



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, 301 E. Poinsett St, Greer, SC 29651
March 21, 2022 @ 6:30 PM
Public Hearing and Business Meeting

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. February 2022 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. OLD BUSINESS

IV. NEW BUSINESS

- A. AN 21-16 Harvey Rd
- B. AN 21-17 Abner Creek Rd
- C. AN 22-05 Woods Chapel Rd
- D. AN 22-06 Mayfield Rd
- E. RZ 21-33 Tryon St
- F. RZ 22-02 Brushy Creek Rd
- G. RZ 22-03 Riverdale
- H. RZ 22-04 Snow Rd
- I. MISCP 22-02 Greer Mill Local Designation

V. OTHER BUSINESS

- A. Planning Report

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

February 2022 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 February 2022 Minutes	3/11/2022	Cover Memo



City of Greer

Planning Commission Minutes

February 21, 2022

Members Present: John Holland, Chairman
William Lavender
Judy Jones
Ryan Acierno
Paul Lamb

Member(s) Absent: Walden Jones, Vice Chairman
Michael Wright

Staff Present: Ashley Kaade, Senior Planner
Brandon McMahan, Planner

I. Call to Order

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

II. Election of Officers

Chairman – Mr. Lavender made a motion to nominate Mr. Holland as Chairman. Mr. Lamb seconded the motion. The motion passed with a vote of 5 to 0.

Vice Chairman – Mr. Lavender made a motion to nominate Mr. Jones as the Vice Chairman. Mr. Lamb seconded the motion. The motion passed with a vote of 5 to 0.

III. Minutes of the Planning Commission Meeting

ACTION – Mr. Lamb made a motion to approve the minutes from the December 13, 2021 Planning Commission Meeting. Mr. Acierno seconded the motion. The motion passed with a vote of 5 to 0.

III. Public Forum

No Public Forum was held

IV. Public Hearing

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

A. AN 22-02 Genoble Rd

Mr. Holland opened the public hearing for AN 22-02.

Staff gave the basic information for this request.

Stephanie Gates spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for AN 22-02

B. AN 22-03 Freeman Farm Rd

Mr. Holland opened the public hearing for AN 22-03

Staff gave the basic information for the request.

William Beaman spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for AN 22-03

C. AN 22-04 Old Jones Rd

Mr. Holland opened the public hearing for AN 22-04

Staff gave the basic information for the request.

Jonathan Nett spoke on behalf of the request.

Jenelle Olson spoke during the public hearing with concerns about the road width along Old Jones Rd and had concerns with buffering between her subdivision and this potential subdivision.

No one else spoke during the public hearing.

Mr. Holland closed the public hearing for AN 22-04

D. RZ 22-01 Kist Rd/Hwy101/Hwy 296

Mr. Holland opened the public hearing for RZ 22-01.

Staff gave the basic information for the request.

Waverly Wilkes spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for RZ 22-01.

E. FDP 21-17 Blue Ridge Plantation Zone 3

Mr. Holland opened the public hearing for FDP 21-17.

Staff gave the basic information for the request.

Stephanie Gates spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for FDP 21-17.

F. FDP 21-18 Blue Ridge Plantation Zone 4

Mr. Holland opened the public hearing for FDP 21-18.

Staff gave the basic information for the request.

Stephanie Gates spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for FDP 21-18

G. FDP 21-19 Blue Ridge Plantation Zone 5

Mr. Holland opened the public hearing for FDP 21-19.

Staff gave the basic information for the request.

Stephanie Gates spoke on behalf of the request.

No one spoke in favor or opposition during the public hearing.

Mr. Holland closed the public hearing for FDP 21-19.

V. Old Business

There was no old business to discuss.

VI. New Business

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

A. AN 22-20 Genoble Rd

Mr. Holland opened the business meeting for AN 22-02.

Staff presented their analysis and recommendation for approval for the request of I-1, Industrial zoning.

ACTION – Mr. Lavender made a motion to approve AN 22-02. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. AN 22-03 Freeman Farm Rd

Mr. Holland opened the business meeting for AN 22-03.

Staff presented their analysis and recommendation for approval for the request of I-1, Industrial zoning.

Mr. Acierno asked for clarification on which parcel was being brought in on the request. Staff informed the commission that it was the portion on the survey that is along Shortie St

ACTION – Mr. Lamb made a motion to approve AN 22-03. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

C. AN 22-04 Old Jones Rd

Mr. Holland opened the business meeting for AN 22-04.

Staff presented their analysis and recommendation for approval for the request of R-10, Single Family Residential zoning. Staff also informed the commission that Traffic Impact Analysis was underway and the results will be given to the commission when the applicant brings back a preliminary plat to the commission.

Jonathan Nett informed the commission that they were planning on submitting to go to the Planning Advisory Committee meeting and then bring a Preliminary Plat back to the commission.

ACTION: Mr. Lavender made a motion to approve AN 22-04. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

D. RZ 22-01 Kist Rd

Mr. Holland opened the business meeting for RZ 22-01.

Staff presented their analysis and recommendation for the approval for the request to rezone the parcels from C-3, Commercial to R-M2, Multi-Family Residential.

Waverly Wilkes informed the commission that the intent was to keep outparcels as commercial and keep the residential section towards the middle of the site.

Mr. Acierno asked staff if this was normal and why not rezone it as a Planned Development.

Staff informed the commission that the owner and applicants did not want to go this route and wanted to stick with the multi-family and leave the remainder as commercial.

ACTION: Mr. Lavender made a motion to approve RZ 22-01. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

E. FDP 21-17 Blue Ridge Plantation Zone 3

Mr. Holland opened the business meeting for FDP 21-17.

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

Mr. Acierno asked staff if this was going to trigger the amenity requirement that was part of the major change.

Staff informed the commission that the total was just below the threshold for the requirement for the amenity center.

Paul Aho the developer informed the commission that they are working on the civil plans for the amenity center and they plan on submitting it soon.

Mr. Holland asked Mr. Aho if he has received input from the current residents within the community.

Mr. Aho informed the commission that he and the property management group has meet with the community to discuss the amenities and some of their other concerns with the overall development.

Mr. Jones asked if the amenity center would come to the commission as an FDP.

Staff informed the commission that the amenity center would come before the commission for FDP approval.

ACTION: Ms. Jones made a motion to approve FDP 21-17. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

F. FDP 21-18 Blue Ridge Plantation Zone 4

Mr. Holland opened the business meeting for FDP 21-18.

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

ACTION: Mr. Lamb made a motion to approve FDP 21-18. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

G. FDP 21-19 Blue Ridge Plantation Zone 5

Mr. Holland opened the business meeting for FDP 21-19.

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

ACTION: Mr. Lamb made a motion to approve FDP 21-19. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Planning Staff reminded the Commission of their annual training requirements.

IX. Adjourn

There being no other business to discuss, Mr. Lavender made a motion to adjourn. Mr. Lamb seconded the motion. The meeting adjourned at 7:10 pm.

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	3/11/2022	Cover Memo

Planning Commission City of Greer

March 21, 2022

Public Hearing

DOCKET NUMBER: AN 21-16

DOCKET NUMBER:	AN 21-16
APPLICANT:	Austin Allen
ADDRESS:	812 Harvey Rd
PARCEL ID NUMBER:	P/O 9-05-01-010.03
EXISTING ZONING:	Unzoned
REQUEST:	Annex and Zone DRD, Design Review District

DOCKET NUMBER: AN 21-16

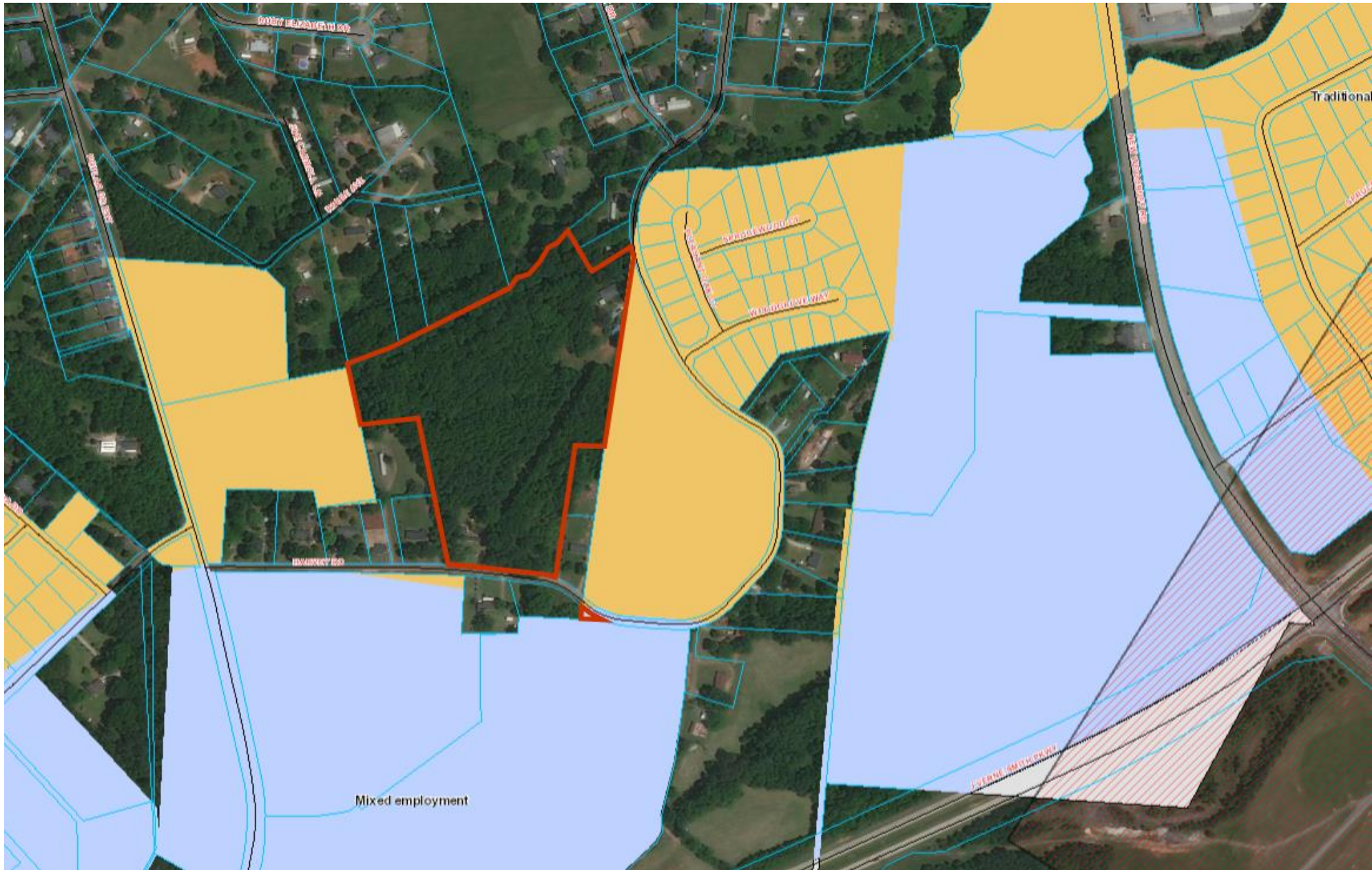


DOCKET NUMBER: AN 21-16



Current Zoning Map

DOCKET NUMBER: AN 21-16



Future Land Use



DOCKET NUMBER: AN 21-16

Statement of Intent

Proposed use: Townhome community with up to 79 units with a minimum of 1,500 SF

Density: 6.26 units per acre

Open Space/Amenities: 3.40 Acres consisting of both passive and active common areas such as pocket parks, grilling area and/or community nature trails; Landscaped buffer will be planted along boundaries with adjoining residential properties.

Setback/Yard:

- 25' perimeter property lines
- 30' along Harvey Rd
- 20' along interior streets

Building Materials: Exterior building materials may consist of Hardie Board, brick, and/or stone. Exterior building materials will have a minimum combination of two of the listed materials.

Infrastructure: Common area and stormwater facilities to be maintained by HOA; exterior sidewalks; TIA was completed and reviewed by third-party engineer. No improvements are required at this time. There may be right-of-way dedication and/or road widening required on Harvey Rd and that will be determined and incorporated during civil plan review.

DOCKET NUMBER: AN 21-17

DOCKET NUMBER:	AN 21-17
APPLICANT:	Divine Capital
ADDRESS:	Abner Creek Rd
PARCEL ID NUMBER:	9-06-00-010.00
EXISTING ZONING:	Unzoned
REQUEST:	Annex and Zone DRD, Design Review District

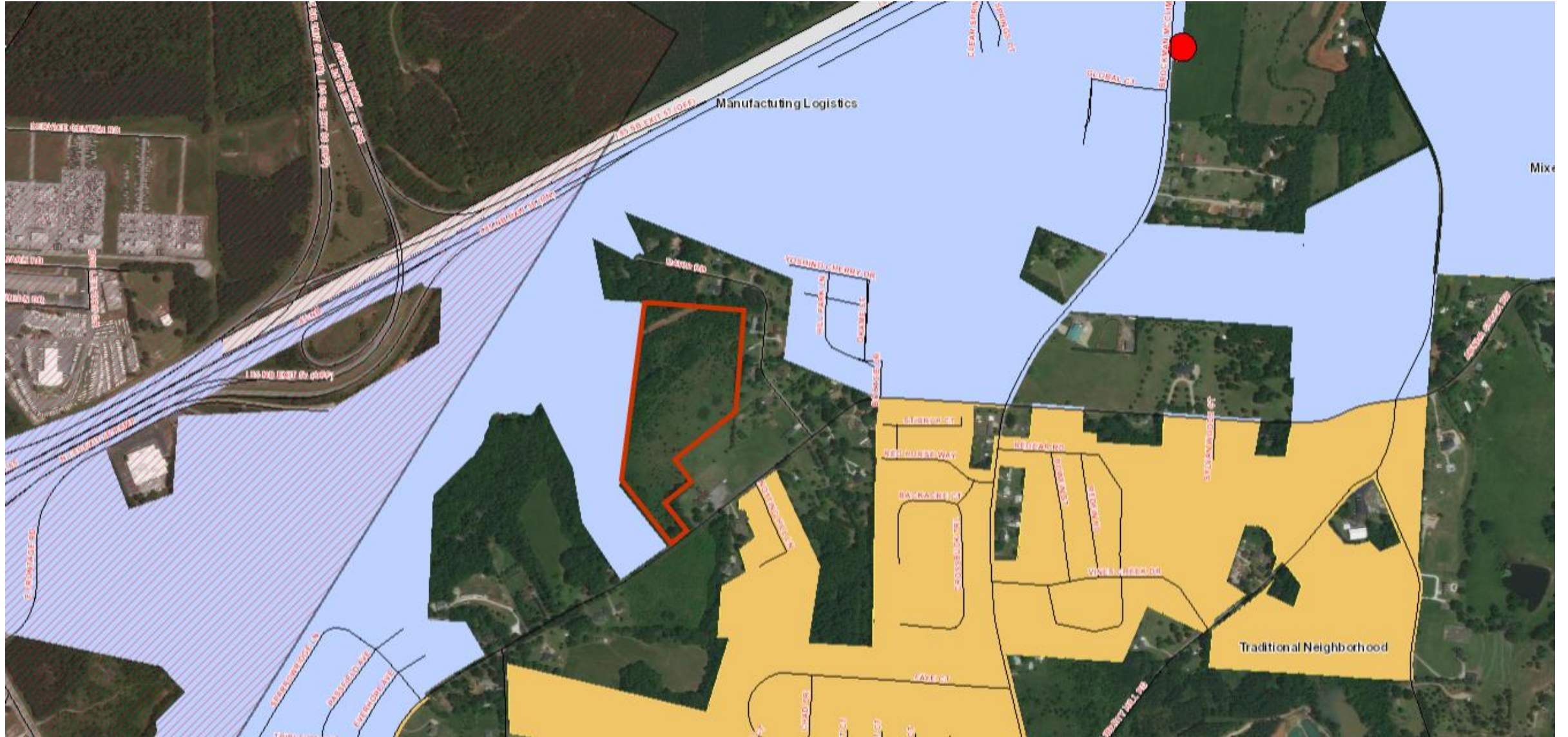
DOCKET NUMBER: AN 21-17



DOCKET NUMBER: AN 21-17



Current Zoning Map

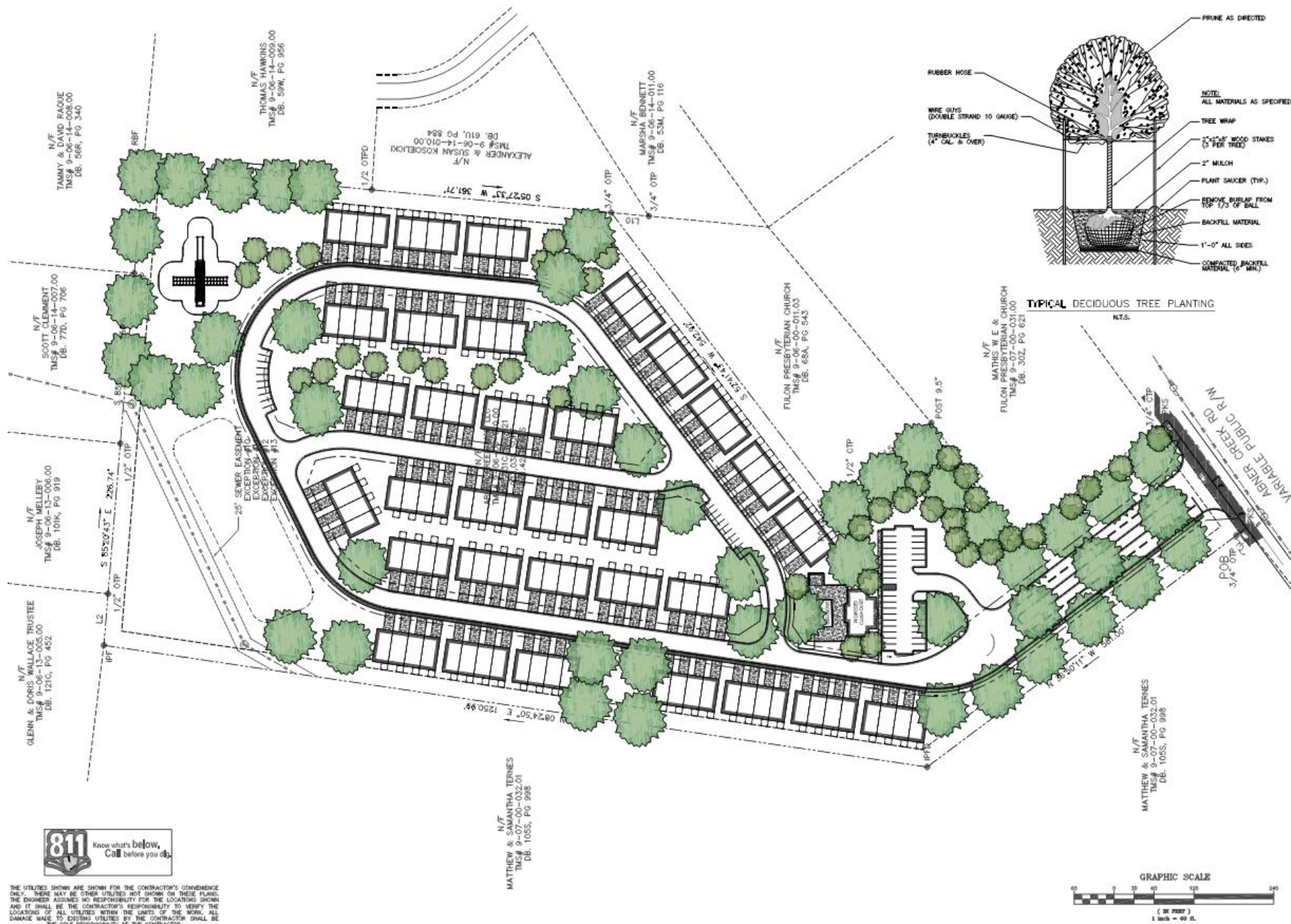


Future Land Use Map

DOCKET NUMBER: AN 21-17



DOCKET NUMBER: AN 21-17



DOCKET NUMBER: AN 21-17

Statement of Intent

Proposed use: Townhome community with up to 136 units ranging from 1,500-3,000 SF and three to four bedrooms

Density: 6.33 units/acre

Open Space/Amenities: 25' landscape buffer provided along boundaries adjoining residential uses

Setback/Yard:

- 25' perimeter property lines
- 20' interior streets
- 30' Abner Creek Rd

Building Materials: Exterior building materials will consist at least two of the following: Hardie Board, brick, and stone. Elevations included in the SOI

Infrastructure: Common area and stormwater facilities to be maintained by HOA; exterior sidewalks; TIA was completed and reviewed by third-party engineer. The developer will be required to install a left-turn lane into the site from Abner Creek Rd and contribute financially towards a portion of future improvements at the intersection of Westmoreland Rd and Abner Creek Rd.

