



AGENDA
PLANNING ADVISORY COMMITTEE
Greer City Hall, 301 E. Poinset St, Greer, SC 29651
November 18, 2019 @ 6:30 PM
Committee 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. Oct 2019 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. OLD BUSINESS

IV. NEW BUSINESS

- A. AN 2019-13
- B. AN 2019-14
- C. RZ 2019-18
- D. RZ 2019-19
- E. 2020 Calendar

V. OTHER BUSINESS

- A. Planning Report

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
PLANNING ADVISORY COMMITTEE
11/18/2019

Oct 2019 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 Oct 2019 Minutes	11/11/2019	Cover Memo



City of Greer

Planning Commission Minutes

October 21, 2019

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

Member(s) Absent: Brian Martin

Staff Present: Ashley Kaade, Planner
Brandon McMahan, Planner
Brandy Blake, Planning and Zoning Coordinator

I. Call to Order

Mr. Hopper called the meeting to order and read the opening remarks to begin the meeting. Staff introduced a new Planner Ashley Kaade.

II. Minutes of the Planning Commission Meeting

ACTION – Ms. Jones made a motion to approve the minutes from the September 23, 2019 Planning Commission Meeting. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed. Mr. Lavender and Mr. Martin were absent from the vote.

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.

Mr. Lavender joined the meeting.

A. AN 2019-12

Mr. Hopper opened the public hearing for AN 2019-12.

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. RZ 2019-16

Mr. Hopper opened the public hearing for RZ 2019-16.

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.

C. RZ 2019-17

Mr. Hopper opened the public hearing for RZ 2019-17.

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.

D. TXT 2019-06

Mr. Hopper opened the public hearing for TXT 2019-06.

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 2019-12

Mr. Lavender recused himself from AN 2019-12 and stepped down from the panel.

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2019-12.

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

The applicant was present to answer any questions for the commission.

ACTION – Mr. Jones made a motion to approve AN 2019-12. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Mr. Lavender returned to the panel.

B. RZ 2019-16

Mr. Hopper opened the business meeting for RZ 2019-16.

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

The applicant and project engineer were present to answer any questions for the commission. Mr. Hedrick stated that he was seeking a DRD zoning to accommodate smaller minimum lot widths and answered questions from the Commission regarding street connections, parking, standard unit sizes and price point. He also indicated that SCDOT reviewed the plans and did not require a traffic study.

ACTION – Mr. Wright made a motion to approve RZ 2019-16. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. RZ 2019-17

Mr. Lavender recused himself from RZ 2019-17 and stepped down from the panel.

Mr. Hopper opened the business meeting for RZ 2019-17.

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

Staff, as the applicant, was available to answer any questions for the commission.

ACTION – Mr. Holland made a motion to approve RZ 2019-17. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Mr. Lavender rejoined the commission on the panel.

D. TXT 2019-06

Mr. Hopper opened the business meeting for TXT 2019-06.

Staff reviewed the proposed text amendment and explained that it contained grammatical changes to clarify the intent of the ordinance. Staff indicated they will likely bring forward an additional text amendment related to content at a later date. Staff recommended approval of the request.

ACTION – Mr. Lavender made a motion to approve TXT 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Other Business

Staff updated the commission on upcoming training dates.

VIII. Executive Session

There was no Executive Session.

VIII. Adjourn

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

Category Number: II.
Item Number: A.



AGENDA
PLANNING ADVISORY COMMITTEE
11/18/2019

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Public Hearing Presentation	11/11/2019	Cover Memo

Planning Commission City of Greer

November 18, 2019

Public Hearing



DOCKET NUMBER:

AN 2019-13

APPLICANT:

Ken Fin LLC, Stephen F. Nett

ADDRESS:

5114 Chandler Rd

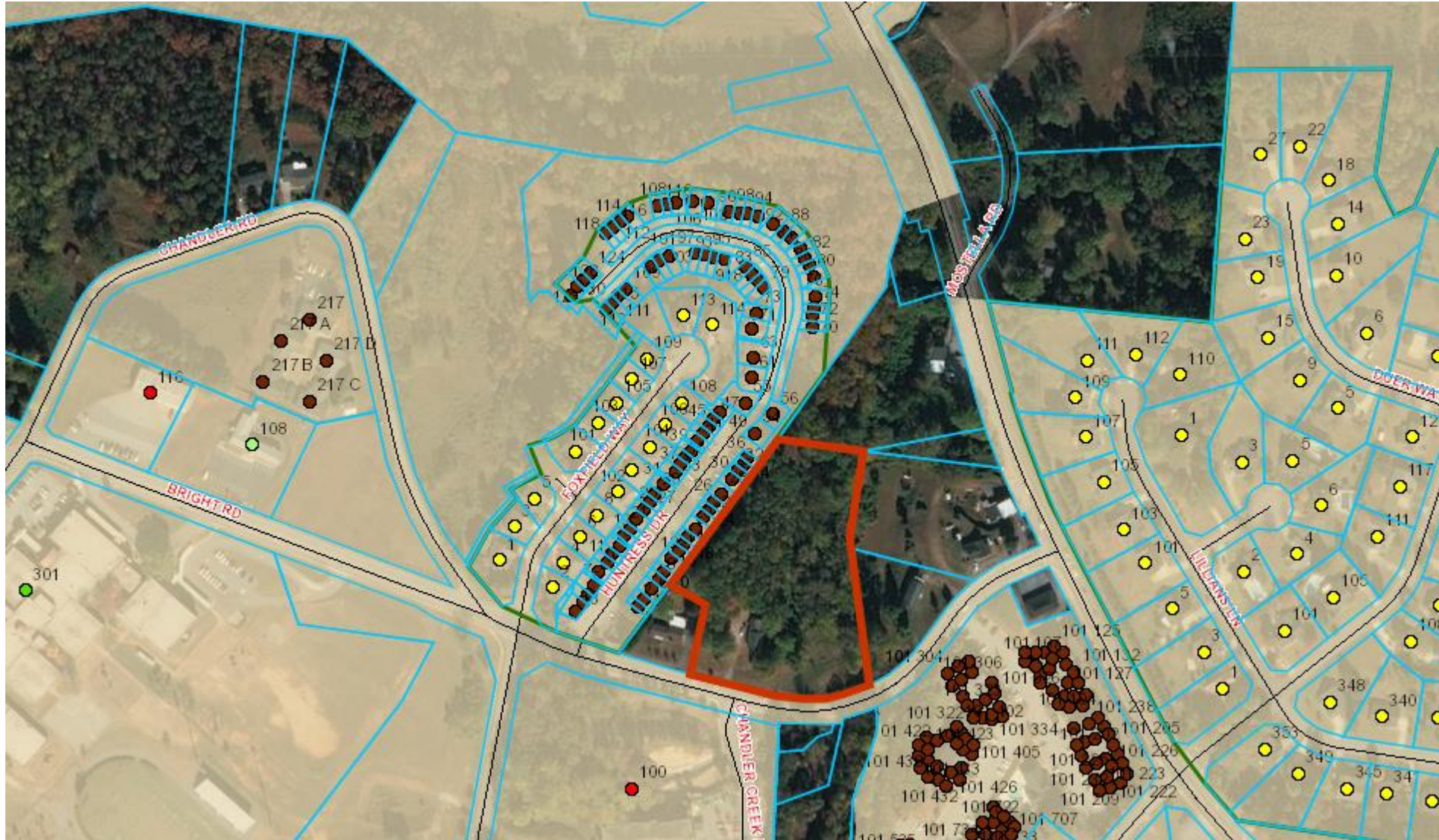
PARCEL ID NUMBER:

G018000500500

REQUEST:

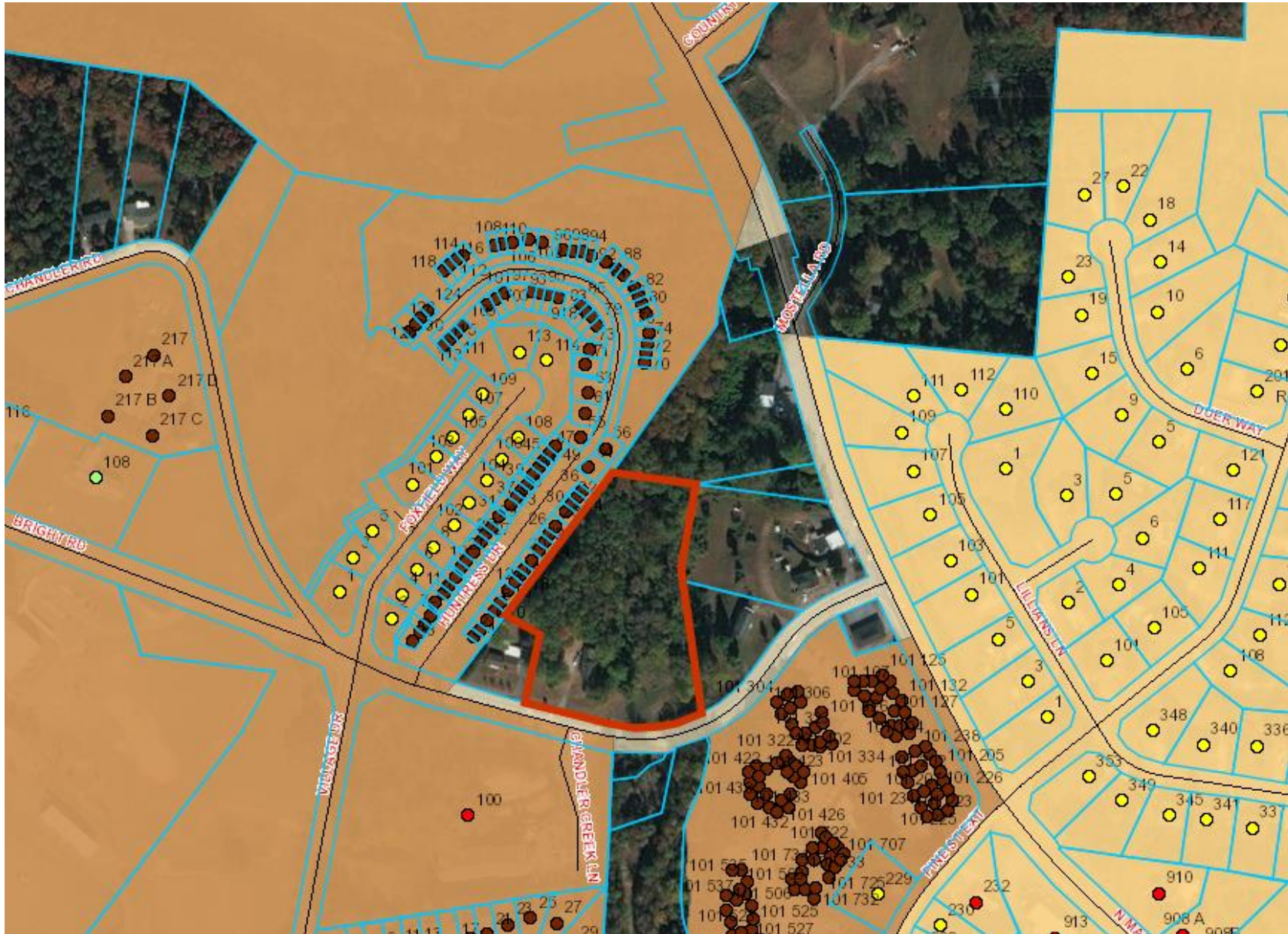
Zone to R-2 Residential Multi-family







Zoning & Floodplain



Future Land Use Map



DOCKET NUMBER:	AN 2019-14
APPLICANT:	O'Neal Commercial LLC
ADDRESS:	3468, 3472 and 3541 O'Neal Church Road
PARCEL ID NUMBER:	0633020103100, 0633020103102, 0633020103103
REQUEST:	Zone to PD, Planned Development



DOCKET NUMBER: AN 2019-14



AN 2019-14



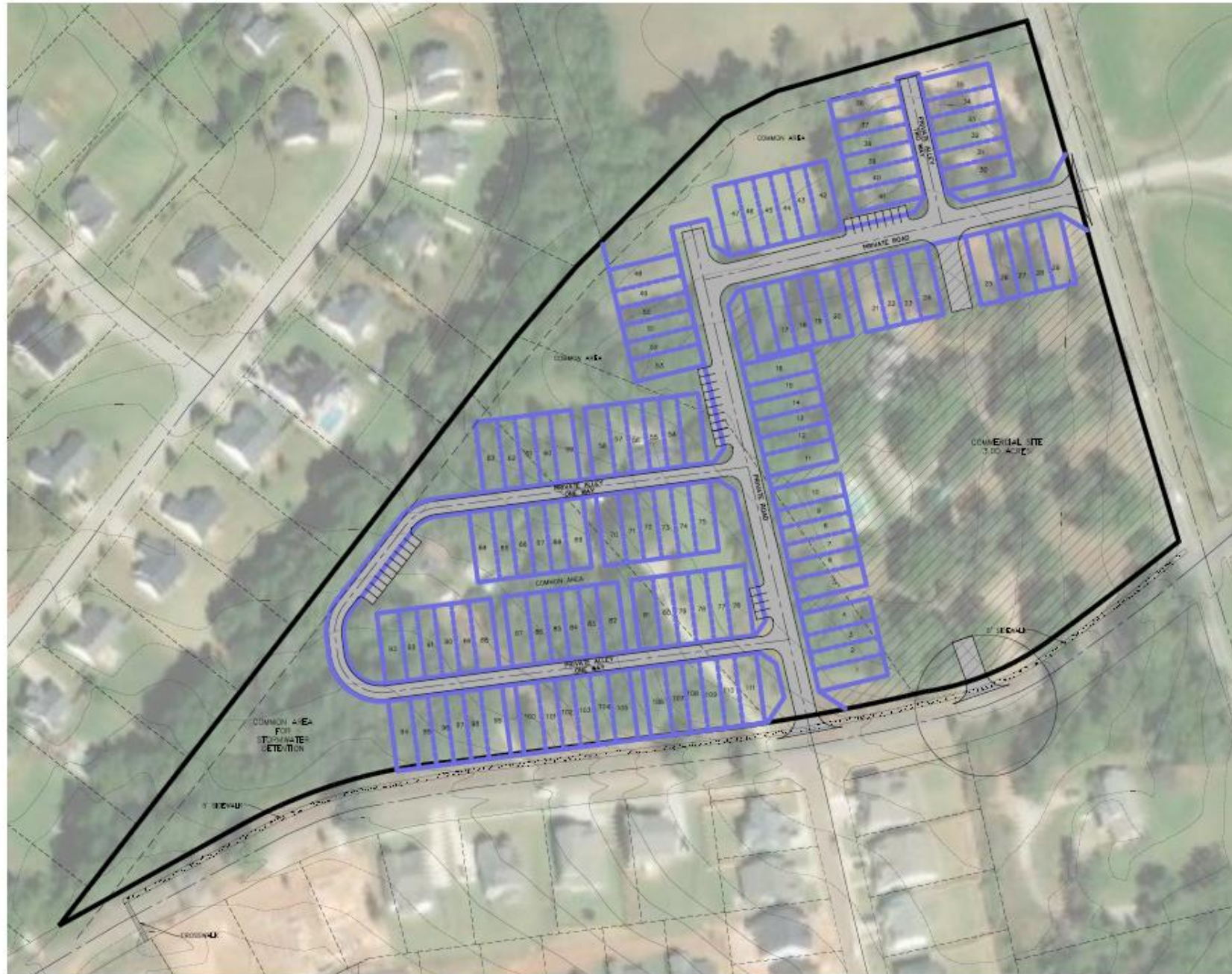
Zoning & Floodplain

AN 2019-14



Future Land Use Map





DOCKET NUMBER:

RZ 2019-18

APPLICANT:

Quadsons LLC

ADDRESS:

211 School St

PARCEL ID NUMBER:

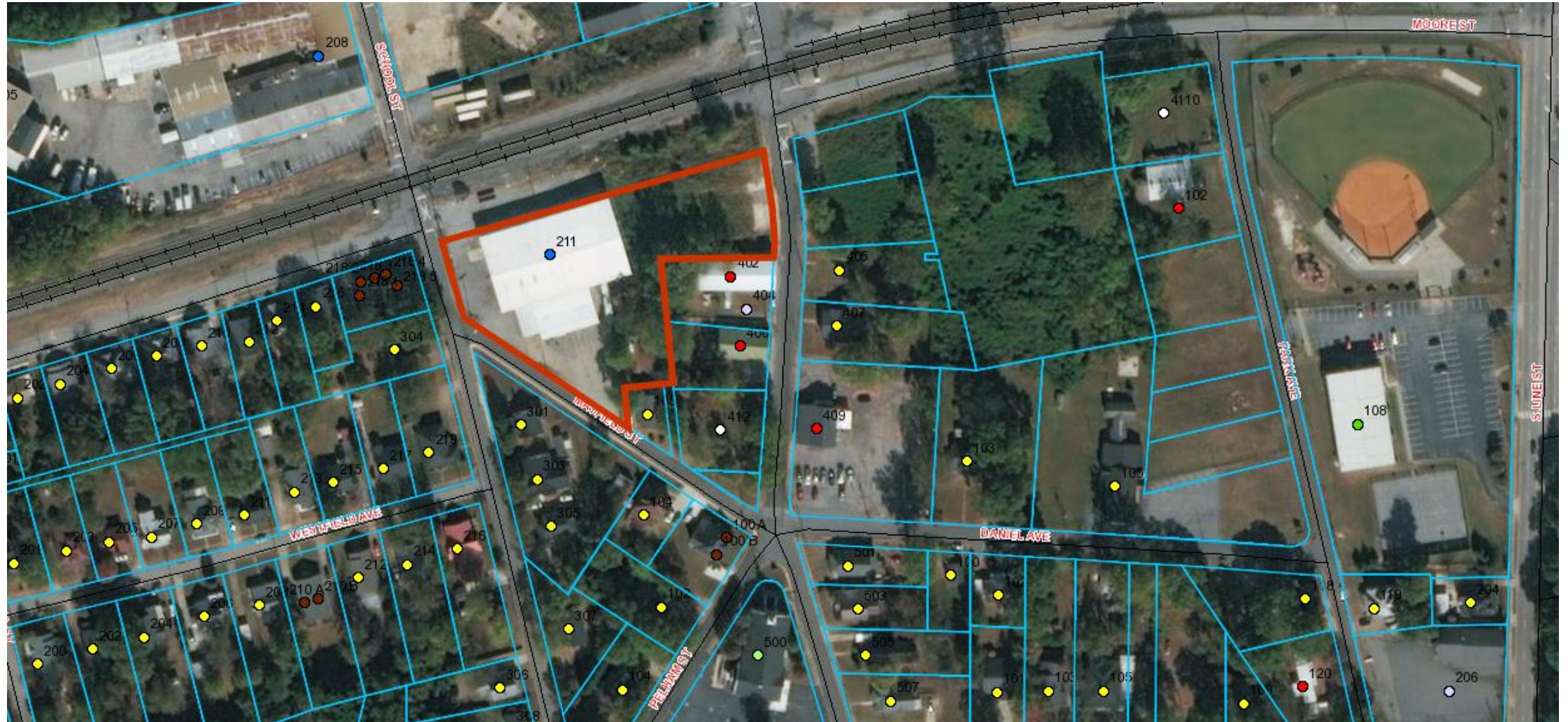
G026000400400

REQUEST:

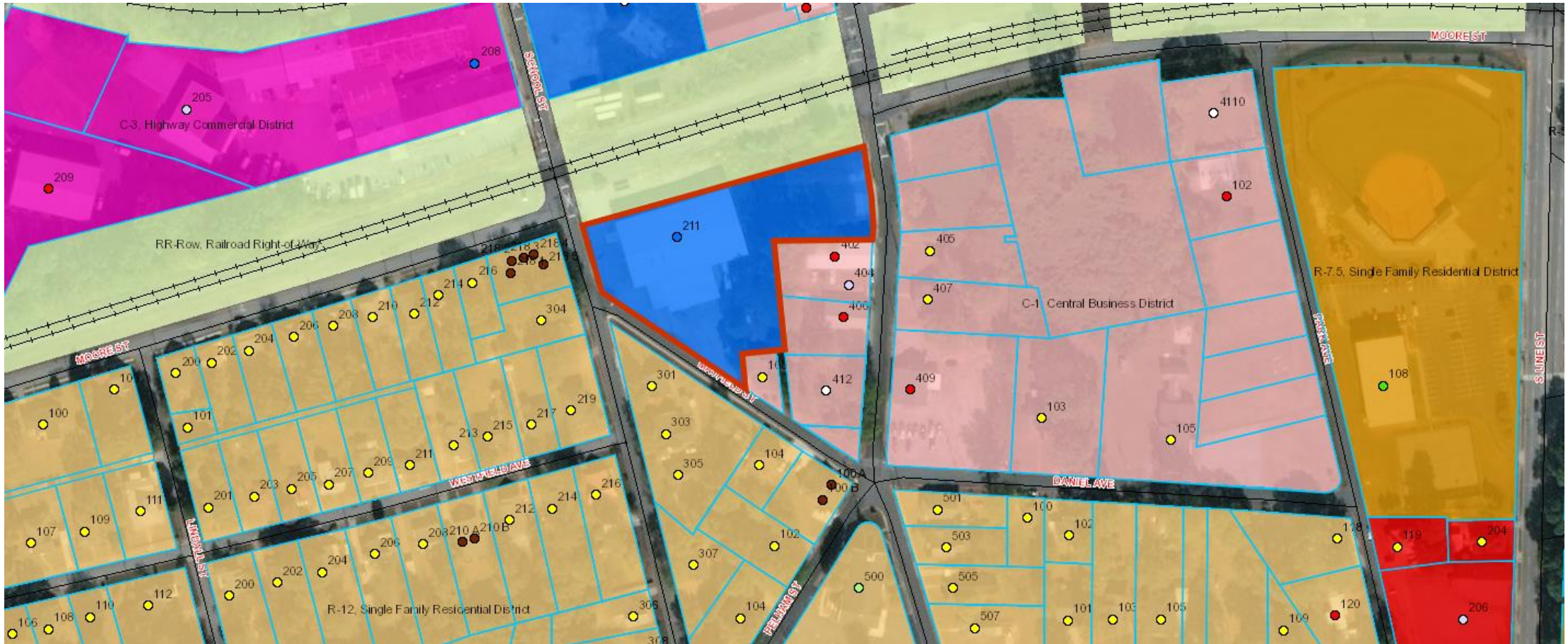
Rezone to S-1, Services District



DOCKET NUMBER: RZ 2019-18

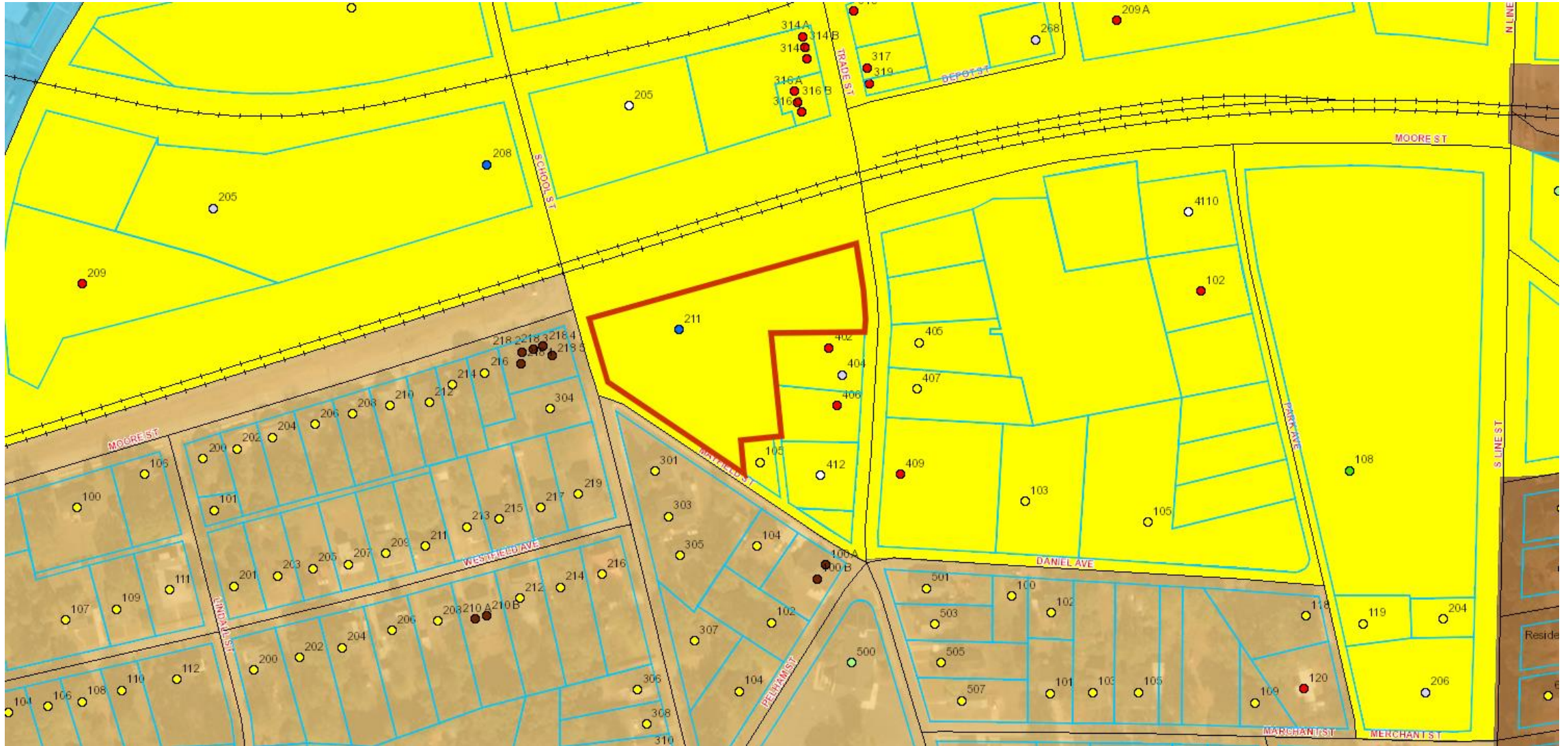


DOCKET NUMBER: RZ 2019-18



Zoning & Floodplain

DOCKET NUMBER: RZ 2019-18



Future Land Use Map

DOCKET NUMBER: RZ 2019-18



DOCKET NUMBER:

RZ 2019-19

APPLICANT:

Joseph and Maryann Morelli

ADDRESS:

500 W Poinsett

PARCEL ID NUMBER:

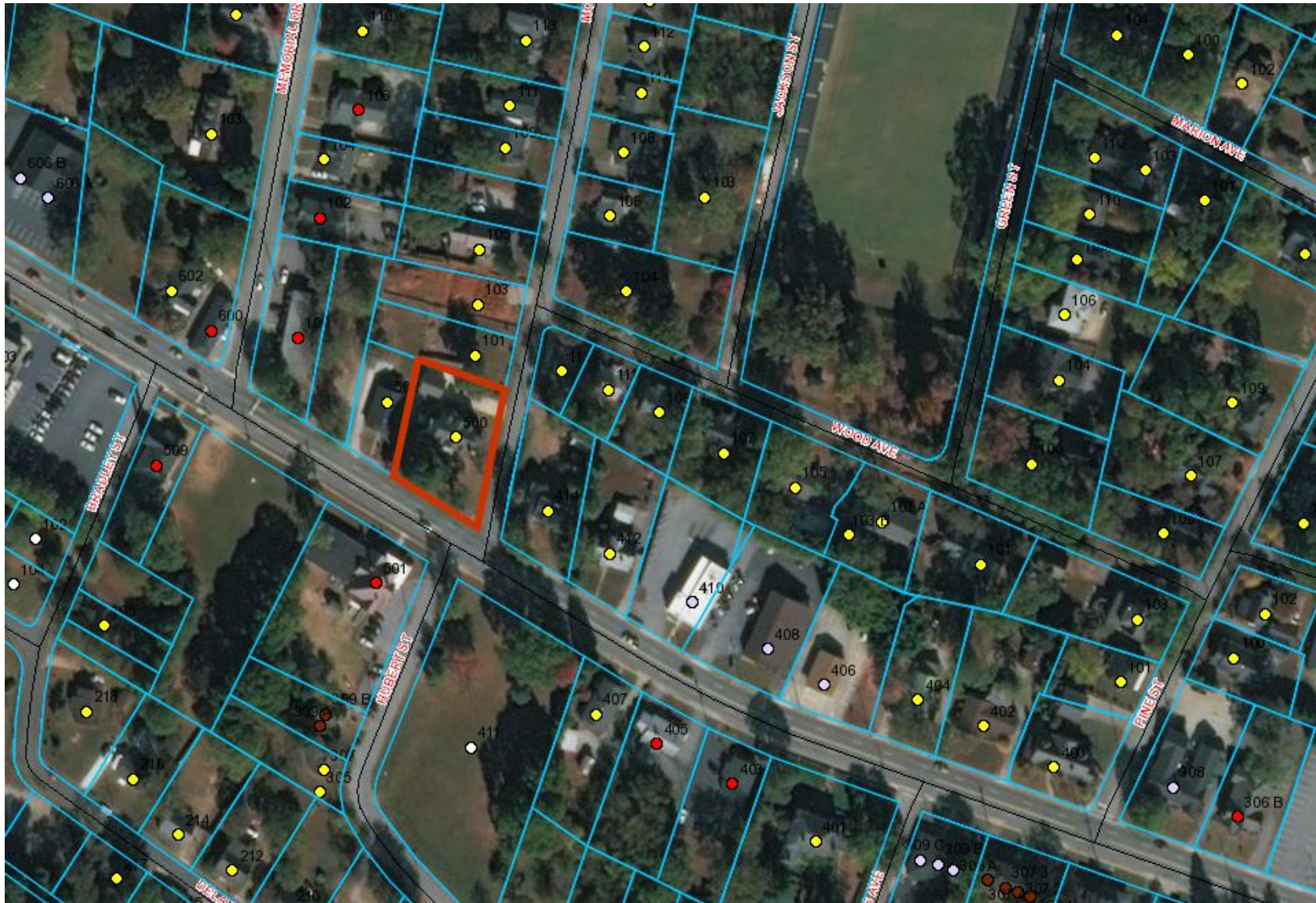
G014000201300

REQUEST:

Rezone to C-2, Commercial District



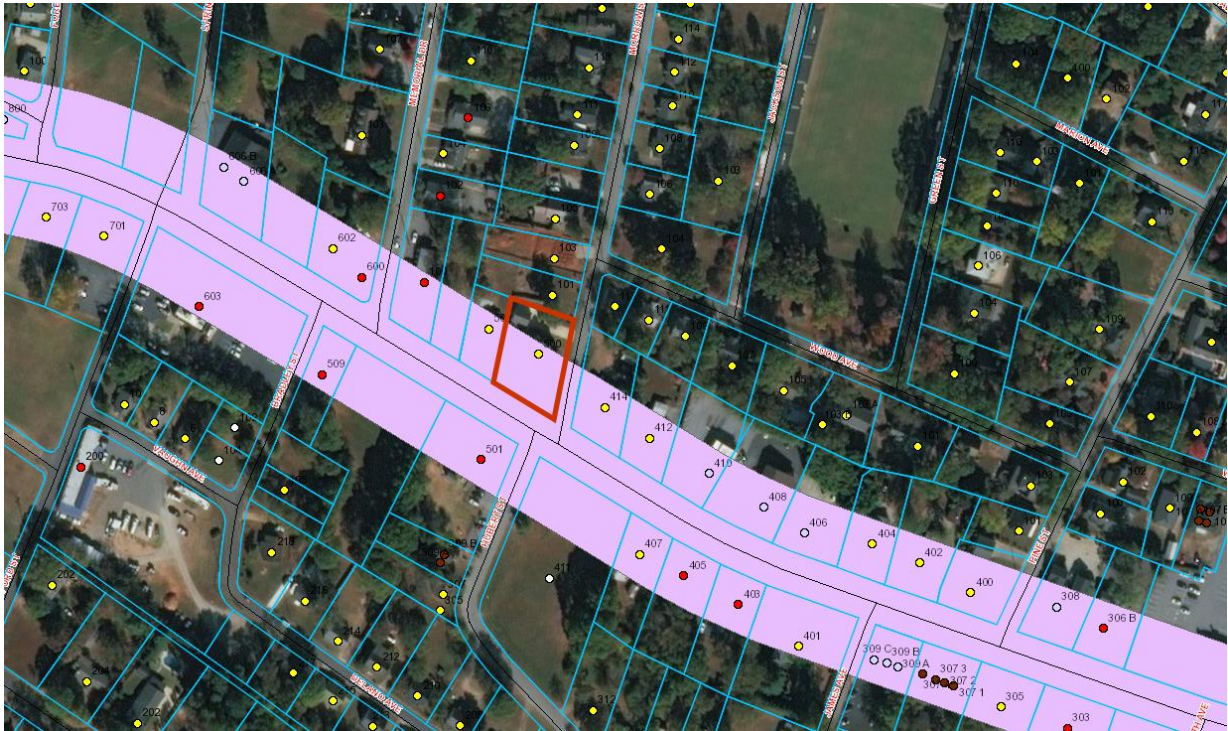
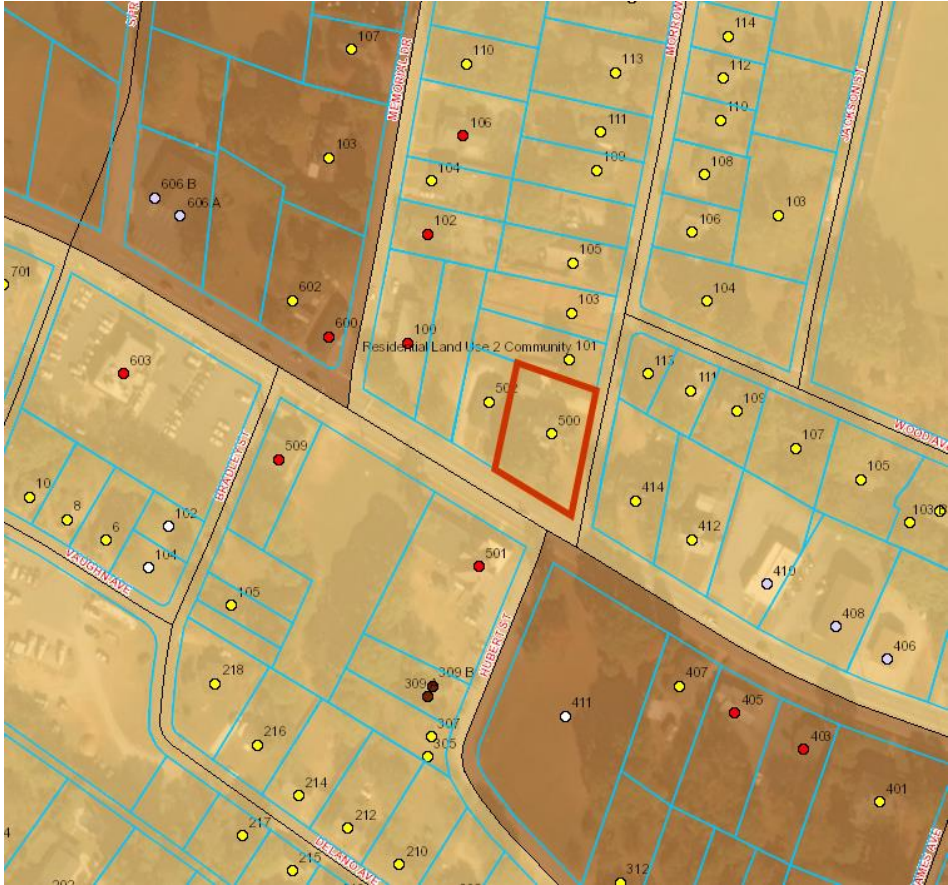
RZ 2019-19



