



AGENDA
GREER PLANNING COMMISSION
301 E. Poinsett Street, Greer, SC 29651
November 19, 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. OTHER BUSINESS

A. Calendar Review

VI. EXECUTIVE SESSION

VII. ADJOURN


Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
11/19/2018

Minutes

ATTACHMENTS:

Description	Upload Date	Type
 Minutes	11/12/2018	Cover Memo



City of Greer

Planning Commission Minutes

October 15, 2018

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

Member(s) Absent: Brian Martin

Staff Present: Kelli McCormick, Planning Manager
Brandon McMahan, Zoning Coordinator
Madeleine Bolick, GIS Planner
Molly Kaminski, Planning Intern

I. Call to Order

Mr. Hopper called the meeting to order. He then recognized Ms. McCormick to speak before the meeting started.

Ms. McCormick introduced Madeleine Bolick, GIS Planner, and Molly Kaminski, Intern.

Mr. Hopper then read the opening remarks to begin the 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 – Ms. Jones made a motion to approve the minutes from the September 17, 2018 Planning Commission Meeting. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. Mr. Martin abstained from the vote.

IV. Public Hearing

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

A. AN 2018-15

Mr. Hopper opened the public hearing for AN 2018-15 and Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

B. AN 2018-16

Mr. Hopper opened the public hearing for AN 2018-16.

Ms. McCormick gave the basic information for this request.

There was no one present to speak for or against this request as such, Mr. Hopper closed the public hearing.

V. Old Business

There was no old business.

VI. New Business

A. AN 2018-15

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-15.

Ms. McCormick presented the staff analysis and recommendation for the request. She advised the Commission that this development began as a Greenville County project and through the acquisition of a strip of property; the development is now contiguous to the City of Greer. She stated that it is important for the Commission to know that the development has already received preliminary plat approval from Greenville County, and is currently waiting on final plat approval from the City of Greer. She stated that this development would be accepted into the City as it is currently developed.

Mr. Hopper asked if the applicant was present. The applicant was not present at that time.

Mr. Jones stated that he questioned the site distance turning right onto Ansel School Road out of this development.

Paul Harrison, Bluewater Civil Design, stated he could speak to that as Bluewater Civil was the engineer for that site. He advised that they had the site distances approved and all permits had been issued in Greenville County.

ACTION - Ms. Jones made a motion to table AN 2018-15 since the applicant was not present to represent the request. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 0.

-Business meeting for AN 2018-15 was closed-

B. AN 2018-16

Mr. Hopper opened the business meeting for AN 2018-16.

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

William Bradley McAbee, applicant, stated he was a residential builder and they planned to put a single family residence on the property.

ACTION – Mr. Lavender made a motion to approve AN 2018-16. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 0.

C. SUB 2018-21

Mr. Hopper opened the business meeting for SUB 2018-21 Sudduth Farms Final Development Plan Review.

Ms. McCormick presented the staff analysis and recommended approval for this request.

Ms. Jones asked the applicant, Paul Harrison, to speak on the parking for this development. She stated that parking seems to be very limited.

Mr. Harrison stated that each single family unit would have a min of 2 required parking spaces as well as a 2 car garage.

He stated that the townhomes would have 1 car garages and 1 space in the drive.

He stated that there were approximately 15 minor additional spaces at mailbox clusters to allow people to collect their mail and that there are parking spaces at the amenity center and across the boulevard road for common area parking.

Mr. Holland stated that he has a problem with counting a garage as a parking space. He asked Ms. McCormick, how the City will enforce no parking on the street.

Ms. McCormick stated that this is a problem in most subdivisions. She stated a few things that staff can do to combat this issue. She advised that during review of the plans, setbacks on the side of the road where sidewalks are located are required to be 18ft from edge of sidewalk to face of building, which is the normal length of a driveway.

She stated that on street parking is difficult to enforce for several reasons. One is that homeowners don't like curbs painted red or "no parking" painted on the roads. She advised that when cars park on both sides of the road it can be dangerous, due to fire trucks not being able to fit through the cars and drivers not be able to see adequately. She advised that in these types of situations staff would contact homeowners and HOA's to advise them that these types of issues need to be corrected.

She stated that 2 parking spaces per unit is what is currently required per the City ordinance and that this is a problem that needs to be addressed in the future.

ACTION – Mr. Holland made a motion to approve SUB 2018-21, Sudduth Farms Final Development Plan, as submitted. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0.

-Business meeting for AN 2018-15 was re-opened-

Mr. Hopper stated that Mr. McMahan had a spoken with the applicant for AN 2018-15 and asked him to speak to their conversation.

Mr. McMahan stated that the applicant was under the impression someone was already present to represent the request but asked if Paul Harrison with Bluewater Civil Design, could represent the applicant.

The Commission and Mr., Harrison agreed to him representing Mark III Properties as the applicant for the request.

ACTION - Mr. Lavendar made a motion to remove AN 2018-15 from the table. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 0.

Mr. Harrison gave his knowledge of the history of the property and how the request came about.

Mr. Holland asked what excuse the applicant had for not attending the meeting. Ms. McCormick stated that Mark III Properties is extremely attentive to these matters but she feels this was an issue with miscommunication.

ACTION – Mr. Lavendar made a motion to approve AN 2018-15. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0.

VII. Other Business

Planning and Zoning Report

Ms. McCormick updated the Commission on the training opportunity being held at City Hall for the members to receive their required credits and plans for the training during the 2019 year.

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 7:09pm.

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
11/19/2018

Public Hearing Slides

ATTACHMENTS:

Description	Upload Date	Type
▣ Public Hearing Slides	11/12/2018	Cover Memo

Planning Commission City of Greer

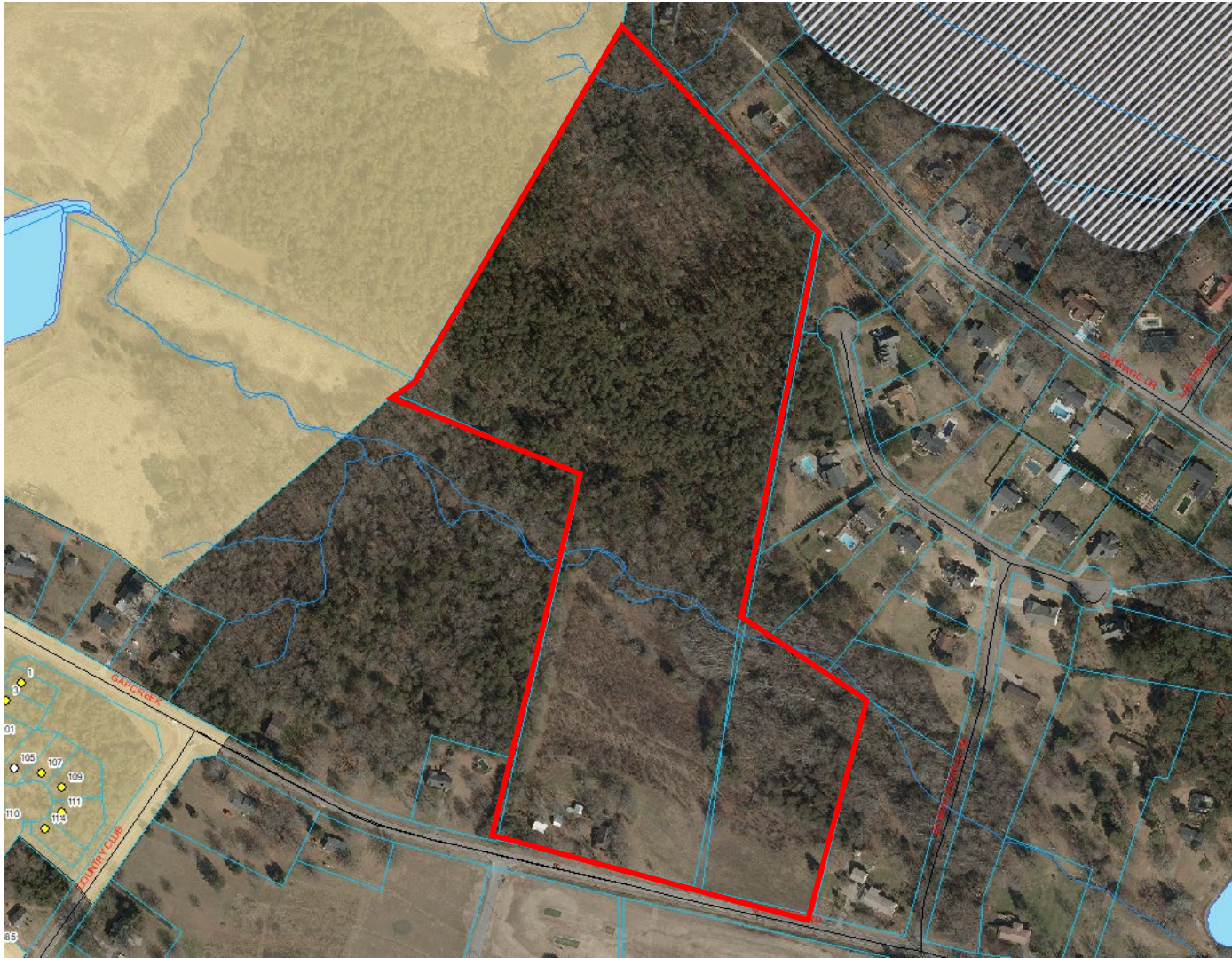
November 19, 2018

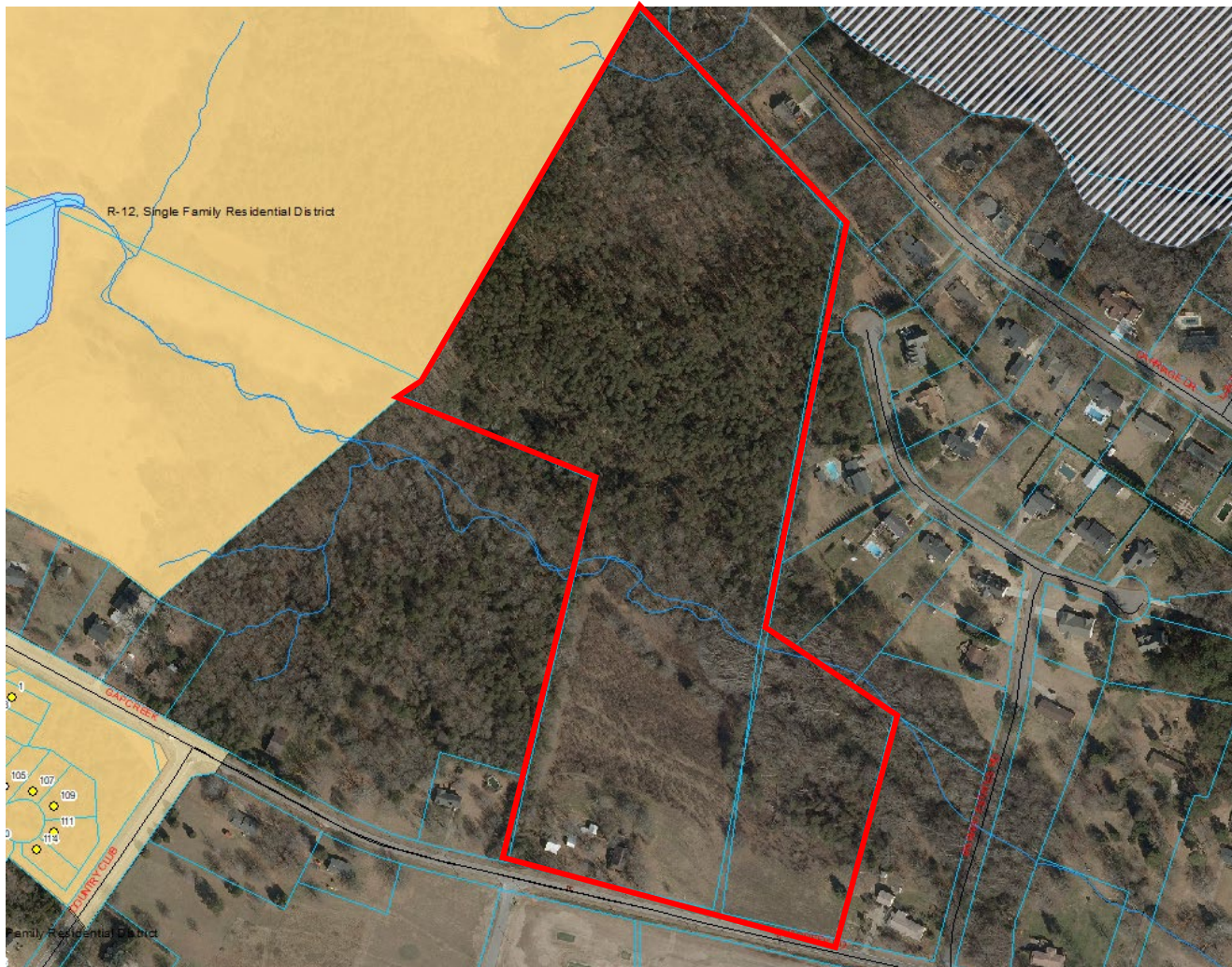
Public Hearing



DOCKET NUMBER:	AN 2018-13
APPLICANT:	Bluewater Civil Design, Inc.
ADDRESS:	2308 E. Gap Creek Rd
PARCEL ID NUMBER:	053601010500 and 9-02-00-001.00
EXISTING ZONING:	Unzoned (Greenville County) and Unzoned (Spartanburg County)
REQUEST:	Annex and zone to R-10, Residential District