DOCKET NUMBER:	AN 22-05
APPLICANT:	Cullum GSP 081 LP
ADDRESS:	1296 Woods Chapel Rd
PARCEL ID NUMBER:	5-24-00-043.03
ACREAGE:	14.68
EXISTING ZONING:	Unzoned
REQUEST:	Annex and Zone I-1, Industrial





Current Zoning Map



Future Land Use



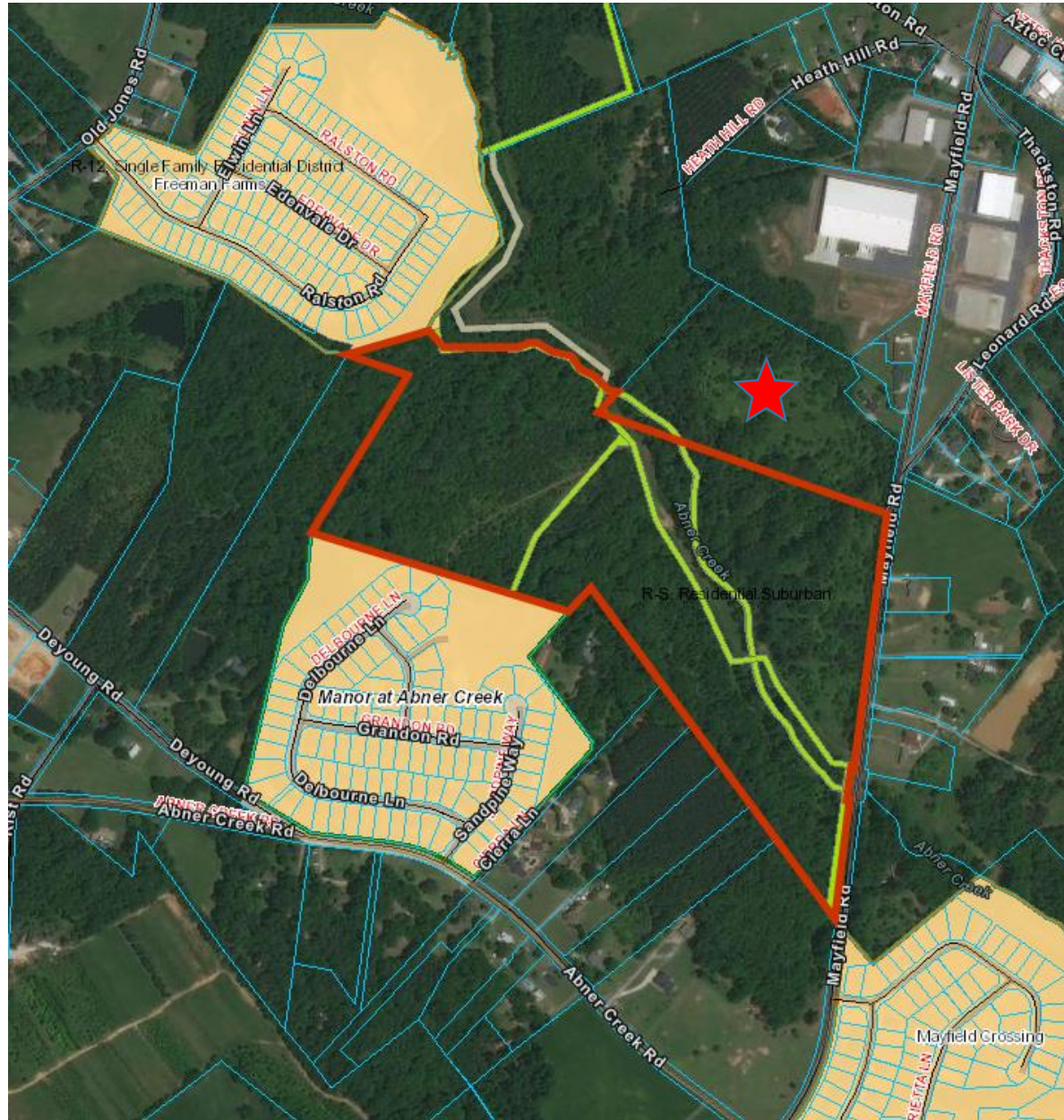
Victor Hill Rd (Right)



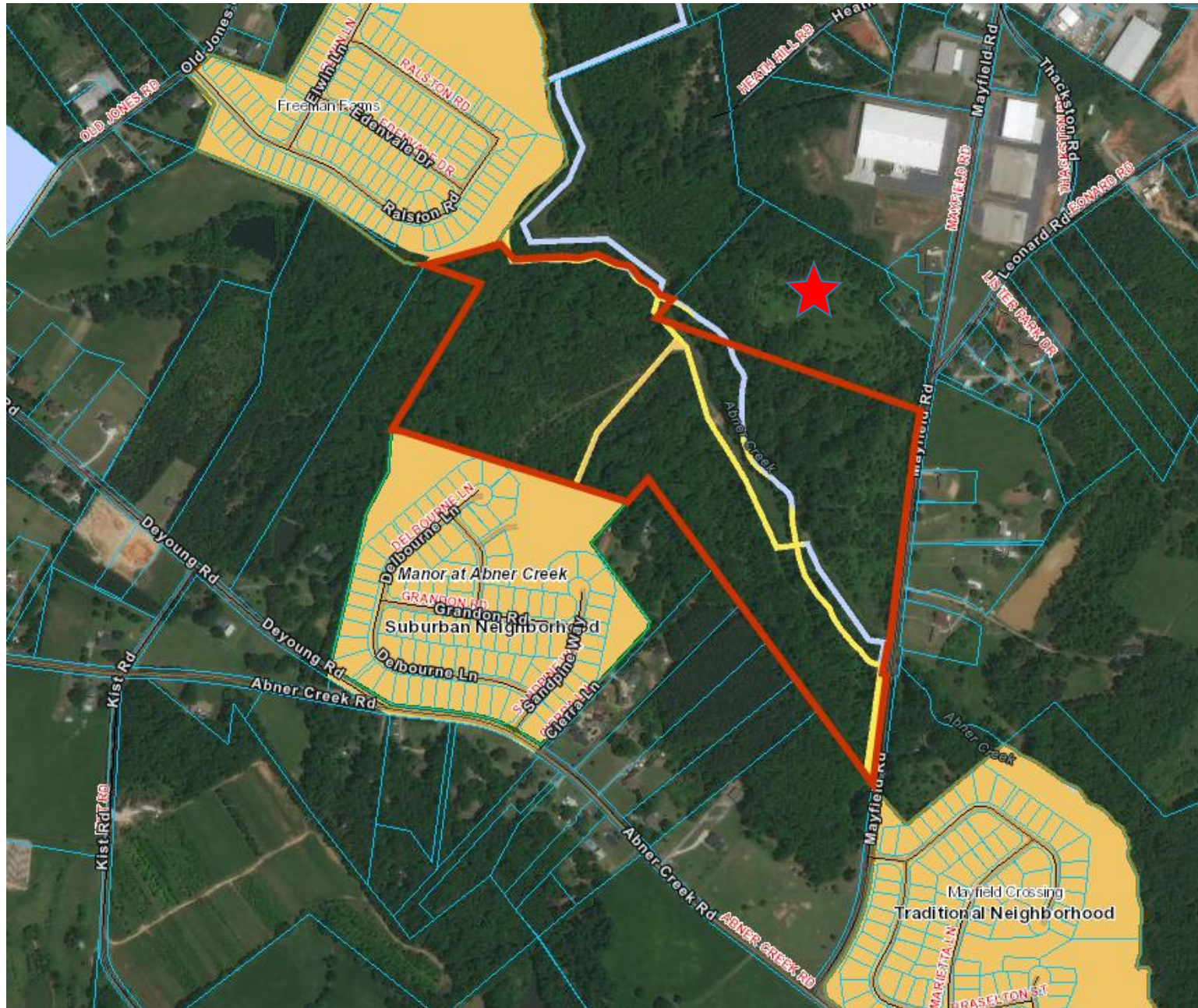
Woods Chapel Rd (Right)

DOCKET NUMBER:	AN 22-06
APPLICANT:	Austin Allen
ADDRESS:	Mayfield Rd
PARCEL ID NUMBER:	5-29-00-090.00 & 5-29-00-091.00
ACREAGE:	75.14
EXISTING ZONING:	Unzoned
REQUEST:	Annex and Zone R-10, Single-family Residential





Current Zoning Map



Future Land Use

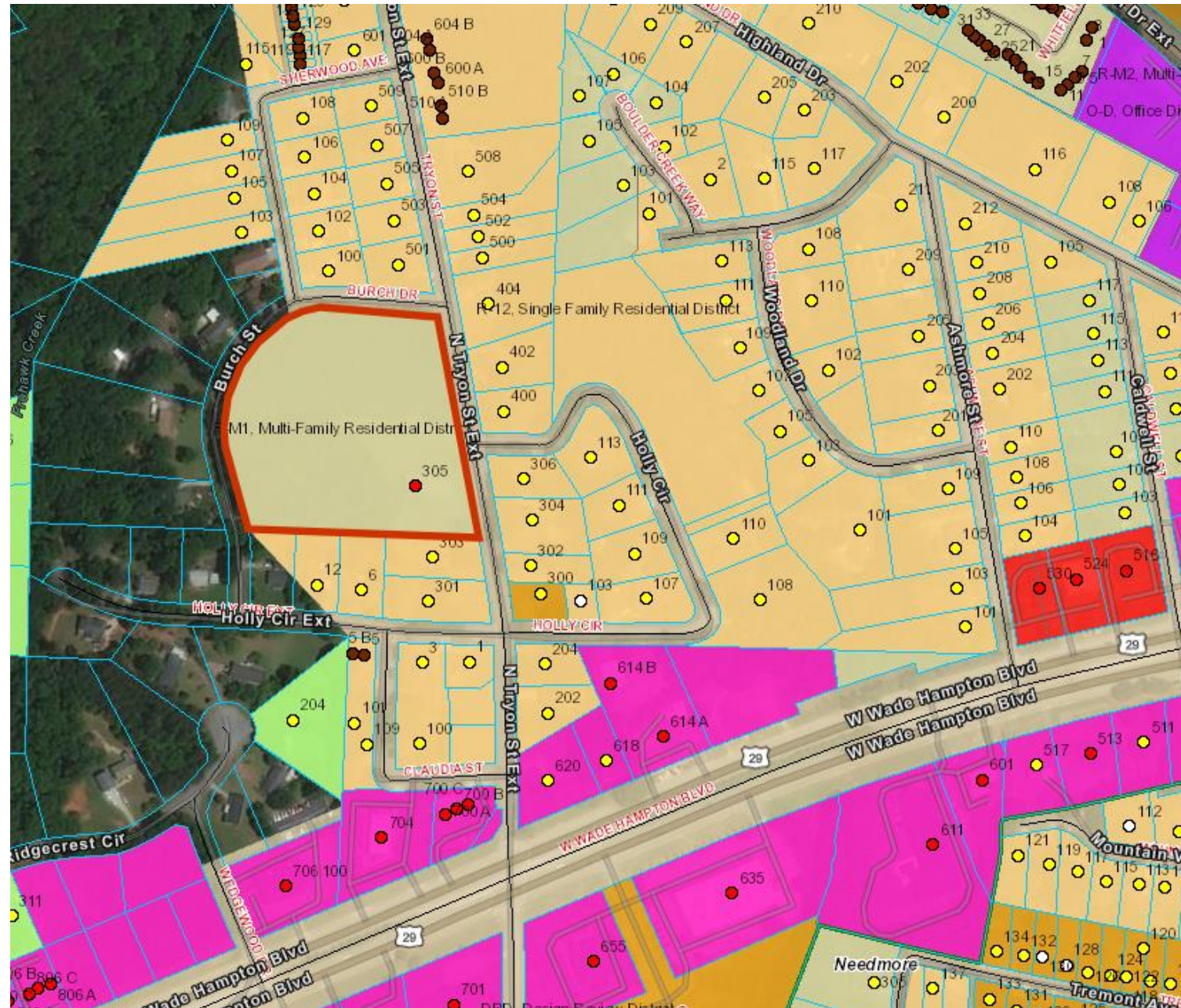


DOCKET NUMBER:	RZ 21-33
APPLICANT:	Site Design
ADDRESS:	305 Tryon St
PARCEL ID NUMBER:	G019000103100
EXISTING ZONING:	RM-1, Residential Multi-family
REQUEST:	Rezone to DRD, Design Review District

DOCKET NUMBER: RZ 21-33

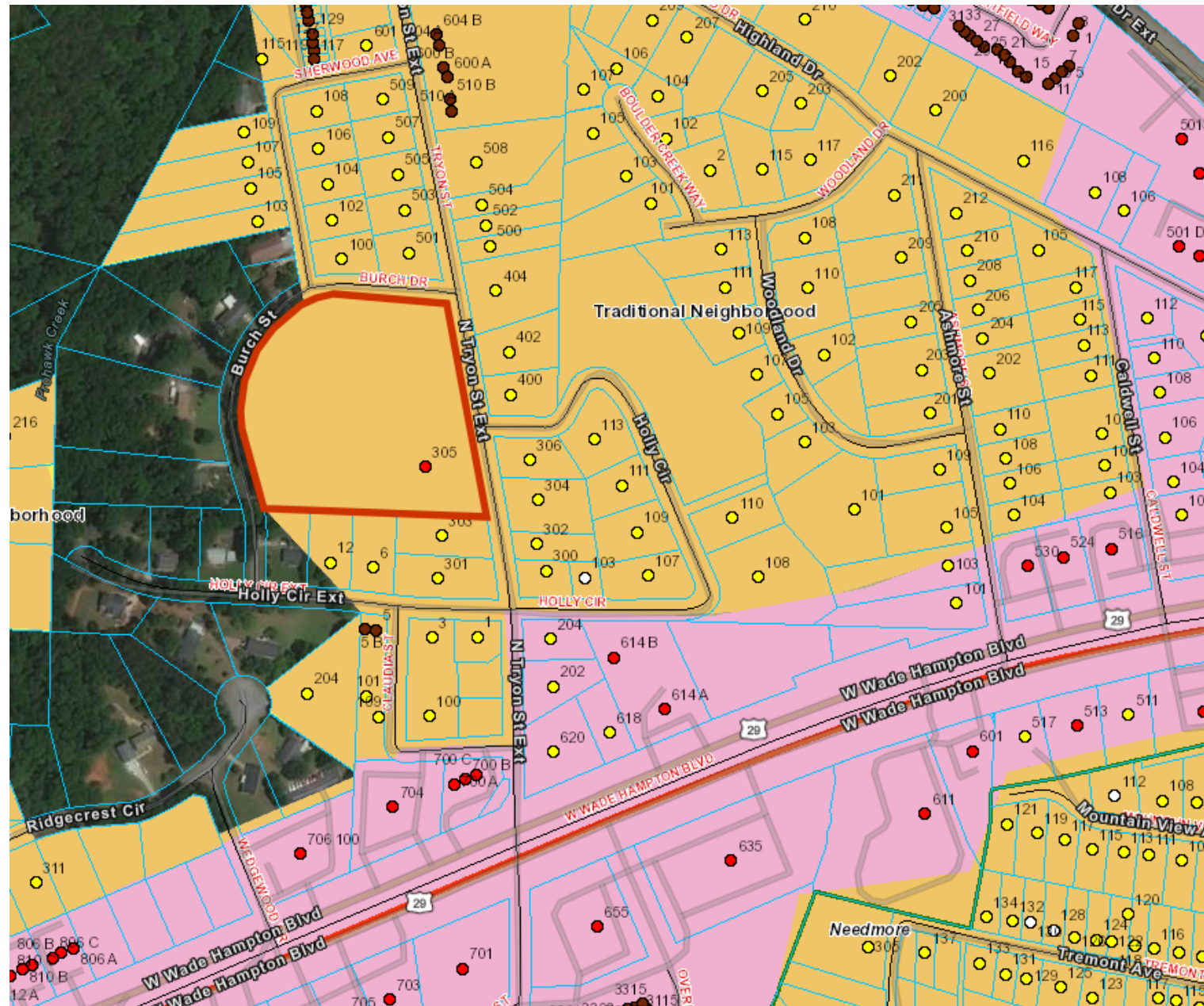


DOCKET NUMBER: RZ 21-33



Current Zoning Map

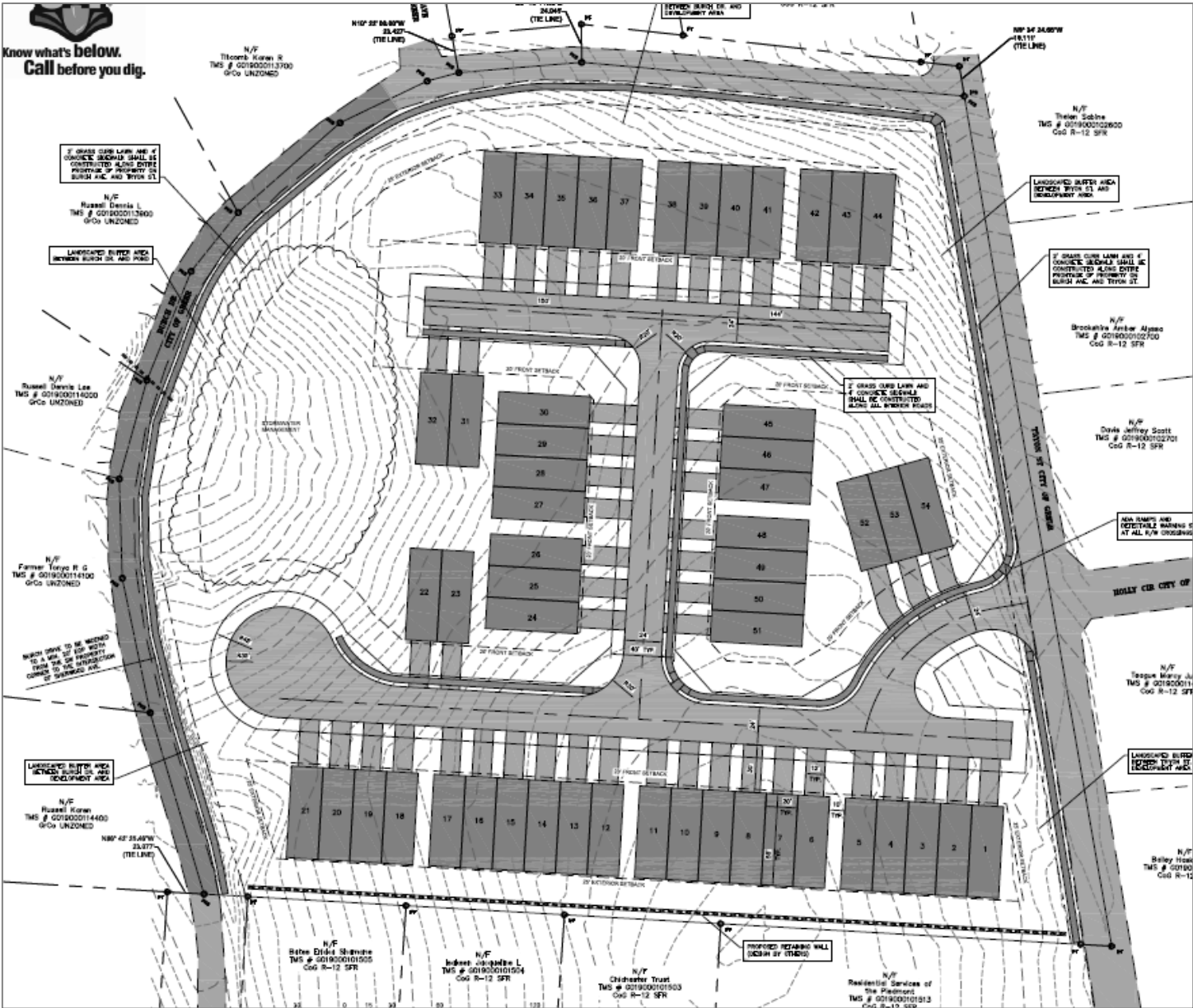
DOCKET NUMBER: RZ 21-33



DOCKET NUMBER: RZ 21-33



DOCKET NUMBER: RZ 21-33



DOCKET NUMBER: RZ 21-33

Statement of Intent

Proposed use: Townhome community with up to 70 units with a minimum of 1,500 SF and average of 1,900 SF with a minimum of one-car garage

