



**AGENDA**  
**GREER PLANNING COMMISSION**  
**Greer City Hall, 301 E. Poinsett St, Greer, SC 29651**  
**April 22, 2019 @ 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. March 2019 Minutes

**II. PUBLIC HEARING**

- A. Public Hearing Presentation

**III. NEW BUSINESS**

- A. COM 2019-09 Brushy Creek Rd
- B. RZ 2019-06
- C. RZ 2019-07
- D. SUB 2018-11 - South Main Towns Phase II
- E. SUB 2018-27 - Blaize Ridge
- F. COM 2019-07 - Crescent Park Phase II (Suber Rd)

**IV. OTHER BUSINESS**

- A. Planning and Zoning Report

**V. EXECUTIVE SESSION**

**VI. ADJOURN**

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



**AGENDA**  
**GREER PLANNING COMMISSION**  
**4/22/2019**

---

**March 2019 Minutes**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ March 2019 Minutes	4/12/2019	Cover Memo



# City of Greer

## Planning Commission Minutes

### March 18, 2019

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

**Member(s) Absent:**

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

---

#### **I. Call to Order**

Mr. Hopper called the meeting to order and read the opening remarks to begin the meeting.

#### **II. Minutes of the Planning Commission Meeting**

**ACTION** – Mr. Jones made a motion to approve the minutes from the February 18, 2019 Planning Commission Meeting. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. Mr. Lavender was absent from the vote.

#### **III. Public Hearing**

Mr. Lavender entered the meeting.

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

##### **A. TXT 2019-01**

Mr. Hopper opened the public hearing for TXT 2019-01.

Mr. McMahan 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. TXT 2019-02**

Mr. Hopper opened the public hearing for TXT 2019-02.

Mr. McMahan 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.

**C. TXT 2019-03**

Mr. Hopper opened the public hearing for TXT 2019-03.

Mr. McMahan 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.

**D. TXT 2019-04**

Mr. Hopper opened the public hearing for TXT 2019-04.

Mr. McMahan 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.

**VI. Old Business**

There was no old business.

**VII. New Business**

**A. TXT 2019-01**

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for TXT 2019-01.

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

He advised that this text amendment was to amend the Zoning Ordinance of the City Code to add a new Article 6:17 entitled Standards for Placement of Small Wireless Facilities in Covered Areas.

**ACTION** – Mr. Lavender made a motion to approve TXT 2019-01. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0.

**B. TXT 2019-02**

Mr. Hopper opened the business meeting for TXT 2019-02.

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

He advised that this proposed text amendment was to amend the Zoning Ordinance of the City Code to establish new standards for Accessory Buildings in residentially zoned properties. He explained to the Commission that they would have two options to vote on. One option is to amend the Zoning Ordinance of the City Code to establish new standards for Accessory Buildings in residentially zoned properties without allowing short term rentals.



The other option is to amend the Zoning Ordinance of the City Code to establish new standards for Accessory Buildings in residentially zoned properties with allowing short term rentals. He advised that staff wanted to have both options available to council so they could decide how they would like to proceed.

After discussion of the option and details of the text amendment without short term rentals, Mr. Hopper asked if there was a motion.

**ACTION** – Mr. Martin made a motion to approve TXT 2019-02 without short term rentals. Mr. Holland seconded the motion. The motion carried with a vote of 7 to 0.

There was a brief discussion of the option and details of the text amendment with short term rentals.

**ACTION** – Mr. Martin made a motion to approve TXT 2019-02 with short term rentals. Mr. Jones seconded the motion. The motion carried with a vote of 7 to 0.

#### **C. TXT 2019-03**

Mr. Hopper opened the business meeting for TXT 2019-03.

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

He advised that this proposed text amendment was to amend the Zoning Ordinance of the City Code to establish standards for Short-term Rentals.

After a detailed discussion of this text amendment, Mr. Hopper asked if there was a motion.

**ACTION** – Mr. Martin made a motion to table TXT 2019-03. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.

#### **D. TXT 2019-04**

Mr. Hopper opened the business meeting for TXT 2019-04.

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

He advised that this proposed text amendment was to amend the Land Development Regulations to establish new standards for Commercial and Residential requirement for sidewalks.

After a detailed discussion of this text amendment, the Commission decided that they would like staff to do more research on this subject and bring the new information back to the Commission for review.

**ACTION** – Mr. Lavender made a motion to table TXT 2019-04 for staff to do further research on the subject. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.

## **VIII. Other Business**

Planning and Zoning Report – Mr. McMahan advised the Commission that staff was still working on a text amendment that the Commission requested regarding open space in residential developments. He also advised that they would be receiving emails about upcoming training opportunities for continuing education.

## **IX. Adjourn**

There being no other business to discuss, Mr. Holland made a motion to adjourn. The meeting adjourned at 7:30 p.m.

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



**AGENDA**  
**GREER PLANNING COMMISSION**  
**4/22/2019**

---

**Public Hearing Presentation**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Public Hearing Presentation	4/12/2019	Cover Memo

# Planning Commission City of Greer

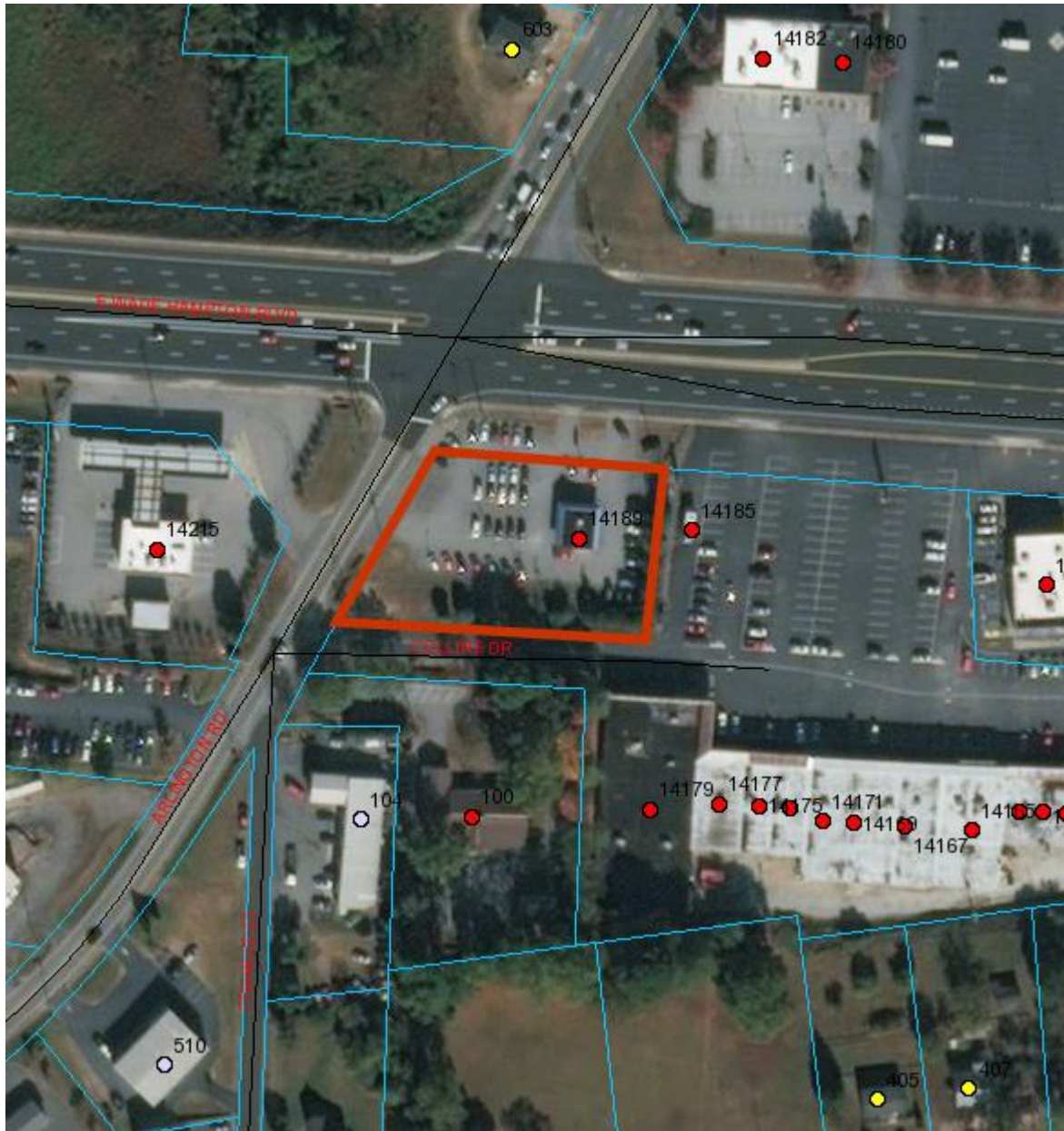
February 18, 2019

Public Hearing



DOCKET NUMBER:	RZ 2019-06
APPLICANT:	Enterprise Leasing Company- Southeast, LLC
ADDRESS:	14189 E. Wade Hampton Blvd
PARCEL ID NUMBER:	9-03-10-087.00
EXISTING ZONING:	C-2, Commercial
REQUEST:	Rezone to C-3, Commercial

