



AGENDA
GREER PLANNING COMMISSION
City Hall, 301 E. Poinsett Street, Greer, SC 29651
September 17, 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

IV. OLD BUSINESS

V. NEW BUSINESS

VI. OTHER BUSINESS

VII. EXECUTIVE SESSION

VIII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
9/17/2018

Minutes

ATTACHMENTS:

Description	Upload Date	Type
 Minutes	9/12/2018	Cover Memo



City of Greer

Planning Commission Minutes

August 20, 2018

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

Member(s) Absent: Brian Martin

Staff Present: Kelli McCormick, Planning Manager
Brandy Blake, Development Coordinator

I. Call to Order

Mr. Hopper called the meeting to order at 6:30 pm and read the opening remarks. He introduced Kelli McCormick to speak before the meeting began.

Ms. McCormick greeted the Commission and the public and stated that Planning Commission Member, Micky Montgomery was resigning from the Planning Commission effective immediately. She thanked him for his years of service.

Ms. McCormick advised the Commission that a new member, Walden Jones, had been appointed, and would be serving at the next meeting.

II. Public Forum

Mr. Hopper read a brief statement about the public forum portion of the meeting. There was no one to speak for public forum.

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Holland made a motion to approve the minutes from the July 16, 2018 Planning Commission Meeting as submitted. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0. Mr. Martin was absent from the vote.

IV. Public Hearing

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

A. AN 2018-14

Mr. Hopper opened the public hearing for AN 2018-14 then Ms. McCormick gave the basic information for the request.

Harry and Monika Johnson, residents at 160 Robinson Street, Greer, asked the Commission if the request was for a business and how this would affect their property. Mr. Hopper asked staff to address their question.

Ms. McCormick stated that the request was for S-1, services district and currently the applicants are proposing a car wash for that location. She advised that the City could not require the use of a car wash, only the business permitted with the Services District zoning designation. She stated she could not speak to how their property would be affected but that the proposed request was the only property being annexed into the City at this time and that their property would not be unless it became contiguous and they requested it to be.

Seeing that there was no one else 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. AN 2018-14

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-14.

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

Jamie McCutchen, applicant with CCAD Engineering, stated that the intended business is a car wash and they are working on getting sewer to the property.

Mr. Holland asked how long before the business will be open. Mr. McCutchen stated approximately 1 year.

ACTION – Ms. Jones made a motion to approve AN 2018-14. Ms. Traenkle seconded the motion. The motion carried with a vote of 5 to 0.

B. SUB 2018-23

Mr. Hopper opened the business meeting for SUB 2018-23, Overton Park Preliminary Plat Review.

Ms. McCormick presented the staff analysis and recommendation for the request. She advised the Commission that the lots shown in a red bubble on the site plan would not be subject to approval at this time. She advised that these lots would come back at a later time for approval if necessary.

Jamie McCutchen, applicant with CCAD Engineering, gave the details of the issues with the abandoned road in question. Staff and the Commission discussed the options for these lots and the request.

ACTION – Mr. Holland made a motion to approve SUB 2018-23, Overton Park Preliminary Plat as submitted. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0.

VII. Other Business

Planning and Zoning Report

Ms. McCormick advised the Commission that she was still working on getting her certification for training Board members and would be updating them that soon.

VIII. Executive Session

There was no executive session.

IX. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Holland seconded the motion. The meeting adjourned at 7:07pm.

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
9/17/2018

Public Hearing Slides

ATTACHMENTS:

Description	Upload Date	Type
▣ Public Hearing Slides	9/12/2018	Cover Memo

Planning Commission City of Greer

September 17, 2018

Public Hearing



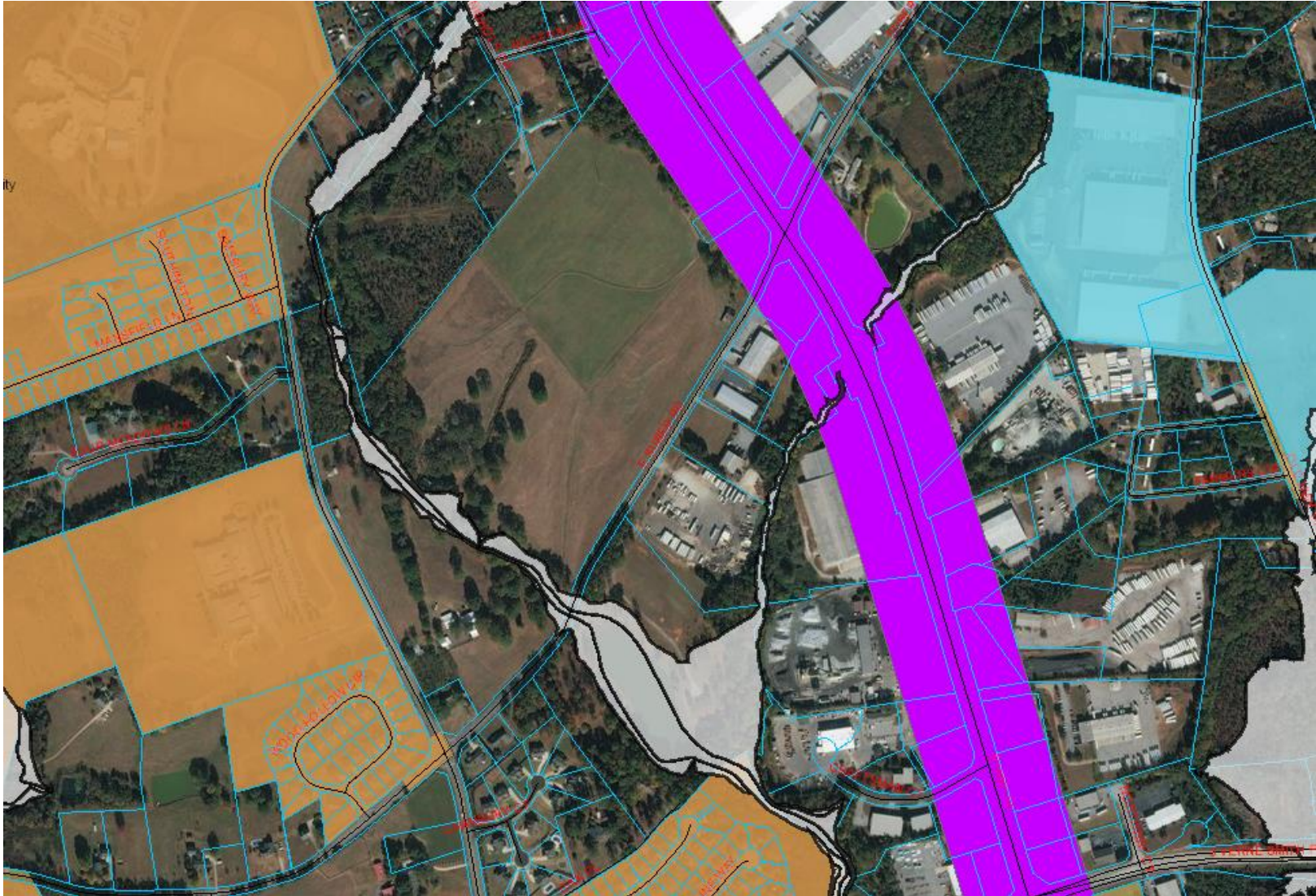
DOCKET NUMBER: AN 2018-09 & AN 2018-10
APPLICANT: Jonathan Nett
ADDRESS: 1689 Gibbs Shoals Road, 122 Nichols Dr
PARCEL ID NUMBER: 0535030101500, 0535030101501,
and p/o 0528030102000
EXISTING ZONING: R-S, Residential Suburban, Greenville County
REQUEST: Annex and zone to DRD, Design Review District

DOCKET NUMBER: AN 2018-09 & AN 2018-10





DOCKET NUMBER: AN 2018-09 & AN 2018-10



Future Land Use Map

DOCKET NUMBER: AN 2018-09 & AN 2018-10



TEXT AMENDMENT:

TXT 2018-03

REQUEST:

An Ordinance to add Hotels as a permitted use in C-1, Central Business District to the City of Greer Zoning Ordinance



AGENDA
GREER PLANNING COMMISSION
9/17/2018

Business Meeting Slides

ATTACHMENTS:

Description	Upload Date	Type
❑ Business Meeting Slides	9/12/2018	Cover Memo
❑ Blaize Ridge Statement of Intent	9/12/2018	Cover Memo
❑ Blaize Ridge Concept Plan	9/12/2018	Cover Memo
❑ Branchwood FDP	9/12/2018	Cover Memo
❑ Brushy Creek Townes FDP	9/12/2018	Cover Memo
❑ Courtyards at Greer Prelim	9/12/2018	Cover Memo
❑ Miller's Point FDP	9/12/2018	Cover Memo