Density: 10.7 units per acre

Open Space/Amenities: 3.5 Acres consisting of open space/common areas, clubhouse and walking trail

Setback/Yard:

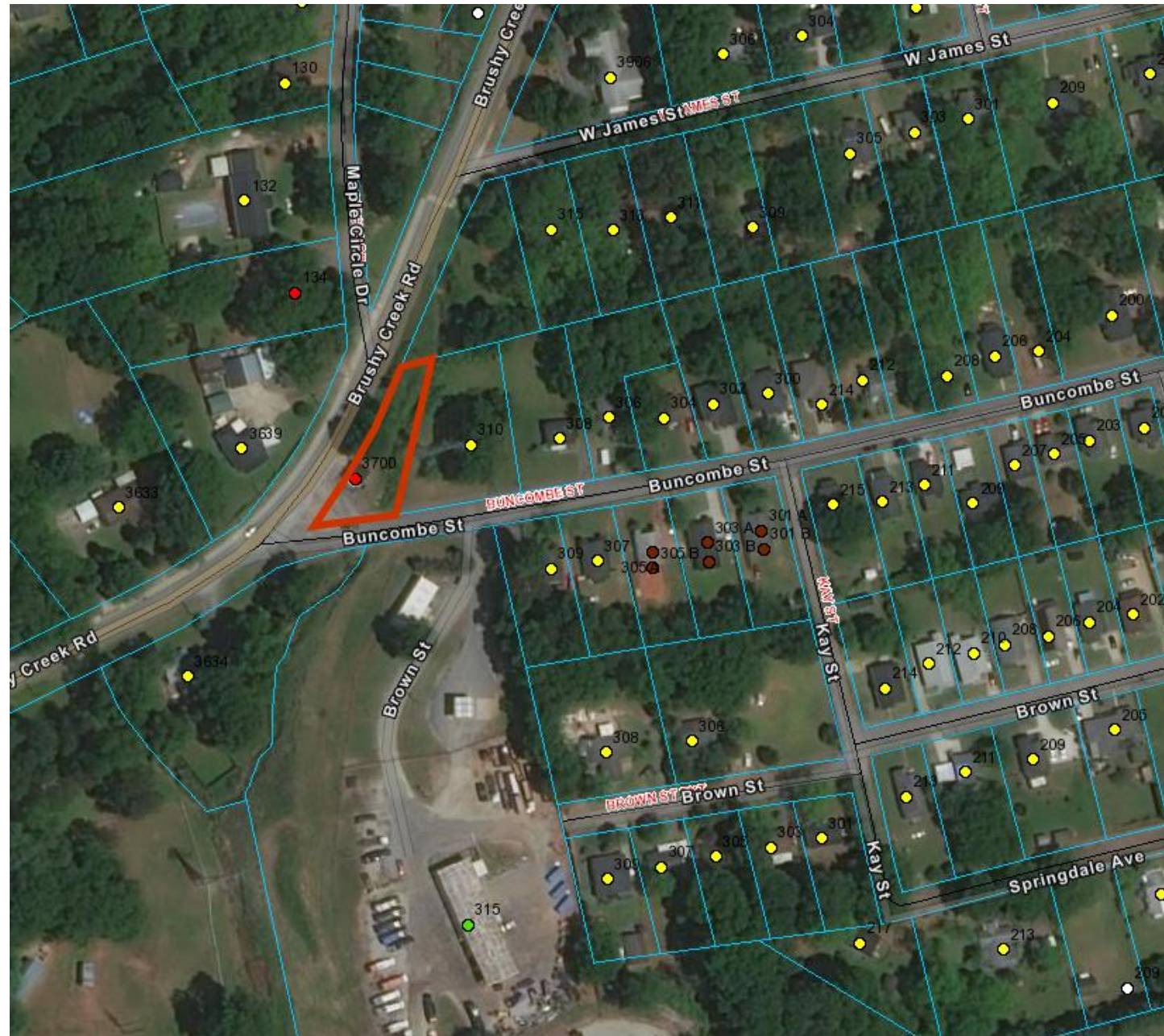
- 25' perimeter property lines
- 30' along Tryon St
- 20' along interior streets

Building Materials: Exterior building materials may consist of hardy board and/or comparable. Exteriors may contain one specific material or combination of all materials in some cases, like stone or brick accents.

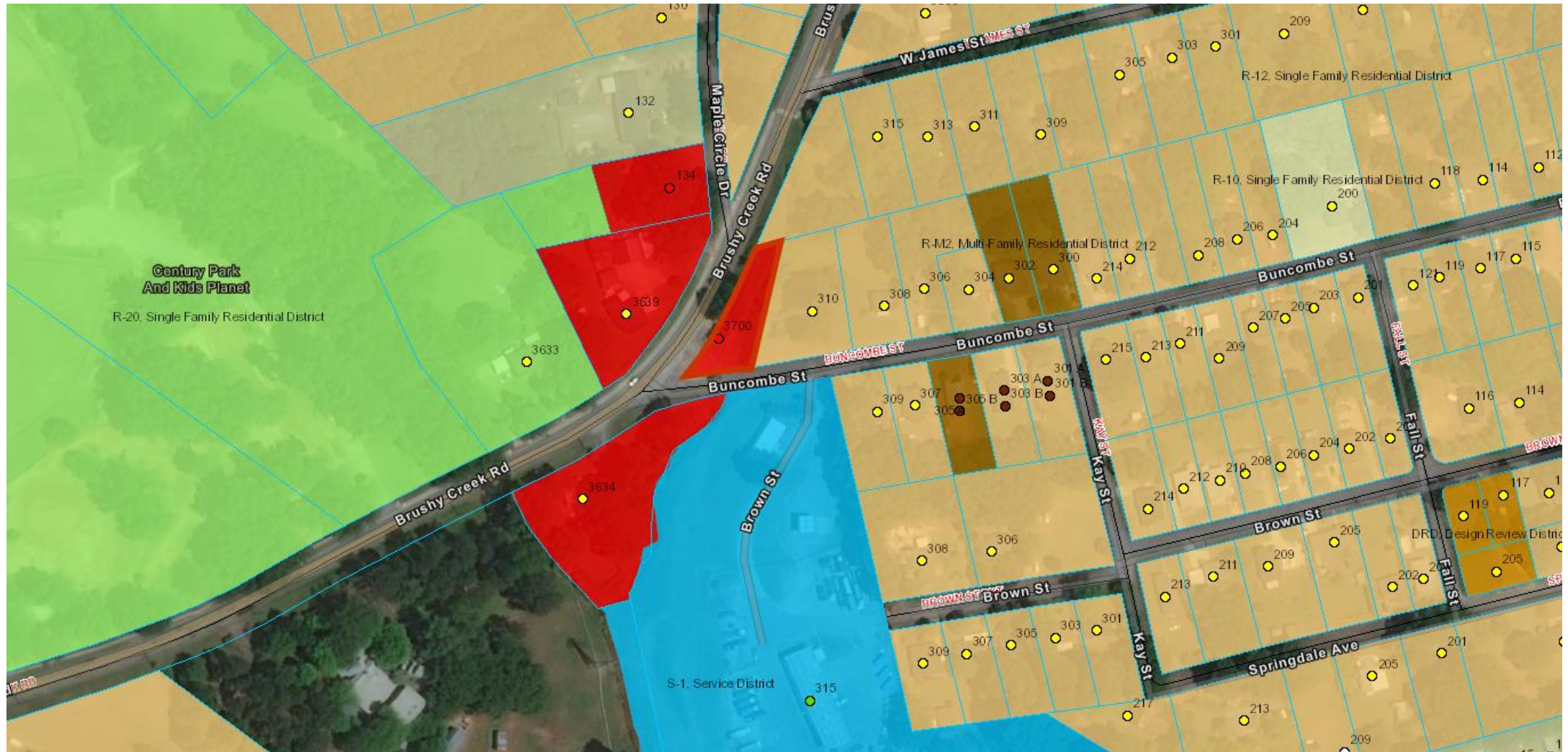
Infrastructure: Common area and stormwater facilities to be maintained by HOA; exterior sidewalks. A Traffic Impact Analysis was not required for this development based on trip generation. There may be right-of-way dedication and/or widening/pavement repair required for Tryon St. This will be determined and incorporated during civil plan review.

DOCKET NUMBER:	RZ 22-02
APPLICANT:	Natahn Coponen
ADDRESS:	3700 Brushy Creek Rd
PARCEL ID NUMBER:	G003001001801
EXISTING ZONING:	C-2, Commercial
REQUEST:	RM-1, Residential Multi-family

