



**AGENDA**  
**GREER PLANNING COMMISSION**  
**Greer City Hall, 301 East Poinsett Street, Greer, SC 29651**  
**March 20, 2023 @ 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 Catrina Woodruff, ADA Coordinator at (864) 479-0965 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. February Meeting Minutes

**II. PUBLIC HEARING**

- A. Public Hearing Presentation

**III. NEW BUSINESS**

- A. New Business Presentation
- B. AN23-01
- C. RZ23-01

**IV. OTHER BUSINESS**

- A. Planning and Zoning Report

**V. ADJOURN**

Category Number: I.  
Item Number: A.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/20/2023**

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**February Meeting Minutes**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> February Meeting Minutes	2/21/2023	Exhibit



# City of Greer

## Planning Commission Minutes

### February 20, 2023

**Members Present:** John Holland, Chairman  
Walden Jones  
Judy Jones  
Ryan Acierno  
Will Lavender  
Paul Lamb

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

**Staff Present:** Ashley Kaade, Planning Manager  
Claire Byers, Planner  
Heather Stahl, Planner

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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. Election of Officers**

**ACTION** – Mr. Lamb made a motion to re-elect Mr. Holland as Chair and Mr. Jones as Vice-Chair. Ms. Jones seconded the motion. The motion passed with a vote of 5 to 0.

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

**ACTION** – Mr. Jones made a motion to approve the minutes from the December 19, 2022 Planning Commission Meeting. Ms. Jones seconded the motion. The motion passed with a vote of 5 to 0.

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

Mr. Holland opened the Public Forum and asked if anyone in the audience wanted to speak on the Draft UDO. There were no speakers.

#### **IV. Work Session**

Ms. Kaade opened up the work session with a brief overview of the process undertaken to develop the UDO and explained that the input of the stakeholders group and the city council has helped bring the document into its present form. With that, it is still a working draft, and there are still changes and revisions to be made, and planning commission participation will help with refining the draft.

Ms. Kaade presented the major sections of the UDO, providing the commission with an overview of each section and a summary of any changes or updates to the articles within. Mr. Lavender joined the panel at 6:20pm. Planning commission discussed the document at length, asked questions of staff, and suggested revisions.

Ms. Kaade ended the work session with an explanation of the next steps for the document. Over the next two months, staff and council will continue to make revisions. In the next few months, the zoning map will be created and stakeholders will have an opportunity to review the document in its entirety. Postcards will be mailed to residents, with more information about the rezoning of their individual properties. The goal for adoption of the final ordinance is mid to late summer. She also asked that the planning commission reviews in detail the cluster development, overlay and buffer sections prior to the next planning commission meeting in March.

## **IX. Adjourn**

There being no other business to discuss, Mr. Holland adjourned the meeting at 7:58 pm.



**AGENDA**  
**GREER PLANNING COMMISSION**  
3/20/2023

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**Public Hearing Presentation**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 Public Hearing Presentation	3/10/2023	Presentation

# Planning Commission City of Greer

March 20, 2023

DOCKET NUMBER: AN 23-01  
APPLICANT: City of Greer  
ADDRESS: Chick Springs Rd & S Suber Rd.  
PARCEL ID NUMBER: T010010100105  
EXISTING ZONING: Unzoned, Greenville County  
REQUEST: Annex and Zone to R-20, Residential District



# DOCKET NUMBER: AN 23-01





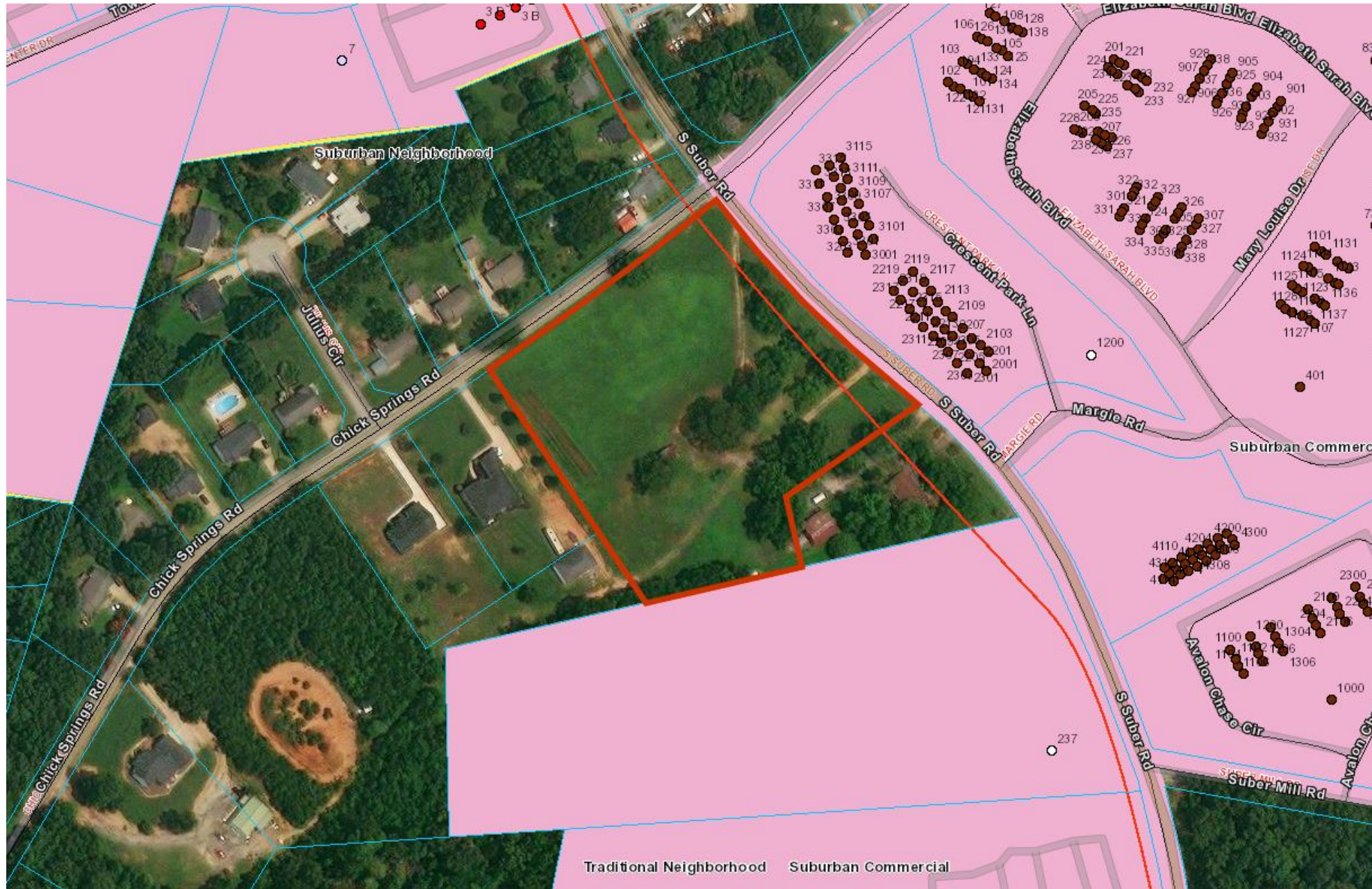
# DOCKET NUMBER: AN 23-01



Current Zoning Map



DOCKET NUMBER: AN 23-01



## Future Land Use Map



# DOCKET NUMBER: AN 23-01



DOCKET NUMBER:	RZ 23-01
APPLICANT:	Yunior Emilzon Miranda Castro
ADDRESS:	207 Old Woodruff Rd.
PARCEL ID NUMBER:	9-04-10-088.01
EXISTING ZONING:	RM-1, Multi-family Residential
REQUEST:	Rezone to R-7.5, Single-family Residential



# DOCKET NUMBER: RZ 23-01





# DOCKET NUMBER: RZ 23-01



Current Zoning Map



# DOCKET NUMBER: RZ 23-01



Future Land Use Map

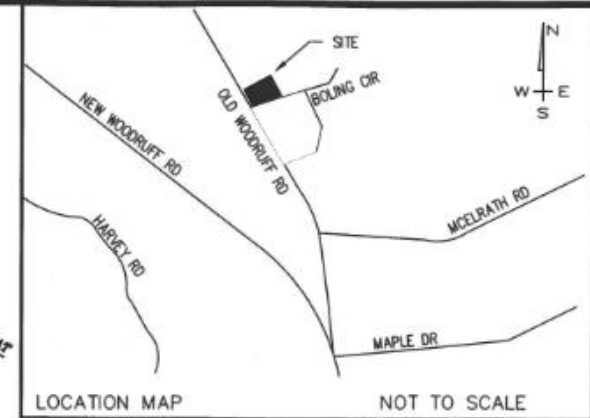
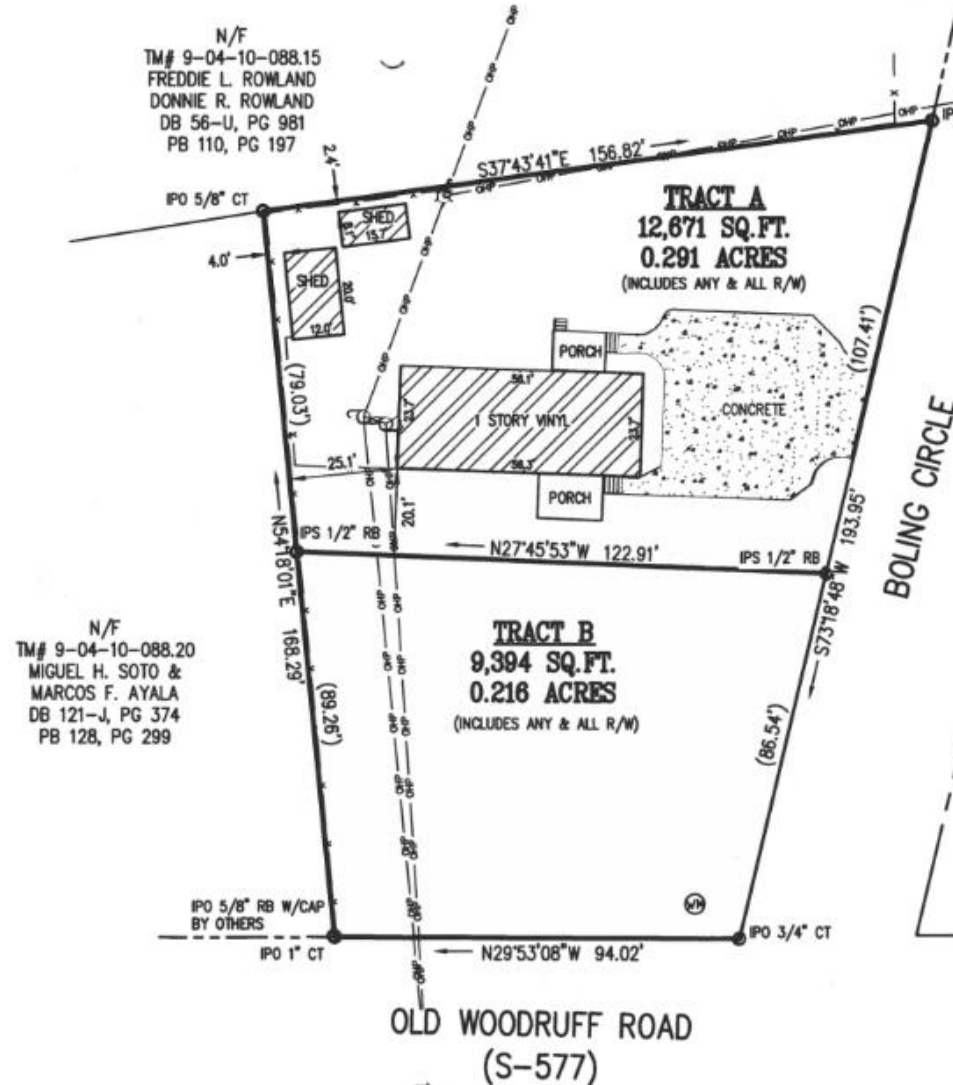


# DOCKET NUMBER: RZ 23-01



# DOCKET NUMBER: RZ 23-01

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



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

REFERENCE: PB 172, PG 579

**LEGEND**

BL BUILDING LINE	CO CLEAN OUT	GUY GUY ANCHOR
CL CENTERLINE	CB CATCH BASIN	EM ELECTRIC METER
CM CORRUGATED METAL PIPE	DI DROP INLET	CTV CABLE TV
CT CRIMP TOP	ET ELEC TRANS	F FENCE LINE
DE DRAINAGE EASEMENT	E ELEVATION	FOC FIBER OPTIC CABLE
EP EDGE OF PAVEMENT	FF FIRE HYDRANT	G GAS LINE
IPO IRON PIN OLD	GM GAS METER	OH OVERHEAD POWER
IPS IRON PIN SET	GV GAS VALVE	OHT OVERHEAD TELEPHONE
N&C NAIL & CAP	LP LIGHT POLE	SD STORM DRAIN
OT OPEN TOP	PP POWER POLE	SS SANITARY SEWER
RB REBAR	SDMH MANHOLE (SD)	UGP UNDERGROUND POWER
RCP REINFORCED CONC PIPE	SSMH MANHOLE (SS)	UGT UNDERGROUND TEL
R/W RIGHT OF WAY	TMH MANHOLE (TELEPHONE)	W WATER LINE
SD STORM DRAIN	TP TELEPHONE PEDESTAL	
SS SANITARY SEWER	CTVPD CABLE PEDESTAL	
SSE SS EASEMENT	W WATER METER	
VCP VITRIFIED CLAY PIPE	WV WATER VALVE	

A. CLAY JONES, P.L.S.  
S.C. REG. NO. 26210

## SURVEY FOR TRUE NORTH PROPERTIES, LLC SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE 1"=30'	PROPERTY ADDRESS 207 OLD WOODRUFF ROAD	TAX PIN 9-04-10-088.01
DATE 12/08/22	30 0 30 60	FIELD CREW WT/ AM
		DRAWN BY DKR



## SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615

PH: (864)271-0496

www.sitedesign-inc.com

# Planning Commission City of Greer

March 20, 2023

Category Number: III.  
Item Number: A.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/20/2023**

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**New Business Presentation**

**ATTACHMENTS:**

Description	Upload Date	Type
▣ New Business Presentation	3/10/2023	Presentation

# Planning Commission City of Greer

March 20, 2023



DOCKET NUMBER: AN 23-01  
APPLICANT: City of Greer  
ADDRESS: Chick Springs Rd & S Suber Rd.  
PARCEL ID NUMBER: T010010100105  
EXISTING ZONING: Unzoned, Greenville County  
REQUEST: Annex and Zone to R-20, Residential District

# DOCKET NUMBER: AN 23-01





# DOCKET NUMBER: AN 23-01



Current Zoning Map



# DOCKET NUMBER: AN 23-01



Future Land Use Map



# DOCKET NUMBER: AN 23-01



# DOCKET NUMBER: AN 23-01

Staff Analysis and Recommendation

Request: Annex and zone to R-20, Residential District

## Zoning/Land Uses:

North: Unzoned Greenville County –residential

East: PD-R, Planned Development-Residential – Multi-family residential

South: R-S, Residential Suburban – Suber Road Soccer Complex

West: Unzoned Greenville County- residential

Comprehensive Plan: Adjacent to Suburban Commercial & a Neighborhood Corridor

Staff Recommendation: Approval



DOCKET NUMBER:	RZ 23-01
APPLICANT:	Yunior Emilzon Miranda Castro
ADDRESS:	207 Old Woodruff Rd.
PARCEL ID NUMBER:	9-04-10-088.01
EXISTING ZONING:	RM-1, Multi-family Residential
REQUEST:	Rezone to R-7.5, Single-Family Residential

# DOCKET NUMBER: RZ 23-01





# DOCKET NUMBER: RZ 23-01



Current Zoning Map



# DOCKET NUMBER: RZ 23-01



Future Land Use Map

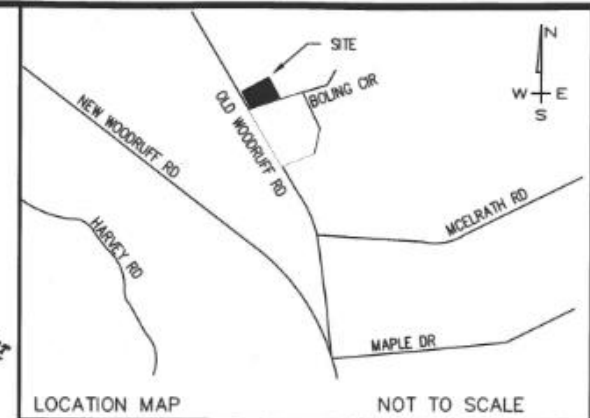
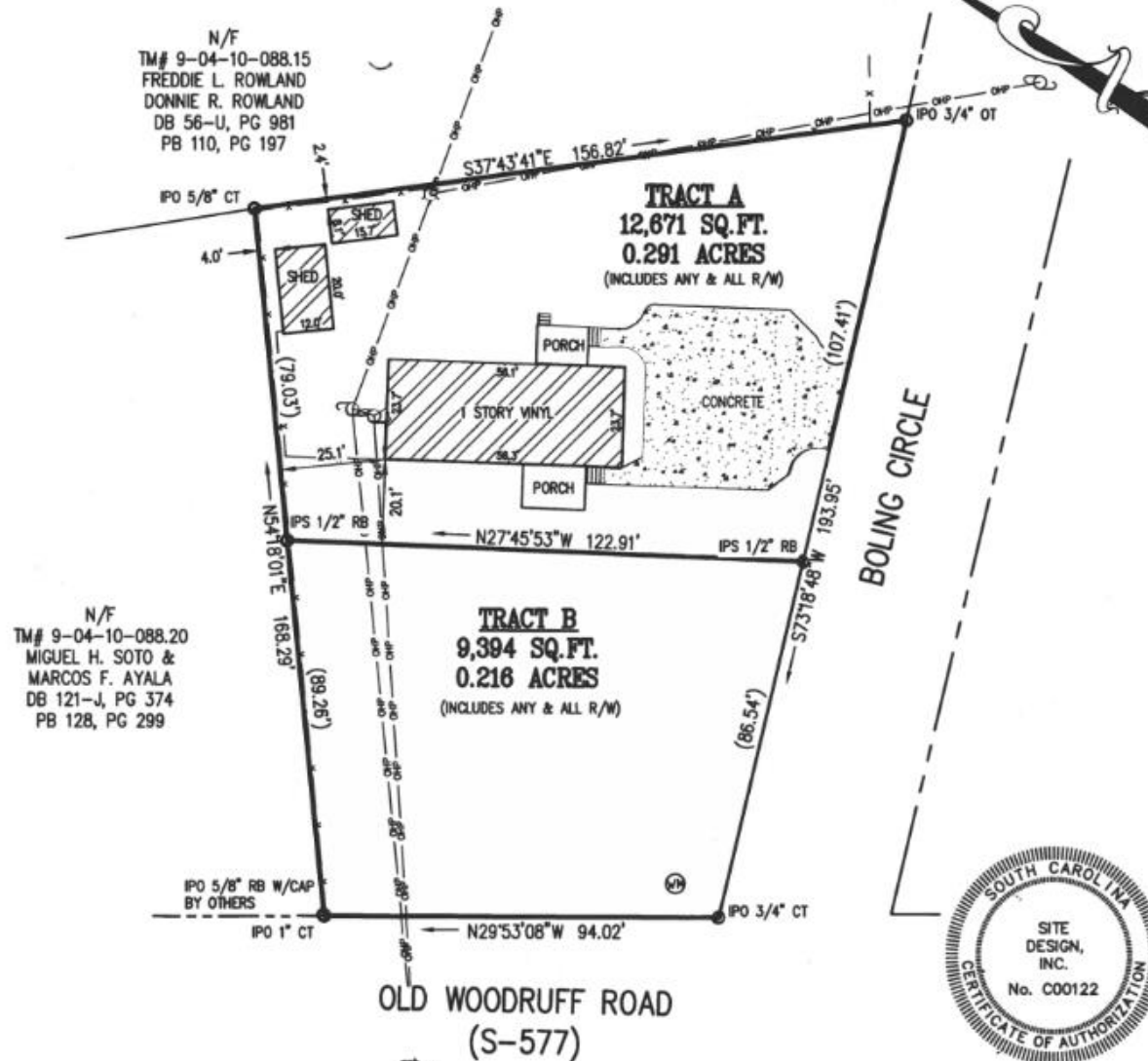


# DOCKET NUMBER: RZ 23-01



DOCKET NUMBER: RZ 23-01




















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REFERENCE: PB 172, PG 579

**LEGEND**

BL BUILDING LINE	CO  CLEAN OUT
CL CENTERLINE	CB  CATCH BASIN
CMP CORRUGATED METAL PIPE	DI  DROP INLET
CT CRIMP TOP	ELEC  ELEC TRANS
DE DRAINAGE EASEMENT	ELEV  ELEVATION
ED EDGE OF PAVEMENT	FH  FIRE HYDRANT
EP IRON PIN OLD 	GM  GAS METER
IPS IRON PIN SET 	GV  GAS VALVE
NA NAIL & CAP	LP  LIGHT POLE
OT OPEN TOP	PP  POWER POLE
RB REBAR	SDMH  MANHOLE (SD)
RF REINFORCED CONC PIPE	SMH  MANHOLE (SS)
R/W RIGHT OF WAY	TMH  MANHOLE (TELEPHONE)
SD STORM DRAIN	TELPD  TELEPHONE PEDESTAL
SS SANITARY SEWER	CAVPD  CABLE PEDESTAL
SSE SS EASEMENT	W  WATER METER
VOP VITRIFIED CLAY PIPE	WV  WATER VALVE

A. CLAY JONES, P.L.S.  
S.C. REG. NO. 26210

GUY	GUY ANCHOR
EM	ELECTRIC METER
—CTV	CABLE TV
—X	FENCE LINE
—FOC	FIBER OPTIC CABLE
—GAS	GAS LINE
—OHP	OVERHEAD POWER
—OHT	OVERHEAD TELEPHONE
—SD	STORM DRAIN
—SS	SANITARY SEWER
—UGP	UNDERGROUND POWER
—UGT	UNDERGROUND TEL
—W	WATER LINE

SURVEY FOR  
**TRUE NORTH PROPERTIES, LLC**  
SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE  
1"=30'

DATE  
12/08/2

PROPERTY ADDRESS	207 OLD WOODRUFF ROAD
30	0

TAX PIN	9-04-10-088.01
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FIELD CREW
WT/ AM

DRAWN BY DKR	DATE 11/11/01
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## SITE DESIGN, INC.

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# DOCKET NUMBER: RZ 23-01

Staff Analysis and Recommendation

Request: Rezone to R-7.5, Residential District

## Zoning/Land Uses:

North: RM-1, Multi-family residential–Single-family residential

East: Unzoned Spartanburg County– Single-family residential

South: Unzoned Spartanburg County– Single-family residential

West: R-7.5, Single-family residential-Single-family residential

Comprehensive Plan: Traditional Neighborhood

Staff Recommendation: Approval

# Planning Commission City of Greer

March 20, 2023

Category Number: III.  
Item Number: B.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/20/2023**

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**AN23-01**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ AN23-01 Survey	2/21/2023	Exhibit
☐ Staff Report	3/10/2023	Exhibit

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# EXHIBIT

## B

WADE

SUBER MILL RD

LOCATION MAP

NOT TO SCALE

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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REF DEED - 2095/1400  
REF PLAT - PLAT ENTITLED, "SURVEY FOR WALKER W. HANNAH" DATED MARCH 4, 2003  
BY CHAPMAN SURVEYING CO. INC.

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



**AREA**  
**198,430 SQ. FT.**  
**4.555 ACRES**  
(INCLUDES ANY & ALL R/W)

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	EL ELECTRIC METER	VCP VITRIFIED CLAY PIPE	
CT CRIMP TOP	CB CATCH BASIN	WV WATER VALVE	
DE DRAINAGE EASEMENT	DI DROP INLET	WV WATER VALVE	
EP EDGE OF PAVEMENT	ELEC TRANS	WV WATER VALVE	
EP IRON PIN OLD	ELEVATION	WV WATER VALVE	
IPS IRON PIN SET	XX FIRE HYDRANT	WV WATER VALVE	
N&C NAIL & CAP	GP GAS METER	WV WATER VALVE	
OT OPEN TOP	GP GAS METER	WV WATER VALVE	
RB REBAR	GP GAS METER	WV WATER VALVE	
RCP REINFORCED CONC PIPE	GP GAS METER	WV WATER VALVE	
R/W RIGHT OF WAY	GP GAS METER	WV WATER VALVE	
SD STORM DRAIN	GP GAS METER	WV WATER VALVE	
SS SANITARY SEWER	GP GAS METER	WV WATER VALVE	
SSE SS EASEMENT	GP GAS METER	WV WATER VALVE	
	GP GAS METER	WV WATER VALVE	

SURVEY FOR  
**CITY OF GREER**  
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1" = 50'	PROPERTY ADDRESS SUBER ROAD	TAX PIN PT TM# T010010100100
DATE 8/9/22	50 0 50 100	FIELD CREW HB/LB/AH
		DRAWN BY BM



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

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**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, March 20, 2023**

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**DOCKET:** AN 23-01

**APPLICANT:** City of Greer

**PROPERTY LOCATION:** Chick Springs Rd & S Suber Rd.

**TAX MAP NUMBER:** T010010100105

**REQUEST:** Annex and Zone to R-20, Residential District

**SIZE:** 4.555 acres

**COMPREHENSIVE PLAN:** Adjacent to Suburban Commercial and a Neighborhood Corridor

**ANALYSIS:** **AN 23-01**

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**AN 23-01** is a request to annex one parcel with an acreage of 4.555 located at the intersection of Chick Springs Rd and S Suber Rd. The applicant (City of Greer) is requesting to annex into the City and zone to R-20, Residential District. The proposed use of the property is as a fire station to service the City of Greer.

Surrounding land uses and zoning include:

- North: Unzoned Greenville County –residential
- East: PD-R, Planned Development-Residential – Multi-family residential
- South: R-S, Residential Suburban – Suber Road Soccer Complex
- West: Unzoned Greenville County- residential

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities
- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network
- **Parking:** Surface parking lots, structured parking, on-street in walkable town centers
- **Open Space:** Community and regional parks, neighborhood greenspaces

Neighborhood Corridors connect to the Downtown and Traditional Neighborhoods. They have a unique identity with more compact development closer to the street. These corridors should emphasize improved sidewalk connectivity, street trees, and storefronts that address the street. The development pattern along these streets should be of appropriate “town” scale and may include vertically integrated uses (ex. residential above first floor), a close sidewalk orientation, and outdoor displays and seating.

- **Primary Uses:** Commercial retail and office
- **Secondary Uses:** Small-scale apartment buildings, multiplexes, schools, civic and institutional facilities, neighborhood parks Transportation Enough right-of-way to allow multiple modes of transportation (sidewalks, street trees, onstreet parking), interconnected street grid
- **Parking:** On-street parking, off-street surface parking (shallow lots in front, otherwise should be in rear or sides of building)
- **Open Space:** Neighborhood parks, plazas



The request is compatible with surrounding land uses and future land use designations, there, staff supports the request.

**STAFF RECOMMENDATION: Approval**

Category Number: III.  
Item Number: C.



**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/20/2023**

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**RZ23-01**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Staff Report	3/10/2023	Exhibit
<input type="checkbox"/> survey	3/10/2023	Exhibit



**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, March 20, 2023**

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**DOCKET:** RZ 23-01

**APPLICANT:** Yunior Emilzon Miranda Castro

**PROPERTY LOCATION:** 207 Old Woodruff Rd

**TAX MAP NUMBER:** 9-04-10-088.01

**EXISTING ZONING:** RM-1, Multi-Family Residential

**REQUEST:** Rezone to R-7.5, Residential

**SIZE:** Approx. 0.507 acres

**COMPREHENSIVE PLAN:** Traditional Neighborhood

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**ANALYSIS:** **RZ 23-01**

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**RZ 23-01** is a rezoning request for a parcel located at 207 Old Woodruff Rd. The request is to rezone the property from RM-1, Multi-Family Residential, to R-7.5, Residential. The purpose of the rezoning is to create two lots, in order to allow an additional single-family home on the second parcel.

Surrounding land uses and zoning include:

North:	RM-1, Multi-Family Residential - residential
East:	Unzoned Spartanburg County-residential
South:	RM-1, Multi-Family Residential - residential
West:	R-7.5, Single-family residential- residential

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, fourplexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

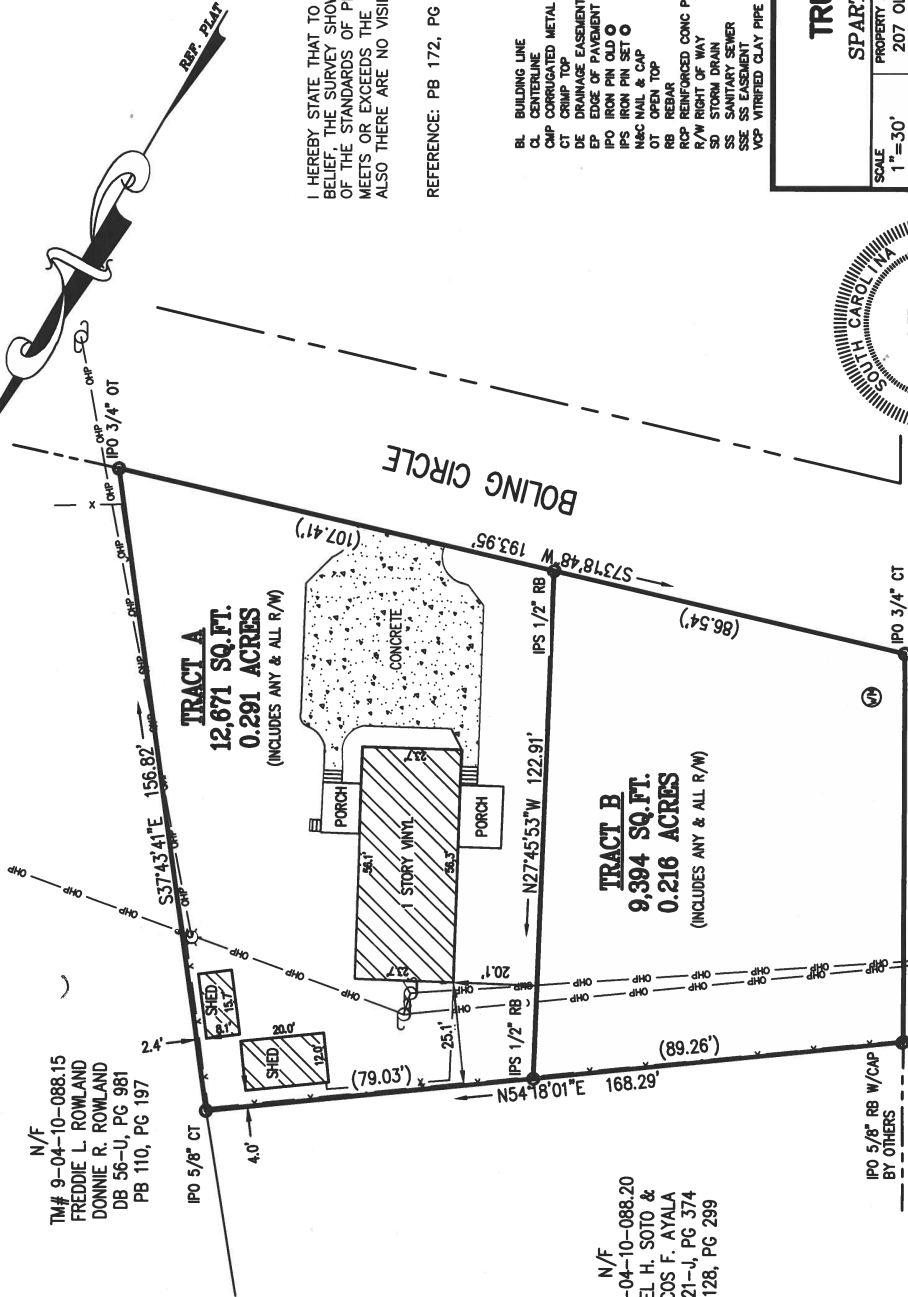
- Primary Uses: Single-family attached and detached residential, multiplexes, townhomes, parks
- Secondary Uses: Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses, and future land use designation; therefore staff supports the request.

**STAFF RECOMMENDATION: Approval**

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:  
1. 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; EASEMENTS; 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.

N/F  
TM# 9-04-10-088.15  
FREDDIE L. ROWLAND  
DONNIE R. ROWLAND  
DB 56-U, PG 981  
PB 110, PG 197



N/F  
TM# 9-04-10-088.20  
MIGUEL H. SOTO &  
MARCOS F. AYALA  
DB 121-J, PG 374  
PB 128, PG 299

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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REFERENCE: PB 172, PG 579

### LEGEND

- BL BUILDING LINE
- CL CENTERLINE
- CM CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- PO IRON PIPE OLD
- IP IRON PIPE SET
- MHC MAIL BOX
- OT OPEN TOP
- RB REBAR
- RCP REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SOWER
- SSE SS EASEMENT
- VCP VITRIFIED CLAY PIPE
- CO CLEAN OUT
- CB CATCH BASIN
- DI DROP INLET
- ET ELEC TRANS
- EL ELEVATION
- FI FIRE HYDRANT
- GM GAS METER
- GP GAS VALVE
- LP LIGHT POLE
- OP OVERHEAD POWER
- SMH MANHOLE (SD)
- SMH MANHOLE (SS)
- TUH TELEPHONE
- TELPED TELEPHONE PEDESTAL
- CAVPED CABLE PEDESTAL
- WV WATER VALVE
- W WATER LINE
- UY GUY ANCHOR
- EM ELECTRIC METER
- CTV CABLE TV
- FC FIBER OPTIC CABLE
- OP OVERHEAD POWER
- SD STORM DRAIN
- SS SANITARY SOWER
- UGP UNDERGROUND POWER
- UGT UNDERGROUND TEL
- W WATER LINE

A. CLAY JONES, P.L.S.  
S.C. REG. NO. 26210

*A. Clay Jones*

### SURVEY FOR

TRUE NORTH PROPERTIES, LLC  
SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE	1"=30'
DATE	12/08/22
PROPERTY ADDRESS	207 OLD WOODRUFF ROAD
TAX PIN	9-04-10-088.01
FIELD CREW	60
WT/AM	DKR



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

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



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




**AGENDA**  
**GREER PLANNING COMMISSION**  
**3/20/2023**

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**Planning and Zoning Report**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
 PZ Report	3/10/2023	Presentation

# Planning Commission City of Greer

March 20, 2023

Planning and Zoning Report



# Planning Advisory Committee (PAC) Cases

October 2022-Present

DOCKET NUMBER: CSP 22-15

ADDRESS: W Wade Hampton Blvd & Wedgewood Dr.

PARCEL ID NUMBER: G019000123100, G019000123000, G019000122900,  
G019000122800, G019000121600, G019000121700,  
G019000121800

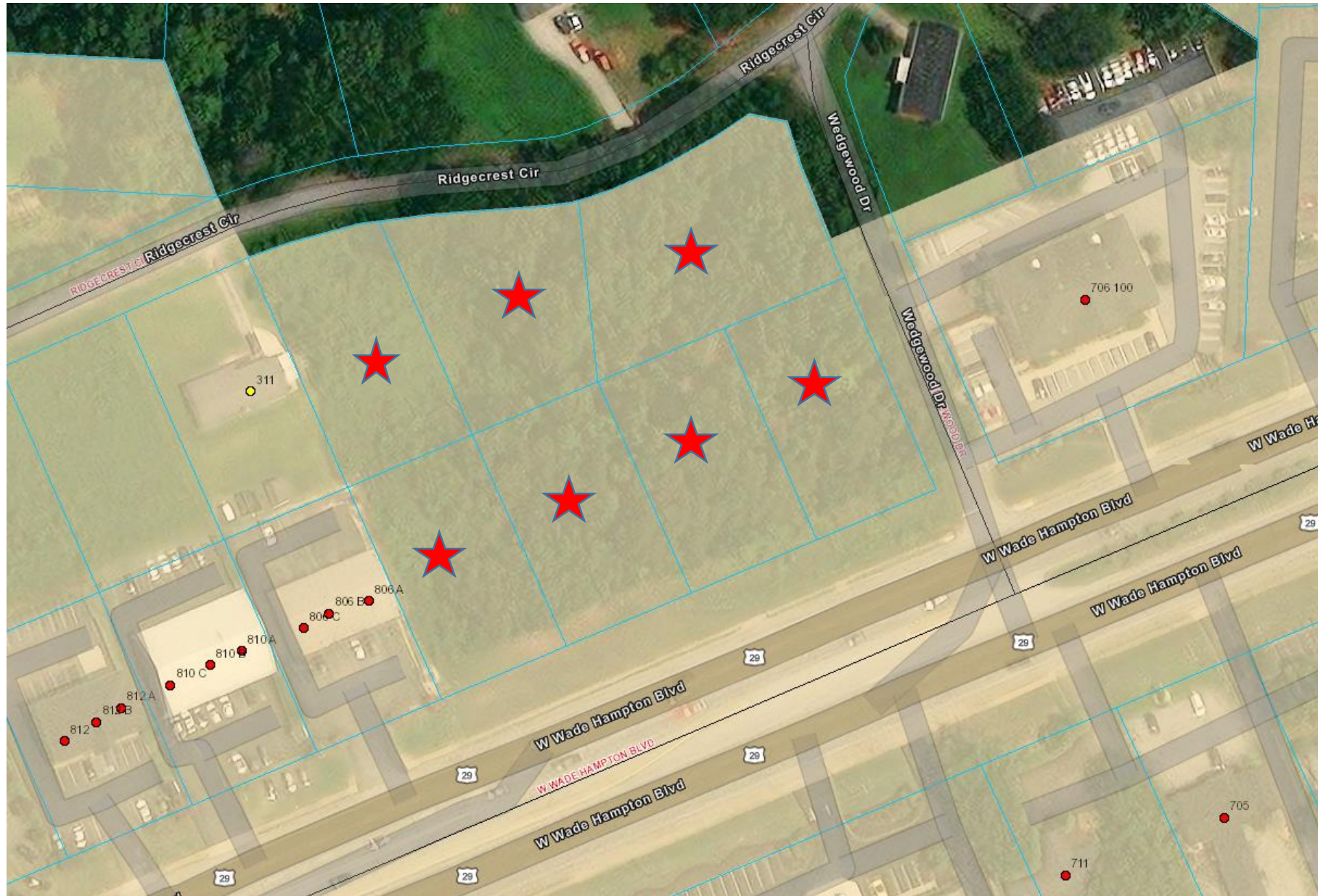
EXISTING ZONING: C-3, Highway Commercial

REQUEST: Mavis Tire

STATUS: PAC Meeting 12/1/2022, no formal submittals



# DOCKET NUMBER: CSP 22-15



# DOCKET NUMBER: CSP 22-15

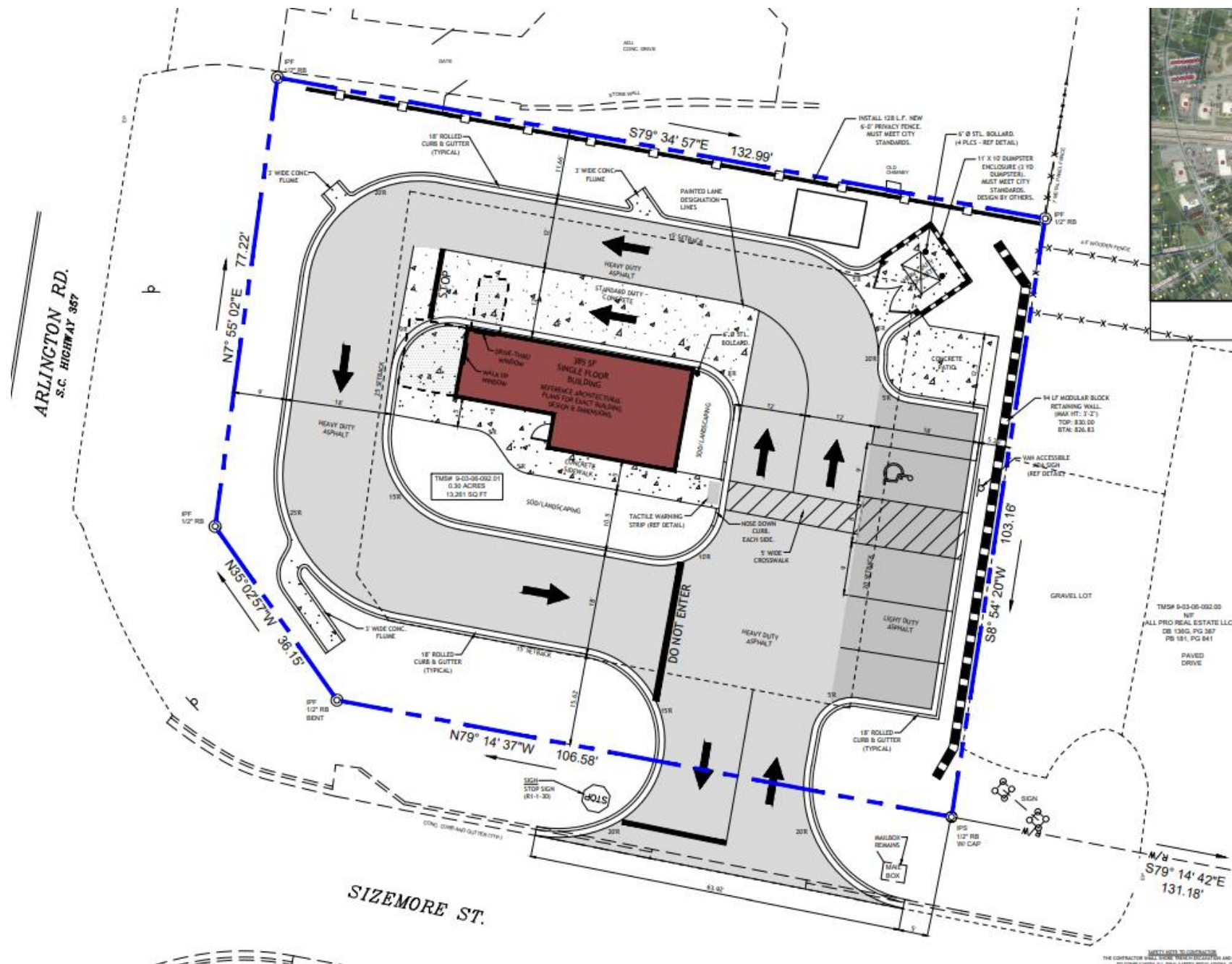




DOCKET NUMBER:	CSP 22-16
ADDRESS:	Arlington Rd & Sizemore St
PARCEL ID NUMBER:	9-03-06-092.01
EXISTING ZONING:	C-2, Commercial
REQUEST:	Coffee Angle
STATUS:	Site Development Plan submitted January 2023

# DOCKET NUMBER: CSP 22-16







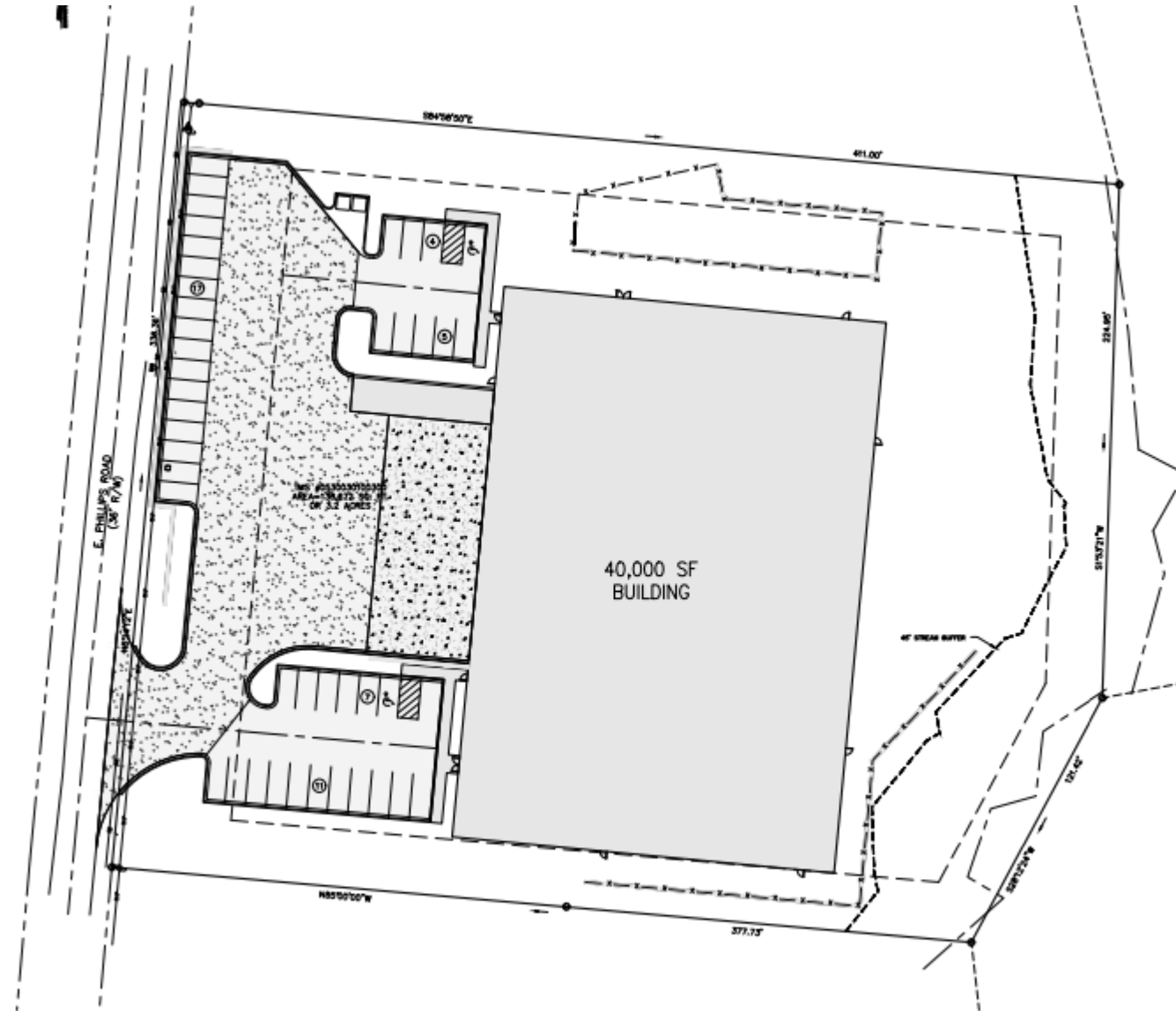
DOCKET NUMBER:	CSP 22-18
ADDRESS:	2701 E Phillips Road
PARCEL ID NUMBER:	0530030100300
EXISTING ZONING:	I-1, Industrial District
REQUEST:	Industrial space (shell building)
STATUS:	Site Development Plan submitted January 2023

# DOCKET NUMBER: CSP 22-18





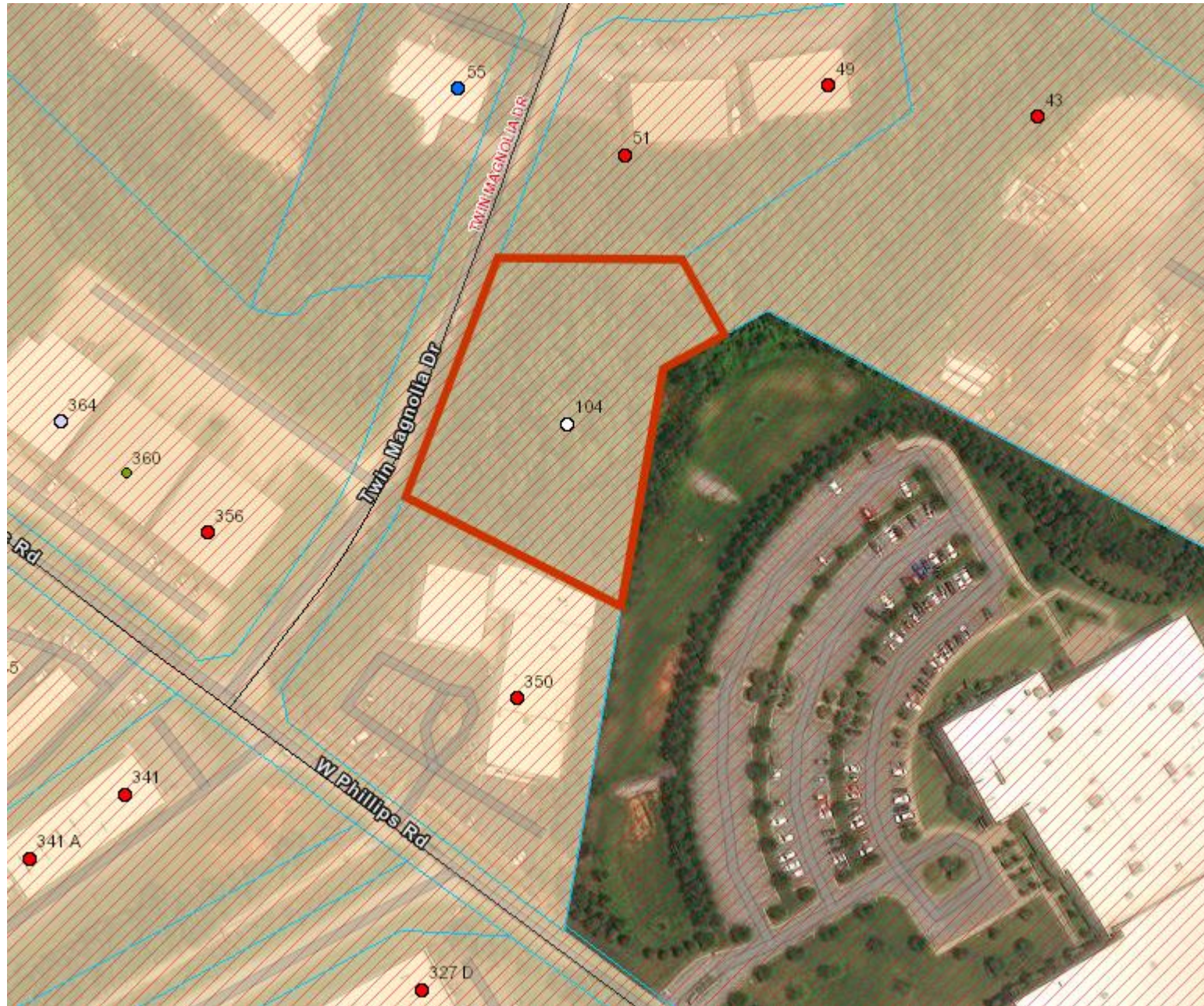
# DOCKET NUMBER: CSP 22-18





DOCKET NUMBER:	PAC 23-01
ADDRESS:	104 Twin Magnolia Dr.
PARCEL ID NUMBER:	0529030101630
EXISTING ZONING:	S-1, Service District
REQUEST:	Flex Space and CrossFit gym
STATUS:	PAC Meeting 1/10/23, no formal submittal

# DOCKET NUMBER: PAC 23-01





The site plan shows a proposed building complex on a 1.0-acre lot. The main building is a large rectangular structure with a total area of 112,500 sq ft, providing 30 total spaces. It is divided into three main sections: a 5,000 sq ft industrial building, a 7,500 sq ft crossfit, and a 112,500 sq ft proposed building. The industrial building has a roll-up door and a fire protection note. The crossfit has a roll-up door and a 4' side walk. The proposed building has a roll-up door and a 4' side walk. The plan also shows a 40' front parking setback, a 40' side parking setback, and a 40' rear parking setback. A septic field area is located to the north of the building. The site is bounded by Twin Magnolia Drive (60' R/W) to the west and 24th Ave S to the south. The plan includes various setbacks, easements, and notes regarding retaining walls, fences, and fire protection. The zoning is S-1.



# Residential Development

# Residential Development

Active Subdivisions: 21

Platted lots: 1272

Complete/Received CO: 509 (40%)

Permit Issued/Under Construction: 297 (23%)

Vacant/No permits pulled: 487 (37%)

## Plats Signed in 2022:

Oakton Ph 1 and 2

Dobson Meadows

Walnut Hill Townes Ph 2

O'Neal Village Ph 5 Sec 1

Blaize Ridge

Chestnut Grove

Brookside Farms Ph 1 and Brookside Ridge

Name of subdivision	Building type	Approval Date	Number of total lots
Adley Trace	SFD	9/1/2022	41
Blaize Ridge	SFD/TH	7/26/2022	69
Blue Ridge Plantation- Lakeside	SFD	12/16/2020	97
Branchwood	TH	8/16/2019	42
Brookside Farms Ph 1	SFD	8/30/2022	57
Brookside Ridge	TH	9/12/2022	136
Chartwell estates (triplex)	SFD & TH	3/5/2006	34
Chestnut Grove Ph 1	SFD	8/25/2022	67
le Jardin	SFD	5/18/2018	63
Lismore Village - Phase 2	TH	10/25/2020	31
Millers Point	SFD	5/31/2022	5
Oakton (Ph 1)	SFD	3/1/2022	31
Oakton (Ph 2)	SFD	9/30/2022	61
O'Neal Village Phase 4 Sec 1	SFD/TH	2019	77
O'Neal Village Ph 5 Sec 1	SFD & TH	7/22/2022	104
Overton Park	SFD	11/22/2021	76
Paxton Meadows	SFD	10/10/2020	49
River Reserve At Pelham	SFD	12/22/2021	61
Stillwaters phase 1	SFD	12/13/2006	88
Stillwaters phase 3	SFD	5/2/2018	37
Walnut Hill Ph 2	TH	7/21/2022	46
			<b>1272</b>

# Residential Development

Under Review Subdivision Spreadsheet					
Name of subdivision	Tax map number	Building type	Status	SFD Lot Total	TH - Total
Bentley Manor	9-08-00-003.00	SFD	Grading	84	0
Brookside Farms Ph 2	618010100600	SFD/TH	Grading	128	0
Clairbrook	536020100200	TH	Grading	0	113
Dillard Creek	9-07-00-035.02	TH	Grading	0	112
Donahue Hill	5-29-00-087.00	SFD	GC issued 10/22	95	0
E. Fairview Townhomes (GCRA)	9-03-14-029.01	TH	Grading	0	33
Heritage Landing	5-35-00-062.02	SFD, TH	Grading; FDP approved 7/22; need major mod w/ TH	52	37
Leo Jamestown	G002000301800	SFD, TH, Mixed	SDP Review; FDP Aug 2022	0	296
Sylvan Woods	5-34-00-006.00	SFD, estate	Grading	4	0
Vines Creek	5-34-00-006.00	SFD	Grading	168	0



# Residential Development

## Multi-family

Active Apartments					
Project	Tax map number	Building type	Approval Date	Number of total units	Status
Lively Victor	9-04-05-003.00	Apartments	FDP approved 6/20/2020; vertical	318	building
Ryder Junction	9-04-00-040.01	Apartments	4/29/2021; vertical	264	building
Homecoming- Park View	G029001101100	Apartments	5/25/2021; vertical	243	building
The Shoals	529030101303	Apartments	FDP Approved by GPC; grading	252	building
Vinings Brushy Creek	G005000200202	Apartments	Rez and Sp Exc app 11/2021; SDP and grading permit app 7/26/22;	120	building
			<b>Subtotal</b>	<b>1197</b>	
Greer Mill	G008001600100	Apartments	FDP approved by GPC Oct. 2021	150	SDP Review
Chandler Rd/Mem Dr Ext	G019000102104	Apartments	RZ 12/2022, Spec. Exc. March 2023	82	Haven't sub SDP
Kist/296/101	5-41-00-084.01	Apartments	Special Exception 5/26/2022	192	Haven't sub SDP
Lorla/Delagrave DRD	9-03-14-299.00	Apartments (single-story mf)	Rezoning Approved 10/25/2022	78	Haven't sub SDP
Streams Dobson/Wade Hampton	9-03-00-056.01 9-03-00-056.00 9-03-00-056.02	Apartments	Ann 1/24/2023; BZASE March 2023	264	Haven't sub SDP
			<b>Subtotal</b>	<b>766</b>	
			<b>Total</b>	<b>1963</b>	

# Planning Commission City of Greer

March 20, 2023

Planning and Zoning Report