



AGENDA
GREER PLANNING COMMISSION
City Hall, 301 E. Poinsett, Greer, SC 29651
November 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. October 2024 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. RZ 24-12
- C. Staff Reports
- D. AN 24-08
- E. AN 24-09

IV. OTHER BUSINESS

- A. Planning and Zoning Staff Report

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
11/18/2024

October 2024 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 October 2024 Minutes	11/7/2024	Cover Memo



City of Greer

Planning Commission Minutes

October 21, 2024

Members Present: Walden Jones, Chair
Ryan Acierno, Vice- Chair
Shelley Medford
Paul Lamb

Member(s) Absent: Judy Jones
Will Lavender
Tramaine Booker

Staff Present: Ashley Kaade, Planning Manager
Heather Stahl, Planner II

I. Call to Order

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

II. Minutes of the Planning Commission Meeting

ACTION – Mr. Lamb made a motion to approve the minutes from the September 2024 Planning Commission meeting. Mr. Acierno seconded the motion. The motion passed with a vote of 4 to 0.

III. Public Hearing

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

A. AN 24-07 Abner Creek Townhomes

Mr. Jones opened the public hearing for AN 24-07.

Staff gave the basic information for the request.

Nick Meyers, Seamon Whiteside, was present as project engineer gave an update on the project. He explained that the developer listened to the comments and concerns from the previous meetings and they are returning to request a lower density zoning district. The project plans had not changed, the traffic study had been completed and the developer will work with the City to complete required improvements. They are also willing to dedicate a portion of their property to DOT for future intersection improvements.

There were several attendees who spoke during public hearing.

Scott Gillespie said he was not opposing the rezoning, but requesting a landscaping aesthetic that would be similar to the other subdivision around. He would also like a large setback for the townhomes so they are not close to Abner Creek Road.

Becky McLaughlin spoke in opposition to the request. She was concerned about traditional neighborhood zoning and townhomes because normally they are rentals. There was a drug bust in her neighborhood recently, so she is concerned about transient renters.

Adam Wade spoke in opposition to the rezoning. He said that he is concerned about the population growth and traffic and the neighborhoods that are rental only and not for sale. He said that they have seen an increase in crime because there are too many rentals. He would like to see a police substation on the property.

Frank Windemere, the owner of the subject property, said that all of the public speakers were complaining about existing conditions.

Mr. Jones closed the public hearing for AN 24-07.

B. UDO Amendments – Fall 2024

Mr. Jones opened the public hearing for the UDO Amendments.

Staff gave the basic information for the request.

There was no one present to speak for or against this item.

Mr. Jones closed the public hearing for the UDO Amendments.

IV. New Business

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

A. AN 24-07 Abner Creek Townhomes

Mr. Jones opened the business meeting for AN 24-07.

Staff presented their analysis and recommendation of approval.

Mr. Jones asked what the density of the adjacent subdivisions were. Ms. Kaade answered that they are a mix of 2 - 4 units per acre.

Mr. Jones asked how the new UDO amendments will impact this project. Ms. Kaade answered that currently the townhome lot size in TN and SN zoning districts are 3,500 SF, which is too large. The amendments will be 2,000 SF lots for townhomes in SN zoning, and no minimum lot size in TN, MD, and HD districts. The density of the zoning districts will limit the number of units.

Mr. Jones asked staff to speak to the traffic study. Nick Meyers, Seamon Whiteside, said that DOT provided a statement on the study determination, and the developer agrees with the study findings that mitigation is necessary on Brockman McClimon. DOT has requested that the developer dedicates land and will help fund traffic improvements for the project. Ms. Kaade said that a SB right turn lane is the mitigation, but DOT does not want a right turn lane at a four way stop and they expect a signal or roundabout in the near future. DOT asked that this project contributes to those intersection improvements.

Ms. Medford asked if the plan was strictly townhomes. Mr. Meyers said that it has always been only townhomes, the only question is if the existing house on the property will be preserved or removed. That is why the estimated number of units that they plan to build is between 140-180.

