



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
July 20, 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. June 2020 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. OLD BUSINESS

- A. RZ 20-41 2920 Brushy Creek Rd

IV. NEW BUSINESS

- A. AN 20-85 Poplar Dr
- B. FDP 20-11 South Main Townes Major Change
- C. RZ 20-43 Poplar Dr
- D. RZ 20-44 117 Clayton St

V. OTHER BUSINESS

- A. Planning Report

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
7/20/2020

June 2020 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 June 2020 Minutes	7/8/2020	Cover Memo



City of Greer Planning Commission Minutes June 22, 2020

Members Present: John Holland, Chairman
Walden Jones, Vice Chairman
Judy Jones
William Lavender
Brian Martin
Tom Kriese

Member(s) Absent: Michael Wright

Staff Present: Ashley Kaade, Planner
Brandon McMahan, Planner
Emily Williams, Planning and Zoning Assistant
Ruthie Helms, Director of Building and Development Standards

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 May 18, 2020 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 6 to 0.

III. Public Forum

Mr. Holland opened public forum for FDP 20-10. There was no one to speak at public forum.

IV. Public Hearing

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

A. AN 20-84

Mr. Holland opened the public hearing for AN 20-84

Staff gave the basic information for this request.

Mackenzie Poston, representing the applicant for the request, approached the podium and gave a brief overview of the request.

Let the record reflect, there were 6 people signed up to show opposition of the request. The following approached the podium and spoke in opposition of the request: John Weston, Kathy Thorfinnsson, Kerry Macduff, Chad Turner, Jonathan Cook, and Mr. Van Bale.

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

B. RZ 20-40

Mr. Holland opened the public hearing for RZ 20-40

Staff gave the basic information for this request.

Makenzie Poston, applicant for the request, approached the podium and gave a brief overview of the request.

C. RZ 20-38

Mr. Holland opened the public hearing for RZ 20-38

Staff gave the basic information for this request.

Hunter Gibson, applicant for the request, approached the podium and gave a brief overview of the request.

D. RZ 20-39

Mr. Holland opened the public hearing for RZ 20-39

Staff gave the basic information for this request.

Hunter Gibson, applicant for the request, approached the podium and gave a brief overview of the request.

E. RZ 20-41

Mr. Holland opened the public hearing for RZ 20-40

Staff gave the basic information for this request.

The applicant was absent from the meeting.

F. RZ 20-42

Mr. Holland opened the public hearing for RZ 20-42

Staff gave the basic information for this request.

Deanna Rogers, applicant for the request, approached the podium and gave a brief overview of the request.

Let the record reflect there were 2 people signed up to speak during the public hearing. One being the applicant, no one else approached the podium to speak in favor or opposition of the request.

V. New Business

Mr. Holland read a brief statement about conducting the business

A. AN 20-84

Mr. Holland opened the business meeting for AN 20-84.

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

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

ACTION – Mr. Lavender made a motion to approve AN 20-84. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. RZ 20-40

Mr. Holland opened the business meeting for RZ 20-40.

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

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

ACTION – Mr. Martin made a motion to approve RZ 20-40. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. RZ 20-38

Mr. Holland opened the business meeting for RZ 20-38

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

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

ACTION – Mr. Lavender made a motion to hold request until after voting on RZ 20-39 as the request are for neighboring parcels with the same applicant. Mr. Martin seconded the motion. The motion carried with a vote of 6-0. The request was held.

D. RZ 20-39

Mr. Holland opened the business meeting for RZ 20-39

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

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

ACTION – Mr. Lavender made a motion to approve RZ 20-39. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

ACTION – Mr. Lavender made a motion to reopen RZ 20-38. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed. Mr. Holland reopened RZ 20-38.

ACTION – Mr. Lavender made a motion to approve RZ 20-38. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

E. RZ 20-41

Mr. Holland opened the business meeting for RZ 20-41.

ACTION – Ms. Jones made a motion to hold RZ 20-41 due to the applicant being absent from the meeting. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The item was held until the next meeting.

F. RZ 20-42

Mr. Holland opened the business meeting for RZ 20-42

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

ACTION – Mr. Martin made a motion to approve RZ 20-42. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

G. FDP 20-10

Mr. Holland opened the business meeting for FDP 20-10.

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

The Commission, staff, and Alex Commerce, representing the applicant, discussed the request.

ACTION – Mr. Lavender made a motion to approve FDP 20-10. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

VI. Other Business

A. Planning and Zoning Report

Staff updated the board on Training opportunities starting July 15, 2020

VII. Executive Session

There was no Executive Session.

VIII. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. The meeting adjourned at 8:15 PM

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
7/20/2020

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	7/10/2020	Cover Memo

Planning Commission City of Greer

July 20, 2020

Public Hearing



DOCKET NUMBER:	AN 20-85
APPLICANT:	Janna Segrest
ADDRESS:	1111 Poplar Drive EXT
PARCEL ID NUMBER:	9-05-01-004.02
EXISTING ZONING:	Unzoned, Spartanburg County
REQUEST:	Annex and zone to R-5 Garden Court/ Patio Home



DOCKET NUMBER: AN 20-85





Current zoning map





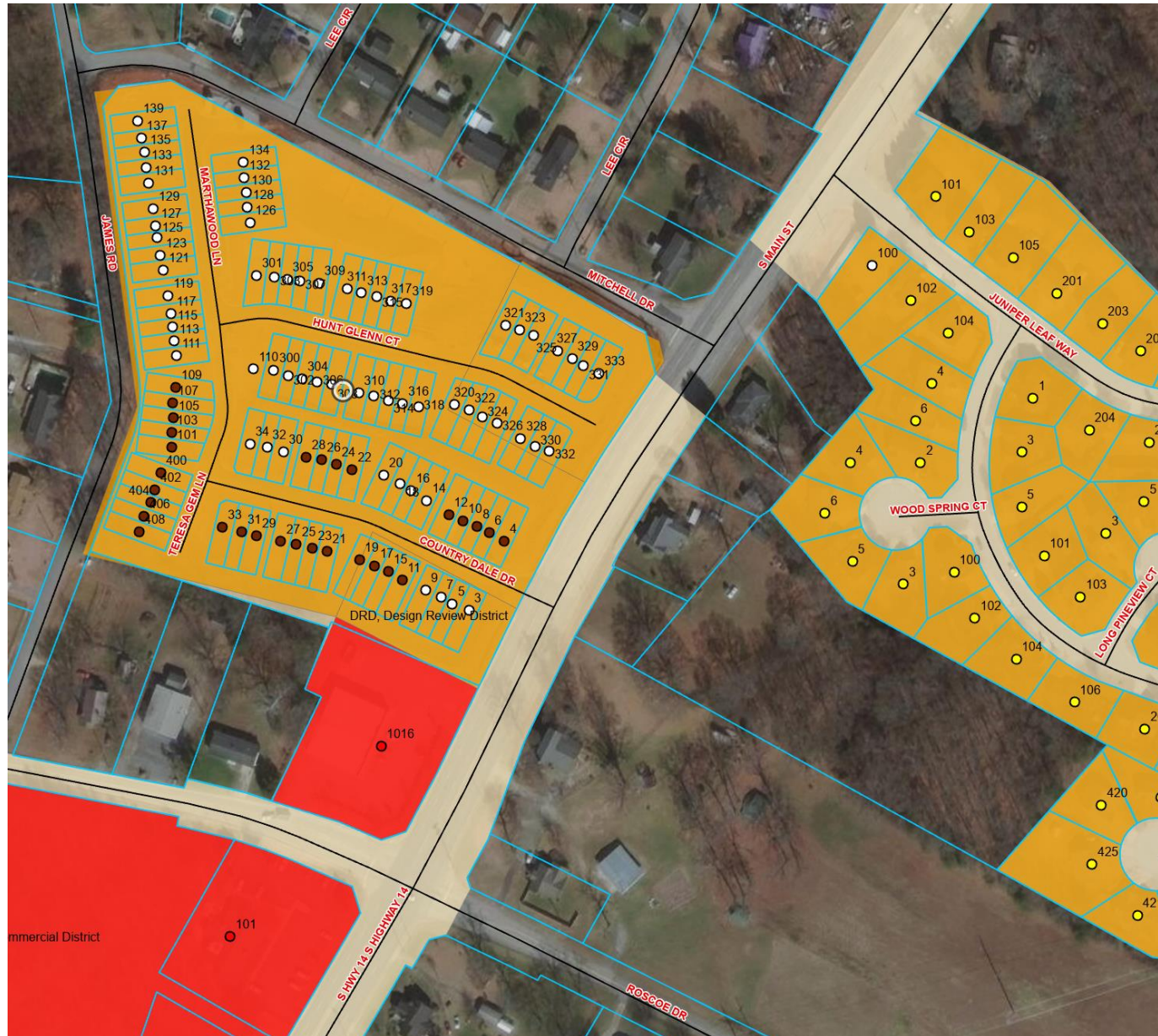
Future land use map



DOCKET NUMBER:	FDP 20-11
APPLICANT:	TCC Venture
ADDRESS:	SC HWY 14
PARCEL ID NUMBER:	G004000108100, G004000100500, G004000108101
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Major change to a DRD



DOCKET NUMBER: FDP 20-11



Current Zoning

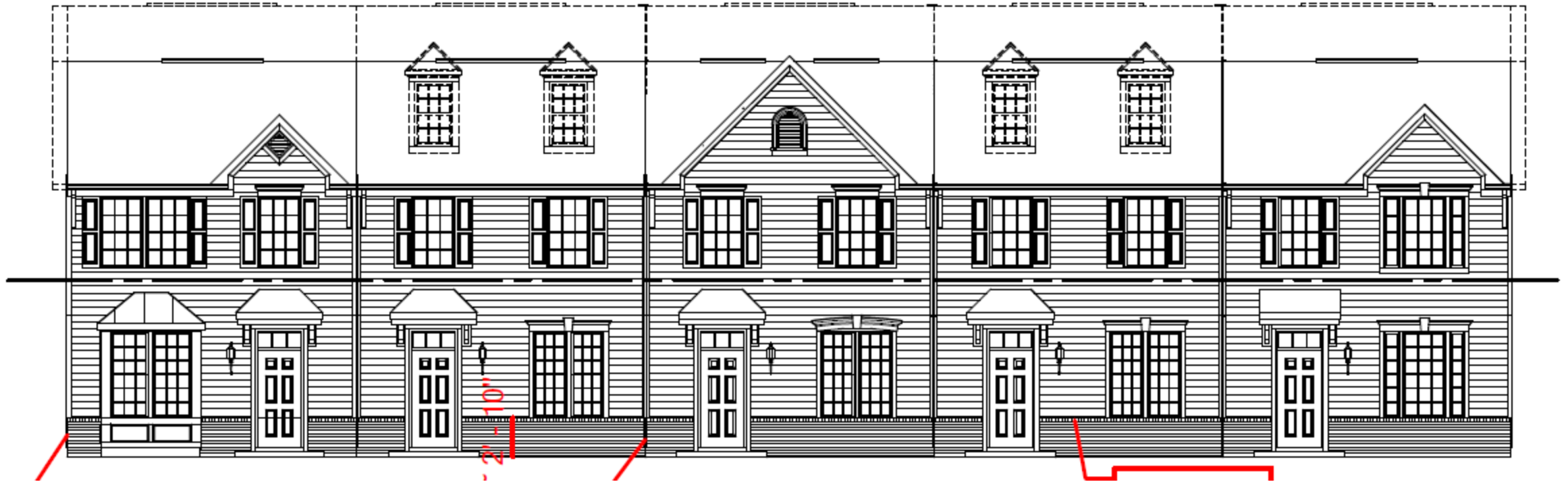






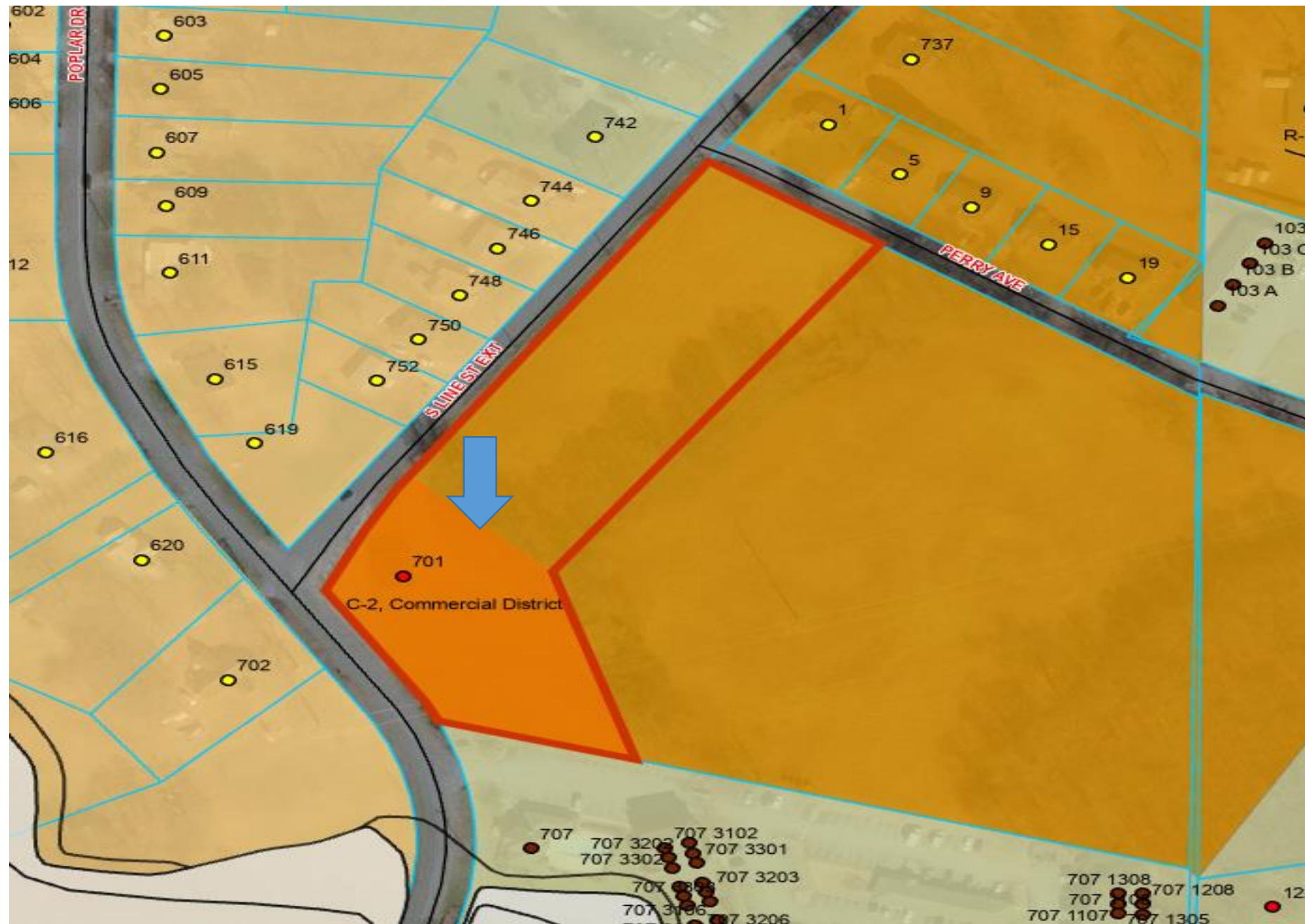


DOCKET NUMBER: FDP 20-11

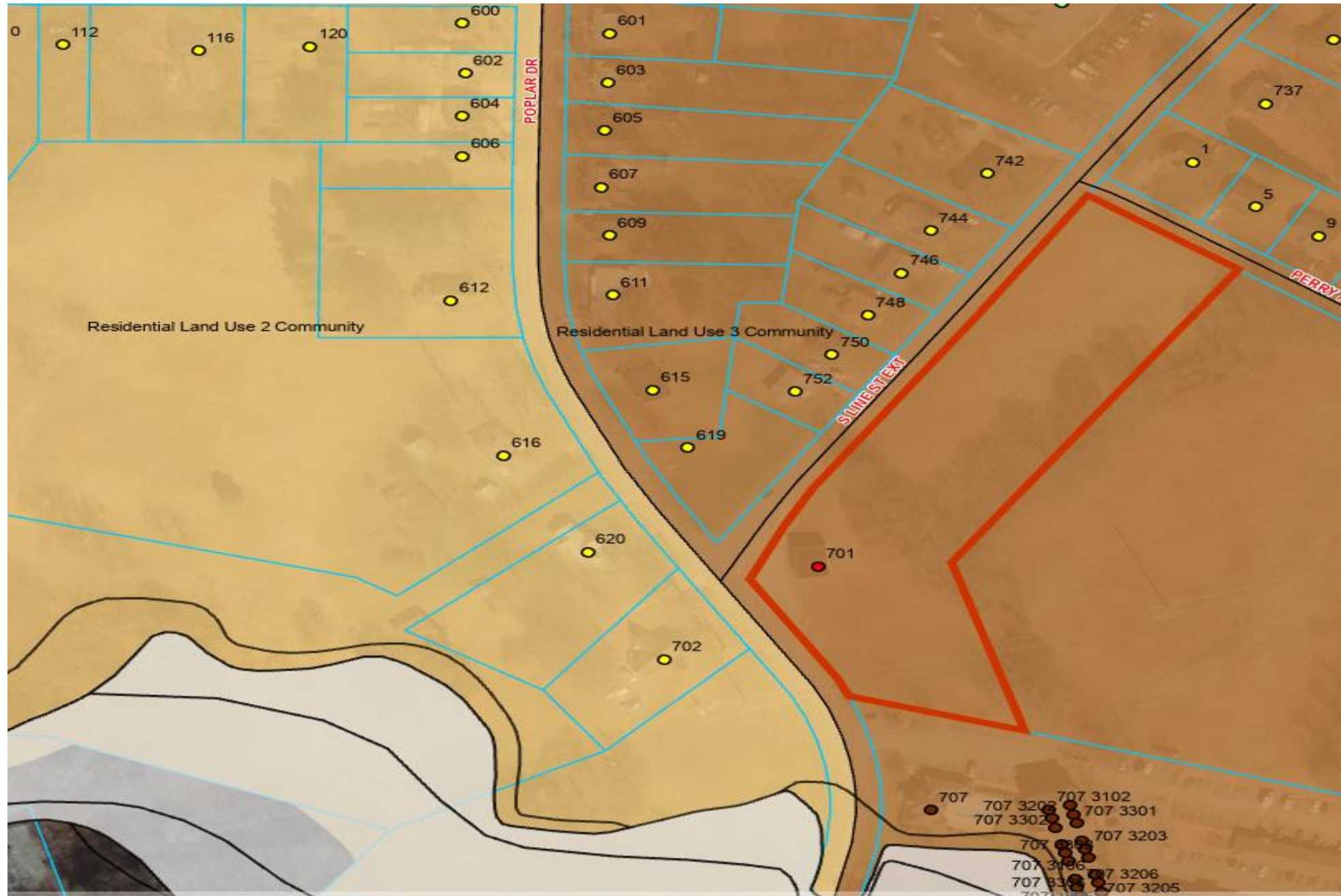


DOCKET NUMBER:	RZ 20-43
APPLICANT:	John Chisholm
ADDRESS:	1040 Poplar Dr
PARCEL ID NUMBER:	P/O G002000200301
REQUEST:	Rezone to C-3, Commercial





Current Zoning



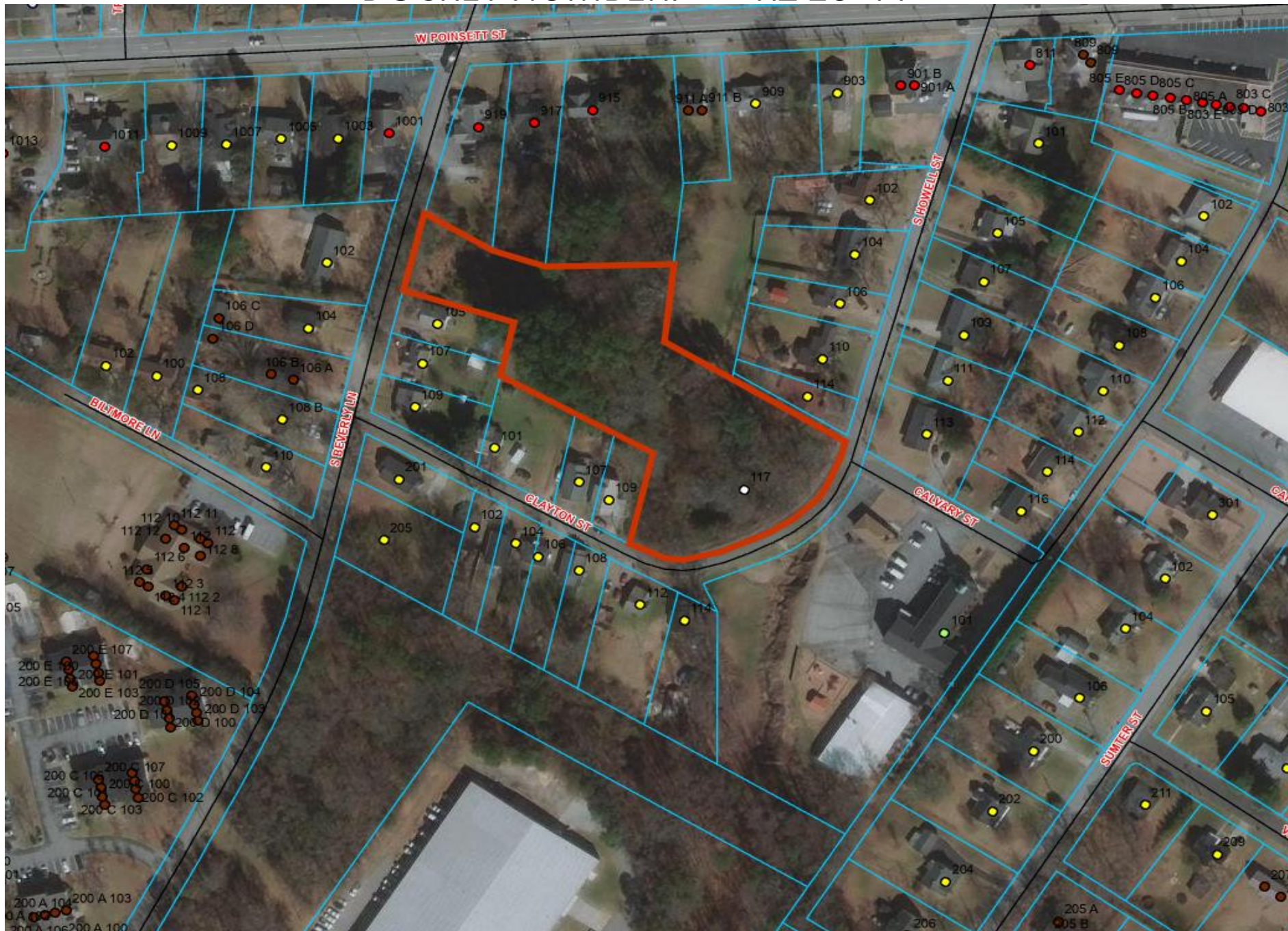
Future Land Use Map

DOCKET NUMBER: RZ 20-43



DOCKET NUMBER:	RZ 20-44
APPLICANT:	Zach Roberts
ADDRESS:	S. Beverly Lane
PARCEL ID NUMBER:	P/O G009000101901
EXISTING ZONING:	R-12, Single Family Residential
REQUEST:	Rezone to R-M2, Multi-Family Residential





DOCKET NUMBER: RZ 20-44



Current Zoning Map

DOCKET NUMBER: RZ 20-44



Future Land Use Map

DOCKET NUMBER: RZ 20-44



Planning Commission City of Greer



Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
7/20/2020

RZ 20-41 2920 Brushy Creek Rd

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	7/8/2020	Cover Memo



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 5/20/20

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

Tax Map Number(s) T0350001013, 15

Property Address(s) 2920 Brushy Creek Rd, Greer SC 29650

Acreage of Properties 2.01 County Greenville

Applicant Information

Name Margarita Hewitt
Address 105 Wilder Ct
Greer SC 29650
Contact Number 864-344-6883
Email upstatecustombuilders@gmail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Upstate Custom Builders, Inc.
Address 105 Wilder Ct
Greer SC 29650
Contact Number 864-344-6883
Email upstatecustombuilders@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 DRD to R-12.

Existing Use: Vacant Land Proposed Use: Residential Home

Signature(s) Margarita Hewitt

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

Category Number: IV.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
7/20/2020

AN 20-85 Poplar Dr

ATTACHMENTS:

Description	Upload Date	Type
☐ Application	7/8/2020	Cover Memo
☐ Deed	7/8/2020	Cover Memo
☐ Survey	7/8/2020	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 1111 Poplar Dr Ext Greer SC 29651 more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-05-01-004.02 attached hereto marked as Exhibit C containing approximately 5 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 15 day of June, 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-5, Garden Court / Patio House

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: Janna Segrest - Manager
Signature: [Signature]
Address: 4612 Moore Field Memorial Hwy, Pickens, SC
Witness: _____
Date: 6/17/2020
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

YOUNTS, ALFORD, BROWN & GOODSON
P.O. BOX 549
FOUNTAIN INN, SC 29644

95 N PG 018

DEE-2010-4084
Recorded 5 Pages on 2/4/2010 12:03:47 PM
Recording Fee \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



GRANTEES ADDRESS:

213 High Valley Blvd.
Greenville, SC 29605

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JANNA SEGREST aka JANNA L. SEGREST

in consideration of --ONE DOLLARS AND NO/100---(\$1.00) AND PROPERTY TRANSFER
TO LLC.

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by
these presents to grant, bargain, sell and release unto:

RED DRAGONFLY, LLC, its successors and assigns, forever:

**** See attached Exhibit "A" ****

Tax Map #: 9-05-01-004.02

WE HAVE NOT EXAMINED THE
COURTHOUSE RECORDS NOR IS
THIS TITLE CERTIFIED.
YOUNTS, ALFORD, BROWN, & GOODSON

THIS CONVEYANCE IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS,
RESTRICTIONS, RESERVATIONS, OR ZONING ORDINANCES THAT MAY APPEAR OF
RECORD, ON THE RECORDED PLAT(S), OR ON THE PREMISES.

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(s) heirs or successor, executor and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and grantee's(s) heirs or successors and against every person owning, holding or claiming by, through or under Grantor.

WITNESS the grantor's(s) hand(s) and seal(s) this 26 day of January, 2010.

SIGNED, sealed and delivered in the presence of:

[Signature]
witness # 1

[Signature]
JANNA L. SEGREST
aka JANNA SEGREST

Shirley A. Caulder
witness # 2

STATE OF SOUTH CAROLINA) PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 26 day of January, 2010.

Shirley A. Caulder
NOTARY PUBLIC FOR S. C.

[Signature]
witness # 1

MY COMMISSION EXPIRES: May 23, 2016

WE HAVE NOT EXAMINED THE
COURTHOUSE RECORDS NOR IS
THIS TITLE CERTIFIED.
YOUNTS, ALFORD, BROWN, & GOODSON

****Exhibit – “A” ****

ALL that certain piece, parcel or lot of land situated, lying and being in the County of Spartanburg and the County of Greenville, State of South Carolina, on the eastern side of Poplar Drive, and being known and designated as 5.00 acres, more or less, as shown on a survey made for “JANNA SEGREST”, prepared by Langford Land Surveying, dated June 16, 2003, and recorded in the Register of Deeds Office for Spartanburg County, SC in Plat Book 154, at Page 495, and having the metes and bounds, courses and distances, as will appear by reference to the aforementioned plat. Also see plat recorded in ROD for Greenville County, SC in Plat Book 47-0, Page 66.

This property is located partly in Spartanburg County and located partly in Greenville County. Duplicate Deeds are being executed and simultaneously recorded in both counties.

THIS being the same property conveyed to JANNA SEGREST by Deed from Anna Lee Casey Thompson dated July 15, 2003 and recorded in the Register of Deeds Office for Spartanburg County, SC in Deed Book 78-H, at Page 402 on July 21, 2003. Also, see Deed recorded in ROD for Greenville County in Book 2058, Page 606 on 10/3/03.

YOUNTS, ALFORD, BROWN & GOODSON
P.O. BOX 549
FOUNTAIN INN, SC 29644
STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

95-N PG021

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 5.0 acres Poplar Drive, bearing Spartanburg County Tax Map Number 9-05-01-004.02, was transferred by Janna Segrest aka Janna L. Segrest to Red Dragonfly, LLC on 1/26/10.

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

Item 4: No gain or loss, transfer to LLC OR

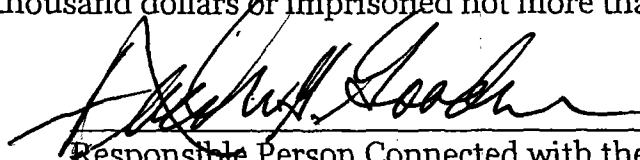
Item 8: Transfer to LLC, no gain or loss.

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

Attorney

5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



Responsible Person Connected with the Transaction

ANDREW G. GOODSON
Print or Type Name Here

SWORN to before me this 26
day of January, 2010

Shirley B. Caulder

Notary Public for S.C.

My Commission Expires: May 23, 2016

YOUNTS, ALFORD, BROWN & GOODSON
P.O. BOX 549
FOUNTAIN INN, SC 29644

INFORMATION

Except as provided in this paragraph, the term "value" means the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary. Value means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

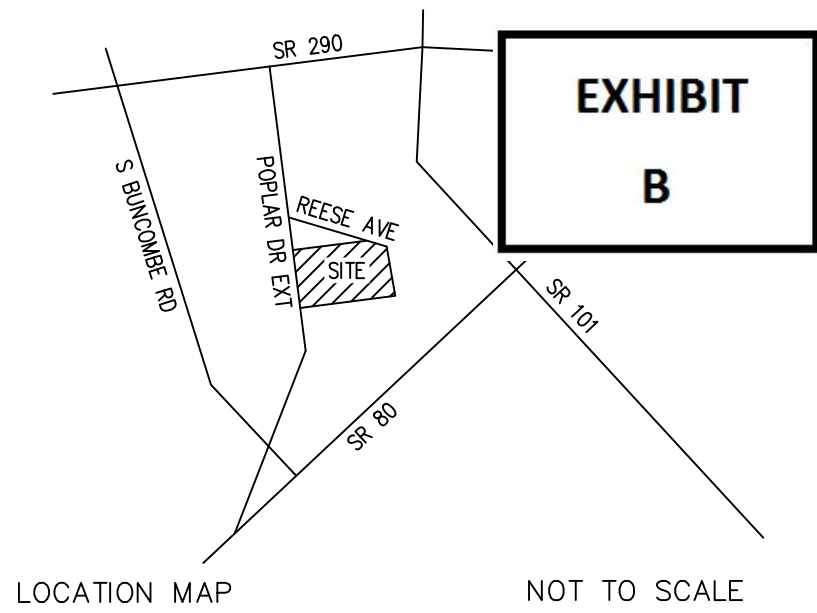
Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A family partnership is a partnership whose partners are all members of the same family. A family trust is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. Family means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A charitable entity means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

**Office of Register of Deeds
Spartanburg, South Carolina**

Recorded in DEED
Book 95-N Page 18
Dorothy Earle
**Register of Deeds,
Spartanburg, South Carolina**

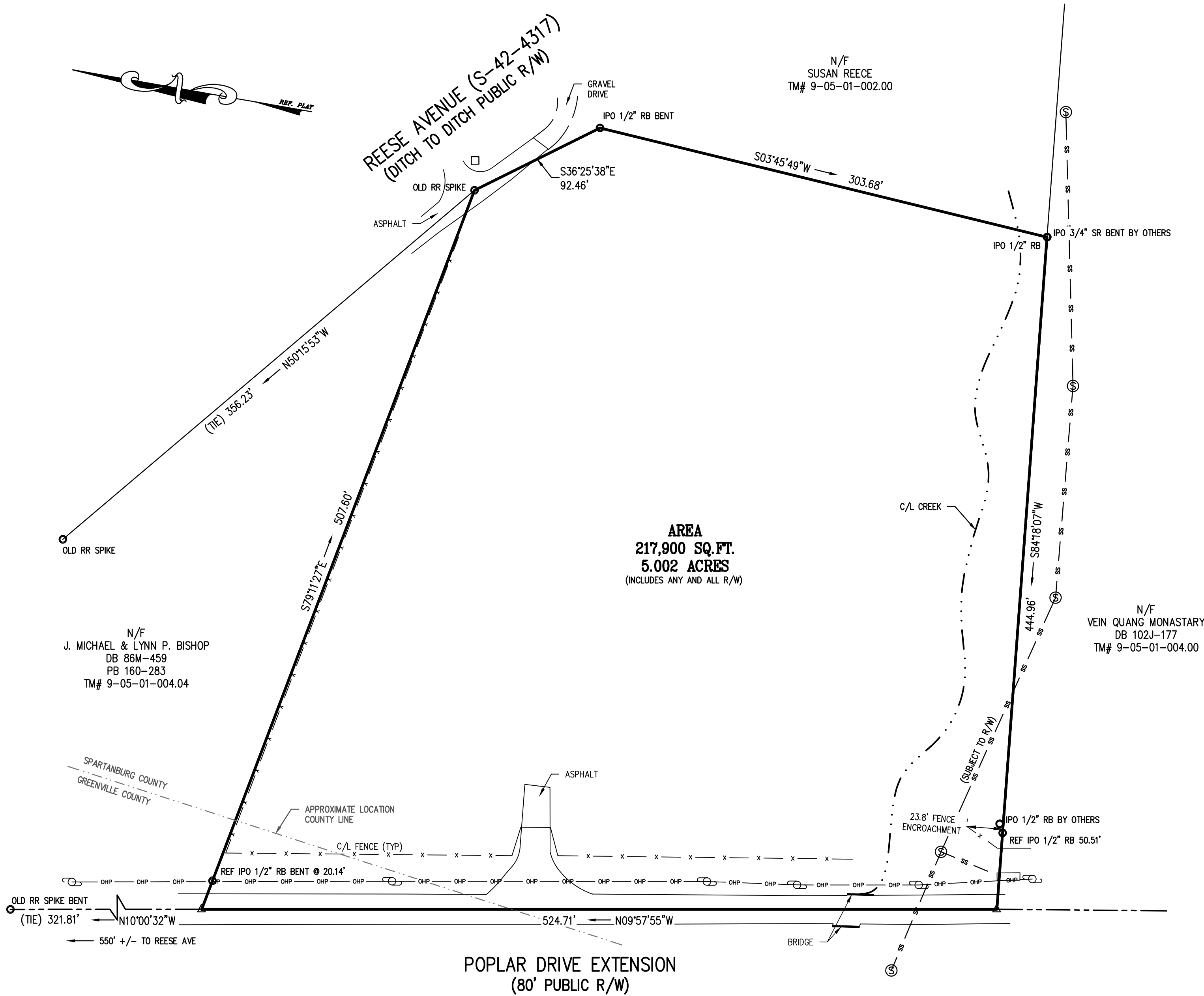
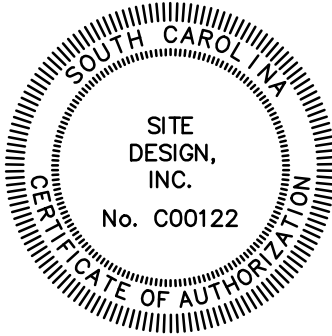
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REF. DEED: DB 95-N, PG 18
REF. PLAT: PB 154, PG 495; PB 47-O, PG 66

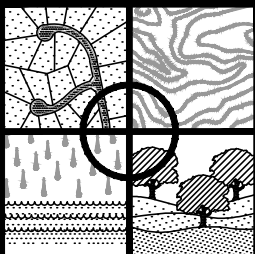
MACK L. CHAPMAN, JR., P.L.S.
S.C. REG. NO. 10034



LEGEND			
BL	BUILDING LINE	CATV	CABLE TV PEDESTAL
CL	CENTERLINE	TEL	TELEPHONE PEDESTAL
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER
CT	CRIMP TOP	CB	CATCH BASIN
DE	DRAINAGE EASEMENT	DI	DROP INLET
EP	EDGE OF PAVEMENT	ET	ELEC TRANS
IPO	IRON PIN OLD	EH	ELEVATION
IPS	IRON PIN SET	FX	FIRE HYDRANT
N&C	NAIL & CAP	GM	GAS METER
OT	OPEN TOP	GV	GAS VALVE
RB	REBAR	LP	LIGHT POLE
RCP	REINFORCED CONC PIPE	PP	POWER POLE
R/W	RIGHT OF WAY	GP	GUY ANCHOR
SD	STORM DRAIN	SDMH	SD MANHOLE
SS	SANITARY SEWER	SSMH	SS MANHOLE
SSE	SS EASEMENT	TMH	TELEPHONE MANHOLE
		CO	CLEAN OUT
		TC/BC	TOP/BOTTOM CURB
		TW/BW	TOP/BOTTOM WALL
		VCP	VITRIFIED CLAY PIPE
		WM	WATER METER
		WV	WATER VALVE
		CTV	CABLE TV
		X	FENCE LINE
		FOC	FIBER OPTIC CABLE
		GAS	GAS LINE
		OHP	OVERHEAD POWER
		OHT	OVERHEAD TELEPHONE
		SD	STORM DRAIN
		SS	SANITARY SEWER
		UGP	UNDERGROUND POWER
		UGT	UNDERGROUND TEL
		W	WATER LINE

BOUNDARY SURVEY FOR
IMG - POPLAR DRIVE EXTENSION
SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE 1" = 50'	PROPERTY ADDRESS 1111 POPLAR DRIVE EXTENSION	TAX PIN 9-05-01-004.02
DATE 6/24/20	FIELD CREW NJ/HF	DRAWN BY GCC



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

Category Number: IV.
Item Number: D.



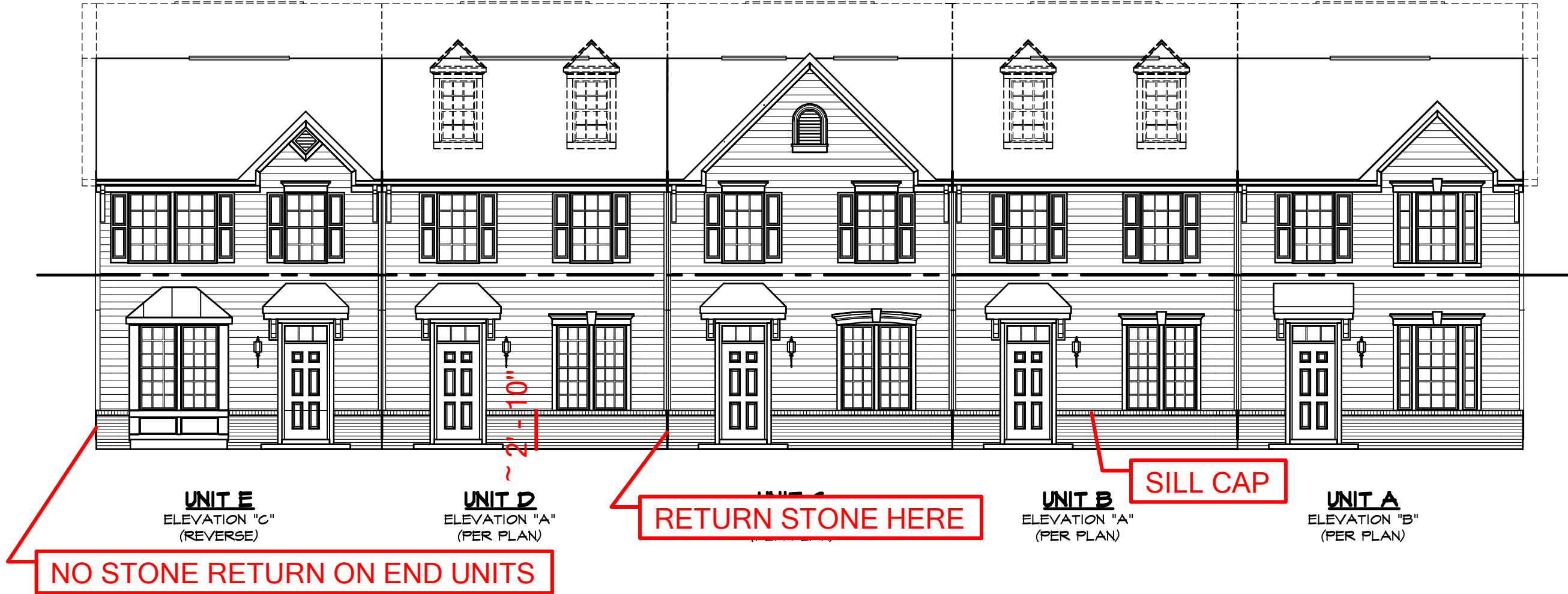
AGENDA
GREER PLANNING COMMISSION
7/20/2020

FDP 20-11 South Main Townes Major Change

ATTACHMENTS:

Description	Upload Date	Type
📎 Elevation	7/8/2020	Cover Memo

BEETHOVEN - PARTIAL STONE VENEER



1
B-2

5 - UNIT BUILDING - CSB05

SCALE: 1/8" = 1'-0"

PARTIAL BRICK VENEER FULL
BUILDING ELEVATION

Category Number: IV.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
7/20/2020

RZ 20-43 Poplar Dr

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	7/8/2020	Cover Memo

contacts:

864 909 2379

Mcawg@ir1008@gmail.com

Morgan
Starnes

864 704 3015

John
Chisholm
john@caseygroup-pr.com



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 0/3/20

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

Tax Map Number(s) G 002.00-02-003.01

Property Address(s) 1040 Poplar Dr. Greer, SC

Acreage of Properties 1 1/4 Acre County Greenville

Applicant Information

Name John Chisholm
Address 202 Hill St
Greer, SC 29651
Contact Number 864 704 3015
Email jbc4n2@yahoo.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Bonita T. McCall
Address P.O. Box 2167
Greer SC 29652
Contact Number 230-4302
Email clanston.e@clanston-black.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 C2 to C3.

Existing Use: Vacant Proposed Use: Heating & Air, Plumbing, Electrical Business

Signature(s) [Signature]
Bonita T. McCall

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

OFFICE USE ONLY

Date Filed

Case No.

Meeting Date

See Reverse

RZ20-00043

Category Number: IV.
Item Number: F.



AGENDA
GREER PLANNING COMMISSION
7/20/2020

RZ 20-44 117 Clayton St

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Application	7/8/2020	Cover Memo
<input type="checkbox"/> Survey	7/8/2020	Cover Memo



R220.0004

ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 6-23-2020

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

Tax Map Number(s) Portion of G009000101901

Property Address(s) S. Beverly Lane

Acreage of Properties 0.73 acres County Greenville

Applicant Information

Name Zach Roberts
Address 4113 E. North Street
Greenville, SC 29615
Contact Number (864) 905-6026
Email zroberts@accessrealtysc.com

Property Owner Information

(If multiple owners, see back of sheet)

Name OZF LLC
Address 4113 E. North Street
Greenville, SC 29615
Contact Number (864) 630-0557
Email nickfranchina@yahoo.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 R-12 to R-M2.

Existing Use: Vacant / Raw Land Proposed Use: Duplex

Signature(s) 

Zach Roberts

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

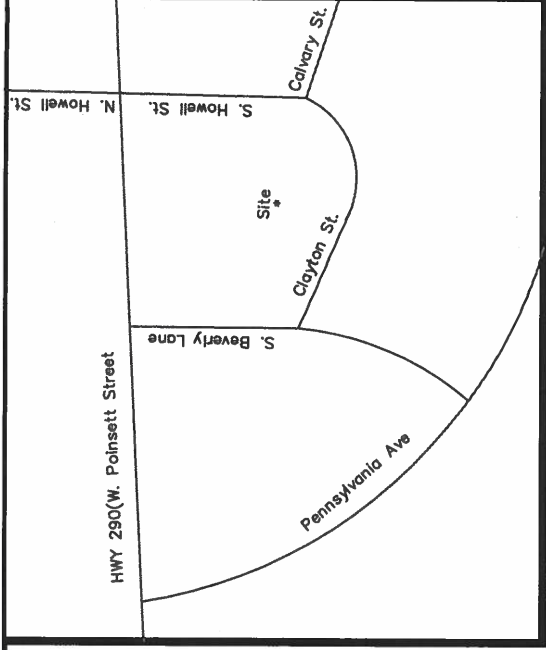
OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse



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

GREENVILLE COUNTY, S.C.

DATE: 06-05-20 SCALE: 1" = 60'

David J. Ditt

S.C. REG. NO. 17933

Survey for OZF LLC

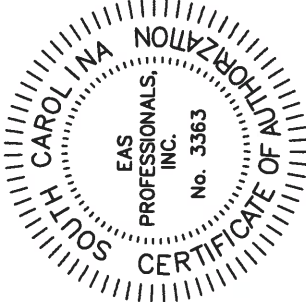
City of Greer, Eastern Side of S. Beverly Lane



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

9 Pilgrim Road, Greenville, South Carolina 29607
Phone (864) 234-7368 | Fax (864) 234-7369 | www.eas-pro.com

208160

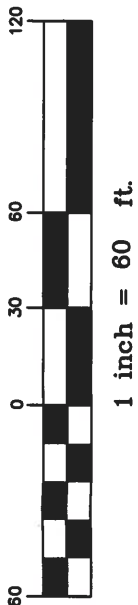


APPROVED BY CITY OF GREER

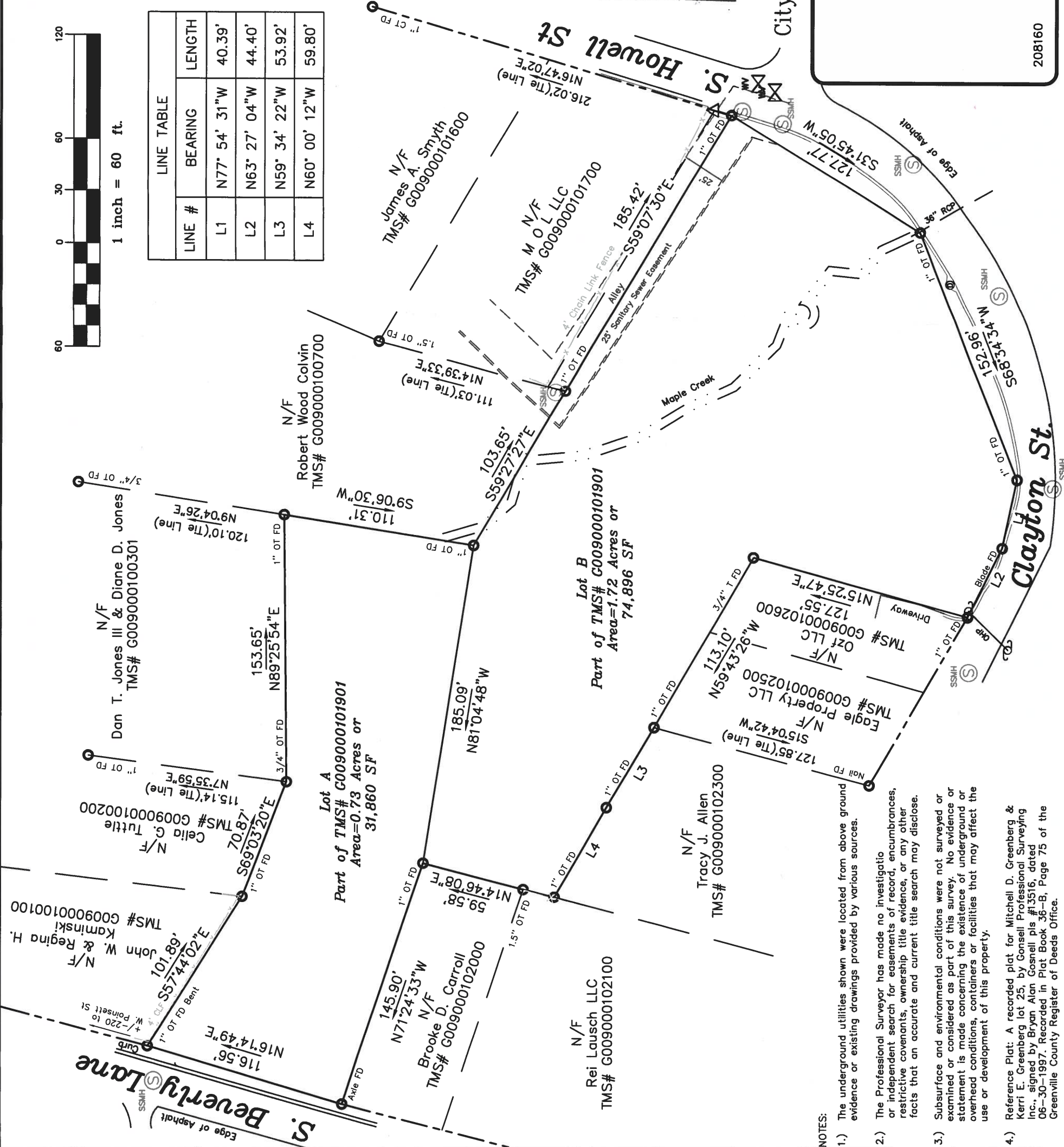
Approved for the recording in the office of the
County Register of Deeds

Director, Building & Zoning, or
Planning & Zoning Coordinator

Date: 6-11-20



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N77° 54' 31"W	40.39'
L2	N63° 27' 04"W	44.40'
L3	N59° 34' 22"W	53.92'
L4	N60° 00' 12"W	59.80'



NOTES:

- 1.) The underground utilities shown were located from above ground evidence or existing drawings provided by various sources.
- 2.) The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 3.) Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.
- 4.) Reference Plat: A recorded plat for Mitchell D. Greenberg & Kerri E. Greenberg lot 25, by Gonsell Professional Surveying Inc., signed by Bryan Alan Gonsell pls #13516, dated 06-30-1997. Recorded in Plat Book 36-B, Page 75 of the Greenville County Register of Deeds Office.

Category Number: V.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
7/20/2020

Planning Report

ATTACHMENTS:

Description	Upload Date	Type
📎 Upcoming Training	7/10/2020	Cover Memo

Upcoming Board Training Dates – Greer City Hall, 301 E. Poinsett St – Conference 116

~~July 15th 2pm – 5pm~~

Aug 12th 9am – 12pm

Sept 18th 2pm – 5pm

Oct 9th 12pm – 3pm

Nov 18th 9am – 12pm

Dec 11th 2pm – 5pm