



**AGENDA**  
**GREER PLANNING COMMISSION**  
**Greer City Hall, 301 E. Poinsett St, Greer, SC 29651**  
**September 21, 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.

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**I. ADVISORY MEETING**

- A. August 2020 Minutes

**II. PUBLIC HEARING**

- A. Public Hearing Presentation

**III. NEW BUSINESS**

- A. AN20-90
- B. RZ 20-50
- C. TXT 20-02
- D. FDP 20-13
- E. FDP 20-14
- F. PP 20-09
- G. PP 20-13

**IV. OTHER BUSINESS**

- A. Planning Report

**V. EXECUTIVE SESSION**

**VI. ADJOURN**



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



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

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**August 2020 Minutes**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
📎 August Minutes	9/11/2020	Cover Memo





# City of Greer

## Planning Commission Minutes

### August 17, 2020

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

**Member(s) Absent:** Michael Wright

**Staff Present:** Ashley Kaade, Planner  
Brandon McMahan, Planner  
Emily Williams, Planning and Zoning Assistant

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#### **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 August 17, 2020 Planning Commission Meeting. Mr. Jones seconded the motion. The motion passed with a vote of 5 to 0. Mr. Holland abstained from the vote.

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

There was no one to speak for public forum.

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

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

##### **A. AN 20-87**

Mr. Holland opened the public hearing for AN 20-87

Staff gave the basic information for this request.

##### **B. AN 20-88**

Mr. Holland opened the public hearing for AN 20-88

Staff gave the basic information for this request.



Zach Roberts, representing the applicant for the request, approached the podium and gave a brief overview of the request. Mr. Roberts stated that the reason for annexation was to gain sewer access from River Reserve at Pelham. Pamela Flint signed up to speak at the public hearing. She approached the podium and asked if this annexation would affect her property that was near the parcels being annexed. Staff informed Ms. Flint that they were only annexing the mentioned parcels at this time.

**C. AN 20-89**

Mr. Holland opened the public hearing for AN 20-89

Staff gave the basic information for this request.

Zach Roberts, representing the applicant for the request, approached the podium and gave a brief overview of the request. Mr. Roberts stated that the reason for annexation was to gain sewer access from River Reserve at Pelham.

**D. RZ 20-45**

Mr. Holland opened the public hearing for RZ 20-45

Staff gave the basic information for this request.

Victor Naranjo, applicant for the request, approached the podium and gave a brief overview of the request. Mr. Naranjo stated that he previously ran his business out of the building on this parcel but would like to sell it as residential.

**E. RZ 20-46**

Mr. Holland opened the public hearing for RZ 20-46

Staff gave the basic information for this request.

Gary Baur, representing the applicant for the request, approached the podium and gave a brief overview of the request. Mr. Baur stated that his home was built as a duplex before the zoning ordinance was established in Greer and is currently a non-conforming use. He would like to make an addition to the duplexes but this would require the property be zoned R-M2.

**F. RZ 20-47**

Mr. Holland opened the public hearing for RZ 20-47

Staff gave the basic information for this request.

Joshua Tyner, applicant for the request, approached the podium and gave a brief overview of the request.



## **G. RZ 20-48**

Mr. Holland opened the public hearing for RZ 20-48

Staff gave the basic information for this request.

Zach Roberts, representing the applicant for the request, approached the podium and gave a brief overview of the request. Mr. Roberts stated that the developers for River Reserve at Pelham are requesting to rezone the parcels to remove them from the neighborhood and face the future homes towards J Street to create a more uniform look in the neighborhood.

## **H. LDRV 20-06**

Mr. Holland opened the public hearing for LDRV 20-06

Staff gave the basic information for this request.

Jamie McCutchen, applicant for the request, approached the podium and gave a brief overview of the request. Mr. McCutchen stated that a 7% grade was needed for safety issues to increase sight distance coming out of the neighborhood. This request was approved by the city engineer and Mr. McCutchen is working with SCDOT for approval as well.

## **V. New Business**

Mr. Holland read a brief statement about conducting the business meeting

### **A. AN 20-87**

Mr. Holland opened the business meeting for AN 20-87

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

The Commission and staff discussed that the request.

**ACTION** – Mr. Lavender made a motion to approve AN 20-87. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

### **B. AN 20-88**

Mr. Holland opened the business meeting for AN 20-88

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

The Commission, staff, and the applicant discussed the request. Mr. Roberts stated that 5 homes could be built on the three parcels being annexed based on density but was unsure if they would build that many at this time. There is an exciting home on one of the lots and the developer plans to keep that home there.

**ACTION** – Mr. Martin made a motion to approve AN 20-88. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.



**C. AN 20-89**

Mr. Holland opened the business meeting for AN 20-89

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

**ACTION** – Mr. Martin made a motion to approve AN 20-89. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**D. RZ 20-45**

Mr. Holland opened the business meeting for RZ 20-45

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 20-45. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.

**E. RZ 20-46**

Mr. Holland opened the business meeting for RZ 20-46

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 20-46. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**F. RZ 20-47**

Mr. Holland opened the business meeting for RZ 20-47

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 20-47. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**G. RZ 20-48**

Mr. Holland opened the business meeting for RZ 20-48



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

The Commission, staff, and the applicant discussed the request. Staff stated that there would be a landscape buffer between the parcels and the surrounding neighborhood, River Reserve at Pelham. The Commission questioned if the landscape would be on the parcels in question or part of the neighborhood. The staff informed them it would be in the neighborhood and maintained by the neighborhood home owner's association.

**ACTION** – Mr. Lavender made a motion to approve RZ 20-48. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

## **H. LDRV 20-06**

Mr. Holland opened the business meeting for LDRV 20-06

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 LDRV 20-06. Mr. Lavender seconded the motion.

**ACTION-** Mr. Martin rescinded his vote for further discussion.

The Commission, staff and the applicant discussed why a 7% grade was needed when exiting the neighborhood to increase the line of sight. There was also discussion of other options the developer considered, but concluded this was the best option.

**ACTION-** Mr. Martin made a motion to approve LDRV 20-06. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

## **I. PP 20-12**

Mr. Holland opened the business meeting for PP 20-12

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

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

**ACTION** – Mr. Martin made a motion to approve PP 20-12. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

# **VI. Other Business**

## **A. Planning and Zoning Report**

Staff gave updates on training opportunities in September.



## **VII. Executive Session**

There was no Executive Session.

## **VIII. Adjourn**

There being no other business to discuss, Mr. Martin made a motion to adjourn. The meeting adjourned at 7:26 PM



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



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

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**Public Hearing Presentation**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Public Hearing Presentation	9/14/2020	Cover Memo



# Planning Commission City of Greer

August 17, 2020

New Business





DOCKET NUMBER: AN 20-90  
APPLICANT: For 8 Corperation, INC.  
ADDRESS: 5251 Wade Hampton Blvd.  
PARCEL ID NUMBER: T009050105200, T0090050104917, 908, 906  
  
EXISTING ZONING: C-2, Commercial (Greenville County)  
REQUEST: Annex and zone to C-3, Highway Commercial





# DOCKET NUMBER: AN 20-90

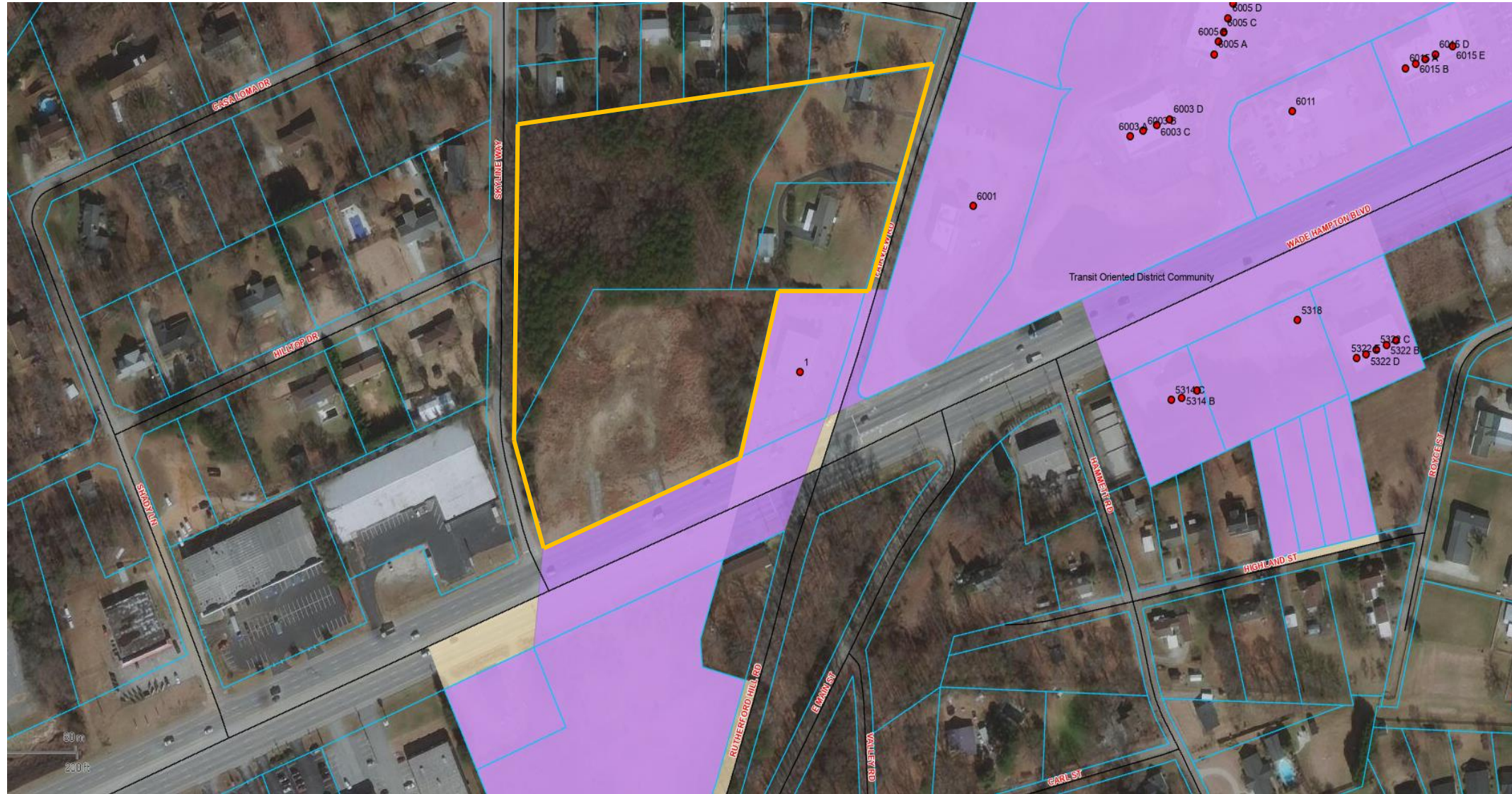


Current zoning map



DOCKET NUMBER:

AN 20-90



Future Land Use map







DOCKET NUMBER:	RZ 20-50
APPLICANT:	Ray Kandoll
ADDRESS:	Forest Street
PARCEL ID NUMBER:	G014000506200
EXISTING ZONING:	R12, Single Family Residential
REQUEST:	Zone to DRD, Design Review District





DOCKET NUMBER: RZ 20-50



Current Zoning





Future Land Use Map



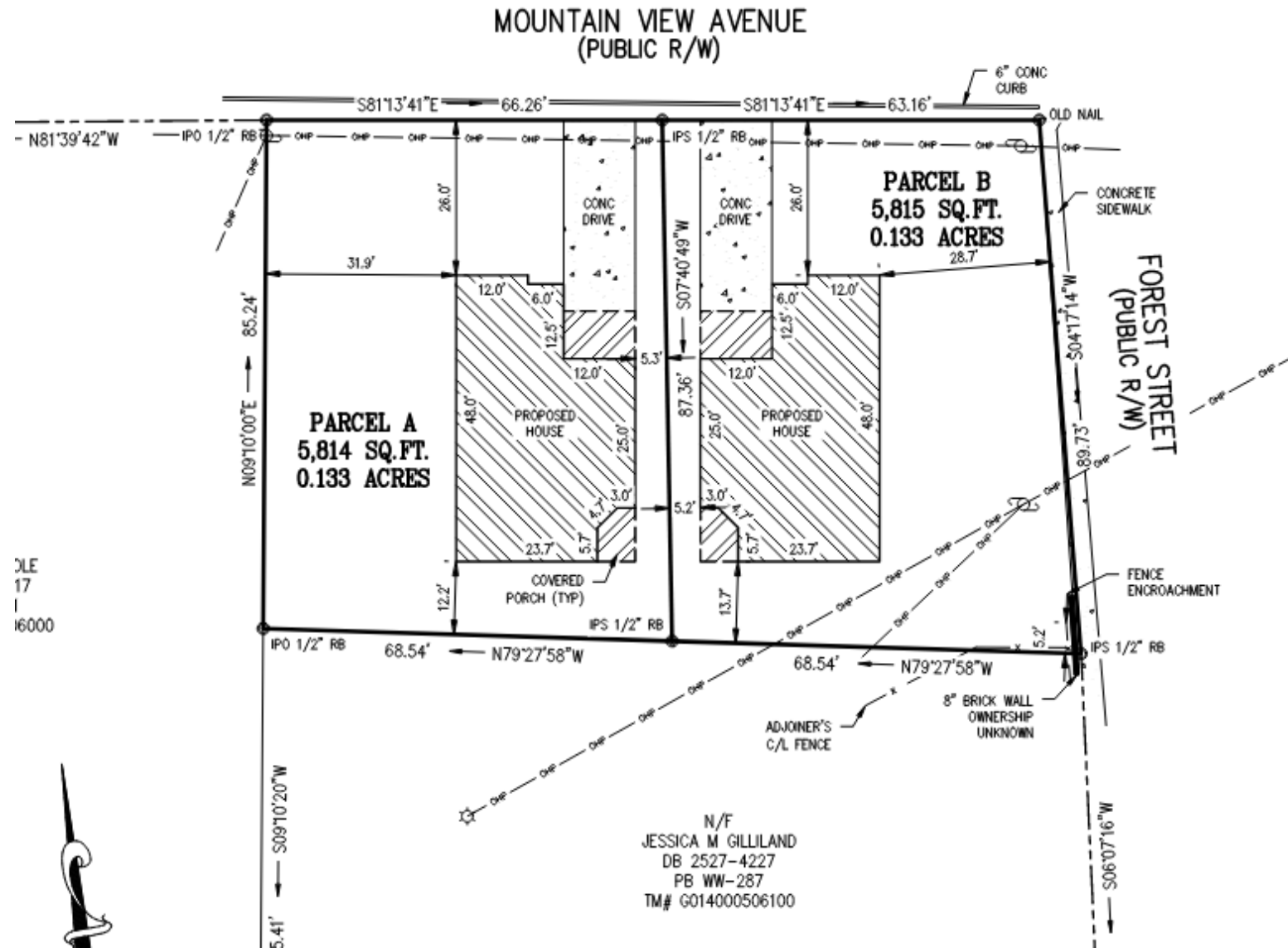




# DOCKET NUMBER: RZ 20-50

R/W RIGHT OF WAY  
SD STORM DRAIN  
SS SANITARY SEWER  
SSE SS EASEMENT

SDMH SD MANHOLE  
SSMH SS MANHOLE  
TMH TELEPHONE MANHOLE  
CO CLEAN OUT





DOCKET NUMBER: TXT 2020-02

APPLICANT: City of Greer

REQUEST: Text amendment to allow air conditioning equipment, sales, and services in C-2, Commercial District





Amend Article § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following use to the C-2 Commercial District by Special Exception with the following conditions.

Air conditioning equipment, sales, and service subject to the following:

- A. Minimum lot size must be 0.50 acres
- B. Where sites abut residentially zoned properties, outdoor storage areas cannot be placed within 15 feet of the residentially property.
- C. If within a residential area an electronic message board is not allowed



DOCKET NUMBER:	FDP 20-13
APPLICANT:	Joe Bryant, PE
ADDRESS:	Hammett Bridge and Suber Road
PARCEL ID NUMBER:	0535030102713
EXISTING ZONING:	PD, Planned Development District
REQUEST:	Final Development Plan approval









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



PRELIMINARY SITE PLAN 1.0

CLAYTON | PRIMROSE SCHOOL  
 GREER, SC  
 2020.08.11

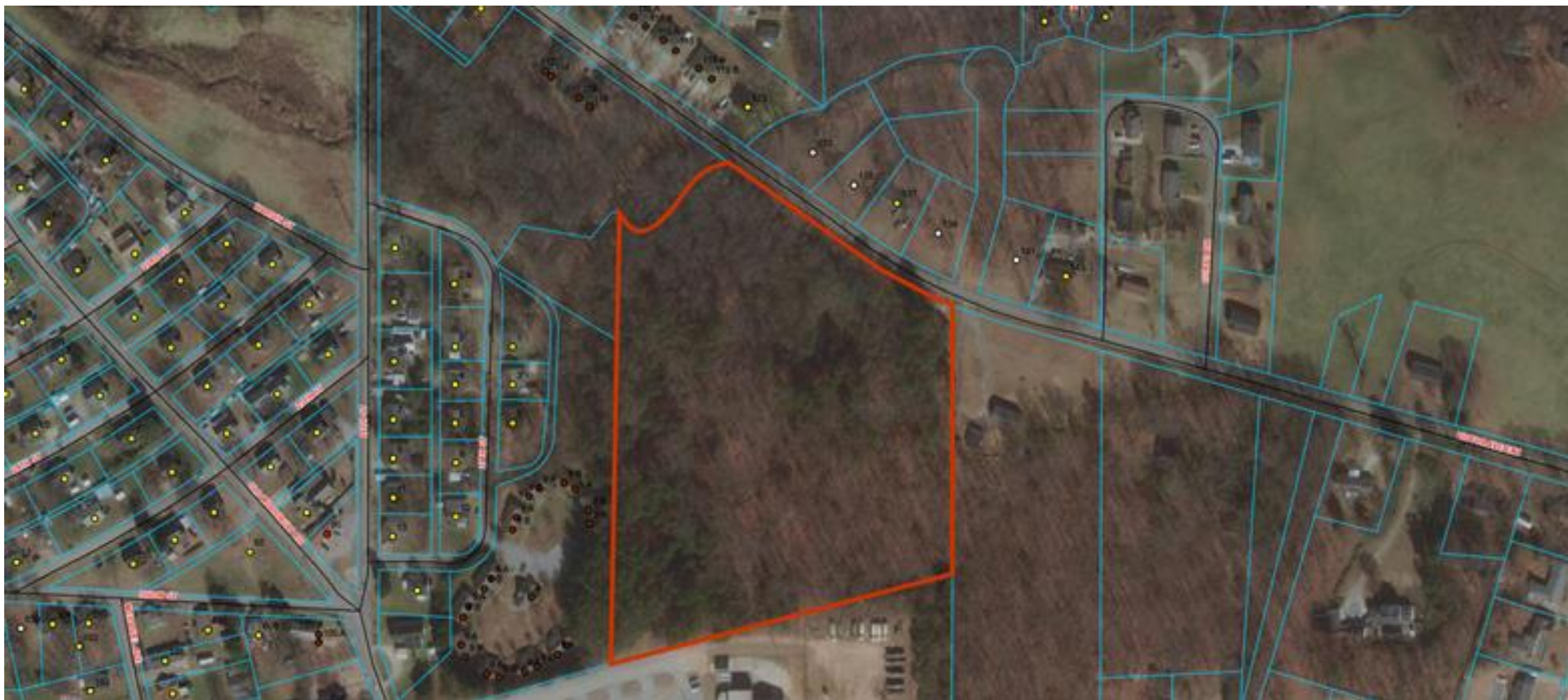




DOCKET NUMBER:	FPD 20-14
APPLICANT:	Blue Water Civil Design
ADDRESS:	Victor Avenue
PARCEL ID NUMBER:	9-04-00-023.00
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Final Development Plan approval









SITE DATA	
TAX MAP NO.:	9-04-00-023.00
TOTAL AREA:	+10.81 ACRES
ZONING:	DRD - CLUSTER
TOTAL LOTS:	83 UNITS (21' X 99' INTERIOR & 24' X 95' END UNITS)
PROPOSED ROADWAY:	+1,510 LF (42' MIN. PRIVATE R.O.W.)
STREETS:	
VICTOR AVE. EXT.:	30'
EXTERIOR SETBACK:	25'
FRONT SETBACK:	18' MIN.
OPEN SPACE PROVIDED:	+4.74 ACRES (44%)
PARKING:	3 SPACES PROVIDED PER UNIT (ONE IN GARAGE/ONE IN DRIVEWAY). GUEST PARKING TO BE PROVIDED - 13. TOTAL = 179.

DEVELOPER	
COMPANY:	HPS DEVELOPMENT, LLC
ADDRESS:	110 CREEKWOOD COURT GREENVILLE, SC 29607
PHONE:	864-420-7475
CONTACT:	DOUG HUNT
EMAIL:	DOUG@HPSDEV.COM
CIVIL ENGINEER	
COMPANY:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	718 LOWMEDES HILL ROAD GREENVILLE, SC 29607
PHONE:	864-326-4202
CONTACT:	PAUL J. HARRISON, P.E.
EMAIL:	PAUL@BLUEWATERCIVIL.COM
SURVEYOR	
COMPANY:	DR. LAND SURVEYING
ADDRESS:	10 CENTURY DRIVE GREENVILLE, SC 29607
PHONE:	864-326-4202
CONTACT:	DAVID ARNEY
EMAIL:	DAVID@DRSURV.NET



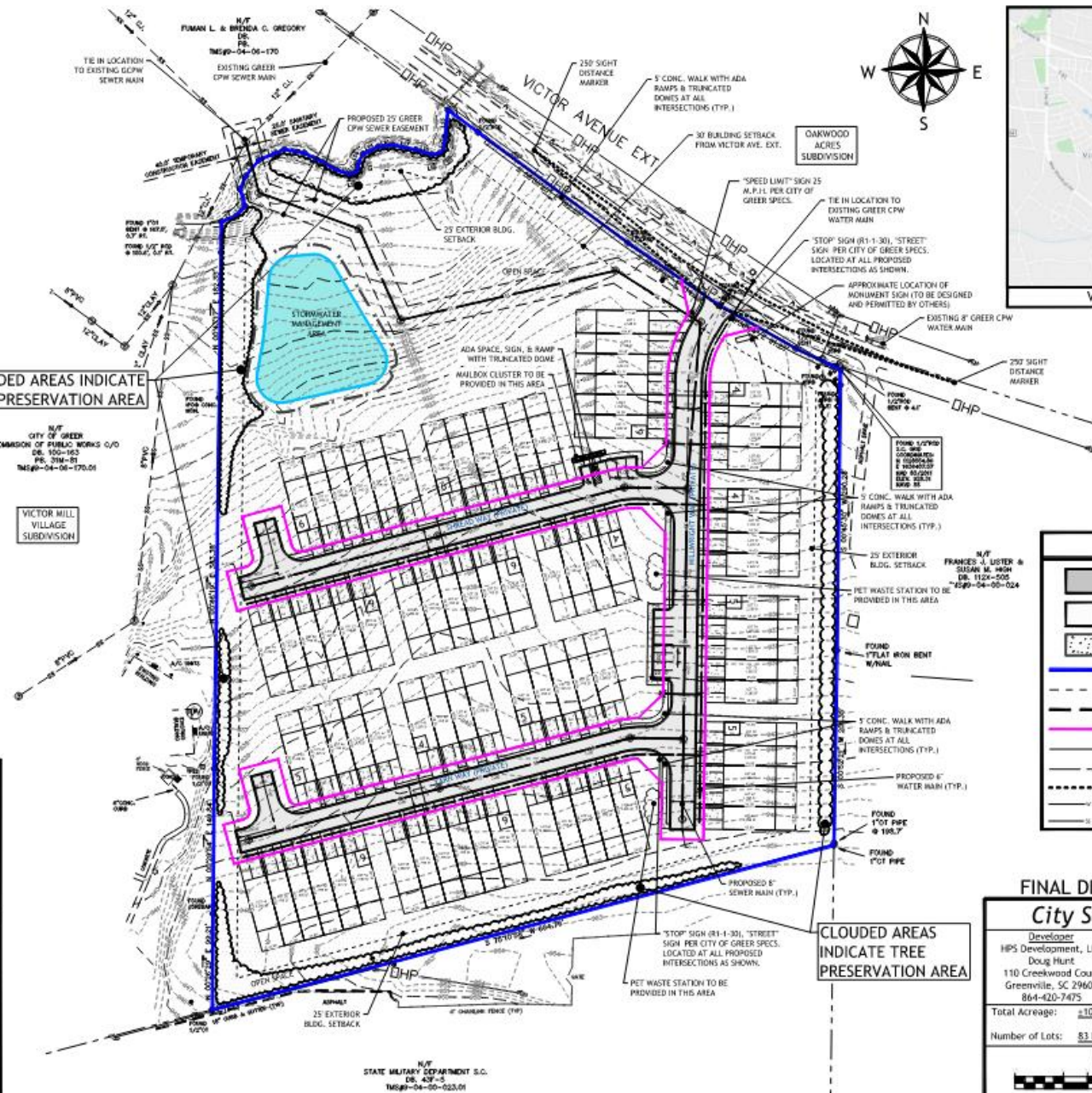
## GENERAL NOTES

- 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.
- RIGHT 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 SCOTCH ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
- ALL DIMENSIONS SHOWN ON ROADWAY ARE REQUIRED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- ACCORDING TO FEMA PANEL 450450200E OFF. DATE 08/18/2014 FOR CITY OF GREER, NO FLOODPLAIN EXISTS ON THIS SITE.
- SITE HAS BEEN SURVEYED USING STATE PLANE COORDINATES.