Planning Commission City of Greer

September 17, 2018

New Business



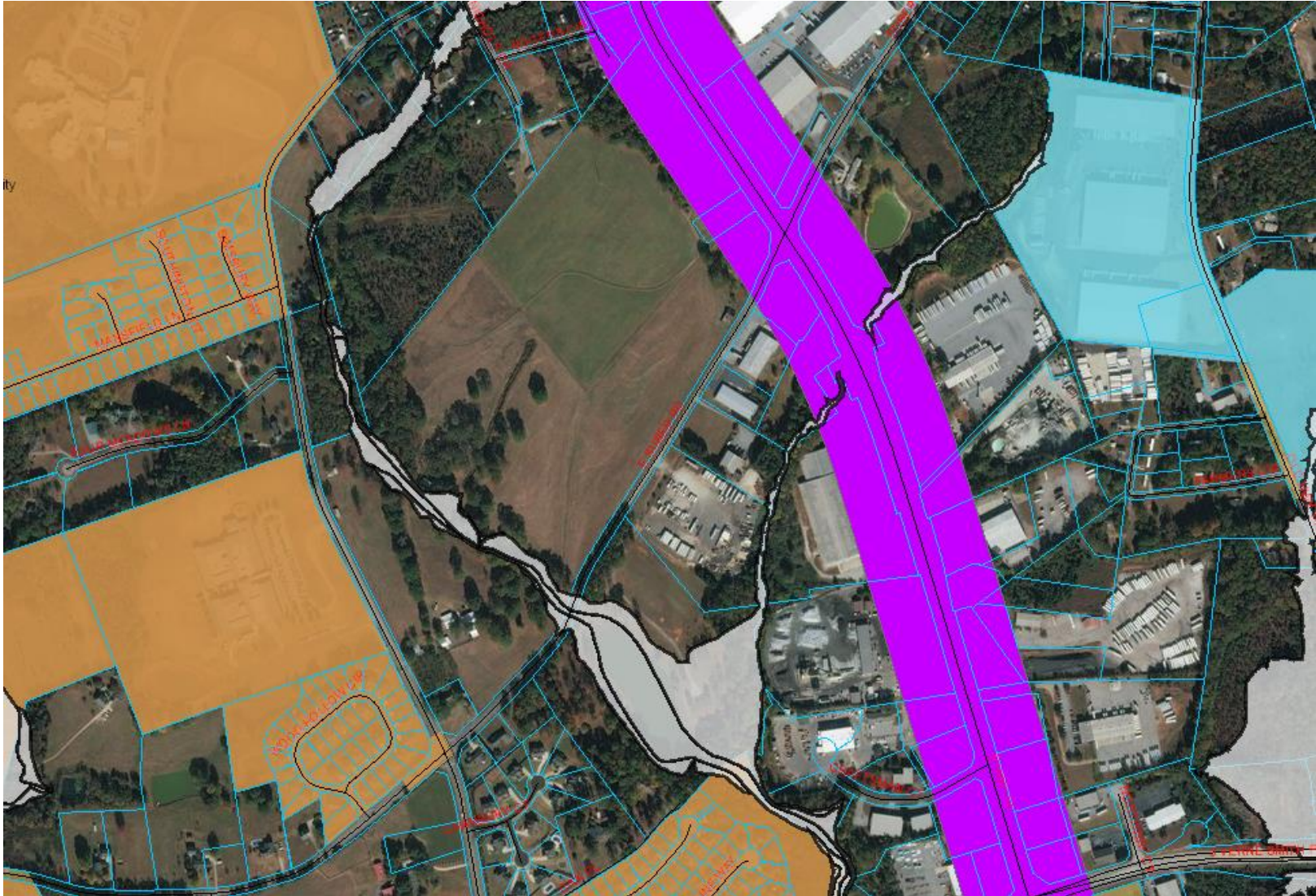
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DOCKET NUMBER: AN 2018-09 & AN 2018-10



Future Land Use Map

DOCKET NUMBER: AN 2018-09 & AN 2018-10



DOCKET NUMBER: AN 2018-09 & AN 2018-10

CivilSD

Site Development Engineering

915 Tanner Road
Greenville, South Carolina 29607
864.373.9666
Jdavis@CivilSD.com
CivilSD.com

Civil engineering Land planning Landscape architecture

Revisions
No. Description Date

No.	Description	Date



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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL, SIGNATURE.



Project Title
Blaze Ridge Subdivision

Project Location
Gibbs Shoals Road,
Greenville County, SC

Project No.
Date: 8/21/18
Drawn: 1804-PRELIM PLAT.dwg

Scale: 1" = 70'

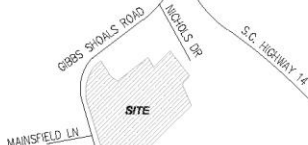


Sheet Title
Preliminary Plat

Sheet Number
1 of 1



VICINITY MAP (N.T.S.)



LEGEND

1. BUILDING LINE	10. NEW VENTURE DRIVE	19. DITCH BANK
2. DRIVE WAY	11. TOP VENTURE WALL	20. DRIVE ALLEY
3. DRIVEWAY EXCHANGING	12. FILLING MUD	21. DRIVE TRAIL
4. DRIVE OF PARKING	13. WATER METER	22. DRIVE HIGHWAY
5. DRIVE IN 0.5-0.5	14. WATER VALVE	23. DRIVE HIGHWAY
6. DRIVE IN 0.5-0.5	15. DRIVE VALVE	24. DRIVE HIGHWAY
7. DRIVE IN 0.5-0.5	16. DRIVE VALVE	25. DRIVE HIGHWAY
8. DRIVE IN 0.5-0.5	17. DRIVE VALVE	26. DRIVE HIGHWAY
9. DRIVE IN 0.5-0.5	18. DRIVE VALVE	27. DRIVE HIGHWAY

Line #	Length	Direction
L1	30.00	N 10° 00' 00" W 30.00'
L2	254.82	S 89° 14' 18.00" E
L3	16.73	S 89° 28' 54.10" E
L4	484.48	S 89° 58' 42.32" E
L5	186.30	N 89° 44' 13.00" W
L6	193.30	N 89° 00' 42.10" W
L7	21.98	N 10° 00' 00" W 21.98'
L8	28.58	S 89° 58' 42.32" E
L9	59.34	S 89° 58' 42.32" E
L10	508.73	S 89° 10' 48.47" W
L11	56.58	N 89° 47' 35.54" W
L12	53.17	N 89° 58' 42.32" E
L13	143.47	N 10° 00' 00" W 143.47'

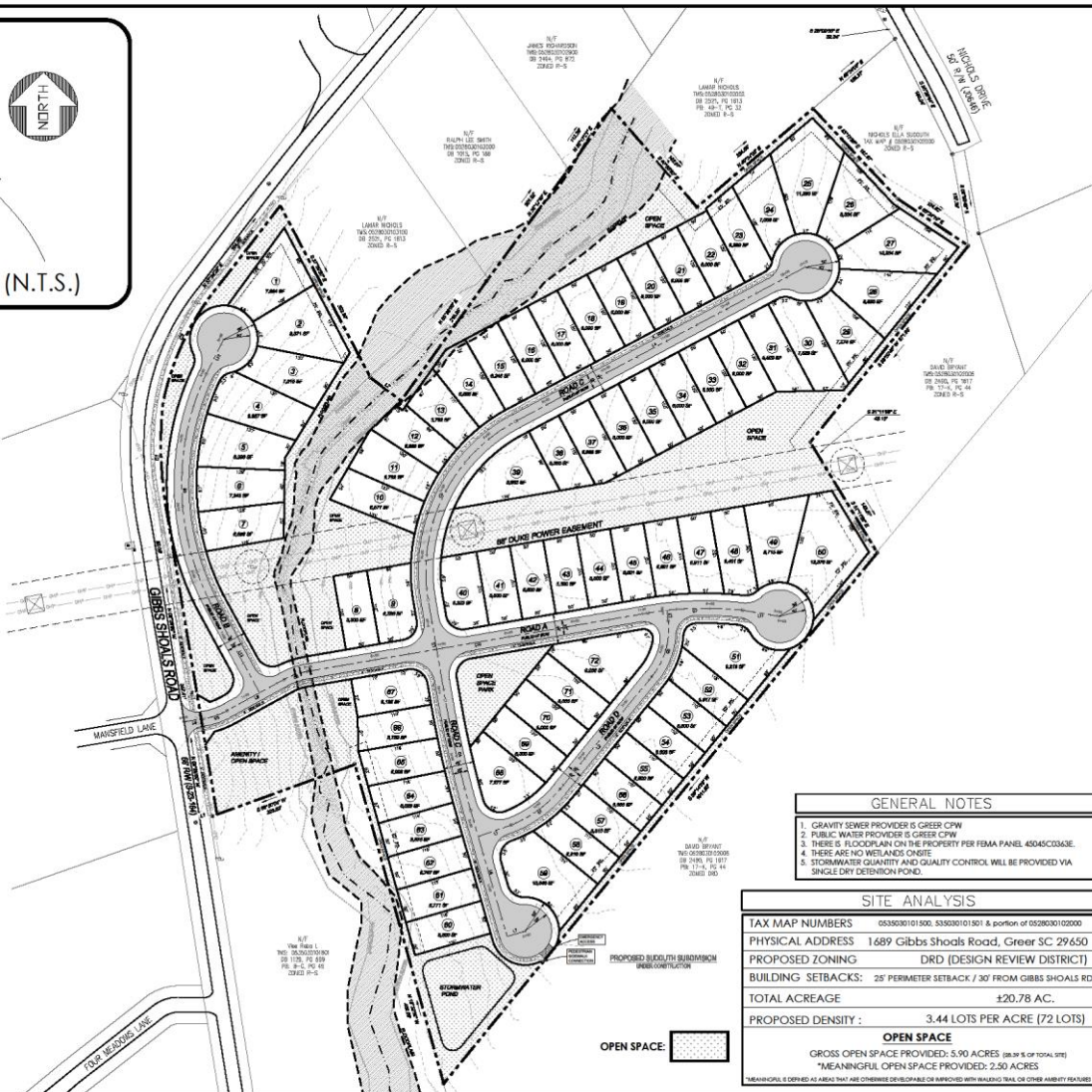
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	86.66	176.14	28.27	S 82° 52' 47" W	86.61
C2	87.71	110.36	45.98	S 89° 23' 47" W	85.41
C3	243.80	236.20	17.71	N 89° 57' 16" W	230.86
C4	189.51	190.00	8.38	N 82° 58' 09" W	186.42
C5	36.39	110.36	18.98	S 77° 51' 12" W	35.15
C6	36.39	110.36	18.98	S 77° 49' 12" W	35.15
C7	139.87	190.00	18.98	S 89° 15' 37" W	138.11
C8	367.80	360.00	53.82	N 1° 39' 48" W	344.98

BOUNDARY SURVEY PROVIDED BY:



Line #	Length	Direction
L1	15.00	N 89° 58' 42.32" E
L2	54.50	N 89° 58' 42.32" E
L3	54.50	N 89° 58' 42.32" E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.00	110.36	18.98	S 89° 58' 42.32" E	14.83
C2	15.00	110.36	18.98	S 89° 58' 42.32" E	14.83



GENERAL NOTES

- GRAVITY SEWER PROVIDER IS GREER CPW
- PUBLIC WATER PROVIDER IS GREER CPW
- THESE ARE FLOODPLAIN ON THE PROPERTY PER FEMA PANEL 40404C0346.
- THERE ARE NO WETLANDS ON SITE
- STORMWATER QUANTITY AND QUALITY CONTROL WILL BE PROVIDED VIA SINGLE DRY DETENTION POND.

SITE ANALYSIS	
TAX MAP NUMBERS	053030101500, 53030101501 & portion of 052800102000
PHYSICAL ADDRESS	1689 Gibbs Shoals Road, Greer SC 29650
PROPOSED ZONING	DRD (DESIGN REVIEW DISTRICT)
BUILDING SETBACKS:	25' PERIMETER SETBACK / 30' FROM GIBBS SHOALS RD
TOTAL ACREAGE	±20.78 AC.
PROPOSED DENSITY:	3.44 LOTS PER ACRE (72 LOTS)
OPEN SPACE	
GROSS OPEN SPACE PROVIDED: 5.90 ACRES (28.38 % OF TOTAL SITE)	
*MEANINGFUL OPEN SPACE PROVIDED: 2.50 ACRES	

DOCKET NUMBER: AN 2018-19 & AN 2018-10

AN 2018-09 and AN 2018-10 are annexations and zoning requests for properties located 122 Nichols Dr and Gibb Shoals Road. The request is to zone the property from R-S, Residential Suburban (Greenville County), to DRD, Design Review District, for the development of 72 single-family units. The development will be known as Blaize Ridge. This area contains residential homes and two schools.

