



ORDINANCE NUMBER 25-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY REBA C. AND NELSON R. GREENE, TRUSTEES LOCATED AT 851 BROCKMAN McCLIMON ROAD FROM R-S (RESIDENTIAL SUBURBAN) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Reba C. and Nelson R. Greene, Trustees located at 851 Brockman McClimon Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-06-00-100.00 containing approximately 31.43 +/- acres attached hereto marked as Exhibit A, the attached Statement of Intent marked as Exhibit B and the attached Concept Plan marked as Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on June 18, 2018.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of the property located at 851 Brockman McClimon Road and more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-06-00-100.00 containing approximately 31.43 +/- acres attached hereto marked as Exhibit A shall be changed from R-S (Residential Suburban) to DRD (Design Review District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



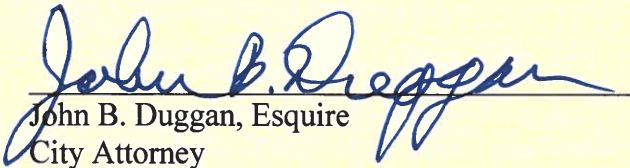
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: August 14, 2018

Second and
Final Reading: September 11, 2018

Approved as to Form:

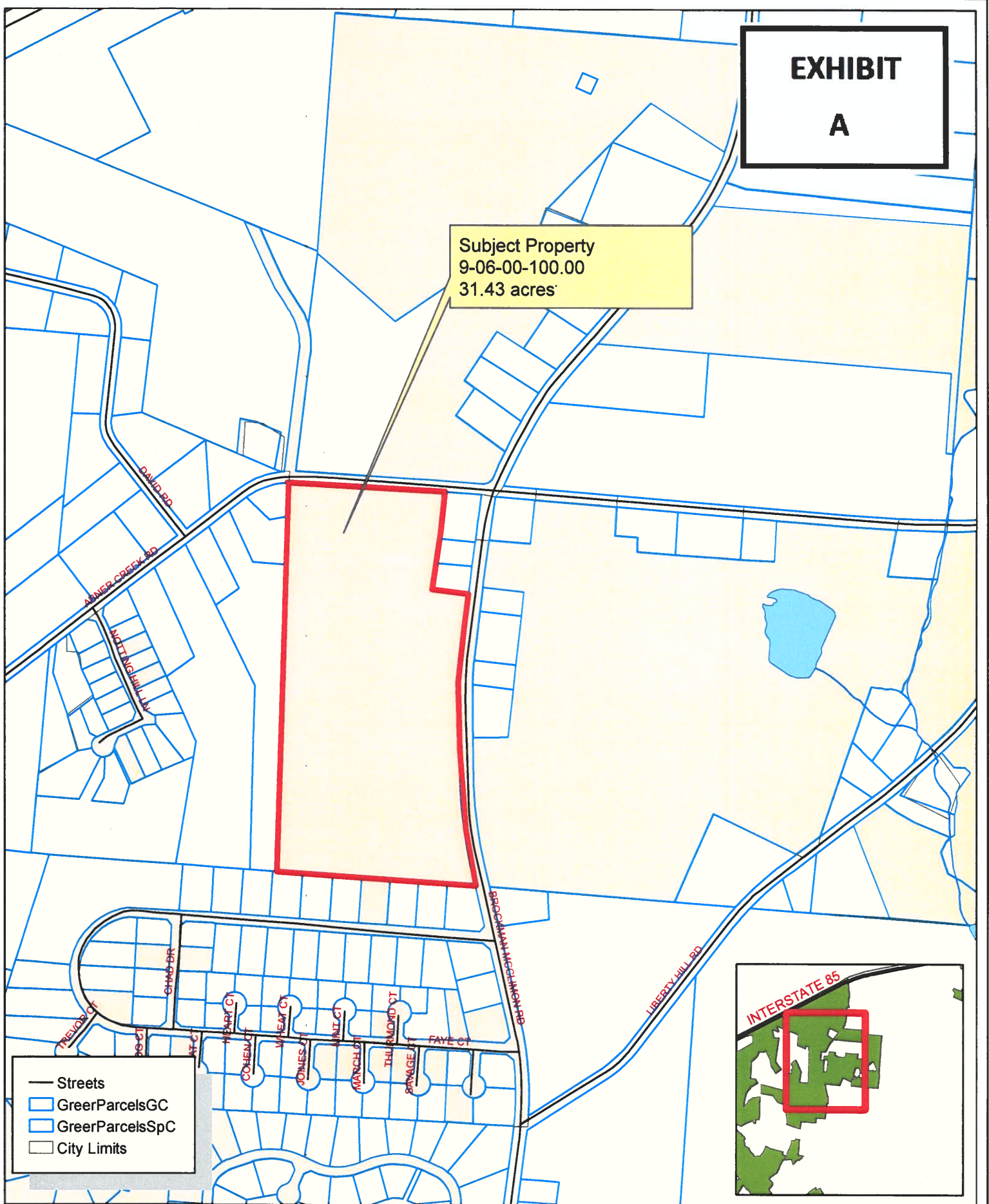


John B. Duggan, Esquire
City Attorney

EXHIBIT

A

Subject Property
9-06-00-100.00
31.43 acres



Ordinance 25-2018



Created 7/5/2018 by City of Greer GIS

0 0.065 0.13 0.195 0.26 Miles

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Colts Neck

(Note: Proposed community name, may be different with submitted final development plans)