Ms. Medford asked how many access points and where. Mr. Meyers said there are two separate entrances on Abner Creek.

Mr. Lamb asked how many garages and parking spaces they have planned. Mr. Meyers said 2-4 spaces per unit. Ms. Kaade said that they must have 2.5 spaces per unit.

Mr. Lamb asked if this is the only time they would see the project. Ms. Kaade said that the commission would see it again for preliminary plat approval.

ACTION – Mr. Lamb made a motion to recommend approval of the request. Ms. Medford seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

B. UDO Amendments – Fall 2024

Mr. Jones opened the business meeting for the UDO Amendments.

Staff presented their analysis and recommendation of approval.

Mr. Jones asked how commercial activity is defined and if an accountant would be OK. Ms. Kaade said that the UDO does have home occupations that are allowed.

Ms. Medford asked about construction pickup trucks parked in residential districts. Ms. Kaade showed the definition of commercial vehicles, which does not include commercial pickups for personal use, and reviewed the rest of the changes in the code enforcement amendments.

Ms. Kaade reviewed each amendment in the zoning, permitted use table, design and development standards, and sign section.

ACTION – Ms. Acierno made a motion to recommend approval of the request. Mr. Lamb seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Ms. Kaade gave a brief presentation on the new Planning Advisory Committee cases from the previous quarter and provided a status update on items previously reviewed. She also presented the overall status of residential projects. Finally, she reminded the committee members of the board appreciation luncheon from 12-1:30pm on Thursday, Dec. 5th.

IX. Adjourn

Mr. Acierno motioned for the meeting to adjourn. The meeting adjourned at 7:32 pm.



AGENDA
GREER PLANNING COMMISSION
11/18/2024

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
📎 Public Hearing Presentaiton	11/7/2024	Cover Memo



