



AGENDA
GREER PLANNING COMMISSION
Council Chambers, Greer City Hall, 301 E Poinsett St., Greer, SC 29615
January 27, 2025 @ 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. December 2024 Minutes

II. ELECTION OF OFFICER

III. PUBLIC HEARING

- A. Public Hearing Presentation

IV. NEW BUSINESS

- A. New Business Presentation
- B. Staff Reports
- C. RZ 25-01
- D. RZ 25-02
- E. RZ 25-03
- F. AN 25-01
- G. PP 24-06

V. OTHER BUSINESS

- A. Planning and Zoning Staff Report

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
1/27/2025

December 2024 Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ December 2024 Minutes	1/16/2025	Cover Memo



City of Greer
Planning Commission Minutes
December 16, 2024

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

Member(s) Absent: Tramaine Booker

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

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. Lavender made a motion to approve the minutes from the November 2024 Planning Commission meeting. Mr. Lamb seconded the motion. The motion passed with a vote of 6 to 0.

III. Public Hearing

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

A. RZ 24-13 116 Mount Vernon Cr

Mr. Jones opened the public hearing for RZ 24-13.

Staff gave the basic information for the request.

Rachael Semenach, applicant, gave a brief rundown of the request, noting that they'll be making a lot with a house and confirming that it is consistent with what is going on elsewhere in the neighborhood.

There were no participants in the public hearing.

Mr. Jones closed the public hearing for RZ 24-13.

B. AN 24-10 Brockman McClimon Ext

Mr. Jones opened the public hearing for AN 24-10.

Staff gave the basic information for the request.

David Craig, representative of the developer, came forward to provide background for the petition and to highlight developments in the project since they last met with the Planning Commission two months ago. He noted that they had since completed a traffic study which was in the process of being reviewed by the City and SCDOT. Mr. Craig also noted that there were discussions of intersection improvements tied up in that review, but that it was too early to tell exactly what the nature of those improvements would be.

Two community members (Becky McLaughlin and Lisa Timms) came forward to speak in opposition. They referenced traffic and roadway safety conditions and expressed concern with the number of houses/density and the overall rapid development in this area and the City.

Mr. Jones closed the public hearing for AN 24-10.

C. RZ 24-14 N Line St/Earl St

Mr. Jones opened the public hearing for RZ 24-14.

Staff gave the basic information for the request.

Scott Streetman, owner, came forward and explained how he had no immediate plans at all for the property but that he was thinking of a potential commercial use. He noted that there are already commercially-zoned properties on both sides but that he might petition for rezoning again in the future if his plans change and the need arises.

There were no participants in the public hearing.

Mr. Jones closed the public hearing for RZ 24-14.

IV. New Business

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

A. RZ 24-13 116 Mount Vernon Cr

Mr. Jones opened the business meeting for RZ 24-13.

Staff presented their analysis and recommendation of approval.

Mr. Jones and Mr. Lamb asked to see the survey of the parcel in question. Ms. Stahl explained how the survey was laid out. Mr. Lavender noted that the parcel was once 2 lots.

Mr. Jones inquired about the proposed frontage of the new lot and called Ms. Semenach up to answer questions about the request. Mr. Lamb asked for clarification about plans for the lot, and Ms. Semenach informed the Commission that they were planning on building another home there.

ACTION – Mr. Acierno made a motion to recommend approval of the request. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 1, with Mr. Lavender opposing the request. The motion passed.

B. AN 24-10 Brockman McClimon Ext

Mr. Jones opened the business meeting for AN 24-10.

Staff presented their analysis and recommendation of approval.

Mr. Jones called the developer's representative forward to answer questions regarding the traffic study he had mentioned in the public hearing portion of the meeting. Mr. Craig provided information about traffic flow and points of ingress/egress. Mr. Jones then asked Staff to outline the requirements of the traffic studies.

Mr. Craig noted that the additional 5 acres would allow the development to have a greater set of amenities.

Ms. Medford noted that she understood the traffic concerns expressed by the community members but that the Planning Commission is meant to only make recommendations based on the appropriateness of the zoning. Ms. Timms, one of the community members, was asked to come forward after she tried to respond from her seat, saying that she understood Ms. Medford's approach but that she was hoping that the Commission would approve something with a lower density, again citing traffic and roadway safety concerns.

