This is the monthly activity report of the Building and Development Standards department. It tracks the activities of three divisions: Planning & Zoning, Engineering & Stormwater, and Building Inspections & Code Enforcement. More information about each of these divisions is located on the City of Greer’s website at www.cityofgreer.org.

Planning & Zoning

Planning Commission

The Planning Commission reviewed three cases in April:

AN 2018-05: Henderson Gap Road: Annex and zone to DRD and rezone from R-15 to DRD (approval of 35 units with a 50’ southern buffer)

AN 2018-06: 1000 S. Main Street: Annex and zone to DRD (approval)

SUB 2018-04 (Preliminary Plat): Briar Ridge on Hood Road (approval)

Board of Zoning Appeals

The Board of Zoning Appeals reviewed one case in April:

BZA 2018-07: 201 N. Buncombe Road: Special Exception for microbrewery in C-3 for The Southern Growl (approval)
Board of Architectural Review

The Board of Architectural Review reviewed three cases in April:

<table>
<thead>
<tr>
<th>BAR 2018-04</th>
<th>228 Trade St / Insight Onsite LLC</th>
<th>Exterior building alterations &amp; Signage</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAR 2018-05</td>
<td>Chelsea's / 224 Trade St</td>
<td>Exterior building alterations &amp; Signage</td>
</tr>
<tr>
<td>BAR 2018-06</td>
<td>Carolina Treasures / 214 Trade St</td>
<td>Exterior building alterations</td>
</tr>
</tbody>
</table>

Planning Advisory Committee

The Planning Advisory Committee reviewed five cases in April:

<table>
<thead>
<tr>
<th>COM 2018-07</th>
<th>Greer Cultural Arts</th>
<th>Trade Street/Davis Street/Poplar Street</th>
<th>Commercial Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>COM 2018-08</td>
<td>Southern Growl Microbrewery Restaurant</td>
<td>N. Buncombe Road</td>
<td>Commercial Development</td>
</tr>
<tr>
<td>COM 2018-09</td>
<td>NTB</td>
<td>Brannon Drive</td>
<td>Commercial Development</td>
</tr>
<tr>
<td>COM 2018-10</td>
<td>Plastic Omnium Paint Shop #2</td>
<td>Genoble Road</td>
<td>Commercial Development</td>
</tr>
<tr>
<td>SUB 2018-11(DRD)</td>
<td>South Main Townes Ph 2</td>
<td>S. Main Street</td>
<td>DRD Review</td>
</tr>
</tbody>
</table>

Permits for the month of April included 53 residential reviews, 16 commercial projects, and 7 signs.

Planning & Zoning Summary

<table>
<thead>
<tr>
<th>PERMIT TYPE</th>
<th>TOTAL CASES APRIL</th>
<th>TOTAL CASES 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>BZA: Residential</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>BZA: Commercial</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>3</td>
<td>21</td>
</tr>
<tr>
<td>Planning Advisory Committee</td>
<td>5</td>
<td>15</td>
</tr>
<tr>
<td>Annexation Planning Committee</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Board of Architectural Review</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>TOTAL</td>
<td>12</td>
<td>49</td>
</tr>
</tbody>
</table>
Engineering & Stormwater

CITY ENGINEER –

Ongoing Engineering Projects:

- Drainage Improvements Wildwood Dr/Chick Springs Rd – Open bids
- Drainage Improvements Waterbrook Dr – Finalizing plans, surveys
- Downtown Streetscape project – ongoing planning/design meetings
- Alley Improvement/Depot St parking lot – Coordination/meetings
- Trakit Project Management Software – All teams process meetings
- Pelham/Snow 4 way STOP – investigate feasibility
- Paving – Concourse Way, Patching Brushy Meadows – coord w/ County
- Recycle Center Upgrade Phase 2 – Evaluating scope (temp on hold)
- Lemon Creek speed humps – planning (on hold)

Subdivision/Development Projects – Meetings with engineers and developer representatives discussing details with new subdivisions or commercial sites that are either in planning stages or under construction.

Active projects:

- Andy’s Custard – plan review
- Property off Depot St – preliminary meetings
- Freeman Farms – plan review
- Lismore Village Phs 2 – plan review
- Global Commerce Park – plan review
- NetZero – meeting
- Greer Arts Center – review storm drain videos
- Grady Manor – plan review
- Redcroft Phs 1 – plan review
- SC Greer Retail Development – plan review
- Inland Port modification – plan review
- Greer Library Branch addition – prelim meeting
- GHS phase 2 – plan review

Other:

- PAC meeting site review, 5 sites
- Encroachment permit reviews - 2
- Yearly department budget preparation
- Website re-design
- PD Gun Range berm issue
- Performance review AC
- KPI’s for Mike Sell
- Drainage complaint – old Woodruff Rd
- Asst City Engineer – re-advertised
- ADA complaint at PD
- Ports Authority plat review
- Coord Dillard Road bridge project w/ Gnvl Count
Construction/ Post-construction Program - Plan Reviews, Pre-construction meetings, & Project Closeout Inspections (Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt to maintain pre-development runoff conditions are required by our MS4 permit.

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Project Name</th>
<th># Lots/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>GHS Pediatrics – Build Out</td>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Project Name</th>
<th>Review Type</th>
<th># Lots/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>GHS Pediatrics – Build Out</td>
<td>Initial</td>
<td>NA</td>
</tr>
<tr>
<td>Commercial</td>
<td>Inland Port Parking Modification</td>
<td>Initial</td>
<td>NA</td>
</tr>
<tr>
<td>Commercial</td>
<td>Andy’s Frozen Custard</td>
<td>Initial</td>
<td>NA</td>
</tr>
<tr>
<td>Commercial</td>
<td>Andy’s Frozen Custard</td>
<td>Follow-up</td>
<td>NA</td>
</tr>
<tr>
<td>Commercial</td>
<td>SC Greer Retail Center</td>
<td>Initial</td>
<td>NA</td>
</tr>
<tr>
<td>Commercial</td>
<td>SC Greer Retail Center</td>
<td>Follow-up</td>
<td>NA</td>
</tr>
<tr>
<td>Residential</td>
<td>Lismore Village Phase II</td>
<td>Follow-up</td>
<td>31</td>
</tr>
<tr>
<td>Residential</td>
<td>Lismore Village Phase II</td>
<td>Follow-up</td>
<td>31</td>
</tr>
<tr>
<td>Commercial</td>
<td>Global Commerce Park</td>
<td>Follow-up</td>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Project Name</th>
<th># Lots/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Town Pines</td>
<td>50</td>
</tr>
<tr>
<td>Residential</td>
<td>Piedmont Pointe</td>
<td>NA</td>
</tr>
<tr>
<td>Commercial</td>
<td>Town Center Retail</td>
<td>NA</td>
</tr>
<tr>
<td>Residential</td>
<td>Braeburn Orchard</td>
<td>82</td>
</tr>
</tbody>
</table>

**Projects Submitted values derived from project tracking sheet by L. Hanley.**
STORMWATER INSPECTION: Anthony Copeland
57 Active Site Inspected (Per Month)

1. Jones Creek Gardens
2. Le Jardin Subd.
3. Crosswinds Subd.
5. Old Woodruff Rd. Ind. WH
6. GSP-Flex Hub Ph-3
7. Cranky Yankey Ph-2 WH
8. POM Storage
10. Franklin Point Subd.
12. TWB Gilliam Warehouse
13. Heatherfield Subd.
14. RV and Boat Storage Ph-III
15. GSP Centerpoint (Logistics)
17. Velocity Park 2975F Ind. Bld
18. Green Rd. Industrial Site
19. Mayfield Crossing Subd.
20. Pleasant Hill Subd.
21. Caliber Ridge North
22. Oneal Village Subd. Ph-1
23. Bee Storage
24. Dick Brooks Honda
26. Darrien Properties
27. New Hope Baptist Church
28. Oneal Village Subd. Ph-3
29. Residence At Century Pk.
30. Benson Memorial Ext.
31. Oneal Village Subd. Ph-4
32. Redcroft Subd. Ph-1
33. Mayfair Station
34. Orchard Crest Subd. Ph-1
35. Redcroft Subd. Ph-2
36. South Main Towns
37. Orchard Crest Subd. Ph-2
38. Pelham Medical Addition
39. Sage Creek Way
40. Piedmont Plaza
41. Hammett Bridge Town
42. GSP ProTrans
43. Reserves At Richglen Subd.
44. Hammett Bridge Res. Subd.
45. Enclave At Lismore
46. Plastic Omnium
47. Hartwood Lake Subd.
48. STI Phase II
49. Brushy Creek Towns
50. PNG Gas Line
51. Views At Mt. Vernon
52. Pelham Glen Subd.
53. Creekside Manor
54. Gibbs Cancer Center
55. Town City Retail
56. Riverside Crossing OutParcel
57. The Ledges
STORMWATER INSPECTION: Anthony Copeland
50 Individual LOT Drainage Plan Reviews (Per Month)

Addressed Citizen Complaints

<table>
<thead>
<tr>
<th>Issue</th>
<th>Complaint Date</th>
<th>Address</th>
<th>Resolution</th>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Blocking SW Pipe</td>
<td>4/27/2018</td>
<td>113 Greenlee</td>
<td>City has no RW/State Pipe</td>
<td>4/27/2018</td>
</tr>
</tbody>
</table>
## Building Inspections & Code Enforcement

### COMMERCIAL PLAN REVIEWS

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resurrection Church</td>
<td>900 N. Main Street</td>
</tr>
<tr>
<td>Maya Nails &amp; Spa Revisions</td>
<td>813 N. Main Street</td>
</tr>
<tr>
<td>Belk</td>
<td>805 W. Wade Hampton</td>
</tr>
<tr>
<td>Verizon</td>
<td>207 School Street</td>
</tr>
<tr>
<td>Iron Mountain Racking</td>
<td>125 Caliber Ridge</td>
</tr>
<tr>
<td>Jones Construction</td>
<td>364 W Phillips Road</td>
</tr>
<tr>
<td>McDonalds</td>
<td>6125 Wade Hampton</td>
</tr>
<tr>
<td>Collins Hammett</td>
<td>2802 Old Woodruff Road</td>
</tr>
<tr>
<td>Verizon</td>
<td>330 Medical Pkwy</td>
</tr>
<tr>
<td>Verizon</td>
<td>6031 Wade Hampton</td>
</tr>
<tr>
<td>Verizon</td>
<td>740 Brockman McClimon</td>
</tr>
<tr>
<td>BB&amp;T</td>
<td>1319 W Poinsett</td>
</tr>
<tr>
<td>Andy’s Custards</td>
<td>1501 W Poinsett</td>
</tr>
</tbody>
</table>
COMMERCIAL CONSTRUCTION - $9,029,413.50
2018 - $72,780,900.86 YTD
2017 - $124,511,263.15
2016 - $118,166,101.70
2015 - $28,862,382.54

HOUSING STARTS – 63
2018 – 245 YTD
2017 - 429
2016 - 521
2015 - 290
TOTAL RESIDENTIAL CONSTRUCTION – $15,769,690.59
2018 - $54,950,121.60 YTD
2017 - $131,264,321.21
2016 - $130,611,289.14
2015 - $64,645,145.70

TOTAL CONSTRUCTION COST – $29,706,320.68
2018 - $154,039,193.61
2017 – $348,948,323.48
2016 – 284,839,502.84
2015 – 123,606,213.36
NUMBER OF PERMITS ISSUED - 444
2018 - 1714 YTD
2017 - 7625
2016 - 5292
2015 - 2756

MECHANICAL PERMITS - $1,630,097.04
2018 - $9,283,203.70 YTD
2017 - $59,864,747.40
2016 - $20,816,343.54
2015 - $10,497,052.08
TOTAL INSPECTIONS – 2276
2018 – 10502 YTD
2017 - 27866
2016 - 18961
2015 - 11073

TOTAL MISC. PERMITS - $3,277,119.55
2018 – $11,526,461.44
2017 - $29,757,048.44
2016 - $65,467,832.78
2015 - $72,443,981.90
CODE ENFORCEMENT INSPECTIONS – 911
2018 - 1561
2017 - 5525
2016 - 6002
2015 - 3329

Providing for the health, safety and welfare of the general public through the equal enforcement of all applicable codes and ordinances of the City of Greer