Planning Commission

Public Hearing Presentation

November 18, 2024

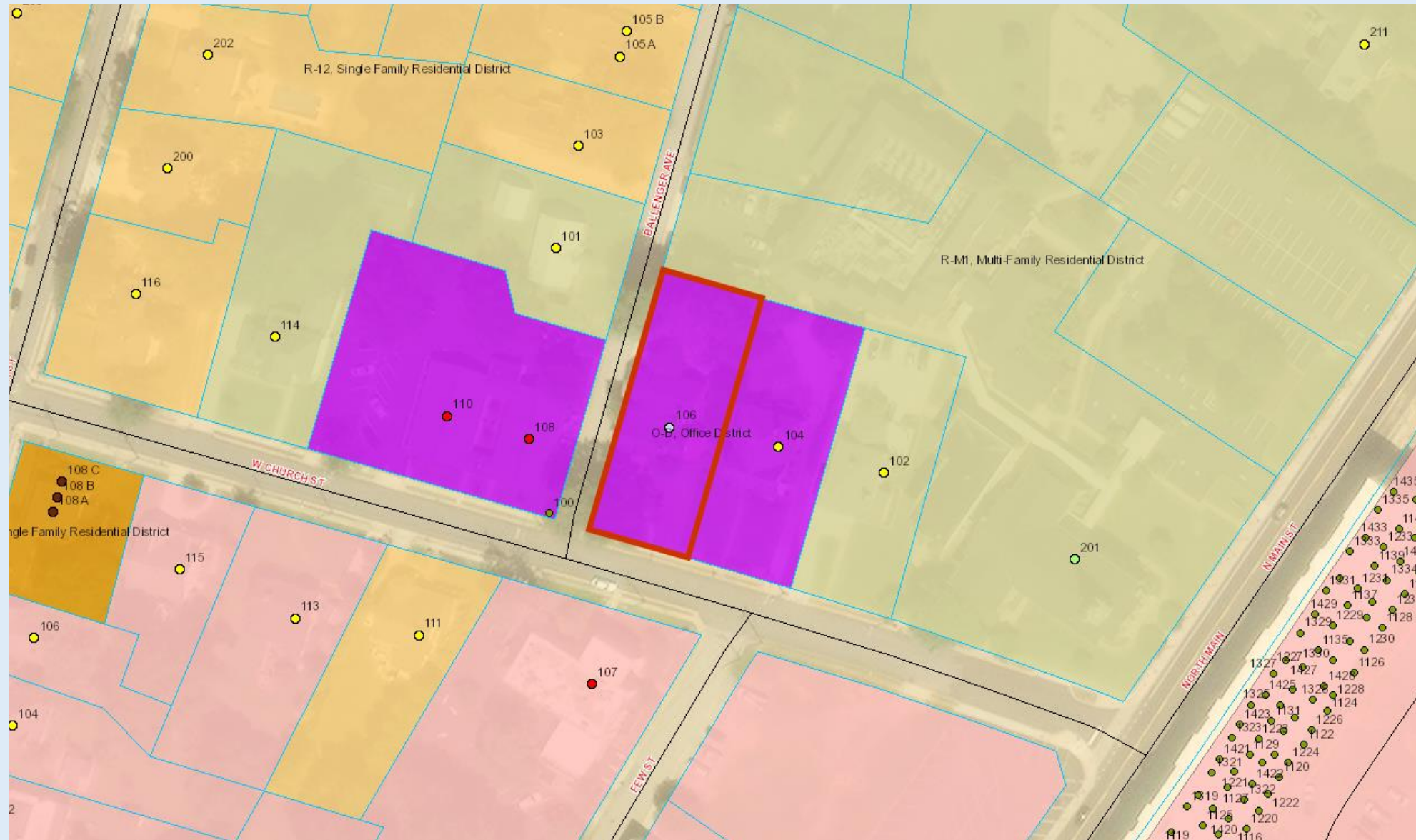
DOCKET NUMBER:	RZ 24-12
APPLICANT:	Paula Lawrence
ADDRESS:	106 W. Church Street
PARCEL ID NUMBER:	G022000400800
EXISTING ZONING:	Office Professional (OP)
REQUEST:	Rezone to TN, Traditional Neighborhood

