



AGENDA
GREER PLANNING COMMISSION
City Hall, 301 E. Poinsett Street, Greer, SC 29651
April 16, 2018 @ 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 (Opening Remarks)
- B. Public Forum

II. PUBLIC HEARING

- A. Public Hearing for AN 2018-06

III. OLD BUSINESS

IV. NEW BUSINESS

- A. Vote on AN 2018-06 and SUB 2018-04

V. OTHER BUSINESS

- A. Planning and Zoning Report

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/16/2018

Call to Order (Opening Remarks)

Category Number: I.
Item Number: B.



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Public Forum

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/16/2018

Public Hearing for AN 2018-06

ATTACHMENTS:

Description	Upload Date	Type
☐ AN 2018-06	4/11/2018	Cover Memo

Planning Commission City of Greer

April 16, 2018

Public Hearing



DOCKET NUMBER: AN 2018-06
APPLICANT: TCC Venture, LLC
ADDRESS: 1000 S. Main Street
PARCEL ID NUMBER: G004000108101
EXISTING ZONING: R-12, Greenville County
REQUEST: Annex and zone to DRD, Design Review District







Future Land Use Map

DOCKET NUMBER: AN 2018-06



Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/16/2018

Vote on AN 2018-06 and SUB 2018-04

ATTACHMENTS:

Description	Upload Date	Type
☐ AN 2018-06 and SUB 2018-04	4/11/2018	Cover Memo
☐ Staff Report AN 2018-06	4/11/2018	Cover Memo
☐ AN 2018-06 Site Plan	4/11/2018	Cover Memo
☐ SUB 2018-04 Plat	4/11/2018	Cover Memo

Planning Commission City of Greer

April 16, 2018

Business Meeting



DOCKET NUMBER: AN 2018-06
APPLICANT: TCC Venture, LLC
ADDRESS: 1000 S. Main Street
PARCEL ID NUMBER: G004000108101
EXISTING ZONING: R-12, Greenville County
REQUEST: Annex and zone to DRD, Design Review District







DOCKET NUMBER: AN 2018-06



DOCKET NUMBER: AN 2018-06

AN 2018-06 is a zoning/annexation for a parcel located at 1000 S. Main St. It is currently zoned R-12, Single Family Residential, in Greenville County. The request is for DRD, Design Review District for development of 14 additional townhomes as part of South Main Townes, a DRD approved in August 2017. 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: DRD, Design Review District (City of Greer): South Main Townes
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.

