



AGENDA
GREER PLANNING COMMISSION
301 E. Poinsett St., Greer, SC 29651
September 18, 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. August 2024 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. Staff Reports
- C. Impact Fee Resolution
- D. RZ 24-09
- E. RZ 24-10
- F. RZ 24-11

IV. OTHER BUSINESS

- A. Planning and Zoning Staff Report

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
9/18/2024

August 2024 Minutes

ATTACHMENTS:

Description

Upload Date

Type

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
9/18/2024

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	9/6/2024	Cover Memo



Planning Commission

Public Hearing Presentation

September 18, 2024

APPLICANT:

City of Greer

REQUEST:

Consider resolution related to impact fee study and implementation

- Impact fees/infrastructure financing strategies
- Fiscal/economic impact analyses
- Capital improvement planning
- Infrastructure finance/revenue enhancement
- Real estate and market feasibility

Aiken County	Anderson County	Anderson School Dist. 1
Beaufort County	Beaufort Co. Schools	Clover Schools
Georgetown County	Fort Mills Schools	Georgetown County
Horry County	Lancaster County	Lancaster Co. Schools
Tega Cay	Summerville	York County
Easley	Greer	Inman
Clemson	Chester County Schools	York School District 1
Lexington County	Woodruff	Jasper County

Impact Fee Fundamentals

- One-time payment for growth-related infrastructure, usually collected at the time buildings permits are issued
- Can't be used for operations, maintenance, or replacement
- Not a tax but more like a contractual arrangement to build infrastructure, with three requirements
 - Need (system improvements, not project-level improvements)
 - Benefit
 - Short range expenditures
 - Geographic service areas and/or benefit districts
 - Proportionate

Impact Fees in South Carolina

- Impact fee revenue must be maintained in an interest bearing account
- Monies must be spent within 3 years of scheduled date for construction in the CIP
- Must publish an Annual Monitoring Report
- Comprehensive review and update every 5 years
- All maximum allowable fee changes require an updated study
- Requires an analysis that estimates the effect of imposing updated impact fees on affordable housing in the County

Residential Growth

- Pipeline is assumed to develop over the next seven years
- Average annual single family growth assumed in out-years
- After multifamily pipeline is absorbed the average size project (144 units) is assumed annually
- 18,491 new residents & 7,899 new homes (36% increase)

City of Greer, SC	Base Year 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Increase
Population [1]	51,645	53,849	56,053	57,792	59,530	61,269	63,008	64,747	66,543	68,339	70,136	18,491
<i>Percent Increase</i>		4.3%	4.1%	3.1%	3.0%	2.9%	2.8%	2.8%	2.8%	2.7%	2.6%	35.8%
Housing Units [2]												
Single Family	17,740	18,408	19,075	19,664	20,254	20,843	21,433	22,022	22,634	23,245	23,857	6,117
Multifamily	3,893	4,210	4,527	4,671	4,814	4,958	5,101	5,245	5,388	5,532	5,675	1,782
Total Housing Units	21,633	22,618	23,602	24,335	25,068	25,801	26,534	27,267	28,022	28,777	29,532	7,899

[1] Population projections are based on housing growth and PPHU factors

[2] Short- and mid-term housing development pipeline projects are assumed to phase over the first seven years. The annual average is assumed to continue in Years 8-10.

Nonresidential Growth

- Based on Transportation Study TAZ database, there is an annual employment growth of 0.81%
- Over ten years, 1,404 new jobs and 613,000 new square feet