DOCKET NUMBER: RZ 2019-19



Zoning & Floodplain



Future Land Use Map

DOCKET NUMBER: RZ 2019-19



Planning Commission City of Greer



Category Number: III.
Item Number: C.



AGENDA
PLANNING ADVISORY COMMITTEE
11/18/2019

AN 2019-13

ATTACHMENTS:

Description	Upload Date	Type
☐ Applications	11/11/2019	Cover Memo
☐ Survey	11/11/2019	Cover Memo
☐ Zoning Map Amendment	11/11/2019	Cover Memo



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

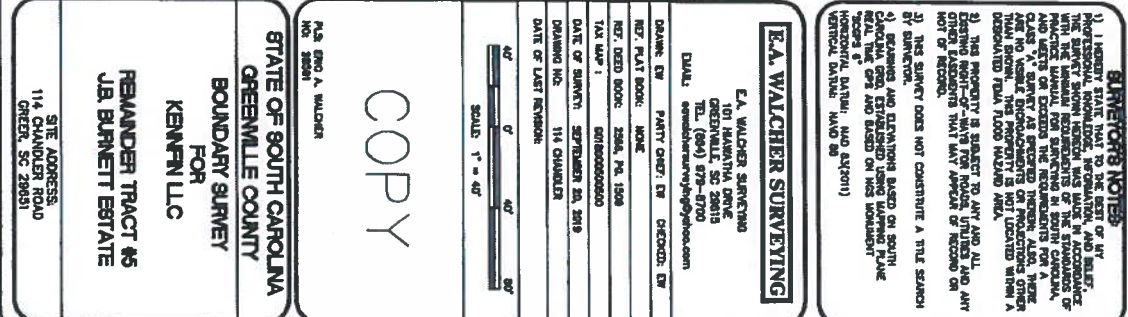
Petition For Annexation

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 114 CHANDLER RD 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 6018000500500 attached hereto marked as Exhibit C containing approximately 3.88 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 1 day of October, 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>STEPHEN F. NETT</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>2624 HIGHWAY 101 CLT, NC</u>	Address: _____
Witness: _____	Witness: _____
Date: <u>10/1/19</u>	Date: _____
Parcel Address: <u>114 Chandler Rd</u>	Parcel Address: _____
Tax Map Number: <u>6018000500500</u>	Tax Map Number: _____



E.A. WALCHER SURVEYING

E.A. WALCHER SURVEYING
 101 HAWTHORNE DR.
 GREENVILLE, SC 29615
 TEL. (864) 879-8700
ewalcher@earthlink.net

DRAWN BY: PATTY CHRYL LW CHECKED BY:

REF. PLAT BOOK: NONE


NET. DEED BOOK: 288A, PG. 1509

TAX MAP #: 001000000000

DATE OF SURVEY: SEPTEMBER 24, 2010

DRAWING NO.: 114 CHANNEL

DATE OF LAST REVISION:



COPY



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 10/1/19

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

Tax Map Number(s) G018000500500
Property Address(s) 114 Chandler Rd Greer, SC 29651
Acreage of Properties 3.88 County Greenville

Applicant Information

Name Stephen F. Nett
Address 2624 Highworth Ln
Charlotte, NC 28214
Contact Number 704-400-8065
Email stephennett@gmail.com

Property Owner Information

(if multiple owners, see back of sheet)

Name _____
Address _____
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 _____ to R-M2.

Existing Use: Vacant Lot Proposed Use: Town Homes

Signature(s) [Signature]

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: D.



AGENDA
PLANNING ADVISORY COMMITTEE
11/18/2019

AN 2019-14

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	11/11/2019	Cover Memo
❑ Zoning Map Amendment	11/11/2019	Cover Memo
❑ SOI	11/11/2019	Cover Memo
❑ Site Plan	11/11/2019	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 3468 ONEAL CHURCH RD GREER, SC 29651 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 0633020103100 attached hereto marked as Exhibit C containing approximately 4.7 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 14th day of OCTOBER, 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: DANIEL SPIVEY - O'NEAL COMMERCIAL LLC Print Name: _____
Signature: [Signature] Signature: _____
Address: 627 BENDLETON ST, 701 GREENVILLE, SC 29605 Address: _____
Witness: [Signature] Witness: _____
Date: 10/14/2019 Date: _____
Parcel Address: 3468 ONEAL CHURCH RD Parcel Address: _____
Tax Map Number: 0633020103100 Tax Map Number: _____



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 3472 ONEAL CHURCH RD GREER, SC 29651 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 0633020103102 attached hereto marked as Exhibit C containing approximately 2.1 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 14th day of OCTOBER, 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>DANIEL SPIVEY - D'NEAL COMMERCIAL</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>607 Rockledge St, 700 Greenville, SC 29605</u>	Address: _____
Witness: <u>[Signature]</u>	Witness: _____
Date: <u>10/14/2019</u>	Date: _____
Parcel Address: <u>3472 ONEAL CHURCH RD</u>	Parcel Address: _____
Tax Map Number: <u>0633020103102</u>	Tax Map Number: _____



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 3541 ONEAL CHURCH RD GREER, SC 29651 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 0633020103103 attached hereto marked as Exhibit C containing approximately 1.7 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 14th day of OCTOBER, 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>Daniel Sprucey - ONEAL COMMERCIAL, LLC.</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>607 Rudolph St, 700 Greenville, SC 29605</u>	Address: _____
Witness: <u>[Signature]</u>	Witness: _____
Date: <u>10/14/2019</u>	Date: _____
Parcel Address: <u>3541 ONEAL CHURCH RD</u>	Parcel Address: _____
Tax Map Number: <u>0633020103103</u>	Tax Map Number: _____



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

Date 10-14-2019

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

Tax Map Number(s) 0633020103103, 0633020103102, 0633020103100
Property Address(s) 3541, 3472, + 3468 ONEAL CHURCH ROAD
Acreage of Properties 7.7, 2.1, 4.7 County GREENVILLE

Applicant Information

Name O'NEAL COMMERCIAL, LLC.
Address 607 DENDLETON ST, 200
GREENVILLE, SC 29605
Contact Number (843) 834-4111
Email aspivcy@trgcommunities.com

Property Owner Information

(If multiple owners, see back of sheet)

Name RONALD E. + NANCY
Address 3541 ONEAL CHURCH ROAD
GREER, SC 29651
Contact Number ~~(864) 421-4040~~ (864) 421-4040
Email r.mason@cdanjoyner.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 UNZONED to PD.

