



AGENDA
GREER PLANNING COMMISSION
301 E Poinsett St., Greer, SC 29651
April 15, 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. March 2024 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. Staff Reports
- C. AN24-03
- D. RZ24-05

IV. OTHER BUSINESS

- A. Planning and Zoning Report

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/15/2024

March 2024 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 March Minutes	3/26/2024	Exhibit



City of Greer

Planning Commission Minutes

March 18, 2024

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

Member(s) Absent: Will Lavender

Staff Present: Ashley Kaade, Planning Manager
Claire Byers, Planner
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. Acierno made a motion to approve the minutes from the February 26, 2024 Planning Commission meeting. Mr. Lamb seconded the motion. The motion passed with a vote of 5 to 0. Mr. Jones abstained from voting as he was not present at the February meeting.

III. Public Hearing

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

A. FDP 24-01 Brookside West

Mr. Holland opened the public hearing for FDP 24-01.

Staff gave the basic information for the request.

The project engineer, Chrissy Drake from Bluewater Civil, introduced the project.

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

Mr. Holland closed the public hearing for FDP 24-01.

B. RZ 24-02 712 N Main St.

Mr. Holland opened the public hearing for RZ 24-02.

Staff gave the basic information for the request.

The property owner, Brian Fowler, introduced the project.

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

Mr. Holland closed the public hearing for RZ 24-02.

C. RZ 24-03 107 Mimosa Dr.

Mr. Holland opened the public hearing for RZ 24-03.

Staff gave the basic information for the request.

The applicant, Claudia Jaramillo, was present and explained that the purpose of the rezoning would be to convert the existing dwelling into a commercial office.

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

Mr. Holland closed the public hearing for RZ 24-03.

D. RZ 24-04 600 Hampton Rd

Mr. Holland opened the public hearing for RZ 24-04.

Staff gave the basic information for the request.

The son and representative for the applicant, Carlos Guerrero, was present to answer questions on the item.

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

Mr. Holland closed the public hearing for RZ 24-04.

IV. New Business

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

A. FDP 24-01 Brookside West

Mr. Holland opened the business meeting for FDP 24-01.

Staff presented their analysis and recommendation of approval.

Mr. Lamb asked the applicant how many parking spaces there would be per unit. Ms. Drake explained the required 2 spaces per unit, as well as 13 guest spaces. Mr. Holland asked about signaling for the crosswalk. Ms. Drake responded that there would be flashing signal signage, and that it was required to be installed by the developer.

ACTION – Mr. Jones made a motion to approve the request. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

B. RZ 24-02 712 N Main St.

Mr. Holland opened the business meeting for RZ 24-02.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked the applicant if they would need to construct an additional driveway. Mr. Fowler responded that each lot would have their own driveway, with two curb cuts off of N Main St. and one off of Wildwood Dr. Mr. Holland then asked if they would be keeping the existing house. Mr. Fowler explained that the house would be relocated to a different property, and that three new dwellings would be constructed instead.

ACTION – Mr. Acierno made a motion to approve the request. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. RZ 24-03 107 Mimosa Dr.

Mr. Holland opened the business meeting for RZ 24-03.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked staff which adjacent parcel was vacant. Ms. Stahl clarified it was the lot to the south with no structures on it. Mr. Booker asked the applicant to explain the plans for the property. The applicant responded that the existing dwelling would be converted to a therapy office if the rezoning was approved.

ACTION – Mr. Jones made a motion to approve the request. Mr. Booker seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

D. RZ 24-04 600 Hampton Rd.

Mr. Holland opened the business meeting for RZ 24-04.

Staff presented their analysis and recommendation of approval.

Mr. Holland asked staff if this rezoning was due to the new Unified Development Ordinance. Ms. Stahl responded that it was required because the parcels needed to have the same zoning designation in order to adjust the lot lines. Mr. Jones asked if this was a required part of the process, and Ms. Stahl confirmed that he was correct, as split zoning is not allowed. Mr. Holland asked how many lots they wanted to subdivide. The applicant representative responded that he was not sure his parents plans, but potentially dividing it into three lots in order to give one to each of their children in the future.

ACTION – Mr. Booker made a motion to approve the request. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Ms. Stahl let the Commission know that there would likely only be one case at the April meeting, and that staff could host a training session afterwards.

