



**AGENDA**  
**GREER PLANNING COMMISSION**  
**City Hall, 301 E. Poinsett Street, Greer, SC 29651**  
**May 21, 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.

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**I. ADVISORY MEETING**

- A. Call to Order (Opening Remarks)
- B. Public Forum
- C. Minutes

**II. PUBLIC HEARING**

- A. Public Hearing Slides

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- A. Business Meeting Slides

**V. OTHER BUSINESS**

**VI. EXECUTIVE SESSION**

**VII. ADJOURN**

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



**AGENDA**  
**GREER PLANNING COMMISSION**  
**5/21/2018**

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**Call to Order (Opening Remarks)**

**Category Number: I.**  
**Item Number: B.**



**AGENDA**  
**GREER PLANNING COMMISSION**  
**5/21/2018**

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**Public Forum**

Category Number: I.  
Item Number: C.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**5/21/2018**

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**Minutes**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Minutes	5/15/2018	Cover Memo





# City of Greer Planning Commission Minutes April 16, 2018

**Members Present:** Judy Jones, Vice Chairman  
John Holland  
Brian Martin  
Micky Montgomery  
Suzanne Traenkle

**Member(s) Absent:** Mark Hopper, Chairman  
William Lavender

**Staff Present:** Kelli McCormick, AICP, Planning Manager  
Brandon McMahan, Zoning Coordinator  
Brandy Blake, Development Coordinator

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## **I. Call to Order**

Ms. Jones called the meeting to order at 6:30 pm and read the opening remarks.

### **A. Introduction of New Commissioner**

Ms. Jones recognized Kelli McCormick to speak.

Ms. McCormick introduced John Holland, a new Commissioner, to the Planning Commission. Mr. Holland stated that he had served on the Planning Commission before and was happy to be serving again.

## **II. Public Forum**

Ms. Jones read a brief statement about conducting the public forum section of the meeting and introduced the first person signed in to speak.

Greg Mitchell, representative of Mitsubishi Polyester Film, stated he was present to speak in opposition of the proposed development for Hood Road, Briar Ridge. Mr. Mitchell stated that he is an environmental safety and health engineer for Mitsubishi. He gave a brief history of Mitsubishi and its location in Greer. He stated that Mitsubishi encourages growth in the community, but they were concerned that the proposed development would add to the congestion and to the safety concerns with Hood Road and will also have a negative impact on their ability to invest in future growth at their location. He stated that Mitsubishi, as a company, is looking for further expansion in the USA and that they look to the local Greer site management to invest in the existing Mitsubishi Polymers business, but also to host and support investments from other business units. He stated that Mitsubishi feels that they have a responsibility to the local community. He advised that Mitsubishi has well established community advisory panel that

meets regularly about issues such as safety, business, and environmental concerns. He stated that currently there is a single abandoned residence on Hood Road and no other residentially zoned properties. He advised that the businesses on Hood Road are expanding and increasing truck traffic on Hood Road, Suber Road, and Buncombe Road. He stated that in the summer of 2017, a traffic study was performed at the request of Mitsubishi employees due to traffic safety. He stated that the study provided several recommendations to improve traffic, but that study did not take into account a possible residential development on Hood Road. He stated that the entrances to this development are located in areas of high truck traffic. He stated that Mitsubishi is requesting an updated traffic study to consider all the current and planned development. He advised, in summary, there were three things Mitsubishi would like the Commission to consider when deciding the proposed request. First, the safety and congestion on Hood Road and surrounding roads. Second, the future impact on Mitsubishi and the possibility of expansion in the future and the ability to attract future investment. Third, the history of the land that is considered being developed.

Steve (Ned) Newcomer, resident of Brushy Meadows subdivision, stated he was present to speak in opposition of the proposed development for Henderson Gap Road, Branchwood. He stated that he spoke at the last meeting in opposition. He stated that he was concerned about the density, the condition of the road, and overcrowding of the schools. He stated that there has been a lot of expansion in the near area and that the infrastructure could not handle the increase. He stated that this development will also remove more wooded area. He approached the Commission and presented them with a picture on his cell phone of an accident that had recently happened on Henderson Gap Road (exhibit A). He stated that accidents happen on this road often.

Merle Faulk, resident of Brushy Meadows subdivision, stated she was present to speak in opposition of the proposed development for Henderson Gap Road, Branchwood, and that she is representing many residents in the Brushy Meadows subdivision. She advised that she has been a resident of Greer for years and was against haphazard scattering of neighborhoods. She stated that she is concerned about density and that there is only one entrance to the proposed development on an old country road that was not designed to handle the kind of volume. She stated that there are children walking and riding their bikes to surrounding schools on Henderson Gap Road and it creates a dangerous situation.

Arlene Wertz, resident of Rich Glen subdivision, stated she was present to speak in opposition of the proposed development for Henderson Gap Road, Branchwood. She advised that many of the residents of Rich Glen and that there are many in opposition due to traffic concerns and safety issues. She stated that wild animals are roaming in the neighborhood due to the woodland area being cut down.

Richard Spilvalo, resident of Rich Glen subdivision, stated he was in opposition to the proposed development for Henderson Gap Road, Branchwood, due to safety concerns of the road. He asked that if the Commission did approve the proposed development to include the specifics of the approval in the motion. He stated that in motion to approve Rich Glen subdivision, there were no specifics of the approval and there is nothing to hold anyone accountable.

### **III. Approval of Minutes**

**ACTION** – Mr. Martin made a motion to approve the minutes from the March 19, 2018 Planning Commission Meeting as submitted. Mr. Montgomery seconded the motion. The motion carried with a vote of 3 to 0. Mr. Holland abstained from the vote. Mr. Lavender and Mr. Hopper were absent from the vote.

#### **IV. Public Hearing**

##### **A. AN 2018-06**

Ms. Jones opened the public hearing for AN 2018-06.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

Seeing that there was no one present to speak for or against this request, Ms. Jones closed the public hearing.

#### **V. Old Business**

Ms. Jones stated that there was one item of old business to be heard. She advised that AN 2018-05 was held by the Commission until such time as a traffic study was completed and presented to the Commission for review. She stated that the applicant has provided that traffic study and was ready to present it to the Commission.

She stated that staff would give a brief summary of the request before the applicant would present.

Ms. McCormick briefly reviewed the request and the history for the Commission. She stated that after the traffic study was reviewed at the meeting, it would be available for the public and the public could contact staff for copies of that study and help reading it.

Ms. Jones asked the applicant, Micah Fraley, to approach the podium and present the traffic study.

Mr. Fraley, engineer for Bluewater Civil Design, stated that he was present to answer any questions from the public and the Commission. He stated that he lives in the community and understands the concerns of the public. He presented the information from traffic study and briefly described how the study was conducted. He stated that the developer is open to suggestions from the Commission on density and anything else that can bring this development to Greer.

Mr. Martin asked Mr. Fraley if he was aware of any other townhome communities off of secondary roads similar to the one being proposed. Mr. Fraley stated that they had not looked into that information but could if they Commission wishes.

Mr. Martin stated the times the traffic count was conducted and the areas to specify for the public. He stated that it was not a study to track the number of the total trips for the day similar to the Counties study.

Ms. McCormick advised that any road improvements would be permitted by the County.

Mr. Martin briefly updated Mr. Holland on some of the findings from the previous meeting concerning density of surrounding neighborhoods.

Mr. Fraley stated that most of the developments in that area have a very large flood plain and most of the open space in those developments could not be developed or the density would be higher. He advised that the developer was looking for recommendations from the Commission.

Ms. McCormick advised that there are townhome developments in progress on Ansel School Road and Abner Creek Road that are more dense than the proposed development on Henderson Gap Road.

Mr. Martin stated that his biggest concern is about the density and he would be in favor of reducing the density down to that similar to an R-12 zoning. He stated that he is also concerned about the impact on the adjoining property owners of Riverside Chase, and would be in favor of a non-disturbance buffer of 25ft or 50ft to protect the residents.

He stated that he does not think a townhome community is suitable for the area but he does believe that the property owner should have the opportunity to develop the property in a meaningful way and that the density should be dropped down to at least that of a R-12 zoning.

Mr. Holland asked if the site plan took into account adding turn lanes to the development. Mr. Fraley stated no because the traffic study did not indicate that turning lanes were needed.

Mr. Martin stated that traffic was an issue but the Planning Commission's job was to guide the development of communities and in his opinion a townhome development was not cohesive with the surrounding community. He stated that the Commission had to take into consideration the overall aspects of those surrounding communities such as value, aesthetics, and how this type of development will impact those communities. He stated that he doesn't believe that putting a townhome development with a larger density than any other communities around it will enhance or assist those communities.

Ms. Traenkle stated that the traffic in this area was an issue and stated that a traffic light or turn lane should be included in the design of the proposed development to improve conditions. She stated that she agreed with Mr. Martin, that the density was an issue as well.

Mr. Fraley stated that if the property were developed under the current zoning district of R-12, it would create more traffic than with townhomes.

Mr. Holland asked Mr. Fraley what the price point on the townhomes will be. Mr. Fraley stated that he doesn't have that information but they would be upscale townhomes. Mr. Holland stated that he wanted to know that to find out what type of buyer they would be trying to attract.

Ms. McCormick advised the Commission of the previous motion and proceedings of Planning Commission and Council.

Mr. Holland asked Mr. Fraley if there was enough room in the development to add turning lanes and still have 62 units. Mr. Fraley stated that he had not researched that specific design so he was not sure but that would be something that the County would have to approve since Henderson Gap Road is a county road.

Mr. Holland asked Ms. McCormick if sidewalks would be required. Ms. McCormick stated yes and it was shown on the plan provided.

Ms. McCormick stated that if turn lanes were added they may be able to fit within the right of way but if not, the developer would be looking to acquire property.

Mr. Fraley stated that the safety on the road is out of the developer's control. He stated that speed humps could help with the speed on the road but there are only a few things that are within the developers control to improve the situation.

**ACTION-** Mr. Martin made a motion to approve AN 2018-05 for DRD zoning with a maximum of 35 total units and a 50ft non-disturbance area at the southern boundary of the development adjacent to the Riverside Chase subdivision. Mr. Holland seconded the motion.

Ms. Traenkle asked Mr. Martin if his concern is the type of development or the density. Mr. Martin stated that townhomes are a concern but the density is his biggest issue.

With no other discussion, the motion carried with a vote of 4 to 1. Ms. Jones voting in opposition.

Ms. McCormick advised the public on the future steps of the request.

## **VI. New Business**

### **A. AN 2018-06**

Ms. Jones read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-06.

Ms. McCormick presented the staff report and recommendation for the request.

Alex Thompson, Gray Engineering, gave a brief history and overview of the request.

Mr. Holland asked if there was only going to be one entrance to the south of the site. Mr. Thompson advised yes, there would only be one entrance but there is an all-weather emergency access off of Mitchell road.

Ms. Jones asked Mr. Thompson why there was not another entrance provided. Mr. Thompson stated that SCDOT would not allow another that close to the intersection.

Ms. Jones asked if there were any additional parking spaces added. Mr. Thompson advised no.

**ACTION** – Mr. Holland made a motion to approve AN 2018-06 as presented. Suzanne Traenkle seconded the motion. The motion carried with a vote of 5 to 0.

### **B. SUB 2018-04**

Ms. Jones opened the business meeting for SUB 2018-04.

Ms. McCormick presented provided a brief history for the request and presented staff's analysis and recommendation.

Milton Shockley, applicant, gave a brief history of the property and ownership. He stated that years ago they found out that the adjacent property had been contaminated and a parking lot had been put over it and the contamination leached onto the property of discussion. He stated that there has been a design for a subdivision in place for the property for years but due to contamination and mitigation it had not been executed. He advised that at this time the property has been cleared by DHEC for development and that they were excited to do so.

Mr. Martin asked if the developer was required to disclose the information to potential buyers of residential lots. Mr. Shockley stated that he didn't know if they were required to disclose but they do put the information on the plats and in the restrictive covenants. He stated they also require the builders to have a vapor barrier.

Mr. Martin asked what the separation or screening along the residential and commercial properties are going to look like.

Ms. McCormick advised that the developer would not have to buffer according to the City's requirements.

Mr. Shockley stated that the property adjacent to the parking lot was below grade and the screening would have to be significant to hide the cars in the parking lot from the houses below.

Mr. Martin stated that he was concerned about the screening.

**ACTION** – Mr. Holland made a motion to approve SUB 2018-04 as recommended by staff. Mr. Montgomery seconded the motion. The motion carried with a vote of 5 to 0.

## **VII. Other Business**

### **A. Planning and Zoning Report**

Mr. McMahan updated the Commission on upcoming training dates and opportunities.

## **VIII. Executive Session**

There was no executive session.

## **IX. Adjourn**

There being no other business to discuss, Mr. Holland made a motion to adjourn. Mr. Martin seconded the motion. The meeting adjourned at 8:11pm.