Industry	Base Year 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Increase
Jobs [1]												
Retail	5,259	5,302	5,345	5,388	5,432	5,476	5,520	5,565	5,610	5,656	5,701	442
Office	3,184	3,210	3,236	3,262	3,289	3,315	3,342	3,369	3,397	3,424	3,452	268
Industrial	3,286	3,313	3,340	3,367	3,394	3,421	3,449	3,477	3,505	3,534	3,562	276
Institutional	4,967	5,007	5,048	5,089	5,130	5,172	5,214	5,256	5,299	5,342	5,385	418
Total	16,696	16,831	16,968	17,105	17,244	17,384	17,525	17,667	17,810	17,955	18,100	1,404
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	2,477	2,497	2,517	2,538	2,558	2,579	2,600	2,621	2,642	2,664	2,685	208
Office	977	985	993	1,001	1,010	1,018	1,026	1,034	1,043	1,051	1,060	82
Industrial	2,093	2,110	2,127	2,145	2,162	2,179	2,197	2,215	2,233	2,251	2,269	176
Institutional	1,738	1,753	1,767	1,781	1,796	1,810	1,825	1,840	1,854	1,870	1,885	146
Total	7,286	7,345	7,405	7,465	7,525	7,586	7,648	7,710	7,772	7,835	7,899	613

[1] Source: ESRI Business Analyst; Greenville-Pickens Area Transportation Study TAZ database

[2] Source: Trip Generation, Institute of Transportation Engineers, 11th Edition (2021)

Greer Impact Fee Study

○ Maximum Supportable Fee

Development Type	Parks & Recreation	Police	Fire	Public Safety	Maximum Supportable Fee
Residential (per housing unit)					
Single Family	\$2,335	\$484	\$1,044	\$1,371	\$5,234
Multifamily	\$1,378	\$286	\$616	\$809	\$3,089
Nonresidential (per 1,000 square feet)					
Retail	-	\$542	\$1,169	\$1,536	\$3,247
Office	-	\$392	\$846	\$1,111	\$2,349
Industrial	-	\$184	\$397	\$521	\$1,102
Institutional	-	\$387	\$835	\$1,097	\$2,319

DOCKET NUMBER: RZ 24-09
APPLICANT: H. Dillard Co., Inc.
ADDRESS: 711 N. Main St.
PARCEL ID NUMBER: G018000400800
EXISTING ZONING: Suburban Neighborhood (SN)
REQUEST: Rezone to Traditional Neighborhood (TN)

