



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, 301 East Poinsett Street, Greer, SC 29651
January 22, 2024 @ 6:30 PM
Public Hearing and Business Meeting

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

I. ADVISORY MEETING

- A. December 2023 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. FDP23-13
- C. RZ 23-15
- D. AN 23-17

IV. OTHER BUSINESS

- A. Planning and Zoning Report

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
1/22/2024

December 2023 Minutes

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes	12/29/2023	Exhibit



City of Greer

Planning Commission Minutes

December 18, 2023

Members Present: John Holland, Chairman
Walden Jones, Vice-Chair
Ryan Acierno
Paul Lamb
Judy Jones
Tramaine Booker
Will Lavender

Member(s) Absent:

Staff Present: Ashley Kaade, Planning Manager
Claire Byers, Planner

I. Call to Order

Mr. Holland called the meeting to order and read the opening remarks to begin the meeting.

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Jones made a motion to approve the minutes from the November 20, 2023 Planning Commission Meeting. Mr. Acierno seconded the motion. The motion passed with a vote of 6 to 0.

III. Public Hearing

Mr. Holland read a brief statement about conducting the public hearing section of the meeting.

A. FDP 23-12 Kist & Gin House Road

Mr. Jones recused himself from the hearing of this item as the engineer for the project. He left the dais and moved to sit in the audience.

Mr. Holland opened the public hearing for FDP 23-12.

Staff gave the basic information for the request.

Mr. Walden, McCutchen Engineering Associates was present as the project engineer. There was only one project update to share; they reduced density to add an amenity center.

There was no one to speak for or against the item.

Mr. Holland closed the public hearing for FDP 23-12.

B. RZ 23-12 122 Sunset Ave.

Mr. Lavender recused himself from the hearing of this item as the surveyor for the subject property. He left the dais and moved to sit in the audience.

Mr. Holland opened the public hearing for RZ 23-12.

Staff gave the basic information for the request.

Ryan Yarborough, the project owner and developer was present. He stated that the plan is to split the existing large lot into two 7,600 SF lots, similar to the other lots on the street.

There was no one to speak for or against the item.

Mr. Holland closed the public hearing for RZ 23-12.

C. RZ 23-13 108 & 116 Brown St.

Mr. Holland opened the public hearing for RZ 23-13.

Staff gave the basic information for the request.

The applicant Micah Stone was present. He stated that their plan was to divide both lots keeping them similar to the historical neighborhood lot sizes.

There was no one to speak for or against the item.

Mr. Holland closed the public hearing for RZ 23-13.

D. RZ 23-14 501 New Woodruff Rd.

Mr. Holland opened the public hearing for RZ 23-14.

Staff gave the basic information for the request.

Angel Cardona was present as the applicant, he stated that the intent is to split the lot, restore the existing buildings as residential rentals, and possibly add more residences in the future.

There was no one to speak for or against the item.

Mr. Holland closed the public hearing for RZ 23-14.

IV. New Business

Mr. Holland read a brief statement about conducting the new business meeting.

A. FDP 23-12 Kist & Gin House Road

Mr. Jones once again left the dais and moved to sit in the audience.

Mr. Holland opened the business meeting for FDP 23-12.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked if this would be reviewed under the Zoning Ordinance or the Unified Development Ordinance. Ms. Byers stated that it is currently being reviewed under the Zoning Ordinance.

Mr. Lamb stated that he did not believe there was enough parking. Mr. Walden responded that there are two spots per each townhome and 33 additional guest spaces.

ACTION – Mr. Lamb made a motion to approve the request. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

B. RZ 23-12 122 Sunset Avenue

Mr. Lavender once again left the dais and moved to sit in the audience.

Mr. Holland opened the business meeting for RZ 23-12.

Staff presented their analysis and recommendation of approval.

Mr. Lamb asked to see the slides again.

ACTION – Mr. Jones made a motion to approve the request. Mr. Acierno seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

C. RZ 23-13 108 & 116 Brown Street

Mr. Holland opened the business meeting for RZ 23-13.