DOCKET NUMBER: AN 2018-13







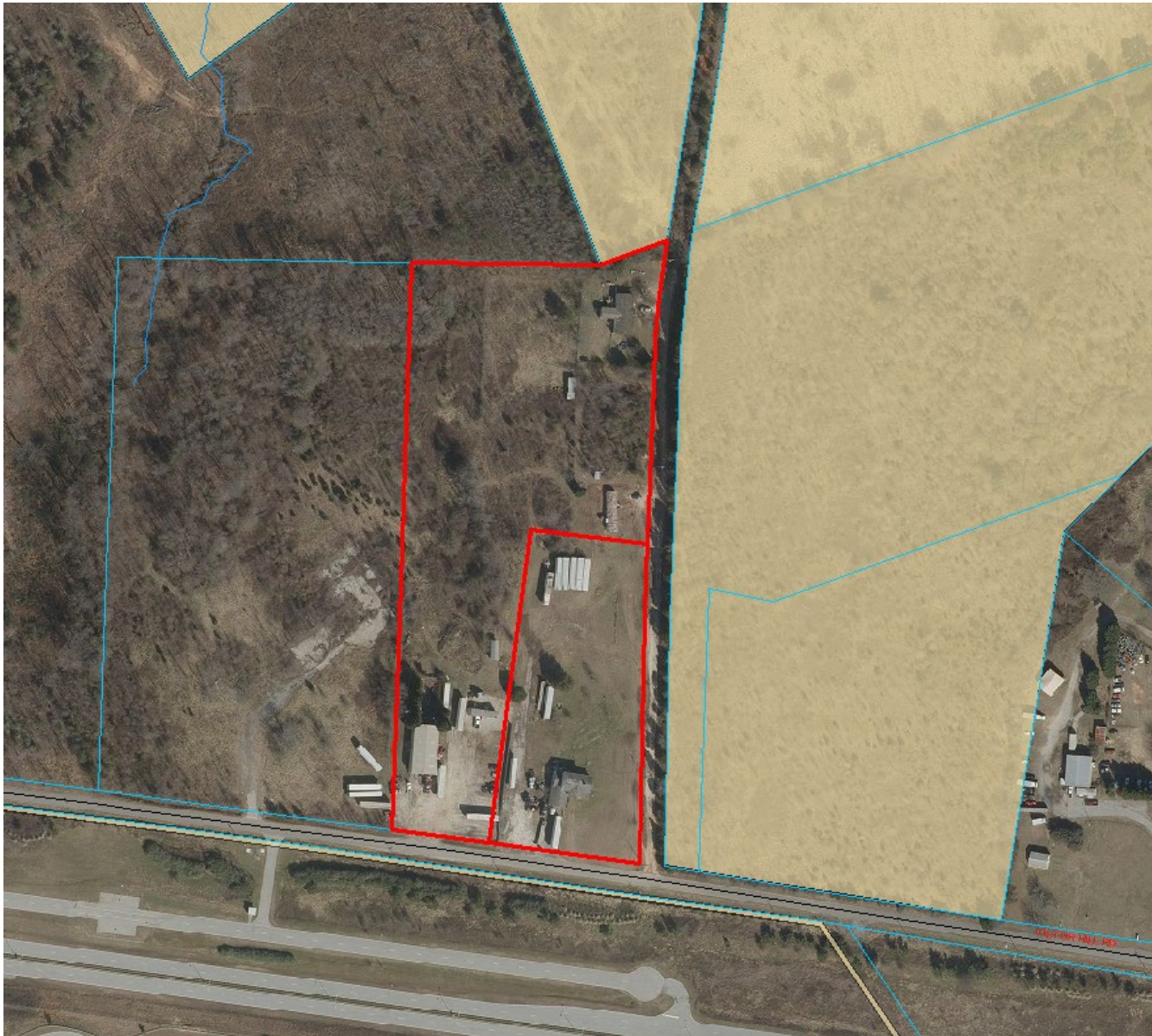
Future Land Use Map

DOCKET NUMBER: AN 2018-13



DOCKET NUMBER:	AN 2018-17
APPLICANT:	Plastic Omnium Exterior, LLC
ADDRESS:	871 and 875 Victor Hill Road
PARCEL ID NUMBER:	5-24-00-043.10 and 5-24-00-043.02
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	Annex and zone to I-1, Industrial

DOCKET NUMBER: AN 2018-17







Future Land Use Map

DOCKET NUMBER: AN 2018-17



DOCKET NUMBER:	RZ 2018-15
APPLICANT:	Michael Grasso / Mr. & Mrs. Johnson
ADDRESS:	102 McDaniel Ave
PARCEL ID NUMBER:	9-04-09-079.00
EXISTING ZONING:	C-2, Commercial District
REQUEST:	Rezone to R-7.5, Residential District

DOCKET NUMBER: RZ 2018-15

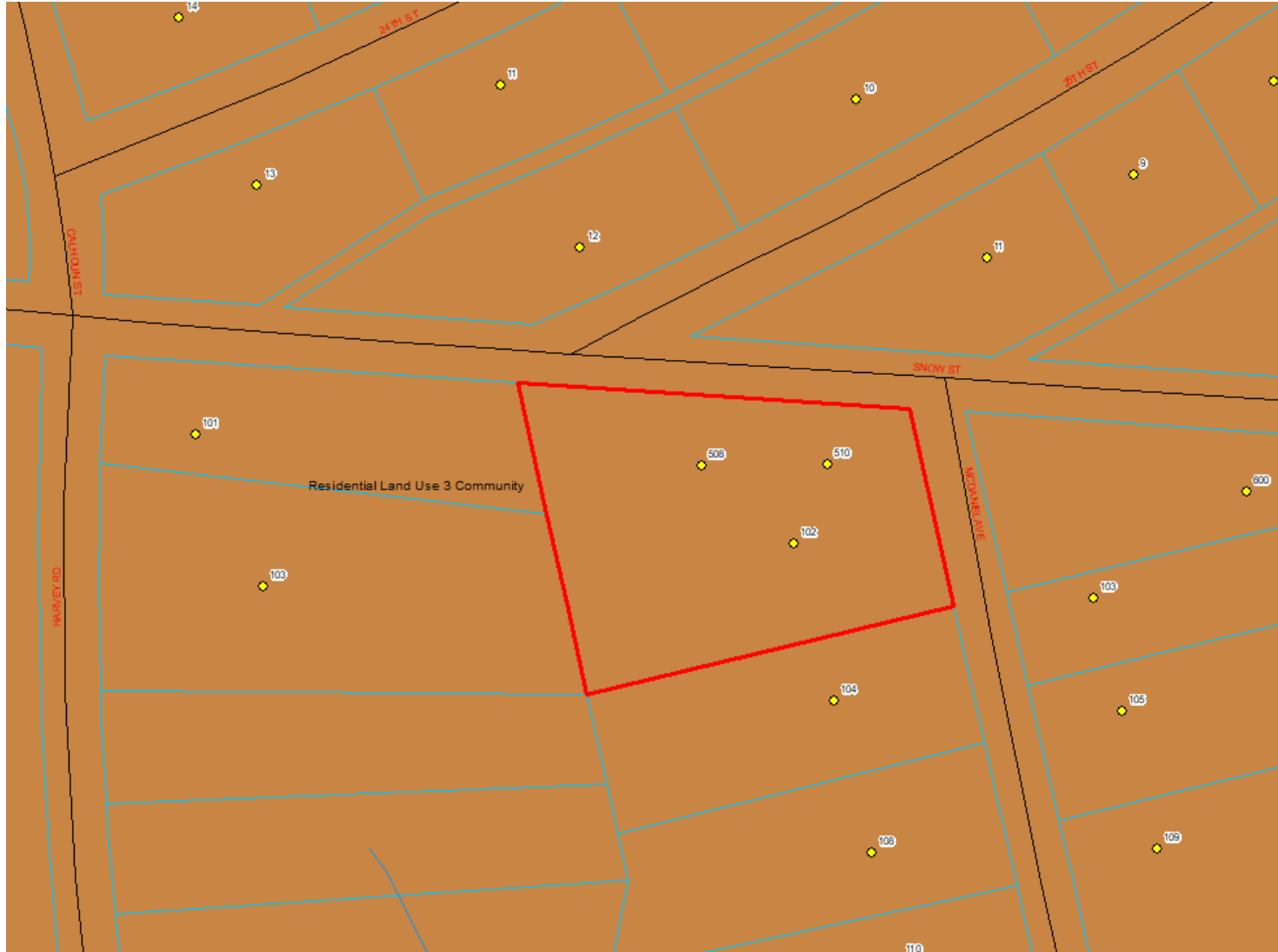


DOCKET NUMBER: RZ 2018-15



Zoning & Floodplain

RZ 2018-15



Future Land Use Map

DOCKET NUMBER: RZ 2018-15



DOCKET NUMBER:	RZ 2018-16
APPLICANT:	Jennifer & Douglas Fowler
ADDRESS:	209 Snow Street
PARCEL ID NUMBER:	G001001000900
EXISTING ZONING:	R-12, Residential District
REQUEST:	Rezone to R-7.5, Residential District