Existing Use: RESIDENTIAL/VACANT Proposed Use: MIXED USE / RESIDENTIAL + OFFICE / RETAIL

Signature(s)

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 WILLIE M CANNADA + WILLIAM BRENTLEY
ETAL
Address 212 ZOAR HEIGHTS ROAD GREER, SC
29651
Contact Number (864) 608-6161
Signature _____

Name WILLIAM B + TAMELA T CANNADA
Address 3472 ONEAL CHURCH RD GREER, SC
29651
Contact Number (864) 608-6161
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 _____

ONEAL

VILLAGE

AMENDMENT TO THE STATEMENT OF INTENT

FOR

**O'NEAL VILLAGE
GREER, SOUTH CAROLINA**

Date
October 12, 2019

APPLICANT:

O'Neal Commercial, LLC
c/o The Randolph Group
607 Pendleton Street, Suite 200
Greenville, South Carolina 29601

LAND PLANNING, ENGINEERING AND SURVEYING SERVICES BY:

Freeland and Associates
323 W Stone Ave
Greenville, South Carolina 29609
864-271-4924

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 - 2.3 Land Uses and Product Types
 - 2.4 Setbacks
 - 2.5 Parking
 - 2.6 Wetlands
 - 2.7 Lighting Plan
 - 2.8 Landscape and Hardscape
 - 2.9 Restrictive Covenants
 - 2.10 Pattern Book
 - 2.11 Brand Identity Manual
 - 2.12 Signage
 - 2.13 Amenities
 - 2.14 O'Neal Village Homeowners Association
 - 2.15 Development Schedule

OCTOBER 13, 2019
PRELIMINARY DEVELOPMENT PLAN AND AMENDMENT
O'NEAL VILLAGE STATEMENT OF INTENT
O'NEAL VILLAGE, GREER, SOUTH CAROLINA

INTRODUCTION.

The O'Neal Village Planned Development was approved under the zoning ordinances of the City of Greer in November 2006 after submittals of a Statement of Intent and Final Development Plan. O'Neal Village is presently a 186-acre site off S.C. Highway 101 north of downtown Greer and near the intersection of O'Neal Church Road. The property is owned by O'Neal Village, LLC, OV Ventures, LLC, O'Neal CDSF, LLC, and O'Neal Commercial. The Final Development Plan for the community indicated a maximum of 595 residential units and total commercial space not to exceed 110,000 square feet.

O'Neal Commercial, LLC and its related entities is managed by The Randolph Group, a real estate development company headquartered in Greenville with extensive experience in developing residential and mixed-use communities in South Carolina and other Southeastern states. The Randolph Group is recognized for creating imaginative places for people to live, work, play, and enjoy a certain quality of lifestyle. For more information regarding The Randolph Group visit www.trgcommunities.com. Chesapeake Capital Partners is the equity development partner at O'Neal Village. Chesapeake is headquartered in Maryland and has extensive residential investment experience across multiple east coast United States locations.

O'Neal Village is being developed into a high-quality residential community offering multiple housing products based on compatible concepts and styles. The residential component is supplemented by a commercial core offering neighborhood services and products benefiting the residents of O'Neal Village and the surrounding Blue Ridge community. Neo-traditional design concepts have been utilized including but not limited to:

- The neighborhood has a discernible center with a village green with a pavilion.
- There are a variety of dwelling types.
- At the edge of the neighborhood, there are small shops and offices to support the neighborhood's residents.
- There are small playgrounds and parks accessible to every dwelling.
- The streets are relatively narrow and enhanced by hardscape and landscaping.
- Buildings in the neighborhood are placed close to the street.

- Parking lots rarely front the street. Garage doors are de-emphasized through placement and design.

A final development plan was approved for Phase 1 of O'Neal Village in 2006. Subsequent phases (2, 3, and 4) were approved in 2014 and 2017. To date 245 lots have been developed with approximately 160 homes completed and occupied. Housing types available in the community include:

- Single-family homes with attached front-loaded garages;
- Single-family homes with detached and attached rear-loaded garages;
- Townhomes with detached rear-loaded garages;
- Townhomes with no garages; and
- Twin homes with front-loaded garages.

The availability of a multiple housing stock in style, price, and square footage allows O'Neal Village to attract diverse buyers including families with children, empty nesters and singles.

In addition to the residential component of O'Neal Village the village square district includes 13 attached townhomes and three (3) commercial buildings. The commercial buildings include supportive businesses for the residents including a preschool, a church, and two office users. More than 50% of the children at the preschool live at O'Neal Village. The community offers supporting amenities including a pool, bathhouse, fitness center and multiple parks. A central park is located in phase 1 with pocket parks and a dog park available in other phases. Total open space including passive and active amenities is approximately 15%.

AMENDMENT TO THE STATEMENT OF INTENT.

The O'Neal Village Planned Development could be further optimized with the acquisition by O'Neal Commercial, LLC of the Cannada and Mason Property consisting of approximately 14.586 acres on the northern side of O'Neal Church Road (the "Cannada/Mason Property"). The Cannada/Mason Property is shown on the Greenville County Tax Map Sheets as three (3) separate parcels, detailed in the schedule below:

PARCEL #	ADDRESS	ACREAGE	LAND USE
0633020103103	3531 O'NEAL CHURCH ROAD	7.786	RESIDENTIAL, UNZONED
0633020103102	3472 O'NEAL CHURCH ROAD	2.1	RESIDENTIAL, UNZONED
0633020103100	3468 O'NEAL CHURCH ROAD	4.7	VACANT, UNZONED

The parcels are owned by separate individuals:

PARCEL #	OWNER
0633020103103	RONALD E. AND NANCY A. MASON
0633020103102	WILLIAM B. AND TAMELA CANNADA
0633020103100	WILLIE M. CANNADA, ET. AL.

The combined properties are adjacent to O'Neal Church Road to the south, South Carolina Highway 101 to the east, and single-family residential properties including the Autumn Hills neighborhood to the north and west. The three properties are in the unincorporated portion of Greenville County and would require annexation by the City of Greer. The properties are contiguous to the city limits of Greer as shown on the survey of the Mason parcel attached. The annexation of the Cannada/Mason Property into the City of Greer and the zoning of the properties to be annexed into the O'Neal Village Planned Development would allow for an expansion of the O'Neal Village development in concept, style, and product.

EXISTING ZONING, SITE CONDITIONS, AND UTILITIES. The three properties are presently unzoned in the unincorporated portion of Greenville County. The properties include two existing residential units both to be demolished as part of the proposed development. The balance of the properties are vacant and wooded.

Water and electricity are available to each property. Water is provided by Blue Ridge Rural Water Company and would be extended to serve the Properties by O'Neal Commercial, LLC. Gas and electricity would be provided by Greer CPW. The properties are not presently served by sanitary sewer. The two existing residences are served by septic tanks. The property can be served by an extension of the O'Neal Village sanitary sewer system owned by Greer CPW to be paid for by O'Neal Commercial, LLC. The City of Greer upon annexation and other governmental agencies would provide essential services such as fire and police protection and garbage pickup. The O'Neal Village Homeowner Association would provide garbage service to any commercial development. The City of Greer would maintain any proposed roadways (except parking lots and alleys) and drainage system.

SITE ACCESS AND DRAINAGE. The properties have direct access to S.C. Highway 101 and O'Neal Church Road. There is a single existing curb cut on S.C. Highway 101 and three (3) curb cuts on O'Neal Church Road. S.C Highway 101 provides access from Interstate 85, Greenville-Spartanburg Airport, Downtown Greer and U.S. Highway 29/Wade Hampton Boulevard to S.C. Highway 11 and northern Greenville County. Distance from the Properties by S.C. Highway 101 to the Airport and Interstate 85 is approximately 8 miles. O'Neal Church Road is a recently improved City of Greer and County roadway providing indirect access to S.C. Highway 101 east and west. The

Properties location and access provide easy travel routes to commercial, office, education, and medical services.