+/-31.43 Acre Residential Development

(Design Review District)

Brockman McClimon Road & Abner Creek Road – Greer, SC

Statement of Intent

September 4th, 2018

Community Development

The development planned for this +/-31.43-acre tract located at the southwestern quadrant of the intersection of Brockman McClimon Road and Abner Creek Road will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential townhomes and detached single-family residential homes. The roads within the community will be built to public road standards. The roads will be turned over to the City of Greer once completed and inspected. Infrastructure improvements will consist of rolled curb and gutter along internal roads, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by a newly formed Home Owner's Association (HOA).

The existing topography & terrain will be utilized to maximize open space and common grounds. The common grounds will be a mixture of undisturbed and disturbed open space. To the maximum extent possible, the developer will work to preserve existing vegetation along the exterior property boundary. Entrance signage and landscaping will be installed along our proposed entrance off Brockman McClimon Road. A stormwater management pond will be installed in the middle of the detached single-family home section to address stormwater runoff and water quality treatment for the community. Additionally, the developer plans to construct the proposed pond with desirable slopes for access, a permanent pool elevation, and no proposed fencing so the residents can use the feature as an amenity.

Phasing & Density

The project will not exceed 50 single-family townhome units and 80 detached single-family lots, with a possible adjustment to those exact numbers based on final engineering plans to be developed but the overall density of the project will not exceed 130 lots/units, or, approximately 4.21 lots/units per acre. The project is intended to be constructed in 2 phases, but depending on weather and site conditions, could be built in one phase. If phased, Phase I will consist of approximately 25 townhome units and 40 detached single-family homes. Phase II will consist of approximately 25 townhome units and 40 detached single-family homes. If the development proceeds as expected, build-out will be complete within approximately 3 years.

Homes & Materials

The townhomes will have a mixture of sizes and all include a minimum 1-car garage. The minimum square footage per townhome is anticipated to be +/- 1,500 square feet with a square foot range of +/- 1,500-2,000 SF. This SF is heated space only. All townhomes will contain a patio off the rear of the building with end units having the option of fireplaces and side

bay windows. There is no maximum townhome unit size. The minimum square footage per single-family product will have a minimum of +/- 1,400 SF and will range from 1,400 - 3,000 SF. There is no maximum single-family detached home size. Exterior building materials may consist of Hardie Board or equal composite siding, together with vinyl and/or shake trim, and stone or brick accents for all buildings. Exteriors may contain (1) specific material or combination of all materials noted.

Amenities and Landscaping

The proposed development will include approximately 7.85 acres of common area and as noted previously, the developer will use maximum efforts to preserve existing vegetation along the exterior property boundaries. This common area will include an approximate 1.0-acre wet stormwater pond w/ aerator. The stormwater management pond will be designed with a permanent pool and if necessary to maintain the permanent pool, a secondary well source will be provided. The side slopes along the stormwater pond will be decreased so that residents can access the pond. The pond will not be fenced so that residents of the community can access the pond. In addition to the wet pond, there will be two Pocket Parks with grills and picnic tables, internal mulch walking trails (in addition to concrete sidewalks noted on the submitted Preliminary Development Plan). Our entrance drive located off Brockman McClimon Road will be heavily landscaped and as noted will contain an entrance monument for the neighborhood. Also as noted previously, the developer intends to install a community walking trail within the community to connect the development's common areas. The walking trails will also connect back to the internal sidewalk system provided on one side of all internal roads. A common sidewalk pathway will be provided from Brockman McClimon through the community to connect back to sidewalks provided along Abner Creek in lieu of providing sidewalks all along Brockman McClimon Road. Please refer to the Preliminary Development Plan for further clarification on the sidewalks and walking trails proposed for this community.

Sewer/Water

A sewer easement will provide access to the existing sanitary sewer main located to the South of the project in Faye Court that is owned and maintained by Greer Commission of Public Works. This sewer will serve our site. Public water is available along Abner Creek Road and Brockman McClimon Road to serve the development, and is owned and maintained by Greer Commission of Public Works. The new sewer and water mains will be built to public standards and turned over to Greer Commission of Public Works.

Setbacks/Buffers

All the proposed setbacks for this project are as follows:

- 30' minimum setback along Abner Creek Road and Brockman McClimon Road
- 25' minimum setback from exterior property lines (This is intended to be a building setback only but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 18' of separation will be provided from the front of any garage to the edge of any internal sidewalks.

Other Public Improvements and Facility Impact

This development will contain public roads and will be built to public road standards and be turned over to the City of Greer for ownership and maintenance. Street lighting will be provided along all internal roads. The common grounds (open space, Pocket Parks & community areas), and entrance features will be owned and maintained by the established Home Owner's Association (HOA). All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.