CLOUDY AREAS INDICATE TREE PRESERVATION AREA

CITY OF GREER  
COMMISSIONER OF PUBLIC WORKS C/O  
DR. 100-163  
PC: 210-01  
TMS#9-04-00-170.01

VICTOR MILL  
VILLAGE  
SUBDIVISION



## SITE LEGEND

[Symbol]	ASPHALT PAVEMENT SECTION
[Symbol]	COMMON AREA / OPEN SPACE
[Symbol]	SEWER
[Symbol]	PROPERTY LINE (R.O.W.)
[Symbol]	PROPOSED BUILDING SETBACK LINE
[Symbol]	FLOODPLAIN
[Symbol]	PROPOSED R/W
[Symbol]	PROPOSED E.O.P.
[Symbol]	PROPOSED C.I. ROAD
[Symbol]	SIGHT DISTANCE LINES
[Symbol]	PROPOSED WATER MAIN
[Symbol]	PROPOSED SANITARY SEWER

## FINAL DEVELOPMENT PLAN

### City Station 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 Lowmedes Hill Road Greenville, SC 29607 864-326-4202
Total Acreage: +10.81 AC	Existing Zoning: DRD
Number of Lots: 83 Lots	New Private Road: +1,510 LF





# Planning Commission City of Greer





Category Number: III.  
Item Number: C.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

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**AN20-90**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Application	9/14/2020	Cover Memo
▣ Survey	9/14/2020	Cover Memo





301 East Poinsett Street  
Greer, South Carolina 29651  
(864) 801-2009

### Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 5251 Wade Hampton Blvd. 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 T009050105200, 4917, 4908, 4906 attached hereto marked as Exhibit C containing approximately 9.4 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 27<sup>th</sup> day of July, 2020 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: <u>FOR 8 CORPORATION, INC.</u>	Print Name: _____
Signature: <u>Curt E. Nimsch; PRES.</u>	Signature: _____
Address: <u>1 WINDY OAK WAY GREER, SC</u>	Address: _____
Witness: <u>[Signature]</u> <u>29651</u>	Witness: _____
Date: <u>7/27/2020</u>	Date: _____
Parcel Address: <u>5251 Wade Hampton Blvd</u>	Parcel Address: _____
Tax Map Number: <u>T009050105200</u> <u>T009050104917</u> <u>T009050104908</u> <u>T009050104906</u>	Tax Map Number: _____

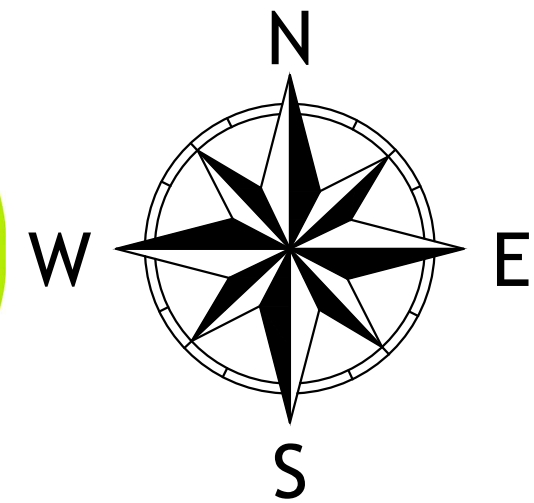
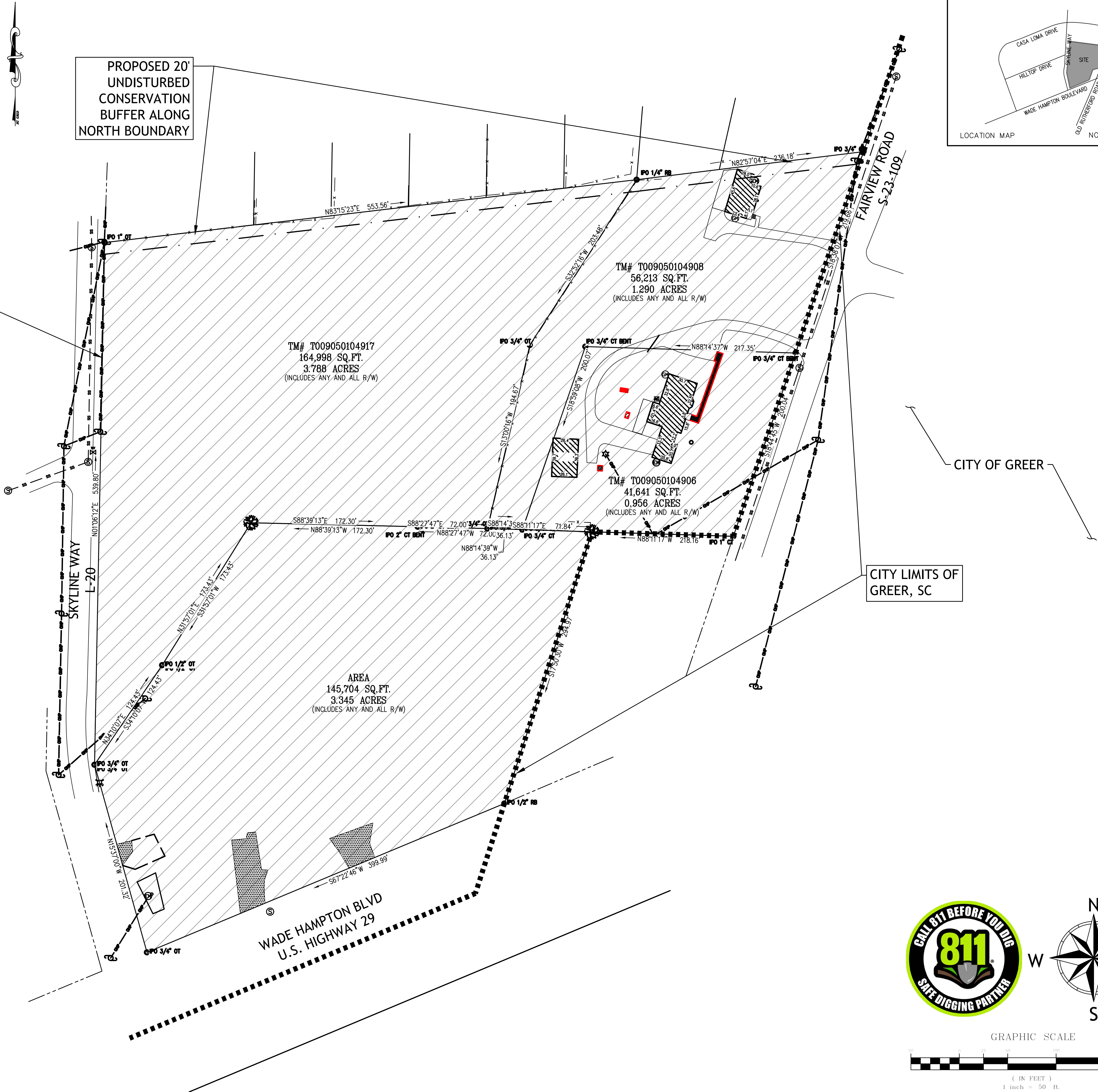
Annexation  
Page 1 of 2

(See attached Map & Property Description)

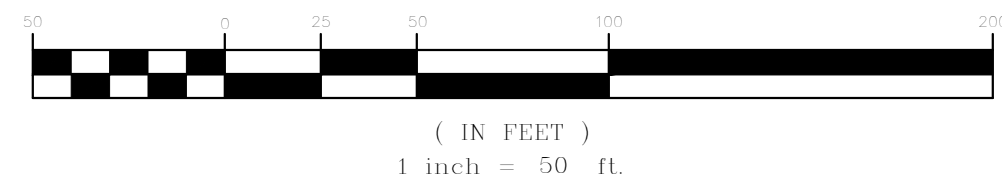


LEGEND	
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	STREAM BANK
	WETLAND BUFFER
	LIMITS OF CONSTRUCTION/DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WATER MANHOLE
	DRAINAGE MANHOLE (EXISTING)
	DRAINAGE MANHOLE (PROPOSED)
	CATCH BASIN (EXISTING)
	CATCH BASIN (PROPOSED)
	HEADWALL (PROPOSED)
	FLARED END PIPE (PROPOSED)
	STORM DRAINAGE PIPE (EXISTING)
	STORM DRAINAGE PIPE (PROPOSED)
	SANITARY SEWER LINE (EXISTING)
	SANITARY SEWER LINE (PROPOSED)
	SANITARY SEWER MANHOLE (EXISTING)
	SANITARY SEWER MANHOLE (PROPOSED)
	WATER LINE (EXISTING)
	WATER LINE (PROPOSED)
	GAS LINE (EXISTING)
	GAS LINE (PROPOSED)
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC LINE (EXISTING)
	UNDERGROUND FIBER OPTIC LINE (PROPOSED)
	UNDERGROUND ELECTRIC (EXISTING)
	UNDERGROUND ELECTRIC (PROPOSED)
	OVERHEAD POWER (EXISTING)
	OVERHEAD POWER (PROPOSED)
	WATER METER
	WATER VALVE
	HYDRANT (EXISTING)
	HYDRANT (PROPOSED)
	LIGHT POLE (EXISTING)
	UTILITY POLE (EXISTING)
	TRAFFIC SIGNAL POLE
	SIGN
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL BOX
	IRON PIN-REBAR FOUND

THIS DRAWING AND ASSOCIATED .DWG FILES ARE THE PROPERTY OF BLUEWATER CIVIL DESIGN, LLC AND SHALL NOT BE MODIFIED, USED, OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED IN WRITING. © 2020 BLUEWATER CIVIL DESIGN, LLC

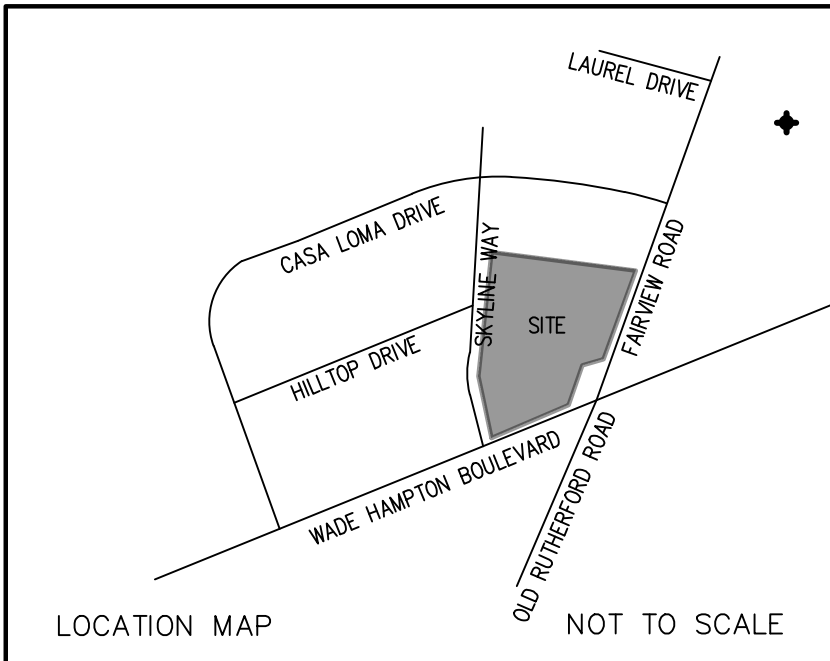


GRAPHIC SCALE



CITY OF GREER

CITY LIMITS OF  
GREER, SC



Project Number: ----  
DWG Name: 2020-049 civil.dwg  
Drawing Scale: AS NOTED  
Date of Project: ----  
Engineer of Record:  
b Christopher L. Price, P.E.  
South Carolina REG 22396  
**blue WATER**  
civil design  
bluewater civil design, llc  
718 Lowndes Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com  
Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

FOR 8 CORPORATION  
ANNEXATION EXHIBIT  
Wade Hampton Blvd & Fairview Road  
Greer, South Carolina

PLAN	REVISION	ISSUE	DATE	ISSUE	COMMENT
A	07-09-2020	ISSUED FOR ANNEXATION			
.....	.....	.....	.....	.....	.....
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CITY OF GREER  
ANNEXATION  
EXHIBIT

ANNEX



Category Number: III.  
Item Number: D.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

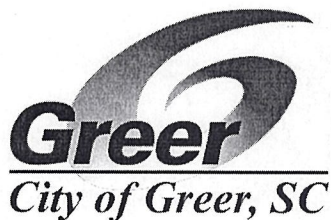
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**RZ 20-50**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Application / SOI	9/14/2020	Cover Memo
▣ Site Plan	9/14/2020	Cover Memo





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

Date 8/05/2020

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

Tax Map Number(s) G014000506200

Property Address(s) Forest St Greer

Acreage of Properties 0.266

County \_\_\_\_\_

**Applicant Information**

Name RAY KANDOLL  
Address PO Box 1486  
Greer, SC 29652  
Contact Number 864-346-6571  
Email rkbuilder@mail.com

**Property Owner Information**

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

Name RAY B SONS INVESTMENTS  
Address PO Box 1486  
Greer, SC 29652  
Contact Number 864-346-6571  
Email rkbuilder@mail.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 R-12 to DRD.

Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Signature(s) Ry KU

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

**OFFICE USE ONLY**

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

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

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

See Reverse



Ray & Sons Investments, LLC  
Po Box 1486  
Greer, SC 29652  
(864) 346-6571

Building & Development Standards  
City of Greer  
201 E. Poinsett St  
Greer, SC 29651

**Re: Proposed Development**  
Forest St and Mountain View Ave

**To Whom It May Concern:**

I submit for review the following project to be developed on the corner of Forest St and Mountain View Ave, in Greer. The tax map number is G0140005062.00. My intent is to construct two single family homes, with three bedrooms and two baths, on this lot, to be split in half. Please refer to the below information and submitted site plan.

**Square Footages**

Both homes to have 1212 heated square feet.  
Porches on each to be 148 square feet

**Exterior Finishes**

Concrete driveway  
Vinyl Siding  
Architectural Roofing  
Slab Foundation  
Solid Vinyl Windows with Insulated Glass

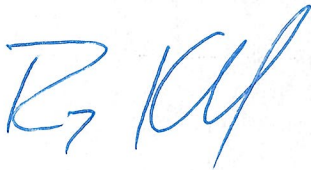
**Landscaping**

Shrubs  
Grass

**Zoning**

The current zoning for this proposed development is R-12. I am requesting a rezoning of this property to DRD to allow for this property to be split. Please let me know if there is any further information needed.

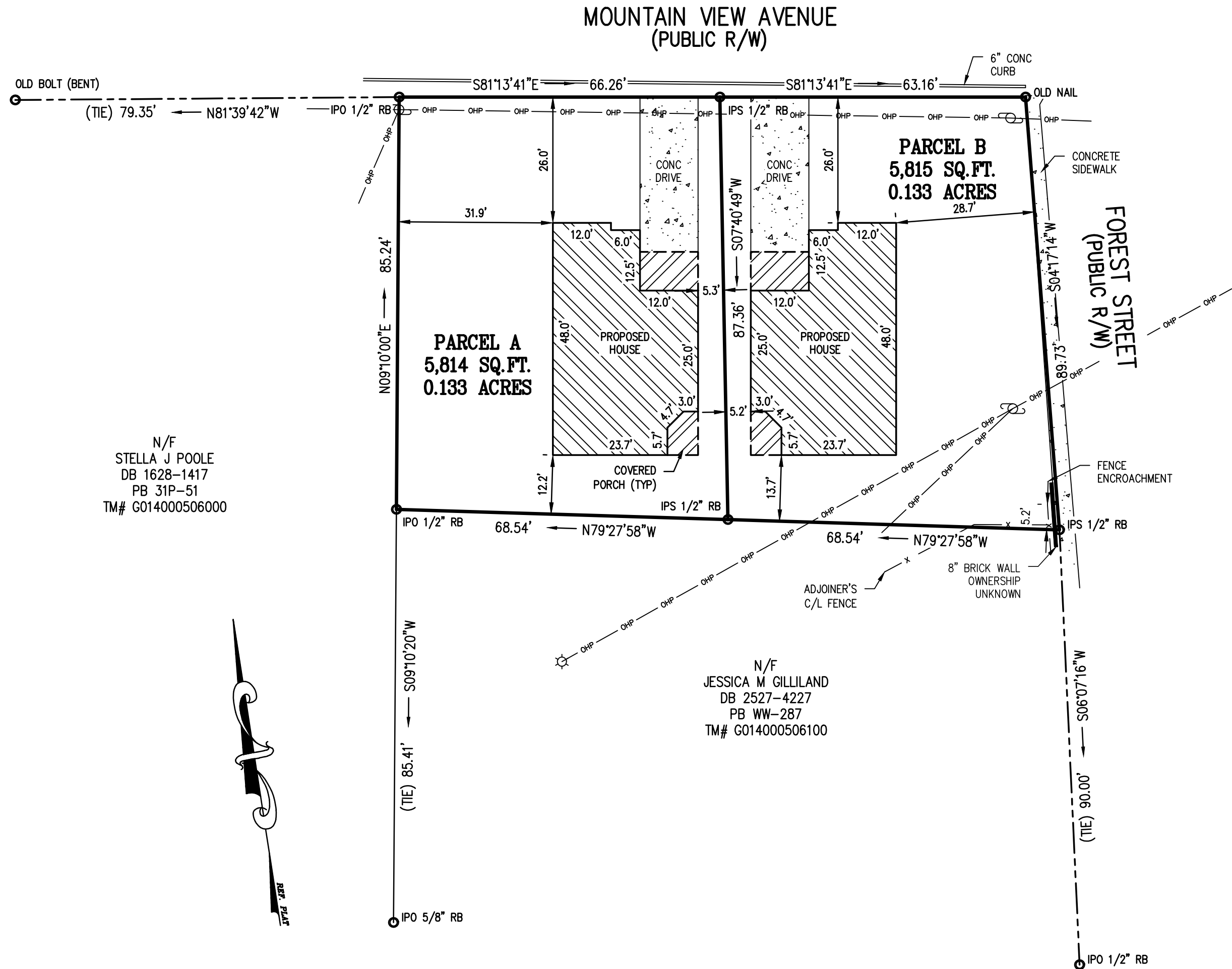
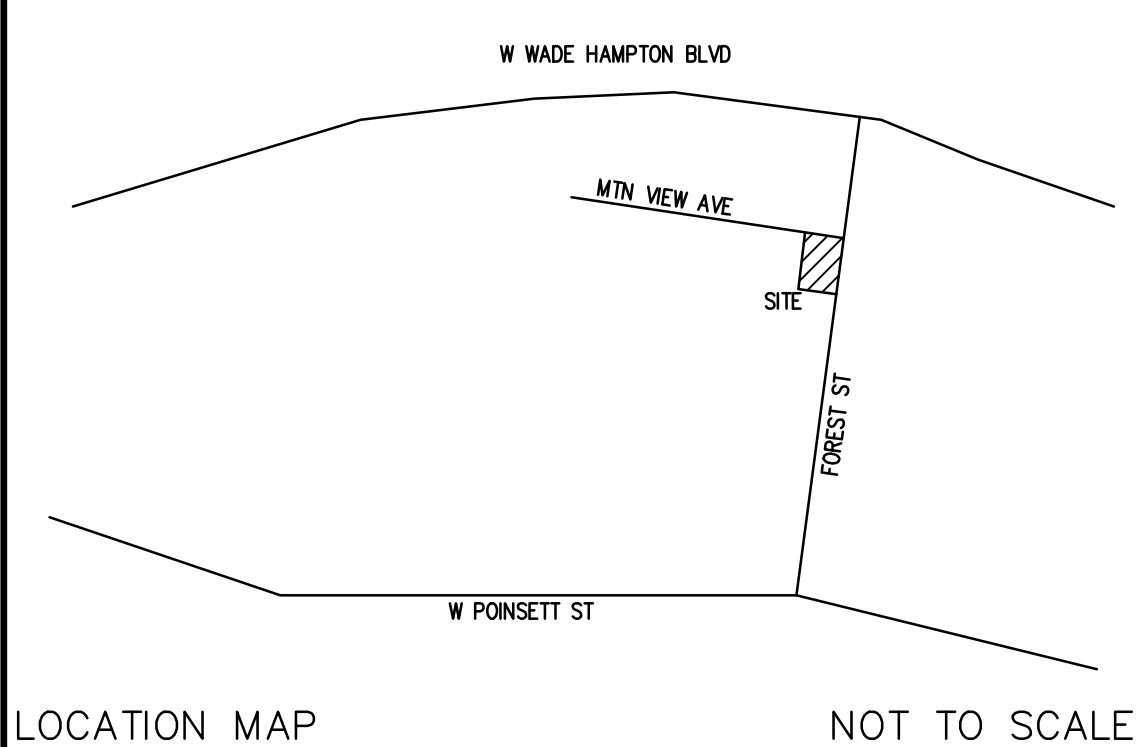
Respectfully Submitted,  
Ray Kandoll, owner of Ray and Sons Investments, LLC





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.

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



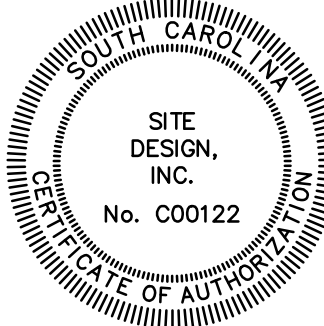
CERTIFICATE OF ACCURACY

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.

DATE: 10034  
S.C. REGISTRATION NO

MACK L. CHAPMAN, JR., P.L.S.

REF DEED: DB 2528, PG 2462  
REF PLAT: PB WW, PG 287



SURVEY FOR

**RAY AND SONS INVESTMENTS, LLC**

SCALE 1" = 20'	PROPERTY ADDRESS FOREST ST	TAX PIN G014000506200
DATE 6/23/20	20 0 20 40	FIELD CREW BM/EM/AK
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: III.  
Item Number: E.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

---

**TXT 20-02**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 TXT 20-02	9/14/2020	Cover Memo



**TEXT AMENDMENT REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, SEPTEMBER 21, 2020**

---

**DOCKET:** MISCP 20-05

**APPLICANT:** City of Greer

**Zoning Text Amendment:** Article 5 (C-2 Commercial Districts)

**Purpose:** To add "Air conditioning equipment, sales, and service to be allowed uses by Special Exception in C-2, Commercial"

**ANALYSIS:** MISCP 20-05

---

The Planning Commission recommended denial of RZ 20-43, a request to rezone a parcel at the corner of Poplar Drive and S Line Ext from C-2, Commercial District to C-3, Highway Commercial, at its July 20 meeting. City Council heard the request at its July 28 meeting and tabled the request. Staff was directed by Council to prepare a text amendment allowing the air conditioning equipment, sales, and service use to be an allowed use by Special Exception in C-2, Commercial. As such, Staff proposes the following text amendment:

---

Amend Article § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following use to the C-2 Commercial District by Special Exception with the following conditions.

Air conditioning equipment, sales, and service subject to the following:

- A. Minimum lot size must be 0.50 acres
  - B. Where sites abut residentially zoned properties, outdoor storage areas cannot be placed within 15 feet of the residentially property.
  - C. If within a residential area an electronic message board is not allowed
-



Category Number: III.  
Item Number: F.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

---

**FDP 20-13**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Site Plan	9/14/2020	Cover Memo
☐ PAC Comments	9/14/2020	Cover Memo

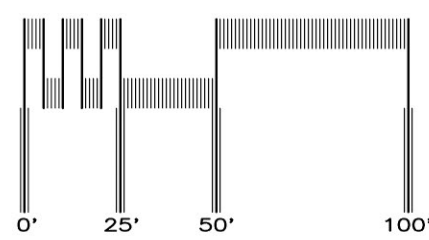




**SITE DATA:**  
JURISDICTION: CITY OF GREER, SC  
PARCEL ID: PORTION OF 0535030102713  
EXISTING ZONING: PD-R

**PROPOSED USE:** CHILD CARE CENTER  
**PARKING REQUIRED:** ONE SPACE FOR EACH ADULT ATTENDANT PLUS TWO OFF-STREET SPACES FOR LOADING AND UNLOADING  
**PARKING PROVIDED:** 53 SPACES (INCLUDING 3 ADA SPACES)

**NOTES:**  
1. THIS CONCEPT PROPOSES TO UTILIZE THE EXISTING STORMWATER FACILITY.  
2. THIS CONCEPT ASSUMES A 25' SETBACK FROM THE EXTERNAL LOT LINE OF THE PLANNED DEVELOPMENT PARCEL.



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



# PRELIMINARY SITE PLAN 1.0

CLAYTON | PRIMROSE SCHOOL  
GREER, SC  
2020.08.11





BUILDING & DEVELOPMENT STANDARDS  
PLANNING & ZONING  
PLANNING ADVISORY COMMITTEE(PAC)

PROJECT:

ADDRESS:

PROPERTY IDENTIFICATION NUMBER:

ZONING

ZONING DISTRICT:

SETBACKS: FRONT:  BUFFER REQUIRED

SIDE: RIGHT:  LEFT:  ENVIRONS DISTRICT

REAR:  FLOODPLAIN PANELS

PARKING

OFF STREET PARKING REQUIRMENTS

LANDSCAPE BUFFERS

SCREEN DUMPSTER

SCREEN LOADING AREA

LAND DEVELOPMENT

SUBDIVISION OF PROPERTY  TRAFFIC IMPACT STUDY REQUIRED

SIDEWALKS

INTERIOR

EXTERIOR

TREE SURVEY REQUIRED - 20 INCH OR MORE IN DIAMETER

(Pines Excluded)

COMMENTS:



**From:** [Cisson, Jason S.](#)  
**To:** [Planning and Zoning](#)  
**Subject:** Aug 2020 PAC - Primrose School (Hammett Bridge Road Campus)  
**Date:** Thursday, August 27, 2020 10:01:14 AM

---

Dear Planning and Zoning:

We have reviewed the proposed development to be located off Hammett Bridge Road and S Suber Road, which are state maintained. Based on the information available at this time, we have the following comments. SCDOT reserves the right to review or comment in the future should the plan be revised or additional information is discovered that would potentially impact SCDOT right-of-way. Let me know if you have any questions. Thanks.

1. SCDOT recommends the city require a traffic impact study for this development (MD 360, Spinx, Primrose, Undeveloped Lot) as they have shared access on each road. The development meets SCDOT requirements for a traffic impact study. D3 Traffic is willing to assist with providing a scope if needed. Due to the COVID19 Pandemic, traffic impact studies may be unable to be completed due to inability to get proper traffic counts due to the abnormal traffic patterns (telecommuting, schools out, etc.). If a TIS was completed previously, the TIS should be updated accordingly.
2. No additional access will be allowed for any existing or new parcel as all parcels shall have internal access (ingress/egress from the existing shared driveways).

*Jason S. Cisson, MBA*

**Assistant District Permit Engineer**

**SCDOT-District 3**

**252 S. Pleasantburg Drive**

**Greenville, South Carolina 29607**

**T: (864) 241-1010 Ext. 6038**

**F: (864) 241-1115**

**Email: [cissonjs@scdot.org](mailto:cissonjs@scdot.org)**



*Safety 1<sup>st</sup> – Live By It!*

*Let 'em Work, Let 'em Live!*





301 McCall Street  
Greer, SC 29650  
(864) 848-5500  
[info@greercpw.com](mailto:info@greercpw.com)

**Commissioners**  
**Jeffery M. Howell - Chairman**  
**Perry J. Williams**  
**Eugene G. Gibson**

**Michael Richard, P.E.**  
**General Manager**

Commercial 2020-

PROJECT NAME: Primrose School

ADDRESS: Hammett Bridge Rd/Sage Creek Way

#### ELECTRIC DEPARTMENT COMMENTS

1. Please review the attached Greer CPW Extension Policy (dated May 21, 2018). Page 19 provides details for electric service extensions.
2. To facilitate design and layout of the electrical distribution system, please send a DWG file for the project to [david.mabry@greercpw.com](mailto:david.mabry@greercpw.com). DWG file requirements are listed on Page 4 of the Extension Policy.
3. Please complete the attached load sheet and return to the e-mail address listed above.
4. Please provide any additional information that may be beneficial to design of the distribution system, such as:  
  
Preferred location of the service entrance and transformer (if applicable)  
  
Additional meters needed for signage, irrigation, or entrance lighting
5. Greer CPW will provide road crossing conduit locations once we receive all information and have completed design. Developer's contractor will be responsible for furnishing and installing the road crossing conduits.
6. Greer CPW no longer provides lights for private parking lots or for developments with private roads. Developer is responsible for the design and layout of these lights. CPW will provide power at appropriate meter locations; developer's contractor will run power from the meter locations to the applicable lights.

#### Contacts:

David Mabry, Electrical Distribution Designer (864) 449-2533

James Crum, Construction Supervisor (864) 449-0652

Tony Farr, Electric Dept Manager (864) 968-3233

**Focusing our Energy on You.**

[www.greercpw.com](http://www.greercpw.com)





301 McCall Street  
Greer, SC 29650  
(864) 848-5500  
info@greercpw.com

**Commissioners**  
**Jeffery M. Howell - Chairman**  
**Perry J. Williams**  
**Eugene G. Gibson**

**Michael Richard, P.E.**  
**General Manager**

August 27, 2020

Planning Advisory Committee – Primrose (Daycare)

South Suber Road, Greer, SC 29650  
Tax Map #: 0535030102713

### **WATER**

An 8-inch water line is located on the north side of Sage Creek Way and a 6-inch water line is located at the intersection of Sage Creek Way and the entrance drive that serves the MD360 and the Spinx Gas Station.

Below are the fees according to meter size and location.

Water Meter Size – Inside City Limits	Water Tap Fee	Water Capacity Fee
5/8"	\$325.00	\$800.00
1"	\$550.00	\$2,000.00
1.5"	\$2,500.00	\$4,000.00
2"	\$3,063.00	\$6,400.00

Below are the connection fees according to the number of services:

Number of Services	Connection Fee
1	\$40.00
2	\$65.00
3	\$90.00

If fire protection is required, the fee for a fire tap is \$750.00 and the fee for a detector meter is \$500.00. Greer CPW will require a **double check detector assembly** on the fire protection line.

### **SEWER**

Eight-inch gravity sewer is located on the southwest side of the parcel. The wastewater will be treated at ReWa's Pelham Water Resource Recovery Facility (NPDES Permit #SC0033804). Greer CPW is only responsible for the collection and transportation of the wastewater.

Sewer Tap – Inside City Limits	Sewer Tap Fee	Sewer Capacity Fee
5/8"	\$1,200.00	\$1,200.00
1"	\$1,200.00	\$3,000.00
1.5"	\$1,200.00	\$6,000.00
2"	\$1,200.00	\$9,600.00

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[www.greercpw.com](http://www.greercpw.com)



Additionally, ReWa's New Account Fee will need to be paid for sewer service. Contact Customer Service, 864.299.0260, regarding any questions about the New Account Fees.

Water Meter Sizes – Commercial	ReWa New Account Fee
5/8"	\$2,500.00
1"	\$7,500.00
1.5"	\$15,000.00
2"	\$22,500.00

The developer will provide Greer CPW a cash deposit, maintenance bond or an irrevocable standby letter of credit for all new water and wastewater facilities to be deeded to Greer CPW for operation and maintenance. The amount will equal fifteen percent (15%) of the cost of the newly installed water and wastewater facilities. The developer is liable for all repairs of system deficiencies for a period of two years from the date of acceptance. Refer to pages 17 and 18 from Greer CPW's Extension Policy (dated May 21, 2018). Please review the attached Greer CPW Water and/or Sewer Dedication Agreement.

