



**ORDINANCE NUMBER 5-2020**

**AN ORDINANCE APPROVING A MAJOR CHANGE TO A DESIGN REVIEW DISTRICT (DRD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER**

**WHEREAS**, Spartanburg County and Duke Power Company are the owners of properties located on Victor Avenue more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 9-04-05-003.00, 9-04-05-003.01 and 9-04-06-147.01 containing approximately 24.39 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0362E and 45083C0211D attached hereto marked as Exhibit D1 and D2; and,

**WHEREAS**, the Property is within a design review district and governed by Article 5:19 of the City of Greer's Zoning Ordinance; and,

**WHEREAS**, the City of Greer previously approved the rezoning of the parcels along Victor Ave, which was for the development of up to 250 Townhome with up to 25,000 square feet of commercial space. The Owners now desire to build up to 330 Apartment units and up to 40 townhomes more particularly described in the Statement of Intent hereto marked as Exhibit E, the site plan attached hereto marked as Exhibit F, the building elevations hereto marked as Exhibit G; and,

**WHEREAS**, pursuant to Article 5:19.9(5), any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the DRD

district is a "Major Change" that must be approved according to the procedures set forth in Article 5:19.9.


**WHEREAS**, on January 27, 2020, the Greer Planning Commission held a public hearing and made a recommendation to Greer City Council to deny the major change request as sought by the Owners; and,

**WHEREAS**, the Mayor and City Council find that it is in the best interest of the City of Greer to approve the requested changes to the DRD zoning.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Greer, South Carolina, that the Design Review District Zoning Plan of the property is amended to amend the Statement of Intent, Site Plan and Elevations from the original submitted DRD zoning.

This ordinance shall be effective immediately upon second reading approval.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danter, Mayor

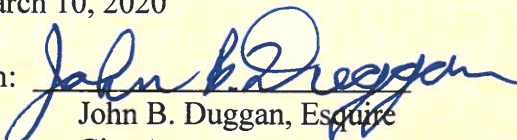
**ATTEST:**

  
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wayne Griffin

First Reading: February 25, 2020

Second and  
Final Reading: March 10, 2020

Approved as to form:   
John B. Duggan, Esquire  
City Attorney

# *Lively Victor Park*

## **+/- 24.4 Acre Multifamily Development Design Review District Victor Ave., City of Greer, SC**

### ***Statement of Intent***

**December 9, 2019**

**Community Development.** The development planned for this 24.4-acre tract on Victor Ave. at the intersection of Victor Ave. and 5<sup>th</sup> Street will utilize the Design Review District (DRD) zoning classification. The community will consist of for rent attached Townhomes attached Multifamily buildings and Carriage buildings . All new road within the community will be private. The existing terrain and features of the property will be utilized to maximize open space and common grounds, that together will equal at least 30% of the development. This development will be for rent residences (Multi-Family and/or Townhomes) and include a +/-1.0-acre open space common area located in the northwest corner for the community. See preliminary drawing.

**Phasing & Density.** Total overall residential density for this project will not exceed 16 units per overall site acreage. The current plan calls for up to 40 Townhomes and 330 Apartment units for just slightly over 15 units per acre. The site is intended to be constructed in 1 phase.

**Residential Mix & Materials** The residential units will vary in size and consist of for rent attached Townhomes configured in between 4 and 6 units building pods, attached Multifamily buildings that may contain up to 90 units per building and detached Carriage buildings that include garage/storage with Units above. The Townhome unit sizes have not been fully determined yet, but it is anticipated they will be approximately 1200-1500 square feet. The Multifamily units will consist of a mix of studio, one bedroom, two bedroom and three-bedroom units, with sizes of approximately 600 square feet up to 1500 square feet. The Multifamily buildings and the Townhomes will utilize a mixture of upgraded materials such as Hardie Board or equal composite siding, together with stone and/or brick accents.

**Amenities and Landscaping.** The proposed development includes approximately 30% of Common area, and the developer will use maximum efforts to preserve existing vegetation along the creek. The Common areas of the community, including any natural areas, streams and buffers, landscaped buffers lawns, community amenity areas, required stormwater detention/retention and landscaping, shall be permanently protected by recorded covenants and restrictions, and continuing upkeep and proper maintenance shall be the responsibility of the Project Management company selected to operate and maintain the rental community. Sidewalks will be provided and constructed per the Americans with Disabilities Act for maintaining suitable travel paths and connectivity to the public right of ways. Exterior sidewalks will be added along Victor Ave, Old Woodruff Rd (up to the entrance) and around the new townhome section. Landscape screening or other type of screening will be provided for the HVAC

mechanical units along the building perimeter. A lighting plan will be presented and approved by the Greer Police Department CPTED officer prior to construction. Parking will be provided at a ratio of 1.7 spaces per unit.

