



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, 301 East Poinsett Street, Greer, SC 29651
February 26, 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. January 2024 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. AN24-01
- C. AN24-02
- D. RZ24-01
- E. PP24-01
- F. MISCP 24-01

IV. OTHER BUSINESS

- A. Planning and Zoning Report

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/26/2024

January 2024 Minutes

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> January Meeting Minutes	2/5/2024	Exhibit



City of Greer

Planning Commission Minutes

January 22, 2023

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

Member(s) Absent: Will Lavender
Tramaine Booker

Staff Present: Ashley Kaade, Planning Manager
Heather Stahl, 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 December 18, 2023 Planning Commission Meeting. Mr. Acierno seconded the motion. The motion passed with a vote of 5 to 0.

III. Election of Officers

ACTION – Mr. Lamb made a motion to re-elect Mr. Holland as Chair and Mr. Jones as Vice-Chair. Mr. Acierno seconded the motion. The motion passed with a vote of 5 to 0.

IV. Public Hearing

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

A. FDP 23-13 Townes at Abner Creek

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

Staff gave the basic information for the request.

The applicant, Chad Carson, was present to discuss the updates to the site since the annexation. He shared that the project removed the clubhouse and pool and replaced it with a playground and parking and adding additional buffering and landscaping where the project is adjacent to the cemetery.

Grover Timms, pastor of the neighboring church, was present to express his concerns about the development. He stated that he appreciated the changes that had been made, however, he had concerns about the blasting that may occur on site. He asked if the city has required pre-blast surveys and if the blasting company is required to post a bond for damage. If there is damage to his property from the blast, then is his only recourse a civil suit?

Lisa Timms expressed similar concerns about the site, including the concerns about how blasting may impact the church and the proximity of the project to the cemetery.

David Raque, a nearby resident, stated that he aided several neighbors after blasting at a separate project damaged their fresh water well. He was very concerned that something similar would happen again.

Wanda Hawkins, an adjacent property owner, reviewed the site plan and did not understand why two easements were shown on her property.

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

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

B. RZ 23-15 Bearden St.

Mr. Holland opened the public hearing for RZ 23-15.

Staff gave the basic information for the request.

The applicant, John White, stated that most of the surrounding property used to be zoned commercial but is now predominately residential in use. He plans to subdivide the property after the rezoning is approved.

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

Mr. Holland closed the public hearing for RZ 23-15.

C. AN 23-17 Pleasant Dr.

Mr. Holland opened the public hearing for AN 23-17.

Staff gave the basic information for the request.

The applicant, Mr. Gentsaryuk Yaroslav, said that they recently moved from Washington, and would like the entire property to be brought into the City. They plan to subdivide the property at a later date and develop homes for family.

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

Mr. Holland closed the public hearing for AN 23-17.

IV. New Business

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

A. FDP 23-13 Townes at Abner Creek

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

Staff presented their analysis and recommendation of approval.

Mr. Holland asked if the applicant would address concerns. Waverly Wilkes, the project Engineer with Gray Engineering, described some of the permitting process for blasting. She explained that it must be permitted through the state and the process is highly regulated, a blasting plan is provided to the local fire marshal, and the company who completes the blasting carries insurance. The type of blasting required is very job dependent. Ms. Wilks stated that the applicant is aware there is rock on site and they have tried to avoid it with their site layout.

Ms. Kaade explained that the city does not have any additional information and follows the state regulations. If well damage were to happen to an adjacent property; bonding would likely encompass structural and property damage.

Ms. Jones asked what amenities replaced the removed clubhouse. Mr. Carson responded that the new amenities were a pergola with a fire pit, a playground, a dog park and a pickleball court.

Mr. Lamb asked about the guest parking available. Mr. Carson stated that each unit would accommodate two cars and there were 61 additional guest spaces throughout the project.

Mr. Acierno asked about the easement issue that one of the public speakers expressed concern about. Ms. Wilkes said that the two lines with dots was an error on the site plan, and there is no easement on the adjacent property.

ACTION – Mr. Jones made a motion to approve the request. Mr. Acierno seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

B. RZ 23-15 Bearden St.

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

Mr. Holland opened the business meeting for RZ 23-15.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked if the intent was to subdivide the property into two lots. Ms. Stahl responded that yes, the parcel would meet requirements for lot size and setbacks. Mr. White confirmed that he planned to demolish the old shed and replace it with a single-family unit.

Mr. Holland asked if the driveway would be on the side street. Mr. White responded, yes, Earl Street would be the primary access.

ACTION – Mr. Jones made a motion to approve the request. Ms. Joes seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

C. AN 23-17 Pleasant Dr.

Mr. Holland opened the business meeting for AN 23-17.

Staff presented their analysis and recommendation of approval.

Mr. Walden asked about the existing portion of the property that was annexed. Ms. Stahl responded that yes, the property was combined. Mr. Walden asked what portion of the property was in Spartanburg County, which staff identified.

ACTION – Mr. Jones made a motion to approve the request. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Ms. Kaade reminded the board that they are always welcome to get a head start on their annual training hours and three hours are required for most of the board members.

IX. Adjourn

Mr. Lamb motioned for the meeting to adjourn. The meeting adjourned at 7:06 pm.



AGENDA
GREER PLANNING COMMISSION
2/26/2024

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
📎 Public Hearing Presentation	2/23/2024	Presentation



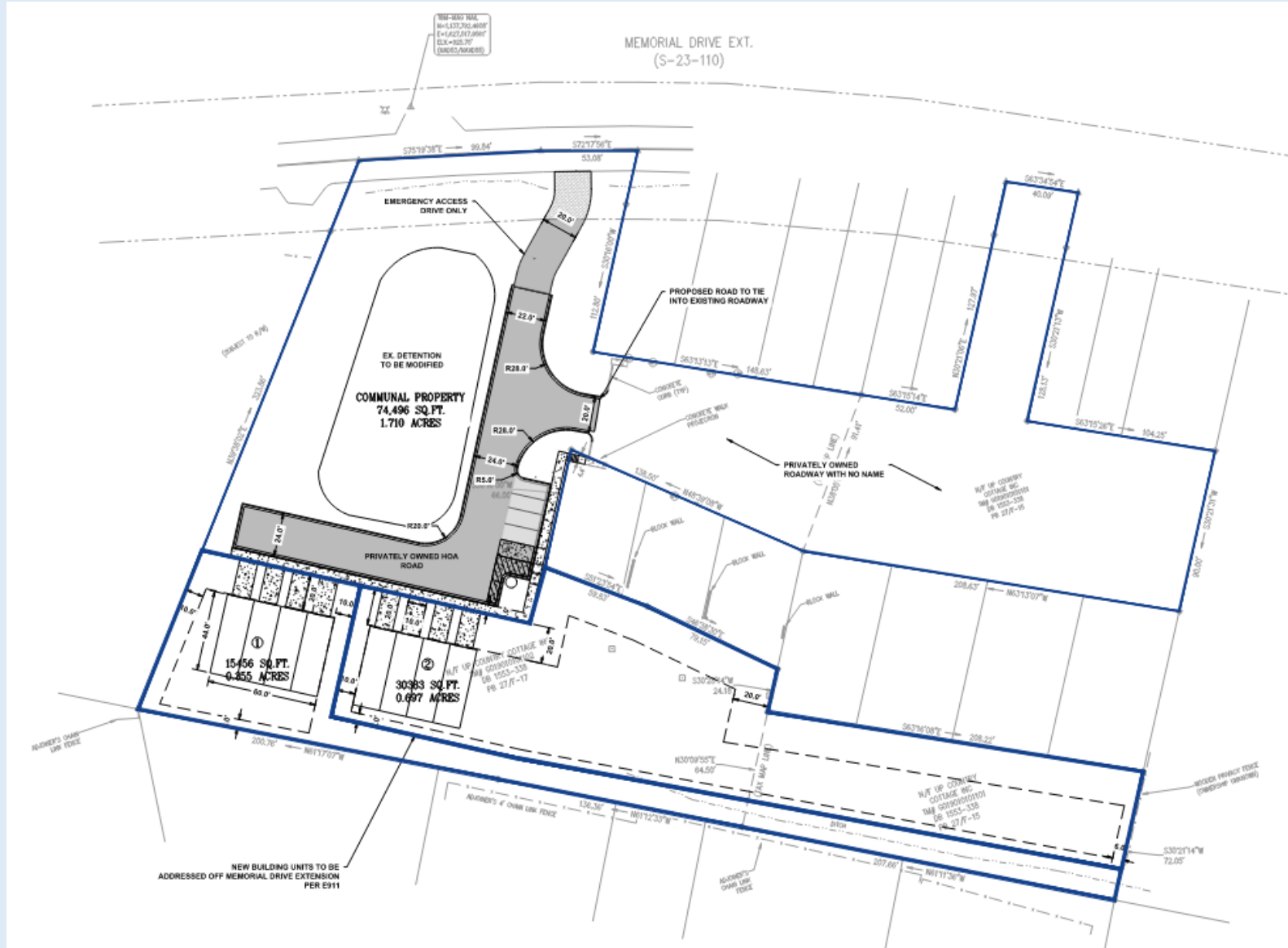
Planning Commission

Public Hearing Presentation

February 26, 2024

DOCKET NUMBER:	PP 24-01
APPLICANT:	Site Design, Inc.
ADDRESS:	Memorial Drive Ext.
PARCEL ID NUMBER:	G019010101102
EXISTING ZONING:	Medium Density Residential (MD)
REQUEST:	Preliminary Plat approval

DOCKET NUMBER: PP 24-01



SITE DATA:

PIN: G019010101102
TOTAL SITE = 2.762 AC (120,334 SF)
TOTAL DISTURBED AREA = 1.42 AC (61,855 SF)

ZONING - MD (MEDIUM DENSITY RESIDENTIAL)

2 QUADPLEXES ARE IN ADDITION TO THE EXISTING PARK RIDGE COMMONS DEVELOPMENT

SETBACKS -

FRONT - 20'
REAR - 5'
SIDES - 10% OF LOT WIDTH BUT NOT LESS THAN 5'
LOT 1 - 10'
LOT 2 - 10'

PARKING DATA:

QUADPLEX - 2 SPACE PER UNIT (8 UNITS * 2 SPACES = 16 SPACES)

