



**AGENDA**  
**GREER PLANNING COMMISSION**  
**Greer City Hall, 301 E. Poinsett St, Greer, SC 29651**  
**March 23, 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. February 2020 Minutes

**II. PUBLIC HEARING**

- A. Public Hearing

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- A. AN 2020-01
- B. AN 2020-02
- C. RZ 2020-06
- D. RZ 2020-07
- E. RZ 2020-08
- F. RZ20-32
- G. TXT 2020-01
- H. FDP20-7

**V. OTHER BUSINESS**

- A. Planning Report

**VI. EXECUTIVE SESSION**

**VII. ADJOURN**



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



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**February 2020 Minutes**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
📎 February 2020 Minutes	3/13/2020	Cover Memo





# City of Greer

## Planning Commission Minutes

### February 17, 2020

**Members Present:** John Holland, Chairman  
Walden Jones, Vice Chairman  
Judy 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. Holland called the meeting to order and read the opening remarks to begin the meeting.

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

**ACTION** – Mr. Lavender made a motion to approve the minutes from the January 27, 2020 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 5 to 0. Mr. Martin was absent from the vote.

#### **III. Public Forum**

There was no one to speak for public forum.

#### **IV. Public Hearing**

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

##### **A. RZ 2020-05**

Mr. Holland opened the public hearing for RZ 2020-05.

Staff gave the basic information for this request.

Blake Muldrow, applicant for the request, approached the podium and gave a brief overview of the request.

Let the record reflect, there were 32 people signed up to show opposition of the request. The following approached the podium and spoke in opposition of the request: Kimberly Carver, Bill Overman, Tom Creech, Eric Fluckiger, Bobby Cox, Kimm Bond, Elton Todd, Mark Yost, Matt



Cardone, Cory Thies, Andrew Hopkins, Brian Todd, Grant Nelson, Jason Anderson, Judge Helms, Kevin Moscaritolo, Randy Knighton, Larry Danner.

All spoke of concerns about traffic, safety, road conditions, and quality of life.

## **V. New Business**

### **A. RZ 2020-05**

Mr. Holland read a brief statement about conducting the business meeting and opened the business meeting for RZ 2020-05.

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

The Commission, staff, and the applicant discussed the request.

**ACTION** – Mr. Wright made a motion to approved RZ 2020-05. Mr. Holland seconded the motion. The motion carried with a vote of 4 to 1. Ms. Jones seconded the motion. The motion passed.

The Commission and staff informed the public on the next steps for the request.

**ACTION** – Mr. Lavender made a motion to take a 5 minute recess at 7:55pm. Mr. Holland seconded the motion. RECESS

**ACTION** – Ms. Jones made a motion to return to the business meeting from recess. Mr. Lavender seconded the motion.

## **VI. Other Business**

### **A. Workshop for 2020 Comprehensive Plan**

Tee Cocker, consultant with MKSK Studies, gave a presentation to the Commission for the upcoming 2020 Comprehensive Plan.

### **B. Planning and Zoning Report**

## **VII. Executive Session**

There was no Executive Session.

## **VIII. Adjourn**

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Wright seconded the motion. The meeting adjourned at 9:36 p.m.



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



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**Public Hearing**



Category Number: III.  
Item Number: C.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**AN 2020-01**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Petition for Annexation	3/13/2020	Cover Memo
<input type="checkbox"/> Zoning Map Amendment	3/13/2020	Cover Memo
<input type="checkbox"/> Survey	3/13/2020	Cover Memo
<input type="checkbox"/> Deed	3/13/2020	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 945 Old Jones Road, Greer, SC 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 5-29-00-041.00 attached hereto marked as Exhibit C containing approximately 2.93 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 29 day of January, 2020 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: Robert Brown  
Signature: Robert Brown  
Address: 948 Old Jones Road  
Witness: Bill Mott  
Date: 1/29/2020  
Parcel Address: 948 Old Jones Road GREER S.C. 29651  
Tax Map Number: 5-29-00-041.00

Print Name: PAMELA BROWN  
Signature: Pamela Brown  
Address: 948 Old Jones Road  
Witness: Bill Mott  
Date: 1/29/2020  
Parcel Address: 948 Old Jones Road GREER S.C. 29651  
Tax Map Number: 5-29-00-041.00



Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_





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

Date \_\_\_\_\_

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

Tax Map Number(s) 5-29-00-041.00

Property Address(s) 948 Old Jones Road, Greer, SC

Acreage of Properties 2.93 Acres County Spartanburg County

**Applicant Information**

Name Becknell Industrial, LLC  
Address 2750 East 146th Street, Suite 200  
Carmel, IN 46033  
Contact Number 708-221-9513  
Email jrepiscak@becknellindustrial.com

**Property Owner Information**

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

Name Robert L Brown  
Address 948 Old Jones Road, Greer, SC  
Contact Number 864-525-5974  
Email pbrownpam0516@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 \_\_\_\_\_ to Industrial District (I-1).

Existing Use: Residential Proposed Use: Industrial District (I-1)

Signature(s) Robert L Brown

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

**OFFICE USE ONLY**

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

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

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

*See Reverse*





## Planning Project Intake Sheet

### Tax Map No(s):

5-29-00-041.00

948 Old Jones Road, Greer, SC

### Contractor/Applicant Information

Name: Becknell Industrial, LLC

Address: 2750 East 146th St., Ste. 200, Carmel, IN 46033

Contact Number: 708-221-9513

Email: jrepiscak@becknellindustrial.com

\*All applications and submittals must be completed in their entirety, signed by the applicant and or land owner, and be accompanied by this document.

### ☒ Annexation Project

*Required documents for this submittal:*

Intake Sheet, Petition of Annexation, Zoning Map Amendment Application, current deeds for all parcels in request, and current surveys for all parcels in request

### ☒ Rezoning Project

*Required documents for this submittal:*

Intake Sheet and Zoning Map Amendment Application

Total Acreage: 2.93 Acres

Requested Zoning Classification: Industrial District (I-1)

### ☐ Board of Architectural Review Project

*Required documents for this submittal:*

Intake Sheet and BAR Application

### ☐ Board of Zoning Appeals Variance Project

*Required documents for this submittal:*

Intake Sheet and BZA Variance Application

Subtype (circle one): Residential or Commercial

### ☐ Board of Zoning Appeals Special Exception Project

*Required documents for this submittal:*

Intake Sheet and BZA SE Application

Subtype (circle one): Residential or Commercial

### ☐ Board of Zoning Appeals Appeal of Staff Decision Project

*Required documents for this submittal:*

Intake Sheet and BZA SE Application

Subtype (circle one): Residential or Commercial

### ☐ Preliminary Plat

*Required documents for this submittal:*

Intake Sheet and P&Z Development Project Application

Number of Lots in Phase/Section \_\_\_\_\_

### ☐ Final Plat

*Required documents for this submittal:*

Intake Sheet, P&Z Development Project Application, Final Plat Checklist, Two Year Warranty (public roads)

