



Greer

City of Greer, SC

Board of Zoning Appeals

BZASE 20-25

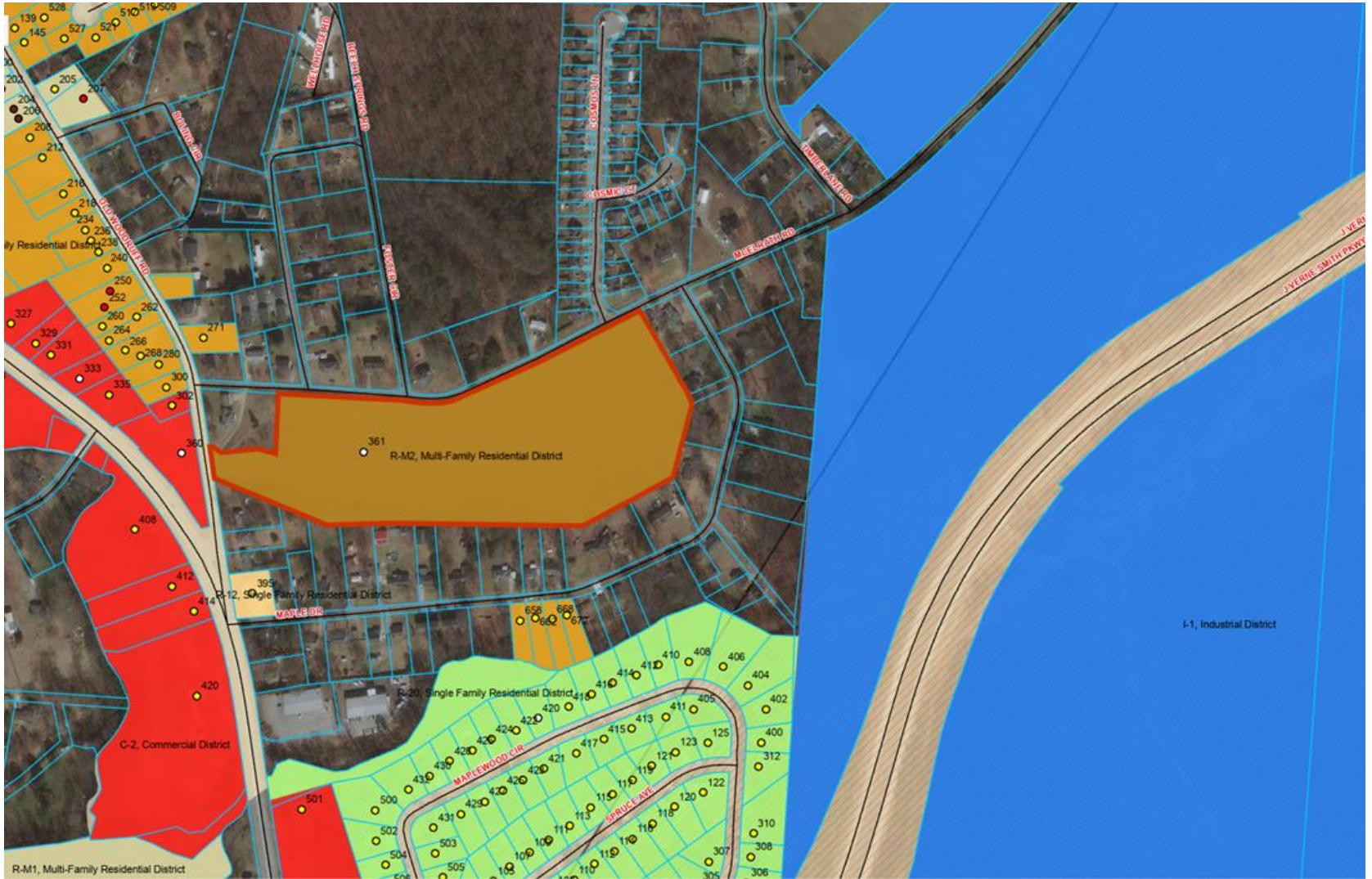
APPLICANT: Material Capital Partners
ADDRESS: 361 Old Woodruff Road
PARCEL ID NUMBER: 9-04-00-040.01
REQUEST: Special Exception to allow
apartment complex in R-M2