Mr. Lavender asked about past zonings, inquiring about the parcel across Brockman McClimon Rd./behind the fire station in particular. This prompted a discussion of the traffic conditions in the area and the location of the ingress/egress points for the proposed development. Mr. Jones noted that with multiple developments coming to the area, an intersection improvement would likely be triggered. Ms. Timms once again came forward to remind the Commission that two members of City Council voted against this annexation because there was no assurance of traffic improvements. Ms. Stahl explained why SCDOT was not interested in having a right turn lane at the intersection of Abner Creek Rd. and Brockman McClimon Rd., and Mr. Lamb encouraged the community members who were

present to contact their state representatives in order to push them to acquire more funding for road improvements in the area, since both roads are owned by SCDOT.

Mr. Lavender floated the idea of tabling this matter until they knew more about the traffic study.

Mr. Acierno inquired about other zoning options for these parcels. Ms. Kaade responded that Suburban Neighborhood (SN) would be a less dense option but that the proposed zoning of Traditional Neighborhood (TN) made more sense because it served as a transition between the surrounding neighborhoods with lower density and the industrial-zoned areas to the north. Mr. Acierno noted that the proposed zoning might be preferable to industrial zoning, saying that there was nothing stopping a developer from trying to zone the parcels that way in the future. However, he was then reminded that someone had tried that before and had not been successful.

Ms. McLaughlin once again came forward to express her opposition to the density of the proposed zoning and development.

ACTION – Mr. Lamb made a motion to recommend approval of the request. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

C. RZ 24-14 N Line St/Earl St

Mr. Jones opened the business meeting for RZ 24-14.

Staff presented their analysis and recommendation of denial.

Mr. Jones called the applicant forward. Ms. Medford asked about the reasoning behind Staff's recommendation of denial. Ms. Stahl explained Staff's concern about the expansion of parcels zoned Commercial Corridor (CC) away from Wade Hampton Blvd.

Ms. Medford asked if he could rezone the property to Medium Density Residential (MD) in order to be similar to the surrounding residential areas, but was reminded that Mr. Streetman is thinking of using the parcel for commercial purposes.

Mr. Acierno asked if the larger, northern parcel is vacant. Mr. Jones asked about buffer requirements and acreage of the parcel.

ACTION – Mr. Lavender made a motion to recommend approval of the request. Ms. Medford seconded the motion. Ms. Jones noted that she would vote with the majority. The motion carried with a vote of 6 to 0. The motion passed.

D. PP 24-05 Arlington Commons Preliminary Plat

Mr. Jones opened the business meeting for PP 24-05.

Mr. Lamb called Mr. Heydenburg, representing the engineers behind the project, forward. Mr. Lamb then asked about garages and if they counted toward the parking requirements for townhomes. After Staff answered in the affirmative, Mr. Heydenburg also noted that the units had wider-than-required parking pads.

Mr. Jones asked about open space and the types thereof.

Ms. Jones talked about the difficulties of new development and their impact on traffic.

Mr. Jones asked about traffic studies and Mr. Lamb asked about the number of bedrooms in each unit, citing concerns about parking spaces in the development. Mr. Heydenburg noted that he had quite a bit of experience designing townhome communities and that the parking requirements here (in terms of number of spaces) were on the upper end of parking requirements he had seen elsewhere.

ACTION – Mr. Acierno made a motion to recommend approval of the preliminary plat. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 1, with Mr. Lamb voting against it, citing parking concerns. The motion passed.

VIII. Other Business

A. Planning and Zoning Report

Ms. Kaade thanked Mr. Acierno for his service on the Planning Commission, as this was his last meeting. She informed the other members that they would be joined by his replacement, Adam Thoma, in the new year. She reminded the Commission that training is due by the end of the year.

IX. Adjourn

Mr. Lavender motioned for the meeting to adjourn. The meeting adjourned at 7:38 pm.