REGULAR SPACES REQ'D: 16 SPACES

TOTAL REQ'D: 16 SPACES

REGULAR SPACES PROVIDED: 4 SPACES

ADA SPACES PROVIDED: 1 SPACES

GARAGE SPACES PROVIDED: 8 SPACES

DRIVEWAY SPACES PROVIDED: 8 SPACES

TOTAL PROVIDED: 21 SPACES

DOCKET NUMBER: AN 24-01
APPLICANT: Iglesia Pentecostes Fuente De Agua Viva Inc
ADDRESS: Arlington Road
PARCEL ID NUMBER: 9-03-00-071.00
EXISTING ZONING: Unzoned Spartanburg County
REQUEST: Annex and zone to OP, Office Professional

DOCKET NUMBER: AN 24-01



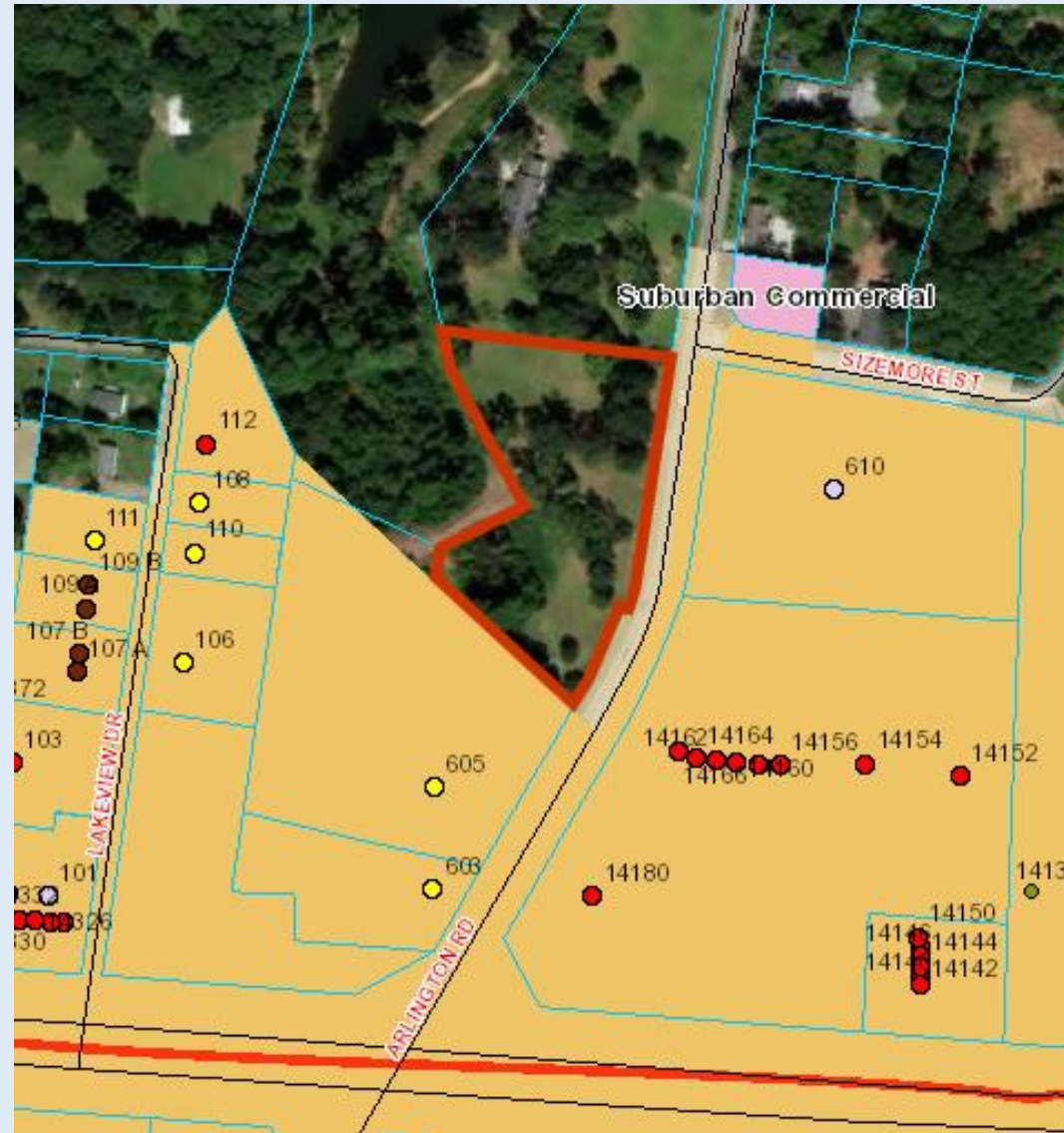
DOCKET NUMBER: AN 24-01

Current Zoning Map



DOCKET NUMBER: AN 24-01

Future Land Use



DOCKET NUMBER: AN 24-01



DOCKET NUMBER: AN 24-02
APPLICANT: Samantha Bennett
ADDRESS: 145 Fernwood Drive
PARCEL ID NUMBER: 9-03-00-032.00
EXISTING ZONING: Unzoned Spartanburg County
REQUEST: Annex and zone to SN, Suburban Neighborhood

This aerial map displays a residential neighborhood with property boundaries outlined in blue. A red rectangle highlights a wooded area located between Shortmeadow Ct and Grassyfield Ct, and between Dobson Meadows Dr and Wood Dr. The map shows numerous houses with their addresses labeled. The streets shown are Shortmeadow Ct, Grassyfield Ct, Dobson Meadows Dr, Wood Dr, and Abigail Ln. The addresses range from 1012 to 154.

