Planning Commission
City of Greer

August 21, 2017

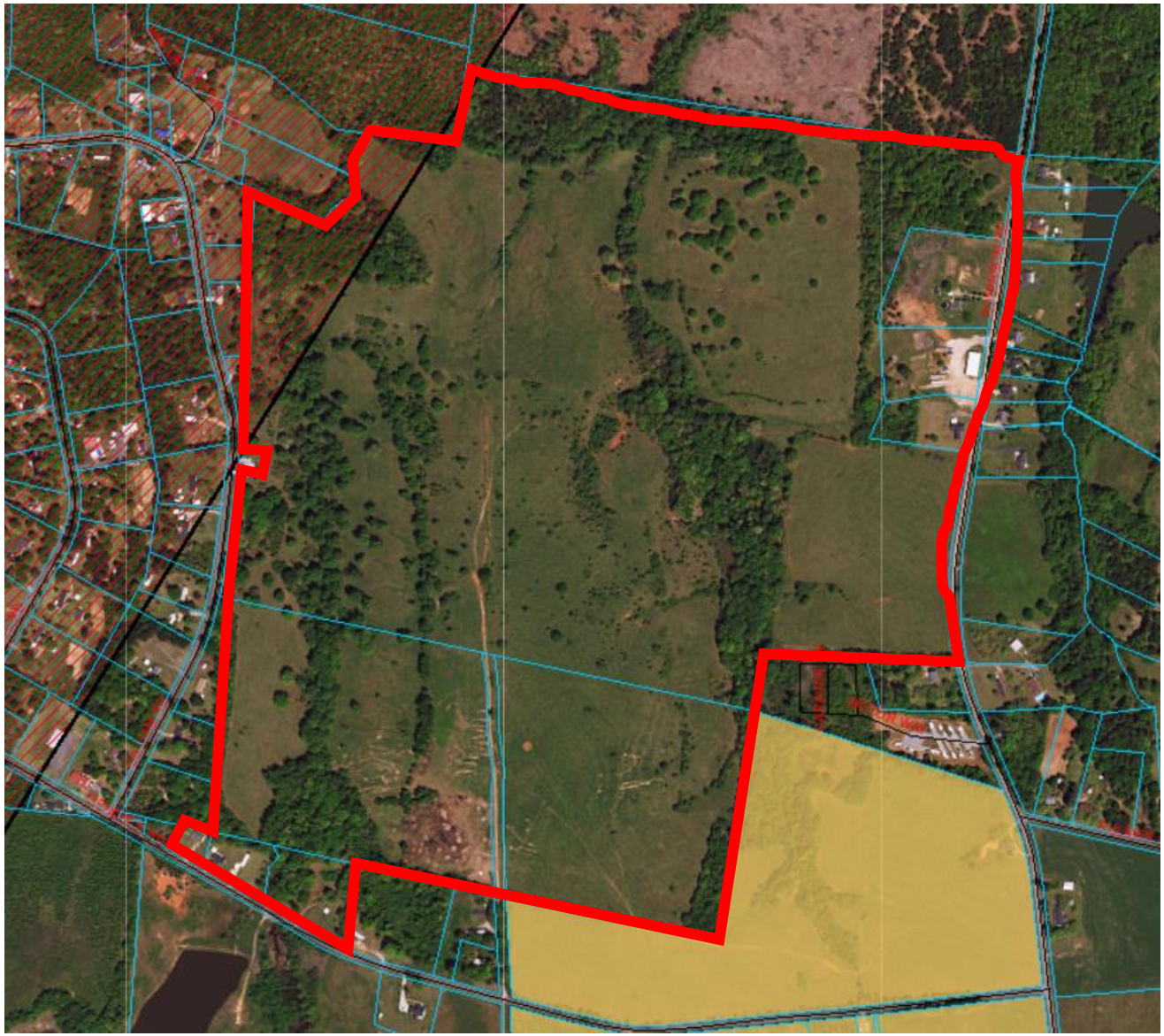
Public Hearing and Business Meeting

Greer
City of Greer, SC

DOCKET:	AN 2017-28
APPLICANT:	(1) William E. McCullough
	(2) Chatim, LLC
	(3) Karen Robison
PROPERTY LOCATION:	Genoble Road and Robinson Road
TAX MAP NUMBER:	(1)5-24-00-034.01 (2)5-19-00-121.00
	(1)5-24-00-035.00 (2)5-16-00-121.01
	(1)5-24-00-035.03 (2)5-19-00-208.00
	(2)5-19-00-117.01 (3)5-19-00-121.02
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	Annexation and Zoning to I-1, Industrial
SIZE:	229.96