Number of Lots in Phase/Section \_\_\_\_\_

### ☐ Summary Plat

*Required documents for this submittal:*

Intake Sheet and P&Z Development Project Application

Number of Lots in Phase/Section \_\_\_\_\_

### ☐ Final Development Plan

*Required documents for this submittal:*

Intake Sheet and P&Z Development Project Application

### ☐ Commercial Site Plan

*Required documents for this submittal:*

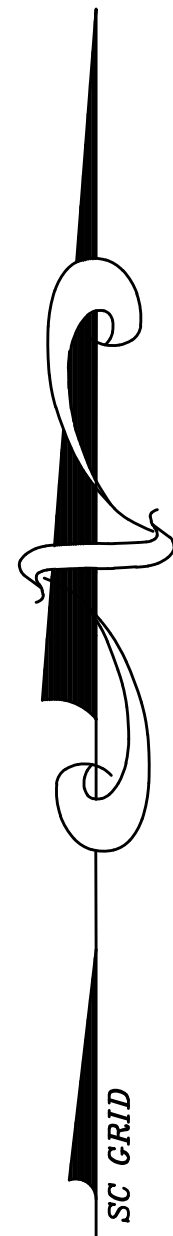
Intake Sheet and P&Z Development Project Application





**LANGFORD**  
**LAND SURVEYING, LLC**

PO BOX 697  
 108 RIDGE ROAD  
 LANDRUM, SC 29356  
 OFF. 864-316-5782



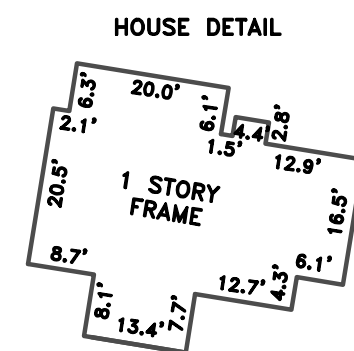
N/F  
GREER SOUTH CAROLINA  
BECKNELL INVESTORS, LLC  
D.B. 124F/839  
5-29-00-035.00

N/F  
ARVIL WILLIAMS III  
D.B. 105M/929  
5-29-00-051.02

N/F  
ARVIL WILLIAMS III  
D.B. 48U/842  
5-29-00-050.01

N/F  
DAVID YOUNG  
P.B. 103/153  
D.B. 94B/949  
5-29-00-041.01

1. BEARING ARE BASED ON SOUTH CAROLINA GRID AND DISTANCES ARE HORIZONTAL UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON SOUTH CAROLINA GRID (NAD 83) AND THE VERTICAL DATUM IS (NAD 83) BASED ON SOUTH CAROLINA VRS SYSTEM.
2. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
3. THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10000
4. THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
5. THE PROPERTY SHOWN IS UNZONED.
6. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM UTILITY LOCATIONS MARKED ON THE GROUND. 811 CALLS CONTACTED (TICKET NUMBER 18120502488) BUT NOT ALL UTILITIES WERE MARKED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE UNDERSIGNED DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AND INFORMATION AVAILABLE AND PROVIDED.
7. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.
8. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL FEATURES ON THE SURVEY SITE OTHER THAN THOSE SHOWN. IF ANY, WETLANDS SHOWN ARE SUBJECT TO FINAL APPROVAL BY THE U.S. CORPS. OF ENGINEERS.
9. THIS PLAN WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF LANGFORD LAND SURVEYING, NAMED SAID PERSON, PERSONS OR ENTITY.
10. ACREAGE COMPUTED BY DMD METHOD
11. THIS SURVEY IS A SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE CO. ITCS POLICY NUMBER 3-0180B(R4)
12. THE PROPERTY SHOWN IS LOCATED IN ZONE X OF THE FIRM FLOOD INSURANCE RATE MAP (MAP NUMBER 45083C0218D).
13. THERE ARE NO GAPS OR GORES.
14. THIS PARCEL HAS ACCESS TO ADJOINING ROAD RIGHT OF WAYS.



**TOTAL AREA = 2.89 ACRES**

ALTA/NSPS LAND TITLE SURVEY FOR: <div style="font-size: 1.5em; font-weight: bold; margin: 5px 0;">BECKNELL INDUSTRIAL, LLC,</div> <div style="font-weight: bold; margin: 0 0 0 40px;">A DELAWARE LIMITED LIABILITY COMPANY</div>		I, HERE, BY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS <u>B</u> SURVEY AS SPECIFIED THEREIN.
LOCATION: 951 OLD JONES RD, GREER, SC 29651 SPARTANBURG COUNTY, SC		
TAX MAP NO.: 5-29-00-041.00		
DATE: 20 JAN 2020      JOB NO.: 348520		
<div style="font-size: 1.2em; font-weight: bold; margin-bottom: 10px;">SCALE: 1" = 100'</div> <div style="display: flex; justify-content: space-around; align-items: center;"> <span>0</span> <span>50</span> <span>100</span> <span>200</span> <span>300</span> </div> <div style="width: 100%; height: 10px; background: linear-gradient(to right, black 25%, white 25% 50%, white 50% 75%, black 75%); margin-top: 5px;"></div>		
SC REGISTRATION NO.: 19396		



GRANTEE ADDRESS: Route 5  
Greer, SC 29651

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

DEED 51.9 PAGE 27

KNOW ALL MEN BY THESE PRESENTS, that I, Sylvia I. Brown

in consideration of One and no/100 (\$1.00) Dollar----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ROBERT L. BROWN, his heirs and assigns forever, all my right, title and interest in and to the following property, to-wit:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina and the County of Sparanburg, Reidville Township about five miles South of Greer on the West side of the road leading from the Pelham-Duncan Road to the State Highway No. 101 and having the following courses and distances to-wit:

BEGINNING on an iron pin on the B. A. McClimon line and G. A. Hamby's Corner and runs thence with the Hamby Line S. 84-35 E. 262.5 feet to an iron pin in the above-mentioned road; thence with the road, N. 15-50 E. 300 feet to a bend thence N. 14-00 E. 200 feet to an iron pin in the center of said road thence N. 77-00 W. 410.6 feet to an iron pin on the McClimon Line; thence with the McClimon Line S. 0-26 W. 549 feet to the beginning corner, containing 4.00 acres more or less.

This is the same property conveyed to Robert L. Brown and Sylvia I. Brown by deed of Ernest Rogers and recorded August 31, 1972 in the R.M.C. Office for Spartanburg County in Deed Book 39-X at page 99.

Tax Map # 5-29-00 - 4/00

NO TITLE EXAMINATION!

RECORDED  
1985 SEP -5 AM 10:25  
R.M.C.  
SPARTANBURG, S.C.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 23<sup>rd</sup> day of August, 19 85

SIGNED, sealed and delivered in the presence of:

Sylvia I. Brown (SEAL)  
Lillian M. Wilson (SEAL)  
John M. Collins (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 23<sup>rd</sup> day of AUGUST 1985

Lillian M. Wilson (SEAL)  
Notary Public for South Carolina.

My commission expires 10/23/89

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina.

My commission expires PD D17 400Ca 30522

RECORDED this day of 19, at M., No.



Category Number: III.  
Item Number: D.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**AN 2020-02**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Petition for Annexation and Zoning	3/13/2020	Cover Memo
<input type="checkbox"/> Deed	3/13/2020	Cover Memo





### 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 2299 and 2999 Gap Creek 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 9-02-00-036.00 & 0536010105300 attached hereto marked as Exhibit C containing approximately 159.3 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 10 day of February, 2020 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.