Surrounding land uses and zoning include:

North: R-S, Residential Suburban (Greenville County)
East: R-S, Residential Suburban (Greenville County)
South: R-S, Residential Suburban (Greenville County)
West: R-12, Single-Family Residential (City of Greer)

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 DRD, Design Review District, is appropriate at this location as the density proposed is 3.46 units per acre. In addition, the subject parcel is near a Regional Corridor. Normally, these corridors have a minimum of four lanes. The corridor width is about 300 feet from the street centerline, 600 foot width in total. 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. 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



TEXT AMENDMENT:

TXT 2018-03

REQUEST:

An Ordinance to add Hotels as a permitted use in C-1, Central Business District to the City of Greer Zoning Ordinance

Amend Article 5 of the City of Greer, SC Zoning Ordinance to add Hotel for a permitted use:

Amend Article § 5:7.1 of the City of Greer, SC Zoning Ordinance to add the following use permitted in the C-1 district.

Staff Recommendation: Approval



DOCKET NUMBER:	SUB 2018-02
APPLICANT:	Henderson Gap, LLC
ADDRESS:	Henderson Gap Rd
PARCEL ID NUMBER:	0535030101001, 0535010102300 and 0535010102400
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Final Development Plan

DOCKET NUMBER: SUB 2018-02

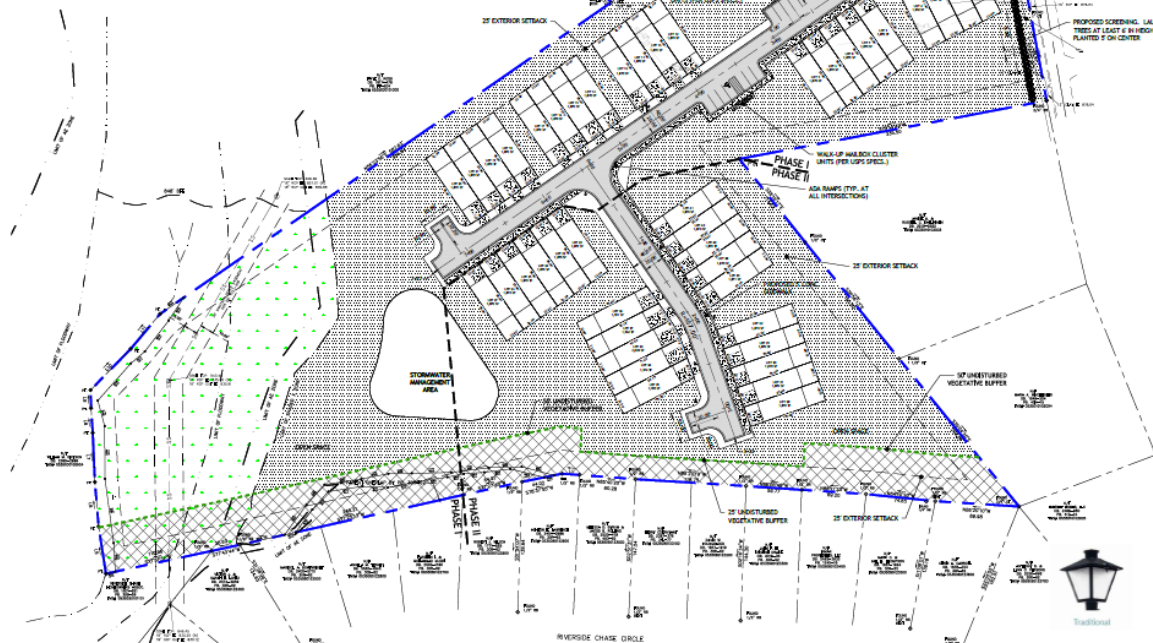
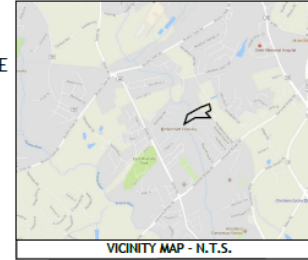
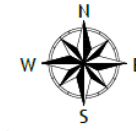
SITE DATA	
TAX MAP NO.:	0535030101001
TOTAL AREA:	±9.74 ACRES
ZONING:	DRD
TOTAL UNITS:	42 UNITS (22' X 85' TYP.)
PROPOSED ROADWAY:	±1,070 LF (20' PAVED, 40' PRIVATE R.O.W.)
SETBACKS:	
EXTERIOR SETBACK:	25'
INTERNAL ROADS:	15'

TOWNHOUSE NOTE:
ALL TOWNHOUSE UNITS WILL RANGE FROM
3-4 BEDROOMS PER UNIT

LOT	AREA	AREA	AREA
1	1,000	1,000	1,000
2	1,000	1,000	1,000
3	1,000	1,000	1,000
4	1,000	1,000	1,000
5	1,000	1,000	1,000
6	1,000	1,000	1,000
7	1,000	1,000	1,000
8	1,000	1,000	1,000
9	1,000	1,000	1,000
10	1,000	1,000	1,000
11	1,000	1,000	1,000
12	1,000	1,000	1,000
13	1,000	1,000	1,000
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16	1,000	1,000	1,000
17	1,000	1,000	1,000
18	1,000	1,000	1,000
19	1,000	1,000	1,000
20	1,000	1,000	1,000
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23	1,000	1,000	1,000
24	1,000	1,000	1,000
25	1,000	1,000	1,000
26	1,000	1,000	1,000
27	1,000	1,000	1,000
28	1,000	1,000	1,000
29	1,000	1,000	1,000
30	1,000	1,000	1,000
31	1,000	1,000	1,000
32	1,000	1,000	1,000
33	1,000	1,000	1,000
34	1,000	1,000	1,000
35	1,000	1,000	1,000
36	1,000	1,000	1,000
37	1,000	1,000	1,000
38	1,000	1,000	1,000
39	1,000	1,000	1,000
40	1,000	1,000	1,000
41	1,000	1,000	1,000
42	1,000	1,000	1,000

LOT	AREA	AREA	AREA
1	1,000	1,000	1,000
2	1,000	1,000	1,000
3	1,000	1,000	1,000
4	1,000	1,000	1,000
5	1,000	1,000	1,000
6	1,000	1,000	1,000
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8	1,000	1,000	1,000
9	1,000	1,000	1,000
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12	1,000	1,000	1,000
13	1,000	1,000	1,000
14	1,000	1,000	1,000
15	1,000	1,000	1,000
16	1,000	1,000	1,000
17	1,000	1,000	1,000
18	1,000	1,000	1,000
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34	1,000	1,000	1,000
35	1,000	1,000	1,000
36	1,000	1,000	1,000
37	1,000	1,000	1,000
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39	1,000	1,000	1,000
40	1,000	1,000	1,000
41	1,000	1,000	1,000
42	1,000	1,000	1,000

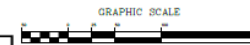
DIMENSION NOTE:
ALL DIMENSIONS SHOWN ON ROADWAY ARE
MEASURED FROM E.O.P. TO E.O.P. UNLESS
OTHERWISE SPECIFIED.



SITE LEGEND	
[Symbol]	ASPHALT PAVEMENT SECTION
[Symbol]	PROPOSED LANDSCAPING / SCREENING EASEMENT
[Symbol]	OPEN SPACE
[Symbol]	PROPERTY LINE/R.O.W.
[Symbol]	PROPOSED SETBACK LINE
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED E.O.P./CURB LINE
[Symbol]	EXISTING E.O.P.
[Symbol]	PROPOSED C/L ROAD
[Symbol]	WALK-UP MAILBOX CLUSTER
[Symbol]	SIGNAGE
[Symbol]	STREET LIGHT (PER CITY OF GREER STANDARDS)

OPEN SPACE NOTE:
TOTAL PROPERTY AREA: ±9.74 AC.
TOTAL OPEN SPACE PROVIDED: ±6.19 AC.
DENSITY: 4.31 UNITS/AC.

OWNER	
COMPANY	HENDERSON GAP PROPERTIES, LLC
ADDRESS	3000 POLKMAN ROAD, APT#101
CITY/STATE	GREENVILLE, SC 29615
PHONE	803-253-7800
CONTACT	BRUCE@HENDERSONGAP.COM
ARCHITECT	
COMPANY	BLUEWATER CIVIL DESIGN, LLC
ADDRESS	718 LONESTAR HILL ROAD
CITY/STATE	GREENVILLE, SC 29615
PHONE	803-253-7800
CONTACT	PAUL@BLUEWATERCIVIL.COM
SUBDIVISION	
COMPANY	88 LAND DEVELOPMENT, INC.
ADDRESS	50 COUNTRY DRIVE
CITY/STATE	GREENVILLE, SC 29615
PHONE	803-253-7800
CONTACT	AUSTIN@88LAND.COM



STREET LIGHTING:
STREET LIGHTS ARE TO BE SUPPLIED BY GREER
CPW. NUMBER OF STREET LIGHTS AND LOCATION
TO BE DESIGNED BY A GREER CPW ENGINEER AND
PROVIDED DURING CONSTRUCTION. STREET LIGHTS
ARE TO BE THE "TRADITIONAL" STYLE LAMP WITH
POLE STYLE "A". SEE THE EXAMPLE ABOVE.