DOCKET NUMBER: RZ 24-12



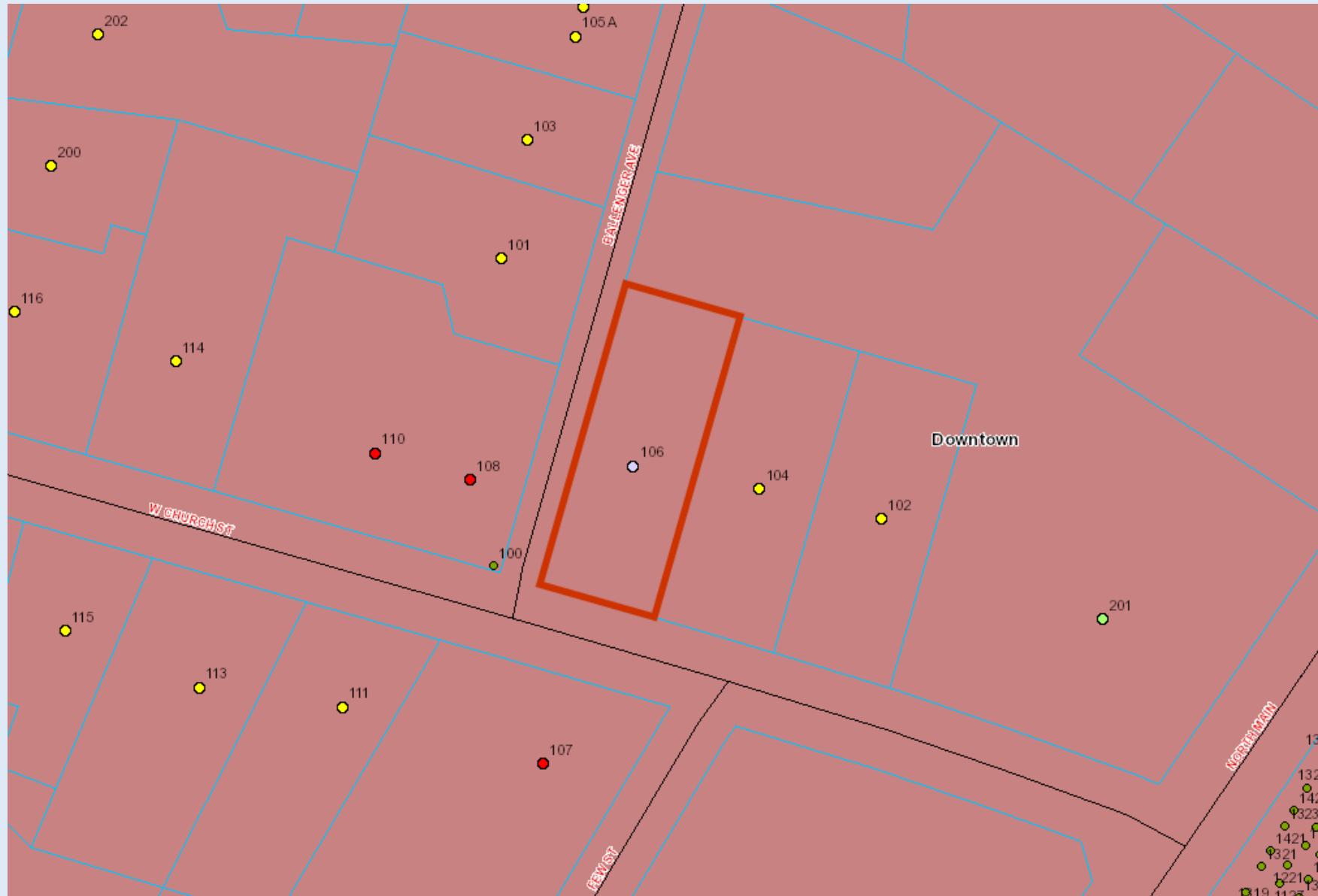
DOCKET NUMBER: RZ 24-12

Zoning Map



DOCKET NUMBER: RZ 24-12

Future Land Use



DOCKET NUMBER: RZ 24-12

Existing Conditions



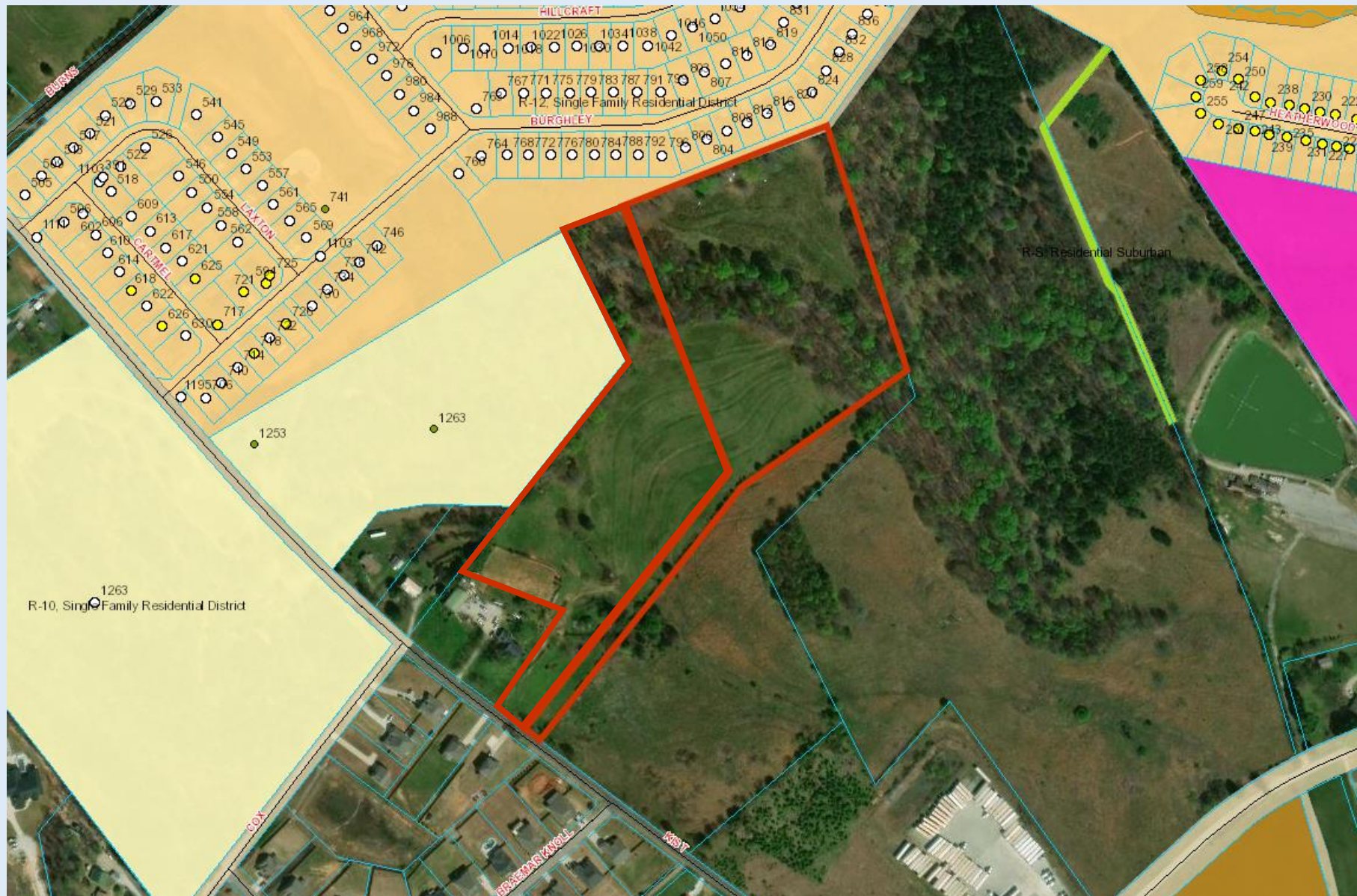
DOCKET NUMBER: AN 24-08
APPLICANT: Pulte Group
ADDRESS: 1385 Kist Road; 1415 Kist Road
PARCEL ID NUMBER: 5-35-00-078.01; p/o 5-35-00-078.00
EXISTING ZONING: Unzoned Spartanburg County
REQUEST: Annex and zone to SN, Suburban Neighborhood

