



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
October 21, 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. September 2019 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. BUSINESS MEETING

IV. NEW BUSINESS

- A. AN 2019-12
- B. RZ 2019-16
- C. RZ 2019-17
- D. TXT 2019-06

V. OTHER BUSINESS

- A. Planning and Zoning Report

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
10/21/2019

September 2019 Minutes

ATTACHMENTS:

Description	Upload Date	Type
☐ September 2019 Minutes	10/14/2019	Cover Memo



City of Greer

Planning Commission Minutes

September 23, 2019

Members Present: Mark Hopper, Chairman
John Holland, Vice Chairman
Judy Jones
Walden Jones
William Lavender
Brian Martin
Michael Wright

Member(s) Absent:

Staff Present: 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. Holland made a motion to approve the minutes from the August 19, 2019 Planning Commission Meeting. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

III. Public Forum

There was no one to speak for public forum.

IV. Public Hearing

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

A. AN 2019-11

Mr. Hopper opened the public hearing for AN 2019-11.

Staff 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 2019-05

Mr. Hopper opened the public hearing for TXT 2019-05.

Staff 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 2019-11

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2019-11.

Staff presented their analysis and recommendation for approval for the request.

Reno Deaton, representative for the applicant Allen Cullum, was present to answer any questions for the commission.

ACTION – Mr. Lavender made a motion to approve AN 2019-11. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

B. TXT 2019-05

Mr. Hopper opened the business meeting for TXT 2019-05.

Staff presented their analysis and recommendation for approval for the request.

Steve Grant, City of Greer Engineer and applicant for the request, was present to answer any questions for the commission.

Mr. Martin asked Mr. Grant to clarify the need for the request. Mr. Grant gave a brief overview of request.

ACTION – Mr. Martin made a motion to approve TXT 2019-05. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

VII. Other Business

Staff updated the commission on upcoming training dates.

VIII. Executive Session

Mr. Hopper stated there was one item on the agenda for executive session.

ACTION - Mr. Lavender made a motion to enter into Executive Session to discuss a legal matter pertaining to the Land Development Regulations; as allowed by State Statute Section 30-4-70(a)(2). Mr. Holland seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

Planning Commission exited the chambers for executive session.

Planning Commission entered the chambers from executive session.

ACTION – Mr. Holland made a motion to exit executive session. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

Mr. Hopper stated there was no action taken and no action needed during executive session.

VIII. Adjourn

There being no other business to discuss, Mr. Holland made a motion to adjourn. Mr. Lavender seconded the motion. The meeting adjourned at 8:02 p.m.

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
10/21/2019

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	10/14/2019	Cover Memo

Planning Commission City of Greer

October 21, 2019

Public Hearing



DOCKET NUMBER:

AN 2019-12

APPLICANT:

Bobby Safrit

ADDRESS:

5204 W. Wade Hampton Blvd

PARCEL ID NUMBER:

T009050105003

REQUEST:

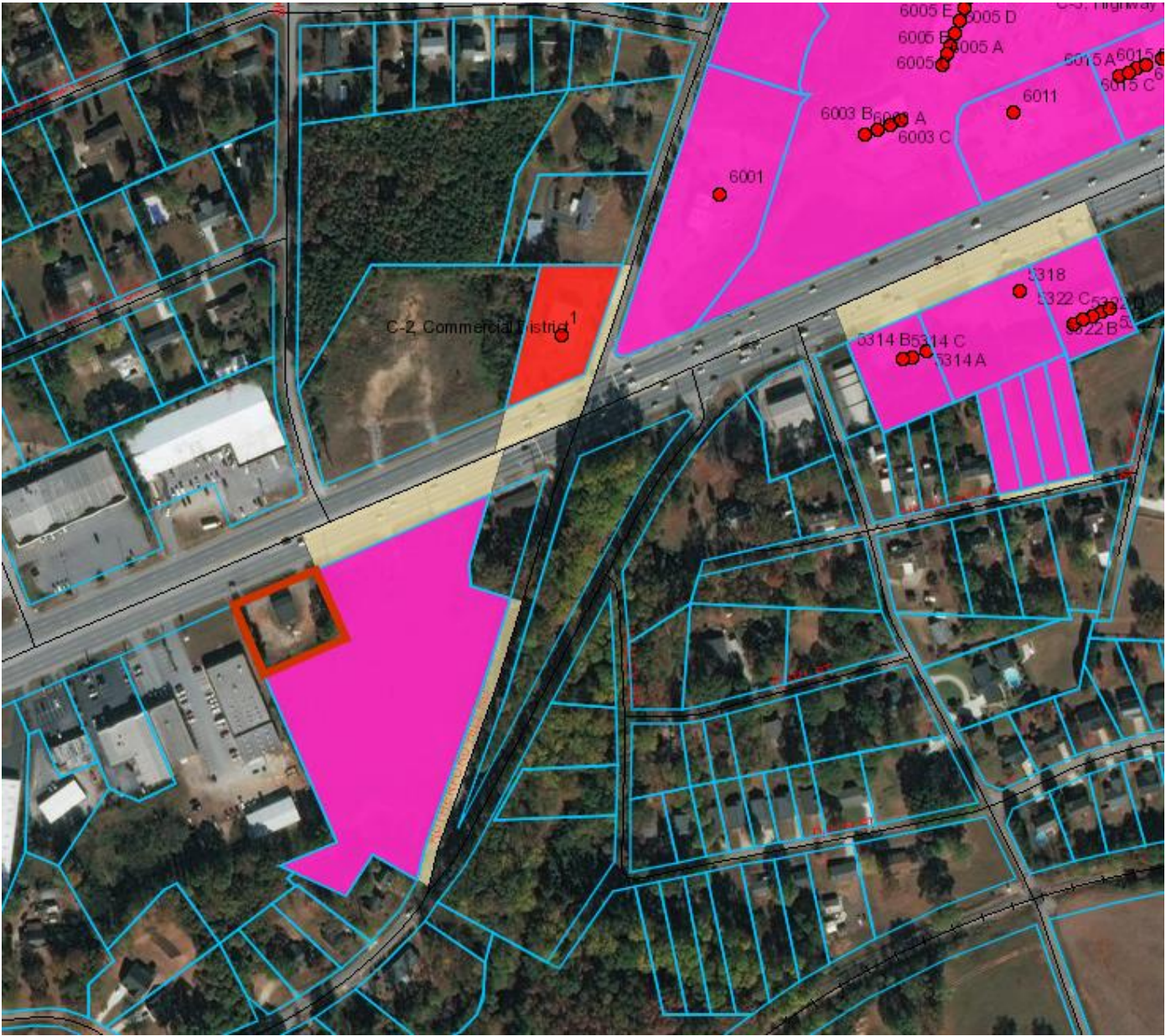
Zone to C-3, Commercial



DOCKET NUMBER: AN 2019-12



AN 2019-12



Zoning & Floodplain



Future Land Use Map



DOCKET NUMBER:

RZ 2019-16

APPLICANT:

Eric Hedrick, TCC Ventures, LLC

ADDRESS:

Memorial Dr Ext

PARCEL ID NUMBER:

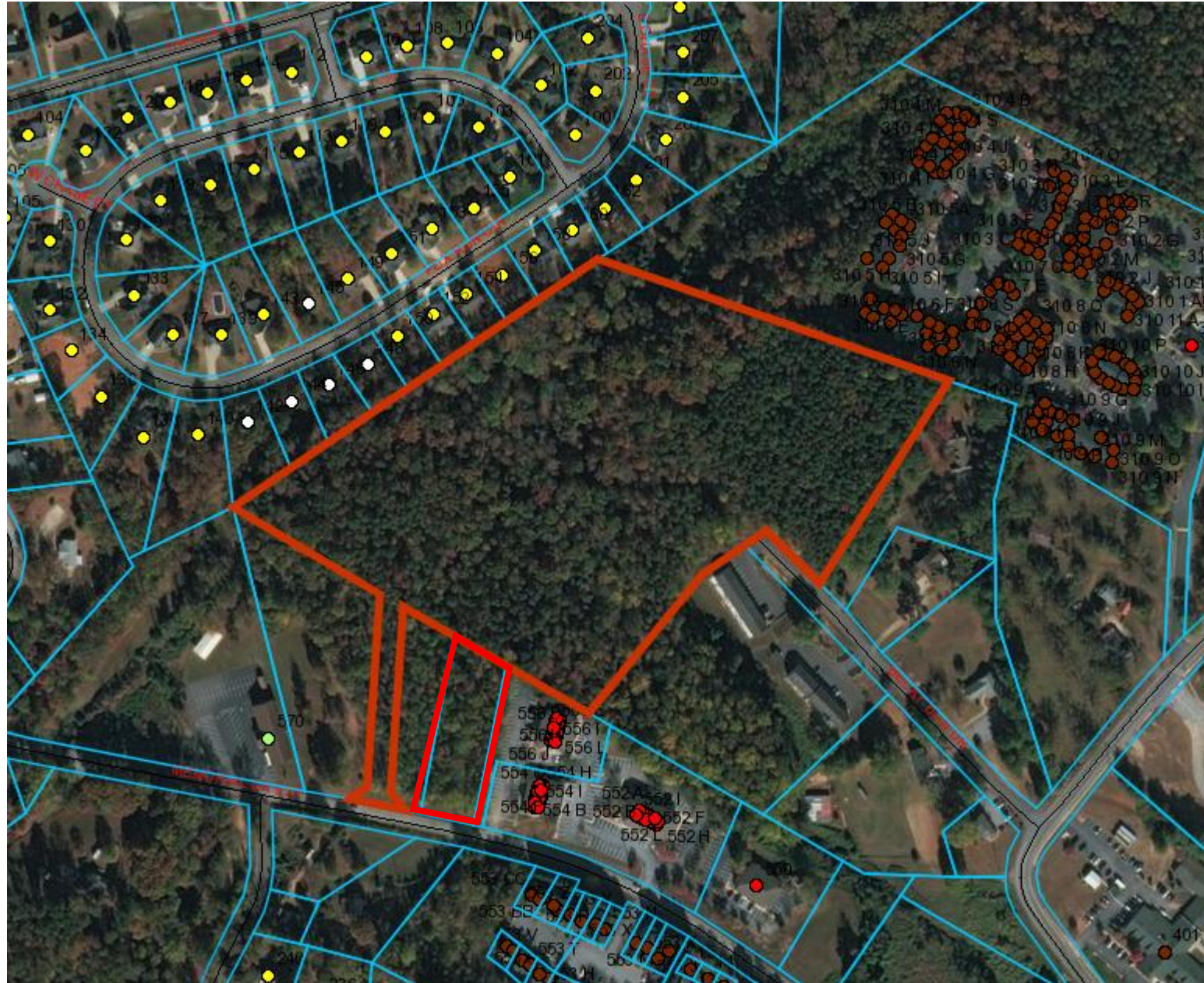
G019000102105, 2106, G019000102303

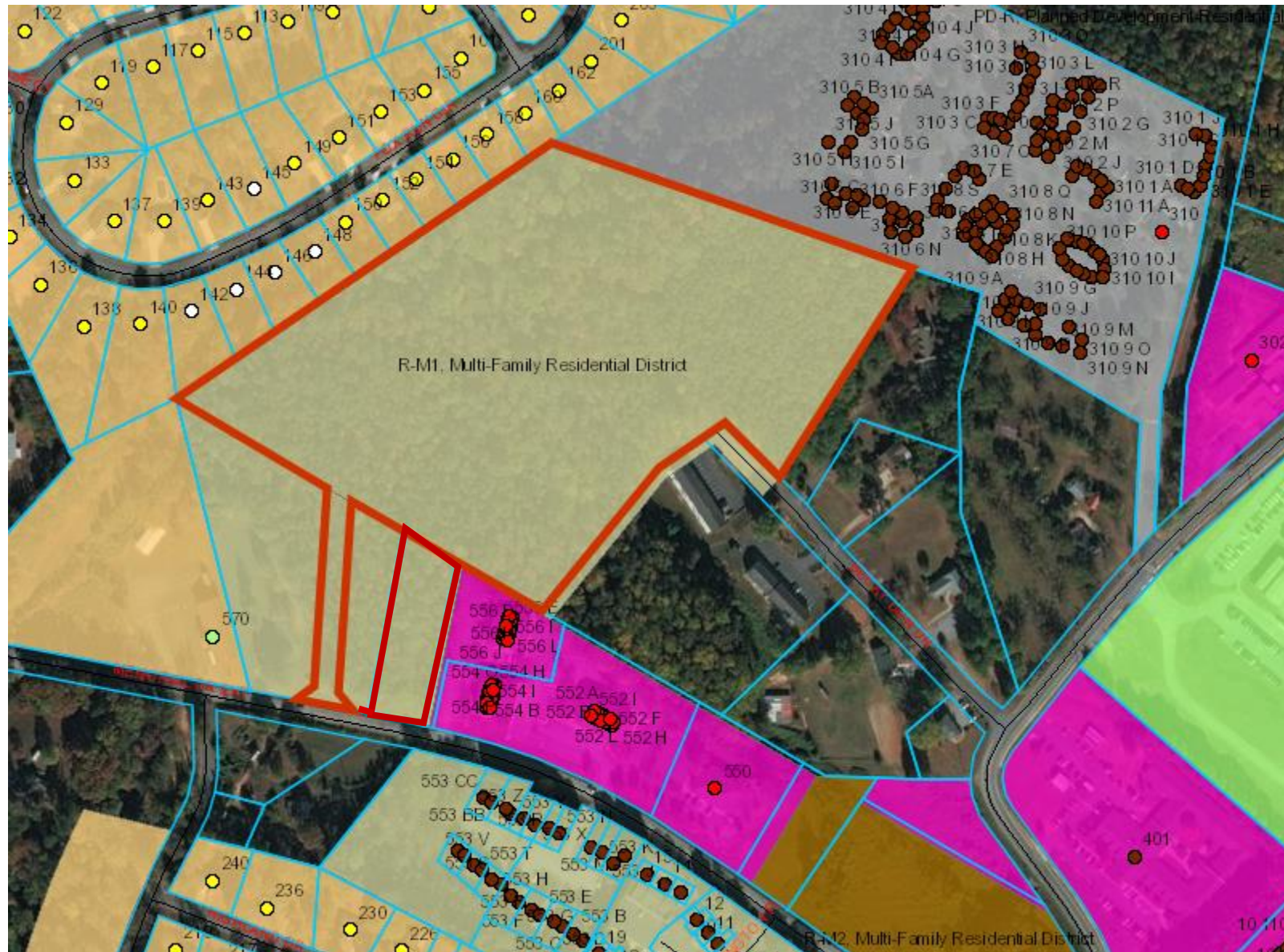
REQUEST:

Rezone to DRD, Design Review District

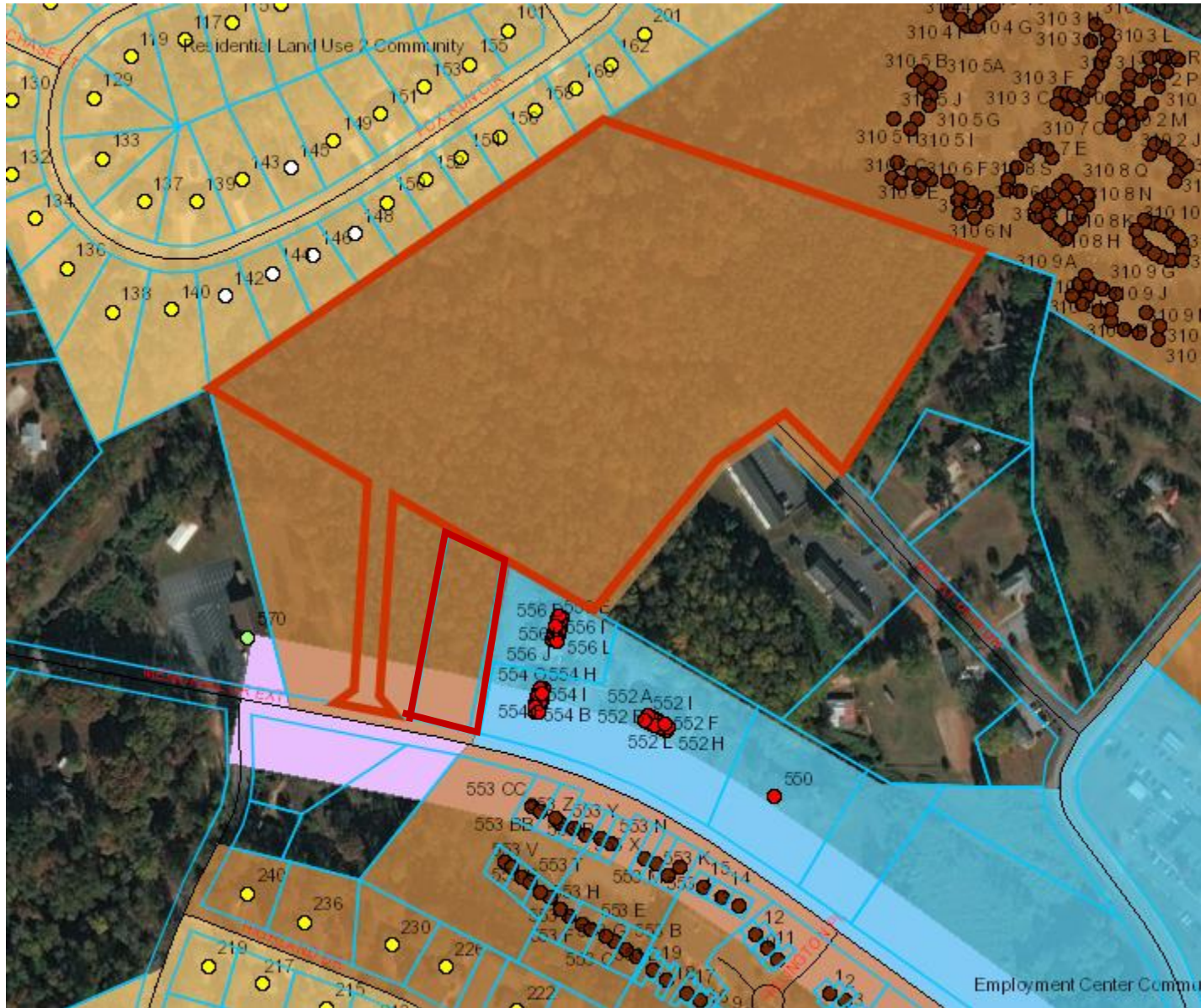


DOCKET NUMBER: RZ 2019-16





DOCKET NUMBER: RZ 2019-16



Future Land Use Map

DOCKET NUMBER: RZ 2019-16



RZ 2019-16



DOCKET NUMBER:

RZ 2019-17

APPLICANT:

City of Greer

ADDRESS:

Main St and Jason St

PARCEL ID NUMBER:

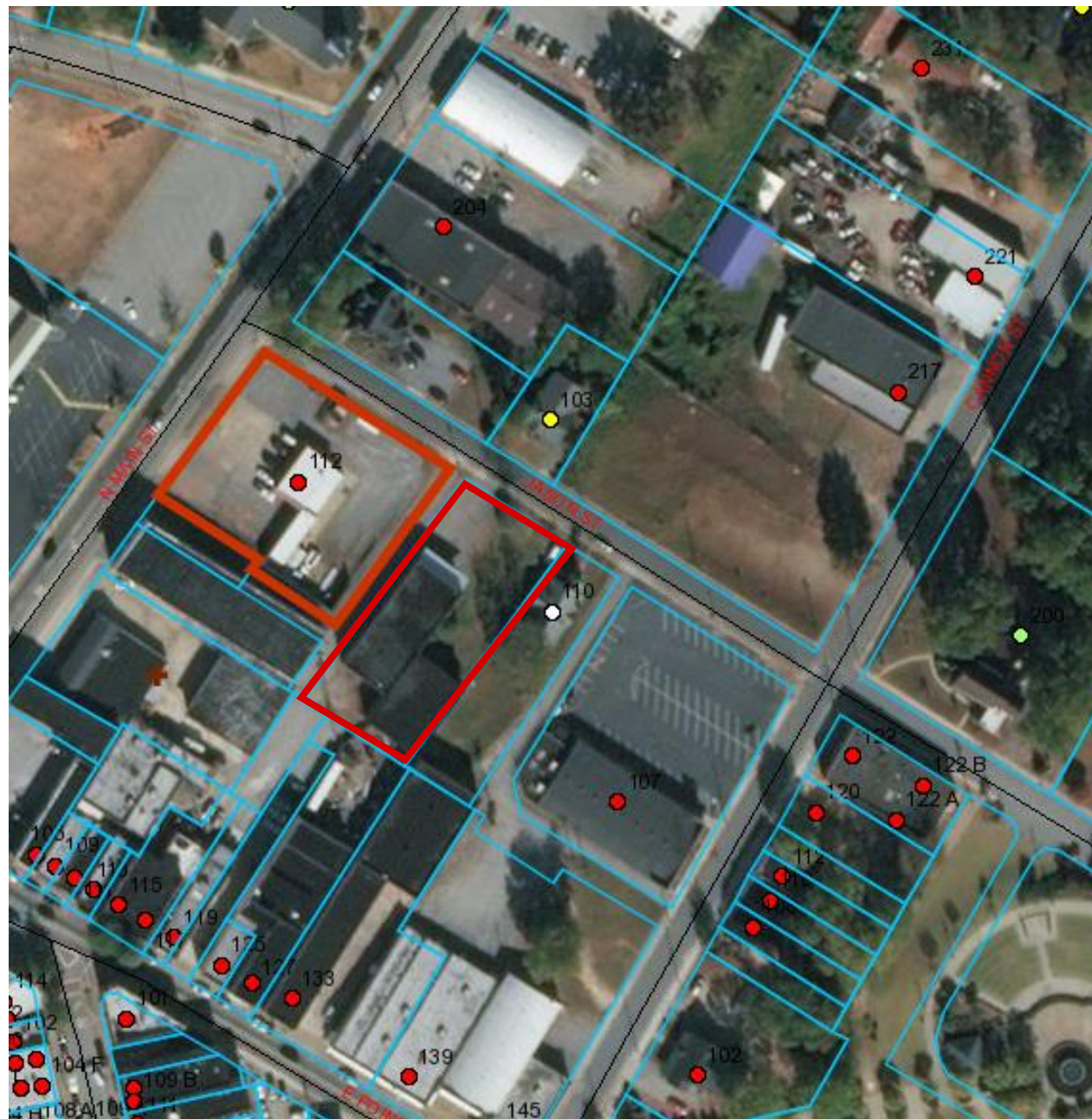
G021000100100 and G021000100600

REQUEST:

Rezone to C-1, Central Business District



RZ 2019-17





Zoning & Floodplain



Future Land Use Map

DOCKET NUMBER: RZ 2019-17



DOCKET NUMBER: TXT 2019-06
APPLICANT: City of Greer – Planning Staff
REQUEST: Amend§ 6:14.6 Required Open Space of the Zoning Ordinance



TXT 2019-06 is an amendment to Article § 6:14.6 Required Open Space of the City of Greer, SC Zoning Ordinance to state:

In order for a site to be considered for a cluster residential development, a minimum 25% of the total acreage must be designated as open space. The required open space ~~in~~ may include both developable and undevelopable land. Of that land dedicated for open space ~~in the remaining districts~~, a minimum of fifty percent (50%) of the total open space must be considered developable land, as defined in Article 4 Definitions.

Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. The open space shall be contiguous to the extent practicable. Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational lakes or ponds used for stormwater management may be included in the land designated as open space. Fenced detention or retention areas used for stormwater management shall not be included in the calculation of required open space.

Planning Commission City of Greer



Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
10/21/2019

AN 2019-12

ATTACHMENTS:

Description	Upload Date	Type
❏ Annexation Petition	10/14/2019	Cover Memo
❏ Zoning Map Amendment	10/14/2019	Cover Memo
❏ Survey	10/14/2019	Cover Memo



301 East Poinsett Street
Greer, South Carolina 29651
(864) 801-2009

Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 5204 Wade Hampton Blvd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number T009050105003 attached hereto marked as Exhibit C containing approximately .64 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 16th day of September, 2019 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: <u>Bobby M. Salnit</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>400 Memorial Drive Ext Greer SC</u>	Address: _____
Witness: <u>[Signature]</u>	Witness: _____
Date: <u>9-16-2019</u>	Date: _____
Parcel Address: <u>5204 Wade Hampton Blvd</u>	Parcel Address: _____
Tax Map Number: <u>T009050105003</u>	Tax Map Number: _____



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 9-16-19

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

Tax Map Number(s) T009050105003
Property Address(s) 5204 Wadehampton Blvd Taylors SC 29687
Acreage of Properties .64 County Greenville

Applicant Information

Name Bobby M. Sahit
Address 400 Memorial Drive Ext
Suite 400, Greer SC 29651
Contact Number 864 238 5676
Email rsahit@tdnonline.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Bobby M. Sahit
Address 400 Memorial Drive Ext
Suite 400, Greer SC 29651
Contact Number 864 238 5676
Email rsahit@tdnonline.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 C-2 Greenville County to C-3.