The applicant hereby requests that the property described be zoned to R-20, Single Family Residential.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

☐ Yes ☒ No

Print Name: Ed Driggers

Signature: [Signature]

Address: 301 E. Poinsett St

Witness: [Signature]

Date: 2/10/20

Parcel Address: 2299 & 2999 Gap Creek Rd

Tax Map Number: 9-02-00-036.00 & 0536010105300

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_



Prepared by and return to:  
Duggan & Hughes, LLC  
457-B Pennsylvania Avenue  
Greer, SC 29650

State of South Carolina	)	
	)	
County of Spartanburg	)	Special Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS**, that Greer Golf and Country Club, aka Greer Golf and Country Club, Inc. (hereinafter called "Grantor"), in consideration of **Four Hundred Eighty Six Thousand Three Hundred Ninety Nine and 71/100 Dollars (\$486,399.71)**, the receipt of which is hereby acknowledged, and subject to the covenant contained herein, to the Grantor in hand paid at and before the sealing of these presents, by City of Greer (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto City of Greer, its successors and assigns, forever:

**ALL** that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township and partly in Greenville County, lying on the southerly side of Gap Creek Road and on the northerly side of South Tyger River, about three miles northeast of Greer, known as Tracts Nos. 6 and 7 and 10.38 acres, as shown on plat entitled Plat of Subdivision – A.H. Miller Tract, prepared by H.S. Brockman, Surveyor, dated December 1918, revised by John A. Simmons, Reg. Surveyor, on May 18, 1961, and recorded in Plat Book 46 at Pages 544 and 545, in the Office of the Register of Deeds for Spartanburg County and in Plat Book RR at Page 145 in the Office of the Register of Deeds for Greenville County. Reference is made to such revised plat for a more complete property description.

**This is the identical property conveyed to Greer Golf & Country Club by the following deeds:**

- (1) Tracts 6 and 7 by deed of James G. Hayes, et al, recorded October 27, 1964, in Deed Book 20-U at Page 282, RMC Office for Spartanburg County and recorded in Deed Book 734 at Page 463 in the ROD Office for Greenville County.**
- (2) 10.38 acre tract by deed of Perry M. Shockley and Joseph L. Shockley recorded in Deed Book 27-U at Page 17 in the ROD Office for Spartanburg County and Deed Book 20-U, at Page 383 in the ROD Office for Spartanburg County.**

**TMS # 9-02-00-036.00**



**ALSO, All that piece, parcel or lot of land, lying and being in the County of Spartanburg State of South Carolina, being known and designated as Lot No. 15 of Section 7, Country Club Estates, as shown on survey and plat recorded in the ROD Office for Spartanburg County in Plat Book 70, at Pages 452-457, reference to said plat is hereby pleaded for a more complete description as to metes and bounds.**

**This is the identical property conveyed to Greer Golf & Country Club Inc., by deed of Group Five Inc., dated 8/4/90 and recorded 8/8/90 in Deed Book 56-V, at Page 554, in the ROD Office for Spartanburg County, SC.**

**TMS#9-02-06-024.00**

**SAID PROPERTY SHALL BE SUBJECT TO the restriction that the Property shall only be used by Grantee, its successors or assigns, for green space and community recreation purposes; provided, however, that Grantee, its successors or assigns, is not required to utilize the Property as a municipal golf course after 180 days from the date of this deed. This covenant shall run with the land and bind Grantee's successors or assigns.**

**This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.**

**Grantee's Address: 301 E. Poinsett Street  
Greer, SC 29651**

**TMS No.: 9-02-00-036.00 and 9-02-06-024.00**

**TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;**

**TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor does hereby bind the grantor and the grantor's successors and assigns, executors and administrators to warrant and forever defend all and singular said premises unto the said Grantee and the Grantee's heirs and assigns forever against the Grantor and its Successors and Assigns, so that neither Grantor nor those claiming under it shall hereafter have any interest in or claim the same, or any thereof.**

**Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.**



WITNESS the Grantor's hand and seal this the 6th day of February, 2020.

**SIGNED, SEALED AND DELIVERED**  
in the presence of:

Susan C. Duest  
Witness #1:  
[Signature]  
Witness #2:

Greer Golf and Country Club aka  
Greer Golf and Country Club, Inc.

By: Ronald O. Bennett  
Ronald O. Bennett  
Its: President

State of South Carolina )

County of Greenville )

**ACKNOWLEDGMENT**

I, Daniel R. Hughes, a Notary Public for South Carolina, do hereby certify that Greer Golf and Country Club aka Greer Country Club, Inc. by Ronald O. Bennett, Its: President, personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 6<sup>th</sup> day of February, 2020.

[Signature] (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 10/18/2026



Prepared by and return to:  
Duggan & Hughes, LLC  
457-B Pennsylvania Avenue  
Greer, SC 29650

State of South Carolina

County of Greenville

)  
)  
)

**Special Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**, that Greer Golf and Country Club, aka Greer Golf and Country Club, Inc. (hereinafter called "Grantor"), in consideration of One Million Fifty Thousand and 00/100 Dollars (\$1,050,000.00), the receipt of which is hereby acknowledged, and subject to the covenant contained herein, to the Grantor in hand paid at and before the sealing of these presents, by City of Greer (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto City of Greer, its successors and assigns, forever:

**ALL** that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township and partly in Greenville County, lying on the southerly side of Gap Creek Road and on the northerly side of South Tyger River, about three miles northeast of Greer, known as Tracts Nos. 6 and 7 and 10.38 acres, as shown on plat entitled Plat of Subdivision - A.H. Miller Tract, prepared by H.S. Brockman, Surveyor, dated December 1918, revised by John A. Simmons, Reg. Surveyor, on May 18, 1961, and recorded in Plat Book 46 at Pages 544 and 545, in the Office of the Register of Deeds for Spartanburg County and in Plat Book RR at Page 145 in the Office of the Register of Deeds for Greenville County. Reference is made to such revised plat for a more complete property description.

**This is the identical property conveyed to Greer Golf & Country Club by the following deeds:**

- (1) Tracts 6 and 7 by deed of James G. Hayes, et al, recorded October 27, 1964, in Deed Book 20-U at Page 282, RMC Office for Spartanburg County and recorded in Deed Book 734 at Page 463 in the ROD Office for Greenville County.**
- (2) 10.38 acre tract by deed of Perry M. Shockley and Joseph L. Shockley recorded in Deed Book 27-U at Page 17 in the ROD Office for Spartanburg County.**



**ALSO, All that piece, parcel or tract of land in O'Neal Township, Greenville County, State of South Carolina being shown on plat of property of Greer Golf and Country Club, recorded in the ROD Office for Greenville County, SC, in Plat Book SS, at Page 1. Reference is made to such plat for a more complete property description.**

**This being the same property conveyed to Greer Golf and Country Club, Inc., by Quitclaim Deed of Greenville County, South Carolina, dated 2/24/98 and recorded 2/24/98 in Deed Book 1745, at Page 998, in the ROD Office for Greenville County, SC.**

**SAID PROPERTY SHALL BE SUBJECT TO the restriction that the Property shall only be used by Grantee, its successors or assigns, for green space and community recreation purposes; provided, however, that Grantee, its successors or assigns, is not required to utilize the Property as a municipal golf course after 180 days from the date of this deed. This covenant shall run with the land and bind Grantee's successors or assigns.**

**This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.**

**Grantee's Address: 301 E. Poinsett Street  
Greer, SC 29651**

**TMS No.: 0536.01-01-053.00**

**TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;**

**TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor does hereby bind the grantor and the grantor's successors and assigns, executors and administrators to warrant and forever defend all and singular said premises unto the said Grantee and the Grantee's heirs and assigns forever against the Grantor and its Successors and Assigns, so that neither Grantor nor those claiming under it shall hereafter have any interest in or claim the same, or any thereof.**

**Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.**



WITNESS the Grantor's hand and seal this the 6th day of February, 2020.