Staff presented their analysis and recommendation of approval.

There were no questions for the applicant or staff.

Mr. Walden asked what the setbacks were on the survey. Ms. Kaade stated that staff have already spoken with the surveyor and application about revising the survey. The applicant stated that they would also be moving the shed.

Mr. Holland asked if the survey was known to be incorrect, and asked if it would be corrected before council. Staff and Mr. Lavender responded that the survey would not be signed until it was accurate.

ACTION – Mr. Lavender made a motion to approve the request. Mr. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

D. RZ 23-14 501 New Woodruff Road

Mr. Holland opened the business meeting for RZ 23-14.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked if there was any power at the site. Ms. Kaade explained that the homes were condemned and lost their grandfathered status. The applicant shared that they tried to come up with a commercial plan but it wasn't viable.

Mr. Jones asked what the lot sizes will be and what density will be allowed. Ms. Byers read from the UDO and explained the standards of MD zoning.

ACTION – Mr. Jones made a motion to approve the request. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Ms. Kaade thanked those members who attended the Board Appreciation Luncheon earlier in the month. She also shared the 2024 meeting calendar. Mr. Holland asked if there would be a December meeting, because he believes that the Planning Commission should meet. Ms. Kaade answered yes, there would be a December meeting. Mr. Holland also thanked the city and staff for hosting the luncheon.

IX. Adjourn

Mr. Lamb motioned for the meeting to adjourn. The meeting adjourned at 6:56 pm.



AGENDA
GREER PLANNING COMMISSION
1/22/2024

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	1/10/2024	Cover Memo



Planning Commission

Public Hearing Presentation

January 22, 2024

DOCKET NUMBER:	FDP 23-13
APPLICANT:	Gray Engineering
ADDRESS:	Abner Creek Rd
PARCEL ID NUMBER:	9-06-00-010.00
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Final Development Plan approval

DOCKET NUMBER:	RZ 23-15
APPLICANT:	John White
ADDRESS:	107 E Bearden St
PARCEL ID NUMBER:	G029000100500
EXISTING ZONING:	CG, Commercial General
REQUEST:	Rezone to TN, Traditional Neighborhood