DOCKET NUMBER: RZ 2019-06

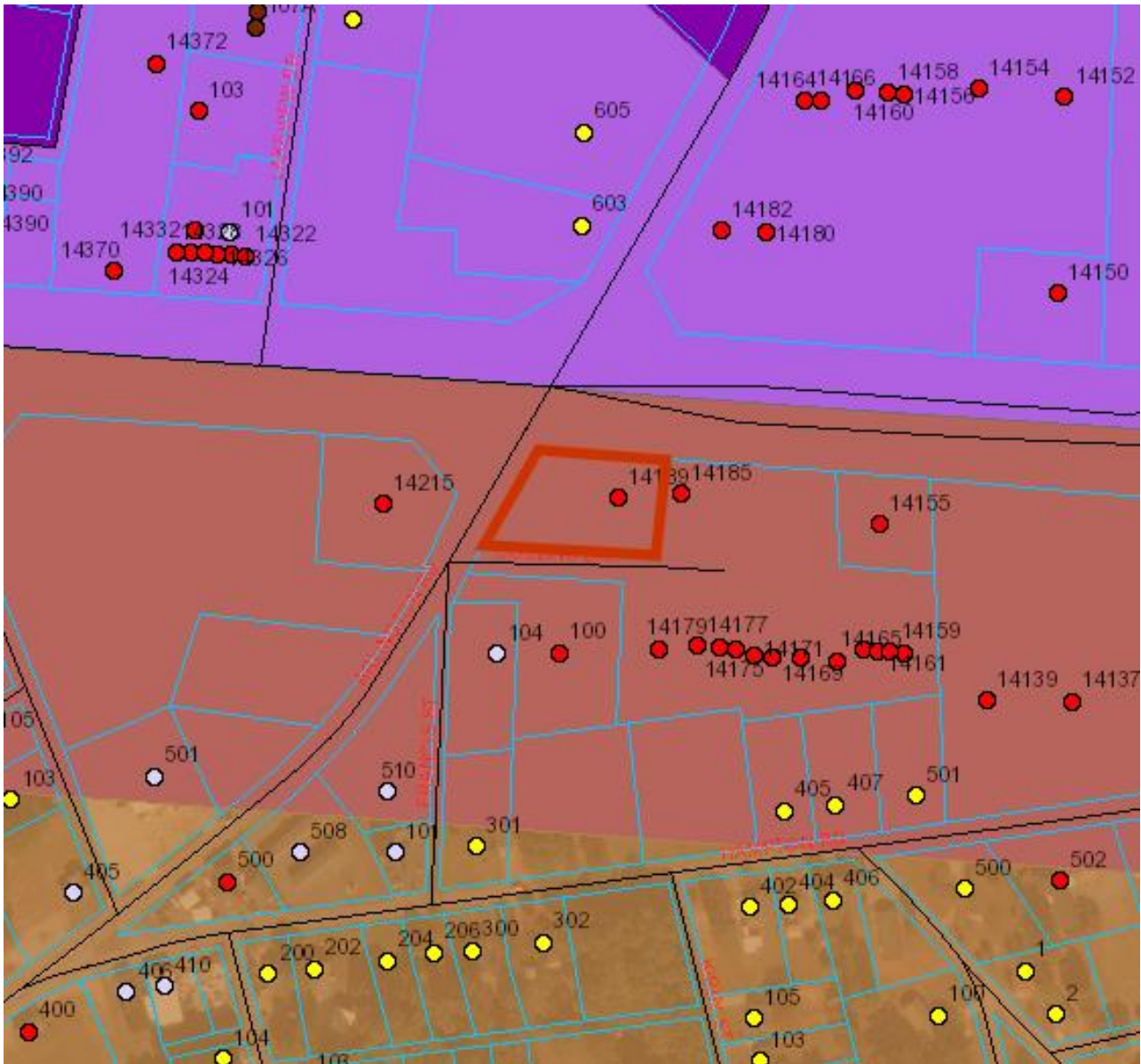




Zoning & Floodplain



RZ 2019-06



## Future Land Use Map

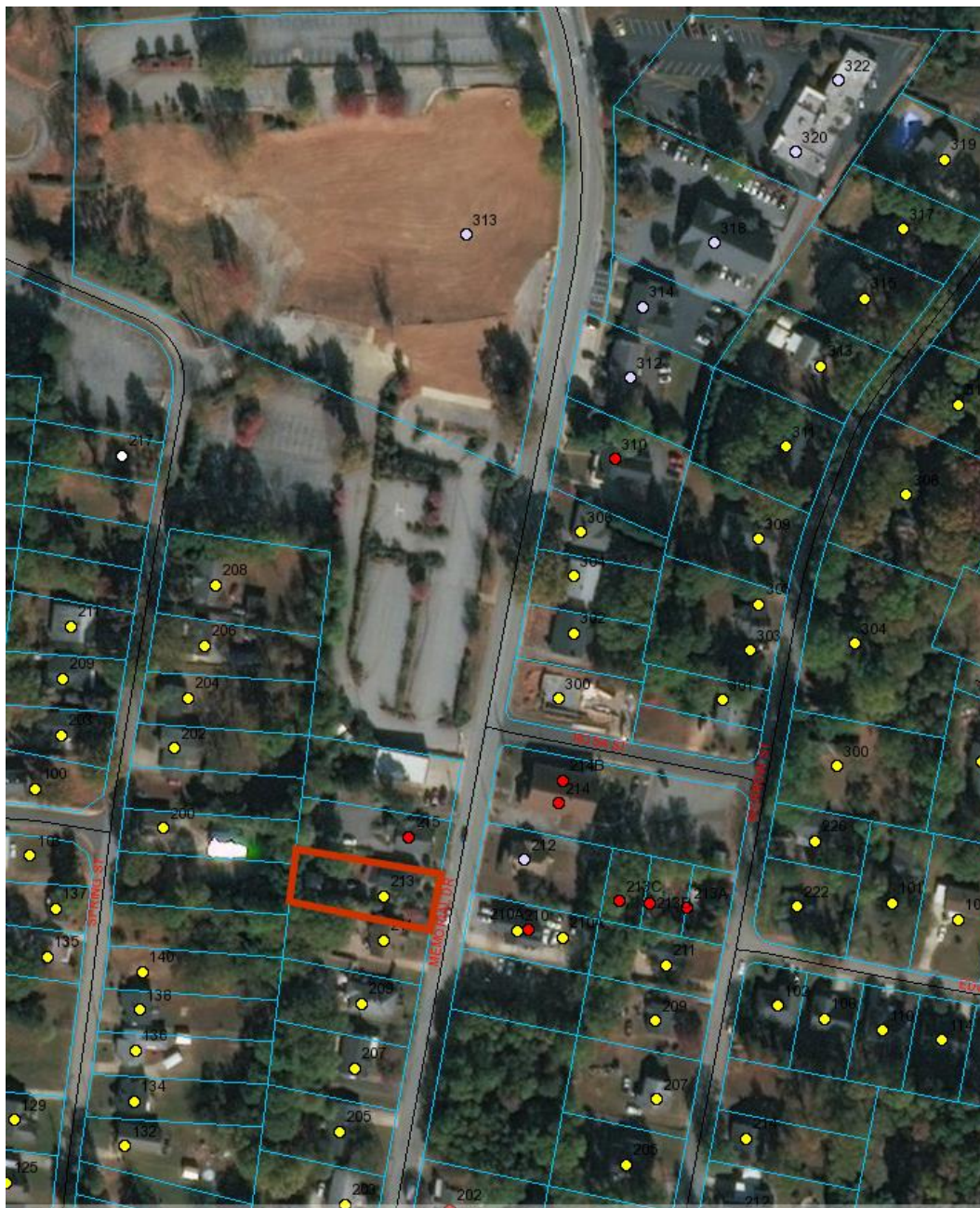


DOCKET NUMBER: RZ 2019-06

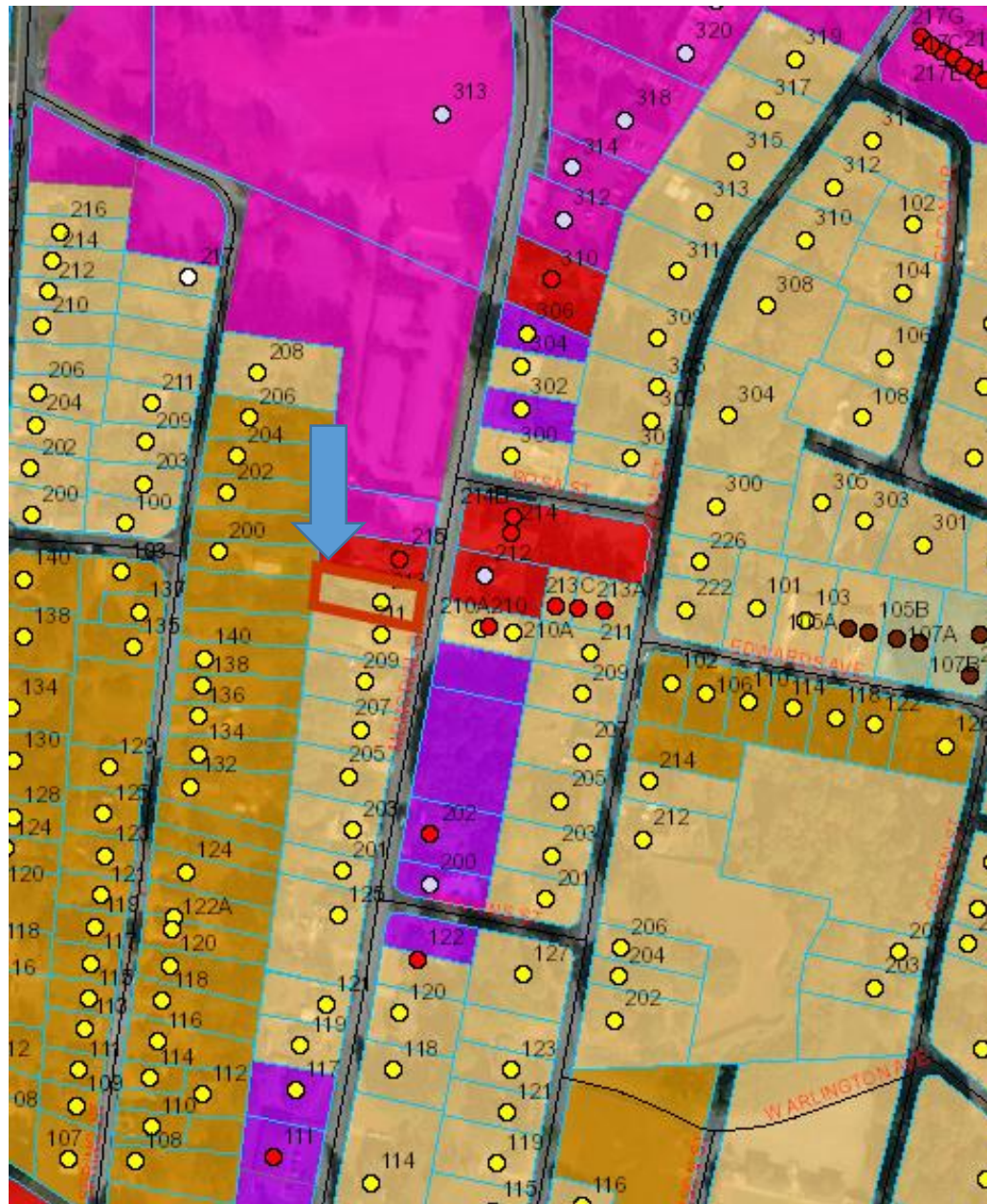


DOCKET NUMBER:	RZ 2019-07
APPLICANT:	Clark E. Nesbitt
ADDRESS:	213 Memorial Dr
PARCEL ID NUMBER:	G014000300800
EXISTING ZONING:	R-12, Single-Family Residential
REQUEST:	Rezone to O-D, Office District

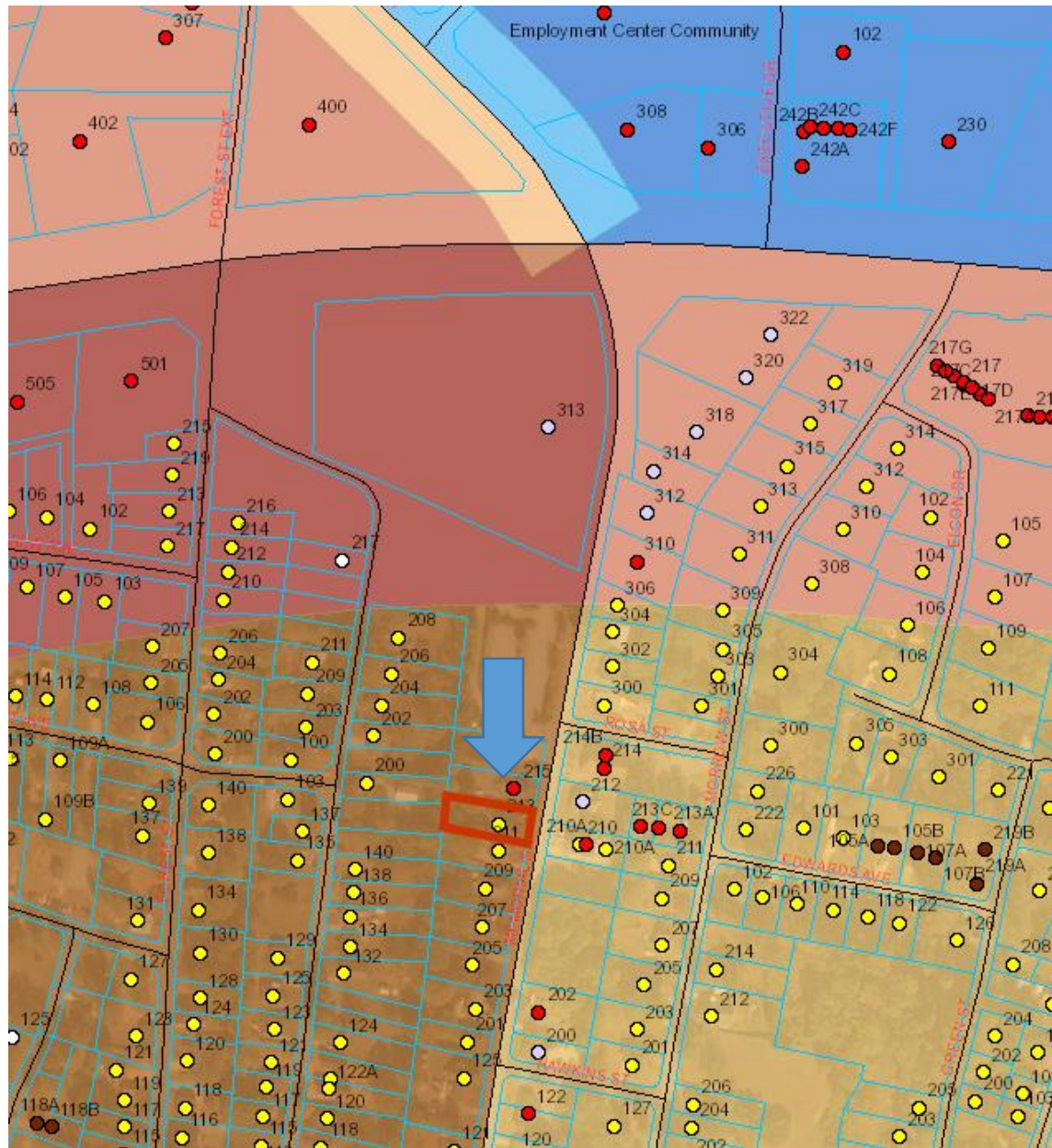
# RZ 2019-07







Zoning & Floodplain



Future Land Use Map



DOCKET NUMBER: RZ 2019-07



# Planning Commission City of Greer

Category Number: III.  
Item Number: A.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**4/22/2019**

---

**COM 2019-09 Brushy Creek Rd**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ COM 2019-09 Application	4/12/2019	Cover Memo
☐ COM 2019-09 FDP	4/12/2019	Cover Memo





## Final Development Plan Review Application

Date 3/14/2019

Proposed Development Name Palms at Brushy Creek

Tax Map Number(s) T035000100717 ✓

Circle Current Zoning of Property:

DRD PD ✓

### Applicant Information

Name Jay Desai / VENDITIO LLC

Address 35 Park Walk Drive  
Greer, SC 29650

Contact Number 973-767-3309

Email jayshreya126@yahoo.com

### Property Owner Information

Name GRAND SOUTH BANK

Address 381 HALTON RD  
GREENVILLE, 29607

Contact Number \_\_\_\_\_

Email \_\_\_\_\_

*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 [Signature]