**Category Number: II.**  
**Item Number: A.**



**AGENDA**  
**GREER PLANNING COMMISSION**  
**5/21/2018**

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**Public Hearing Slides**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Public Hearing Slides	5/15/2018	Cover Memo

# Planning Commission City of Greer

May 21, 2018

Public Hearing





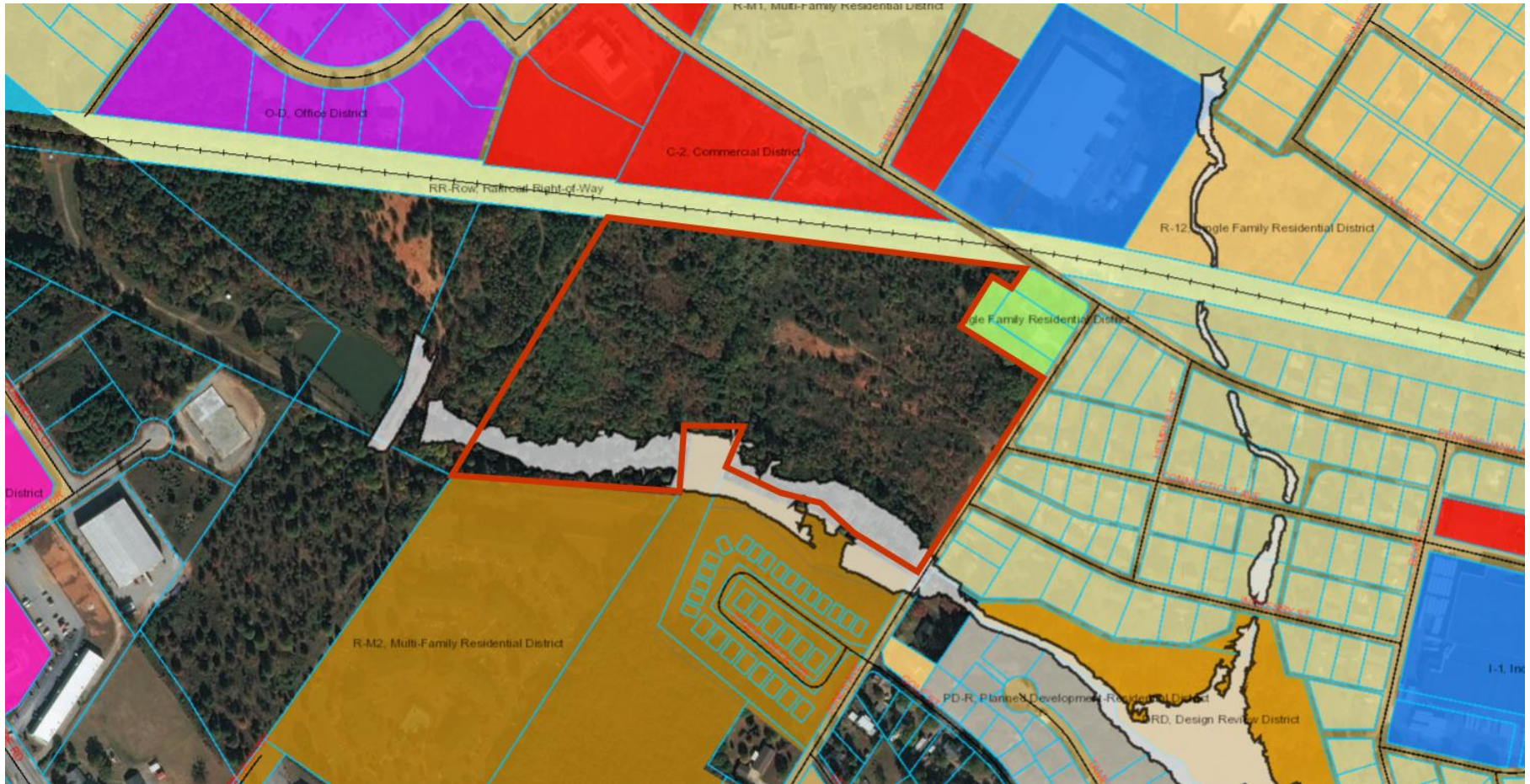
DOCKET NUMBER:	AN 2018-07
APPLICANT:	Jones Avenue Partners LLC
ADDRESS:	Jones Avenue
PARCEL ID NUMBER:	G006000101000
EXISTING ZONING:	I-1, Industrial, Greenville County
REQUEST:	Annex and zone to R-10, Residential Districts

DOCKET NUMBER: AN 2018-07



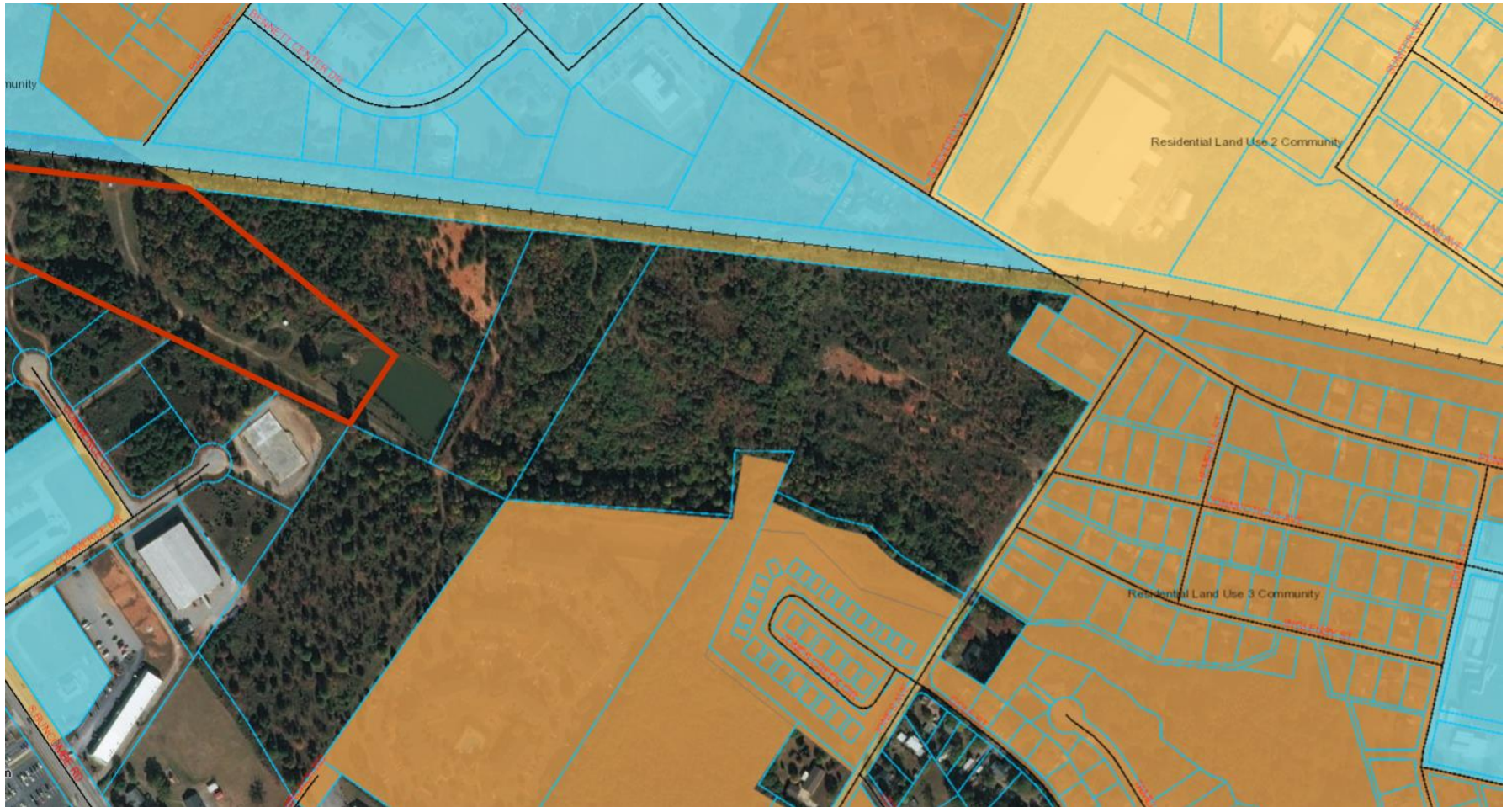


DOCKET NUMBER: AN 2018-07



## Zoning & Floodplain





DOCKET NUMBER: AN 2018-07





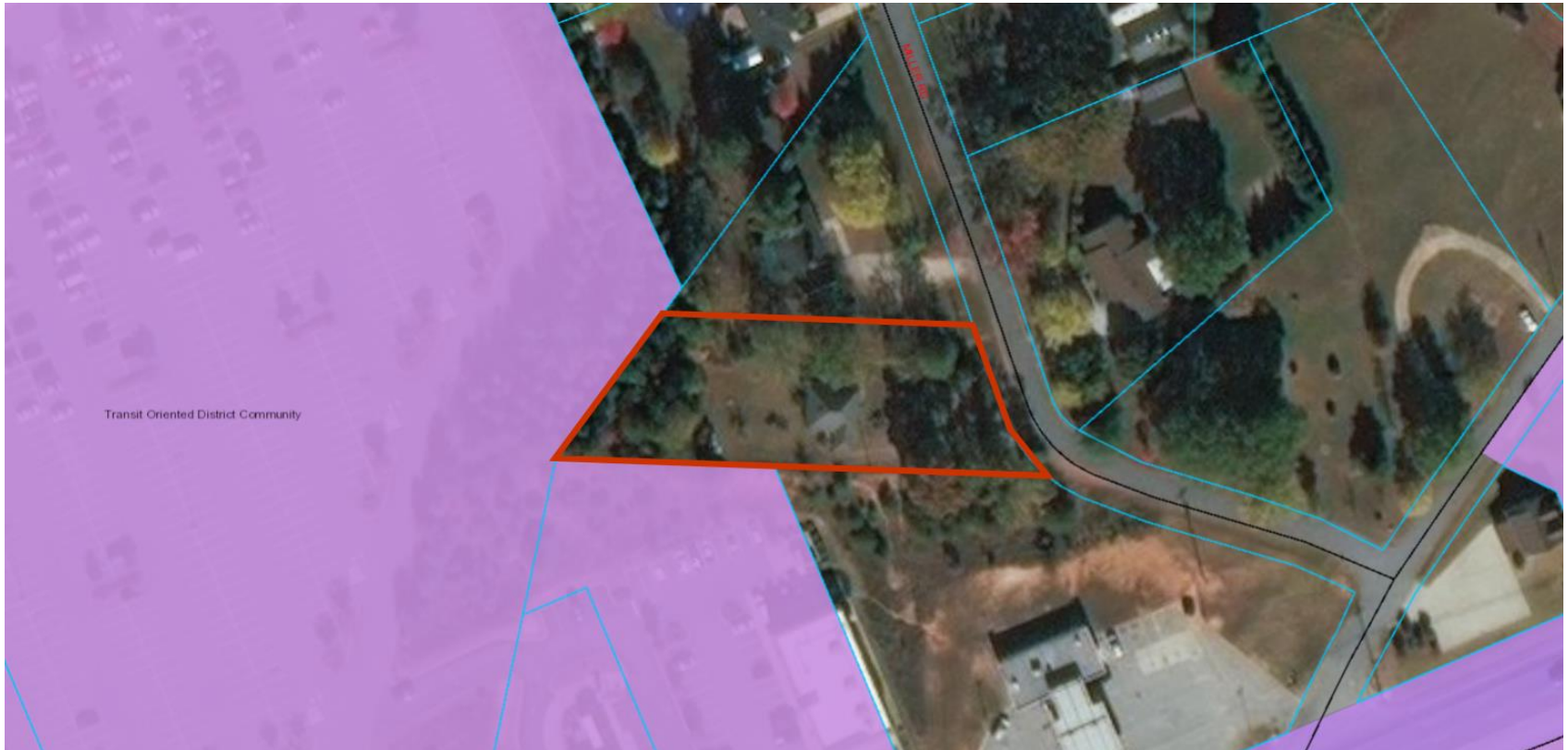
DOCKET NUMBER: AN 2018-08  
APPLICANT: Seaport Homes, LLC  
ADDRESS: 9 Miller Road  
PARCEL ID NUMBER: T009040102200  
EXISTING ZONING: R-20, Residential, Greenville County  
REQUEST: Annex and zone to DRD, Design Review District

DOCKET NUMBER: AN 2018-08









## AN 2018-08



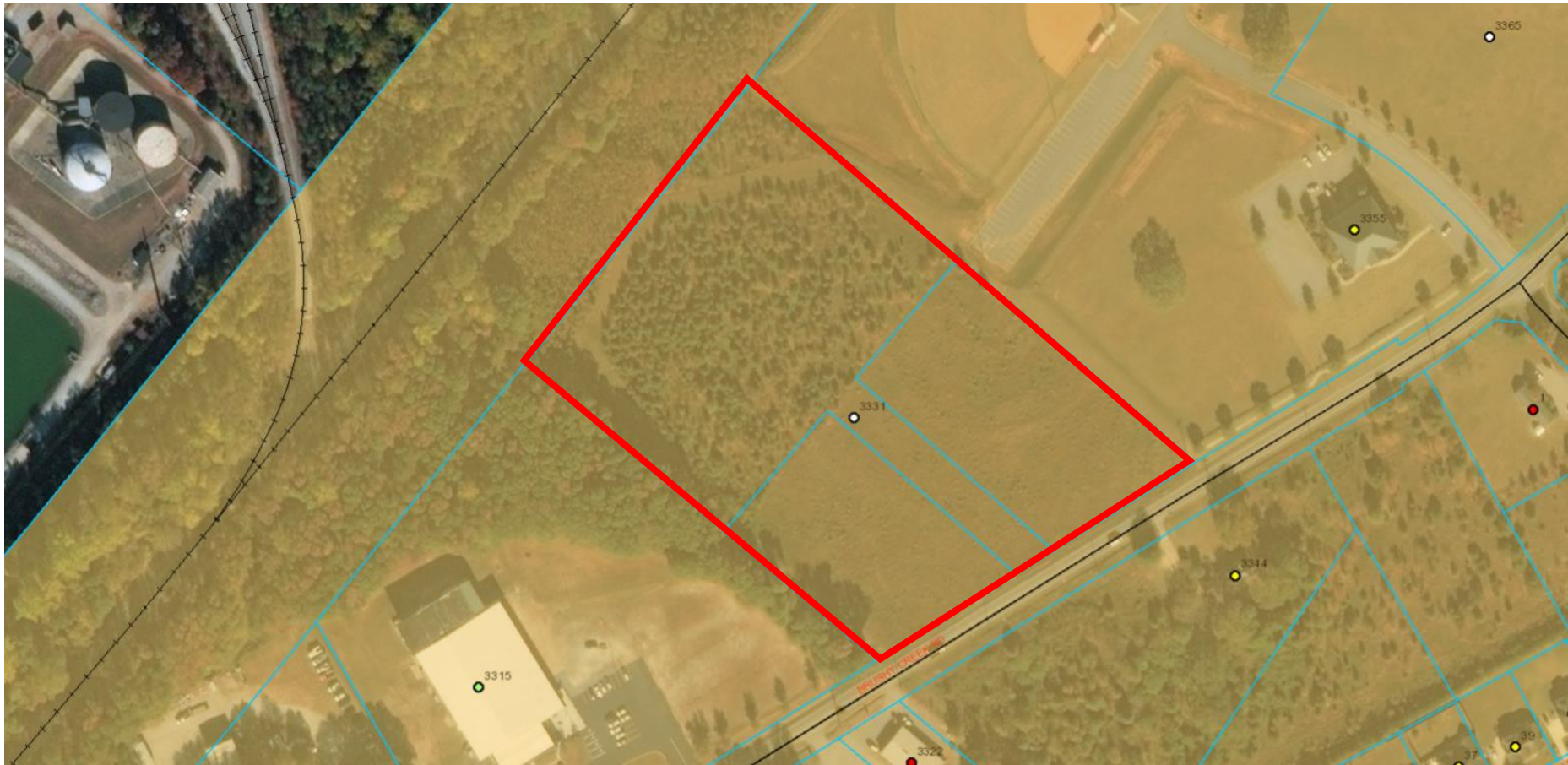
DOCKET NUMBER: AN 2018-08



DOCKET NUMBER: RZ 2018-08  
APPLICANT: Arbor Engineering  
ADDRESS: 3325, 3331, 3337 Brushy Creek Road  
PARCEL ID NUMBER: G006000200204, G006000200200,  
G006000200205  
EXISTING ZONING: C-2, Commercial District and O-D, Office  
District  
REQUEST: Rezone all 3 parcels to DRD, Design Review  
District