Site drainage is generally north to south with a portion of the Mason property draining towards S.C. Highway 101. Presently, an existing storm drainage pipe directs site drainage under O'Neal Church Road which is then incorporated into the site drainage infrastructure of O'Neal Village. Storm drainage of the proposed development will be accommodated according to local requirements. The storm drainage system will be designed similar to the existing O'Neal Village system which includes low impact discharge techniques and mechanical devices to minimize disturbance and reduce storm water runoff. Any water quality and detention facilities would be maintained by the O'Neal Village Homeowner Association.

LAND USES AND PRODUCT TYPES. Allowable land uses for the Cannada/Mason Property shall include the following:

1. Attached residential units: attached townhomes with and without garages; garages could be rear or front loaded; twin-houses (2 units attached) with front-loaded garages;
2. Commercial: single or multi-tenant buildings smaller in scale rather than oriented for a "big-box" retailer. Local merchants and medical offices will be accommodated similar to those permitted presently in O'Neal Village. The Property could accommodate a retail business that could include a drive thru to accommodate a restaurant or coffee shop. A convenience store could be accommodated. The architecture of the buildings will complement the character of O'Neal Village, the existing commercial buildings in the village square of O'Neal Village, and the vernacular style of the surrounding community. Approximately 15,000 square feet of commercial space is intended for the Cannada/Mason Property.

The Final Development Plan for O'Neal Village indicates a maximum of 595 residential units. The preliminary development plan for the Cannada/Mason Property indicates a maximum of 120 residential units as follows:

<u>Type</u>	<u># of Units</u>
Attached	120
Commercial	15,000 square feet

Each of these 120 units are planned as attached townhomes. With the addition of these residential units, the maximum residential units permitted at O'Neal Village would be 715. The maximum allowed commercial space would be 125,000 square feet.

With the addition of the Cannada/Mason Property, the residential density of the community correlates to 3.50 units pre-acre.

The proposed townhomes are accessed from the front right-of-way or a rear alley. A portion of the townhome would face the existing right of way of O'Neal Church Road. The commercial structures would face either S.C. Highway 101 or O'Neal Church Road with access from S.C. Highway 101 in conjunction with the residential units. Two access points would be anticipated on O'Neal Church Road. The visibility of all commercial parking would be minimized to the primary roadways. A preliminary land plan is attached as Appendix A.

The lots for the attached product range in width from 20' to 25', although a width of 35' could be utilized to accommodate particular product according to the following:

<u>Lot Type</u>	<u>Min. Width</u>	<u># of lots</u>	<u>Min. Lot Size</u>
Townhomes	20	90	2000

The attached product will be a mixture of primarily two- and three-story structures with garages typically included for each unit. A one-story unit could be provided requiring the larger 35' width. The garage is typically part of the residential structure although detached in some instances. When detached, the garage could be a single or double bay. Additional cars could be accommodated in a parking area outside the garage. When attached to the house, the garage accommodates two cars with additional cars in a paved parking area. All front-loaded garages are accessed from the public right of way; rear loaded garages are accessed from a private driveway. Access to the lots fronting O'Neal Church Road are through the provision of an alley to the rear of the lots. No lots will have direct vehicular access to O'Neal Church Road.

SETBACKS. Setbacks will be consistent to those existing in O'Neal Village. The Townhome units could have a zero setback on any interior lot similar to O'Neal Village. Townhomes facing O'Neal Church Road would have a minimum 20' setback from the road right-of-way. In general, the homes will be located closer to the street than in a typical suburban neighborhood and will be more reminiscent of traditional neighborhoods. Setbacks may vary from one side of the street to the other. Anticipated setbacks for the townhome lot defined above are as follows:

<u>Lot Type</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Townhomes	0	n/a	10

Setbacks may vary from the above to accommodate a particular lot configuration or to avoid an existing site conditions. Auxiliary structures, including detached garages and outbuildings may encroach into the rear setbacks. The above setbacks shall be measured from the back of the sidewalk, which is located typically at the edge of the right-of-way. Sidewalks will be located in front of each lot, each side contiguous to a road right-of-way, and along most common areas. Sidewalks will be constructed along the O'Neal Church Road and S.C. Highway 101 rights-of-way. The sidewalk along O'Neal Church Road will connect to the existing sidewalk through a marked crosswalk at Noble Street (Phase 2 O'Neal Village) and at the common area adjacent to the dog park.

PARKING. The established and agreed to guidelines for parking at O'Neal Village would apply to the Cannada/Mason Property.

WETLANDS. The Cannada/Mason Property is not anticipated to include additional wetlands. A wetlands study will be conducted to verify and if present, appropriate delineation, approvals, and permits will be obtained to satisfy any regulations.

LIGHTING PLAN. The established and agreed to plans, guidelines, and specifications for lighting at O'Neal Village would apply to the Cannada/Mason Property.

LANDSCAPE AND HARDSCAPE. The established and agreed to plans, guidelines, and specifications for landscaping and hardscape at O'Neal Village would apply to the Cannada/Mason Property.

RESTRICTIVE COVENANTS. The Restrictive Covenants adopted for O'Neal Village would apply to the Cannada/Mason Property.

RESIDENTIAL PATTERN BOOK. The adopted Residential Pattern Book for O'Neal Village would apply to the Cannada/Mason Property.

BRAND IDENTITY MANUAL. The adopted Brand Identity Manual for O'Neal Village would apply to the Cannada/Mason Property.

SIGNAGE. The established and agreed to plans, guidelines, and specifications for signage at O'Neal Village would apply to the Cannada/Mason Property. The commercial component of the Cannada/Mason Property could be marked by an exclusive

monument sign for commercial users consistent in materials and scale with the existing O'Neal Village sign along S.C. Highway 101 as shown in Appendix B.

AMENITIES. The residents of the Cannada/Mason Property will utilize the existing active and passive amenities of O'Neal Village in addition to amenities incorporated into the Property and enhance in the neighborhood. These amenities include a pool, bathhouse, pavilion, a central park, linear park, multiple pocket parks, a fitness center, basketball court, community garden, and dog park in the neighborhood. Additional pocket parks will be included in the development of the balance of O'Neal Village and the Property. All lot owners are members of the O'Neal Village Homeowners Association. Outside memberships are not permitted.

O'NEAL VILLAGE HOMEOWNERS ASSOCIATION. The O'Neal Village Homeowner Association has been created under the laws of the State of South Carolina. The Board of Directors as established by the Restrictive Covenants and By-Laws is Declarant controlled and advised by a Resident Board. All lot owners including any builder owned lots are members of the O'Neal Village Homeowners Association. Outside memberships are not permitted. The Association is funded by dues established in the Restrictive Covenants. The present dues are \$600 annually plus an additional \$1,275 for any townhome unit. These dues are subsidized by the development company if any deficit exists. The Association's responsibility is to manage the affairs of the Association including the enforcement of the Restrictive Covenants and the maintenance of all common areas. The Association documents also create an Architectural Review Committee to review and approve all structures including the initial house and all landscaping, any additions, fences, pools, etc. The Association employs the services of an independent property manager who collects all dues, manages all finances, and pays all expenses.

