



July 2015

Monthly Activity Report

Building Inspections & Code Enforcement

**Commercial Permits** -Total Cost of Construction: \$330,852.00

**Mechanical Permits** - Total Cost of Construction: \$816,238.44

**Total New Housing Starts** – 18

**Total New Housing Starts Attached** - 10

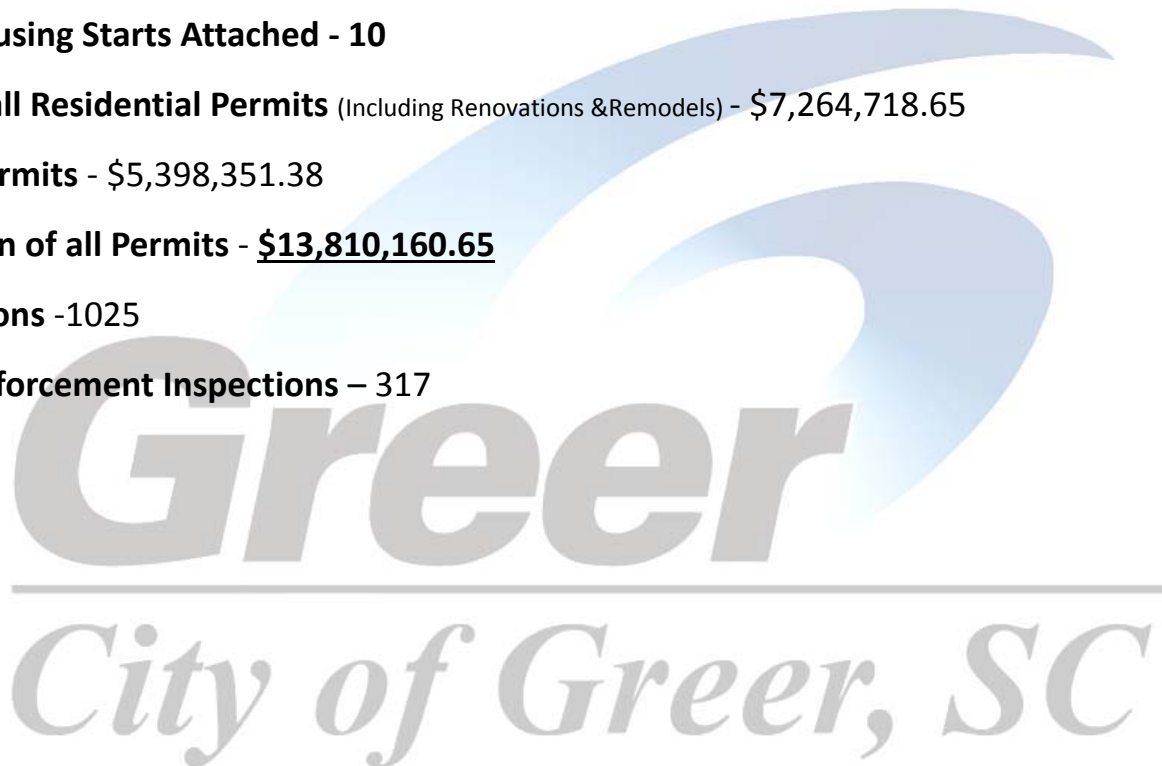
**Total Cost of all Residential Permits** (Including Renovations &Remodels) - \$7,264,718.65

**Total Misc. Permits** - \$5,398,351.38

**Total Valuation of all Permits** - **\$13,810,160.65**

**Total Inspections** -1025

**Total Code Enforcement Inspections** – 317



***City of Greer***  
***Engineering and Stormwater Division***

TO: ED DRIGGERS, CITY ADMINISTRATOR  
TAMMY DUNCAN, CITY CLERK

FROM: ENGINEERING/STORMWATER DIVISION

SUBJECT: ACTIVITY REPORT for July 2015  
DATE: August 20, 2015

**CITY ENGINEER – Steve Grant**

**Storm water Issues** – Working on drainage issues in Bent Creek and on Wildwood Drive. Getting assistance from Public Services' CCTV unit and Jet Truck.