IX. Adjourn

Mr. Lamb motioned for the meeting to adjourn. The meeting adjourned at 6:53 pm.



AGENDA
GREER PLANNING COMMISSION
4/15/2024

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
📎 Public Hearing Presentation	3/28/2024	Presentation



Planning Commission

Public Hearing Presentation

April 15, 2024

DOCKET NUMBER: AN 24-03
APPLICANT: Rob Tiro
ADDRESS: Farmer Cir.
PARCEL ID NUMBER: 0528030101101 & 0528030101105
EXISTING ZONING: Unzoned Greenville County
REQUEST: Annex and zone to Manufacturing and Logistics (ML)

DOCKET NUMBER: AN 24-03



DOCKET NUMBER: AN 24-03

Current Zoning Map



DOCKET NUMBER: AN 24-03

Future Land Use



DOCKET NUMBER: AN 24-03



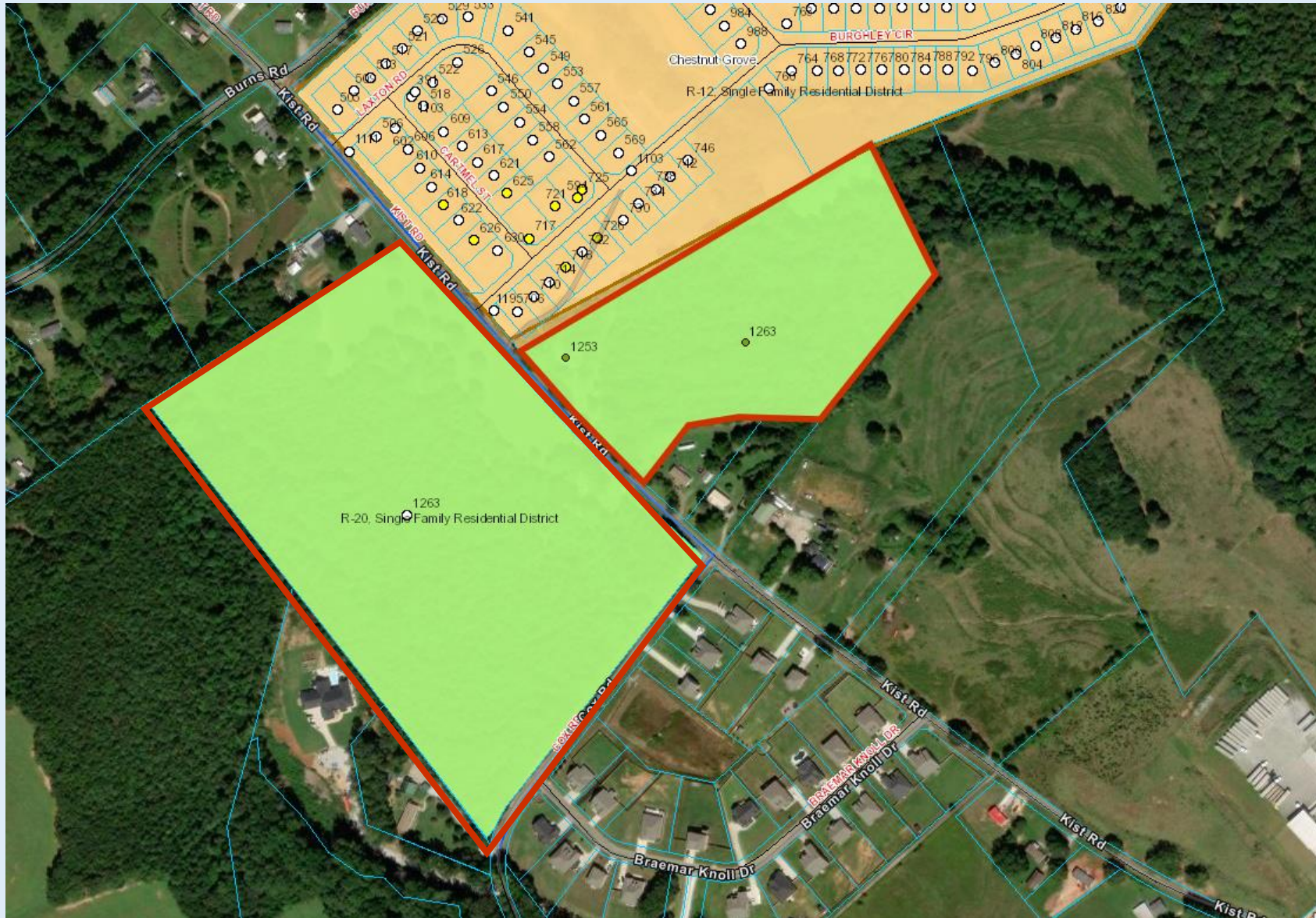
DOCKET NUMBER: RZ 24-05
APPLICANT: Seamon, Whiteside & Associates, Inc.
ADDRESS: Kist Rd.
PARCEL ID NUMBER: 5-35-00-038.01 & 5-35-00-038.00
EXISTING ZONING: Rural Residential (RR)
REQUEST: Rezone to Suburban Neighborhood (SN)