Existing Use: Commercial Proposed Use: Commercial

Signature(s) B Sahit

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

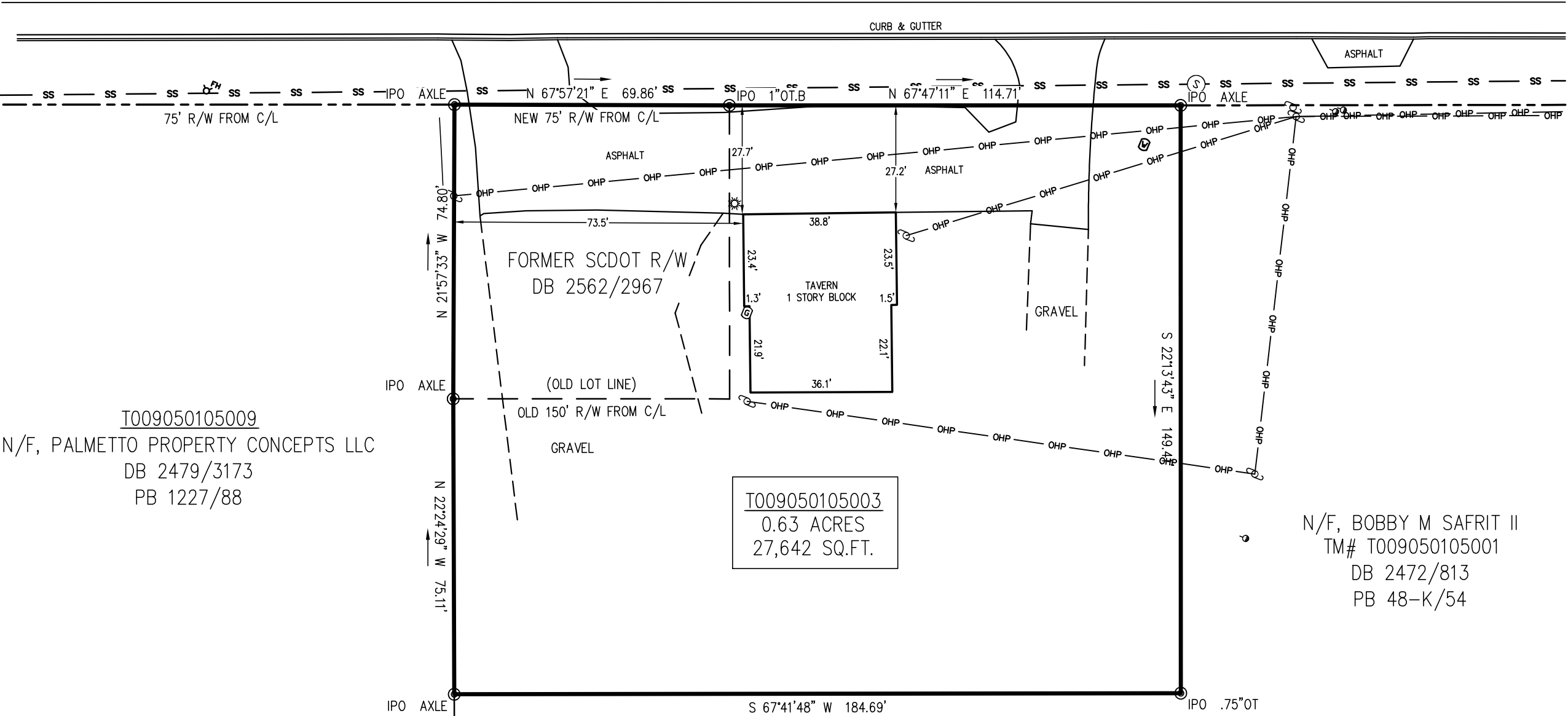
Case No. _____

Meeting Date _____

See Reverse

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.

WADE HAMPTON BLVD US-29
(SCDOT FILE 23.650)



T009050105009
N/F, PALMETTO PROPERTY CONCEPTS LLC
DB 2479/3173
PB 1227/88

T009050105003
0.63 ACRES
27,642 SQ.FT.

N/F, BOBBY M SAFRIT II
TM# T009050105001
DB 2472/813
PB 48-K/54

N/F, BOBBY M SAFRIT II
TM# T009050105001
DB 2472/813
PB 48-K/54

REVISED: 9/27/19, INCLUDE FORMER R/W FROM QUITCLAIM DEED

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

WILLIAM T LAVENDER,PS#28138

LEGEND		
BL BUILDING LINE	DIP DUCTAL IRON	CB CATCH BASIN
CT CRIMP TOP	VCP VITRIFIED CLAY	DI DROP INLET
DE DRAINAGE EASEMENT	RCP REINFORCED CONCRETE	ELEC TRANS
EP EDGE OF PAVEMENT	CMP CORRUGATED METAL	ELEVATION
IPO IRON PIN OLD-	HPDE H.D. POLY STORM	FIRE HYDRANT
IPS IRON PIN SET-	CTV CABLE TV	GAS METER
N/C NAIL & CAP	X FENCE LINE	GAS VALVE
OT OPEN TOP	FOC FIBER OPTIC CABLE	LP LIGHT POLE
RB REBAR	GAS GAS LINE	PP POWER POLE
R/W RIGHT OF WAY	OHP OVERHEAD POWER	GP GUY ANCHOR
SD STORM DRAIN	OHT OVERHEAD TEL	TEL TEL PEDESTAL
SS SANITARY SEWER	SD STORM DRAIN	CLEAN OUT
SSE SS EASEMENT	SS SANITARY SEWER	WATER METER
STORM MANHOLE	UGP UNDERGROUND POWER	WATER VALVE
SEWER MANHOLE	UGT UNDERGROUND TEL	ELECTRIC METER
TEL MANHOLE	W WATER LINE	

SURVEY FOR
BOBBY M SAFRIT II
CITY OF GREER
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE
1" = 30'

