



AGENDA
GREER PLANNING COMMISSION
Greer City Hall, Council Chambers, 301 E. Poinsett Street, Greer, SC 29615
February 24, 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. January 2025 Meeting Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. ELECTION OF OFFICER

IV. NEW BUSINESS

- A. PP 25-02
- B. New Business Presentation
- C. RZ 25-04
- D. Staff Reports
- E. AN 25-02 & -03
- F. RZ 25-02
- G. PP 24-04
- H. PP 25-01

V. OTHER BUSINESS

- A. Planning and Zoning Staff Report

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
2/24/2025

January 2025 Meeting Minutes

ATTACHMENTS:

Description

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Type



AGENDA
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Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	2/14/2025	Cover Memo



Planning Commission

Public Hearing Presentation

February 24, 2025

DOCKET NUMBER: AN25-02 & AN25-03
APPLICANT: City of Greer
ADDRESS: 1522 Hwy 14; 1527 Hwy 14; S. Buncombe Rd.
PARCEL ID NUMBER: p/o 0535010202100; 0528030100600;
0528030100500
EXISTING ZONING: Unzoned Greenville County
REQUEST: Annex and zone to Regional Center (RC)

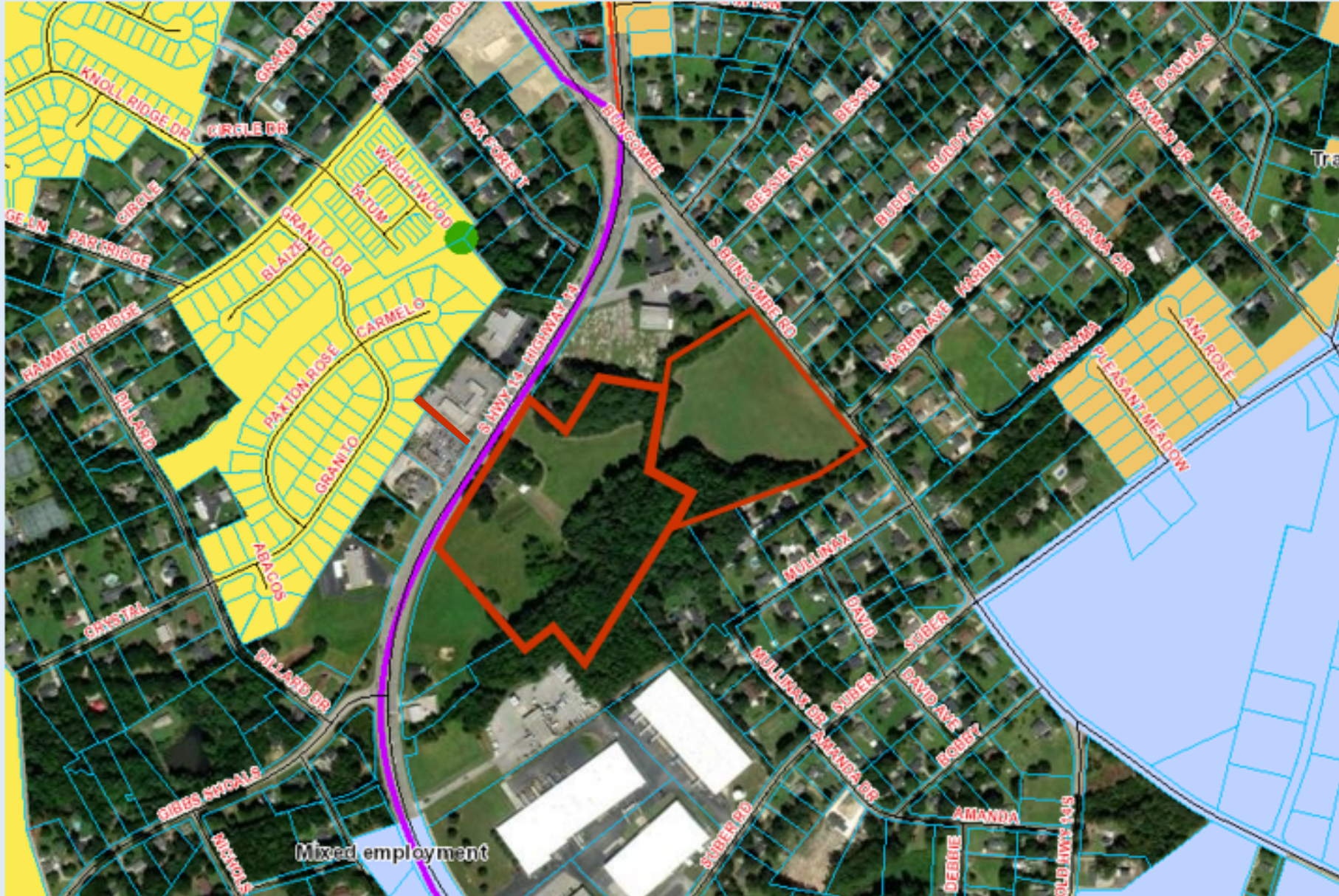
DOCKET NUMBER: AN25-02 & AN25-03



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1522 Hwy 14



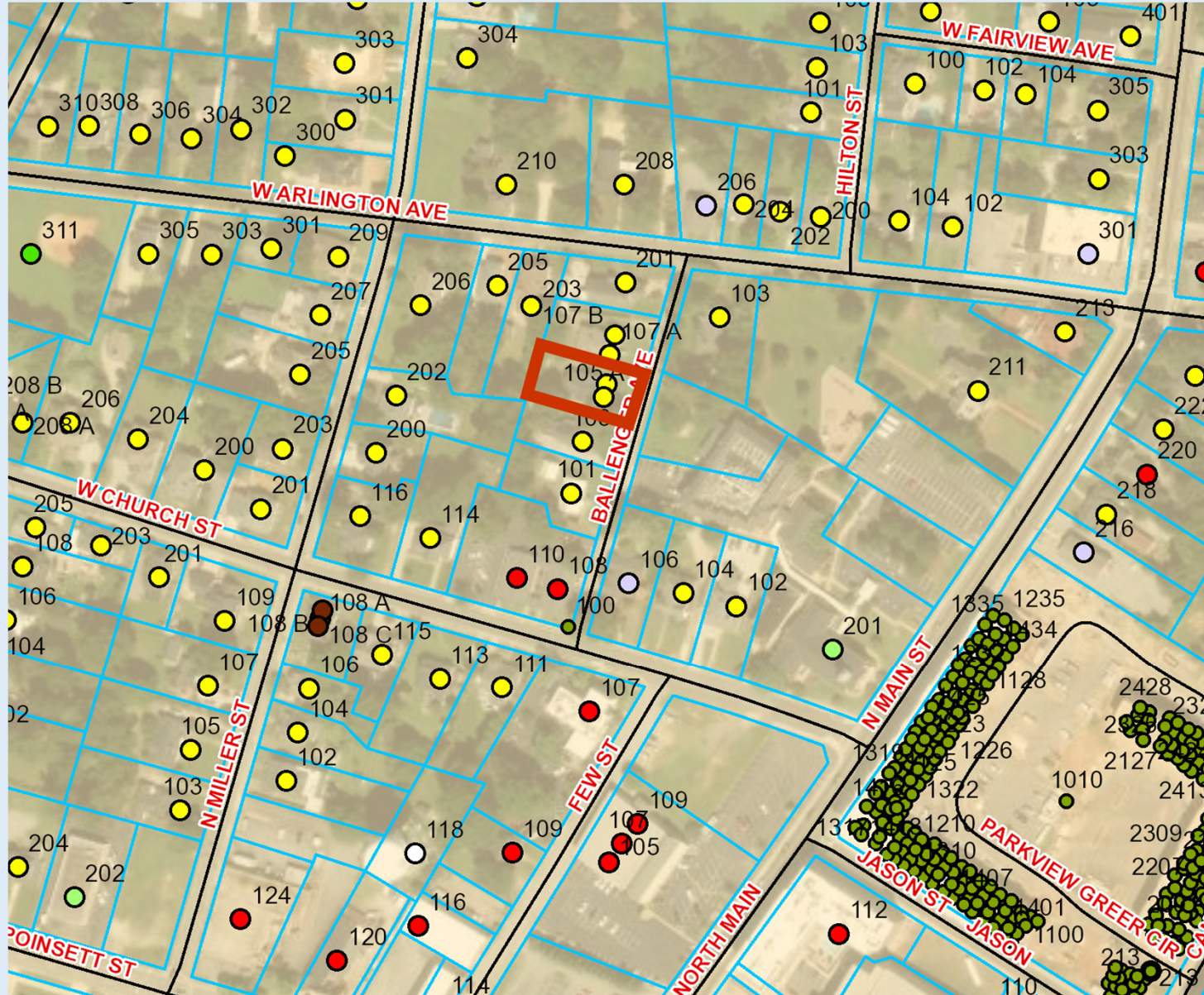
S. Hwy 14



S. Buncombe

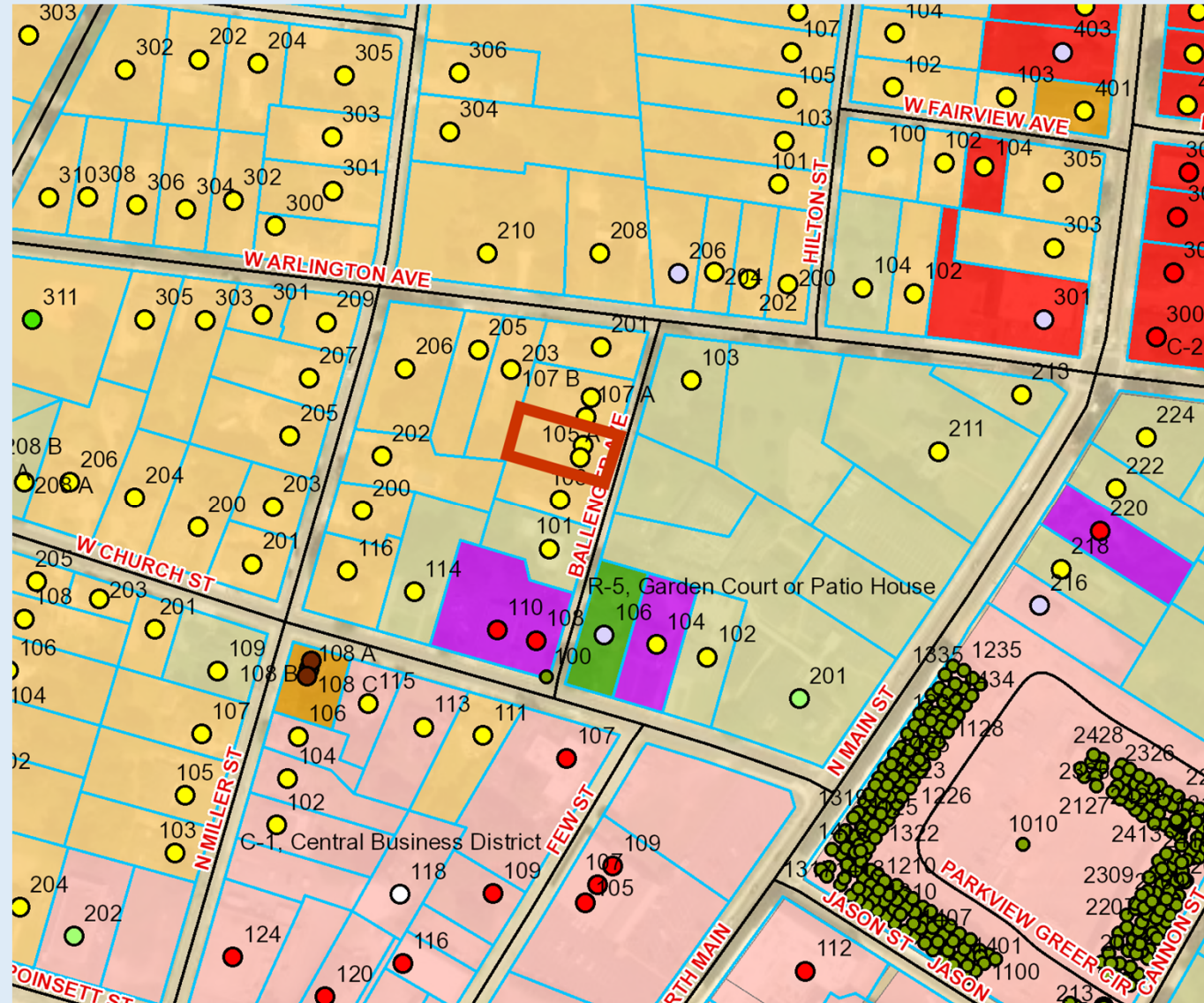
DOCKET NUMBER: RZ 25-02
APPLICANT: Sidney Ross Skinner
ADDRESS: 105 Ballenger Avenue
PARCEL ID NUMBER: G022000700200
EXISTING ZONING: Suburban Neighborhood (SN)
REQUEST: Rezone to Traditional Neighborhood (TN)