**SIGNED, SEALED AND DELIVERED**  
in the presence of:

Susan C. Duest  
Witness #1:

[Signature]  
Witness #2:

Greer Golf and Country Club aka  
Greer Golf and Country Club, Inc.

By: Ronald O. Bennett

Ronald O. Bennett

Its: President

State of South Carolina )

County of Greenville )

**ACKNOWLEDGMENT**

I, Daniel R. Hughes, a Notary Public for South Carolina, do hereby certify that Greer Golf and Country Club aka Greer Golf and Country Club, Inc., by Ronald O. Bennett, Its: President, personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 6<sup>th</sup> day of February, 2020.

[Signature] (SEAL)

Notary Public for South Carolina

My Commission Expires: 10/15/2026



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township and partly in Greenville County, lying on the southerly side of Gap Creek Road and on the northerly side of South Tyger River, about three miles northeast of Greer, known as Tracts Nos. 6 and 7 and 10.38 acres, as shown on plat entitled Plat of Subdivision – A.H. Miller Tract, prepared by H.S. Brockman, Surveyor, dated December 1918, revised by John A. Simmons, Reg. Surveyor, on May 18, 1961, and recorded in Plat Book 46 at Pages 544 and 545, in the Office of the Register of Deeds for Spartanburg County and in Plat Book RR at Page 145 in the Office of the Register of Deeds for Greenville County. Reference is made to such revised plat for a more complete property description.**

**This is the identical property conveyed to Greer Golf & Country Club by the following deeds:**

- (1) Tracts 6 and 7 by deed of James G. Hayes, et al, recorded October 27, 1964, in Deed Book 20-U at Page 282, RMC Office for Spartanburg County and recorded in Deed Book 734 at Page 463 in the ROD Office for Greenville County.**
- (2) 10.38 acre tract by deed of Perry M. Shockley and Joseph L. Shockley recorded in Deed Book 27-U at Page 17 in the ROD Office for Spartanburg County.**

**Reference is made to Quitclaim Deed from Greenville County, SC to Greer Golf & Country Club, Inc.**

**ALSO:**

**ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township and partly in Greenville County, lying on the southerly side of Gap Creek Road and on the northerly side of South Tyger River, about three miles northeast of Greer, known as Tracts Nos. 6 and 7 and 10.38 acres, as shown on plat entitled Plat of Subdivision – A.H. Miller Tract, prepared by H.S. Brockman, Surveyor, dated December 1918, revised by John A. Simmons, Reg. Surveyor, on May 18, 1961, and recorded in Plat Book 46 at Pages 544 and 545, in the Office of the Register of Deeds for Spartanburg County and in Plat Book RR at Page 145 in the Office of the Register of Deeds for Greenville County. Reference is made to such revised plat for a more complete property description.**

**This is the identical property conveyed to Greer Golf & Country Club by the following deeds:**

- (1) Tracts 6 and 7 by deed of James G. Hayes, et al, recorded October 27, 1964, in Deed Book 20-U at Page 282, RMC Office for Spartanburg County and recorded in Deed Book 734 at Page 463 in the ROD Office for Greenville County.**
- (2) 10.38 acre tract by deed of Perry M. Shockley and Joseph L. Shockley recorded in**



**Deed Book 27-U at Page 17 in the ROD Office for Spartanburg County.**

**Reference is made to Quitclaim Deed from Greenville County, SC to Greer Golf & Country Club, Inc.**

**ALSO:**

**ALL that piece, parcel or lot of land, lying and being in the County of Spartanburg, State of South Carolina, being known and designated as Lot No. 15, of Section 7, Country Club Estates, as shown on a survey and plat recorded in the RMS Office for Spartanburg County in Plat Book 70 at Pages 452-457, reference to said plat is hereby pleaded for a more complete description as to metes and bounds.**

**ALSO:**

**All improvements, buildings, furniture, fixtures, equipment, parking areas, licenses, permits, appurtenances, hereditaments, entitlements, easements, names and other assets used in the operation of, or located at the property.**



Category Number: III.  
Item Number: E.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**RZ 2020-06**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Zoning Map Amendment	3/13/2020	Cover Memo
<input type="checkbox"/> Statement of Intent	3/13/2020	Cover Memo
<input type="checkbox"/> Site Plan	3/13/2020	Cover Memo





Permit Process  
Received: JAN 29 2020 @ 4:02 PM  
Sent: JAN 29 2020 @ 4:02 PM

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

Date 1-24-2020

(Fees for this application are based on a sliding scale - See Fee Schedule) **\$1500 DED.**

Tax Map Number(s) G029000501000

Property Address(s) 203 E. Fairview Ave. Greer, SC 29651

✓ Acreage of Properties 0.43 County \_\_\_\_\_

**Applicant Information**

Name Bertron Builders  
Address 840 Little Texas Rd  
Travelers Rest, SC 29690  
Contact Number 864-444-7343  
Email info@bertronbuilders.com

**Property Owner Information**

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

Name Beth + Chet Smith  
Address 203 E. Fairview Ave.  
Greer, SC 29651  
Contact Number 864-444-8080  
Email beth@chetandbethsmith.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 Duplex to Design Review District.

Existing Use: detached single car garage Proposed Use: In-Law Suite

Signature(s) [Signature]  
Margaret E (Beth) Smith

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

**OFFICE USE ONLY**

Date Filed 1-29-20  
Meeting Date 3-23-20

Case No. RZ2020-06

See Reverse



February 28, 2020

Subject: Revised Statement of Intent for Rezoning

Location: 203 E. Fairview Ave. Greer

To Whom It May Concern:

We are requesting to revise the zoning designation to Design Review District at 203 E. Fairview Ave. Greer. Currently the accessory structure on the property is a single car, detached garage with a finished studio, zoned for a Duplex. We propose to renovate this accessory to become a livable in-law suite. This accessory unit will be finished with vinyl siding (as it already is), 30-year architectural shingles & a slab on grade foundation. The existing driveway and parking area will stay as is, and will continue to be shared between the primary and accessory dwellings. The height of the accessory unit will match existing height, a single-story structure. Shutters to be installed on the front to compliment primary dwelling.

This property will not be further subdivided. The owner will reside in either the primary or accessory dwelling. The property owner will coordinate with City staff and CPW to ensure adequate facilities are in place to serve an accessory dwelling unit. The accessory dwelling unit will have a separate electric meter. The accessory dwelling will complement the primary structure, architecturally and aesthetically. The left side of ADU is slightly less than 5' in some areas. All setbacks to remain including 20' front setback, and 5' on sides and rear. This will be constructed as a rated fire wall to code. Site plan provided with setbacks labeled. Square footage of accessory dwelling will total 807sqft, after the 301 sqft of new addition.

