



**AGENDA
GREER CITY COUNCIL**

February 12, 2019

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Councilmember Lee Dumas

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. January 22, 2019
(Action Required)**

VI. SPECIAL RECOGNITION

**A. Employee Recognition
A RESOLUTION RECOGNIZING AND COMMENDING CITY OF
GREER EMPLOYEES**

VII. PRESENTATION

**A. Allen Smith, President and CEO of Spartanburg Chamber of Commerce
Mr. Smith will provide an update on the Spartanburg Chamber of
Commerce.**

**B. Ann Cunningham, Director of Parks and Recreation will present her Annual
Report**

VIII. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

IX. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 5-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PAUL BRANNON AND LINDA LISTER LOCATED ON LISTER ROAD FROM R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT). (Action Required)

X. NEW BUSINESS

A. First Reading of Ordinance Number 6-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PRAISE CATHEDRAL CHURCH OF GOD LOCATED ON BRUSHY CREEK ROAD FROM RM-2 (RESIDENTIAL, MULTI- FAMILY DISTRICT) TO S-1 (SERVICE DISTRICT). (Action Required)

Ordinance 06-2019 is a rezoning request for a parcel located on Brushy Creek Rd. The owner is requesting a rezoning from R-M2, Multifamily Residential, to S-1, Service District. The purpose of this rezoning is for future development. The Planning Commission conducted a public hearing on January 14, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

B. First Reading of Ordinance Number 7-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY GREER PROFESSIONAL PARK GEN PA LOCATED ON CHANDLER ROAD AND MEMORIAL DRIVE EXTENSION FROM RM-2 (RESIDENTIAL, MULTI- FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Ordinance 07-2019 is a rezoning request for two parcels located at the intersection of Chandler Rd and Memorial Drive Ext. The owner is requesting a rezoning from R-M2, Multi-Family Residential to DRD, Design Review District. The purpose of this rezoning is for the future development of a subdivision called Chandler Park that will have 39 Townhomes. The Planning Commission conducted a public hearing on January 14, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

C. First and Final Reading of Resolution Number 2-2019

A RESOLUTION TO ACCEPT MANOR AT ABNER CREEK SUBDIVISION STREETS, NAMELY SANDPINE WAY, DELBOURNE LANE, GRANDON ROAD AND ROSECLIFT DRIVE INTO THE

CITY OF GREER STREET SYSTEM (Action Required)
Requested by Steve Grant, City Engineer

D. First and Final Reading of Resolution Number 3-2019

**A RESOLUTION TO ACCEPT BELSHIRE PHASE 1 AND 2
SUBDIVISION STREETS, NAMELY BELSHIRE DRIVE,
CARROLLTON COURT, DAUPHINE WAY, BIENVILLE PLACE AND
LOVVORN COURT INTO THE CITY OF GREER STREET SYSTEM
(Action Required)**
Requested by Steve Grant, City Engineer

E. First and Final Reading of Resolution Number 4-2019

**A RESOLUTION TO ACCEPT WESTHAVEN SUBDIVISION
STREETS, NAMELY MANSFIELD LANE, SIMSBURY WAY,
SOUTHINGTON COURT AND HARWINTON LANE INTO THE CITY
OF GREER STREET SYSTEM (Action Required)**
Requested by Steve Grant, City Engineer

XI. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

A. Contractual Matter

**Request: Motion to enter into Executive Session to discuss a Contractual
matter pertaining to GSP International Airport; as allowed by State Statute
30-4-70(a)(2).**

B. Economic Development Matter

**Request: Motion to enter into Executive Session to discuss an Economic
Development matter pertaining to Project Clockwork; as allowed by State
Statute 30-4-70(a)(5).**

C. Economic Development Matter

**Request: Motion to enter into Executive Session to discuss an Economic
Development matter pertaining to Project O'Hare; as allowed by State
Statute 30-4-70(a)(5).**

D. Economic Development Matter

**Request: Motion to enter into Executive Session to discuss an Economic
Development matter pertaining to Tribe513; as allowed by State Statute 30-4-
70(a)(5).**

E. Personnel Matter

**Request: Motion to enter into Executive Session to discuss a Personnel
matter pertaining to the Public Services Department; as allowed by State
Statute 30-4-70(a)(1).**

XII.ADJOURNMENT

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number: III.
Item Number: A.



AGENDA
GREER CITY COUNCIL
2/12/2019

Councilmember Lee Dumas

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Invocation Schedule	1/10/2019	Backup Material



**Greer City Council
2019 Invocation Schedule**

January 8, 2019	Councilmember Wayne Griffin
January 22, 2019	Councilmember Kimberly Bookert
February 12, 2019	Councilmember Lee Dumas
February 26, 2019	Councilmember Wryley Bettis
March 12, 2019	Councilmember Judy Albert
March 26, 2019	Mayor Rick Danner
April 9, 2019	Councilmember Jay Arrowood
April 23, 2019	Councilmember Wayne Griffin
May 14, 2019	Councilmember Kimberly Bookert
May 28, 2019	Councilmember Lee Dumas
June 11, 2019	Councilmember Wryley Bettis
June 25, 2019	Councilmember Judy Albert
July 9, 2019	Mayor Rick Danner
July 23, 2019	Councilmember Jay Arrowood
August 13, 2019	Councilmember Wayne Griffin
August 27, 2019	Councilmember Kimberly Bookert
September 10, 2019	Councilmember Lee Dumas
September 24, 2019	Councilmember Wryley Bettis
October 8, 2019	Councilmember Judy Albert
October 29, 2019	Mayor Rick Danner
November 12, 2019	Councilmember Jay Arrowood
November 26, 2019	Councilmember Wayne Griffin
December 10, 2019	Councilmember Kimberly Bookert

Category Number: V.
Item Number: A.



AGENDA
GREER CITY COUNCIL
2/12/2019

January 22, 2019

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
□ January 22, 2019 Council Meeting Minutes	1/25/2019	Cover Memo

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL January 22, 2019

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

I. CALL TO ORDER OF THE REGULAR MEETING Mayor Rick Danner – 6:35 P.M.

The following members of Council were in attendance:
Jay Arrowood, Wayne Griffin, Lee Dumas, Wryley Bettis and Judy Albert.

Councilmember Kimberly Bookert was absent.

Others present: Mike Sell, Assistant City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media. Ed Driggers, City Administrator was absent.

II. PLEDGE OF ALLEGIANCE Mayor Rick Danner

III. INVOCATION Mayor Rick Danner

IV. PUBLIC FORUM No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING January 8, 2019

ACTION – Councilmember Wryley Bettis made a motion that the minutes of January 8, 2019 be received as written. Councilmember Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

VI. DEPARTMENTAL REPORTS

- A.** Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **December 2018** were included in the packet for informational purposes.

Finance

David Seifert, Chief Financial Officer presented the Financial Report for the period ending December 31, 2018. (Attached)

General Fund Cash Balance: \$10,038,250.

General Fund Revenue: \$5,287,513.

General Fund Expenditures: \$10,905,169.

Revenue Benchmark Variance: (\$1,591,192.) Expenditure Benchmark Variance: \$769,621.
Overall Benchmark Variance: (\$821,571.).

The City is 7% under budget during this time period.

Hospitality Fund Cash Balance: \$1,937,348.
Storm Water Fund Cash Balance: \$1,025,806.

VII. ADMINISTRATOR'S REPORT

Mike Sell, Assistant City Administrator presented the following:

Downtown Street Scape Ground Breaking was held last Tuesday, January 15th at 10:00 am in front of The Davenport on Trade Street. It was well attended. We are communicating on a regular basis with the downtown merchants. The downtown shuttle service started this week.