DOCKET NUMBER: AN 24-02

Current Zoning Map



DOCKET NUMBER: AN 24-02

Future Land Use

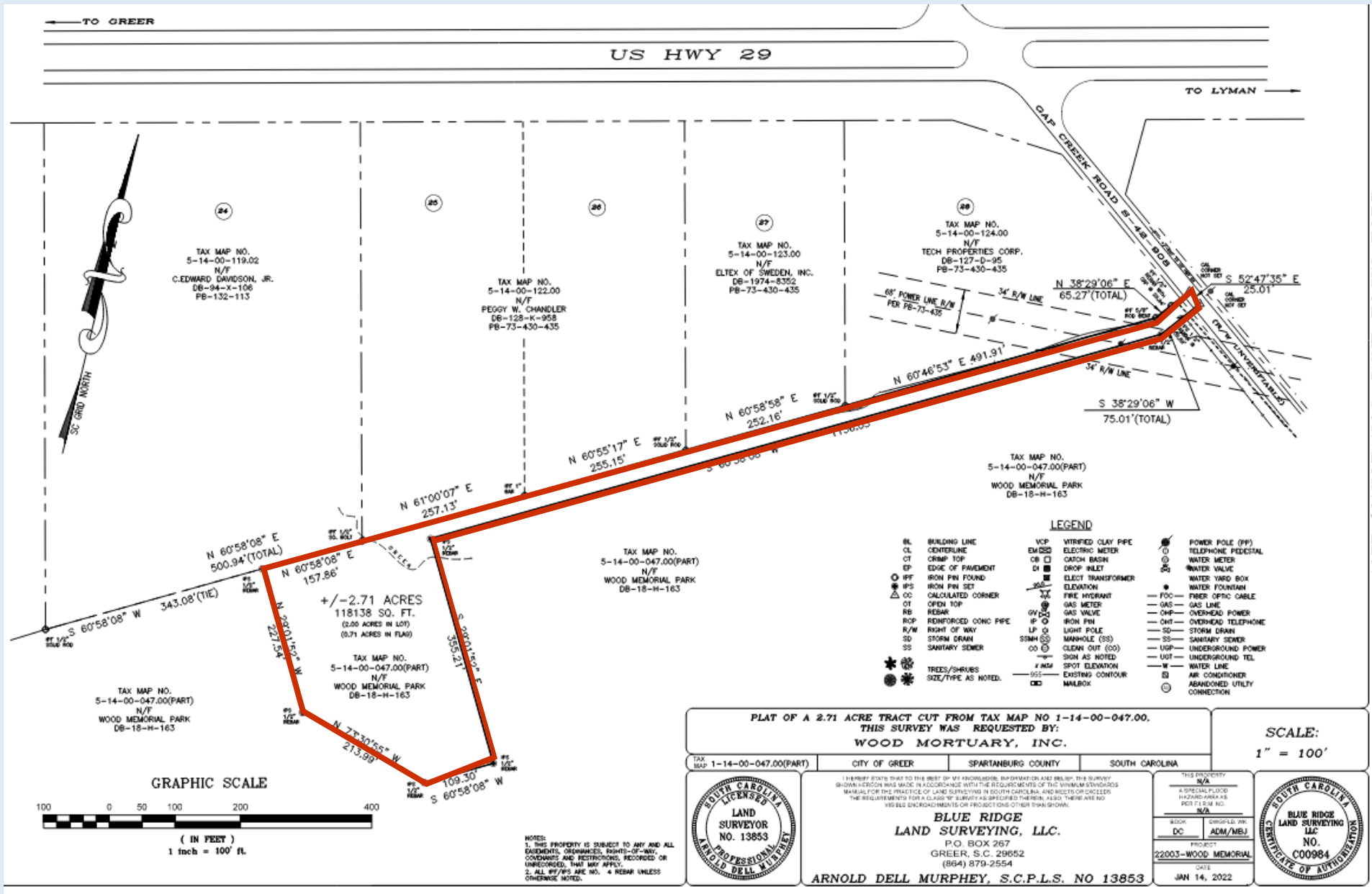


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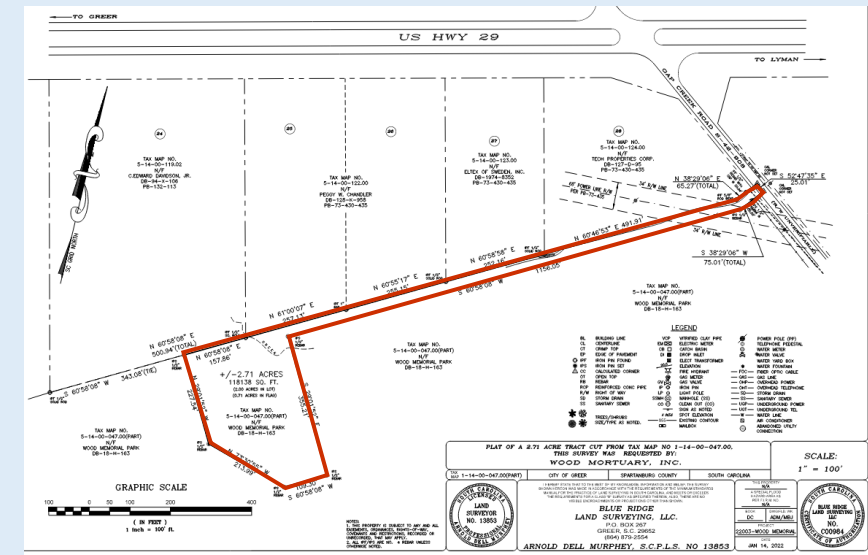
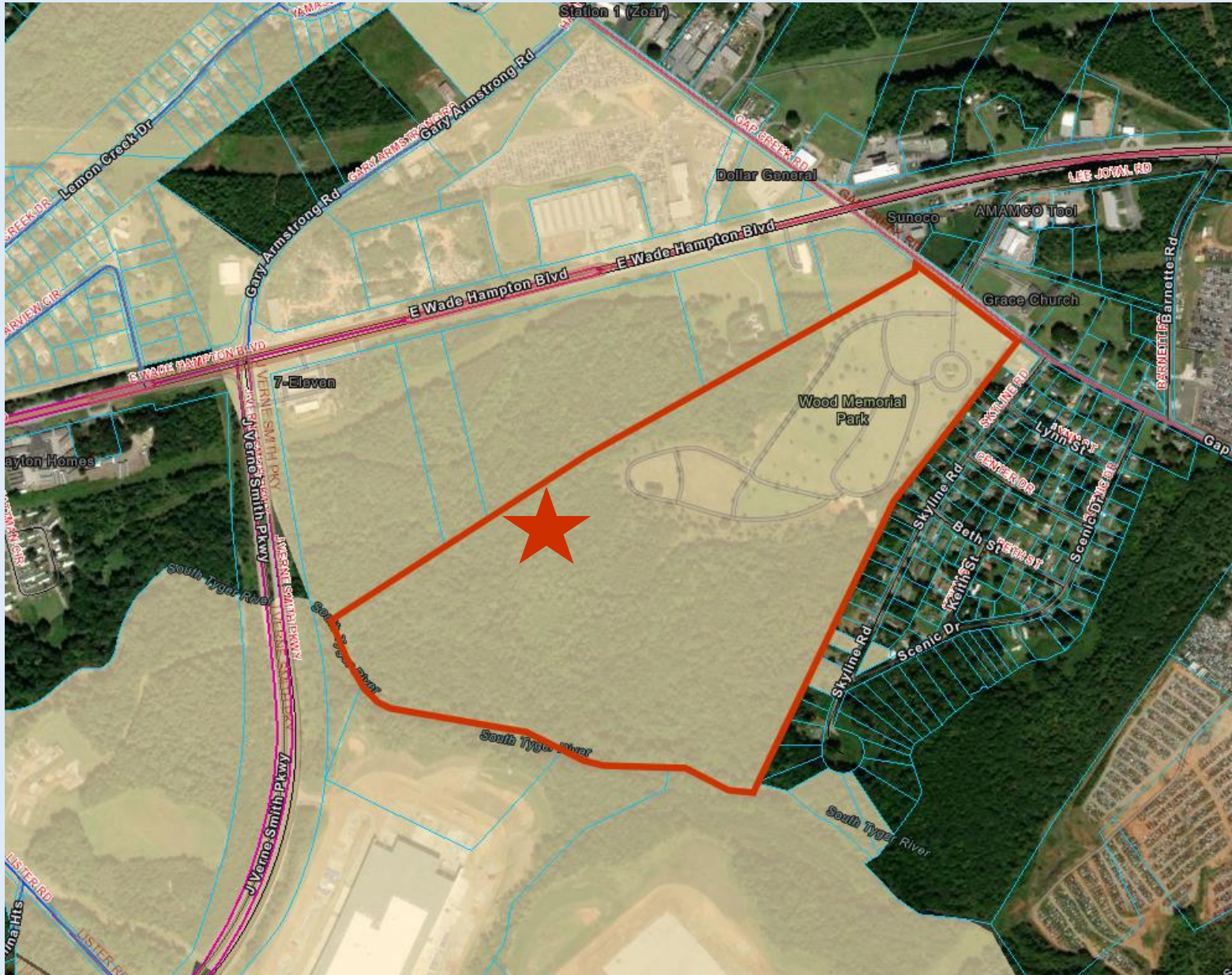


DOCKET NUMBER: RZ 24-01
APPLICANT: Wood Memorial Park
ADDRESS: 863 Gap Creek Rd
PARCEL ID NUMBER: P/O 5-14-00-047.00
EXISTING ZONING: SN, Suburban Neighborhood
REQUEST: Rezone to CC, Commercial Corridor

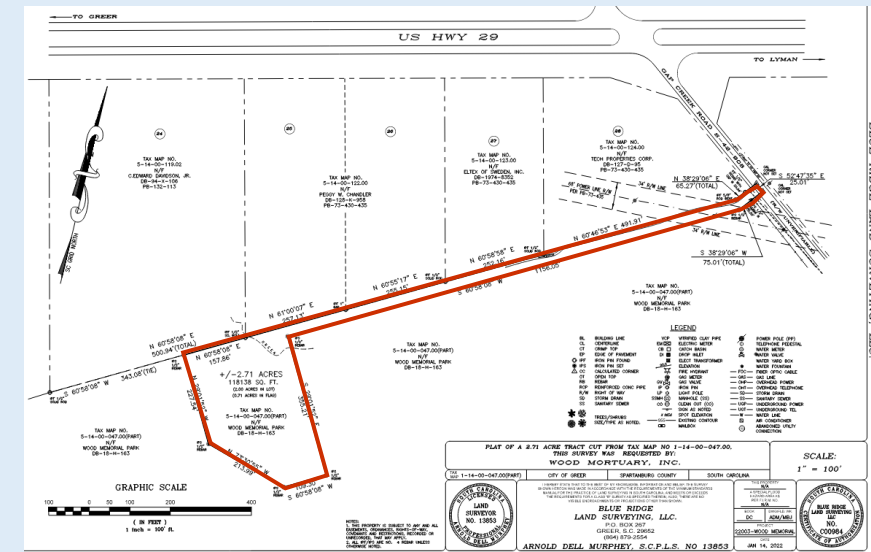
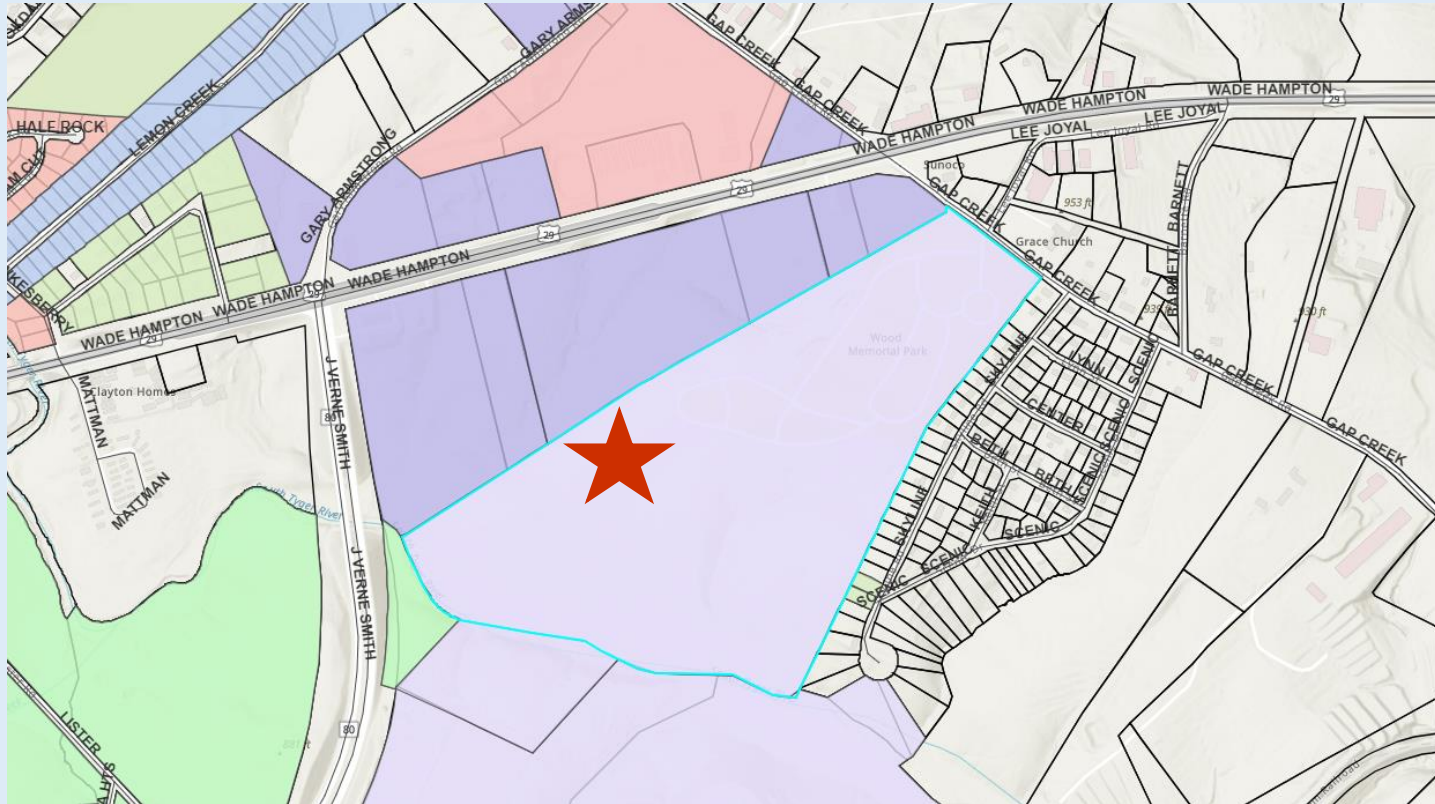
DOCKET NUMBER: RZ 24-01