Greer CPW's **final plat comments** are attached. Please review and keep these comments in mind when laying out the site and lots.

Easements will need to be shown on the final plat:

- Sanitary sewer line easements are 25-feet (12.5-feet from centerline of pipe).
- Water line easements are 10-feet (5-feet from centerline of pipe).
- Electric line easements are 5-feet. Electric line easements shall be located behind the road right-of-way (both sides of road).

CONTACT INFORMATION:

Kevin Reardon, Staff Engineer  
(864) 968-3235  
[Kevin.Reardon@greercpw.com](mailto:Kevin.Reardon@greercpw.com)

**Focusing our Energy on You.**

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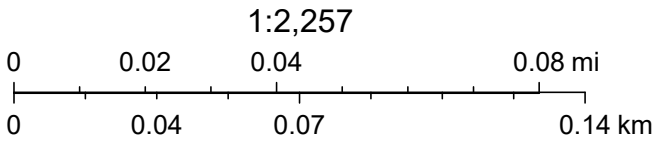
[www.greercpw.com](http://www.greercpw.com)



# Water & Sewer Utility Map



8/26/2020, 10:02:35 PM



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



# NEW ACCOUNT FEES

## RESIDENTIAL

Water Meter Size	Fees
5/8" or 3/4"	\$2,500
1"	\$5,000
1 ½"	\$15,000

## INDUSTRIAL/COMMERCIAL

Water Meter Size	Fees
5/8"	\$2,500
3/4"	\$5,000
1"	\$7,500
1 ½"	\$15,000
2"	\$22,500

Water Meter Size	Fees
3"	\$50,000
4"	\$100,000
6"	\$300,000
8"	\$400,000

Multi-Family Housing	Flow (gpd)	NAF
Three Bedrooms (per unit)	300	\$2,500
Two Bedrooms (per unit)	225	\$1,875
One Bedrooms (per unit)	150	\$1,250

Mixed Use Occupant	UCL (1)	Capacity Cost per Gallon per Day (2)	NAF
Leasing Office/Clubhouse	190	\$8.33	\$1,583
Restaurant with 400 seats (not 24 hour)	12,000	\$8.33	\$100,000
Retail Office	342	\$8.33	\$2,850

\* Acceptable forms of payment are: check, cashier's check, Visa or MasterCard.  
Make all checks payable to Renewable Water Resources.



STATE OF SOUTH CAROLINA    )  
COUNTY OF \_\_\_\_\_        )

**WATER AND/OR SEWER DEDICATION AGREEMENT**

This Dedication Agreement is made and entered as of the execution date set forth below by the undersigned in favor of the Commission of Public Works of the City of Greer ("Greer CPW").

Recitals:

WHEREAS, the undersigned desires to obtain water and sewer service from Greer CPW;

WHEREAS, in order to obtain such service the undersigned has agreed to pay all costs associated with the installation of required facilities in street or highway rights-of-way, or private rights-of-way which the undersigned has formally granted to Greer CPW at no cost for permanent public use ownership for any and all purposes without restriction or limitation; and

WHEREAS, Greer CPW has agreed to provide water and/or sewer service to undersigned upon the fulfillment by undersigned of all of the terms and conditions set forth herein as well as the payment of prescribed fees, and subject to payment of regular prescribed rates for all services rendered.

Witnesseth:

NOW, THEREFORE, in consideration of the matters in the recitals as set forth above which are hereby fully affirmed, ratified and approved, the undersigned hereby agrees as follows:

1.    Dedication and Transfer of Equipment. The undersigned irrevocably transfers and assigns to Commission of Public Works of the City of Greer, its successors and assigns, all right, title and interest in any and all equipment, lines, pipes, fixtures and related facilities installed in connection therewith and all assets, rights, materials and/or claims used, owned or held (collectively referred to hereinafter as the "Equipment"), including, without limitation, all of the following types or classifications of rights or interests: all plans, specifications, maps, drawings (including as-built drawings) and other renderings of the infrastructure; all warranties, claims and any similar rights to the infrastructure; any and all permits for the infrastructure installed (including assignment of any permit to operate); all intangible rights, goodwill and rights of the infrastructure; and all improvements, personal property, equipment, and fixtures for the project described as follows:\_\_\_\_\_.

2.    Representations and Warranties. The undersigned hereby represents, warrants and covenants to Greer CPW, its successors and assigns, that (i) the undersigned has a good and lawful right to convey its rights under the Equipment, (ii) the Equipment is free from all encumbrances, liens and mortgages, (iii) the undersigned will forever warrant and defend title to the Equipment against the claims, and (iv) Grantor will indemnify, defend and hold harmless



Greer CPW against any claims for injuries to persons or damage to property (including, without limitation, reasonable attorneys' fees and court costs) which may be related to or arise from the undersigned's installation, maintenance and use of the Equipment.

The undersigned warrants and guarantees to Greer CPW, that (i) the Equipment was completed in a good and workmanlike manner, without any patent or latent defects in construction, design or materials, (ii) all materials furnished to construct the Equipment are new, merchantable and fit for the purposes for which they are intended, and (iii) upon completion of construction, the Equipment will be sound and fit for its intended use. The warranty in this section shall run for a period of two (2) years from the execution date set forth below. A maintenance bond in the amount of 15% of the total Equipment cost shall be provided in favor of Greer CPW to secure the warranty set forth herein. The undersigned shall promptly remedy any defects in the Equipment which shall appear within this two-year warranty period. In the event the undersigned fails to promptly repair and in the event of exigent circumstances, Greer CPW has the right to make such repairs by whatever means necessary and hold the undersigned responsible for the costs thereof, including but not limited to, collection or enforcement through the maintenance bond. Additionally, Greer CPW may refuse future service to the project until such defects or the costs thereof are properly remedied by the undersigned.

The terms of this Agreement shall bind and inure to the benefit of the undersigned and Greer CPW, and their respective heirs, executors, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed these presents under seal on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:

\_\_\_\_\_  
Name of Undersigned Developer

\_\_\_\_\_  
1<sup>st</sup> Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
2<sup>nd</sup> Witness



[illegible]

BEFORE ME Personally appeared \_\_\_\_\_, a witness who  
on oath says that \_\_\_\_ he saw the within named \_\_\_\_\_  
sign, seal and as \_\_\_\_\_ act and deed deliver the within written Dedication Agreement; and that  
\_\_\_\_ he with \_\_\_\_\_, the other witness, was present and  
witnessed the due execution thereof.

SWORN to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

---

1<sup>st</sup> Witness

Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_



## **Greer CPW Comments – FINAL PLAT**

NO BUILDING OR PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR ERECTED WITHIN THE BOUNDARY OF THE RIGHT OF WAY AND/OR EASEMENT THAT WOULD PREVENT OR HINDER ACCESS TO A SEWER LINE IN THE EVENT OF AN EMERGENCY OR FOR THE OPERATION AND MAINTENANCE OF A SEWER LINE.

- EXAMPLES: BUILDINGS, LAKES/PONDS, DETENTION/SEDIMENT PONDS, FOUNDATIONS AND FOOTINGS, SWIMMING POOLS, RETAINING WALLS, PERMANENT DUMPSTER PADS, TREES, GAZEBOS.

STRUCTURES AND/OR ANY PORTION OF THE STRUCTURAL FOOTING, BUILDINGS, EAVES, DECKS, PATIOS, AND HVAC UNITS ARE NOT ALLOWED IN ANY PORTION OF THE 25 FT SANITARY SEWER EASEMENT. ANY BUILDING FOOTPRINT LOCATED WITHIN 10 FT OF A SANITARY SEWER EASEMENT MUST SHOW A 5 FT SETBACK FROM THE OUTSIDE LIMITS OF THE SEWER EASEMENT. A FOUNDATION SURVEY, IN REFERENCE TO THE ASSOCIATED SEWER EASEMENT, WILL BE REQUIRED FOR GREER CPW'S REVIEW FOR ANY BUILDINGS LOCATED WITHIN 10 FT OF THE SANITARY SEWER EASEMENT.

FENCES ARE NOT PERMITTED IN THE 25 FT SANITARY SEWER EASEMENT PARALLEL TO THE SEWER LINE. WRITTEN CONSENT FROM GREER CPW IS REQUIRED IN INSTANCES WHERE THE FENCE IS PLACED PERPENDICULAR TO THE SEWER LINE. IF PERMITTED, (2) TWO — (6) SIX FOOT GATES ARE REQUIRED WHERE THE FENCE CROSSES THE SEWER EASEMENT. THE USE OF THE 25 FT SANITARY SEWER EASEMENT SHALL NOT INJURE, ENDANGER OR RENDER THE SEWER LINE OR ITS APPURTENANCES INACCESSIBLE IN ANY WAY.





MEMO

To: Planning/Zoning & Applicant

From: Steve Grant, P.E., City Engineer

Subject: Standard Comments - Commercial

1. Any retaining walls over 4 feet in height will need to be designed by a professional structural engineer licensed in SC. Submit plans to City Building Official.
  - a. Retaining Wall plans must be approved before grading permits are issued.
  - b. Retaining wall contractor must be properly licensed in SC and must hire a 3<sup>rd</sup> party inspector during wall construction. These are verified before grading permits are issued.
2. State in Site Data table if retaining walls are proposed Yes/No.
3. Ensure all ADA/Handicapped accessible areas, routes and sidewalks meet all current design standards and details and grades are clearly indicated.
4. Specify public or private roads on plans.
5. If streets are public, City requires concrete storm drainage pipe in right of way.
6. Encroachment permits are required from SCDOT/County or City. Traffic studies and/or a left turn lane into the development may be required.
7. Show available sight distance at proposed new entrance on plans.
8. Provide detailed grading plan.
9. Make sure all storm drainage easements are clearly defined and depicted on the plans.
10. Include perimeter sidewalk and details. Coordinate location with Planning Manager.
11. If site has 100 year floodplain on it, no grading or development in the floodplain. All Finished Floor elevations must be a minimum 3 feet above 100 year flood elevation.





# Memorandum

**To: Zoning Department**

**From: Scott Keeley, Deputy Chief/Fire Marshal**

**Date: 8/27/2020**

**Re: Primrose Daycare PAC Fire Comments**

---

I have reviewed the plan submitted for the above meeting and have the following comments:

1. Need a site plan showing fire hydrant locations.
2. Need underground fire line plan for fire sprinkler system (If required).
3. Fire hydrants must be installed and in service before construction permits will be released. Fire hydrants shall be 3way with a 5" Storz connection on the pumper outlet.
4. All weather roads must be installed before construction and maintained until final paving is completed.

Submit requested plans in a PDF format to [skeeley@cityofgreer.org](mailto:skeeley@cityofgreer.org)





26 August 2020

## Greer Police Department PAC Notes

### Recent Issues Observed in Commercial Construction:

- Commercial properties are most susceptible during the initial stages of construction when grading equipment, tools and trailers are readily available.
  - Stolen construction equipment – Machinery that is left with keys and fuel will often be stolen from the site. It is recommended to back them into a circle or against a building where they cannot be taken or take the keys/operating fuse.
  - Stolen Trailers – Often trailers are left on the property after hours with little lighting and no locking mechanism

### Quick Tips:

- Keep the property lit during all stages of construction and after completion.
- Utilize a surveillance system
  - Off Duty Security
  - Cameras
  - Alarm Systems
- Maintain communication with site managers and open a line of communication with law enforcement for when it is needed.
  - Officers will regularly be out to the property to make sure no is trespassing during the night. Many construction companies have contractors working at all hours of the day, please communicate these plans and provide telephone number for checking this. Many thieves will tell the officers that they are working at the site and need to take the property off site for whatever reason; an officer will need to confirm this in order to protect your property.
- Minimize entrances and utilize barriers to close off the property when no one is working.

Contact	E-mail	Telephone
Dispatch Non-Emergency		864-848-2151
Community Outreach – Sgt. Smith	<a href="mailto:jsmith@cityofgreer.org">jsmith@cityofgreer.org</a>	864-968-7002
Crime Analysis – Pene' Ellis	<a href="mailto:tellis@cityofgreer.org">tellis@cityofgreer.org</a>	864-877-7906
Area 3 Sgt – Sgt. Saunders	<a href="mailto:jsaunders@cityofgreer.org">jsaunders@cityofgreer.org</a>	864-848-2164

## POLICE DEPARTMENT









PAC Meeting 8-27-20

Primrose Daycare

Tax map: 0535030102713

Comments from Robert Roux, PE, CFM

- 1) I will need my copy of the MD360 SWPPP back.
- 2) Will a sediment trap or basin be proposed to protect the existing pond during construction?
- 3) Site plan review must be applied for through eTrakit (<https://greeretrakit.cityofgreer.org/etrakit/>) as a Site Development Project – Commercial subtype. All plan submittals must be done through eTrakit. Contact me if you need assistance. I do not need hard copies of plans or SWPPP.
- 4) Plan Review Fee will be generated by and can be paid for through eTrakit. If paying through the online system, a 2.89% credit card processing fee will be added. Check payment is also acceptable to avoid the credit card fee.
- 5) Use Greenville North rainfall depths from the DHEC BMP Handbook.
- 6) All retaining walls must be permitted regardless of height. The wall permit must be issued before a City of Greer Grading Permit can be issued. Retaining walls that are 4 feet in height or greater require engineered plans and must be reviewed/approved by the City Building Official. Refer to the [Retaining Wall Checklist](#) on the City of Greer website.
- 7) Refer to the standard Stormwater PAC comments, let me know if you have any questions or need clarification.



Category Number: III.  
Item Number: G.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

---

**FDP 20-14**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Site Plan	9/14/2020	Cover Memo
<input type="checkbox"/> PAC Comments	9/14/2020	Cover Memo



## SITE DATA

TAX MAP NO.: 9-04-00-023.00

TOTAL AREA: ±10.81 ACRES

ZONING: DRD CLUSTER

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

PROPOSED ROADWAY: ±1,510 LF (42' MIN. PRIVATE ROW)

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

OPEN SPACE PROVIDED: ±4.79 ACRES (44%)

PARKING: 2 SPACES PROVIDED PER UNIT (ONE IN GARAGE/ONE IN DRIVEWAY). GUEST PARKING TO BE PROVIDED = 13  
TOTAL = 179

**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 J. 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



Know what's below.  
Call before you dig.

## GENERAL NOTES

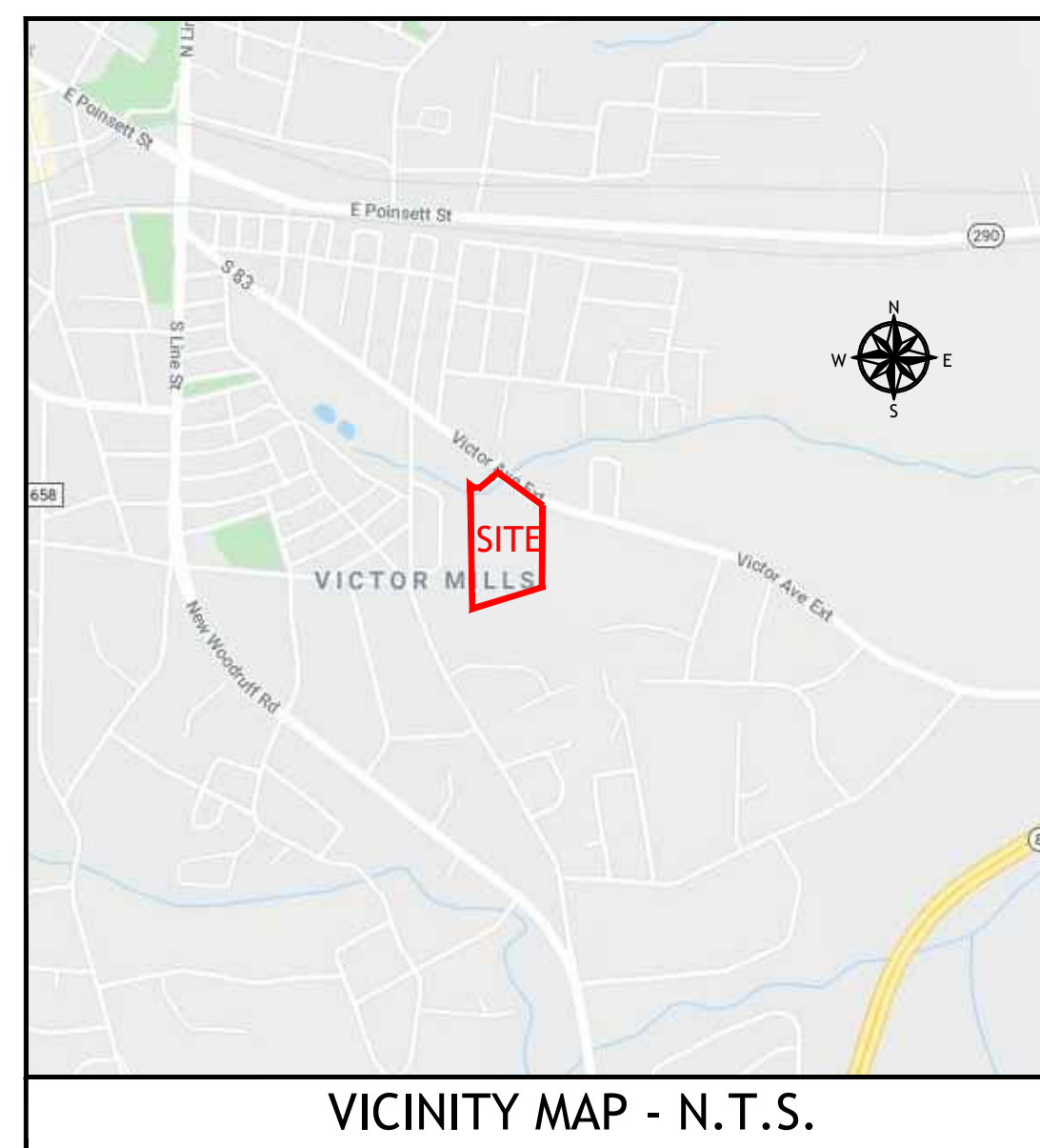
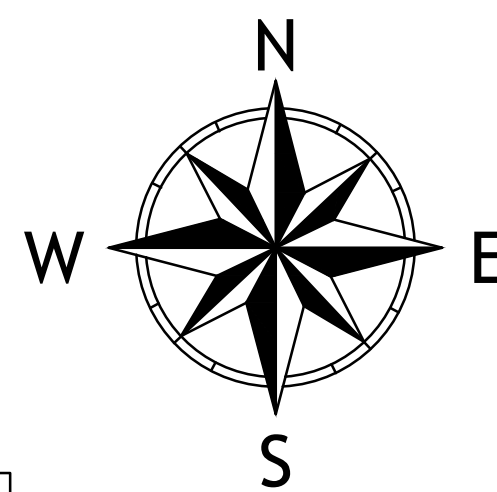
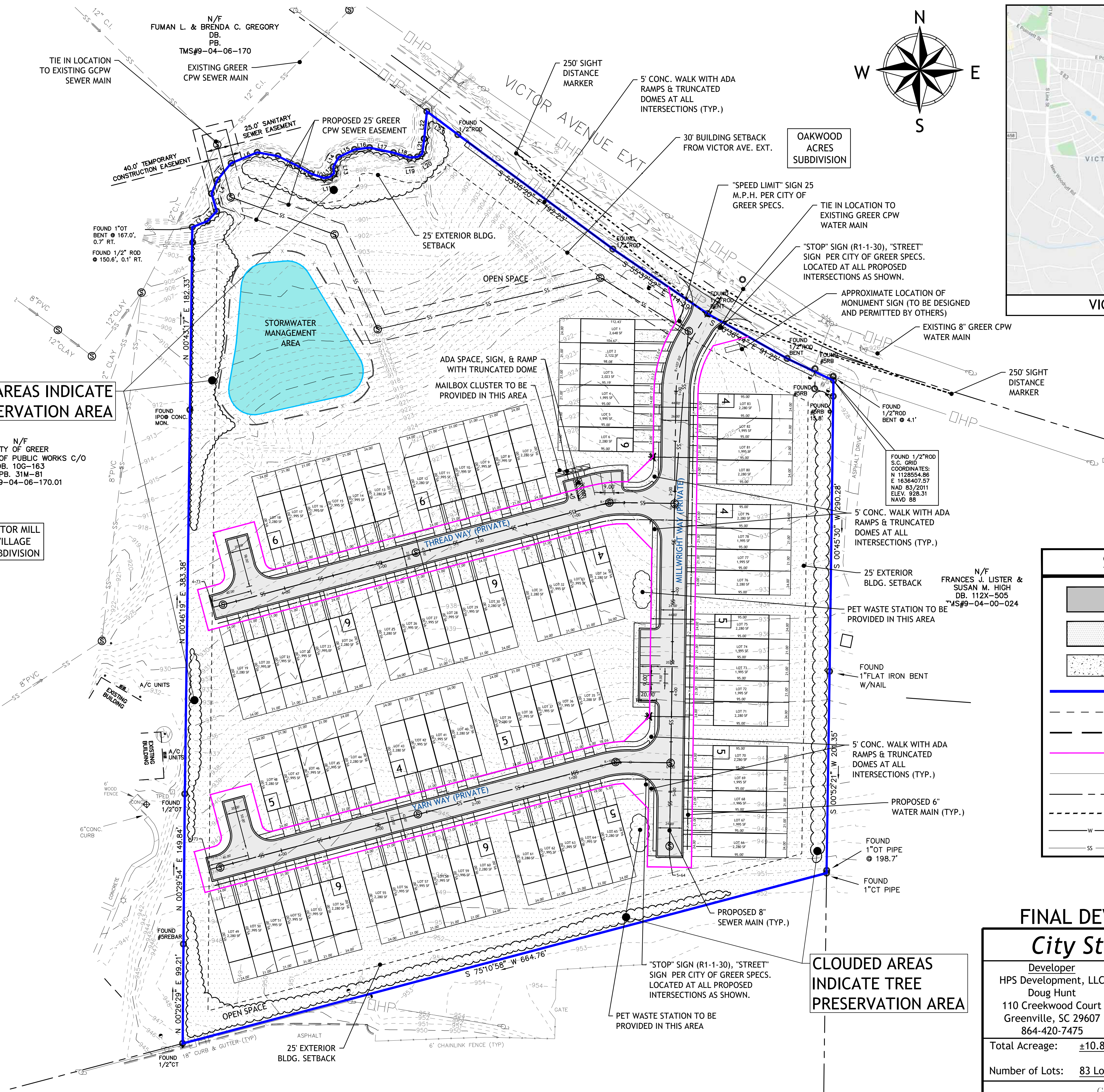
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG VICTOR AVE. EXT. PROVIDED BY GREER CPW.
- SANITARY SEWER IS AVAILABLE ADJACENT TO THE DEVELOPMENT AND WILL BE PROVIDED BY GREER CPW. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY 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 SCDDOT 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.

CLOUDED AREAS INDICATE  
TREE PRESERVATION AREA

N/F  
CITY OF GREER  
COMMISSION OF PUBLIC WORKS C/O  
DB. 10G-163  
PB. 31M-81  
TMS#9-04-06-170.01

VICTOR MILL  
VILLAGE  
SUBDIVISION

N/F  
STATE MILITARY DEPARTMENT S.C.  
DB. 43F-5  
TMS#9-04-00-023.01



VICINITY MAP - N.T.S.

## SITE LEGEND

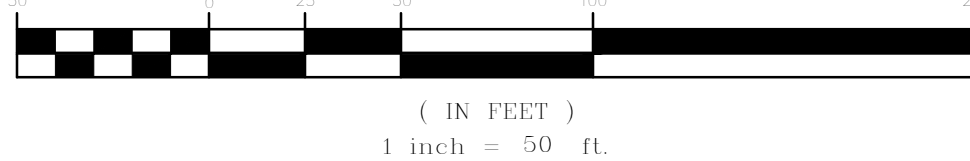
	ASPHALT PAVEMENT SECTION
	COMMON AREA / OPEN SPACE
	SIDEWALK
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	FLOODPLAIN
	PROPOSED R/W
	PROPOSED E.O.P.
	PROPOSED C/L ROAD
	SIGHT DISTANCE LINES
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER

## FINAL DEVELOPMENT PLAN

### City Station 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: ±10.81 AC	Existing Zoning: DRD
Number of Lots: 83 Lots	New Private Road: ±1,510 LF

GRAPHIC SCALE



Project Number: 2020-010  
DWG Name: 2020-09-01 FDP City Station Townes.dwg  
Drawing Scale: AS NOTED  
Date of Project: 03/2020  
Engineer of Record:

Paul J. Harrison, P.E.  
South Carolina P.E.# 24224  
North Carolina P.E.# 038371

**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 P0868 - AL CA4065E

**CITY STATION TOWNES**  
(TH Subdivision - Preliminary)  
Victor Ave. Ext.  
Greer, SC 29651



PLAN REVISION	ISSUED DATE	ISSUE COMMENT
A	09/01/2020	Issued Final Development Plan

Final Development Plan

FDP-1





BUILDING & DEVELOPMENT STANDARDS  
PLANNING & ZONING  
PLANNING ADVISORY COMMITTEE(PAC)

PROJECT:	High Cotton Townes
ADDRESS:	Victor Ave Ext
PROPERTY IDENTIFICATION NUMBER:	9-04-00-023.00

ZONING

ZONING DISTRICT:	DRD		
SETBACKS:		BUFFER REQUIRED	Yes
FRONT:	18' Internal Streets		
SIDE:	RIGHT: 5*	LEFT: 5*	ENVIRONS DISTRICT
REAR:	5*		No
		FLOODPLAIN PANELS	No

PARKING

OFF STREET PARKING REQUIRMENTS	Two per unit
LANDSCAPE BUFFERS	Roadside Landscaping required
SCREEN DUMPSTER	N/A
SCREEN LOADING AREA	N/A

LAND DEVELOPMENT

SUBDIVISION OF PROPERTY	No	TRAFFIC IMPACT STUDY REQUIRED
SIDEWALKS		No
INTERIOR	As required by IBC	
EXTERIOR	Yes	

COMMENTS:	The site needs to have both active and passive common area. Building material, prefer no or minimal vinyl, offset facades (2'-4') with stone or brick accents, garage doors with window or carriage style doors and potential roof canopy over garages. Statement of Intent needs to reflect the supplied elevation of the townhomes.
-----------	---

\*Setbacks required per building code and stormwater regulations for side yards.

\*\*25' exterior boundary (30' Victor Ave) required.





301 McCall Street  
Greer, SC 29650  
(864) 848-5500  
info@greercpw.com

**Commissioners**  
**Jeffery M. Howell - Chairman**  
**Perry J. Williams**  
**Eugene G. Gibson**

**Michael Richard, P.E.**  
**General Manager**

April 2, 2020

Planning Advisory Committee – High Cotton Townes

Address: Victor Avenue Extension, Greer, SC 29651  
Tax Map #: 9-04-00-023.00

### **WATER**

An 8-inch water line is located on the northeast side of Victor Avenue Extension.

Below are the fees according to meter size and location.

Water Meter Size – Inside City Limits	Water Tap Fee	Water Capacity Fee
5/8"	\$500.00	\$800.00
1"	\$550.00	\$2,000.00
1.5"	\$2,500.00	\$4,000.00
2"	\$3,063.00	\$6,400.00

Below are the connection fees according to the number of services:

Number of Services	Connection Fee
1	\$30.00
2	\$45.00
3	\$60.00

If fire protection is required, the fee for a fire tap is \$750.00 and the fee for a detector meter is \$500.00. Greer CPW will require a **double check detector assembly** on the fire protection line.

### **SEWER**

Twelve-inch gravity sewer is located northwest of the parcel. An easement will need to be obtained to tie into the sewer line.

The wastewater will be treated at Greer CPW's Maple Creek WWTP (NPDES Permit #SC0046345).

Sewer Tap – Inside City Limits	Sewer Tap Fee	Sewer Capacity Fee
5/8"	\$500.00	\$1,200.00
1"	\$500.00	\$3,000.00
1.5"	\$500.00	\$6,000.00
2"	\$500.00	\$9,600.00

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Each lot/unit shall have its own domestic water meter and its own sewer tap/sewer connection.

The developer will provide Greer CPW a cash deposit, maintenance bond or an irrevocable standby letter of credit for all new water and wastewater facilities to be deeded to Greer CPW for operation and maintenance. The amount will equal fifteen percent (15%) of the cost of the newly installed water and wastewater facilities. The developer is liable for all repairs of system deficiencies for a period of two years from the date of acceptance. Refer to pages 17 and 18 from Greer CPW's Extension Policy (dated May 21, 2018). Please review the attached Greer CPW Water and/or Sewer Dedication Agreement.

Greer CPW's **final plat comments** are attached. Please review and keep these comments in mind when laying out the site and lots.