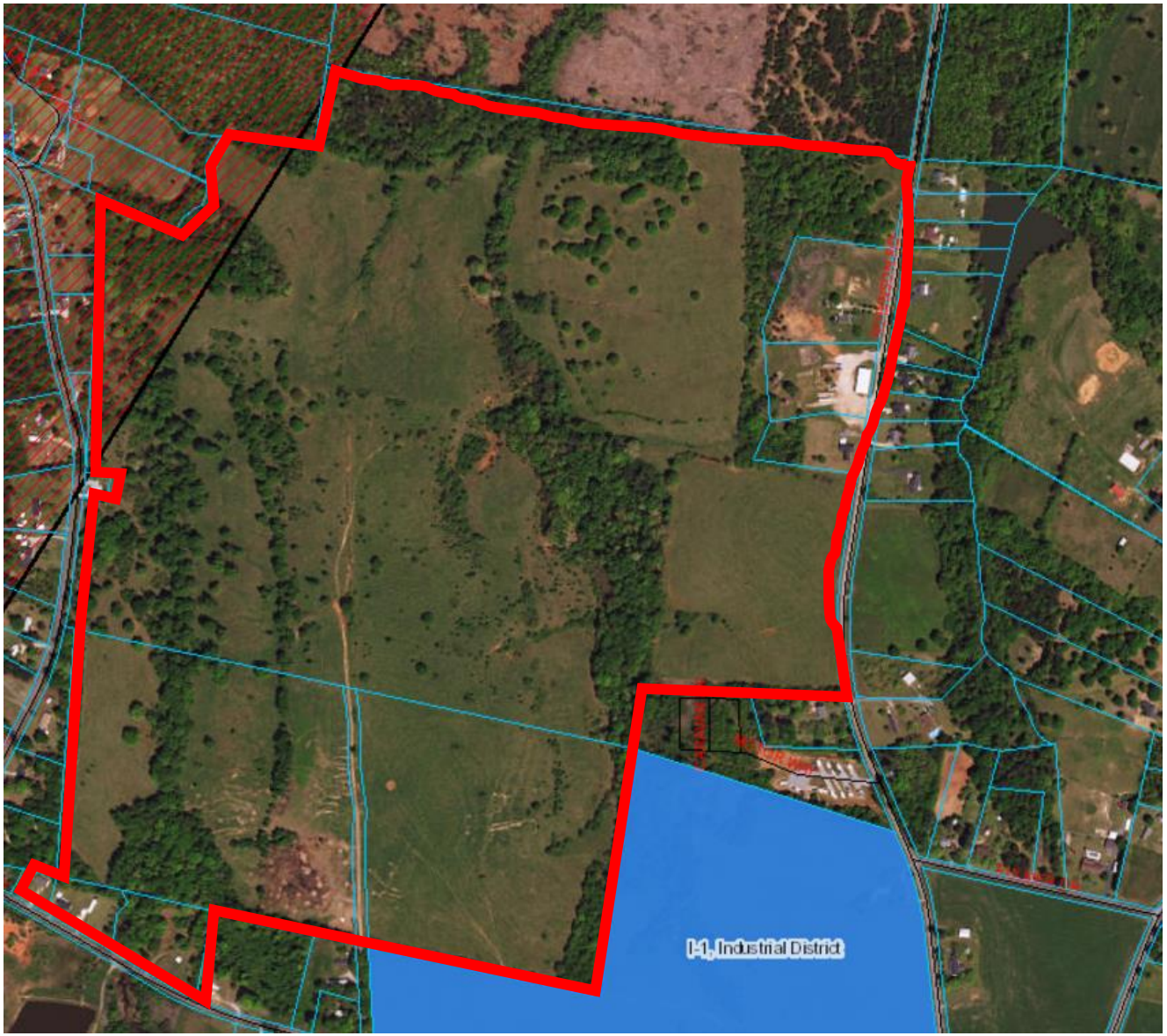
Greer
City of Greer, SC

DOCKET NUMBER: AN 2017-28



Greer
City of Greer, SC

DOCKET NUMBER: AN 2017-28



Zoning & Floodplain

Greer
City of Greer, SC

DOCKET NUMBER: AN 2017-28

Future Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: AN 2017-28

Greer
City of Greer, SC

DOCKET NUMBER: AN-2017-28

AN 2017-28 is a zoning/annexation for eight parcels located on Burns Road. They are currently unzoned in Spartanburg County. The request is for I-1, Industrial, for future development of this property. There are several single-family residences, a commercial building, and a variety of vacant and agricultural parcels included in this request.

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): Undeveloped
East: Unzoned (Spartanburg County): Single-Family Residences
South: I-1, Industrial: Plastic Omnium and Minghua
West: Unzoned (Spartanburg County): Single-Family Residences

The land use map for the City of Greer defines the area adjacent to these parcels as an Employment Center Community. Therefore, the request for I-1, Industrial, is appropriate in this area in accordance with the development pattern preceding it and the continued industrial growth. As such, Staff recommends approval.

STAFF RECOMMENDATION: APPROVAL

Greer
City of Greer, SC

Greer

City of Greer, SC

Planning Commission

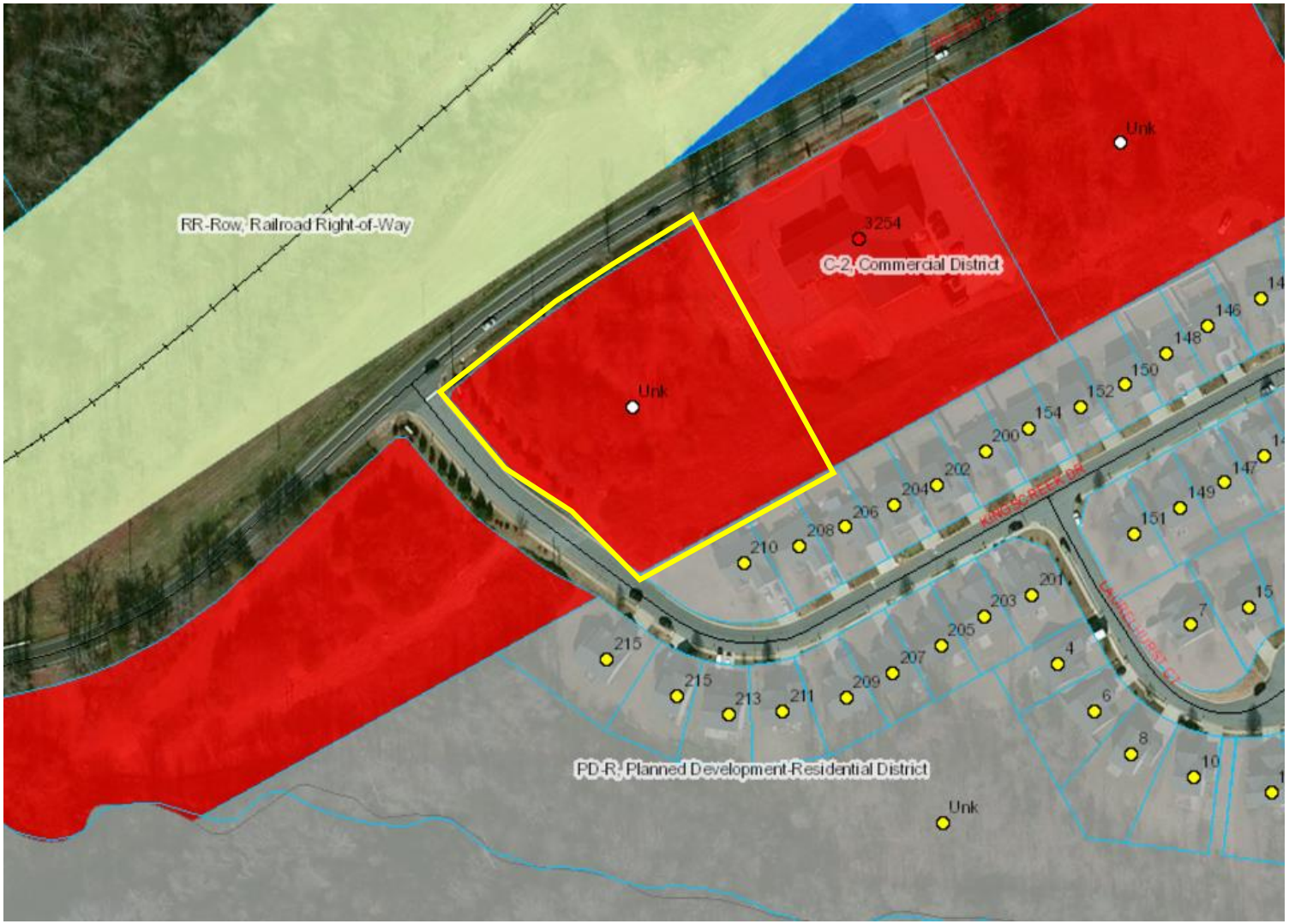
DOCKET:	RZ 2017-29
APPLICANT:	Michael A. Frazier (Pups and Pints)
PROPERTY LOCATION:	Corner of Brushy Creek Road and Kings Creek Drive
TAX MAP NUMBER:	T035000100109
EXISTING ZONING:	C-2, Commercial
REQUEST:	DRD, Design Review District
SIZE:	2.086