DOCKET NUMBER: RZ 24-05



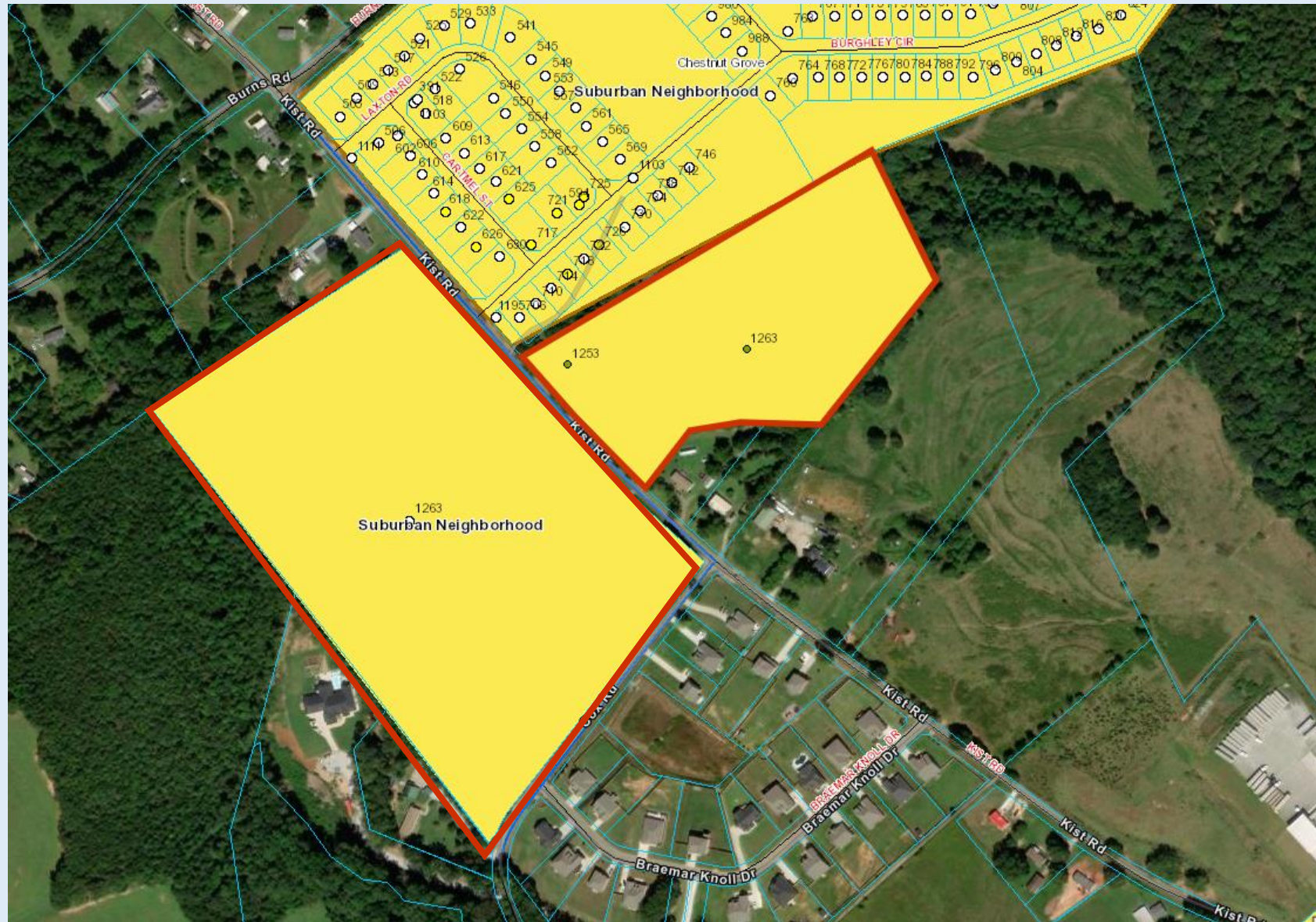
DOCKET NUMBER: RZ 24-05

Zoning Map



DOCKET NUMBER: RZ 24-05

Future Land Use



DOCKET NUMBER: RZ 24-05



West side of Kist Road



East side of Kist Road



Planning Commission

Public Hearing Presentation

April 15, 2024

Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/15/2024

New Business Presentation

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
4/15/2024

Staff Reports

ATTACHMENTS:

Description	Upload Date	Type
☐ AN 24-03 Staff Report	3/28/2024	Exhibit
☐ RZ24-05 Staff Report	3/28/2024	Exhibit

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, April 15, 2024

DOCKET: AN 24-03

APPLICANT: Rob Tiro

PROPERTY LOCATION: Farmer Cir.

TAX MAP NUMBER: 0528030101101 & 0528030101105

REQUEST: Annex and zone to Manufacturing and Logistics (ML)

SIZE: 2.972 acres

COMPREHENSIVE PLAN: Adjacent to Mixed Employment

ANALYSIS: **AN 24-03**

AN 24-03 is a request to annex two parcels with a combined acreage of 2.972 located on Farmer Circle. The applicant is requesting to annex into the city and zone to Manufacturing and Logistics (ML). The purpose of the annexation is to expand the adjacent Swafford Properties LLC business.

Surrounding land uses and zoning include:

North: Manufacturing and Logistics - industrial
East: unzoned Greenville County - industrial
South: unzoned Greenville County - residential
West: unzoned Greenville County - industrial

Mixed Employment are office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Characterized by a campus-style development pattern integrating jobs, amenities and places of residence. These often center around research, medical, manufacturing, assembly, and educational uses.

- **Primary Uses:** Advanced manufacturing, research, office, mixed-use buildings, civic/institutional facilities
- **Secondary Uses:** Open space, district commercial, multi-family residential
- **Transportation:** Auto oriented but walkable, transit/park-and ride lots should be provided
- **Parking:** Large surface lot parking, central parking garages encouraged
- **Open Space:** Civic greens, courtyard greens

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