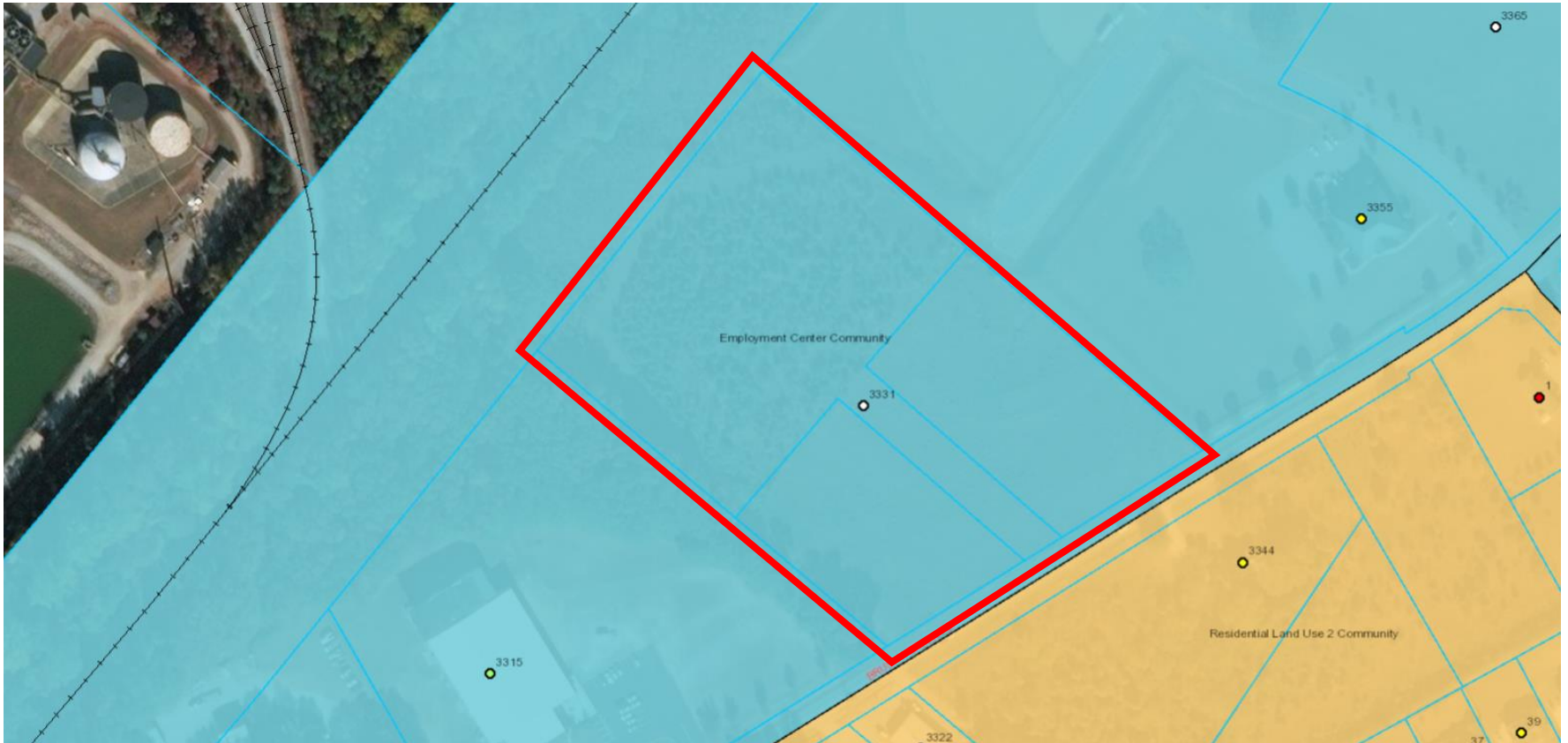
DOCKET NUMBER: RZ 2018-08



# DOCKET NUMBER: RZ 2018-08

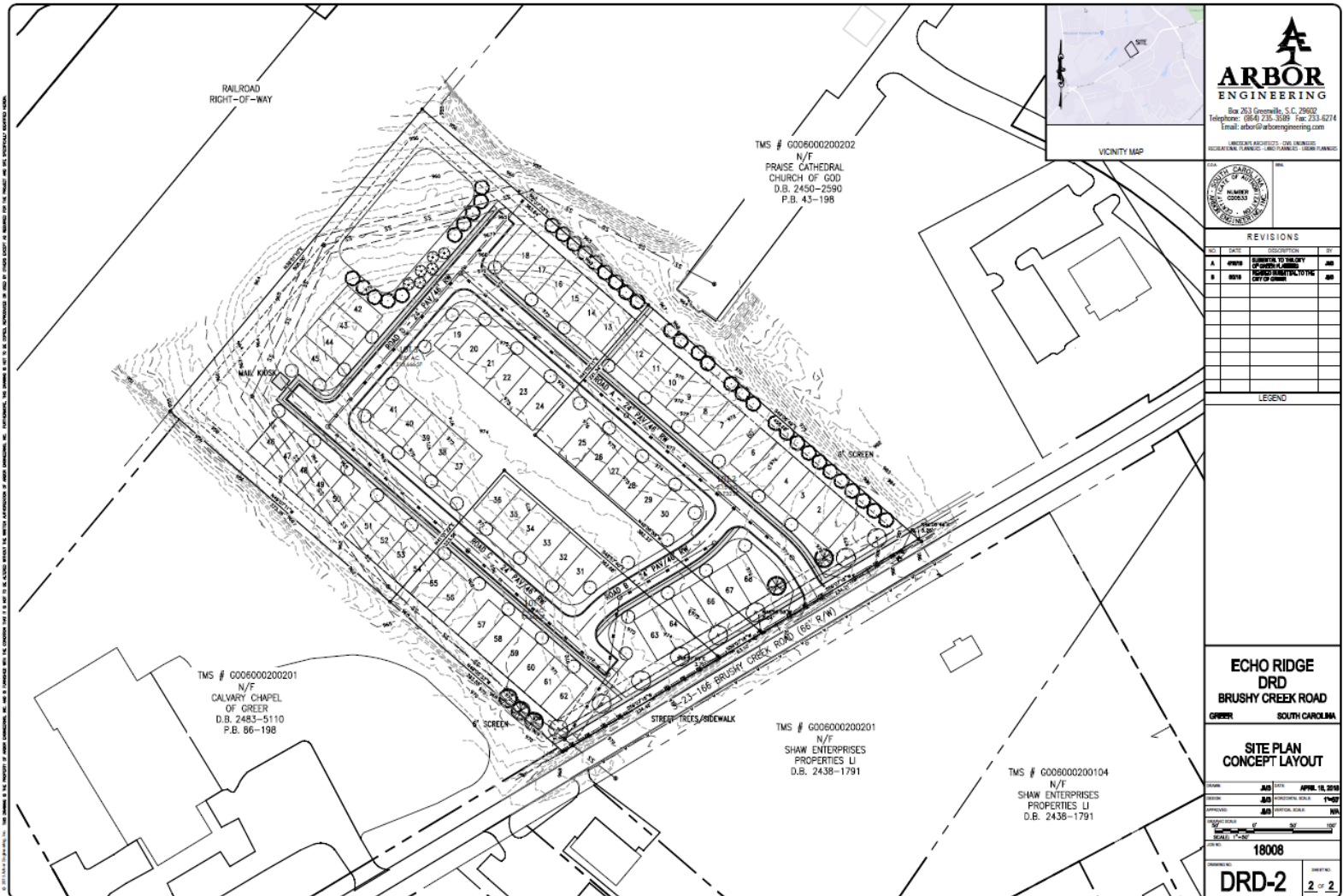


**Zoning & Floodplain**





# DOCKET NUMBER: RZ 2018-08



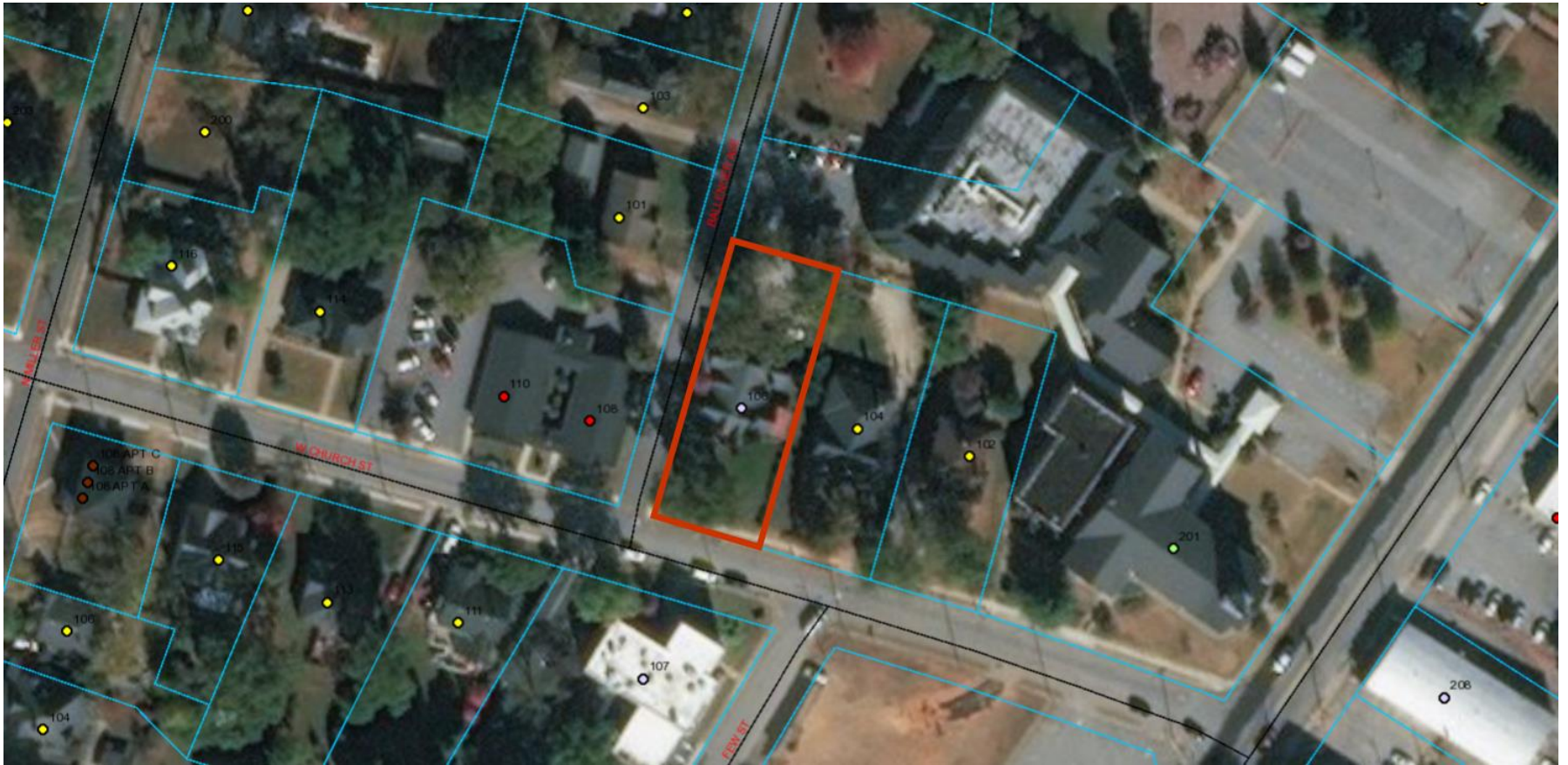


DOCKET NUMBER: RZ 2018-08



DOCKET NUMBER: RZ 2018-09  
APPLICANT: Paula Lawrence  
ADDRESS: 106 Church Street  
PARCEL ID NUMBER: G022000400800  
EXISTING ZONING: O-D, Office District  
REQUEST: Rezone to R-12, Residential District

DOCKET NUMBER: RZ 2018-09





# DOCKET NUMBER: RZ 2018-09



**Zoning & Floodplain**





DOCKET NUMBER: RZ 2018-09



DOCKET NUMBER: RZ 2018-10  
APPLICANT: Langston-Black Real Estate, Inc.  
ADDRESS: Main Street  
PARCEL ID NUMBER: G003000101600, G003000101700,  
G003000101800  
EXISTING ZONING: R-12, Residential District  
REQUEST: Rezone all 3 parcels to C-2, Commercial  
District



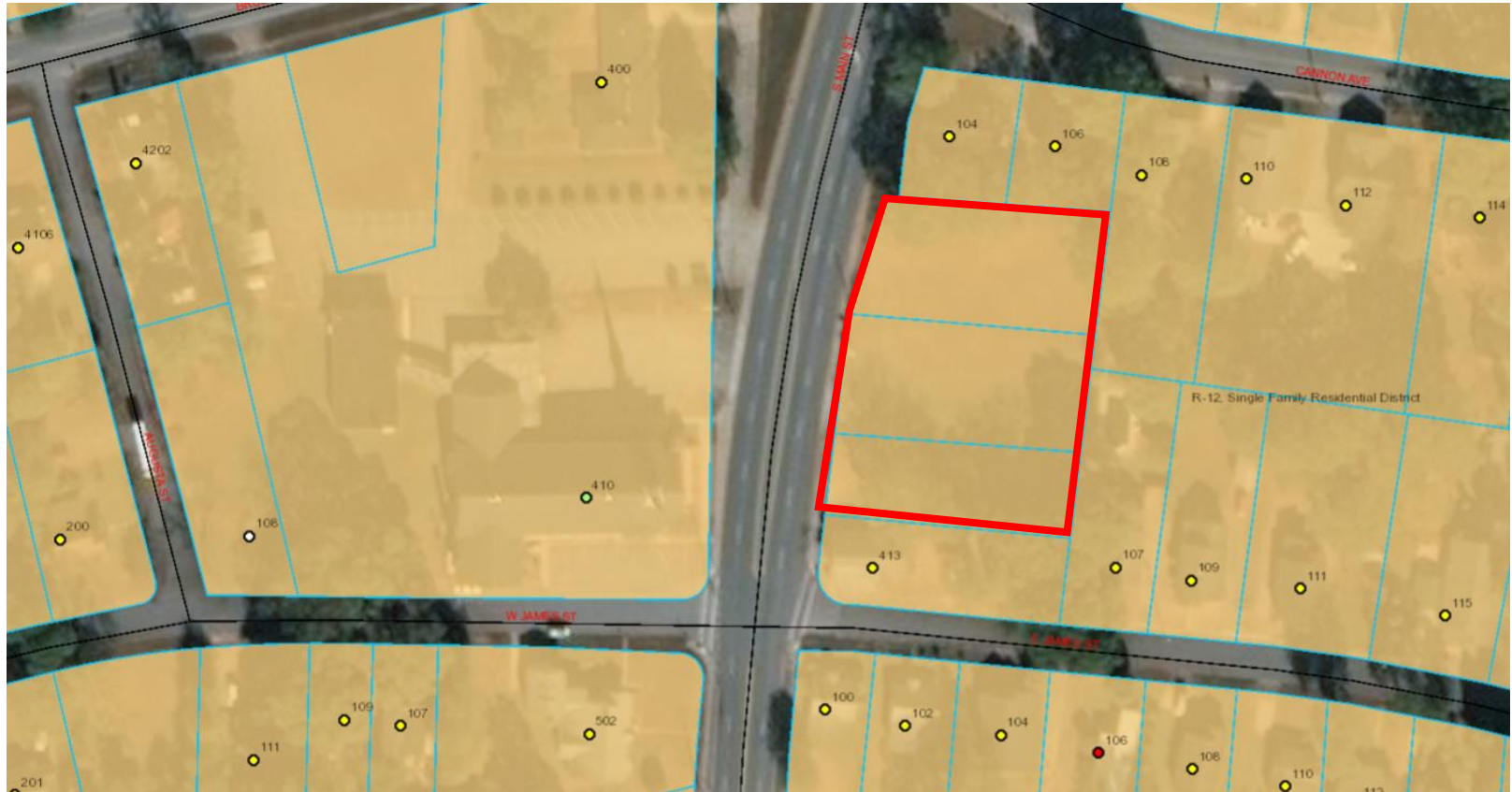
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RZ 2018-10