**Subdivision/Development Issues** – Continue to meet regularly with engineers and developer representatives in pre-submittal and pre-construction meetings to work out details with new subdivisions or commercial sites that are in the early stages of planning. Also working through field issues discovered once construction has started.

**Projects:**

- Wildwood Drive
- Monitoring progress on SCDOT 101/290 project
- Paving program for 2016
- Snow Road widening (Franklin Point subdivision)

**Misc:**

- Six encroachment permit review applications
- Road inspection at Blue Ridge Plantation
- Advertising for GIS Intern
- HP Pipe review

## **STORMWATER ENGINEER – Lillian Hanley**

### **Plan Reviews, Pre-construction meetings, As-built Reviews and Project Meetings**

*(Construction and Post-construction BMPs) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt to maintain pre-development runoff conditions are required by our SMS4 permit.*

During July, plan reviews were conducted for: Hood Road Auto Repair (consultant), AT&T A00KZN project, D&D Ford Bldg. Expansion, Pleasant Road Subdivision (consultant), Jones at Buncombe (consultant), and Culvers of Greer (consultant).

Pre-submittal meetings were held for the following projects: Culvers of Greer, O’Neal Village Phase III, Lavendar Flats Apartments, and Swafford Transport Warehouse Expansion.

Review complete letters and Notices of Intent were sent to SCDHEC for: AT&T KZN project, Hood Road Auto Repair, 240,000 ft2 Spec. Bldg. at Velocity Park, and Pleasant Road Subdivision.

Pre-construction meetings were held for: AT&T KZN Project, Darien Properties Site Prep. project, 240,000 ft2. Spec Bldg. at Velocity Park, D&D Ford Bldg. Expansion, Riverside Crossing and Green Road Industrial Park.

As-built Review – Dillard Creek Phase III

Project Close-out Inspections – Dillard Creek Phases II and III, and Thrive Greer.

Miscellaneous Meetings – City Dog Kennel, Friends of Lake Robinson Day of Celebration, and Planning Advisory Committee.

### **Bonds**

Stormwater bonds were received for:

Darien Properties Site Preparation Project  
Green Road Industrial Project  
Riverside Crossing

Stormwater bonds were reduced or released for:

Dollar General  
Dollar Tree  
Main St. Carwash

### **Stormwater Monitoring**

**Stream Monitoring** - The new SMS4 permit requires the city to develop a Stormwater Monitoring Plan to evaluate bacteria in stormwater and implement stormwater monitoring for two years. We have begun the monitoring phase and have received the results of the first wet weather (rain event) monitoring for the two locations chosen in our monitoring plan. Wet weather sampling for E. coli and Fecal coliforms exceeded State Water Quality Standards at both sample locations. If we cannot

consistently meet State Water Quality Standards we will be required to construct or implement some sort of Best Management Practice to meet the state standards.

**Industrial Stormwater Facility Monitoring (Recycle Center)** – We are having difficulty collecting a sample this time of year that meets the requirements of a qualified sampling event. Those qualifications are: No previous rain event (0.1 inches or greater) within the past 72 hours, at least 0.1 inches of rain, and sample collection within the first 20 minutes of runoff. Additionally we must get the samples to the lab within 4 hours to meet the holding time requirements.

**Stormwater Billing**

Began working on Stormwater and Public Service Fee billing for Greenville County parcels (total of 9328 parcels).

**Other**

Took one week of vacation.