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-29

Greer
City of Greer, SC

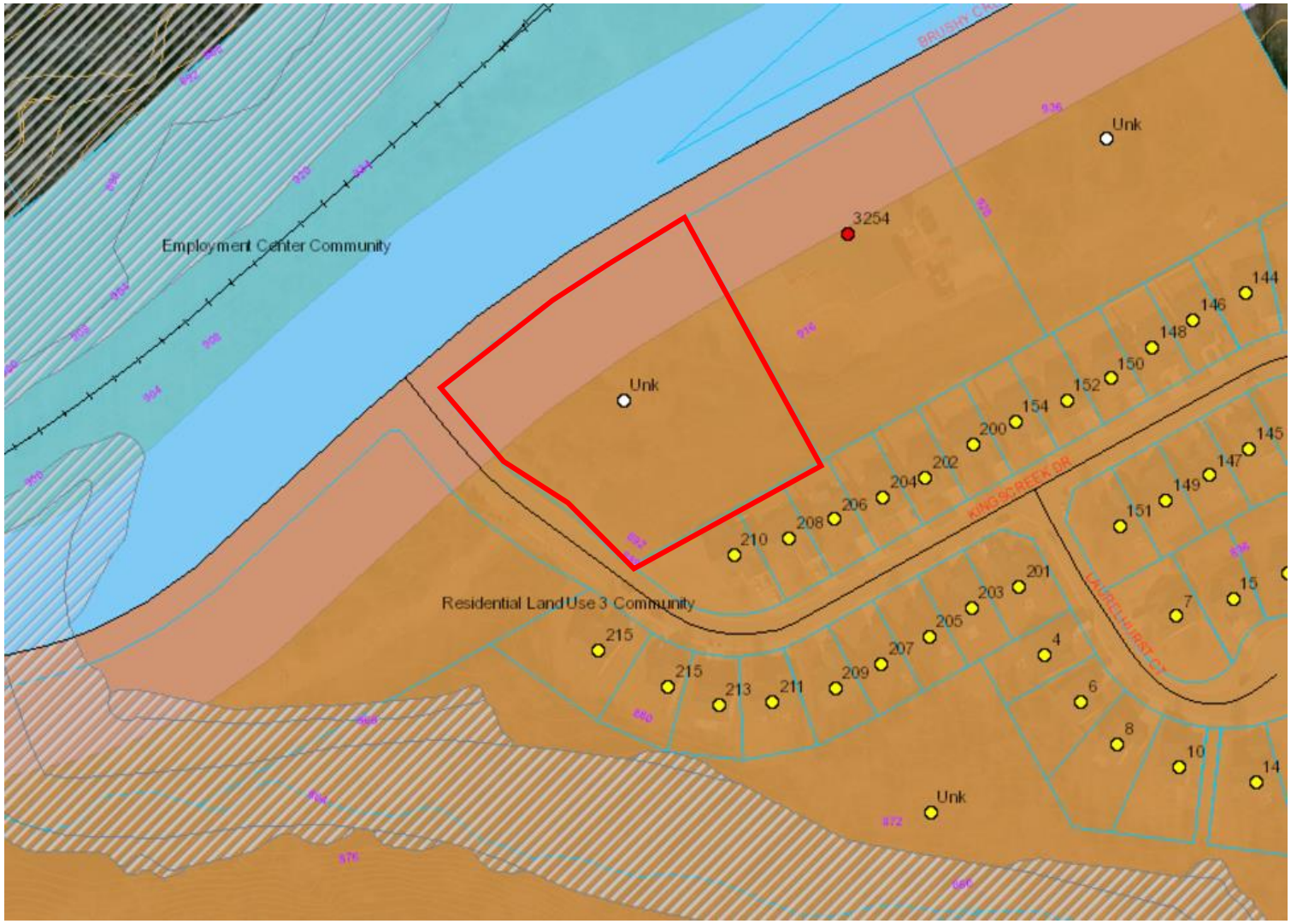
DOCKET NUMBER: RZ 2017-29



Zoning & Floodplain

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-29



Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-29

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-29

RZ 2017-29 is a rezoning request for a parcel located at the corner of Brushy Creek Road and Kings Creek Drive. It is currently zoned C-2, Commercial, in the City of Greer and is vacant. The request is for DRD, Design Review District, for future development of this property with a bar and grill and dog daycare, boarding, and grooming facility. The Statement of Intent and Concept Plan for the DRD are attached.

This area contains a combination of residential and commercial land uses in The City of Greer and Greenville County.
Surrounding land uses and zoning include:

North: Railroad Right of Way
East: C-2, Commercial : medical facility
South: PD, Planned Development: Single-family subdivision (Carman Glen)
West: C-2, Commercial : vacant

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 3 on a Neighborhood Corridor. In addition, the property is already zoned C-2, Commercial. The opportunity for DRD, Design Review District, allows the Planning Commission to guide the way the property develops and work with the applicant to create a plan that will be acceptable for the community. The use proposed is commercial in nature, but the intensity and site plan may not be compatible with the neighborhood directly adjacent. Therefore, while Staff does support the concept, several changes would make the development more compatible with the Planned Development to the rear of the site. First, the access point on Brushy Creek Road is likely too close to the entrance to Carman Glen Subdivision. SCDOT should be consulted and the site plan should be amended to reflect their required separation distance. In addition, no driveway should be permitted on Kings Creek Drive. This creates commercial encroachment into a single-family residential development. The Statement of Intent describes overnight boarding. While this is not a permitted use in C-2, Commercial, similar uses are permitted in other districts, including R-S, Residential Suburban, for kennels, and C-3, Commerical, and S-1, Services for animal shelters. The described use is smaller than an animal shelter, but similar to a kennel. Staff would propose that no outside runs are used at night for these animals. However, the use can be deemed acceptable with that parameter. In addition, significant landscaping should be installed as a barrier between the commercial and residential use, including a buffer for the parking. This landscaping should create an opaque screen within two years and be at least four feet in height at the time of planting. As such, Staff recommends approval of this request with conditions.