DOCKET NUMBER: RZ 23-15



DOCKET NUMBER: RZ 23-15

Current Zoning Map



Future Land Use

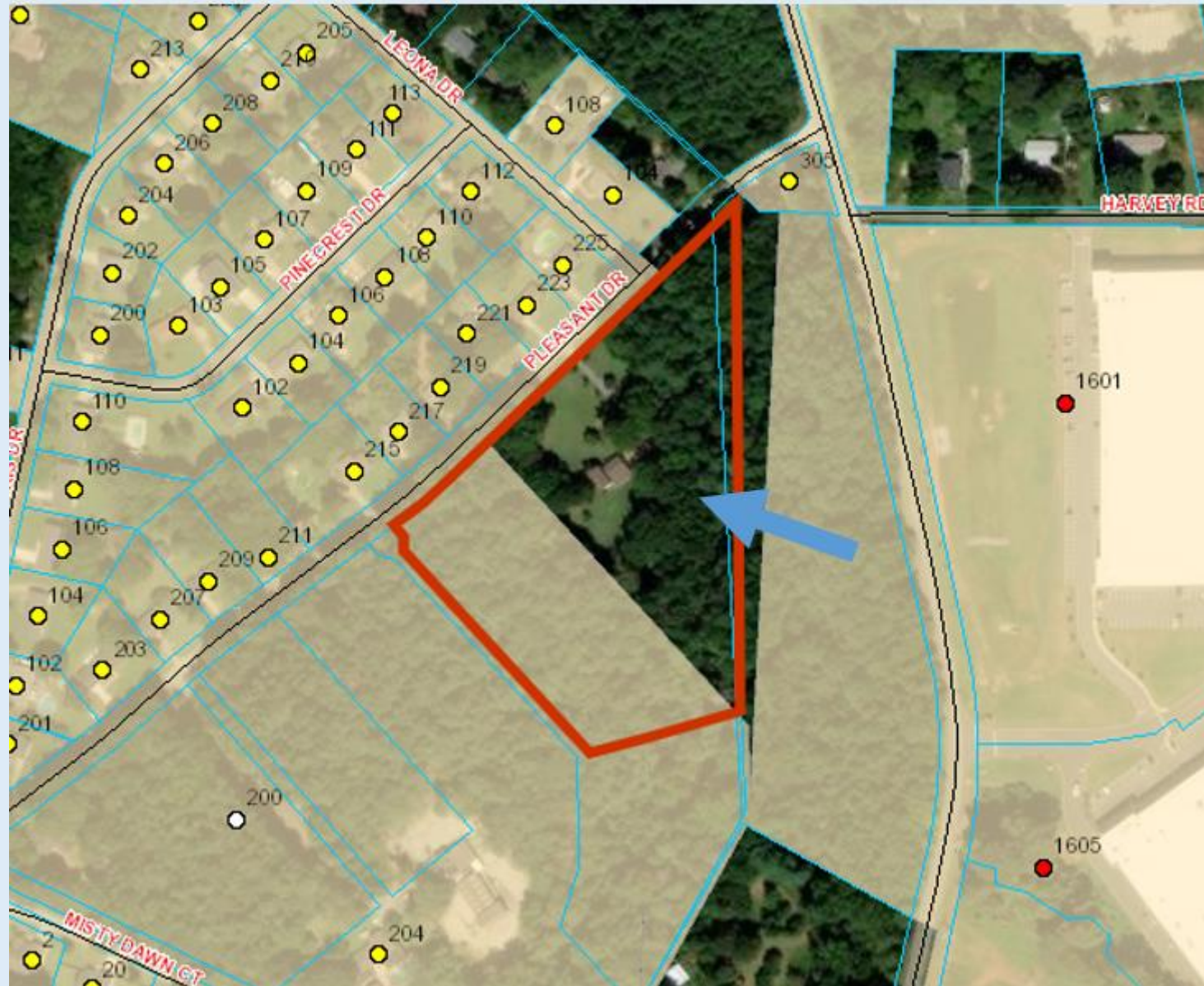


DOCKET NUMBER: RZ 23-15



DOCKET NUMBER: AN 23-17
APPLICANT: Yaroslav Gentsaryuk
ADDRESS: 220 Pleasant Dr
PARCEL ID NUMBER: P/O 0528020110601
EXISTING ZONING: Unzoned Greenville County
REQUEST: Annex and zone to SN, Suburban Neighborhood