**STORMWATER INSPECTOR: Anthony Copeland**

**Stormwater Inspections**

SUBDIVISION NAME	INSPECTION DATE	OPERATION	Frequency
The Ledges	7-6-2015	Storm Water/Site Inspection	Monthly
Cookout	7-6-2015	Storm Water Site Inspection	Monthly
Greystone Phase-4	7-7-2015	Storm Water Site Inspection	Monthly
Greystone Phase-3	7-7-2015	Storm Water Site Inspection	Monthly
Woodland Ridge	7-7-2015	Storm Water Site Inspection	Monthly
Highland Parc	7-7-2015	Storm Water Site Inspection	Monthly
Riverside Commons	7-7-2015	Storm Water Site Inspection	Monthly
Enclave @ Lismore	7-7-2015	Storm Water Site Inspection	Monthly
Hartwood Lake	7-7-2015	Storm Water Site Inspection	Monthly
Pho Quang Budhist Center	7-8-2015	Storm Water Site Inspection	Monthly
Franklin Point	7-8-2015	Storm Water Site Inspection	Monthly
Heatherfield	7-8-2015	Storm Water Site Inspection	Monthly
The Manor At Abner Creek	7-8-2015	Storm Water Site Inspection	Monthly
Pedro Romero Property	7-9-2015	Storm Water Site Inspection	Monthly
H &E Equipment	7-9-2015	Storm Water Site Inspection	Monthly
Westhaven	7-9-2015	Storm Water Site Inspection	Monthly
Belshire Subd.@ Riverside	7-9-2015	Storm Water Site Inspection	Monthly

Thrive Greer	7-14-2015	Storm Water Site Inspection	Monthly
Greer Shelter	7-14-2015	Storm Water Site Inspection	Monthly
New Hope Baptist Church	7-14-2015	Storm Water Site Inspection	Monthly
Grand South Bank	7-14-2015	Storm Water Site Inspection	Monthly
Victor Hill Substation	7-17-2015	Storm Water Site Inspection	Monthly
Aldi	7-17-2015	Storm Water Site Inspection	Monthly
Bent Creek Sewer Extention	7-23-2015	Storm Water Site Inspection	Monthly
O'Neal Village Phase-1	7-23-2015	Storm Water Site Inspection	Monthly
O'Neal Village Phase-2	7-27-2015	Storm Water Site Inspection	Initial/Monthly

### Addressed Citizen Complaints

Issue	Complaint Date	Address	Resolution	Completed
Sediment Leaving Site Due to Wall Construction	7/6/2015	105 Wilder	BMP's were installed to contain run off / sediment loss.	7/6/2015
Stormwater runoff onto neighboring property	7/7/2015	Aldi	Recommend Ditch Swale to be redefined. Problem referred to Skipper Burns (COG Maintenance)	7/22/2015
Water runoff contributing to land erosion.	7/9/2015	138 Fox Run Circle	Silt Fence was installed by Contractor	7-10-2015
Homeowner complaint of dust from Westhaven Subd.	7/15/2015	1689 Gibbs Shoals Rd.	Contractor applied water throughout the site.	7/15/2015
Stormwater Runoff	7/21/2015	116 Burlwood Dr.	Met with homeowners determined that a asphalt berm would solve the runoff problem. Problem was referred to COG Maintenance	In-Progress

### Pre-Construction Meeting

Subdivision Name	Date
Green Road Industrial / Site Visit	7/16/2015
Riverside Crossing / Site Visit	7/22/2015
Darien Properties / Site Visit	7/24/2015
D&D Ford Expansion	7/31/2015

## Lot Drainage Review

Development	Date	Address	Lot #
Oneal Village	7-8-15	102 Lawndale Dr.	79
Manor at Abner Creek	7-8-15	139 Sand Pine Way	42
Dillard Creek Ph-III	7-8-15	342 Harkins Bluff Dr.	
Greystone Ph-3	7-8-15	19 Bradstock Dr.	97
Oneal Village	7-8-15	102 Lawndale Dr.	78
Redcroft Subd.	7-8-15	557 Allenton Way	200
River Plantation	7-8-15	187 Lemon Creek Rd.	44
BRP	7-10-15	217 Stillwater Bay Dr.	3
Oneal Village	7-16-15	6 Schiller Dr.	59
Dillard Creek Ph-III	7-20-15	206 Ermon Ct	32
BRP (Hidden Spring)	7-20-15	17 Hurshfield Ct.	18
BRP (Hidden Spring)	7-20-15	7 Timbernotch Ct.	28
Manor at Abner Creek	7-20-15	147 Sand Pine Way	44
Riverside Commons	7-20-15	27 Irvington Dr.	
Riverside Commons	7-20-15	29 Irvington Dr.	
Riverside Commons	7-20-15	31 Irvington Dr.	
Woodgrove Subd.	7-24-15	132 Woodgrove Wy.	8
Oneal Village P-I	7-24-15	204 Meritage St.	52
Belshire @ Riverside	7-29-15	304 Carrollton Ct	49
Franklin Point Subd.	7-31-15	Woodbottom Dr.	9
Franklin Point Subd.	7-31-15	Woodbottom Dr.	7