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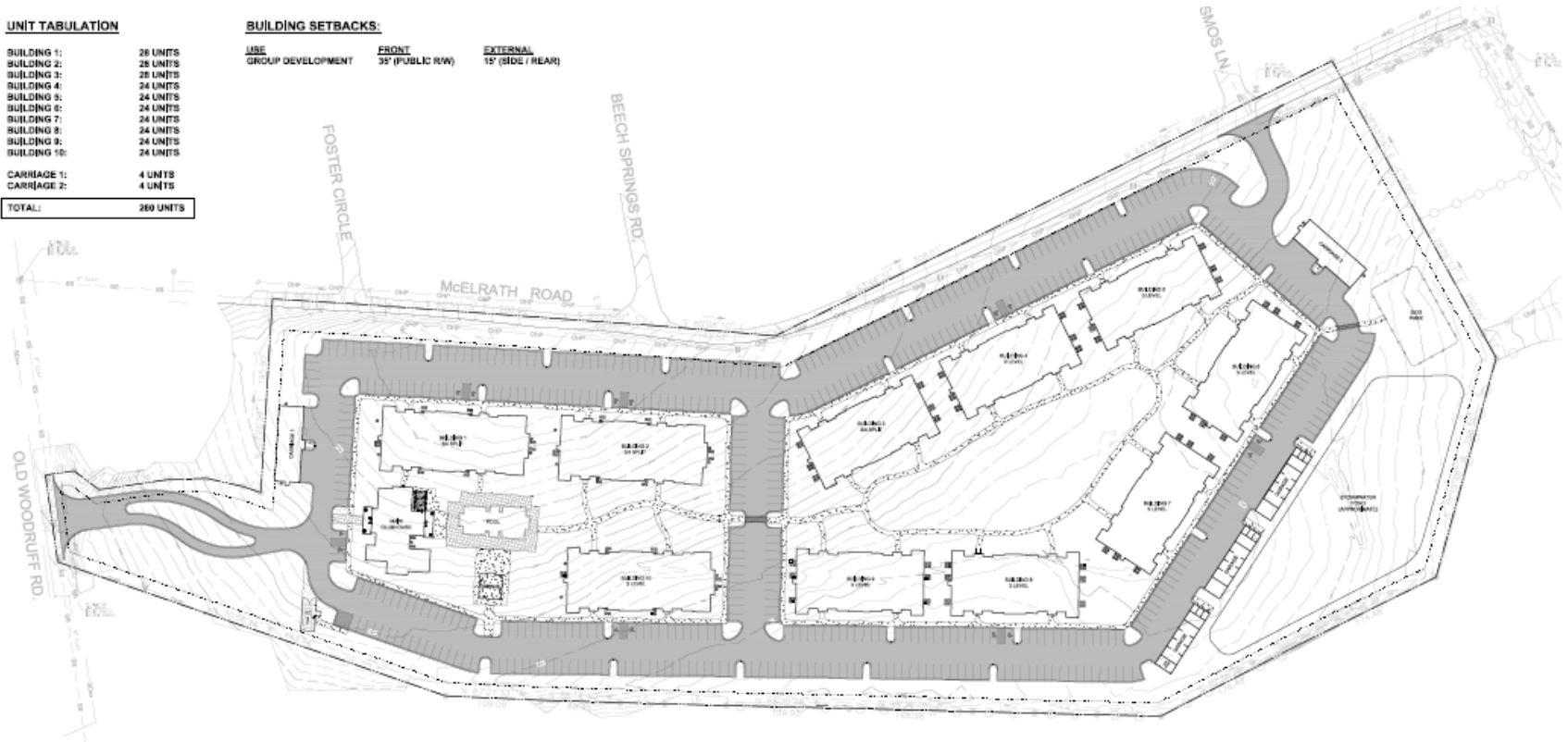
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UNIT TABULATION

BUILDING 1:	28 UNITS
BUILDING 2:	28 UNITS
BUILDING 3:	24 UNITS
BUILDING 4:	24 UNITS
BUILDING 5:	24 UNITS
BUILDING 6:	24 UNITS
BUILDING 7:	24 UNITS
BUILDING 8:	24 UNITS
BUILDING 9:	24 UNITS
BUILDING 10:	24 UNITS
CARRIAGE 1:	4 UNITS
CARRIAGE 2:	4 UNITS
TOTAL:	260 UNITS

BUILDING SETBACKS:

USE	FRONT	EXTERNAL
GROUP DEVELOPMENT	35' (PUBLIC ROW)	15' (SIDE / REAR)



PARKING REQUIRED:

USE	PARKING REQUIRED / MIN PER ORDINANCE:
GROUP DEVELOPMENT (260 UNITS)	520 SPACES (MIN. 2 PER UNIT)

PARKING PROVIDED:

TOTAL PARKING PROVIDED:	593 SPACES (INCLUDING 14 ADA SPACES)
SURFACE PARKING:	529 SPACES
GARAGE PARKING:	29 SPACES
BICYCLE PARKING:	PER ORDINANCE



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



PRELIMINARY SITE PLAN
GREER APARTMENTS
 OLD WOODRUFF RD AT MCELRATH RD
 GREER, SC
 2020/08/06



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When considering a Special Exception, the Board should consider the following:

- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste and disposal, and similar services; and
- D. The use will not violate neighborhood character nor adversely affect surrounding land use.

The property is zoned RM-2, Residential Multi-family and the site plan complies with Zoning Ordinance Section 7:8 Group Residential provisions for uses permitted by Special Exception.

STAFF RECOMMENDATION: Approval



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