Easements will need to be shown on the final plat:

- Sanitary sewer line easements are 25-feet (12.5-feet from centerline of pipe).
- Water line easements are 10-feet (5-feet from centerline of pipe).
- Electric line easements are 5-feet. Electric line easements shall be located behind the road right-of-way (both sides of road).

#### CONTACT INFORMATION:

Kevin Reardon, Staff Engineer  
(864) 968-3235  
[Kevin.Reardon@greercpw.com](mailto:Kevin.Reardon@greercpw.com)

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[www.greercpw.com](http://www.greercpw.com)





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(864) 848-5500  
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**Commissioners**  
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**Perry J. Williams**  
**Eugene G. Gibson**

**Michael Richard, P.E.**  
**General Manager**

SUB 2020-035

PROJECT NAME: High Cotton Townes

ADDRESS: Victor Avenue Extension, Greer

#### ELECTRIC DEPARTMENT COMMENTS

1. Please review the attached Greer CPW Extension Policy (dated May 21, 2018). Page 19 provides details for electric service extensions.
2. To facilitate design and layout of the electrical distribution system, please send a DWG file for the project to [robert.richardson@greercpw.com](mailto:robert.richardson@greercpw.com). DWG file requirements are listed on Page 4 of the Extension Policy.
3. Provide the following information, either on the file or sent separately:
  - Square footage of homes and note if service will be larger than 200 amp
  - Indicate which side of entrance power will be needed (if any) for entrance signs or irrigation meters
4. Greer CPW will provide road crossing conduit locations once we have received all information. Developer's contractor will be responsible for furnishing and installing the road crossing conduits.
5. Greer CPW no longer provides lights for private parking lots or for developments with private roads. Developer is responsible for the design and layout of lights. CPW will provide power at appropriate meter locations; developer's contractor will run power from the meter locations to the applicable lights.

#### Contacts:

Mark Harvey, Project Manager (864)-968-3241

David Mabry, Construction Supervisor (864) 449-2533

Tony Farr, Electric Manager (864) 968-3233

Robert Richardson, Electrical Engineer (864) 968-3237

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## Greer CPW Non-Residential Electric Service Request Form

Service Name and Address:		
Customer Name:	Address:	Phone:
Electrical Contractor:	Address:	Phone:
Business Use/Type:	Square Footage:	Requested In Service Date:
Type of Service Requested: <input type="checkbox"/> Underground <input type="checkbox"/> Overhead <input type="checkbox"/> Service Change    OR <input type="checkbox"/> New Service		

### Requested Service Characteristics

Service Size _____ Amps    Service Conductor Size Ph. _____ N _____    #Conductors Per Ph. _____ N _____		
Conductor Type _____ Cu.    _____ Al.	<b>Expected Load Factor: _____ %</b>	
Voltage and Phasing:		
_____ Volts    _____ Phase    _____ Wire    _____ Single Phase    _____ Three Phase    _____ Wye		
<b>All three phase service shall be furnished as FOUR WIRE WYE unless prior approval is received from Greer CPW</b>		

### Facility Load Details

<u>ELECTRIC MOTOR LOAD</u>					<u>ADDITIONAL LOADS</u>	
PHASE	NO.	HP	VOLTAGE	HOURS OF OPERATION PER DAY		
_____	_____	_____	_____	_____	_____ Building Lighting	_____ kW
_____	_____	_____	_____	_____	_____ Electric Heat	_____ kW
_____	_____	_____	_____	_____	_____ Heat Pump	_____ kW
_____	_____	_____	_____	_____	_____ AC                      BTU _____	_____ Tons
_____	_____	_____	_____	_____	Estimated kW per Ton _____	
_____	_____	_____	_____	_____	_____ Cooking	_____ kW
_____	_____	_____	_____	_____	_____ Water Heating #Units _____ Each Unit _____	_____ kW
_____	_____	_____	_____	_____	_____ Site Lighting	_____ kW
_____	_____	_____	_____	_____	_____ Receptacles	_____ kW
Type of Operation: _____ Continuous    _____ Intermittent					_____ Misc. Loads	_____ kW
Starting Compensation _____ If yes provide description					_____ Other Loads (Describe)	_____ kW
If intermittent provide list or attach description of operating patterns.					Estimated Operating Hours: Hours Per Week _____ Months Per Year _____	

Attach additional documentation if necessary to describe any unique or additional service or load characteristics. Provide documentation on any anticipated future expansion of loads with expected in service date. Greer CPW shall approve all service and metering locations and equipment.

If you have questions about this form please contact Robert Richardson 864-968-3237 or robert.richardson@greercpw.com





MEMO

To: Brandon McMahan

From: Steve Grant, P.E.

Subject: PAC comments - RZ20-00035 – High Cotton Townes (DRD)

1. No additional comments beyond standard comments.



## Ashley Kaade

---

**From:** Walters, Kurt <KWalters@greenvillecounty.org>  
**Sent:** Thursday, April 2, 2020 12:19 PM  
**To:** Planning and Zoning  
**Subject:** Greer PAC Mtg

Greenville County has no comments for the following projects:

- Shine on 29
- Jason St Apts
- High Cotton Townes

Thanks again for including us.

### Kurt Walters

Greenville County Traffic Engineer  
301 University Ridge, Suite 3800  
Greenville, SC 29601  
864-467-7013

[GreenvilleCounty.org](http://GreenvilleCounty.org)

[Public Works Page](#)

[Traffic Calming Policy](#)

[Speed Hump Request Form](#)

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## Ashley Kaade

---

**From:** Perdue, Michele <MPerdue@greenvillecounty.org>  
**Sent:** Monday, March 30, 2020 11:35 AM  
**To:** Brandon McMahan  
**Cc:** Planning and Zoning  
**Subject:** RE: April 2, 2020 PAC Meeting

Hi Brandon,

CSP20-0008: An address of 1000 W. Wade Hampton Blvd has been given for this parcel T018020123000.

CSP20-0009: I am not sure which way the front of the buildings will be facing for addressing purposes. If the building face towards the interior, then the drive will need to be named.

RZ20-00035: The road names Millwright Way, Thread Way and Yarn Way are all approved for Greenville County.

I hope you have a great day!!

Michele

-----Original Appointment-----

**From:** Brandon McMahan

**Sent:** Thursday, March 26, 2020 3:06 PM

**To:** Ann P. Cunningham; April Peel; Ashley Kaade; bcothran@sjwd.com; bfarley@greenville.k12.sc.us; Brad Powers Blue Ridge Rual Water; Brandy Blake; Bryant Oakley; Caroline Parris; cissonjs@scdot.org; Don Milner; Dr. Randall Gary; Edward Driggers; Elizabeth Adams; Event Staff; fredia.snow@greerpcw.com; Genelle Jones; gjackson@sws-sssd.org; Greg Evangelesta; Gamble, Heshia; IT Help Desk; Hanna, Jonathan; jholliday@spartanburgcounty.org; Jim Malone - Charter Spectrum; kaelyn@greercitizen.com; keith.almond@greerpcw.com; keithm@re-wa.org; kevin.reardon@greerpcw.com; kimm@re-wa.org; Walters, Kurt; Madeleine Bolick; mark.harvey@greerpcw.com; Mike Sell; Perdue, Michele; Tamerra Ellis; Reno Deaton; Ricky Bridwell; Robert M. Roux; Robert Richardson; Ronald Watson; Ruthie Helms; Samanthab@taylorsdistrict.org; Sandy Martin; Holt, Sarah; scarr@gspairport.com; Scott Keeley; Shannon Batson; slimbaker@greenville.k12.sc.us; sschneider@spartanburgwater.org; Steve Grant; ted.simmons@charter.com; tgore@spartanburgwater.org; Tony Farr; Vicki W. Adams

**Subject:** April 2, 2020 PAC Meeting

**When:** Thursday, April 02, 2020 10:00 AM-11:30 AM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Zoom

**CAUTION:** This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

We have 3 projects to discuss at PAC next week. Please see all attached documents for review and be prepared for discussion and comments at the meeting. We will be having the meeting via Zoom and please let me know if you have any questions. You may email [pz@cityofgreer.org](mailto:pz@cityofgreer.org) any specific comments you have for this project for the record.

CSP20-0008 - Shine on 29

CSP20-0009 - Jason St Apartments and Brewery

RZ20-00035 – High Cotton Townes (DRD)



Topic: PAC Meeting

Time: Apr 2, 2020 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/870332933?pwd=YnB1d0NaTGlwMUY3dVg4SDYrcDRmUT09>

Meeting ID: 870 332 933

Password: 218750

One tap mobile

+19292056099,,870332933# US (New York)

+13126266799,,870332933# US (Chicago)

Dial by your location

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

Meeting ID: 870 332 933

Find your local number: <https://zoom.us/u/aeJpw22lan>

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+1 346 248 7799 US (Houston)

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**Eugene G. Gibson**

**Michael Richard, P.E.**  
**General Manager**

April 2, 2020

Planning Advisory Committee – High Cotton Townes

Address: Victor Avenue Extension, Greer, SC 29651  
Tax Map #: 9-04-00-023.00

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1.5"	\$2,500.00	\$4,000.00
2"	\$3,063.00	\$6,400.00

Below are the connection fees according to the number of services:

Number of Services	Connection Fee
1	\$30.00
2	\$45.00
3	\$60.00

If fire protection is required, the fee for a fire tap is \$750.00 and the fee for a detector meter is \$500.00. Greer CPW will require a **double check detector assembly** on the fire protection line.

### **SEWER**

Twelve-inch gravity sewer is located northwest of the parcel. An easement will need to be obtained to tie into the sewer line.

The wastewater will be treated at Greer CPW's Maple Creek WWTP (NPDES Permit #SC0046345).

Sewer Tap – Inside City Limits	Sewer Tap Fee	Sewer Capacity Fee
5/8"	\$500.00	\$1,200.00
1"	\$500.00	\$3,000.00
1.5"	\$500.00	\$6,000.00
2"	\$500.00	\$9,600.00

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Each lot/unit shall have its own domestic water meter and its own sewer tap/sewer connection.

The developer will provide Greer CPW a cash deposit, maintenance bond or an irrevocable standby letter of credit for all new water and wastewater facilities to be deeded to Greer CPW for operation and maintenance. The amount will equal fifteen percent (15%) of the cost of the newly installed water and wastewater facilities. The developer is liable for all repairs of system deficiencies for a period of two years from the date of acceptance. Refer to pages 17 and 18 from Greer CPW's Extension Policy (dated May 21, 2018). Please review the attached Greer CPW Water and/or Sewer Dedication Agreement.

Greer CPW's **final plat comments** are attached. Please review and keep these comments in mind when laying out the site and lots.

Easements will need to be shown on the final plat:

- Sanitary sewer line easements are 25-feet (12.5-feet from centerline of pipe).
- Water line easements are 10-feet (5-feet from centerline of pipe).
- Electric line easements are 5-feet. Electric line easements shall be located behind the road right-of-way (both sides of road).

#### CONTACT INFORMATION:

Kevin Reardon, Staff Engineer  
(864) 968-3235  
[Kevin.Reardon@greercpw.com](mailto:Kevin.Reardon@greercpw.com)

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[www.greercpw.com](http://www.greercpw.com)





301 McCall Street  
Greer, SC 29650  
(864) 848-5500  
[info@greercpw.com](mailto:info@greercpw.com)

**Commissioners**  
**Jeffery M. Howell - Chairman**  
**Perry J. Williams**  
**Eugene G. Gibson**

**Michael Richard, P.E.**  
**General Manager**

SUB 2020-035

PROJECT NAME: High Cotton Townes

ADDRESS: Victor Avenue Extension, Greer

#### ELECTRIC DEPARTMENT COMMENTS

1. Please review the attached Greer CPW Extension Policy (dated May 21, 2018). Page 19 provides details for electric service extensions.
2. To facilitate design and layout of the electrical distribution system, please send a DWG file for the project to [robert.richardson@greercpw.com](mailto:robert.richardson@greercpw.com). DWG file requirements are listed on Page 4 of the Extension Policy.
3. Provide the following information, either on the file or sent separately:
  - Square footage of homes and note if service will be larger than 200 amp
  - Indicate which side of entrance power will be needed (if any) for entrance signs or irrigation meters
4. Greer CPW will provide road crossing conduit locations once we have received all information. Developer's contractor will be responsible for furnishing and installing the road crossing conduits.
5. Greer CPW no longer provides lights for private parking lots or for developments with private roads. Developer is responsible for the design and layout of lights. CPW will provide power at appropriate meter locations; developer's contractor will run power from the meter locations to the applicable lights.

#### Contacts:

Mark Harvey, Project Manager (864)-968-3241

David Mabry, Construction Supervisor (864) 449-2533

Tony Farr, Electric Manager (864) 968-3233

Robert Richardson, Electrical Engineer (864) 968-3237

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[www.greercpw.com](http://www.greercpw.com)



## Greer CPW Non-Residential Electric Service Request Form

Service Name and Address:		
Customer Name:	Address:	Phone:
Electrical Contractor:	Address:	Phone:
Business Use/Type:	Square Footage:	Requested In Service Date:
Type of Service Requested: <input type="checkbox"/> Underground <input type="checkbox"/> Overhead <input type="checkbox"/> Service Change    OR <input type="checkbox"/> New Service		

### Requested Service Characteristics

Service Size _____ Amps    Service Conductor Size Ph. _____ N _____    #Conductors Per Ph. _____ N _____		
Conductor Type _____ Cu.    _____ Al.	<b>Expected Load Factor: _____ %</b>	
Voltage and Phasing: _____ Volts    _____ Phase    _____ Wire    _____ Single Phase    _____ Three Phase    _____ Wye		
<b>All three phase service shall be furnished as FOUR WIRE WYE unless prior approval is received from Greer CPW</b>		

### Facility Load Details

<u>ELECTRIC MOTOR LOAD</u>					<u>ADDITIONAL LOADS</u>	
PHASE	NO.	HP	VOLTAGE	HOURS OF OPERATION PER DAY		
_____	_____	_____	_____	_____	_____ Building Lighting	_____ kW
_____	_____	_____	_____	_____	_____ Electric Heat	_____ kW
_____	_____	_____	_____	_____	_____ Heat Pump	_____ kW
_____	_____	_____	_____	_____	_____ AC                      BTU _____	_____ Tons
_____	_____	_____	_____	_____	Estimated kW per Ton _____	
_____	_____	_____	_____	_____	_____ Cooking	_____ kW
_____	_____	_____	_____	_____	_____ Water Heating #Units _____ Each Unit _____	_____ kW
_____	_____	_____	_____	_____	_____ Site Lighting	_____ kW
_____	_____	_____	_____	_____	_____ Receptacles	_____ kW
Type of Operation: _____ Continuous    _____ Intermittent					_____ Misc. Loads	_____ kW
Starting Compensation _____ If yes provide description					_____ Other Loads (Describe)	_____ kW
If intermittent provide list or attach description of operating patterns.					Estimated Operating Hours: Hours Per Week _____ Months Per Year _____	

Attach additional documentation if necessary to describe any unique or additional service or load characteristics. Provide documentation on any anticipated future expansion of loads with expected in service date. Greer CPW shall approve all service and metering locations and equipment.

If you have questions about this form please contact Robert Richardson 864-968-3237 or robert.richardson@greercpw.com





MEMO

To: Brandon McMahan

From: Steve Grant, P.E.

Subject: PAC comments - RZ20-00035 – High Cotton Townes (DRD)

1. No additional comments beyond standard comments.



## Ashley Kaade

---

**From:** Walters, Kurt <KWalters@greenvillecounty.org>  
**Sent:** Thursday, April 2, 2020 12:19 PM  
**To:** Planning and Zoning  
**Subject:** Greer PAC Mtg

Greenville County has no comments for the following projects:

- Shine on 29
- Jason St Apts
- High Cotton Townes

Thanks again for including us.

### Kurt Walters

Greenville County Traffic Engineer  
301 University Ridge, Suite 3800  
Greenville, SC 29601  
864-467-7013

[GreenvilleCounty.org](http://GreenvilleCounty.org)

[Public Works Page](#)

[Traffic Calming Policy](#)

[Speed Hump Request Form](#)

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## Ashley Kaade

---

**From:** Perdue, Michele <MPerdue@greenvillecounty.org>  
**Sent:** Monday, March 30, 2020 11:35 AM  
**To:** Brandon McMahan  
**Cc:** Planning and Zoning  
**Subject:** RE: April 2, 2020 PAC Meeting

Hi Brandon,

CSP20-0008: An address of 1000 W. Wade Hampton Blvd has been given for this parcel T018020123000.

CSP20-0009: I am not sure which way the front of the buildings will be facing for addressing purposes. If the building face towards the interior, then the drive will need to be named.

RZ20-00035: The road names Millwright Way, Thread Way and Yarn Way are all approved for Greenville County.

I hope you have a great day!!

Michele

-----Original Appointment-----

**From:** Brandon McMahan

**Sent:** Thursday, March 26, 2020 3:06 PM

**To:** Ann P. Cunningham; April Peel; Ashley Kaade; bcothran@sjwd.com; bfarley@greenville.k12.sc.us; Brad Powers Blue Ridge Rual Water; Brandy Blake; Bryant Oakley; Caroline Parris; cissonjs@scdot.org; Don Milner; Dr. Randall Gary; Edward Driggers; Elizabeth Adams; Event Staff; fredia.snow@greerpcpw.com; Genelle Jones; gjackson@sws-sssd.org; Greg Evangelesta; Gamble, Heshia; IT Help Desk; Hanna, Jonathan; jholliday@spartanburgcounty.org; Jim Malone - Charter Spectrum; kaelyn@greercitizen.com; keith.almond@greerpcpw.com; keithm@re-wa.org; kevin.reardon@greerpcpw.com; kimm@re-wa.org; Walters, Kurt; Madeleine Bolick; mark.harvey@greerpcpw.com; Mike Sell; Perdue, Michele; Tamerra Ellis; Reno Deaton; Ricky Bridwell; Robert M. Roux; Robert Richardson; Ronald Watson; Ruthie Helms; Samanthab@taylorsdistrict.org; Sandy Martin; Holt, Sarah; scarr@gspairport.com; Scott Keeley; Shannon Batson; slimbaker@greenville.k12.sc.us; sschneider@spartanburgwater.org; Steve Grant; ted.simmons@charter.com; tgore@spartanburgwater.org; Tony Farr; Vicki W. Adams

**Subject:** April 2, 2020 PAC Meeting

**When:** Thursday, April 02, 2020 10:00 AM-11:30 AM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Zoom

**CAUTION:** This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

We have 3 projects to discuss at PAC next week. Please see all attached documents for review and be prepared for discussion and comments at the meeting. We will be having the meeting via Zoom and please let me know if you have any questions. You may email [pz@cityofgreer.org](mailto:pz@cityofgreer.org) any specific comments you have for this project for the record.

CSP20-0008 - Shine on 29

CSP20-0009 - Jason St Apartments and Brewery

RZ20-00035 – High Cotton Townes (DRD)



Topic: PAC Meeting

Time: Apr 2, 2020 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/870332933?pwd=YnB1d0NaTGlwMUY3dVg4SDYrcDRmUT09>

Meeting ID: 870 332 933

Password: 218750

One tap mobile

+19292056099,,870332933# US (New York)

+13126266799,,870332933# US (Chicago)

Dial by your location

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

Meeting ID: 870 332 933

Find your local number: <https://zoom.us/u/aeJpw22lan>

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02 April 2020

## Greer Police Department PAC Notes

### Recent Issues Observed in High Traffic Areas:

- Stolen Trailers – Often trailers are left on the property after hours with little lighting and no locking mechanism.
- Incomplete Structures are often burglary targets- Neighborhoods that have homes in the mid to late building stages are often left unlocked or without a garage door. These are hotspots for damage, construction equipment theft (tools and materials) and appliance theft. 2020 has seen a spike in these incidents in residential communities.
- Stolen construction equipment – Machinery that is left with keys and fuel will often be stolen from the site. It is recommended to back them into a circle or against a building where they cannot be taken or take the keys/operating fuse.

### Quick Tips:

- Keep the property lit during all stages of construction and after completion.
- Utilize a surveillance system
  - Off Duty Security
  - Cameras
  - Alarm Systems
- Maintain communication with site managers and open a line of communication with law enforcement for when it is needed.
  - Officers will regularly be out to the property to make sure no is trespassing during the night. Many construction companies have contractors working at all hours of the day, please communicate these plans and provide telephone number for checking this. Many thieves will tell the officers that they are working at the site and need to take the property off site for whatever reason; an officer will need to confirm this in order to protect your property.

Contact	E-mail	Telephone
Dispatch Non-Emergency		864-848-2151
Community Outreach – Sgt. Smith	<a href="mailto:jsmith@cityofgreer.org">jsmith@cityofgreer.org</a>	864-968-7002
Crime Analysis – Pene' Ellis	<a href="mailto:tellis@cityofgreer.org">tellis@cityofgreer.org</a>	864-877-7906
Area 2 Sgt – Sgt. Wilson	<a href="mailto:rwilson@cityofgreer.org">rwilson@cityofgreer.org</a>	864-848-2145
Area 4 Sgt – Sgt. Ferrell	<a href="mailto:mferrell@cityofgreer.org">mferrell@cityofgreer.org</a>	864-848-2145

## POLICE DEPARTMENT





# BUILDING & DEVELOPMENT STANDARDS PLANNING & ZONING PLANNING ADVISORY COMMITTEE(PAC)

PROJECT:	High Cotton Townes
ADDRESS:	Victor Ave Ext
PROPERTY IDENTIFICATION NUMBER:	9-04-00-023.00

## ZONING

ZONING DISTRICT:	DRD		
SETBACKS:		BUFFER REQUIRED	Yes
FRONT:	18' Internal Streets		
SIDE:	RIGHT: 5*	LEFT: 5*	ENVIRONS DISTRICT
REAR:	5*		No
		FLOODPLAIN PANELS	No

## PARKING

OFF STREET PARKING REQUIRMENTS	Two per unit
LANDSCAPE BUFFERS	Roadside Landscaping required
SCREEN DUMPSTER	N/A
SCREEN LOADING AREA	N/A

## LAND DEVELOPMENT

SUBDIVISION OF PROPERTY	No	TRAFFIC IMPACT STUDY REQUIRED
SIDEWALKS		No
INTERIOR	As required by IBC	
EXTERIOR	Yes	

COMMENTS:	The site needs to have both active and passive common area. Building material, prefer no or minimal vinyl, offset facades (2'-4') with stone or brick accents, garage doors with window or carriage style doors and potential roof canopy over garages. Statement of Intent needs to reflect the supplied elevation of the townhomes.
-----------	---

\*Setbacks required per building code and stormwater regulations for side yards.

\*\*25' exterior boundary (30' Victor Ave) required.





RZ20-00035

High Cotton Townes

Comments from Robert Roux, PE, CFM

- 1) Refer to the standard Stormwater PAC comments, let me know if you have any questions or need clarification.
- 2) Site plan review must be applied for and paid through eTrakit as a Site Development Project. All plan submittals must be done through eTrakit. Contact me if you need assistance. I do not need hard copies of plans or SWPPP.
- 3) Ensure cluster mailboxes are on an ADA accessible path.
- 4) All retaining walls must be permitted regardless of height. The wall permit must be issued before a City of Greer Grading Permit can be issued. Retaining walls that are 4 feet in height or greater require engineered plans and must be reviewed/approved by the City Building Official. Refer to the [Retaining Wall Checklist](#) on the City of Greer website.
- 5) Does Victor Creek flow through the property? How close will the SWM basin be to the creek?





02 April 2020

## Greer Police Department PAC Notes

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Area 2 Sgt – Sgt. Wilson	<a href="mailto:rwilson@cityofgreer.org">rwilson@cityofgreer.org</a>	864-848-2145
Area 4 Sgt – Sgt. Ferrell	<a href="mailto:mferrell@cityofgreer.org">mferrell@cityofgreer.org</a>	864-848-2145

## POLICE DEPARTMENT





RZ20-00035

High Cotton Townes

Comments from Robert Roux, PE, CFM

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- 5) Does Victor Creek flow through the property? How close will the SWM basin be to the creek?



Category Number: III.  
Item Number: H.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

---

**PP 20-09**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Plat	9/14/2020	Cover Memo
<input type="checkbox"/> PAC Comments	9/14/2020	Cover Memo



SITE DATA	
TAX MAP NO.:	9-08-00-003.00 & 9-08-00-002.01
TOTAL AREA:	±39.22 ACRES
ZONING:	R-20
TOTAL LOTS:	86 LOTS (55' X 120' TYP.)
PROPOSED ROADWAY:	±2,923 LF (40' MIN. R.O.W.)
SETBACKS	
NATURE TRAIL ROAD:	30'
EXTERIOR SETBACK:	25'
FRONT:	20'
REAR:	15'
SIDE:	5'
SECONDARY SIDE:	20'

DENSITY TABLE	
TOTAL ACRES:	±39.22 AC
ZONING:	R-20
PERMITTED DENSITY:	86 LOTS (2.2 LOTS/AC)
NO. OF LOTS/UNITS PROVIDED:	86 (2.2 LOTS/AC)
REQUIRED OPEN SPACE:	9.81 AC (25%)
PROVIDED OPEN SPACE AREA:	±18.92 AC* (48%)
*OPEN SPACE AREA CALCULATIONS DO NOT INCLUDE STORM WATER MANAGEMENT AREAS. ALL OPEN SPACE AND/OR COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE OWNER/DEVELOPER UNTIL AN HOA IS ESTABLISHED.	