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Project Number: 2018-02
Location: Branchwood FDP-2
Drawing Title: Site Plan
Date: 02/28/2018
Prepared By: Paul J. Harrison, P.E.
Reviewed By: Paul J. Harrison, P.E.
Bluewater Civil Design, LLC
718 LONESTAR HILL ROAD • GREENVILLE, SC 29615
www.bluewatercivil.com • info@bluewatercivil.com

bluewater civil design

Professional Engineer Seal: Paul J. Harrison, P.E., No. 24690, State of South Carolina

BRANCHWOOD
Henderson Gap Road
Greer, SC 29650

SITE PLAN

FDP-2

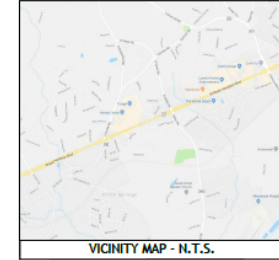


DOCKET NUMBER:	SUB 2018-17
APPLICANT:	Seaport Homes, LLC
ADDRESS:	9 Miller Rd
PARCEL ID NUMBER:	T009040102200
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Final Development Plan

DOCKET NUMBER: SUB 2018-17

SITE DATA

TAX MAP NO.: T009040102200
 TOTAL AREA: ±0.635-ACRES
 ZONING: DRD
 TOTAL LOTS: 5 LOTS (41' X 70' TYP.)
 PROPOSED ROADWAY: ±230 LF (20 PAVED,
 25' PRIVATE EASEMENT)
 SETBACKS
 EXTERIOR SETBACK: 5'
 INTERNAL ROADS: 15'



SITE LEGEND

- ASPHALT PAVEMENT SECTION
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD
- WALK-UP MAILBOX CLUSTER
- SIGNAGE
- STREET LIGHT (PER CITY OF GREER STANDARDS)

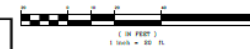


OWNER	
COMPANY:	SHAWPOT HOMES, LLC
ADDRESS:	CITY CENTER DRIVE GREER, SC 29615
PHONE:	803-750-0000
CONTACT:	TRISH KAMALA
EMAIL:	SHAWPOT@SHAWPOT.COM

CIVIL ENGINEER	
COMPANY:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	718 LOWMEYER AVE. ROAD GREENVILLE, SC 29615
PHONE:	864-735-0000
CONTACT:	PAUL HARRISON, P.E.
EMAIL:	PAUL@BLUEWATERCIVIL.COM

SURVEYOR	
COMPANY:	KAY PROFESSIONAL
ADDRESS:	1700 E. HIGHWAY 101 GREENVILLE, SC 29615
PHONE:	864-735-0000
CONTACT:	DAVID STELL, P.L.S.
EMAIL:	DAVID@KAYPROFESSIONAL.COM

GRAPHIC SCALE

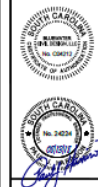


STREET LIGHTING:
 STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND PROVIDED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE THE "TRADITIONAL" STYLE LAMP WITH POLE STYLE "A". SEE THE EXAMPLE ABOVE.

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Scale: 1" = 100'
 Date: 08/15/2018
 Project: SUB 2018-17
 Sheet: FDP-2

bluewater civil design
 718 Lowmeyer Ave. Road
 Greenville, SC 29615
 www.bluewatercivil.com



MILLERS POINT
 Miller Road
 Greer, SC 29650

NO.	DATE	REVISION
1	08/15/2018	ISSUED FOR PERMIT

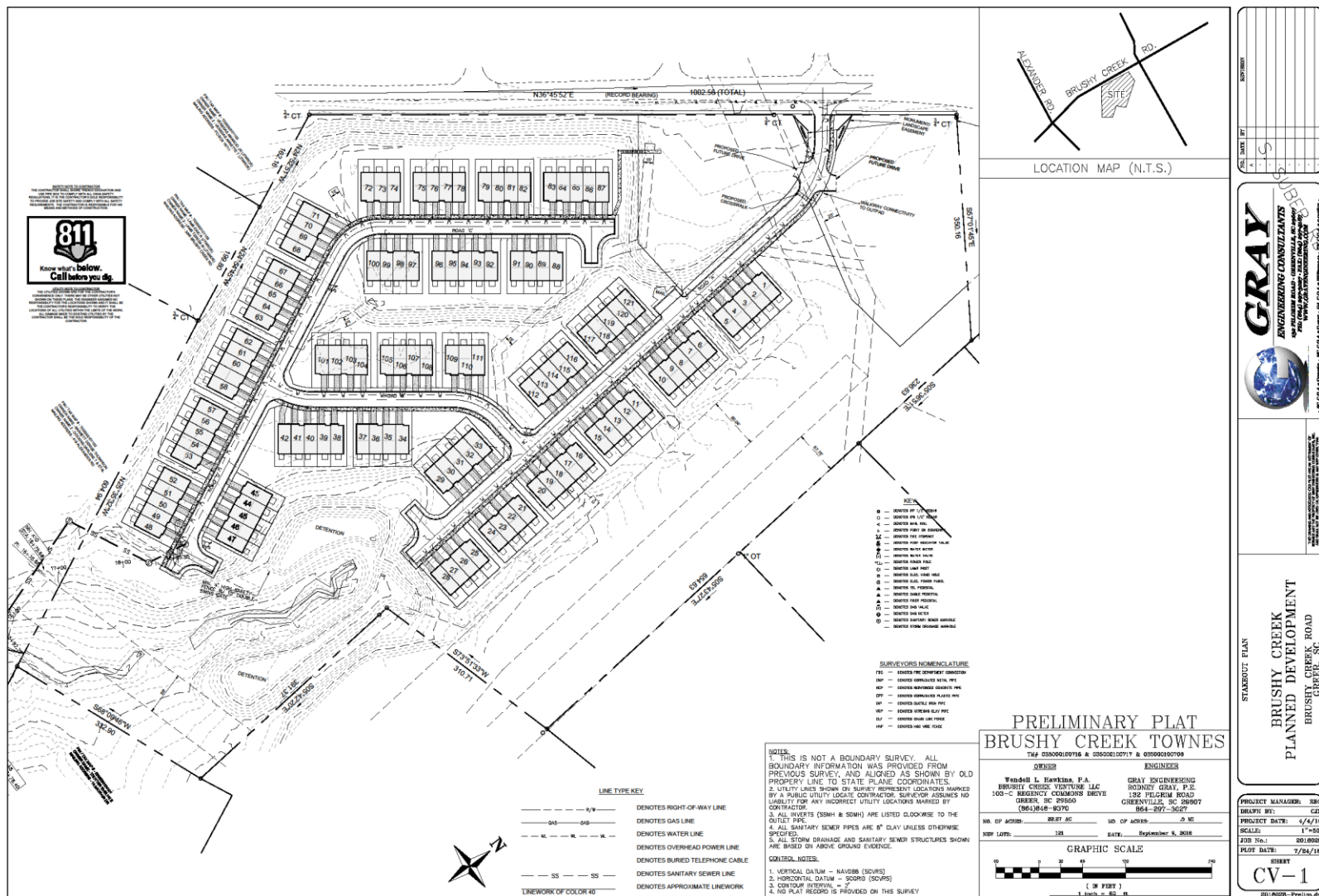
SITE PLAN
 FDP-2



DOCKET NUMBER:	SUB 2018-24
APPLICANT:	Gray Engineering
ADDRESS:	Brushy Creek Rd
PARCEL ID NUMBER:	T035000100716
EXISTING ZONING:	PD-R, Planned Development
REQUEST:	Final Development Plan

DOCKET NUMBER:

SUB 2018-24



Statement of Intent for Blaize Ridge Subdivision

Proposed Single Family Subdivision

Gibbs Shoals Rd, Greer SC

Residential Development Description

The total area of the proposed development is +/-20.78 acres and is located across from the newly developed Westhaven Subdivision on Mansfield Lane. The proposed development will contain about 3,256 feet of new public roadway and will have single entrance on Gibbs Shoals Road. The proposed development will contain a maximum of 72 single family homes with an average lot size of 50' by 110' deep.

The homes will be 1.5 to 2 stories and average anywhere from 2,200-3,600 square feet. All homes will utilize attached front entry garages to provide a minimum of 2 off-street parking spaces per lot. Mailbox stations will be situated throughout the development in convenient locations for ease of access.

The exterior materials of homes are to include Hardi Board, Brick, or Stone. All homes are to feature energy efficient design including windows, HVAC, and appliances. The exterior colors will vary from house to house to create contrast and visual appeal. Since these homes will be for individual sale, each buyer will be able to customize the interiors freely. The homes will be offered at a competitive price to the surrounding area.

Landscaping and Common Area

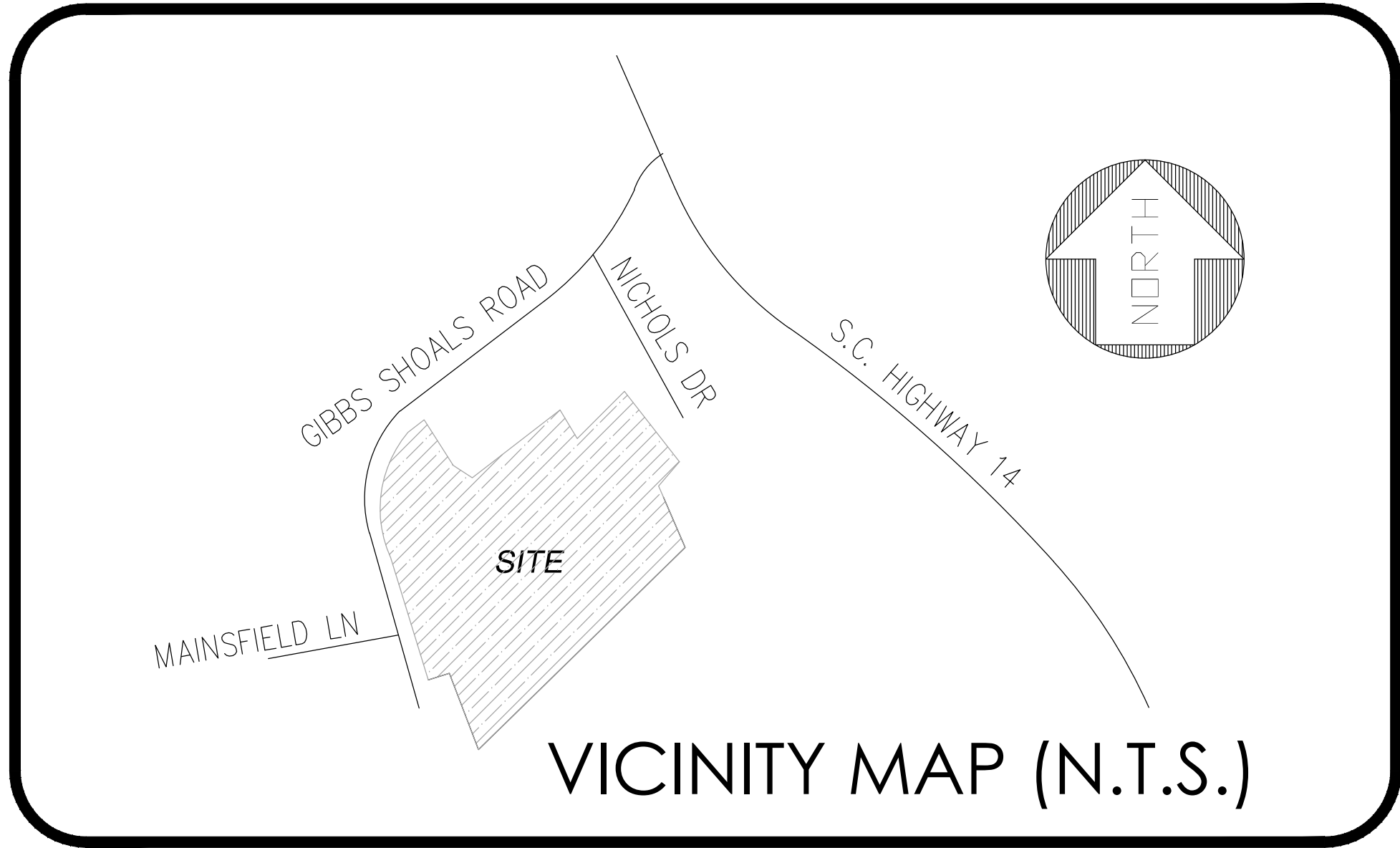
The entrance of the site will be decorated with attractive landscaping including an entrance monument and annual plantings of seasonal flowers to be approved by the City of Greer Planning director. The interior and perimeter landscaping will be a combination of shade trees, evergreens, and shrubs alongside new homes to meet current City of Greer landscaping requirements. The stormwater detention pond will be screened from view with evergreen tree plantings and will have fencing installed to assure safety to the residents. Amenities for this development are to include a common area for residents to host barbeques and bon fires. A 4' sidewalk will be installed throughout development to aid in pedestrian traffic and promote community activities. A 5' sidewalk will be installed along all road frontage of Gibbs Shoals Road.

