Planning Commission
City of Greer
April 20, 2020

Business Meeting
DOCKET NUMBER: AN 2020-01
APPLICANT: Becknell Industrial LLC
ADDRESS: 948 Old Jones Rd
PARCEL ID NUMBER: 5-29-00-041.00
REQUEST: Zone to I-1, Industrial
DOCKET NUMBER: AN 2020-02
APPLICANT: City of Greer
ADDRESS: 2299 and 2999 Gap Creek Rd
PARCEL ID NUMBER: 9-02-00-036.00 and 0536010105300
REQUEST: Zone to R-20, Residential District
DOCKET NUMBER: AN 2020-02
Zoning & Floodplain
DOCKET NUMBER: AN 20-79
APPLICANT: Cheryl Grant
ADDRESS: 1103 Kist Rd
PARCEL ID NUMBER: 5-35-00-073.00
REQUEST: Zone to R-12, Single-family residential
DOCKET NUMBER: AN 20-79
DOCKET NUMBER: AN 20-80  
APPLICANT: James H. Burns  
ADDRESS: 286 Nature Trail Dr  
PARCEL ID NUMBER: 9-08-00-003.00  
REQUEST: Zone to R-20, Single-family residential
DOCKET NUMBER: AN 20-80

Zoning & Floodplain
DOCKET NUMBER: AN 20-81
APPLICANT: James Benjamin and Evelyn Burns
ADDRESS: 282 Nature Trail Dr
PARCEL ID NUMBER: 9-08-00-002.01
REQUEST: Zone to R-20, Single-family residential
DOCKET NUMBER: AN 20-81
DOCKET NUMBER: AN 20-81

Zoning & Floodplain
DOCKET NUMBER: AN 20-82
APPLICANT: Mark III Properties
ADDRESS: 925 Abner Creek Rd
PARCEL ID NUMBER: 9-06-00-012.01
REQUEST: Zone to R-7.5, Single-family residential (Addition to Overton Park subdivision)
DOCKET NUMBER:  AN 20-82

Zoning & Floodplain
DOCKET NUMBER: AN 20-82
DOCKET NUMBER: RZ 2020-06
APPLICANT: Bartron Builders
ADDRESS: 203 E. Fairview Ave
PARCEL ID NUMBER: G029000501000
REQUEST: Rezone to DRD, Design Review District
DOCKET NUMBER: RZ 2020-06

Future Land Use Map
Statement of Intent

Proposed use: Convert portion of existing + proposed addition detached garage into livable in-law suite (accessory dwelling unit – ADU).

Density: NA; Approx. 800 SF

Setback/Yard: 20’ front setback and 5’ on sides and rear; existing structure encroaches slightly on left side

Building materials: Existing vinyl siding; add shutters to front façade to complement primary structure

Parking: Shared driveway to remain

Infrastructure: ADU will have separate electric meter

Other: Property owner must reside in primary structure or ADU
DOCKET NUMBER: RZ 2020-07
APPLICANT: Demetrius Chulkas
ADDRESS: 701 W. Poinsett St
PARCEL ID NUMBER: G009000500201
REQUEST: Rezone to DRD, Design Review District
DOCKET NUMBER: RZ 2020-07

Zoning & Floodplain
DOCKET NUMBER: RZ 2020-07

Future Land Use Map
Statement of Intent

Proposed Use: Mixed-use unit in existing structure. Approximately half of the first floor and full second floor would be used for residential use.

Infrastructure: First floor bathroom will be renovated to meet ADA requirements and both floors will have sprinklers installed.
DOCKET NUMBER: RZ 2020-08
APPLICANT: LyonJay, LLC
ADDRESS: North Highway 14
PARCEL ID NUMBER: 0536020100200
REQUEST: Rezone to DRD, Design Review District
Zoning & Floodplain
DOCKET NUMBER: RZ 2020-08

Future Land Use Map
<table>
<thead>
<tr>
<th>SITE DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAX MAP NO.: 056000192000</td>
</tr>
<tr>
<td>TOTAL AREA: 442.3 ACRES</td>
</tr>
<tr>
<td>ZONING: R-7.5 CURRENT (GRID CLUSTER PROPOSED)</td>
</tr>
<tr>
<td>TOTAL LOTS: 143 UNITS (73 X 80' INTERIOR &amp; 24 X 80' SID LOT)</td>
</tr>
<tr>
<td>PROPOSED ROADWAY: 20' (640 FT. PRIVATE ROAD)</td>
</tr>
<tr>
<td>SEWERAGE: 877,000 GALLONS</td>
</tr>
<tr>
<td>UTILITY SITES: 25</td>
</tr>
<tr>
<td>OPEN SPACE PROVIDED: 126.4 ACRES</td>
</tr>
<tr>
<td>PARKING: 2 SPACES PROVIDED PER UNIT. GAVE IN GARAGE &quot;NO&quot; IN &quot;SEWERAGE&quot; = &quot;NO&quot;</td>
</tr>
<tr>
<td>IN &quot;RESIDENCE&quot; = &quot;NO&quot;</td>
</tr>
</tbody>
</table>