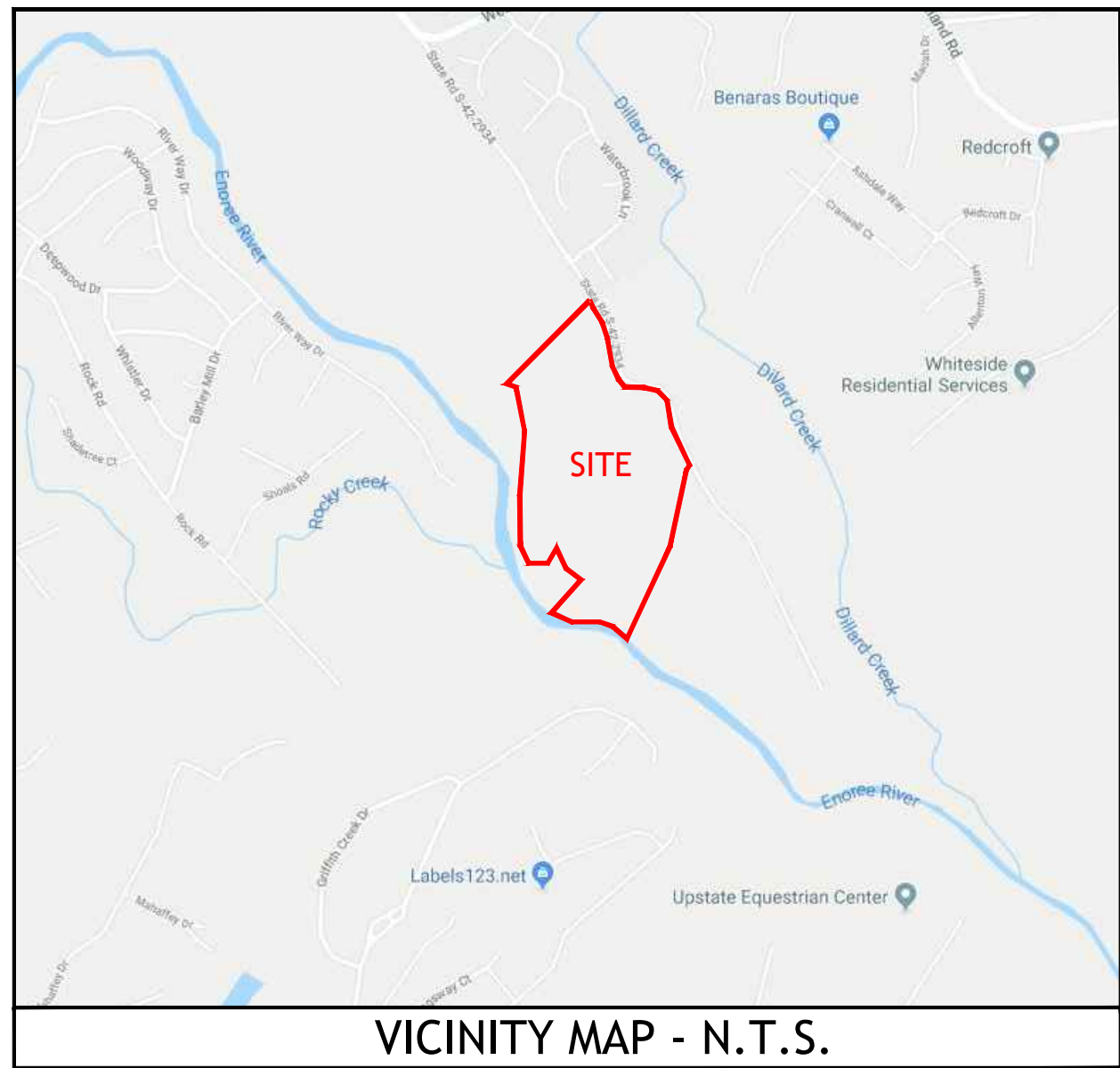
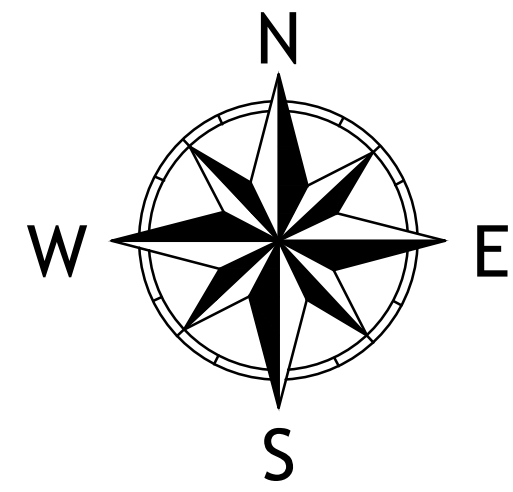
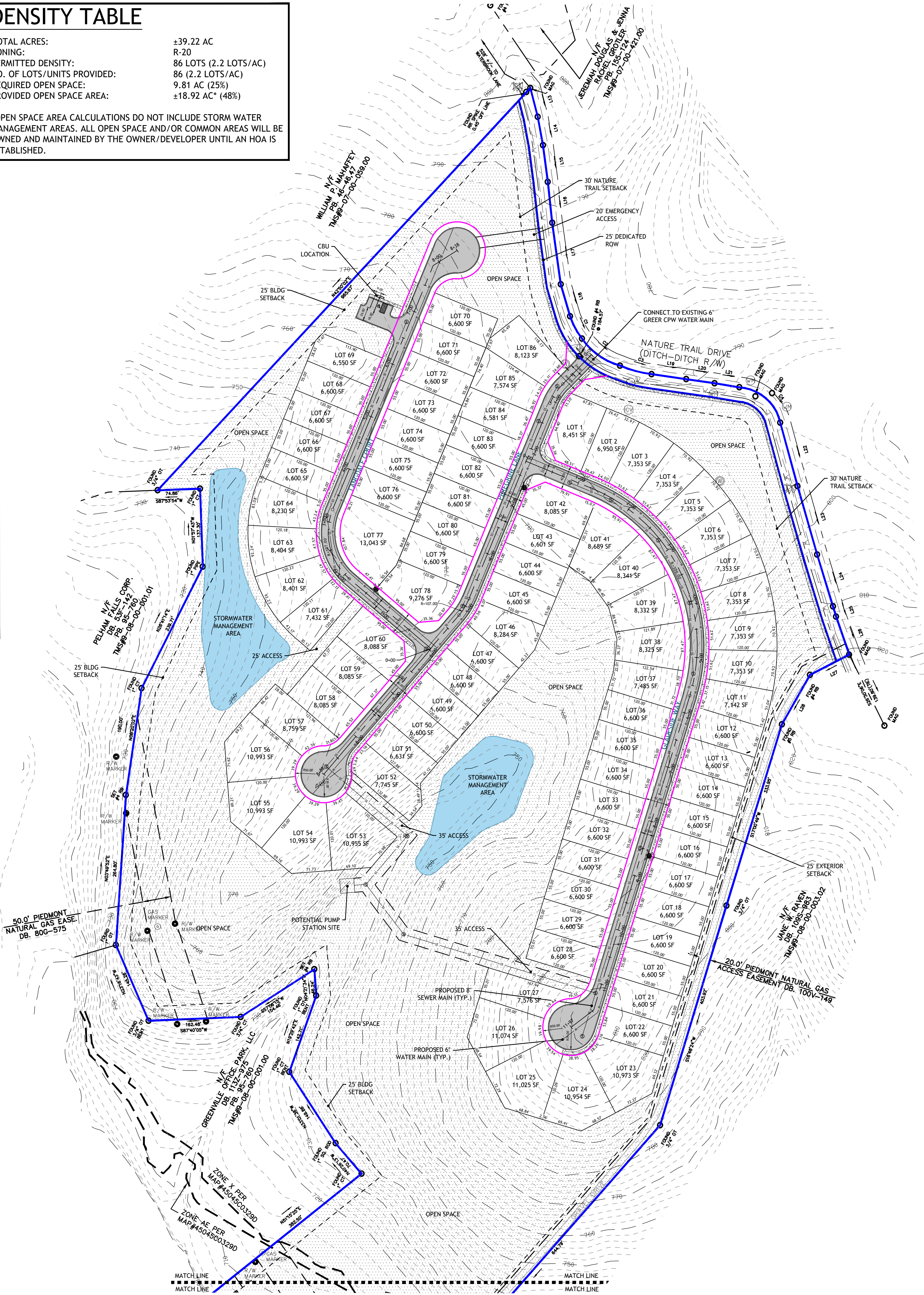
## GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG NATURE TRAIL DRIVE PROVIDED BY GREER CPW.
- SANITARY SEWER IS AVAILABLE ADJACENT TO THE DEVELOPMENT AND WILL BE PROVIDED BY GREER CPW.
- 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 40' MIN. PUBLIC 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 PUBLIC ROW (NATURE TRAIL DRIVE) 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.

DEVELOPER	
COMPANY:	MARK III PROPERTIES, INC.
ADDRESS:	170 CAMELOT DRIVE, SUITE C SPARTANBURG, SC 29301
PHONE:	864-595-1735
CONTACT:	JOHN BEESON
EMAIL:	JOHN@MARKIII PROPERTIES.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
EMAIL:	DAVID@3DLS.NET

## SITE LEGEND

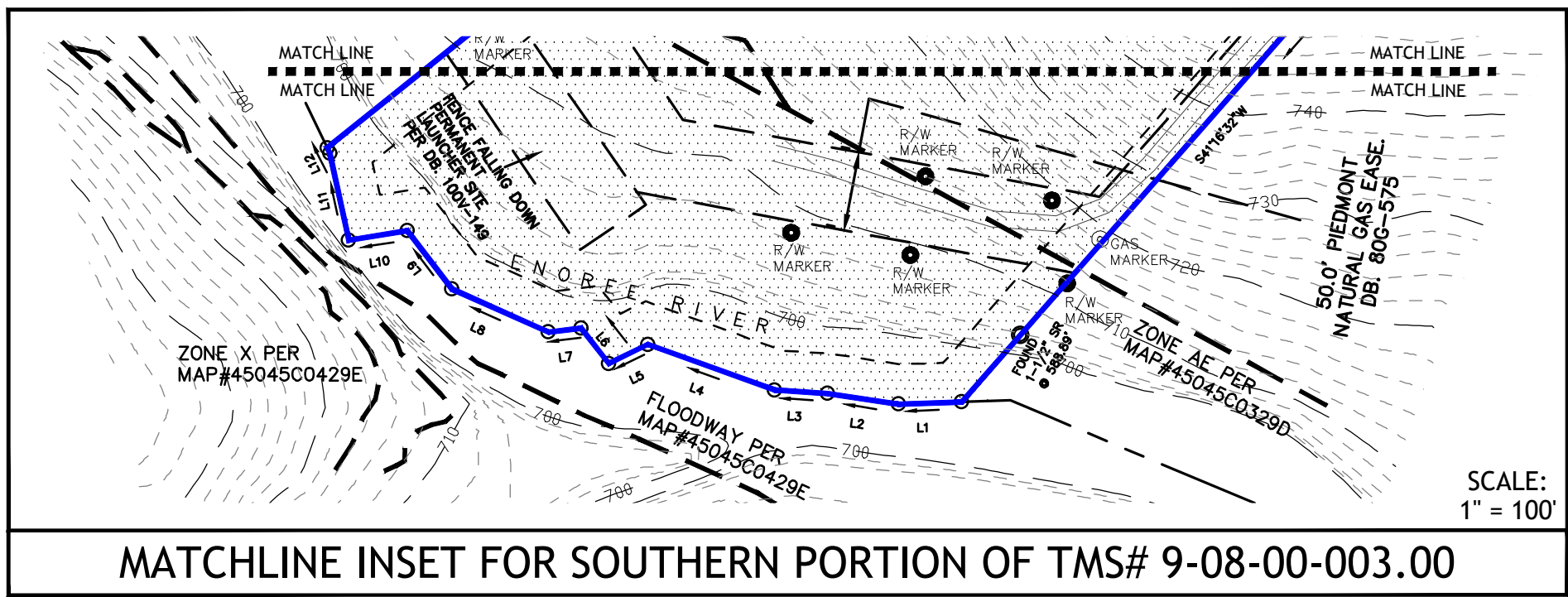
	ASPHALT PAVEMENT SECTION
	COMMON AREA / OPEN SPACE
	SIDEWALK
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	FLOODPLAIN
	PROPOSED R/W
	PROPOSED E.O.P.
	PROPOSED C/L ROAD
	SIGHT DISTANCE LINES
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	44.85'	137.38'	18°42'30"	22.83	58.00'
C2	83.40'	137.38'	34°47'17"	43.03	55.47'
C3	57.81'	201.37'	16°38'53"	29.10	57.49'
C4	102.38'	78.85'	74°28'47"	59.80	149.13'

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L26	70.84'	S18°53'32"W
L27	77.62'	S82°38'01"W
L28	100.05'	S29°36'07"W

- NOTES:
- BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM PANEL 4504503290 FOR SPARTANBURG COUNTY, SOUTH CAROLINA WITH AN EFFECTIVE DATE OF JANUARY 6, 2011 A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
  - UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
  - THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

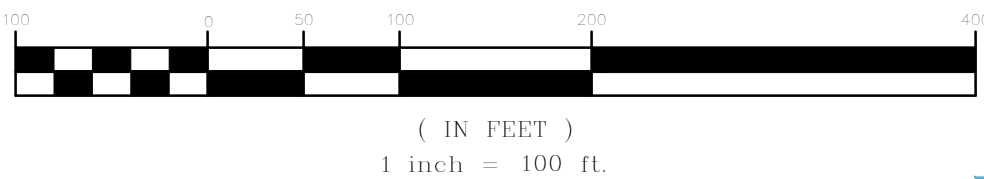


## PRELIMINARY

### Bentley Manor

Developer	Engineer
Mark III Properties, Inc.	Bluewater Civil Design, LLC
John Beeson	Paul J. Harrison, P.E.
170 Camelot Drive, Ste. C	718 Lowndes Hill Road
Spartanburg, SC 29301	Greenville, SC 29607
864-595-1735	864-326-4202
Total Acreage: ±39.22 AC	Zoning: R-20
Number of Lots: 86 Lots	New Public Road: ±2,923 LF

## GRAPHIC SCALE



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	04/20/2020	Issued Preliminary Plat
B	05/06/2020	Changed Subdivision Name
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....



SITE DATA	
TAX MAP NO.:	9-08-00-003.00 & 9-08-00-002.01
TOTAL AREA:	±39.22 ACRES
ZONING:	R-20
TOTAL LOTS:	86 LOTS (55' X 120' TYP.)
PROPOSED ROADWAY:	±2,923 LF (40' MIN. R.O.W.)
SETBACKS	
NATURE TRAIL ROAD:	30'
EXTERIOR SETBACK:	25'
FRONT:	20'
REAR:	15'
SIDE:	5'
SECONDARY SIDE:	20'

DENSITY TABLE	
TOTAL ACRES:	±39.22 AC
ZONING:	R-20
PERMITTED DENSITY:	86 LOTS (2.2 LOTS/AC)
NO. OF LOTS/UNITS PROVIDED:	86 (2.2 LOTS/AC)
REQUIRED OPEN SPACE:	9.81 AC (25%)
PROVIDED OPEN SPACE AREA:	±18.92 AC* (48%)
*OPEN SPACE AREA CALCULATIONS DO NOT INCLUDE STORM WATER MANAGEMENT AREAS. ALL OPEN SPACE AND/OR COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE OWNER/DEVELOPER UNTIL AN HOA IS ESTABLISHED.	

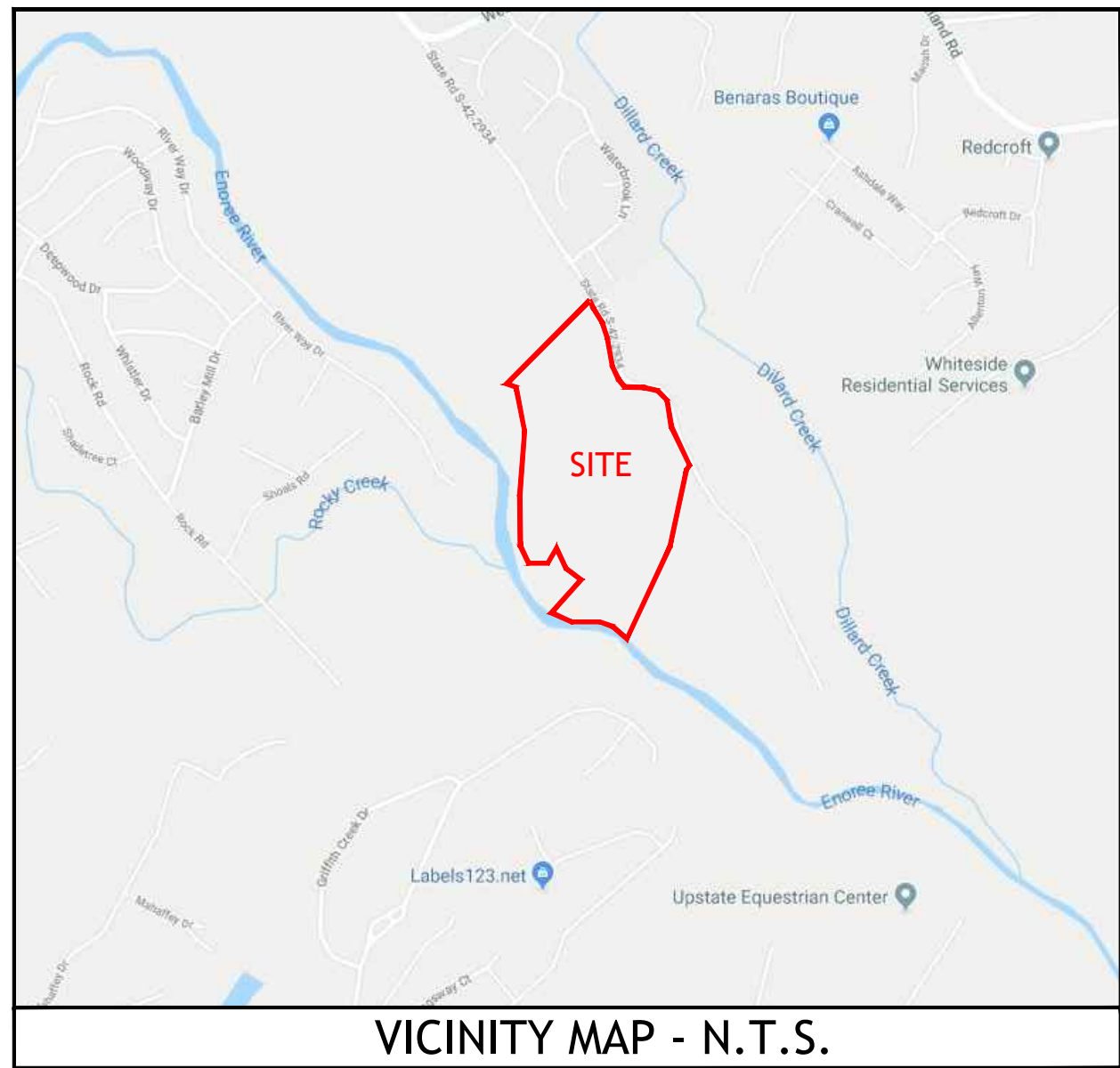
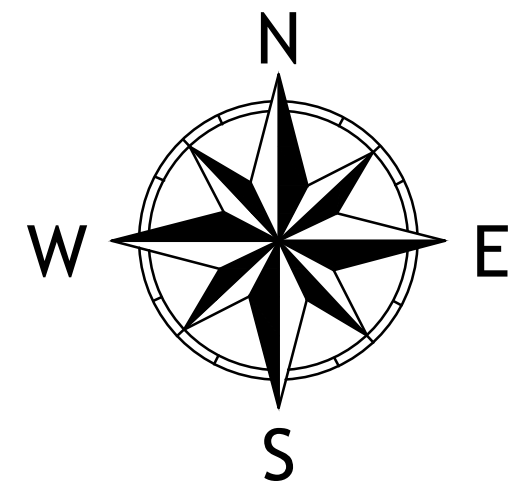
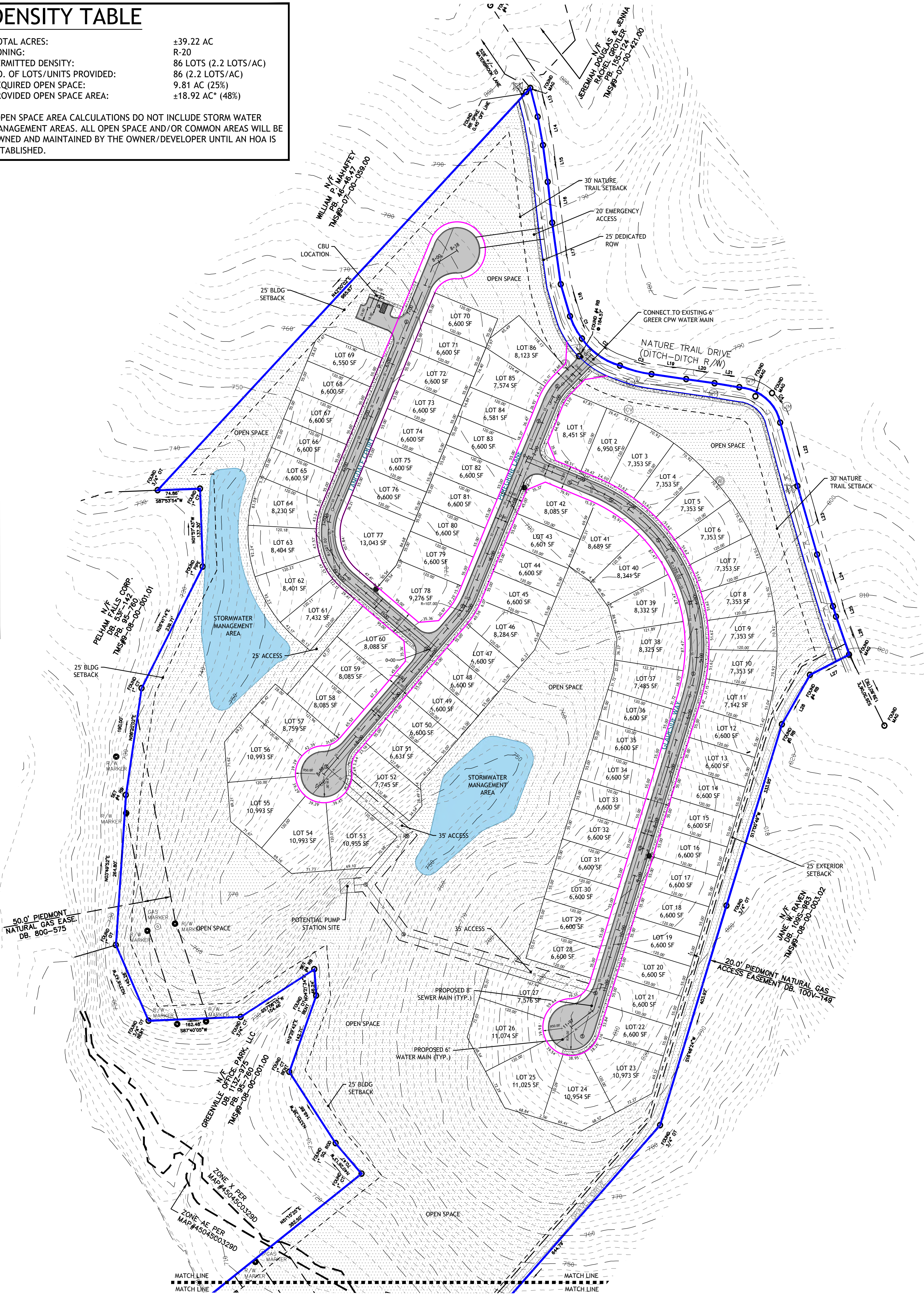
## GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG NATURE TRAIL DRIVE PROVIDED BY GREER CPW.
- SANITARY SEWER IS AVAILABLE ADJACENT TO THE DEVELOPMENT AND WILL BE PROVIDED BY GREER CPW.
- 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 40' MIN. PUBLIC 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 PUBLIC ROW (NATURE TRAIL DRIVE) 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.

DEVELOPER	
COMPANY:	MARK III PROPERTIES, INC.
ADDRESS:	170 CAMELOT DRIVE, SUITE C SPARTANBURG, SC 29301
PHONE:	864-595-1735
CONTACT:	JOHN BEESON
EMAIL:	JOHN@MARKIIIPROPERTIES.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
EMAIL:	DAVID@3DLS.NET

## SITE LEGEND

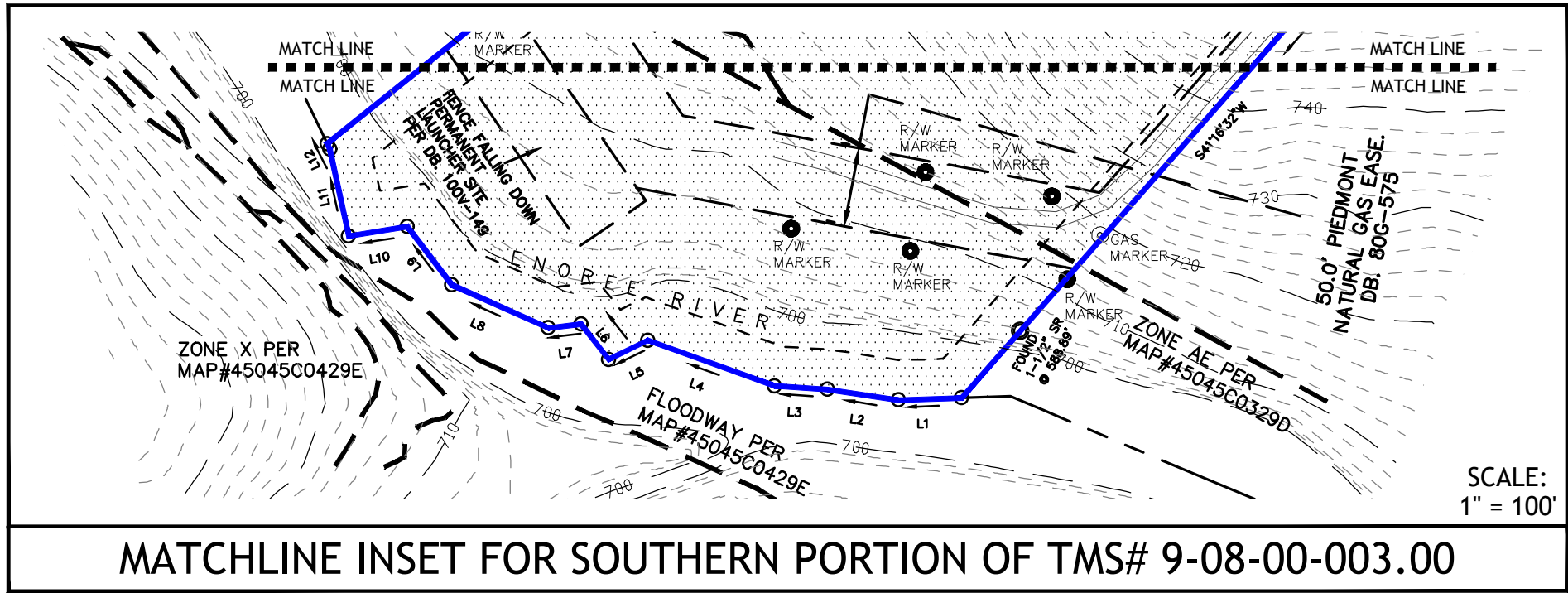
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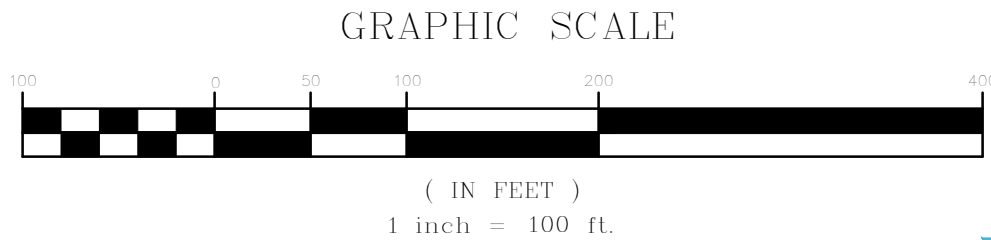
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## PRELIMINARY

### Oak Meadow

Developer Mark III Properties, Inc. John Beeson 170 Camelot Drive, Ste. C Spartanburg, SC 29301 864-595-1735	Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-326-4202
Total Acreage: ±39.22 AC	Zoning: R-20
Number of Lots: 86 Lots	New Public Road: ±2,923 LF







BUILDING & DEVELOPMENT STANDARDS  
PLANNING & ZONING  
PLANNING ADVISORY COMMITTEE(PAC)

PROJECT:	Nature Trail Subdivision
ADDRESS:	Nature Trail
PROPERTY IDENTIFICATION NUMBER:	9-08-00-003.00 &9-08-00-002.01

ZONING

ZONING DISTRICT:	R-15		
SETBACKS:		BUFFER REQUIRED	No
FRONT:	20		
SIDE:	RIGHT: 5 LEFT: 5	ENVIRONS DISTRICT	No
REAR:	5	FLOODPLAIN PANELS	

PARKING

OFF STREET PARKING REQUIRMENTS	Two per dwelling unit
LANDSCAPE BUFFERS	Yes
SCREEN DUMPSTER	NA
SCREEN LOADING AREA	NA

LAND DEVELOPMENT

SUBDIVISION OF PROPERTY	No	TRAFFIC IMPACT STUDY REQUIRED
SIDEWALKS		Yes
INTERIOR	Yes - as required by IBC	
EXTERIOR	Yes	

COMMENTS:	Tree survey required; 30' setback off Nature Trail Dr and 25' exterior boundary;
-----------	--





301 McCall Street  
Greer, SC 29650  
(864) 848-5500  
info@greercpw.com

**Commissioners**  
**Jeffery M. Howell - Chairman**  
**Perry J. Williams**  
**Eugene G. Gibson**

**Michael Richard, P.E.**  
**General Manager**

August 27, 2020

Planning Advisory Committee – Bentley Manor

Address: 282 and 286 Nature Trail Drive, Greer, SC 29651  
Tax Map #: 9-08-00-002.01 and 9-08-00-003.00

### **WATER**

A 6-inch water line is located on the south/southwest side of Nature Trail Drive.

Below are the fees according to meter size and location.

Water Meter Size – Inside City Limits	Water Tap Fee	Water Capacity Fee
5/8"	\$325.00	\$800.00
1"	\$550.00	\$2,000.00
1.5"	\$2,500.00	\$4,000.00

Below are the connection fees according to the number of services:

Number of Services	Connection Fee
1	\$30.00
2	\$45.00
3	\$60.00

### **SEWER**

Eight-inch gravity sewer is located within Bent Creek Plantation (a manhole is located within Waterbrook Lane). A pump station will need to be installed to transport the wastewater towards Bent Creek Plantation. The wastewater will be treated at ReWa's Pelham Water Resource Recovery Facility (NPDES Permit #SC0033804). Greer CPW is only responsible for the collection and transportation of the wastewater.

Sewer Tap – Inside City Limits	Sewer Tap Fee	Sewer Capacity Fee
5/8"	\$500.00	\$1,200.00
1"	\$500.00	\$3,000.00
1.5"	\$500.00	\$6,000.00

**Focusing our Energy on You.**

[www.greercpw.com](http://www.greercpw.com)



Additionally, ReWa's New Account Fee will need to be paid for sewer service. Contact Customer Service, 864.299.0260, regarding any questions about the New Account Fees.

