



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
February 17, 2020 @ 6:00 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. Jan 2020 Minutes

II. PUBLIC HEARING

A. Public Hearing Presentation

III. NEW BUSINESS

A. RZ 2020-05

IV. OTHER BUSINESS

A. Planning Report

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/17/2020

Jan 2020 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 Jan 2020 Minutes	2/12/2020	Cover Memo



City of Greer

Planning Commission Minutes

January 27, 2019

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

Member(s) Absent:

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

I. Call to Order

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

II. Minutes of the Planning Commission Meeting

Ms. Jones made a correction to the date of the luncheon in the minutes. The correct date is December 5, 2019.

ACTION – Mr. Wright made a motion to accept the minutes as amended from the November 18, 2019 Planning Commission Meeting. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

III. Election of Officers

Mr. Martin made a motion to nominate John Holland as chairman for 2020. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Mr. Lavender made a motion to nominate Walden Jones as vice chairman for 2020. Mr. Wright seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

IV. Public Forum

There was no one to speak for public forum.

V. Public Hearing

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

A. RZ 2020-01

Mr. Holland opened the public hearing for RZ 2020-01.

Staff gave the basic information for this request.

Don Wall, applicant for the request, approached the podium and gave a brief overview of the request.

There was no one else present to speak for or against this request as such, Mr. Holland closed the public hearing.

B. RZ 2020-02

Mr. Holland opened the public hearing for RZ 2020-02.

Staff gave the basic information for this request.

Hope Tz Schmalzl, applicant for the request, approached the podium and gave a brief overview of the request.

There was no one else present to speak for or against this request as such, Mr. Holland closed the public hearing.

C. RZ 2020-03

Mr. Holland opened the public hearing for RZ 2020-03.

Staff gave the basic information for this request.

Chris Hill, applicant for the request, approached the podium and gave a brief overview of the request.

There was no one else present to speak for or against this request as such, Mr. Holland closed the public hearing.

D. RZ 2020-04

Mr. Holland opened the public hearing for RZ 2020-04.

Staff gave the basic information for this request.

Jamie Decker, applicant for the request, approached the podium and gave a brief overview of the request.

Paula Palmer, resident at 207 Pleasant Drive, spoke in opposition of the request. Ms. Palmer stated her concerns about having the business in a residential area.

Kendall Palmer, resident at 207 Pleasant Drive, spoke in opposition of the request. Ms. Palmer stated she was concerned about the long term effects of the rezoning to S-1 zoning district.

Stephany Barrett, resident at 215 Pleasant Drive, spoke in opposition of the request. Ms. Barrett stated her concerns about traffic and safety.

Shelia Williams, resident at 215 Pleasant Drive, stated she is not opposed to the business that is currently operating but she is opposed any other business operating at that location. She stated her concerns with the character of the area changing.

Rick Goodyear, Operations Manager for business involved in request and resident at 104 Linda Lane in Easley SC, spoke in favor of the request. He advised that the drivers from the business are safe and courteous. He stated that if the proposed request was approved, it would not change the current operation of the business. He stated that safety of the employees was a real concern and that the employees felt safe at the current location.

Ricky Radford, employee for business involved in request and resident at 43 N Barton Road in Taylors SC, spoke in favor of the request.

There was no one else present to speak for or against this request as such, Mr. Holland closed the public hearing.

VI. New Business

A. RZ 2020-01

Mr. Holland read a brief statement about conducting the business meeting and opened the business meeting for RZ 2020-01.

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

ACTION – Ms. Jones made a motion to approve RZ 2020-01. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. RZ 2020-02

Mr. Holland opened the business meeting for RZ 2020-02.

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

Mr. Martin asked staff to clarify screening and buffering for the property if the proposed request were approved. Staff explained the requirements for the requested zoning district.

ACTION – Mr. Jones made a motion to approve RZ 2020-02. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. RZ 2020-03

Mr. Holland opened the business meeting for RZ 2020-03.

Staff presented their analysis, a brief history of the property, and recommendation for approval for the request. Staff explained that this request is a Major Revision to the existing DRD zoning district that staff is bringing back to the Commission for a recommendation on the proposed changes to City Council.

The Commission discussed the details of the request with staff and the applicant.

ACTION – Mr. Martin made a motion to deny RZ 2020-03. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 2. Mr. Jones and Mr. Holland voted in opposition of the motion. The motion passed.