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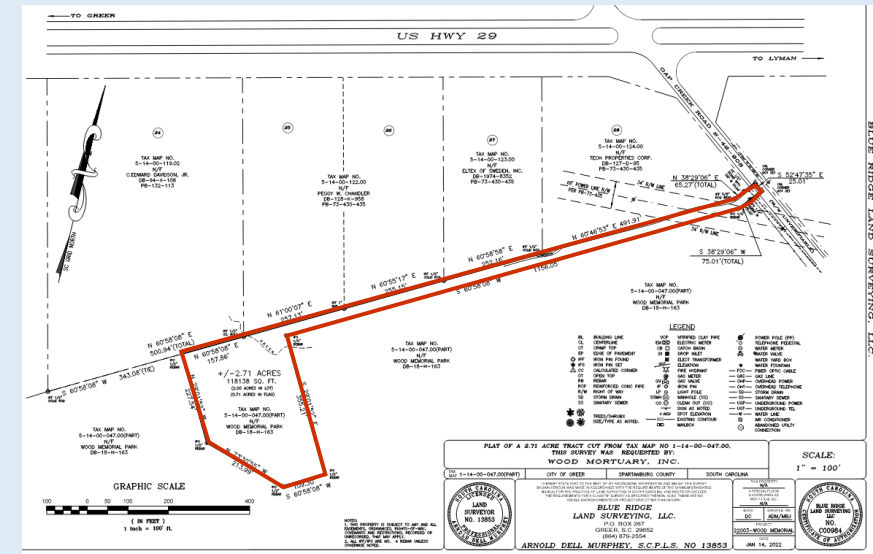
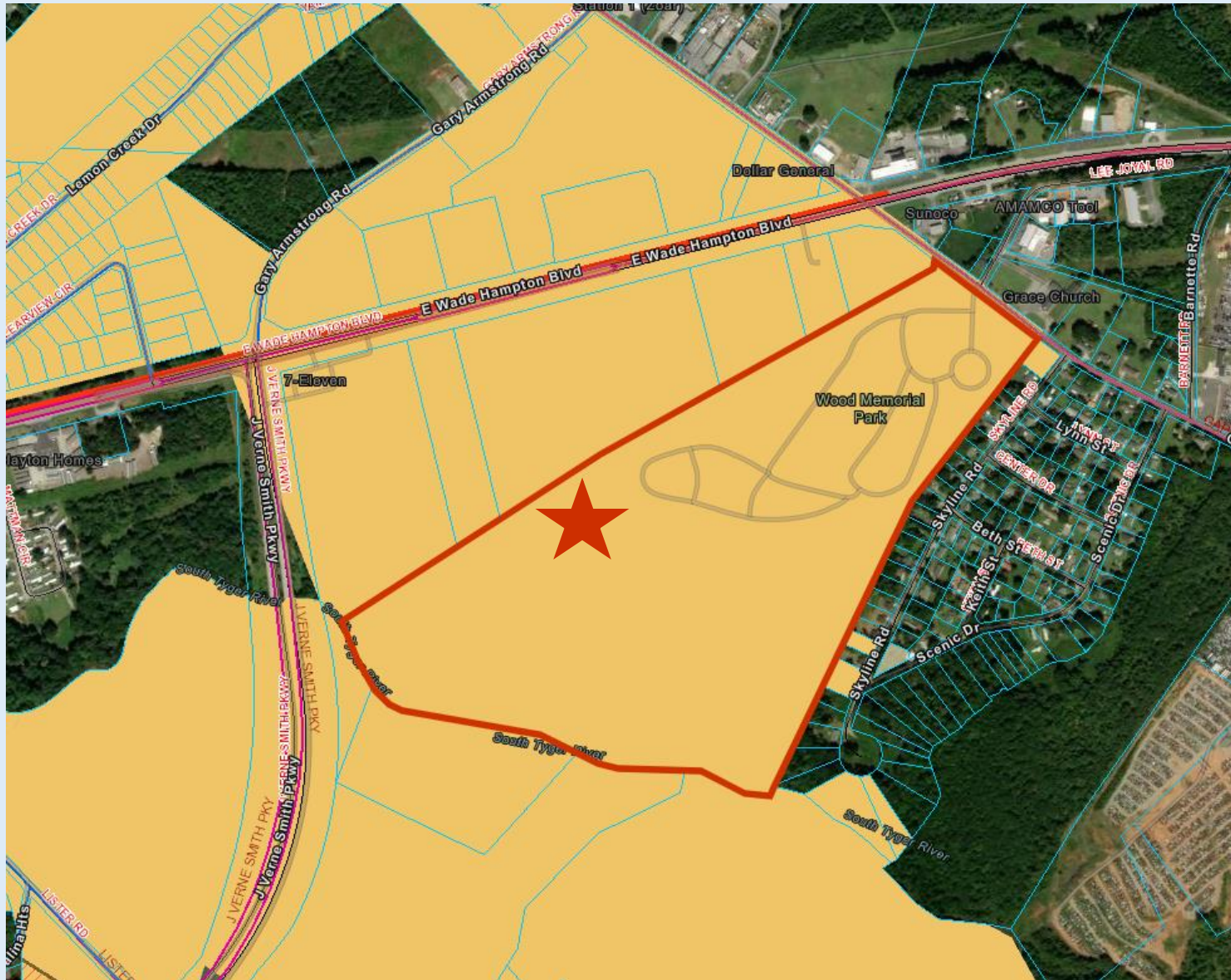


Current Zoning Map



DOCKET NUMBER: RZ 24-01

Future Land Use



DOCKET NUMBER: RZ 24-01



DOCKET NUMBER: MISCP24-01
APPLICANT: City of Greer
REQUEST: Amendments to Unified Development Ordinance

DOCKET NUMBER: MISCP 24-01

Requested by:	Amendment Topic	Action	Reference
Upstate Forever	Redefine heritage trees to align with nearby municipalities	Language updated to 30" DBH, and added 'native species'.	5.3.1.H.2.c.
	Consider a plant exclusion list that prohibits all species that are invasive and/or non-native	Added language re: invasive species. Additional prohibited species added to list.	5.3.1.F.8.
	If a recommended plant species list is used, then ensure the list is comprehensive by relying on tree recommendations from the South Carolina Forestry Commission and regional recommendations. Ensure that all species on the recommended plant list are native and/or non-invasive.	Removed golden rain tree, euonymus, and tamarix juniper from the recommendation list.	Table 5.3.2.
	Encourage natural features that mitigate stormwater runoff by allowing bioswales, rain gardens, and other forms of low impact development to count towards the open space requirement.	Added additional allowance of passive open sapce if utilizing LID.	5.3.4.F.7.
	Specify standards for tree maintenance should align with best management practices according to the International Society of Arboriculture (ISA) and the Tree Care Industry Associate (TCIA). Reference specific design standards and landscaping.	References to ISA and TCIA added to section.	5.3.1.G.
	Specify the standards readers should reference when selecting plant materials.	Added to section.	5.3.1.F.1.
	Clarify that tree installation should conform to ANSI A300 Standards.	Added to section.	5.3.1.F.2.
	Include winter within the recommended planting seasons (October-March).	Added to section.	5.3.1.F.3.
	Select more specific criteria to ensure species diversity.	Inserted species diversity criteria tables for trees and shrubs.	5.3.1.F.4.
	Specify design minimums to ensure adequate soil volume. Use the South Carolina Forestry Commission's Urban Tree Species Guide for South Carolina as a reference.	Minimum planting standards added.	5.3.2.1.
	Consider a plant exclusion list instead of a recommended plant species list.	No update proposed.	Table 5.3.2
	Consider leading with bullets that highlight the economic, health, and quality-of-life impacts of landscaping and tree preservation on the City of Greer.	Section already addresses bullets with recommended topics. No updates proposed.	5.3.1.A
	At Ensure an ISA Certified Arborist or ASHS Certified Horticulturist oversees inspections – or is consulted during inspections – prior to the issuance of a Certificate of Occupancy.	No update proposed.	5.3.1.E.2.
	Specify that the CRZ of a significant tree is a circle extending around the tree with a one-and-a-half-foot radius for every one inch of tree diameter.	No update proposed.	5.3.1.H.
	Redefine significant trees to include protections for understory trees. Consider defining significant trees based on tree type (e.g., canopy, understory) and DBH.	No update proposed.	5.3.1.H.
	Clarify that stormwater and detention ponds do not count towards the open space requirements.	No update proposed.	5.3.4.F.7.
	Consider increasing the minimum size of pocket parks to 1,000 square feet.	No update proposed.	5.3.4.D.1.D.
	Specify that only durable fencing – such as metal or wood – should be permitted during construction. Soft orange fencing should not be permitted.	No update proposed.	5.3.1.F.8.

DOCKET NUMBER: MISCP 24-01

Requested by:	Amendment Topic	Action	Reference
Hy Nguyen, PE DPR Design	<p>We understood the text amendment to include the following proposed changes, among others, to the latest adopted UDO:</p> <ol style="list-style-type: none">1. SN-Cluster to have 5' sideyard instead of 10'.2. SN-Cluster can have 2 lot sizes, instead of 3. (Technically, builder can build same product size on 2 different lot sizes, as long it meets other architectural requirements). Different lot sizes can be distributed throughout the size organically and/or intentionally and are not subject to a specific "perimeter" or "inner" designation.3. 100% of perimeter buffer, instead of currently allowed 50%, can not be counted towards the required 30% common open space. Staff to clarify if stream buffer are subject to the same potential change. <p>I applaud staff effort in proposing the changes on the 1st 2 items. #1 gives builders and potential homebuyers more flexibility and choices, and would contribute in a healthy way towards the attainable ownership housing. #2, as we all agreed, is simply better from planning and social standpoint.</p> <p>The 3rd one, however, I respectfully request staff to reconsider. In my experience working currently with over a dozen different jurisdictions, the +/- 30% COS requirement is fairly universal and seems 'fair'. None though excludes perimeter buffer and stream buffer from counting towards the required 30%. Charlotte, for instance, and maybe a few more, does have a provision excluding counting more than 50% of the existing open waterbody of an existing farm pond, lake, etc towards the COS. In my opinion, streams, stream buffers are great source for conservation and should be counted 100% towards the required COS. I feel perimeter buffer definitely fits the COS definition too.</p>	<p>See Cluster Development below.</p> <p>Took suggestion re: #3 and reduced from initial 100% to 30%.</p>	<p>7.3. Table 7.3.1.</p>

DOCKET NUMBER: MISCP 24-01

Staff	Site Deveopment Plan review process	Added provision that an application shall be considered withdrawn after six months of inactivity, unless granted extension.	Added 1.3.C.5
	Code Enforcement	Added language to address enforcement and penalties that was mistakenly left out of UDO. Added definition for commercial vehicles and restricted in residential districts.	Added 1.5. 4.3.1.
	Permitted uses	Updated table re: vehicle sales and rental.	Table 4.2.
	Camping	Updated Definition and Use Standards for residential uses.	4.3.1.
	Signs	Moved 200' separation reference for freestanding signs. Updated allowances for changeable copy/EMC signs. Added setback references. Removed 'above entrance' for wall signs. Removed landscaping requirements for monument signs.	5.2.2. 5.2.6.
	Buffers	Reduced MD,HD and RC, CC buffer type from 3 to 2	Table 5.3.2.2.
	Screening	Updated provisions re: underground dumpsters.	5.3.3.E.
	Open space/passive amenities requirements	Updated open space table for nonresidential development.	5.3.4.B. Table 5.4.3.1.
	Cluster Development	Removed lot placement in table. Inserted side setbacks column in table. Reduced allowance for buffers to count toward open space requirements. Inserted 'minimum' to Type 2 buffer standards. Reduced number of required housing types from 3 to 2.	7.3 Table 7.3.1
	Definitions	Updated definition of 'structure'.	8

Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/26/2024

New Business Presentation

ATTACHMENTS:

Description	Upload Date	Type
▣ New Business	2/23/2024	Presentation



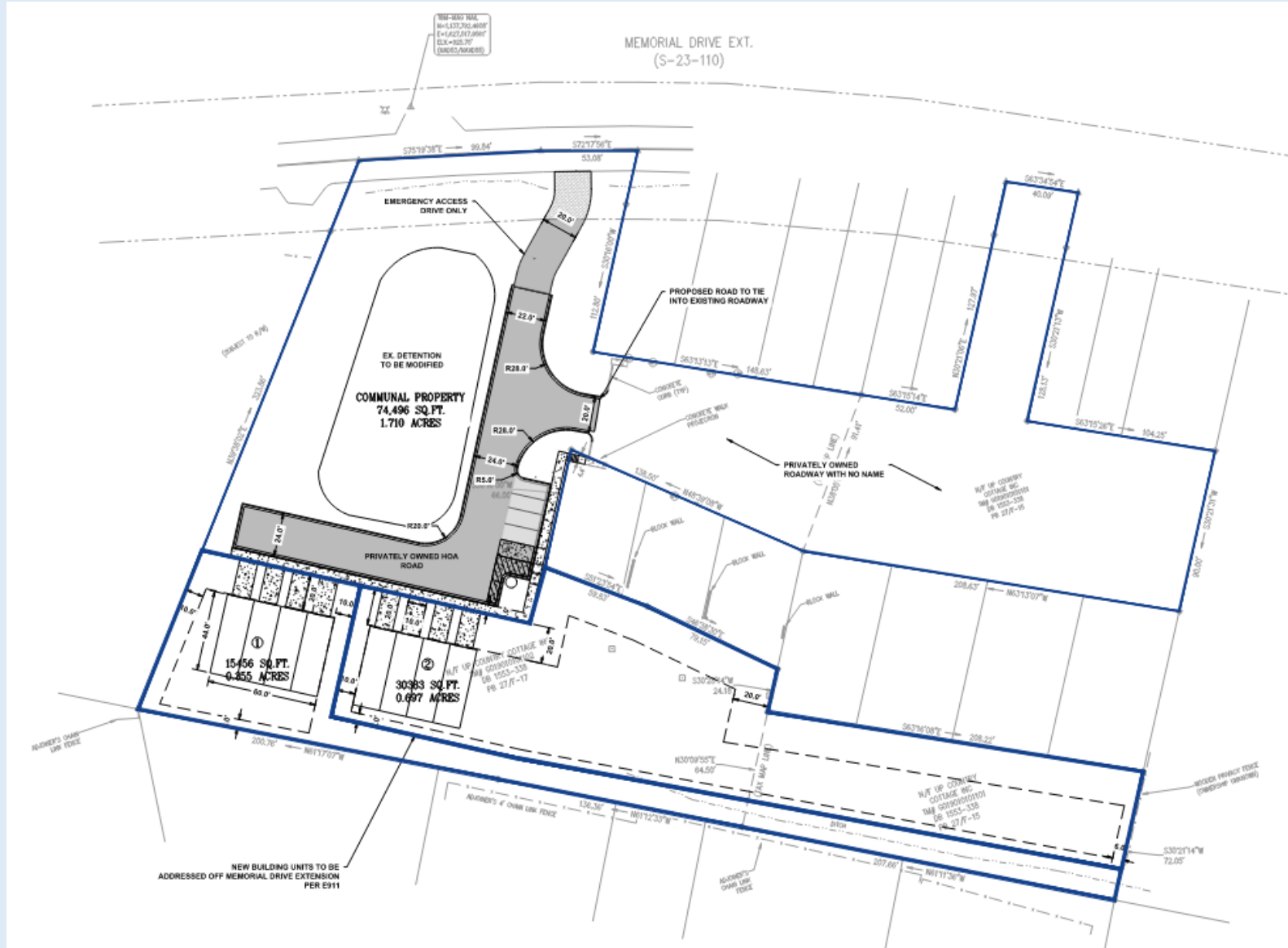
Planning Commission

New Business Presentation

February 26, 2024

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ADDRESS:	Memorial Drive Ext.
PARCEL ID NUMBER:	G019010101102
EXISTING ZONING:	Medium Density Residential (MD)
REQUEST:	Preliminary Plat approval

DOCKET NUMBER: PP 24-01



SITE DATA:

PIN: G019010101102
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TOTAL DISTURBED AREA = 1.42 AC (61,855 SF)

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TOTAL REQ'D: 16 SPACES

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ADA SPACES PROVIDED: 1 SPACES

GARAGE SPACES PROVIDED: 8 SPACES

DRIVEWAY SPACES PROVIDED: 8 SPACES

TOTAL PROVIDED: 21 SPACES

Staff Recommendation: Approval

DOCKET NUMBER: AN 24-01
APPLICANT: Iglesia Pentecostes Fuente De Agua Viva Inc
ADDRESS: Arlington Road
PARCEL ID NUMBER: 9-03-00-071.00
EXISTING ZONING: Unzoned Spartanburg County
REQUEST: Annex and zone to OP, Office Professional

DOCKET NUMBER: AN 24-01



DOCKET NUMBER: AN 24-01

Current Zoning Map



DOCKET NUMBER: AN 24-01

Future Land Use



DOCKET NUMBER: AN 24-01



DOCKET NUMBER: AN 24-01

Staff Analysis and Recommendation

Request: Annex and zone to OP, Office Professional

Zoning/Land Uses:

North: Unzoned Spartanburg County- Residential

East: CC, Commercial Corridor - Commercial

South: CC, Commercial Corridor – Residential (legally non-conforming)

West: Unzoned Spartanburg County- Residential

Comprehensive Plan: Suburban Commercial

Staff Recommendation: Approval

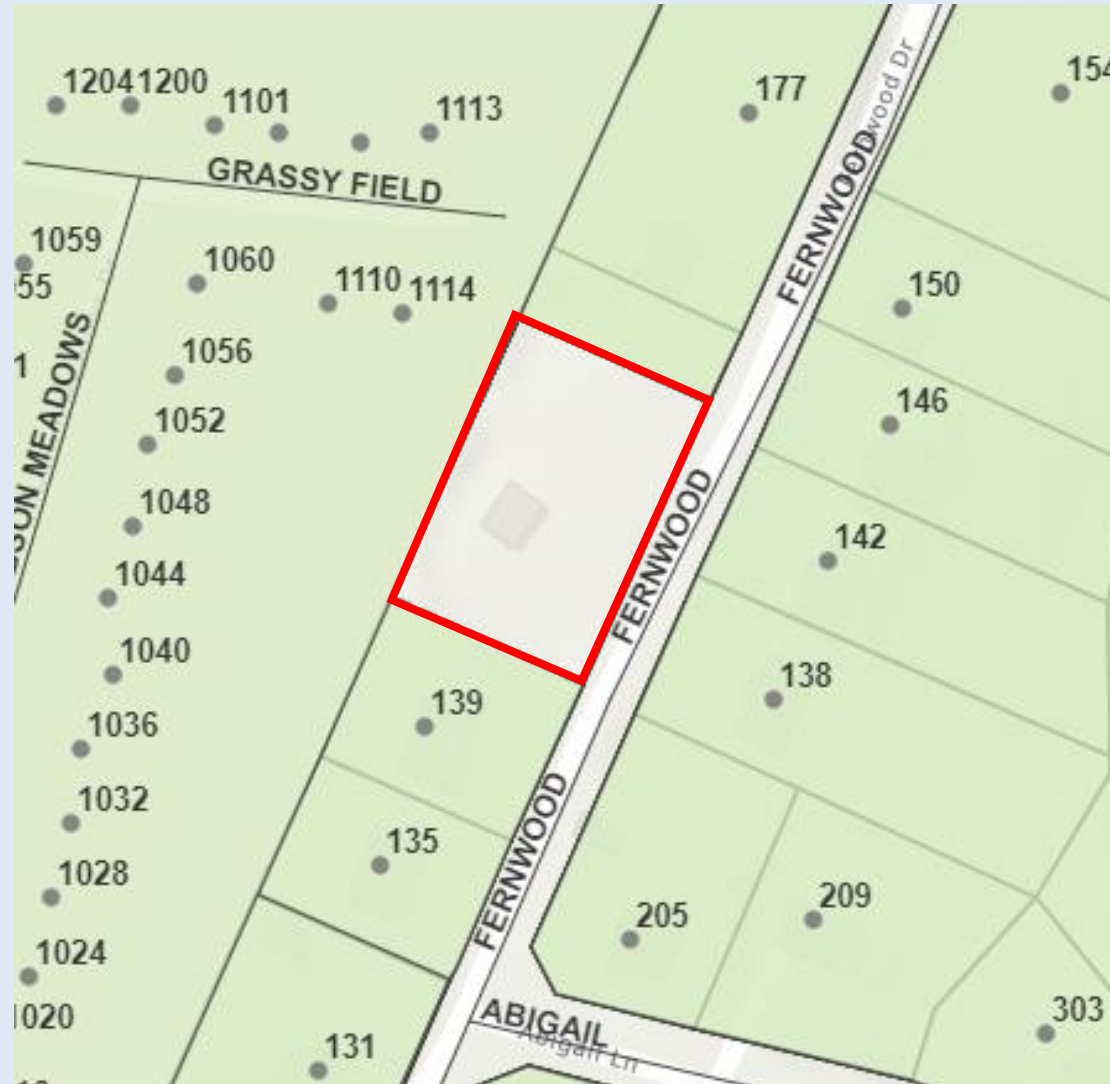
DOCKET NUMBER: AN 24-02
APPLICANT: Samantha Bennett
ADDRESS: 145 Fernwood Drive
PARCEL ID NUMBER: 9-03-00-032.00
EXISTING ZONING: Unzoned Spartanburg County
REQUEST: Annex and zone to SN, Suburban Neighborhood

DOCKET NUMBER: AN 24-02



DOCKET NUMBER: AN 24-02

Current Zoning Map



DOCKET NUMBER: AN 24-02

Future Land Use



DOCKET NUMBER: AN 24-02



DOCKET NUMBER: AN 24-02

Staff Analysis and Recommendation

Request: Annex and zone to SN, Suburban Neighborhood

Zoning/Land Uses:

North: SN, Suburban Neighborhood – Residential

East: SN, Suburban Neighborhood – Residential

South: SN, Suburban Neighborhood - Residential

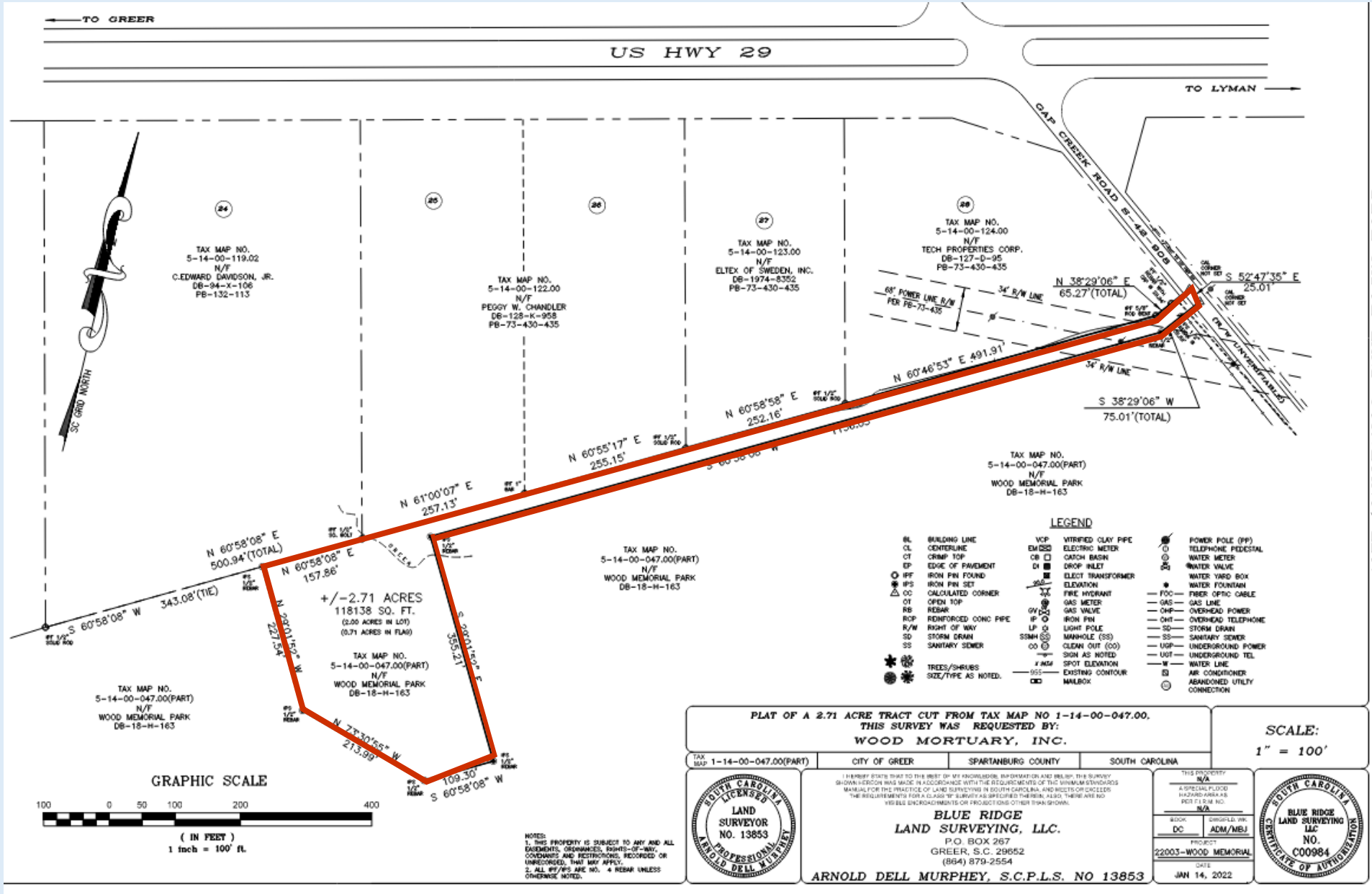
West: SN, Suburban Neighborhood – Residential

Comprehensive Plan: Traditional Neighborhood

Staff Recommendation: Approval

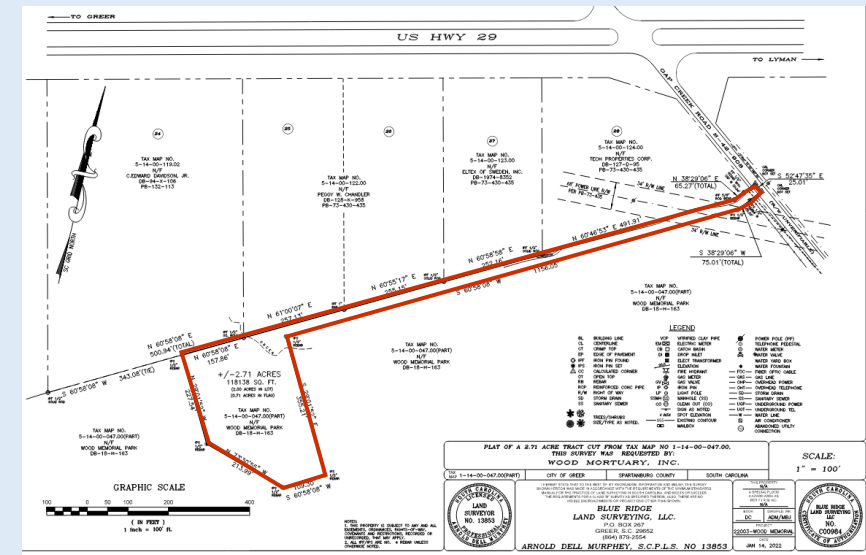
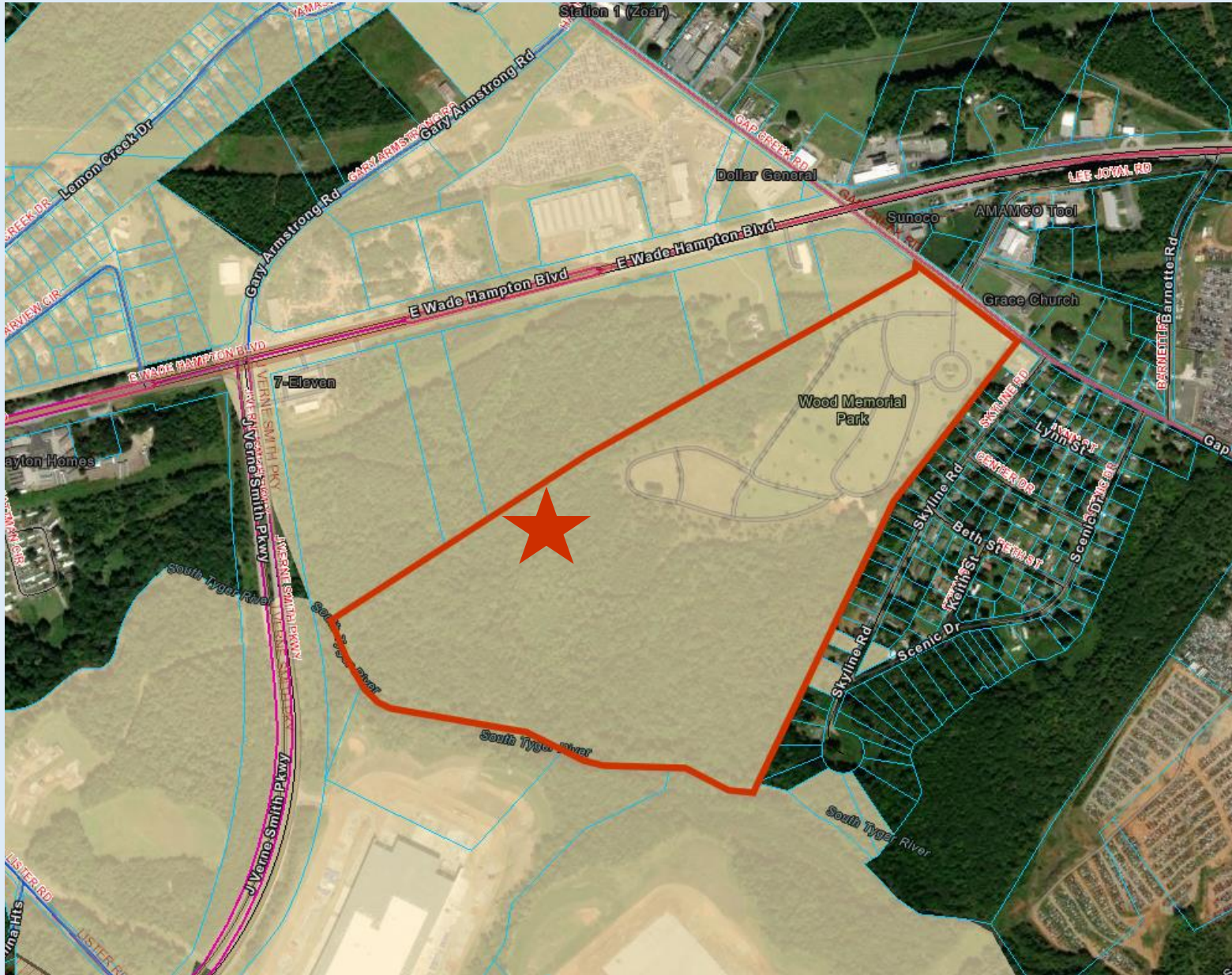
DOCKET NUMBER: RZ 24-01
APPLICANT: Wood Memorial Park
ADDRESS: 863 Gap Creek Rd
PARCEL ID NUMBER: P/O 5-14-00-047.00
EXISTING ZONING: SN, Suburban Neighborhood
REQUEST: Rezone to CC, Commercial Corridor