SITE DATA	
TAX MAP NO.:	9-06-00-100.00
TOTAL AREA:	231.43-ACRES
ZONING:	R-5 (PROP. DUD)
TOWNHOME PORTION:	46.804-ACRES 50 TOWNHOME UNITS (20' x 30' TYP.) (7.35 UNITS/ACRE)
SINGLE-FAMILY PORTION:	224.626-ACRES 80 SFR LOTS (95' x 120' TYP.) (3.23 UNITS/ACRE)
PROPOSED ROWWAY:	+3,366 LF (TH & SF TOTAL - PUBLIC)
SETBACKS	
ABNER CREEK ROAD:	30'
BROCKMAN McCLIMON ROAD:	30'
EXTENSION SETBACK:	25'

EXHIBIT
C

OWNER:
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 292 E. BRADLEY STREET, SUITE #1
 PHONE: 864-272-8174
 FAX: 864-272-8174
 EMAIL: INFO@BLUEWATERCIVIL.COM

DESIGNER:
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 292 E. BRADLEY STREET, SUITE #1
 PHONE: 864-272-8174
 FAX: 864-272-8174
 EMAIL: INFO@BLUEWATERCIVIL.COM

PREPARED BY:
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 292 E. BRADLEY STREET, SUITE #1
 PHONE: 864-272-8174
 FAX: 864-272-8174
 EMAIL: INFO@BLUEWATERCIVIL.COM

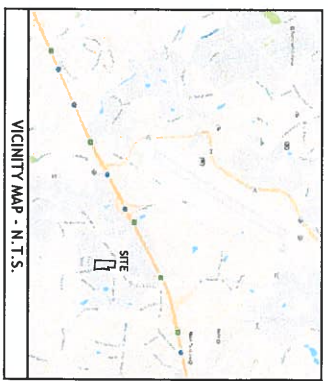
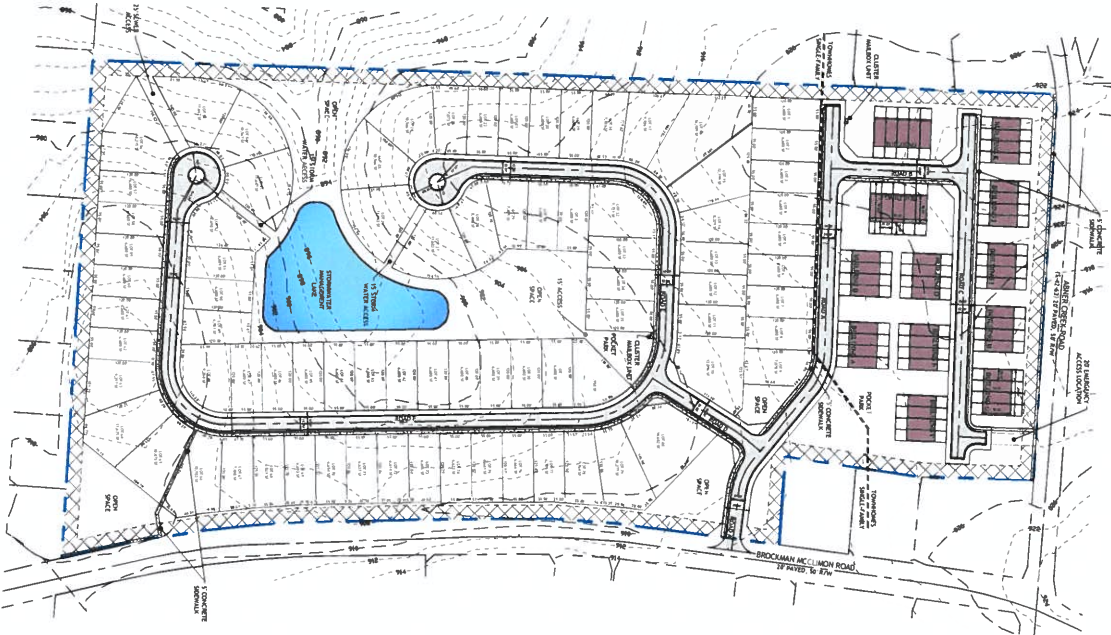
DATE:
 11/15/2018

PROJECT:
 COLTS NECK
 292 E. BRADLEY STREET, SUITE #1
 GREENVILLE, SC 29607

SCALE:
 1" = 400'

PROJECT NO.:
 18-001

DATE:
 11/15/2018



SITE PLAN LEGEND	
[Symbol]	OPEN SPACE
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED BUILDING SETBACK LINE
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	PROPOSED EDGE OF PAVEMENT

OPEN SPACE NOTE:
 TOTAL PROPERTY AREA: 231.43 AC
 TOTAL OPEN SPACE PROVIDED: 57.85 AC

DIMENSION NOTE:
 ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.



blueWATER
 civil design
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 www.bluewatercivil.com • info@bluewatercivil.com

Professional Engineer
 SC 00011, 041000004
 04/2018 to 04/2023
 04/2018 to 04/2023

COLTS NECK
 Preliminary Development Plan
 Abner Creek Road & Brockman McClimon Road
 Greer, SC 29651

PDP-1
 PRELIMINARY
 DEVELOPMENT PLAN

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