## Final Engineering Visit

Name	Address	Date
Belshires @ Riverside Subd.	316 Carrollton Wy.	7-6-15
Chartwell Estates	624 Chartwell Estates	7-7-15
Pho Quang	1720 Popular Dr. Ext	7-8-15
Highland Parc	319 Sunnybrook	7-10-15
BRP	308 Hidden Springs	7-13-15
Riverside Commons	28 Irvington Dr.	7-15-15
Highland Parc	9 Kaylyn Wy.	7-15-15
Redcroft Subd.	117 Redcroft Dr.	7-16-15
Belshires @ Riverside Subd	320 Carrollton Wy.	7-20-15

Highland Parc	308 Sunnybrook Ln.	7-22-15
Riverside Commons	32 Irvington Dr.	7-22-15
Dillard Creek Crossing	128 Dillard	7-24-15
Belshires @ Riverside Subd	312 Carrollton Wy.	7-27-15
Oneal Village P-1	111 Meritage	7-28-15
Edward Jones Office	3115 Brushy Creek Rd.	7-29-15
Dillard Creek Crossing P-3	441 Jameswood Ct.	7-29-15
Private	209 Palmer Ave	7-29-15





# Planning & Zoning Division

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*July 2015*

These reports comprehend monthly and year to date information as it relates to Boards and Commissions of the City of Greer. It further contains activity of Planning and GIS staff with fees collected.

## Summary



## **July 2015**

The Planning Commission (GPC) regular scheduled meeting was cancelled after applicant for Ansel School Road property withdrew their application prior to the meeting date.

The Board of Zoning Appeals (BZA) met to discuss a parking variance request on Brookshire Road within the Gateway International Business Center for a 240,000 square foot warehouse. Variance request was granted by the Board.

The Planning Advisory Committee reviewed the proposed construction of a new restaurant, located at 1040 W. Wade Hampton Blvd. (old D & D site).

Annexation Planning Committee (APC) had no regularly scheduled meetings for the month of March.