DOCKET NUMBER: RZ 22-02

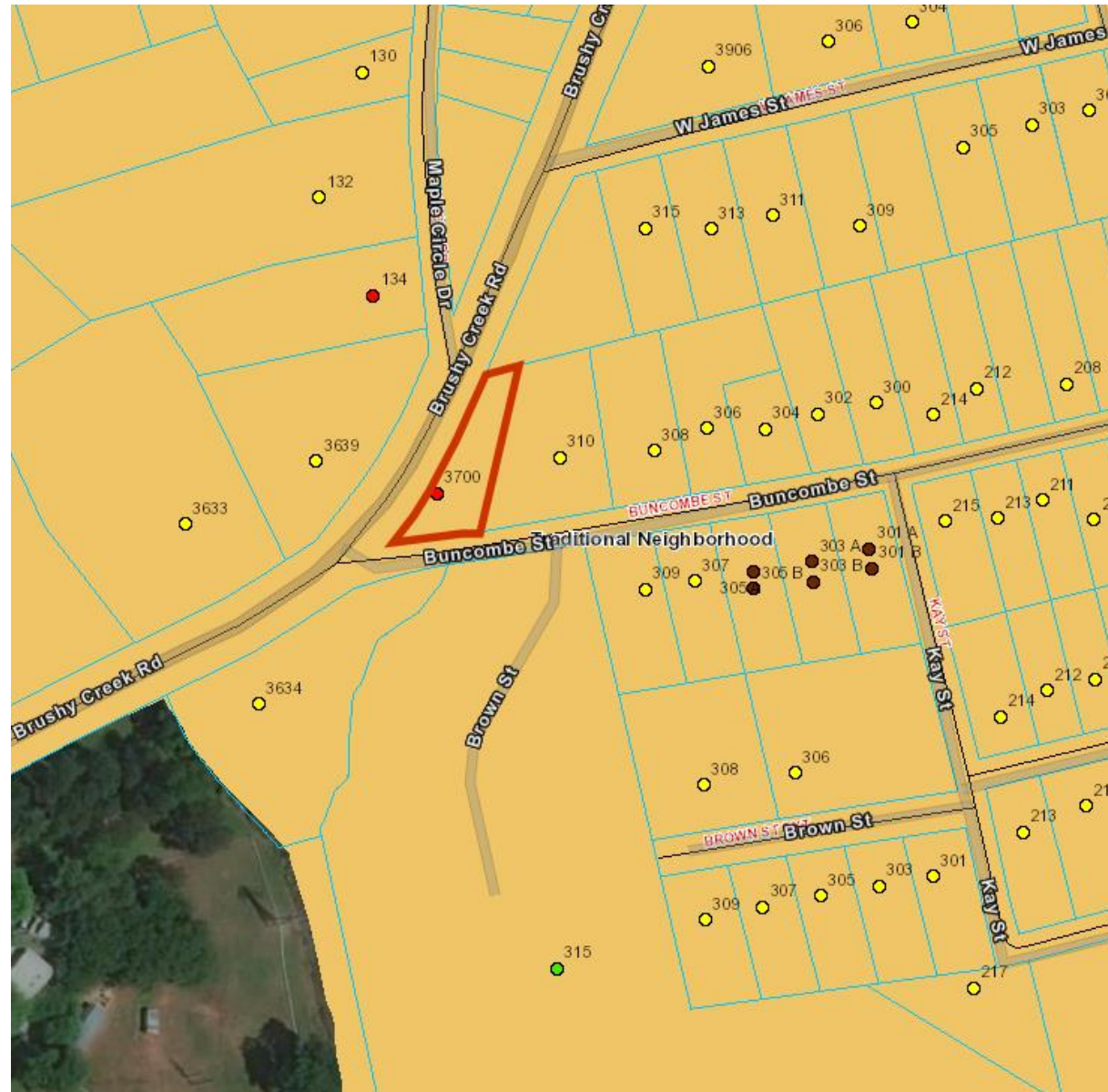


DOCKET NUMBER: RZ 22-02



Current Zoning Map

DOCKET NUMBER: RZ 22-02



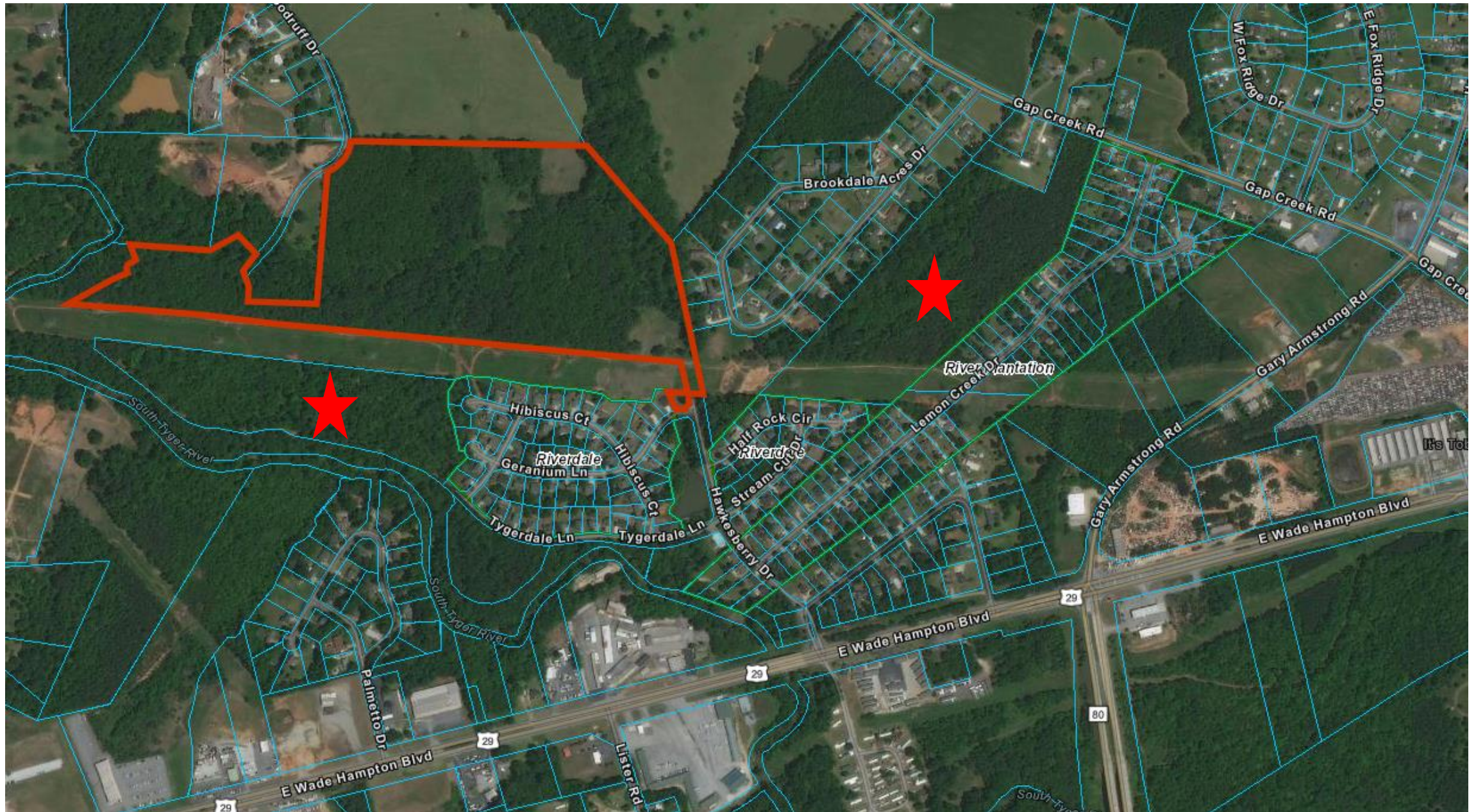
Future Land Use

DOCKET NUMBER: RZ 22-02

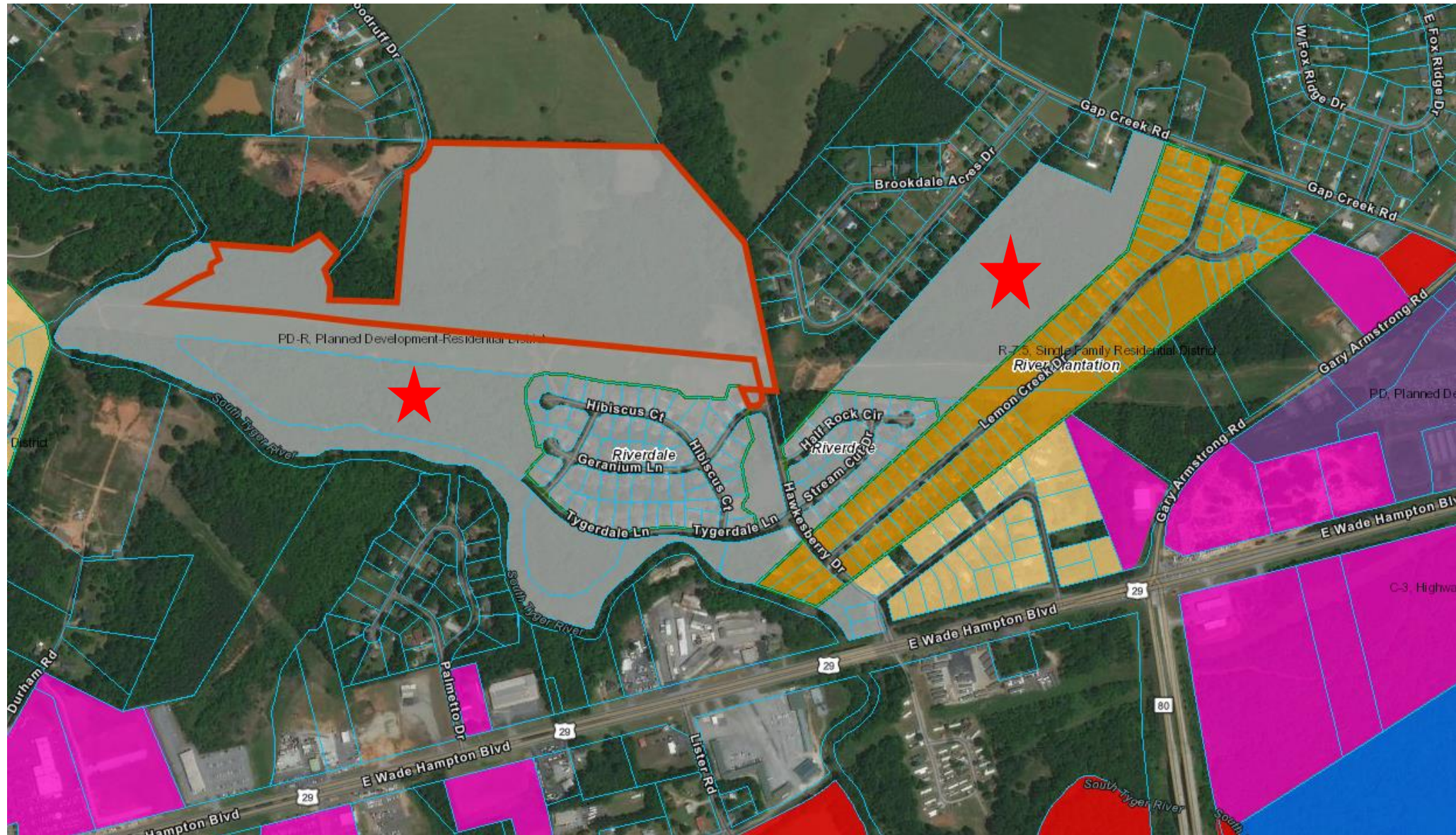


DOCKET NUMBER:	RZ 22-03
APPLICANT:	Bluewater Civil Design
ADDRESS:	Gap Creek Rd, Woodruff Rd (Riverdale)
PARCEL ID NUMBER:	5-13-00-001.01, 5-13-00-001.14, 5-14-00-003.01
EXISTING ZONING:	PD, Planned Development
REQUEST:	Rezone to R-12, Single-family Residential

DOCKET NUMBER: RZ 22-03

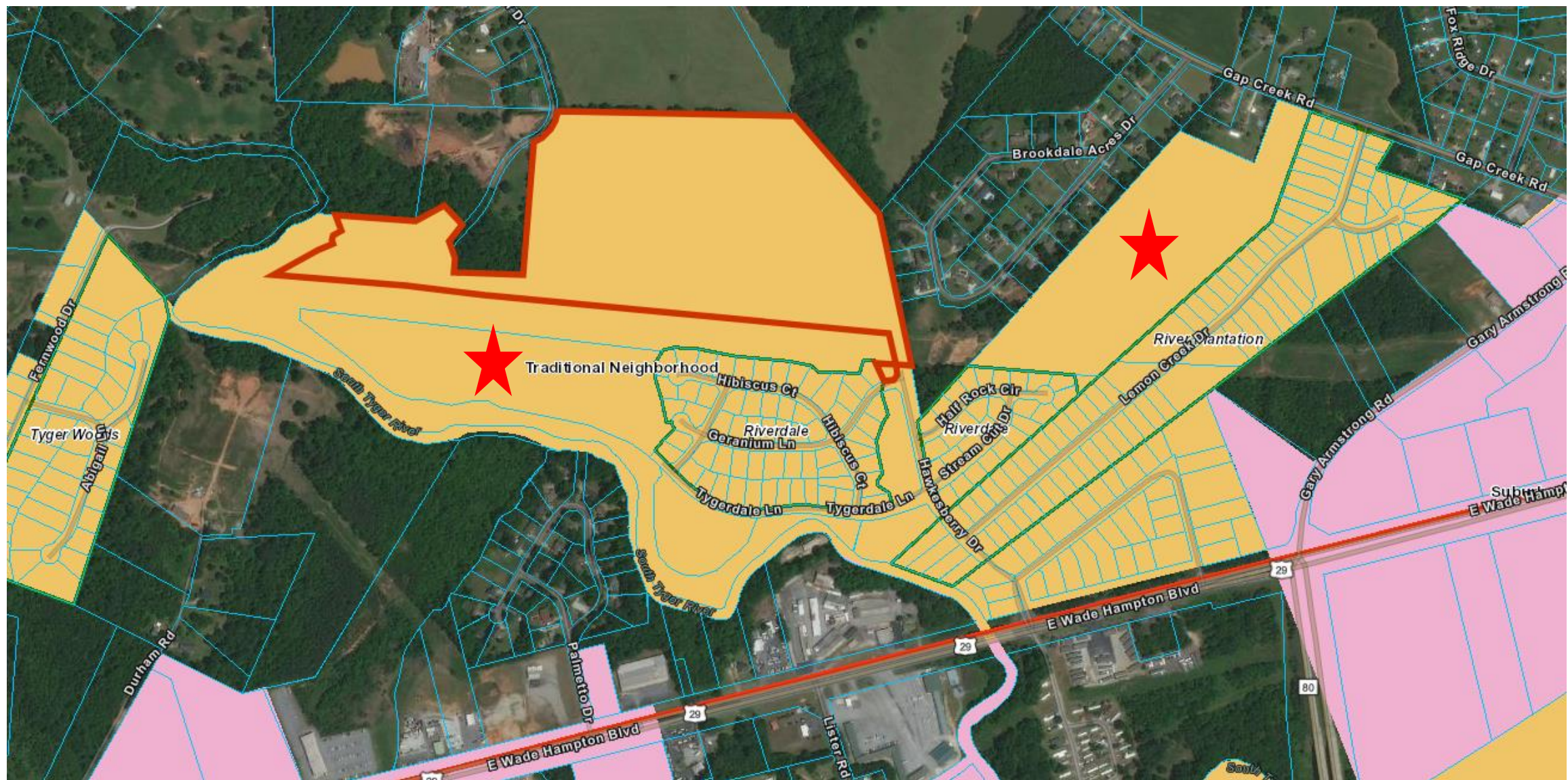


DOCKET NUMBER: RZ 22-03



Current Zoning Map

DOCKET NUMBER: RZ 22-03



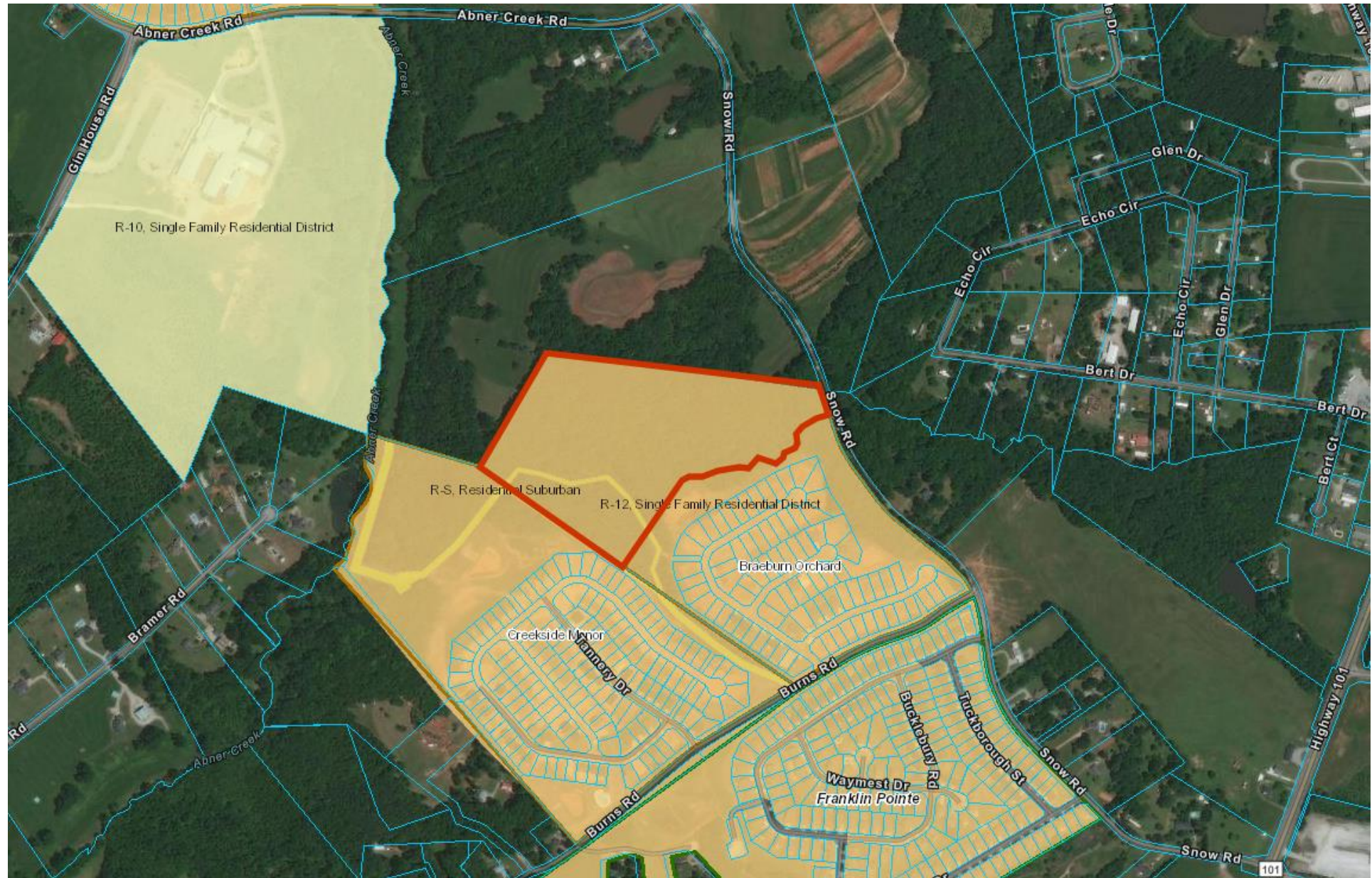
Future Land Use

DOCKET NUMBER:	RZ 22-04
APPLICANT:	Site Design
ADDRESS:	Snow Rd
PARCEL ID NUMBER:	5-35-00-062.02
EXISTING ZONING:	R-12, Single-family Residential
REQUEST:	Rezone to DRD, Design Review District

DOCKET NUMBER: RZ 22-04

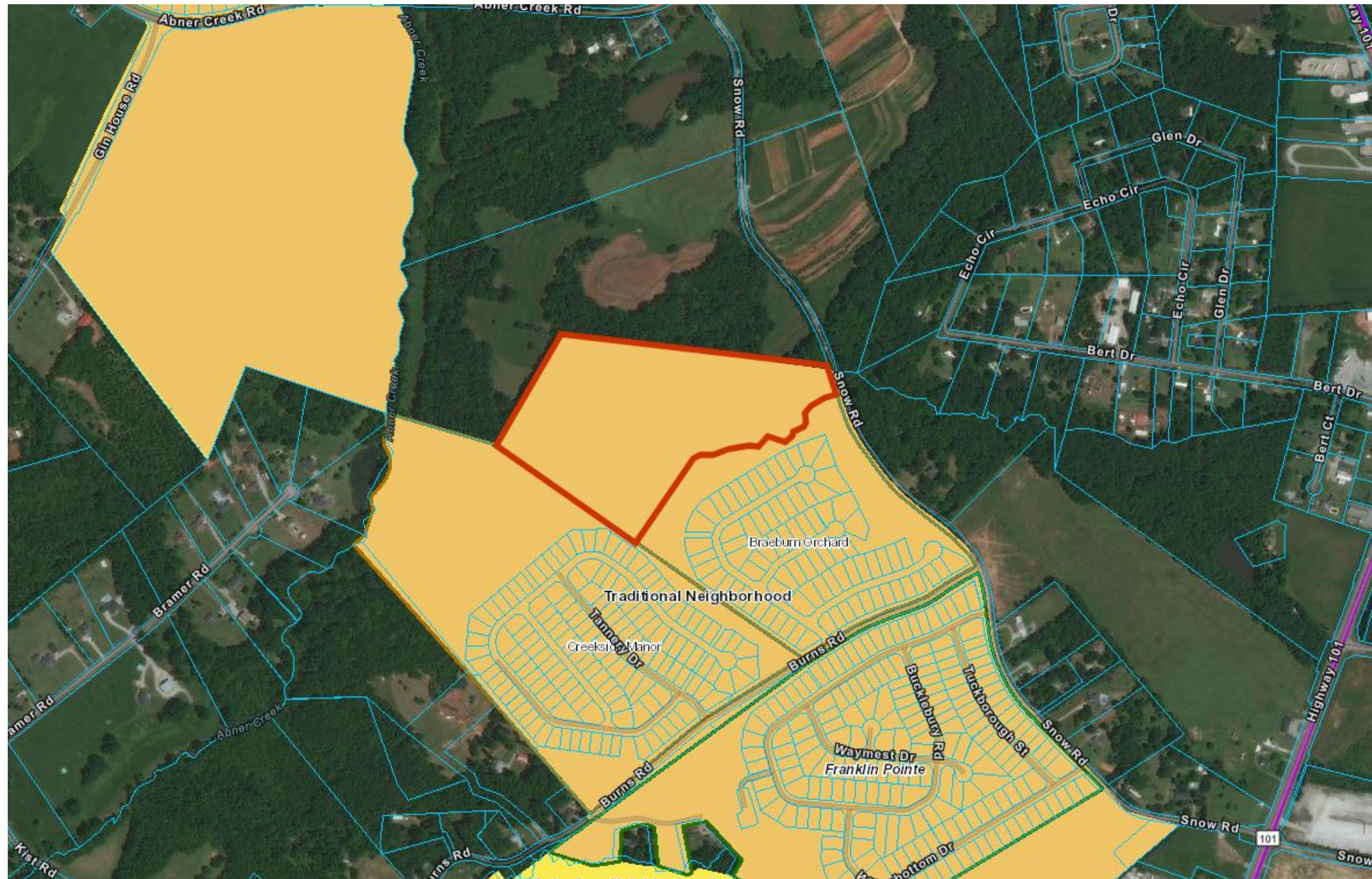


DOCKET NUMBER: RZ 22-04



Current Zoning Map

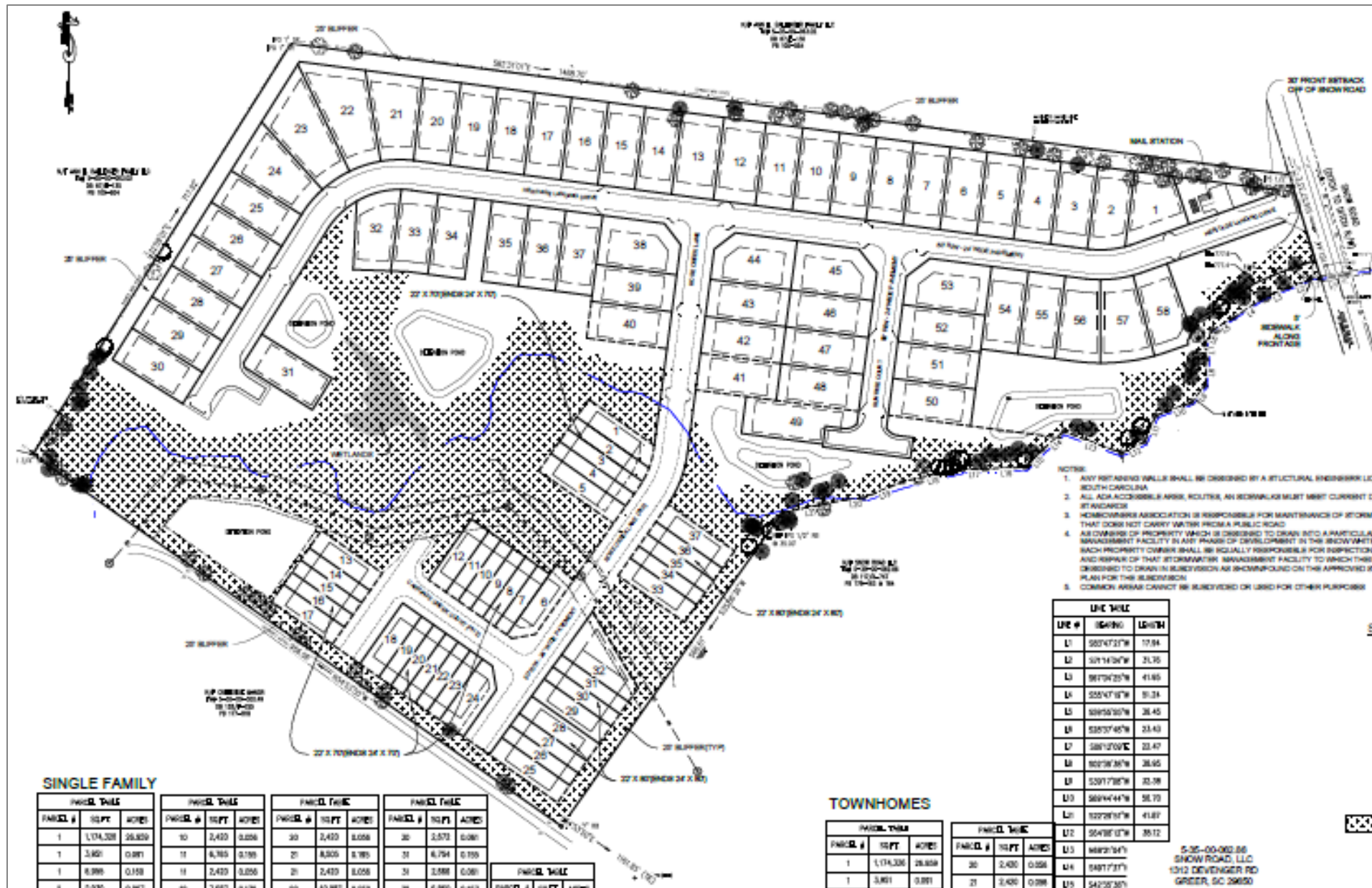
DOCKET NUMBER: RZ 22-04



Future Land Use



DOCKET NUMBER: RZ 22-04



DOCKET NUMBER: RZ 22-04

Statement of Intent

Proposed use: Mixed-product single-family neighborhood with 58 detached and 37 attached units

Density: 10.7 units per acre

Open Space/Amenities: 3.5 Acres consisting of open space/common areas, clubhouse and walking trail

Setback/Yard:

- 25' perimeter property lines
- 30' along Snow Rd
- 20' along interior streets

Building Materials: Exterior accent points for Townhomes and Single Family Residential will consist of shake siding, vinyl siding, stone veneer, Stylish garage doors and dormers.