DOCKET NUMBER: AN 23-17



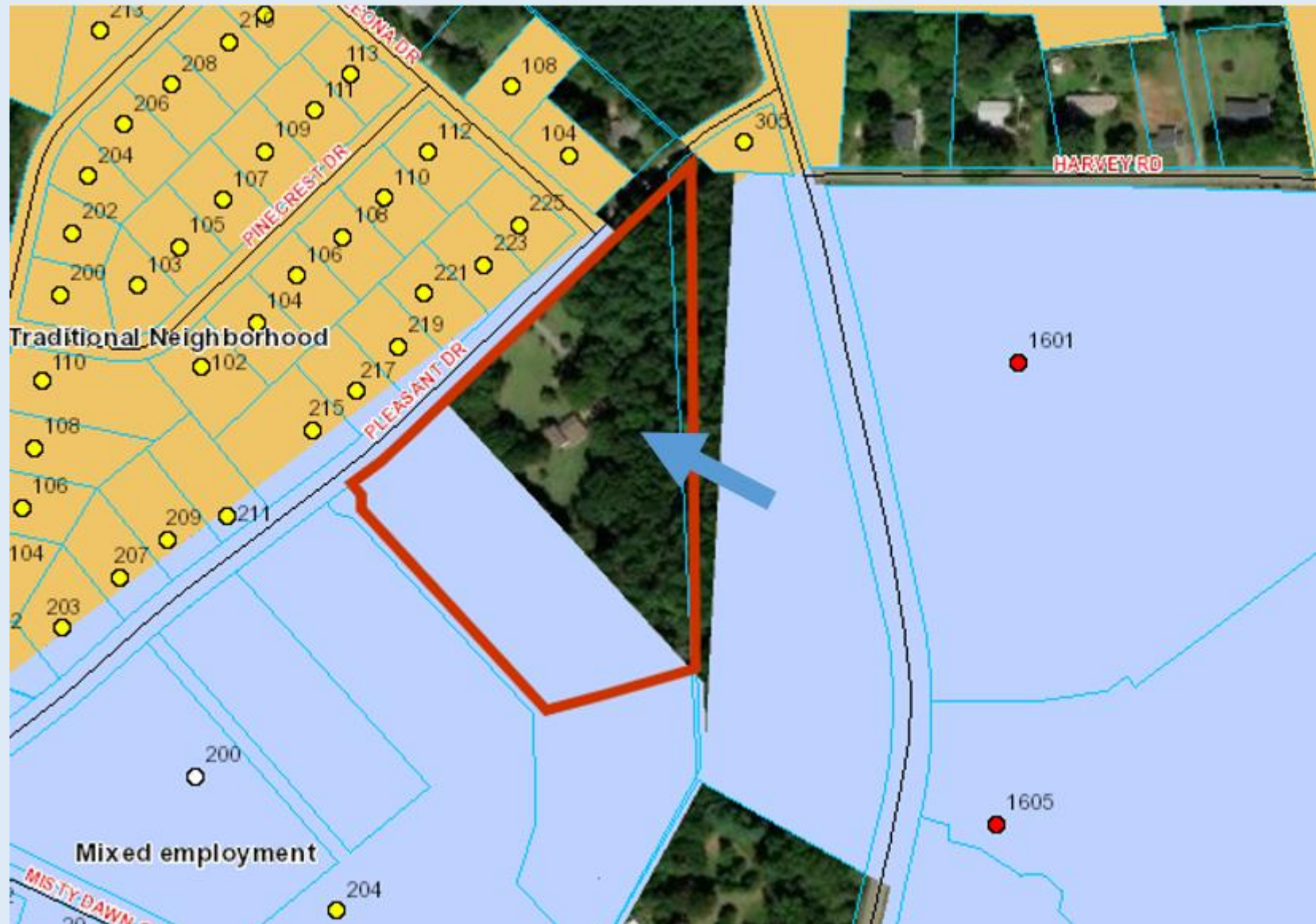
DOCKET NUMBER: AN 23-17

Current Zoning Map



DOCKET NUMBER: AN 23-17

Future Land Use



DOCKET NUMBER: AN 23-17





Planning Commission

Public Hearing Presentation

January 22, 2024

Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
1/22/2024

New Business Presentation

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
1/22/2024

FDP23-13

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: C.

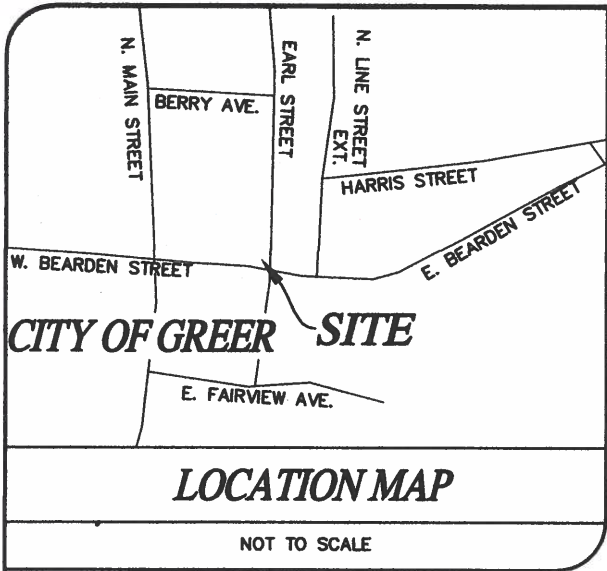


AGENDA
GREER PLANNING COMMISSION
1/22/2024

RZ 23-15

ATTACHMENTS:

Description	Upload Date	Type
📎 Survey	12/29/2023	Exhibit



NOTES

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND ANY OTHER LAND USE REGULATIONS, RESTRICTIONS OF RECORD, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD ENVIRONMENTAL CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK OF THIS DRAWING. NO WARRANTY, EXPRESS OR IMPLIED, IS GIVEN TO PERSONS NOT NAMED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION OF STEVEN G. BRANYON.
4. ACREAGE SHOWN INCLUDES ANY AND ALL R/W'S AND/OR EASEMENTS.
5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND.

105 E. BEARDEN LLC
TAX PARCEL: G029000100600
DEED REF: 2554/4057
PLAT REF: WW/487

RAYMOND D. GIBBS JR.
TAX PARCEL: G029000100400
DEED REF: 2611/4569
PLAT REF: J/75

(TIE LINE)
N03°28'22"E
130.46'
EARL STREET
(CITY STREET)
(SUBJECT TO R/W)

LOT 1-A
0.127 ACRES

LOT 1-B
0.219 ACRES

CONTROL CORNER
GRID N: 1134094.06'
GRID E: 1633432.95'
SCSPC
HORIZONTAL: (NAD 83, 2011, IFEET)

E. BEARDEN STREET
(CITY STREET)
(SUBJECT TO R/W)

LINE TABLE

LINE	LENGTH	BEARING
L1	102.95'	N83°36'48"W

PROPERTY DESIGNATION:
A) TAX PARCEL: G029000100500 (SUBDIVIDED)
B) 107 E. BEARDEN STREET GREER SC 29651
C) LOT 1(SUBDIVIDED INTO 1-A & 1-B)

REFERENCES:
A) DEED REF: 2702/4567
B) PLAT REF: J/75

GRAPHIC SCALE



CORPORATE SEAL:



BRANYON LAND SURVEYING, LLC
119 ONEAL STREET
BELTON, SC 29627
(864) 314-6400

LEGEND OF SYMBOLS

PROPERTY LINE(SURVEYED)	—————	CRIMP-TOP PIPE = CTP
PROPERTY LINE(NOT SURVEYED)	- - - - -	OPEN-TOP PIPE = OTP
RIGHT OF WAY (APPROX.)	— R/W —	IRON PIN SET
OVERHEAD ELECTRIC	— OE —	IRON PIN OLD(EXISTING)
EDGE OF ASPHALT	—————	CALCULATED POINT (OR AS NOTED)
FENCE(AS NOTED)	— o — o —	NAIL SET(AS NOTED)
SANITARY SEWER MANHOLE	⊙	NAIL OLD(AS LABELED)
SANITARY SEWER LINE	— SS —	UTILITY POLE

THIS PLAT IS NOT A TRUE AND VALID COPY UNLESS IT BEARS A RAISED EMBOSSED SEAL AND AN ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR AS SHOWN HEREON.

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of Standards of Practice Manual for Land Surveying in South Carolina and meets or exceeds the requirements for a Class A survey as specified therein; Also, there are no visible encroachments or projections other than shown hereon.

STEVEN G. BRANYON P.L.S. No. 22741

PROJECT #	23217
DATE	11/28/2023
SURVEYED BY	MWN/GVK
DRAWN BY	KFN
CHECKED BY	SGB



STATE OF SOUTH CAROLINA
CITY OF GREER
COUNTY OF GREENVILLE

SURVEY & CERTIFICATION
AT THE REQUEST OF

J & A HOLDINGS GROUP, LLC

(NON-TRANSFERABLE)

PROFESSIONAL SEAL:



STEVEN G. BRANYON
SOUTH CAROLINA PROFESSIONAL
LAND SURVEYOR NO. 22741
steve@branyonsurvey.com

Category Number: III.
Item Number: D.



AGENDA
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1/22/2024

AN 23-17

ATTACHMENTS:

Description

Upload Date

Type

Category Number: IV.
Item Number: A.



AGENDA
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Planning and Zoning Report