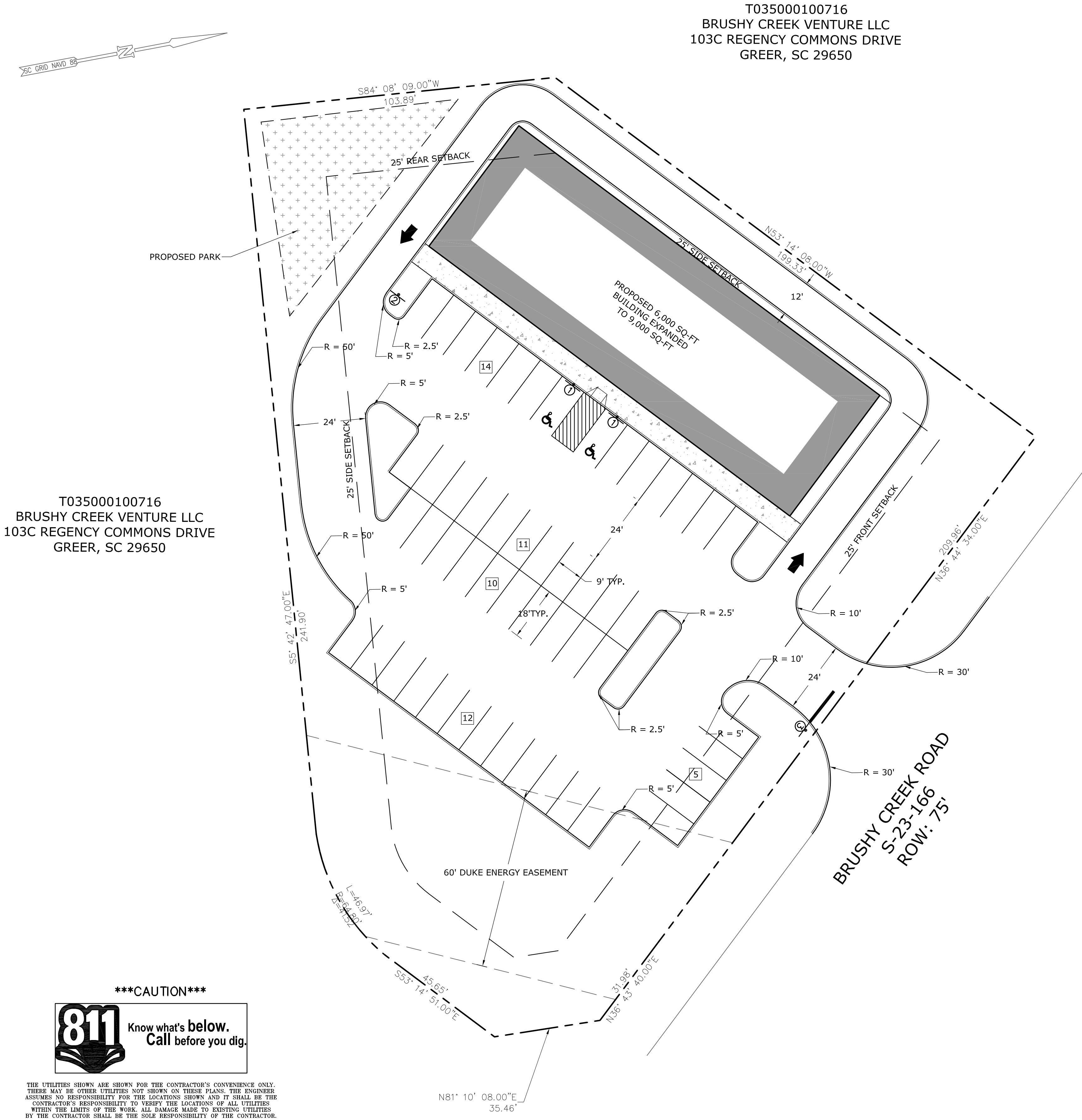
Print JAYKUMAR DESAI

### OFFICE USE ONLY

GPC Meeting Date 4-22-19

Staff Recommendation \_\_\_\_\_

Received by (Staff Name) Bm



SIGN DATA TABLE					
TEXT NO.	TEXT	SIZE	COLOR		TYPE OF MOUNT.
			BACK-GROUND	CHARACTERS	
1	RESERVED PARKING	12"x18" 1.56PF	WHT	GRN BLUE	POLE MTD GROUND MTD
2	DO NOT ENTER	18"x18"	RED WHITE	WHITE	POLE MTD GROUND MTD
3	STOP	12"x18" 1.56PF	RED WHITE	WHITE	POLE MTD GROUND MTD

- GENERAL NOTES
1. THE CONTRACTOR SHALL VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING FABRICATION, ORDERING ANY MATERIAL OR PERFORMING ANY WORK. HE SHALL NOTIFY THE ENGINEER OF ANY CONDITION OR DIMENSION WHICH WOULD PREVENT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
  2. EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR AND SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE, AND AT THE BUILDING ENTRY POINTS PRIOR TO PROCEEDING WITH HIS WORK. EACH CONTRACTOR AND SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUTDOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.
  3. ACTUAL LOCATION OF UTILITIES ARE TO BE DETERMINED BY EACH OF THE RESPECTIVE UTILITY COMPANIES AT THE TIME OF THEIR APPROVAL. UTILITY EASEMENTS WILL BE ESTABLISHED AND CEDED UPON FINAL APPROVAL OF PROPOSED UTILITY LOCATIONS BY RESPECTIVE UTILITY COMPANIES.
  4. ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE SOUTH CAROLINA CONSTRUCTION CODE, ALL APPLICABLE REGULATIONS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AND THE DRAWINGS AND SPECIFICATIONS. IN CASE OF CONFLICT, COMPLY WITH THE CODE IMPOSING THE MOST STRINGENT REQUIREMENTS.
  5. ALL UTILITY BACKFILL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL OF THE MUNICIPAL ENGINEER.
  6. PRESERVE AS MANY EXISTING TREES AS POSSIBLE DURING CONSTRUCTION
  7. ZONING PD-R. NEIGHBOR LOTS ARE ZONED PD-R
  8. PROPERTY TAX MAP NUMBER: T035000100717

PARKING CALCULATIONS (TABLE 6:9.6)	
RETAIL SPACE REQUIRED RETAIL PARKING (1 SPACE PER 200 SQ-FT)	9,000 SQ-FT 45 SPACES
TOTAL SPACES PROVIDED	35
TOTAL HANDICAPPED SPACES PROVIDED	52

**ZUENDT ENGINEERING**  
CIVIL & STRUCTURAL ENGINEERING  
P.O. Box 28177, Greenville, SC 29616 P:(864) 990-2995 F:(864) 990-2803

SEALS

**SOUTH CAROLINA**  
ZUENDT ENGINEERING LLC  
No. 004782  
STATE OF AUTHORIZATION

ALEXANDER F. ZUENDT DATE  
SC PROFESSIONAL ENGINEER LIC. No. 29415  
PROJECT # \*\*\*\*\*  
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND THE ENGINEER NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION.  
DO NOT SCALE DRAWINGS  
2019 ZUENDT ENGINEERING  
PROJECT TITLE

**SITE CONSTRUCTION DOCUMENTS**  
PALMS AT BRUSHY CREEK  
BRUSHY CREEK ROAD  
GREER, SOUTH CAROLINA, 29650

DRAWING TITLE

**SITE PLAN**

SCALE: 1"=20'  
DRAWN: AFZ  
CHECKED: AFZ  
APPROVED: AFZ  
DATE: 03/12/2018

REVISIONS  
SYMBOL DATE DESCRIPTION  
A 03/12/2018 ISSUED FOR ZONING APPROVAL

DRAWING #

**C2.01**

Category Number: III.  
Item Number: B.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**4/22/2019**

---

**RZ 2019-06**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ RZ 2019-06 Rezoning Application	4/12/2019	Cover Memo



**ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)**

Date 2/26/19

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 9-03-10-087.00

Property Address(s) 14189 E Wade Hampton Blvd. Greer, SC 29651

Acreage of Properties 0.822 acre (35,800 SF) County Spartanburg

**Applicant Information**

Name Enterprise Leasing Company - Southeast, LLC  
Address 101 Business Park Blvd. Suite 1100  
Columbia SC, 29203  
Contact Number 864-360-2917  
Email Janis.L.Mitchell@ehi.com

**Property Owner Information**

(If multiple owners, see back of sheet)

Name Glenn Troubetakis  
Address 8 Bridgeton Dr.  
Greenville SC 29615  
Contact Number 864-704-4055  
Email BUZOMAN200@aol.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ☐ No ☒

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C2 to C3.

Existing Use: Car Sales Proposed Use: Automotive Rental (Car Rental)

Signature(s) [Signature]  
George Troubetakis

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

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_

Case No. \_\_\_\_\_

Meeting Date \_\_\_\_\_

See Reverse

Complete the section below if multiple property owners

Name Eleni Troubetaris  
Address 20 Lambourn Way  
Contact Number (864) 244-9041  
Signature Eleni Troubetaris

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Category Number: III.  
Item Number: C.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**4/22/2019**

---

**RZ 2019-07**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ RZ 2019-07 Application	4/12/2019	Cover Memo





**ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)**

Date 3/1/19

**(Fees for this application are based on a sliding scale - See Fee Schedule)**

Tax Map Number(s) G014000300800

Property Address(s) 213 Memorial Dr

Acreage of Properties .24 County Greenville

**Applicant Information**

Name Clark E. Nesbitt  
Address 510 Laurens Dr.  
Anderson, SC 29621  
Contact Number \_\_\_\_\_  
Email cenesbitt@bellsouth.net

**Property Owner Information**


*(If multiple owners, see back of sheet)*

Name Lillie Wilkes  
Address 213 Memorial Dr  
Greer, SC 29650  
Contact Number \_\_\_\_\_  
Email \_\_\_\_\_

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes \_\_\_ No X

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from R-12 to O-D.

