



**AGENDA
GREER CITY COUNCIL**

May 12, 2020

MEETING LOCATION: To be announced Monday

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Councilmember Wryley Bettis

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. April 28, 2020
(Action Required)**

VI. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

VII. APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Board of Architectural Review

Marney Hannon has resigned his term expires 6/30/2020. (Action Required)

B. Planning Commission

District 3 Mark Hopper has resigned his term expires 6/30/2021. (Action Required)

VIII. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 16-2020

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION
OF PROPERTY OWNED BY CHESTER AND MARGARET SMITH
LOCATED AT 203 EAST FAIRVIEW AVENUE FROM RM-1**

(RESIDENTIAL MULTI FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

B. Second and Final Reading of Ordinance Number 17-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEMETRIUS CHULKAS LOCATED AT 701 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

C. Second and Final Reading of Ordinance Number 18-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MICHAEL S. BRUCE LOCATED ON NORTH HIGHWAY 14 FROM R-7.5 (RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

D. Second and Final Reading of Ordinance Number 19-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM DRD (DESIGN REVIEW DISTRICT) TO O-D (OFFICE DISTRICT. (Action Required)

E. Second and Final Reading of Ordinance Number 20-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY CULBERTSON LAND COMPANY, WES C. CULBERTSON LOCATED AT 606 AND 610 NORTH MAIN STREET FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT. (Action Required)

F. Second and Final Reading of Ordinance Number 21-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CURTIS C. HIPPO LOCATED ON VICTOR AVENUE FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

IX. NEW BUSINESS

A. First Reading of Ordinance Number 22-2020

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5 ZONING DISTRICT REGULATIONS, SECTION 18 DT DOWNTOWN GREER OVERLAY DISTRICT. (Action Required)

Ordinance #22-2020 is a text amendment to the City of Greer Zoning Ordinance amending Article 5 Zoning District Regulations, Section 18 Downtown Greer Overlay District to include additional design standards regarding sidewalks and parking as well as address density. The Planning Commission conducted a public hearing on April 20, 2020 and recommended

**approval of the amendment.
Brandon McMahan, Planner**

X. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

A. Personnel Matter

Request: Motion to enter into Executive Session to discuss a Personnel Matter pertaining to the Administration Department; as allowed by State Statute Section 30-4-70(a)(1).

B. Legal Matter

Request: Motion to enter into Executive Session to discuss a legal Matter; as allowed by State Statute Section 30-4-70(a)(2).

XI. ADJOURNMENT

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number: III.
Item Number: A.



AGENDA
GREER CITY COUNCIL
5/12/2020

Councilmember Wryley Bettis

ATTACHMENTS:

| Description | Upload Date | Type |
|-----------------------|--------------------|--------------------|
| ▣ Invocation Schedule | 4/30/2020 | Backup Material |



**Greer City Council
2020 Invocation Schedule**

| | |
|--------------------|-----------------------------|
| January 14, 2020 | Councilmember Lee Dumas |
| January 28, 2020 | Councilmember Wryley Bettis |
| February 11, 2020 | Councilmember Judy Albert |
| February 25, 2020 | Mayor Rick Danner |
| March 10, 2020 | Councilmember Jay Arrowood |
| March 24, 2020 | Councilmember Wayne Griffin |
| April 14, 2020 | Councilmember Mark Hopper |
| April 28, 2020 | Councilmember Lee Dumas |
| May 12, 2020 | Councilmember Wryley Bettis |
| May 26, 2020 | Councilmember Judy Albert |
| June 9, 2020 | Mayor Rick Danner |
| June 23, 2020 | Councilmember Jay Arrowood |
| July 14, 2020 | Councilmember Wayne Griffin |
| July 28, 2020 | Councilmember Mark Hopper |
| August 11, 2020 | Councilmember Lee Dumas |
| August 25, 2020 | Councilmember Wryley Bettis |
| September 8, 2020 | Councilmember Judy Albert |
| September 22, 2020 | Mayor Rick Danner |
| October 13, 2020 | Councilmember Jay Arrowood |
| October 27, 2020 | Councilmember Wayne Griffin |
| November 10, 2020 | Councilmember Mark Hopper |
| November 24, 2020 | Councilmember Lee Dumas |
| December 8, 2020 | Councilmember Wryley Bettis |

Category Number: V.
Item Number: A.



AGENDA
GREER CITY COUNCIL
5/12/2020

April 28, 2020

Summary:

(Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|--|--------------------|--------------------|
| ▣ April 28, 2020 Council Meeting Minutes | 5/8/2020 | Backup Material |

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL April 28, 2020

MEETING LOCATION:

Mayor Rick Danner and Jim Ridgill, IT Manager were located at Greer City Hall, 301 East Poinsett Street, Greer, SC 29651. Councilmembers and all other participants and viewers were on Remote Access through Zoom Meeting.

I. CALL TO ORDER OF THE REGULAR MEETING

Mayor Rick Danner – 6:36 P.M.

The following members of Council were on remote access: Jay Arrowood, Wayne Griffin, Mark Hopper, Lee Dumas, Wryley Bettis and Judy Albert.

Others on remote access: Ed Driggers, City Administrator, Tammela Duncan, Municipal Clerk, Mike Sell, Deputy City Administrator, Steve Owens, Communications Manager and various other staff.

II. PLEDGE OF ALLEGIANCE

Councilmember Lee Dumas

III. INVOCATION

Councilmember Lee Dumas

IV. PUBLIC FORUM

No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING

April 14, 2020

ACTION – Councilmember Wryley Bettis made a motion that the minutes of April 14, 2020 be received as written. Councilmember Mark Hopper seconded the motion.

VOTE - Motion carried unanimously.

VI. DEPARTMENTAL REPORTS

A. Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **March 2020** were included in the packet for informational purposes.

Finance

Susan Howell, Budget and Audit Manager presented the Financial Report for the period ending March 31, 2020. (Attached)

General Fund Cash Balance: \$17,100,815.

General Fund Revenue: \$21,478,041.
General Fund Expenditures: \$22,517,336.
Revenue Benchmark Variance: \$1,468,959.
Expenditure Benchmark Variance: (\$3,017,028.)
Overall Benchmark Variance: (\$1,548,069.)

The City is 4% over budget during this time period.

Hospitality Fund Cash Balance: \$889,944.
Storm Water Fund Cash Balance: \$1,478,384.

VII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

COVID19 - We continue to monitor the Governor's orders that is one of the driving forces behind our reactions. As the Executive Orders were reissued this past week extending the home or work order that will be in force until May 12th. Everything we have in place as far as operations are staying as they have been previously reported to you. Our lobbies remain closed we continue to operate all of our operations as normal. Our police and fire are fully staffed doing what they do on a day by day basis. All of our departments are working, albeit some are working remotely and we are doing some alternative scheduling bringing people in on alternating days as needed. We are anticipating that those orders will lift eventually. As that starts to happen we have plans in place for us to start preparing for reopening of our parks and facilities and our recreation programs. We are preparing for how we will open our lobbies and start conducting business back inside our facilities and how we will bring our employees back into our work place that have been working from home. We have to stay fluid in how we roll that out mainly because we follow the Governor's orders if those were to be extended that process would be delayed as we continue to follow those.

Financial Report – We are starting to track our March activity on our finance side we are monitoring what we are doing for the month of April. We are about to roll into the month of May and we are anticipating that we will have some reduction in revenues. It's difficult at this time to make some estimates of what we think that would be but as we get more experience under our belt for the next couple of months we will see. Its not happening in Building and Development Standards they are very strong on plan reviews and issuing permits. All activity that takes place typically in our Building and Development Standards Department are at full force. There is no reduction of work we have seen in that area. They continue to issue permits; they continue to do inspections and they continue to issue certificates of occupancy. That is moving along very, very well for us.

Emergency Declaration – we know the emergency declaration allows for the extension of due dates relative to business license, hospitality and accommodations. Those due dates reflect the original due date of April 30th but any type of penalty is waived as we work through that period as well. As a result of that you will find at your next meeting in May, we will make recommendations on how we will need to extend that through June 30, 2020

Because we want to make sure our business community is being allowed as much time as we can possibly allow for the payment of those business license, hospitality and accommodations type dollars. If our economy locally is not in a position that you believe as a Council that we are ready to proceed with that you will give us instruction on how we need to handle that. So that first meeting in May will give us an opportunity to make some recommendations to keep that period open, it will also allow for you to provide us feedback on what you believe we should do and for you to give us our orders on how to handle that. That decision rests solely on Mayor and Council. All other aspects of our operation are going very smoothly. We are being very responsive albeit there are some modifications that we needed to make and we've reported that to you previously so no changes relative to that. We as a provider of services to our community are anxious to get everyone back on board in their respective places and get our community back to normal as quickly as possible. Obviously, we want to do that in a safe environment and we are following those orders from our Governor's Office as well as recognizing guidelines that are being recommended to us as well. We will bring additional information to you in upcoming meetings. We are hopeful we will be able to provide some modified type scheduling of this meeting for example we think we may have the opportunity for those folks that may feel comfortable coming in for a meeting we are able to accommodate that but we are also able to accommodate electronic voting if there are members of Council that are not comfortable coming into that environment. We are working out those details we have two weeks to prepare for that the Mayor will make that ultimate decision but we are putting processes in place to allow for that. I am certainly available to answer any questions you or your constituents may have as well.

VIII. APPOINTMENT TO BOARDS AND COMMISSIONS

A. Board of Architectural Review

Marney Hannon resigned his term expires 6/30/2020.

No action was taken.

B. Planning Commission

District 3 Mark Hopper resigned his term expires 6/30/2021.

No action was taken.

IX. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 4-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ROBERT BROWN LOCATED AT 948 OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

Brandon McMahan, Planner stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval.

ACTION – Councilmember Judy Albert made a motion to approve Second and Final Reading of Ordinance Number 4-2020. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 6-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY THE CITY OF GREER LOCATED AT 2299 AND 2999 GAP CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-20 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTIES.

Brandon McMahan, Planner stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval.

ACTION – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 6-2020. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

C. Second and Final Reading of Ordinance Number 10-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CHERYL LYNN GRANT LOCATED AT 1103 KIST ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY.

Brandon McMahan, Planner stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 10-2020. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

D. Second and Final Reading of Ordinance Number 13-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARK III PROPERTIES LOCATED AT 925 ABNER CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY.

Brandon McMahan, Planner stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 13-2020. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried 6-1 with Councilmember Albert voting in opposition.

X. NEW BUSINESS

A. First and Final Reading of Resolution Number 9-2020

A RESOLUTION CERTIFYING 250 VICTOR AVENUE AS AN ABANDONED TEXTILE MILL SITE IN CITY OF GREER, SOUTH CAROLINA

Reno Deaton, Executive Director of Greer Development Corporation presented the request.

ACTION – Councilmember Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 9-2020. Councilmember Judy Albert seconded the motion.

Richard Few, Attorney for the applicant spoke briefly.

Brief discussion.

VOTE – Motion carried unanimously.

B. First and Final Reading of Resolution Number 10-2020

A RESOLUTION TO ACCEPT CROSSWINDS SUBDIVISION STREETS, NAMELY RAMSHACKLE WAY AND EVERARD LANE INTO THE CITY OF GREER STREET SYSTEM

Robert Roux, Assistant City Engineer presented the request. Staff recommends approval.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 10-2020. Councilmember Jay Arrowood seconded the motion.

Brief discussion.

VOTE – Motion carried unanimously.

C. First and Final Reading of Resolution Number 11-2020

A RESOLUTION TO ACCEPT KATHERINE'S GARDEN SUBDIVISION STREETS, NAMELY ANSEL WOODS LANE, PRESLEY COURT, DELSEY COURT, CORLEY WAY, AND ABBERLY TRAIL INTO THE CITY OF GREER STREET SYSTEM

Robert Roux, Assistant City Engineer presented the request. Staff recommends approval.

ACTION – Councilmember Lee Dumas made a motion to approve First and Final Reading of Resolution Number 11-2020. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

D. First and Final Reading of Resolution Number 12-2020

A RESOLUTION TO ACCEPT ORCHARD CREST SUBDIVISION STREETS, NAMELY MEADOWMOOR ROAD, JOHN THOMAS WAY, THOMAS EDWARDS LANE, ROSABELLA LANE, DEVONFIELD DRIVE, AND ORCHARD CREST COURT INTO THE CITY OF GREER STREET SYSTEM

Robert Roux, Assistant City Engineer presented the request. Staff recommends approval.