DOCKET NUMBER: AN 24-08



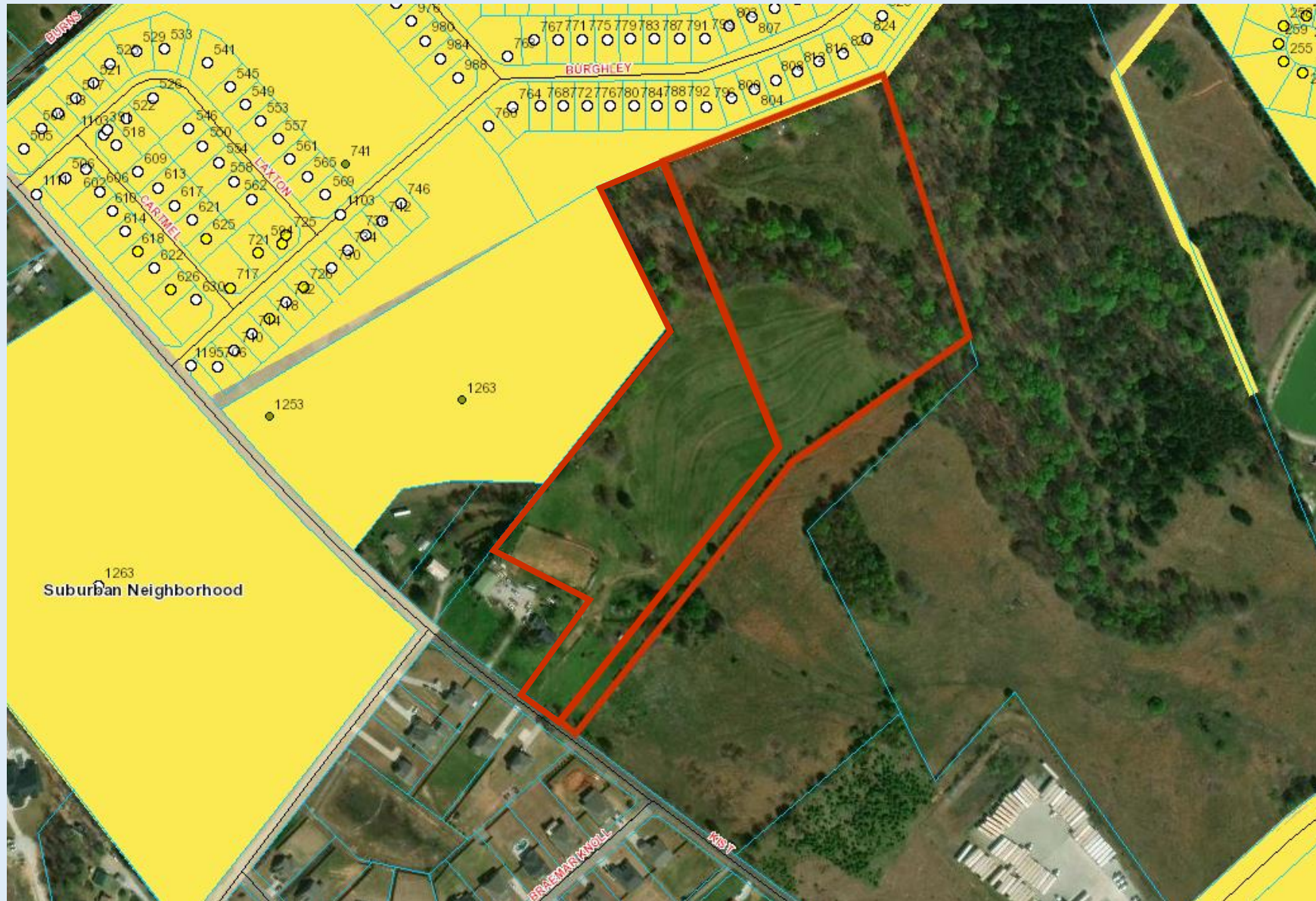
DOCKET NUMBER: AN 24-08

Zoning Map



DOCKET NUMBER: AN 24-08

Future Land Use



DOCKET NUMBER: AN 24-08

Existing Conditions



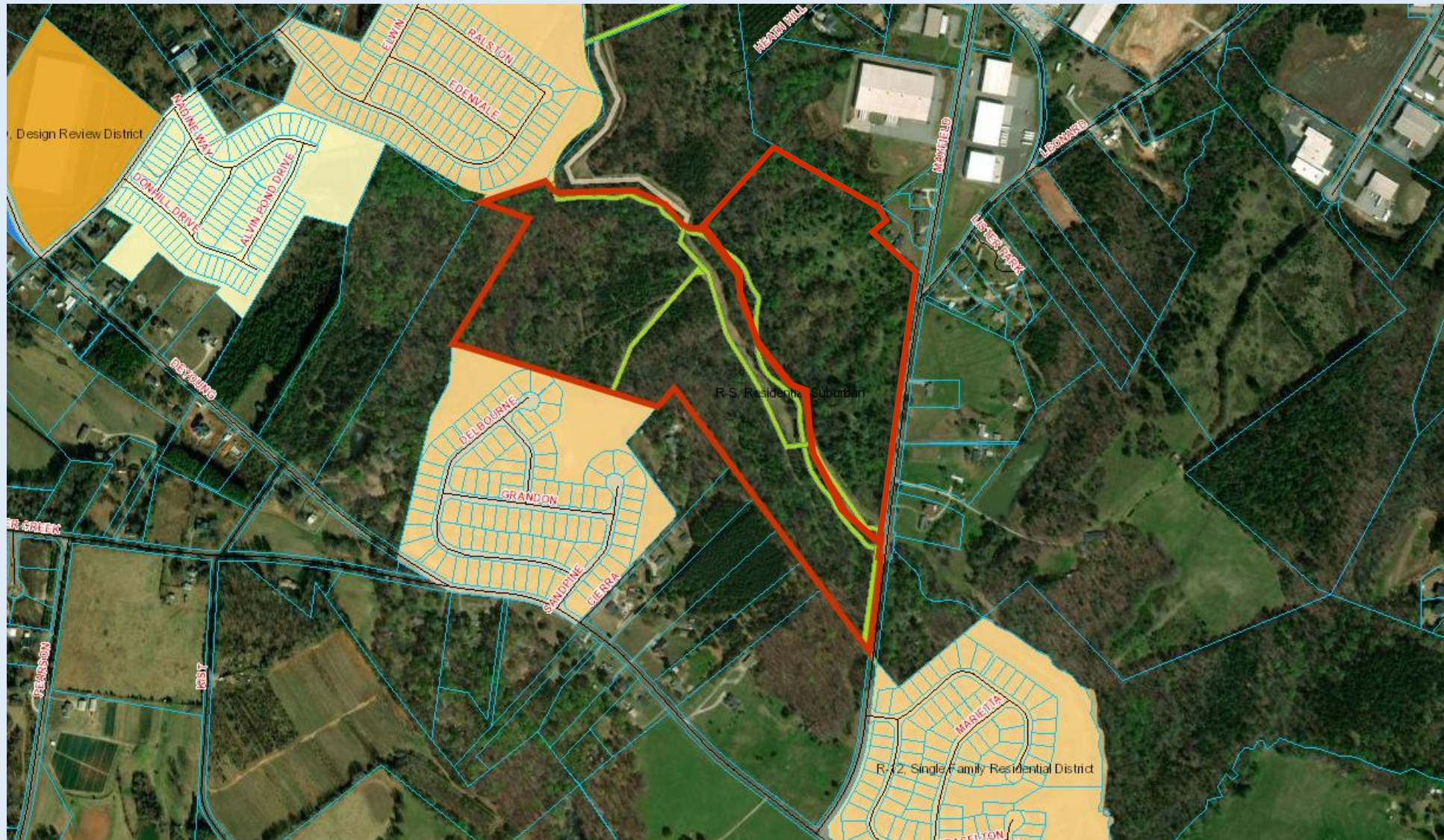
DOCKET NUMBER: AN 24-09
APPLICANT: Mayfield Road Subdivision
ADDRESS: Mayfield Road (2 parcels)
PARCEL ID NUMBER: 5-29-00-090.00; 5-29-00-091.00
EXISTING ZONING: Unzoned Spartanburg County
REQUEST: Annex and zone to SN, Suburban Neighborhood