Annual Greer Chamber of Commerce Celebration will be held Thursday, January 31st. The reception will begin at 6:00 pm with dinner at 7:00pm. If you would like to attend please let Mrs. Adams know.

Hometown Legislative Action Day will be held Tuesday, February 5th, Municipal Elected Officials Institute of Government will be held Wednesday, February 6th. The deadline for hotel registration was Thursday, January 10th. Conference registration deadline was today.

2019 Statement of Economics Interest Reports are due no later than March 30, 2019.

Council Planning Retreat is scheduled for March 5th and 6th. If there are topics you would like to discuss please let me or Mr. Driggers know.

Executive Session – Staff requests Council hold over items A and B of Old Business and item A of New business until after Executive Session as there will be discussion pertaining to those items in Executive Session.

VIII. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 2-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY MICHAEL G. (MIKE) FROST LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

Staff recommended holding over this item until after Executive Session.

ACTION – Councilmember Wryley Bettis made a motion to hold over Second and Final Reading of Ordinance Number 2-2019 until after Executive Session. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 3-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ELIZABETH GLENN STATON LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

Staff recommended holding over this item until after Executive Session.

ACTION – Councilmember Wryley Bettis made a motion to hold over Second and Final Reading of Ordinance Number 3-2019 until after Executive Session. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

C. Second and Final Reading of Ordinance Number 4-2019

APPROVING AN AGREEMENT AMONG THE CITY AND BMW MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, AND SB ACQUISITIONS, LLC (COLLECTIVELY, "BMW") REGARDING THE CITY'S BUSINESS LICENSE FEE AND THE INCLUSION OF REAL PROPERTY IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK; AND OTHER RELATED MATTERS.

ACTION – Councilmember Judy Albert made a motion to approve Second and Final Reading of Ordinance Number 4-2019. Councilmember Lee Dumas seconded the motion.

Lengthy discussion held.

Michael E. Kozlarek, Esq., Kozlarek Law LLC spoke.

VOTE – Motion carried 4-2 with Councilmembers Arrowood and Bettis voting in opposition.

IX. NEW BUSINESS

A. First Reading of Ordinance Number 5-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PAUL BRANNON AND LINDA LISTER LOCATED ON LISTER ROAD

FROM R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT).

Staff recommended holding over this item until after Executive Session.

ACTION – Councilmember Wayne Griffin made a motion to hold over First Reading of Ordinance Number 5-2019 until after Executive Session. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

X. EXECUTIVE SESSION

ACTION – In (6:59 p.m.)

(A) Economic Development Matter

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project O'Hare; as allowed by State Statute Section 30-4-70(a)(5). Councilmember Jay Arrowood seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they discussed the above matter and no action was taken.

ACTION - Out (7:26 p.m.) – Councilmember Wryley Bettis made a motion to come out of Executive Session. Councilmember Lee Dumas seconded the motion. Motion carried unanimously.

Motions After Executive Session

OLD BUSINESS

A. Second and Final Reading of Ordinance Number 2-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY MICHAEL G. (MIKE) FROST LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

Kelli McCormick, Planning Manager stated there was no new or additional information.

ACTION – Councilmember Wryley Bettis made a motion approve Second and Final Reading of Ordinance Number 2-2019. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 3-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ELIZABETH GLENN STATON LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 3-2019. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

NEW BUSINESS

A. First Reading of Ordinance Number 5-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PAUL BRANNON AND LINDA LISTER LOCATED ON LISTER ROAD FROM R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT).

Kelli McCormick, Planning Manager presented the ordinance. A representative was present but did not speak.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 5-2019. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

XI. ADJOURNMENT

7:29 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, January 18, 2019.

Category Number: VI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
2/12/2019

Employee Recognition

Summary:

A RESOLUTION RECOGNIZING AND COMMENDING CITY OF GREER EMPLOYEES

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution Number 1-2019	2/7/2019	Resolution

RESOLUTION NUMBER 1-2019

**A RESOLUTION RECOGNIZING AND COMMENDING
CITY OF GREER EMPLOYEES**

WHEREAS, the City of Greer endeavors to recognize and reward its dedicated and faithful employees; and

WHEREAS, David Holtzclaw has served in the Parks and Recreation Department for 5 years; Erin McGowan has served in Municipal Court for 5 years; Reggie Waddell has served in the Parks and Recreation Department for 10 years; and Suzette Kimmons has served in Municipal Court for 20 years; and

WHEREAS, these employees have served in a distinguished and professional manner;

NOW, BE IT THEREFORE RESOLVED, that the City Council of the City of Greer, South Carolina, in a meeting duly assembled, wishes to officially recognize and commend these employees for the distinguished and dedicated service which they have performed; and

BE IT FURTHER RESOLVED that the City of Greer hereby rewards these dedicated employees with a certificate of appreciation and an administrative day off with pay approved this 12th day of February 2019.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk



AGENDA
GREER CITY COUNCIL
2/12/2019

Second and Final Reading of Ordinance Number 5-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PAUL BRANNON AND LINDA LISTER LOCATED ON LISTER ROAD FROM R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance Number 5-2019	1/23/2019	Ordinance
☐ Ord 5-2019 Exhibit A Map	1/23/2019	Exhibit

ORDINANCE NUMBER 5-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PAUL BRANNON AND LINDA LISTER LOCATED ON LISTER ROAD FROM R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Paul Brannon and Linda Lister located on Lister Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-14-00-040.00 containing approximately 13.63 +/- acres attached hereto marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on January 14, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to I-1 (Industrial District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located on Lister Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-14-00-040.00 containing approximately 13.63 +/- acres attached hereto

marked as Exhibit A shall be changed from R-12 (Residential, Single-Family District) to I-1 (Industrial District).

This ordinance shall be effective contingent upon closing of the sale of said property by the owner to Clarius Partners, LLC or its designated or affiliated company on or before October 31, 2019.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

