



AGENDA
GREER PLANNING COMMISSION
Council Chambers, City of Greer City Hall, 301 E. Poinsett St, Greer, SC 29615
October 21, 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. September 2024 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. Staff Reports
- C. AN 24-07
- D. UDO Amendments

IV. OTHER BUSINESS

- A. PAC Project Update

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
10/21/2024

September 2024 Minutes

ATTACHMENTS:

Description

Upload Date

Type

Category Number: II.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
10/21/2024

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ October Public Hearing Presentation	10/9/2024	Cover Memo



Planning Commission

Public Hearing Presentation

October 21, 2024

DOCKET NUMBER: AN 24-07
APPLICANT: Dream Finders Homes
ADDRESS: 1035 Abner Creek Rd
PARCEL ID NUMBER: 5-28-00-020.00
EXISTING ZONING: Unzoned Spartanburg County
REQUEST: Annex and zone to TN, Traditional Neighborhood

DOCKET NUMBER: AN 24-07



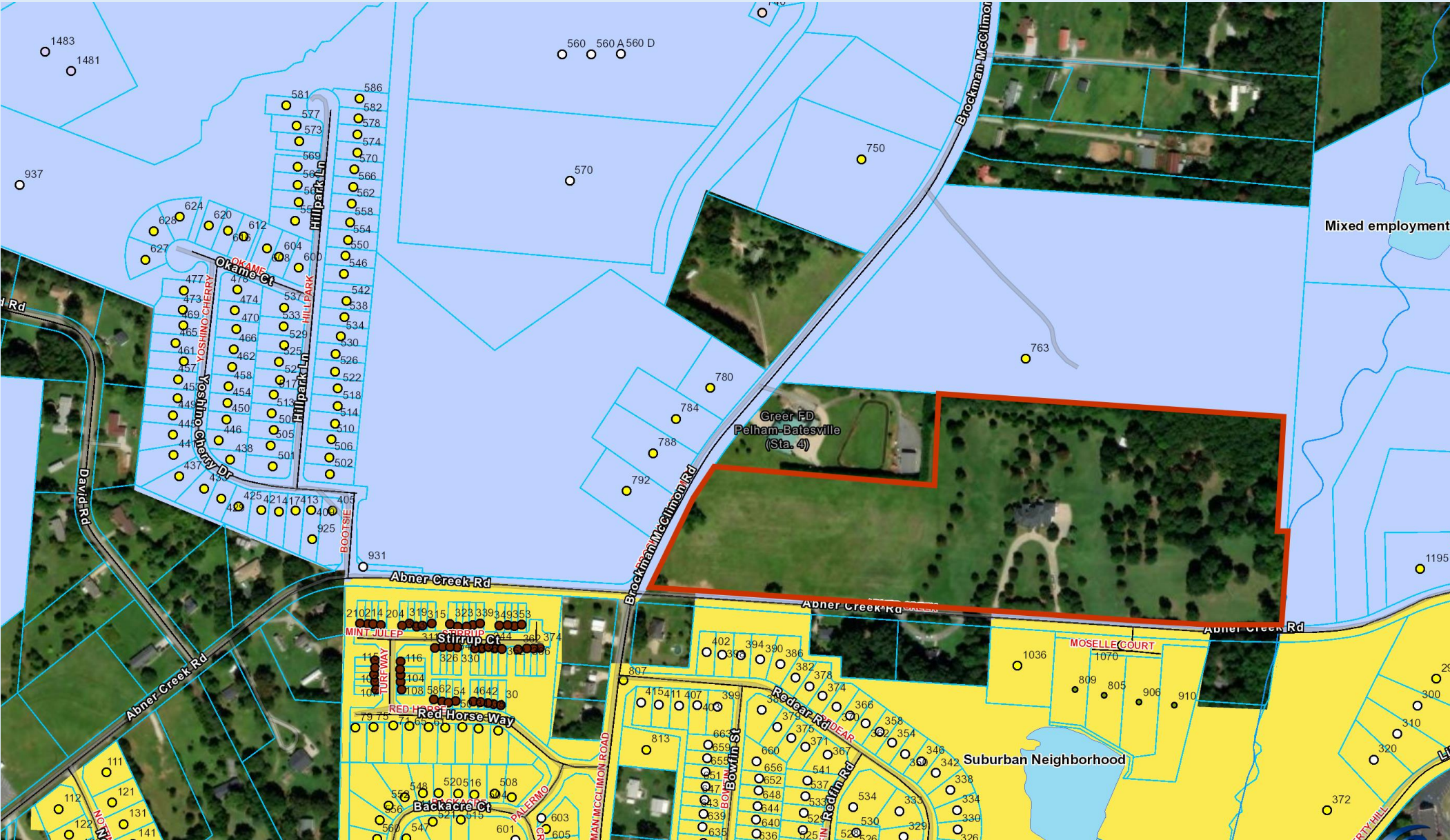
DOCKET NUMBER: AN 24-07

Zoning Map



DOCKET NUMBER: AN 24-07

Future Land Use



DOCKET NUMBER: AN 24-07

Existing Conditions



Abner Creek Road looking north/west

Brockman McClimon looking east



DOCKET NUMBER:

MISCP24-02

APPLICANT:

City of Greer

REQUEST:

Amendments to Unified Development Ordinance

DOCKET NUMBER: MISCP 24-02

**Unified Development Ordinance (UDO)
Proposed Amendments
October 2024**

Amendment Topic	Action	Reference
Code Enforcement	Updated language on fines to be consistent with other City ordinances Added language restricting commercial building material storage/activity in residential Updated definition for commercial vehicle	1.5.4 4.3 Definitions
Zoning	Updated minimum lot size for attached housing Removed Build to Zone standards and references	2.1 2.1, 5 and 6.1.
Permitted Uses	Updated Indoor Amusement to allow in BT and ML Updated Outdoor Storage to allow in ML Added day care/pre-school as an accessory use to Church description Updated fence and setback requirements for outdoor storage to be consistent	4.2 through 4.5
Design and Development Standards	Added language regarding sight triangles Updated materials to allow vinyl fencing	5.1 5.6
Signs	Added clarifying language to applicability Added an allowed minimum for wall signs Updated public rights of way language	5.2



Planning Commission

Public Hearing Presentation

October 21, 2024

Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
10/21/2024

New Business Presentation

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Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
10/21/2024

Staff Reports

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Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
10/21/2024

AN 24-07

ATTACHMENTS:

Description

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Category Number: III.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
10/21/2024

UDO Amendments

ATTACHMENTS:

Description

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Type

Category Number: IV.
Item Number: A.



AGENDA
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10/21/2024

PAC Project Update

ATTACHMENTS:

Description

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