Community Maintenance

The Home Owners Association (HOA) will hold declaration, covenant, by-laws and rules that the community will be subject to follow. These may include future improvements or maintenance to the community. The Board of Directors for HOA will be voted upon by residents and will be responsible for upholding management under the South Carolina Law. The HOA will have a landscape maintenance company maintain all common areas including entrance and stormwater management facility areas at all times.

Public Improvements

The interior roadways within the community will have public-access. Stormwater Management, utilities, and roadways will all be installed in accordance with City of Greer requirements. A secondary vehicular and pedestrian connection will be provided to connect the adjacent tract to the southeast. Public Water, Natural Gas, and Public Sewer will be provided by Greer CPW. ATT and Charter will also serve this development with high speed internet and cable television. The proposed subdivision shall have no adverse impacts to the nearby public or traffic. A traffic study will be performed and given to SC DOT for their review. Construction for the project will be supervised and will follow appropriate codes and regulations.



LEGEND

BL BUILDING LINE	TC/BC TOP/BOTTOM CURB	CB CATCH BASIN
CT CRIMP TOP	TW/BW TOP/BOTTOM WALL	DI DROP INLET
DE DRAINAGE EASEMENT	EW ELECTRIC METER	ELEC TRANS
EP EDGE OF PAVEMENT	WM WATER METER	ELEVATION
IPO IRON PIN OLD	WV WATER VALVE	FD FIRE HYDRANT
IPS IRON PIN SET	CTV CABLE TV	GV GAS VALVE
N&C NAIL & CAP	X FENCE LINE	LP LIGHT POLE
OT OPEN TOP	FOC FIBER OPTIC CABLE	PP POWER POLE
RB REBAR	GAS GAS LINE	OP GUY ANCHOR
R/W RIGHT OF WAY	OHP OVERHEAD POWER	
SD STORM DRAIN	OHT OVERHEAD TEL	
SS SANITARY SEWER	SD STORM DRAIN	
SSE SS EASEMENT	SS SANITARY SEWER	
SDMH SD MANHOLE	UGP UNDERGROUND POWER	
SSMH SS MANHOLE	UGT UNDERGROUND TEL	
CO CLEAN OUT	W WATER LINE	
TMH TELEPHONE MANHOLE	TEL TELEPHONE PEDESTAL	

ROAD C/L LINE TABLE

Line #	Length	Direction
L1	52.02	S70° 30' 26.70"W
L2	214.22	S39° 14' 18.07"W
L3	15.73	S6° 26' 54.12"E
L4	484.49	N61° 58' 42.32"E
L5	150.50	N9° 44' 11.59"W
L6	193.50	N16° 05' 47.72"W
L7	27.98	S73° 54' 12.28"W
L8	29.68	S80° 51' 25.66"W
L9	95.54	S61° 22' 30.98"W
L10	509.73	S80° 15' 48.41"W
L11	56.08	N80° 47' 32.54"W
L12	57.17	N26° 52' 20.77"E
L13	143.47	N28° 37' 29.02"W

ROAD C/L CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	89.98	176.14	29.27	S53° 32' 47"W	89.01
C2	87.71	110.00	45.69	S16° 23' 42"W	85.41
C3	312.92	250.00	71.71	N26° 07' 15"E	292.89
C4	166.51	1500.00	6.36	N12° 55' 00"W	166.42
C5	36.39	110.00	18.96	S70° 51' 12"W	36.23
C6	36.26	110.00	18.89	S70° 49' 10"W	36.10
C7	139.57	500.00	15.99	S88° 15' 36"W	139.11
C8	357.63	380.00	53.92	N1° 39' 48"W	344.58

BOUNDARY SURVEY PROVIDED BY:

ARROW NORTH SURVEYING, LLC

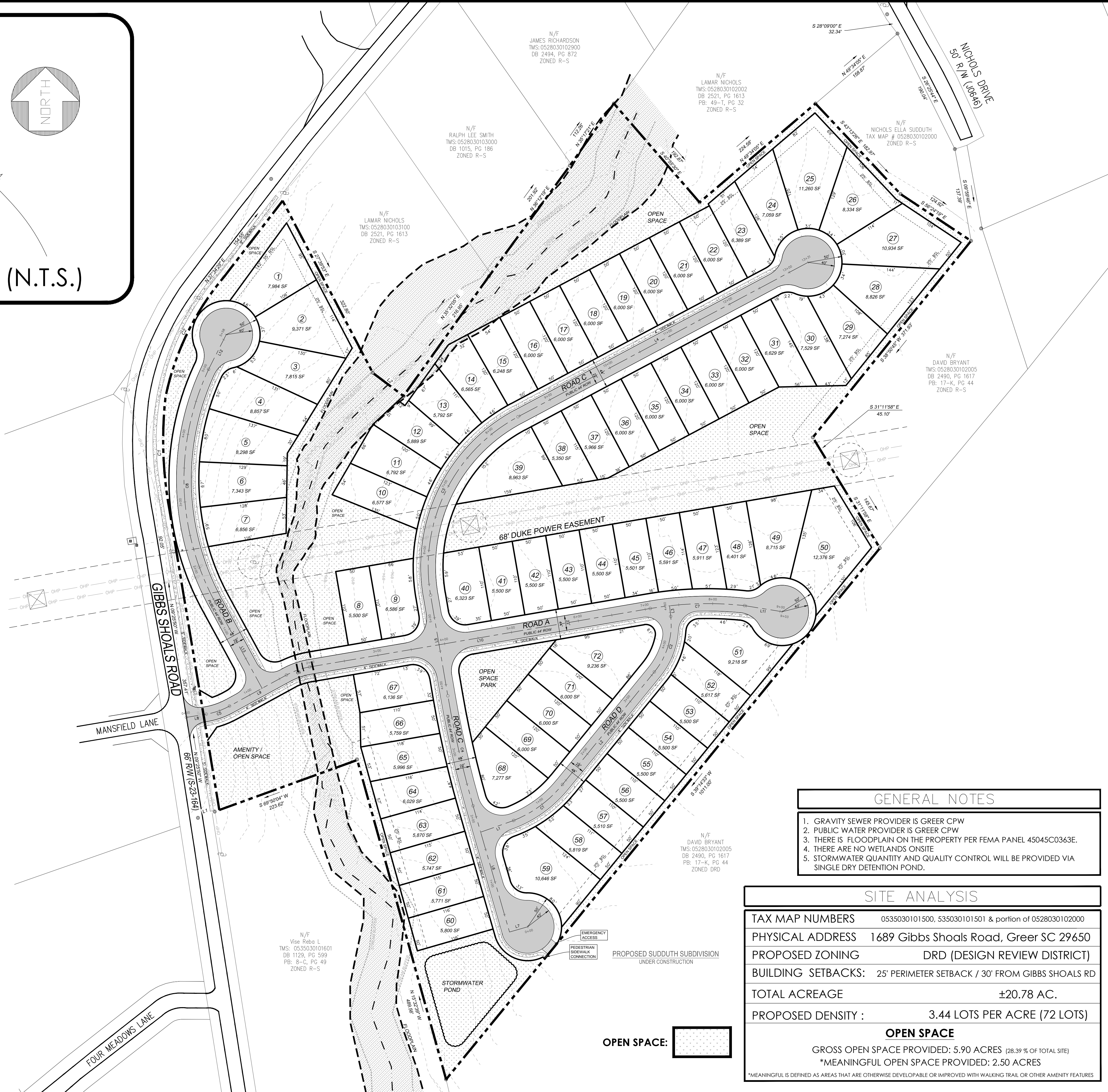
LAND SURVEYORS & MAPPERS
509 PIMLICO ROAD
GREENVILLE, SC 29607
PH: (864) 449-1289
www.ArrowNorthSurveying.com

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 69°40'42" W	26.38'
L2	S 52°59'37" E	56.57'

BOUNDARY CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 02°06'32" W	182.87'	611.86'	183.56'
C2	N 25°57'52" E	214.88'	434.79'	217.13'



- GENERAL NOTES
1. GRAVITY SEWER PROVIDER IS GREER CPW
 2. PUBLIC WATER PROVIDER IS GREER CPW
 3. THERE IS FLOODPLAIN ON THE PROPERTY PER FEMA PANEL 45045C0363E.
 4. THERE ARE NO WETLANDS ONSITE
 5. STORMWATER QUANTITY AND QUALITY CONTROL WILL BE PROVIDED VIA SINGLE DRY DETENTION POND.

