AGENDA
GREER PLANNING COMMISSION
City Hall, 301 E. Poinsett Street, Greer, SC 29651
August 20, 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. Minutes

II. PUBLIC HEARING

A. Public Hearing Slides

III. BUSINESS MEETING

A. Business Meeting Slides

B. Overton Park Preliminary Plat

C. AN 2018-14 Staff Report

IV. OLD BUSINESS

V. NEW BUSINESS

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.

AGENDA
GREER PLANNING COMMISSION
8/20/2018

Minutes

ATTACHMENTS:

	Description	Upload Date	Type
	Minutes	8/14/2018	Cover Memo

City of Greer
Planning Commission Minutes
July 16, 2018

Members Present: Mark Hopper, Chairman
Judy Jones, Vice Chairman
John Holland
Suzanne Traenkle

Member(s) Absent: William Lavender
Brian Martin
Micky Montgomery

Staff Present: Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Call to Order

Mr. Hopper called the meeting to order at 6:30 pm and read the opening remarks.

II. Public Forum

Mr. Hopper asked staff, for the record, if there were any items or anyone signed up to speak for public forum. Ms. Blake advised the Commission that there were none.

III. Minutes of the Planning Commission Meeting

ACTION – Ms. Jones made a motion to approve the minutes from the June 18, 2018 Planning Commission Meeting. Ms. Traenkle seconded the motion. The motion carried with a vote of 4 to 0. Mr. Lavendar, Mr. Martin and Mr. Montgomery were absent from the vote.

IV. Public Hearing

Mr. Hopper read a brief statement about conducting the public hearing section of the meeting.

A. TXT 2018-02

Mr. Hopper opened the public hearing for TXT 2018-02.

Mr. McMahan gave the basic information for the request.

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

B. RZ 2018-14

Mr. Hopper opened the public hearing for RZ 2018-14.

Mr. McMahan gave the basic information for the request. He 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, Mr. Hopper closed the public hearing.

V. Old Business

There was no old business.

VI. New Business

A. TXT 2018-02

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for TXT 2018-02.

Mr. McMahan presented the staff analysis and recommendation for the request.

Mr. Hopper advised that the applicant for the case was the Board of Architectural Review and that staff was representing the Board if there were any questions from the Commission.

Mr. Holland asked Mr. McMahan why the request was for only half of the building in question. Mr. McMahan stated that the building was owned by two different entities and would be operating separately. He stated that the portion of the building requesting to come into the historic district would be eligible for some tax credits, if accepted, and that the owners of the other portion of the building were not interested in delaying their estimated time line.

ACTION – Mr. Hopper made a motion to approve TXT 2018-02. Ms. Traenkle seconded the motion. The motion carried with a vote of 4 to 0.

B. RZ 2018-14

Mr. Hopper opened the business meeting for RZ 2018-14.

Mr. McMahan presented the staff analysis and recommendation for the request.

Chuck Langston, applicant, gave a brief overview of the request.

Mr. Holland asked Mr. Langston if the property would have direct access to Highway 80. Mr. Langston advised no.

Ms. Traenkle asked Mr. Langston is there were any interested parties in the property. Mr. Langston stated there were but no contracts of the property at that time.

ACTION – Ms. Jones made a motion to approve RZ 2018-14. Mr. Holland seconded the motion. The motion carried with a vote of 4 to 0.

VII. Other Business

Planning and Zoning Report

There was nothing for staff to report

VIII. Executive Session

There was no executive session**.**

IX. Adjourn

There being no other business to discuss, Mr. Holland made a motion to adjourn. Ms. Traenkle seconded the motion. The meeting adjourned at 6:45pm.

Category Number: II.
Item Number: A.

AGENDA
GREER PLANNING COMMISSION
8/20/2018

Public Hearing Slides

ATTACHMENTS:

	Description	Upload Date	Type
	Public Hearing Slides	8/14/2018	Cover Memo

Planning Commission
City of Greer

August 20, 2018

Public Hearing

Greer
City of Greer, SC

DOCKET NUMBER:	AN 2018-14
APPLICANT:	CCAD, LLC
ADDRESS:	120 Davis Cir & 2782 S Highway 14
PARCEL ID NUMBER:	9-07-05-009.00 & 9-07-05-010.00
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	Annex and zone to S-1, Services