PROPERTY ADDRESS
5204 WADE HAMPTON BOULEVARD

TAX PIN
T009050105003

DATE
3/20/18

FIELD CREW
60

DRAWN BY
WTL

UPSTATE
SURVEYING ASSOCIATES LLC
No. C05317

PROJECT # 180037

PO BOX 566 GREER, SC 29652
PH: (864) 723-1043 GREER
PH: (864) 630-6190 EASLEY

Category Number: III.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
10/21/2019

RZ 2019-16

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Zoning Map Amendment 1	10/14/2019	Cover Memo
<input type="checkbox"/> Zoning Map Amendment 2	10/14/2019	Cover Memo
<input type="checkbox"/> Site Plan	10/14/2019	Cover Memo
<input type="checkbox"/> Statement of Intent	10/14/2019	Cover Memo

Beckie

(2)



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 9-16-19

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

Tax Map Number(s) G-019000102303 & G-019000102106
Property Address(s) Memorial Drive Extension
Acreage of Properties 17.6 County Greenville

Applicant Information

Name Eric Hedrick, TCC Venture, LLC
Address 18 Four Mile Branch Ln.
Spartanburg, SC 29302
Contact Number (864) 918-3419
Email erichedrick@bellsouth.net

Property Owner Information

(If multiple owners, see back of sheet)

Name Beckie Aughton
Address 1465 S McElhenny Rd.
Greer SC 29651
Contact Number 864 420 5124
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 ☒

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-M1 to DRD.

Existing Use: vacant Proposed Use: townhouses
attached residential

Signature(s) X Beckie Aughton
Applicant Eric Hedrick

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

Complete the section below if multiple property owners

Name Donald Williams
Address 1465 South Richard
Contact Number Orange SC 29691
Signature Donald Williams

Name _____
Address _____
Contact Number _____
Signature _____

Name Ken Williams
Address 175 Old Boswell Road
Contact Number Tramonton SC 29690
Signature Ken L. Williams

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 _____

Beckie

(2)



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 9-16-19

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

Tax Map Number(s) G-019000102303 & G-019000102106
Property Address(s) Memorial Drive Extension
Acreage of Properties 17.6 County Greenville

Applicant Information

Name Eric Hedrick, TCC Venture, LLC
Address 18 Four Mile Branch Ln.
Spartanburg, SC 29302
Contact Number (864) 918-3419
Email erichedrick@bellsouth.net

Property Owner Information

(If multiple owners, see back of sheet)

Name Beckie Aughton
Address 1465 S McElhenny Rd.
Greer SC 29651
Contact Number 864 420 5124
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 ☒

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-M1 to DRD.

Existing Use: vacant Proposed Use: townhouses
attached residential

Signature(s) X Beckie Aughton
Applicant Eric Hedrick

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

Complete the section below if multiple property owners

Name Donald Williams
Address 1465 South Richard
Contact Number Orange SC 29691
Signature Donald Williams

Name _____
Address _____
Contact Number _____
Signature _____

Name Ken Williams
Address 175 Old Boswell Road
Contact Number Tramonton SC 29690
Signature Ken L. Williams

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 _____



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



LOCATION MAP
N.T.S.

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHIELD TRENCH EXCAVATION AND
USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY
REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY
TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY
REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS
MEANS AND METHODS OF CONSTRUCTION.

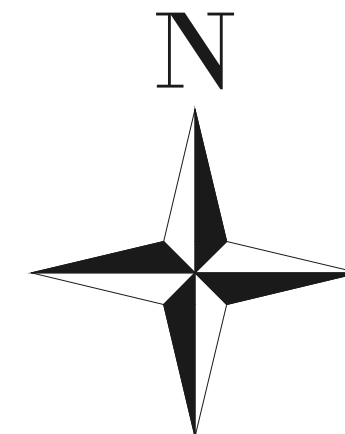


UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S
CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT
SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO
RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE
THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE
LOCATIONS OF ALL UTILITIES WITHIN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

SITE DATA:
20'-WIDE TOWNS: 119 UNITS
AREA: 18.8 ACRES
6.33 UNITS/AC
299 PARKING SPACES
2.51 SPACES/UNIT

TAX MAP #:
G019000102303
G019000102106
G019000102105

Parcel Line Table		
Line #	Length	Direction
L1	100.88'	N77° 32' 27"W
L2	13.06'	N77° 59' 57"W
L3	38.49'	N78° 19' 24"W
L4	37.52'	N36° 53' 07"W
L5	48.94'	N78° 30' 34"W
L6	26.55'	N75° 37' 31"W
L7	25.05'	N75° 43' 05"W
L8	32.19'	N54° 17' 48"E
L9	119.62'	N59° 45' 31"W
L10	124.53'	N59° 42' 30"W
L11	55.63'	N59° 39' 29"W
L12	85.18'	N57° 21' 23"E
L13	81.33'	N57° 15' 12"E
L14	81.40'	N57° 22' 54"E
L15	80.87'	N57° 38' 18"E
L16	159.28'	N57° 09' 30"E
L17	19.97'	N58° 05' 49"E
L18	133.95'	N32° 21' 29"W
L19	74.94'	S42° 47' 14"E
L20	52.21'	S46° 24' 37"W
L21	104.08'	S55° 04' 44"W
L22	74.94'	N75° 59' 01"W



0 60' 120'
SCALE: 1" = 60'

REVISION	
NO.	DATE BY
A	

GRAY
ENGINEERING CONSULTANTS
189 PILGRIM ROAD, GREENVILLE, SC 29607
PH: (864) 252-2927 • FAX: (864) 252-2927
WWW.GRAYENGINEERING.COM

DESIGN REVIEW CONCEPT PLAN
WALNUT HILL TOWNES
MEMORIAL DRIVE EXT.
GREER, SC

PROJECT MANAGER: ZDJ
DRAWN BY: ZDJ
PROJECT DATE: 9/23/19
SCALE: 1"=60'
JOB No.: 2019050
PLOT DATE: 9/23/19

SHEET
DRD

Memorial Drive Ext.