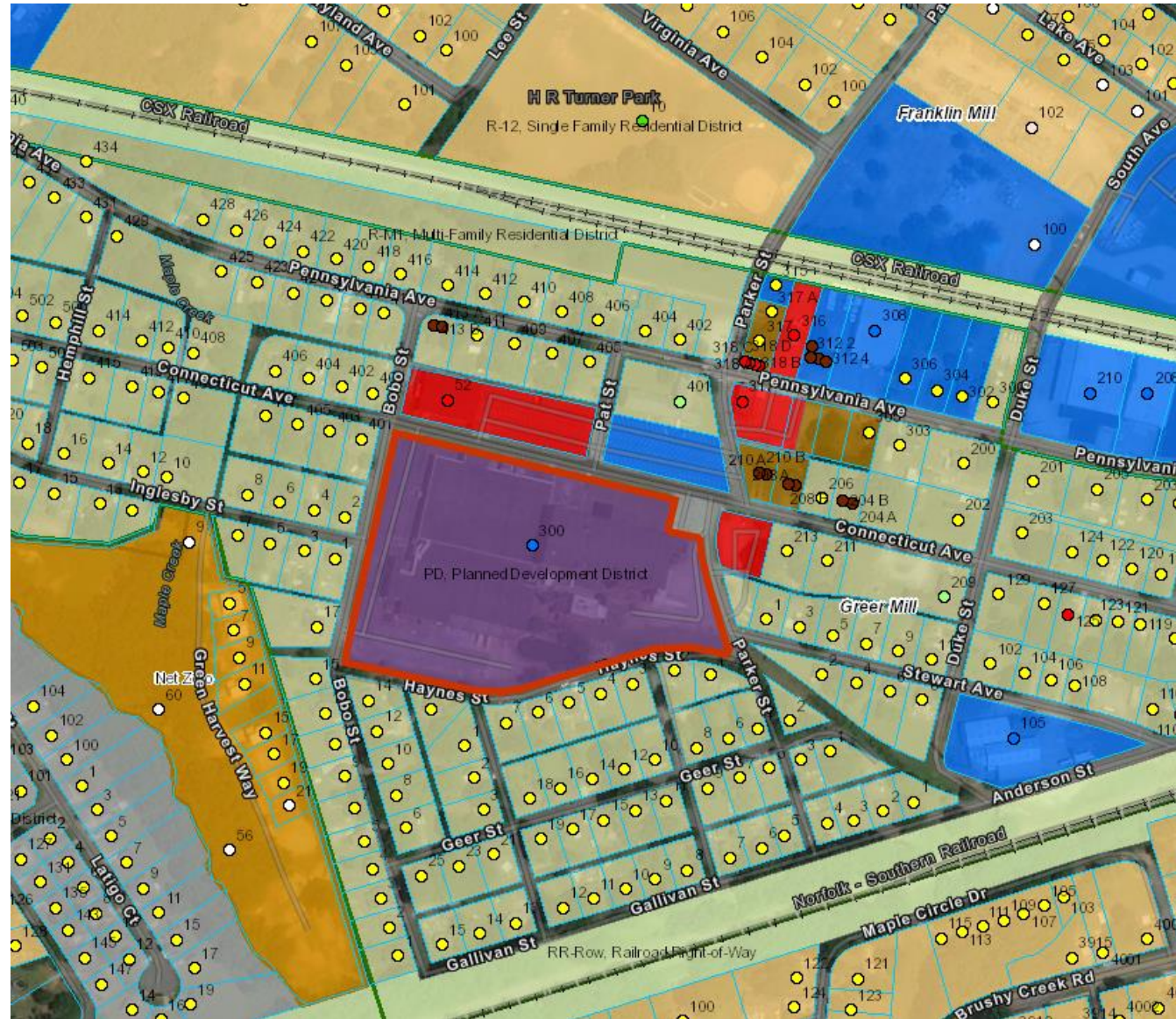
Infrastructure: Common area and stormwater facilities to be maintained by HOA; exterior sidewalks. A Traffic Impact Analysis was not required for this development. There may be right-of-way dedication and/or widening/pavement repair required for Snow Rd. This will be determined and incorporated during civil plan review.

DOCKET NUMBER:	MISCP 22-01 (BAR 22-01)
APPLICANT:	Camron Gilstrap
ADDRESS:	300 Connecticut Ave
PARCEL ID NUMBER:	G008001600100
EXISTING ZONING:	PD, Planned Development
REQUEST:	Local Historic Designation/Amend Zoning Map

DOCKET NUMBER: MISC P 22-01



DOCKET NUMBER: MISCP 22-01



Current Zoning Map

DOCKET NUMBER: MISCP 22-01



Planning Commission City of Greer

March 21, 2022

Public Hearing

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

AN 21-16 Harvey Rd

ATTACHMENTS:

Description	Upload Date	Type
❏ Petition for Annexation	3/11/2022	Cover Memo
❏ Statement of Intent	3/11/2022	Cover Memo
❏ Site Plan	3/11/2022	Cover Memo



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 812 Harvey Rd, Greer, SC 29651 more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-05-01-010.03 attached hereto marked as Exhibit C containing approximately 12.2 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.

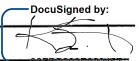

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed 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.

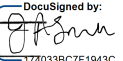
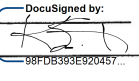
DATE OF PETITION: This petition is dated this 8th day of November, 2021 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to DRD.

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

☐ Yes ☒ No

Print Name: Kathy P. Smith DocuSigned by: 
 Signature: _____
 Address: 812 Harvey Rd, Greer, SC. 29651
 Witness: _____
 Date: 11/10/2021 DocuSigned by: 
 Phone number: 864-630-9271 174033BC7F1943C...
 Email: jksmithhillfarm@gmail.com

Print Name: James Allen Smith III DocuSigned by: 
 Signature: _____
 Address: 812 Harvey Rd, Greer, SC. 29651 174033BC7F1943C...
 Witness: _____
 Date: 11/10/2021 DocuSigned by: 
 Phone number: 864-430-3089 98FDB393E920457...
 Email: chevypower68@gmail.com

Harvey Road

±12.2-Acre Single Family Attached (Townhome) Development (DRD Zoning) Harvey Road – Greer, SC

Statement of Intent

December 10, 2020

REV: January 21, 2022

REV: February 22, 2022

Community Development

The development planned for this ±12.61-acre tract along Harvey Road will utilize the DRD zoning classification. The community will consist of single family attached residences. The roads within the community will be built to the City of Greer road standards and dedicated to the City of Greer. Infrastructure improvements will consist of rolled curb and gutter along internal roads, public water mains, public sewer mains, storm drainage, and common area (open space) to be owned and maintained by the HOA.

The existing topography & terrain will be utilized to maximize the residential space. The common grounds will be a mixture of undisturbed and disturbed open space. To the maximum extent possible, the developer will preserve existing vegetation along the exterior property boundary. A residential buffer will be installed per the City of Greer where the project is adjacent to residential uses. An entrance monument and landscaping will be installed along the entrance off Harvey Road. A road buffer will be installed along Harvey Road per the City of Greer. Stormwater management ponds will be installed along the northern property line of the development to address stormwater runoff and water quality treatment for the community.

Phasing & Density

The overall density of the project will not exceed (79) single-family dwellings or roughly 6.26 units per acre. The project will not be phased. If the development proceeds as expected, the development will take 8-12 months and construction will take approximately 2 years.

Homes & Materials

The homes will all be similar in sizing. The square footage per home will be a minimum of 1,500 square feet. Exterior building materials may consist of Hardie Board, brick, and/or stone. Exterior building materials will have a minimum combination of two of the listed materials. Exterior colors will be a range of earth tones.

Amenities & Landscaping

The proposed development will include at least 3.40 acres of open space area with maximum efforts to preserve existing vegetation around the wetland areas and along the exterior property boundaries. A residential buffer will be installed per the City of Greer where the project is adjacent to residential uses. The entrance drive located off Harvey Road will be landscaped and will contain an entrance monument for the neighborhood. A road buffer will be installed along Harvey Road per the City of Greer. Exterior sidewalks will be provided along Harvey Road frontage where possible. Exterior sidewalks may be relocated to more suitable areas in order to keep the current landscape intact. The stormwater management pond(s) may be dry or wet depending on water sources determined in the design phase.

Fences and/or landscaping around the pond(s) will comply with current regulations. The developer will provide passive common areas which will consist of the following amenities: a pocket park in the smaller centralized common space with uses conducive to the community and a nature trail in the larger common space.

Sewer/Water

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

Setbacks/Buffers

All the proposed setbacks for this project are as follows:

- 20' minimum setback from all internal road rights-of-way (Excludes Sight Triangle lines);
- 5' minimum setback from all rear property lines;
- 5' minimum setback from the side property lines of an end unit;
- 0' minimum setback from all side property lines of middle units;
- 25' minimum setback from exterior property lines (This is intended to be a building setback only, but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties;) and
- 30' minimum setback from Harvey Road's dedicated right-of-way.

Other Public Improvements & Facility Impact

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

Category Number: III.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

AN 21-17 Abner Creek Rd

ATTACHMENTS:

Description	Upload Date	Type
❑ Petition for Annexation	3/11/2022	Cover Memo
❑ Site Plan	3/11/2022	Cover Memo
❑ Statement of Intent	3/11/2022	Cover Memo



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Abner Creek Rd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-06-00-011.03 attached hereto marked as Exhibit C containing approximately 21.48 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 19 day of January, 2022 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

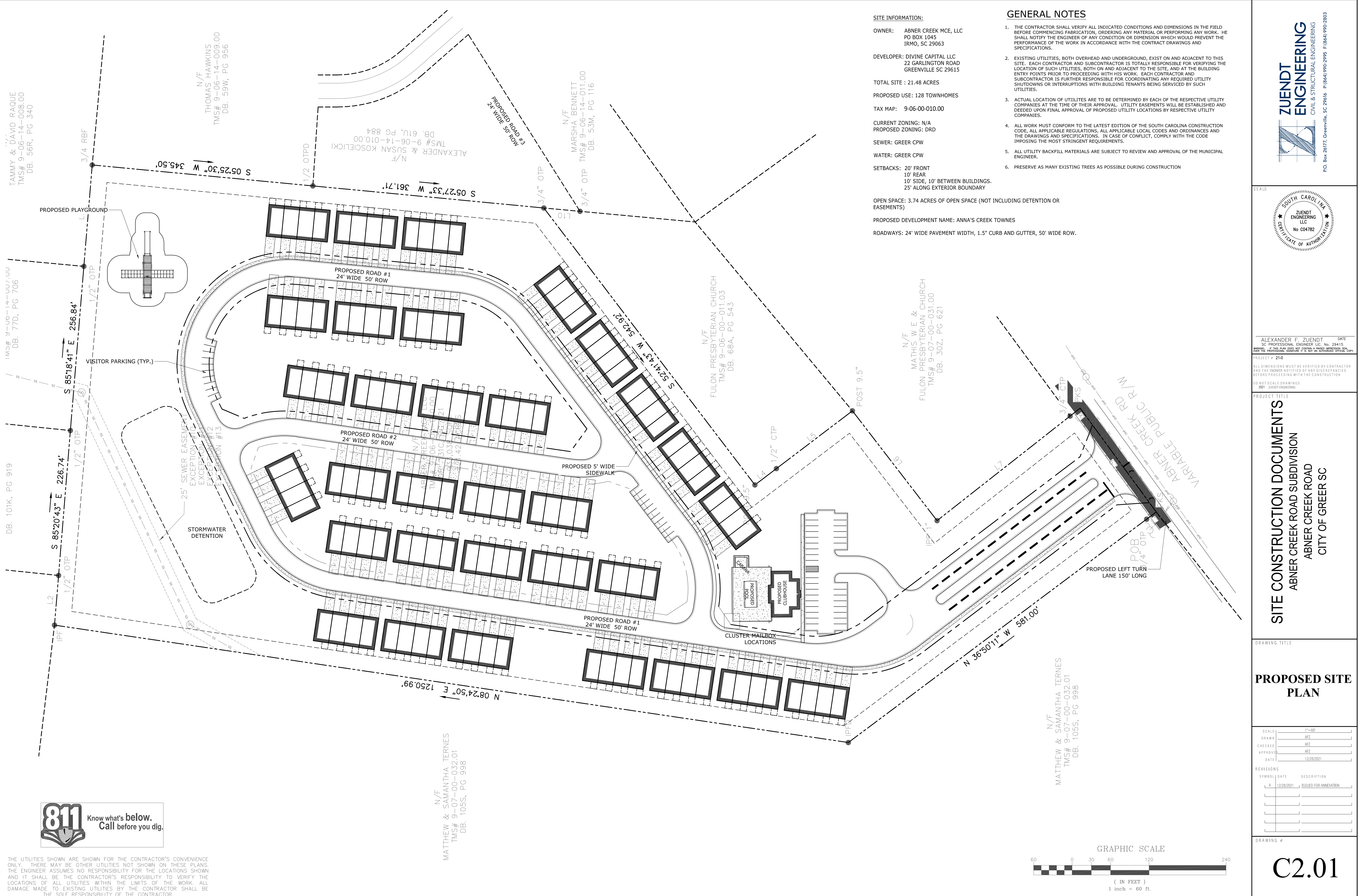
The applicant hereby requests that the property described be zoned to DRD.

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

☐ Yes ☒ No

Print Name: Krut Patel
Signature: [Signature]
Address: 501 Mossy Ledge Ln Simpsonville 29621
Witness: [Signature]
Date: 1/19/22
Phone number: (864) 325-7940
Email: Krut@DivineGroup.us

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Phone number: _____
Email: _____



SITE INFORMATION:

OWNER: ABNER CREEK MCE, LLC
PO BOX 1045
IRMO, SC 29063

DEVELOPER: DIVINE CAPITAL LLC
22 GARLINGTON ROAD
GREENVILLE SC 29615

TOTAL SITE : 21.48 ACRES

PROPOSED USE: 128 TOWNHOMES

TAX MAP: 9-06-00-010.00

CURRENT ZONING: N/A
PROPOSED ZONING: DRD

SEWER: GREER CPW

WATER: GREER CPW

SETBACKS: 20' FRONT
10' REAR
10' SIDE, 10' BETWEEN BUILDINGS.
25' ALONG EXTERIOR BOUNDARY

OPEN SPACE: 3.74 ACRES OF OPEN SPACE (NOT INCLUDING DETENTION OR EASEMENTS)

PROPOSED DEVELOPMENT NAME: ANNA'S CREEK TOWNES

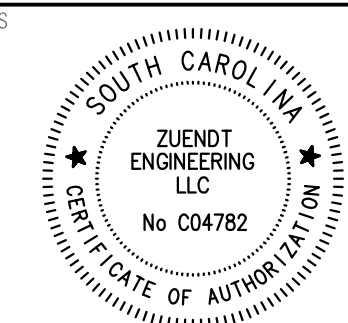
ROADWAYS: 24' WIDE PAVEMENT WIDTH, 1.5' CURB AND GUTTER, 50' WIDE ROW.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING FABRICATION, ORDERING ANY MATERIAL OR PERFORMING ANY WORK. HE SHALL NOTIFY THE ENGINEER OF ANY CONDITION OR DIMENSION WHICH WOULD PREVENT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
2. EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR AND SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE, AND AT THE BUILDING ENTRY POINTS PRIOR TO PROCEEDING WITH HIS WORK. EACH CONTRACTOR AND SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUTDOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.
3. ACTUAL LOCATION OF UTILITIES ARE TO BE DETERMINED BY EACH OF THE RESPECTIVE UTILITY COMPANIES AT THE TIME OF THEIR APPROVAL. UTILITY EASEMENTS WILL BE ESTABLISHED AND DEEDED UPON FINAL APPROVAL OF PROPOSED UTILITY LOCATIONS BY RESPECTIVE UTILITY COMPANIES.
4. ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE SOUTH CAROLINA CONSTRUCTION CODE, ALL APPLICABLE REGULATIONS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AND THE DRAWINGS AND SPECIFICATIONS. IN CASE OF CONFLICT, COMPLY WITH THE CODE IMPOSING THE MOST STRINGENT REQUIREMENTS.
5. ALL UTILITY BACKFILL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL OF THE MUNICIPAL ENGINEER.
6. PRESERVE AS MANY EXISTING TREES AS POSSIBLE DURING CONSTRUCTION



SEALS



ALEXANDER F. ZUENDT DATE
SC PROFESSIONAL ENGINEER, LIC. No. 29415
I, THE PLAN, SPEC, OR OTHER INSTRUMENTS, HAVE REVIEWED AND APPROVED THE SAME, AND I AM AWARE OF THE PENALTIES FOR VIOLATION OF THE PROFESSIONAL ENGINEER ACT.