SITE ANALYSIS

TAX MAP NUMBERS	0535030101500, 535030101501 & portion of 0528030102000
PHYSICAL ADDRESS	1689 Gibbs Shoals Road, Greer SC 29650
PROPOSED ZONING	DRD (DESIGN REVIEW DISTRICT)
BUILDING SETBACKS:	25' PERIMETER SETBACK / 30' FROM GIBBS SHOALS RD
TOTAL ACREAGE	±20.78 AC.
PROPOSED DENSITY :	3.44 LOTS PER ACRE (72 LOTS)
OPEN SPACE	
GROSS OPEN SPACE PROVIDED: 5.90 ACRES (28.39 % OF TOTAL SITE)	
*MEANINGFUL OPEN SPACE PROVIDED: 2.50 ACRES	
*MEANINGFUL IS DEFINED AS AREAS THAT ARE OTHERWISE DEVELOPABLE OR IMPROVED WITH WALKING TRAIL OR OTHER AMENITY FEATURES	

CivilSD

Site Development Engineering

935 Tanner Road
Greenville, South Carolina 29607
864.373.9662
Jnett@CivilSD.com
CivilSD.com

Civil engineering Land planning Landscape architecture

Revisions

No.	Description	Date

CIVILSD, LLC
NO. 5412

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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

CIVILSD, LLC
No. 28676
J. N. JETT

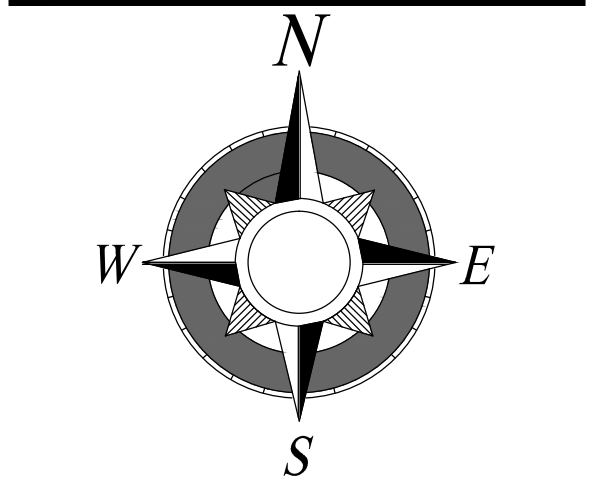
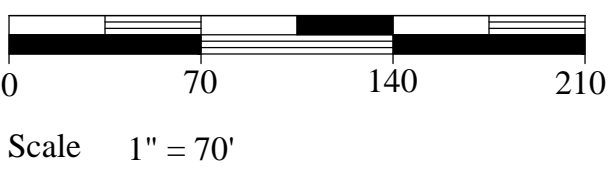
Project Title

Blaize Ridge Subdivision

Project Location

Gibbs Shoals Road
Greenville County, SC

Project No. -
Date: 8/21/18
Dwg: 18004-PRELIM PLAT.dwg



Sheet Title

Preliminary Plat

Sheet Number

1 of 1

SITE DATA

TAX MAP NO.: 0535030101001

TOTAL AREA: ±9.74-ACRES

ZONING: DRD

TOTAL UNITS: 42 UNITS (22' X 85' TYP.)

PROPOSED ROADWAY: ±1,070 LF (20' PAVED,
40' PRIVATE R.O.W.)

SETBACKS

EXTERIOR SETBACK: 25'

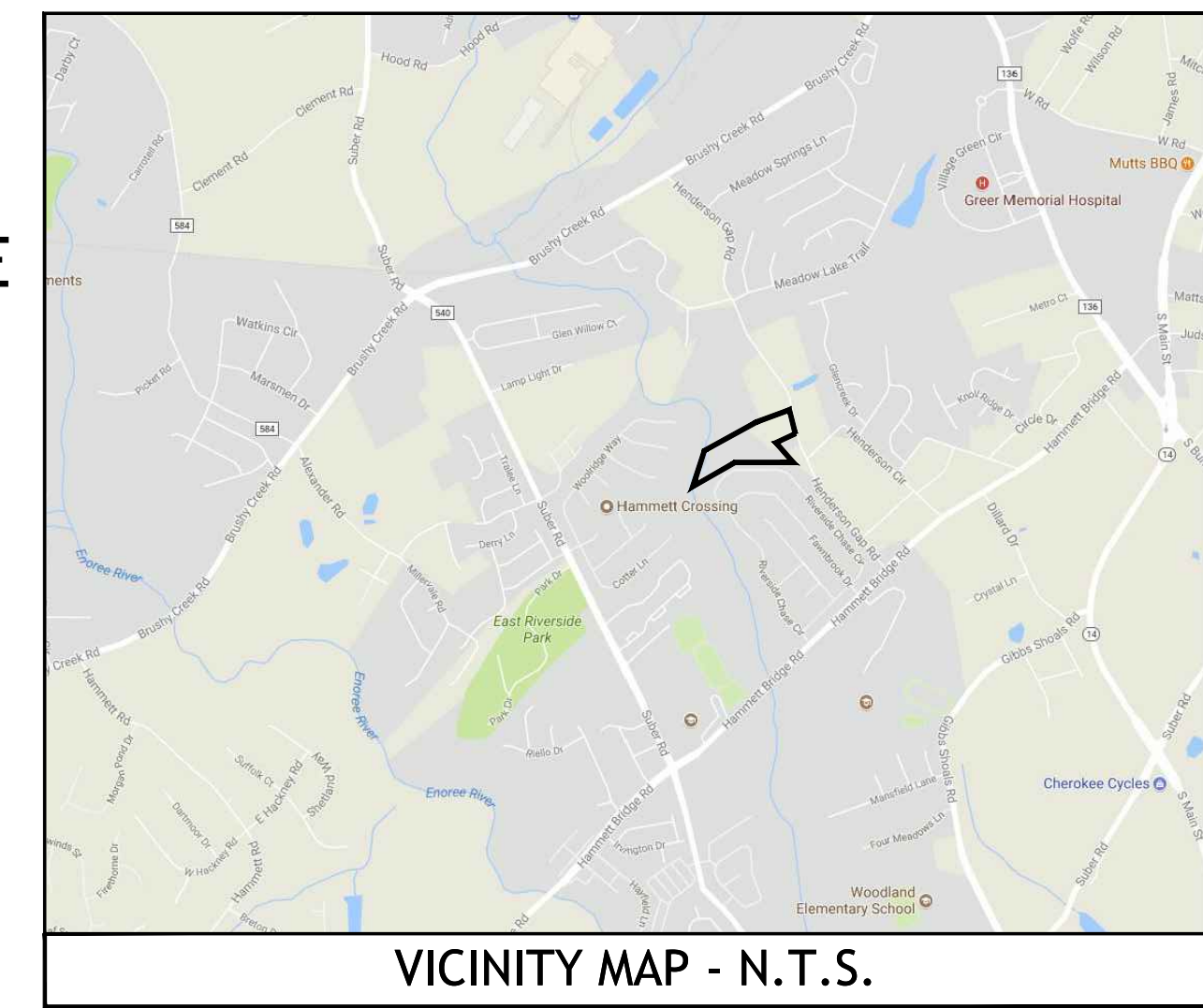
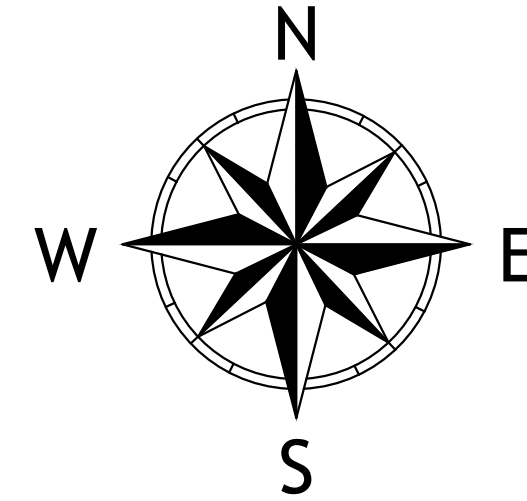
INTERNAL ROADS: 15'

TOWNHOME NOTE:
ALL TOWNHOME UNITS WILL RANGE FROM
3-4 BEDROOMS PER UNIT

WETLANDS LINE TABLE			WETLANDS LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W23	4.56'	S131°22'22"E	W50	56.38'	S00°18'24"E
W24	4.42'	S31°32'17"W	W51	69.53'	S07°43'30"E
W25	23.23'	S59°02'15"W	W52	30.73'	S03°08'17"E
W26	27.81'	S81°19'26"W	W53	10.27'	S77°51'51"E
W27	39.41'	N72°36'51"W	W54	49.27'	N77°25'13"E
W28	34.23'	N67°50'17"W	W55	39.61'	N56°10'22"E
W29	27.49'	N66°46'20"W	W56	29.23'	N41°33'02"E
W30	19.28'	S82°16'31"W	W57	39.82'	N81°12'34"E
W31	25.50'	S53°14'53"W	W58	29.50'	N79°13'35"E
W32	10.72'	S31°15'20"W	W59	25.22'	N88°48'03"E
W33	21.69'	S31°15'20"W	W60	43.34'	N88°38'37"E
W34	13.23'	S49°22'46"W	W61	46.34'	N85°57'50"E
W35	31.15'	S89°31'20"W	W62	35.49'	N88°14'48"E
W36	18.53'	N82°53'13"W	W63	35.90'	S75°04'47"E
W37	6.98'	N15°02'57"W	W64	10.81'	S78°27'55"W
W38	33.27'	S46°26'09"E	W65	37.41'	N76°02'30"W
W39	30.49'	S30°43'47"E	W66	28.02'	S82°37'39"W
W40	10.40'	S29°43'00"W	W67	22.24'	S85°30'06"W
W41	10.36'	N78°19'33"W	W68	17.86'	S78°58'30"W
W42	28.75'	N47°47'53"W	W69	31.03'	S81°34'53"W
W43	31.58'	N67°01'04"W	W70	33.77'	S78°31'31"W
W44	30.79'	N55°23'56"E	W71	27.36'	N87°10'13"W
W45	28.16'	S33°11'05"W	W72	36.98'	S81°12'36"W
W46	41.90'	S37°37'00"W	W73	25.97'	S41°33'02"W
W47	19.82'	S49°30'32"W	W74	30.09'	S36°10'22"W
W48	53.34'	S41°41'10"W	W75	12.13'	S77°25'13"W
W49	28.34'	S10°33'46"E			

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.40'	N85°33'24"E
L5	51.15'	N08°44'17"W
L6	47.80'	N04°50'15"W
L7	52.81'	N02°28'22"W
L8	28.44'	N03°54'52"W
L9	19.48'	N01°21'46"W
L10	61.67'	N44°17'20"E
L11	48.79'	N40°02'12"E
L12	8.49'	N39°48'25"W
L13	26.15'	S82°09'53"E
L14	20.23'	N83°20'31"E
L15	9.16'	N61°57'50"E
L16	36.34'	N34°03'19"E
L17	27.41'	N52°33'25"E
L18	23.29'	N83°50'15"E
L19	36.59'	S88°10'30"E
L20	49.47'	S71°00'01"E
L21	29.31'	N73°09'00"E
L22	35.08'	N62°50'41"E

DIMENSION NOTE:
ALL DIMENSIONS SHOWN ON ROADWAY ARE
MEASURED FROM E.O.P. TO E.O.P. UNLESS
OTHERWISE SPECIFIED.



VICINITY MAP - N.T.S.