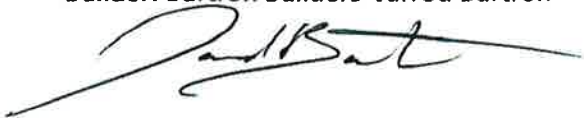
We have submitted a Zoning Amendment application along with this statement of intent. Should any other information be needed to approve the rezoning request, please feel free to reach out to the owner or the builder.

Thank you,



Owner: Beth Smith

Builder: Bartron Builders- Jarrod Bartron



330 A EAST WAREHOUSE CT, TAYLORS, SC 29687  
P. 864.444.7343 | F. 864.268.6099







## REVISIONS



RIGHT SIDE ELEV.

# MAIN FLOOR PLAN

-WALL TO BE DEMOLISHED



LEFT SIDE ELEV.

**FOR  
CHET & BETH SMITH**  
**203 EAST FAIRVIEW AVE.**  
**GREER, SOUTH CAROLINA**

OF SHEETS



Category Number: III.  
Item Number: F.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**RZ 2020-07**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Zoning Map Amendment	3/13/2020	Cover Memo
<input type="checkbox"/> Statement of Intent	3/13/2020	Cover Memo



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

Date 1/31/20

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

Tax Map Number(s) G 009000500201  
Property Address(s) 701 West Poinsett St  
Acreage of Properties .50 .53 - GIS County Greenville

**Applicant Information**

Name Demetrios (Jimmy) Chalkas  
Address 310 Phillips Rd  
Greer SC 29650  
Contact Number (864) 915-9440  
Email jchalkas@charter.net

**Property Owner Information**

(If multiple owners, see back of sheet)

Name Demetrios Chalkas  
Address 310 Phillips Rd  
Greer SC 29650  
Contact Number (864) 915-9440  
Email jchalkas@charter.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 X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C-2 to Design Review District

Existing Use: Retail / office Proposed Use: ~~Design Review District~~  
Retail / office

Signature(s) [Signature]  
Demetrios Chalkas

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

**OFFICE USE ONLY**

Date Filed 1-31-20  
Meeting Date 3-23-20

Case No. 122 2020-07



# Adamy's Place

*Mixed Use Property  
Design Review District  
701 W. Poinsett St*

Statement of Intent  
January 20, 2020

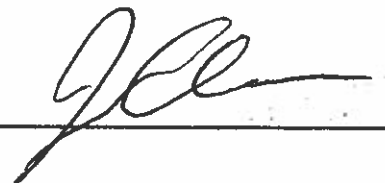
**Mixed-Use Property.** The planned renovation of 701 West Poinsett St. will utilize the Design Review District (DRD) zoning format. Approximately half of the downstairs will be commercial use. The rest of the downstairs as well as the upstairs will be for residential use. Both the first floor and the second will have a sprinkle system installed. In addition, the bathroom on ~~the~~ first floor will be renovated for handicap use.

**Commercial-Section.** Walking through the front door, the immediate room entered as well as the room directly to the right will be office/retail.

**Residential Section.** The rest of the house will remain residential.

**Adamy's Place.** Don and Adamy have been in this current location for ten years and they hope to remain for ten more. They have been loved and admired by many friends and have established great relationships in this wonderful town of Greer.

Jimmy Chulkas





Category Number: III.  
Item Number: G.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**RZ 2020-08**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Zoning Map Amendment	3/13/2020	Cover Memo
<input type="checkbox"/> Statement of Intent	3/13/2020	Cover Memo
<input type="checkbox"/> Site Plan	3/13/2020	Cover Memo
<input type="checkbox"/> Elevations	3/13/2020	Cover Memo





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

Date 02/10/2020

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

Tax Map Number(s) 0536020100200

Property Address(s) North Highway 14 & Taylor Road, Greer

Acreage of Properties +/- 42.10

County Greenville

**Applicant Information**

Name LyonJay, LLC

Address 1427 Laurens Road, Suite H  
Greenville, SC 29607

Contact Number 864-900-2879

Email jk.jay@lyonjay.com

**Property Owner Information**

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

Name S. Michael Bruce

Address PO Box 1734  
Greer, SC 29652

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

Email \_\_\_\_\_

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-7.5 to DRD.

Existing Use: Agricultural - Vacant

Proposed Use: Single Family Residential

Signature(s) *Paul J. Harrison*

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

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

**OFFICE USE ONLY**

Date Filed 2-10-20

Case No. R2 2020-08

Meeting Date 3-23-20

**See Reverse**



# **Clairbrook**

## **±42.1 Acre Residential Development (Design Review District) North Highway 14 – Greer, SC**

*Statement of Intent*  
**March 11, 2020**

### **Community Development**

The development planned for this +/-42.1-acre tract along Highway 14 will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential homes. The roads within the community will be built to private standards and turned over to the Homeowner's Association (HOA) once completed. Infrastructure improvements will consist of rolled curb and gutter along internal roads, public water mains, public sewer mains, storm drainage, and common area (open space) to be owned and maintained by a newly formed Homeowner's Association (HOA).

The existing topography & terrain will be utilized to maximize out the common area. The common grounds will be a mixture of undisturbed and disturbed open space. To the maximum extent possible, the developer will preserve existing vegetation along the exterior property boundary. An entrance monument and landscaping will be installed along our entrance off Highway 14. Stormwater management ponds will be installed along the southern and eastern borders of the development to address stormwater runoff and water quality treatment for the community.

### **Phasing & Density**

The overall density of the project will not exceed (147) single-family townhome units or roughly 3.50 units per acre. The project will be phased. Phase I will consist of approximately 30 townhome units, approximately 50 townhome units in Phase II, and approximately 61 in Phase III. If the development proceeds as expected, build-out will be complete within approximately 3 years.

### **Homes & Materials**

The townhomes will have a mixture of sizes and all include a minimum 1-car garage. The minimum square footage per home is anticipated to be +/- 1,200 SF with most ranging from 1,350 SF – 1,850 SF. There is no maximum townhome unit size. Exterior building materials may consist of vinyl siding, shake siding, Hardie Board, brick, and/or stone. Any vinyl siding shall be a higher quality material. Exteriors will contain a minimum of (2) material combinations. Stone or brick accents will be installed to the water table façade as illustrated on the building elevation exhibit(s). Maximum effort will be made by the homebuilder to upgrade the visual appearance of townhome façades along internal roads. Examples of enhancements are carriage-style garage doors and other items to add architectural interest (see building elevations).



### **Amenities & Landscaping**

The proposed development will include approximately 28.40 acres of common area with maximum efforts to preserve existing vegetation around the wetland areas and along the exterior property boundaries. The development will also contain associated guest parking for residents. Our entrance drive located off Highway 14 will be heavily landscaped and contain an entrance monument for the neighborhood. Exterior sidewalks will be provided along Highway 14 frontage. The stormwater management pond(s) may be dry or wet depending on water sources once we get into the design phase. Fences and/or landscaping around the pond(s) will comply with current regulations.