STAFF RECOMMENDATION: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, April 15, 2024

DOCKET: RZ 24-05

APPLICANT: Seamon, Whiteside & Associates, Inc.

PROPERTY LOCATION: Kist Rd.

TAX MAP NUMBER: 5-35-00-038.01 & 5-35-00-038.00

EXISTING ZONING: Rural Residential (RR)

REQUEST: Rezone to Suburban Neighborhood (SN)

SIZE: 39.44 acres

COMPREHENSIVE PLAN: Suburban Neighborhood

ANALYSIS: **RZ 24-05**

RZ 24-05 is a rezoning request for two parcels located on Kist Rd. with a combined acreage of 39.44. The request is to rezone the properties from Rural Residential to Suburban Neighborhood. The intent of the applicant is to develop a residential subdivision.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood – Chestnut Grove subdivision
East:	unzoned Spartanburg County - residential
South:	unzoned Spartanburg County - residential
West:	unzoned Spartanburg County - residential

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Local streets are often designed in a curvilinear pattern with occasional cul-de-sacs to respond to and protect natural features. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, trails, and interconnected community open space.

- **Primary Uses:** Single-family attached and detached residential, townhomes, senior housing, parks
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), small-scale neighborhood commercial uses Transportation Automobile access with sidewalk system and trail connections, interconnected streets
- **Parking:** Private driveway with attached or detached garages, on-street parking
- **Open Space:** Neighborhood and Community Parks, schools, and streetscape; interconnected open space/ greenway trail connections

The request is compatible with surrounding land uses and the adjacent subdivisions are of comparable lot sizes and zoning designations; therefore, staff supports the request.

STAFF RECOMMENDATION: Approval

Category Number: III.
Item Number: C.



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AN24-03

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
4/15/2024

RZ24-05

ATTACHMENTS:

Description

Upload Date

Type

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
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Planning and Zoning Report