**Disclaimer Note:** All measurements shown on rendering are measured from C.O.D. to E.O.D. unless otherwise specified.

**DOCKET NUMBER:** RZ 2020-08

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**Greer**
City of Greer, SC
Statement of Intent

Proposed use: Up to 147 townhome units; ranging from 1,200-1,850 SF with a minimum of one-car garage

Density: 3.5 units/acre; includes approx. 28 acres of common area

Setback/Yard: 50’ minimum from Highway 14; 25’ exterior boundaries; 18’ internal roads

Building materials: Vinyl or shake siding, Hardie board, brick and/or stone; exteriors require a minimum of two different materials; carriage-style garage doors and/or other enhancements on facades along internal roads

Parking: 2.0 spaces per unit plus guest parking

Infrastructure: Roads, stormwater ponds and common area to be maintained by HOA; CPW sewer and water
DOCKET NUMBER: RZ 20-32
APPLICANT: Kevin Byrd
ADDRESS: 306 W. Poinsett St.
PARCEL ID NUMBER: G022001101000
REQUEST: Rezone to O-D, Office District
DOCKET NUMBER: RZ 20-34
APPLICANT: Sunitkumar Vashi
ADDRESS: 606 and 610 N. Main
PARCEL ID NUMBER: G016000500300 and G016000500401
REQUEST: Rezone to C-3, Commercial District
DOCKET NUMBER: RZ 20-35
APPLICANT: RP&L, LLC
ADDRESS: Victor Ave at 26th St
PARCEL ID NUMBER: 9-04-00-023.00
REQUEST: Rezone to DRD, Design Review District
DOCKET NUMBER:  RZ 2020-35
DOCKET NUMBER:  RZ 2020-35
Statement of Intent

Proposed use: Up to 90 townhome units ranging from 1,350-1,850 SF with a minimum of one-car garage; active/passive open space amenities

Density: Approx. 8.5 units/acre; includes approx. four acres of common area

Setback/Yard: 30’ minimum from Victor Ave Ext; 25’ exterior boundaries; 18’ internal roads

Building materials: Vinyl or shake siding, Hardie board, brick and/or stone; exteriors require a minimum of two different materials; carriage-style garage doors and/or other enhancements on facades along internal roads

Parking: 2.0 spaces per unit plus guest parking

Infrastructure: Roads, stormwater ponds and common area to be maintained by HOA; CPW sewer and water; install exterior sidewalks
DOCKET NUMBER: TXT 2020-01
APPLICANT: City of Greer
REQUEST: Article 5:18 Downtown Greer Overlay District
Update Design Review Criteria Table and establish residential parking and sidewalk requirements
Add Article 5:18.4.1 Site Development to the City of Greer Zoning Ordinance:

A. **All new construction shall install exterior sidewalks up to eight feet were practicable.**

B. **No parking is required within the Downtown Greer Overlay District for nonresidential uses. Residential uses shall require a minimum one space per unit. Any parking provided shall meet the design standards of Article 6, Section 9: Off-Street Parking Requirements**

Remove items from Article 5:18.5.2 Design Review Criteria from the City of Greer Zoning Ordinance:

The Planning and Zoning Coordinator will consider the extent to which a proposal complies with the following criteria. Additional design criteria from other sections of the Zoning Manual may also apply to specific projects. The design of all buildings shall meet the standards as outlined.

<table>
<thead>
<tr>
<th>District</th>
<th>Maximum</th>
<th>Minimum</th>
<th>Build-To Line</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Density-Dwelling-Units</td>
<td>Building Coverage</td>
<td>Building Height</td>
<td>Site Area</td>
</tr>
<tr>
<td>DT</td>
<td>15 per acre</td>
<td>95%</td>
<td>75 ft</td>
<td>4,500 sq ft</td>
</tr>
</tbody>
</table>

A. Parking—No parking is required within the Downtown Greer Overlay District. Any parking provided shall meet the design standards of Article 6, Section 9: Off-Street Parking Requirements

**STAFF RECOMMENDATION: Approval**
Planning Commission
City of Greer