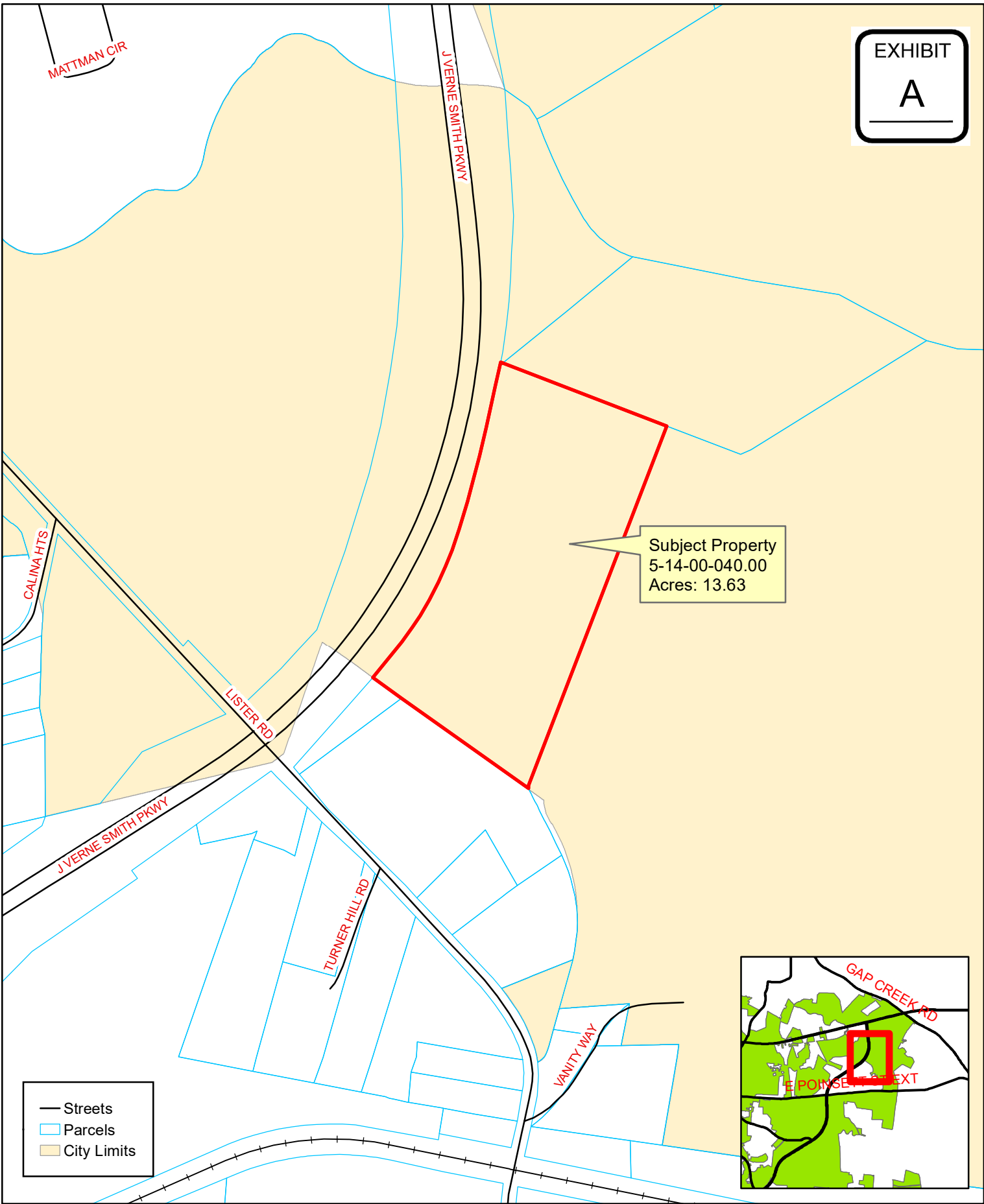
Introduced by: Councilmember Wryley Bettis

First Reading: January 22, 2019

Second and
Final Reading: February 12, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney





AGENDA
GREER CITY COUNCIL
2/12/2019

First Reading of Ordinance Number 6-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PRAISE CATHEDRAL CHURCH OF GOD LOCATED ON BRUSHY CREEK ROAD FROM RM-2 (RESIDENTIAL, MULTI- FAMILY DISTRICT) TO S-1 (SERVICE DISTRICT). (Action Required)

Executive Summary:

Ordinance 06-2019 is a rezoning request for a parcel located on Brushy Creek Rd. The owner is requesting a rezoning from R-M2, Multifamily Residential, to S-1, Service District. The purpose of this rezoning is for future development. The Planning Commission conducted a public hearing on January 14, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.
Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	2/4/2019	Cover Memo
❑ Ordinance Number 6-2019	2/4/2019	Ordinance
❑ Ord 6-2019 Exhibit A Map	2/4/2019	Exhibit
❑ Ord 6-2019 Planning Commission Minutes	2/4/2019	Exhibit

Memorandum

To: Mr. Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance 06-2019
Date: January 15, 2019
CC: Tammy Duncan, City Clerk

Ordinance 06-2019 is a rezoning request for a parcel located on Brushy Creek Rd. The owner is requesting a rezoning from R-M2, Multifamily Residential, to S-1, Service District. The purpose of this rezoning is for future development.

The Planning Commission conducted a public hearing on January 14, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

ORDINANCE NUMBER 6-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PRAISE CATHEDRAL CHURCH OF GOD LOCATED ON BRUSHY CREEK ROAD FROM RM-2 (RESIDENTIAL, MULTI-FAMILY DISTRICT) TO S-1 (SERVICE DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Praise Cathedral Church of God located on Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G006000200203 containing approximately 5.15 +/- acres attached hereto marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on January 14, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to S-1 (Service District).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located on Brushy Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G006000200203 containing approximately 5.15 +/- acres attached

hereto marked as Exhibit A shall be changed from RM-2 (Residential, Multi-Family District) to S-1 (Service District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: February 12, 2019

Second and
Final Reading: February 26, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney

EXHIBIT

A

Subject Property
G006000200203
Acres: 5.15

— Streets
□ Parcels
■ Greer Municipal Boundary

Ordinance 06-2019

0 100 200 300 400
Feet

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.



**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JANUARY 14, 2019**

DOCKET: RZ 2019-02

APPLICANT: Praise Cathedral Church of God

PROPERTY LOCATION: Brushy Creek Rd

TAX MAP NUMBER: G006000200203

EXISTING ZONING: R-M2, Multi-Family Residential

REQUEST: S-1, Service District

SIZE: 5.15 acres

COMPREHENSIVE PLAN: Employment Center Community

ANALYSIS: RZ 2019-02

RZ 2019-02 is a rezoning request for a parcel located on Brushy Creek Rd. The request is to rezone this parcel from R-M2, Multi-Family Residential, to S-1, Services District. This area contains a mix of residentially and commercially zoned properties.

Surrounding land uses and zoning include:

North: S-1, Services District
East: S-1, Services District
South: PD-R, Planned Development Residential
West: S-1, Services District

Annexation/Zoning/Rezoning History:

1993: Annexed and zoned to I-1, Industrial District
2005: Rezoned to R-M2, Multi-Family Residential

The land use map in the Comprehensive Plan defines this property as an Employment Center Community. These centers serve as locations for employment in the 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. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential. As such, Staff recommends approval of this rezoning request.

STAFF RECOMMENDATION: Approval

ACTION: Mr. Lavender made a motion to approve RZ 2019-02. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0.



AGENDA
GREER CITY COUNCIL
2/12/2019

First Reading of Ordinance Number 7-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY GREER PROFESSIONAL PARK GEN PA LOCATED ON CHANDLER ROAD AND MEMORIAL DRIVE EXTENSION FROM RM-2 (RESIDENTIAL, MULTI- FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Executive Summary:

Ordinance 07-2019 is a rezoning request for two parcels located at the intersection of Chandler Rd and Memorial Drive Ext. The owner is requesting a rezoning from R-M2, Multi-Family Residential to DRD, Design Review District. The purpose of this rezoning is for the future development of a subdivision called Chandler Park that will have 39 Townhomes. The Planning Commission conducted a public hearing on January 14, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	2/4/2019	Cover Memo
❑ Ordinance Number 7-2019	2/4/2019	Ordinance
❑ Ord 7-2019 Exhibit A Map	2/4/2019	Exhibit
❑ Ord 7-2019 Exhibit B Statement of Intent	2/4/2019	Exhibit
❑ Ord 7-2019 Exhibit C Plat	2/4/2019	Exhibit
❑ Ord 7-2019 Planning Commission Minutes	2/4/2019	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance 07-2019
Date: January 15, 2019
CC: Tammy Duncan, City Clerk

Ordinance 07-2019 is a rezoning request for two parcels located at the intersection of Chandler Rd and Memorial Drive Ext. The owner is requesting a rezoning from R-M2, Multi-Family Residential to DRD, Design Review District. The purpose of this rezoning is for the future development of a subdivision called Chandler Park that will have 39 Townhomes.