AGENDA
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1/27/2025

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	1/16/2025	Cover Memo



Planning Commission

Public Hearing Presentation

January 27, 2025

DOCKET NUMBER: RZ 25-01
APPLICANT: Chuck Langston
ADDRESS: 400 West Road
PARCEL ID NUMBER: G005000209200
EXISTING ZONING: Office Professional (OP)
REQUEST: Rezone to Suburban Neighborhood (SN)

DOCKET NUMBER: RZ 25-01



DOCKET NUMBER: RZ 25-01



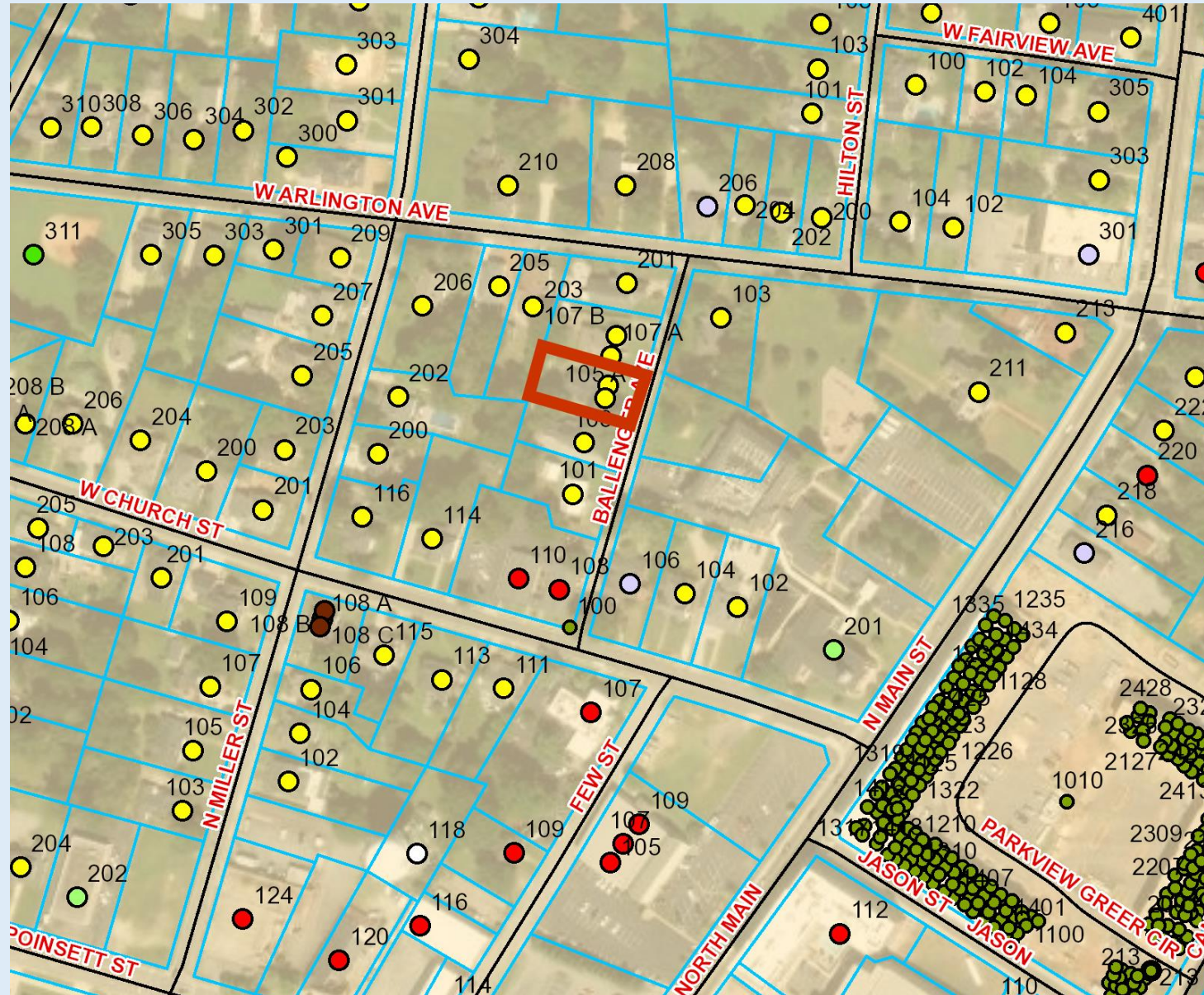
DOCKET NUMBER: RZ 25-01

Existing Conditions



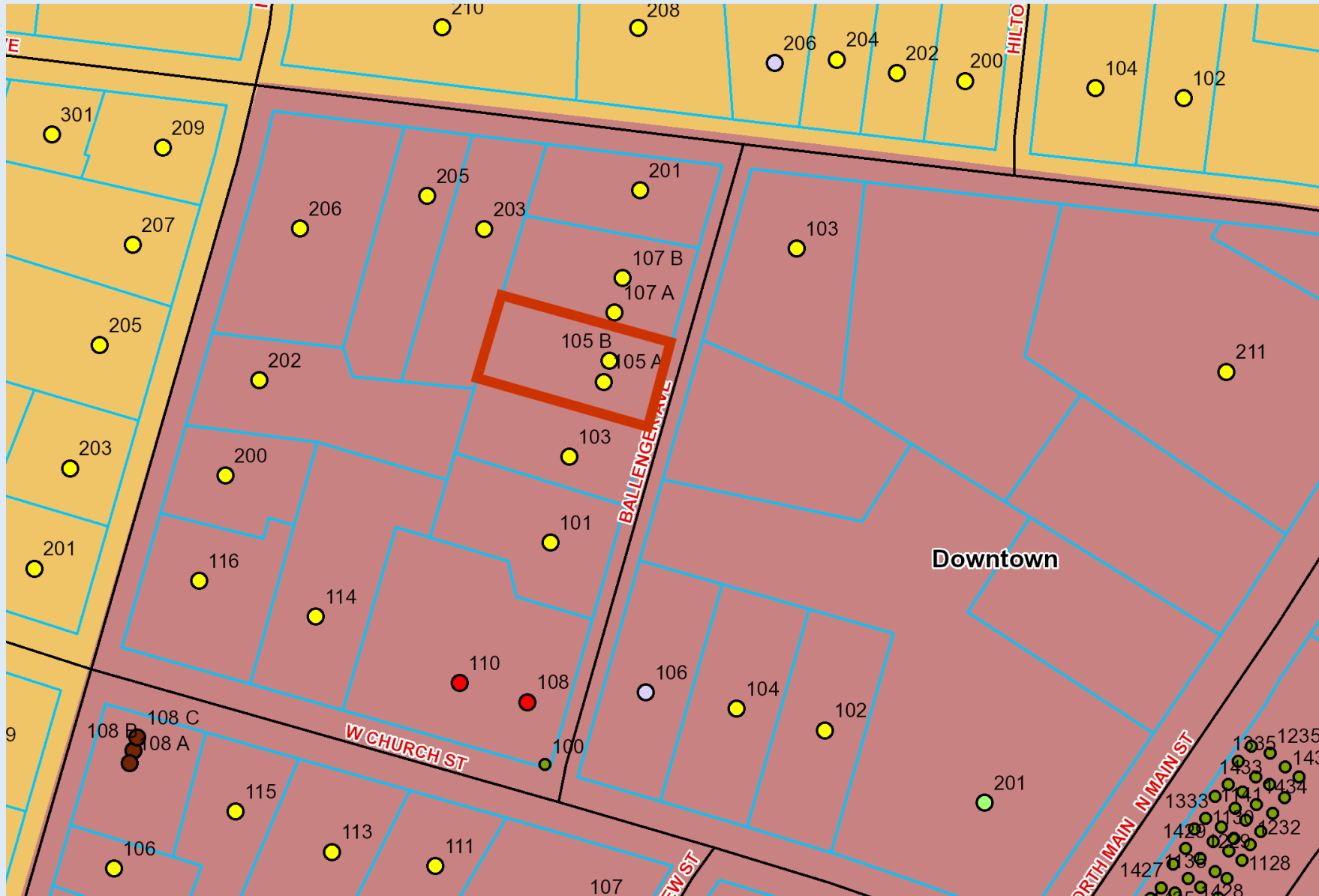
DOCKET NUMBER: RZ 25-02
APPLICANT: Sidney Ross Skinner
ADDRESS: 105 Ballenger Avenue
PARCEL ID NUMBER: G022000700200
EXISTING ZONING: Suburban Neighborhood (SN)
REQUEST: Rezone to Traditional Neighborhood (TN)