STAFF RECOMMENDATION: APPROVAL with CONDITIONS:

1. **Driveway moved on Brushy Creek Road to acceptable location by SCDOT.**
2. **No curb cut, except for emergency use as required or requested, on Kings Creek Drive.**
3. **No outside runs for overnight boarding.**
4. **Provide a landscape plan to create a screen between the neighborhood and commercial use.**

Greer
City of Greer, SC

Greer

City of Greer, SC

Planning Commission

DOCKET:	RZ 2017-30
APPLICANT:	William Bradley McAbee
PROPERTY LOCATION:	Campbell Avenue
TAX MAP NUMBER:	G002000322000
EXISTING ZONING:	R-12, Single-Family Residential
REQUEST:	R-7.5, Single-Family Residential
SIZE:	0.381 acres

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-30

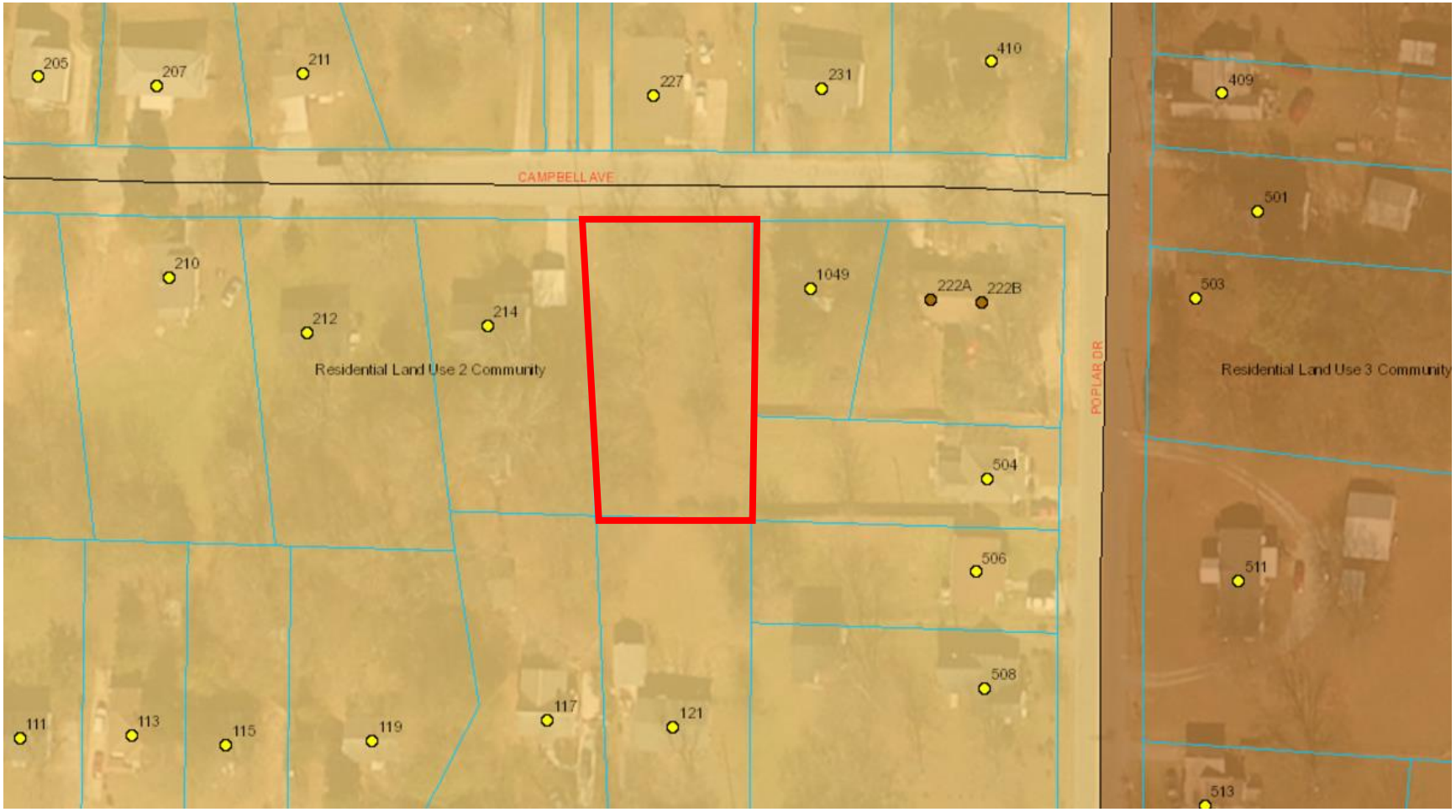
Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-30

Zoning & Floodplain

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-30



Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-30

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-30

RZ 2017-30 is a rezoning request for a parcel located on Campbell Avenue. It is currently zoned R-12, Single-Family Residential, and the goal is for this parcel to be subdivided. The property is currently vacant. The request is for R-7.5, 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 single-family and multifamily residential 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-7.5, Single-Family Residential, is an appropriate in this area. The reason for the request is to allow this parcel to be subdivided. There is a mixture of lot sizes in this area, including some lots that meet the R-12 zoning. There are lots in this area that are also smaller and do not meet the current zoning. As such, Staff recommends approval of this request as the new zoning does conform to parts of the development pattern in the area.

STAFF RECOMMENDATION: APPROVAL

Greer
City of Greer, SC

Greer

City of Greer, SC

Planning Commission

DOCKET:	RZ 2017-31
APPLICANT:	Robert Julian
PROPERTY LOCATION:	211 Arlington Road
TAX MAP NUMBER:	9-03-13-021.00
EXISTING ZONING:	R-M1, Multifamily Residential
REQUEST:	C-2, Commercial
SIZE:	0.63 acres

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-31

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-31

Zoning & Floodplain

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-31

Future Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-31

Greer
City of Greer, SC

DOCKET NUMBER: RZ 2017-31

RZ 2017-31 is a rezoning request for a parcel located at 211 Arlington Road. This property is presently occupied by a duplex in a home constructed in 1922. The request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to turn the property into a commercial use. This area contains a combination of commercial land uses with commercial zoning fronting Arlington Road, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: public park
East: C-2, Commercial: vacant
South: C-2, Commercial: multifamily residences
West: R-M1, Multi-family Residential: multifamily residences

Currently, this property is being used for multifamily residential with a variety of uses in the immediate area. As stated in the above section, this property is located in a Residential Land Use 3 Community. Multifamily zoning is certainly appropriate at this location. However, this is also located on a transitional corridor. While not classified in the comprehensive plan, this road is a mixture of residential and non-residential uses and serves as a gateway from Highway 29 to downtown Greer. As this property is requested for C-2, Commercial, improvements to the structure will have to be made and parking will have to be installed. These requirements will include screening to soften the impacts on surrounding residential areas and the park to the rear of the site. After a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

Greer
City of Greer, SC

Greer

City of Greer, SC

Planning Commission

DOCKET NUMBER:	FDP 2017-32
APPLICANT:	Gray Engineering
ADDRESS:	S. Highway 14 and Mitchell Drive
PARCEL ID NUMBER:	G004000108100 and G004000100500
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Final Development Plan Approval