PROJECT # 21-0
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND THE ENGINEER NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION

DO NOT SCALE DRAWINGS
2021 ZUENDT ENGINEERING

PROJECT TITLE

SITE CONSTRUCTION DOCUMENTS
ABNER CREEK ROAD SUBDIVISION
ABNER CREEK ROAD
CITY OF GREER SC

DRAWING TITLE

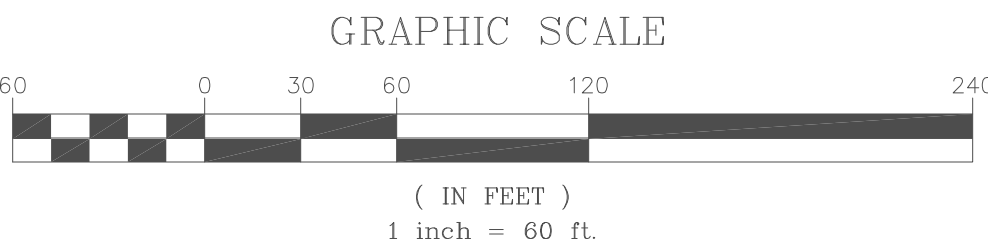
PROPOSED SITE
PLAN

SCALE	1"=60'
DRAWN	MEZ
CHECKED	MEZ
APPROVED	MEZ
DATE	12/28/2021

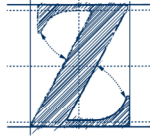
REVISIONS	SYMBOL	DATE	DESCRIPTION
1	A	12/28/2021	ISSUED FOR ANNEXATION

DRAWING #

C2.01



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING

Statement of Intent

Proposed Development – Anna’s Creek Townes

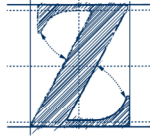
Issued: 12-27-2021

Revised 1-30-2022

Abner Creek Road, Greer SC 29651

Tax Map #s:

9-06-00-010.00



ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING

Table of Contents

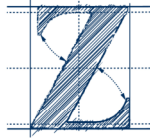
Statement of Intent..... page 3-5

Exhibit A – Utility Letters

Exhibit B – Survey

Exhibit C – Illustrated Site Plan

Exhibit D –Lighting Plans



ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING

Statement of Intent

Proposed Development

Anna's Creek Townes – Abner Creek Road

Proposed Development

The proposed development is a planned development encompassing one tract of land totaling 21.48 acres located on Abner Creek Road between Davis Drive and Joe Leonard Road in Spartanburg County. The Spartanburg County tax map numbers are 9-06-00-010.00. The development will utilize the Design Review District (DRD) zoning classification for the annexation into the City of Greer. The property is currently unzoned within Spartanburg County. The adjacent parcels are also single family residential

The existing site is currently undeveloped..

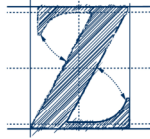
The client would like to construct up to 136 townhome units on the property at a density of 6.33 per acre.

Public Improvements and Facility Impact

The site is accessed by Abner Creek Road with a public roadway. City of Greer and SCDOT encroachment permits will be required for the access points. Roads will be turned over to the city of Greer, SC to be publicly maintained. This driveway will require an easement from the property owner and the developer will provide to the city. All roads will have entrance of 26' in width and taper down, 24' pavement widths and 50' ROW's.

All proposed buildings will be required to maintain the following setbacks: Front setbacks off of new roadways – 20', side yard – 10', rear yard – 10'. The site will be required to maintain a 25' exterior setback along with a 30' setback along Abner Creek Road.

The development is not expected to create an adverse impact on existing public facilities. New sewer will tie into existing infrastructure, within the sewer easement on the site. Roadway improvements are being constructed along with the proposed development. All construction and design will be in accordance with all applicable building codes, zoning ordinances, and all other state and county laws and ordinances.



ZUENDT ENGINEERING

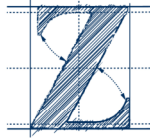
CIVIL & STRUCTURAL ENGINEERING

Utilities are provided by Greer CPW for water and sewer, fire protection will be provided by provided City of Greer Fire, the site is currently serviced by Pelham Batesville Fire District.

Signage

Examples of signage are provided below.





ZUENDT ENGINEERING

CIVIL & STRUCTURAL ENGINEERING

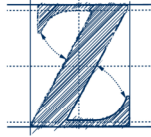
Proposed Buildings.

The townhomes will be constructed by a national builder and will be similar to other townhomes being constructed in the area. Construction will be typical wood frame construction with two materials of the following hardy board, stone, or brick.

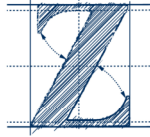


Landscaping

A landscape buffer will be provided along the properties adjoining residential properties. The buffer will be 25' wide and will be planted with evergreen species which will provide a continuous screening.



ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING



ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING

Exhibits: The following exhibits are attached as part of this request.

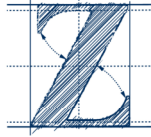
Exhibit A – Utility Letters

Exhibit B – Conceptual site plan, existing conditions plan



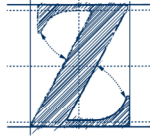
ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING

Exhibit A
Deeds



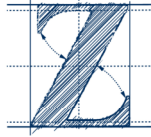
ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING

Exhibit B
Survey



ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING

Exhibit C
Conceptual Site Plan



ZUENDT ENGINEERING
CIVIL & STRUCTURAL ENGINEERING

Exhibit D

Lighting and Landscaping Plans

Category Number: III.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

AN 22-05 Woods Chapel Rd

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Petition for Annexation	3/11/2022	Cover Memo
<input type="checkbox"/> Survey	3/11/2022	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 1296 Woods Chapel Road, Greer more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-24-00-043.03 attached hereto marked as Exhibit C containing approximately 14.68 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.

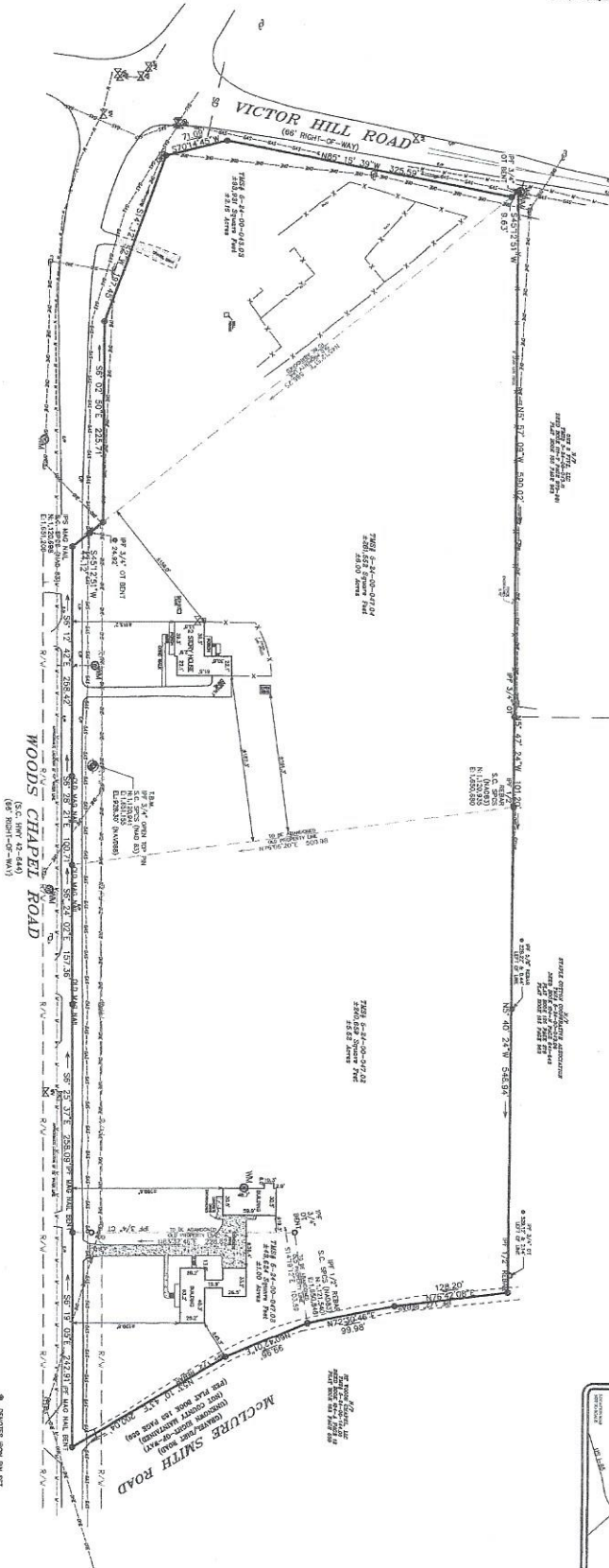
This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed 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 2nd day of February, 2022 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.

<u>Cullum GSP 081, LP</u>	
<u>Allen E. Cullum</u>	
Print Name: _____	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>3949 Maple Av., #410</u>	Address: _____
<u>Dallas, TX 75219-3254</u>	
Witness: <u>Dorothy B. Cullum</u>	Witness: _____
Date: <u>2/2/22</u>	Date: _____
Parcel Address: <u>1296 Woods Chapel Road, Greer</u>	Parcel Address: _____
Tax Map Number: <u>5-24-00-043.03</u>	Tax Map Number: _____

Exhibit B

PLT 2016-10578
 PLT BK 175 PG 489-490
 Recording Fee: \$10.00
 Office of Geologic & Environmental Sciences, S.C.
 Denville Center, Raleigh, NC 27601



1. THE PROPERTY LINES AND EASEMENTS ARE SHOWN AS THEY EXIST AT THE TIME OF THE SURVEY.
2. THE PROPERTY LINES AND EASEMENTS ARE SHOWN AS THEY EXIST AT THE TIME OF THE SURVEY.
3. THE PROPERTY LINES AND EASEMENTS ARE SHOWN AS THEY EXIST AT THE TIME OF THE SURVEY.
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18. THE PROPERTY LINES AND EASEMENTS ARE SHOWN AS THEY EXIST AT THE TIME OF THE SURVEY.
19. THE PROPERTY LINES AND EASEMENTS ARE SHOWN AS THEY EXIST AT THE TIME OF THE SURVEY.
20. THE PROPERTY LINES AND EASEMENTS ARE SHOWN AS THEY EXIST AT THE TIME OF THE SURVEY.

TWSS 6-24-00-042.03, TWSS 5-24-00-041.02, AND
 TWSS 6-24-00-043.03 TO BE COMBINED WITH AND
 MAKE A PART OF TWSS 6-24-00-041.04
 A TOTAL OF 24.00 ACRES
 24.00 Acres

PLAT 2016-10578
 PLT BK 175 PG 489-490
 Recording Fee: \$10.00
 Office of Geologic & Environmental Sciences, S.C.
 Denville Center, Raleigh, NC 27601



Know what's below.
 Call before you dig.

GRAPHIC SCALE
 1 inch = 50 feet

EXEMPT
 This is a true and correct copy of the original plat as recorded in the public records of the State of South Carolina.

NO.	DESCRIPTION	DATE
1	REVISION	08/01/2016
2	REVISION	08/01/2016
3	REVISION	08/01/2016
4	REVISION	08/01/2016
5	REVISION	08/01/2016
6	REVISION	08/01/2016
7	REVISION	08/01/2016
8	REVISION	08/01/2016
9	REVISION	08/01/2016
10	REVISION	08/01/2016
11	REVISION	08/01/2016
12	REVISION	08/01/2016
13	REVISION	08/01/2016
14	REVISION	08/01/2016
15	REVISION	08/01/2016
16	REVISION	08/01/2016
17	REVISION	08/01/2016
18	REVISION	08/01/2016
19	REVISION	08/01/2016
20	REVISION	08/01/2016

LEGEND
 1. BOUNDARY OF CUMULATIVE
 2. BOUNDARY OF CUMULATIVE
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 17. BOUNDARY OF CUMULATIVE
 18. BOUNDARY OF CUMULATIVE
 19. BOUNDARY OF CUMULATIVE
 20. BOUNDARY OF CUMULATIVE

COMBINATION PLAT FOR
 CULLUM GSP 081, LLC
 1220 Woods Chapel Road, Duncan
 Spartanburg County, South Carolina

EAS PROFESSIONALS
 Surveyors, Engineers, Architects
 11100 Highway 101, Suite 100, Spartanburg, SC 29307
 Phone: 803.535.1101 Fax: 803.535.1102 Email: eas@easpros.com
 © 2015 EAS Professionals, Inc.

STATE OF SOUTH CAROLINA
 No. 3353
 JUNE 1, 2016
 JAMES H. HARRIS, JR.
 JAMES H. HARRIS, JR.
 JAMES H. HARRIS, JR.

NO.	DESCRIPTION	DATE
1	REVISION	08/01/2016
2	REVISION	08/01/2016
3	REVISION	08/01/2016
4	REVISION	08/01/2016
5	REVISION	08/01/2016
6	REVISION	08/01/2016
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14	REVISION	08/01/2016
15	REVISION	08/01/2016
16	REVISION	08/01/2016
17	REVISION	08/01/2016
18	REVISION	08/01/2016
19	REVISION	08/01/2016
20	REVISION	08/01/2016

Category Number: III.
Item Number: F.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

AN 22-06 Mayfield Rd

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Petition for Annexation	3/11/2022	Cover Memo
<input type="checkbox"/> Survey	3/11/2022	Cover Memo



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 0 Mayfield Road, Greer, SC more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-29-00-090.00 and 5-29-00-091.00 attached hereto marked as Exhibit C containing approximately 74 +/- 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 16 day of February, 2022 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to Residential.

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

☐ Yes ☒ No

Print Name: Deborah A. Krell Revocable Trust U/A

Signature: Deborah A. Krell Revocable Trust

Address: 257 Arbours Commons Ct, Spartanburg, SC 29307

Witness: Stanley M. Pack, agent/Broker

Date: 2/16/2022

Phone number: 864-398-1055

Email: debbiekrell@charter.net

Print Name: _____

Signature: _____

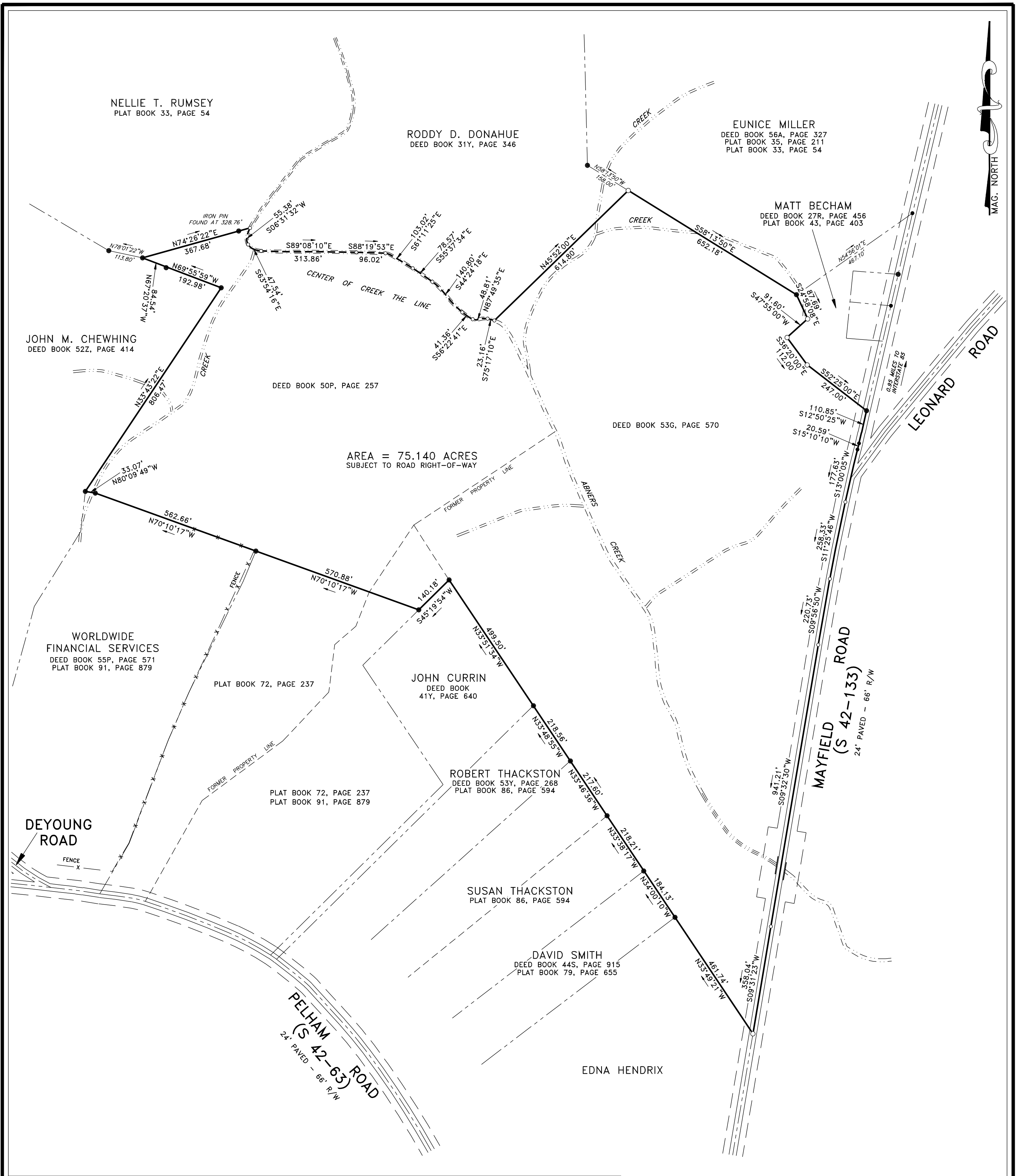
Address: _____

Witness: _____

Date: _____

Phone number: _____

Email: _____



SURVEY FOR:

Krell Estate

BEING ALL OR A PORTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK 50P, PAGE 257 AND DEED BOOK 53G, PAGE 570. ALSO SEE PLAT BOOK 72, PAGE 237 , PLAT BOOK 91, PAGE 879 AND OTHER DEEDS AND PLATS AS HEREON REFERENCED.

SEAL:

SOUTH
PROFESSIONAL
NO. 29038
LAND SURVEYOR
CAROLINA

SOUTH CAROLINA
CERTIFICATE OF
NO. C00241
NEIL R. PHILLIPS & CO., INC.
AUTHORIZATION

I HEREBY CERTIFY TO: THE KRELL ESTATE

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

THAT THE PROPERTY ☐ IS ☒ IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL NO. 450176-0126-B OF THE FLOOD INSURANCE RATE MAPS FOR SPARTANBURG COUNTY DATED 1 AUGUST 1984.

Neil R. Phillips

NEIL R. PHILLIPS & COMPANY, INC. BY NEIL R. PHILLIPS AS PRESIDENT

THE CERTIFICATE(S) ABOVE SHALL ONLY APPLY IF THIS SHEET CONTAINS AN ORIGINAL SIGNATURE BY THE SURVEYOR AND THE SURVEYORS SEAL HAS BEEN EMBOSSED.

○ DENOTES IRON PIN SET.

● DENOTES IRON PIN FOUND.

○ DENOTES NAIL & CAP SET.

● DENOTES NAIL & CAP FOUND.

LOCATION: 10.5 MILES SOUTH WEST OF SPARTANBURG CITY LIMITS

COUNTY: SPARTANBURG STATE: SOUTH CAROLINA

DATE: 31 AUG. 1999

BLOCK MAP: 5-29-00

PARCEL: 90-91

MIKE WEST
JOE WHISENANT

SCALE: 1" = 200'

-200 -100 0 200 400 600

NEIL R. PHILLIPS & COMPANY, INC.

TELE: (864) 576-2790

1116 BLACKSTOCK ROAD
MOORE, SOUTH CAROLINA
29369

E-MAIL: ACADJOE@AOL.COM
FAX: (864) 576-9424

Category Number: III.
Item Number: G.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

RZ 21-33 Tryon St

ATTACHMENTS:

Description	Upload Date	Type
❏ Application	3/11/2022	Cover Memo
❏ Statement of Intent	3/11/2022	Cover Memo
❏ Site Plan	3/11/2022	Cover Memo



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

Date 10/15/21

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

Tax Map Number(s) G019000103100

Property Address(s) 305 Tryon St. : Greer, SC 29651

Acreage of Properties 6.55

County Greenville

Applicant Information

Name MC2 Developments LLC
Address 1861 Suber Mill Rd.
Greer, SC 29650
Contact Number 864-469-3244 / 864-384-3255
Email MerleSauvola@gmail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name _____
Address _____
Contact Number _____
Email _____

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-M1 to DRD.

Existing Use: Single Family

Proposed Use: Townhomes

Signature(s) MSO

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

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

Townhouse Community
+/-6.55 Acre Residential Development
(Design Review District)
Located at Tryon St and Burch Drive – Greer, SC

Statement of Intent

October 19, 2021

Community Development

The development planned for this +/- 6.55-acre tract located at the Northeastern quadrant of the intersection of Tryon Street and Burch Drive will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential townhomes. The roads within the community will be built to private road standards. Infrastructure improvements will consist of rolled curb and gutter along internal roads, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by a newly formed Home Owner's Association (HOA).

The existing topography and terrain will be utilized to maximize open space and common grounds. The common grounds will be a mixture of undisturbed and disturbed open space. To the maximum extent possible, the developer will try to preserve existing vegetation along the exterior property boundary. An entrance monument and landscaping will be installed along our proposed entrance off Tryon Street. A stormwater management pond will be installed in the rear of the attached single-family townhome section to address stormwater runoff and water quality treatment for the community. Additionally, the developer plans to construct the proposed pond with desirable slopes for access, a permanent pool elevation, and no proposed fencing so the residents can use the feature as an amenity.

Phasing & Density

The project will not exceed 70 single-family townhome units. The overall density of the project will not exceed 70 units or roughly 10.69 units per acre. This project will be single phased. If the development proceeds as planned, build-out will be complete within approximately 2 years.

Homes & Materials

The townhomes will have a mixture of sizes, and all include a minimum 1-car garage. The minimum square footage per townhome is anticipated to be +/- 1,500 SF with an average of +/- 1,900-2,200 SF. This SF is heated space only. Most townhomes will contain a patio off the rear of the building with end units having the options of fireplaces or a bay window. There is no maximum townhome unit size. Exterior building materials may consist of hardy board and/or comparable. Exteriors may contain one specific material or combination of all materials in some cases, like stone or brick accents.

Amenities & Landscaping

The proposed development will include approximately 3.5 acres of common area with maximum efforts to preserve existing vegetation along the exterior property boundaries. This common area will include an approximate .25-acre wet stormwater pond with aerator. The side slopes along the stormwater pond will be decreased so that residents can access the pond. The pond will not be fenced so that residents of the community can access the pond. There will be a contemporary craftsman style clubhouse with walking trails, a porch, and a patio to include a grill and fireplace. Building materials for the clubhouse will match the building materials of the other buildings as described above. Our entrance located off Tryon St will be heavily landscaped and contain an entrance monument for the neighborhood. We intend to install a community walking trail within the neighborhood to connect the development's common areas. The walking trails will also connect back to the internal sidewalk system provided on one side of all internal roads. Please refer to the Preliminary Development Plan for further clarification on the sidewalks and walking trails proposed for this community.

Sewer & Water

A sewer easement will provide access to the existing sanitary sewer main located to the North of the project on Burch Drive that is owned and maintained by Greer Commission of Public Works. This sewer will serve our site. Public water is available along Tryon St to serve the development, and is owned and maintained by Greer Commission of Public Works as well. The new sewer and water mains will be built to public standards and turned over to Greer Commission of Public Works once completed.

Setbacks & Buffers

All the proposed setbacks for this project are as follows:

- 20' minimum setback along Tryon St and Burch Drive

- 20' minimum setback from exterior property lines (this is intended to be a building setback only, but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 18' of separation will be provided from the front of any garage to the edge of any internal sidewalks.
- Updates made to the SOI

Other Public Improvements and Facility Impact

This development will contain private roads. The roads/drives from the entrance and serving the townhome portion of the project will be built to private road standards and will be maintained by the HOA. Street lighting will be provided along all internal roads supplied by Greer Commission of Public Works. The common grounds (open space and community areas), the stormwater pond, and entrance features will be owned and maintained by the established Home Owner's Association (HOA). All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances



Know what's below.
Call before you dig.

N/F
Titcomb Karen R
TMS # G019000113700
GrCo UNZONED

2' GRASS CURB LAWN AND 4" CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG ENTIRE FRONTAGE OF PROPERTY ON BURCH AVE. AND TRYON ST.

N/F
Russell Dennis L
TMS # G019000113900
GrCo UNZONED

LANDSCAPED BUFFER AREA BETWEEN BURCH DR. AND POND

N/F
Russell Dennis Lee
TMS # G019000114000
GrCo UNZONED

N/F
Farmer Tonya R G
TMS # G019000114100
GrCo UNZONED

BURCH DRIVE TO BE WIDENED TO A MIN. 20' EOP WIDTH FROM THE SW PROPERTY CORNER TO THE INTERSECTION OF SHERWOOD AVE.

LANDSCAPED BUFFER AREA BETWEEN BURCH DR. AND DEVELOPMENT AREA

N/F
Russell Karen
TMS # G019000114400
GrCo UNZONED

N86° 42' 25.46"W
23.077'
(TIE LINE)

N/F
Bates Ericka Shamone
TMS # G019000101505
CoG R-12 SFR

N/F
Isaksen Jacqueline L
TMS # G019000101504
CoG R-12 SFR

N/F
Chichester Trust
TMS # G019000101503
CoG R-12 SFR

N/F
Residential Services of the Piedmont
TMS # G019000101513
CoG R-12 SFR

N/F
Caldwell Robert L
TMS # G019000124400
CoG R-12 SFR

N/F
Residential Services of the Piedmont
TMS # G019000101513
CoG R-12 SFR

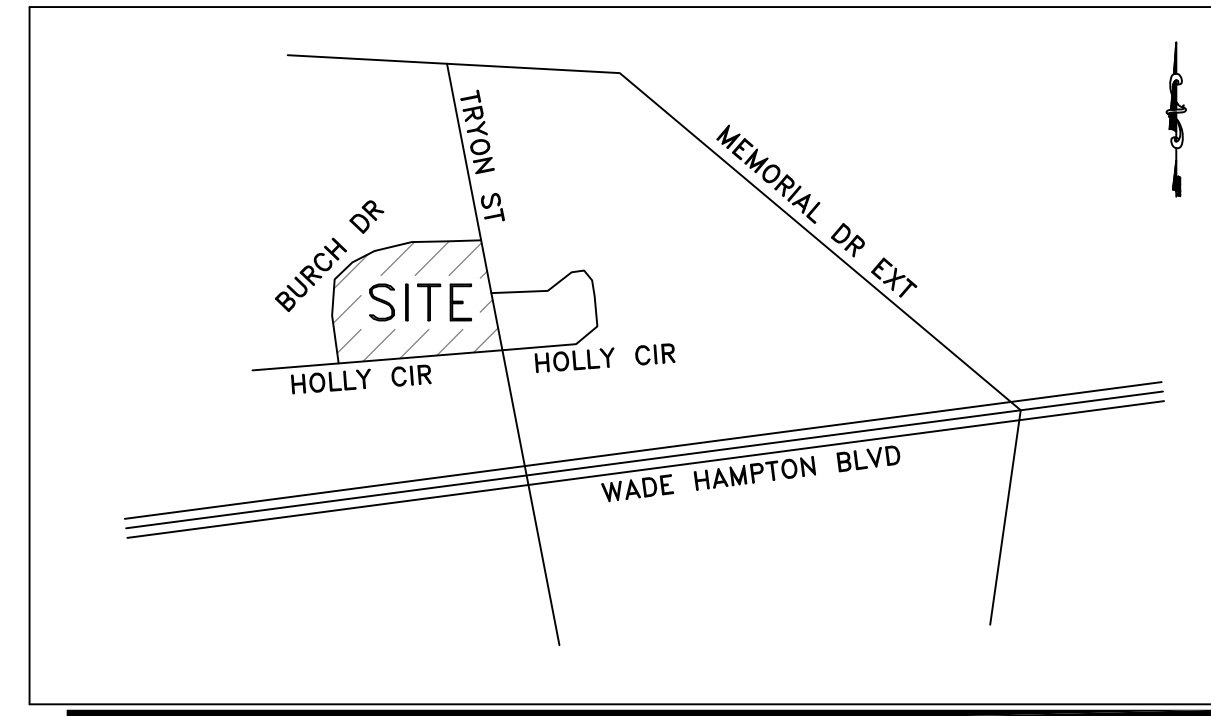
N/F
Thelen Sabine
TMS # G019000102600
CoG R-12 SFR

N/F
Brookshire Amber Alyssa
TMS # G019000102700
CoG R-12 SFR

N/F
Davis Jeffrey Scott
TMS # G019000102701
CoG R-12 SFR

N/F
Teague Marcy Julian
TMS # G019000114500
CoG R-12 SFR

N/F
Bailey Haskell Earl
TMS # G019000102000
CoG R-12 SFR



SITE LOCATION MAP

SITE ANALYSIS

NOTES:

- PARCEL NUMBER G019000103100
- LEGAL REFERENCE DB 2639 DP 145

- OWNER
- MC2 DEVELOPMENTS LLC
1861 SUBER MILL RD.
GREER, SC 29650

- SITE ADDRESS
305 TRYON ST.
GREER, SC 29651

- 6.6 ACRES TOTAL AREA
- 6.2 ACRES DISTURBED AREA (PROJECT SITE & SIDEWALKS IN R/W)
- 2.8 ACRES NEW IMPERVIOUS AREA

- EXISTING - COMMERCIAL

PROPOSED - 54-UNIT TOWNHOME DEVELOPMENT

- SETBACKS: FRONT 25' (EXTERIOR)
FRONT 20' (INTERIOR)
SIDE 5'
REAR 20'

- NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED FEMA FLOOD PLAIN PER PANEL NO. 45045C-0353F.

- RECEIVING STREAM - UNNAMED TRIB. OF FROHAWK CREEK
- ULTIMATE RECEIVING STREAM - S. TYGER RIVER

- PROPOSED RETAINING WALLS: YES

NOTE:

ALL RETAINING WALL CALCULATIONS AND PLANS MUST BE DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF SC. WALL PLANS MUST BE SUBMITTED TO THE CITY OF GREER BUILDING OFFICIAL FOR PLAN REVIEW. BUILDING OFFICIAL MAY CALL FOR 3RD PARTY INSPECTION.

I CERTIFY THAT THE LAND DISTURBING ACTIVITY WILL BE ACCOMPLISHED ACCORDING TO THE PLAN ACCEPTED BY THE CITY OF GREER AND SCDHEC.

I ACKNOWLEDGE AS THE PROPERTY OWNER AND PERSON ULTIMATELY RESPONSIBLE FOR THE LAND DISTURBING ACTIVITY AT THIS SITE THE RIGHT OF THE CITY OF GREER OR SCDHEC TO CONDUCT ON-SITE INSPECTIONS.

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

Legend of Symbols & Abbreviations

IPF	IRON PIN FOUND	EP	EDGE OF PAVEMENT	FH	FIRE HYDRANT
IPS	IRON PIN SET	R/W	RIGHT-OF-WAY	PP	POWER POLE
NCF	NAIL & CAP FOUND	BL	BUILDING LINE	LP	LIGHT POLE
NCS	NAIL & CAP SET	FOC	FIBER OPTIC CABLE	CB	CATCH BASIN
PT	POINT	RCP	REINFORCED CONCRETE PIPE	DI	DROP INLET
CT	CRIMPED TOP	CMP	CORRUGATED METAL PIPE	SSMH	SEWER MANHOLE
OT	OPEN TOP	SS	SANITARY SEWER	SDMH	STORM DRAIN MANHOLE
RB	REAR	SD	STORM DRAIN	TM	TELEPHONE MANHOLE
SF	SILT FENCE	T	TELEPHONE	WM	WATER METER
UG	UNDERGROUND	C	GAS LINE	TPED	TELEPHONE PEDESTAL
CLF	CHAIN LINK FENCE	TBM	TEMPORARY BENCH MARK	GV	GAS VALVE
WPF	WOOD PRIVACY FENCE	CO	CLEAN-OUT	WV	WATER VALVE
UGE	UNDERGROUND ELECTRIC	GM	GAS METER	PV	POST INDICATOR VALVE
OHP	OVERHEAD POWER	EM	ELECTRICAL METER	ET	ELECTRIC TRANSFORMER
SS	SANITARY SEWER	CD	CABLE TELEVISION PEDESTAL		
SF	SILT FENCE				
LD	LIMITS OF DISTURBANCE				
IP	INLET PROTECTION				
F	FENCE				
DD	DIVERSION DITCH DIRECTION				
PF	PIPE FLOW DIRECTION				

BLUE LINE CONSULTING, LLC
108 RIDGE RD.
LANDRUM, SC 29356
(864) 884-2158

ENGINEER SEAL
CORPORATE SEAL

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Tryon St. Townes
Greer, South Carolina

Project: **Site Layout**

Scale: 1" = 30'

Project No: 21035

Drawn: MEH

Sheet No: 12-29-2021

CV-1

Category Number: III.
Item Number: H.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

RZ 22-02 Brushy Creek Rd

ATTACHMENTS:

Description	Upload Date	Type
▣ Application	3/11/2022	Cover Memo
▣ Survey	3/11/2022	Cover Memo



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date _____

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

Tax Map Number(s) 6-003.00-10-018.01
Property Address(s) 3700 Brushy Creek Rd
Acreage of Properties .41 County Greenville

Applicant Information

Name Nathan Coponen
Address 14101 Davenport Circle
Greer SC 29650
Contact Number 864-979-4994
Email ncoponen@gmail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Banco Group
Address 14101 Davenport Circle
Greer, SC 29650
Contact Number 864-979-4994
Email ncoponen@gmail.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C-2 Commercial to Rm-1 or Rm-2.

Existing Use: Restaurant Proposed Use: Residential - Multi-Family

Signature(s) [Signature]

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

OFFICE USE ONLY

Date Filed _____

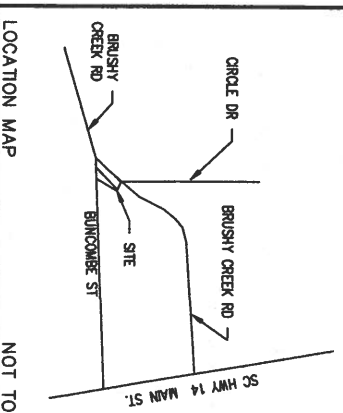
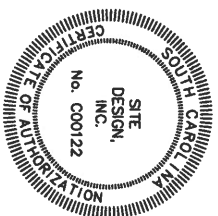
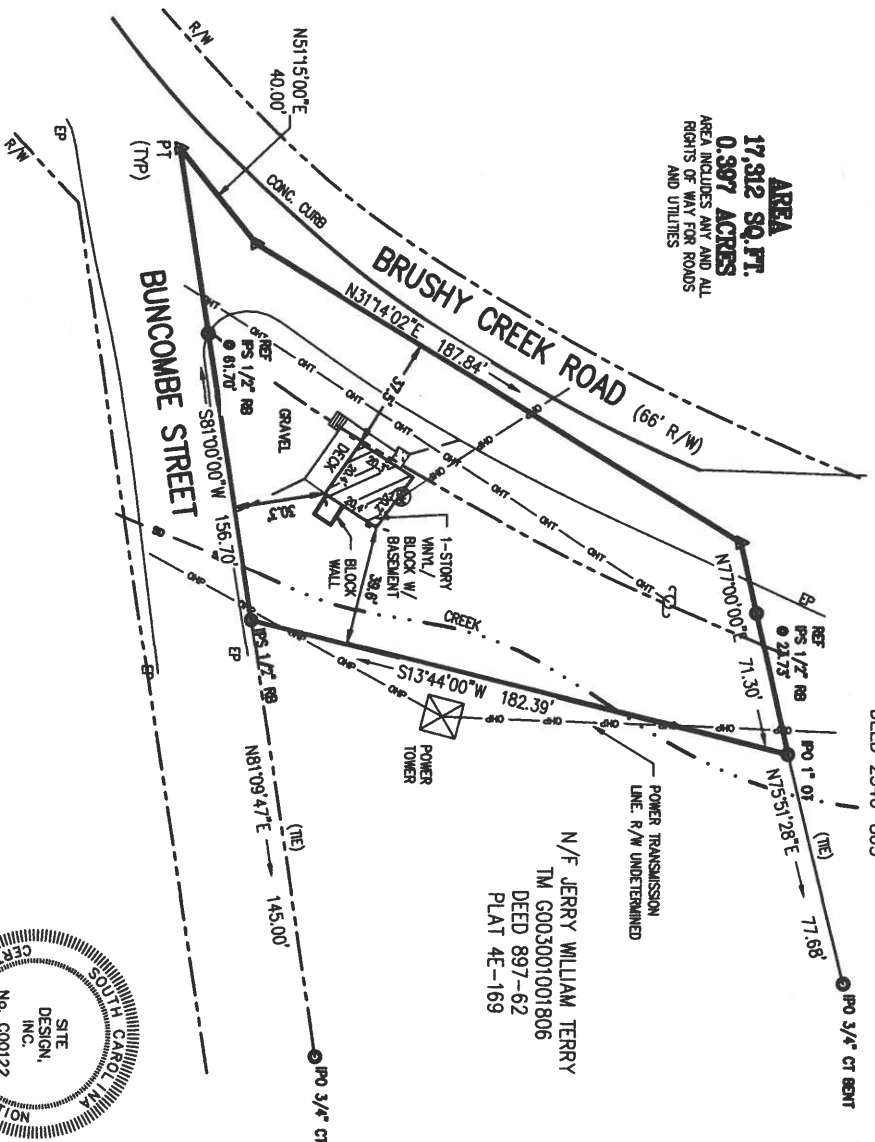
Case No. _____

Meeting Date _____

See Reverse

AREA
17,312 SQ. FT.
0.397 ACRES
AREA INCLUDES ANY AND ALL
RIGHTS OF WAY FOR ROADS
AND UTILITIES

N/F JERRY WILLIAM TERRY
TM G003001001806
DEED 897-62
PLAT 4E-169



NOT TO SCALE



LEGEND

- | | |
|---------------------------|--|
| BL BUILDING LINE | CO <input type="checkbox"/> CLEAN OUT |
| CL CENTERLINE | CS <input type="checkbox"/> CATCH BASIN |
| CMP CORRUGATED METAL PIPE | DI <input type="checkbox"/> DIRT MAT |
| CR CRIMP TOP | DT <input type="checkbox"/> DIRT TRANS |
| DE DRAINAGE EASEMENT | EL <input type="checkbox"/> ELEC |
| EE EDGE OF PAVEMENT | FL <input type="checkbox"/> FLOOR FINISH |
| EP IRON PIN OLD | FR <input type="checkbox"/> FIRE HYDRANT |
| ES IRON PIN SET | GA <input type="checkbox"/> GAS |
| MC MAIL & CAP | GL <input type="checkbox"/> GAS VALVE |
| MD MAIL TOP | LP <input type="checkbox"/> LIGHT POLE |
| ME MECHANICAL | PP <input type="checkbox"/> POWER POLE |
| MR REINFORCED CONIC PIPE | SH <input type="checkbox"/> SHIM |
| R/W RIGHT OF WAY | SM <input type="checkbox"/> SIGN |
| SD STORM DRAIN | SS <input type="checkbox"/> MANHOLE (SS) |
| SS SANITARY SEWER | ST <input type="checkbox"/> STREET |
| SEE SEE EASEMENT | TE <input type="checkbox"/> TELEPHONE |
| VE VERTICAL CLAY PIPE | TR <input type="checkbox"/> TRAIL |
| | W <input type="checkbox"/> WATER |
| | WV <input type="checkbox"/> WATER VALVE |
-
- | |
|----------------------|
| A CLAY JONES, P.L.S. |
| S. C. REG. NO. 26210 |
-
- | |
|--|
| DAY <input type="checkbox"/> DAY ANCHOR |
| ELEC <input type="checkbox"/> ELECTRIC METER |
| XY <input type="checkbox"/> CABLE TV |
| —FENCE LINE |
| —FOOT |
| —FIBER OPTIC CABLE |
| —GAS |
| —GAS LINE |
| —OVERHEAD POWER |
| —OVERHEAD TELEPHONE |
| —PIPE |
| —SANITARY SEWER |
| —UNDERGROUND POWER |
| —UNDERGROUND TEL |
| —WATER LINE |

**SURVEY FOR
BANCO CORP.**

GREENVILLE COUNTY, SOUTH CAROLINA

DATE	11/10/20	PROPERTY ADDRESS	3700 BRUSHY CREEK ROAD	TAX PIN	G003001001801
	40		0 40 80	FIELD CREW	BHB/HF
					DRAWN BY BHB



SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: 864.604.0074 FAX: 864.604.0075

PH: (864) 271-0496

www.sitedesign-inc.com

Category Number: III.
Item Number: I.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

RZ 22-03 Riverdale

ATTACHMENTS:

Description	Upload Date	Type
📎 Application	3/11/2022	Cover Memo



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 2/23/22

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

Tax Map Number(s) 5-13-00-001.14, 5-13-00-001.01, & 5-14-00-003.01
Property Address(s) E. Wade Hampton Boulevard & Gap Creek Rd.
Acreage of Properties ± 93.09 Ac County Spartanburg

Applicant Information

Name L & W of Greer, Inc.
Address 100 James Way
Easley, SC 29642
Contact Number _____
Email _____

Property Owner Information

(If multiple owners, see back of sheet)

Name L & W of Greer Inc.
Address 100 James Way
Easley, SC 29642
Contact Number _____
Email _____

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from PD-R to R-12.

Existing Use: Vacant Proposed Use: Residential Subdivision

Signature(s) [Signature]
Authorized Signatory

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse



Planning & Zoning Development Project Application

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

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

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

Project Name: Riverdale Vacant Land Phase or Section: Section II

Type of Development: Residential / Commercial / Mixed-Use

Tax Map Number(s): 5-13-00-001.14, 5-13-00-001.01, & 5-14-00-003.01

Project Address: E. Wade Hampton Blvd. E Current Zoning: R-12 (Rezoned)
Gap Creek Rd.

Fill out appropriate information based on type of project:

Number of Lot or Units: ± 285 Total Acreage: ± 93.09 Ac. Miles of New Rd: ± 2.0

Proposed Roadway: (circle one) Public / Private / Both

Contact Information

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

Applicant: L & W of Greer, Inc. Contact Number: _____

Address: 100 James Way City: Easley State: SC Zip: 29642

Email: _____

Owner: Pulte Group Contact Number: Charles Norris 843-514-5885

Email: Charles.Norris@PulteGroup.com

Engineer: Paul Harrison (Bluewater Civil Design) Contact Number: 864-735-5068

Email: Paul@bluewatercivil.com

Surveyor: 3DLS Contact Number: Justin Rupert 864-272-0274

Email: Justin@3DLS.NET

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

Yes _____ No X

Applicant Signature: D. S. Weisz Date: 2/23/22

Print: David Weisz, Authorized Signatory

Category Number: III.
Item Number: J.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

RZ 22-04 Snow Rd

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	3/11/2022	Cover Memo
❑ Statement of Intent	3/11/2022	Cover Memo
❑ Site Plan	3/11/2022	Cover Memo



Planning & Zoning Development Project Application

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

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

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

Project Name: HERITAGE LANDING Phase or Section:

Type of Development: Residential / Commercial / Mixed-Use

Tax Map Number(s): 5-35-00-062.02

Project Address: SNOW ROAD Current Zoning: R-12 (REQUESTING REZONE TO DRD)

Fill out appropriate information based on type of project:

58 SF
Number of Lot or Units: 37 TOWNHOME Total Acreage: 26.92 Miles of New Rd: 0.44

Proposed Roadway: (circle one) Public / Private / Both

Contact Information

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

Applicant: RESIDENTS DEVELOPERS, LLC Contact Number: 864-283-5434
Address: 528 CANDLEWICK CT City: MOORE State: SC Zip: 29369
Email: SHIV_DANAK@HOTMAIL.COM


Owner: Contact Number:
Email:

Engineer: SITE DESIGN, INC Contact Number: 864-271-0496
Email: MBINSZ@SITEDESIGN-INC.COM

Surveyor: SITE DESIGN, INC Contact Number: 864-271-0496
Email: CJONES@SITEDESIGN-INC.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 ☒

Applicant Signature:  Date: 02-22-2022
Print: Vinesh S. Danak



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date _____

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

Tax Map Number(s) 5-35-00-062.02

Property Address(s) Snow Road Greer, SC

Acreage of Properties 26.96 County Spartanburg County

Applicant Information

Name Residents Developers LLC
Address 528 Candlewick Ct
Moore, South Carolina 29569
Contact Number 864-283-5434
Email shiv_danak@hotmail.com

Property Owner Information

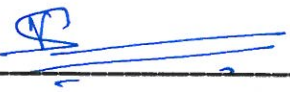
(If multiple owners, see back of sheet)

Name Residents Developers LLC
Address 528 Candlewick Ct
Moore, South Carolina 29569
Contact Number 864-283-5434
Email shiv_danak@hotmail.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: SINGLE FAMILY RESIDENTIAL Proposed Use: SINGLE FAMILY AND TOWNHOMES

Signature(s) 
(Vinesh S. Danak)
02-22-2022

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

Statement of Intent Rezoning to Design Review District Zoning

Snow Road Townhome Development- Snow Road

It is the intent of Residents Developers, LLC to rezone the previously approved single family subdivision located on Snow Road (Spartanburg County PIN 5-35-00-062.02) to a Design Review District for use as a combination single family residential and new single-family attached townhome home community. The previously approved subdivision and its associated detention areas, is now under construction.

The community will present a maximum of 58 single family residential units and 37 two story townhome residences. The townhome buildings will consist of footprints with 4- 8 units. A public road, to access each of the individual units, will connect to the public roadway system at Snow Road. The development will also provide an internal pedestrian sidewalk to Snow Road.

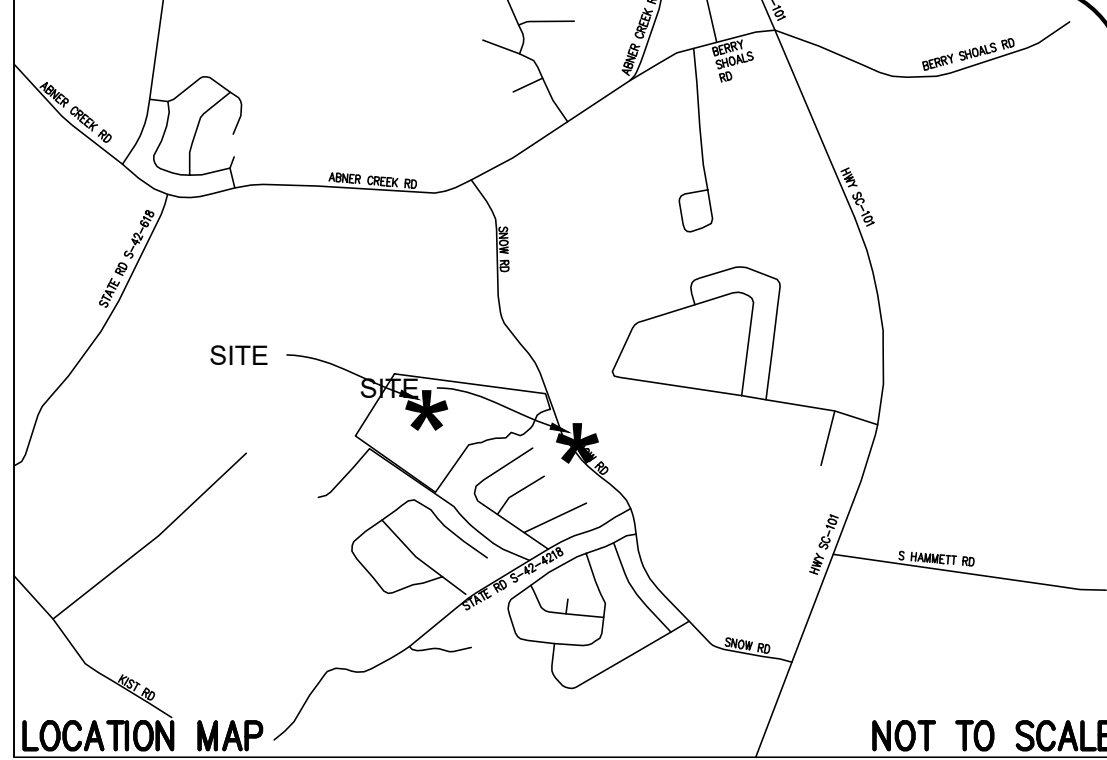
The site plan calls for up to 7 individual townhome buildings, a public 24' wide asphalt road, 50' wide right of way, 25' wide setback around the entirety of the property, a 25' landscape buffer around the property, and a community mailbox kiosk with associated parking. The development will also require a new stormwater detention basin to meet current post-construction water quality and water quantity requirements. There is also a proposed sign for the main entrance; however, this has not been designed at this time.

Architectural materials: The proposed townhomes will be two story structures. Each unit will have a one car garage and a cement pad with space for one car to park. Exterior accent points for Townhomes and Single Family Residential will consist of shake siding, vinyl siding, stone veneer, Stylish garage doors and dormers.

The community and/or common areas of the project will consist of grasses, landscaping, asphalt road, and a parking lot. The new public utilities, such as water and sewer, will also be in the common areas with the appropriately sized easement.

A 25' landscape buffer (planted or using existing vegetation) will be provided between our subdivision and adjacent neighborhoods (Creekside Manor and Braeburn Orchard)

Pedestrian access will extend along Snow Road frontage as topography allows.



- NOTES:
1. ANY RETAINING WALLS SHALL BE DESIGNED BY A STUCTURAL ENGINEERR LICENSED IN SOUTH CAROLINA
 2. ALL ADA ACCESSIBLE ARES, ROUTES, AN SIDEWALKS MUST MEET CURRENT DESIGN STANDARDS
 3. HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE PIPE THAT DOES NOT CARRY WATER FROM A PUBLIC ROAD
 4. AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN INTO A PARTICULAR STORMWATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN THE SNOW WHITE SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORMWATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN SUBDIVISION AS SHOWN/FOUND ON THE APPROVED STORMWATER PLAN FOR THE SUBDIVISION
 5. COMMON AREAS CANNOT BE SUBDIVIDED OR USED FOR OTHER PURPOSES

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S83°47'21"W	17.94
L2	S71°14'04"W	31.76
L3	S67°04'25"W	41.95
L4	S55°47'19"W	51.24
L5	S59°55'55"W	36.45
L6	S28°37'48"W	23.43
L7	S06°12'09"E	22.47
L8	S02°39'38"W	38.95
L9	S39°17'08"W	32.38
L10	S69°44'44"W	56.70
L11	S22°29'51"W	41.87
L12	S64°08'12"W	38.12
L13	N69°21'04"W	
L14	S49°17'37"W	
L15	S42°35'38"W	
L16	S87°33'51"W	60.16
L17	S88°34'17"W	34.98
L18	S78°31'14"W	90.46
L19	S67°02'26"W	62.83
L20	S86°22'05"W	22.99
L21	S78°11'29"W	99.13

SITE DATA:

PIN: 5-35-00-062.02
TOTAL SITE = 26.92 AC (1,172,635.2 SF)

ZONING - CURRENT R-12 - REQUEST REZONE TO DRD

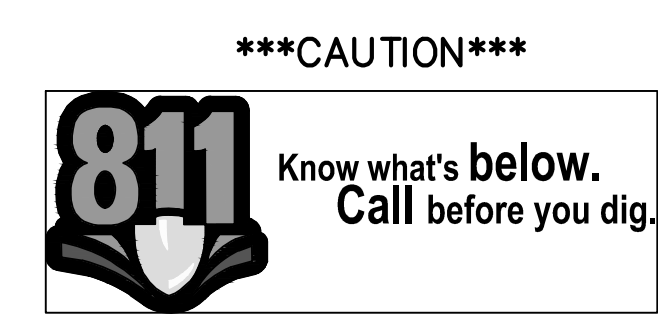
SINGLE FAMILY SETBACKS -
FRONT - 20'
REAR - 15' MIN
SIDES - 5' MIN
25' EXTERIOR BOUNDARY

TOWNHOME SETBACKS -
FRONT - 20'
REAR - 20'
SIDES - 7.5' (10' ON CORNER LOT)
25' EXTERIOR BOUNDARY

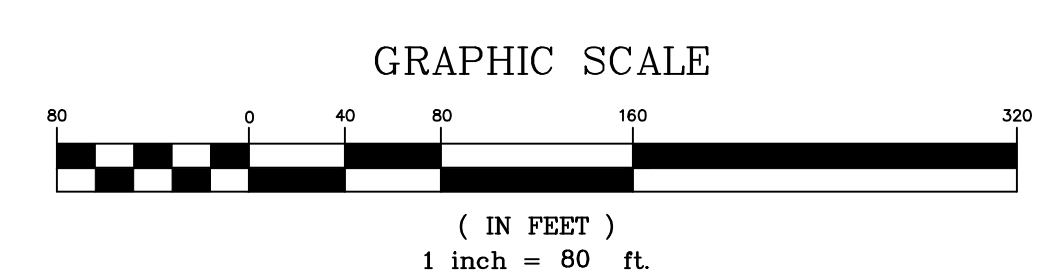
OPEN SPACE REQUIREMENTS
TOTAL SITE AC - 26.92
OPEN SPACE REQ'D - (25%) = 6.73 AC(3,365 OF WHICH
MUST BE DEVELOPABLE, IE OUTSIDE FLOOD PLAIN
AND LESS THAN 30% SLOPE)

THIS LAYOUT IS A PRELIMINARY SCHEMATIC PLAN - THE
NUMBER OF LOTS SHOWN IN PHASE 2 IS NOT FINAL.
STREET NAMES MUST BE APPROVED BY SPARTANBURG
COUNTY AND CITY OF GREER

SURVEY PROVIDED BY SITE DESIGN, INC. DATED 10-15-2020
FROM DEED 60-F PAGE 0507



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



TOWNHOMES

PARCEL TABLE		
PARCEL #	SQ.FT.	ACRES
1	1,174,326	26.959
1	3,951	0.091
2	2,930	0.067
3	2,969	0.068
4	2,971	0.068
5	4,253	0.098
6	3,946	0.091
7	2,420	0.056
8	2,420	0.056
9	2,420	0.056
10	2,420	0.056
11	2,420	0.056
12	3,465	0.080
13	3,465	0.080
14	2,420	0.056
15	2,420	0.056
16	2,420	0.056
17	3,447	0.079
18	3,740	0.086
19	2,420	0.056

PARCEL #	SQ.FT.	ACRES
20	2,420	0.056
21	2,420	0.056
22	2,420	0.056
23	2,420	0.056
24	4,432	0.102
25	3,879	0.089
26	2,702	0.062
27	2,696	0.062
28	3,849	0.088
29	3,836	0.088
30	2,672	0.061
31	2,666	0.061
32	6,252	0.144
33	3,780	0.087
34	2,640	0.061
35	2,640	0.061
36	2,640	0.061
37	3,780	0.087

SINGLE FAMILY

PARCEL #	SQ.FT.	ACRES
1	1,174,326	26.959
1	3,951	0.091
1	6,955	0.160
2	2,930	0.067
2	6,580	0.151
3	2,969	0.068
3	6,765	0.155
4	2,971	0.068
4	6,765	0.155
5	4,253	0.098
5	6,765	0.155
6	3,946	0.091
6	6,765	0.155
7	6,765	0.155
7	2,420	0.056
8	6,765	0.155
8	2,420	0.056
9	6,765	0.155
9	2,420	0.056
10	6,765	0.155

PARCEL #	SQ.FT.	ACRES
10	2,420	0.056
11	6,765	0.155
11	2,420	0.056
12	7,687	0.176
12	3,465	0.080
13	7,687	0.176
13	3,465	0.080
14	6,765	0.155
14	2,420	0.056
15	6,765	0.155
15	2,420	0.056
16	6,765	0.155
16	2,420	0.056
17	6,765	0.155
17	3,447	0.079
18	6,765	0.155
18	3,740	0.086
19	6,765	0.155
19	2,420	0.056
20	6,848	0.157

PARCEL #	SQ.FT.	ACRES
20	2,420	0.056
21	8,505	0.195
21	2,420	0.056
22	10,987	0.252
22	2,420	0.056
23	10,674	0.245
23	2,420	0.056
24	8,391	0.193
24	4,432	0.102
25	6,765	0.155
25	3,879	0.089
26	6,765	0.155
26	2,702	0.062
27	6,765	0.155
27	2,696	0.062
28	6,765	0.155
28	3,849	0.088
29	6,765	0.155
29	3,836	0.088
30	6,765	0.155

PARCEL #	SQ.FT.	ACRES
30	2,672	0.061
31	6,754	0.155
31	2,666	0.061
32	6,850	0.157
32	6,252	0.144
33	6,824	0.152
33	3,780	0.087
34	6,600	0.152
34	2,640	0.061
35	6,600	0.152
35	2,640	0.061
36	6,600	0.152
36	2,640	0.061
37	6,600	0.152
37	3,780	0.087
38	8,368	0.192
39	6,600	0.152
40	6,600	0.152
41	6,600	0.152
42	6,600	0.152

PARCEL #	SQ.FT.	ACRES
43	6,600	0.152
44	8,368	0.192
45	8,498	0.195
46	6,765	0.155
47	6,765	0.155
48	6,765	0.155
49	7,939	0.182
50	6,765	0.155
51	6,765	0.155
52	6,765	0.155
53	8,499	0.195
54	6,765	0.155
55	6,765	0.155
56	7,399	0.170
57	8,018	0.184
58	7,062	0.162

SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com

225 ROCKY CREEK ROAD

GREENVILLE, SC 29615

PH: (864)271-0068

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NO.

DATE

SC. REG. NO. 532

CERTIFICATE

NO. 000122

SITE DESIGN, INC.

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HERITAGE LANDING

CITY OF GREER
SPARTANBURG COUNTY
SOUTH CAROLINA

HORZ. SCALE: 1" = 80'

VERT. SCALE: N/A

DESIGNED BY: AGB

DRAWN BY: AGB

CHECKED BY: MB

DATE: 08/10/2020

S200774.dwg

SITE PLAN

SHEET 1 OF 1

C200

Category Number: III.
Item Number: K.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

MISCP 22-02 Greer Mill Local Designation

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
3/21/2022

Planning Report