DOCKET NUMBER: RZ 2018-16

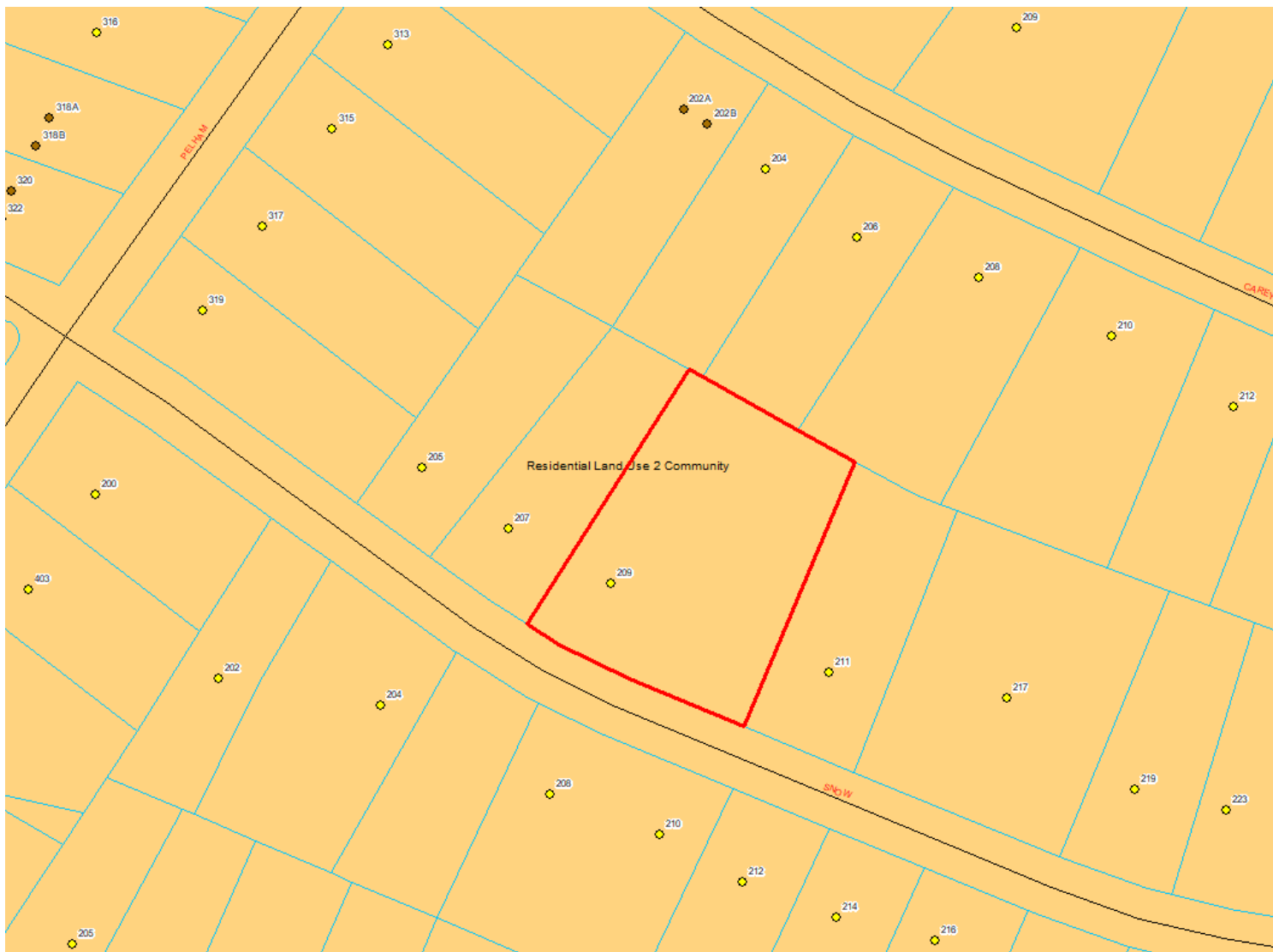


DOCKET NUMBER: RZ 2018-16



Zoning & Floodplain

RZ 2018-16



Future Land Use Map

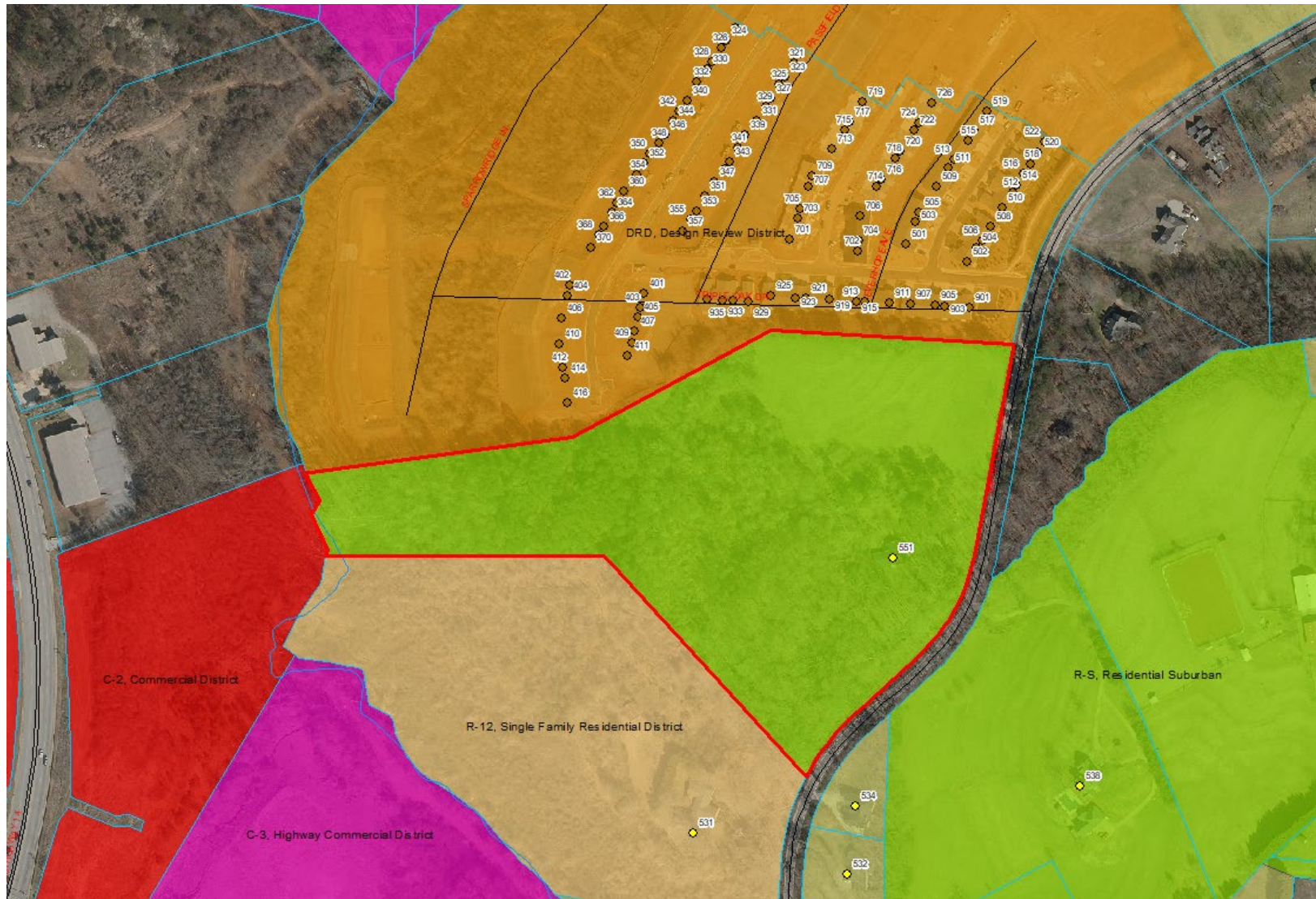
DOCKET NUMBER: RZ 2018-16

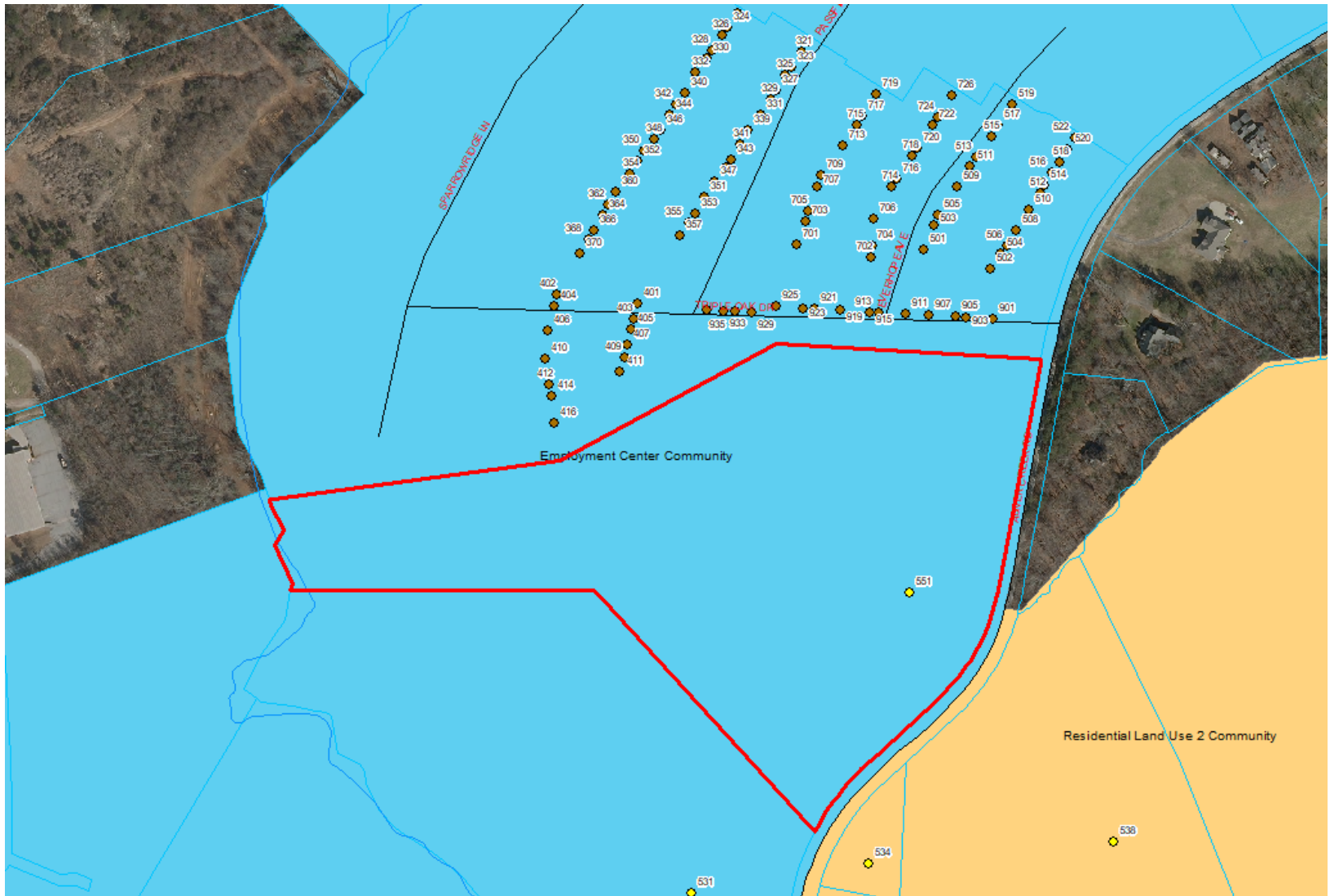


DOCKET NUMBER:	RZ 2018-17
APPLICANT:	New Style Communities, Inc.
ADDRESS:	551 Abner Creek Road
PARCEL ID NUMBER:	9-07-00-035.01
EXISTING ZONING:	R-S, Residential Suburban
REQUEST:	R-12, Residential District

DOCKET NUMBER: RZ 2018-17







Future Land Use Map

DOCKET NUMBER: RZ 2018-17





AGENDA
GREER PLANNING COMMISSION
11/19/2018

Business Meeting Slides

ATTACHMENTS:

Description	Upload Date	Type
❑ Business Meeting Slides	11/12/2018	Cover Memo
❑ Staff Report AN 2018-13	11/12/2018	Cover Memo
❑ Staff Report AN 2018-17	11/12/2018	Cover Memo
❑ Staff Report RZ 2018-15	11/12/2018	Cover Memo
❑ Staff Report RZ 2018-16	11/12/2018	Cover Memo
❑ Staff Report RZ 2018-17	11/12/2018	Cover Memo
❑ Colt's Neck FDP	11/12/2018	Cover Memo
❑ The Courtyards at Greer Overview	11/12/2018	Cover Memo
❑ The Courtyards at Greer Phase 1	11/12/2018	Cover Memo
❑ Suber Road Townhomes	11/12/2018	Cover Memo