The Planning Commission conducted a public hearing on January 14, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

ORDINANCE NUMBER 7-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY GREER PROFESSIONAL PARK GEN PA LOCATED ON CHANDLER ROAD AND MEMORIAL DRIVE EXTENSION FROM RM-2 (RESIDENTIAL, MULTI-FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Greer Professional Park Gen PA located on Chandler Road and Memorial Drive Extension and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G019000102104 and G019000102103 containing approximately 5.42 +/- acres attached hereto marked as Exhibit A.

1. The owners desire to change the zoning classification of their properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on January 14, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classifications of properties located on Chandler Road and Memorial Drive Extension more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G019000102104 and G019000102103 containing approximately 5.42 +/- acres attached hereto marked as Exhibit A shall be changed from RM-2 (Residential, Multi-Family District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

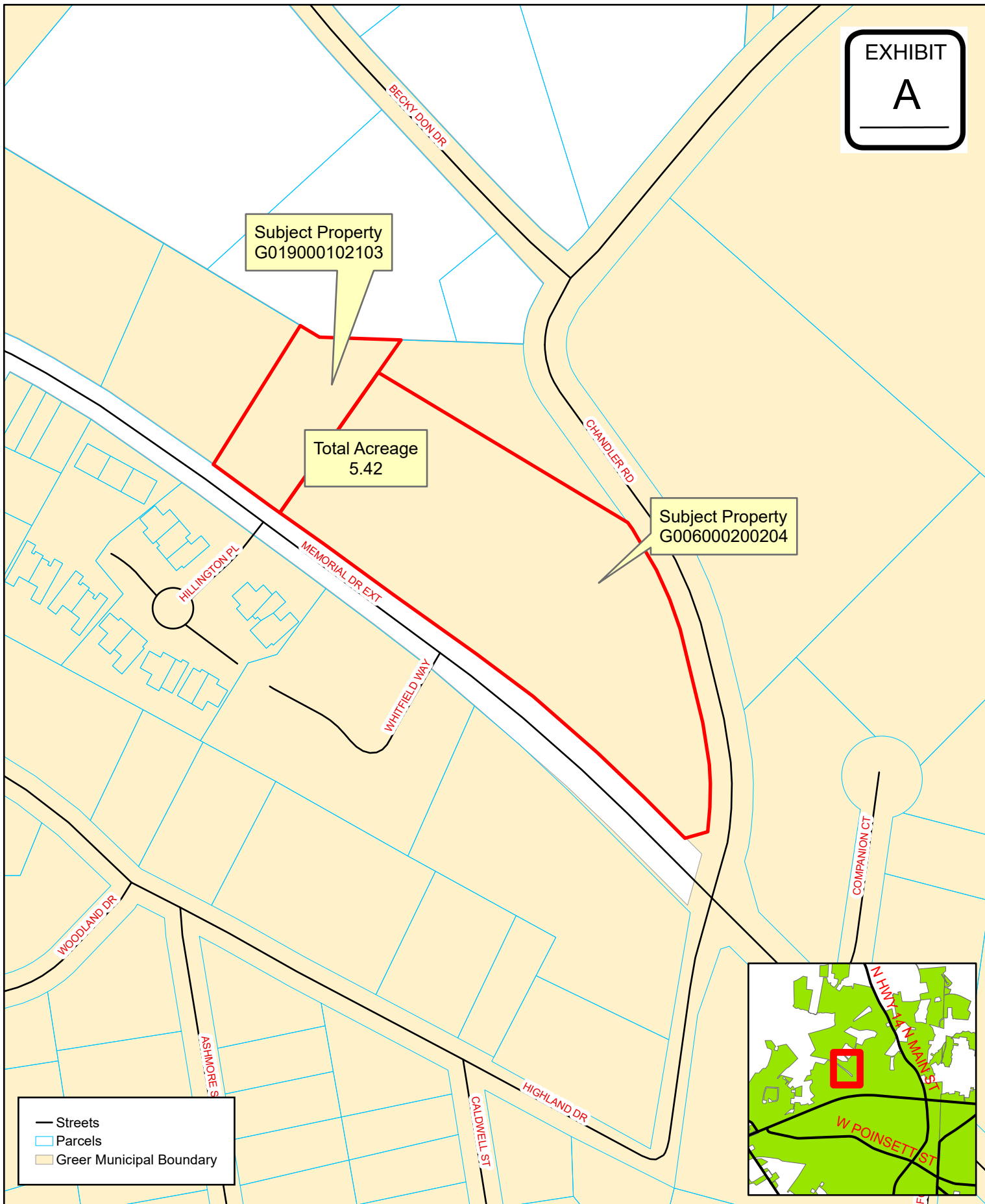
Introduced by:

First Reading: February 12, 2019

Second and
Final Reading: February 26, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney



EXHIBIT

B

Chandler Park

**+/- 5.42-Acre Residential Development
(Design Review District)**

Chandler Road & Memorial Drive Extension – Greer, SC

Statement of Intent
December 14th, 2018

Community Development

The development planned for this +/- 5.42-acre tract located at the intersection of Chandler Road & Memorial Drive Extension will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential townhomes. The roads within the community will be built to public road standards, which will be turned over to the City of Greer. Infrastructure improvements will consist of rolled curb and gutter along internal public roads, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) will be owned and maintained by a newly formed Home Owner's Association (HOA). The existing topography & terrain will be utilized to maximize open space and common grounds. The common grounds will be a mixture of undisturbed and disturbed open space. An entrance feature and landscaping will be installed along our proposed entrance off Chandler Road. A stormwater management pond will be installed in the Western boundary of the property to address stormwater runoff and water quality treatment for the community.

Phasing & Density

The project will not exceed 49 single-family townhome units and the overall density of the project will not exceed 9.0 units per acre. The project will be built in one phase. Anticipated completion of community build-out is estimated to be within approximately 3 years of construction start.

Homes & Materials

The townhomes will have a mixture of sizes and all include a minimum 1-car garage. The minimum square footage per townhome is anticipated to be +/- 1,200 SF with an average of +/- 1500 SF. This SF is heated space only. Most townhomes will contain a patio off the rear of the building with end units having the option of fireplaces or a bay window. There is no maximum townhome unit size. Exterior building materials may consist of vinyl siding and trim with stone or brick accent details for all buildings. Exteriors may contain (1) specific material or combination of all materials in some cases.

Amenities and Landscaping

The proposed development will include approximately 2.5 acres of common area. Our entrance drive located off Chandler Road will be landscaped and contain an entrance feature for the neighborhood.

Sewer/Water

An existing 8" sewer main is located on site that is owned and maintained by Greer Commission of Public Works. This sewer will serve our site. An existing 6" public water line is available along Chandler Road & Memorial Drive Extension to serve the development and is owned and maintained by Greer Commission of Public Works. The new sewer and water mains will be built to public standards and turned over to Greer Commission of Public Works.

Setbacks/Buffers

All the proposed setbacks for this project are as follows:

- 30' minimum setback along Chandler Road & Memorial Drive Extension
- 25' minimum setback from exterior property lines (This is intended to be a building setback only, but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 18' of separation will be provided from the front of any garage to the edge of any internal sidewalks.