The developer will have active and passive common areas which may consist of one or more of the following amenities: fire pit, bark park, and/or community walking trails within the community. Interior sidewalks will be provided throughout the development. A portion of the site will be delineated/reserved for future City trail connections.

### **Sewer/Water**

There is an existing sanitary sewer main located along the south side of the property that is maintained by Greer Commission of Public Works. This sewer will serve our site. Public water is available along Highway 14 to serve the development, owned and maintained by Greer Commission of Public Works. The new sewer and water mains built within the community will be built to public standards and turned over to Greer Commission of Public Works.

### **Setbacks/Buffers**

All the proposed setbacks for this project are as follows:

- 18' minimum setback from all internal roads (measured from private R/W)
- 25' minimum setback from exterior property lines (This is intended to be a building setback only, but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 50' minimum setback from Highway 14 (measured from R/W)

### **Other Public Improvements & Facility Impact**

All roads and storm features will be constructed to meet applicable design standards and turned over to the Homeowner's Association (HOA). The common area, stormwater ponds, and entrance features will be owned and maintained by the established Homeowner's Association (HOA). All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.



SITE DATA

TAX MAP NO.:

0536020100200

TOTAL AREA:

±42.1 ACRES

ZONING:

R-7.5 CURRENT  
(DRD CLUSTER PROPOSED)

TOTAL LOTS:

143 UNITS (21' X 100' INTERIOR  
& 24' X 100' END UNITS)

PROPOSED ROADWAY:

±2,812 LF (44' MIN. PRIVATE ROW)

SETBACKS

HIGHWAY 14:

50'

EXTERIOR SETBACK:

25'

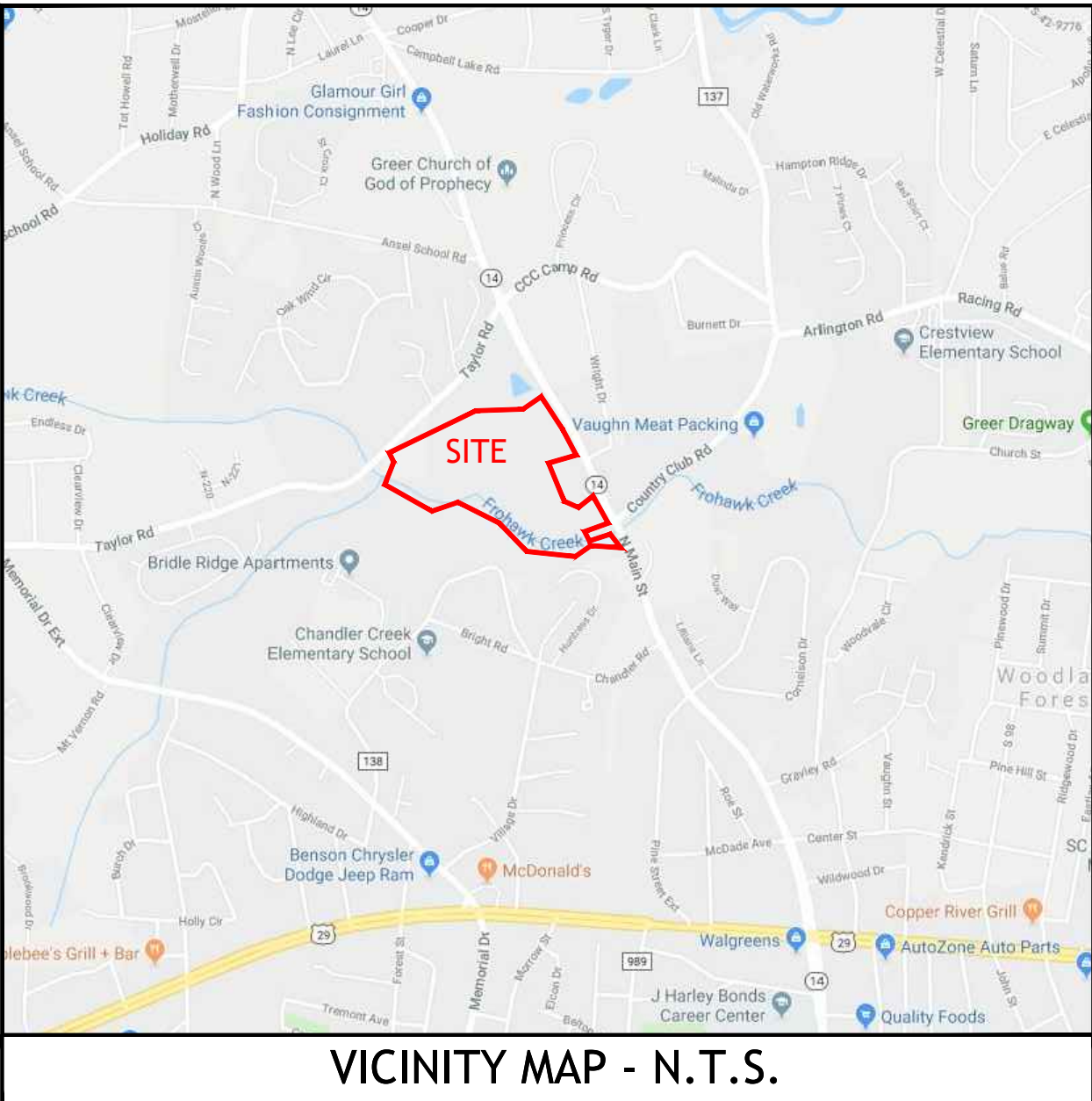
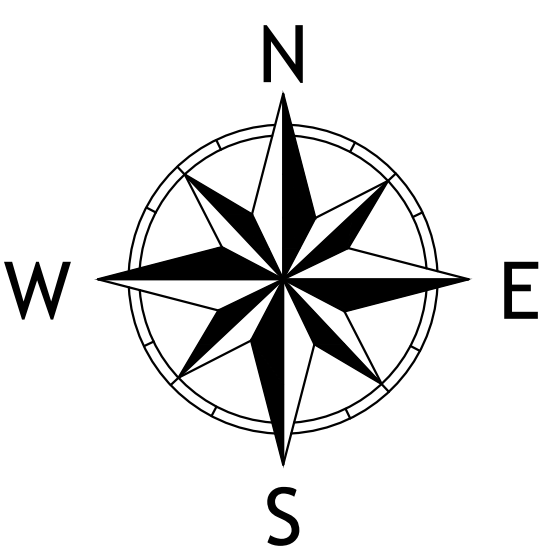
OPEN SPACE PROVIDED:

±28.40 ACRES

PARKING:

2 SPACES PROVIDED PER UNIT  
(ONE IN GARAGE/ONE IN DRIVEWAY). GUEST PARKING  
TO BE PROVIDED AT A RATE  
OF 10% OF PROPOSED UNIT  
PARKING (29 SPACES  
REQUIRED, 29 PROVIDED)

DIMENSION NOTE:  
ALL DIMENSIONS SHOWN ON ROADWAY ARE  
MEASURED FROM E.O.P. TO E.O.P. UNLESS  
OTHERWISE SPECIFIED.