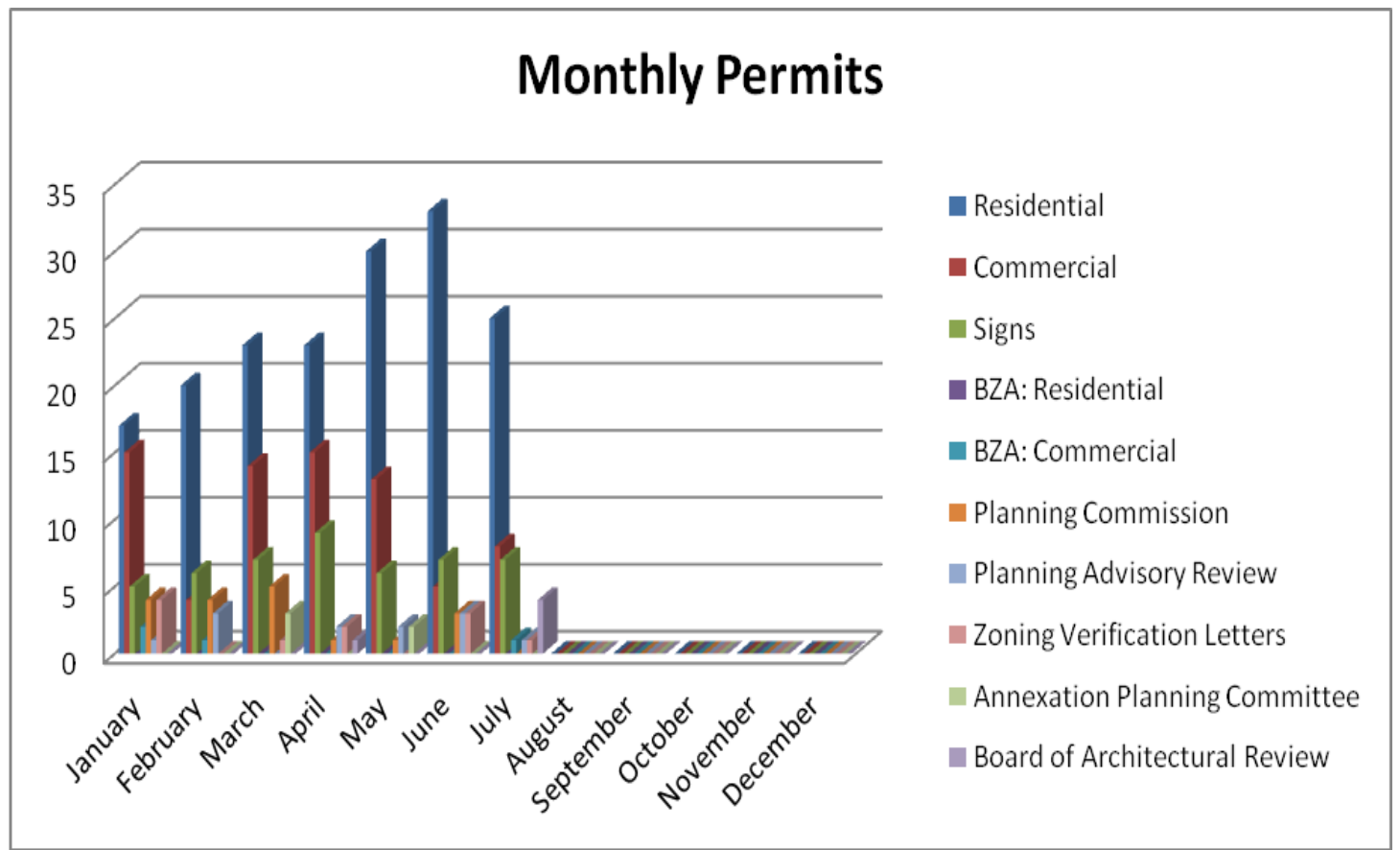
Board of Architectural Review (BAR) reviewed four cases, two were located at 210 & 212 Trade Street, which includes exterior renovation to Greer Law with an enhanced façade. Total renovations to the Balies-Collins Building of which are an additional five apartments and façade upgrades to be constructed. Two others were information item of approval for exterior paint colors from the approved color palette.

Planning staff has also been extremely involved in the discovery of a cemetery located on Hwy 101 North which possibly contains “18-20 if not more” graves. One of those appears to be that of Col. John Thomas Sr. who served with valor American Revolutionary War.

We issued 40 residential and commercial zoning permits for construction and new business start-ups, along with sign permits, collecting \$1,732.20 in fees.

## Public Hearings and Business Meetings

Commission, Boards and Committees	Cases Reviewed July	Cases Approved/Recommendation	Cases Pending	Pending Review/Approval
Annexation Planning Committee (APC)	0			
Board of Architectural Review (BAR)	4	210 Trade St., 212 Trade St., 107 Cannon St. & 207 Randall St.		Approved by BAR
Board of Zoning Appeals (BZA)	1	Brookshire Rd		Approved by BZA
Planning Commission (GPC)	1	Ansel School Rd		Withdrawn prior to meeting
Planning Advisory Committee (PAC)	1	1040 W. Wade Hampton Blvd		Culvers of Greer



PERMIT TYPE	TOTAL PERMITS YTD	TOTAL PERMITS <b>JULY</b>	TOTAL PERMIT FEES	TOTAL FEES YTD
Residential	146	25	\$500.00	\$3,420.00
Commercial	66	8	\$400.00	\$3,700.00
Signs	40	7	\$307.20	\$2,034.20
<b>Board of Zoning Appeals Filing Fees</b>				
BZA: Residential	0	0	\$0.00	\$0.00
BZA: Commercial	3	1	\$300.00	\$1,200.00
Planning Commission Filing Fees	18	0	\$0.00	\$500.00
Planning Advisory Review Filing Fees	11	1	\$200.00	\$2,510.00
Zoning Verification Letters	10	1	\$25.00	\$275.00
Annexation Planning Committee	5	0		
Board of Architectural Review	1	4		
<b>TOTAL</b>	<b>300</b>	<b>47</b>	<b>\$1,732.20</b>	<b>\$13,639.20</b>