Greer
City of Greer, SC

DOCKET NUMBER: FDP 2017-32

Greer
City of Greer, SC

Greer

City of Greer, SC

Planning Commission

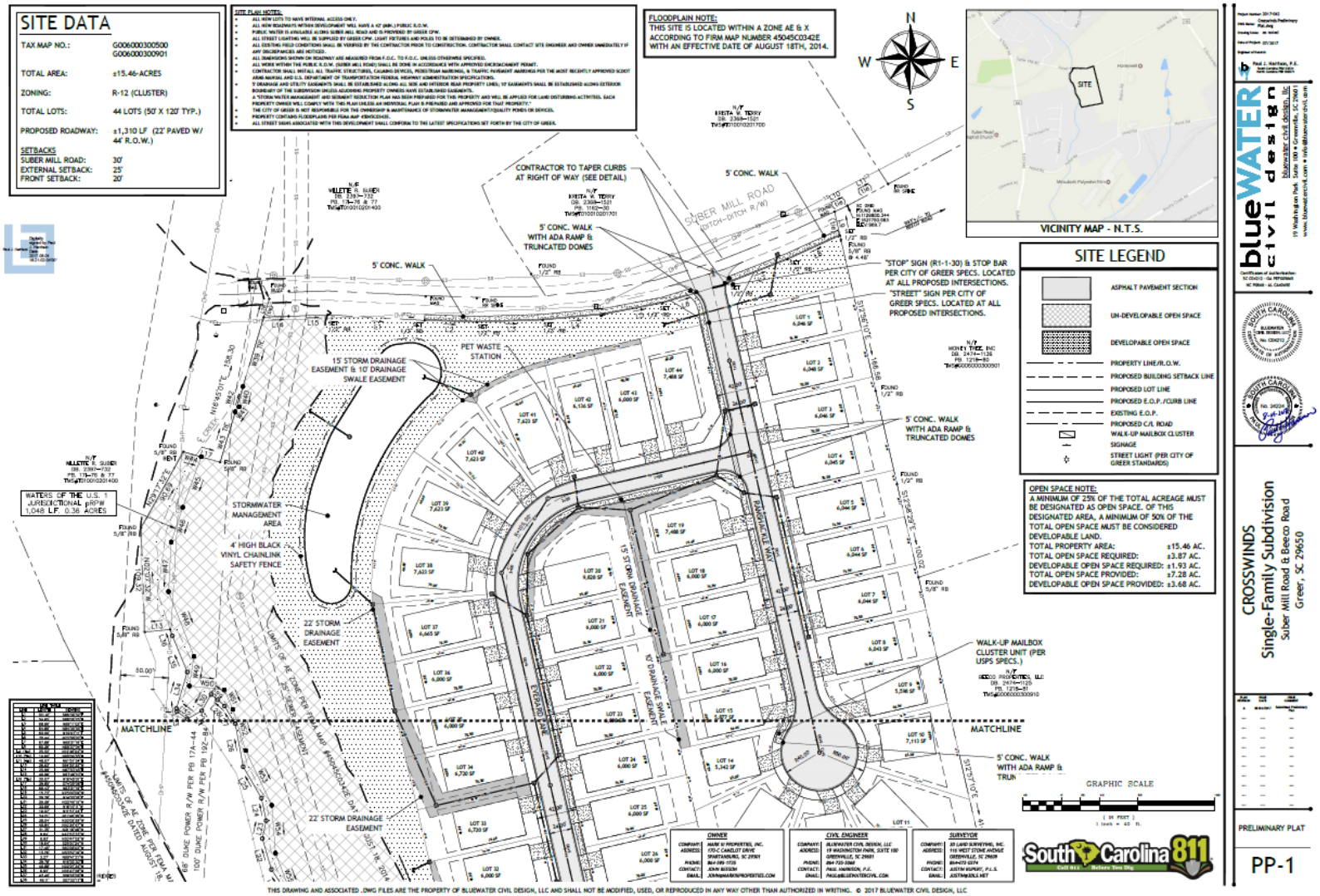
Preliminary Plat Review

Crosswinds

APPLICANT:	Bluewater Civil Design
ADDRESS:	Suber Mill Road
PARCEL ID NUMBER:	G006000300500 and G006000300901
ZONING:	R-12, Single-Family Residential