Project Number: 2019-128

DWG Name: Clairbrook DRD-1.dwg

Drawing Scale: AS NOTED

Date of Project: 02/2020

Engineer of Record:

Paul J. Harrison, P.E.

South Carolina PE# 24224

North Carolina PE# 038371

blue

WATER

civil design

bluewater civil design, llc

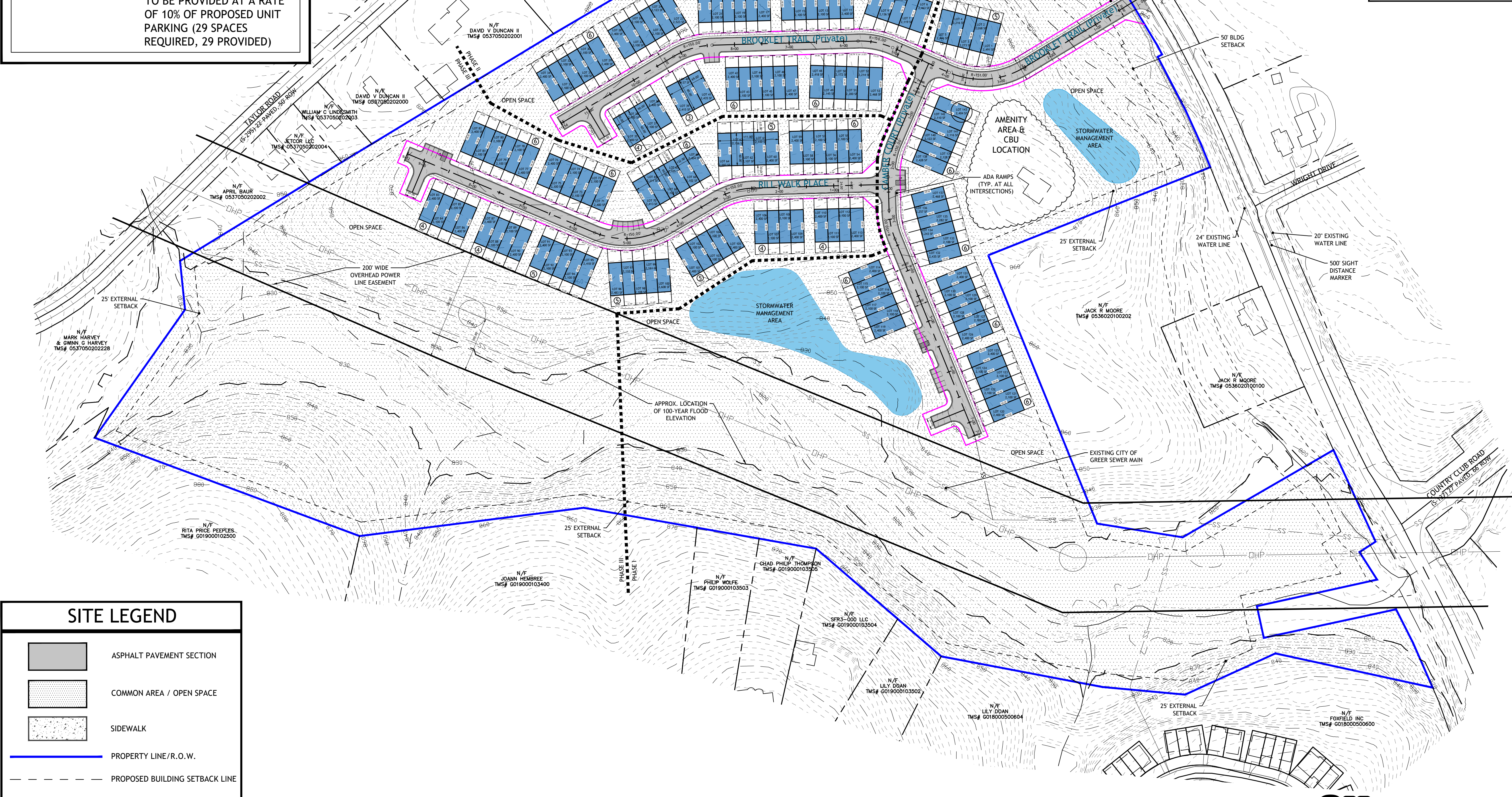
718 Lowndes Hill Road • Greenville, SC 29607

www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:

SC C04212 - GA PE#005865

NC P0868 - AL CA4065E



SITE LEGEND

ASPHALT PAVEMENT SECTION

COMMON AREA / OPEN SPACE

SIDEWALK

PROPERTY LINE/R.O.W.

PROPOSED BUILDING SETBACK LINE

FLOODPLAIN

PROPOSED R/W

PROPOSED E.O.P.

PROPOSED C/L ROAD

SIGHT DISTANCE LINES

OWNER

COMPANY: LYONJAY, LLC

ADDRESS: 1427 LAURENS ROAD, SUITE H  
GREENVILLE, SC 29607

PHONE: 864-238-5512

CONTACT: JENNINGS LYON

EMAIL: JLYON@LYONJAY.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC

ADDRESS: 718 LOWNDES HILL ROAD  
GREENVILLE, SC 29607

PHONE: 864-326-4202

CONTACT: PAUL HARRISON, P.E.

EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

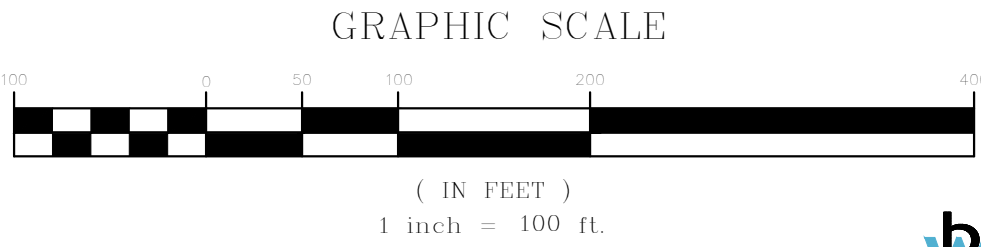
COMPANY: 3D LAND SURVEYING

ADDRESS: 10 CENTURY DRIVE  
GREENVILLE, SC 29607

PHONE: 864-272-0274

CONTACT: DAVID MODNY, PLS

EMAIL: DAVID@3DLS.NET



CLAIRBROOK

Townhome Development

North Highway 14 & Taylor Road

Greer, SC 29652

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

02/10/2020

02/10/2020

SOUTH CAROLINA

PROFESSIONAL SURVEYOR

No. 24224

02/10/2020

02/10/2020

PLAN	REVISION	ISSUE	DATE	COMMENT
A	02/10/2020	Issued Preliminary Plat		
.....	.....	.....	.....	.....
.....	.....	.....	.....	.....
.....	.....	.....	.....	.....
.....	.....	.....	.....	.....
.....	.....	.....	.....	.....
.....	.....	.....	.....	.....
.....	.....	.....	.....	.....
.....	.....	.....	.....	.....
.....	.....	.....	.....	.....