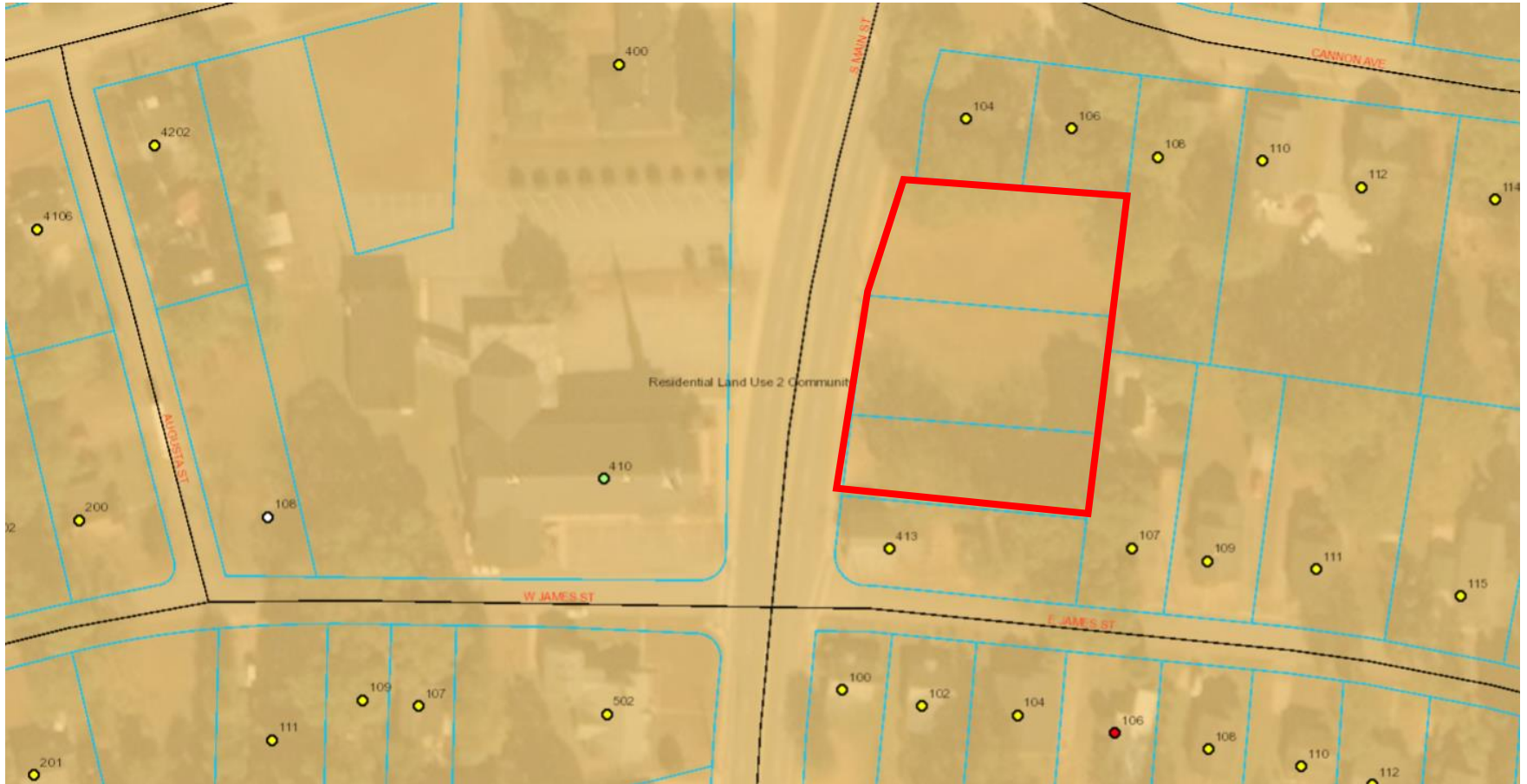
DOCKET NUMBER: RZ 2018-10



## Zoning & Floodplain



# DOCKET NUMBER: RZ 2018-10



Future Land Use Map

DOCKET NUMBER: RZ 2018-10





**AGENDA**  
**GREER PLANNING COMMISSION**  
**5/21/2018**

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**Business Meeting Slides**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Business Meeting Slides	5/15/2018	Cover Memo
❑ Staff Report for AN 2018-07	5/15/2018	Cover Memo
❑ Staff Report for AN 2018-08	5/15/2018	Cover Memo
❑ Miller's Point Site Plan	5/15/2018	Cover Memo
❑ Miller's Point Statement of Intent	5/15/2018	Cover Memo
❑ Staff Report for RZ 2018-08	5/15/2018	Cover Memo
❑ Echo Ridge Site Plan	5/15/2018	Cover Memo
❑ Echo Ridge Statement of Intent	5/15/2018	Cover Memo
❑ Staff Report for RZ 2018-09	5/15/2018	Cover Memo
❑ Staff Report for RZ 2018-10	5/15/2018	Cover Memo
❑ FDP for Grady Manor	5/15/2018	Cover Memo
❑ FDP for Net Zero Farms	5/15/2018	Cover Memo



# Planning Commission City of Greer

May 21, 2018

Business Meeting



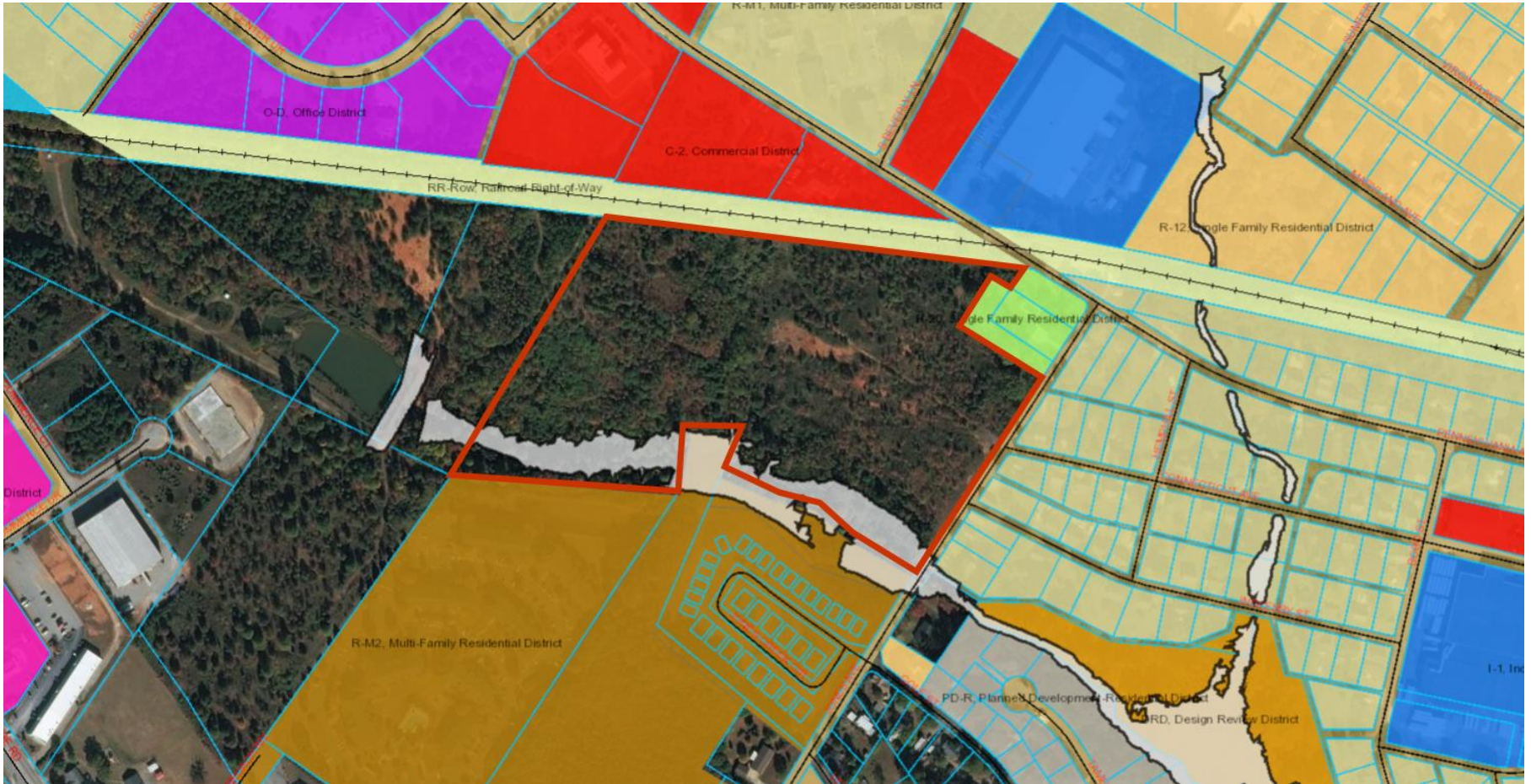
DOCKET NUMBER:	AN 2018-07
APPLICANT:	Jones Avenue Partners LLC
ADDRESS:	Jones Avenue
PARCEL ID NUMBER:	G006000101000
EXISTING ZONING:	I-1, Industrial, Greenville County
REQUEST:	Annex and zone to R-10, Residential Districts

DOCKET NUMBER: AN 2018-07





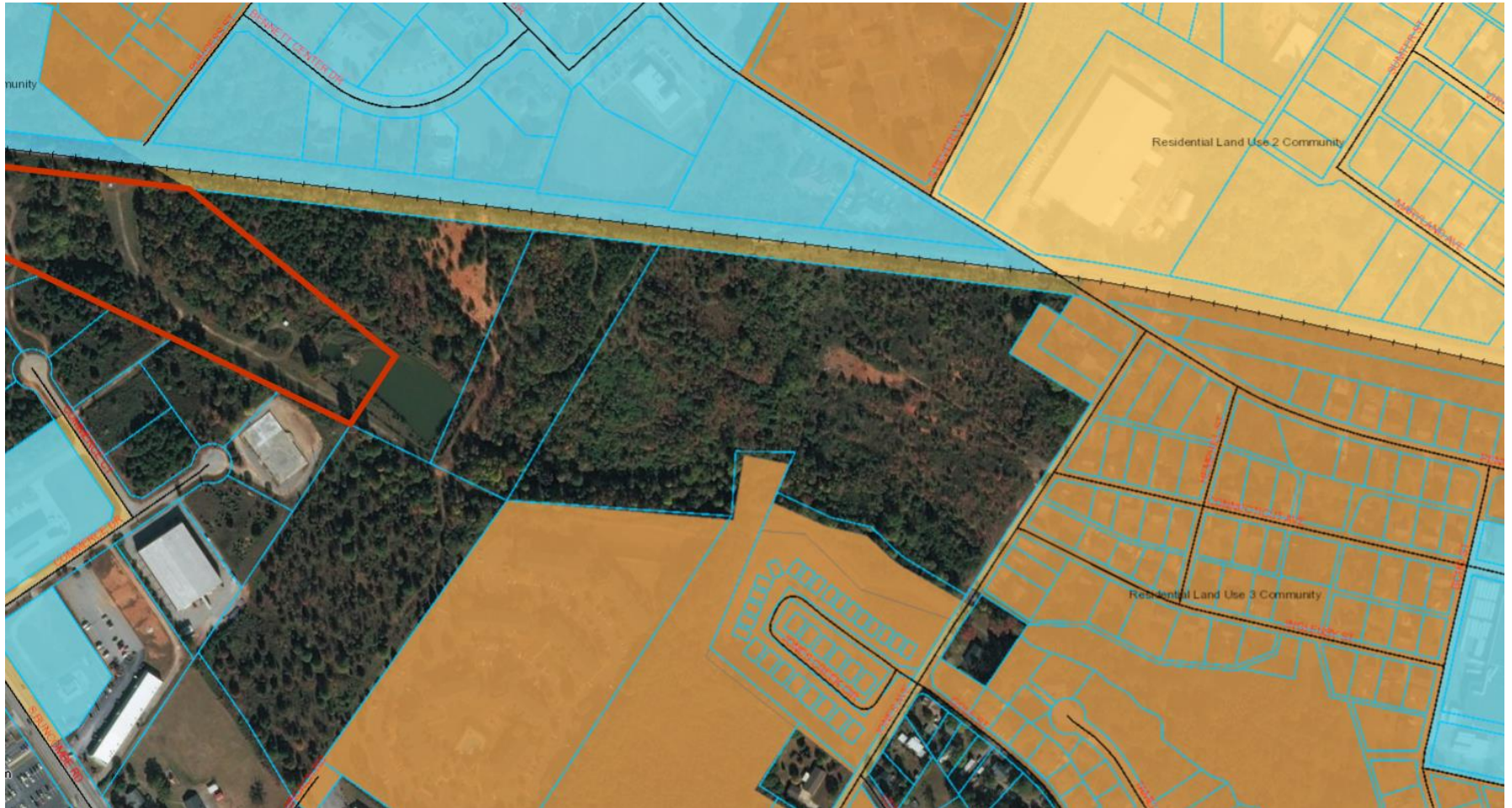
AN 2018-07



## Zoning & Floodplain







Future Land Use Map

DOCKET NUMBER: AN 2018-07





**AN 2018-07** is an annexation and zoning request for a parcel located on Jones Ave. The request is to rezone the property from I-1, Industrial (Greenville County), to R-10, Single-Family Residential, for the development of 93 units. This area contains a mix of various types of residential uses.

Surrounding land uses and zoning include:

North: C-2, Commercial, and R-20, Single Family Residential (City of Greer): single-family and offices  
East: R-M1, Multi-Family (City of Greer): single-family  
South: R-M2, Multi-Family (City of Greer): single-family and multifamily  
West: I-1, Industrial, Undeveloped (Greenville County)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel 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 R-10, Single-Family Residential, is appropriate at this location as the density proposed is 4.2 units per acre. In addition, the subject parcel is near an Employment Center Community. These centers are a near balance of residential and nonresidential uses. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request. All comments from other agencies and departments in the City of Greer must also be met and a preliminary plat must be approved before construction can commence.