Water Meter Sizes – Residential	ReWa New Account Fee
5/8"	\$2,500.00
1"	\$5,000.00
1.5"	\$15,000.00

The developer will provide Greer CPW a cash deposit, maintenance bond or an irrevocable standby letter of credit for all new water and wastewater facilities to be deeded to Greer CPW for operation and maintenance. The amount will equal fifteen percent (15%) of the cost of the newly installed water and wastewater facilities. The developer is liable for all repairs of system deficiencies for a period of two years from the date of acceptance. Refer to pages 17 and 18 from Greer CPW's Extension Policy (dated May 21, 2018). Please review the attached Greer CPW Water and/or Sewer Dedication Agreement.

Greer CPW's **final plat comments** are attached. Please review and keep these comments in mind when laying out the site and lots.

Easements will need to be shown on the final plat:

- Sanitary sewer line easements are 25-feet (12.5-feet from centerline of pipe).
- Water line easements are 10-feet (5-feet from centerline of pipe).
- Electric line easements are 5-feet. Electric line easements shall be located behind the road right-of-way (both sides of road).

CONTACT INFORMATION:

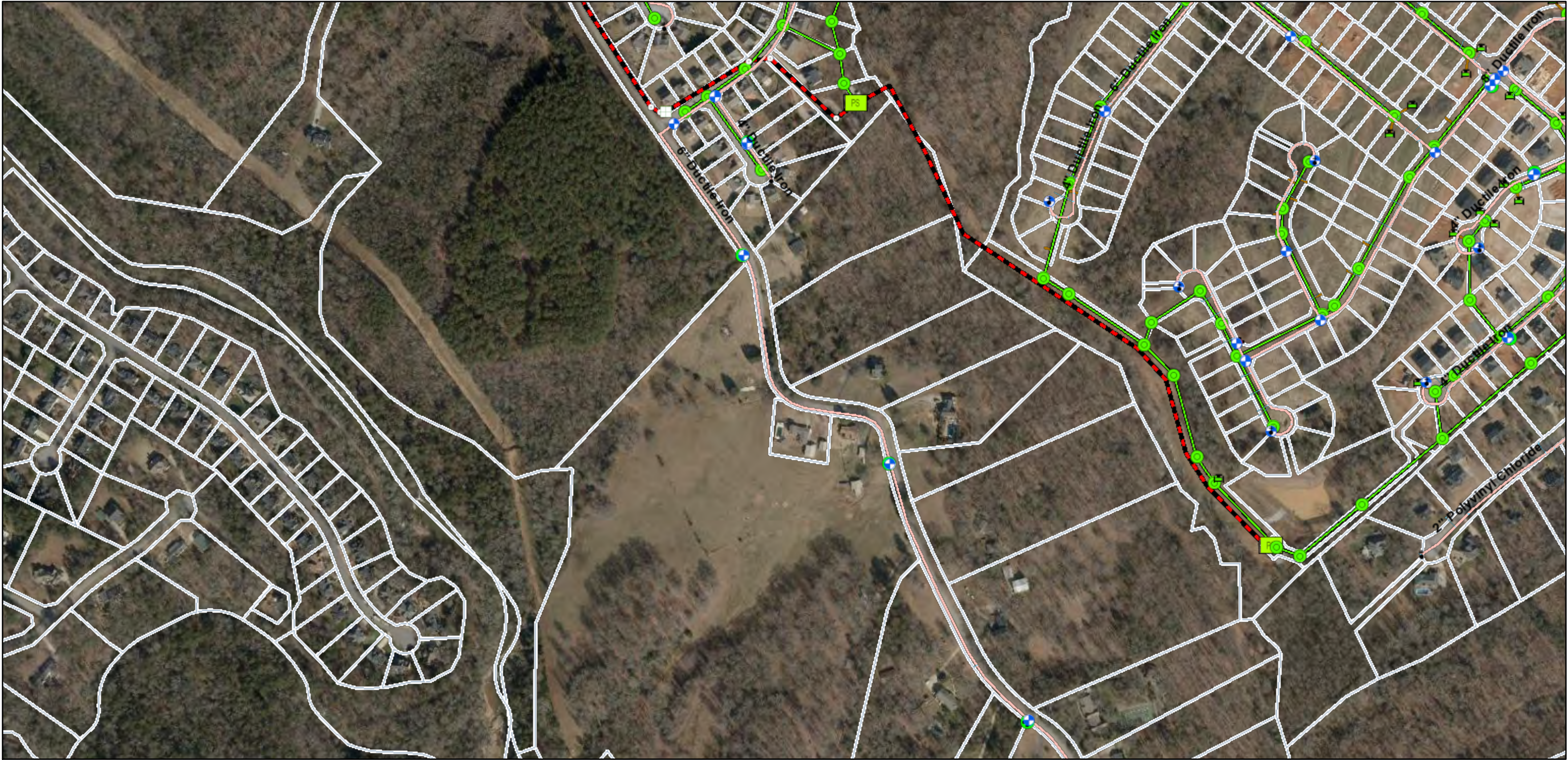
Kevin Reardon, Staff Engineer  
(864) 968-3235  
[Kevin.Reardon@greercpw.com](mailto:Kevin.Reardon@greercpw.com)

**Focusing our Energy on You.**

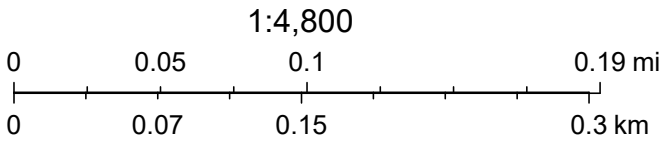
[www.greercpw.com](http://www.greercpw.com)



# Water & Sewer Utility Map



8/26/2020, 5:13:07 PM



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



# NEW ACCOUNT FEES

## RESIDENTIAL

Water Meter Size	Fees
5/8" or 3/4"	\$2,500
1"	\$5,000
1 ½"	\$15,000

## INDUSTRIAL/COMMERCIAL

Water Meter Size	Fees
5/8"	\$2,500
3/4"	\$5,000
1"	\$7,500
1 ½"	\$15,000
2"	\$22,500

Water Meter Size	Fees
3"	\$50,000
4"	\$100,000
6"	\$300,000
8"	\$400,000

Multi-Family Housing	Flow (gpd)	NAF
Three Bedrooms (per unit)	300	\$2,500
Two Bedrooms (per unit)	225	\$1,875
One Bedrooms (per unit)	150	\$1,250

Mixed Use Occupant	UCL (1)	Capacity Cost per Gallon per Day (2)	NAF
Leasing Office/Clubhouse	190	\$8.33	\$1,583
Restaurant with 400 seats (not 24 hour)	12,000	\$8.33	\$100,000
Retail Office	342	\$8.33	\$2,850

\* Acceptable forms of payment are: check, cashier's check, Visa or MasterCard.  
Make all checks payable to Renewable Water Resources.



STATE OF SOUTH CAROLINA     )  
COUNTY OF \_\_\_\_\_     )

**WATER AND/OR SEWER DEDICATION AGREEMENT**

This Dedication Agreement is made and entered as of the execution date set forth below by the undersigned in favor of the Commission of Public Works of the City of Greer ("Greer CPW").

Recitals:

WHEREAS, the undersigned desires to obtain water and sewer service from Greer CPW;

WHEREAS, in order to obtain such service the undersigned has agreed to pay all costs associated with the installation of required facilities in street or highway rights-of-way, or private rights-of-way which the undersigned has formally granted to Greer CPW at no cost for permanent public use ownership for any and all purposes without restriction or limitation; and

WHEREAS, Greer CPW has agreed to provide water and/or sewer service to undersigned upon the fulfillment by undersigned of all of the terms and conditions set forth herein as well as the payment of prescribed fees, and subject to payment of regular prescribed rates for all services rendered.

Witnesseth:

NOW, THEREFORE, in consideration of the matters in the recitals as set forth above which are hereby fully affirmed, ratified and approved, the undersigned hereby agrees as follows:

1.     Dedication and Transfer of Equipment. The undersigned irrevocably transfers and assigns to Commission of Public Works of the City of Greer, its successors and assigns, all right, title and interest in any and all equipment, lines, pipes, fixtures and related facilities installed in connection therewith and all assets, rights, materials and/or claims used, owned or held (collectively referred to hereinafter as the "Equipment"), including, without limitation, all of the following types or classifications of rights or interests: all plans, specifications, maps, drawings (including as-built drawings) and other renderings of the infrastructure; all warranties, claims and any similar rights to the infrastructure; any and all permits for the infrastructure installed (including assignment of any permit to operate); all intangible rights, goodwill and rights of the infrastructure; and all improvements, personal property, equipment, and fixtures for the project described as follows:\_\_\_\_\_.

2.     Representations and Warranties. The undersigned hereby represents, warrants and covenants to Greer CPW, its successors and assigns, that (i) the undersigned has a good and lawful right to convey its rights under the Equipment, (ii) the Equipment is free from all encumbrances, liens and mortgages, (iii) the undersigned will forever warrant and defend title to the Equipment against the claims, and (iv) Grantor will indemnify, defend and hold harmless



Greer CPW against any claims for injuries to persons or damage to property (including, without limitation, reasonable attorneys' fees and court costs) which may be related to or arise from the undersigned's installation, maintenance and use of the Equipment.

The undersigned warrants and guarantees to Greer CPW, that (i) the Equipment was completed in a good and workmanlike manner, without any patent or latent defects in construction, design or materials, (ii) all materials furnished to construct the Equipment are new, merchantable and fit for the purposes for which they are intended, and (iii) upon completion of construction, the Equipment will be sound and fit for its intended use. The warranty in this section shall run for a period of two (2) years from the execution date set forth below. A maintenance bond in the amount of 15% of the total Equipment cost shall be provided in favor of Greer CPW to secure the warranty set forth herein. The undersigned shall promptly remedy any defects in the Equipment which shall appear within this two-year warranty period. In the event the undersigned fails to promptly repair and in the event of exigent circumstances, Greer CPW has the right to make such repairs by whatever means necessary and hold the undersigned responsible for the costs thereof, including but not limited to, collection or enforcement through the maintenance bond. Additionally, Greer CPW may refuse future service to the project until such defects or the costs thereof are properly remedied by the undersigned.

The terms of this Agreement shall bind and inure to the benefit of the undersigned and Greer CPW, and their respective heirs, executors, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed these presents under seal on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:

\_\_\_\_\_  
Name of Undersigned Developer

\_\_\_\_\_  
1<sup>st</sup> Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
2<sup>nd</sup> Witness



[illegible]

BEFORE ME Personally appeared \_\_\_\_\_, a witness who  
on oath says that \_\_\_\_\_ he saw the within named \_\_\_\_\_  
sign, seal and as \_\_\_\_\_ act and deed deliver the within written Dedication Agreement; and that  
\_\_\_\_\_ he with \_\_\_\_\_, the other witness, was present and  
witnessed the due execution thereof.

SWORN to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

---

1<sup>st</sup> Witness

Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_



### **Greer CPW Comments – FINAL PLAT**

NO BUILDING OR PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR ERECTED WITHIN THE BOUNDARY OF THE RIGHT OF WAY AND/OR EASEMENT THAT WOULD PREVENT OR HINDER ACCESS TO A SEWER LINE IN THE EVENT OF AN EMERGENCY OR FOR THE OPERATION AND MAINTENANCE OF A SEWER LINE.

- EXAMPLES: BUILDINGS, LAKES/PONDS, DETENTION/SEDIMENT PONDS, FOUNDATIONS AND FOOTINGS, SWIMMING POOLS, RETAINING WALLS, PERMANENT DUMPSTER PADS, TREES, GAZEBOS.

STRUCTURES AND/OR ANY PORTION OF THE STRUCTURAL FOOTING, BUILDINGS, EAVES, DECKS, PATIOS, AND HVAC UNITS ARE NOT ALLOWED IN ANY PORTION OF THE 25 FT SANITARY SEWER EASEMENT. ANY BUILDING FOOTPRINT LOCATED WITHIN 10 FT OF A SANITARY SEWER EASEMENT MUST SHOW A 5 FT SETBACK FROM THE OUTSIDE LIMITS OF THE SEWER EASEMENT. A FOUNDATION SURVEY, IN REFERENCE TO THE ASSOCIATED SEWER EASEMENT, WILL BE REQUIRED FOR GREER CPW'S REVIEW FOR ANY BUILDINGS LOCATED WITHIN 10 FT OF THE SANITARY SEWER EASEMENT.

FENCES ARE NOT PERMITTED IN THE 25 FT SANITARY SEWER EASEMENT PARALLEL TO THE SEWER LINE. WRITTEN CONSENT FROM GREER CPW IS REQUIRED IN INSTANCES WHERE THE FENCE IS PLACED PERPENDICULAR TO THE SEWER LINE. IF PERMITTED, (2) TWO — (6) SIX FOOT GATES ARE REQUIRED WHERE THE FENCE CROSSES THE SEWER EASEMENT. THE USE OF THE 25 FT SANITARY SEWER EASEMENT SHALL NOT INJURE, ENDANGER OR RENDER THE SEWER LINE OR ITS APPURTENANCES INACCESSIBLE IN ANY WAY.



**From:** [Cisson, Jason S.](#)  
**To:** [Planning and Zoning](#)  
**Subject:** Aug 2020 PAC - Nature Trail Subdivision  
**Date:** Thursday, August 27, 2020 9:54:06 AM

---

Dear Planning and Zoning:

We have reviewed the proposed development to be located off Nature Trail Drive, which is locally maintained. While the road is not maintained by SCDOT, we do have a comment road as the local road connects to state roads in the area. SCDOT reserves the right to review or comment in the future should the plan be revised or additional information is discovered that would potentially impact SCDOT right-of-way. Let me know if you have any questions. Thanks.

1. SCDOT recommends the city require a traffic impact study for this development. SCDOT would require a traffic impact study for this development if located on a SCDOT road. D3 Traffic is willing to assist with providing a scope if needed. Due to the COVID19 Pandemic, traffic impact studies may be unable to be completed due to inability to get proper traffic counts due to the abnormal traffic patterns (telecommuting, schools out, etc.).

*Jason S. Cisson, MBA*

**Assistant District Permit Engineer**

**SCDOT-District 3**

**252 S. Pleasantburg Drive**

**Greenville, South Carolina 29607**

**T: (864) 241-1010 Ext. 6038**

**F: (864) 241-1115**

**Email: [cissonjs@scdot.org](mailto:cissonjs@scdot.org)**



*Safety 1<sup>st</sup> – Live By It!*

*Let 'em Work, Let 'em Live!*





301 McCall Street  
Greer, SC 29650  
(864) 848-5500  
[info@greercpw.com](mailto:info@greercpw.com)

**Commissioners**  
**Jeffery M. Howell - Chairman**  
**Perry J. Williams**  
**Eugene G. Gibson**

**Michael Richard, P.E.**  
**General Manager**

SUB 2020-

PROJECT NAME: Bentley Manor

ADDRESS: 282 Nature Trail Drive

#### ELECTRIC DEPARTMENT COMMENTS

1. Please review the attached Greer CPW Extension Policy (dated May 21, 2018). Page 19 provides details for electric service extensions.
2. To facilitate design and layout of the electrical distribution system, please send a DWG file for the project to [david.mabry@greercpw.com](mailto:david.mabry@greercpw.com). DWG file requirements are listed on Page 4 of the Extension Policy.
3. Provide the following information, either on the file or sent separately:
  - Square footage of homes and note if service will be larger than 200 amp
  - Indicate which side of entrance power will be needed (if any) for entrance signs or irrigation meters.
4. Greer CPW will provide road crossing conduit locations once we receive all information and have completed design. Developer's contractor will be responsible for furnishing and installing the road crossing conduits.
5. Greer CPW no longer provides lights for private parking lots or for developments with private roads. Developer is responsible for the design and layout of these lights. CPW will provide power at appropriate meter locations; developer's contractor will run power from the meter locations to the applicable lights.
6. This development has choice of electric providers between Greer CPW and Laurens Electric Cooperative.

#### Contacts:

David Mabry, Electrical Distribution Designer (864) 449-2533

James Crum, Construction Supervisor (864) 449-0652

Tony Farr, Electric Dept Manager (864) 968-3233

**Focusing our Energy on You.**

[www.greercpw.com](http://www.greercpw.com)





MEMO

To: Planning/Zoning & Applicant

From: Steve Grant, P.E.

Subject: Standard PAC comments - Residential

1. Any retaining walls over 4 feet in height will need to be designed by a professional structural engineer licensed in SC. Submit plans to City Building Official.
  - a. Retaining Wall plans must be approved before grading permits are issued.
  - b. Retaining wall contractor must be properly licensed in SC and must hire a 3<sup>rd</sup> party inspector during wall construction. These are verified before grading permits are issued.
2. State in Site Data table if retaining walls are proposed Yes/No.
3. Ensure all ADA/Handicapped accessible areas, routes and sidewalks meet all current design standards and details and grades are clearly indicated.
4. Specify public or private roads on plans.
5. Provide cross sections indicating widths and pavement thicknesses and plan/profile view of centerlines. Include sidewalks in cross-section.
6. If streets are public, City requires concrete storm drainage pipe in right of way.
7. Add angles between centerlines. 60 degree minimum between intersecting streets.
8. Reverse curves to have a minimum 100 foot tangent between the PT and PC.
9. Fire Marshal will have to approve the way the roads end if not in a cul-de-sac.
10. Encroachment permits are required from SCDOT/County or City. A traffic study and/or a left turn lane into the development may be required.
11. Show available sight distance at proposed new entrance on plans.
12. Provide detailed lot grading plan. 5' Side setbacks between houses required for drainage.
13. Make sure all storm drainage easements are clearly defined and depicted on the plans.
14. If site has areas in the 100 year floodplain. No grading or development in the floodplain. All Finished Floor elevations must be a minimum 3 feet above 100 year flood elevation.





# Memorandum

**To: Planning & Zoning**

**From: Scott Keeley, Deputy Chief/Fire Marshal**

**Date: 8/27/2020**

**Re: Nature Trail Subdivision PAC Comments**

- 
1. Need a site plan showing fire hydrant locations.
  2. Fire hydrants must be installed and in service and street signs before construction permits will be released. Fire hydrants shall be 3way and have a 5" Storz connection on the pumper outlet.
  3. All weather roads must be installed before construction and maintained until final paving is completed.
  4. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roads allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

Submit requested plans in a PDF format to [skeeley@cityofgreer.org](mailto:skeeley@cityofgreer.org)



SITE DATA	
TAX MAP NO.:	9-08-00-003.00 & 9-08-00-002.01
TOTAL AREA:	±39.22 ACRES
ZONING:	R-20
TOTAL LOTS:	86 LOTS (55' X 120' TYP.)
PROPOSED ROADWAY:	±2,923 LF (40' MIN. R.O.W.)
SETBACKS	
NATURE TRAIL ROAD:	30'
EXTERIOR SETBACK:	25'
FRONT:	20'
REAR:	15'
SIDE:	5'
SECONDARY SIDE:	20'

DENSITY TABLE	
TOTAL ACRES:	±39.22 AC
ZONING:	R-20
PERMITTED DENSITY:	86 LOTS (2.2 LOTS/AC)
NO. OF LOTS/UNITS PROVIDED:	86 (2.2 LOTS/AC)
REQUIRED OPEN SPACE:	9.81 AC (25%)
PROVIDED OPEN SPACE AREA:	±18.92 AC* (48%)
*OPEN SPACE AREA CALCULATIONS DO NOT INCLUDE STORM WATER MANAGEMENT AREAS. ALL OPEN SPACE AND/OR COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE OWNER/DEVELOPER UNTIL AN HOA IS ESTABLISHED.	

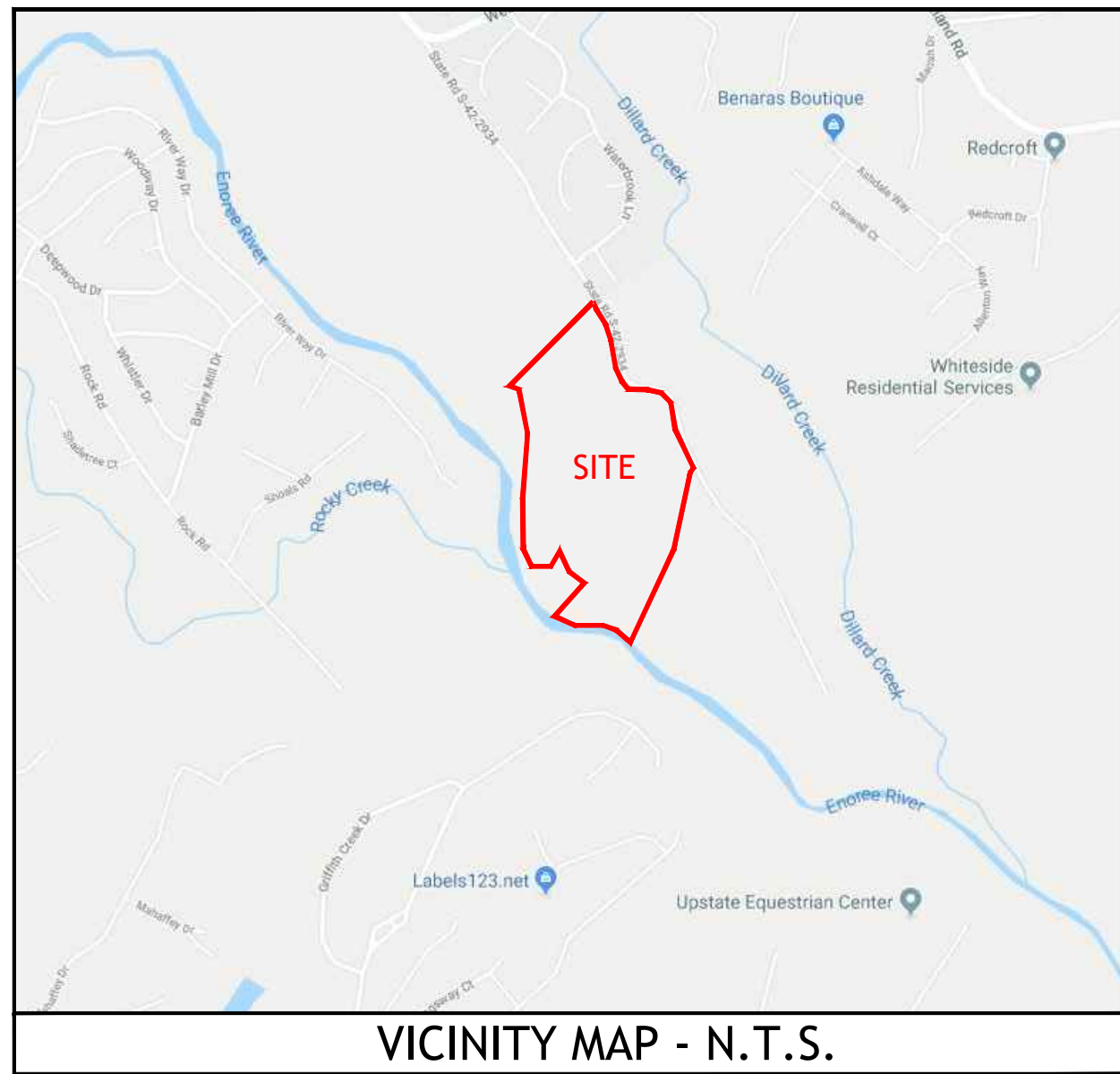
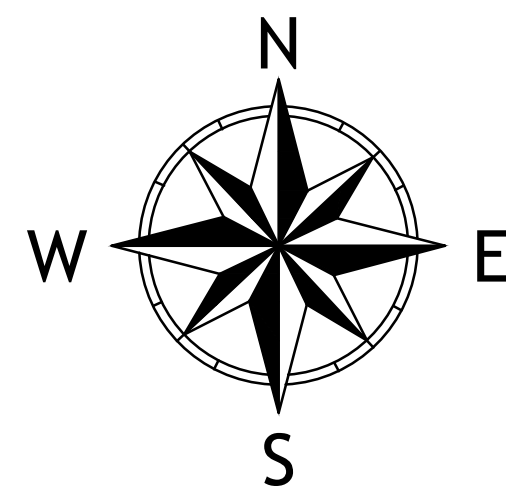
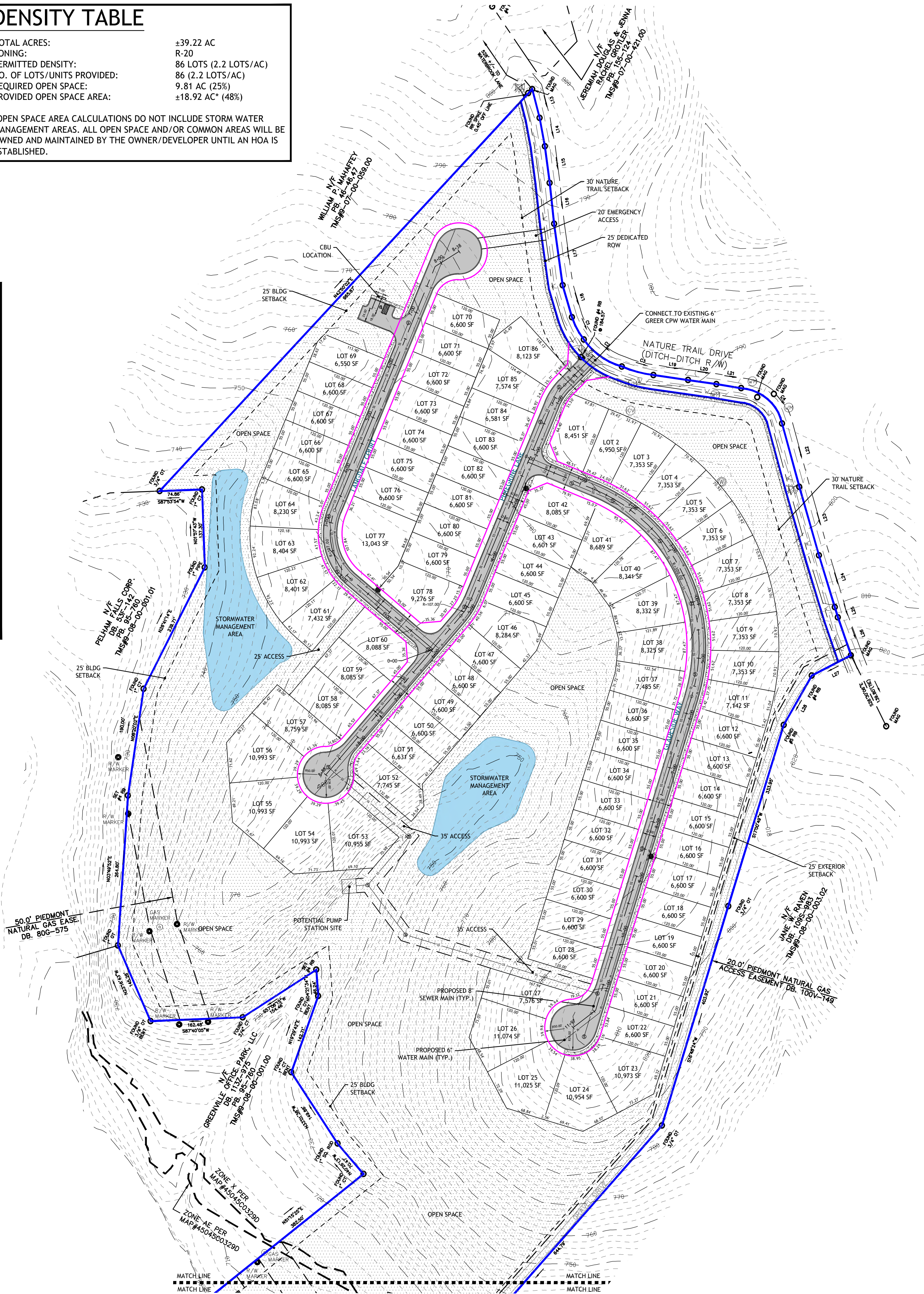
## GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG NATURE TRAIL DRIVE PROVIDED BY GREER CPW.
- SANITARY SEWER IS AVAILABLE ADJACENT TO THE DEVELOPMENT AND WILL BE PROVIDED BY GREER CPW.
- 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 40' MIN. PUBLIC 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 PUBLIC ROW (NATURE TRAIL DRIVE) 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.