DOCKET NUMBER: AN 24-09



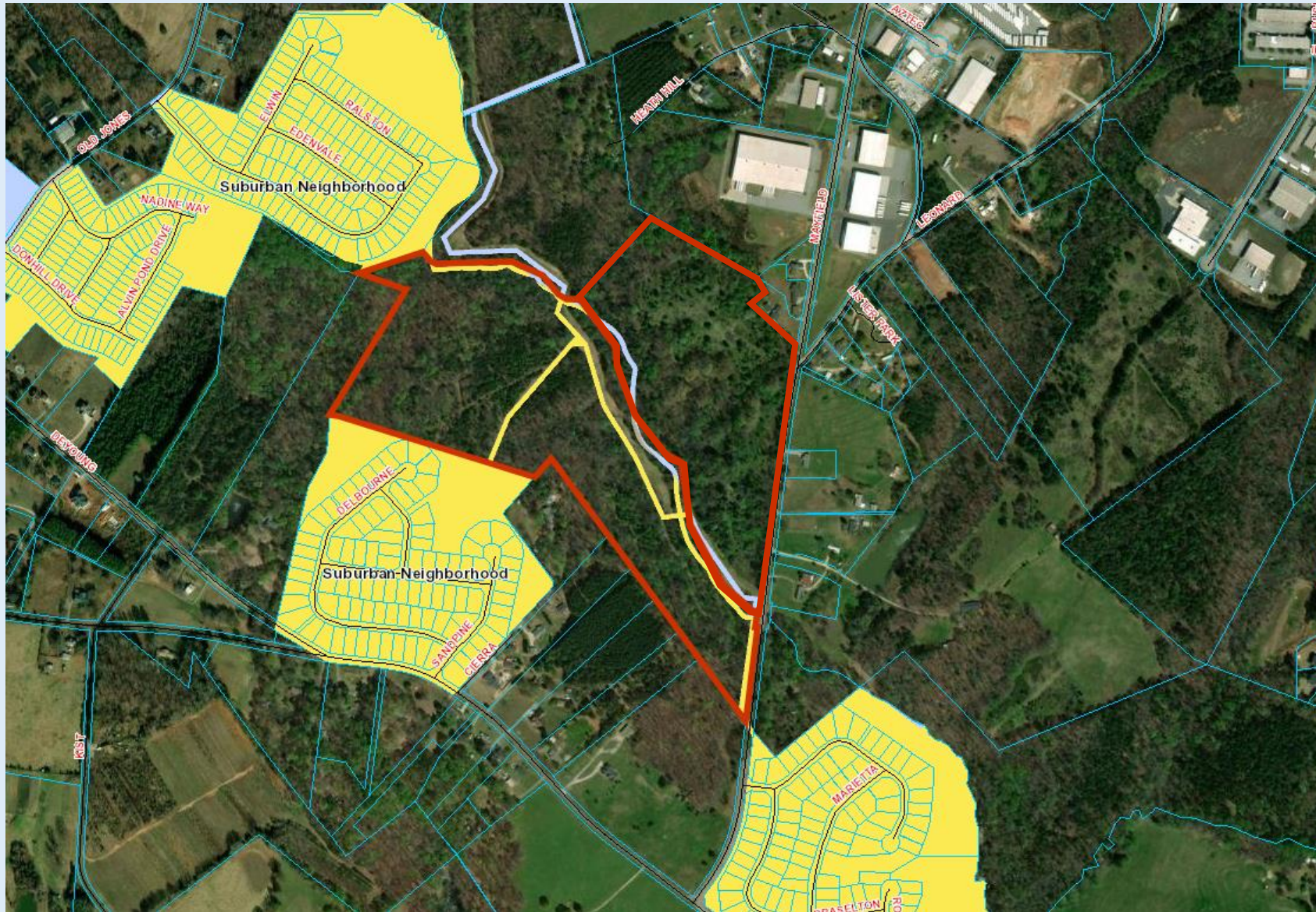
DOCKET NUMBER: AN 24-09

Zoning Map



DOCKET NUMBER: AN 24-09

Future Land Use



DOCKET NUMBER: AN 24-09

Existing Conditions



Southern parcel

Northern parcel





Planning Commission

Public Hearing Presentation

November 18, 2024

Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
11/18/2024

New Business Presentation

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
11/18/2024

RZ 24-12

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
11/18/2024

Staff Reports

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
11/18/2024

AN 24-08

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
11/18/2024

AN 24-09

ATTACHMENTS:

Description

Upload Date

Type

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
11/18/2024

Planning and Zoning Staff Report