**STAFF RECOMMENDATION: Approval**

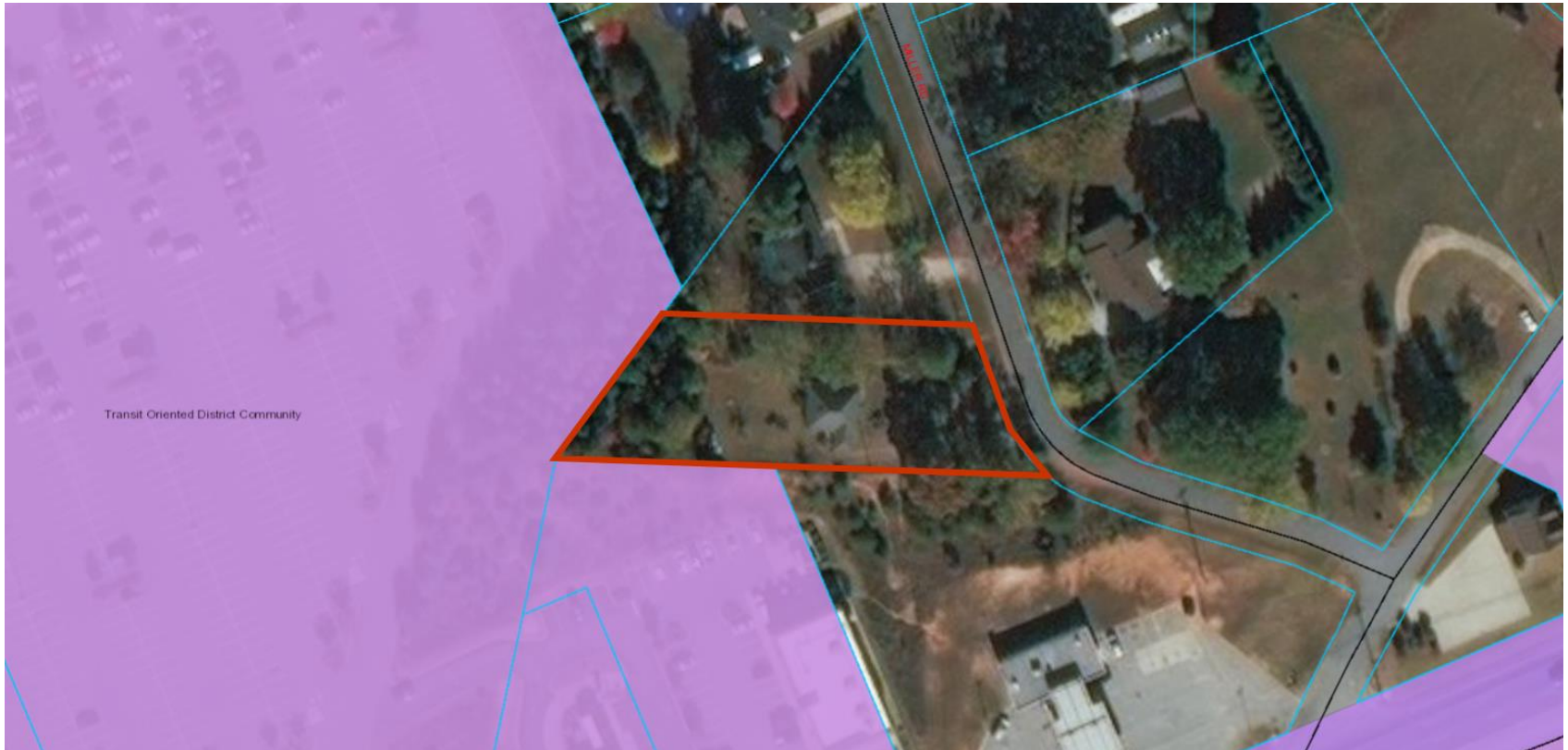
DOCKET NUMBER: AN 2018-08  
APPLICANT: Seaport Homes, LLC  
ADDRESS: 9 Miller Road  
PARCEL ID NUMBER: T009040102200  
EXISTING ZONING: R-20, Residential, Greenville County  
REQUEST: Annex and zone to DRD, Design Review District



DOCKET NUMBER: AN 2018-08









## AN 2018-08





DOCKET NUMBER: AN 2018-08



**AN 2018-08** is an annexation and zoning request for a parcel located at 9 Miller Rd. The request is to rezone the property from R-20, Single Family Residential (Greenville County) to DRD, Design Review District for the development of 5 units. This area contains a mix of residential and commercial zoned properties.

Surrounding land uses and zoning include:

North:	R-20, Single Family Residential (Greenville County)
East:	R-20, Single Family Residential and O-D, Office District (Greenville County)
South:	C-2, Commercial (Greenville County)
West:	C-3 Commercial (City of Greer)

The future land use map in the City's Comprehensive Plan defines the area as a Transit Oriented Corridor, which normally links employment centers with urban areas to include regional and community centers. The land use along these transit corridors could support future mass transit systems and incorporate a balance of both residential and nonresidential development. As such, the request for DRD, Design Review District, is appropriate at this location as the density proposed is 8.3 units per acre. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning 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: RZ 2018-08  
APPLICANT: Arbor Engineering  
ADDRESS: 3325, 3331, 3337 Brushy Creek Road  
PARCEL ID NUMBER: G006000200204, G006000200200,  
G006000200205  
EXISTING ZONING: C-2, Commercial District and O-D, Office  
District  
REQUEST: Rezone all 3 parcels to DRD, Design Review  
District



DOCKET NUMBER:

RZ 2018-08

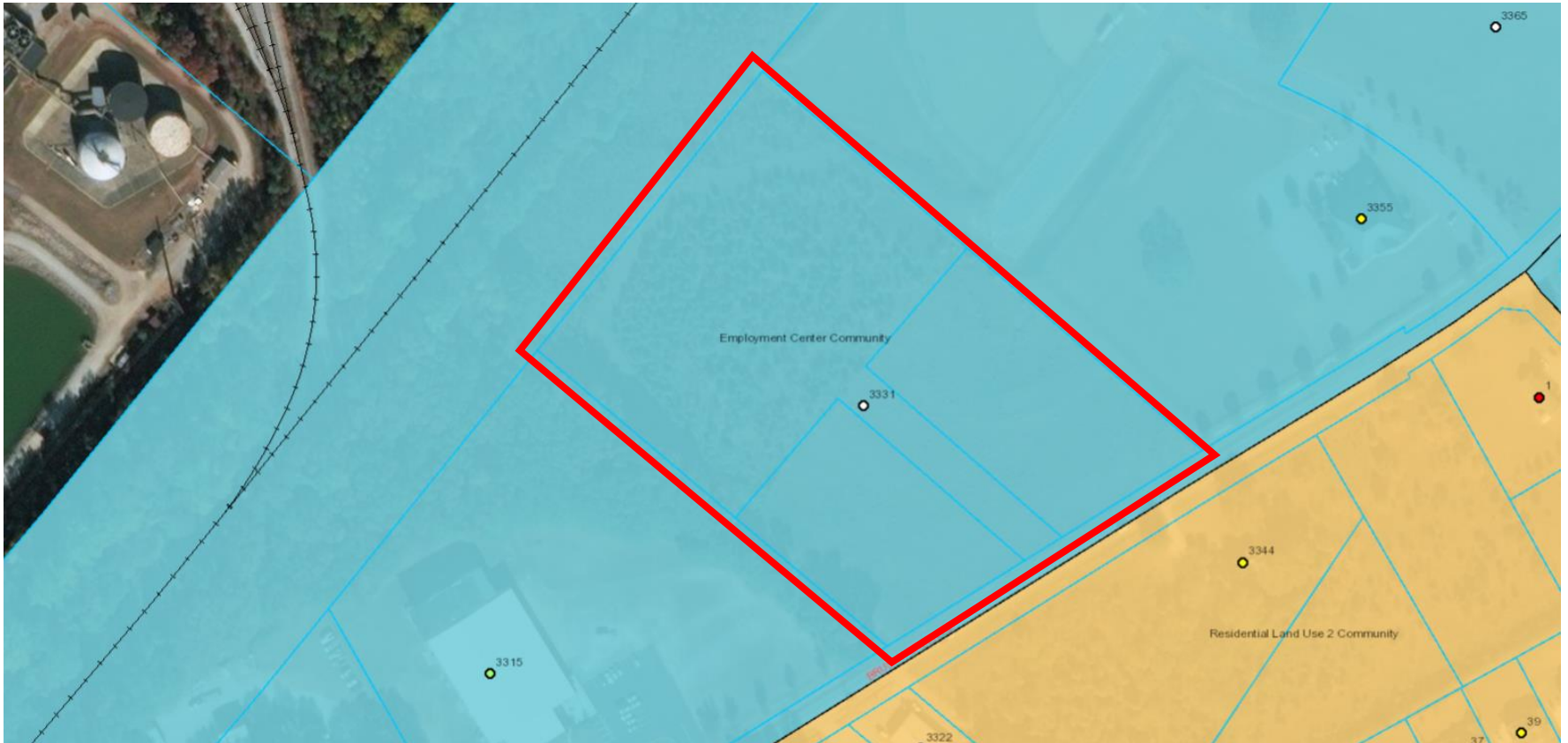




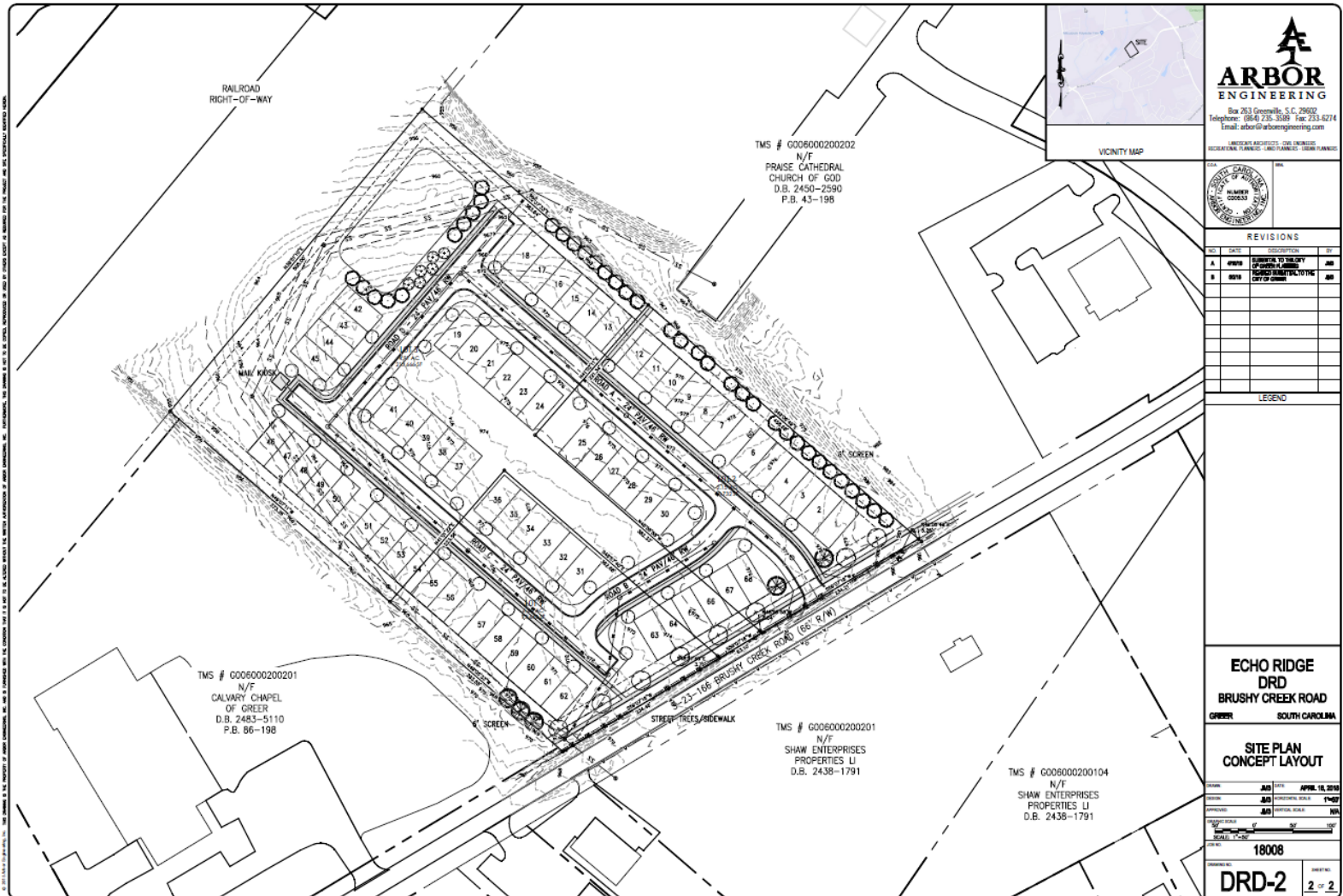
# DOCKET NUMBER: RZ 2018-08



**Zoning & Floodplain**



# DOCKET NUMBER: RZ 2018-08





DOCKET NUMBER: RZ 2018-08





**RZ 2018-08** is a rezoning request for three parcels located on Brushy Creek Road. This property is currently vacant. The request is to rezone the property from C-2, Commercial, and O-D, Office District, to DRD, Design Review District, for the construction of up to 68 townhouse units. This area contains a mix of residentially and commercially zoned properties.

