I. PUBLIC HEARING

A. Call to Order and Opening Remarks:

   Chairman Tumblin called the meeting to order at 6:30 p.m.

B. Application(s) for Review:

   1) PAC 2017-05 Brushy Creek Rd – Sutter’s Ridge
      Mark III Properties

   2) PAC 2017-06 Brushy Creek Rd – The Reserve @ Sutter’s Ridge
      Mark III Properties

   3) PAC 2017-08 Jones Ave - Jones Creek Gardens
      Unique Builders

C. Comments:

   PAC 2017-05
   Ms. McCormick presented case PAC 2017-05

   PAC 2017-06
   Ms. McCormick presented case PAC 2017-06

   PAC 2017-08
   Ms. McCormick presented case PAC 2017-08

II. BUSINESS MEETING

A. Minutes of the Greer Planning Commission Meeting March 20, 2017

   ACTION- Mr. Foster made a motion to approve the minutes from March 20, 2017. Mr. Montgomery seconded the motion. The motion carried with a vote of 5-0.
III. **OLD BUSINESS**

   A. No Old Business

IV. **NEW BUSINESS**

   A. Recommendation of Application

**PAC 2017-05  Brushy Creek Rd – Sutter’s Ridge  Mark III Properties**

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**ZONING REPORT**

**STAFF REPORT TO THE GREER PLANNING COMMISSION**

**MONDAY, April 17, 2017**

<table>
<thead>
<tr>
<th>DOCKET:</th>
<th>PAC 2017-05</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>Mark III Properties</td>
</tr>
<tr>
<td>PROPERTY LOCATION:</td>
<td>Brushy Creek Road</td>
</tr>
<tr>
<td>TAX MAP NUMBER:</td>
<td>T035000101200, T035000101308, T035000101304, T035000101309, and T035000101307</td>
</tr>
<tr>
<td>EXISTING ZONING:</td>
<td>R-12, Single-Family Residential</td>
</tr>
<tr>
<td>REVIEW STAGE:</td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td>SIZE:</td>
<td>19.4 acres/41 lots/0.26 miles of new road</td>
</tr>
<tr>
<td>COMPREHENSIVE PLAN RECOMMENDATION:</td>
<td>Residential Land Use 2 Community</td>
</tr>
</tbody>
</table>

**ANALYSIS:**

**PAC 2017-05** is a request for approval of a Preliminary Plat for Sutter’s Ridge. This is a new single-family residential subdivision with 41 lots on Brushy Creek Road. The subdivision contains 2 new streets with 0.26 miles of new roadway and one entrance.

With regard to meeting the provisions of the City of Greer Land Development Regulations, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Preliminary Plat contingent upon all of the comments from PAC being addressed.

**STAFF RECOMMENDATION:  APPROVAL**

**ACTION – PAC 2017-05**

Motion made by Mr. Montgomery to approve, seconded by Mr. Foster.
Motion carried 5-0
PAC 2017-06  Brushy Creek Rd – The Reserve @ Sutter’s Ridge  Mark III Properties

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 17, 2017

DOCKET: PAC 2017-06

APPLICANT: Mark III Properties

PROPERTY LOCATION: Brushy Creek Road

TAX MAP NUMBER: T035000101306

EXISTING ZONING: DRD, Design Review District

REVIEW STAGE: Preliminary Plat

SIZE: 8.17/59 lots/private roads

COMPREHENSIVE PLAN RECOMMENDATION: Residential Land Use 2 Community

ANALYSIS: PAC 2017-06

PAC 2017-06 is a request for approval of a Preliminary Plat for The Reserve at Sutter’s Ridge. This is a new single-family residential attached development with 59 lots on Brushy Creek Road. The development will have private roads.

With regard to meeting the provisions of the City of Greer Land Development Regulations, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Preliminary Plat contingent upon all of the comments from PAC being addressed.

STAFF RECOMMENDATION: APPROVAL

ACTION – PAC 2017-06

Motion made by Mr. Foster to approve, seconded by Mr. Montgomery
Motion carried 5-0

PAC 2017-08  Jones Ave - Jones Creek Gardens  Unique Builders

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 17, 2017

DOCKET: PAC 2017-08

APPLICANT: Unique Builders

PROPERTY LOCATION: Jones Avenue

TAX MAP NUMBER: G006000101001 and G006000101000

EXISTING ZONING: R-M2, Multifamily Residential
PAC 2017-08 is a request for approval of a Preliminary Plat for Jones Creek Gardens. This is a new group development with 31 lots on Jones Avenue. The subdivision will be a group development and as such will have private drives.

With regard to meeting the provisions of the City of Greer Land Development Regulations, Staff has reviewed the information and believes all the necessary information has been submitted. Based upon the applicant addressing any additional concerns of members of the Planning Commission, Staff recommends approval of this Preliminary Plat contingent upon all of the comments from PAC being addressed.

STAFF RECOMMENDATION: APPROVAL

ACTION – PAC 2017-08
  Motion made by Ms. Jones to approve, seconded by Mr. Montgomery
  Motion carried 5-0

V. OTHER BUSINESS - None

VI. ADJOURN
  Meeting adjourned at 7:05 pm.