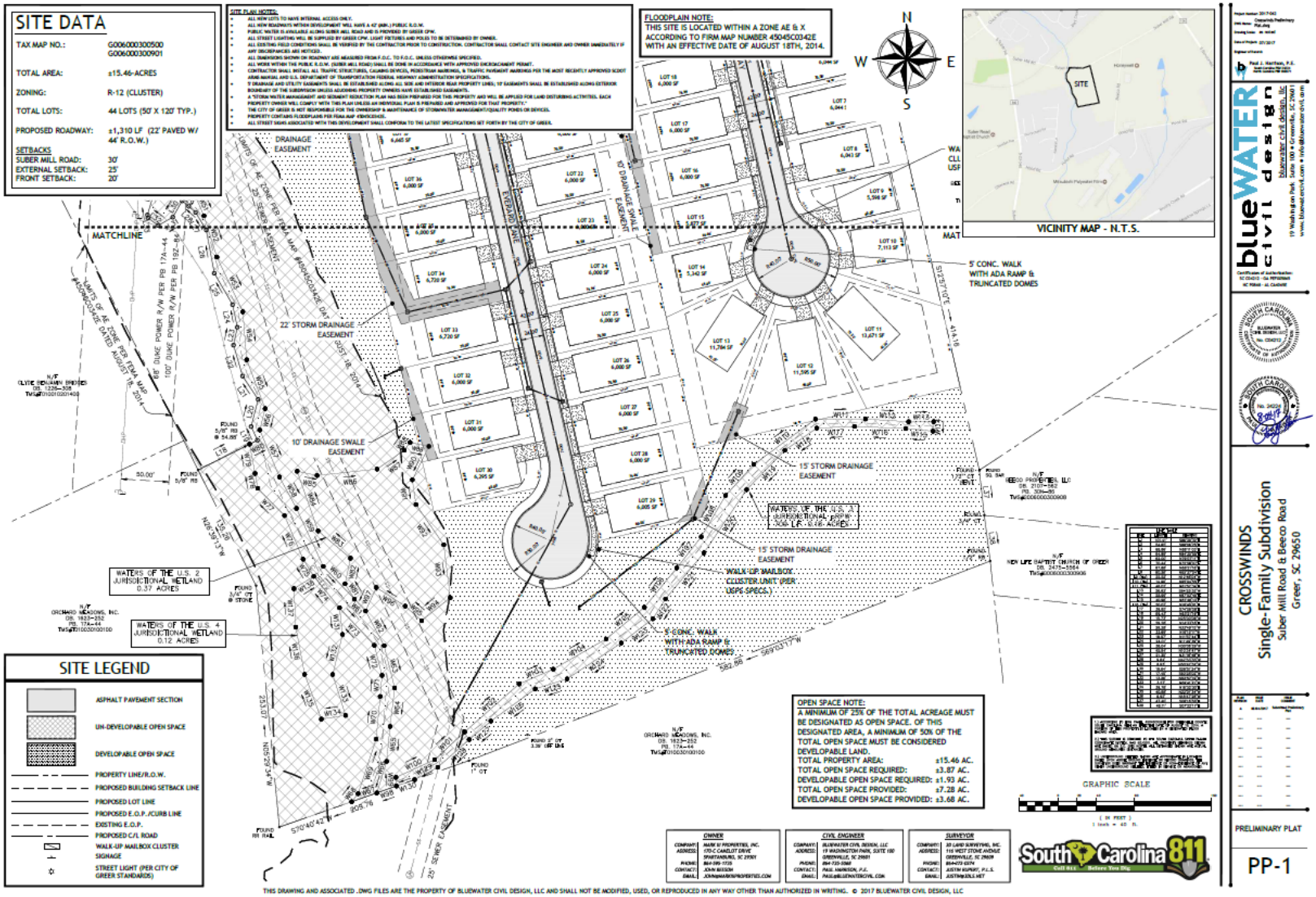
Greer
City of Greer, SC

Crosswinds



Greer
City of Greer, SC

Crosswinds



Greer
City of Greer, SC

Greer

City of Greer, SC

Planning Commission

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 21, 2017

DOCKET:	**AN 2017-28**
APPLICANT:	**(1) William E. McCullough** **(2) Chatim, LLC** **(3) Karen Robison**
PROPERTY LOCATION:	**Genoble Road and Robinson Road**
TAX MAP NUMBER:	**(1)5-24-00-034.01** **(2)5-19-00-121.00** **(1)5-24-00-035.00** **(2)5-16-00-121.01** **(1)5-24-00-035.03** **(2)5-19-00-208.00** **(2)5-19-00-117.01** **(3)5-19-00-121.02** (numbers in parentheses correspond with ownership)
EXISTING ZONING:	**Unzoned (Spartanburg County)**
REQUEST:	**Annexation and Zoning to I-1, Industrial**
SIZE:	**229.96**
LAND USE MAP:	**Adjacent to Employment Center Community**

ANALYSIS: **AN 2017-28**

AN 2017-28 is a zoning/annexation for eight parcels located on Burns Road. They are currently unzoned in Spartanburg County. The request is for I-1, Industrial, for future development of this property. There are several single-family residences, a commercial building, and a variety of vacant and agricultural parcels included in this request.

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East: Unzoned (Spartanburg County): Single-Family Residences
South: I-1, Industrial: Plastic Omnium and Minghua
West: Unzoned (Spartanburg County): Single-Family Residences

The land use map for the City of Greer defines the area adjacent to these parcels as an Employment Center Community. Therefore, the request for I-1, Industrial, is appropriate in this area in accordance with the development pattern preceding it and the continued industrial growth. As such, Staff recommends approval.

STAFF RECOMMENDATION: **APPROVAL**

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 21, 2017

DOCKET:	**RZ 2017-29**
APPLICANT:	Michael A. Frazier (Pups and Pints)
PROPERTY LOCATION:	Corner of Brushy Creek Road and Kings Creek Drive
TAX MAP NUMBER:	T035000100109
EXISTING ZONING:	C-2, Commercial
REQUEST:	DRD, Design Review District
SIZE:	2.086
COMPREHENSIVE PLAN:	Residential Land Use 3 Community along a Neighborhood Corridor (Brushy Creek Road)

ANALYSIS: **RZ 2017-29**

RZ 2017-29 is a rezoning request for a parcel located at the corner of Brushy Creek Road and Kings Creek Drive. It is currently zoned C-2, Commercial, in the City of Greer and is vacant. The request is for DRD, Design Review District, for future development of this property with a bar and grill and dog daycare, boarding, and grooming facility. The Statement of Intent and Concept Plan for the DRD are attached.

This area contains a combination of residential and commercial land uses in The City of Greer and Greenville County.

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The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 3 on a Neighborhood Corridor. In addition, the property is already zoned C-2, Commercial. The opportunity for DRD, Design Review District, allows the Planning Commission to guide the way the property develops and work with the applicant to create a plan that will be acceptable for the community. The use proposed is commercial in nature, but the intensity and site plan may not be compatible with the neighborhood directly adjacent. Therefore, while Staff does support the concept, several changes would make the development more compatible with the Planned Development to the rear of the site. First, the access point on Brushy Creek Road is likely too close to the entrance to Carman Glen Subdivision. SCDOT should be consulted and the site plan should be amended to reflect their required separation distance. In addition, no driveway should be permitted on Kings Creek Drive. This creates commercial encroachment into a single-family residential development. The Statement of Intent describes overnight boarding. While this is not a permitted use in C-2, Commercial, similar uses are permitted in other districts, including R-S, Residential Suburban, for kennels, and C-3, Commerical, and S-1, Services for animal shelters. The described use is smaller than an animal shelter, but similar to a kennel. Staff would propose that no outside runs are used at night for these animals. However, the use can be deemed acceptable with that parameter. In addition, significant landscaping should be installed as a barrier between the

commercial and residential use, including a buffer for the parking. This landscaping should create an opaque screen within two years and be at least four feet in height at the time of planting. As such, Staff recommends approval of this request with conditions.

STAFF RECOMMENDATION:

APPROVAL with CONDITIONS:

1. **Driveway moved on Brushy Creek Road to acceptable location by SCDOT.**
2. **No curb cut, except for emergency use as required or requested, on Kings Creek Drive.**
3. **No outside runs for overnight boarding.**
4. **Provide a landscape plan to create a screen between the neighborhood and commercial use.**

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 21, 2017

DOCKET:	**RZ 2017-30**
APPLICANT:	William Bradley McAbee
PROPERTY LOCATION:	Campbell Avenue
TAX MAP NUMBER:	G002000322000
EXISTING ZONING:	R-12, Single-Family Residential
REQUEST:	R-7.5, Single-Family Residential
SIZE:	0.381 acres
COMPREHENSIVE PLAN:	Residential Land Use 2 Community

ANALYSIS: **RZ 2017-30**

RZ 2017-30 is a rezoning request for a parcel located on Campbell Avenue. It is currently zoned R-12, Single-Family Residential, and the goal is for this parcel to be subdivided. The property is currently vacant. The request is for R-7.5, 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 single-family and multifamily residential 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-7.5, Single-Family Residential, is an appropriate in this area. The reason for the request is to allow this parcel to be subdivided. There is a mixture of lot sizes in this area, including some lots that meet the R-12 zoning. There are lots in this area that are also smaller and do not meet the current zoning. As such, Staff recommends approval of this request as the new zoning does conform to parts of the development pattern in the area.