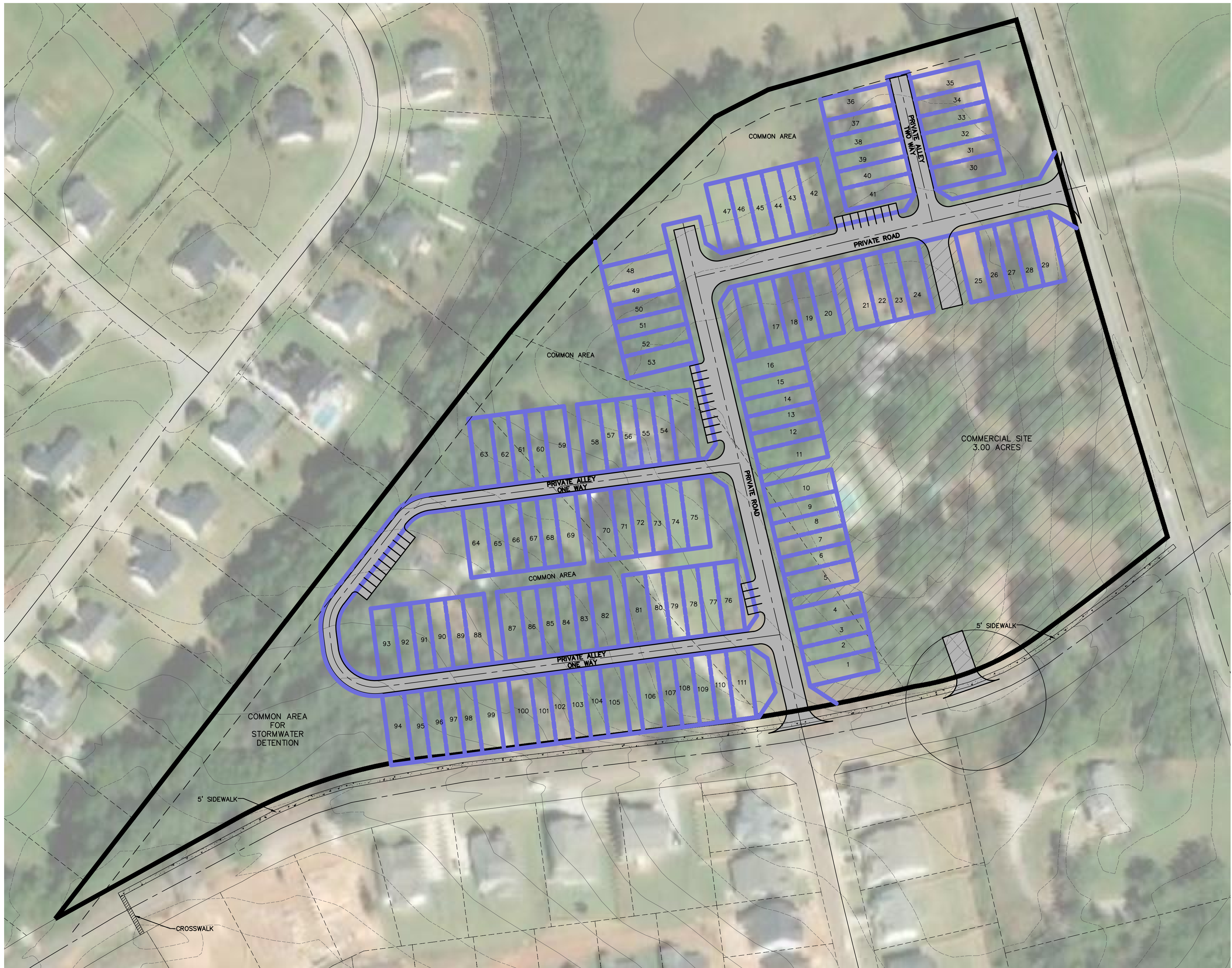
DEVELOPMENT SCHEDULE. O'Neal Village is being developed in multiple phases. Phase 4 Section 1 included 77 lots and was platted in June 2019. Additional lots in future phases including the Cannada/Mason Property will be developed based on market demand. Phase 4 included 10 townhome lots. The Cannada/Mason Property anticipates 120 townhome lots which could be the replacement lots after phase 4 lots are built and occupied.

Engineering of the Cannada/Mason Property would occur in 2020 along with the demolition of the existing dwelling units. Land development activity to provide the initial townhome units could occur in the 4th quarter of 2020 with house construction by mid-year 2021. Development of the commercial component will be based on market demand

and consideration for the existing commercial properties available in the village square of O'Neal Village.

Appendix A



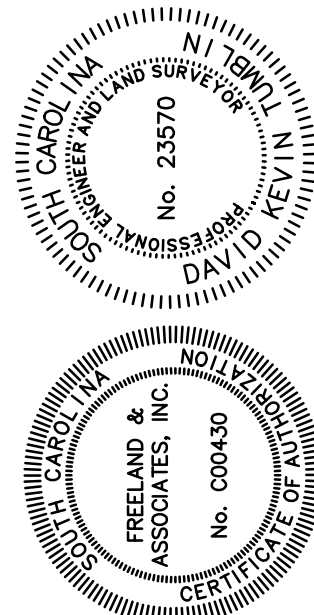
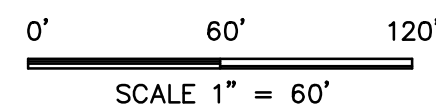


- THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
- ROADS TO BE PRIVATE WITH A 40' R/W AND 24' PAVEMENT.
ALLEYS TO BE PRIVATE WITH A 25' R/W AND 20' OF PAVEMENT.
- THE TOPOGRAPHIC DATA WAS OBTAINED FROM THE GREENVILLE COUNTY GIS DEPARTMENT AND IS FOR REFERENCE USE ONLY.
- THIS LAYOUT DOES NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.
- THIS LAYOUT WAS NOT PREPARED WITH A REAL SURVEY BY THIS FIRM.
- ALL COMMON AREA AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

ADDRESS:	ONEAL CHURCH ROAD
TAX MAP:	0633020103100, 02, 03
ZONING:	UNZONED
TOTAL AREA:	13 ACRES (10 RES, 3 COM)
NUMBER OF LOTS:	111 SINGLE FAMILY ATTACHED (1) 3 ACRE COMMERCIAL
DENSITY:	11.1UNITS/ACRE (RES)
ROAD:	1,062 LF (PRIVATE ROAD) 1,278 LF (PRIVATE ALLEY
SETBACKS:	ONEAL CHURCH RD - 30' SC HWY 101 - 30' 25' EXTERNAL

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
LAND SURVEYORS * ENGINEERS
323 WEST STONE AVENUE
GREENVILLE, SC 29609
PHONE: (864) 271-4924
FAX: (864) 233-0315

[illegible]

REF PLAT	29-D-32
TAX MAP	0633020103100,02,03
DESIGN	DKT
DATE	10-10-19
DWG. NO.	ONC C-3

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**ONEAL CHURCH ROAD
CONCEPT PLAN #3**

C-1

Category Number: III.
Item Number: E.



AGENDA
PLANNING ADVISORY COMMITTEE
11/18/2019

RZ 2019-18

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	11/11/2019	Cover Memo



ZONING MAP AMENDMENT APPLICATION (ZONING & REZONING)

Date 10-4-19

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

Tax Map Number(s) 6026000400400
 Property Address(s) 711 School St
 Acreage of Properties 1.66 County GREENVILLE

Applicant Information

Name QUACKSONS LLC
 Address P.O. Box 2267
GREER, SC 29652
 Contact Number 864-304-1447
 Email pdurham@servicetransport.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Quacksons LLC
 Address PO Box 2267
Greer, SC 29652
 Contact Number 864-304-1447
 Email pdurham@servicetransport.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 I-1 to S-1.

Existing Use: WAREHOUSING Proposed Use: ICE RINK

Signature(s) Phil Durham - Phil DURNHAM

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

Category Number: III.
Item Number: F.



AGENDA
PLANNING ADVISORY COMMITTEE
11/18/2019

RZ 2019-19

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	11/11/2019	Cover Memo



ZONING MAP AMENDMENT APPLICATION (ZONING & REZONING)

Date 10-11-19

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

Tax Map Number(s) G014.00-02-013.00
 Property Address(s) 500 W. Poinsett St. GREER, SC 29650
 Acreage of Properties .37 County GREENVILLE

Applicant Information

Name JOSEPH & MARY ANN Morelli
 Address 658 DRIFTWOOD DR
GREER, SC 29651
 Contact Number 864-266-3915
 Email jmorelli@qum-llc.com

Property Owner Information

(If multiple owners, see back of sheet)

Name CARLOS & Megan Corona
 Address 500 W Poinsett Street
Greer SC 29650
 Contact Number 864-617-1651
 Email pointe1021@gmail.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 X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-12 Single Family Residential C-2 Commercial.

Existing Use: Single Family Residential Proposed Use: Commercial office

Signature(s) [Signature]

DocuSigned by:

[Signature]
E9A847FD9B1E449

DocuSigned by:

[Signature]
51A975C38FAA431

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: G.



AGENDA
PLANNING ADVISORY COMMITTEE
11/18/2019

2020 Calendar

ATTACHMENTS:

Description	Upload Date	Type
📎 2020 Calendar	11/11/2019	Cover Memo



2020 Planning Commission

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Application Deadline	Dec 9	Jan 6	Feb 10	Mar 16	Apr 13	May 11	June 15	July 13	Aug 10	Sept 14	Oct 12	N o M e e t i n g
Planning Commission Meeting	Jan 27	Feb 17	Mar 23	Apr 20	May 18	June 22	July 20	Aug 17	Sept 21	Oct 19	Nov 23	





Category Number: IV.
Item Number: A.



AGENDA
PLANNING ADVISORY COMMITTEE
11/18/2019

Planning Report