ACTION – Councilmember Lee Dumas made a motion to approve First and Final Reading of Resolution Number 12-2020. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried unanimously.

E. First and Final Reading of Resolution Number 13-2020

A RESOLUTION TO ACCEPT REDCROFT PHASE III SUBDIVISION STREETS, NAMELY REDCROFT DRIVE, HAWK RIDGE COURT, BONSELL COURT, AND WILDAKRE COURT INTO THE CITY OF GREER STREET SYSTEM

Robert Roux, Assistant City Engineer presented the request. Staff recommends approval.

ACTION – Councilmember Wayne Griffin made a motion to approve First and Final Reading of Resolution Number 13-2020. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried 6-1 with Councilmember Albert voting in opposition.

F. First and Final Reading of Resolution Number 14-2020

A RESOLUTION ALLOWING THE CITY OF GREER TO CONTINUE THE COOPERATIVE AGREEMENT WITH THE COUNTY OF GREENVILLE AND THE GREENVILLE COUNTY REDVELOPMENT AUTHORITY IN ORDER TO

MAINTAIN URBAN COUNTY STATUS WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Mike Sell, Deputy City Administrator presented the request.

ACTION – Councilmember Wayne Griffin made a motion to approve First and Final Reading of Resolution Number 14-2020. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

G. First and Final Reading of Resolution Number 15-2020

A RESOLUTION APPROVING THE SALE AND TRANSFER OF CITY PROPERTY

Matt Hamby, Chief of Police presented the request. Staff recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 15-2020. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

H. First Reading of Ordinance Number 16-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CHESTER AND MARGARET SMITH LOCATED AT 203 EAST FAIRVIEW AVENUE FROM RM-1 (RESIDENTIAL MULTI FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Brandon McMahan, Planner presented the request. He stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval.

ACTION – Councilmember Lee Dumas made a motion to approve First Reading of Ordinance Number 16-2020. Councilmember Jay Arrowood seconded the motion.

Discussion held.

The owners of the property were available, Mrs. Smith spoke briefly.

VOTE – Motion carried unanimously.

I. First Reading of Ordinance Number 17-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEMETRIUS CHULKAS LOCATED AT 701 WEST

POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Brandon McMahan, Planner presented the request. He stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval. Neither the owner nor a representative was present.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 17-2020. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

J. First Reading of Ordinance Number 18-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MICHAEL S. BRUCE LOCATED ON NORTH HIGHWAY 14 FROM R-7.5 (RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Brandon McMahan, Planner presented the request. He stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval.

ACTION – Councilmember Lee Dumas made a motion to approve First Reading of Ordinance Number 18-2020. Councilmember Jay Arrowood seconded the motion.

A representative of the applicant Paul Harrison, Civil Engineer with Blue Water spoke briefly.

Discussion held.

VOTE – Motion carried unanimously.

K. First Reading of Ordinance Number 19-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM DRD (DESIGN REVIEW DISTRICT) TO O-D (OFFICE DISTRICT).

Brandon McMahan, Planner presented the request. He stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 19-2020. Councilmember Mark Hopper seconded the motion.

A representative of the owner Kevin Byrd was present but did not speak.

VOTE – Motion carried unanimously.

L. First Reading of Ordinance Number 20-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY CULBERTSON LAND COMPANY, WES C. CULBERTSON LOCATED AT 606 AND 610 NORTH MAIN STREET FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT).

Brandon McMahan, Planner presented the request. He stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 20-2020. Councilmember Jay Arrowood seconded the motion.

Discussion held.

A representative of the owner Sunit Vashi spoke.

VOTE – Motion carried unanimously.

M. First Reading of Ordinance Number 21-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CURTIS C. HIPP LOCATED ON VICTOR AVENUE FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Brandon McMahan, Planner presented the request. He stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval.

ACTION – Councilmember Wayne Griffin made a motion to approve First Reading of Ordinance Number 21-2020. Councilmember Jay Arrowood seconded the motion.

Discussion held.

A representative of the owner Paul Harrison, Civil Engineer with Blue Water spoke. Doug Hunt, the applicant was also available for questions.

VOTE – Motion carried unanimously.

X. EXECUTIVE SESSION

ACTION – In (8:23 p.m.)

(A) Personnel Matter – Administration

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Personnel matter pertaining to the Administration Department; as allowed by State

Statute Section 30-4-70(a)(1). Councilmember Judy Albert seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they considered the above matter and no action was taken.

ACTION - Out (9:03 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Judy Albert seconded the motion. Motion carried unanimously.

XI. ADJOURNMENT

9:03 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, April 24, 2020.



AGENDA
GREER CITY COUNCIL
5/12/2020

Board of Architectural Review

Summary:

Marney Hannon has resigned his term expires 6/30/2020. (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------------------|-------------|--------------------|
| □ Board of Architectural Review | 4/30/2020 | Backup Material |
| □ Hannon - Resignation | 4/30/2020 | Backup Material |



**CITY OF GREER BOARD OF
ARCHITECTURAL REVIEW
3 Year Terms**

| | DATE OF APPOINTMENT | TERM EXPIRATION |
|---|--|---|
| David Langley 106 Sandy Creek Court Greer, SC 29650 Residence 244-6899 Business 968-0224 Email dlangley@la-architects.com | May 14, 2019 June 28, 2016 June 11, 2013 April 13, 2010 | June 30, 2022 June 30, 2019 June 30, 2016 June 30, 2013 |
| Eddie Burch 116 Vandiventer Dr. Greer, SC 29650 Cell 864-608-9991 Fax 864-404-2174 Email eburch@cdanjoyner.com | August 13, 2019 | June 30, 2021 |
| Brandon Price 124 Vandiventer Drive Greer, SC 29650 Residence 877-7341 Business 877-6525 Email Brandon@smithandjames.com | June 12, 2018 June 9, 2015 June 26, 2012 | June 30, 2021 June 30, 2018 June 30, 2015 |
| Linda Wood 243 Cannon Street Greer, SC 29651 Residence 877-9463 Cell 864-905-5244 Email Lwood9@aol.com | July 11, 2017 June 24, 2014 June 14, 2011 | June 30, 2020 June 30, 2017 June 30, 2014 |
| Marney Hannon 304 N. Miller Street Greer, SC 29650 Residence 877-2644 Cell 864-420-7202 Email marney.hannon@holcim.com | July 11, 2017 June 24, 2014 June 14, 2011 | June 30, 2020 June 30, 2017 June 30, 2014 |

Sec. 2-188. The Board of Architectural Review shall be subject to all provision of this article except for the seven-member requirement.

From: Marney Hannon <marney.hannon@lafargeholcim.com>

Sent: Monday, February 10, 2020 12:51 PM

To: Brandon McMahan <bmcman@cityofgreer.org>

Subject: BAR

Brandon,

As I mentioned at the last meeting, it is time for me to resign my position on this board to allow for others an opportunity to serve.....it has been an absolute pleasure serving with you and the other board members. I have a couple folks that I could suggest as members if you have any interest.

Sincerely

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Sent from Gmail Mobile Marney Hannon 304 North Miller St. Greer SC 29650 864-420-7202



AGENDA
GREER CITY COUNCIL
5/12/2020

Planning Commission

Summary:

District 3 Mark Hopper has resigned his term expires 6/30/2021. (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------|--------------------|--------------------|
| ☐ Planning Commission Members | 4/30/2020 | Backup Material |
| ☐ Hopper - Resignation | 4/30/2020 | Backup Material |



CITY OF GREER PLANNING COMMISSION

Four Year Terms

| | | | TERM EXPIRES | CERTIFICATION DATE |
|-------------------|---|--|---|---|
| DISTRICT 1 | John Holland 405 Oakwind Circle, Greer 29651 Cell 864-420-7175 E-mail jcholland79@gmail.com | 3/13/18 | June 30, 2020 | |
| DISTRICT 2 | Judy O. Jones 305 Canteen Avenue, 29650 Residence 877-0440 Business 234-6310 E-mail jojones@mindspring.com | 7/11/2017 6/25/13 7/14/09 7/12/05 | June 30, 2021 June 30, 2017 June 30, 2013 June 30, 2009 | 03/06/06 & 10/26/06(6 Hrs) 10/8/07 (3 Hours) 10/27/08 (3 Hours) 7/20/09 (1 Hour) |
| DISTRICT 3 | Mark Hopper 172 Lemon Creek Drive Lyman 29365 Phone 901-0453 E-Mail mark.a.hopper@hotmail.com | 7/11/17 10/14/14 | June 30, 2021 June 30, 2017 | |
| DISTRICT 4 | Walden Jones 132 Burlwood Drive, Greer SC Home 864-360-1889 Office 864-582-0585 Email waldn_jones@hotmail.com | 5/14/19 8/14/18 | June 30, 2023 June 30, 2019 | |
| DISTRICT 5 | Michael Wright 305 N. Miller Street, 29650 Res/Bus 866-751-5767 Mobile 864-630-1216 E-mail mike@flipwright.com | 6/11/19 | June 30, 2023 | |
| DISTRICT 6 | Brian Martin 3 Meadow Breeze Ct. Greer, SC 29650 Residence 848-3385 Business 334-1986 Fax 334-1987 E-mail Brian@MartinandDavis.com | 6/27/17 6/25/13 6/9/09 | June 30, 2021 June 30, 2017 June 30, 2013 | 7/20/09 (1 Hour) |
| AT LARGE | William Lavender 102 Park Hill Drive Greer, SC 29651 Home 864-848-3262 Cell 864-723-1043 Business 864-334-6104 E-mail will@upstatesurveying.com | 11/28/17 | June 30, 2021 | |

Tammela Duncan

From: Brandon McMahan
Sent: Wednesday, November 13, 2019 12:23 PM
To: Tammela Duncan
Subject: FW: Greer Planning Commission resignation

fyi

From: Mark Hopper <mark.a.hopper@hotmail.com>
Sent: Wednesday, November 13, 2019 12:12 PM
To: Brandon McMahan <bmcman@cityofgreer.org>
Subject: Greer Planning Commission resignation

Brandon,

Please consider this email as my official resignation from the City of Greer Planning Commission, effective December 31, 2019. I've greatly enjoyed this opportunity and learned a lot over the past 5 years. While it's bittersweet to resign from the Planning Commission, I look forward to the opportunity to continue to work together and to serve Greer as I move to council.

I'll look forward to seeing you soon.

Sincerely,

Mark Hopper
864-901-0453



AGENDA
GREER CITY COUNCIL
5/12/2020

Second and Final Reading of Ordinance Number 16-2020

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CHESTER AND MARGARET SMITH LOCATED AT 203 EAST FAIRVIEW AVENUE FROM RM-1 (RESIDENTIAL MULTI FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).
(Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|---|--------------------|-------------|
| ☐ Ordinance Number 16-2020 | 4/30/2020 | Ordinance |
| ☐ Ord 16-2020 Exhibit A Map | 4/30/2020 | Exhibit |
| ☐ Ord 16-2020 Exhibit B Statement of Intent | 4/30/2020 | Exhibit |
| ☐ Ord 16-2020 Exhibit C Site Plan | 4/30/2020 | Exhibit |
| ☐ Ord 16-2020 Zoning Application | 4/30/2020 | Exhibit |

ORDINANCE NUMBER 16-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CHESTER AND MARGARET SMITH LOCATED AT 203 EAST FAIRVIEW AVENUE FROM RM-1 (RESIDENTIAL MULTI FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Chester and Margaret Smith located at 203 East Fairview Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G029000501000 containing approximately .43 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on April 20, 2020.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 203 East Fairview Avenue more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G029000501000 containing approximately .43 +/- acres attached hereto marked as Exhibit A shall be changed from I-1 (Industrial District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

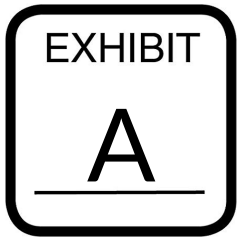
Introduced by: Councilmember Lee Dumas

First Reading: April 28, 2020

Second and
Final Reading: May 12, 2020

Approved as to Form:

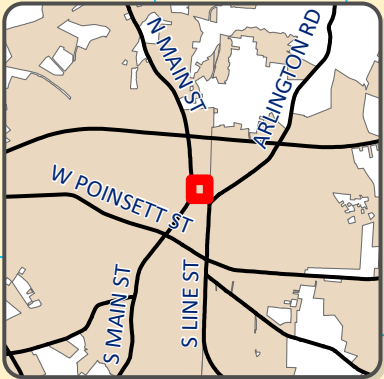
John B. Duggan, Esquire
City Attorney



Subject Property
G029000501000
Acres: 0.43

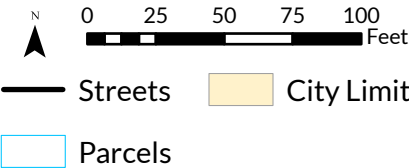
E FAIRVIEW AVE

EARL ST



Ordinance 16-2020

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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,