Existing Use: Residential Proposed Use: Office

Signature(s) 

*If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.*

**All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)**

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_

Case No. \_\_\_\_\_

Meeting Date \_\_\_\_\_

**See Reverse**

STATE OF SOUTH CAROLINA )  
)  
COUNTY OF GREENVILLE )  
)  
IN THE MATTER OF: )  
LILLIE NESBITT WILKES )  
\_\_\_\_\_  
(Decedent) )

IN THE PROBATE COURT

**CERTIFICATE OF APPOINTMENT**

CASE NUMBER: 2018ES2301893

This is to certify that

**CLARK EUGENE NESBITT**

AND

**JAMES WARREN NESBITT**

are the duly qualified

- ☒ **CO-PERSONAL REPRESENTATIVES**  
☐ **SUCCESSOR PERSONAL REPRESENTATIVES**  
☐ **SPECIAL ADMINISTRATORS**

in the above matter and that this appointment, having been executed on the 22nd day of August, 2018, is now in full force and effect, including authorization to receive all monies, income, principal, interest & dividends of and belonging to said estate.

**RESTRICTIONS:**

EXECUTED: August 22, 2018

  
\_\_\_\_\_  
DEBORA A. FAULKNER By KW  
PROBATE COURT JUDGE

**Do not accept a copy of this certificate without  
the raised seal of the Probate Court.**



Category Number: III.  
Item Number: D.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**4/22/2019**

---

**SUB 2018-11 - South Main Towns Phase II**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ SUB 2018-11 Phase II Application	4/12/2019	Cover Memo
❑ FDP Phase II	4/12/2019	Cover Memo

**Final Development Plan Review Application**

Date 3/8/19

Proposed Development Name South Main Townes - Phase 2

Tax Map Number(s) G004000108100

Circle Current Zoning of Property:

DRD

PD

**Applicant Information**

Name TCC Venture LLC

Address 18 Four Mile Branch Lane

Contact Number 864-918-3419

Email erichedrick@bellsouth.net

**Property Owner Information**

Name TCC Venture LLC

Address 18 Four Mile Branch Lane

Contact Number 864-918-3419

Email erichedrick@bellsouth.net

- 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 \_\_\_\_\_ and due at time of submittal.

Applicant Signature Eric Hedrick Print Eric Hedrick

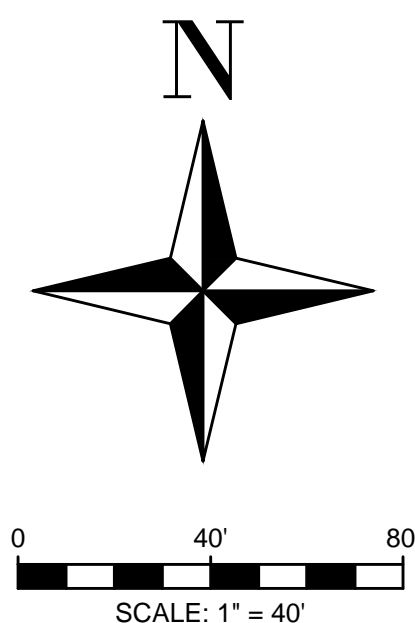
**OFFICE USE ONLY**

GPC Meeting Date \_\_\_\_\_

Staff Recommendation \_\_\_\_\_

Received by (Staff Name) \_\_\_\_\_





**IMPORTANT NOTE:**  
SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. SURVEYOR TO VERIFY WITH TOWNHOME BUILDER BEFORE STAKING ANY PROPERTY PINS OR FOUNDATION CORNERS TO INSURE ACCURACY.

**SITE DATA:**  
TAX MAP #s: G004000108100 & G004000100500 & G004000108101  
COUNTY / MUNICIPALITY: 1 GREENVILLE, SC 29607  
SITE ACREAGE: 1 9.09 ACRES  
ZONING: R-12 & C-2  
DEVELOPMENT DATA:  
TOTAL BUILD OUT  
No. UNITS 1 95 Units  
LINEAR FEET OF NEW PRIVATE ROAD 1 1,691 L.F.

**NOTE:**  
IF DISCREPANCY IS DISCOVERED ON SITE, CONTACT ENGINEER IMMEDIATELY FOR REVIEW

STAKEOUT PLAN LEGEND	
	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	LOT LINES
	NEW ROAD/CURB & GUTTER
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	PROPOSED SIDEWALK
	PROPOSED ADA RAMP



**UTILITY NOTE TO CONTRACTOR:**  
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**CONSTRUCTION STAKING NOTE:**  
THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO THE INSTALLATION OF PROPOSED IMPROVEMENTS.

N/P: GRAMLING BROTHERS INC  
T.M.# 0004000100902  
P.B. 1137 & PG 72  
D.B. 2407 & PG 1785

N/P: MAYFIELD FRANK GENTRY  
& MAYFIELD SYLVIA GAYNELL  
T.M.# 0004000101300  
D.B. 2196 & PG 1970

N/P: LOG CABIN ENTERPRISES INC  
T.M.# 0004000101100  
P.B. 00 & PG 92  
D.B. 2338 & PG 1651

N/P: ENNINGS JOANN  
T.M.# 0004000101500  
D.B. 2132 & PG 230

NO.	DATE	BY	REVISION
B	7/17/2017	NBF	SUBMITTED TO CITY OF GREER FOR REVIEW
C	8/15/17	ZDJ	SUBMITTED TO CITY OF GREER FOR REVIEW
D	10/23/17	ZDJ	SUBMITTED TO GREER CPW FOR APPROVAL
0	5/22/18	ZDJ	REVISED PER CPW COMMENTS
1	6/6/18	ZDJ	SUBMITTED FOR SEWER AND WATER APPROVAL
2	10/22/18	ZDJ	REVISED SEWER SERVICES
3	10/22/18	ZDJ	ADDED PHASE 2 PROPERTY LINES (82-95)
4	10/22/18	ZDJ	REVISED PHASE 2 SANITARY SEWER

**GRAY**  
ENGINEERING CONSULTANTS  
132 PILGRIM ROAD - GREENVILLE, SC 29607  
PH: (864) 297-3227 - FAX: (864) 297-5187  
WWW.GRAYENGINEERING.COM

SC C.O.A.# C00060 • NC C.O.A.# C-187 • CA C.O.A.# PE000941 • TN C.O.A.# C410819 •

SEAL: CAROLINA PROFESSIONAL ENGINEER, No. 30735, ZACHARY D. GRAY

SEAL: CAROLINA PROFESSIONAL ENGINEER, No. 00060, ZACHARY D. GRAY

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTANCE OF THE SOFTWARE PRODUCT OF GRAY ENGINEERING CONSULTANTS, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER OTHER THAN THAT AUTHORIZED BY GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

STAKEOUT PLAN  
**ADDENDUM TO SOUTH MAIN TOWNES PHASE 2**  
SC HIGHWAY 14  
GREER, SOUTH CAROLINA

PROJECT MANAGER: ZDJ  
DRAWN BY: MSG  
PROJECT DATE: 06/01/17  
SCALE: 1"=40'  
JOB No.: 2016089  
PLOT DATE: 3/11/19  
SHEET  
**CV-1**



Category Number: III.  
Item Number: E.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**4/22/2019**

---

**SUB 2018-27 - Blaize Ridge**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ SUB 2018-27 Application	4/12/2019	Cover Memo
☐ FDP	4/12/2019	Cover Memo
☐ FDP w/ Landscape Plan	4/12/2019	Cover Memo



## Final Development Plan Review Application

Date March 18th, 2019

Proposed Development Name Blaize Ridge Subdivision

Tax Map Number(s) 0535030101500, 535030101501 & 0528030102000

Circle Current Zoning of Property:

DRD PD  
w/1/2

### Applicant Information

Name BCB & PRB Gibb Shoals, LLC

Address 3435 E. Thousand Oaks Blvd. # 6876  
Thousand Oaks, CA 91359

Contact Number ~~325-787-0237~~ 864-373-9662

Email mattmailbox44@gmail.com

### Property Owner Information

Name William and Marsha Johnson / Nichols Ella Sudduth

Address 1689 Gibbs Shoals Rd Greer SC 29650

122 Nichols Drive Greer SC 29650

Contact Number \_\_\_\_\_

Email \_\_\_\_\_

*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 \_\_\_\_\_

Jonathan Nett (Agent)