Other Public Improvements and Facility Impact

This development will contain a public road that will be built to public road standards and be dedicated to the City of Greer for ownership and maintenance. Street lighting will be provided along all internal roads. The common grounds (open space & community areas), visitor parking areas, the stormwater pond, and entrance features will be owned and maintained by the established Home Owner's Association (HOA). All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JANUARY 14, 2019

DOCKET: **RZ 2019-04**

APPLICANT: Deep River South, LLC

PROPERTY LOCATION: **Intersection of Chandler Rd and Memorial Dr Ext**

TAX MAP NUMBER: G019000102104 & G019000102103

EXISTING ZONING: R-M2, Multi-Family Residential

REQUEST: **DRD, Design Review District**

SIZE: 5.42 acres

COMPREHENSIVE PLAN: Employment Center Community on a Neighborhood Corridor surrounded by Residential Land Use 3 Community

ANALYSIS: **RZ 2019-04**

RZ 2019-04 is a rezoning request for two parcels located at the intersection of Chandler Rd and Memorial Dr Ext. The request is to rezone this parcel from R-M2, Multi-Family Residential, to DRD, Design Review District for the future development of 39 Townhouses.

Surrounding land uses and zoning include:

North: C-3, Commercial (City of Greer) and Unzoned (Greenville County)
East: C-3, Commercial (City of Greer)
South: O-D, Office District and R-M1, Multi-Family Residential (City of Greer)
West: C-3, Commercial and R-M1, Multi-Family Residential (City of Greer)

Annexation/Zoning/Rezoning History:

1982: Annexed and Zoned to C-3, Commercial
2016: Rezoned to R-M2, Multi-Family Residential

The land use map in the Comprehensive Plan defines these properties as an Employment Center Community on a Neighborhood Corridor surrounded by Residential Land Use 3 Communities. These centers serve as locations for employment in the 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. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential. With the property being located along a Neighborhood Corridor, which has a land use balance of 60% residential and 40% nonresidential, this is a compatible use. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before construction can commence.

STAFF RECOMMENDATION: Approval

ACTION: Mr. Holland made a motion to approve RZ 2019-04. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0.



AGENDA
GREER CITY COUNCIL
2/12/2019

First and Final Reading of Resolution Number 2-2019

Summary:

A RESOLUTION TO ACCEPT MANOR AT ABNER CREEK SUBDIVISION STREETS, NAMELY SANDPINE WAY, DELBOURNE LANE, GRANDON ROAD AND ROSECLIFT DRIVE INTO THE CITY OF GREER STREET SYSTEM (Action Required)
Requested by Steve Grant, City Engineer

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 2-2019	2/8/2019	Resolution
☐ Res 2-2019 Aerial Photo	2/8/2019	Backup Material
☐ Res 2-2019 Plat	2/8/2019	Backup Material

RESOLUTION NUMBER 2 – 2019

**A RESOLUTION TO ACCEPT MANOR AT ABNER CREEK
SUBDIVISION STREETS, NAMELY SANDPINE WAY, DELBOURNE
LANE, GRANDON ROAD AND ROSECLIFT DRIVE INTO THE CITY OF
GREER STREET SYSTEM**

WHEREAS, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

WHEREAS, the lots within the subdivision shall be built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 12th day of February, 2019 that the certain streets within **MANOR AT ABNER CREEK** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

SANDPINE WAY from its intersection with Abner Creek Road to its end at the cul-de-sac, a length of approximately 810 feet with a right-of-way width of 44 feet.

DELBOURNE LANE from its intersection with Sandpine Way to its end at the cul-de-sac, a length of approximately 1800 feet with a right of way width of 44 feet.

GRANDON ROAD from its intersection with Sandpine Way to its intersection with Delbourne Lane, a length of approximately 934 feet with a right-of-way width of 44 feet.

ROSECLIFT DR from its intersection with Grandon Road to its intersection with Delbourne Lane, a length of approximately 525 feet with a right of way width of 44 feet.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: _____





AGENDA
GREER CITY COUNCIL
2/12/2019

First and Final Reading of Resolution Number 3-2019

Summary:

A RESOLUTION TO ACCEPT BELSHIRE PHASE 1 AND 2 SUBDIVISION STREETS, NAMELY BELSHIRE DRIVE, CARROLLTON COURT, DAUPHINE WAY, BIENVILLE PLACE AND LOVVORN COURT INTO THE CITY OF GREER STREET SYSTEM (Action Required)
Requested by Steve Grant, City Engineer

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 3-2019	2/8/2019	Resolution
☐ Res 3-2019 Aerial Photo	2/8/2019	Backup Material
☐ Res 3-2019 Plat 1	2/8/2019	Backup Material
☐ Res 3-2019 Plat 2	2/8/2019	Backup Material

RESOLUTION NUMBER 3 – 2019

**A RESOLUTION TO ACCEPT BELSHIRE PHASE 1 AND 2 SUBDIVISION
STREETS, NAMELY BELSHIRE DRIVE, CARROLLTON COURT,
DAUPHINE WAY, BIENVILLE PLACE AND LOVVORN COURT INTO
THE CITY OF GREER STREET SYSTEM**

WHEREAS, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

WHEREAS, the lots within the subdivision shall be built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 12th day of February, 2019 that the certain streets within **BELSHIRE PHASE 1 AND 2** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

BELSHIRE DRIVE from its intersection with Brushy Creek Road to its end at the intersection with Bienville Place, a length of approximately 1084 feet with a right-of-way width of 44 feet.

CARROLLTON COURT from its intersection with Belshire Drive to its end at the cul-de-sac, a length of approximately 875 feet with a right of way width of 44 feet.

DAUPHINE WAY from its intersection with Carrollton Court to its end at the cul-de-sac, a length of approximately 1055 feet with a right-of-way width of 44 feet.

BIENVILLE PLACE from its intersection with Alexander Road to its end at the cul-de-sac, a length of approximately 721 feet with a right of way width of 44 feet.

LOVVORN COURT from its intersection with Bienville Place to its end at the cul-de-sac, a length of approximately 1590 feet with a right of way width of 44 feet.