Planning Commission City of Greer

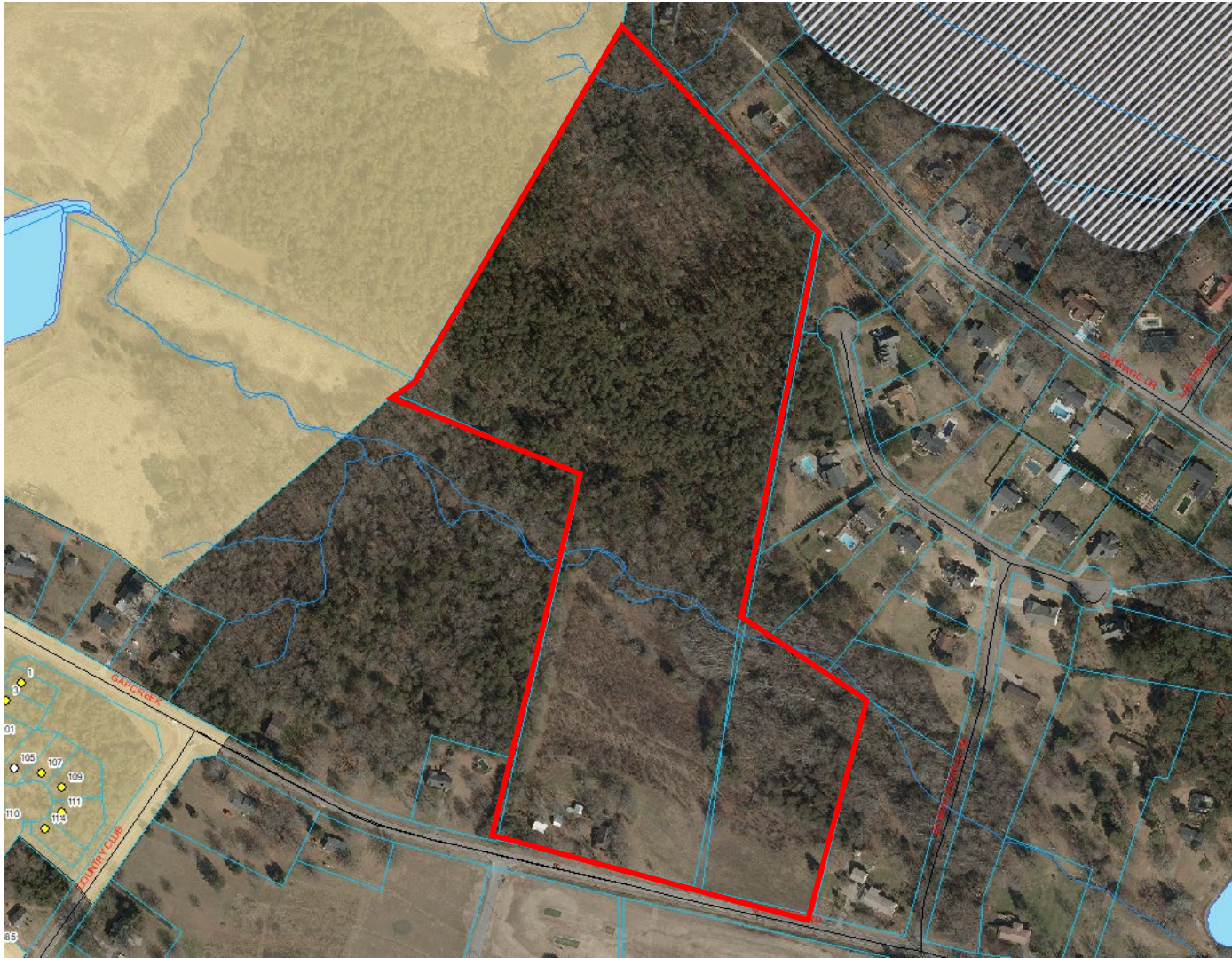
November 19, 2018

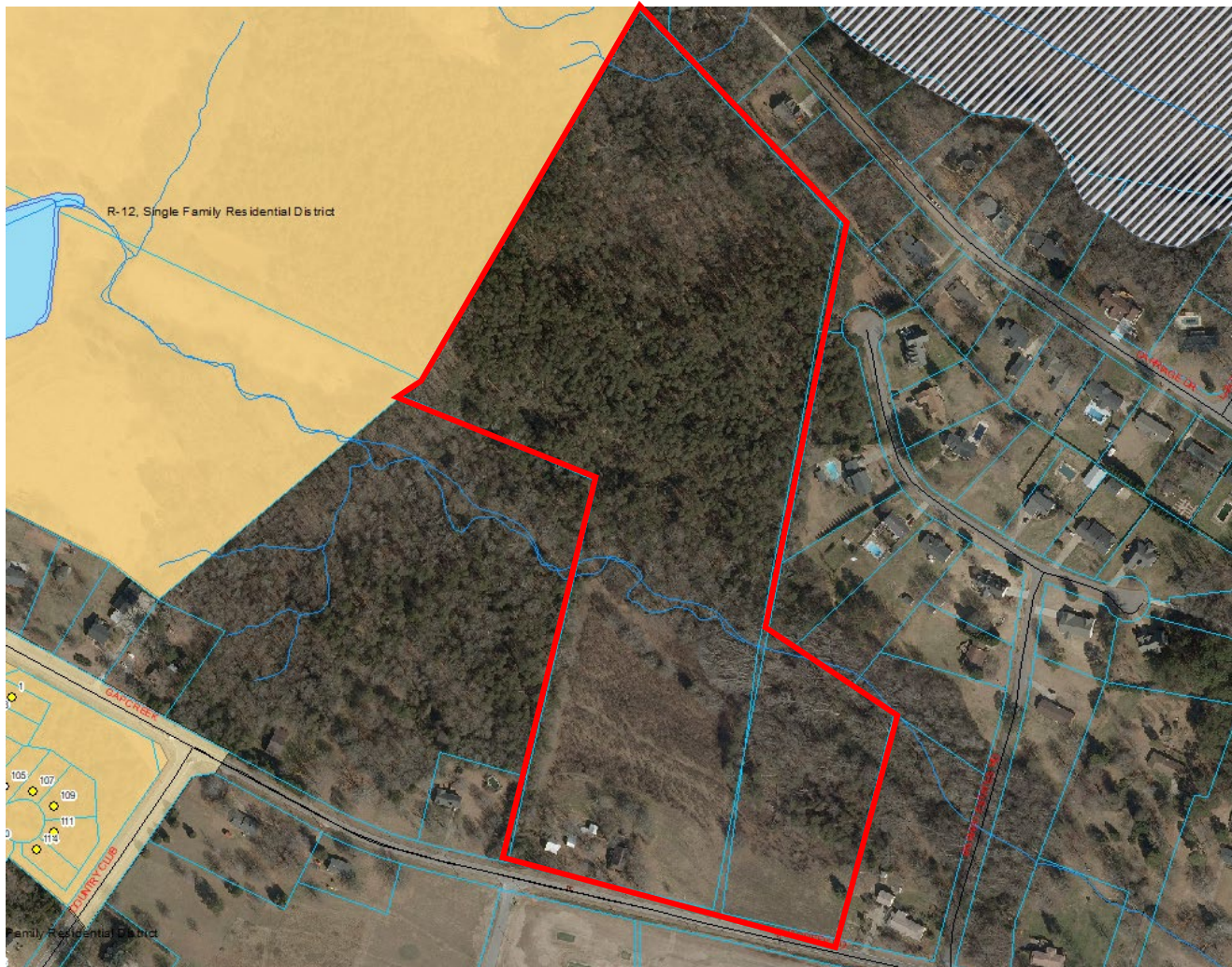
Business Meeting



DOCKET NUMBER:	AN 2018-13
APPLICANT:	Bluewater Civil Design, Inc.
ADDRESS:	2308 E. Gap Creek Rd
PARCEL ID NUMBER:	053601010500 and 9-02-00-001.00
EXISTING ZONING:	Unzoned (Greenville County) and Unzoned (Spartanburg County)
REQUEST:	Annex and zone to R-10, Residential District

DOCKET NUMBER: AN 2018-13







Future Land Use Map

DOCKET NUMBER: AN 2018-13



DOCKET NUMBER: AN 2018-13

AN 2018-13 is an annexation and zoning request for property located 2308 E. Gap Creek Road. The request is to zone the property, which is currently located in both Greenville and Spartanburg Counties to R-10, Single-Family Residential for future development.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg and Greenville Counties)
East: Unzoned (Spartanburg and Greenville Counties)
South: Unzoned (Spartanburg and Greenville Counties)
West: R-12, Single-Family Residential (City of Greer)

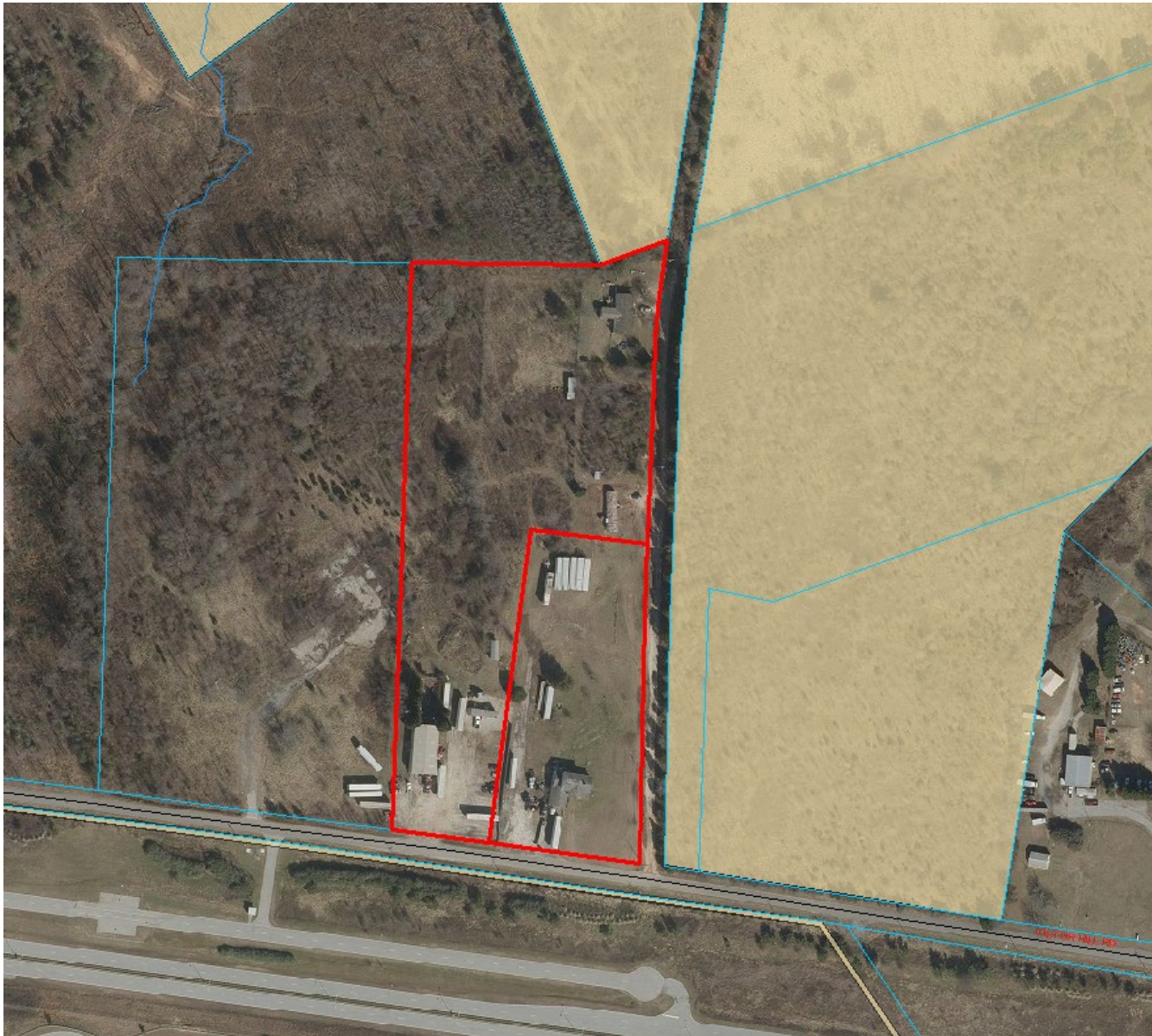
The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for R-10, Single-Family Residential, is appropriate at this location as the density proposed is 4.36 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.

Staff Recommendation: Approval



DOCKET NUMBER:	AN 2018-17
APPLICANT:	Plastic Omnium Exterior, LLC
ADDRESS:	871 and 875 Victor Hill Road
PARCEL ID NUMBER:	5-24-00-043.10 and 5-24-00-043.02
EXISTING ZONING:	Unzoned (Spartanburg County)
REQUEST:	Annex and zone to I-1, Industrial

DOCKET NUMBER: AN 2018-17







Future Land Use Map

DOCKET NUMBER: AN 2018-17



DOCKET NUMBER: AN 2018-17

AN 2018-17 is an annexation and zoning request for property located 871 and 875 Victor Hill Road. The request is to zone the property, which is currently located in Spartanburg County, to I-1, Industrial, for an additional phase for Plastic Omnium.

Surrounding land uses and zoning include:

North: I-1, Industrial (City of Greer)
East: I-1, Industrial (City of Greer)
South: Unzoned (Spartanburg County)
West: Unzoned (Spartanburg County)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as an Employment Center Community with industrial uses allowed therein. As such, this zoning request is an appropriate request at this time for this location. Staff recommends approval.

STAFF RECOMMENDATION: Approval

DOCKET NUMBER:	RZ 2018-15
APPLICANT:	Michael Grasso / Mr. & Mrs. Johnson
ADDRESS:	102 McDaniel Ave
PARCEL ID NUMBER:	9-04-09-079.00
EXISTING ZONING:	C-2, Commercial District
REQUEST:	Rezone to R-7.5, Residential District

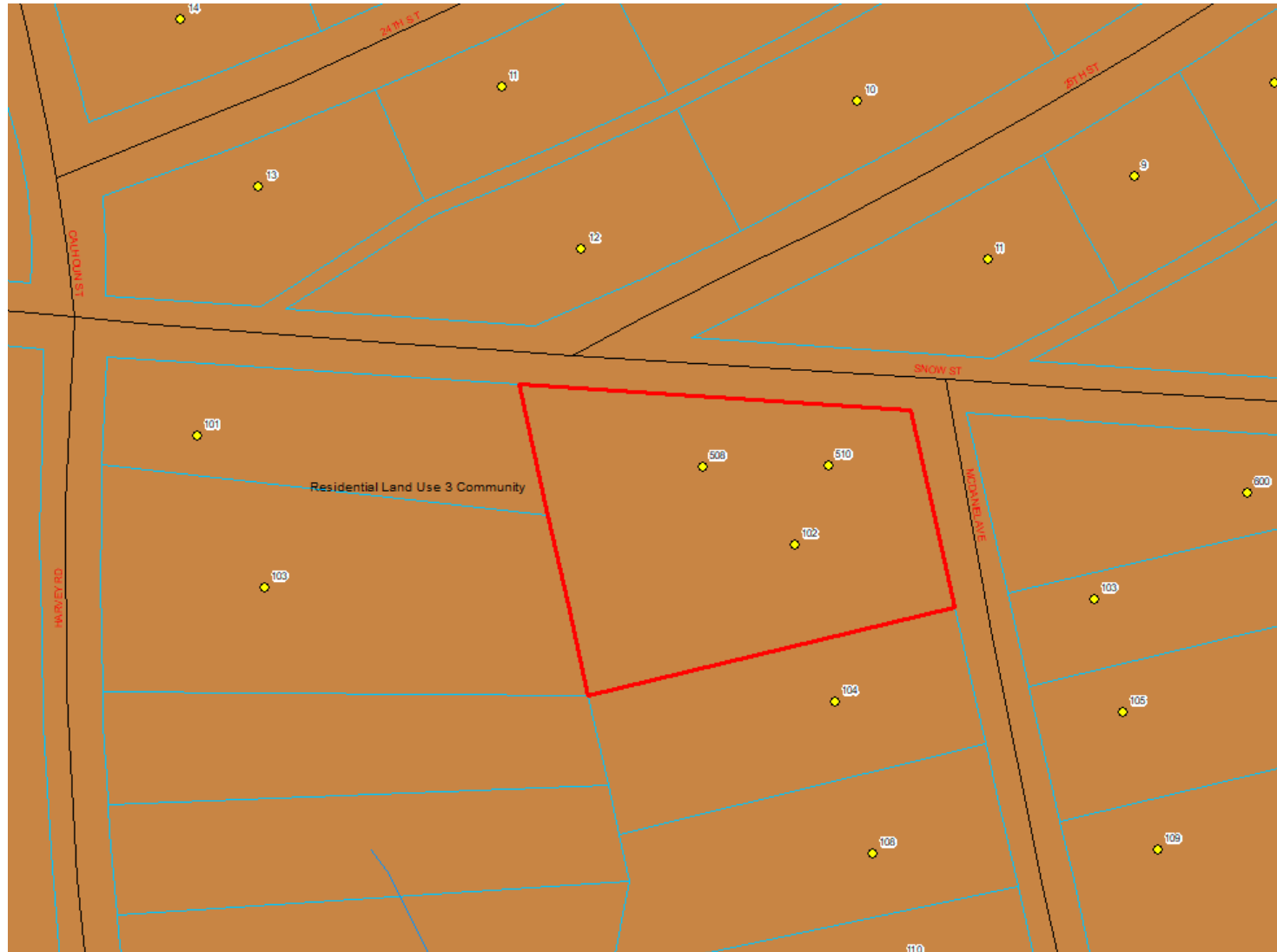
DOCKET NUMBER: RZ 2018-15



DOCKET NUMBER:

RZ 2018-15





Future Land Use Map

DOCKET NUMBER: RZ 2018-15



DOCKET NUMBER: RZ 2018-15

RZ 2018-15 is a re zoning request for a parcel located 102 McDaniel Ave. The request is to rezone the property from C-2, Commercial to R-7.5, Single Family Residential to subdivide the property into three parcels for future development.