DOCKET NUMBER: RZ 25-02



DOCKET NUMBER: RZ 25-02

Future Land Use



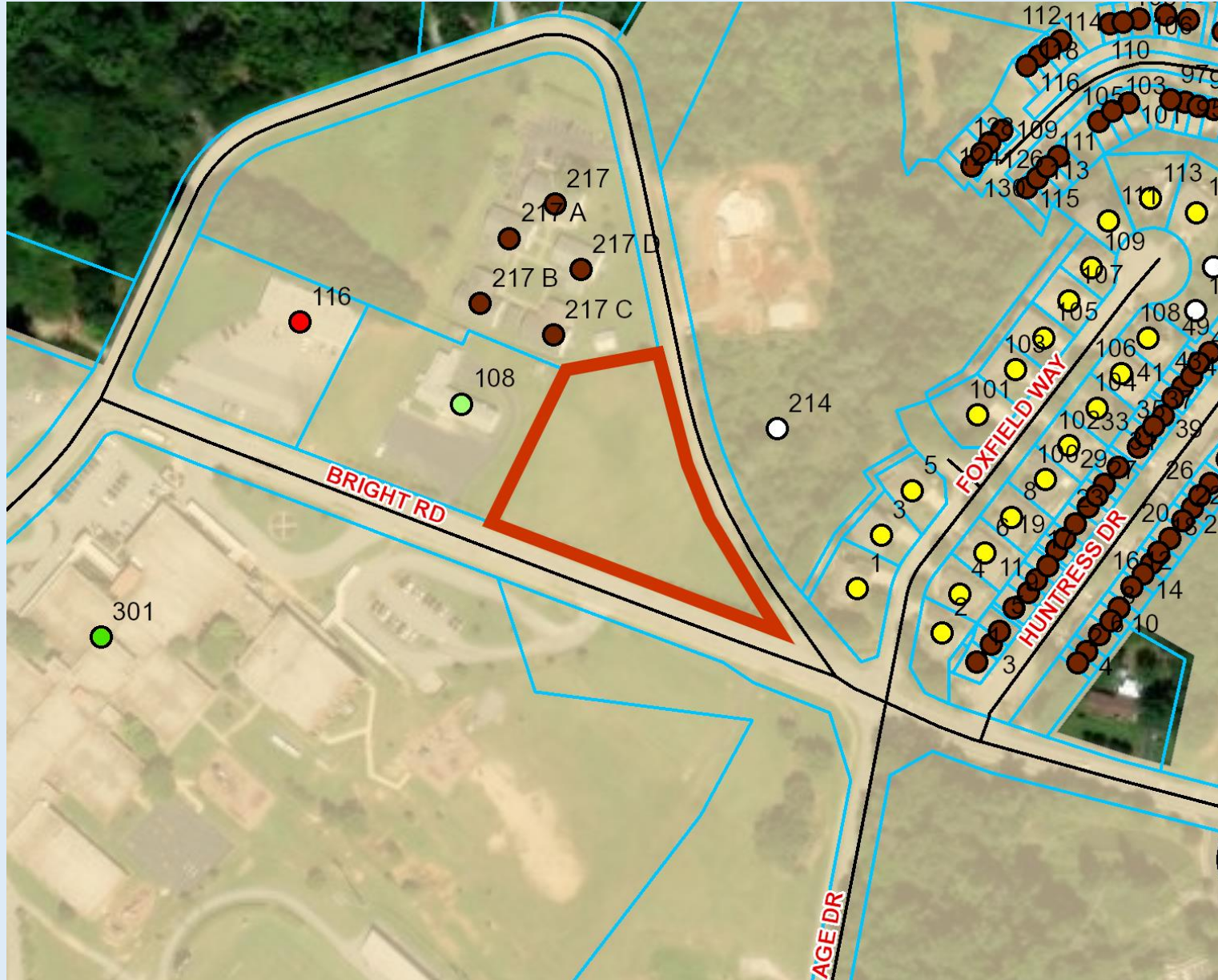
DOCKET NUMBER: AN 24-10

Existing Conditions



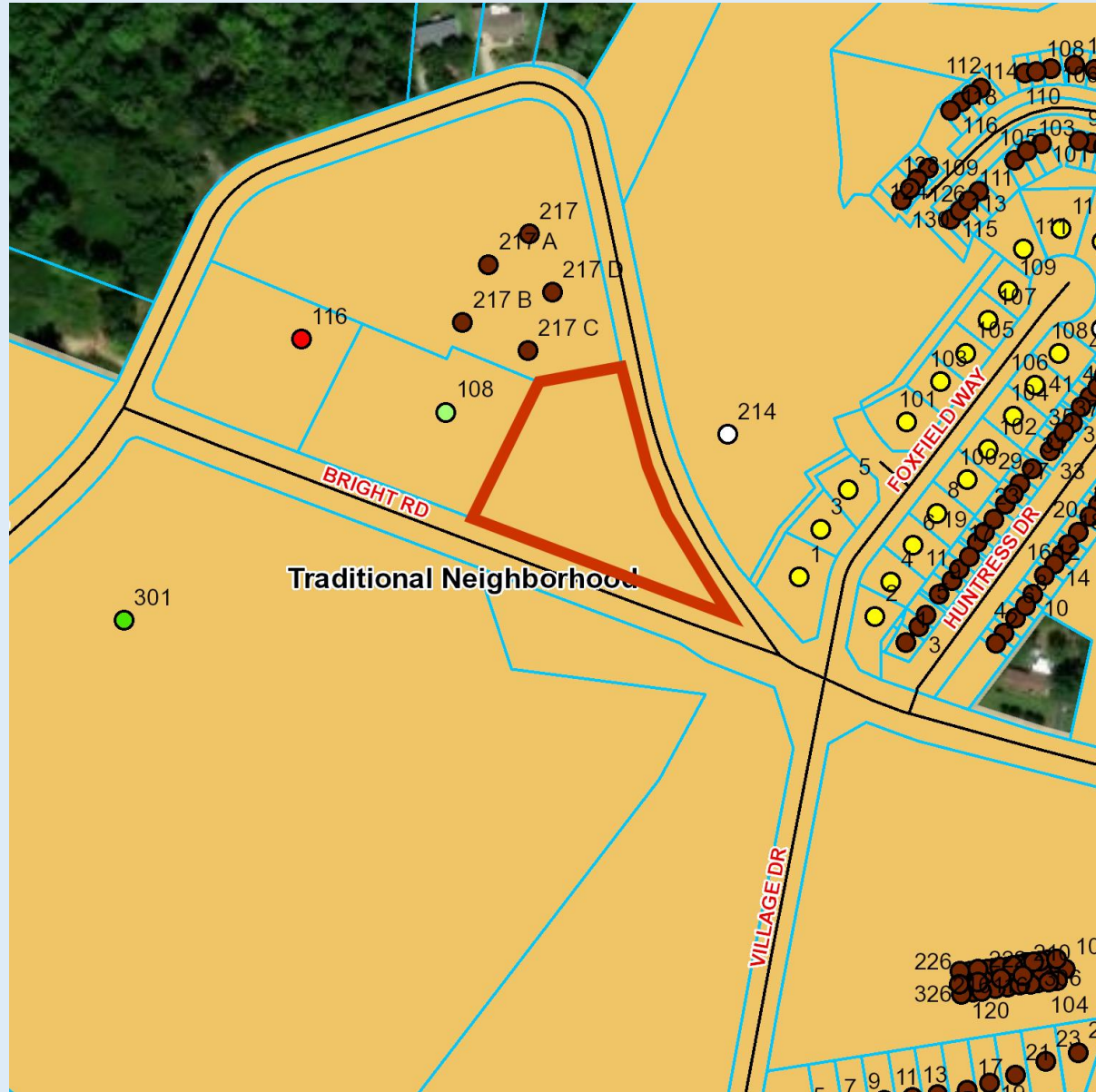
DOCKET NUMBER: RZ 25-03
APPLICANT: Myles Daniel
ADDRESS: 1778 Bright Road
PARCEL ID NUMBER: G018000500603
EXISTING ZONING: Medium Density Residential (MD) and Rural Residential (RR)
REQUEST: Rezone to Medium Density Residential (MD)