DEVELOPER	
COMPANY:	MARK III PROPERTIES, INC.
ADDRESS:	170 CAMELOT DRIVE, SUITE C SPARTANBURG, SC 29301
PHONE:	864-595-1735
CONTACT:	JOHN BEESON
EMAIL:	JOHN@MARKIII PROPERTIES.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
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
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER

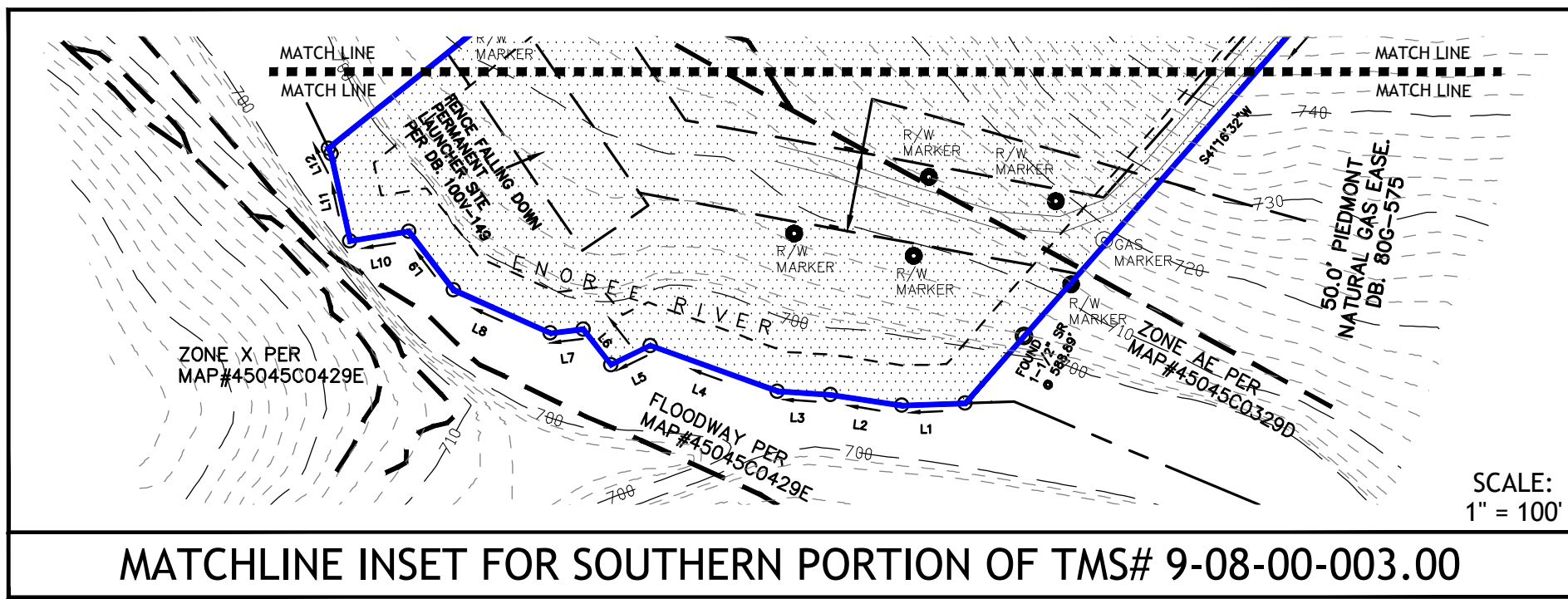


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	44.85'	137.38'	18°42'30"	22.83	50.00'
C2	83.40'	137.38'	34°47'17"	43.03	55.47'
C3	57.81'	201.37'	16°38'53"	29.10	57.49'
C4	102.36'	78.85'	74°28'47"	59.80	149.13'

### NOTES:

- BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM PANEL 4504503290 FOR SPARTANBURG COUNTY, SOUTH CAROLINA WITH AN EFFECTIVE DATE OF JANUARY 6, 2011 A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
- THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

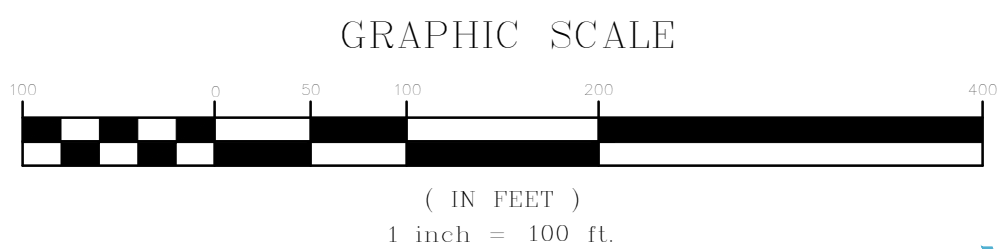
LINE TABLE		
LINE	LENGTH	BEARING
L1	39.88'	S87°56'16"W
L2	44.92'	N81°21'47"W
L3	53.30'	N88°31'51"W
L4	84.71'	N70°14'25"W
L5	27.45'	S63°53'33"W
L6	28.28'	N37°58'48"W
L7	20.82'	S82°58'58"W
L8	66.50'	N85°54'50"W
L9	46.10'	N37°20'30"W
L10	37.41'	S80°45'48"W
L11	56.80'	N17°10'20"W
L12	3.82'	N25°53'33"W
L13	52.16'	S14°45'55"W
L14	50.73'	S10°25'34"W
L15	65.42'	S07°30'31"W
L16	72.54'	S08°10'38"W
L17	108.30'	S07°02'00"W
L18	58.70'	S16°14'40"W
L19	81.87'	S81°48'48"W
L20	50.47'	S81°48'48"W
L21	44.00'	S80°34'40"W
L22	115.68'	S15°13'52"W
L23	125.77'	S15°02'21"W
L24	95.24'	S18°59'05"W
L25	18.88'	S17°10'50"W
L26	70.84'	S18°53'33"W
L27	77.62'	S82°38'01"W
L28	100.05'	S29°36'07"W



## PRELIMINARY

### Bentley Manor

Developer Mark III Properties, Inc. John Beeson 170 Camelot Drive, Ste. C Spartanburg, SC 29301 864-595-1735	Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-326-4202
Total Acreage: ±39.22 AC	Zoning: R-20
Number of Lots: 86 Lots	New Public Road: ±2,923 LF







26 August 2020

## Greer Police Department PAC Notes

### Recent Issues Observed in Residential Areas South of 85:

- Incomplete Structures are often burglary targets- Neighborhoods that have homes in the mid to late building stages are often left unlocked or without a garage door. These are hotspots for damage, construction equipment theft (tools and materials) and appliance theft.
  - Appliance Theft exceeds all other incidents on construction site for 2020.
- Stolen construction equipment – Machinery that is left with keys and fuel will often be stolen from the site. It is recommended to back them into a circle or against a building where they cannot be taken or take the keys/operating fuse.
- Stolen Trailers – Often trailers are left on the property after hours with little lighting and no locking mechanism

### Quick Tips:

- Keep the property lit during all stages of construction and after completion.
- Utilize a surveillance system
  - Off Duty Security
  - Cameras
  - Alarm Systems
- Maintain communication with site managers and open a line of communication with law enforcement for when it is needed.
  - Officers will regularly be out to the property to make sure no is trespassing during the night. Many construction companies have contractors working at all hours of the day, please communicate these plans and provide telephone number for checking this. Many thieves will tell the officers that they are working at the site and need to take the property off site for whatever reason; an officer will need to confirm this in order to protect your property.
- Minimize entrances and utilize barriers to close off the property when no one is working.

Contact	E-mail	Telephone
Dispatch Non-Emergency		864-848-2151
Community Outreach – Sgt. Smith	<a href="mailto:jsmith@cityofgreer.org">jsmith@cityofgreer.org</a>	864-968-7002
Crime Analysis – Pene' Ellis	<a href="mailto:tellis@cityofgreer.org">tellis@cityofgreer.org</a>	864-877-7906
Area 4 Sgt – Sgt. Ferrell	<a href="mailto:mferrell@cityofgreer.org">mferrell@cityofgreer.org</a>	864-848-2145

## POLICE DEPARTMENT





## Planning Project Intake Sheet

☐ **Annexation Project**

*Required documents for this submittal:*

Petition of Annexation, current deeds for all parcels in request, and current surveys for all parcels in request

***\*If subtype PD or DRD – also must include Statement of Intent and Site Plan***

☐ **Rezoning Project**

*Required documents for this submittal:*

Zoning Map Amendment Application

***\*If subtype PD or DRD – also must include Statement of Intent and Site Plan***

☐ **Board of Architectural Review Project** (BAR Project)

*Required documents for this submittal:*

BAR Application, Renderings of work (exterior of building changes)

☐ **BZA Variance Project** (BZA Variance)

*Required documents for this submittal:*

BZA Variance Application

☐ **BZA Special Exception** (BZA Special Exception)

*Required documents for this submittal:*

BZA SE Application

☐ **BZA Appeal of Staff Decision Project**

*Required documents for this submittal:*

BZA SE Application

☒ **Preliminary Plat**

*Required documents for this submittal:*

P&Z Project Application, Plat

☐ **Final Plat**

*Required documents for this submittal:*

P&Z Project Application, Final Plat

Checklist, Plat, Two Year Warranty (public roads), Road Dedication (public roads)

***\*Bond estimate may be provided***

☐ **Summary Plat**

*Required documents for this submittal:*

P&Z Project Application, Plat

☐ **Final Development Plan**

*Required documents for this submittal:*

P&Z Project Application, Plat

☐ **Commercial Site Plan**

*Required documents for this submittal:*

P&Z Development Project Application, Site Plan

☐ **Counter Plat**

*Required documents for this submittal:*

Drop-off/Pick-up Form, Plat

☐ **Land Development Variance, Misc. Project, Zoning Verification Letter**

*Required documents for this submittal:*

Drop-off/Pick-up Form

☐ **Site Development Project** (All Subtypes)

*Required Documents for this submittal:*

SWPPP (binder), Civil Drawings (Electronic), Application

***\*Grading Permits- All REVIEWS MUST BE APPROVED TO ISSUE***

***\*All applications must be completed in their entirety, signed by the applicant and or land owner, and be accompanied by required documents needed for application. \*\*SCAN ALL DOCUMENTS INTO ATTACHEMENTS INTO PROJECT\*\*\****



## Ashley Kaade

---

**From:** Smith, Richard <rsmith@spartanburgcounty.org>  
**Sent:** Thursday, August 27, 2020 5:17 PM  
**To:** Ashley Kaade  
**Cc:** Brown, Travis; Kirby, Ron  
**Subject:** RE: PAC Meeting

Good Afternoon Ashley-

Thank you for your time yesterday discussing the projects for today's PAC Meeting. Our comments for the projects, as discussed yesterday, are noted below.

- **Nature Trail Subdivision** – It is our understanding that the City of Greer will be annexing the property along with the section of Nature Trail Road into the city limits. Spartanburg County is available to sit down with the City of Greer and the developer to discuss potential partnerships with regards to road infrastructure improvements along Nature Trail Road. Spartanburg County suggests that a Traffic Impact Study (TIS) be performed. This property appears to drain into the Enoree River.
- **Lavender Flats Apartments** – It is our understanding that this property is inside the City of Greer and it appears that the property line extends to the centerline and the other side of McElrath Road. Spartanburg County is available to sit down with the City of Greer and the developer to discuss potential partnerships with regards to road infrastructure improvements along McElrath Road. Spartanburg County suggests that a Traffic Impact Study (TIS) be performed. The drainage for this project discharges into Spartanburg County and will need to be addressed before this project is granted approval.
- **Snow Road Subdivision** – It is our understanding that this property is inside the City of Greer and it appears that the property line extends to the centerline Snow Road. This road has recently been rebuilt and upgraded to a 20' wide road. Spartanburg County suggests that a Traffic Impact Study (TIS) be performed. It appears that the drainage for this project discharges into the City of Greer.
- **Primrose (Daycare) Final Development Plan, Suber Rd** – This project is located in Greenville County and is not within our jurisdiction.
- **Greer Police Department Firearms Range, Lister Rd** – This project is located in the City of Greer and the road appears to be an SCDOT road. The drainage for this project discharges into the South Tyger River.

Please let me know if you need any additional information.

Thank you

Richard D. Smith  
Development Coordinator  
Spartanburg County Engineering Division  
9039 Fairforest Road  
Spartanburg, South Carolina 29301

Office: 864.595.5350  
[rsmith@spartanburgcounty.org](mailto:rsmith@spartanburgcounty.org)  
[www.spartanburgcounty.org](http://www.spartanburgcounty.org)



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**From:** Ashley Kaade [<mailto:akaade@cityofgreer.org>]

**Sent:** Tuesday, August 25, 2020 9:32 AM

**To:** Smith, Richard; Brown, Travis; Kirby, Ron

**Subject:** RE: PAC Meeting

Good morning,

I was wondering if you had a chance to look at the various PAC comments and if we could find a time before Thursday morning to discuss any concerns or potential road improvements needed.

Brandon is out of the office this week.

Thank you,

**Ashley Kaade, AICP**

**Planner**

301 E. Poinsett St.

Greer, SC 29650

Phone: (864)968-7027

Email: [akaade@cityofgreer.org](mailto:akaade@cityofgreer.org)



---

**From:** Brandon McMahan <[bmcman@cityofgreer.org](mailto:bmcman@cityofgreer.org)>

**Sent:** Wednesday, August 19, 2020 12:29 PM

**To:** [rsmith@spartanburgcounty.org](mailto:rsmith@spartanburgcounty.org); [twbrown@spartanburgcounty.org](mailto:twbrown@spartanburgcounty.org); [rkirby@spartanburgcounty.org](mailto:rkirby@spartanburgcounty.org)

**Cc:** Ruthie Helms <[rhelms@cityofgreer.org](mailto:rhelms@cityofgreer.org)>; Ashley Kaade <[akaade@cityofgreer.org](mailto:akaade@cityofgreer.org)>; Emily Williams <[ewilliams@cityofgreer.org](mailto:ewilliams@cityofgreer.org)>

**Subject:** PAC Meeting

Good afternoon everyone,

We wanted to see if you wanted to talk about the Snow Rd and Nature Trail subdivisions before next week's PAC meeting to make sure we are all on the same page with what will be required of the developer? These are scheduled to go to the September 21<sup>st</sup> Planning Commission for Preliminary approval and we want to make sure we have road alignment and potential ROW dedication and improvements on the preliminary plat.

Thanks and please let us know what works best for everyone.



Brandon McMahan



Planner  
City of Greer  
301 E. Poinsett St  
Greer, SC 29651  
864-848-5396

Email secured by Check Point

Email secured by Check Point





PAC Meeting 8-27-20

Nature Trail Subdivision – Bentley Manor

Tax map: 9-08-00-003.00; 9-08-00-002.01

Comments from Robert Roux, PE, CFM

- 1) Provide final disturbed acreage, number of lots, and linear feet of new public roads and I will generate the plan review invoice.
- 2) Ensure cluster mailboxes are on an ADA accessible path.
- 3) Site plan review must be applied for through eTrakit (<https://greeretrakit.cityofgreer.org/etrakit/>) as a Site Development Project – Residential subtype. All plan submittals must be done through eTrakit. Contact me if you need assistance. I do not need hard copies of plans or SWPPP.
- 4) All retaining walls must be permitted regardless of height. The wall permit must be issued before a City of Greer Grading Permit can be issued. Retaining walls that are 4 feet in height or greater require engineered plans and must be reviewed/approved by the City Building Official. Refer to the [Retaining Wall Checklist](#) on the City of Greer website.
- 5) Refer to the standard Stormwater PAC comments, let me know if you have any questions or need clarification.



Category Number: III.  
Item Number: I.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

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**PP 20-13**

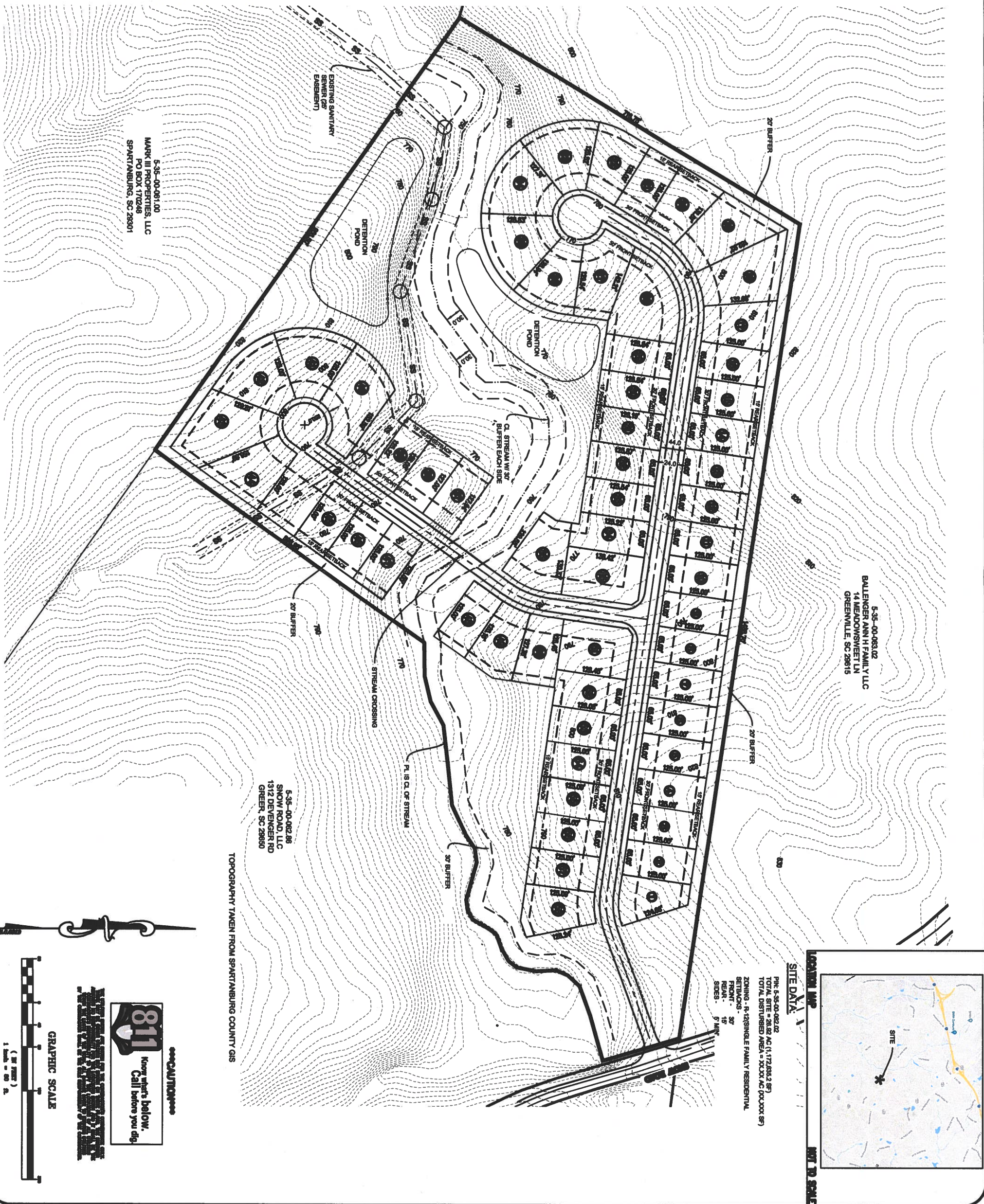
**ATTACHMENTS:**


<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Plat	9/14/2020	Cover Memo
<input type="checkbox"/> PAC Comments	9/14/2020	Cover Memo







[illegible]

		<b>SNOW ROAD</b> <b>SUBDIVISION</b>		<b>CITY OF GREEN</b> <b>SPARTANBURG COUNTY</b> <b>SOUTH CAROLINA</b>	
		<b>DATE: 00/10/2020</b>			
<b>SCALE: 1" = 60'</b>		<b>DATE: 00/10/2020</b>		<b>DATE: 00/10/2020</b>	
<b>VERT. SCALE: N/A</b>		<b>VERT. SCALE: N/A</b>		<b>VERT. SCALE: N/A</b>	
<b>DRAIN BY: AGB</b>		<b>DRAIN BY: AGB</b>		<b>DRAIN BY: AGB</b>	
<b>DESIGNED BY: MB</b>		<b>DESIGNED BY: MB</b>		<b>DESIGNED BY: MB</b>	
<b>DATE: 00/10/2020</b>		<b>DATE: 00/10/2020</b>		<b>DATE: 00/10/2020</b>	
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<b>SCALE: 1" = 60'</b>		<b>SCALE: 1" = 60'</b>		<b>SCALE: 1" = 60'</b>	
<b>VERT. SCALE: N/A</b>		<b>VERT. SCALE: N/A</b>		<b>VERT. SCALE: N/A</b>	
<b>DRAIN BY: AGB</b>		<b>DRAIN BY: AGB</b>		<b>DRAIN BY: AGB</b>	
<b>DESIGNED BY: MB</b>		<b>DESIGNED BY: MB</b>		<b>DESIGNED BY: MB</b>	
<b>DATE: 00/10/2020</b>		<b>DATE: 00/10/2020</b>		<b>DATE: 00/10/2020</b>	
<b>SCALE: 1" = 60'</b>		<b>SCALE: 1" = 60'</b>		<b>SCALE: 1" = 60'</b>	
<b>VERT. SCALE: N/A</b>		<b>VERT. SCALE: N/A</b>		<b>VERT. SCALE: N/A</b>	
<b>DRAIN BY: AGB</b>		<b>DRAIN BY: AGB</b>		<b>DRAIN BY: AGB</b>	
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<b>DATE: 00/10/2020</b>		<b>DATE: 00/10/2020</b>		<b>DATE: 00/10/2020</b>	
<b>SCALE: 1" = 60'</b>		<b>SCALE: 1" = 60'</b>		<b>SCALE: 1" = 60'</b>	
<b>VERT. SCALE: N/A</b>		<b>VERT. SCALE: N/A</b>		<b>VERT. SCALE: N/A</b>	
<b>DRAIN BY: AGB</b>		<b>DRAIN BY: AGB</b>		<b>DRAIN BY: AGB</b>	
<b>DESIGNED BY: MB</b>		<b>DESIGNED BY: MB</b>		<b>DESIGNED BY:</b>	





BUILDING & DEVELOPMENT STANDARDS  
PLANNING & ZONING  
PLANNING ADVISORY COMMITTEE(PAC)

PROJECT:

ADDRESS:

PROPERTY IDENTIFICATION NUMBER:

ZONING

ZONING DISTRICT:

SETBACKS: FRONT:  SIDE:  REAR:

BUFFER REQUIRED

ENVIRONS DISTRICT

FLOODPLAIN PANELS

PARKING

OFF STREET PARKING REQUIRMENTS

LANDSCAPE BUFFERS

SCREEN DUMPSTER

SCREEN LOADING AREA

LAND DEVELOPMENT

SUBDIVISION OF PROPERTY

TRAFFIC IMPACT STUDY REQUIRED

SIDEWALKS INTERIOR

EXTERIOR

COMMENTS:



**From:** [Cisson, Jason S.](#)  
**To:** [Planning and Zoning](#)  
**Subject:** Aug 2020 PAC - Snow Road Subdivision  
**Date:** Thursday, August 27, 2020 9:38:37 AM

---

Dear Planning and Zoning:

We have reviewed the proposed development to be located off Snow Road, which is locally maintained. We do not have comments at this time as the proposed development does not appear to directly impact SCDOT R/W. SCDOT reserves the right to review or comment in the future should the plan be revised or additional information is discovered that would potentially impact SCDOT right-of-way. Let me know if you have any questions. Thanks.

*Jason S. Cisson, MBA*

**Assistant District Permit Engineer**

**SCDOT-District 3**

**252 S. Pleasantburg Drive**

**Greenville, South Carolina 29607**

**T: (864) 241-1010 Ext. 6038**

**F: (864) 241-1115**

**Email: [cissonjs@scdot.org](mailto:cissonjs@scdot.org)**



*Safety 1<sup>st</sup> – Live By It!*

*Let 'em Work, Let 'em Live!*





301 McCall Street  
Greer, SC 29650  
(864) 848-5500  
info@greercpw.com

**Commissioners**  
Jeffery M. Howell - Chairman  
Perry J. Williams  
Eugene G. Gibson

Michael Richard, P.E.  
General Manager

August 27, 2020

Planning Advisory Committee – Snow Road Subdivision

Address: Snow Road, Greer, SC 29651

Tax Map #: 5-35-00-062.02

### **WATER**

Greer CPW does not provide water service to this area. Startex-Jackson-Wellford-Duncan (SJWD) Water District provides water service to this area. Contact SJWD, 864.439.4423, regarding any questions about water service.

### **SEWER**

Twelve-inch gravity sewer is located towards the southwest corner of the parcel. Greer CPW obtained a **PERMANENT EASEMENT** (25-feet) to install the gravity sewer through the parcel. The wastewater will be treated at Greer CPW's Maple Creek Wastewater Treatment Plant (NPDES Permit #SC0046345).

Sewer Tap – Inside City Limits	Sewer Tap Fee	Sewer Capacity Fee
5/8"	\$500.00	\$1,200.00
1"	\$500.00	\$3,000.00
1.5"	\$500.00	\$6,000.00

The developer will provide Greer CPW a cash deposit, maintenance bond or an irrevocable standby letter of credit for all new water and wastewater facilities to be deeded to Greer CPW for operation and maintenance. The amount will equal fifteen percent (15%) of the cost of the newly installed water and wastewater facilities. The developer is liable for all repairs of system deficiencies for a period of two years from the date of acceptance. Refer to pages 17 and 18 from Greer CPW's Extension Policy (dated May 21, 2018). Please review the attached Greer CPW Water and/or Sewer Dedication Agreement.

Greer CPW's **final plat comments** are attached. Please review and keep these comments in mind when laying out the site and lots.

**Focusing our Energy on You.**

[www.greercpw.com](http://www.greercpw.com)



Easements will need to be shown on the final plat:

- Sanitary sewer line easements are 25-feet (12.5-feet from centerline of pipe).
- Water line easements are 10-feet (5-feet from centerline of pipe).
- Electric line easements are 5-feet. Electric line easements shall be located behind the road right-of-way (both sides of road).

CONTACT INFORMATION:

Kevin Reardon, Staff Engineer  
(864) 968-3235

[Kevin.Reardon@greercpw.com](mailto:Kevin.Reardon@greercpw.com)

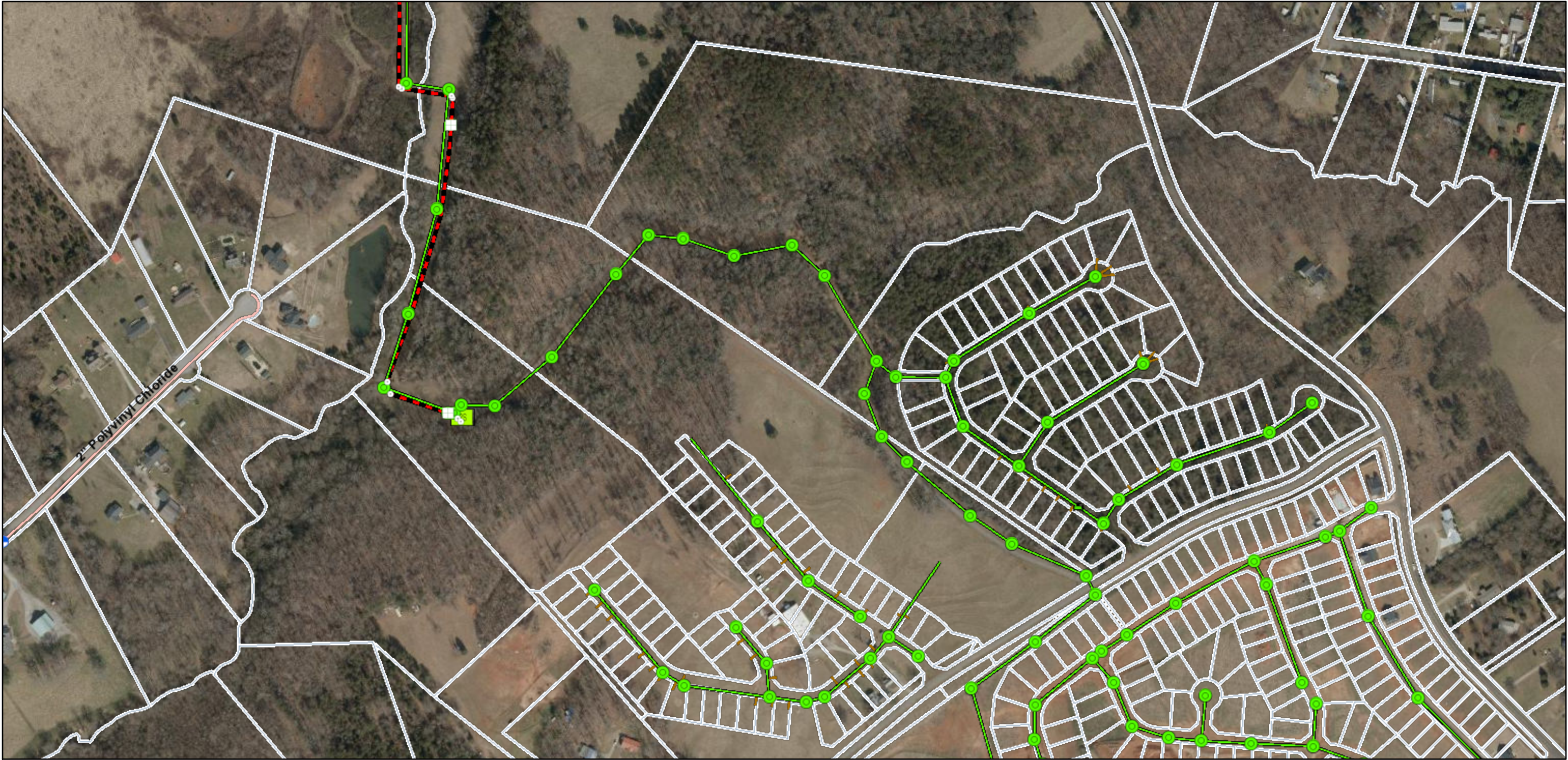
**Focusing our Energy on You.**

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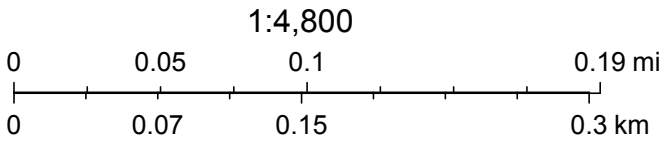
[www.greercpw.com](http://www.greercpw.com)



# Sewer Utility Map



8/26/2020, 5:19:11 PM



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



STATE OF SOUTH CAROLINA     )  
COUNTY OF \_\_\_\_\_     )

**WATER AND/OR SEWER DEDICATION AGREEMENT**

This Dedication Agreement is made and entered as of the execution date set forth below by the undersigned in favor of the Commission of Public Works of the City of Greer ("Greer CPW").

Recitals:

WHEREAS, the undersigned desires to obtain water and sewer service from Greer CPW;

WHEREAS, in order to obtain such service the undersigned has agreed to pay all costs associated with the installation of required facilities in street or highway rights-of-way, or private rights-of-way which the undersigned has formally granted to Greer CPW at no cost for permanent public use ownership for any and all purposes without restriction or limitation; and

WHEREAS, Greer CPW has agreed to provide water and/or sewer service to undersigned upon the fulfillment by undersigned of all of the terms and conditions set forth herein as well as the payment of prescribed fees, and subject to payment of regular prescribed rates for all services rendered.

Witnesseth:

NOW, THEREFORE, in consideration of the matters in the recitals as set forth above which are hereby fully affirmed, ratified, and approved, the undersigned hereby agrees as follows:

1.     Dedication and Transfer of Infrastructure. The undersigned irrevocably transfers and assigns to Greer CPW, its successors and assigns, all right, title and interest in any and all equipment, lines, pipes, fixtures and related facilities installed in connection therewith and all assets, rights, materials and/or claims used, owned or held (collectively referred to hereinafter as the "Infrastructure"), including, without limitation, all of the following types or classifications of rights or interests: all plans, specifications, maps, drawings (including as-built drawings) and other renderings of the Infrastructure; all warranties, claims and any similar rights to the Infrastructure; any and all permits for the Infrastructure installed (including assignment of any permit to operate); all intangible rights, goodwill and rights of the Infrastructure for the project described as follows:

2.     Representations and Warranties. The undersigned hereby represents, warrants and covenants to Greer CPW, its successors and assigns, that (i) the undersigned has a good and lawful right to convey its rights under the Infrastructure, (ii) the Infrastructure is free from all encumbrances, liens and mortgages, (iii) the undersigned will forever warrant and defend title to the Infrastructure against the claims, and (iv) Grantor will indemnify, defend and hold harmless Greer CPW against any claims for injuries to persons or damage to property (including, without



limitation, reasonable attorneys' fees and court costs) which may be related to or arise from the undersigned's installation, maintenance and use of the Infrastructure.

The undersigned warrants and guarantees to Greer CPW, that (i) the Infrastructure was completed in a good and workmanlike manner, without any patent or latent defects in construction, design or materials, (ii) all materials furnished to construct the Infrastructure are new, merchantable and fit for the purposes for which they are intended, and (iii) upon completion of construction, the Infrastructure will be sound and fit for its intended use. The undersigned further warrants and agrees to repair defects in the Infrastructure for a period of two years from acceptance by Greer CPW in accordance with Greer CPW's Extension Policy approved May 21, 2018, as amended ("Extension Policy"), the terms of which are incorporated herein by reference. In the event the undersigned fails to repair or in the event of exigent circumstances, Greer CPW has the right to make such repairs by whatever means necessary and hold the undersigned responsible for the costs thereof, including but not limited to, collection or enforcement through the maintenance security provisions set forth in the Extension Policy. Additionally, Greer CPW may refuse future service to the project until such defects or the costs thereof are properly remedied by the undersigned.

The terms of this Agreement shall bind and inure to the benefit of the undersigned and Greer CPW, and their respective heirs, executors, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the undersigned has executed these presents under seal on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:

\_\_\_\_\_  
Name of Undersigned Developer

\_\_\_\_\_  
1<sup>st</sup> Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
2<sup>nd</sup> Witness



[illegible]

BEFORE ME Personally appeared \_\_\_\_\_, a witness who on oath says that \_\_\_\_he saw the within named \_\_\_\_\_ sign, seal and as \_\_\_\_\_ act and deed deliver the within written Dedication Agreement; and that \_\_\_\_he with \_\_\_\_\_, the other witness, was present and witnessed the due execution thereof.

SWORN to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

1<sup>st</sup> Witness

Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_



### **Greer CPW Comments – FINAL PLAT**

NO BUILDING OR PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR ERECTED WITHIN THE BOUNDARY OF THE RIGHT OF WAY AND/OR EASEMENT THAT WOULD PREVENT OR HINDER ACCESS TO A SEWER LINE IN THE EVENT OF AN EMERGENCY OR FOR THE OPERATION AND MAINTENANCE OF A SEWER LINE.

- EXAMPLES: BUILDINGS, LAKES/PONDS, DETENTION/SEDIMENT PONDS, FOUNDATIONS AND FOOTINGS, SWIMMING POOLS, RETAINING WALLS, PERMANENT DUMPSTER PADS, TREES, GAZEBOS.

STRUCTURES AND/OR ANY PORTION OF THE STRUCTURAL FOOTING, BUILDINGS, EAVES, DECKS, PATIOS, AND HVAC UNITS ARE NOT ALLOWED IN ANY PORTION OF THE 25 FT SANITARY SEWER EASEMENT. ANY BUILDING FOOTPRINT LOCATED WITHIN 10 FT OF A SANITARY SEWER EASEMENT MUST SHOW A 5 FT SETBACK FROM THE OUTSIDE LIMITS OF THE SEWER EASEMENT. A FOUNDATION SURVEY, IN REFERENCE TO THE ASSOCIATED SEWER EASEMENT, WILL BE REQUIRED FOR GREER CPW'S REVIEW FOR ANY BUILDINGS LOCATED WITHIN 10 FT OF THE SANITARY SEWER EASEMENT.

FENCES ARE NOT PERMITTED IN THE 25 FT SANITARY SEWER EASEMENT PARALLEL TO THE SEWER LINE. WRITTEN CONSENT FROM GREER CPW IS REQUIRED IN INSTANCES WHERE THE FENCE IS PLACED PERPENDICULAR TO THE SEWER LINE. IF PERMITTED, (2) TWO — (6) SIX FOOT GATES ARE REQUIRED WHERE THE FENCE CROSSES THE SEWER EASEMENT. THE USE OF THE 25 FT SANITARY SEWER EASEMENT SHALL NOT INJURE, ENDANGER OR RENDER THE SEWER LINE OR ITS APPURTENANCES INACCESSIBLE IN ANY WAY.



## GENERAL UTILITY RIGHT OF WAY

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF SPARTANBURG )

County Block Book Designation as of:  
 5-35-00-062.00

1. **KNOW ALL MEN BY THESE PRESENTS: LINDA SLATON ETAL** Grantors, in consideration of **\$1.00** paid by the **Greer Commission of Public Works**, a body politic under the laws of South Carolina, hereinafter called the Grantee, receipt of which is hereby acknowledged, does hereby grant and convey unto the said Grantee a right of way in and over my (our) tract(s) of land situate in the above State and County and the deed to which is recorded in the ROD Office of said State and County in Deed Book **60-F** Pg **505**, Deed Book **53-E** Pg 955 and Probate File # **86-249**, encroaching on my (our) land a distance of **1444 ft**, more or less and being on that portion of my (our) said land **25'** wide extending **12.5'** on each side of the center line and **50'** temporary construction right-of-way as same as been marked out on the ground, and being shown on a print on file in the offices of the Greer Commission of Public Works.

2. The right of way is to and does convey to the Grantee, its successors and assigns the following: The right and privilege of entering the aforesaid strip of land, and to construct, maintain and operate within the limits of same, Public Utilities, and any other adjuncts deemed by the Grantee to be necessary for the purpose of conveying Utility Services, and to make such relocations, changes, renewals, substitutions, replacements and additions of or to the same from time to time as said Grantee may deem desirable, including additional utility infrastructure, parallel to the original infrastructure and within this right of way, the right at all times to cut away and keep clear of said utility lines any and all vegetation that might, in the opinion of the Grantee, endanger or injure the lines or their appurtenances, or interfere with their proper operation or maintenance; the right of ingress to and egress from said strip of land across the land referred to above for the purpose of exercising the rights herein granted; provided that the failure of the Grantee to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time and from time to time to exercise any or all of the same. No building shall be erected over said utility lines, nor so close thereto as to impose any load thereon.

3. It is Agreed: That the Grantor(s) may plant crops, maintain fences and use this strip of land, provided: That the use of said strip of land by the Grantor shall not, in the opinion of the Grantee, interfere or conflict with the use of said strip of land by the Grantee for the purposes herein mentioned, and that no use shall be made of the said strip of land that would, in the opinion of the Grantee, injure, endanger or render inaccessible the utility lines or their appurtenances.

4. It is Further Agreed: That in the event a building or other structure should be erected contiguous to said utility lines, no claim for damages shall be made by the Grantor, his heirs or assigns, on account of any damage that might occur to such structure, building or contents thereof due to the operation or maintenance, or negligence of operation or maintenance, of said utility lines of their appurtenances, or any accident or mishap that might occur therein or thereto.

5. All other or special terms and conditions of this right of this right of way are as follows:

6. The payment and privileges above specified are hereby accepted in full settlement of all claims and damages of whatever nature for said right of way.

IN WITNESS WHEREOF the hand and seal of the Grantor(s) herein and of the Mortgagee, if any, has hereunto been set this 4th day of March, 2008 A.D.

SIGNED, SEALED AND DELIVERED in the presence of:

Ramell C. Chon  
 Witness as to Grantor

C. Lynn Stewart

Ramell C. Chon  
 Witness as to Grantor

C. Lynn Stewart

Ramell C. Chon  
 Witness as to Grantor

C. Lynn Stewart

Linda W. Slaton (SEAL)  
 Linda Slaton and as Personal  
 Representative and Trustee for  
 James W. Slaton, Jr., deceased,  
 under Will Dated Mary 8, 1985.

Matthew B. Slaton (SEAL)  
 Matthew B. Slaton

Jens W. Slaton (SEAL)  
 Jens W. Slaton





DEED 91 C PG 1641  
Witness as to Grantor  
C. Lynn Stewart  
Witness as to Grantor  
C. Lynn Stewart

Joshua Lunceford Slaton (SEAL)  
Zachary William Slaton (SEAL)

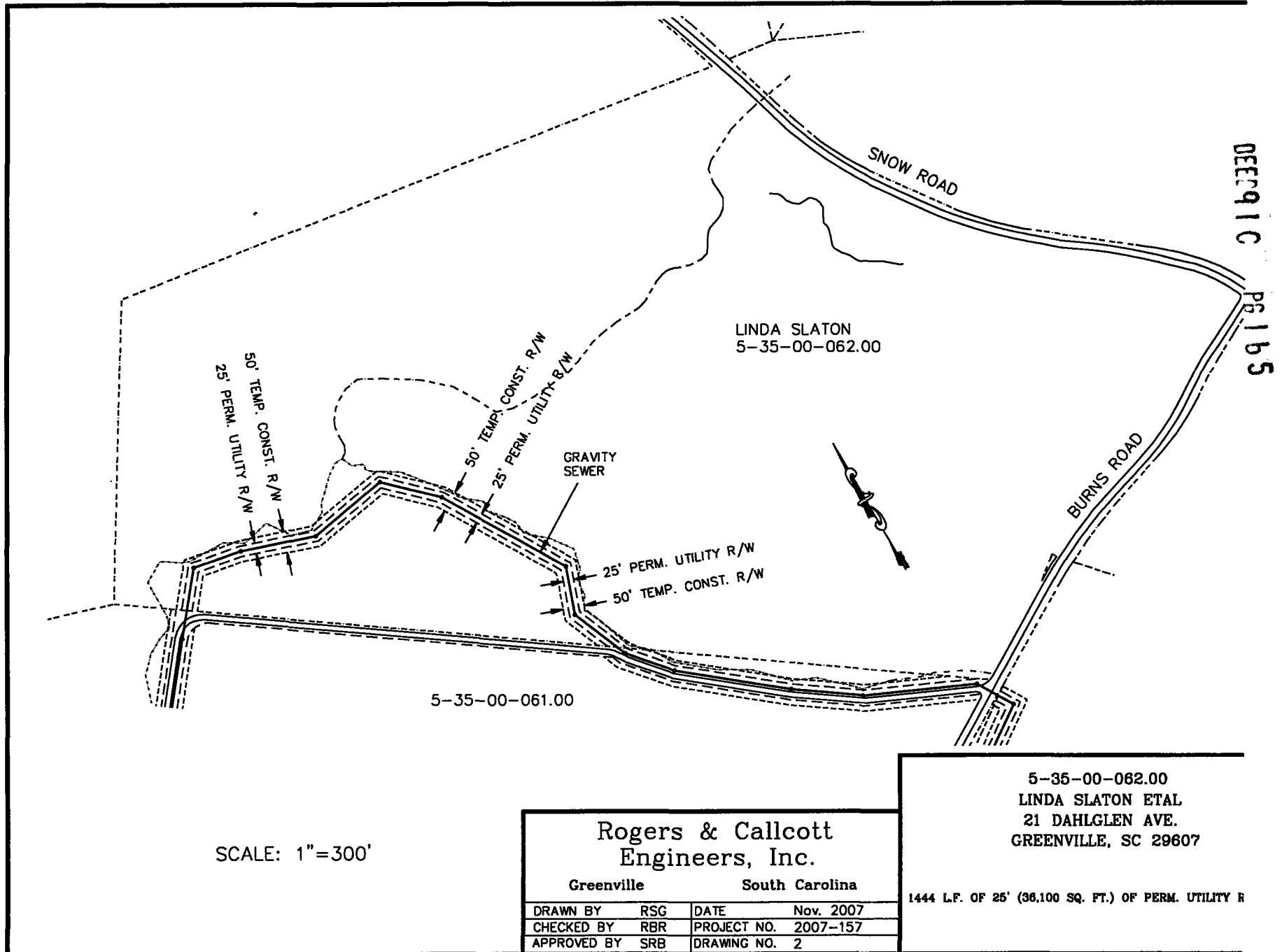
STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

PERSONALLY APPEARED before me the undersigned deponent, who on oath says that Deponent saw the above named Grantors, Linda Slaton individually and as Personal Representative and Trustee for James W. Slaton, Jr., deceased, under Will dated March 8, 1985. Matthew B. Slaton and Jens W Slaton, Joshua Lunceford Slaton & Zachary William Slaton deliver the within written Right of Way, and that Deponent with the other subscribing witness shown thereon, witnessed the execution thereof.

SWORN to before me this 4th day of March, 2008.  
C. Lynn Stewart, (SEAL)  
Notary Public for State of South Carolina  
My commission expires: 10/16/2016

DEPONENT (Witness)







DEED 910 PG 166

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG ) 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 Burns Road,  
bearing Spartanburg County Tax Map Number 5 35-00-62.00,  
was transferred by Linda Slaton as Executor and Trustee, Linda Slaton individually and Iris  
Reece to Greer Commission of Public Works

on \_\_\_\_\_.

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

#2

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.

John F. Wyatt  
Responsible Person Connected with the Transaction

John F. Wyatt  
Print or Type Name Here

SWORN to before me this 10 day of April, 20 08

Constance G. McBride  
Notary Public for SC

My Commission Expires: 7/30/14



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 mortgagor 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.

THIS DOCUMENT  
MARGINAL  
FOR IMAGING





City of Greer, SC

Planning Advisory Committee Application  
(PAC)

CPAD-00015

Date 8-10-2020

Tax Map Number(s) 5-3500-06202 Property Address(s) Snow Road

Project Name Snow Road Subdivision Type of Development Single Family Subd.

(Complete all that is applicable to the project below)

Number of Acres 26.92  
Number of Units 58  
Number of Lots 58  
Proposed building(s) Sqft.

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

Applicant Information

Name Residents Developers, LLC  
Address 528 Candewick Ct Moore SC 29639  
Contact Number 864 283 5434  
Email SHIV DANAQ@hotmail.com

Property Owner Information

Name LINDA STANON ETAL  
Address 21 DARLEEN AVE GREENVILLE SC 29607  
Contact Number  
Email

Description of Project: 58 single family lot Subdivision

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

Signature(s) MARK T. BINSZ

For a complete project submittal the following is required:

- 1) Application
- 2) 1 Digital copy of site plans emailed to [bblake@cityofgreer.org](mailto:bblake@cityofgreer.org), and 1 hard copy.
- 3) Fee- (Commercial/Industrial: \$200.00. For Residential, refer to the fee schedule on the website.)

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

OFFICE USE ONLY

Date Filed

Docket No.

Meeting Date

See Reverse





MEMO

To: Planning/Zoning & Applicant

From: Steve Grant, P.E.

Subject: Standard PAC comments - Residential

1. Any retaining walls over 4 feet in height will need to be designed by a professional structural engineer licensed in SC. Submit plans to City Building Official.
  - a. Retaining Wall plans must be approved before grading permits are issued.
  - b. Retaining wall contractor must be properly licensed in SC and must hire a 3<sup>rd</sup> party inspector during wall construction. These are verified before grading permits are issued.
2. State in Site Data table if retaining walls are proposed Yes/No.
3. Ensure all ADA/Handicapped accessible areas, routes and sidewalks meet all current design standards and details and grades are clearly indicated.
4. Specify public or private roads on plans.
5. Provide cross sections indicating widths and pavement thicknesses and plan/profile view of centerlines. Include sidewalks in cross-section.
6. If streets are public, City requires concrete storm drainage pipe in right of way.
7. Add angles between centerlines. 60 degree minimum between intersecting streets.
8. Reverse curves to have a minimum 100 foot tangent between the PT and PC.
9. Fire Marshal will have to approve the way the roads end if not in a cul-de-sac.
10. Encroachment permits are required from SCDOT/County or City. A traffic study and/or a left turn lane into the development may be required.
11. Show available sight distance at proposed new entrance on plans.
12. Provide detailed lot grading plan. 5' Side setbacks between houses required for drainage.
13. Make sure all storm drainage easements are clearly defined and depicted on the plans.
14. If site has areas in the 100 year floodplain. No grading or development in the floodplain. All Finished Floor elevations must be a minimum 3 feet above 100 year flood elevation.





# Memorandum

**To: Planning & Zoning**

**From: Scott Keeley, Deputy Chief/Fire Marshal**

**Date: 8/27/2020**

**Re: Snow Road Subdivision PAC Comments**

- 
1. Need a site plan showing fire hydrant locations.
  2. Fire hydrants must be installed and in service and street signs before construction permits will be released. Fire hydrants shall be 3way and have a 5" Storz connection on the pumper outlet.
  3. All weather roads must be installed before construction and maintained until final paving is completed.
  4. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roads allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

Submit requested plans in a PDF format to [skeeley@cityofgreer.org](mailto:skeeley@cityofgreer.org)





26 August 2020

## Greer Police Department PAC Notes

### Recent Issues Observed in Residential Areas South of 85:

- Incomplete Structures are often burglary targets- Neighborhoods that have homes in the mid to late building stages are often left unlocked or without a garage door. These are hotspots for damage, construction equipment theft (tools and materials) and appliance theft.
  - Appliance Theft exceeds all other incidents on construction site for 2020.
- Stolen construction equipment – Machinery that is left with keys and fuel will often be stolen from the site. It is recommended to back them into a circle or against a building where they cannot be taken or take the keys/operating fuse.
- Stolen Trailers – Often trailers are left on the property after hours with little lighting and no locking mechanism

### Quick Tips:

- Keep the property lit during all stages of construction and after completion.
- Utilize a surveillance system
  - Off Duty Security
  - Cameras
  - Alarm Systems
- Maintain communication with site managers and open a line of communication with law enforcement for when it is needed.
  - Officers will regularly be out to the property to make sure no is trespassing during the night. Many construction companies have contractors working at all hours of the day, please communicate these plans and provide telephone number for checking this. Many thieves will tell the officers that they are working at the site and need to take the property off site for whatever reason; an officer will need to confirm this in order to protect your property.
- Minimize entrances and utilize barriers to close off the property when no one is working.

Contact	E-mail	Telephone
Dispatch Non-Emergency		864-848-2151
Community Outreach – Sgt. Smith	<a href="mailto:jsmith@cityofgreer.org">jsmith@cityofgreer.org</a>	864-968-7002
Crime Analysis – Pene' Ellis	<a href="mailto:tellis@cityofgreer.org">tellis@cityofgreer.org</a>	864-877-7906
Area 4 Sgt – Sgt. Ferrell	<a href="mailto:mferrell@cityofgreer.org">mferrell@cityofgreer.org</a>	864-848-2145

## POLICE DEPARTMENT



**Snow Road Subdivision – I will need another plat submitted. I cannot read this plat**

County: Spartanburg

Tax map #: 5-35-00-062.02

Number of Units: 58 SF detached

Acreage: 26.92



## Ashley Kaade

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**From:** Smith, Richard <rsmith@spartanburgcounty.org>  
**Sent:** Thursday, August 27, 2020 5:17 PM  
**To:** Ashley Kaade  
**Cc:** Brown, Travis; Kirby, Ron  
**Subject:** RE: PAC Meeting

Good Afternoon Ashley-

Thank you for your time yesterday discussing the projects for today's PAC Meeting. Our comments for the projects, as discussed yesterday, are noted below.

- **Nature Trail Subdivision** – It is our understanding that the City of Greer will be annexing the property along with the section of Nature Trail Road into the city limits. Spartanburg County is available to sit down with the City of Greer and the developer to discuss potential partnerships with regards to road infrastructure improvements along Nature Trail Road. Spartanburg County suggests that a Traffic Impact Study (TIS) be performed. This property appears to drain into the Enoree River.
- **Lavender Flats Apartments** – It is our understanding that this property is inside the City of Greer and it appears that the property line extends to the centerline and the other side of McElrath Road. Spartanburg County is available to sit down with the City of Greer and the developer to discuss potential partnerships with regards to road infrastructure improvements along McElrath Road. Spartanburg County suggests that a Traffic Impact Study (TIS) be performed. The drainage for this project discharges into Spartanburg County and will need to be addressed before this project is granted approval.
- **Snow Road Subdivision** – It is our understanding that this property is inside the City of Greer and it appears that the property line extends to the centerline Snow Road. This road has recently been rebuilt and upgraded to a 20' wide road. Spartanburg County suggests that a Traffic Impact Study (TIS) be performed. It appears that the drainage for this project discharges into the City of Greer.
- **Primrose (Daycare) Final Development Plan, Suber Rd** – This project is located in Greenville County and is not within our jurisdiction.
- **Greer Police Department Firearms Range, Lister Rd** – This project is located in the City of Greer and the road appears to be an SCDOT road. The drainage for this project discharges into the South Tyger River.

Please let me know if you need any additional information.

Thank you

Richard D. Smith  
Development Coordinator  
Spartanburg County Engineering Division  
9039 Fairforest Road  
Spartanburg, South Carolina 29301

Office: 864.595.5350  
[rsmith@spartanburgcounty.org](mailto:rsmith@spartanburgcounty.org)  
[www.spartanburgcounty.org](http://www.spartanburgcounty.org)



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**From:** Ashley Kaade [<mailto:akaade@cityofgreer.org>]

**Sent:** Tuesday, August 25, 2020 9:32 AM

**To:** Smith, Richard; Brown, Travis; Kirby, Ron

**Subject:** RE: PAC Meeting

Good morning,

I was wondering if you had a chance to look at the various PAC comments and if we could find a time before Thursday morning to discuss any concerns or potential road improvements needed.

Brandon is out of the office this week.

Thank you,

**Ashley Kaade, AICP**

**Planner**

301 E. Poinsett St.

Greer, SC 29650

Phone: (864)968-7027

Email: [akaade@cityofgreer.org](mailto:akaade@cityofgreer.org)



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**From:** Brandon McMahan <[bmcman@cityofgreer.org](mailto:bmcman@cityofgreer.org)>

**Sent:** Wednesday, August 19, 2020 12:29 PM

**To:** [rsmith@spartanburgcounty.org](mailto:rsmith@spartanburgcounty.org); [twbrown@spartanburgcounty.org](mailto:twbrown@spartanburgcounty.org); [rkirby@spartanburgcounty.org](mailto:rkirby@spartanburgcounty.org)

**Cc:** Ruthie Helms <[rhelms@cityofgreer.org](mailto:rhelms@cityofgreer.org)>; Ashley Kaade <[akaade@cityofgreer.org](mailto:akaade@cityofgreer.org)>; Emily Williams <[ewilliams@cityofgreer.org](mailto:ewilliams@cityofgreer.org)>

**Subject:** PAC Meeting

Good afternoon everyone,

We wanted to see if you wanted to talk about the Snow Rd and Nature Trail subdivisions before next week's PAC meeting to make sure we are all on the same page with what will be required of the developer? These are scheduled to go to the September 21<sup>st</sup> Planning Commission for Preliminary approval and we want to make sure we have road alignment and potential ROW dedication and improvements on the preliminary plat.

Thanks and please let us know what works best for everyone.



Brandon McMahan



Planner  
City of Greer  
301 E. Poinsett St  
Greer, SC 29651  
864-848-5396

Email secured by Check Point

Email secured by Check Point





PAC Meeting 8-27-20  
Snow Road Subdivision  
Tax map: 5-35-00-062.02  
Comments from Robert Roux, PE, CFM

- 1) What is the proposed stream crossing? Culvert analysis will be required. HY-8 culvert analysis program is the preferred software. Ensure inlet, outlet, and slope protection is adequate and accounted for in the USACOE Nationwide permit.
- 2) Site plan review must be applied for through eTrakit (<https://greeretrakit.cityofgreer.org/etrakit/>) as a Site Development Project – Commercial subtype. All plan submittals must be done through eTrakit. Contact me if you need assistance. I do not need hard copies of plans or SWPPP.
- 3) Plan Review Fee will be generated by and can be paid for through eTrakit. If paying through the online system, a 2.89% credit card processing fee will be added. Check payment is also acceptable to avoid the credit card fee.
- 4) Ensure cluster mailboxes are on an ADA accessible path.
- 5) Use Spartanburg SW rainfall depths from the DHEC BMP Handbook.
- 6) All retaining walls must be permitted regardless of height. The wall permit must be issued before a City of Greer Grading Permit can be issued. Retaining walls that are 4 feet in height or greater require engineered plans and must be reviewed/approved by the City Building Official. Refer to the [Retaining Wall Checklist](#) on the City of Greer website.
- 7) Refer to the standard Stormwater PAC comments, let me know if you have any questions or need clarification.

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**PUBLIC SERVICES – ENGINEERING & STORMWATER**

301 East Poinsett Street • Greer, South Carolina 29651 • (864) 848-2175 • Fax (864) 801-2020



Category Number: IV.  
Item Number: A.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**9/21/2020**

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**Planning Report**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 2020 Training Schedule	9/14/2020	Cover Memo



**2020 Board Training Dates – Greer City Hall, 301 E. Poinsett St – Conference 116**

~~July 15<sup>th</sup> 2pm – 5pm~~

~~Aug 12<sup>th</sup> 9am – 12pm~~

~~Sept 18<sup>th</sup> 2pm – 5pm~~

Oct 9<sup>th</sup> 12pm – 3pm

Nov 18<sup>th</sup> 9am – 12pm

Dec 11<sup>th</sup> 2pm – 5pm