Surrounding land uses and zoning include:

North: I-1, Industrial, Mitsubishi

East: S-1, Service, Praise Cathedral office

South: C-2, Commercial, vacant

West: C-2, Commercial, Calvary Chapel

Zoning History:

1993: Annexation and I-1, Industrial (All Parcels)

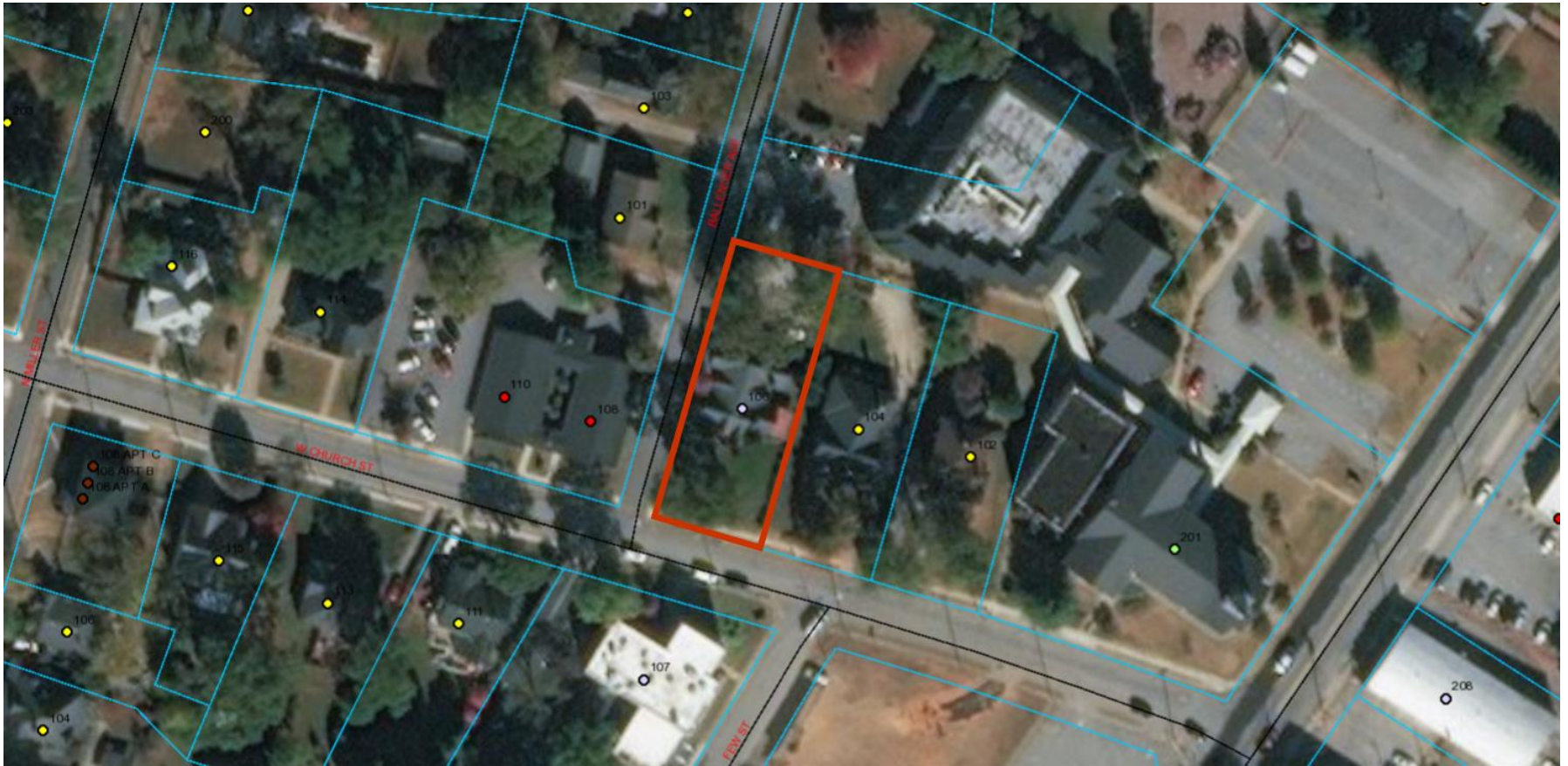
2007: Rezoned to C-2, Commercial (ending 200 and 205), O-D, Office (ending 204)

The future land use map in the City's Comprehensive Plan defines these parcels as part of an Employment Center Community on a Neighborhood Corridor. The Employment Center allows most zoning districts and the Neighborhood Corridor allows for medium and higher residential zoning classifications. As such, the request is for 7.5 units per acre is an acceptable density within these land use recommendations. For reference, the property is directly across from a Residential Land Use 2 Community with a recommended density of up to 4.5 units per acre. 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**

DOCKET NUMBER: RZ 2018-09  
APPLICANT: Paula Lawrence  
ADDRESS: 106 Church Street  
PARCEL ID NUMBER: G022000400800  
EXISTING ZONING: O-D, Office District  
REQUEST: Rezone to R-12, Residential District

DOCKET NUMBER: RZ 2018-09



# DOCKET NUMBER: RZ 2018-09



**Zoning & Floodplain**







DOCKET NUMBER: RZ 2018-09



**RZ 2018-09** is a rezoning request for a parcel located 106 West Church Street. The request is to rezone the property from O-D, Office District, to R-12, Single Family Residential. This area contains a mix of residential and commercial zoned properties.

Surrounding land uses and zoning include:

- North: R-M1, Multi-Family Residential
- East: R-M1, Multi-Family Residential
- South: C-1, Central Business District
- West: C-1, Central Business District

Zoning/Rezoning History:

- 1971: R-M
- 1979: Rezoned to O-D, Office District

The land use map in the City’s Comprehensive Plan defines this property as part of a Greer Station Community. The Greer Station Center is defines the land use in this center as 30% Residential and 70% Nonresidential As such, looking at the request for R-12, Single Family Residential listed in the Comprehensive Plan. As such, Staff recommends approval of this request.

**STAFF RECOMMENDATION: Approval**

DOCKET NUMBER: RZ 2018-10  
APPLICANT: Langston-Black Real Estate, Inc.  
ADDRESS: Main Street  
PARCEL ID NUMBER: G003000101600, G003000101700,  
G003000101800  
EXISTING ZONING: R-12, Residential District  
REQUEST: Rezone all 3 parcels to C-2, Commercial  
District

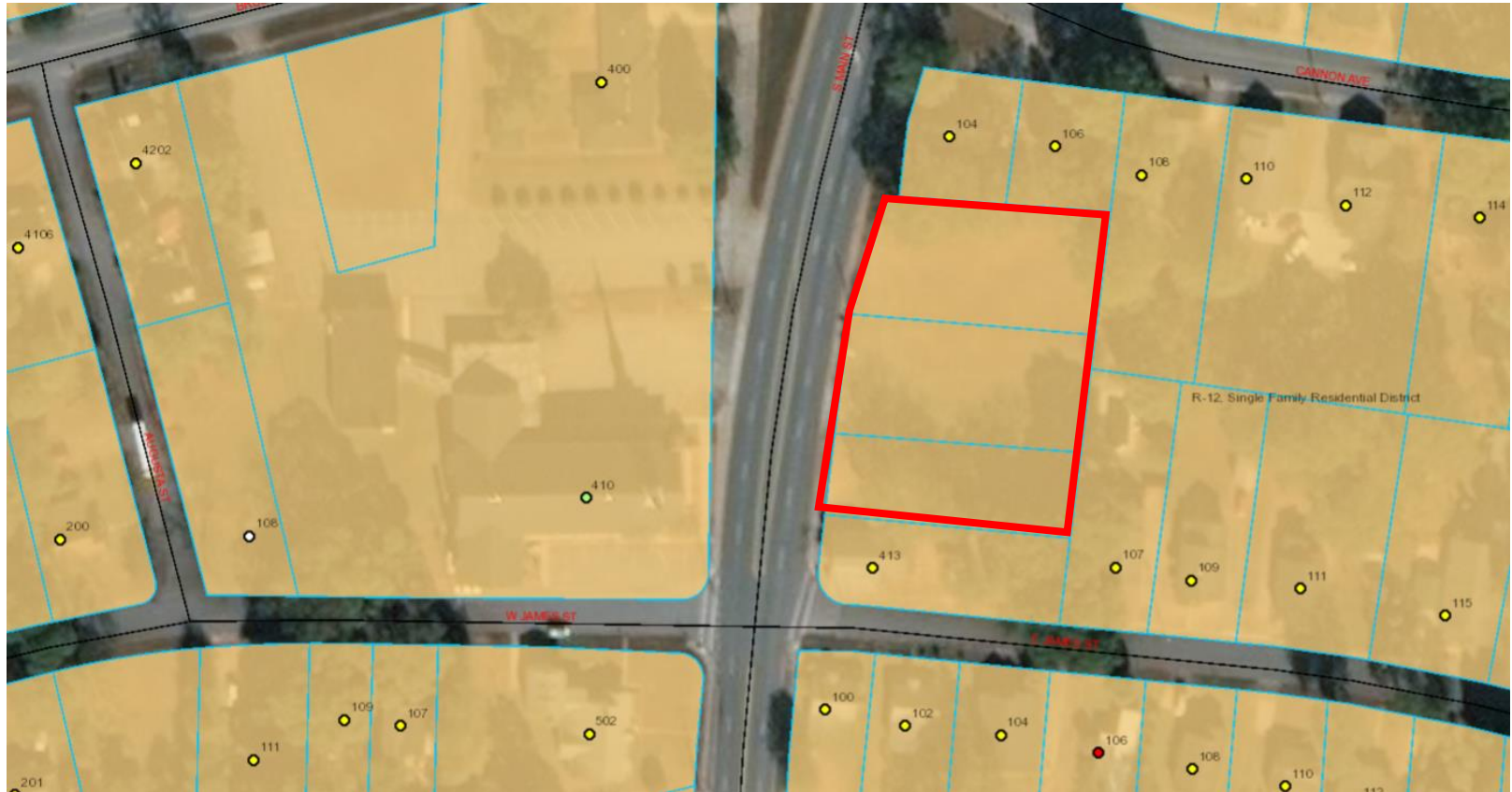


DOCKET NUMBER:

RZ 2018-10



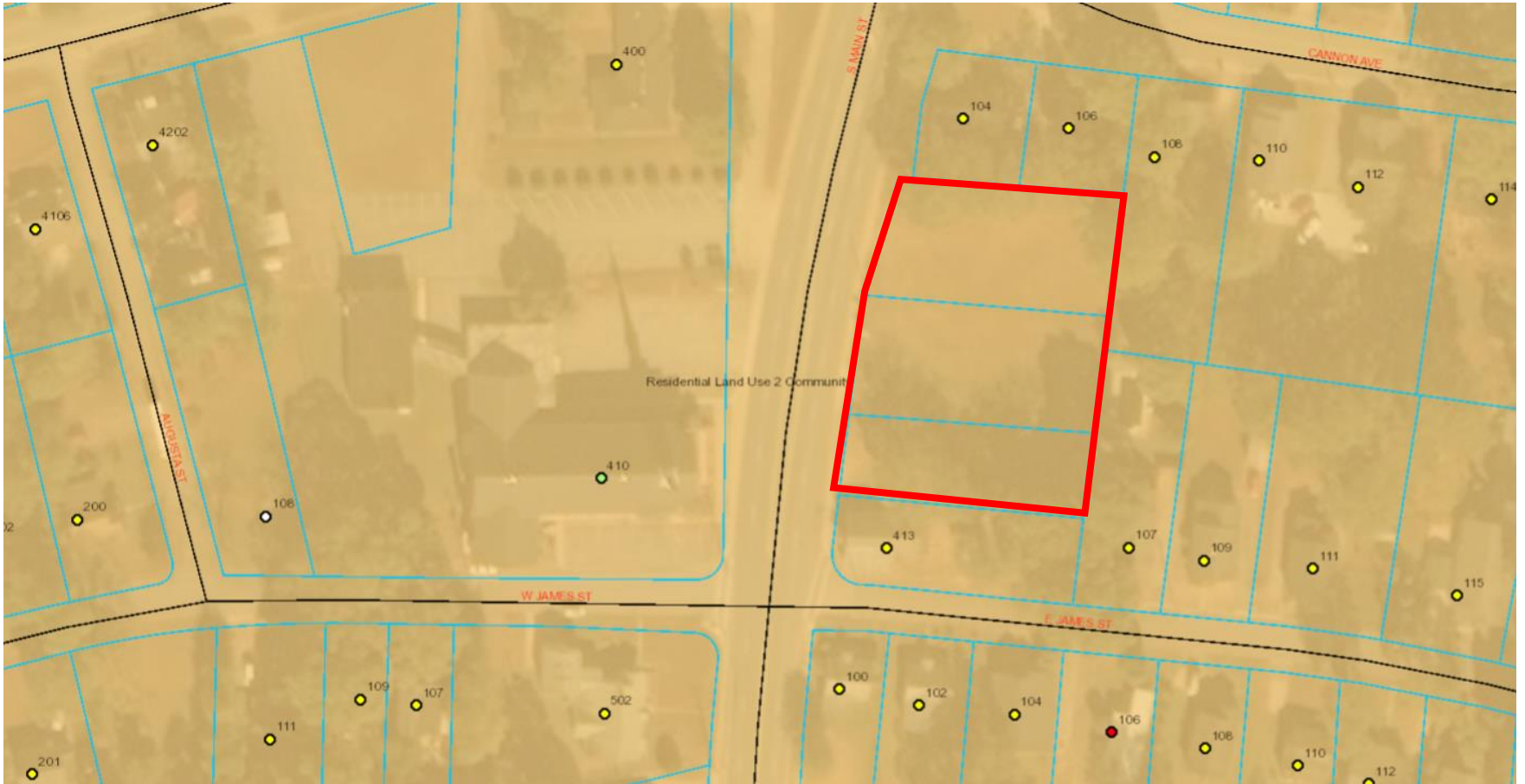
# DOCKET NUMBER: RZ 2018-10



Zoning & Floodplain



RZ 2018-10



## Future Land Use Map



DOCKET NUMBER: RZ 2018-10



**RZ 2018-10** is a rezoning request for three parcel located on Main Street between E. James St and Cannon Ave. The request is to rezone these parcels from R-12, Single Family Residential, to C-2, Commercial. This area contains mainly residential zoned properties.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential

East: R-12, Single Family Residential

South: R-12, Single Family Residential

West: R-12, Single Family Residential

Zoning/Rezoning History:

1979: Zoned R-12, Single Family Residential (all parcels)

The land use map in the City's Comprehensive Plan defines these properties as Residential Land Use 2 Community off a Neighborhood Corridor. The corridor width is 125ft from the centerline, 250 width in total. 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 land use balance is about 70% residential and 30% nonresidential. As such, looking at the request for C-2, Commercial, Staff recommends approval of this request.

**STAFF RECOMMENDATION: Approval**

FINAL DEVELOPMENT PLAN REVIEW:  
SUB 2018-05 (Grady Manor)

APPLICANT:	T2 Design and Construction
ADDRESS:	Gilbert Street
PARCEL ID NUMBER:	9-03-14-356.00, 9-03-14-231.00
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Final Development Plan Review



N/F  
UPSTATE PROPERTY RENTALS LLC  
TM #9-03-14-232.00  
DB 112L PG 85  
PB 54 PG 562



FINAL DEVELOPMENT PLAN REVIEW:  
SUB 2018-12 (Net Zero Farms)

APPLICANT:	RSL Builders, LLC
ADDRESS:	Inglesby Street
PARCEL ID NUMBER:	G008002100100
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Final Development Plan Review

# FINAL DEVELOPMENT PLAN REVIEW: SUB 2018-12 (Net Zero Farms)





**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, MAY 21, 2018**

---

**DOCKET:** AN 2018-07

**APPLICANT:** Jones Ave Partners, LLC

**PROPERTY LOCATION:** Jones Ave

**TAX MAP NUMBER:** G006000101000

**EXISTING ZONING:** I-1, Industrial (Greenville County)

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

**SIZE:** 21.94 acres

**COMPREHENSIVE PLAN:** Adjacent to Residential Land Use 3 Community and Employment Center Community

---

**ANALYSIS:** AN 2018-07

---

AN 2018-07 is an annexation and zoning request for a parcel located on Jones Ave. The request is to rezone the property from I-1, Industrial (Greenville County), to R-10, Single-Family Residential, for the development of 93 units. This area contains a mix of various types of residential uses.