CITY OF GREER, SOUTH CAROLINA

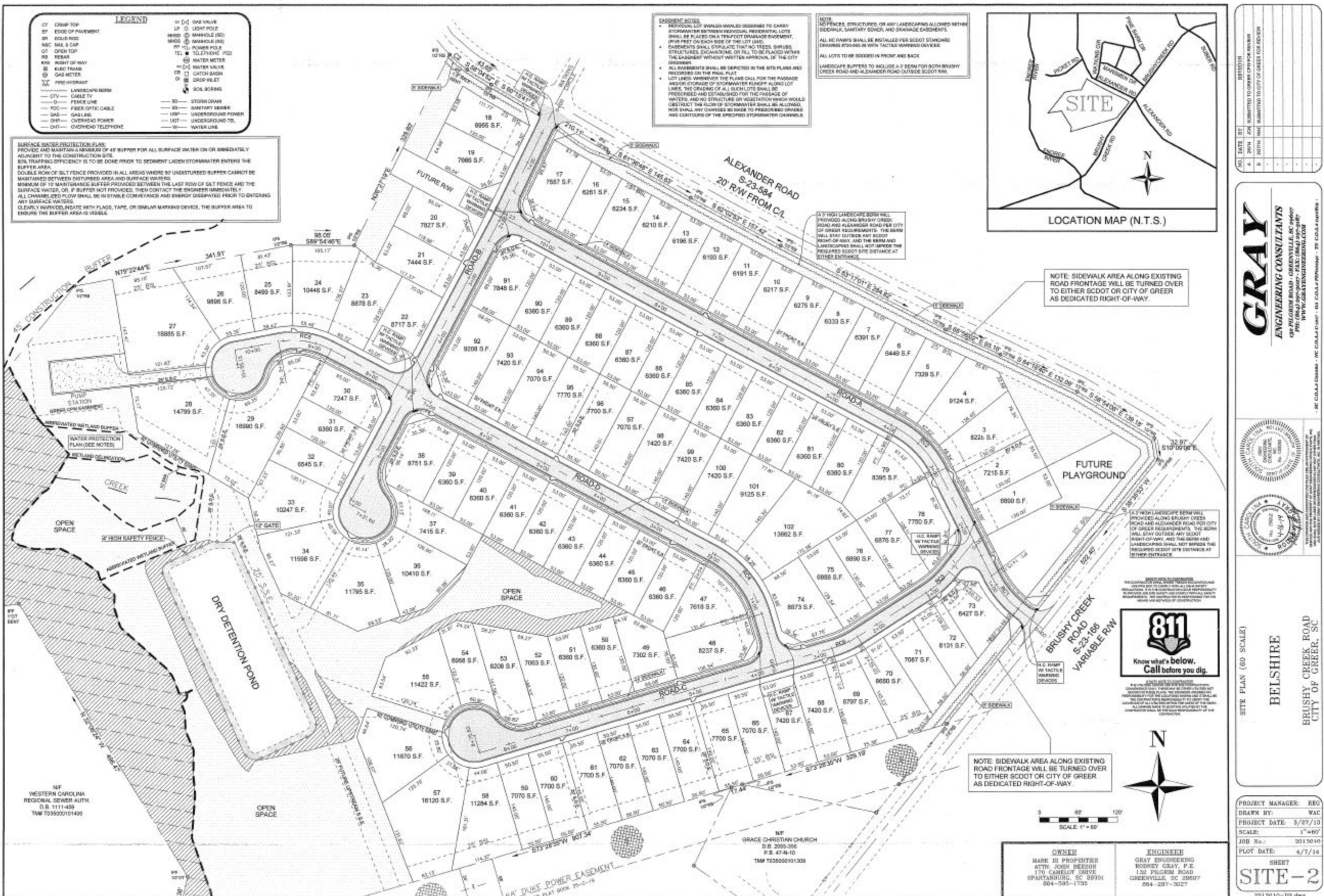
Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: _____





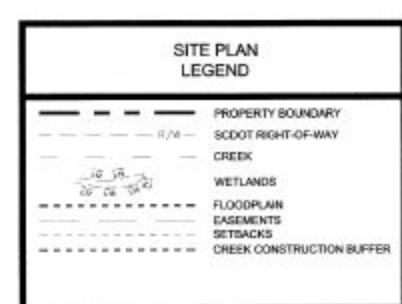
CITY OF GREER GENERAL NOTES:

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 40' R/W.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT BOUNDARIES.
4. A STORMWATER MANAGEMENT PLAN AND EROSION CONTROL PLAN HAS BEEN PREPARED FOR THIS PROJECT AND WILL BE APPLIED FOR LAND DISTURBANCE ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PROVIDED AND APPROVED FOR THAT PROPERTY.
5. CITY OF GREER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

REMARKS FOR CLUSTER DEVELOPMENT:

1. THERE IS A 20' BUILDING SETBACK LINE ALONG ALL EXISTING PROPERTY LINES.
2. THERE IS A 20' FRONT SETBACK. NO OTHER SETBACKS ARE REQUIRED.
3. THERE ARE NO ADDITIONAL SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

SURFACE WATER PROTECTION PLAN:
PROVIDE AND MAINTAIN A MINIMUM OF 40' BUFFER FOR ALL SURFACE WATER ON OR IMMEDIATELY ADJACENT TO THE CONSTRUCTION SITE. 50% TRAPPING EFFICIENCY IS TO BE DONE PRIOR TO SEDIMENT LADEN STORMWATER ENTERS THE BUFFER AREA. DOUBLE ROW OF SILT FENCE PROVIDED IN ALL AREAS WHERE 50' UNDISTURBED BUFFER CANNOT BE MAINTAINED BETWEEN DISTURBED AREA AND SURFACE WATERS. MINIMUM OF 5' MAINTENANCE BUFFER PROVIDED BETWEEN THE LAST ROW OF SILT FENCE AND THE SURFACE WATER. IF BUFFER NOT PROVIDED, THEN CONTACT THE ENGINEER IMMEDIATELY. ALL CHANNELLED FLOW SHALL BE IN STEADY CONVEYANCE AND ENERGY DISSIPATED PRIOR TO ENTERING ANY SURFACE WATERS. CLEARLY MARK/INDICATE WITH FLAGS, TAPE, OR SURFACE MARKING DEVICES, THE BUFFER AREA TO ENSURE THE BUFFER AREA IS VISIBLE.



OPEN SPACE CALCULATIONS

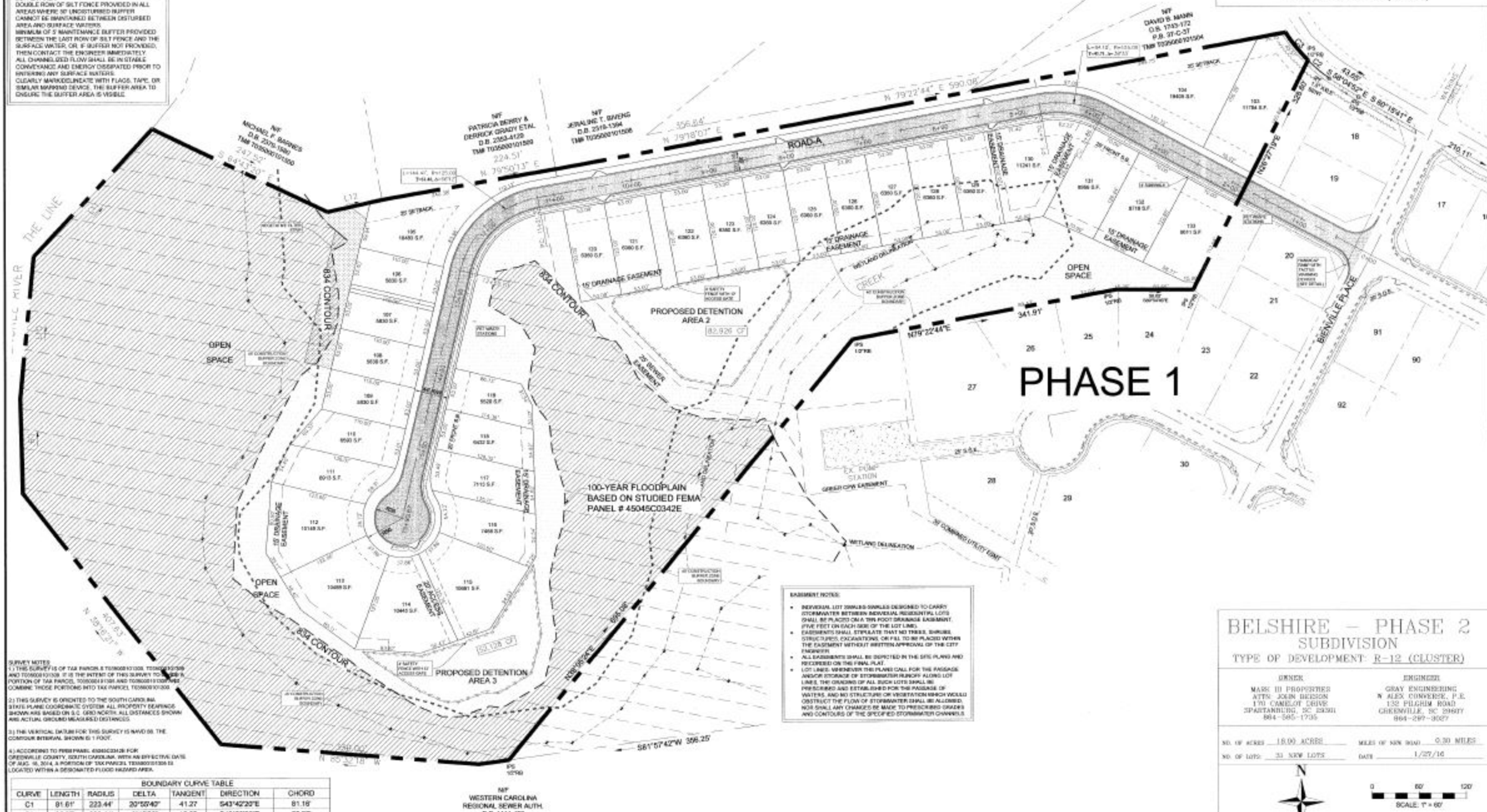
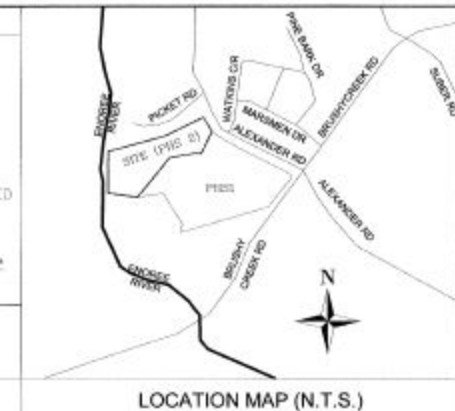
OPEN SPACE REQUIRED
(18.00 AC x 0.25) = 4.5 AC