DOCKET NUMBER: RZ 24-01

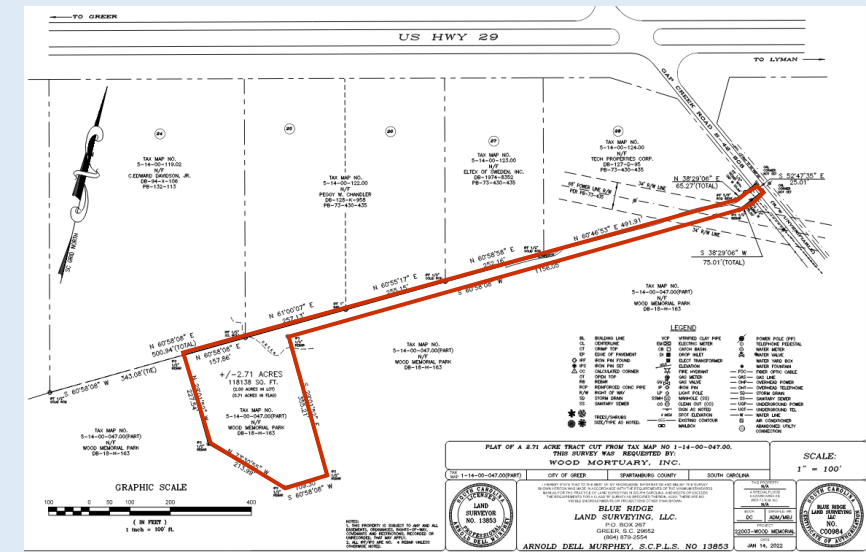
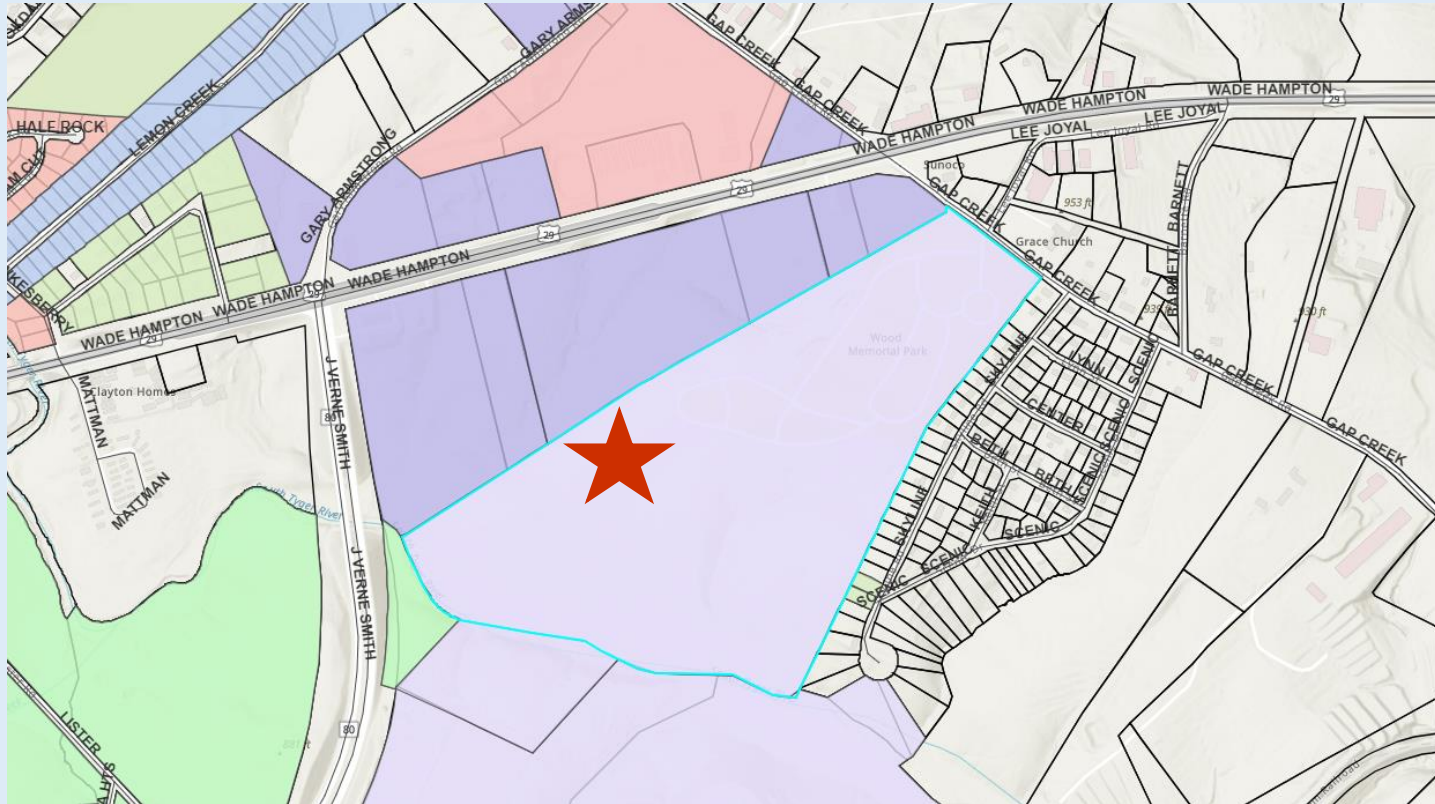


BLUE RIDGE LAND SURVEYING, LLC.

DOCKET NUMBER: RZ 24-01

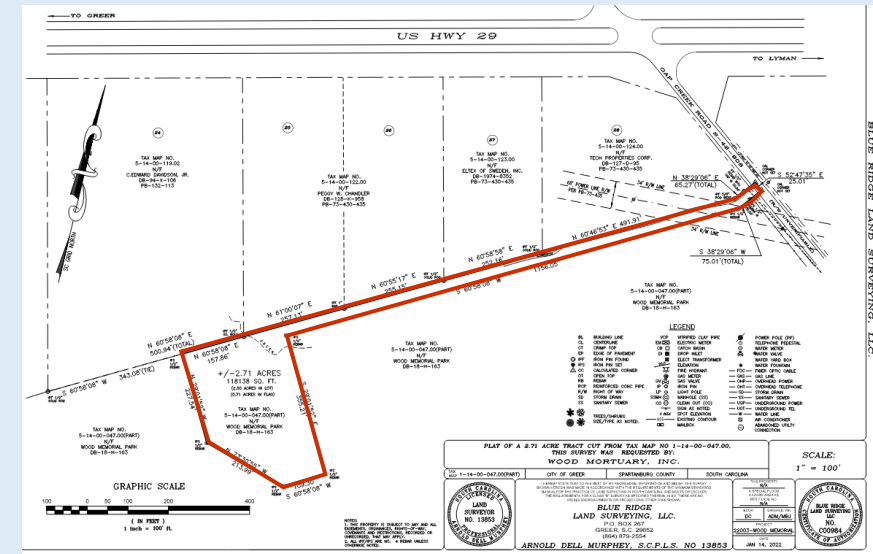
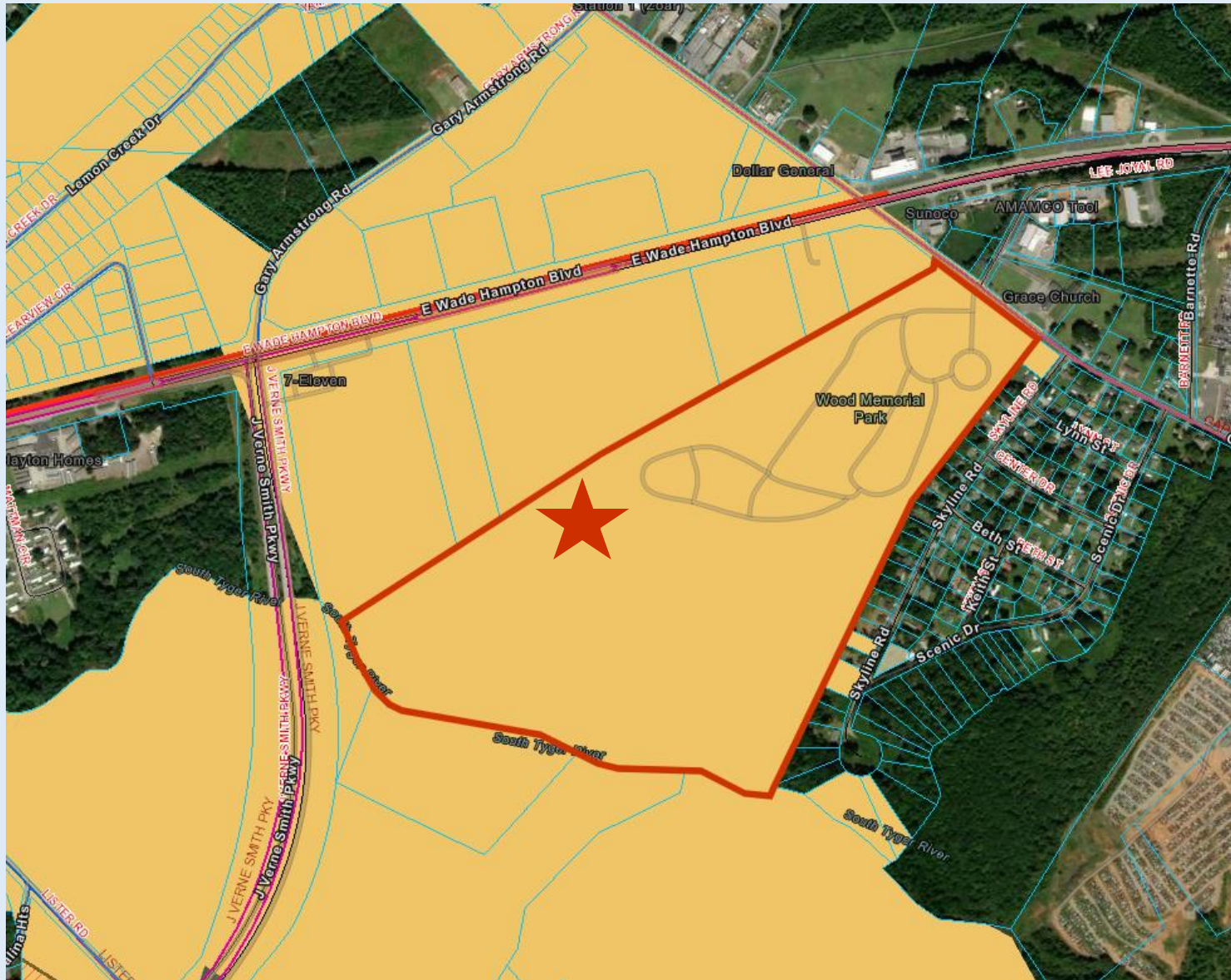


Current Zoning Map



DOCKET NUMBER: RZ 24-01

Future Land Use



DOCKET NUMBER: RZ 24-01



DOCKET NUMBER: RZ 24-01

Staff Analysis and Recommendation

Request: Rezone to CC, Commercial Corridor

Zoning/Land Uses:

North: Unzoned Spartanburg County – Commercial & Residential

East: Unzoned Spartanburg County – Residential

South: Manufacturing and Logistics – Industrial

West: Commercial Corridor–vacant

Comprehensive Plan: Traditional Neighborhood

Staff Recommendation: Approval

DOCKET NUMBER: MISCP24-01
APPLICANT: City of Greer
REQUEST: Amendments to Unified Development Ordinance

DOCKET NUMBER: MISCP 24-01

Requested by:	Amendment Topic	Action	Reference
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	Specify standards for tree maintenance should align with best management practices according to the International Society of Arboriculture (ISA) and the Tree Care Industry Associate (TCIA). Reference specific design standards and landscaping.	References to ISA and TCIA added to section.	5.3.1.G.
	Specify the standards readers should reference when selecting plant materials.	Added to section.	5.3.1.F.1.
	Clarify that tree installation should conform to ANSI A300 Standards.	Added to section.	5.3.1.F.2.
	Include winter within the recommended planting seasons (October-March).	Added to section.	5.3.1.F.3.
	Select more specific criteria to ensure species diversity.	Inserted species diversity criteria tables for trees and shrubs.	5.3.1.F.4.
	Specify design minimums to ensure adequate soil volume. Use the South Carolina Forestry Commission's Urban Tree Species Guide for South Carolina as a reference.	Minimum planting standards added.	5.3.2.1.
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	Consider leading with bullets that highlight the economic, health, and quality-of-life impacts of landscaping and tree preservation on the City of Greer.	Section already addresses bullets with recommended topics. No updates proposed.	5.3.1.A
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	Specify that the CRZ of a significant tree is a circle extending around the tree with a one-and-a-half-foot radius for every one inch of tree diameter.	No update proposed.	5.3.1.H.
	Redefine significant trees to include protections for understory trees. Consider defining significant trees based on tree type (e.g., canopy, understory) and DBH.	No update proposed.	5.3.1.H.
	Clarify that stormwater and detention ponds do not count towards the open space requirements.	No update proposed.	5.3.4.F.7.
	Consider increasing the minimum size of pocket parks to 1,000 square feet.	No update proposed.	5.3.4.D.1.D.
	Specify that only durable fencing – such as metal or wood – should be permitted during construction. Soft orange fencing should not be permitted.	No update proposed.	5.3.1.F.8.

DOCKET NUMBER: MISCP 24-01

Requested by:	Amendment Topic	Action	Reference
Hy Nguyen, PE DPR Design	<p>We understood the text amendment to include the following proposed changes, among others, to the latest adopted UDO:</p> <ol style="list-style-type: none">1. SN-Cluster to have 5' sideyard instead of 10'.2. SN-Cluster can have 2 lot sizes, instead of 3. (Technically, builder can build same product size on 2 different lot sizes, as long it meets other architectural requirements). Different lot sizes can be distributed throughout the size organically and/or intentionally and are not subject to a specific "perimeter" or "inner" designation.3. 100% of perimeter buffer, instead of currently allowed 50%, can not be counted towards the required 30% common open space. Staff to clarify if stream buffer are subject to the same potential change. <p>I applaud staff effort in proposing the changes on the 1st 2 items. #1 gives builders and potential homebuyers more flexibility and choices, and would contribute in a healthy way towards the attainable ownership housing. #2, as we all agreed, is simply better from planning and social standpoint.</p> <p>The 3rd one, however, I respectfully request staff to reconsider. In my experience working currently with over a dozen different jurisdictions, the +/- 30% COS requirement is fairly universal and seems 'fair'. None though excludes perimeter buffer and stream buffer from counting towards the required 30%. Charlotte, for instance, and maybe a few more, does have a provision excluding counting more than 50% of the existing open waterbody of an existing farm pond, lake, etc towards the COS. In my opinion, streams, stream buffers are great source for conservation and should be counted 100% towards the required COS. I feel perimeter buffer definitely fits the COS definition too.</p>	<p>See Cluster Development below.</p> <p>Took suggestion re: #3 and reduced from initial 100% to 30%.</p>	<p>7.3. Table 7.3.1.</p>

DOCKET NUMBER: MISCP 24-01

Staff	Site Deveopment Plan review process	Added provision that an application shall be considered withdrawn after six months of inactivity, unless granted extension.	Added 1.3.C.5
	Code Enforcement	Added language to address enforcement and penalties that was mistakenly left out of UDO. Added definition for commercial vehicles and restricted in residential districts.	Added 1.5. 4.3.1.
	Permitted uses	Updated table re: vehicle sales and rental.	Table 4.2.
	Camping	Updated Definition and Use Standards for residential uses.	4.3.1.
	Signs	Moved 200' separation reference for freestanding signs. Updated allowances for changeable copy/EMC signs. Added setback references. Removed 'above entrance' for wall signs. Removed landscaping requirements for monument signs.	5.2.2. 5.2.6.
	Buffers	Reduced MD,HD and RC, CC buffer type from 3 to 2	Table 5.3.2.2.
	Screening	Updated provisions re: underground dumpsters.	5.3.3.E.
	Open space/passive amenities requirements	Updated open space table for nonresidential development.	5.3.4.B. Table 5.4.3.1.
	Cluster Development	Removed lot placement in table. Inserted side setbacks column in table. Reduced allowance for buffers to count toward open space requirements. Inserted 'minimum' to Type 2 buffer standards. Reduced number of required housing types from 3 to 2.	7.3 Table 7.3.1
	Definitions	Updated definition of 'structure'.	8



Planning Commission

New Business Presentation

February 26, 2024

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
2/26/2024

AN24-01

ATTACHMENTS:

Description	Upload Date	Type
📎 Staff Report	2/15/2024	Exhibit

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, February 26, 2024

DOCKET: AN 24-01

APPLICANT: Iglesia Pentecostes Fuente De Agua Viva Inc

PROPERTY LOCATION: Arlington Rd.

TAX MAP NUMBER: 9-03-00-071.00

REQUEST: Annex and zone to Office Professional (OP)

SIZE: 2.81 acres

COMPREHENSIVE PLAN: Adjacent to Suburban Commercial

ANALYSIS: **AN 24-01**

AN 24-01 is a request to annex one parcel with an acreage of 2.81 located on Arlington Rd. The applicant is requesting to annex into the city and zone to Office Professional (OP). The purpose of the annexation is to develop a church.

Surrounding land uses and zoning include:

- North: unzoned Spartanburg County – residential
- East: Commercial Corridor –South Carolina Department of Motor Vehicles
- South: Commercial Corridor –residential
- West: unzoned Spartanburg County –vacant

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities
- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network
- **Parking:** Surface parking lots, structured parking, onstreet in walkable town centers
- **Open Space:** Community and regional parks, neighborhood greenspaces

The request is compatible with surrounding land uses and would serve as a buffer between commercial and residential uses; therefore, staff supports the request.

STAFF RECOMMENDATION: Approval

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
2/26/2024

AN24-02

ATTACHMENTS:

Description	Upload Date	Type
📎 Staff Report	2/15/2024	Exhibit

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, February 26, 2024

DOCKET: AN 24-02

APPLICANT: Samantha Bennett

PROPERTY LOCATION: 145 Fernwood Dr.

TAX MAP NUMBER: 9-03-00-032.00

REQUEST: Annex and zone to Suburban Neighborhood (SN)

SIZE: 0.638 acres

COMPREHENSIVE PLAN: Adjacent to Traditional Neighborhood

ANALYSIS: **AN 24-02**

AN 24-02 is a request to annex one parcel with an acreage of 0.638 located at 145 Fernwood Dr. The applicant is requesting to annex into the city and zone to Suburban Neighborhood. The existing single-family dwelling will remain, and the purpose of the annexation is to access city services.

Surrounding land uses and zoning include:

North: Suburban Neighborhood – residential
East: Suburban Neighborhood – residential
South: Suburban Neighborhood – residential
West: Suburban Neighborhood – residential

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, four-plexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses
- Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
- **Parking:** On-street, driveways, garages off alleys, off street parking to the rear of buildings
- **Open Space:** Neighborhood parks, greens, & boulevards

The request is compatible with surrounding land uses; therefore, staff supports the request.

STAFF RECOMMENDATION: Approval

Category Number: III.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
2/26/2024

RZ24-01

ATTACHMENTS:

Description	Upload Date	Type
📎 Staff Report	2/15/2024	Exhibit

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, February 26, 2024

DOCKET: RZ 24-01

APPLICANT: Wood Memorial Park

PROPERTY LOCATION: 863 Gap Creek Rd

TAX MAP NUMBER: P/O 5-14-00-047.00

EXISTING ZONING: SN, Suburban Neighborhood

REQUEST: Rezone to CC, Commercial Corridor

SIZE: 2.71 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 24-01**

RZ 24-01 is a rezoning request for a portion of the parcel located at 300 W. Poinsett St. The request is to rezone the property from Suburban Neighborhood to Corridor Commercial. The intent of the rezoning is to allow for a crematorium.

Surrounding land uses and zoning include:

North:	Unzoned Spartanburg County – Commercial & Residential
East:	Unzoned Spartanburg County - Residential
South:	Manufacturing and Logistics - Industrial
West:	Commercial Corridor–vacant

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, fourplexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- Primary Uses: Single-family attached and detached residential, multiplexes, townhomes, parks
- Secondary Uses: Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses; therefore, staff supports the request. The parcel is flanked to the east by heavy commercial uses with a large buffer and to the west by the existing cemetery.

STAFF RECOMMENDATION: Approval

Category Number: III.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
2/26/2024

PP24-01

ATTACHMENTS:

Description	Upload Date	Type
📎 Staff Report	2/15/2024	Presentation

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, February 26, 2024

DOCKET: PP 24-01

APPLICANT: Site Design, Inc.

PROPERTY LOCATION: Memorial Drive Ext.

TAX MAP NUMBER: G019010101102

EXISTING ZONING: Medium Density Residential (MD)

REQUEST: Preliminary Plat (PP) Approval

ANALYSIS: **PP 24-01**

PP 24-01 is a request to approve the Preliminary Plat for the Hillington Place development on Memorial Drive Ext. which consists of two quadplexes, for a total of eight units on two newly created lots.

The preliminary plat was reviewed by the Planning Advisory Committee (PAC) at its June 8, 2023 meeting.

In accordance with the guidelines set forth in the Unified Development Ordinance and Land Development Regulations, staff supports the request. All comments from other agencies and departments in the City of Greer must also be met prior to site development plan approval.

STAFF RECOMMENDATION: Approval

Category Number: III.
Item Number: F.



AGENDA
GREER PLANNING COMMISSION
2/26/2024

MISCP 24-01

ATTACHMENTS:

Description

Upload Date

Type

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/26/2024

Planning and Zoning Report