DOCKET NUMBER: RZ 24-09



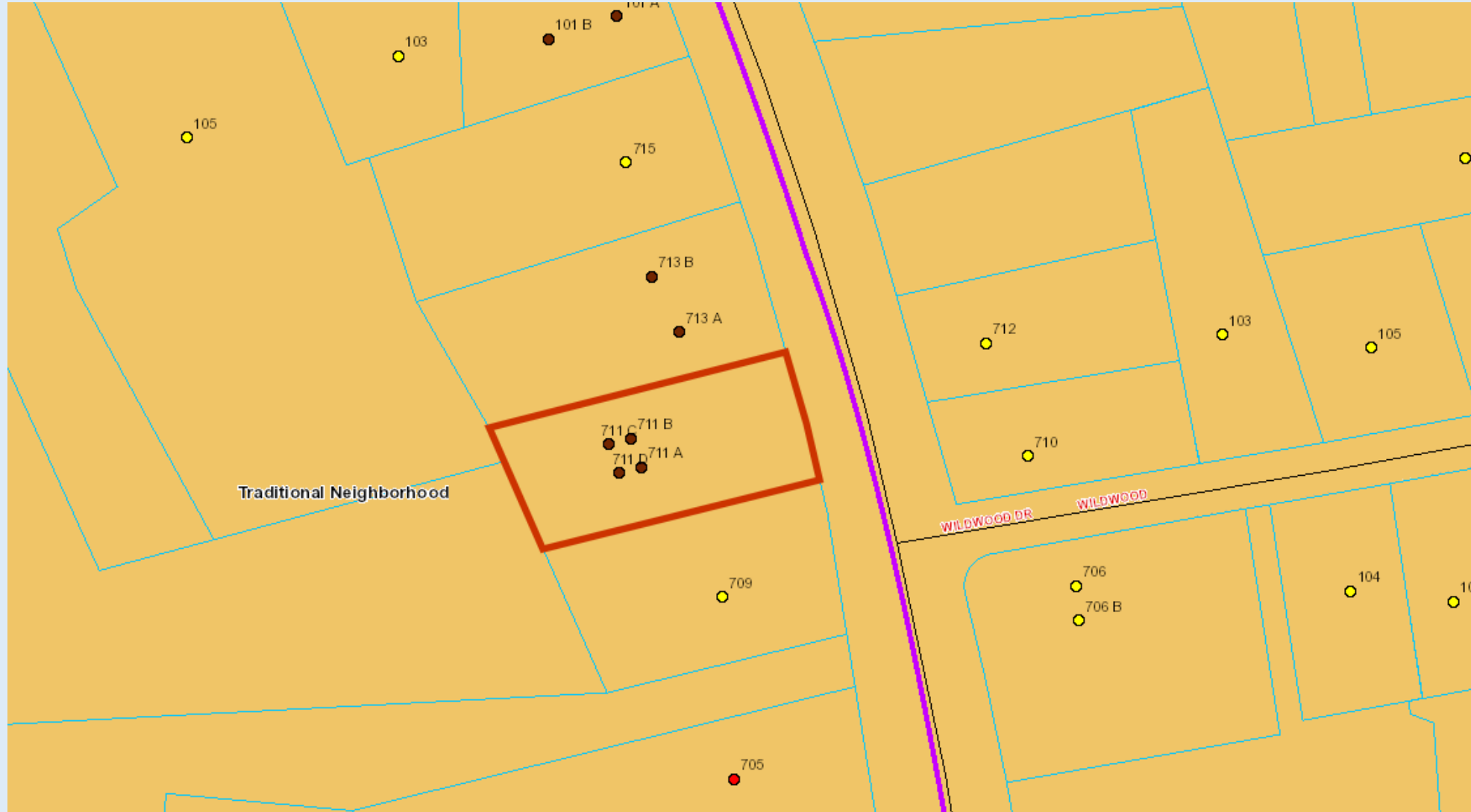
DOCKET NUMBER: RZ 24-09

Zoning Map



DOCKET NUMBER: RZ 24-09

Future Land Use



DOCKET NUMBER: RZ 24-09



DOCKET NUMBER: RZ 24-10

APPLICANT: MCP RE Acquisitions, LLC

ADDRESS: 945 Brockman McClimon Rd, 788 Brockman McClimon Rd, 780 Brockman McClimon Rd, 784 Brockman McClimon Rd, 792 Brockman McClimon Rd

PARCEL ID NUMBER: 5-28-00-012.04, 5-28-00-012.02, 5-28-00-012.00, 5-28-00-012.01, 5-28-00-012.03

EXISTING ZONING: Rural Residential (RR)

REQUEST: Rezone to Traditional Neighborhood (TN)