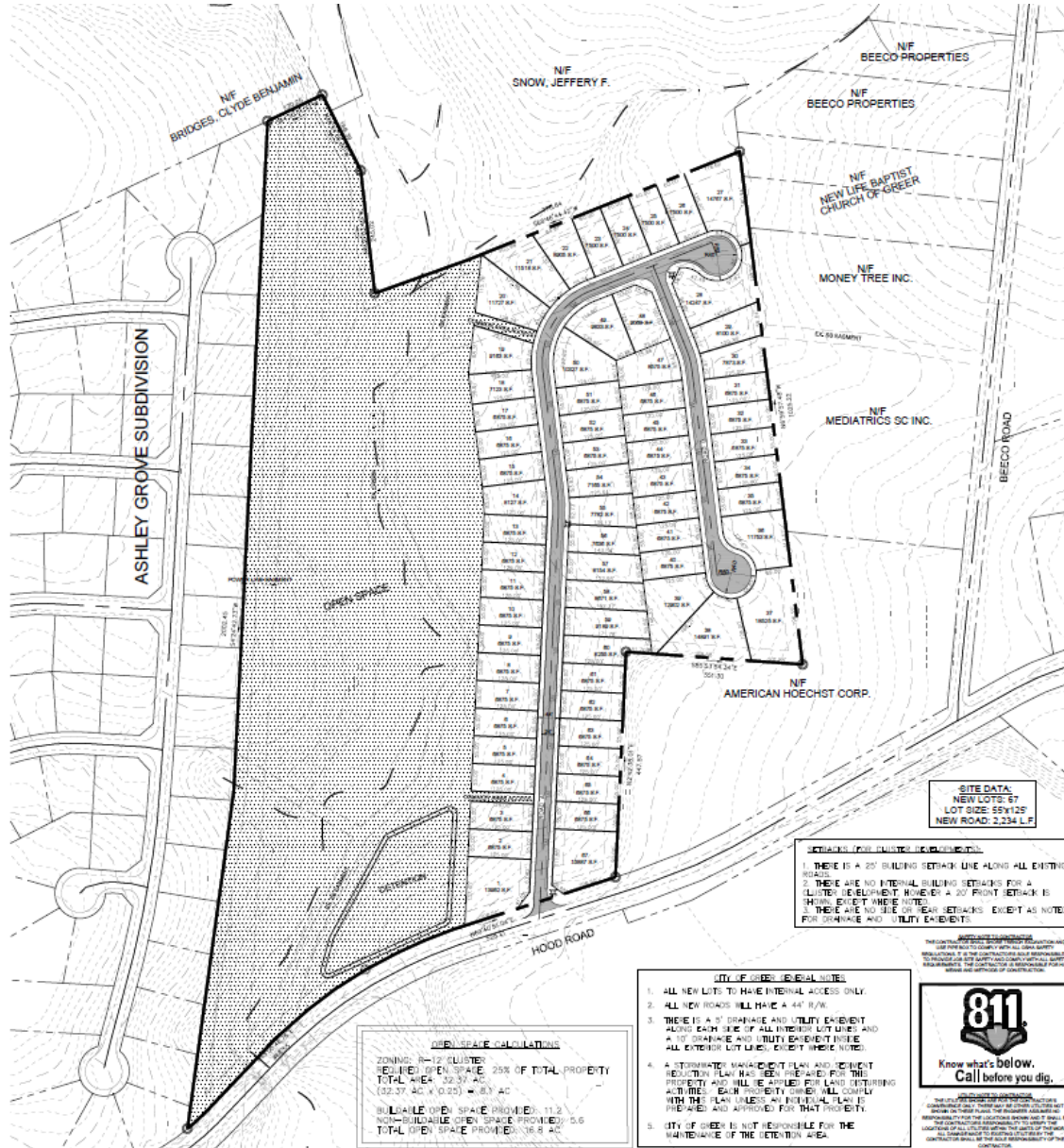
STAFF RECOMMENDATION:

APPROVAL



DOCKET NUMBER: SUB 2018-04
APPLICANT: Gray Engineering
ADDRESS: Hood Road
PARCEL ID NUMBER: T010030100100
EXISTING ZONING: R-12, Single-Family Residential
REQUEST: Preliminary Plat Review for Briar
Ridge aka Hood Road Subdivision

DOCKET NUMBER: SUB 2018-04



**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, APRIL 16, 2018**

DOCKET: AN 2018-06

APPLICANT: TCC Venture, LLC / Billy Ray Henderson, Jr.

PROPERTY LOCATION: 1000 S. Main St (S. Highway 14)

TAX MAP NUMBER: G004000108101

EXISTING ZONING: R-12, Single Family (Greenville County)

REQUEST: Annexation and zoning to DRD, Design Review District

SIZE: 1.35 acres

COMPREHENSIVE PLAN: Land Use 3 Community on a Neighborhood Corridor

ANALYSIS: AN 2018-06

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STAFF RECOMMENDATION: APPROVAL

[illegible]





GRAY

ENGINEERING CONSULTANTS

132 PILGRIM ROAD • GREENVILLE, SC 29607
 PH: (864) 297-3027 • FAX: (864) 297-5187
WWW.GRAYENGINEERING.COM

THE FIRM'S QUALITY MANAGEMENT SYSTEMS ARE AN ISO 9001:2000 CERTIFIED SYSTEM. THE FIRM IS A MEMBER OF THE SOCIETY OF GRAY ENGINEERING CONSULTANTS, INC. AND THE SOCIETY OF GRAY ENGINEERING CONSULTANTS, INC. IN SC.

PRELIMINARY PLAT

**HOOD ROAD
SUBDIVISION**

HOOD ROAD
GREER, SC

PROJECT MANAGER:	REG
DRAWN BY:	CJR
PROJECT DATE:	4/28/16
SCALE:	1"=100'
JOB No.:	2016xxx
PLOT DATE:	8/29/17

SHEET
CV-1
Preliminary Plot dw

Category Number: IV.
Item Number: A.



AGENDA
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4/16/2018

Planning and Zoning Report