Statement of Intent for the Design Review District (DRD)

Walnut Hill Townes Memorial Drive Ext. & Becky Don Dr., Greer, SC

September 14, 2019

This Statement of Intent describes the characteristics of Walnut Hill Townes, a proposed residential community consisting of approximately one hundred nineteen (119) single-family attached residential townhomes constructed on approximately 18.5 acres bounded by Memorial Dr. Ext. to the south and Becky Don Dr. to the west. The site consists of three tracts: .9 acre (G019000102105) currently zoned R-M1, .7 acre (G019000102106) currently zoned R-M1, and 16.9 acres (G019000102303) currently zoned R-M1 all in the City of Greer. We are requesting that these three tracts be rezoned to a Design Review District (DRD) to allow for up to 150 units.

Development

Development will begin as soon as the proposed rezoning is finalized and when all required construction permits have been obtained. The exact configuration of the lots and common areas will be determined as the engineering of the site progresses.

The residences that are planned for this site will have three bedrooms with approximately 1,400 square feet of heated interior space with campus style parking. They will be two stories with vinyl siding on the exteriors. All lawn areas will be landscaped in accordance with the City of Greer's Landscape Ordinance, and all lawn areas and all common area improvements will be maintained by a homeowner's association that will be incorporated prior to the first sale.

Public Improvements

There will be two access points into the development. One off of Memorial Dr. Ext., and one off of Becky Don Dr. All streets within the project will be private streets, and the homeowner's association will be required to maintain them.

Impact on Public Facilities

Sanitary sewer service, water service, natural gas service & electricity will be provided to the site by Greer CPW unless it is determined that these services are not available from Greer CPW. This community should have no adverse impact on public facilities. All construction shall be in accordance with all applicable building codes and all other local or state laws and ordinances.

Storm Drainage

Storm water will be managed by a system designed to meet all City of Greer, state and federal regulations involving storm water flows as well as silt and erosion control. The storm water system including the detention ponds will be maintained by the homeowner's association through dues paid by all residents within the development.

Homeowner's Association

Prior to any sales, a homeowner's association will be established to own and maintain all signage, landscaping, lawn areas, common areas, sidewalks, private roadways, and storm water management facilities within the project. Funding for maintenance and other association activities will be provided by pro-rata contributions from all property owners in the form of homeowner's association dues assessments pursuant to a recorded Declaration of Covenants, Conditions and Restrictions. The Declaration will also contain other provisions appropriate to provide proper control of the design, construction, use, governance, and maintenance of residences and related improvements thereto, and to ensure the safety of all residents of the development.

Category Number: III.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
10/21/2019

RZ 2019-17

ATTACHMENTS:

Description	Upload Date	Type
☐ Zoning Map Amendment	10/14/2019	Cover Memo



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

Date September 18, 2019

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

Tax Map Number(s) G021000100100, G021000100600

Property Address(s) 112 Main Street, Jason Street

Acreage of Properties .662 & .53 County Greenville

Applicant Information

Name City of Greer

Address _____

Contact Number _____

Email _____

Property Owner Information

(If multiple owners, see back of sheet)

Name Sycamore Greer LLC

Address 407 N Main St

Greenville SC 29601

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 S-1, Services District to C-1, Central Business District.

Existing Use: Vacant Proposed Use: Hotel, Parking Garage

Signature(s) _____

Brandon McMahon

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

Category Number: III.
Item Number: F.



AGENDA
GREER PLANNING COMMISSION
10/21/2019

TXT 2019-06

ATTACHMENTS:

Description	Upload Date	Type
▣ TXT 2019-06	10/14/2019	Cover Memo

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 21, 2019**

DOCKET: **TXT 2019-06**

APPLICANT: City of Greer

REQUEST: To amend the Zoning Ordinance of the City Code to better define Open Space Requirements

ANALYSIS: **TXT 2019-06**

TXT 2019-06 is an amendment to Article § 6:14.6 Required Open Space of the City of Greer, SC Zoning Ordinance to state:

In order for a site to be considered for a cluster residential development, a minimum 25% of the total acreage must be designated as open space. The required open space ~~in~~ may include both developable and undevelopable land. Of that land dedicated for open space ~~in the remaining districts~~, a minimum of fifty percent (50%) of the total open space must be considered developable land, as defined in Article 4 Definitions.

Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. The open space shall be contiguous to the extent practicable. Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational lakes or ponds used for stormwater management may be included in the land designated as open space. Fenced detention or retention areas used for stormwater management shall not be included in the calculation of required open space.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION:

Category Number: IV.
Item Number: A.



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Planning and Zoning Report