Surrounding zoning and land uses include:

North: R-7.5, Single Family Residential

East: R-7.5, Single Family Residential

South: R-7.5, Single Family Residential

West: R-7.5, Single Family Residential

The future land use map in the City's Comprehensive Plan defines this area as a Residential Land Use 3 Community. This Community category is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre. 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.

Proposed Units Per Acre: 3.7 Units

STAFF RECOMMENDATION: Approval



DOCKET NUMBER:	RZ 2018-16
APPLICANT:	Jennifer & Douglas Fowler
ADDRESS:	209 Snow Street
PARCEL ID NUMBER:	G001001000900
EXISTING ZONING:	R-12, Residential District
REQUEST:	Rezone to R-7.5, Residential District

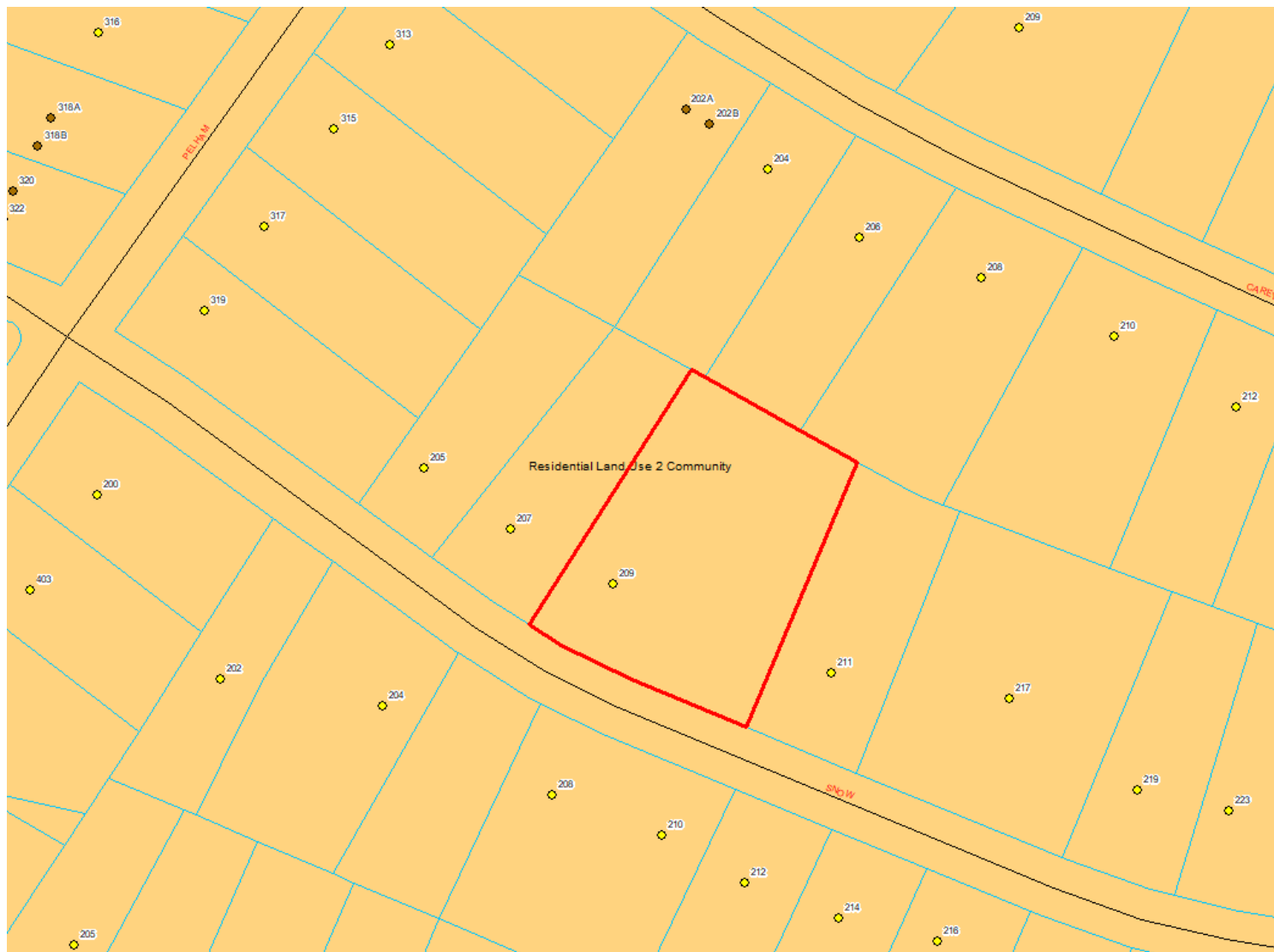
DOCKET NUMBER: RZ 2018-16



DOCKET NUMBER: RZ 2018-16



Zoning & Floodplain



Future Land Use Map

DOCKET NUMBER: RZ 2018-16



DOCKET NUMBER: RZ 2018-16

RZ 2018-16 is a rezoning request for a parcel located at 209 Snow Street. The request is to rezone the property from R-12, Single Family Residential to R-7.5, Single Family Residential to subdivide the property into two parcels for future development.

Surrounding zoning and land uses include:

North: R-12, Single Family Residential
East: R-12, Single Family Residential
South: R-7.5, Single Family Residential and R-12, Single Family Residential
West: R-12, Single Family Residential

The future land use map in the City's Comprehensive Plan defines this area as a Residential Land Use 2 Community. This Community category is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. The density range of these areas is between 2.6 to 4.5 units per acre. There may also be some of the lower density developments who were at one time considered the more rural parts of the community, included in this category. 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.