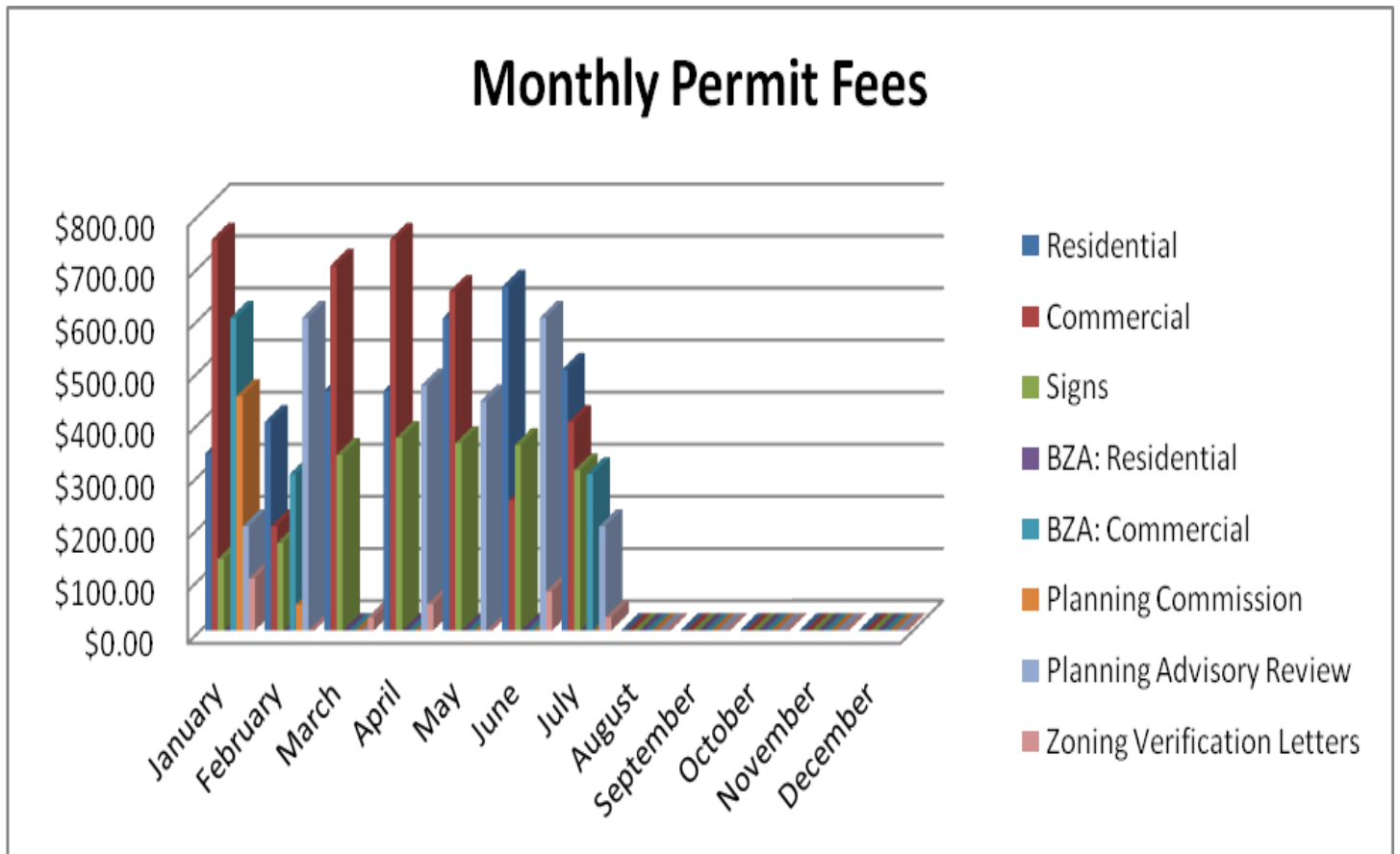
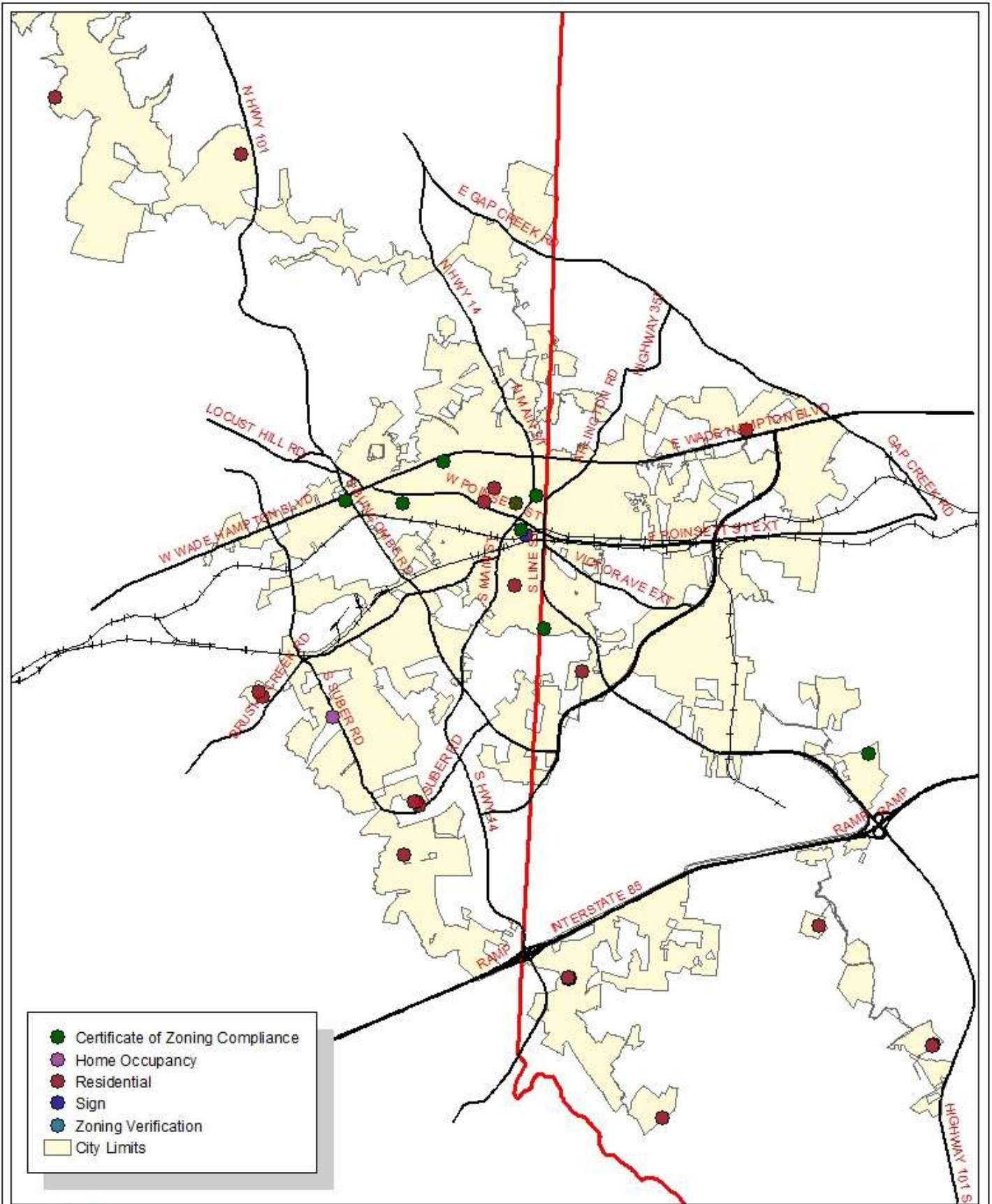
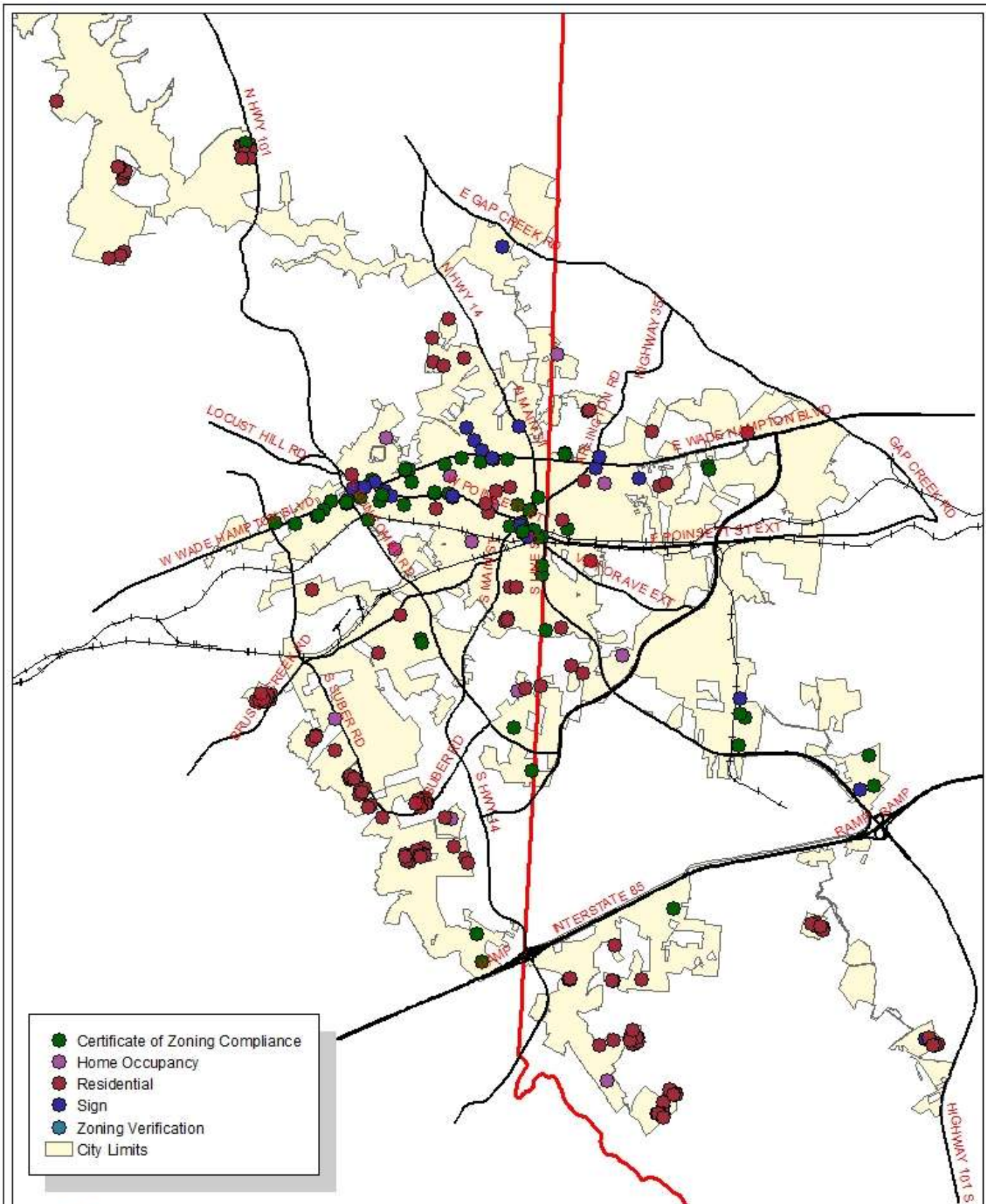


Figure 1



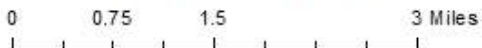


- Certificate of Zoning Compliance
- Home Occupancy
- Residential
- Sign
- Zoning Verification
- City Limits



- Certificate of Zoning Compliance
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## Permits Collected Year to Date



The City of Greer Planning Zoning Department does not guarantee the accuracy of the information presented on this map. The City of Greer Planning Zoning Department is not responsible for any errors or omissions. This map is based on the Best Available Data. The City of Greer Planning Zoning Department is not responsible for any errors or omissions. This map is based on the Best Available Data. The City of Greer Planning Zoning Department is not responsible for any errors or omissions.