CREDIBLE OPEN SPACE REQUIRED
50% OF 18.87 AC = 2.25 AC

OPEN SPACE PROVIDED
GROSS OPEN SPACE PROVIDED: 9.5 AC**
*AMENITY AND DETENTION AREAS ARE NOT INCLUDED IN ANY OF THESE CALCULATIONS.
CREDIBLE OPEN SPACE PROVIDED: 2.43 AC

NON-CREDIBLE OPEN SPACE PROVIDED: 7.11 AC**
**INCLUDES FLOODPLAIN AND STEEP SLOPES

— CREDIBLE OPEN SPACE AREA
— NON-CREDIBLE OPEN SPACE AREA



BELSHIRE - PHASE 2
SUBDIVISION
TYPE OF DEVELOPMENT: R-12 (CLUSTER)

OWNER: MARK D. PROFFER, ATRR JOHN DEWITT, 170 CAMELOT DRIVE, SPARTANBURG, SC 29301, 804-585-1735

ENGINEER: GRAY ENGINEERING, N. ALEX CONVERSE, P.E., 135 PULGEM ROAD, GREENVILLE, SC 29607, 864-287-9527

NO. OF ACRES: 18.00 ACRES
NO. OF LOTS: 33 NEW LOTS

DATE: 1/27/16

SCALE: 1" = 60'

PROJECT MANAGER: REG
DRAWN BY: WAC
PROJECT DATE: 2/1/17
SCALE: 1" = 60'
JOB No.: 2016009
PLOT DATE: 2/2/17

SHEET
CV-1

2016009-05.dwg

GRAY ENGINEERING CONSULTANTS
135 PULGEM ROAD - GREENVILLE, SC 29607
PHE (864) 899-9497 - FAX: (864) 899-8877
WWW.GRAYENGINEERING.COM

SITE PLAN
BELSHIRE - PHASE 2
BRUSHY CREEK ROAD
CITY OF GREER, SC

PROJECT MANAGER: REG
DRAWN BY: WAC
PROJECT DATE: 2/1/17
SCALE: 1" = 60'
JOB No.: 2016009
PLOT DATE: 2/2/17

SHEET
CV-1

2016009-05.dwg



AGENDA
GREER CITY COUNCIL
2/12/2019

First and Final Reading of Resolution Number 4-2019

Summary:

A RESOLUTION TO ACCEPT WESTHAVEN SUBDIVISION STREETS, NAMELY MANSFIELD LANE, SIMSBURY WAY, SOUTHTON COURT AND HARWINTON LANE INTO THE CITY OF GREER STREET SYSTEM (Action Required)

Requested by Steve Grant, City Engineer

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 4-2019	2/8/2019	Resolution
☐ Res 4-2019 Aerial Photo	2/8/2019	Backup Material
☐ Res 4-2019 Plat	2/8/2019	Backup Material

RESOLUTION NUMBER 4 – 2019

**A RESOLUTION TO ACCEPT WESTHAVEN SUBDIVISION STREETS,
NAMESLY MANSFIELD LANE, SIMSBURY WAY, SOUTHTON
COURT AND HARWINTON LANE INTO THE CITY OF GREER STREET
SYSTEM**

WHEREAS, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

WHEREAS, the lots within the subdivision shall be built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 12th day of February, 2019 that the certain streets within **WESTHAVEN** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

MANSFIELD LANE from its intersection with Gibbs Shoals Road to its end at the cul-de-sac, a length of approximately 1521 feet with a right-of-way width of 44 feet.

SIMSBURY WAY from its intersection with Mansfield Lane to its end at the cul-de-sac, a length of approximately 350 feet with a right of way width of 44 feet.

SOUTHTON COURT from its intersection with Mansfield Lane to its end at the cul-de-sac, a length of approximately 449 feet with a right-of-way width of 44 feet.

HARWINTON LANE from its intersection with Mansfield Lane to its end at the cul-de-sac, a length of approximately 296 feet with a right of way width of 44 feet.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: _____



NOTES

PROPERTY REFERENCE:

TRACER
OWNER: BARRY DOUGLAS COPELAND & CAROLYN CRANFILL COPELAND
TMS# 05350301400
DEED BOOK 1879, PAGE 150
ADDRESS: 0885 SHOALS ROAD

1) ALL COMMENTS ARE IN REAR SET UNLESS OTHERWISE NOTED.

2) BY GRAPHIC DETERMINATION ONLY, ACCORDING TO TBM 4504500344C FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

3) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND CHOICE. UTILITY MARKINGS OR RECORD DRAWINGS THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, OTHER IN SERVICE OR ABANDONED.

4) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM. ALL DISTANCES SHOWN ARE MEASURED ALONG THE GROUND SURFACE UNLESS OTHERWISE NOTED.

MEASURED DISTANCE	DEED REFERENCE
1.2	34.95' 08/01/1718
1.3	34.95' 08/01/1718
1.4	30.22' 08/01/1718
1.5	30.22' 08/01/1718
1.6	30.22' 08/01/1718
1.7	30.22' 08/01/1718
1.8	30.22' 08/01/1718
1.9	30.22' 08/01/1718
2.0	30.22' 08/01/1718
2.1	30.22' 08/01/1718
2.2	30.22' 08/01/1718
2.3	30.22' 08/01/1718
2.4	30.22' 08/01/1718
2.5	30.22' 08/01/1718
2.6	30.22' 08/01/1718
2.7	30.22' 08/01/1718
2.8	30.22' 08/01/1718
2.9	30.22' 08/01/1718
3.0	30.22' 08/01/1718

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

1. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

2. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

3. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

4. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

5. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

6. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

7. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

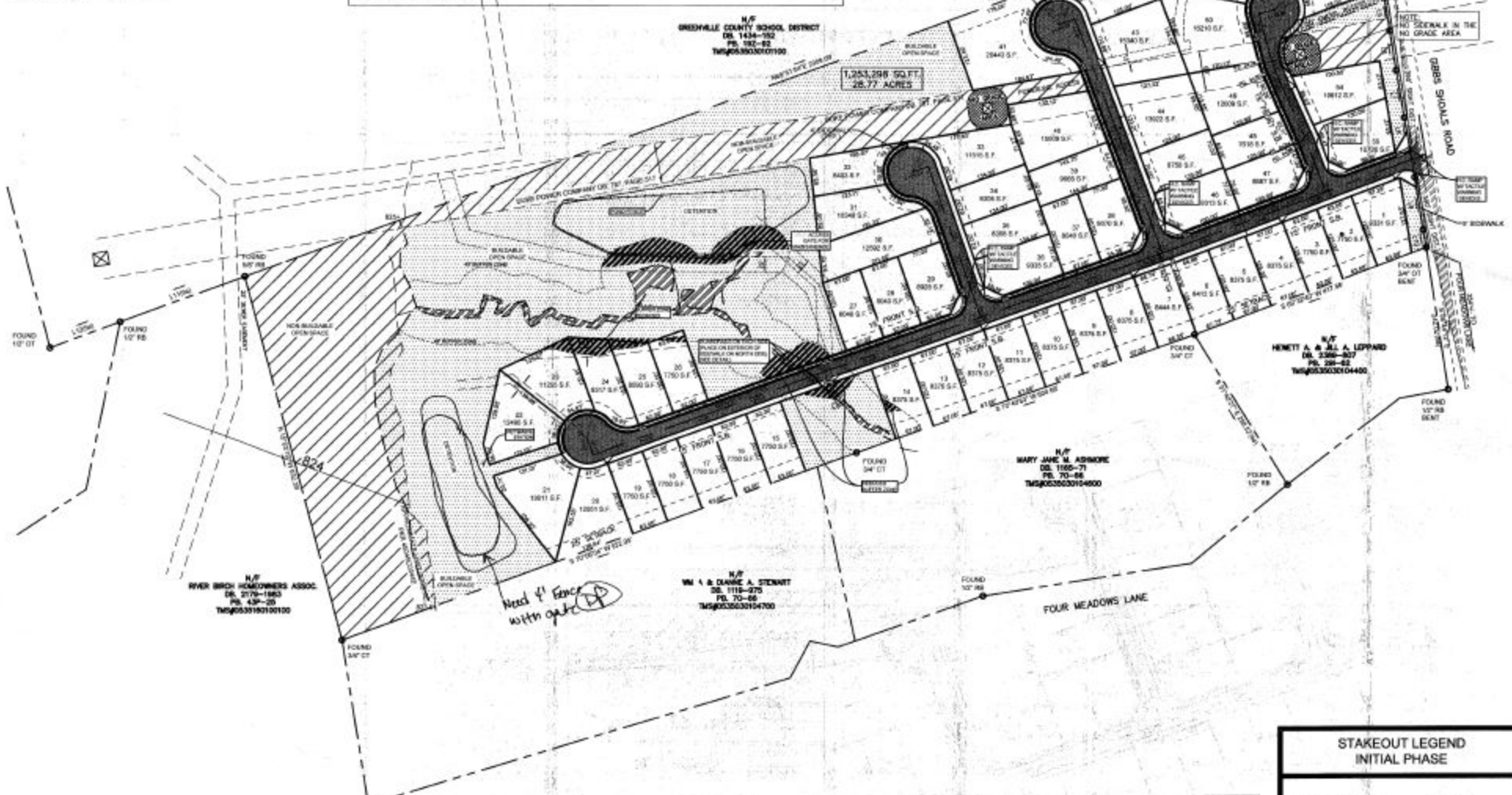
8. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

9. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

STAKEOUT TRANSMISSION RIGHT-OF-WAY RESTRICTIONS

10. STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY. ALL STRUCTURES, BUILDINGS, MANUFACTURED HOMES, UTILITY EQUIPMENT, SWAMPING PILES (ANY ASSOCIATED EQUIPMENT AND STRUCTURES), SIGNAGE, CONCRETE, SOIL, WALLS, ETC. SHALL BE REMOVED OR DETACHED FROM THE RIGHT-OF-WAY.

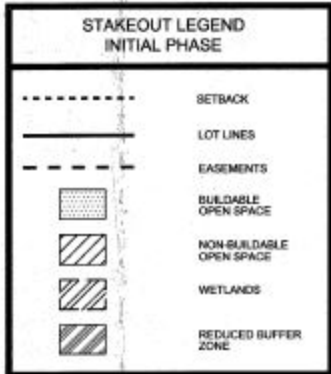


OPEN SPACE CALCULATIONS
ZONING: R-12 CLUSTER
REQUIRED OPEN SPACE: 25% OF TOTAL PROPERTY
TOTAL AREA: 28.77 AC
(28.77 AC x 0.25) = 7.20 AC
BUILDABLE OPEN SPACE PROVIDED: 5.2 AC
NON-BUILDABLE OPEN SPACE PROVIDED: 3.2 AC
TOTAL OPEN SPACE PROVIDED: 8.4 AC

SETBACKS (FOR CLUSTER DEVELOPMENTS):
1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
2. THERE ARE NO INTERNAL BUILDING SETBACKS FOR A CLUSTER DEVELOPMENT, HOWEVER A 15' FRONT SETBACK IS SHOWN, EXCEPT WHERE NOTED.
3. THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

CITY OF GREER GENERAL NOTES
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 44' R/W.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
5. CITY OF GREER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

NOTES:
1. INDIVIDUAL LOT SHALES DESIGNED TO CARRY STORMWATER BETWEEN INDIVIDUAL RESIDENTIAL LOTS SHALL BE PLACED ON A TEN-FOOT DRAINAGE EASEMENT, (FIVE FEET ON EACH SIDE OF THE HOUSE).
2. NO TREES, SHRUBS, STRUCTURES, EXCAVATION OR FILL SHALL BE PLACED WITHIN THE EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.
3. ALL EASEMENTS SHALL BE DEPICTED IN THE SITE PLANS AND RECORDED ON THE FINAL PLAT.
4. LOT LINES, WHENEVER THE PLANS CALL FOR THE PASSAGE AND/OR STORAGE OF STORMWATER RUNOFF ALONG LOT LINES, THE GRADING OF ALL SUCH LOTS SHALL BE PRESCRIBED AND ESTABLISHED FOR THE PASSAGE OF WATERS, AND NO STRUCTURE OR VEGETATION WHICH WOULD OBSTRUCT THE FLOW OF STORMWATER SHALL BE ALLOWED, NOR SHALL ANY CHANGE BE MADE TO PRESCRIBED GRADE AND CONTOURS OF THE SPECIFIED STORMWATER CHANNEL.



WESTHAVEN
TYPE OF DEVELOPMENT: R-12 (CLUSTER)
TMS# 05350301400
OWNER: BARRY DOUGLAS COPELAND & CAROLYN CRANFILL COPELAND
DATE: 08/01/2014
SCALE: 1"=100'

NO.	DATE	BY	REVISION
1	08/01/2014	JAY	SUBMITTED FOR REVIEW

GRAY
ENGINEERING CONSULTANTS
130 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 997-3007 - FAX: (864) 997-3007
WWW.GRAYENGINEERING.COM



STAKEOUT PLAN
WESTHAVEN SUBDIVISION
GIBB SHOALS ROAD
GREER, SC

PROJECT MANAGER: RBG
DRAWN BY: CJR
PROJECT DATE: 9/29/14
SCALE: 1"=100'
JOB No.: 2014055
PLOT DATE: 6/5/15
SHEET
CV-1
2014055-014.dwg