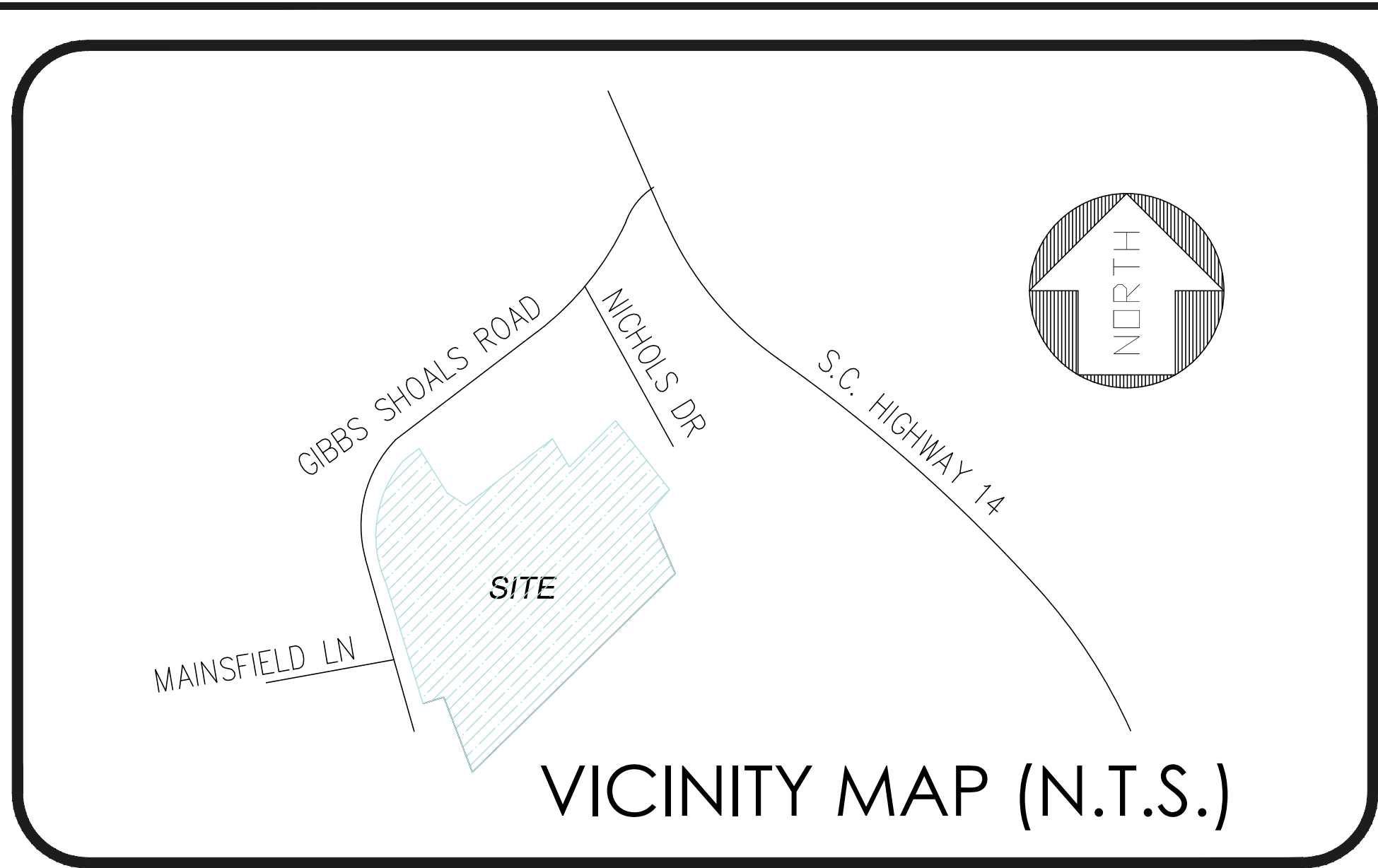
### OFFICE USE ONLY

GPC Meeting Date \_\_\_\_\_

Staff Recommendation \_\_\_\_\_

Received by (Staff Name) \_\_\_\_\_





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	ET ELEC TRANS
EP EDGE OF PAVEMENT	WM WATER METER	EV ELEVATION
IPO IRON PIN OLD	WV WATER VALVE	FH FIRE HYDRANT
IPS IRON PIN SET	CTV CABLE TV	GM GAS METER
N&C NAIL & CAP	X FENCE LINE	GV GAS VALVE
OT OPEN TOP	FOC FIBER OPTIC CABLE	LP LIGHT POLE
RB REBAR	GL GAS LINE	PP POWER POLE
R/W RIGHT OF WAY	OHP OVERHEAD POWER	GP GUY ANCHOR
SD STORM DRAIN	OHM 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	71.38	N44° 08' 03.02"W
L2	106.22	N10° 20' 34.78"W
L3	12.61	N6° 30' 13.92"W
L4	246.33	N39° 14' 32.80"E
L5	33.85	N75° 06' 41.38"E
L6	494.14	N61° 58' 42.32"E
L7	165.85	N44° 54' 50.03"E
L8	104.76	N21° 50' 24.57"W
L9	381.51	N15° 32' 38.52"W
L10	28.00	S73° 50' 14.95"W
L11	39.11	S80° 36' 40.28"W
L12	102.55	S62° 11' 29.99"W
L13	484.79	S80° 15' 48.41"W
L14	56.08	N80° 47' 32.54"W
L15	160.00	S28° 46' 18.66"E
L16	138.45	S28° 37' 29.02"E
L17	57.35	S33° 19' 03.50"W

ROAD C/L CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.11	107.00	33.79	N27° 14' 19"W	62.19
C2	87.83	110.00	45.75	N16° 22' 09"E	85.51
C3	68.86	110.00	35.87	N57° 10' 37"E	67.74
C4	119.13	400.00	17.06	N53° 26' 46"E	118.69
C5	124.66	107.00	66.75	N11° 32' 13"E	117.73
C6	24.72	225.00	6.30	N18° 41' 32"W	24.71
C7	35.36	110.00	18.42	S71° 24' 05"W	35.21
C8	45.73	145.00	18.07	S71° 13' 39"W	45.55
C9	139.57	500.00	15.99	S88° 15' 36"W	139.11
C10	378.38	350.00	61.94	S2° 20' 47"W	360.22

BOUNDARY and TOPOGRAPHIC 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

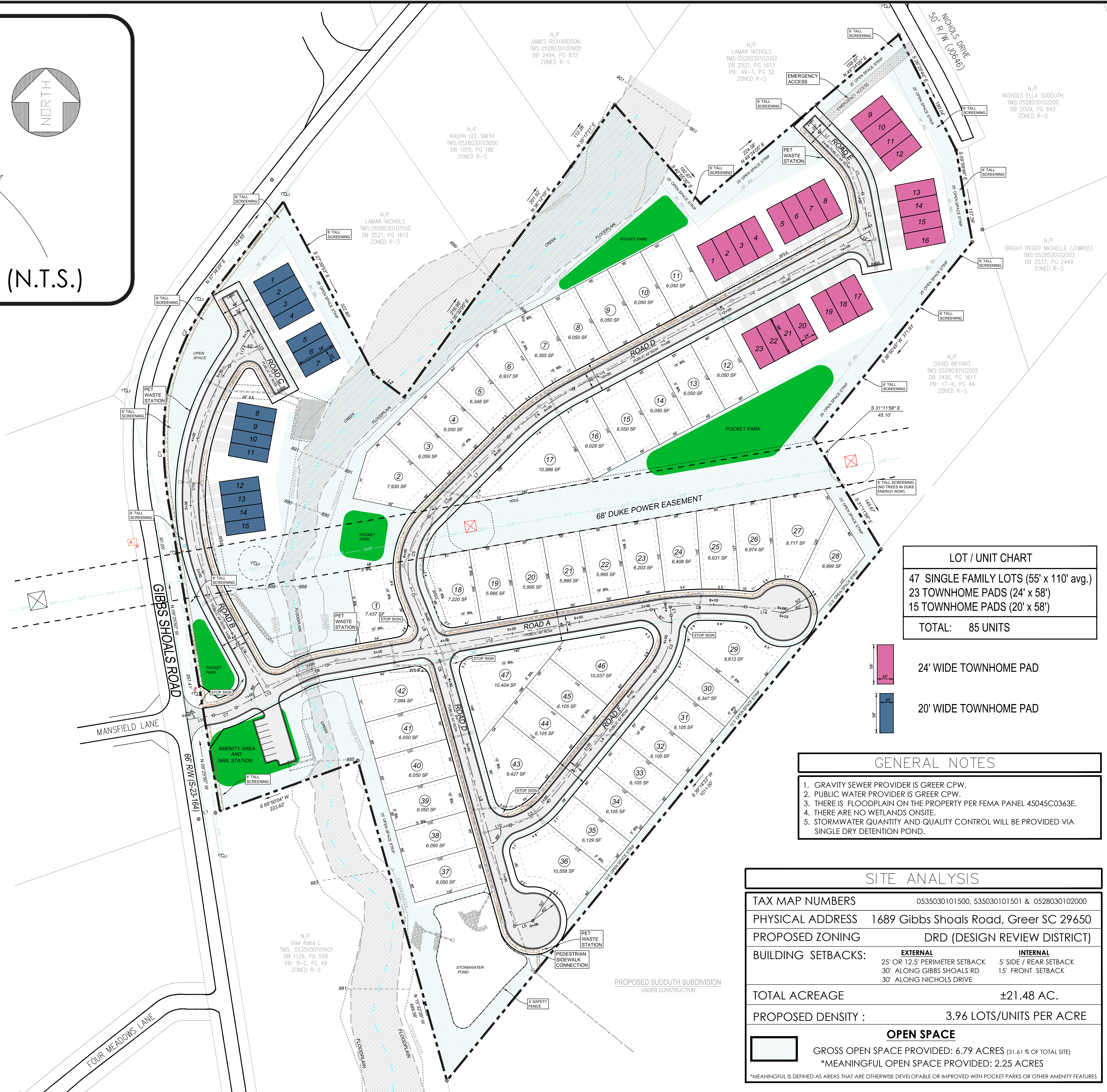
LINE	BEARING	DISTANCE
L1	S 69°40'42" W	26.38'
L2	S 52°59'37" E	56.57'