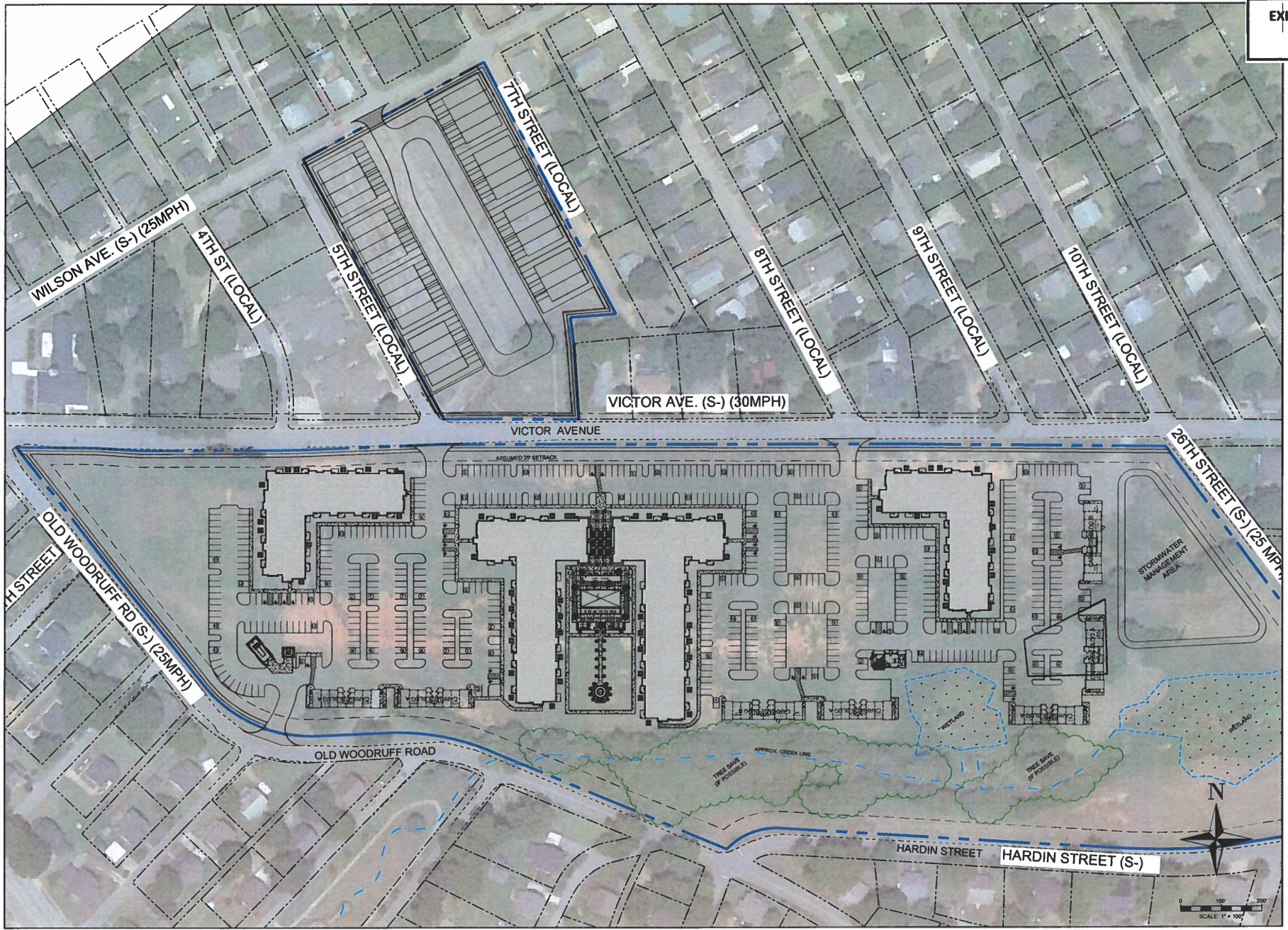
**Sewer/Water.** The developer has determined that Public sewer is onsite and maintained by a Greer CPW. A gravity sewer line can be constructed to serve this site and no pump station will be required. Public water is available to serve the development and is maintained by Greer CPW. The developer will construct the water and sewer lines to public standards and all lines shall be turned over to Greer CPW when completed and approved

**Setbacks/Buffers.** Proposed setbacks for this project are as follows:

15' front setbacks

15' exterior setback around the development

**Public Improvements and Facility Impact.** Storm water management will be designed according to the specifications of the appropriate regulatory authority. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances. Power will be provided by the Greer Commission of Public Works.



**EXHIBIT  
F**

NO.	DATE	BY	REVISION
1			INITIAL CDR SUBMITTED TO CLIENT FOR REVIEW

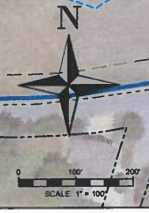
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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER  
No. 12568  
SC C.O.P.E. 00000 HE C.O.P.E.C. 1117 GR C.O.P.E. 0000000001 10 SC C.O.P.E. 0408161

STAKEOUT PLAN  
**VICTOR MILL DEVELOPMENT**  
VICTOR AVE  
GREER, SC

PROJECT MANAGER:	REG
DRAWN BY:	CDR
PROJECT DATE:	1/9/19
SCALE:	1"=100'
JOB No.:	2019017
PLOT DATE:	1/20/20

SHEET  
**CV-1**



2019017-0410.dwg



**EXHIBIT**  
**G**