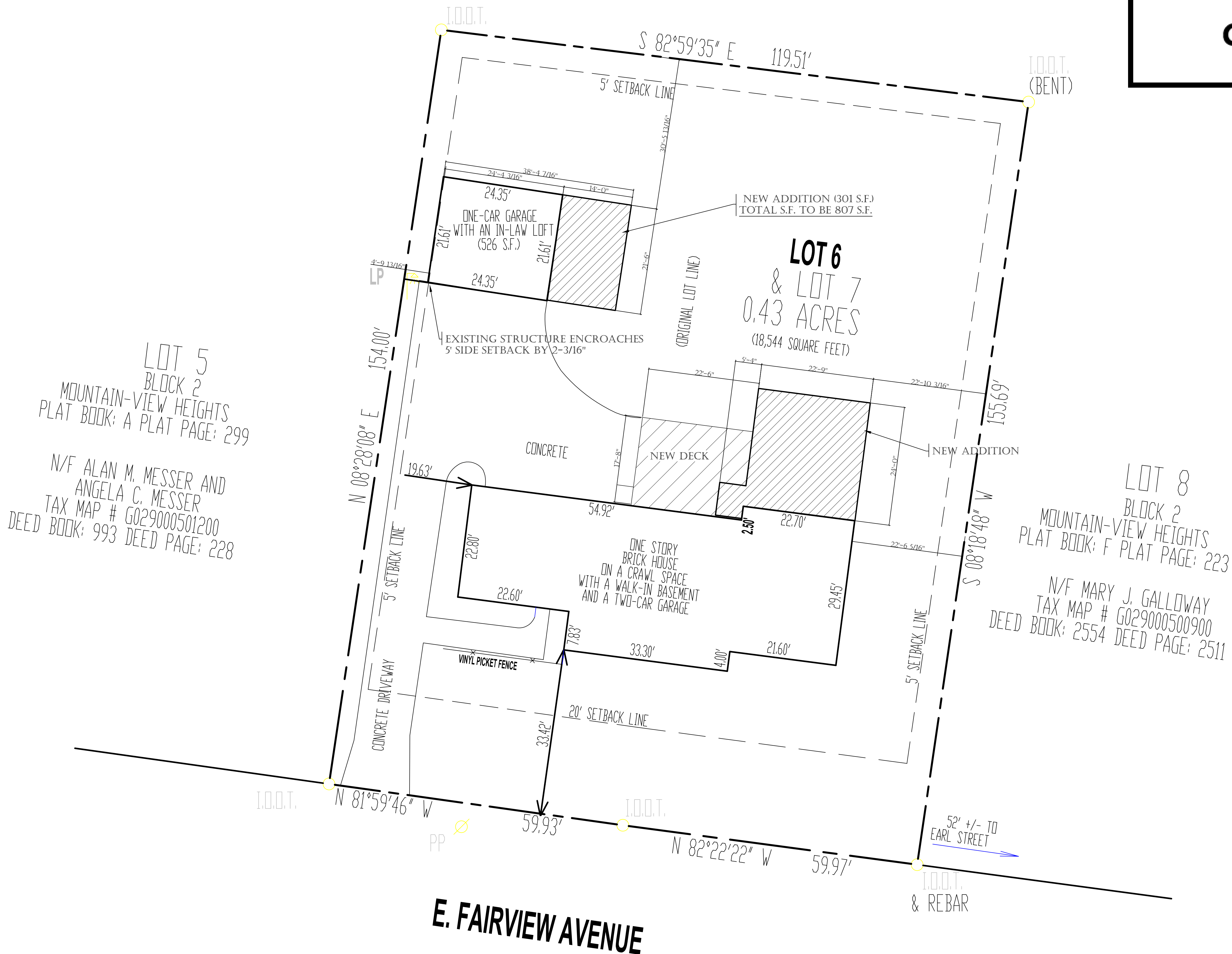


Owner: Beth Smith

Builder: Bartron Builders- Jarrod Bartron



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



SITE PLAN
SCALE: 1"=10'-0"

EXHIBIT
C

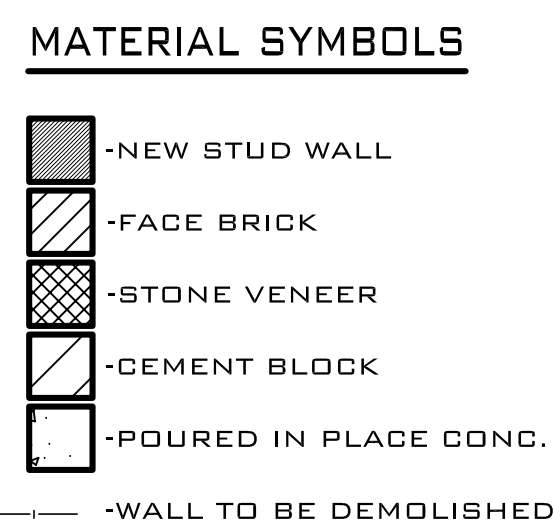
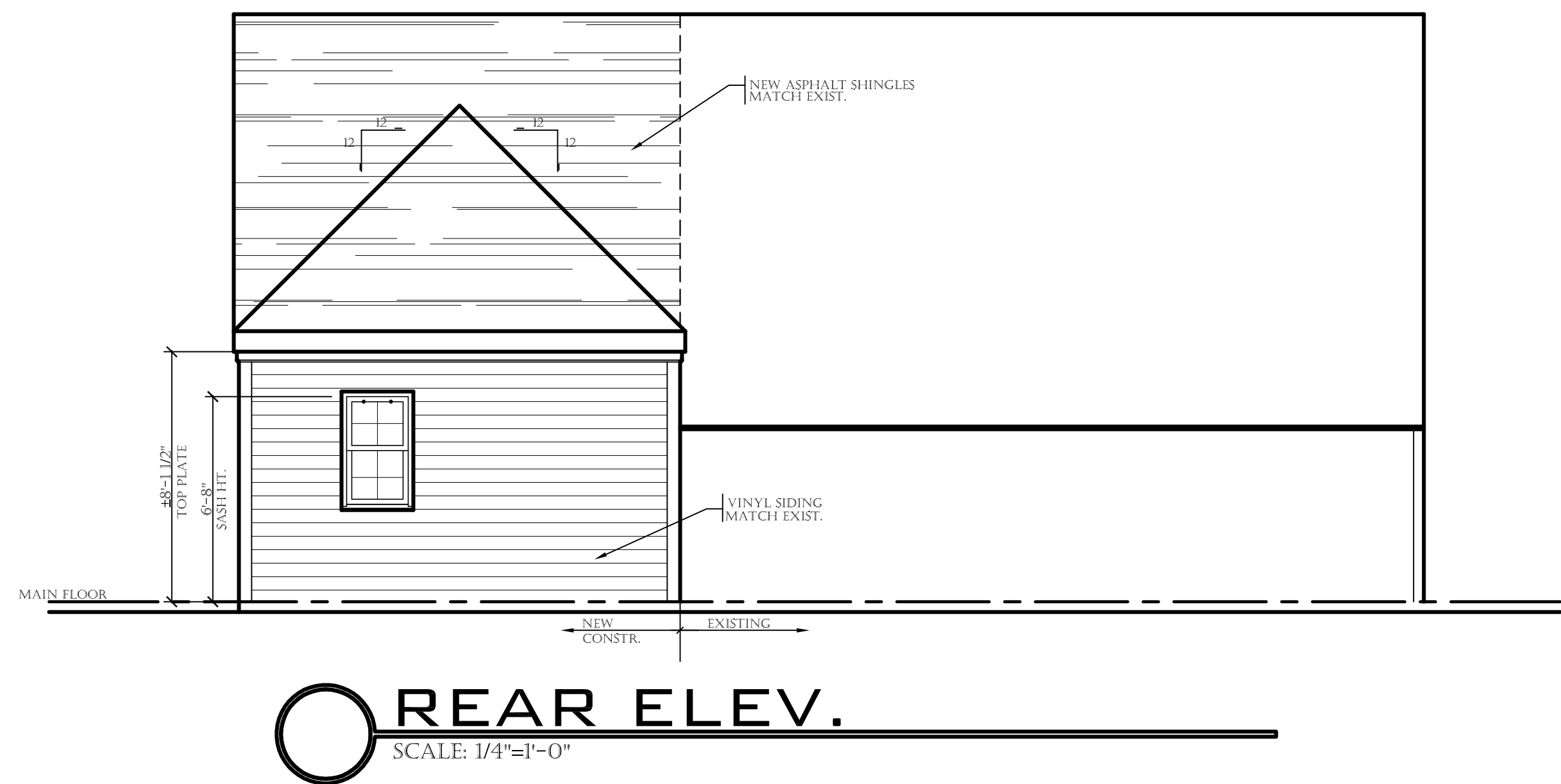
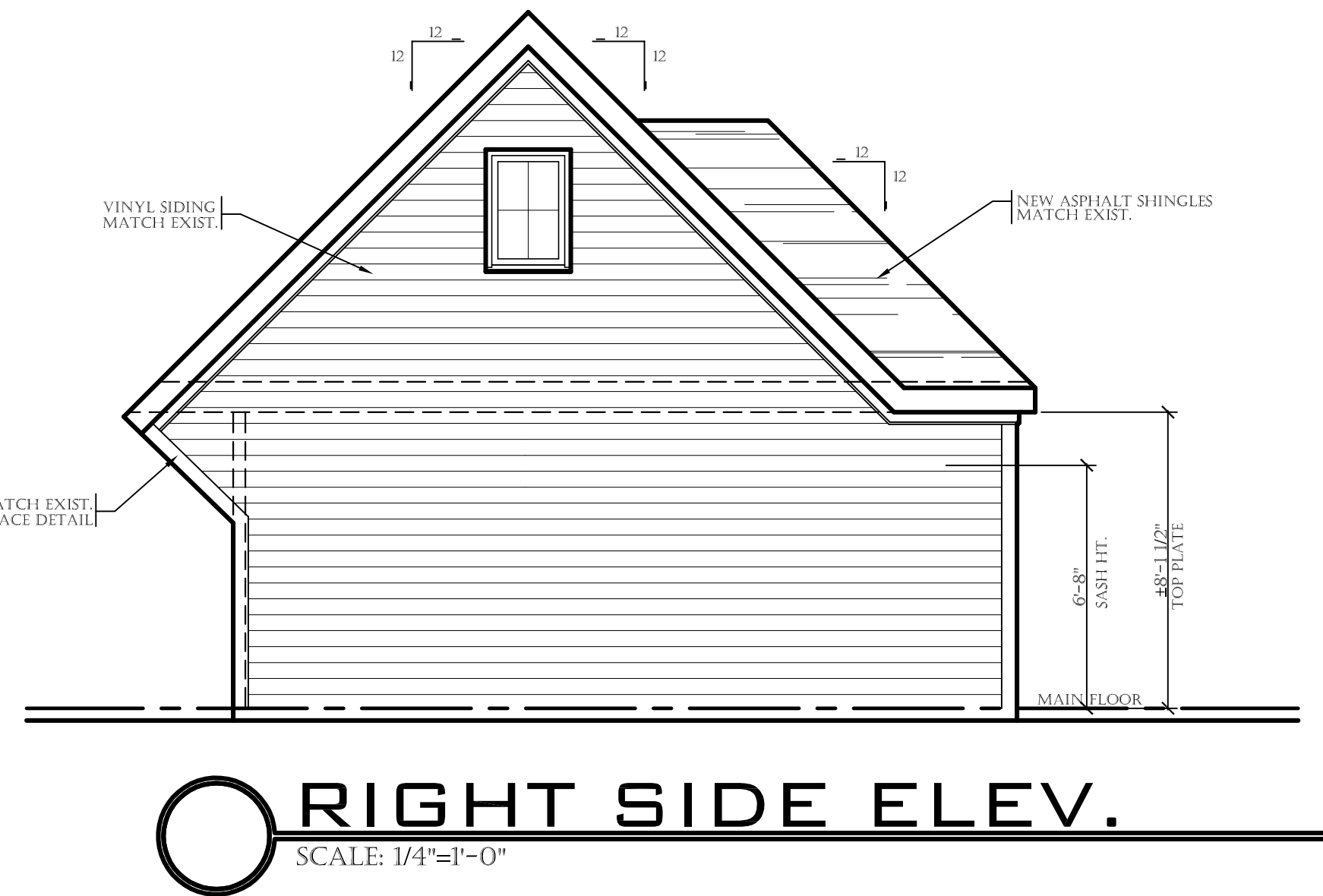
| REVISIONS |
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K.R.D. DESIGNS L.L.C.
KENNETH R. DEYOUNG
SIMPSONVILLE, SOUTH CAROLINA
EMAIL: PLANSBYKD@GMAIL.COM
(864)419-1054

K.R.D. DESIGNS L.L.C.

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

SHEET
5
OF SHEETS

[illegible]

SHEET
1
OF SHEETS



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

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

Date 1-24-2020

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

Tax Map Number(s) G029000501000

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

✓ Acreage of Properties 0.43 County _____

Applicant Information

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

OFFICE USE ONLY

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

Case No. RZ2020-06

See Reverse



AGENDA
GREER CITY COUNCIL
5/12/2020

Second and Final Reading of Ordinance Number 17-2020

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEMETRIUS CHULKAS LOCATED AT 701 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|---|--------------------|-------------|
| ▣ Ordinance Number 17-2020 | 4/30/2020 | Ordinance |
| ▣ Ord 17-2020 Exhibit A Map | 4/30/2020 | Exhibit |
| ▣ Ord 17-2020 Exhibit B Statement of Intent | 4/30/2020 | Exhibit |
| ▣ Ord 17-2020 Exhibit C Site Plan | 4/30/2020 | Exhibit |
| ▣ Ord 17-2020 Zoning Application | 4/30/2020 | Exhibit |

ORDINANCE NUMBER 17-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEMETRIUS CHULKAS LOCATED AT 701 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Demetrius Chulkas located at 701 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000500201 containing approximately .53 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C.

1. The owner desires to change the zoning classification of their property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 20, 2020.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 701 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000500201 containing approximately .53 +/- acres attached hereto

marked as Exhibit A shall be changed from C-2 (Commercial District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

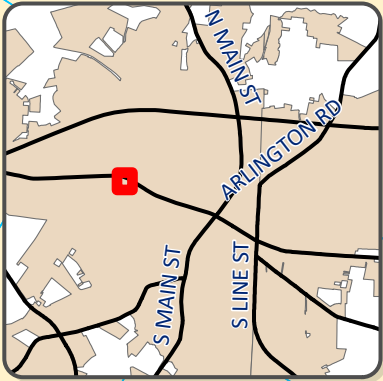
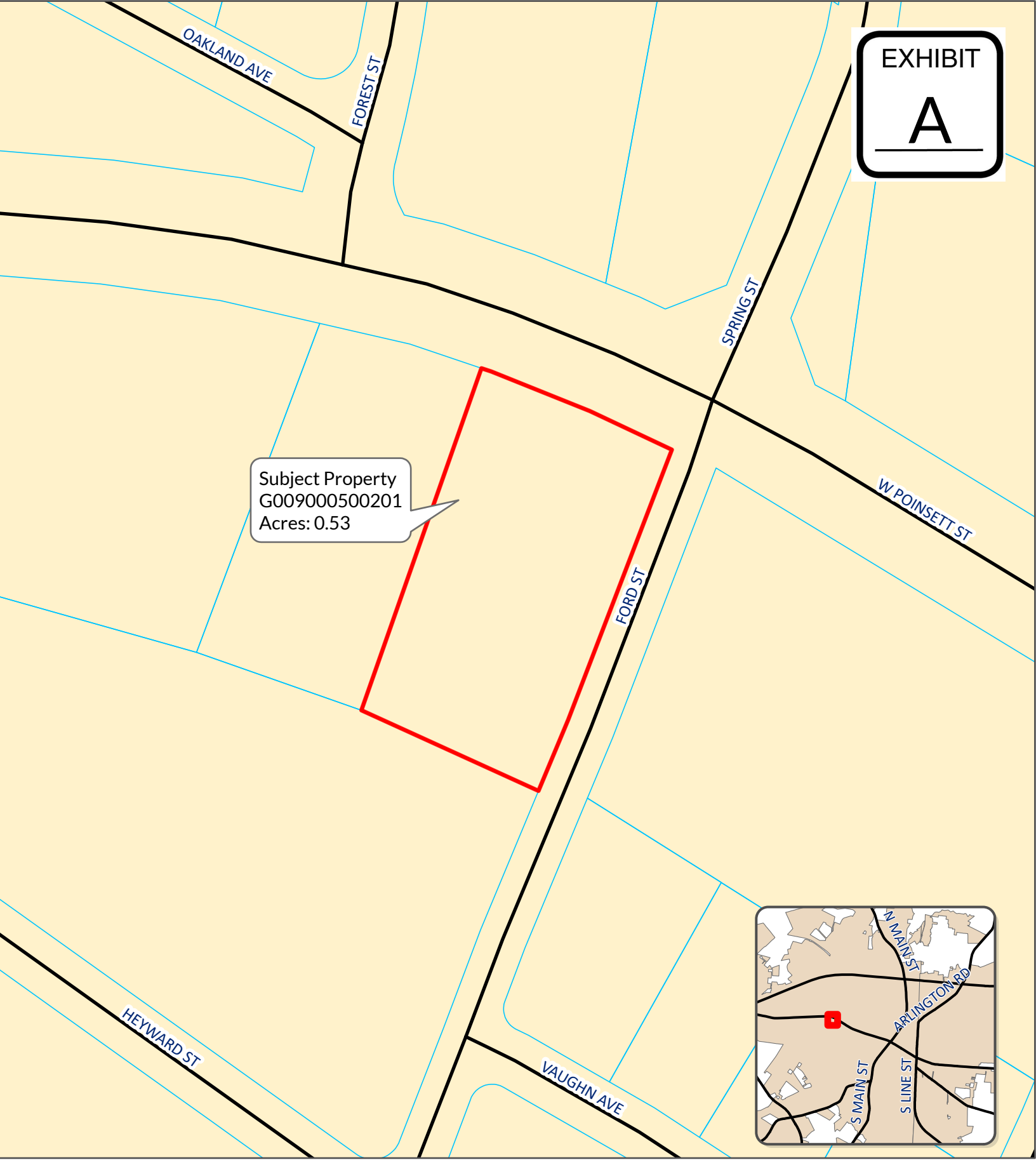
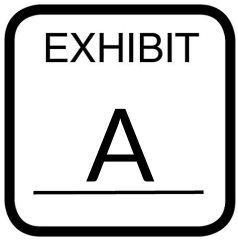
Introduced by: Councilmember Wryley Bettis

First Reading: April 28, 2020

Second and
Final Reading: May 12, 2020

Approved as to Form:

John B. Duggan, Esquire
City Attorney



Ordinance 17-2020

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N

0

20

40

60

80

Feet

Streets

City Limits

Parcels

Adamy's Place

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

Statement of Intent
January 20, 2020

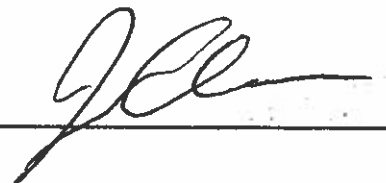
Mixed-Use Property. The planned renovation of 701 West Poinsett St. will utilize the Design Review District (DRD) zoning format. Approximately half of the downstairs will be commercial use. The rest of the downstairs as well as the upstairs will be for residential use. Both the first floor and the second 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.

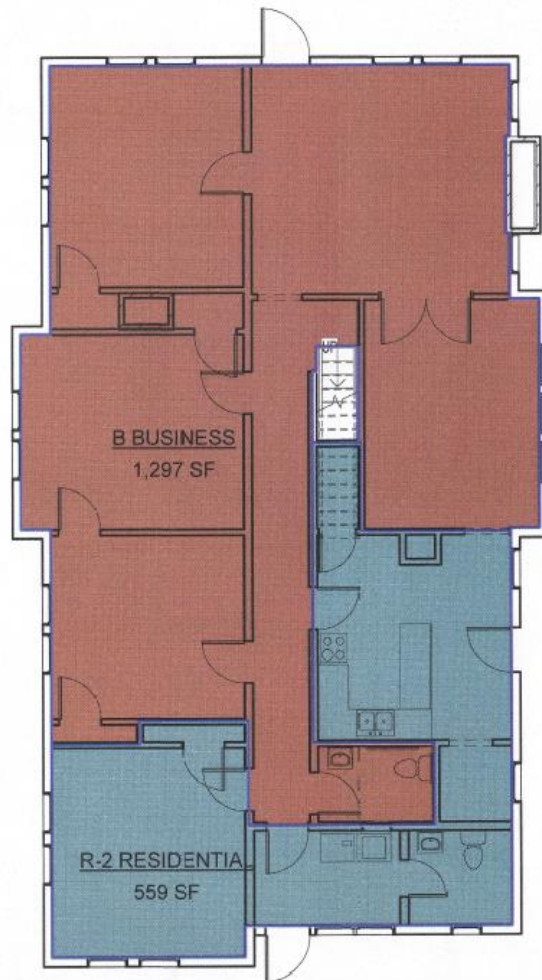
Adamy's Place. Don and Adamy have been in this current location for ten years and they hope to remain for ten more. They have been loved and admired by many friends and have established great relationships in this wonderful town of Greer.

Jimmy Chulkas

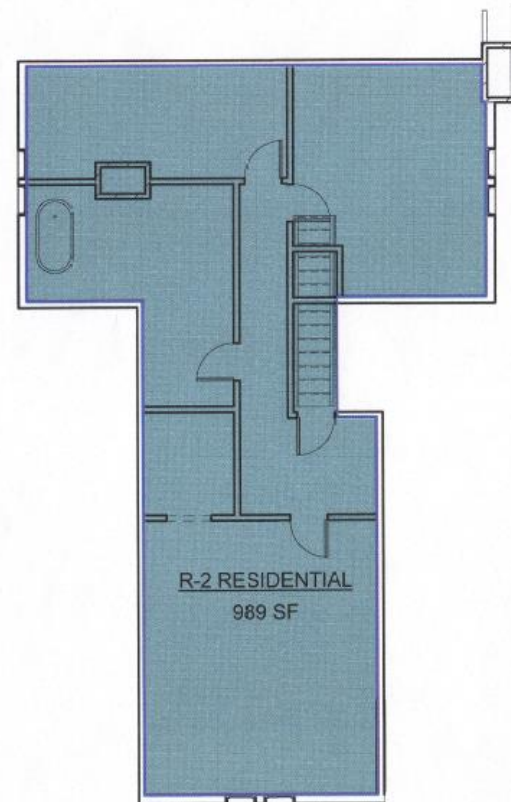


EXHIBIT

C



1 **FIRST FLOOR OCCUPANT LOAD DIAGRAM**
SCALE 1/8" = 1'-0"



2 **SECOND FLOOR OCCUPANT LOAD DIAGRAM**
SCALE 1/8" = 1'-0"

**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 ☒

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

OFFICE USE ONLY

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

Case No. 122 2020-07



AGENDA
GREER CITY COUNCIL
5/12/2020

Second and Final Reading of Ordinance Number 18-2020

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MICHAEL S. BRUCE LOCATED ON NORTH HIGHWAY 14 FROM R-7.5 (RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|---|--------------------|-------------|
| ❑ Ordinance 18-2020 | 4/30/2020 | Ordinance |
| ❑ Ord 18-2020 Exhibit A Map | 4/30/2020 | Exhibit |
| ❑ Ord 18-2020 Exhibit B Statement of Intent | 4/30/2020 | Exhibit |
| ❑ Ord 18-2020 Exhibit C Site Plan | 4/30/2020 | Exhibit |
| ❑ Ord 18-2020 Exhibit D Elevation | 4/30/2020 | Exhibit |

ORDINANCE NUMBER 18-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MICHAEL S. BRUCE LOCATED ON NORTH HIGHWAY 14 FROM R-7.5 (RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Michael S. Bruce located on North Highway 14 and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number 0536020100200 containing approximately 42.1 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, the Site Plan marked at Exhibit C and the Elevation marked at Exhibit D.

1. The owner desires to change the zoning classification of their property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 20, 2020.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located on North Highway 14 more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number 0536020100200 containing approximately 42.1 +/- acres attached

hereto marked as Exhibit A shall be changed from R-7.5 (Residential District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

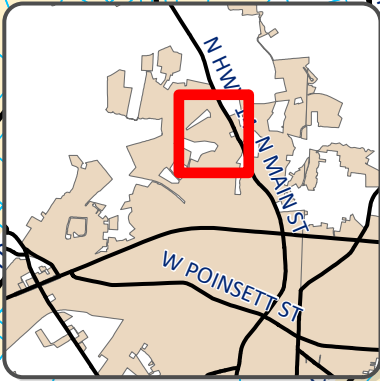
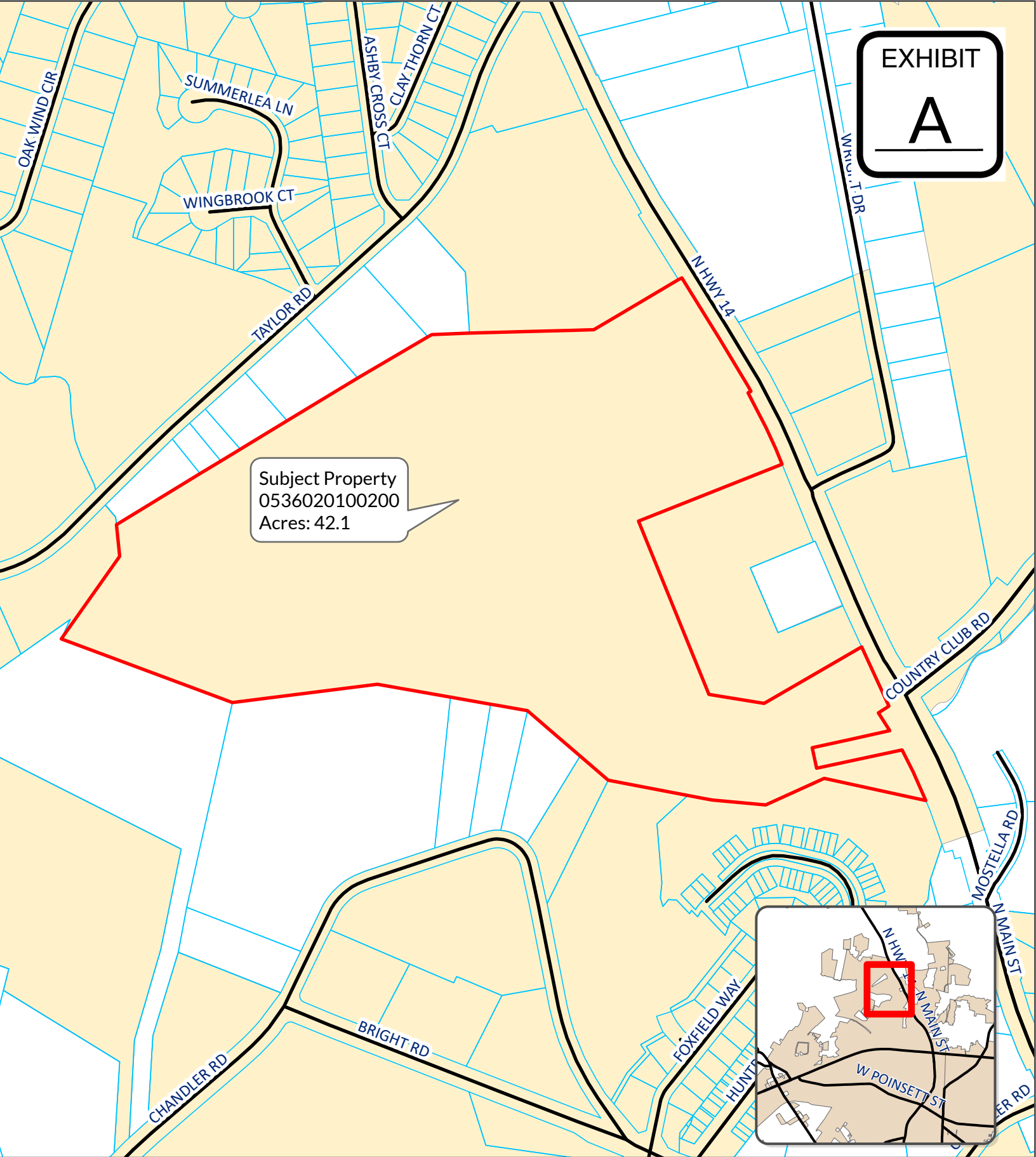
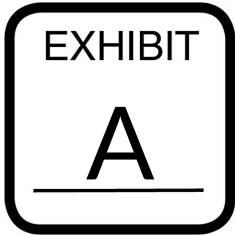
Introduced by: Councilmember Lee Dumas

First Reading: April 28, 2020

Second and
Final Reading: May 12, 2020

Approved as to Form:

John B. Duggan, Esquire
City Attorney



Ordinance 18-2020

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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.

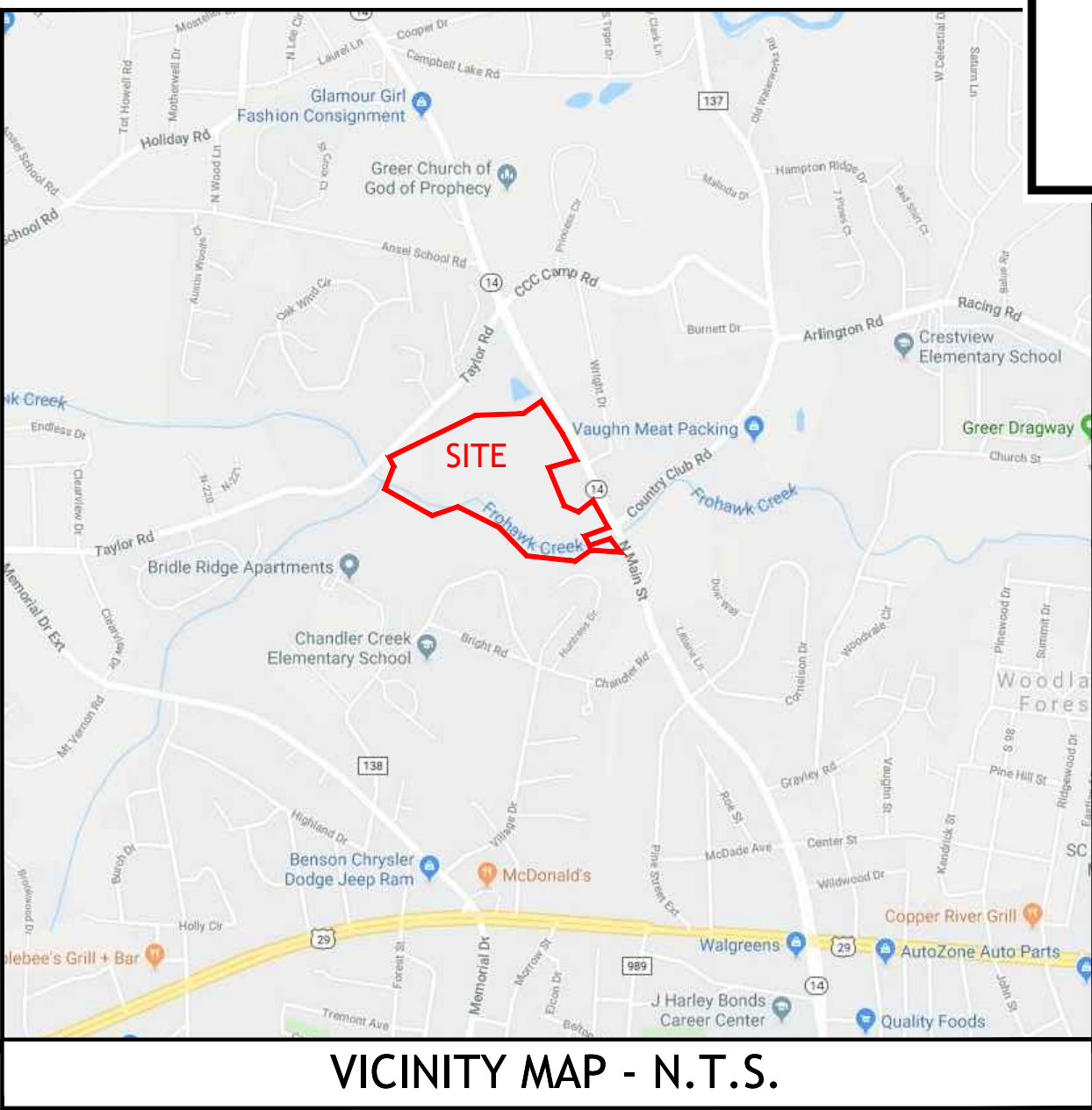
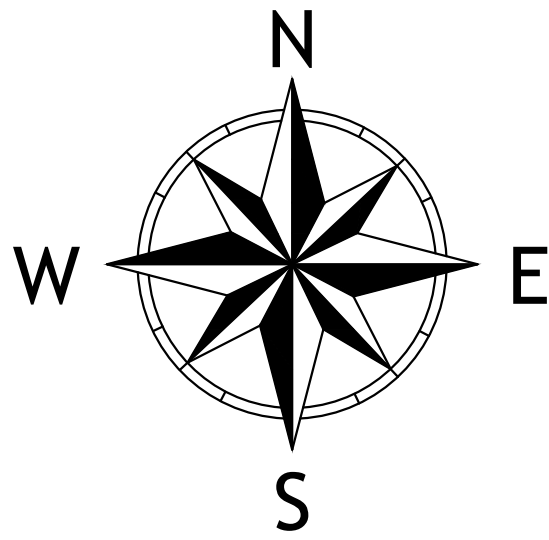
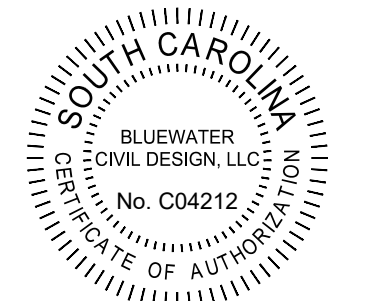


EXHIBIT
C

Engineer of Record:
Paul J. Harrison, P.E.
South Carolina P.E.# 2424
North Carolina P.E.# 03371
bluewater civil design
bluewatercivil.com
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

CLAIRBROOK
Townhome Development
North Highway 14 & Taylor Road
Greer, SC 29652



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

SITE LEGEND

ASPHALT PAVEMENT SECTION

COMMON AREA / OPEN SPACE

SIDEWALK

PROPERTY LINE/R.O.W.

PROPOSED BUILDING SETBACK LINE

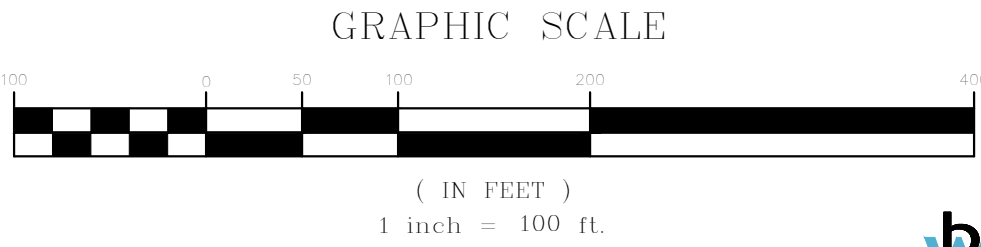
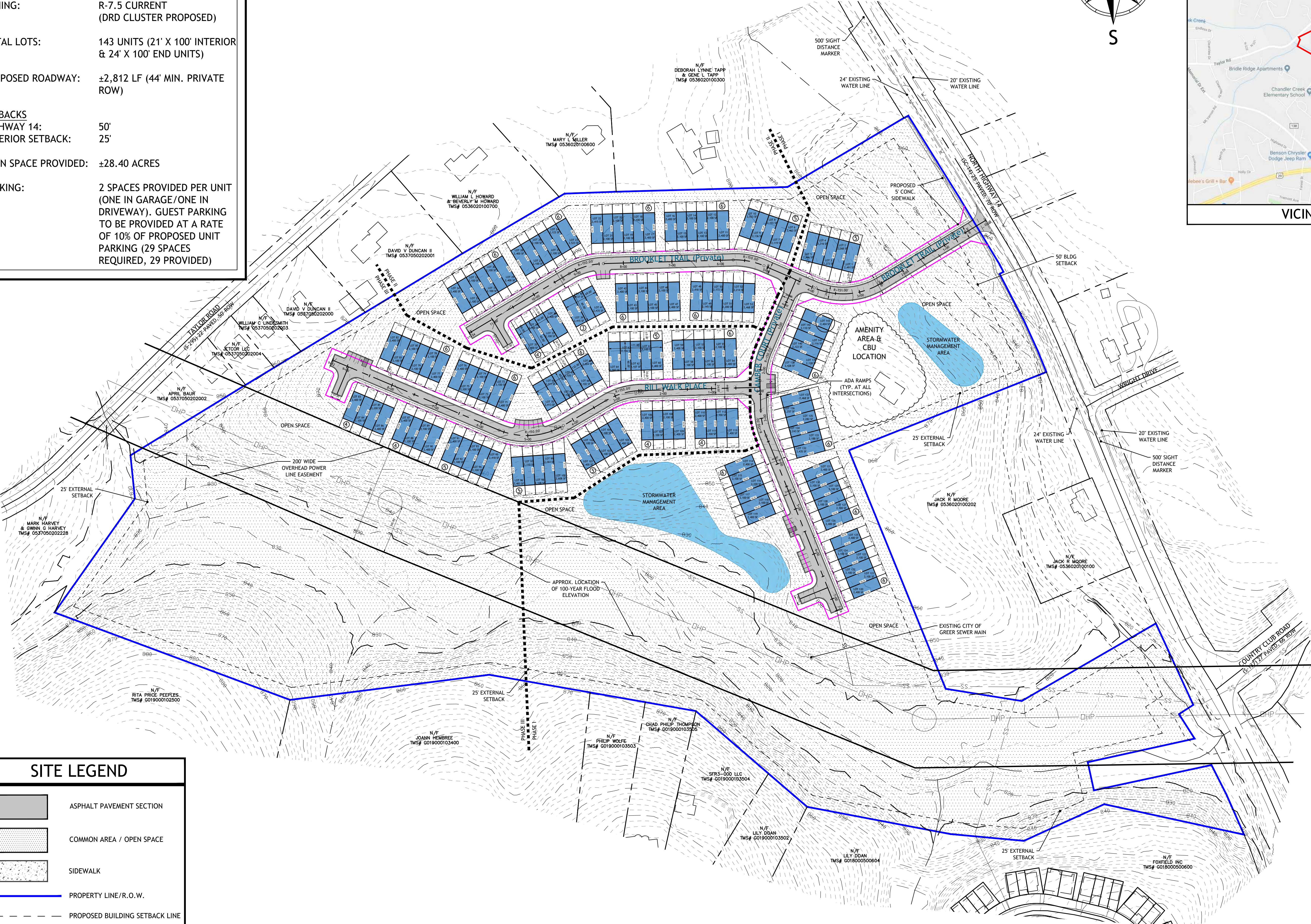
FLOODPLAIN

PROPOSED R/W

PROPOSED E.O.P.

PROPOSED C/L ROAD

SIGHT DISTANCE LINES



Preliminary
Development Plan

PDP-1

**EXHIBIT
D**





AGENDA
GREER CITY COUNCIL
5/12/2020

Second and Final Reading of Ordinance Number 19-2020

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM DRD (DESIGN REVIEW DISTRICT) TO O-D (OFFICE DISTRICT. (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|----------------------------------|--------------------|--------------------|
| ❑ Ordinance Number 19-2020 | 4/30/2020 | Ordinance |
| ❑ Ord 19-2020 Exhibit A Map | 4/30/2020 | Exhibit |
| ❑ Ord 19-2020 Zoning Application | 4/30/2020 | Backup Material |

ORDINANCE NUMBER 19-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM DRD (DESIGN REVIEW DISTRICT) TO O-D (OFFICE DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Pandion Properties, LLC located at 306 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately .34 +/- acres marked as Exhibit A.

1. The owner desires to change the zoning classification of their property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 20, 2020.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to O-D (Office District).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 306 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately .34 +/- acres attached hereto

marked as Exhibit A shall be changed from DRD (Design Review District) to O-D (Office District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

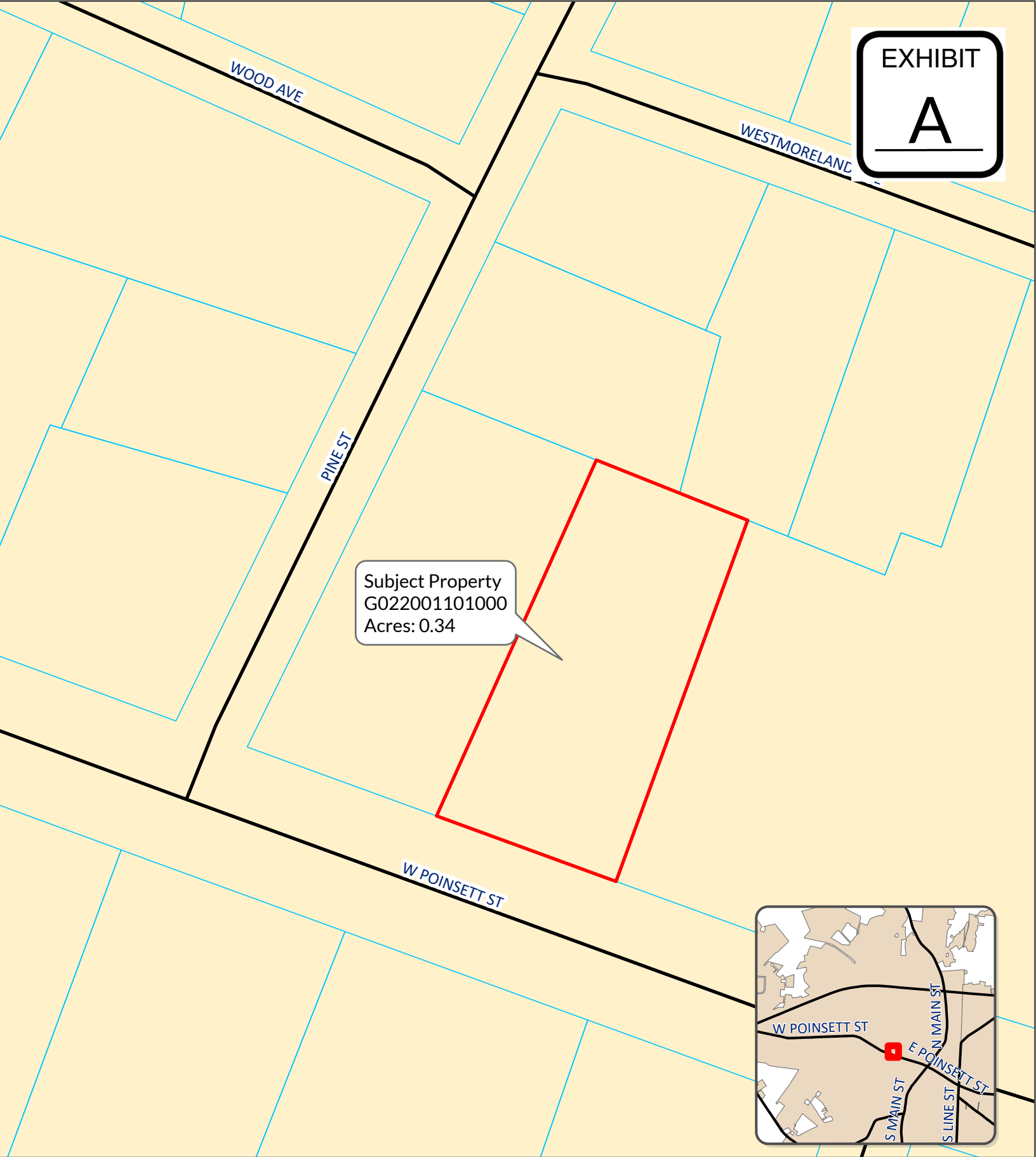
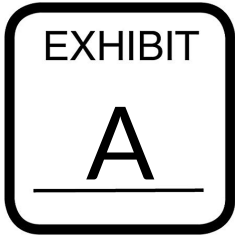
Introduced by: Councilmember Wryley Bettis

First Reading: April 28, 2020

Second and
Final Reading: May 12, 2020

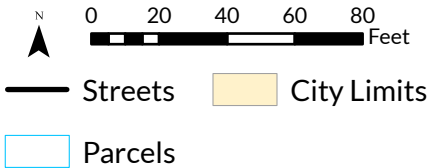
Approved as to Form:

John B. Duggan, Esquire
City Attorney



Ordinance 19-2020

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.





**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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

(RZ 2019-11)



AGENDA
GREER CITY COUNCIL
5/12/2020

Second and Final Reading of Ordinance Number 20-2020

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY CULBERTSON LAND COMPANY, WES C. CULBERTSON LOCATED AT 606 AND 610 NORTH MAIN STREET FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT). (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|----------------------------------|--------------------|--------------------|
| ▣ Ordinance Number 20-2020 | 4/30/2020 | Ordinance |
| ▣ Ord 20-2020 Exhibit A Map | 4/30/2020 | Exhibit |
| ▣ Ord 20-2020 Zoning Application | 4/30/2020 | Backup Material |

ORDINANCE NUMBER 20-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY CULBERTSON LAND COMPANY, WES C. CULBERTSON LOCATED AT 606 AND 610 NORTH MAIN STREET FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Culbertson Land Company, Wes C. Culbertson located at 606 and 610 North Main Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G016000500300 and G016000500401 containing approximately .07 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on April 20, 2020.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to C-3 (Commercial District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of properties located at 606 and 610 North Main Street more particularly identified by the attached City of Greer Map specifying Greenville

County Parcel Number G0016000500300 and G016000500401 containing approximately .7 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to C-3 (Commercial District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

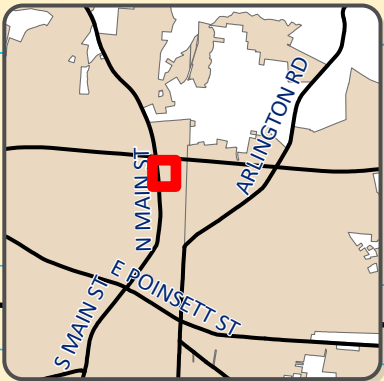
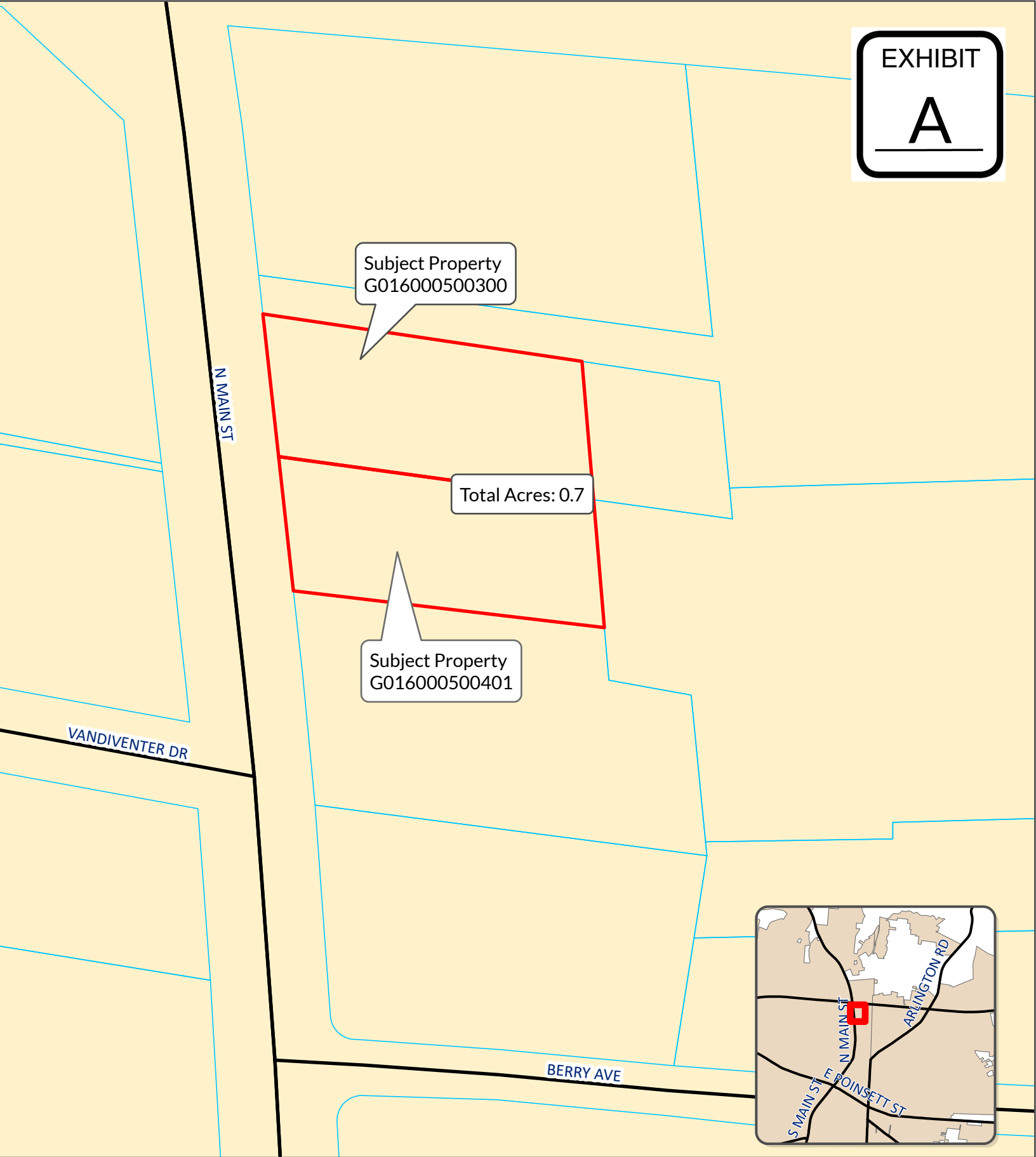
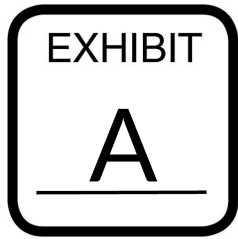
Introduced by: Councilmember Wryley Bettis

First Reading: April 28, 2020

Second and
Final Reading: May 12, 2020

Approved as to Form:

John B. Duggan, Esquire
City Attorney



Ordinance 20-2020

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N

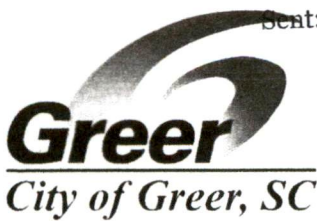
0 25 50 75 100

Feet

Streets

City Limits

Parcels



Permit MAR 13 2020 0131
Received: MAR 13 2020
Sent: MAR 13 2020

ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 12 March 2020

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

Tax Map Number(s) G016000500300/G016000500401

Property Address(s) 606 and 610 N Main Street, Greer, SC 29650

Acreage of Properties _____ County Greenville

Applicant Information

Name Sunitkumar Vashi
Address 113 Moorcroft Way
Greer, SC 29650
Contact Number (864) 787-9137
Email sunnyinvestments72@gmail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Culbertson Land Company, Wes C. Culbertson
Address 1522 Laurens Road
Greenville, SC 29607
Contact Number (864) 449-1157
Email greenvillewash@bellsouth.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 _____ to _____.

Existing Use: C-2 Proposed Use: Laundromat and Liquor Store/Party Store
vacant.

Signature(s) 

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

OFFICE USE ONLY

Date Filed _____

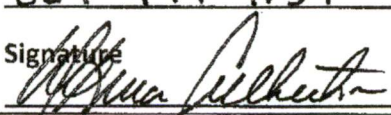
Case No. _____


Meeting Date _____

RZ20-00034

See Reverse

Complete the section below if multiple property owners

| | |
|----------------|--|
| Name | <u>Culbertson Land Company</u> |
| Address | <u>1522 Laurens Rd.</u> |
| Contact Number | <u>864-449-1157</u> |
| Signature | <u></u> |

| | |
|----------------|---|
| Name | <u>Wes C. Culbertson</u> |
| Address | <u>1522 Laurens Rd.</u> |
| Contact Number | <u>864-630-0428</u> |
| Signature | <u></u> |

| | |
|----------------|-------|
| Name | _____ |
| Address | _____ |
| Contact Number | _____ |
| Signature | _____ |

| | |
|----------------|-------|
| Name | _____ |
| Address | _____ |
| Contact Number | _____ |
| Signature | _____ |

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| Address | _____ |
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| Signature | _____ |

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| Name | _____ |
| Address | _____ |
| Contact Number | _____ |
| Signature | _____ |

| | |
|----------------|-------|
| Name | _____ |
| Address | _____ |
| Contact Number | _____ |
| Signature | _____ |



AGENDA
GREER CITY COUNCIL
5/12/2020

Second and Final Reading of Ordinance Number 21-2020

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CURTIS C. HIPPO LOCATED ON VICTOR AVENUE FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

ATTACHMENTS:

| Description | Upload Date | Type |
|---|--------------------|-------------|
| ❑ Ordinance Number 21-2020 | 4/30/2020 | Ordinance |
| ❑ Ord 21-2020 Exhibit A Map | 4/30/2020 | Exhibit |
| ❑ Ord 21-2020 Exhibit B Statement of Intent | 4/30/2020 | Exhibit |
| ❑ Ord 21-2020 Exhibit C Site Plan | 4/30/2020 | Exhibit |
| ❑ Ord 21-2020 Exhibit D Elevation | 4/30/2020 | Exhibit |
| ❑ Ord 21-2020 Zoning Application | 4/30/2020 | Exhibit |

ORDINANCE NUMBER 21-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CURTIS C. HIPPI LOCATED ON VICTOR AVENUE FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Curtis C. Hipp located on Victor Avenue and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-00-023.00 containing approximately 10.82 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C and the Elevation marked as Exhibit D.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 20, 2020.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located on Victor Avenue more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-00-023.00 containing approximately 10.82 +/- acres attached hereto

marked as Exhibit A shall be changed from RM-1 (Residential Multi-Family District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wayne Griffin

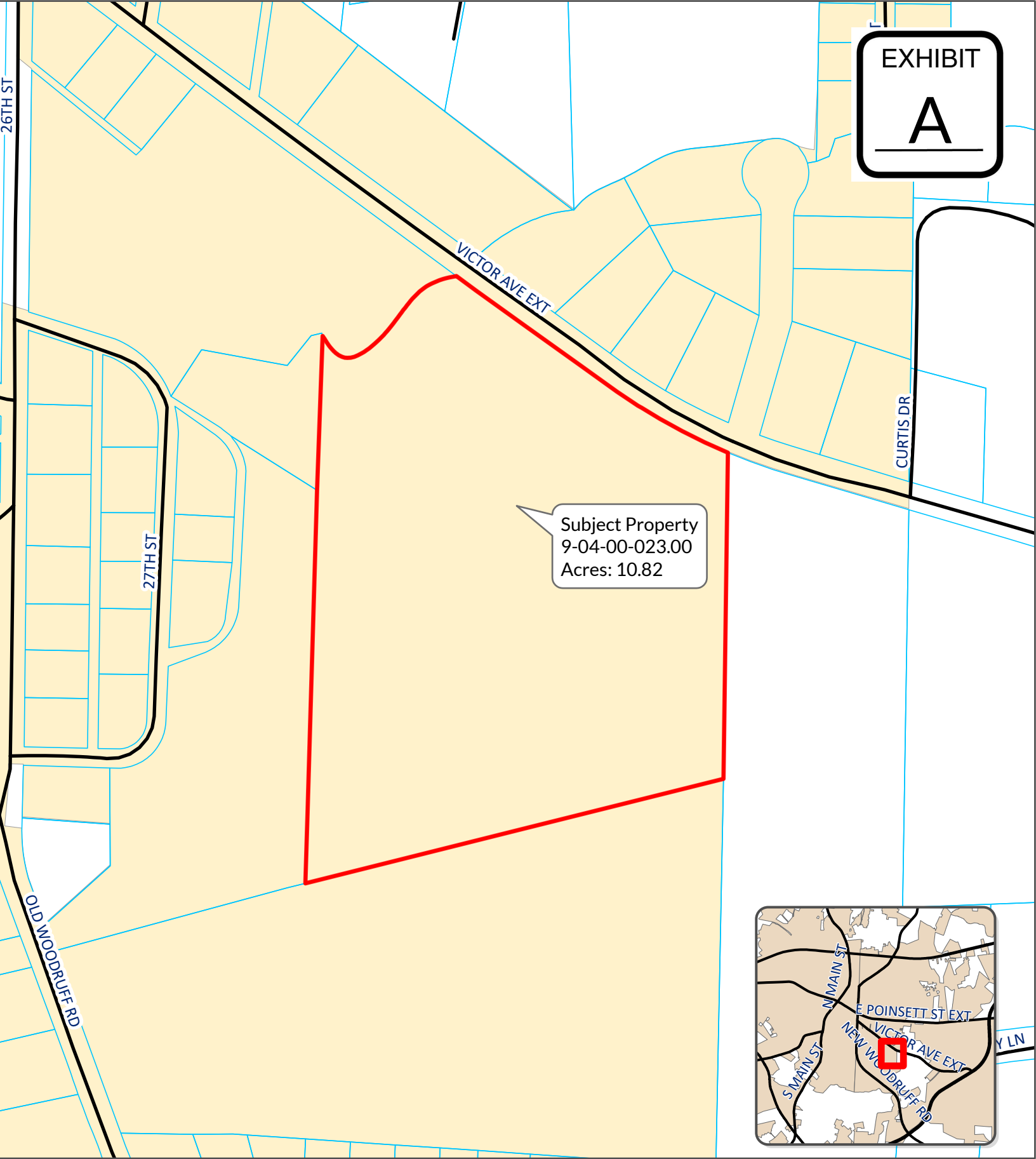
First Reading: April 28, 2020

Second and
Final Reading: May 12, 2020

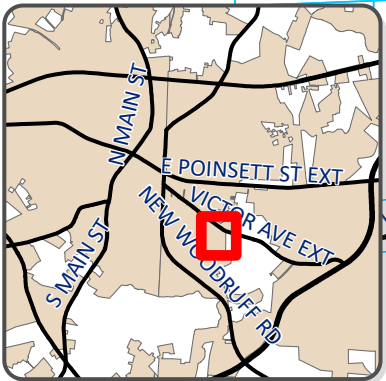
Approved as to Form:

John B. Duggan, Esquire
City Attorney

EXHIBIT
A

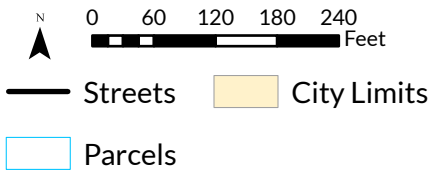


Subject Property
9-04-00-023.00
Acres: 10.82



Ordinance 21-2020

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High Cotton Townes

±10.60-Acre Residential Development (Design Review District) Victor Avenue Extension – Greer, SC

Statement of Intent
April 9, 2020

Community Development

The development planned for this +/-10.60-acre tract along Victor Avenue Extension 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 Victor Avenue Extension. The stormwater management pond will be installed along the northern border 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 (90) single-family townhome units or roughly 8.50 units per acre. The project will not be phased. 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 4.00 acres of common area with maximum efforts to preserve existing vegetation along the exterior property boundaries. The development will also contain associated guest parking for residents. Our entrance drive

located off Victor Avenue Extension will be heavily landscaped and contain an entrance monument for the neighborhood. Exterior sidewalks will be provided along Victor Avenue Extension 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.

Sewer/Water

There is an existing sanitary sewer main located along the western side of the property that is maintained by Greer Commission of Public Works. This sewer will serve our site. Public water is available along Victor Avenue Extension 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.)
- 30' minimum setback from Victor Avenue Extension (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.: 9-04-00-023.00

TOTAL AREA: ±10.60 ACRES

ZONING: R-M1 CURRENT (DRD CLUSTER PROPOSED)

TOTAL LOTS: 83 UNITS (21' X 95' INTERIOR & 24' X 95' END UNITS)

PROPOSED ROADWAY: ±1,492 LF (42' MIN. PRIVATE ROW)

SETBACKS
VICTOR AVE. EXT.: 30'
EXTERIOR SETBACK: 25'
FRONT SETBACK: 18' MIN.

OPEN SPACE PROVIDED: ±4.29 ACRES (40%)

PARKING: 2 SPACES PROVIDED PER UNIT (ONE IN GARAGE/ONE IN DRIVEWAY). GUEST PARKING TO BE PROVIDED = 12 TOTAL = 178

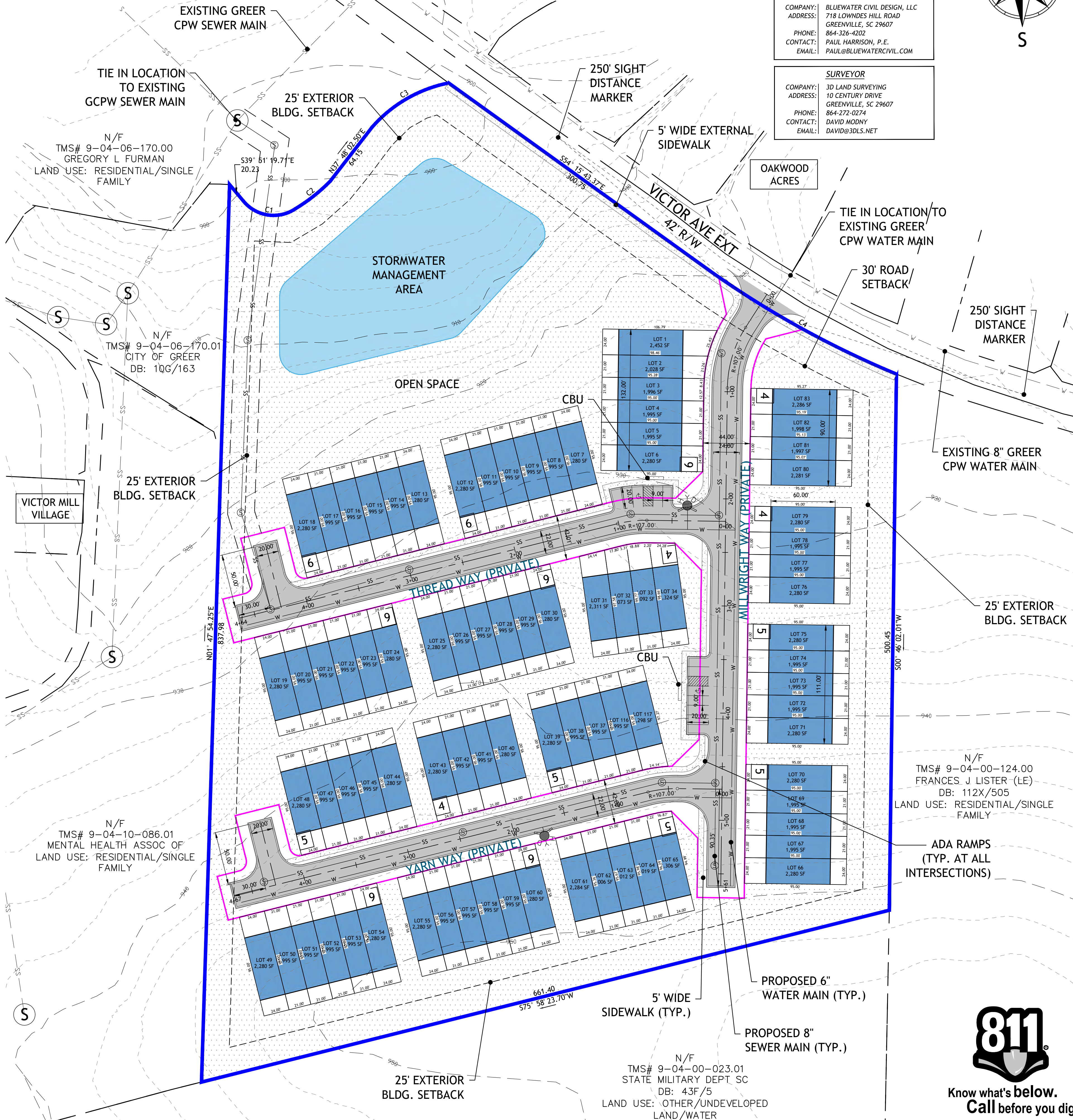
| Curve Table | | | |
|-------------|---------|---------|----------|
| Curve # | Length | Radius | Delta |
| C1 | 53.468 | 36.405 | 084.1499 |
| C2 | 41.597 | 166.698 | 014.2972 |
| C3 | 83.612 | 128.079 | 037.4035 |
| C4 | 198.919 | 895.237 | 012.7309 |

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 |
| | PROPOSED WATER MAIN |
| | PROPOSED SANITARY SEWER |

GENERAL NOTES

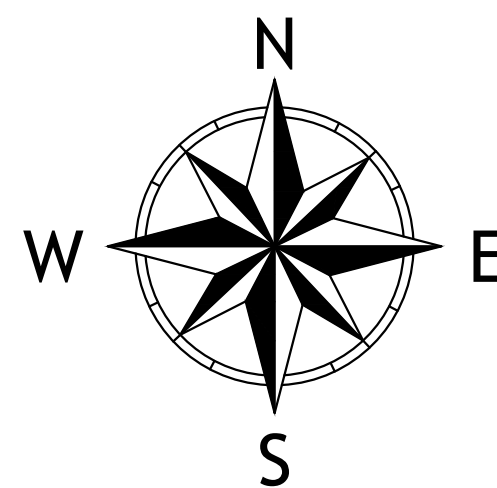
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG VICTOR AVE. EXT. PROVIDED BY GREER CPW.
- SANITARY SEWER IS AVAILABLE ADJACENT TO THE DEVELOPMENT AND WILL BE PROVIDED BY GREER CPW. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- CITY OF GREER SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 42' MIN. PRIVATE R.O.W.
- SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
- ALL WORK WITHIN THE SCOT ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- ACCORDING TO FEMA PANEL 45045C0362E EFF. DATE 08/18/2014 FOR CITY OF GREER, NO FLOODPLAIN EXISTS ON THIS SITE.
- SITE HAS BEEN SURVEYED USING STATE PLANE COORDINATES.



DEVELOPER
COMPANY: HPS DEVELOPMENT, LLC
ADDRESS: 110 CREEKWOOD COURT
GREENVILLE, SC 29607
PHONE: 864-420-7475
CONTACT: DOUG HUNT
EMAIL: HUNT.DOU@ME.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 MOODY
EMAIL: DAVID@3DLS.NET



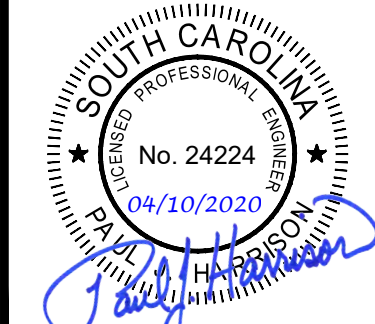
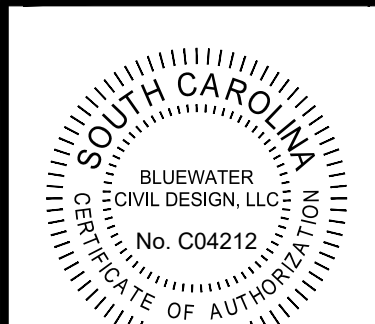
EXHIBIT

C

bluewater
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 PEF005865
NC P0668 - AL CA4065E

HIGH COTTON TOWNES
(TH Subdivision - Preliminary)
Victor Ave. Ext.
Greer, SC 29651



| PLAN REVISION | ISSUE DATE | ISSUE COMMENT |
|---------------|------------|--------------------------|
| A | 03/16/2020 | Issued Preliminary Plat |
| B | 04/10/2020 | Revised per PAC Comments |
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Preliminary Development Plan

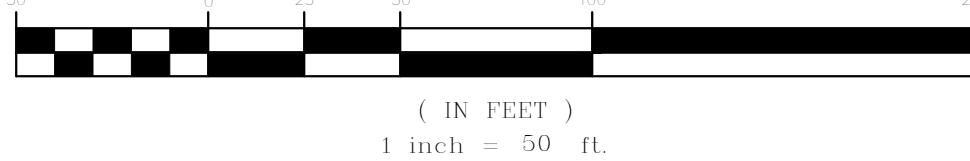
PDP-1

PRELIMINARY

High Cotton Townes

| | |
|--|---|
| Developer HPS Development, LLC Doug Hunt 110 Creekwood Court Greenville, SC 29607 864-420-7475 | Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-326-4202 |
| Total Acreage: ±10.60 AC | Existing Zoning: R-M20 Requested Zoning: DRD |
| Number of Lots: 83 Lots | New Private Road: ±1,492 LF |

GRAPHIC SCALE



Know what's below.
Call before you dig.

**EXHIBIT
D**





ZONING MAP AMENDMENT APPLICATION (ZONING & REZONING)

Date 02/26/2020

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

Tax Map Number(s) 9-04-00-023.00

Property Address(s) Victor Avenue @ 26th Street

Acreage of Properties +/- 10.82 acres County Spartanburg

Applicant Information

Name RP+L, LLC
Deep River South, LLC
Address 110 Creekwood Court
Greenville, SC 29607
Contact Number (864) 420-7475
Email doug.hunt@resproland.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Curtis C Hipp
Address 165 Victor Ave Ext
Greer, SC 29651
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 R-M1 to DRD, Design Review District.

Existing Use: Farms-General Proposed Use: Residential Development
(Single-Family Townhome)

Signature(s) Curtis C Hipp

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse



AGENDA
GREER CITY COUNCIL
5/12/2020

First Reading of Ordinance Number 22-2020

Summary:

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5 ZONING DISTRICT REGULATIONS, SECTION 18 DT DOWNTOWN GREER OVERLAY DISTRICT. (Action Required)

Executive Summary:

Ordinance #22-2020 is a text amendment to the City of Greer Zoning Ordinance amending Article 5 Zoning District Regulations, Section 18 Downtown Greer Overlay District to include additional design standards regarding sidewalks and parking as well as address density. The Planning Commission conducted a public hearing on April 20, 2020 and recommended approval of the amendment.
Brandon McMahan, Planner

ATTACHMENTS:

| Description | Upload Date | Type |
|---|--------------------|-----------------|
| ❑ Cover Memo | 4/23/2020 | Cover Memo |
| ❑ Ordinance Number 22-2020 | 5/5/2020 | Ordinance |
| ❑ Ord 22-2020 Planning Commission Minutes | 4/23/2020 | Backup Material |

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Planner, Building and Development Services
Subject: Ordinance #22-2020
Date: April 21, 2020
CC: Tammy Duncan, City Clerk

Ordinance #22-2020 is a text amendment to the City of Greer Zoning Ordinance amending Article 5 Zoning District Regulations, Section 18 Downtown Greer Overlay District to include additional design standards regarding sidewalks and parking as well as address density.

The Planning Commission conducted a public hearing on April 20, 2020 and recommended approval of the amendment.

ORDINANCE NUMBER 22-2020

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5 ZONING DISTRICT REGULATIONS, SECTION 18 DT DOWNTOWN GREER OVERLAY DISTRICT.

WHEREAS, the City of Greer City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and

WHEREAS, Greer City Council wishes to amend Article 5 Zoning District Regulations Section 18 DT Downtown Greer Overlay District of the City of Greer Zoning Ordinance by adding Subsection 4.1 Site Development to address sidewalks and parking and deleting text regarding certain building standards from Subsection 5.2 Design Review Criteria; and

WHEREAS, the City of Greer Planning Commission recommended approval of the requested amendment to the City of Greer Zoning Ordinance at a Public Hearing held at 6:30 p.m. on April 20, 2020 via a virtual meeting after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering a proposed amendment to the City of Greer Zoning Ordinance. The Planning Commission minutes and staff report from said meeting are attached hereto marked as Exhibit A;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer that the City of Greer Zoning Ordinance Article 5 Zoning District Regulations Section 18 DT Downtown Greer Overlay District are amended as follows:

5:18.4.1 Site Development

- A. All new construction may be required to install exterior sidewalks up to eight feet wide as determined by the Planning and Zoning Administrator.**
- B. Parking is not required within the Downtown Greer Overlay District for nonresidential uses. Residential uses shall have a minimum of one (1) space per unit. Any parking provided shall meet the design standards of Article 6, Section 9: Off-Street Parking Requirements**

5:18.5.2 Design Review Criteria

The Planning and Zoning ~~Coordinator~~ **Administrator** will consider the extent to which a proposal complies with the ~~following~~ **criteria set forth herein**. Additional design criteria from other sections of the **City of Greer Zoning Manual Ordinance** may also

apply to and be required by the Planning and Zoning Administrator for 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 | 15 per acre | 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~~

This ordinance shall be effective immediately upon second reading approval hereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: May 12, 2020

Second and
Final Reading: May 26, 2020

Approved as to Form:

Daniel R. Hughes, City Attorney

**STAFF REPORT
GREER PLANNING COMMISSION
MONDAY, APRIL 20, 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 | 15 per acre | 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

ACTION: Mr. Lavender made a motion to approve TXT 2020-01. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0.