SITE LEGEND

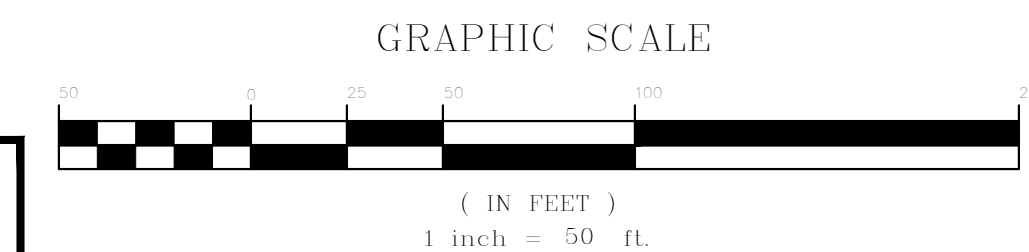
- ASPHALT PAVEMENT SECTION
- PROPOSED LANDSCAPING / SCREENING EASEMENT
- OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD
- WALK-UP MAILBOX CLUSTER
- SIGNAGE
- STREET LIGHT (PER CITY OF GREER STANDARDS)

OPEN SPACE NOTE:
TOTAL PROPERTY AREA: ±9.74 AC.
TOTAL OPEN SPACE PROVIDED: ±6.19 AC.
DENSITY: 4.31 UNITS/AC.

OWNER
COMPANY: HENDERSON GAP PROPERTIES, LLC
ADDRESS: 3620 PELHAM ROAD - PHB#15
GREENVILLE, SC 29615
PHONE: 864-313-7900
CONTACT: SUSAN BREWER
EMAIL: RBDEVELOPMENT6@GMAIL.COM

CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWMEDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-735-5068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
COMPANY: 3D LAND SURVEYING, INC.
ADDRESS: 10 CENTURY DRIVE
GREENVILLE, SC 29607
PHONE: 864-272-0274
CONTACT: JUSTIN RUPERT, P.L.S.
EMAIL: JUSTIN@3DLS.NET



STREET LIGHTING:
STREET LIGHTS ARE TO BE SUPPLIED BY GREER
CPW. NUMBER OF STREET LIGHTS AND LOCATION
TO BE DESIGNED BY A GREER CPW ENGINEER AND
PROVIDED DURING CONSTRUCTION. STREET LIGHTS
ARE TO BE THE "TRADITIONAL" STYLE LAMP WITH
POLE STYLE "A". SEE THE EXAMPLE ABOVE.



BRANCHWOOD
Henderson Gap Road
Greer, SC 29650

PLAN	REVISION	DATE	ISSUE	COMMENT
A	08/13/2018	Issued to City of Greer		
B	09/06/2018	Sidewalks Added Along Frontage		

SITE PLAN

FDP-2



Final Development Plan Review Application

Date August 07, 2018

Proposed Development Name Brushy Creek Townes

Tax Map Number(s) T035000100716

Circle Current Zoning of Property:

DRD

PD

Applicant Information

Name Wendell Hawkins
Address 103-C Regency Commons Drive
Greer, SC 29650
Contact Number (864) 848-9370
Email wlh@wlhawkinslawfirm.com

Property Owner Information

Name Brushy Creek Venture, LLC - Wendell Hawkins
Address 103-C Regency Commons Drive
Greer, SC 29650
Contact Number (864) 848-9370
Email wlh@wlhawkinslawfirm.com

If the applicant is not the property owner, an Acting Agent Authorization form will be required at time of submittal.

- 1 paper copy and 1 digital copy of site plan, meeting the requirements of Section 3.2 of the City of Greer Land Development Regulations, must be submitted to the Planning Office by deadline date. No building permits shall be issued until site plans have been reviewed and approved by the Planning Commission.
- The fee for this application is **\$ 75.00** and due at time of submittal.

Applicant Signature

Print Wendell Hawkins

OFFICE USE ONLY

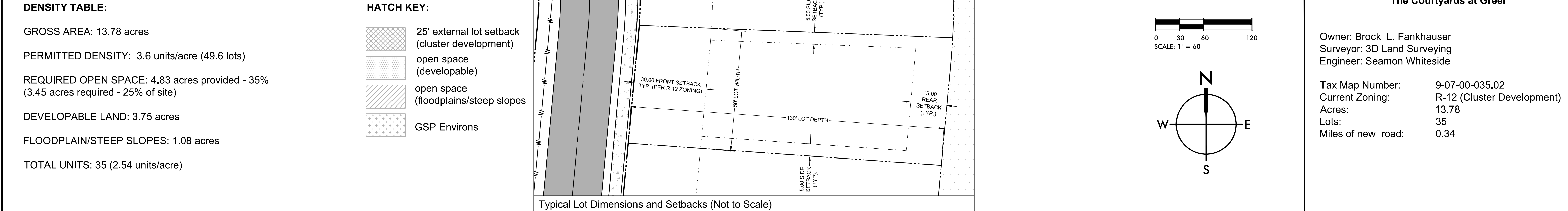
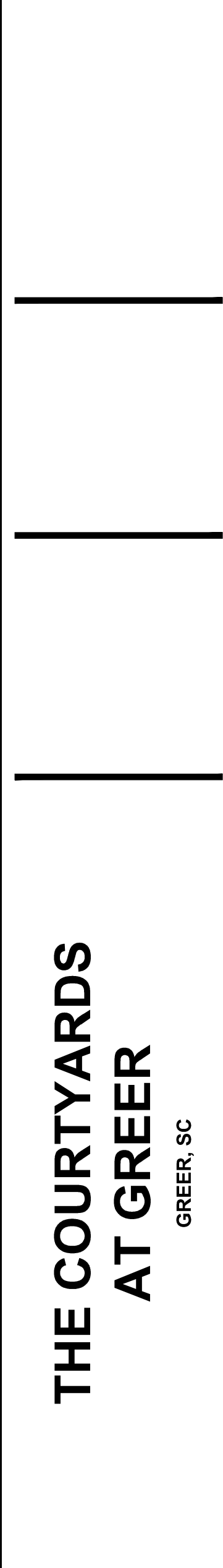
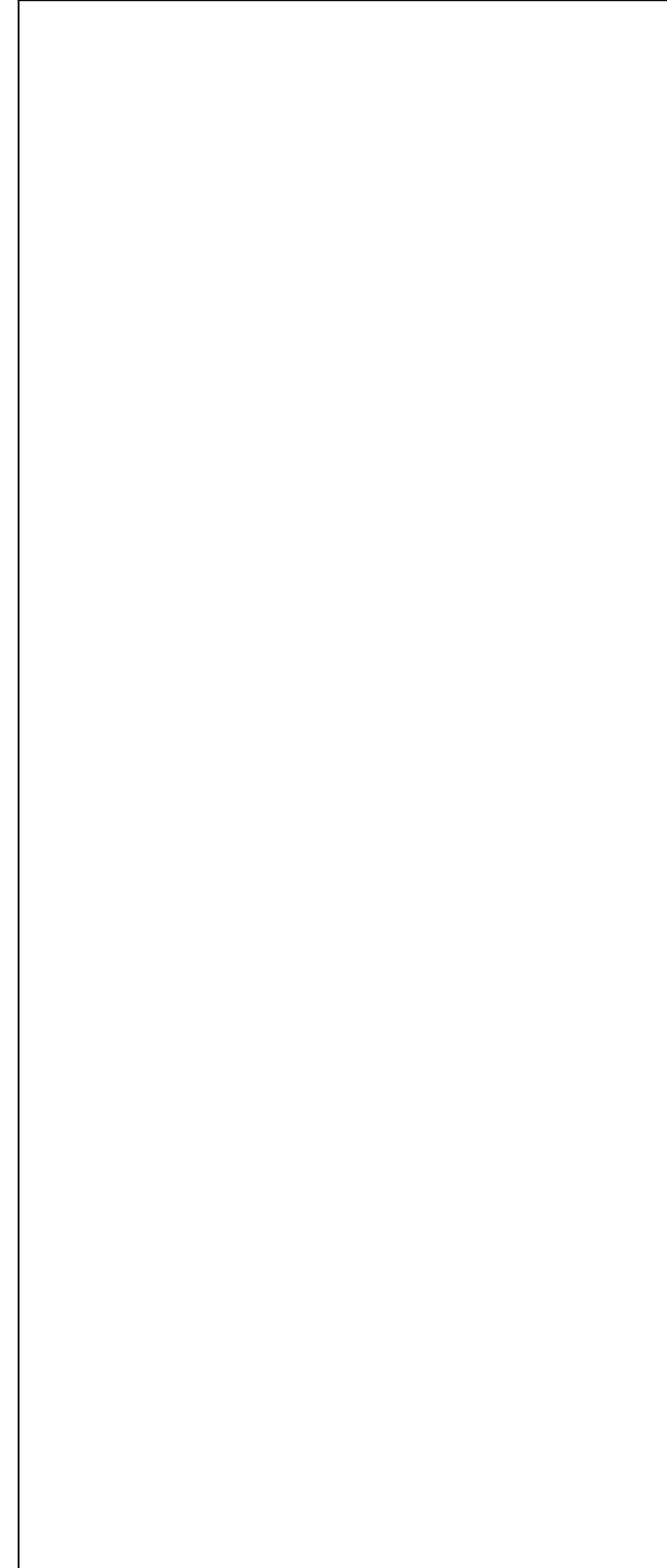
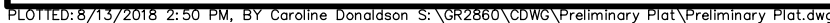
GPC Meeting Date

9-17-18

Staff Recommendation

Received by (Staff Name)