Surrounding land uses and zoning include:

North: C-2, Commercial, and R-20, Single Family Residential (City of Greer): single-family and offices

East: R-M1, Multi-Family (City of Greer): single-family

South: R-M2, Multi-Family (City of Greer): single-family and multifamily

West: I-1, Industrial, Undeveloped (Greenville County)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel 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 R-10, Single-Family Residential, is appropriate at this location as the density proposed is 4.2 units per acre. In addition, the subject parcel is near an Employment Center Community. These centers are a near balance of residential and nonresidential uses. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request. All comments from other agencies and departments in the City of Greer must also be met and a preliminary plat must be approved before construction can commence.

**STAFF RECOMMENDATION: Approval**

**ACTION:** 5/21/18

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, MAY 21, 2018**

---

**DOCKET:** AN 2018-08

**APPLICANT:** Seaport Homes, LLC

**PROPERTY LOCATION:** 9 Miller Rd

**TAX MAP NUMBER:** T009040102200

**EXISTING ZONING:** R-20, Single Family (Greenville County)

**REQUEST:** DRD, Design Review District

**SIZE:** 0.6

**COMPREHENSIVE PLAN:** Transit Oriented Community off a Transit Oriented Corridor

---

**ANALYSIS:** AN 2018-08

---

**AN 2018-08** is an annexation and zoning request for a parcel located at 9 Miller Rd. The request is to rezone the property from R-20, Single Family Residential (Greenville County) to DRD, Design Review District for the development of 5 units. This area contains a mix of residential and commercial zoned properties.

Surrounding land uses and zoning include:

North: R-20, Single Family Residential (Greenville County)  
East: R-20, Single Family Residential and O-D, Office District (Greenville County)  
South: C-2, Commercial (Greenville County)  
West: C-3 Commercial (City of Greer)

The future land use map in the City's Comprehensive Plan defines the area as a Transit Oriented Corridor, which normally links employment centers with urban areas to include regional and community centers. The land use along these transit corridors could support future mass transit systems and incorporate a balance of both residential and nonresidential development. As such, the request for DRD, Design Review District, is appropriate at this location as the density proposed is 8.3 units per acre. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning 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**

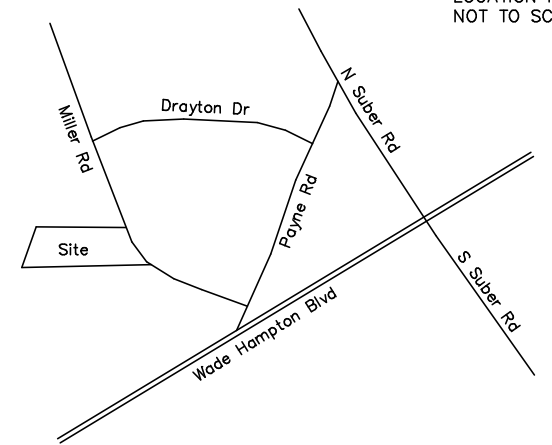
**ACTION:** 5/21/18

TMS T009040102504  
N/F Target Corporation

## Miller Project

TMS T009040102200  
Area=0.635 Acres  
Inclusive of R/W

LOCATION MAP  
NOT TO SCALE



TMS T009040102201  
N/F Shawn Kevin Alexander Sr.

TMS T009040102402  
N/F PI Commercial Properties, LLC

TMS T009040102400  
N/F Kenneth & Sarilla Cosgrove



GREENVILLE COUNTY, S.C.

DATE: 5-2-18 SCALE: 1" = 40'

## Site Plan for Seaport Homes

### GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



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188147

# Seaport Homes LLC.

(Letter of Intent, May 1<sup>st</sup>, 2018)

City of Greer

Planning & Zoning dept.

301 E. Poinsett st. Greer, SC 29651

Office: 864.848.2150

Letter of Intent : 9 Miller rd. Taylors, SC 29687

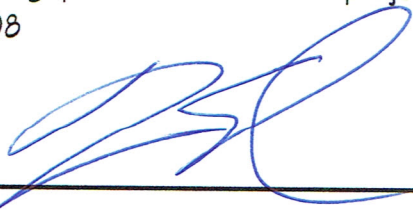
To Whom it may concern:

Tysen Sarkela owner of Seaport Homes is submitting this letter of intent to the city of Greer South Carolina.

9 Miller Rd. Taylors, SC 29687 is currently Zoned R-20 with a single family residence. It is currently vacant/abandoned property. We are proposing to annex this property into the city of Greer with the intent to rezone the property to RDR. Seaport Homes is a small Custom home Builder currently in Greer SC. This will allow Seaport homes to resurvey the property into 5 different tax map numbers (zero lot line) to build 5 single family residents. The Homes we plan to build will take advantage of some great views of Wade Hampton Blvd. and far off Mountain ranges. Each single family home will have 3 livable floors with a 4<sup>th</sup> floor roof top terrace and bonus room. Each property will have its own underground utilities, Power, sewer, water, and gas, All being run in a designed utility easement. Also, each home will have a 2 car garage with driveway space for 2 more vehicles for guest parking.

If there are any questions about this project please call Tysen at 843.754.0400 or Office 864.991.5008

Sincerely,



---

Tysen Sarkela



**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, MAY 21, 2018**

---

**DOCKET:** **RZ 2018-08**

**APPLICANT:** Arbor Engineering

**PROPERTY LOCATION:** 3325, 3331, and 3337 Brushy Creek Rd

**TAX MAP NUMBER:** G006000200200, G006000200204, G006000200205

**EXISTING ZONING:** C-2, Commercial, and O-D, Office District

**REQUEST:** DRD, Design Review District

**SIZE:** 9.05 acres

**COMPREHENSIVE PLAN:** Employment Center Community on a Neighborhood Corridor

---

**ANALYSIS:** **RZ 2018-08**

---

**RZ 2018-08** is a rezoning request for three parcels located on Brushy Creek Road. This property is currently vacant. The request is to rezone the property from C-2, Commercial, and O-D, Office District, to DRD, Design Review District, for the construction of up to 68 townhouse units. This area contains a mix of residentially and commercially zoned properties.

Surrounding land uses and zoning include:

North: I-1, Industrial, Mitsubishi  
East: S-1, Service, Praise Cathedral office  
South: C-2, Commercial, vacant  
West: C-2, Commercial, Calvary Chapel

Zoning/Rezoning History:

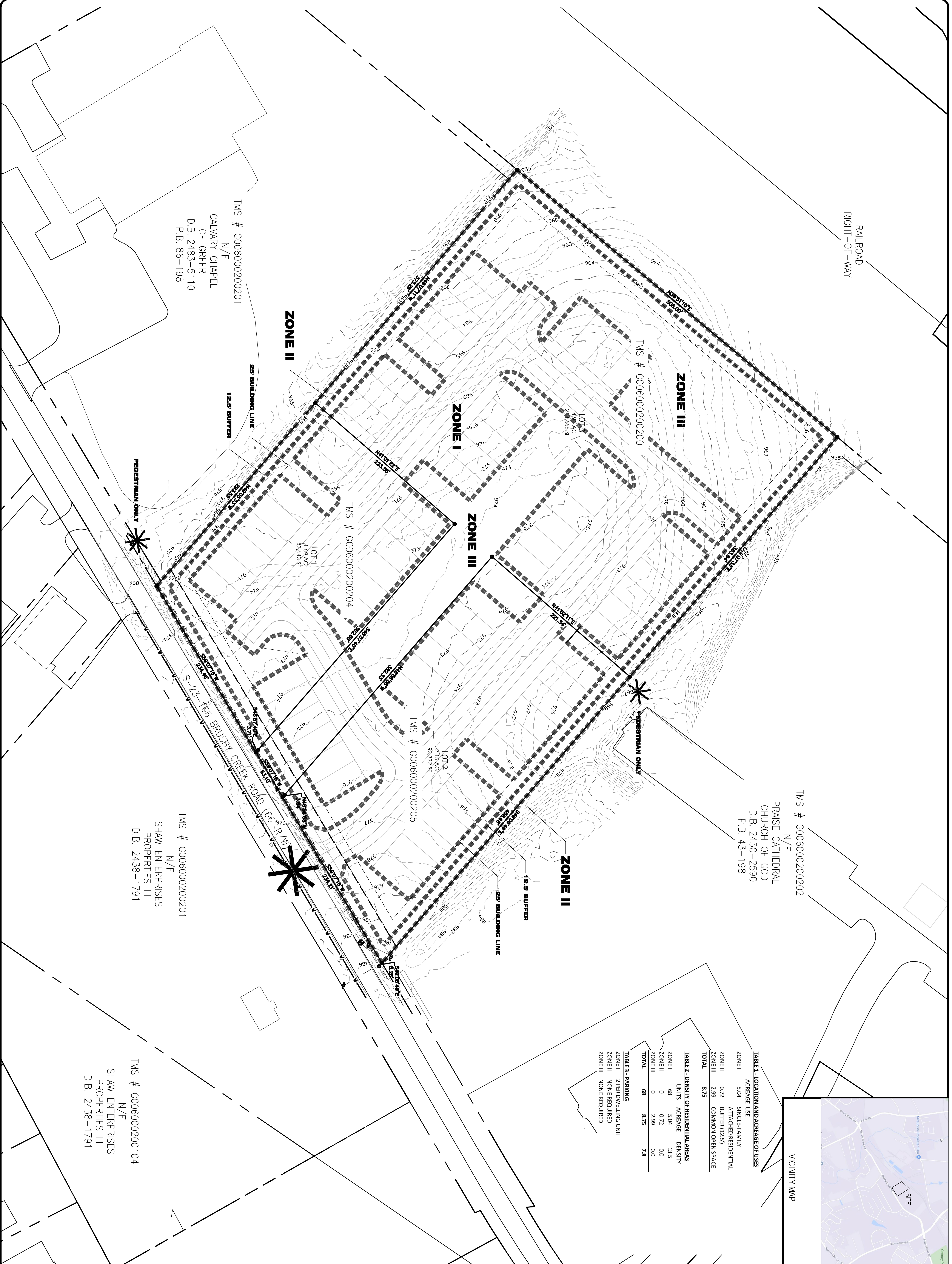
1993: Annexation and I-1, Industrial (All Parcels)  
2007: Rezoned to C-2, Commercial (ending 200 and 205), O-D, Office (ending 204)

The future land use map in the City's Comprehensive Plan defines these parcels as part of an Employment Center Community on a Neighborhood Corridor. The Employment Center allows most zoning districts and the Neighborhood Corridor allows for medium and higher residential zoning classifications. As such, the request is for 7.5 units per acre is an acceptable density within these land use recommendations. For reference, the property is directly across from a Residential Land Use 2 Community with a recommended density of up to 4.5 units per acre. 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**

**ACTION**



**TABLE 1 - LOCATION AND ACREAGE OF USES**


ZONE I	5.04	SINGLE-FAMILY
ZONE II	0.72	ATTACHED RESIDENTIAL BUFFER (12.5')
ZONE III	2.99	COMMON OPEN SPACE
TOTAL	8.75	

	UNITS	ACREAGE	DENSITY
ZONE I	68	5.04	13.5
ZONE II	0	0.72	0.0
ZONE III	0	2.99	0.0
TOTAL	68	8.75	7.8

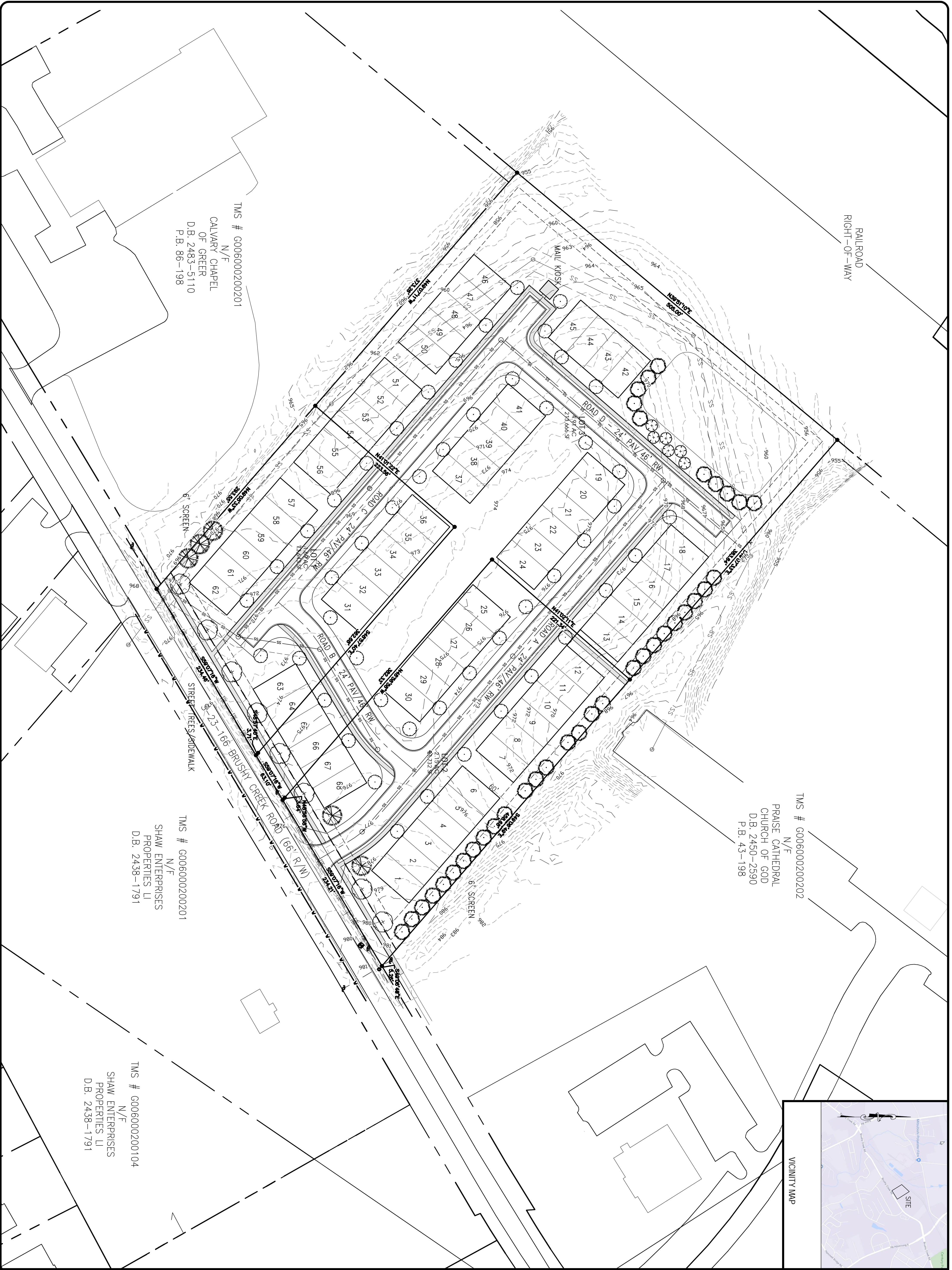
TABLE 3 - PARKING	
ZONE I	2 PER DWELLING UNIT
ZONE II	NONE REQUIRED
ZONE III	NONE REQUIRED