STAFF RECOMMENDATION: **APPROVAL**

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 21, 2017

DOCKET:	**RZ 2017-31**
APPLICANT:	Robert Julian
PROPERTY LOCATION:	211 Arlington Road
TAX MAP NUMBER:	9-03-13-021.00
EXISTING ZONING:	R-M1, Multifamily Residential
REQUEST:	C-2, Commercial
SIZE:	0.63 acres
COMPREHENSIVE PLAN:	Residential Land Use 3 Community

ANALYSIS: **RZ 2017-31**

RZ 2017-31 is a rezoning request for a parcel located at 211 Arlington Road. This property is presently occupied by a duplex in a home constructed in 1922. The request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to turn the property into a commercial use. This area contains a combination of commercial land uses with commercial zoning fronting Arlington Road, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: public park
East: C-2, Commercial: vacant
South: C-2, Commercial: multifamily residences
West: R-M1, Multi-family Residential: multifamily residences

Currently, this property is being used for multifamily residential with a variety of uses in the immediate area. As stated in the above section, this property is located in a Residential Land Use 3 Community. Multifamily zoning is certainly appropriate at this location. However, this is also located on a transitional corridor. While not classified in the comprehensive plan, this road is a mixture of residential and non-residential uses and serves as a gateway from Highway 29 to downtown Greer. As this property is requested for C-2, Commercial, improvements to the structure will have to be made and parking will have to be installed. These requirements will include screening to soften the impacts on surrounding residential areas and the park to the rear of the site. After a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: **APPROVAL**

LOCATION MAP
N.T.S.

IMPORTANT NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. SURVEYOR TO VERIFY WITH TOWNHOME BUILDER BEFORE STAKING ANY PROPERTY PINS OR FOUNDATION CORNERS TO INSURE ACCURACY.

SITE DATA:

TAX MAP #s:	G004000108100 & G004000100500
COUNTY / MUNICIPALITY:	CITY OF GREER
SITE ACREAGE:	7.85 ACRES
ZONING:	R-12 & C-2

DEVELOPMENT DATA:

TOTAL BUILD OUT	
No. UNITS	81 Units
LINEAR FEET OF NEW PRIVATE ROAD	1,463 L.F.

NOTE:
IF DISCREPANCY IS DISCOVERED ON SITE, CONTACT ENGINEER IMMEDIATELY FOR REVIEW

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

811 Know what's below. Call before you dig.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE 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.

CONSTRUCTION STAKING NOTE:

THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO THE INSTALLATION OF PROPOSED IMPROVEMENTS.

STAKEOUT PLAN LEGEND

	PROPERTY BOUNDARY
R/W	SCDOT RIGHT-OF-WAY
	LOT LINES
	NEW ROAD/CURB & GUTTER
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	PROPOSED SIDEWALK
	PROPOSED ADA RAMP

NO.	DATE	BY	REVISION
A	6/20/17	ZDJ	SUBMITTED TO CITY OF GREER FOR REVIEW
B	7/17/2017	MBF	SUBMITTED TO CITY OF GREER FOR REVIEW
C	8/15/17	ZDJ	SUBMITTED TO TO OF GREER FOR REVIEW
			SUBMITTED TO GREER CPW FOR APPROVAL

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD · GREENVILLE, SC 29607
PH: (864) 297-3027 · FAX: (864) 297-5187
WWW.GRAYENGINEERING.COM
· SC C.O.A.# C00060 · NC C.O.A.# C-1217 · GA C.O.A.# PE5000141 · TN C.O.A.# 0410819 ·

STAKEOUT PLAN

SOUTH MAIN TOWNES
SC HIGHWAY 14
GREER, SOUTH CAROLINA

PROJECT MANAGER:	ZDJ
DRAWN BY:	MSG
PROJECT DATE:	06/01/17
SCALE:	1"=40'
JOB No.:	2016089
PLOT DATE:	8/15/17

SHEET
CV-1

2016089-P11.dwg

SITE DATA

TAX MAP NO.:	G006000300500 G006000300901
TOTAL AREA:	±15.46-ACRES
ZONING:	R-12 (CLUSTER)
TOTAL LOTS:	44 LOTS (50' X 120' TYP.)
PROPOSED ROADWAY:	±1,310 LF (22' PAVED W/ 44' R.O.W.)

SETBACKS

SUBER MILL ROAD:	30'
EXTERNAL SETBACK:	25'
FRONT SETBACK:	20'

SITE PLAN NOTES:

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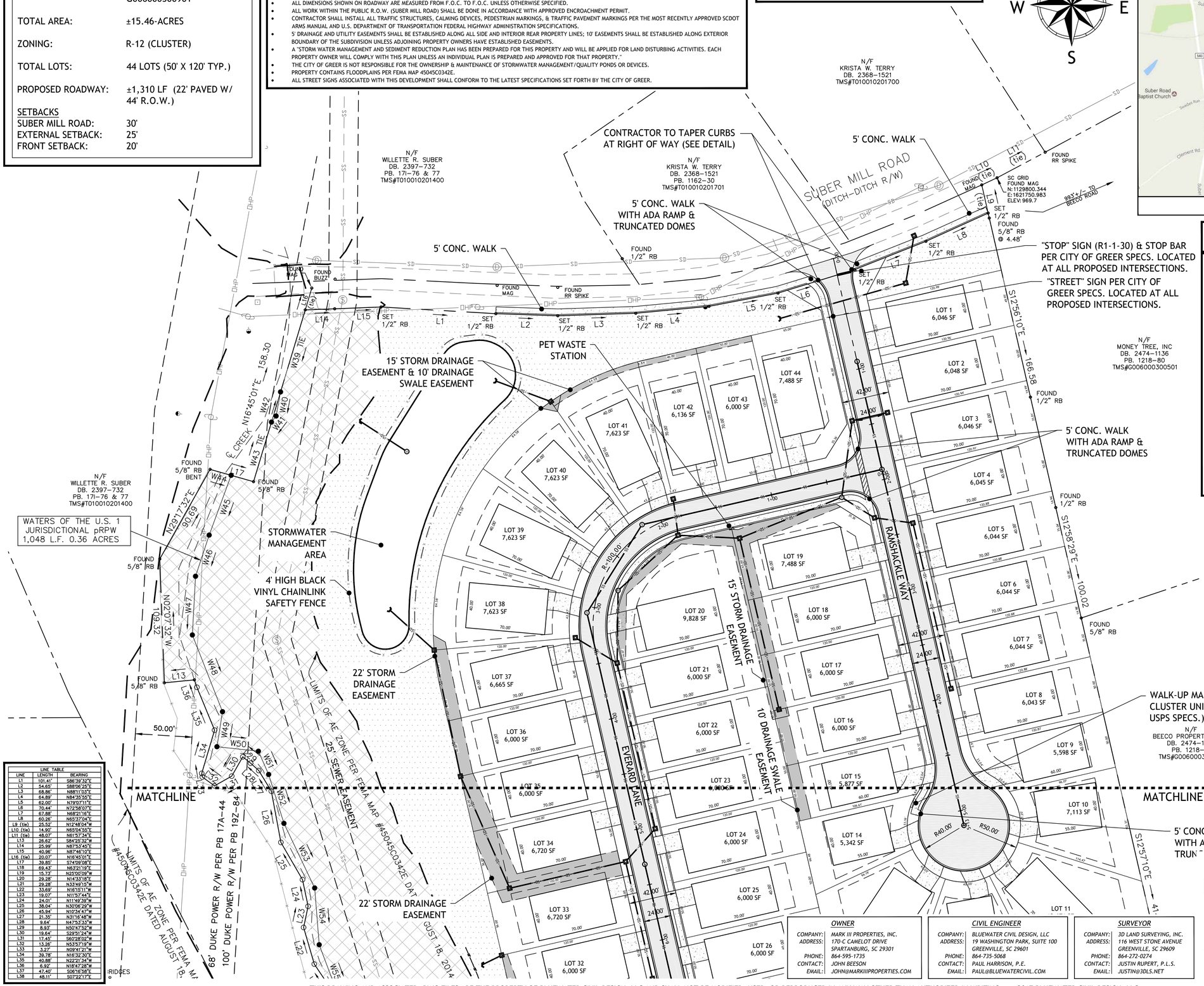
FLOODPLAIN NOTE:

THIS SITE IS LOCATED WITHIN A ZONE AE & X ACCORDING TO FIRM MAP NUMBER 45045C0342E WITH AN EFFECTIVE DATE OF AUGUST 18TH, 2014.



VICINITY MAP - N.T.S.

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- UN-DEVELOPABLE OPEN SPACE
- DEVELOPABLE OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
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TOTAL OPEN SPACE REQUIRED:	±3.87 AC.
DEVELOPABLE OPEN SPACE REQUIRED:	±1.93 AC.
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LINE TABLE

LINE	LENGTH	BEARING
L1	101.41'	S86°39'32"E
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Project Number: 2017-042
DWG Name: Crosswinds Preliminary Plat.dwg
Drawing Scale: as noted
Date of Project: 07/2017
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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

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

SOUTH CAROLINA — BLUEWATER CIVIL DESIGN, LLC — No. C04212 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 24224 — PAUL J. HARRISON — 8-04-2017

CROSSWINDS
Single-Family Subdivision
Suber Mill Road & Beeco Road
Greer, SC 29650

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	08/04/2017	Submitted Preliminary Plat

PRELIMINARY PLAT

PP-1

SITE DATA

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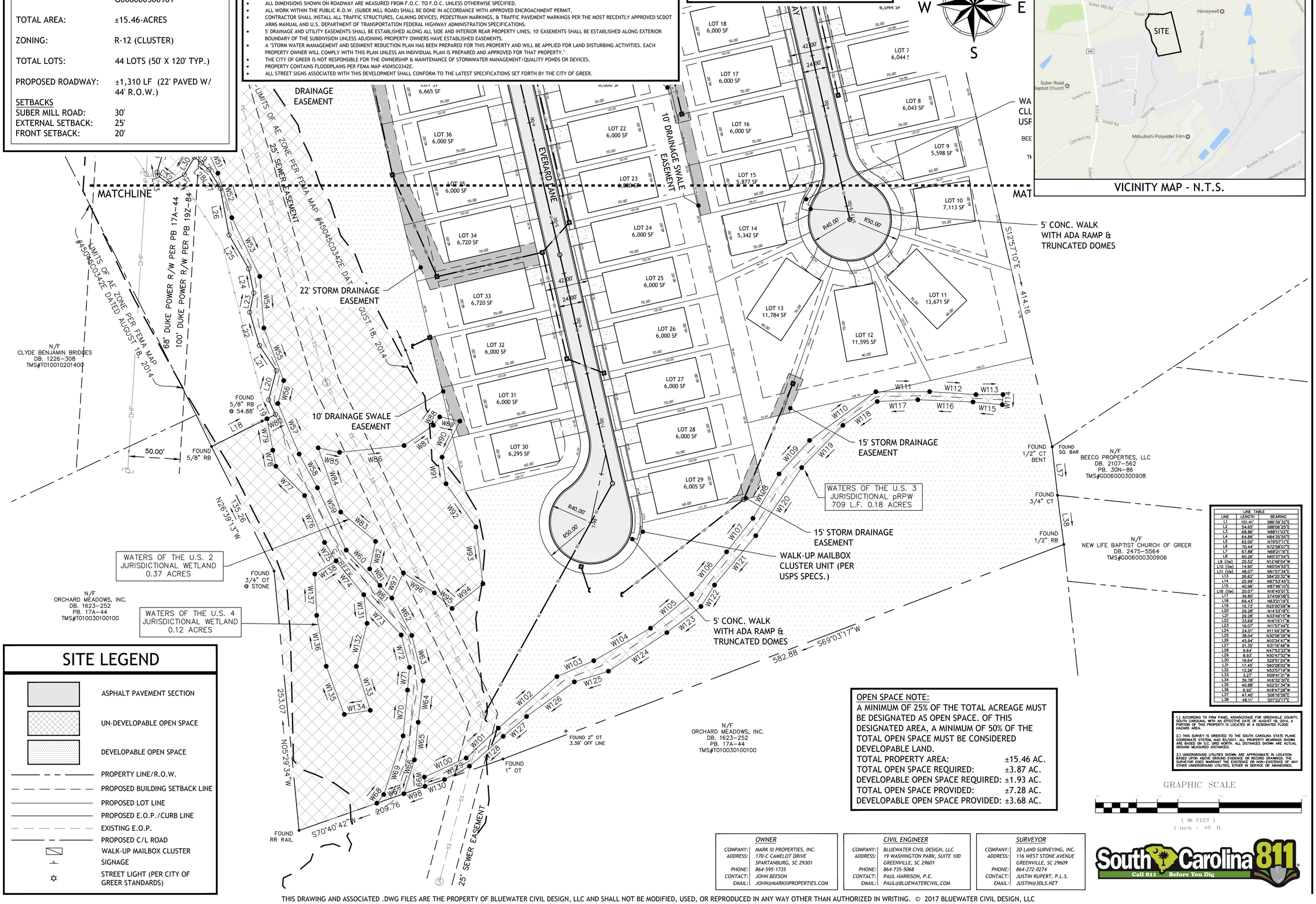

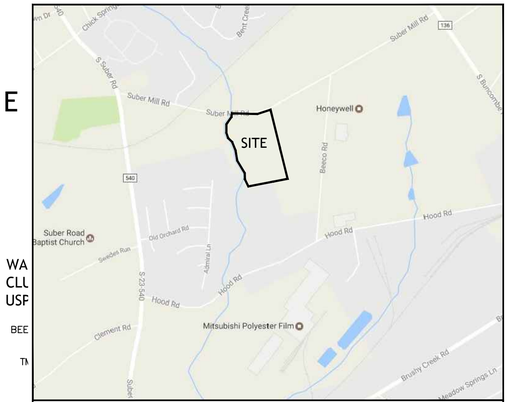

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1.) ACCORDING TO FIRM PANEL 45045C0342E FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE, OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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