



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
January 27, 2020 @ 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. November 2019 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. ELECTION OF OFFICER

- A. Election of Chair and Vice Chair

IV. NEW BUSINESS

- A. RZ 2020-01 Sunnyside Dr
- B. RZ 2020-02
- C. RZ 2020-03 (Major Revision)
- D. RZ 2020-04

V. OTHER BUSINESS

- A. Planning Report

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
1/27/2020

November 2019 Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ November 2019 Minutes	1/21/2020	Cover Memo



City of Greer

Planning Commission Minutes

November 18, 2019

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

Member(s) Absent: John Holland, Vice Chairman

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.

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Martin made a motion to approve the minutes from the October 21, 2019 Planning Commission Meeting. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed. Mr. Holland was 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.

A. AN 2019-13

Mr. Hopper opened the public hearing for AN 2019-13.

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. AN 2019-14

Mr. Hopper opened the public hearing for AN 2019-14.

Staff gave the basic information for this request.

John Blanton, resident at 236 Watercourse Way in the Woodlands at Walnut Cove, stated he was opposed to the request. He stated that the traffic on Highway 101 has become a problem. He stated that his main concerns was that O'Neal Church Road would not be able to handle the traffic from this development and that this could create safety problems. He advised that the density of the proposed development was more dense than any of the other surrounding neighborhoods and that this development would be changing the nature of the area.

Barbara Blanton was signed up to speak but chose not to.

Judy Stella, resident 482 Pink Dill Mill Road, stated she was opposed to the request. She stated that when O'Neal Village was presented to the area they in 2007, they advertised wooded areas in the development and that today, there are no trees left on the property. She stated that there were no signs posted on the property for the proposed subdivision or annexation. She asked that the Commission consider the existing O'Neal Village development when they discussing the proposed development and the impact it will have on the rural area. She stated that 300 of her neighbors were all in opposition of this request.

Jay Roberts, resident at O'Neal Village, stated she was opposed to the request. She stated that O'Neal Church Road isn't safe for travel and will be worse with the additional traffic from the proposed request. She stated that the residents in the new development would have to walk across O'Neal Church Road to have access to the existing amenities and it would be dangerous. She stated the existing O'Neal Village has no trees and that this is an issue with erosion control. She advised that the neighborhood has problems with rain and mud runoff. She requested that the City work with the developer to save the large Oak Trees on the property.

George Ward, resident at 109 Glastonbury Drive, stated that he was opposed to the request. He stated he was concerned about acreage for proposed development and about erosion control. He stated that the proposed area buffers his property and he doesn't want his trees cut down. He stated he wanted to know why the proposed townhomes weren't being developed on the vacant property in the current O'Neal Village development that had already been cleared. He advised the Commission that he wanted to know if the developer would be surveying the property and if there would be a buffer around the development. He asked what would happen if the developer cut down his Oak trees.

Mr. McMahan stated for the record the total acreage of the property and upon Mr. Martin's request, gave the information for signage posted on the property to advertise the public hearing.

Sandra Duffy, resident at 110 Glastonbury Drive, spoke in opposition of the request. She asked what type of buffer would be required for the development and where the entrances would be located. She stated she was concerned about the trees on the property being removed. She stated the condition of O'Neal Church road was poor and the increased traffic would make it worse. She stated she wanted to know what the amenities would be for this proposed development.

Mr. Lavender clarified the process for Planning Commission and City Council regarding annexations. He also clarified the road maintenance and responsibility of the City.

Ms. Duffy stated that when the original O'Neal Village was being developed, the developer stated that they were providing thousands of dollars for road improvements and those commitments have not fulfilled.

Frank Sitarz, resident at 3451 O'Neal Church Road, stated that O'Neal Church Road was used as a dragstrip and that he was not in favor of the request. He stated that there is a problem in the area with wild animals because there are too many trees being cut down. He stated he was most concerned about the amount of Greer City police officers patrolling the area. He stated that with more development more officers would be needed. He stated that his home was not inspected properly during construction by the City and that he had issues with the builder. He said he wanted the Commission and Council to keep the town quaint.

Anna Vera, resident at 10 Regional Drive in Autumn Hills, stated she just purchased the property within the last year. She said there are rapid changes to the area and that although this meeting for annexation, the Commission was the first step in the process and she asks them to consider the implications of this approval.

Richard Artz, resident at 28 Mandarin Circle in Taylors, stated that the issue of public facilities should be considered. He stated that schools and the overcrowding problems needed to be considered. He stated that he agrees with what others have said and the he is also concerned about problems with water runoff.

Barbara Blanton, resident at 236 Watercourse Way. She asked that the Commission consider the density and looking at single family detached residences instead of townhomes.

Ronald Mason, property owner at 3541 O'Neal Church Road, spoke in favor of the request. He stated that one of the comments made during the proceedings was that people wanted the area to look the way it was, without the added development. He advised that 25 years ago when he moved to the area he was surrounded by 200 acres of farmland and that things will not be the way it was. He stated that he was not happy when the neighborhood on Glastonbury Drive moved in because he now looks at their rooftops from his windows but that he understands that this is what happens with development. He stated that his horse farm is not compatible with the area now and that is why he wishes to sell the property. He advised that what is proposed is compatible with what is there now.

C. RZ 2019-18

Mr. Hopper opened the public hearing for RZ 2019-18.

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. RZ 2019-19

Mr. Hopper opened the public hearing for RZ 2019-19.

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 2019-13

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2019-13.

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

Stephen Nett, applicant, stated they are still working on design of the project and were excited to be in Greer. He stated that he thinks they have put together a quality product and that he hopes the Commission will approve it.

Mr. Martin asked the applicant if they had reached out to the property owner that will be left in the middle of the proposed development in hopes to purchase that property. Mr. Nett stated they had not but would do so.

ACTION – Mr. Martin made a motion to approve AN 2019-13. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. AN 2019-14

Mr. Hopper opened the business meeting for AN 2019-14.

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

Mr. Hopper asked staff to clarify the Planned Development Zoning District and the process for this type of development to the public. Ms. Kaade, briefly described the PD district and its process.

Mr. Martin addressed the public and informed them of the role of Planning Commission for this request.

Mr. Jones asked staff if the city was requesting a traffic study for O'Neal Church Rd. Ms. Kaade advised that city engineers and SCDOT would make the specific request and review that study.

Mr. Wright asked staff if the Commission were to recommend a different zoning classification than the one requested, would a traffic study still be required. Staff advised that a traffic study would be required no matter what zoning recommendation the Commission gave. Mr. McMahan stated that the traffic impact study would be limited to the area of annexation.

The applicant, Jeff Randolph, developer of O'Neal Village, gave a brief history of his work experience and an overview of the existing O'Neal Village development. He then explained the details of the existing request.

Mr. Randolph and the Commission discussed the request and the existing development.

After the Commission discussed some concerns they had, they asked Jeff Randolph to come back to the podium and discuss possible options for the request. The Commission wanted a mix of single family attached and detached in the area of new development to be more in line with the existing O'Neal Village neighborhood. Mr. Randolph suggested that he work with staff and make the changes proposed by the Commission. He advised that the Commission would have an opportunity to review those changes when the Final Development Plan came before them.

ACTION – Mr. Jones made a motion to approve AN 2019-14. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 1. Mr. Wright voted in opposition of the request. The motion passed.

C. RZ 2019-18

Mr. Hopper opened the business meeting for RZ 2019-18.

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

Phil Durham, applicant for the request, gave a brief overview of the request.

Daren Anderson, Greer resident and future tenant of the building, advised the Commission that the use would be for a youth hockey training facility.

Mr. McMahan stated that currently this business would be private and not open to the public. He advised that additional building code requirements would be required prior to being open to the public.

ACTION – Mr. Martin made a motion to approve RZ 2019-18. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. RZ 2019-19

Mr. Hopper opened the business meeting for RZ 2019-19.

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

Joseph Morelli, applicant for the request, gave a brief overview of the request.

ACTION – Mr. Martin made a motion to approve RZ 2019-19. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

E. COM 2019-15

Mr. Hopper opened the business meeting for COM 2019-15.

Staff gave a brief history of the request and presented their analysis and recommendation for approval for the request.

The Commission discussed the request. Mr. Wright stated his concerns about the safety of the site close to the railroad tracks.

Mr. Patat, applicant for the request, gave a brief overview of the request and discussed the options for fencing the site with the Commission.

Staff and the Commission discussed options for fencing the site.

ACTION – Mr. Wright made a motion to approve COM 2019-15 with the following condition: a fence must be installed along the rear of the property and adjoin the fence along the left of the property along the parking lot but no encapsulating the parking lot. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 1. Mr. Martin voted in opposition of the request. The motion passed.

F. 2020 Calendar Dates

Staff presented the proposed calendar dates for the upcoming year.

ACTION - Mr. Lavender made motion to approve the proposed 2020 calendar dates. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Other Business

Mr. McMahan recognized Mark Hopper as he was retiring from the Planning Commission to serve on City Council. He also reminded the Commission members of the appreciation luncheon on November 5th, 2019.

VIII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Jones seconded the motion. The meeting adjourned at 8:40 p.m.

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
1/27/2020

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
📎 public Hearing PP	1/21/2020	Cover Memo

Planning Commission City of Greer

January 27, 2020

Public Hearing



DOCKET NUMBER:

RZ 2020-01

APPLICANT:

Charles D. Wall

ADDRESS:

Sunnyside Dr

PARCEL ID NUMBER:

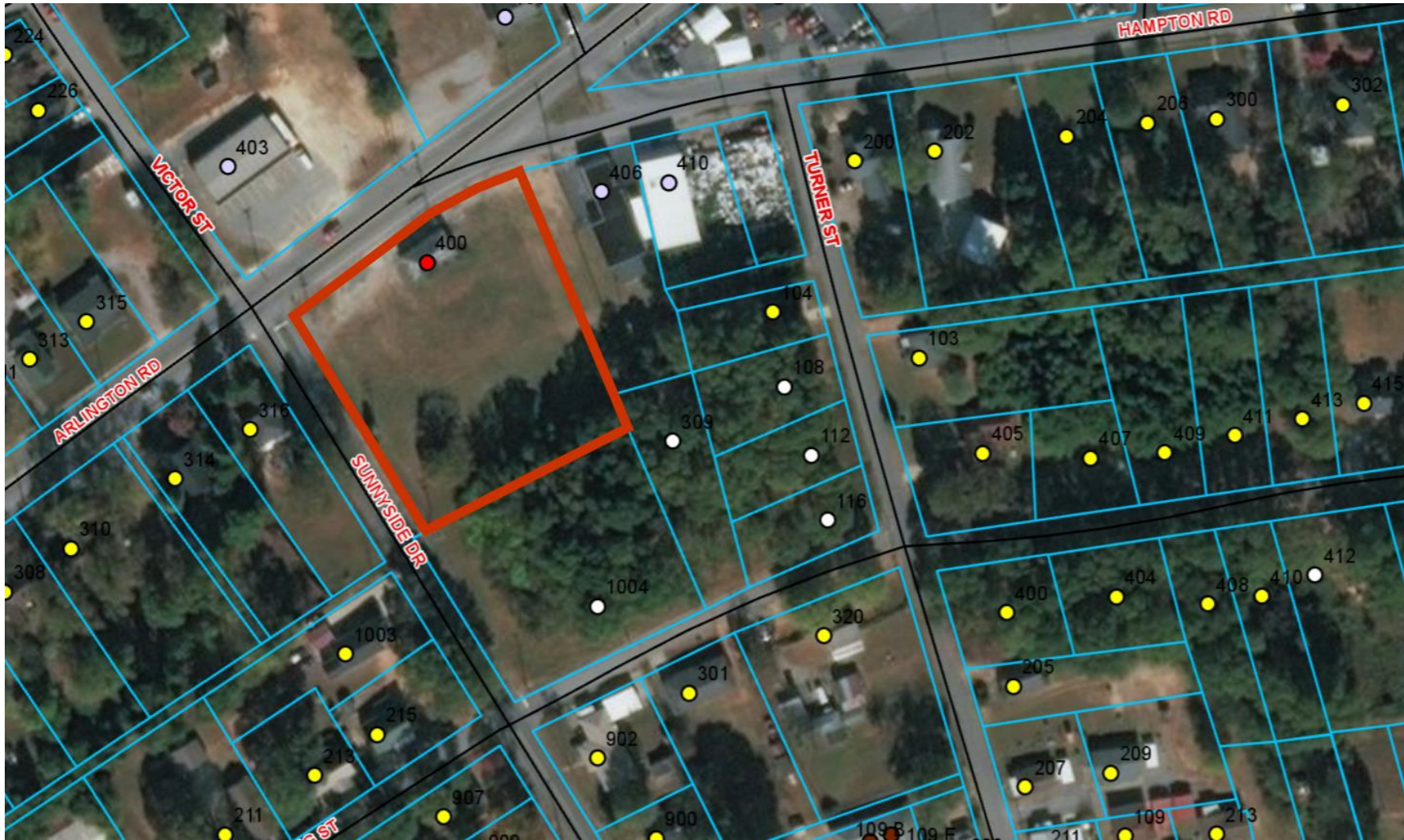
P/O 9-03-14-066.00

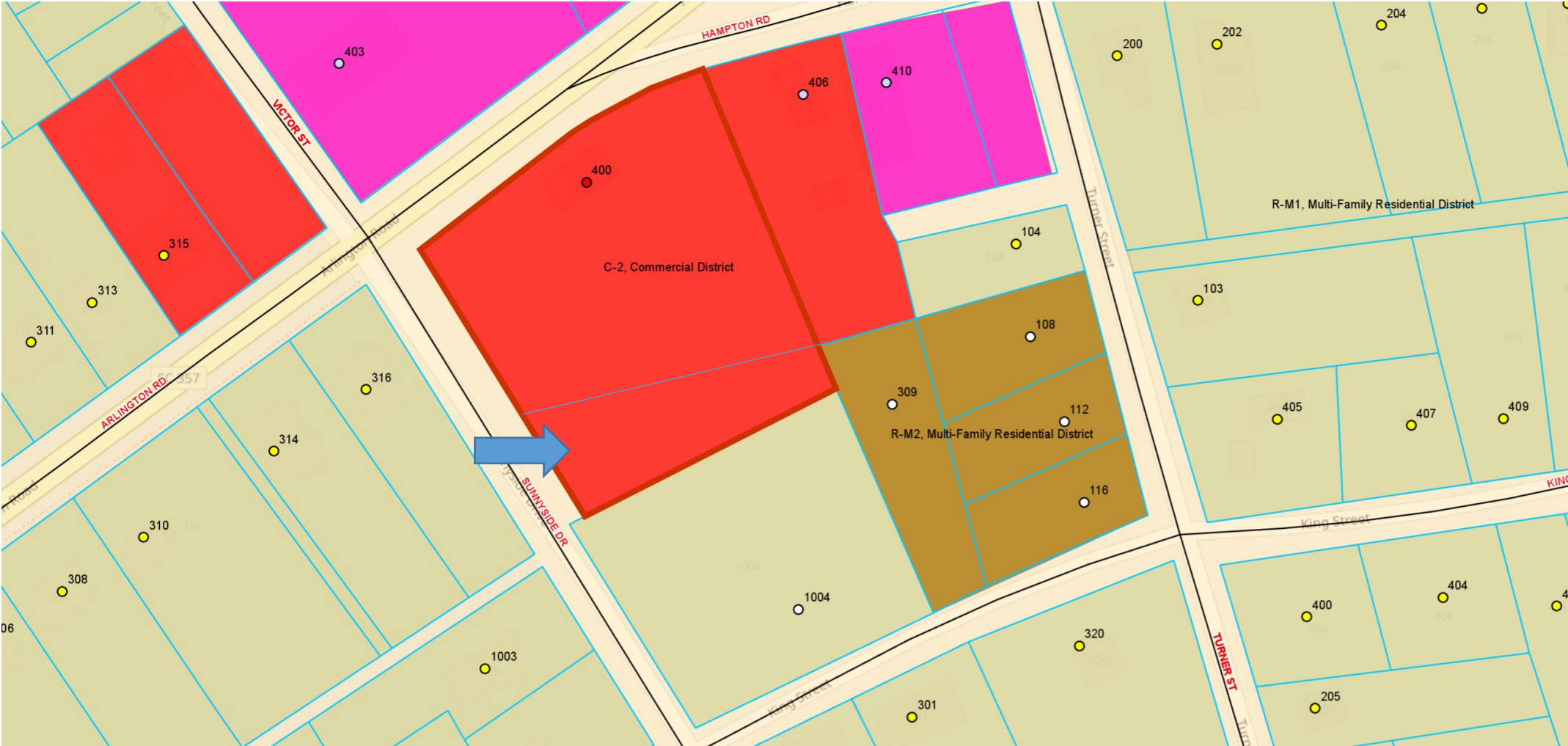
REQUEST:

Rezone to RM-1, Residential Multi-family



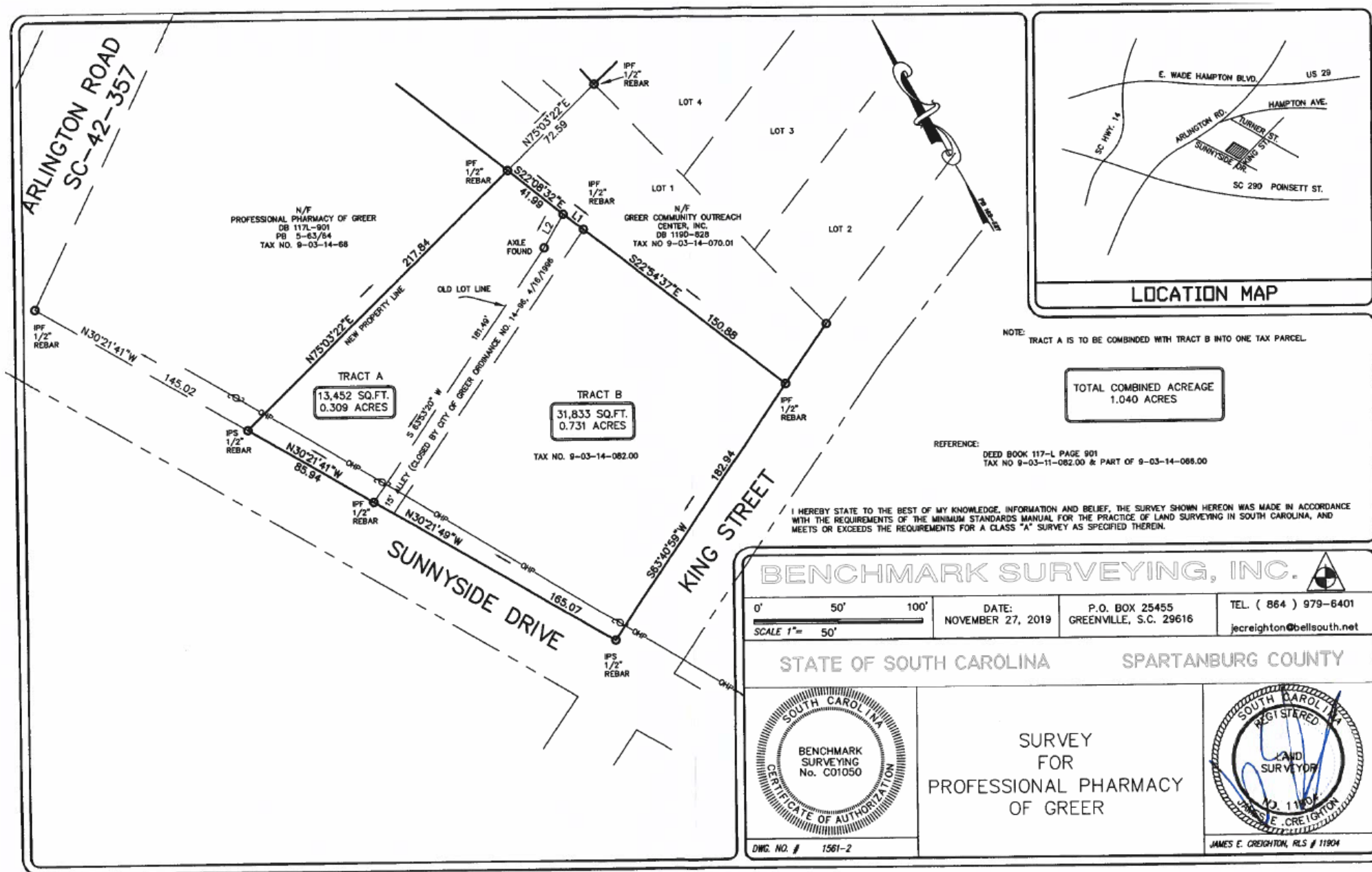
RZ 2020-01







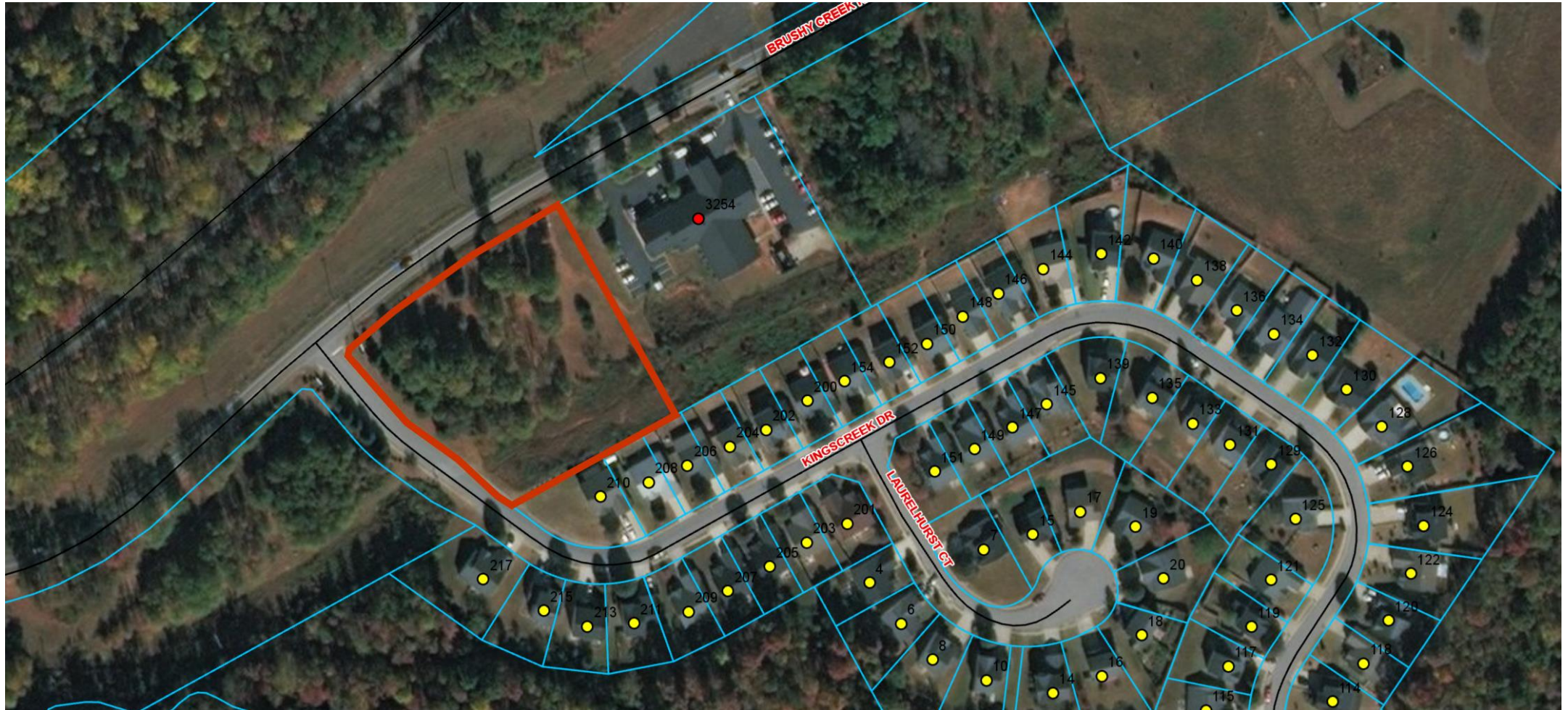
Future Land Use Map

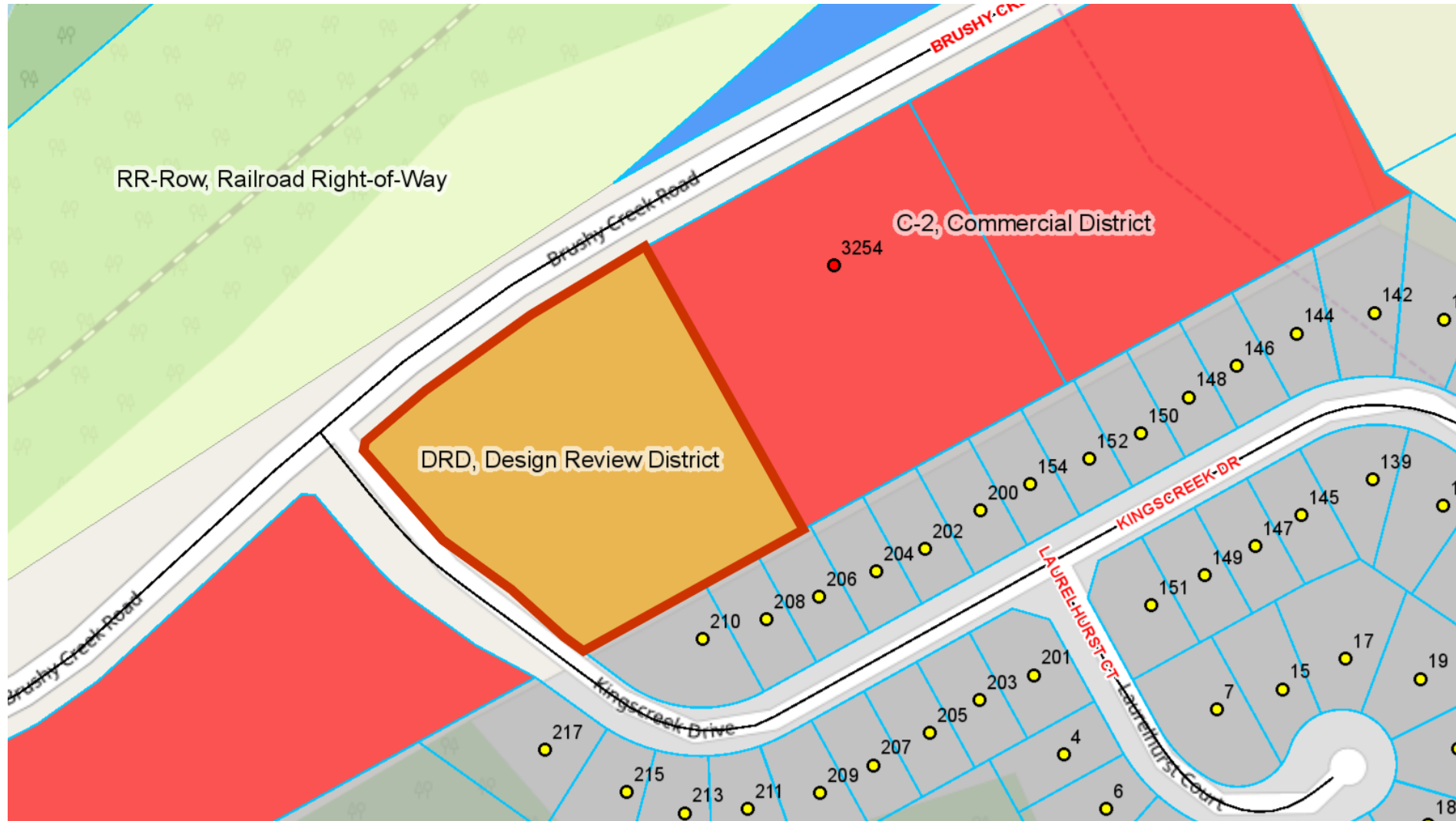


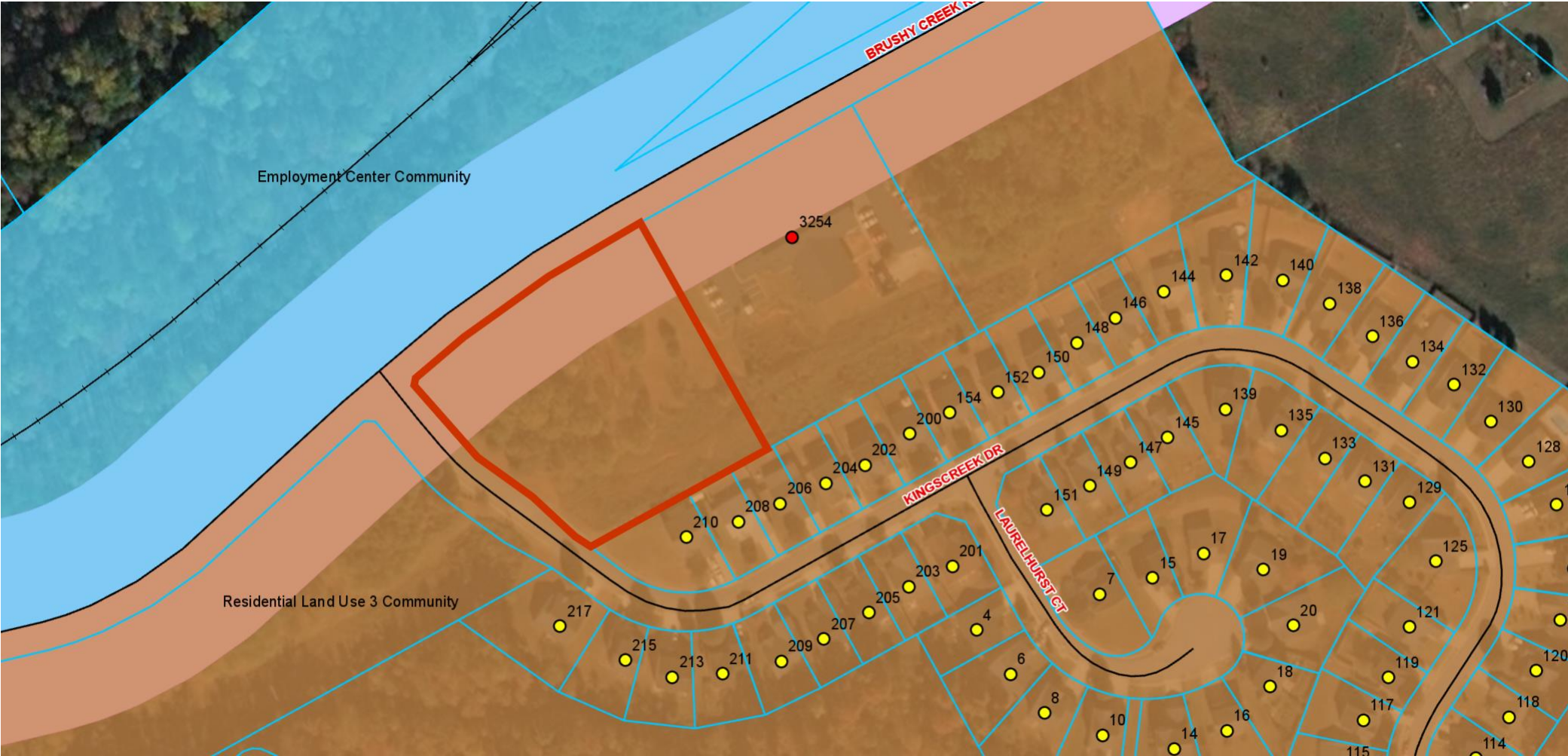
DOCKET NUMBER: RZ 2020-01



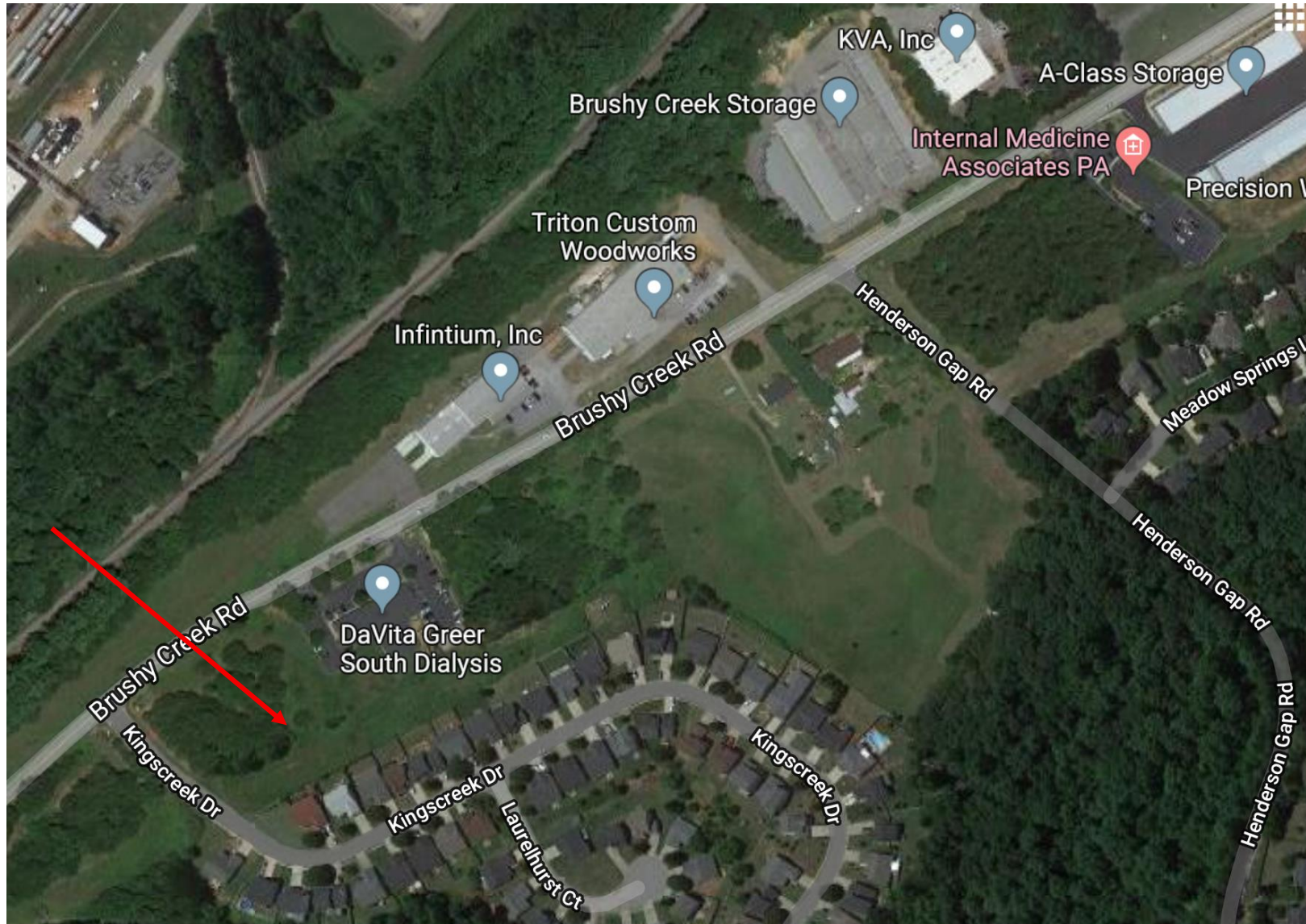
DOCKET NUMBER:	RZ 2020-02
APPLICANT:	Hope Tz Schmalzl
ADDRESS:	Brushy Creek Rd
PARCEL ID NUMBER:	T035000100109
REQUEST:	Rezone to C-2 Commercial







Future Land Use Map



DOCKET NUMBER:

RZ 2020-03

APPLICANT:

Scout Realty Group

ADDRESS:

Victor Ave, Old Woodruff Rd, Hardin St, and 26th St

PARCEL ID NUMBER:

9-04-05-003.00, 9-04-05-003.01, 9-04-06-147.01

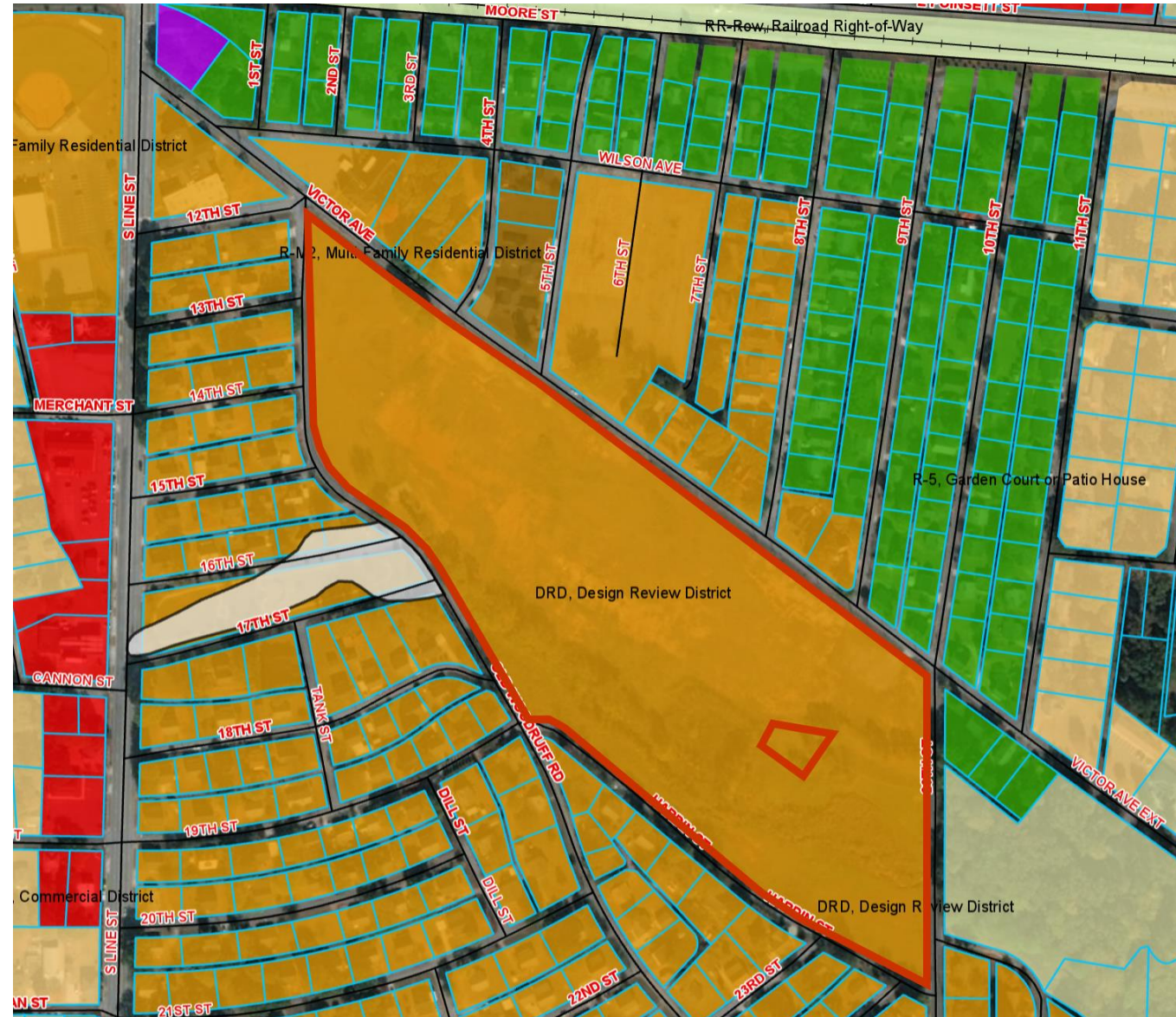
REQUEST:

DRD Major Revision

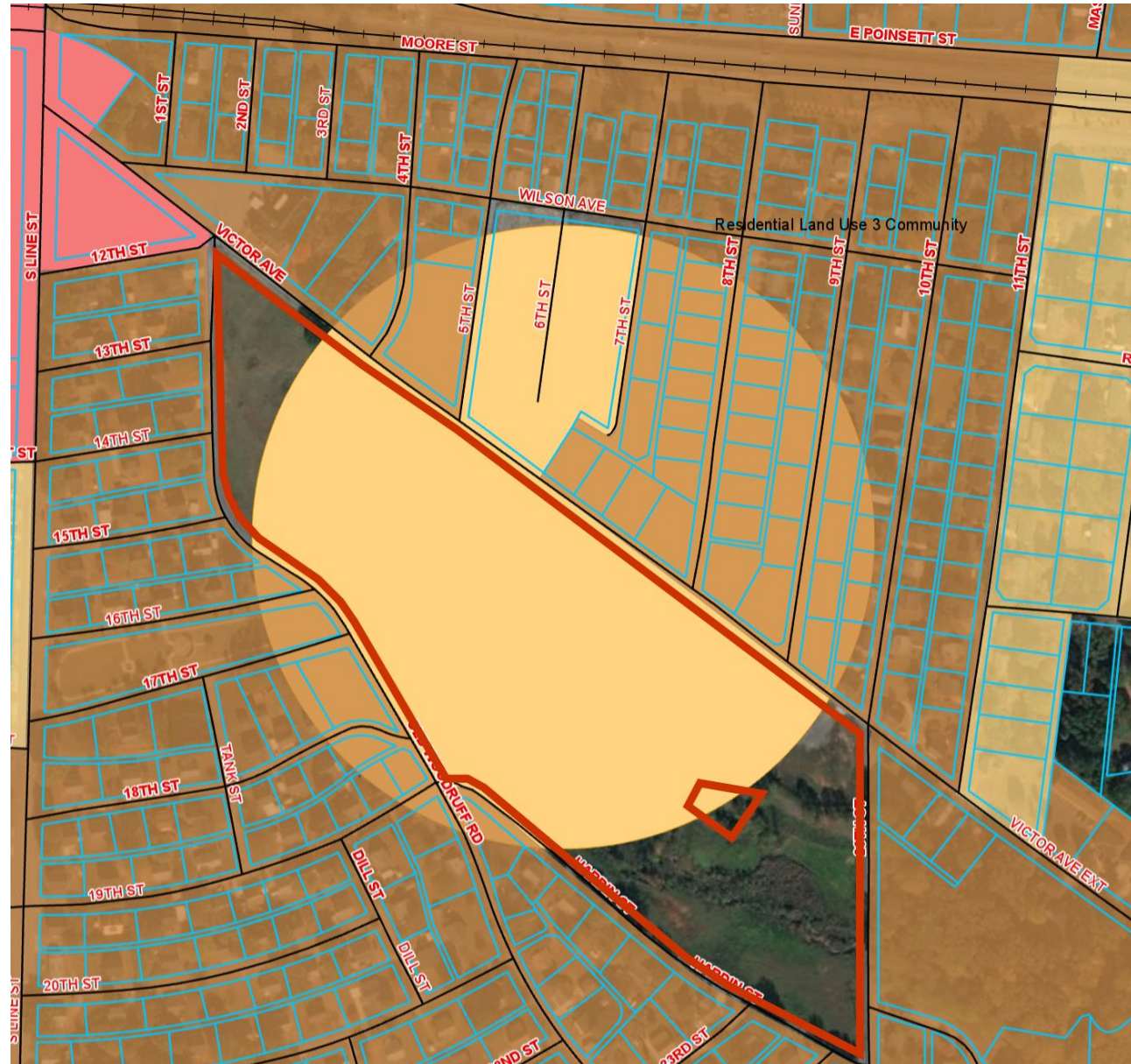


DOCKET NUMBER: RZ 2020-03



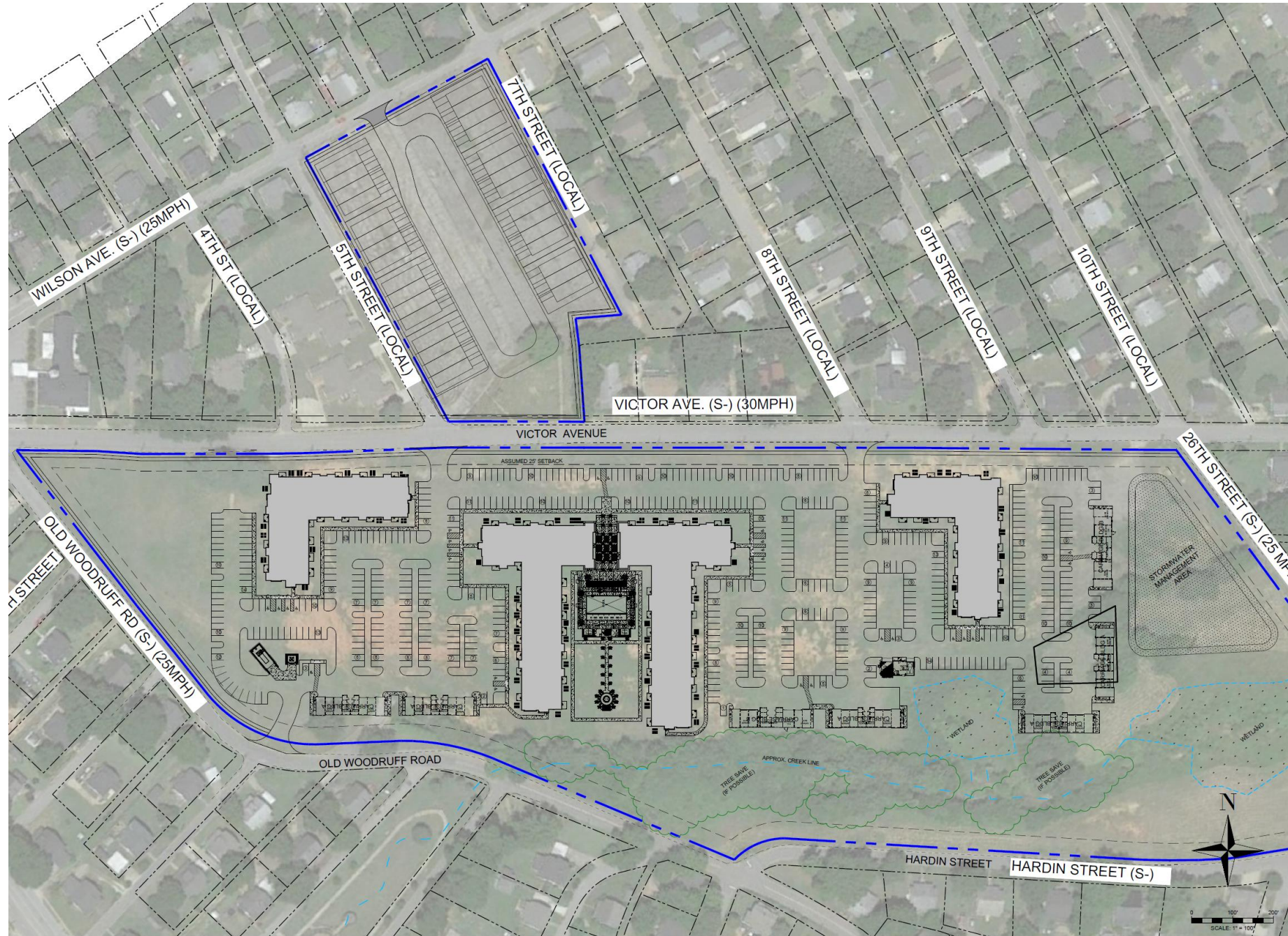


Zoning & Floodplain



Future Land Use Map

DOCKET NUMBER: RZ 2020-03



RZ 2020-03



Statement of Intent

Proposed use: Four-story apartment complex with up to 360 units and up to 40 rear-loaded townhomes; both for-rent products; includes amenities such as a pool and two-story fitness center

Density: Not to exceed 15 units/acre

Open space: Minimum of 25%

Exterior Buffers: 15 feet

Building materials: Fiber cement (hardi plank and board) with brick accents

Parking: 1.7 spaces per unit for apartments, 2 per unit for townhomes

Infrastructure: Private interior roads, exterior and interior sidewalks; a Traffic Impact Analysis will be reviewed by SCDOT

DOCKET NUMBER:

RZ 2020-04

APPLICANT:

Jamie Decker

ADDRESS:

204 Pleasant Drive

PARCEL ID NUMBER:

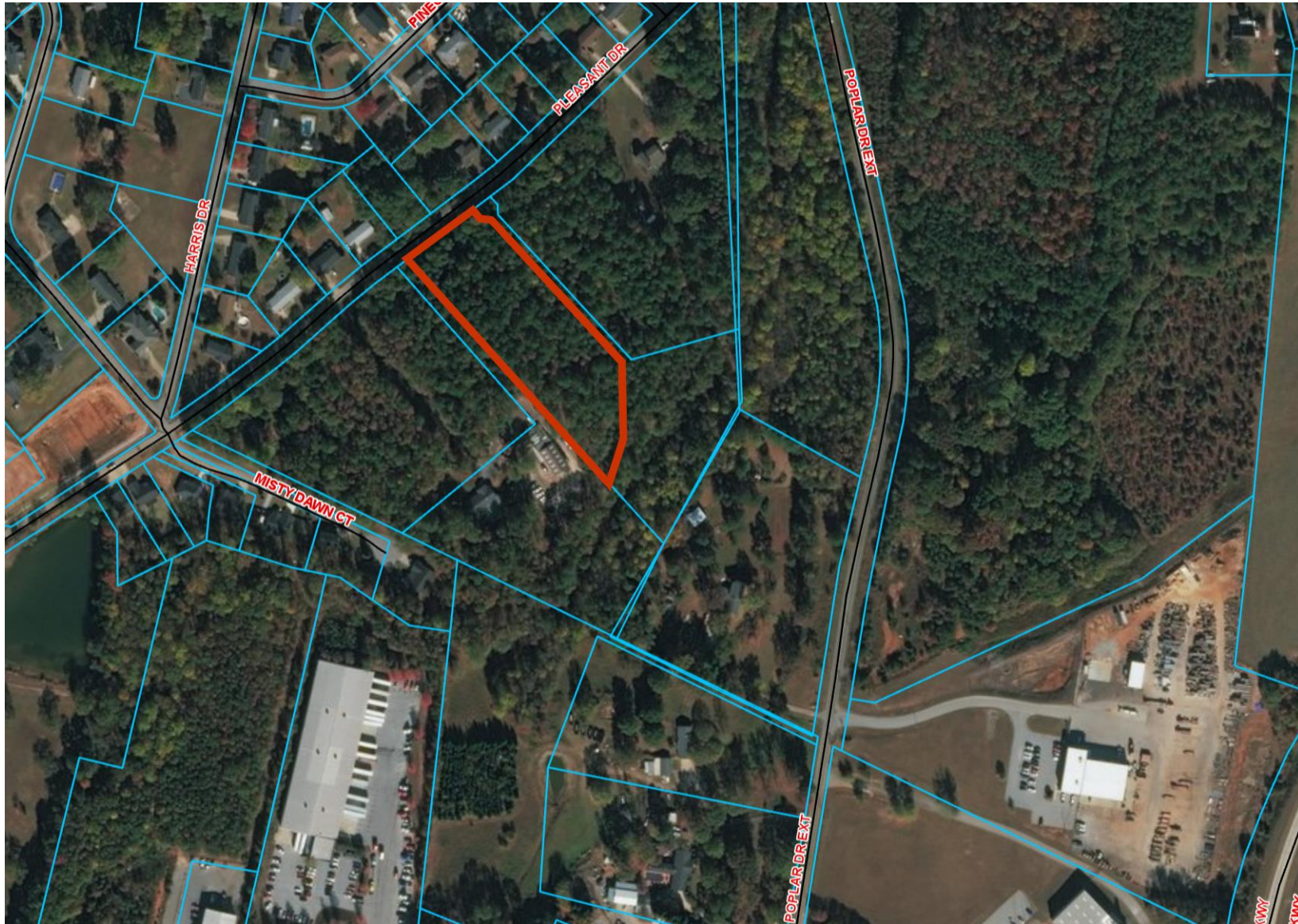
P/O 0528020110603

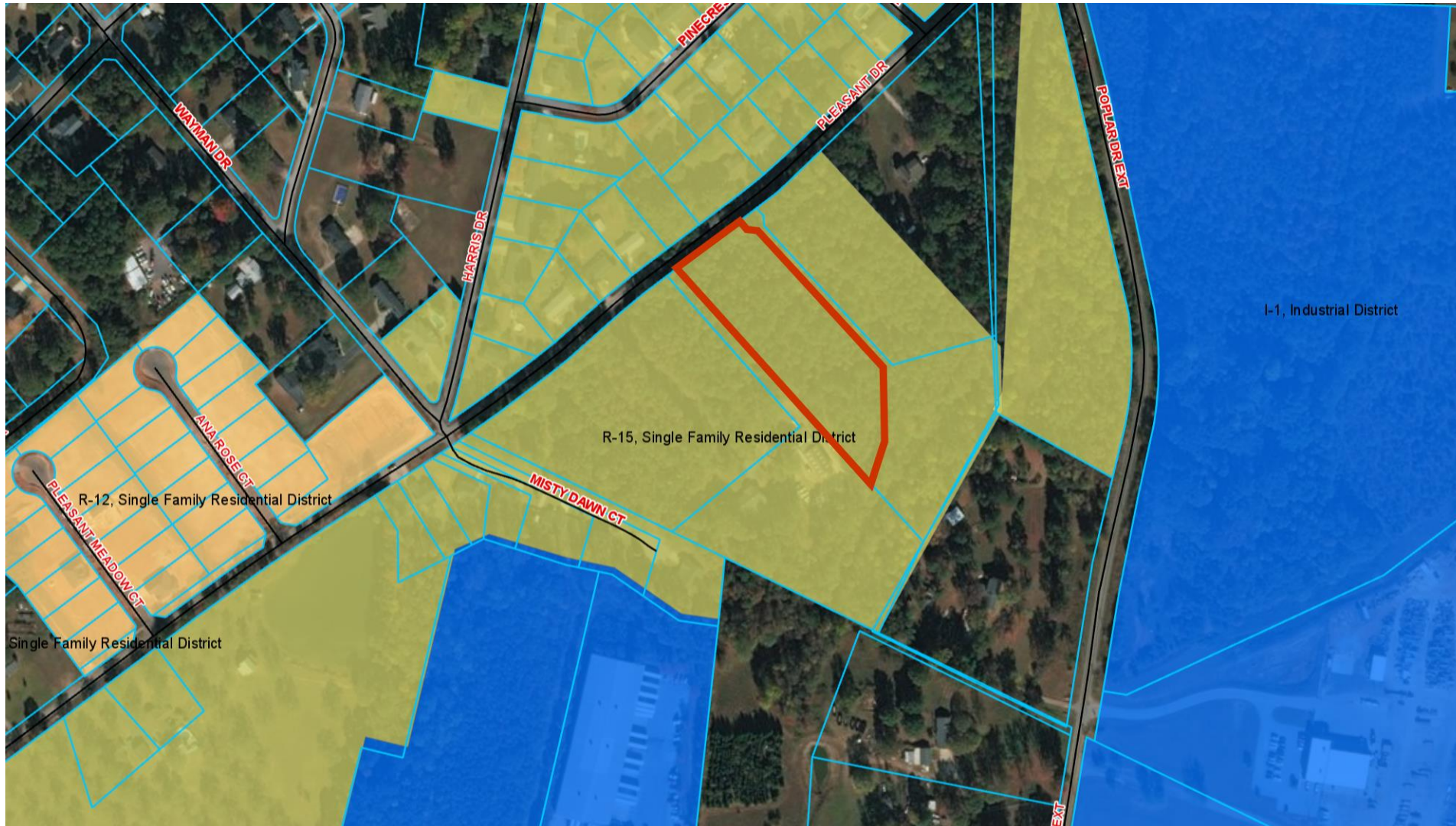
REQUEST:

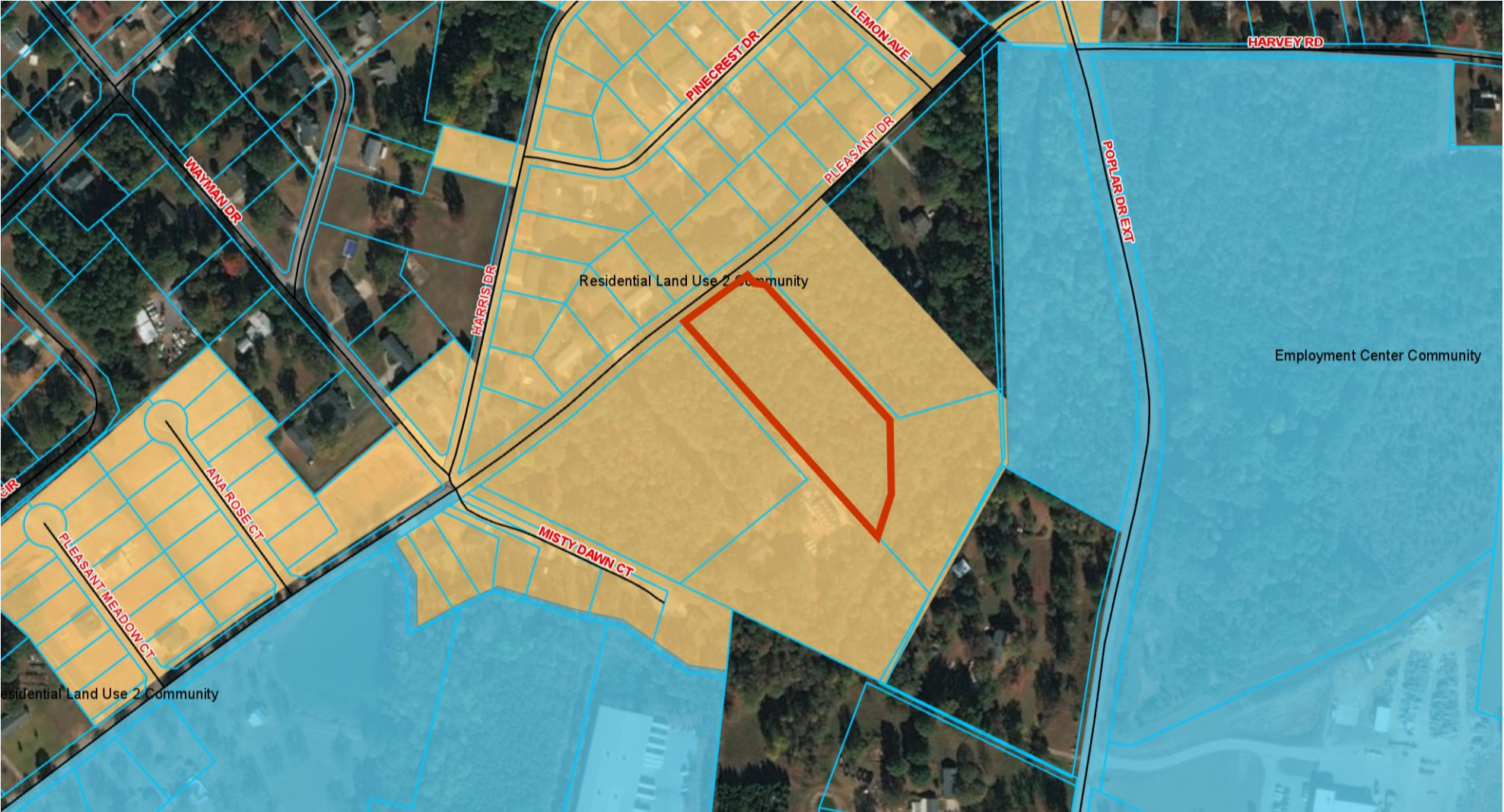
Rezone to S-1, Services District



DOCKET NUMBER: RZ 2020-04

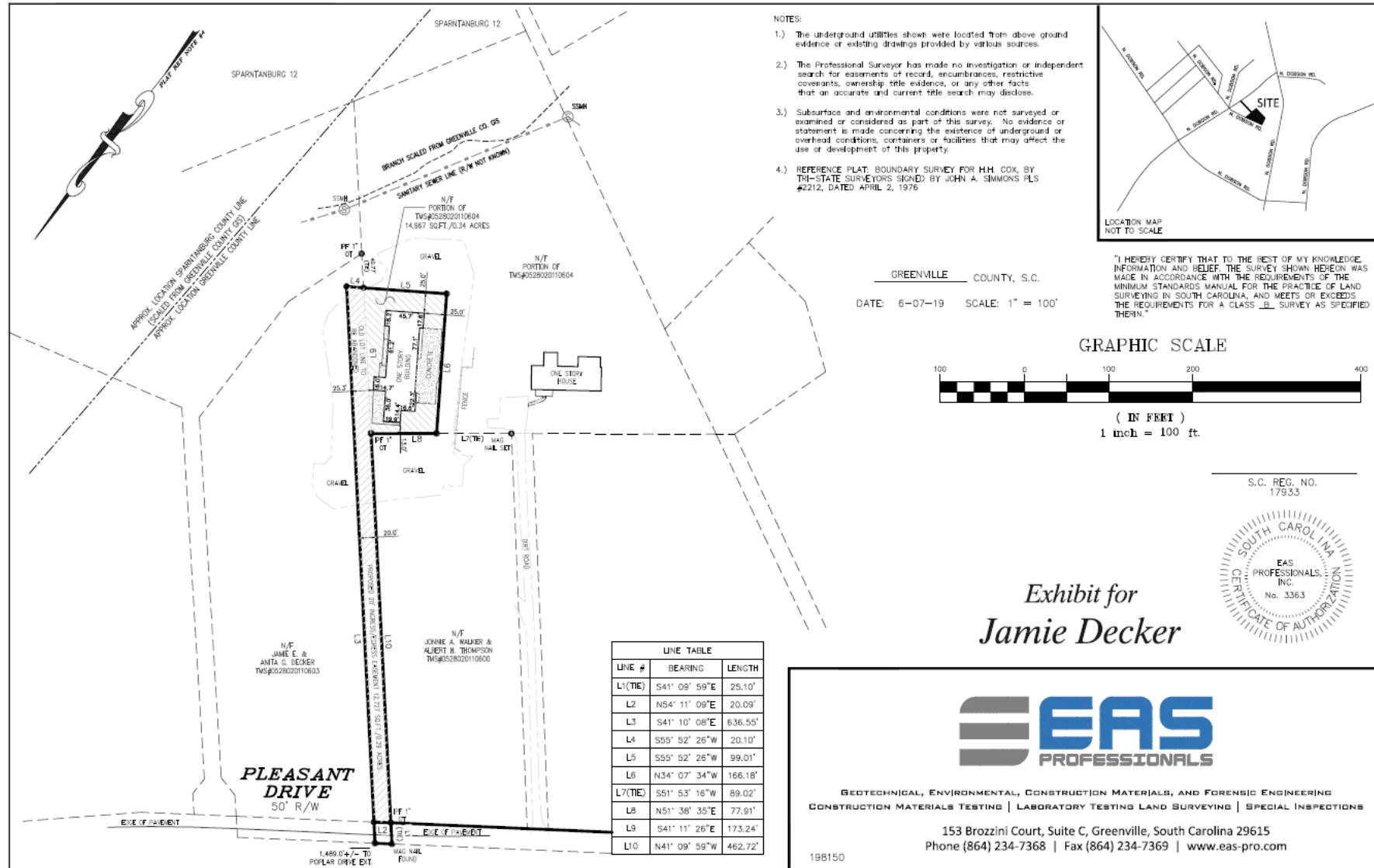






Future Land Use Map

DOCKET NUMBER: RZ 2020-04



Planning Commission City of Greer



Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
1/27/2020

Election of Chair and Vice Chair

Category Number: IV.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
1/27/2020

RZ 2020-01 Sunnyside Dr

ATTACHMENTS:

Description	Upload Date	Type
☐ App	1/17/2020	Cover Memo
☐ Survey	1/17/2020	Cover Memo



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

Date 12-9-19

\$300

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

Tax Map Number(s) P/09-03-14-66,
Property Address(s) Sunnyside Dr
Acreage of Properties .309 County _____

Applicant Information

Name CHARLES D. WALL
Address 115 PEACHTREE DR
GREER SC 29651
Contact Number 864-423-1063
Email donwallrph@gmail

Property Owner Information

(If multiple owners, see back of sheet)

Name PROFESSIONAL PHARMACY OF GREER
Address 320 MEMORIAL DRIVE
GREER SC 29650
Contact Number 864-877-3386
Email donwallrph@gmail

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 C-2 to Rm-1.

Existing Use: NONE Proposed Use: pharmacy

Signature(s) Don Wall
12-9-19

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

OFFICE USE ONLY

Date Filed 12-9-19
Meeting Date 1-27-20

Case No. 22 2020-01

See Reverse

ARLINGTON ROAD
SC-42-357

N/F
PROFESSIONAL PHARMACY OF GREER
DB 117L-901
PB 5-63/64
TAX NO. 9-03-14-68

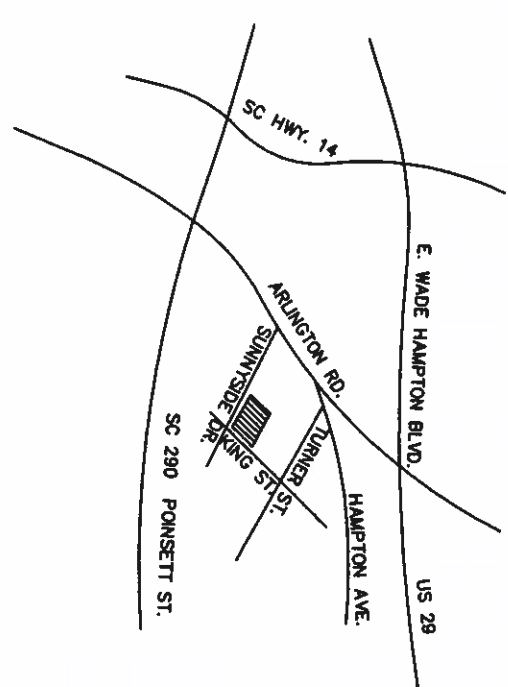
N/F
GREER COMMUNITY OUTREACH
CENTER, INC.
DB 119D-828
TAX NO 9-03-14-070.01

TRACT A
13,452 SQ.FT.
0.309 ACRES

TRACT B
31,833 SQ.FT.
0.731 ACRES

TOTAL COMBINED ACREAGE
1.040 ACRES

LOCATION MAP



NOTE: TRACT A IS TO BE COMBINED WITH TRACT B INTO ONE TAX PARCEL.

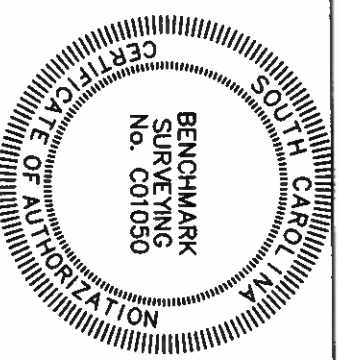
REFERENCE:
DEED BOOK 117-L PAGE 901
TAX NO 9-03-11-082.00 & PART OF 9-03-14-086.00

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

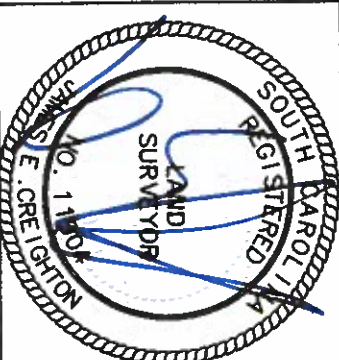
BENCHMARK SURVEYING, INC.

0' 50' 100'
SCALE 1"= 50'
DATE: NOVEMBER 27, 2019
P.O. BOX 25455
GREENVILLE, S.C. 29616
TEL. (864) 979-6401
jcreighton@bellsouth.net

STATE OF SOUTH CAROLINA SPARTANBURG COUNTY



SURVEY
FOR
PROFESSIONAL PHARMACY
OF GREER



DWG. NO. # 1561-2

JAMES E. CREIGHTON, RLS # 11904

Category Number: IV.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
1/27/2020

RZ 2020-02

ATTACHMENTS:

Description	Upload Date	Type
❏ Application	1/17/2020	Cover Memo



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

Date 12-13-19

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

Tax Map Number(s) T 035 000 100 109 ✓
Property Address(s) BRUSHY CREEK ✓
Acreage of Properties 2.086 ACRES County GREENVILLE

Applicant Information

Name HOPE TZ SCHMALZ
Address BHHS JOYNER COMMERCIAL
24 Vardry St GREENVILLE SC
Contact Number 864 630 0352 29601
Email HOPE TZ @ joyner commercial,
com

Property Owner Information

(If multiple owners, see back of sheet)

Name PEARCE PROPERTIES LLC
Address 125 ASH MORE ROAD
GREER SC 29650
Contact Number _____
Email pearce - S @ Bell SOUTH.NET

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 ✓ DRO to C2.

Existing Use: VACANT LAND Proposed Use: OFFICE / RETAIL

Signature(s) Paul Pearce

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: IV.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
1/27/2020

RZ 2020-03 (Major Revision)

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application	1/17/2020	Cover Memo
<input type="checkbox"/> Building Elevation	1/17/2020	Cover Memo
<input type="checkbox"/> Project Description	1/17/2020	Cover Memo
<input type="checkbox"/> Site Plan	1/21/2020	Cover Memo
<input type="checkbox"/> Statement of Intent	1/21/2020	Cover Memo



Planning & Zoning Development Project Application

**All applications must be completed and have all applicable fees submitted by deadline dates to be reviewed. **

Project Type: ☐ Preliminary Plat* ☐ Final Plat ☐ Final Development Plan
☐ Commercial Site Plan* ☒ Major/Minor Revision

(*These projects may be required to attend a PAC Meeting)

Project Name: Lively Victor Park

Project Address: Victor Ave. City of Greer Type of Development: DRD

Phase or Section: I Property Zoning: DRD

Tax Map Number(s): 9-04-05-003.01 : 9-04-05-003.009-04-06-147.01

Fill out appropriate information based on type of project:

Number of Lots: _____ Number of Units: 15 units per acre Number of Bldgs/sq ft: _____
Total Acreage: 24.42 Miles of New Rd: no more than 366 units New Street Type: Public _____ Private x

Contact Information

Applicant: ☐ Owner ☒ Developer ☐ Engineer ☐ Surveyor ☐ Agent ☒ Person(s) Contracting for Sale

Applicant: Chris Hill, Scout Realty Group Contact Number: 864-505-9556

Address: 301 Augusta Street, Suite 100 City: Greenville State: SC Zip: 29601

Email: Chris@scoutrealtygroup.com

Owner: Spartanburg County Contact Number: _____

Email: _____

Engineer: Gray Engineering, Craig Rathke Contact Number: 864-297-3027 ext 130

Email: craigr@grayengineering.com

Surveyor: AC&S, Dean Aldrich Contact Number: 864-288-0553

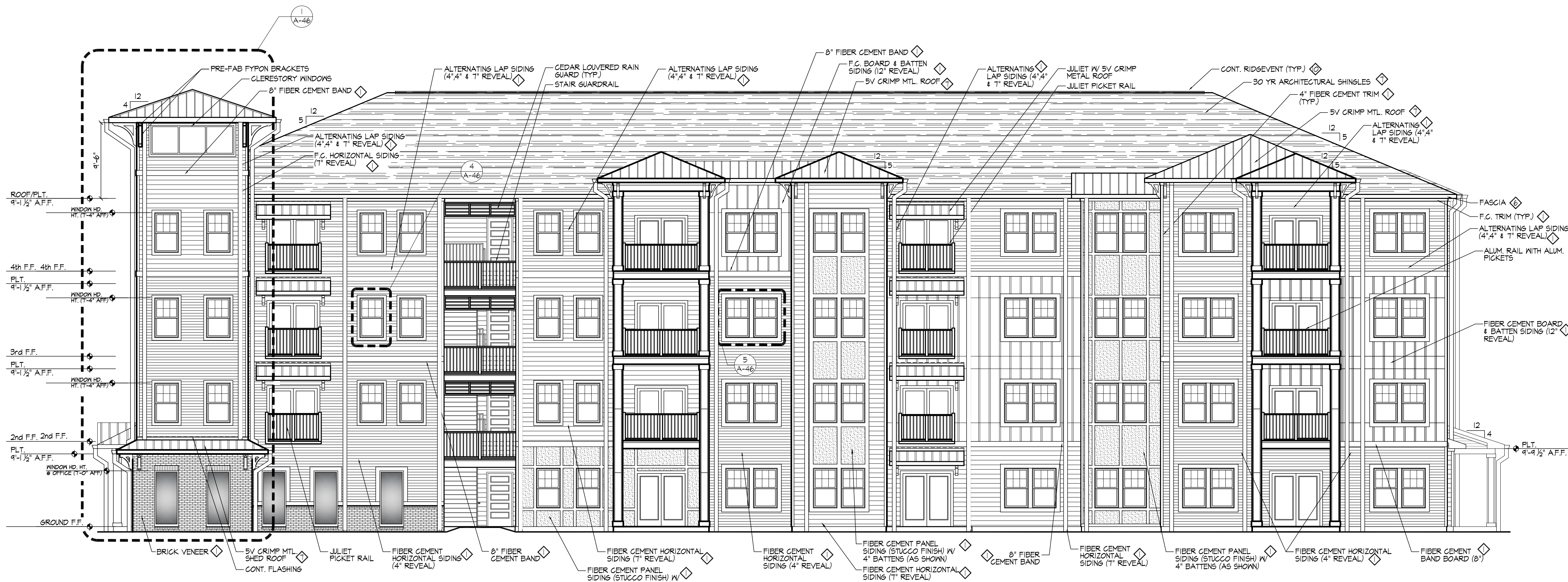
Email: dean.aldrich@acs-es.com

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 xxx

Applicant Signature: [Signature] Date: [Signature]

Print: [Signature]

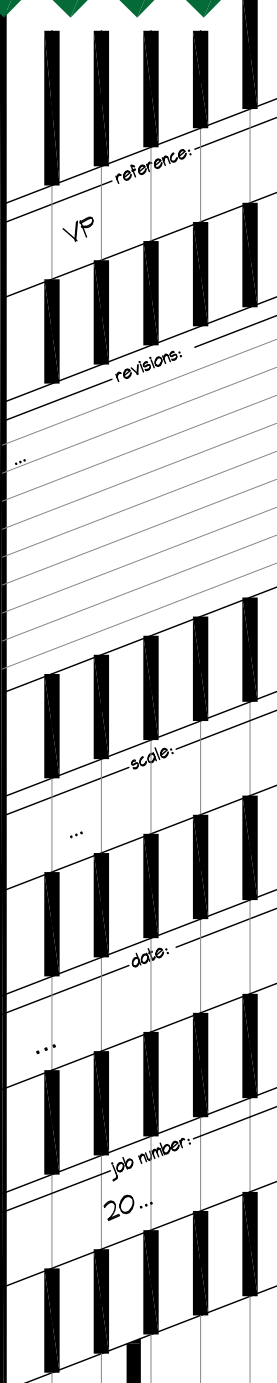


BLDG. A- SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

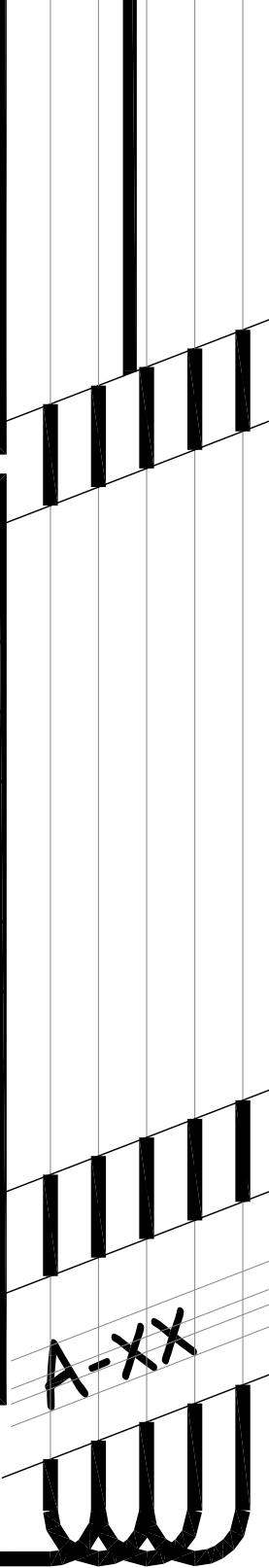
EXTERIOR FINISH SCHEDULE (ALL APARTMENT BUILDINGS)		
◇ VENEER:	BRICK VENEER- HORIZ. SIDING- VERTICAL SIDING- WALL PANELS- TRIM-	MODULAR SIZED- FIBER CEMENT SHIP LAP W/ 1" REVEAL (WOODGRAIN) FIBER CEMENT SHIP LAP W/ 4" REVEAL (WOODGRAIN) FIBER CEMENT W/ 2" BATTENS (12" REVEALS) FIBER CEMENT- SMOOTH FINISH FIBER CEMENT- STUCCO FINISH FIBER CEMENT (SEE DETAILS)
◇ BREEZEWAY FLOORING:	1. 1st FLOOR- 2. 2nd, 3rd & 4th FLR-	EXPOSED CONCRETE SEE BELOW CONCRETE
◇ BREEZEWAY CEILING:	1. 1ST, 2ND & 3RD FLR- 2. 4TH FLR - 3. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION	EXTERIOR GRADE GYP. BRD - PTD. (SEE DETAILS) EXTERIOR GRADE GYP. BRD - PTD. (SEE DETAILS)
◇ STAIRS:	(AS DETAILED) TREADS- RISERS- STRINGERS-	PRESSURE TREATED WOOD (AS DETAILED) PRESSURE TREATED WOOD (AS DETAILED) PRESSURE TREATED WOOD (AS DETAILED)
◇ EXPOSED BEAMS:	1st, 2nd & 3rd FLR- 4th FLR-	TRTD. WOOD (AS DETAILED) TRTD. W/ FIBER CEMENT WRAP (WHITE COLOR)
◇ OVERHANG SOFFIT & FASCIA:	1. SOFFIT- PTD. - COLOR TO BE BROWN 2. FASCIA - PTD. - COLOR TO BE BROWN 3. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION	1/4" FIBER CEMENT SOFFIT BRD. SMOOTH FINISH 1x8 FIBER CEMENT VENTILATED PTD. - COLOR TO BE BROWN
◇ ROOFING:	1. SHINGLES- 2. METAL ROOFING- 3. WALL/ROOF FLASHING (AT MTL. ROOF)- PER DTLs. COLOR TO MATCH METAL ROOF	30 YEAR ARCHITECTURAL SHINGLES 5V CRIMP METAL ROOF W/ RIBS & 12"oc. PER DTLs.
◇ GUTTERS & DOWNSPOUTS:	1. TO BE ALUMINUM SEAMLESS GUTTERS & DOWNSPOUTS 2. STYLE TO BE 100SER 3. INSTALL AS SHOWN ON ROOF PLANS 4. SEE ROOF PLANS & SPECIFICATIONS FOR ADDITIONAL INFORMATION	17 A-15
◇ EXPOSED FLASHING:	1. SHINGLE ROOF- ALUMINUM BLACK. SEE DETAILS 2. SIDING- ALUMINUM WHITE. SEE DETAILS 3. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION	
◇ RIDGE VENTS:	BLACK- SHINGLE COVERED (W/ BUS SCREEN)	
◇ GABLE VENTS:	N/A	
◇ SHUTTERS:	1. METAL	
◇ RAILINGS:	1. ALUM.- FACTORY PRIMED & PTD. BROWN SEE DETAIL	8.7 A-12
◇ EXPOSED CONCRETE- EXTERIOR	PADS- BROOM FINISH W/ "TOOLED" CONTROL JOINTS & EDGES EXPOSED EDGE OF SLABS- NATURAL W/ MINIMAL "HONEY COMBING"	
◇ INTERIOR	PADS- STAINED FINISH W/ "TOOLED" CONTROL JOINTS & EDGES SEALED AND POLISHED FINISH	
◇ COLUMNS:	FIBER CEMENT PANELS- SMOOTH FINISH (PTD.). SEE DTLs.	11 A-46
◇ WALL VENT CAPS:	1. AT PANELS: HOOD TYPE W/ BUS SCREEN, PVC (COLOR TO MATCH PANELS) W/ PLINTH BLOCK (STURDMOUNT), COLOR TO MATCH PANELS. 2. AT SIDING: HOOD TYPE W/ BUS SCREEN, PVC (COLOR TO MATCH SIDING) W/ PLINTH BLOCK (STURDMOUNT), COLOR TO MATCH PANELS. 3. AT BRICK: HOOD TYPE W/ BUS SCREEN, PVC (COLOR TO MATCH BRICK) W/ PLINTH BLOCK (STURDMOUNT), COLOR TO MATCH BRICK.	13 A-46
◇ KNOX BOX LOC.:	INSTALL "KNOX BOX" (I.E. KEY BOX) NEAR THE FRONT ENTRY OF BREEZEWAY (COORD. WITH LOCAL FIRE MARSHAL FOR EXACT LOCATION)	
◇ REFR. LINE PENETRATIONS:	WITH PLINTH BLOCKS SEE DTLs.	18 A-15
◇ EXTERIOR LIGHTING MTS.:	WITH PLINTH BLOCKS SEE DTLs. & ELECTRICAL	10 A-46
◇ EXTERIOR OUTLETS, ALARMS, FIRE PULLS, HOSE BIBBS:	WITH PLINTH BLOCKS SEE DTLS. & ELECTRICAL	10 A-46

ELEVATION LEGEND (ALL BUILDINGS)		
	BRICK VENEER	◇
	HORIZONTAL FIBER CEMENT SIDING- 8" REVEAL	◇
	HORIZONTAL FIBER CEMENT SIDING- 6" REVEAL	◇
	HORIZONTAL FIBER CEMENT SIDING- 4", 4", 1" REVEAL	◇
	VERTICAL FIBER CEMENT PANEL- 12" REVEAL W/ 2" BATTEN	◇
	FIBER CEMENT PANELS- STUCCO FINISH	◇
	FIBER CEMENT PANELS- SMOOTH FINISH	◇
	FIBER CEMENT PANELS- SMOOTH FINISH W/ 4" BATTENS	◇
	SHINGLE ROOFING	◇
	METAL ROOFING	◇

NOT FOR CONSTRUCTION
REVIEW ONLY
DECEMBER 23, 2019



BUILDING A- ELEVATIONS
The Lively at Victor Park
Victor Avenue
Greer, South Carolina



The Lively Victor Park

Date: 12/9/19

Re.: Project Description

Basic Information:

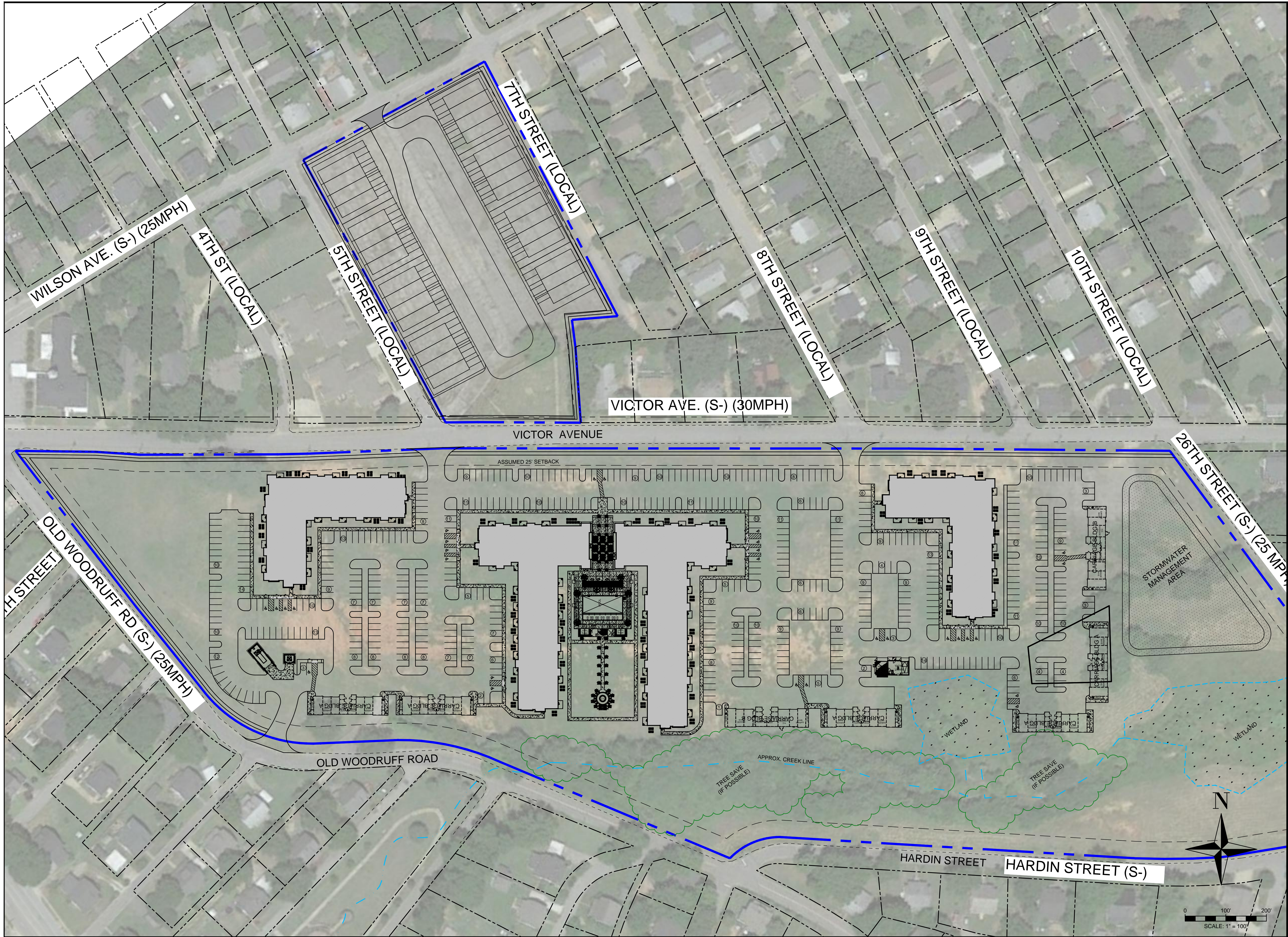
- 315 – 360 Units
- 4 Large buildings – 6-7 Carriage Buildings (Garage/Storage with Units above) and 30-40 Townhome buildings
- Large buildings – 4 stories each with elevators and lightweight concrete in corridors
- Surfaced parked over asphalt at roughly 1.7 spaces per unit (includes garage parking spaces)
- All buildings will be fiber cement (i.e. hardiplank and board)
- All condensers will be either roof or ground mounted
- All large buildings will be open air corridors with angled shutters at their ends
- All buildings will be on post-tensioned slabs

Programming:

- Resort style amenities
- Leasing office interior to large building (modeled after prototypical development plan for Developer) overlooking pool area
- Two story fitness center also overlooking pool area
- Resort style, saltwater pool with Cabana and bocce court (modeled after prototypical development plan for Developer)
- Resident open air, sky-lounge (fourth floor)
- Valet trash service
- Onsite maintenance
- All fiber community
- Property will engage a CARES team for resident events
- Package Concierge
- Dog park

Units:

- Granite Countertops through
- Upgraded lighting package (used in recent Developer projects)
- Stainless steel appliances and smooth cook top range
- LVT plank floors throughout
- Tub/shower inserts
- Stand-up showers in two and three bedrooms
- 9' ceilings
- W/D included
- Walk-in closets
- USB charging ports



NO.	DATE	BY	REVISION
A	6/21/19	CJR	SUBMITTED TO GREER FOR REZONING



Gray
Engineering Consultants

1332 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

SC C.O.A.# 000660 - NC C.O.A.# C-1217 - GA C.O.A.# PE001941 - TN C.O.A.# 0410819

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

STAKEOUT PLAN

**VICTOR MILL
DEVELOPMENT**

VICTOR AVE.
GREER, SC

PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 1/9/19
SCALE: 1"=100'
JOB No.: 2019017
PLOT DATE: 1/20/20

SHEET
CV-1

2019017-SK10.dwg

Lively Victor Park

+/- 24.4 Acre Multifamily Development Design Review District Victor Ave., City of Greer, SC

Statement of Intent **December 9, 2019**

Community Development. The development planned for this 24.4-acre tract on Victor Ave. at the intersection of Victor Ave. and 5th Street will utilize the Design Review District (DRD) zoning classification. The community will consist of for rent attached Townhomes attached Multifamily buildings and Carriage buildings. All new road within the community will be private. The existing terrain and features of the property will be utilized to maximize open space and common grounds, that together will equal at least 30% of the development. This development will be for rent residences (Multi-Family and/or Townhomes) and include a +/-1.0-acre open space common area located in the northwest corner for the community. See preliminary drawing.

Phasing & Density. Total overall residential density for this project will not exceed 16 units per overall site acreage. The current plan calls for up to 40 Townhomes and 330 Apartment units for just slightly over 15 units per acre. The site is intended to be constructed in 1 phase.

Residential Mix & Materials The residential units will vary in size and consist of for rent attached Townhomes configured in between 4 and 6 units building pods, attached Multifamily buildings that may contain up to 90 units per building and detached Carriage buildings that include garage/storage with Units above. The Townhome unit sizes have not been fully determined yet, but it is anticipated they will be approximately 1200-1500 square feet. The Multifamily units will consist of a mix of studio, one bedroom, two bedroom and three-bedroom units, with sizes of approximately 600 square feet up to 1500 square feet. The Multifamily buildings and the Townhomes will utilize a mixture of upgraded materials such as Hardie Board or equal composite siding, together with stone and/or brick accents.

Amenities and Landscaping. The proposed development includes approximately 30% of Common area, and the developer will use maximum efforts to preserve existing vegetation along the creek. The Common areas of the community, including any natural areas, streams and buffers, landscaped buffers lawns, community amenity areas, required stormwater detention/retention and landscaping, shall be permanently protected by recorded covenants and restrictions, and continuing upkeep and proper maintenance shall be the responsibility of the Project Management company selected to operate and maintain the rental community. Sidewalks will be provided and constructed per the Americans with Disabilities Act for maintaining suitable travel paths and connectivity to the public right of ways. Landscape screening or other type of screening will be provided for the HVAC

mechanical units along the building perimeter. A lighting plan will be presented and approved by the Greer Police Department CPTED officer prior to construction. Parking will be provided at a ratio of 1.7 spaces per unit.

Sewer/Water. The developer has determined that Public sewer is onsite and maintained by a Greer CPW. A gravity sewer line can be constructed to serve this site and no pump station will be required. Public water is available to serve the development and is maintained by Greer CPW. The developer will construct the water and sewer lines to public standards and all lines shall be turned over to Greer CPW when completed and approved

Setbacks/Buffers. Proposed setbacks for this project are as follows:

15' front setbacks

15' exterior setback around the development

Public Improvements and Facility Impact. Storm water management will be designed according to the specifications of the appropriate regulatory authority. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances. Power will be provided by the Greer Commission of Public Works..

Category Number: IV.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
1/27/2020

RZ 2020-04

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application	1/17/2020	Cover Memo
<input type="checkbox"/> Survey	1/17/2020	Cover Memo



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 12-11-2019

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

Tax Map Number(s) 0528020110603 Porton
Property Address(s) 204 Pleasant Dr. Greer SC 29651
Acreage of Properties .34 County Greenville

Applicant Information

Name Jamie Decker
Address 204 Pleasant Dr.
Greer SC 29651
Contact Number (864) 864-423-5800
Email Jamie@Deckerhomeremovers.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Same as Applicant
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 ☒

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from Residential - R-15 to S1.

Existing Use: Residential Proposed Use: Building Mat. Facility

Signature(s) Jamie Decker

.34 Acres
\$500.00

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

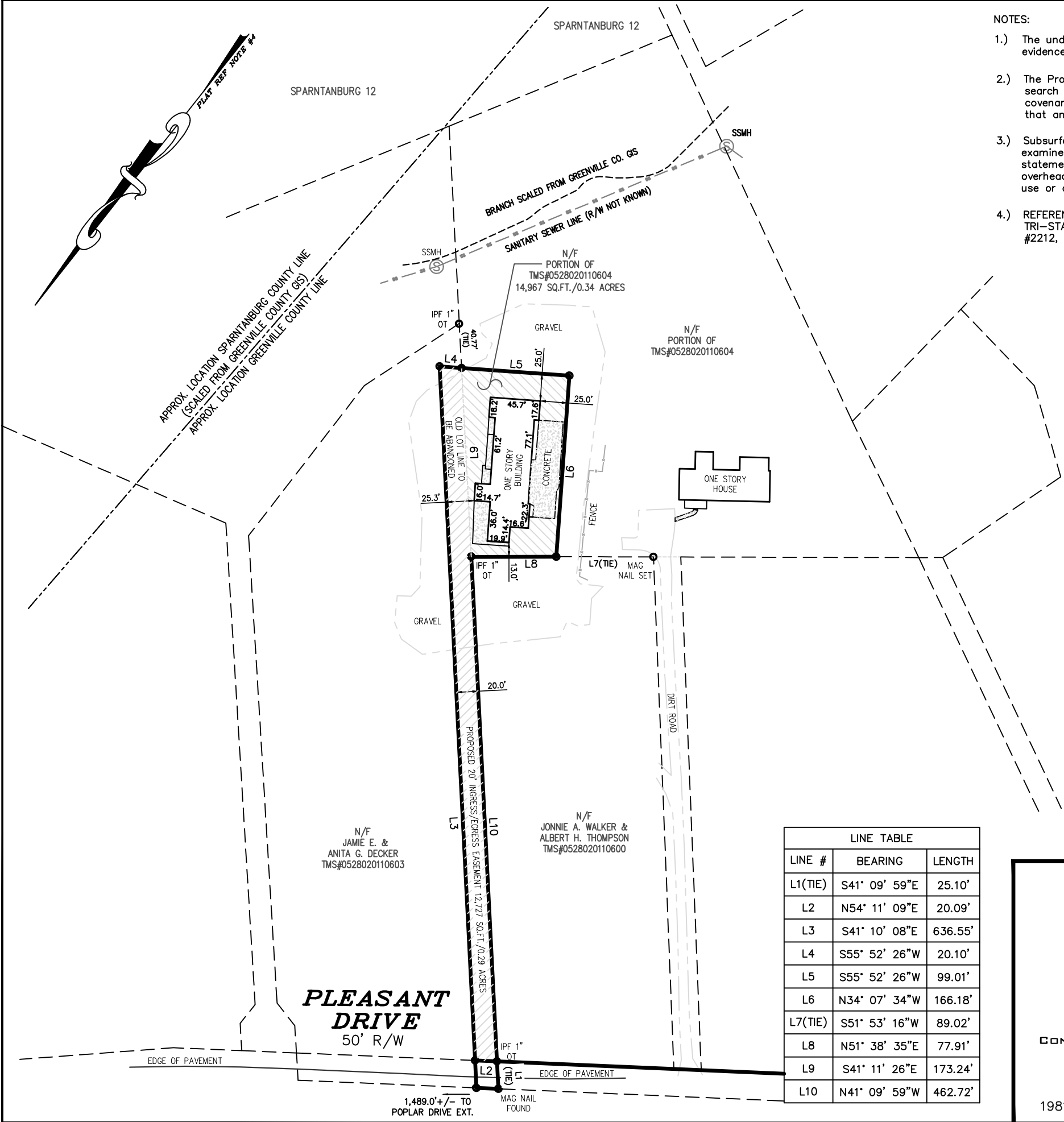
OFFICE USE ONLY

Date Filed _____

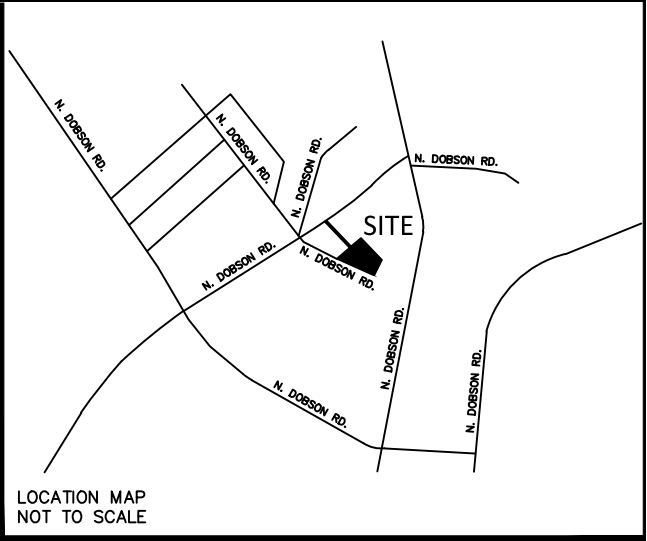
Case No. _____

Meeting Date _____

See Reverse



- NOTES:
- 1.) The underground utilities shown were located from above ground evidence or existing drawings provided by various sources.
 - 2.) The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - 3.) Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.
 - 4.) REFERENCE PLAT: BOUNDARY SURVEY FOR H.H. COX, BY TRI-STATE SURVEYORS SIGNED BY JOHN A. SIMMONS PLS #2212, DATED APRIL 2, 1976



GREENVILLE COUNTY, S.C.

DATE: 6-07-19 SCALE: 1" = 100'

"I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN."

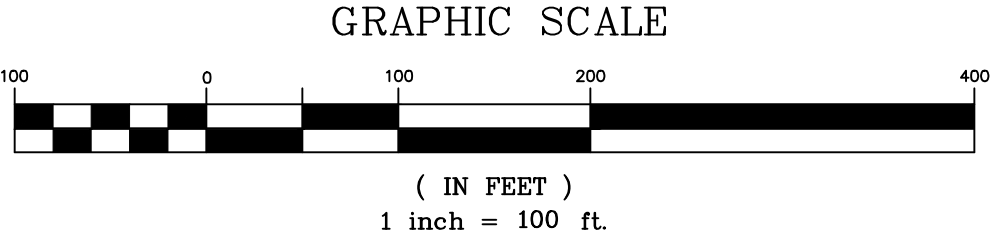


Exhibit for
Jamie Decker

LINE TABLE		
LINE #	BEARING	LENGTH
L1(TIE)	S41° 09' 59"E	25.10'
L2	N54° 11' 09"E	20.09'
L3	S41° 10' 08"E	636.55'
L4	S55° 52' 26"W	20.10'
L5	S55° 52' 26"W	99.01'
L6	N34° 07' 34"W	166.18'
L7(TIE)	S51° 53' 16"W	89.02'
L8	N51° 38' 35"E	77.91'
L9	S41° 11' 26"E	173.24'
L10	N41° 09' 59"W	462.72'



GEOTECHNICAL, ENVIRONMENTAL, CONSTRUCTION MATERIALS, AND FORENSIC ENGINEERING
CONSTRUCTION MATERIALS TESTING | LABORATORY TESTING LAND SURVEYING | SPECIAL INSPECTIONS

153 Brozzini Court, Suite C, Greenville, South Carolina 29615
Phone (864) 234-7368 | Fax (864) 234-7369 | www.eas-pro.com

Category Number: V.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
1/27/2020

Planning Report