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-14

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-14

Zoning & Floodplain

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-14

Future Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-14

Greer
City of Greer, SC

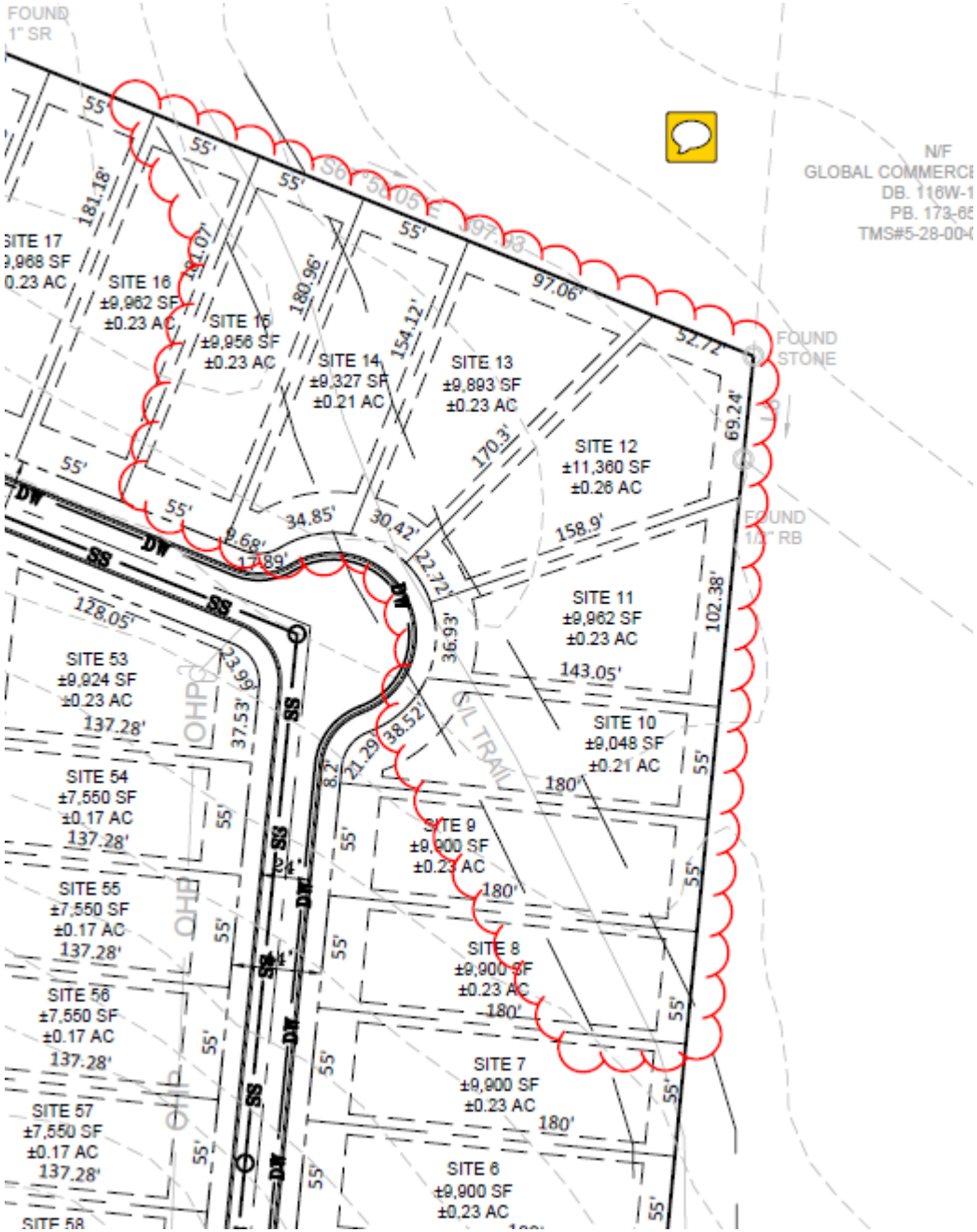
DOCKET NUMBER:	SUB 2018-23
APPLICANT:	CCAD, LLC
ADDRESS:	937 Abner Creek Rd
PARCEL ID NUMBER:	9-06-00-006.00
EXISTING ZONING:	R-7.5, Residential District
REQUEST:	Preliminary Plat Review

Greer
City of Greer, SC

DOCKET NUMBER: SUB 2018-23

Greer
City of Greer, SC

DOCKET NUMBER: SUB 2018-23



The portion is red is not subject to approval at this time. There is an easement needed for the piece to the rear in order for this portion of ROW to be abandoned and developed.

Greer
City of Greer, SC

Category Number: III.
Item Number: A.