[illegible]

## LEGEND

DRAWING NO.				SHEET NO.			
DRAWING NO.		JM3	DATE:	APRIL 16, 2018			
DESIGN:		JM3	HORIZONTAL SCALE:		1"=50'		
APPROVED:		JM3	VERTICAL SCALE:		N/A		
GRAPHIC SCALE							
SCALE: 1"=50'							
JOB NO.		18008					
<div><div>ECHO RIDGE DRD BRUSHY CREEK ROAD GREER SOUTH CAROLINA</div><div>SITE PLAN ZONES</div></div>							





**ARBOR**  
ENGINEERING

Box 263 Greenville, S.C. 29602  
Telephone: (864) 235-3589 Fax: 233-6274  
Email: [arbor@arborengineering.com](mailto:arbor@arborengineering.com)

TMS # G0060000200202

N/F  
PRAISE CATHEDRAL  
CHURCH OF GOD  
D.B. 2450-2590  
P.B. 43-198

TMS # G0060000200201

N/F  
CALVARY CHAPEL  
OF GREER  
D.B. 2483-5110  
P.B. 86-198

TMS # G0060000200201

N/F  
SHAW ENTERPRISES  
PROPERTIES LI  
D.B. 2438-1791

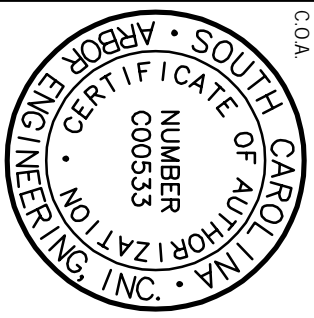
TMS # G006000200104

N/F  
SHAW ENTERPRISES  
PROPERTIES LI  
D.B. 2438-1791

VICINITY MAP

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS  
RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS

SEAL



REVISIONS			
NO.	DATE	DESCRIPTION	BY
A	4/16/18	SUBMITTAL TO THE CITY OF GREER PLANNING	JM3
B	5/2/18	REVISED SUBMITTAL TO THE CITY OF GREER	JM3


## LEGEND

# ECHO RIDGE

DRD

BRUSHY CREEK ROAD

GREER SOUTH CAROLINA

# SITE PLAN CONCEPT LAYOUT

DRAWN: JIM3	DATE: APRIL 16 2011
-------------	---------------------

DESIGN:	JM3	HORIZONTAL SCALE:	1"=5'
APPROVED:	JM3	VERTICAL SCALE:	N/A

GRAPHIC SCALE  
50' 0' 50' 100'  
SCALE: 1"=50'

JOB NO. **10000**

18008

DRD-2

2 of 2



**STATEMENT OF INTENT**

**ECHO RIDGE**

**3325, 3331, and 3337 Brushy Creek Road  
Greer, South Carolina 29650**

**Design Review District**

**Arbor Job No. 18008**

**April 16, 2018**

***Amended May 2, 2018***



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## **1.0 PURPOSE**

This statement is intended to describe in detail the proposed Design Review District composed of 8.75+/- acres located on Brushy Creek Road, hereafter referred to as Echo Ridge. The proposed development encompasses three tracts, as recorded on Tax Sheet G006.00, Book 02, Lots 2.0, 2.4 and 2.5. Echo Ridge will consist of single-family attached residential units, buffer area, and common open space.

The specific intent of this project will be to develop a high-quality residential development in harmony with the existing community that is likewise a desirable addition to the physical pattern of the neighborhood. The architectural character and visual appearance of the development will blend and harmonize with the surrounding area. Additional traffic will not burden the existing streets and the project will not adversely impact the environment.

## **2.0 EXISTING ZONING**

The subject property is located within the City of Greer and is currently zoned C-2 and O-D. According to the 2010 Comprehensive Plan, the subject property's existing land use is Industrial and the future use is Employment Center.

## **3.0 EXISTING TRANSPORTATION, UTILITIES AND SITE CONDITIONS**

The subject property is bounded by Brushy Creek Road to the south. Although Brushy Creek Road allows a single point of access to the development, the existing road network provides numerous travel routes to and from the project area. Brushy Creek

Road is subject to 8,000 AADT according to 2015 data. The subject property would produce less than 400 AADT. The property is bounded by railroad lines and industrial areas to the north, Calvary Chapel of Greer to the west, and Praise Cathedral Church of God to the east.

Sewer is available by way of an 8" gravity line that crosses the subject property from north to south which is owned and maintained by the Greer Commission of Public Works. Water service is available by way of a 10" water main located on the southern side of Brushy Creek Road which is owned and maintained by the Greer Commission of Public Works. Electricity is provided by the Greer Commission of Public Works. Natural gas is provided by the Greer Commission of Public Works. The project lies within the Greer City Fire Service Area approximately 1.3 miles from Greer Fire Department 2. Telephone service is provided by AT&T and cable is available through Spectrum.

Echo Ridge is located in the Greenville County School District and is served by Taylors Elementary School, Greer Middle School, and Greer High School. Existing residents south of Brushy Creek Road are served by Woodland Elementary School, Riversdie Middle School, and Riverside High School.

#### **4.0 DEVELOPMENT SCHEME**

As a part of the Design Review District, Echo Ridge is divided into three zones, according to the appropriate land use. The limits of each zone are shown on the accompanying Site Plan and are described as follows:

##### **4.1 Zone I**

Zone I, consisting of 5.04 +/- acres, will allow up to 68 single-family attached homes and road rights-of-way. Building pads shall be a minimum of 1,100 sf/unit, a maximum of 6 units will be attached in a single string, and units will be 1,500-2,500 sf with 3-4 bedrooms. Overall project density around 7.8 units/acre.

#### **4.2 Zone II**

Zone II, consisting of 0.72 +/- acres, will contain a 12.5' buffer required for any property greater than 5 acres but less than 10 acres in size. Although typically enforced where a non-residential use is proposed adjacent to a residential use, Echo Ridge will provide the buffer so that the proposed residential use is buffered from non-residential uses. No structures or land disturbance is proposed within the 12.5' buffer with the following exceptions: utility connections may cross the buffer between a 60° and 90° angle; pedestrian access to adjacent neighbors shall be allowed between a 60° and 90° angle; sidewalks and street tree planting in keeping with the existing treatment to the east along Brushy Creek Road shall be allowed along Brushy Creek Road; and vehicular/pedestrian access shall be allowed along Brushy Creek Road. Berms, fences, and/or evergreen plant material shall be allowed to provide a 6' screen of adjacent uses within the 12.5' buffer where existing vegetation does not exist. This screen shall not be required where the buffer area is within the existing utility easement maintained by CPW. This zone will be dedicated to a Property Owner's Association (the "POA"). The POA will be formed once development activities commence.

#### **4.3 Zone III**



Zone III, consisting of 2.99 +/- acres, will contain common open space for the use of Echo Ridge residents. The common open space is comprised of property outside of the 12.5' buffer, road rights-of-way, residential pads, and the area between the residence and the rights-of-way. The land within this zone may be disturbed during construction and development. Following construction, this zone will provide pedestrian walks and/or trails, potential pedestrian connections to adjacent uses, development signage, a mail kiosk, storm water control, utility connections, and landscaping. This zone will also include a 12.5' of the 25' building line around the property boundary. No structures will be allowed inside this building line. This zone will be dedicated to a Property Owner's Association. This Association will be set up as soon as any development begins. Together with Zone II, 3.71 +/- acres (or 42.4% of the property) will be dedicated to the POA.

#### **4.4 Current Conditions**

Currently the subject property is vacant and undeveloped. The front half of the property consists of pasture while the back half consists of early forest growth and invasive species (Callery Pear). The gravity sewer easement (CPW) is well maintained and grassed. Mature trees line the western boundary.

#### **5.0 DRAINAGE**

The subject property sits on a ridge and the existing drainage flows toward the railroad side of the property in two broad swales shared with the property owners to the east and the west. The storm water system will be designed to meet and exceed local, state, and federal regulations, involving storm flow as well as siltation and erosion control.

Quality of storm water will be provided by new silt basins and one storm water basin.

Quantity of storm water will be provided by on site storm water management basin.

## **6.0 BUFFER ZONE**

The project will provide a 12.5' buffer required for any property greater than 5 acres but less than 10 acres in size. Although typically enforced where a non-residential use is proposed adjacent to a residential use, Echo Ridge will provide the buffer so that the proposed residential use is buffered from non-residential uses. No structures or land disturbance is proposed within the 12.5' buffer with the following exceptions: utility connections may cross the buffer between a 60° and 90° angle; pedestrian access to adjacent neighbors shall be allowed between a 60° and 90° angle; sidewalks and street tree planting in keeping with the existing treatment to the east along Brushy Creek Road shall be allowed along Brushy Creek Road; and vehicular/pedestrian access shall be allowed along Brushy Creek Road. Berms, fences, and/or evergreen plant material shall be allowed to provide a 6' screen of adjacent uses within the 12.5' buffer where existing vegetation does not exist. This screen shall not be required where the buffer area is within the existing utility easement maintained by CPW.

## **7.0 ACCESS TO THE PROJECT**

Access to the project will be provided by one main entrance. The entrance on Brushy Creek Road will be designed to reflect the quality of the entire community.

## **8.0 FINANCING**

Development funds will be provided by a combination of private investors and private sector bank financing.

## **9.0 PHASING**

Engineering drawings and appropriate permits will be pursued immediately upon approval. Development will begin as soon as all permits have been issued. The entire project should be totally developed in a 2 - 3 year period.

## **10.0 PROPERTY OWNERS ASSOCIATION**

The POA will be established to address the maintenance and use of common areas, storm water facilities, landscaping, entrance monument and lighting.

## **11.0 CONCLUSIONS**

This project will provide a high-quality single-family attached neighborhood that fits in with the surrounding community and provides housing within the Employment Center it is included within. The Design Review District allows the adequate control to maintain the aesthetics being developed along the Brushy Creek Road corridor. This type of development cannot be accomplished while utilizing traditional zoning.

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, MAY 21, 2018**

---

**DOCKET:** **RZ 2018-09**

**APPLICANT:** Paula Lawrence / Professional Offices

**PROPERTY LOCATION:** 106 W. Church St

**TAX MAP NUMBER:** G022000400800

**EXISTING ZONING:** O-D, Office District

**REQUEST:** R-12, Single Family Residential

**SIZE:** 0.33 acres

**COMPREHENSIVE PLAN:** **Greer Station Center:** Land uses identified in the C-1 zoning district are typically the uses found in this specialized center. The land use balance is about 30% residential and 70% nonresidential.

---

**ANALYSIS:** **RZ 2018-09**

---

**RZ 2018-09** is a rezoning request for a parcel located 106 West Church Street. The request is to rezone the property from O-D, Office District, to R-12, Single Family Residential. This area contains a mix of residential and commercial zoned properties.

Surrounding land uses and zoning include:

North: R-M1, Multi-Family Residential  
East: R-M1, Multi-Family Residential  
South: C-1, Central Business District.  
West: C-1, Central Business District

Zoning/Rezoning History:

1971: R-M  
1979: Rezoned to O-D, Office District

The land use map in the City's Comprehensive Plan defines this property as part of a Greer Station Community. The Greer Station Center is defines the land use in this center as 30% Residential and 70% Nonresidential As such, looking at the request for R-12, Single Family Residential listed in the Comprehensive Plan. As such, Staff recommends approval of this request.

**STAFF RECOMMENDATION: Approval**

**ACTION: 5/21/18**



**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, MAY 21, 2018**

---

**DOCKET:** **RZ 2018-10**

**APPLICANT:** Langston-Black Real Estate

**PROPERTY LOCATION:** Main St

**TAX MAP NUMBER:** G003000101600, G003000101700, G003000101800

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

**REQUEST:** C-2, Commercial

**SIZE:** 0.75

**COMPREHENSIVE PLAN:** **Residential Land Use 2 off a Neighborhood Corridor**

---

**ANALYSIS:** **RZ 2018-10**

---

**RZ 2018-10** is a rezoning request for three parcel located on Main Street between E. James St and Cannon Ave. The request is to rezone these parcels from R-12, Single Family Residential, to C-2, Commercial. This area contains mainly residential zoned properties.

Surrounding land uses and zoning include:

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

Zoning/Rezoning History:

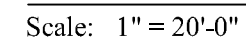
1979: Zoned R-12, Single Family Residential (all parcels)

The land use map in the City's Comprehensive Plan defines these properties as Residential Land Use 2 Community off a Neighborhood Corridor. The corridor width is 125ft from the centerline, 250 width in total. 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 land use balance is about 70% residential and 30% nonresidential. As such, looking at the request for C-2, Commercial, Staff recommends approval of this request.

**STAFF RECOMMENDATION: Approval**

**ACTION**

260'-0" +/-



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904 North Main Street, Greer, SC 29651  
Tel: (864) 879-1862 Fax: (864) 879-4156

April 2, 2018



LEGEND

○

IPS

○

IPF

—

R/W

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BSL

—X—X—

EXISTING FENCE

○

PP

—

OE

☆

LP

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PM

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TP

□

TV

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SSMH

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RCP

□

CB

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CBDI

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G

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ATT

⊗

WV

⊗

D.E.

—

S.S.E.

IRON PIN SET

IRON PIN FOUND

RIGHT-OF-WAY

BUILDING SETBACK LINE

EXISTING FENCE

POWER POLE

OVERHEAD ELECTRIC LINE

LIGHT POLE

POWER METER

TELEPHONE PEDESTAL

CABLE TV PEDESTAL

SANITARY SEWER LINE

SANITARY SEWER MANHOLE

REINFORCED CONC. PIPE

CATCH BASIN

CATCH BASIN DROP INLET

UNDERGROUND GAS LINE

UNDERGROUND TELEPHONE LINE

FIRE HYDRANT

WATER VALVE

DRAINAGE EASEMENT

SANITARY SEWER EASEMENT



GENERAL NOTES	
1.	PHASE I AREA = +/- 5.93 A.C.
2.	NAME OF SUBDIVISION: NETZERO FARMS (PHASE II)
3.	NUMBER OF UNITS: 10
4.	WATER TO BE PROVIDED BY GREER CPW
5.	GRAVITY SEWER TO BE PROVIDED BY GREER CPW

SITE DATA	
TAX MAP NUMBERS	G008002100100
LOCATION	INGLESBY STREET
CURRENT ZONING	DRD
ROAD FRONTAGE BUILDING SETBACK:	30'
PERIMETER BUILDING SETBACK:	10'
TOTAL ACREAGE (PHASE I)	±5.93 AC.
PROPOSED UNITS	10 UNITS
PROPOSED AVERAGE UNIT SIZE	42' X 45'
PROPOSED NEW PRIVATE ROADWAY	800 feet



TWO STORY ELEVATION



SINGLE STORY ELEVATION



RAISED BED GARDENS

No.	Description	Date



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