Proposed Units Per Acre: 2.7 Units

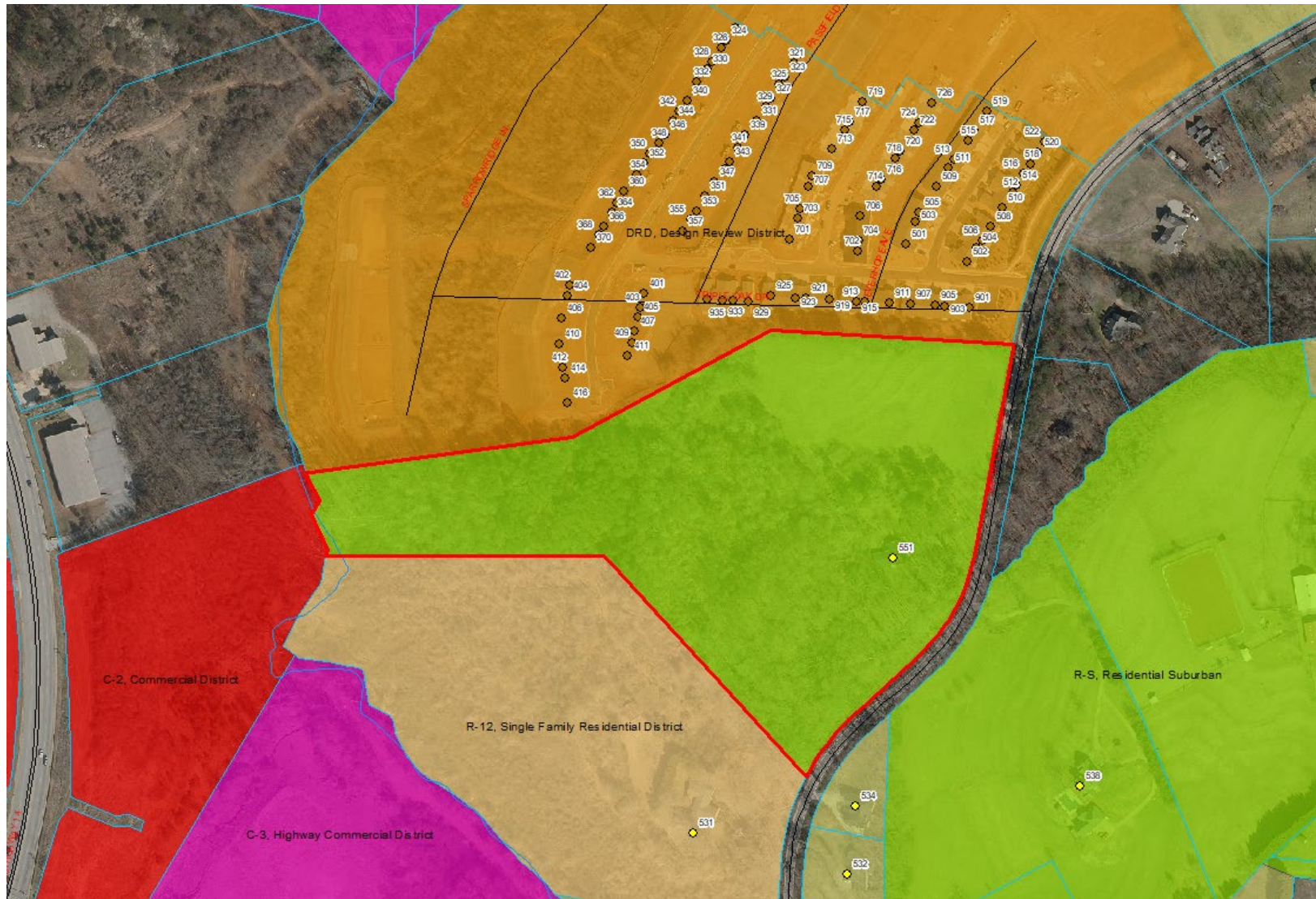
STAFF RECOMMENDATION: Approval

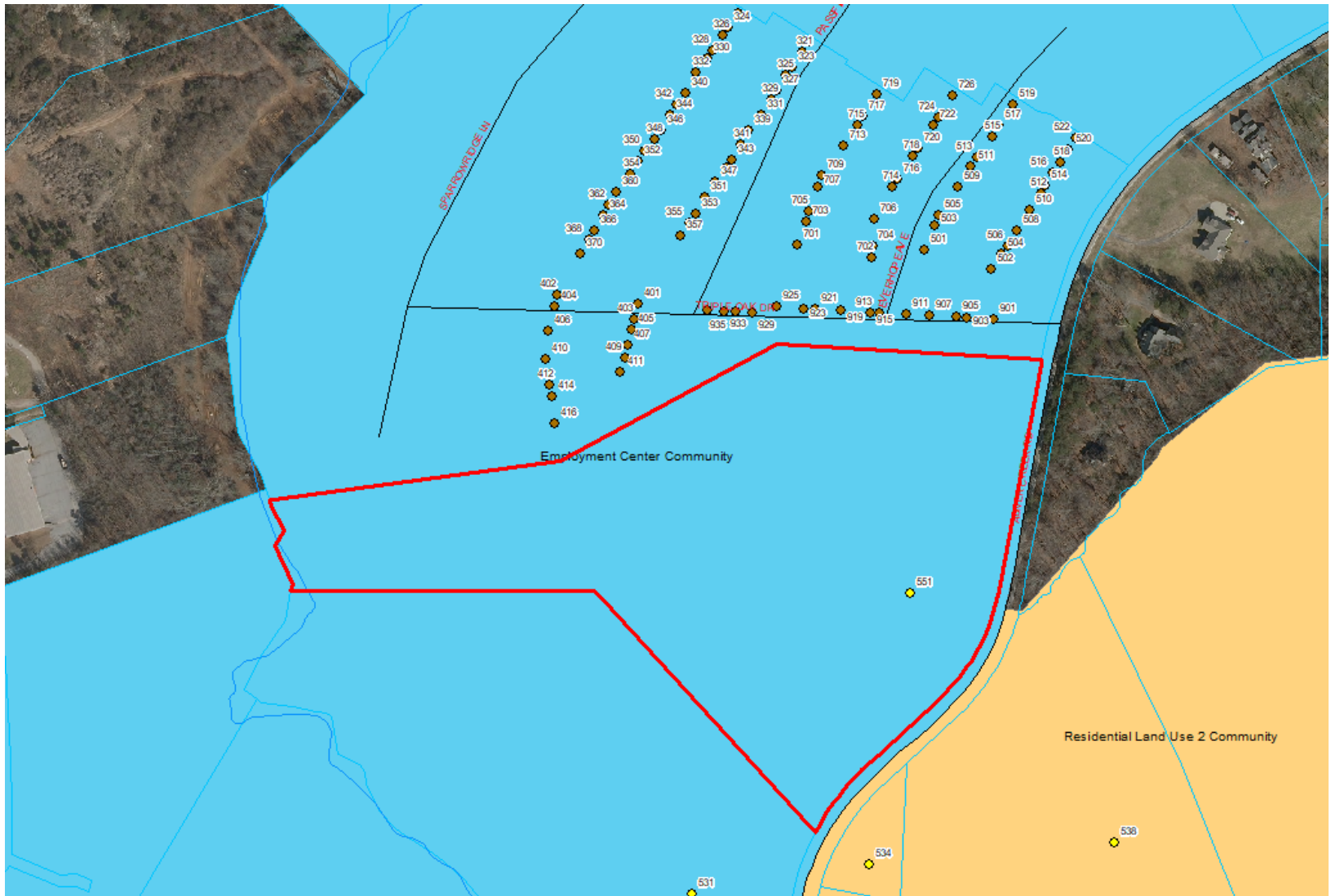


DOCKET NUMBER:	RZ 2018-17
APPLICANT:	New Style Communities, Inc.
ADDRESS:	551 Abner Creek Road
PARCEL ID NUMBER:	9-07-00-035.01
EXISTING ZONING:	R-S, Residential Suburban
REQUEST:	R-12, Residential District

DOCKET NUMBER: RZ 2018-17







Future Land Use Map

DOCKET NUMBER: RZ 2018-17



DOCKET NUMBER: RZ 2018-17

RZ 2018-17 is a rezoning request for a parcel located at 551 Abner Creek Rd. The request is to rezone the property from R-S, Residential Suburban to R-12, Single Family Residential for the future development of Phase II of the subdivision to its south (The Courtyards at Greer). The property to the south was rezoned in July 2018 and is currently going through the preliminary plat process.

Surrounding zoning and land uses include:

North: R-12, Single Family Residential
East: R-12, Single Family Residential
South: R-7.5, Single Family Residential and R-12, Single Family Residential
West: R-12, Single Family Residential

The future land use map in the City's Comprehensive Plan defines this area as an Employment Center Community across from a Residential Land Use 2 Community. These centers can vary in size, but are centrally located within a community and is designed to serve multiple surrounding neighborhoods on a daily or weekly basis. Community centers can contain grocery stores, restaurants, personal and professional services, etc. These land uses are normally equivalent to the medium and higher density residential zoning districts, as well as the C-2, and O-D zoning districts. The land use balance is about 40% residential and 60% nonresidential. Residential Land use 2 communities have a density range of 2.6 to 4.5 units per acre. There may also be some of the lower density developments who were one time considered the more rural parts of the community, included in this category. The community center is about a maximum 30 minute walk for its service area population. 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



Preliminary Plat Review



DOCKET NUMBER: SUB 2018-30 Suber Branch
APPLICANT: Great Southern Homes
ADDRESS: Suber Road
PARCEL ID NUMBER: 0535030100200, 0535030100300,
0535030100302
EXISTING ZONING: R-M1, Residential Multifamily
REQUEST: Preliminary Plat Review



2019 Calendar Dates Review and Vote

Planning Commission Meeting	Jan 14	Feb 18	Mar 18	Apr 22	May 20	June 17	July 22	Aug 19	Sept 23	Oct 21	Nov 18
-----------------------------	--------	--------	--------	--------	--------	---------	---------	--------	---------	--------	--------

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, November 19, 2018**

DOCKET: AN 2018-13

APPLICANT: Bluewater Civil Design, Inc.

PROPERTY LOCATION: 2308 E. Gap Creek Road

TAX MAP NUMBER: 053601010500 and 9-02-00-001.00

EXISTING ZONING: Unzoned (Greenville and Spartanburg Counties)

REQUEST: Annex and Zone to R-10, Single-Family Residential

SIZE: 29.25 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 3 Community

ANALYSIS: AN 2018-13

AN 2018-13 is an annexation and zoning request for property located 2308 E. Gap Creek Road. The request is to zone the property, which is currently located in both Greenville and Spartanburg Counties to R-10, Single-Family Residential for future development.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg and Greenville Counties)
East: Unzoned (Spartanburg and Greenville Counties)
South: Unzoned (Spartanburg and Greenville Counties)
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 R-10, Single-Family Residential, is appropriate at this location as the density proposed is 4.36 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.

STAFF RECOMMENDATION: Approval

ACTION:

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, November 19, 2018**

DOCKET: AN 2018-17

APPLICANT: Plastic Omnium Exterior, LLC

PROPERTY LOCATION: 871 and 875 Victor Hill Road

TAX MAP NUMBER: 5-24-00-043.10 and 5-24-00-043.02

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annex and Zone to I-1, Industrial

SIZE: 10.00 acres

COMPREHENSIVE PLAN: Adjacent to Employment Center Community

ANALYSIS: AN 2018-17

AN 2018-17 is an annexation and zoning request for property located 871 and 875 Victor Hill Road. The request is to zone the property, which is currently located in Spartanburg County, to I-1, Industrial, for an additional phase for Plastic Omnium.

Surrounding land uses and zoning include:

North: I-1, Industrial (City of Greer)
East: I-1, Industrial (City of Greer)
South: Unzoned (Spartanburg County)
West: Unzoned (Spartanburg County)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as an Employment Center Community with industrial uses allowed therein. As such, this zoning request is an appropriate request at this time for this location. Staff recommends approval.

STAFF RECOMMENDATION: Approval

ACTION:

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, NOVEMBER 19, 2018**

DOCKET: **RZ 2018-15**

APPLICANT: Michael Grasso, Andrew and Kathy Johnson

PROPERTY LOCATION: 102 McDaniel Ave

TAX MAP NUMBER: 9-04-09-079.00

EXISTING ZONING: C-2, Commercial

REQUEST: R-7.5, Single Family Residential

SIZE: 0.63 acres

COMPREHENSIVE PLAN: **Residential Land Use 3 Community**

ANALYSIS: **RZ 2018-15**

RZ 2018-15 is a re zoning request for a parcel located 102 McDaniel Ave. The request is to rezone the property from C-2, Commercial to R-7.5, Single Family Residential to subdivide the property into three parcels for future development.

Surrounding zoning and land uses include:

North: R-7.5, Single Family Residential
East: R-7.5, Single Family Residential
South: R-7.5, Single Family Residential
West: R-7.5, Single Family Residential

The future land use map in the City's Comprehensive Plan defines this area as a Residential Land Use 3 Community. This Community category is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre. 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.

Proposed Units Per Acre: 3.7 Units

STAFF RECOMMENDATION: Approval

ACTION:

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, NOVEMBER 19, 2018**

DOCKET: RZ 2018-16

APPLICANT: Jeannie and Douglas Fowler “Happy Homestead”

PROPERTY LOCATION: 209 Snow Street

TAX MAP NUMBER: G001001000900

EXISTING ZONING: R-12, Single Family Residential

REQUEST: R-7.5, Single Family Residential

SIZE: 0.47 acres

COMPREHENSIVE PLAN: Residential Land Use 2 Community

ANALYSIS: RZ 2018-16

RZ 2018-16 is a rezoning request for a parcel located at 209 Snow Street. The request is to rezone the property from R-12, Single Family Residential to R-7.5, Single Family Residential to subdivide the property into two parcels for future development.

Surrounding zoning and land uses include:

North: R-12, Single Family Residential
East: R-12, Single Family Residential
South: R-7.5, Single Family Residential and R-12, Single Family Residential
West: R-12, Single Family Residential

The future land use map in the City’s Comprehensive Plan defines this area as a Residential Land Use 2 Community. This Community category is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. The density range of these areas is between 2.6 to 4.5 units per acre. There may also be some of the lower density developments who were at one time considered the more rural parts of the community, included in this category. 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.

Proposed Units Per Acre: 2.7 Units

STAFF RECOMMENDATION: Approval

ACTION:

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, NOVEMBER 19, 2018

DOCKET: RZ 2018-17

APPLICANT: New Style Communities

PROPERTY LOCATION: 551 Abner Creek Rd

TAX MAP NUMBER: 9-07-00-035.01

EXISTING ZONING: R-S, Residential Suburban

REQUEST: R-12, Single Family Residential

SIZE: 18.00 acres

COMPREHENSIVE PLAN: Employment Center Community across from Residential Land Use 2 Community

ANALYSIS: RZ 2018-17

RZ 2018-17 is a rezoning request for a parcel located at 551 Abner Creek Rd. The request is to rezone the property from R-S, Residential Suburban to R-12, Single Family Residential for the future development of Phase II of the subdivision to its south (The Courtyards at Greer). The property to the south was rezoned in July 2018 and is currently going through the preliminary platting process.

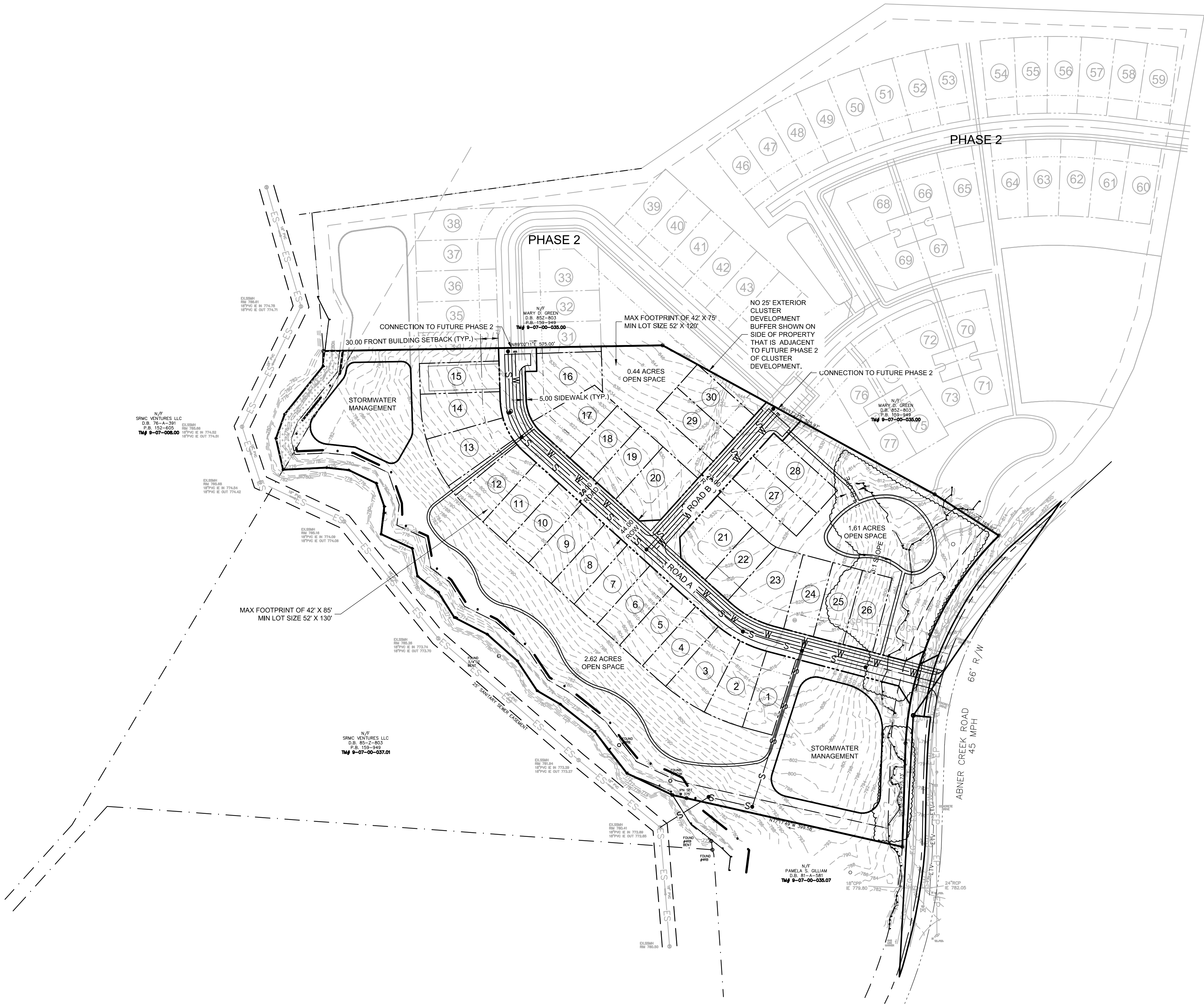
Surrounding zoning and land uses include:

North: R-12, Single Family Residential
East: R-12, Single Family Residential
South: R-7.5, Single Family Residential and R-12, Single Family Residential
West: R-12, Single Family Residential

The future land use map in the City's Comprehensive Plan defines this area as an Employment Center Community across from a Residential Land Use 2 Community. These centers can vary in size, but are centrally located within a community and is designed to serve multiple surrounding neighborhoods on a daily or weekly basis. Community centers can contain grocery stores, restaurants, personal and professional services, etc. These land uses are normally equivalent to the medium and higher density residential zoning districts, as well as the C-2, and O-D zoning districts. The land use balance is about 40% residential and 60% nonresidential. Residential Land use 2 communities have a density range of 2.6 to 4.5 units per acre. There may also be some of the lower density developments who were one time considered the more rural parts of the community, included in this category. The community center is about a maximum 30 minute walk for its service area population. 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

ACTION:

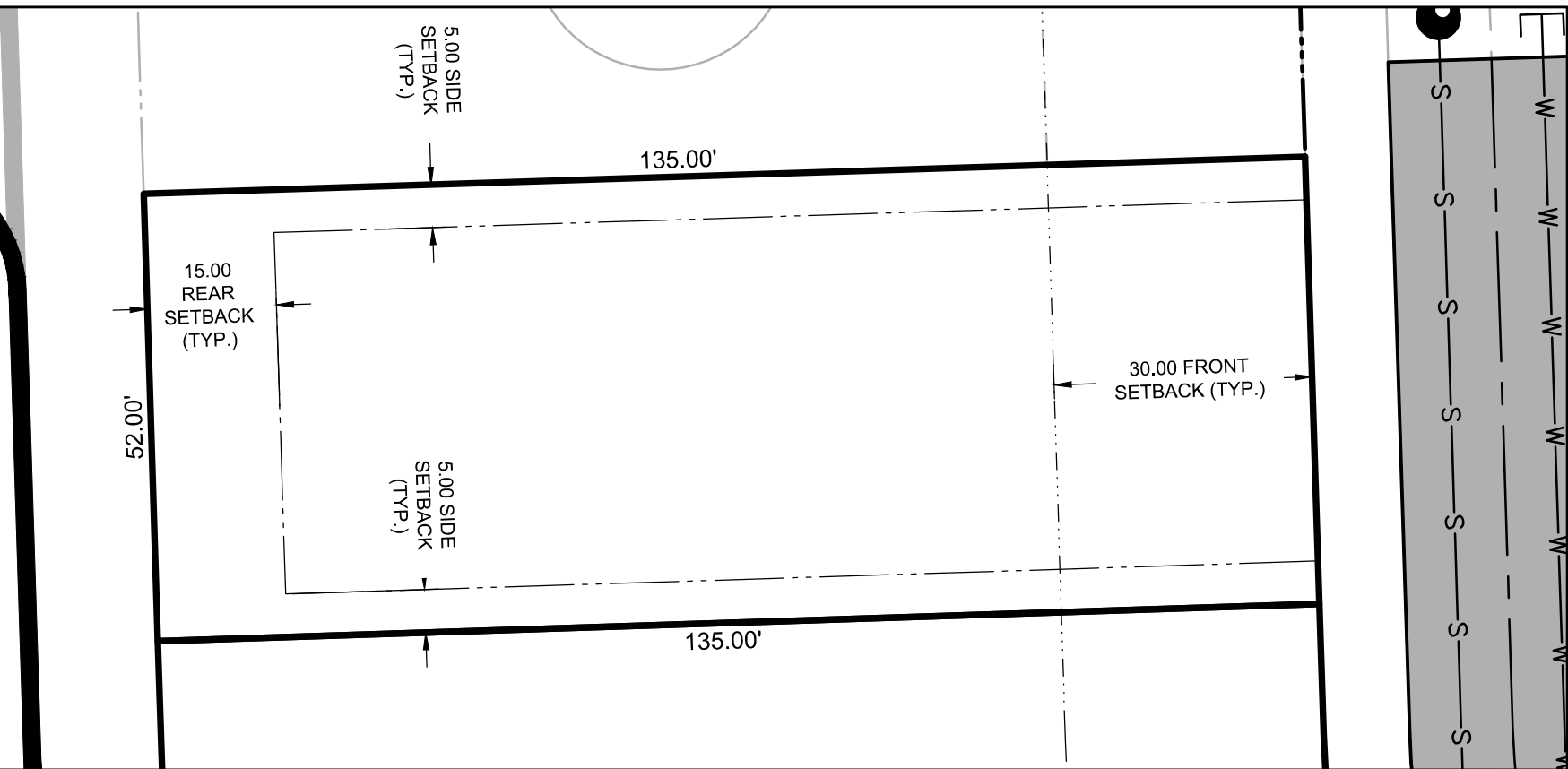


DENSITY TABLE:

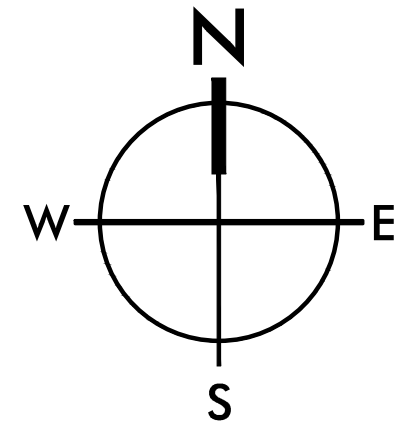
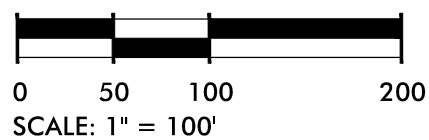
GROSS AREA: 13.78 acres
PERMITTED DENSITY: 3.6 units/acre (49.6 lots)
REQUIRED OPEN SPACE: 4.67 acres provided - 34% (3.45 acres required - 25% of site)
DEVELOPABLE LAND: 3.59 acres
FLOODPLAIN/STEEP SLOPES: 1.08 acres
TOTAL UNITS: 30 (2.18 units/acre)

HATCH KEY:

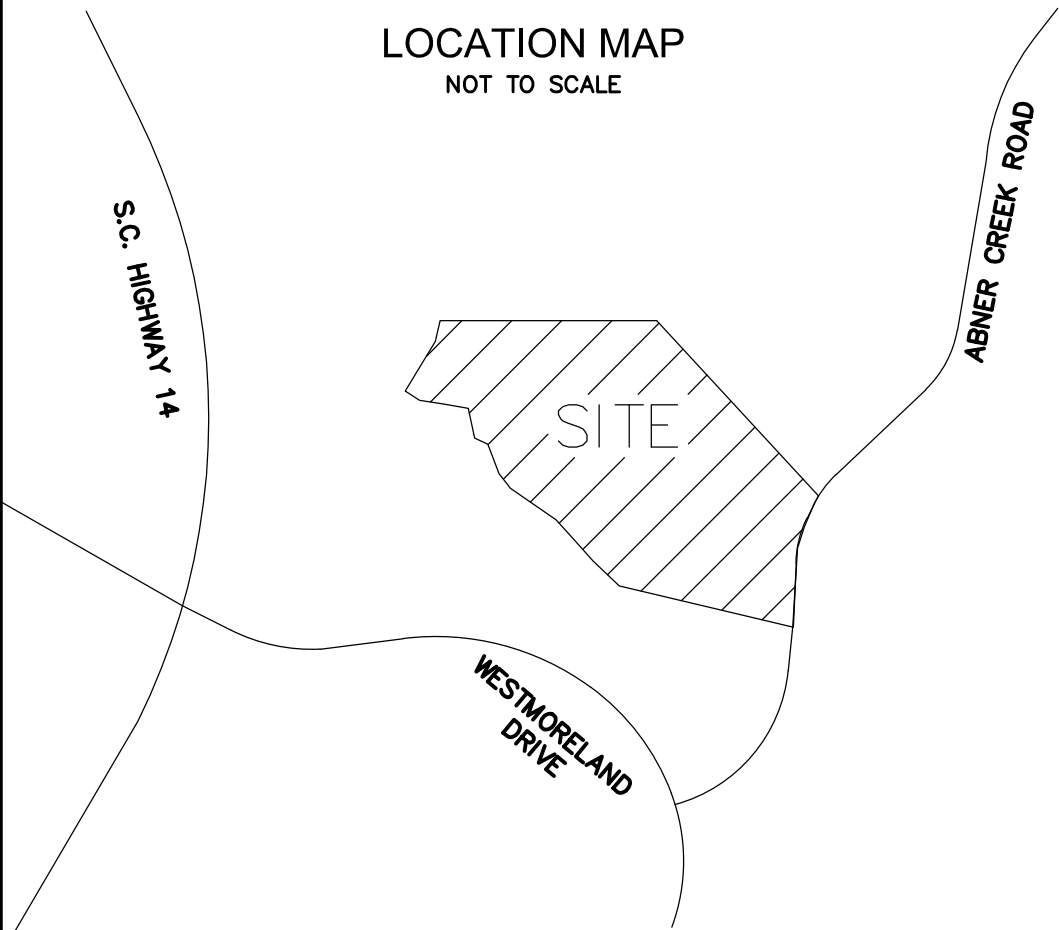
	25' external lot setback (cluster development)
	open space (developable)
	open space (floodplains/steep slopes)
	GSP Environs



Typical Lot Dimensions and Setbacks (Not to Scale)



LOCATION MAP
NOT TO SCALE



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

THE COURTYARDS
AT GREER - PHASE 1
GREER, SC

The Courtyards at Greer

Owner: NewStyle Communities	
Surveyor: 3D Land Surveying	
Engineer: Seamon Whiteside	
Tax Map Number:	9-07-00-035.02
Current Zoning:	R-12 (Cluster Development)
Acres:	13.78
Lots:	30
Miles of new road:	0.25 miles

SW+ PROJECT:	GR2860
DATE:	10/22/18
DRAWN BY:	CD/MM
CHECKED BY:	CW

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
PLAT



DENSITY TABLE:

GROSS AREA: 13.78 acres

PERMITTED DENSITY: 3.6 units/acre (49.6 lots)

REQUIRED OPEN SPACE: 4.67 acres provided - 34%
(3.45 acres required - 25% of site)