AGENDA
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8/20/2018

Business Meeting Slides

ATTACHMENTS:

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Planning Commission
City of Greer

August 20, 2018

New Business

Greer
City of Greer, SC

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Greer
City of Greer, SC

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Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-14

Zoning & Floodplain

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-14

Future Land Use Map

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-14

Greer
City of Greer, SC

DOCKET NUMBER: AN 2018-14

AN 2018-14 is an annexation and zoning request for two parcels located 2782 S. Hwy 14 and 120 Davis Circle. The request is to zone the property from Unzoned (Spartanburg County), to S-1, Services, for the development of car wash.

Surrounding zoning and land uses include:

North: C-2, Commercial (City of Greer), Business Park (mostly undeveloped)
East: Unzoned (Spartanburg County), Pelham Batesville Fire Department
South: Unzoned (Spartanburg County), Dollar General and Used Car Sales
West: Unzoned (Spartanburg County), Single-family residences

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as a Employment Center Community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Most of the city's zoning district allowed land uses are permitted with the land use balance about 10% residential and 90% nonresidential. In addition, the subject parcel is near a Regional Corridor. Land uses identified within the regional corridor are equivalent to the higher density residential zoning classifications, O-D, C-2, C-3, and S-1. The land use balance is about 20% residential and 80% non-residential. 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.

STAFF RECOMMENDATION: Approval

Greer
City of Greer, SC

DOCKET NUMBER:	SUB 2018-23
APPLICANT:	CCAD, LLC
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PARCEL ID NUMBER:	9-06-00-006.00
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REQUEST:	Preliminary Plat Review

Greer
City of Greer, SC

DOCKET NUMBER: SUB 2018-23

Greer
City of Greer, SC

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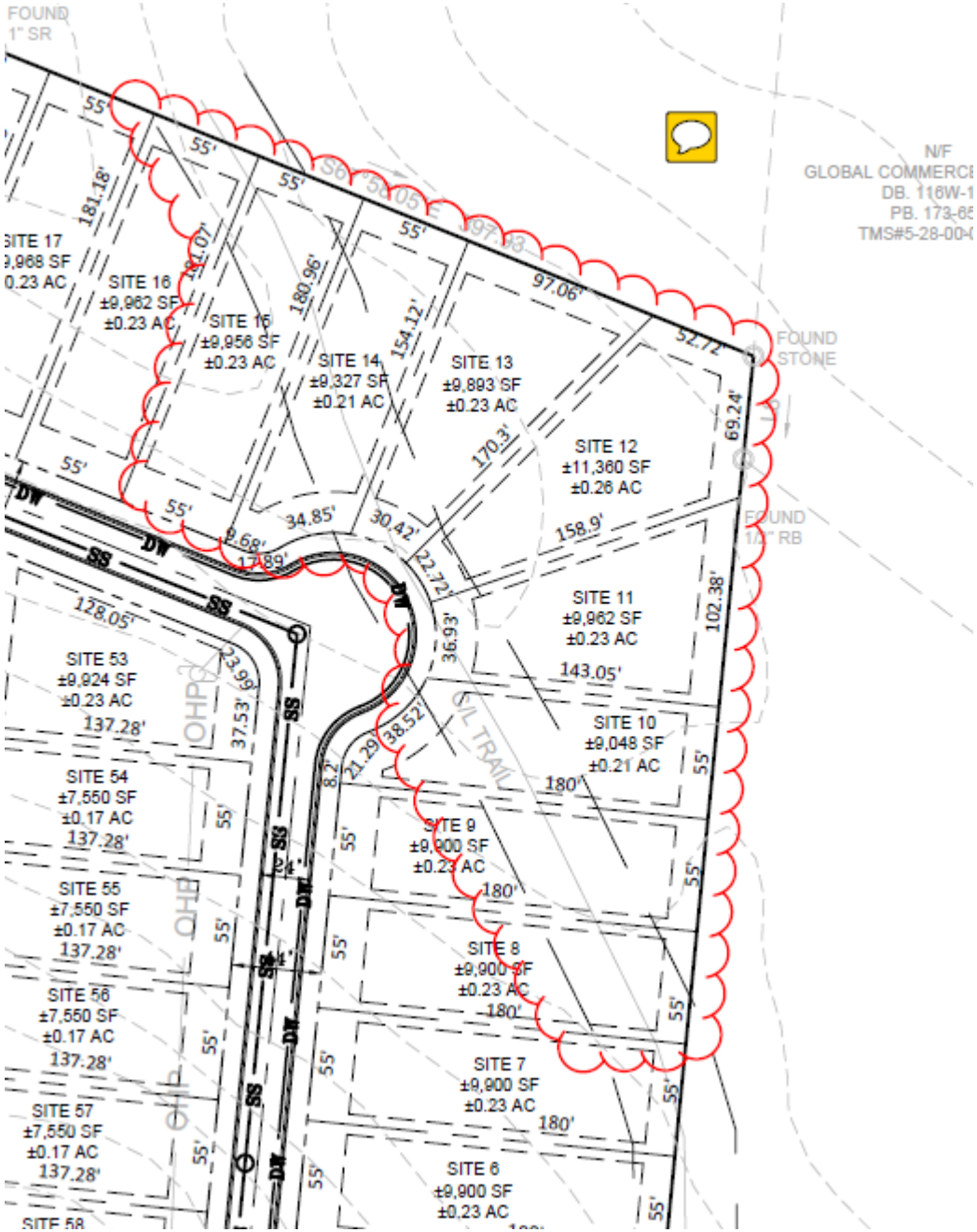