DOCKET NUMBER: RZ 25-03



DOCKET NUMBER: RZ 25-03

Future Land Use



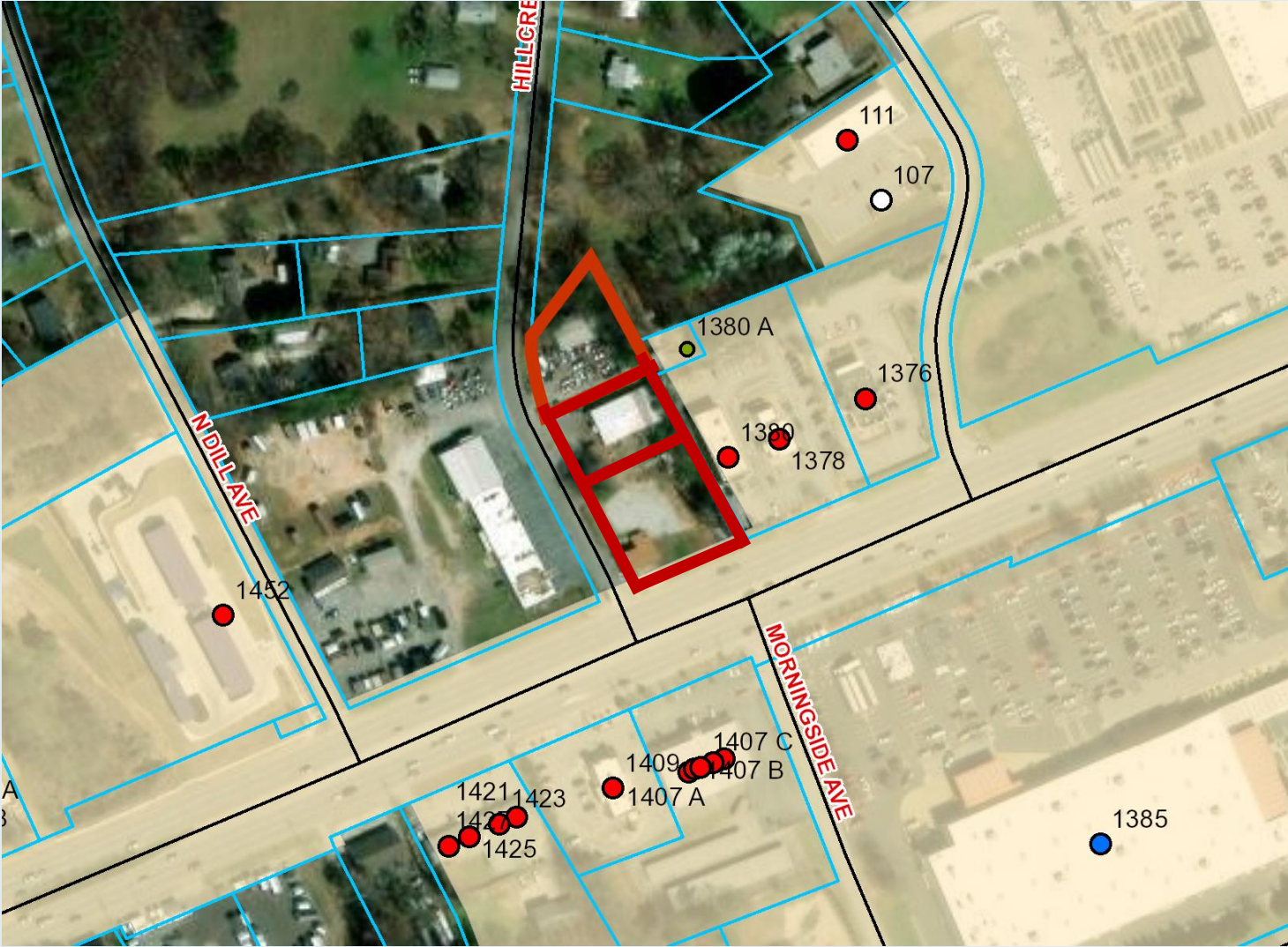
DOCKET NUMBER: RZ 25-03

Existing Conditions



DOCKET NUMBER: AN 25-01
APPLICANT: Gideon Lee
ADDRESS: 1386 W Wade Hampton Boulevard; 102 Hillcrest Drive; 104 Hillcrest Drive
PARCEL ID NUMBER: T015000300601; T015000300602; T015000300600
EXISTING ZONING: Unzoned Greenville County
REQUEST: Annex and zone to Commercial Corridor

DOCKET NUMBER: AN 25-01



DOCKET NUMBER: AN 25-01

Zoning Map



DOCKET NUMBER: AN 25-01

Future Land Use



DOCKET NUMBER: AN 25-01

Existing Conditions





Planning Commission

Public Hearing Presentation

January 27, 2025

Category Number: III.
Item Number: A.



AGENDA
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1/27/2025

New Business Presentation

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: B.



AGENDA
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Staff Reports

ATTACHMENTS:

Description

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Type

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
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RZ 25-01

ATTACHMENTS:

Description

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Category Number: III.
Item Number: D.



AGENDA
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RZ 25-02

ATTACHMENTS:

Description

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Category Number: III.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
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RZ 25-03

ATTACHMENTS:

Description

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Category Number: III.
Item Number: F.



AGENDA
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1/27/2025

AN 25-01

ATTACHMENTS:

Description

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Category Number: III.
Item Number: G.



AGENDA
GREER PLANNING COMMISSION
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PP 24-06

ATTACHMENTS:

Description

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Category Number: IV.
Item Number: A.



AGENDA
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Planning and Zoning Staff Report