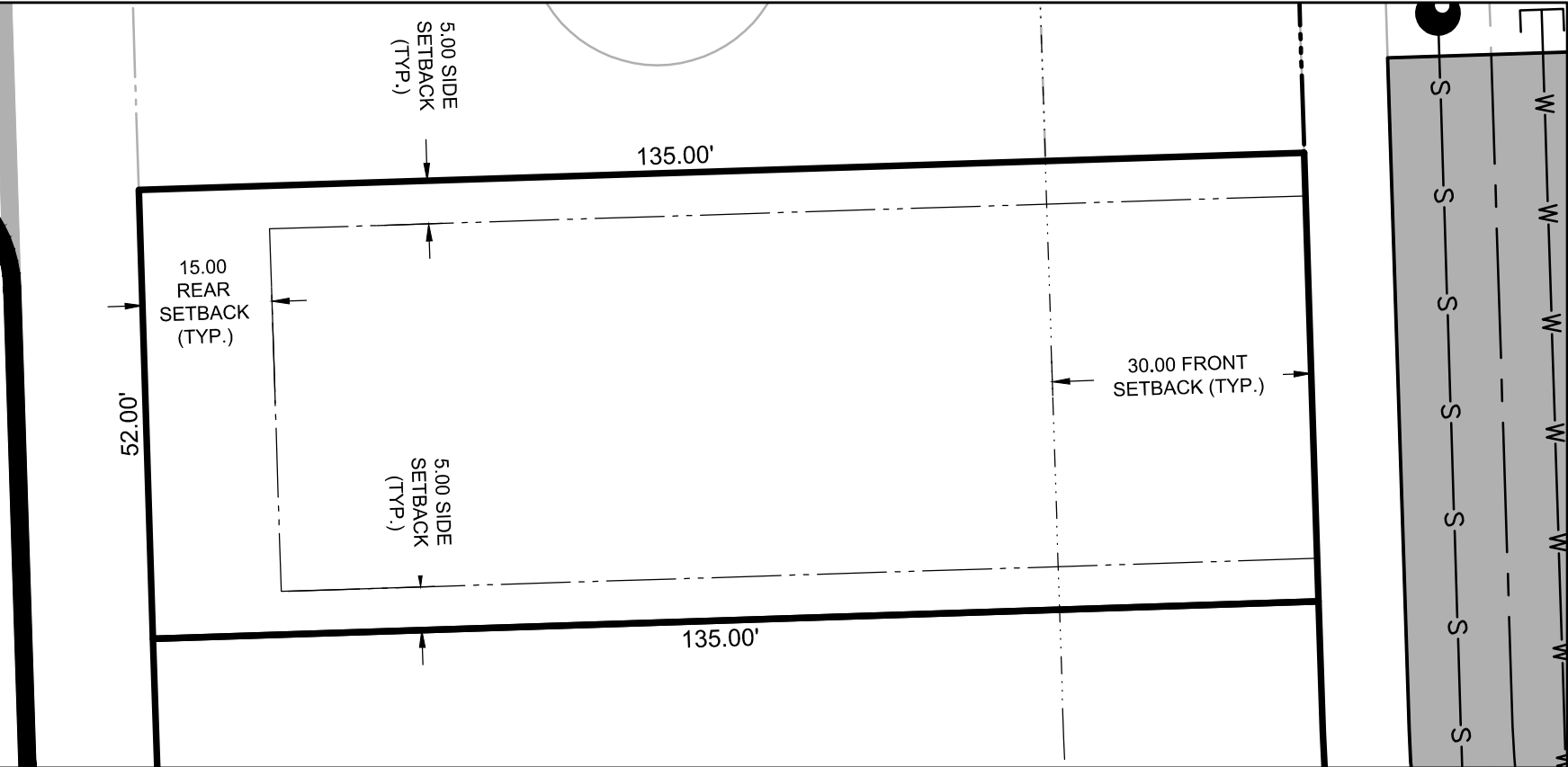
DEVELOPABLE LAND: 3.59 acres

FLOODPLAIN/STEEP SLOPES: 1.08 acres

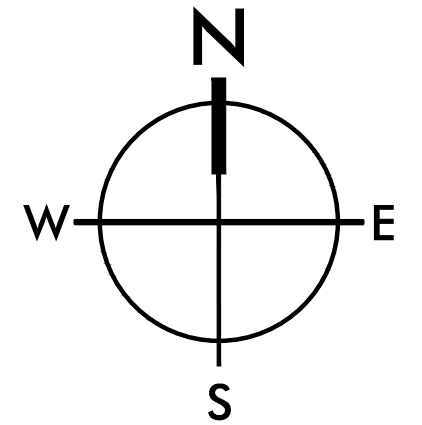
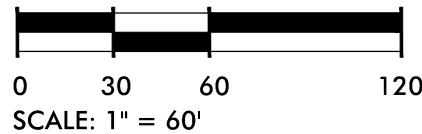
TOTAL UNITS: 30 (2.18 units/acre)

HATCH KEY:

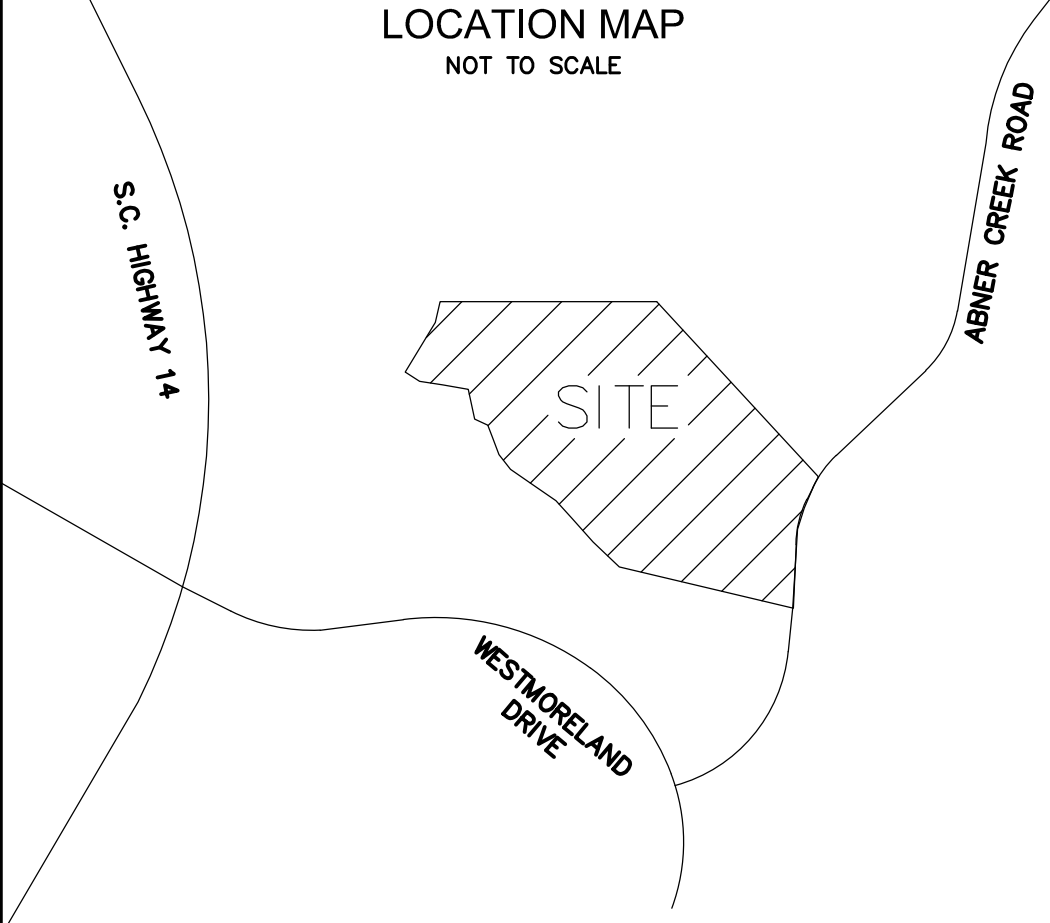
- 25' external lot setback (cluster development)
- open space (developable)
- open space (floodplains/steep slopes)
- GSP Environs



Typical Lot Dimensions and Setbacks (Not to Scale)



LOCATION MAP
NOT TO SCALE



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

THE COURTYARDS
AT GREER - PHASE 1
GREER, SC

The Courtyards at Greer

Owner: NewStyle Communities
Surveyor: 3D Land Surveying
Engineer: Seamon Whiteside

Tax Map Number: 9-07-00-035.02
Current Zoning: R-12 (Cluster Development)
Acres: 13.78
Lots: 30
Miles of new road: 0.25 miles

SW+ PROJECT: GR2860
DATE: 10/22/18
DRAWN BY: CD/MM
CHECKED BY: CW

REVISION HISTORY

NO.	DATE	DESCRIPTION

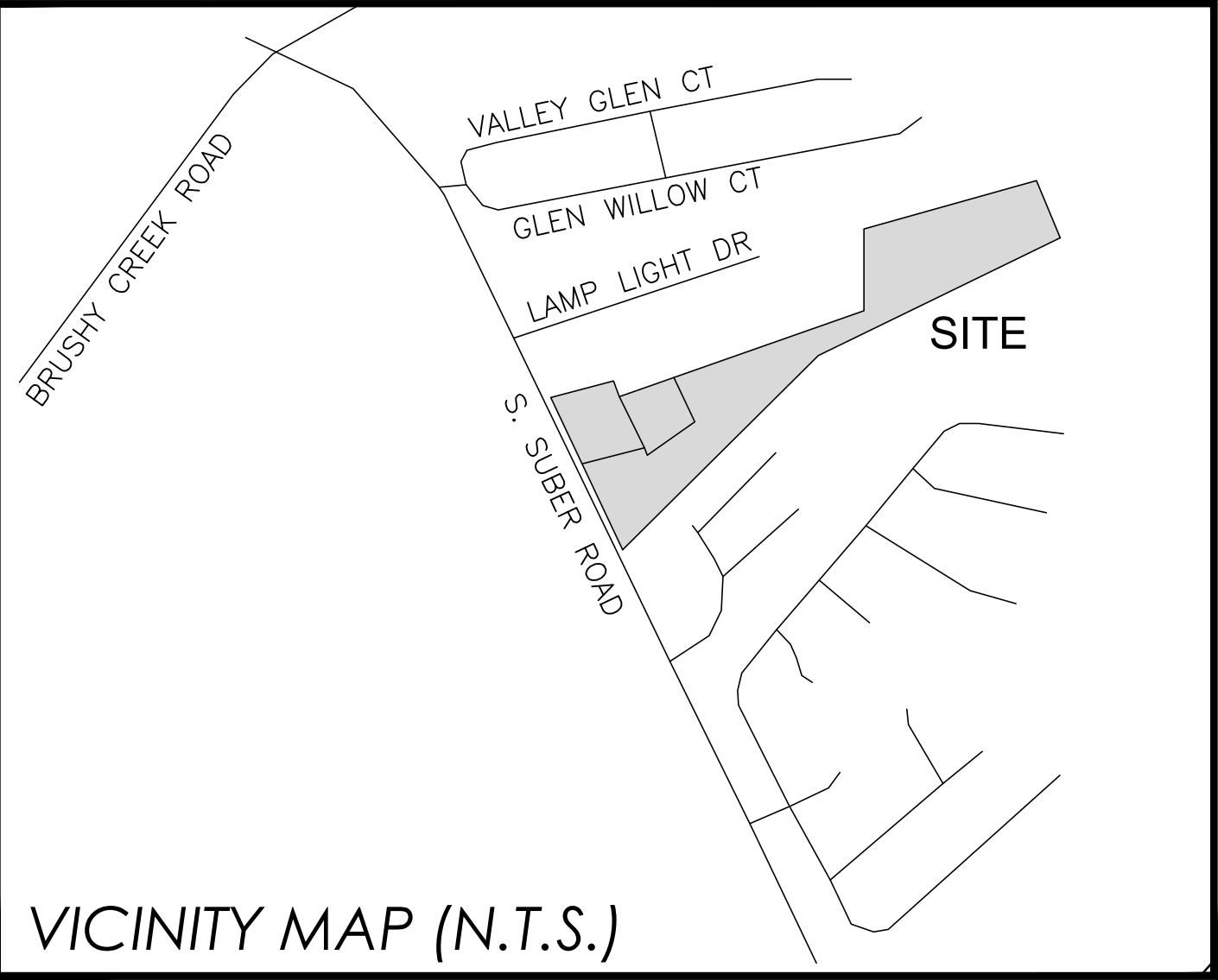
PRELIMINARY
PLAT

SITE ANALYSIS	
TAX MAP NUMBER	0535030100200, 0535030100300 & 0535030100302
ZONING	R-M1
FRONT SETBACK	30'
SIDE SETBACK	5'
REAR SETBACK	NA
ACREAGE	±9.69 AC.
SETBACKS	NA
PROPOSED UNITS	58

GENERAL NOTES	
1. NAME OF SUBDIVISION: SUBER ROAD TOWNHOMES	
2. NUMBER OF TOWN HOMES: 58	
3. WATER IS PROVIDED BY GREER CPW.	
4. SEWER TO BE PROVIDED BY GREER CPW.	
5. FLOODPLAIN INFO ON SITE BASED OF FEMA MAP 45045C0342E DATED AUGUST 18, 2014.	
6. SUBDIVISION WILL HAVE SIDEWALKS THROUGH OUT SITE.	

BOUNDARY INFORMATION OBTAINED FROM:	
3D SURVEYING	
P.O. BOX 8494	
GREENVILLE, SC 29604	
TEL. (864) 272-0274	
EMAIL: INFO@3DLS.NET	

LEGEND	
CT CRIMP TOP	GV GAS VALVE
EP EDGE OF PAVEMENT	LP LIGHT POLE
SR SOLID ROAD	MHSD MANHOLE (SD)
N&C NAIL & CAP	MHSS MANHOLE (SS)
OT OPEN TOP	PP POWER POLE
RB REBAR	TEL TELEPHONE PED
R/W RIGHT OF WAY	WM WATER METER
ELEC TRANS	WV WATER VALVE
GM GAS METER	CB CATCH BASIN
FH FIRE HYDRANT	DI DROP INLET
CTV CABLE TV	GA GUY ANCHOR
FL FENCE LINE	SD STORM DRAIN
FOC FIBER OPTIC CABLE	SS SANITARY SEWER
GL GAS LINE	UGP UNDERGROUND POWER
OHP OVERHEAD POWER	UGT UNDERGROUND TEL
OHT OVERHEAD TELEPHONE	W WATER LINE



LINE	LENGTH	BEARING
13	10.77	N74°21'54\"
14	26.47	S24°21'54\"
15	26.53	S24°21'54\"
16	26.47	S24°21'54\"

Preliminary Plat

SUBER ROAD TOWNHOMES

PETE KELLOS
GREAT SOUTHERN HOMES
108 RENAISSANCE CIRCLE
MAULDIN, SC 29622
DEVELOPER

JAMES D. McCUTCHEN, JR
CCAD, LLC
803 ROPER CREEK DRIVE
GREENVILLE, SC 29615
ENGINEER

No. ACRES: ±9.69

MILES OF NEW ROAD: ±2,228 L.F.

TOWNHOMES: 58

DATE: 10/15/18

DAVIS & FLOYD

SINCE 1954

GRAPHIC SCALE

0

20

40

60

80

100

120

(IN FEET)

1 inch = 80 ft.

1 OF 1

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
11/19/2018

Calendar Review