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Greer
City of Greer, SC

Category Number: III.
Item Number: B.

AGENDA
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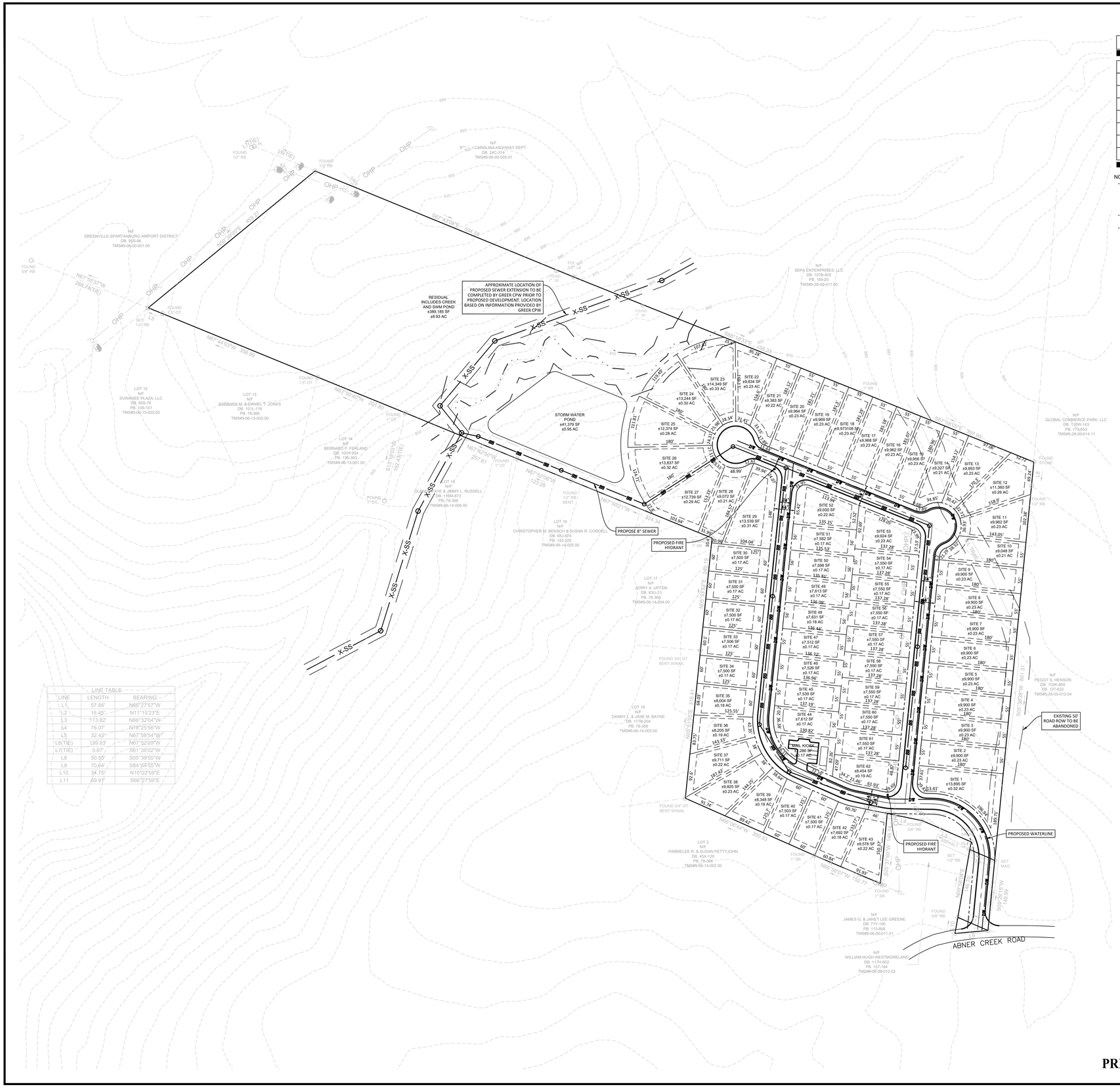
8/20/2018