DOCKET NUMBER: RZ 24-10



DOCKET NUMBER: RZ 24-10

Zoning Map



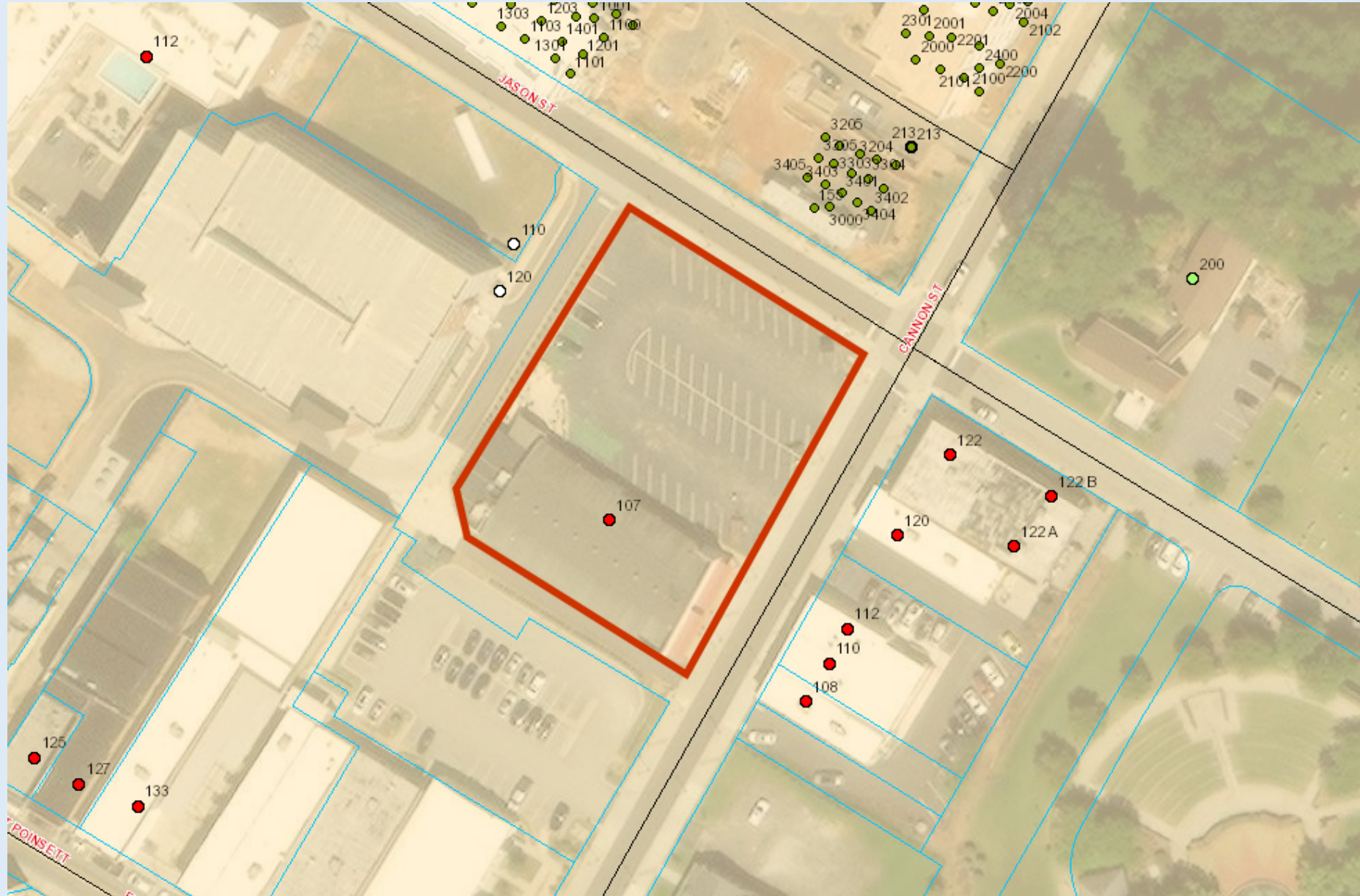
DOCKET NUMBER: RZ 24-10

Existing Conditions



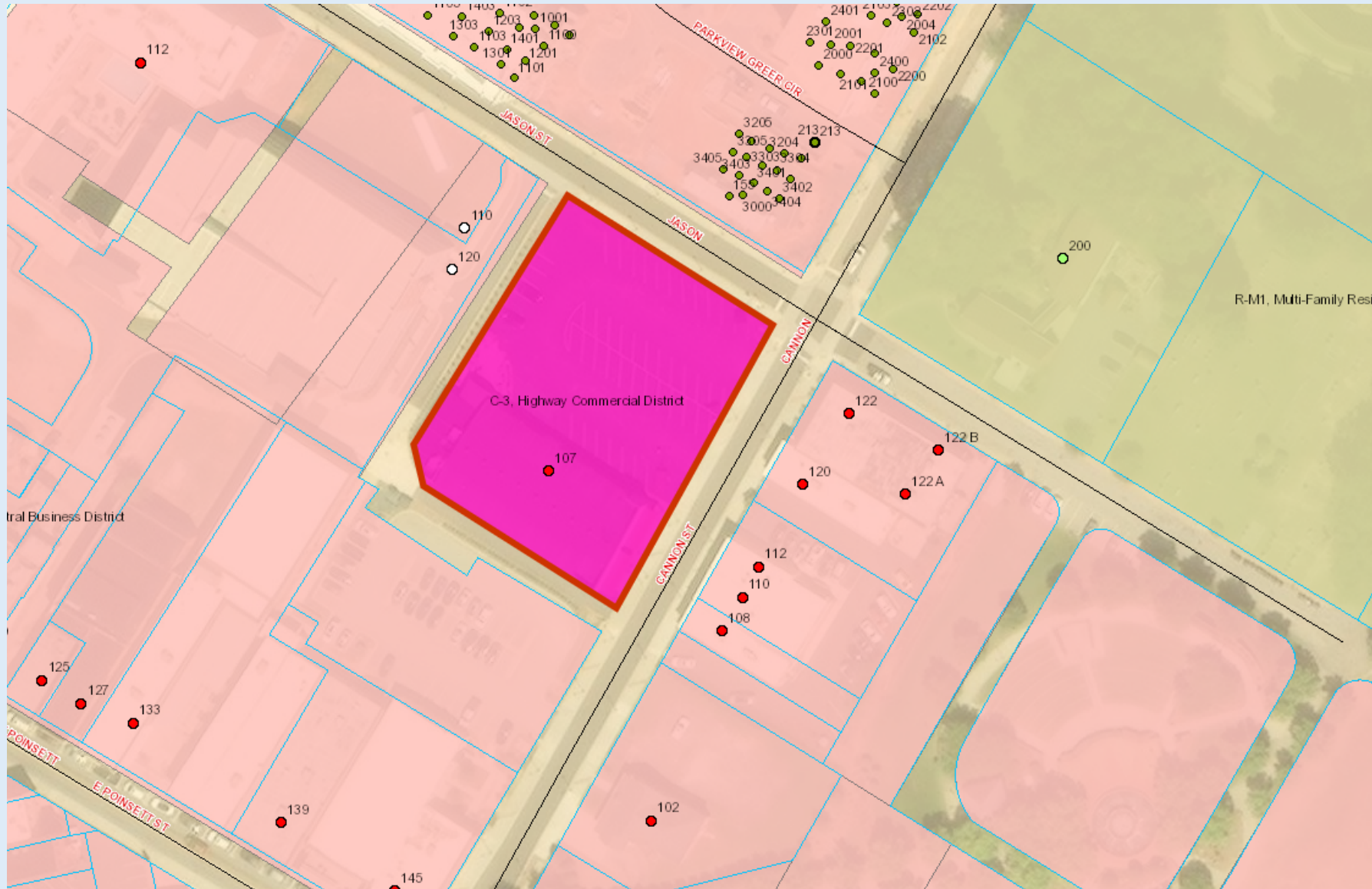
DOCKET NUMBER: RZ 24-11
APPLICANT: Dunham Kids Investments, LP & Jones Kids Investments, LP
ADDRESS: 107 Cannon St.
PARCEL ID NUMBER: G021000100900
EXISTING ZONING: Commercial Corridor (CC)
REQUEST: Rezone to Greer Station (GS)

DOCKET NUMBER: RZ 24-11



DOCKET NUMBER: RZ 24-11

Zoning Map



DOCKET NUMBER: RZ 24-09





Planning Commission

Public Hearing Presentation

September 18, 2024

Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
9/18/2024

New Business Presentation

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
9/18/2024

Staff Reports

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
9/18/2024

Impact Fee Resolution

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
9/18/2024

RZ 24-09

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
9/18/2024

RZ 24-10

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: F.



AGENDA
GREER PLANNING COMMISSION
9/18/2024

RZ 24-11

ATTACHMENTS:

Description

Upload Date

Type

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
9/18/2024

Planning and Zoning Staff Report