D. RZ 2020-04

Mr. Holland opened the business meeting for RZ 2020-04.

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

The Commission discussed the details of the request with staff and the applicant.

ACTION – Mr. Lavender made a motion to deny RZ 2020-04. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VII. Other Business

Planning and Zoning Report

VIII. Executive Session

There was no Executive Session.

IX. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Jones seconded the motion. The meeting adjourned at 8:07 p.m.

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/17/2020

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	2/12/2020	Cover Memo

Planning Commission City of Greer

February 17, 2020

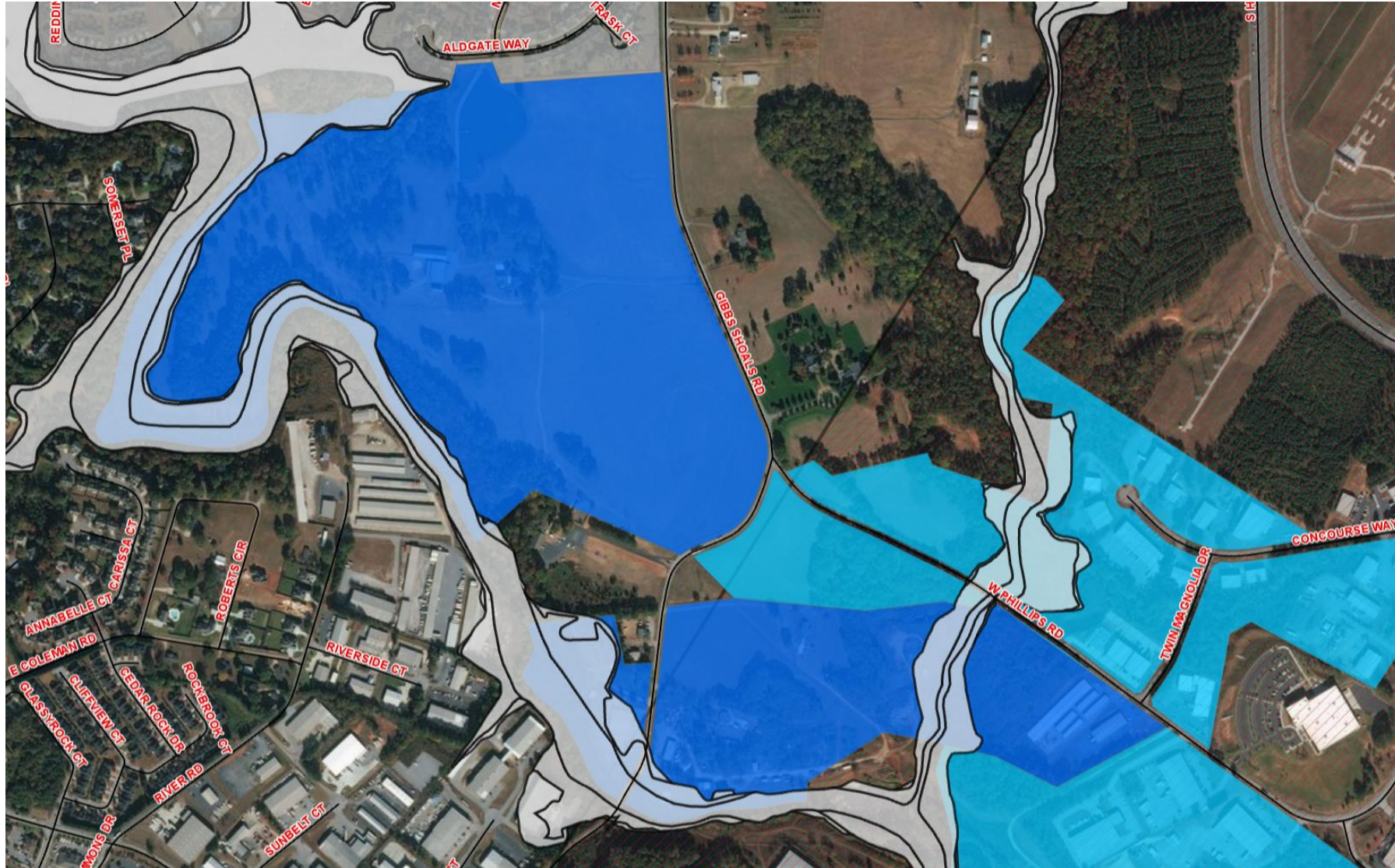
Public Hearing

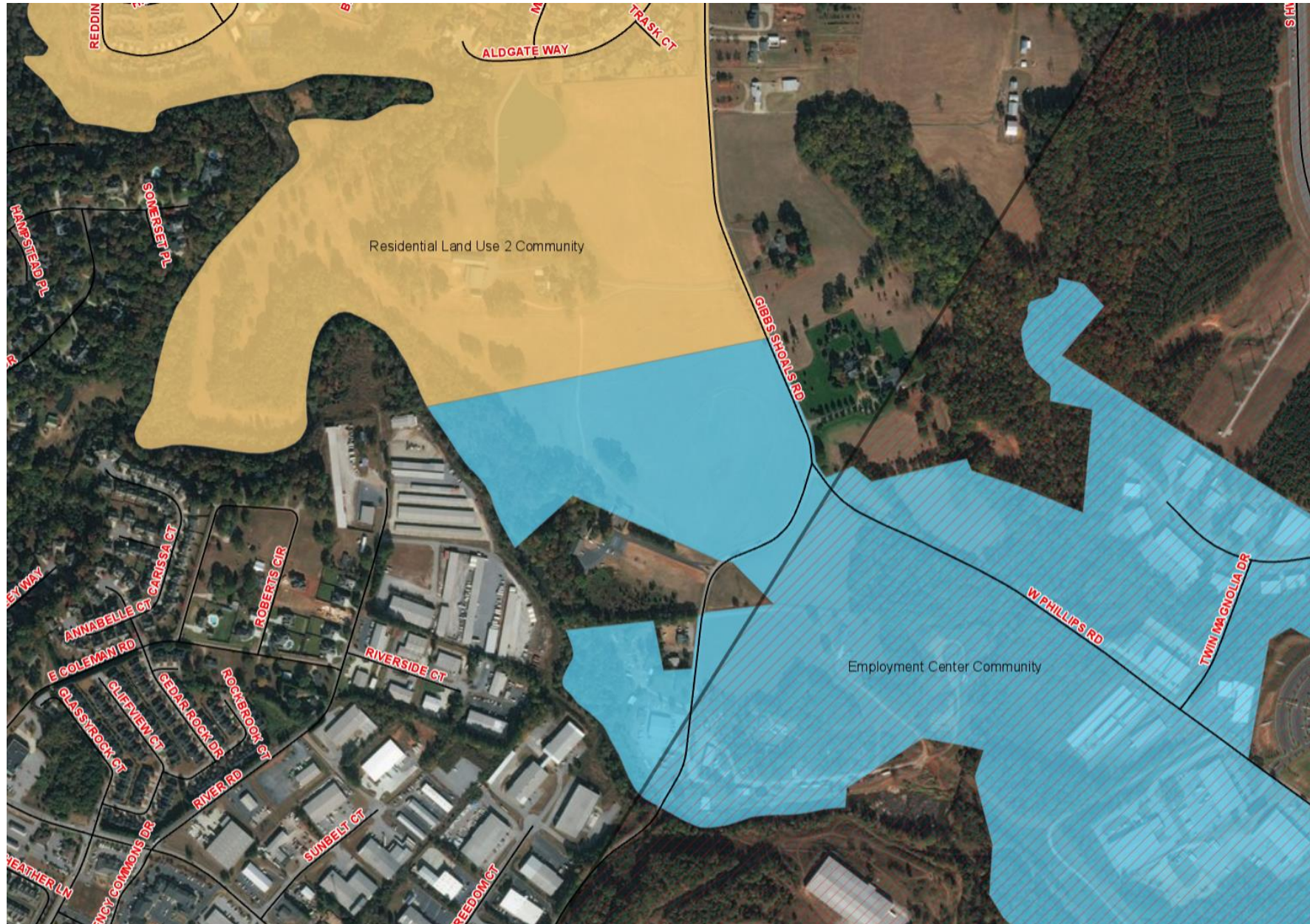


DOCKET NUMBER:	RZ 2020-05
APPLICANT:	Trey Little, PE, Seamon Whiteside
ADDRESS:	Gibbs Shoal Rd
PARCEL ID NUMBER:	0529030101303
REQUEST:	Rezone to DRD, Design Review District









Future Land Use Map

DOCKET NUMBER: RZ 2020-05



DOCKET NUMBER: RZ 2020-05



0 30 60 120
SCALE: 1" = 40'

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



Statement of Intent

Proposed use: Three to four-story (max 45') apartment complex with up to 252 units including a mix of one to three bedroom apartments

Density: Not to exceed 13.6 units/acre

Setback/Yard: 25' setback, 30' front yard along Gibbs Shoals Road, 15' side yard along all other property boundaries

Building materials: fiber cement or an equal composite siding, with a fiber cement trim, stone or brick accents and architectural asphalt shingles with some standing seam roofing accents

Parking: 2.0 spaces per unit

Infrastructure: Two ingress/egress points from Gibbs Shoal Rd; a Traffic Impact Analysis is required

Planning Commission City of Greer



Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
2/17/2020

RZ 2020-05

ATTACHMENTS:

Description	Upload Date	Type
☐ Application	2/12/2020	Cover Memo
☐ Site Plan	2/12/2020	Cover Memo
☐ Statement of Intent	2/12/2020	Cover Memo



Planning & Zoning Development Project Application

(Refer to the Fee Schedule at www.cityofgreer.org for applicable project submittal fees)

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

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

Project Name: Gibbs Shoal Apartments

Project Address: 1420 Gibbs Shoal Road Type of Development: Multifamily

Phase or Section: _____ Property Zoning: RM-1 (rezoning pending)

Tax Map Number(s): 0529030101303

Fill out appropriate information based on type of project:

Number of Lots: _____ Number of Units: 240 (+/-) Number of Bldgs/sq ft: 9 MF, 1 Clubhouse
Total Acreage: 18.53 Ac Miles of New Rd: _____ New Street Type: Public _____ Private _____

Contact Information

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

Applicant: Seamon Whiteside - Trey Little, PE Contact Number: 980-312-5450

Address: 1111 Metropolitan Ave., Suite 1050 City: Charlotte State: NC Zip: 28204

Email: tlittle@seamonwhiteside.com

Owner: CMT Investments, LLC Contact Number: _____

Email: _____

Engineer: Seamon Whiteside - Trey Little, PE Contact Number: 980-312-5450

Email: tlittle@seamonwhiteside.com

Surveyor: _____ Contact Number: _____

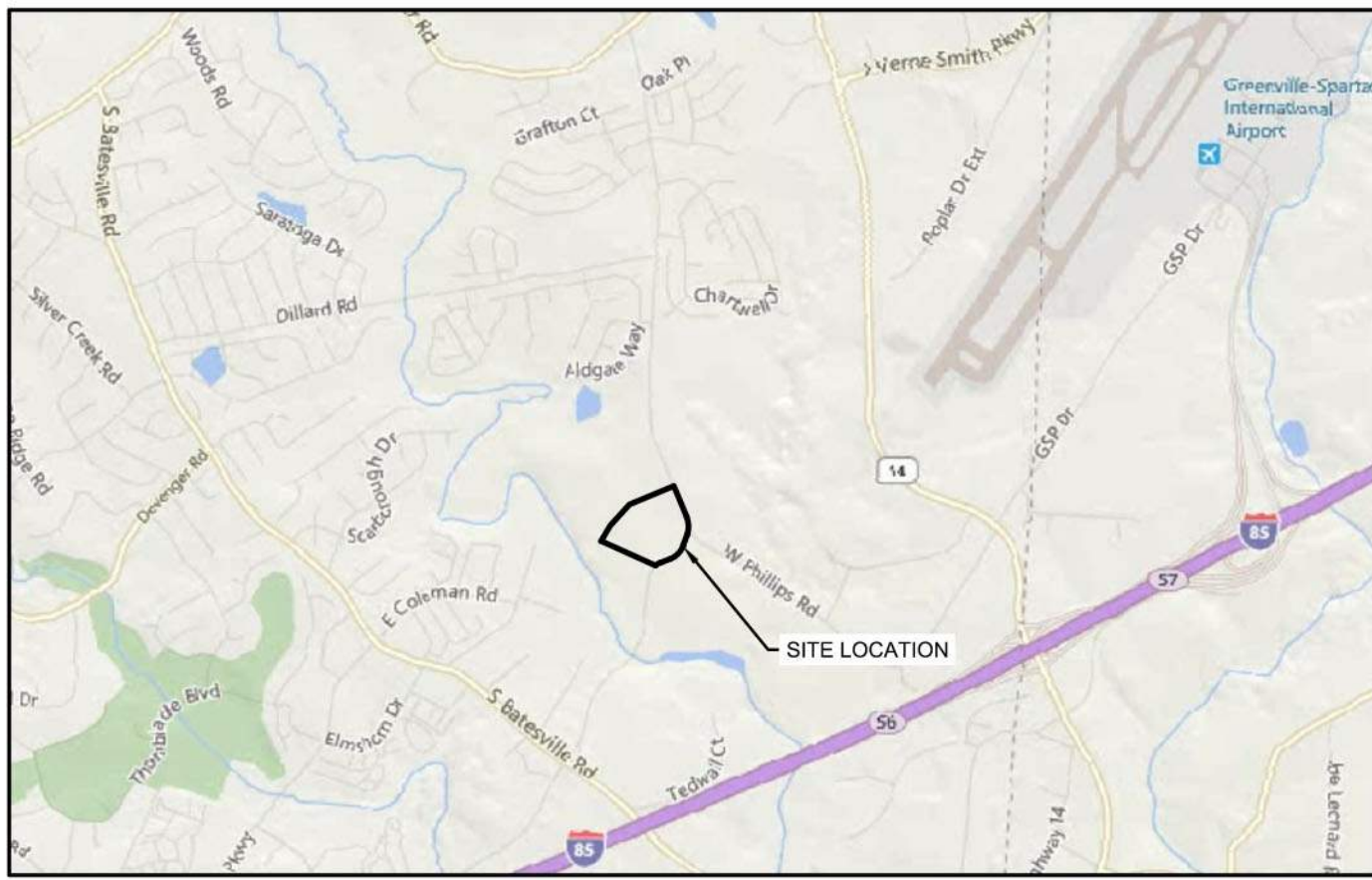
Email: _____

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

Applicant Signature: Trey Little Date: 1/6/20

Print: TREY LITTLE



VICINITY MAP (NOT TO SCALE)

NIF
KATHERINE L. RUNION
PT TMM 0529030101303
DB 2227 PG 1502
PB 478 PG 66

ZONING DATA:	
TMS #	0529030101303
EXISTING ZONING:	I-1
PROPOSED ZONING:	DRD
PROPOSED ACREAGE:	± 18.53 Ac.
PROPOSED UNITS:	252 Units
PROPOSED DENSITY:	13.6 DU/Ac.

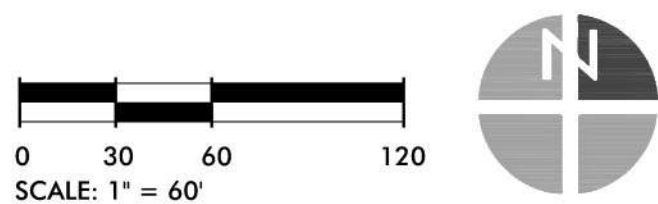
SITE DATA:			
BUILDING TYPE:	# UNITS	# OF BUILDINGS	TOTAL UNIT COUNT
I	24	7	168
II	28	3	84
			252
City of Greer Parking Requirement		= 2 spaces per unit	
Total Required Parking		= 504 spaces	
Total Parking Provided		= 510 spaces (includes 25 garage spaces)	



NIF
BISHOP OF CHARLESTON
TMM 0529030101301
DB 2484 PG 5366
PB 1234 PG 48

RELOCATION OF W PHILLIP ROAD
FOR NEW INTERSECTION. FINAL
ALIGNMENT TO BE DETERMINED
THROUGH PERMITTING WITH
SCDOT.

WEST PHILIP AND
GIBBS SHOALS
INTERSECTION
IMPROVEMENTS



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



GIBBS SHOALS MULTI-FAMILY

HOMES URBAN, LLC
GREER, SC
PRJCT#CL1043 | 02.06.2020

Gibbs Shoals Multi-Family

Note: Proposed name may be different with submitted final development plans.

18.53 Acre Multi-Family Development

Design Review District

Gibbs Shoals Road & West Phillips Road – Greer, South Carolina

February 5, 2020

STATEMENT OF INTENT

1. *Project Introduction*

The development planned for this +/-18.53-acre tract (TMS# 0529030101303 and currently zoned I-1, Industrial District), located at the intersection of Gibbs Shoals Road and West Phillips Road, will utilize the Design Review District (DRD) zoning classification. The development will consist of approximately 252 market rate multi-family apartments made up of 1-bedroom, 2-bedroom and 3-bedroom units. Parking will be provided at a rate of 2 spaces per unit and will be built to City standards. On-site Infrastructure will consist of standard curb and gutter along internal roads and parking areas, as well as public water mains, public sewer mains, storm drainage, and site lighting.

Entrance signage and landscaping will be installed along the primary entrance off Gibbs Shoals Road. A stormwater management pond will be installed to address stormwater runoff and water quality treatment for the development. Other amenities such as a clubhouse, pool, pocket parks and passive open spaces will be provided for residents.

2. *Phasing & Density*

The proposed project consists of 252 multi-family apartments made up of 1-bedroom, 2-bedroom and 3-bedroom units with a possible adjustment to those exact numbers based on final architecture and engineering plans to be developed; but, the overall density of the project will not exceed 252 units. The project is intended to be constructed in 1 phase, depending on weather and site conditions. If the development proceeds as expected, build-out will be complete within approximately 18 months.

3. *Setbacks/Yards*

Proposed yards and setbacks are as follows:

- 30' Front yard along Gibbs Shoals Road right of way. (as described in RM-1 zoning text.)
- 15' Side yard along all other property boundaries. (as described in RM-1 zoning text.)
- 25' Building Setback (applies to Primary and Accessory Buildings)

4. *Driveways, Traffic Impact Analysis, and Roadway Improvements*

Two driveways for ingress and egress will be provided for the development, both on Gibbs Shoals Road. These driveways will be designed to meet all applicable City of Greer and SCDOT requirements.

The developer will provide a traffic impact analysis prepared by a registered engineer in compliance with SCDOT requirements. The study will identify appropriate improvements to mitigate additional traffic loads created by the proposed development. The developer, SCDOT, and City of Greer will make appropriate improvements to surrounding roads based on the recommendation of the final Traffic Impact Analysis. A focal point of the traffic study will be the intersection of Gibbs Shoals Road and W Phillips Road.

A 5-foot sidewalk will be installed along the property's entire frontage of Gibbs Shoals Road. Curb ramps will be provided at driveway crossings for ADA compliance. The developer will coordinate the final location of the sidewalk, in relationship to Gibbs Shoals Road, with SCDOT and the City of Greer.

5. *Building Height*

The max building height shall be 45 feet, measured from the finished floor elevation to the top of the roof. Due to existing topography on-site, split-level buildings will be utilized. Split-level buildings, where 3 stories are provided on one half of the building and 4 stories on the other, shall be permitted to exceed 45 feet on the four-story side provided that there is vehicular & fire access to the 3-story side of the building. In general, the 4-story side will face away from the public R/W or adjacent properties and towards the interior of the site.

6. *Building Materials*

The exterior building materials may consist of fiber cement or an equal composite siding, with a fiber cement trim, stone or brick accents and architectural asphalt shingles with some standing seam roofing accents. The buildings may contain a combination of some, or all the materials noted above.

7. *Landscaping and Open Space*

The site will include several open spaces areas for recreational use by the tenants. The open space will include both active and passive areas. Examples of active open spaces would include, but are not limited to: pocket parks, amenity lawns, or game lawns. Examples of passive open spaces would include, but are not limited to: stormwater management ponds, utility easement areas, and any other landscape space.

The primary entrance drive will be heavily landscaped and as noted will contain an entrance monument for the development. Sidewalks will connect the development's open spaces. The sidewalk will also connect back to any future public sidewalk system along Gibbs Shoals Road. Please refer to the Preliminary Development Plan for further clarification on the sidewalks proposed for this development.

The landscape will consist of street trees, outdoor lighting to match the surrounding residential streetscape, and foundation plantings at the units. Buffers will be provided where needed to separate incompatible uses and screen undesired views. Buffers may consist of opaque, evergreen vegetation at minimum height of 6' at time of planting, opaque fencing, earthen berms, or any combination thereof. Parking areas will be planted to meet City requirements. Emphasis will be placed on adding canopy trees to break up parking areas and reduce the urban heat island effect. Canopy tree plantings shall be diverse in nature and a mixture of native/naturalized species shall be used.

On site lighting will be provided along driveways and in parking lot areas.

8. *Sewer/Water*

A new sewer easement will provide access to the existing sanitary sewer main located along the Enoree River that is owned and maintained by ReWa. A new extension that ties into the ReWa main will serve the site. Public water is available along Gibbs Shoals Road to serve the development and is owned and maintained by Greer Commission of Public Works. The new sewer and water mains will be built to public standards and turned over to Greer Commission of Public Works.

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/17/2020

Planning Report