Preliminary  
Development Plan

PDP-1







Category Number: III.  
Item Number: H.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**RZ20-32**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Zoning Map Amendment	3/13/2020	Cover Memo





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

Permit Process

Received: FEB 28 2020 28.46

Sent: \_\_\_\_\_

Date 2/28/2020

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

Tax Map Number(s) G022001101000

Property Address(s) 306 W. Fannett Street, Greer, SC 29650

Acreage of Properties 0.34 County Greenville

**Applicant Information**

Name Kevin Byrd  
Address 200 W. Church St  
Greer SC 29650  
Contact Number 864-525-7834  
Email Kevin.Byrd@hotmail.com

**Property Owner Information**

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

Name Pandion Properties LLC  
Address 306 W. Fannett St, Unit C  
Greer SC 29650  
Contact Number 864-416-1145  
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 Design Review District to Commercial OD.

Existing Use: Commercial Office Proposed Use: Commercial Office

Signature(s) [Signature]

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

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

**OFFICE USE ONLY**

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

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

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

See Reverse

(RZ 2019-11)



Category Number: III.  
Item Number: I.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**TXT 2020-01**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Text Amendment	3/13/2020	Cover Memo



**STAFF REPORT  
GREER PLANNING COMMISSION  
MONDAY, MARCH 23, 2020**

---

**DOCKET:** TXT 2020-01

**APPLICANT:** City of Greer

**ZONING TEXT AMENDMENT:** Article 5:18 Downtown Greer Overlay District

**PURPOSE:** To add additional Design Standards and address the density allowed in the Overlay

**ANALYSIS:** **TXT 2020-01**

---

Downtown Greer Overlay District purpose is to promote harmonious and compatible development within the Downtown Greer Central Business District which complements the character and charm of this unique mixed center. Currently, there are no development standards that address pedestrian access, and the limit on density for residential complexes is capped to a low level to achieve higher but appropriate density developments within the Downtown Overlay District. Currently there is no required parking for developments within the Downtown Overlay as residential projects are created downtown parking will need to be addressed to ensure both patrons and residents have adequate parking.

---

As such, Staff proposes the following text amendment:

Add Article 5:18.4.1 Site Development to the City of Greer Zoning Ordinance:

- A. All new construction shall install exterior sidewalks up to eight feet were practicable.**
- B. No parking is required within the Downtown Greer Overlay District for nonresidential uses. Residential uses shall require a minimum one space per unit. Any parking provided shall meet the design standards of Article 6, Section 9: Off-Street Parking Requirements**

---

Remove items from Article 5:18.5.2 Design Review Criteria from the City of Greer Zoning Ordinance:

The Planning and Zoning Coordinator will consider the extent to which a proposal complies with the following criteria. Additional design criteria from other sections of the Zoning Manual may also apply to specific projects. ~~The design of all buildings shall meet the standards as outlined.~~

District	Maximum			Minimum		Build-To Line	Setbacks	
	Density-Dwelling Units	Building Coverage	Building Height	Site Area	Lot Width	Front	Sides	Rear
DT	<del>15 per acre</del>	95%	75 ft	4,500 sq ft	0 ft	0	0	0



~~A. Parking—No parking is required within the Downtown Greer Overlay District. Any parking provided shall meet the design standards of Article 6, Section 9: Off Street Parking Requirements~~

---

**STAFF RECOMMENDATION: Approval**



Category Number: III.  
Item Number: J.



**AGENDA**  
**GREER PLANNING COMMISSION**  
3/23/2020

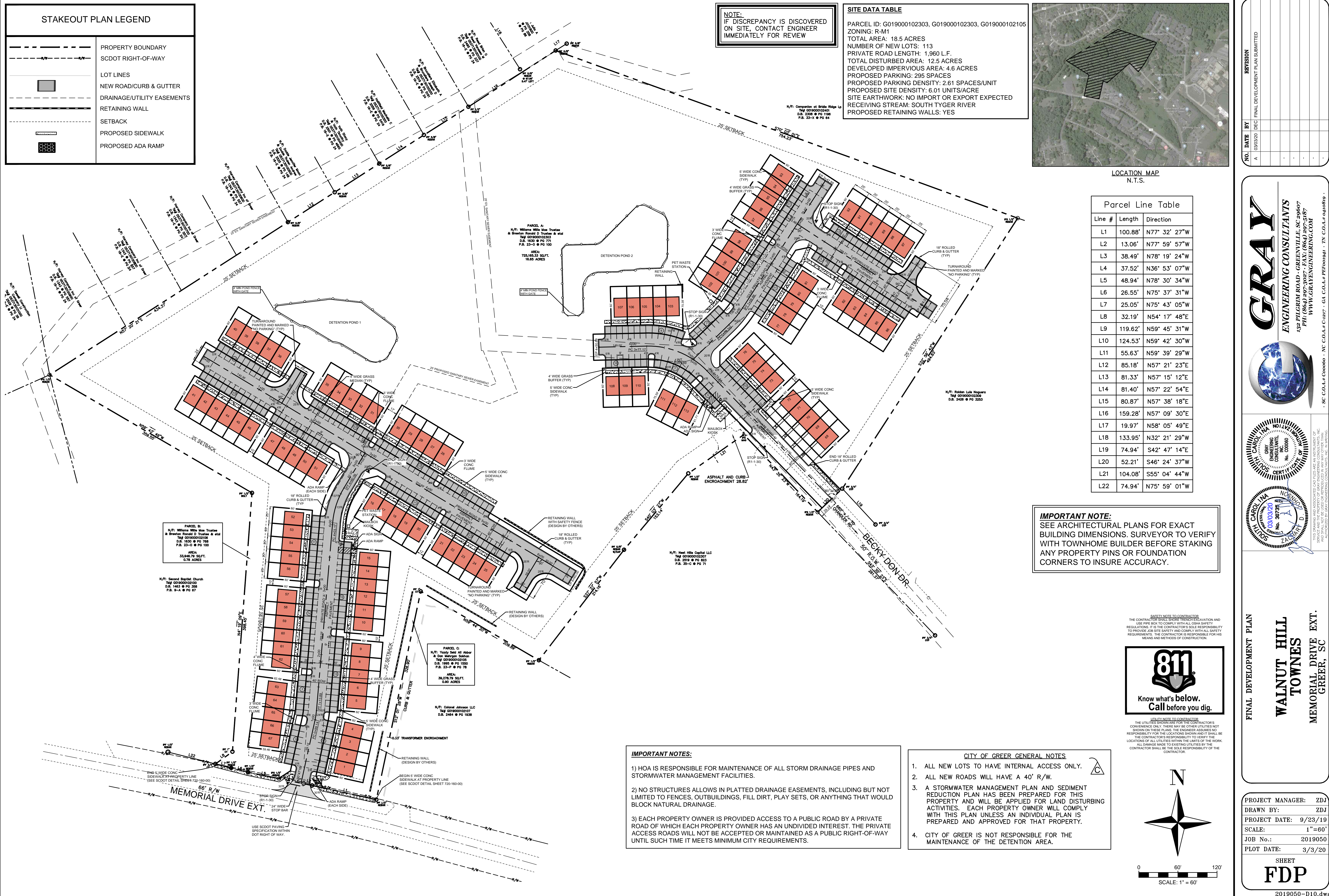
---

**FDP20-7**

**ATTACHMENTS:**

Description	Upload Date	Type
❏ FDP - Walnut Hill	3/13/2020	Cover Memo







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



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/23/2020**

---

**Planning Report**