B. Blaine



SITE DATA

TAX MAP NO.: T009040102200

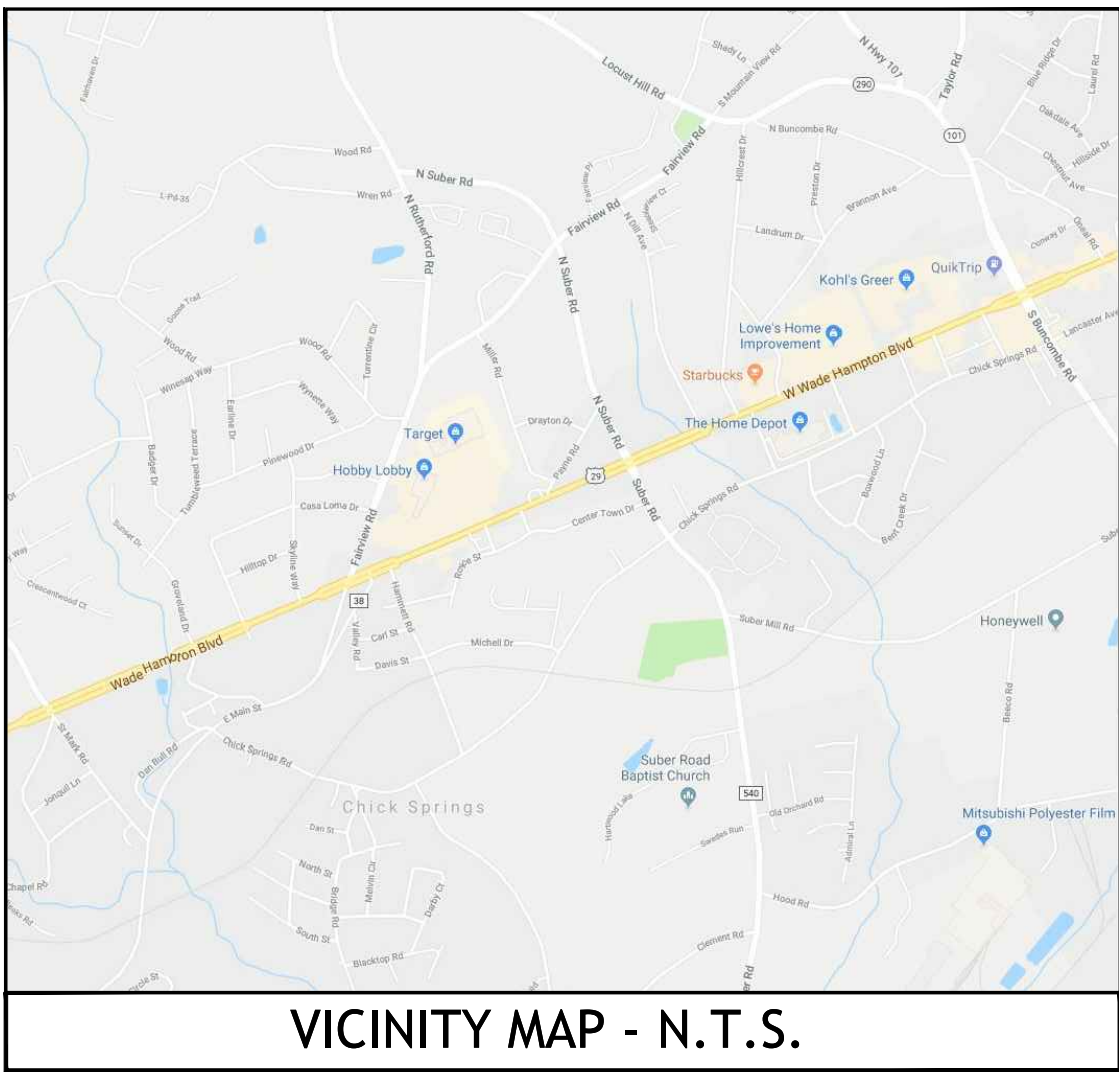
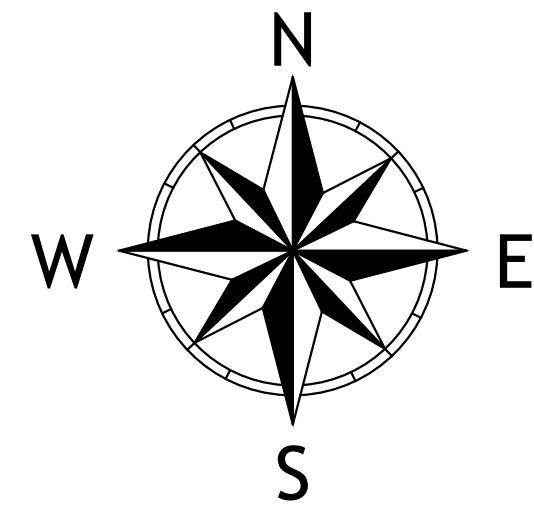
TOTAL AREA: ±0.635-ACRES

ZONING: DRD

TOTAL LOTS: 5 LOTS (41' X 66.5' TYP.)

PROPOSED ROADWAY: ±150 LF (20' PAVED, 25' PRIVATE EASEMENT)

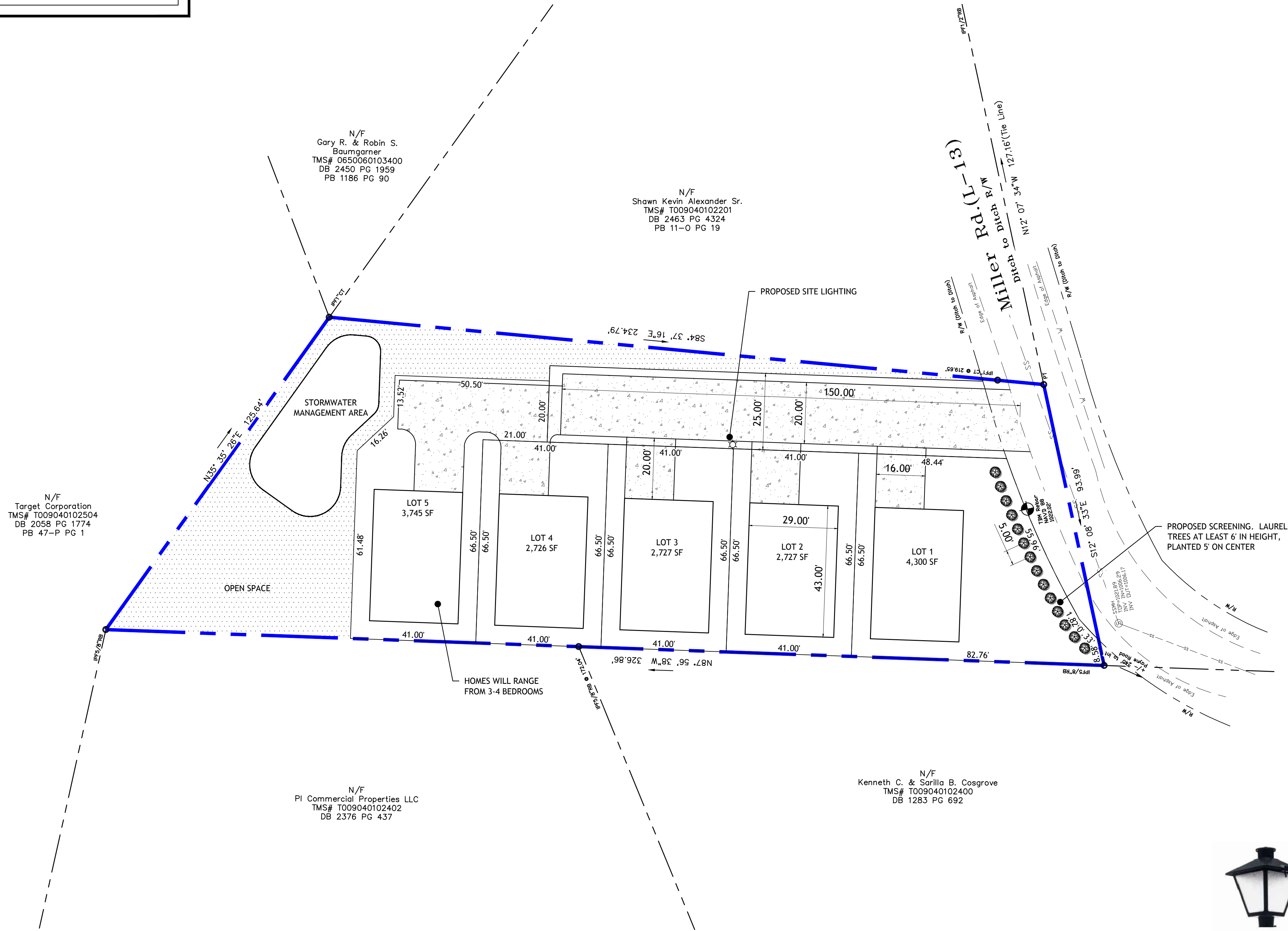
SETBACKS
EXTERIOR SETBACK: 5'
INTERNAL ROADS: 15'



VICINITY MAP - N.T.S.

SITE LEGEND

- PERVIOUS CONCRETE SECTION
- OPEN SPACE HATCH
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD
- WALK-UP MAILBOX CLUSTER
- SIGNAGE
- STREET LIGHT (PER CITY OF GREER STANDARDS)



Traditional



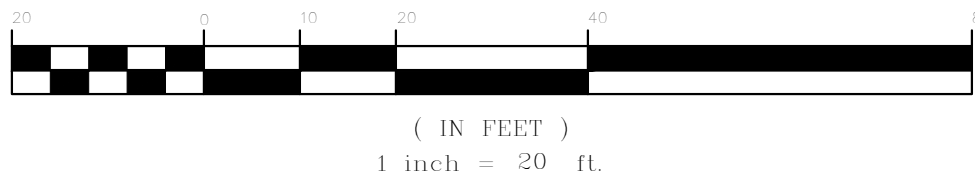
STYLE A

OWNER
COMPANY: SEAPORT HOMES, LLC
ADDRESS: 2201 RIVER ROAD
GREER, SC 29650
PHONE: 864-991-5008
CONTACT: TYSEN SARKELA
EMAIL: SEAPORTHOMESLLC@GMAIL.COM

CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-735-5068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
COMPANY: EAS PROFESSIONALS
ADDRESS: 9 PILGRIM ROAD
GREENVILLE, SC 29607
PHONE: 864-234-7368
CONTACT: DANIEL STILES, P.L.S.
EMAIL: DSTILES@EAS-PRO.COM

GRAPHIC SCALE



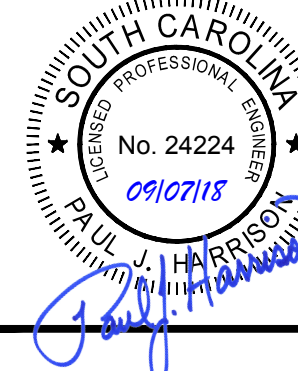
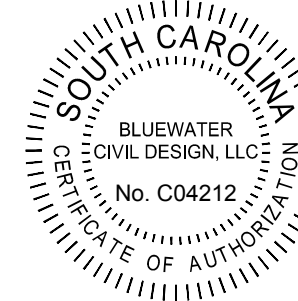
(IN FEET)
1 inch = 20 ft.

STREET LIGHTING:
STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND PROVIDED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE THE "TRADITIONAL" STYLE LAMP WITH POLE STYLE "A". SEE THE EXAMPLE ABOVE.



Project Number: 2018-092
DWG Name: Millers Point FDP-1.dwg
Drawing Scale: AS NOTED
Date of Project: 08/2018
Engineer of Record:
b Paul J. Harrison, P.E.
South Carolina P.E. 24224
North Carolina P.E. 638371
bluewater civil design, llc
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

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



MILLERS POINT
Miller Road
Greer, SC 29650

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	08/13/2018	Issued to City of Greer
B	09/07/2018	Revised Final Development Plan

SITE PLAN

FDP-2