Overton Park Preliminary Plat

ATTACHMENTS:

	Description	Upload Date	Type
	Overton Park Preliminary Plat	8/14/2018	Cover Memo

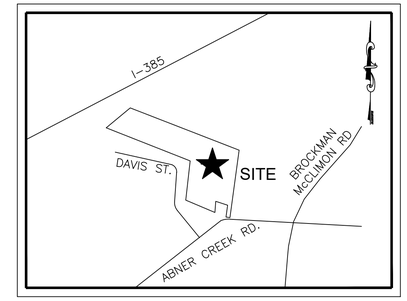


LINE TABLE		
LINE	LENGTH	BEARING
L1	57.86'	N66°27'57"W
L2	16.45'	N11°15'23"E
L3	113.82'	N66°32'04"W
L4	76.07'	N78°25'56"W
L5	32.43'	N67°58'54"W
L6(TIE)	139.83'	N67°52'29"W
L7(TIE)	5.67'	S61°36'02"W
L8	50.50'	S05°39'55"W
L9	70.64'	S84°54'55"W
L10	34.75'	N10°22'29"E
L11	69.91'	S66°27'59"E

SITE ANALYSIS

TAX MAP NUMBER(S):	9-06-00-006.00
TOTAL ACREAGE	±24.99 AC.
ZONING	C-3 REZONED TO R-7.5
MIN. LOT SIZE	7,500 SF
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	15'
PROPOSED LOTS	62

NOTES:
- EXISTING SEWER LINE IDENTIFIED IS A CAPITAL IMPROVEMENT PROJECT BEING UNDERTAKEN BY GREER CPW, THE ALIGNMENT IS APPROXIMATE BASED ON INFORMATION PROVIDED BY GREER CPW, IT IS ANTICIPATED THAT THE SEWER LINE WILL BE COMPLETED IN ADVANCE OF THE DEVELOPMENT AND PROVISIONS MADE TO ALLOW GRAVITY FLOW FROM THE DEVELOPMENT TO DISCHARGE TO IT.
- FINISHED GRADING WILL BE DEVELOPED AS PART OF THE OVERALL SUBDIVISION PERMITTING AND CONSTRUCTION DOCUMENTS
- THE STORMWATER MANAGEMENT POND AS SHOWN IS PRELIMINARY AND WILL BE SIZED PER REGULATORY REQUIREMENTS.



VICINITY MAP

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

THE UTILITIES SHOWN ARE SHOWN 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.

TOPO SURVEY INFORMATION COMPILED USING:
GEOGRAPHIC INFORMATION SYSTEMS (GIS)
THIS DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY. IT IS FOR REFERENCE PURPOSES ONLY.

BOUNDARY SURVEY PROVIDED BY:

3D LAND SURVEYING, INC.
116 W. STONE AVENUE
GREENVILLE, SC 29609
(864) 272-0274

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT

ABNER CREEK

OWNER - WESTMORELAND/ EIGHTY-FIVE ASC
DEVELOPER - MARK III PROPERTIES
170 - C CAMELOT DRIVE
SPARTANBURG, SC 29301
OWNER/DEVELOPER

JAMIE MCCUTCHEN
CCAD, LLC
803 ROPER CREEK DRIVE
GREENVILLE, SC 29615
ENGINEER

No. ACRES: ±24.99 MILES OF NEW ROAD.: ±0.4475 MILES
LOTS: 62 DATE: 07/16/18

100 0 100 200 400
1"=100'

CCAD ENGINEERING

Category Number: III.
Item Number: C.

AGENDA
GREER PLANNING COMMISSION
8/20/2018

AN 2018-14 Staff Report

ATTACHMENTS:

	Description	Upload Date	Type
	Staff Report for AN 2018-14	8/14/2018	Cover Memo

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 20, 2018

DOCKET:	**AN 2018-14**
APPLICANT:	CCAD, LLC
PROPERTY LOCATION:	2782 S. Hwy 14 and 120 Davis Cir
TAX MAP NUMBER:	9-07-05-009.00 and 9-07-05-010.00
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	S-1, Services
SIZE:	2.158 acres
COMPREHENSIVE PLAN:	Adjacent to an Employment Center Community, along a Regional Corridor

ANALYSIS: **AN 2018-14**

AN 2018-14 is an annexation and zoning request for two parcels located 2782 S. Hwy 14 and 120 Davis Circle. The request is to zone the property from Unzoned (Spartanburg County), to S-1, Services, for the development of car wash.

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ACTION: