DOCKET NUMBER: AN 20-84
APPLICANT: BlackStream Development, LLC
ADDRESS: N Howell Road
PARCEL ID NUMBER: P/O 0618010100600
REQUEST: Annex and zone to DRD, Design Review District
DOCKET NUMBER: AN 20-84

Current Zoning
DOCKET NUMBER: AN 20-84

Future Land Use Map
Statement of Intent

DOCKET NUMBER:  AN 20-84

Proposed use: single-family subdivision with up to 750 units, including a mix of detached and attached (townhome) products

Density: 3.16 units/acre; includes approx. 98 acres of common area

Setback/Yard:

• 25’ Perimeter property lines.
• 30’ minimum along Gap Creek Rd and N. Howell Rd
• 20’ along interior streets
• 5’ minimum side setback (detached lots only)
• 10’ minimum setback along the rear (detached lots only)

Building materials: shake siding, board and batten siding, Hardie Board, brick, and/or stone with a minimum of two material combinations (detached may have vinyl). Detached will have two-car garage, attached will have min. of one

Infrastructure: Roads, stormwater ponds and common area to be maintained by HOA; exterior sidewalks; traffic study will be completed
DOCKET NUMBER: RZ 20-40
APPLICANT: BlackStream Development, LLC
ADDRESS: Gap Creek Road at N Howell Road
PARCEL ID NUMBER: 0618010100600, 0536010104800, 0536010104900, 0536010105704
EXISTING ZONING: R-12, Single-family Residential and C-2, Commercial
REQUEST: Rezone to DRD, Design Review District
DOCKET NUMBER: RZ 20-40

Current Zoning
DOCKET NUMBER: RZ 20-40

Future Land Use Map
Statement of Intent

Proposed use: single-family subdivision with up to 750 units, including a mix of detached and attached (townhome) products

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- 10’ minimum setback along the rear (detached lots only)

Building materials: shake siding, board and batten siding, Hardie Board, brick, and/or stone with a minimum of two material combinations (detached may have vinyl). Detached will have two-car garage, attached will have min. of one

Infrastructure: Roads, stormwater ponds and common area to be maintained by HOA; exterior sidewalks; traffic study will be completed
DOCKET NUMBER: RZ 20-38
APPLICANT: Hunter Gibson
ADDRESS: 531 Abner Creek Road
PARCEL ID NUMBER: 9-07-00-035.02
EXISTING ZONING: R-12, Single-family Residential
REQUEST: Rezone to R-M1, Residential Multi-family
DOCKET NUMBER RZ 20-38

Current Zoning
DOCKET NUMBER: RZ 20-39
APPLICANT: Hunter Gibson
ADDRESS: 551 Abner Creek Road
PARCEL ID NUMBER: 9-07-00-035.01
EXISTING ZONING: R12, Single-family Residential
REQUEST: Rezone to R-M1, Residential Multi-family
DOCKET NUMBER RZ 20-39

Current Zoning
DOCKET NUMBER RZ 20-39

Future Land Use Map
DOCKET NUMBER: RZ 20-41
APPLICANT: Margarita Hewitt
ADDRESS: 2920 Brushy Creek Road
PARCEL ID NUMBER: T035000101315
EXISTING ZONING: DRD, Design Review District
REQUEST: Rezone to R-12, Single Family Residential
DOCKET NUMBER RZ 20-41

Current Zoning
DOCKET NUMBER  RZ 20-41

Future Land Use Map
DOCKET NUMBER: RZ 20-42
APPLICANT: Deanna Rogers
ADDRESS: 2924 Brushy Creek Road
PARCEL ID NUMBER: T035000101314
EXISTING ZONING: DRD, Design Review District
REQUEST: Rezone to R-12, Single-family Residential
DOCKET NUMBER  RZ 20-42

Future Land Use Map
Planning Commission
City of Greer