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'

**CITY OF GREER EASEMENT NOTE:**  
NO STRUCTURES ALLOWED IN PLATTED DRAINAGE EASEMENTS INCLUDING BUT NOT LIMITED TO: FENCES, OUTBUILDINGS, FILL, DIRT, PLAY SETS OR ANYTHING THAT WOULD BLOCK NATURAL DRAINAGE.

**CITY OF GREER STORM PIPE NOTE:**  
HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE PIPE LOCATED OUTSIDE ROAD RIGHT OF WAY AND/OR ON HOA PROPERTY IF PIPE CARRIES NO WATER FROM PUBLIC ROAD. CITY WILL BE RESPONSIBLE FOR ALL STORM DRAINAGE PIPE IN RIGHT OF WAY AND PIPE THAT CARRIES WATER FROM PUBLIC ROAD.



LOT / UNIT CHART

47 SINGLE FAMILY LOTS (55' x 110' avg.)
23 TOWNHOME PADS (24' x 58')
15 TOWNHOME PADS (20' x 58')
<b>TOTAL: 85 UNITS</b>

24' WIDE TOWNHOME PAD
20' WIDE TOWNHOME PAD

- 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 & 0528030102000
PHYSICAL ADDRESS	1689 Gibbs Shoals Road, Greer SC 29650
PROPOSED ZONING	DRD (DESIGN REVIEW DISTRICT)
BUILDING SETBACKS:	<b>EXTERNAL</b> 25' OR 12.5' PERIMETER SETBACK 30' ALONG GIBBS SHOALS RD 30' ALONG NICHOLS DRIVE <b>INTERNAL</b> 5' SIDE / REAR SETBACK 15' FRONT SETBACK
TOTAL ACREAGE	±21.48 AC.
PROPOSED DENSITY :	3.96 LOTS/UNITS PER ACRE
<b>OPEN SPACE</b>	GROSS OPEN SPACE PROVIDED: 6.79 ACRES (31.61 % OF TOTAL SITE) *MEANINGFUL OPEN SPACE PROVIDED: 2.25 ACRES *MEANINGFUL IS DEFINED AS AREAS THAT ARE OTHERWISE DEVELOPABLE OR IMPROVED WITH POCKET PARKS 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

Client

Revisions

No.	Description	Date
A	FDP submittal	3.18.2019



© Copyright 2019 CivilSD, LLC  
This drawing and their reproductions are the property of the engineer and may not be reproduced, published, or used in whole or in part without the written permission of the engineer.

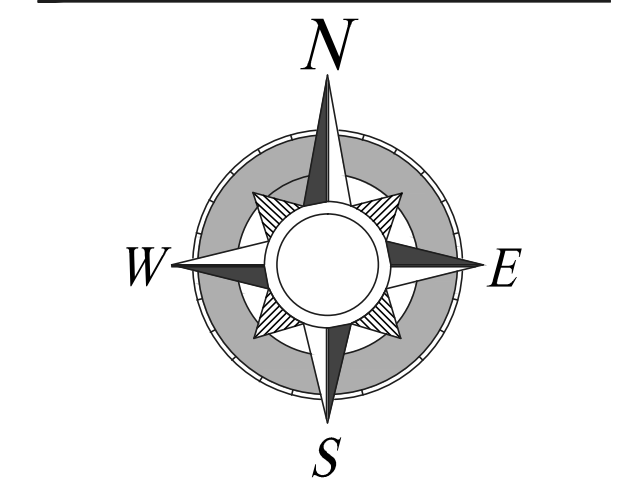
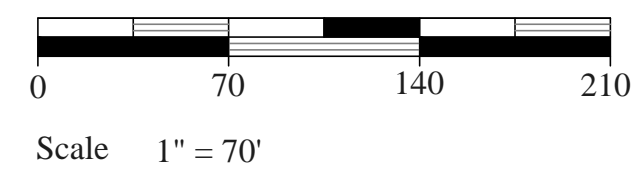
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



Project Title  
**Blaize Ridge Subdivision**

Project Location  
Gibbs Shoals Road  
Greenville County, SC

Project No.  
Date: 3/18/19  
Dwg: 18004-FDP.dwg

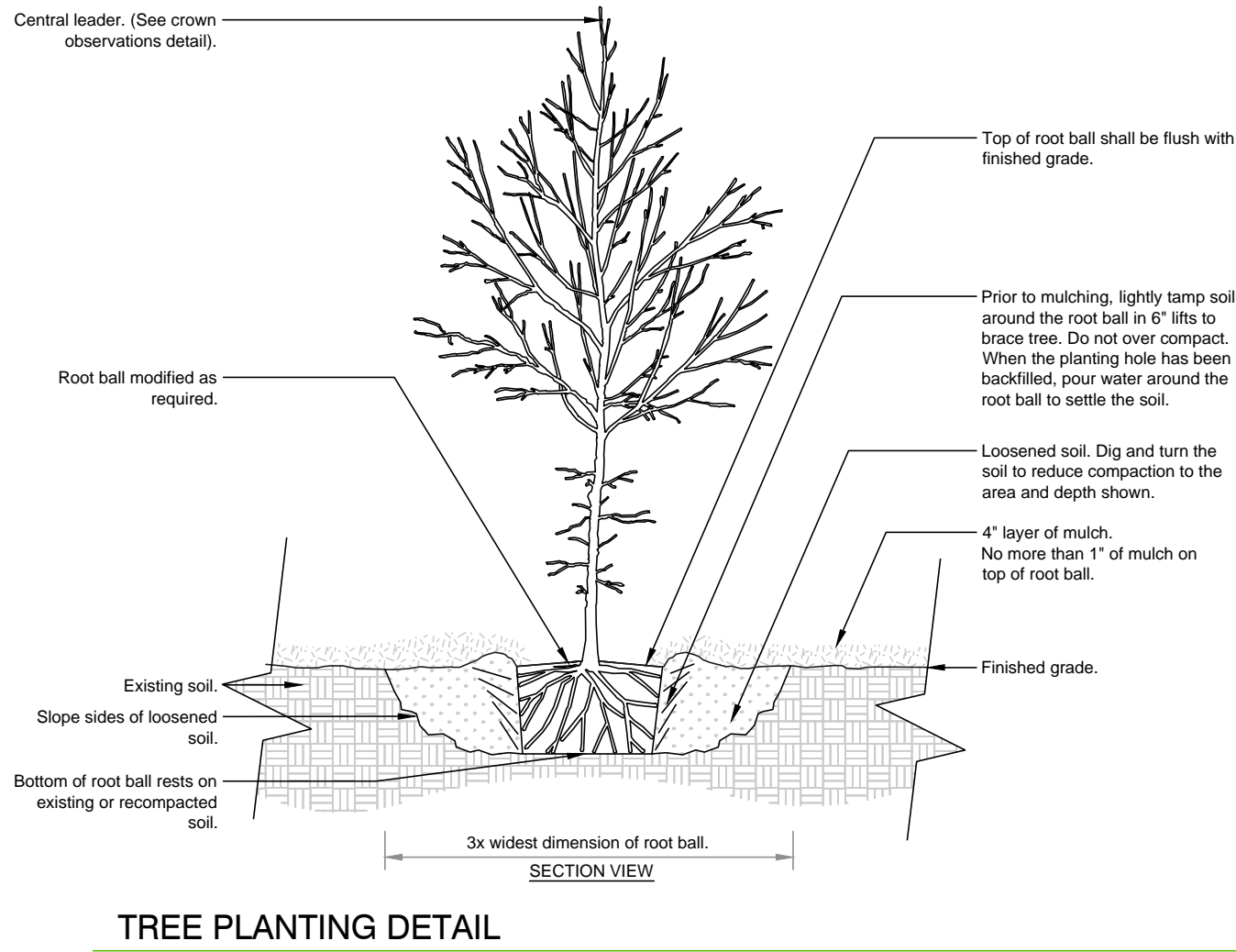


Sheet Title  
**Final Development Plan**  
Sheet Number

**FDP**



LEGEND			
Symbol	Common Name	Qty	Size
	GREEN GIANT TREE	112	7 GAL
	EMERALD GREEN ARBORVITAE	35	7 GAL
	MAGNOLIA TREE	18	2" CALIPER
	NELLY S HOLLY TREE	31	7 GAL
	AZALEA	112	3 GAL



TREE REPLACEMENT CALCULATIONS	
REQUIREMENTS	
HEALTHY TREES OVER 20" TO BE REMOVED: 88	352 TREE CREDITS
TREES OVER 20" PRESERVED: 26	104 TREE CREDITS
TOTAL SIGNIFICANT TREE REPLACEMENT REQUIREMENTS (75% OF TOTAL):	186 TREE CREDITS REQUIRED
PROVIDED	
EVERGREEN TREE SCREENING	224 TREE CREDITS
ENTRANCE LANDSCAPING	168 TREE CREDITS
	392 TREE CREDITS PROVIDED

# 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

Client

Revisions

No.	Description	Date
A	FDP submittal	3.18.2019

© Copyright 2019 CivilSD, LLC

This drawing and their reproductions are the property of the engineer and may not be reproduced, published, or used in whole or in part without the written permission of the engineer.

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

Project Title

## Blaize Ridge Subdivision

Project Location

Gibbs Shoals Road  
Greenville County, SC

Project No.

Date: 3/18/19

Dwg: 18004-LANDSCAPE PLAN.dwg

Sheet Title

## Landscape Plan

Sheet Number

# L-1



Category Number: III.  
Item Number: F.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**4/22/2019**

---

**COM 2019-07 - Crescent Park Phase II (Suber Rd)**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ COM 2019-07 Application	4/12/2019	Cover Memo
☐ COM 2019-07 FDP	4/12/2019	Cover Memo



## Final Development Plan Review Application

Date 03/18/2019

Proposed Development Name Crescent Park Phase 2

Tax Map Number(s) T010010200504 & T010010200503

Circle Current Zoning of Property:

DRD

PD



### Applicant Information

Name Graycliff Capital Partners, LLC

Address 35 Brendan Way

Greenville, SC 29615

Contact Number 864 679-4799 ext 1004

Email speterson@graycliffcapital.com

### Property Owner Information

Name Crescent Park Phase II Land LI

Address 35 Brendan Way

Greenville, SC 29615

Contact Number 864 679-4799 ext 1004

Email speterson@graycliffcapital.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

Seth Peterson

Print

Seth Peterson

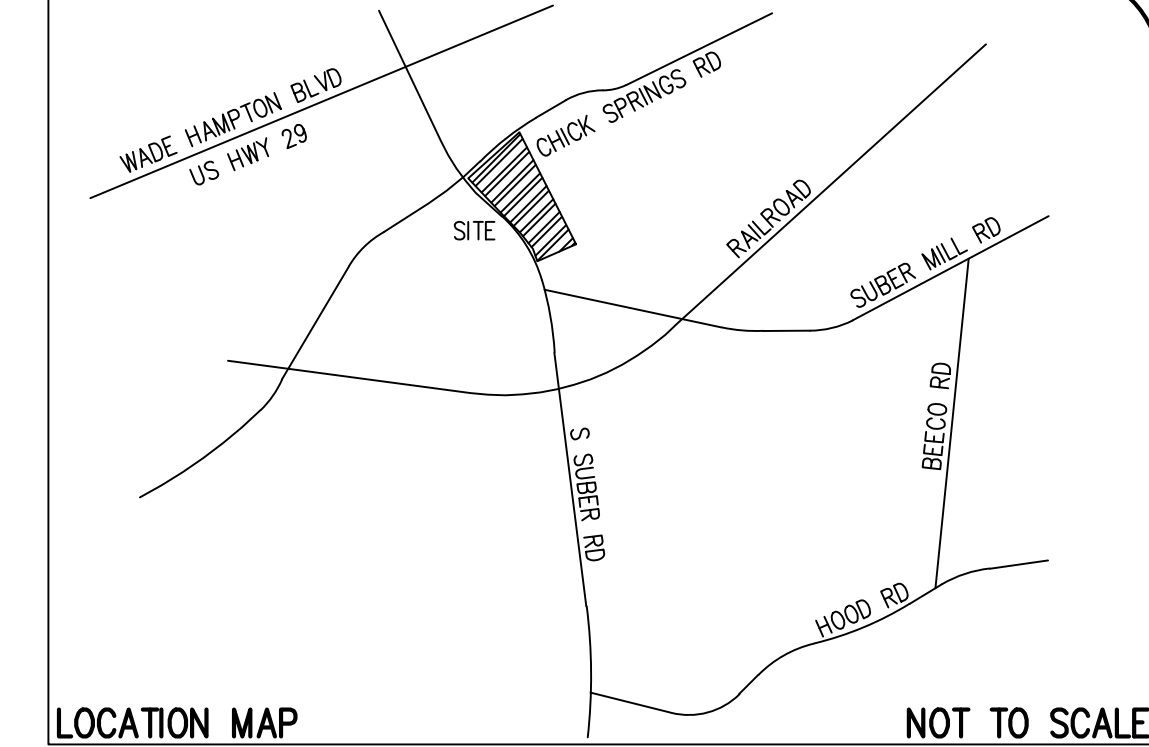
### OFFICE USE ONLY

GPC Meeting Date \_\_\_\_\_

Staff Recommendation \_\_\_\_\_

Received by (Staff Name) \_\_\_\_\_





1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

PIN: T010010200503 & T010010200504  
TOTAL SITE = 5.26 AC (XX,XXX SF)  
TOTAL DISTURBED AREA = XX.XX AC (XX,XXX SF)

ZONING - PD-R (PLANNED DEVELOPMENT - RESIDENTIAL)

SETBACKS -  
FRONT - 25'  
REAR - 25'  
SIDES - 25'



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

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

<u>SYMBOLS</u>	<u>ABBREVIATIONS</u>
CATCH BASIN	BL BUILDING LINE
DROP INLET	CL CENTERLINE
ELEC TRANSFORMER	CT CRIMP TOP
ELEVATION (EXIST. GRADE)	DE DRAINAGE EASEMENT
ELEVATION (FINISH GRADE)	EP EDGE OF PAVEMENT
FIRE HYDRANT	FF FINISHED FLOOR ELEVATION
GAS METER	FG FINISHED GRADE
GRID VALVE	IE INVERT ELEVATION
IRON PIN	IPS IRON PIN SET
LIGHT POLE	IPD IRON PIN OLD
MANHOLE (BELLSOUTH)	N&C NAIL & CAP
MANHOLE (SD)	OT OPEN TOP
MANHOLE (SS)	RB REBAR
POWER POLE	RC REINFORCED CONCRETE PIPE
TELEPHONE	R/W RIGHT OF WAY
WATER METER	SSE SANITARY SEWER EASEMENT
WATER VALVE	SL SETBACK LINE
STORMWATER FLOW	VCP VITRIFIED CLAY PIPE
WATER FLOW	

— CTV	CABLE TV	— SS	SANITARY SEWER — EXIST.
— X	CHAIN LINK FENCE (PROPOSED)	— SW	SANITARY SEWER — NEW
— X	CHAIN LINK FENCE (EXISTING)	— SF	SILT FENCE
— -680-	CONTOURS — EXIST. GRADE	— ST	STORM SEWER — EXIST.
<b>-(678)-</b>	CONTOURS — FINISHED GRADE	— STORM	STORM SEWER — NEW
— FIC	FIBER OPTIC	— UG	UNDERGROUND
— FM	FORCE MAIN	— UGP	UNDERGROUND PTEL
— GAS	GAS LINE	— W	WATER LINE — EXIST.
— OHS	OVERHEAD POWER	— W	WATER — NEW
— QHT	OVERHEAD TELEPHONE	— W	WOOD FENCE
— RD	ROOF DRAIN — NEW	— WPDSS	LIMITS OF DISTURBANCE

50 0 25 50 100 200

( IN FEET )

1 inch = 50 ft.

Type	Units	1 BR	2 BR	3 BR
Office	0			
A - 1, 2, 3 BR	24	6	12	6
B - (1,2 BR only)	24	12	12	0
C - (Elevator; 1,2 BR only)	30	15	15	0
D- Carriage (2-total)	4	0	4	0
	<b>82</b>	<b>33</b>	<b>43</b>	<b>6</b>



**Category Number: IV.**  
**Item Number: A.**



**AGENDA**  
**GREER PLANNING COMMISSION**  
**4/22/2019**

---

**Planning and Zoning Report**