DOCKET NUMBER: RZ 25-02



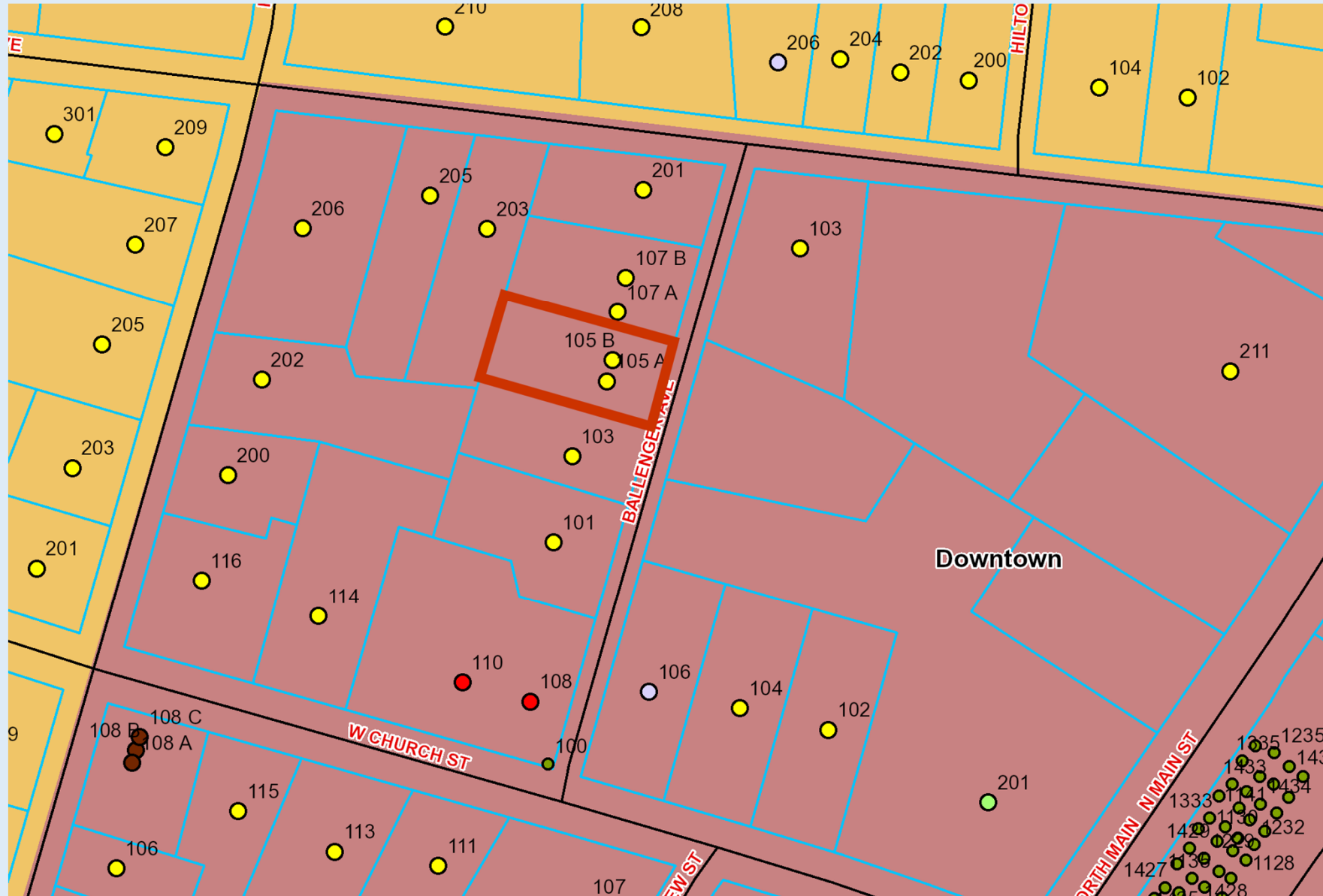
DOCKET NUMBER: RZ 25-02

Zoning Map



DOCKET NUMBER: RZ 25-02

Future Land Use

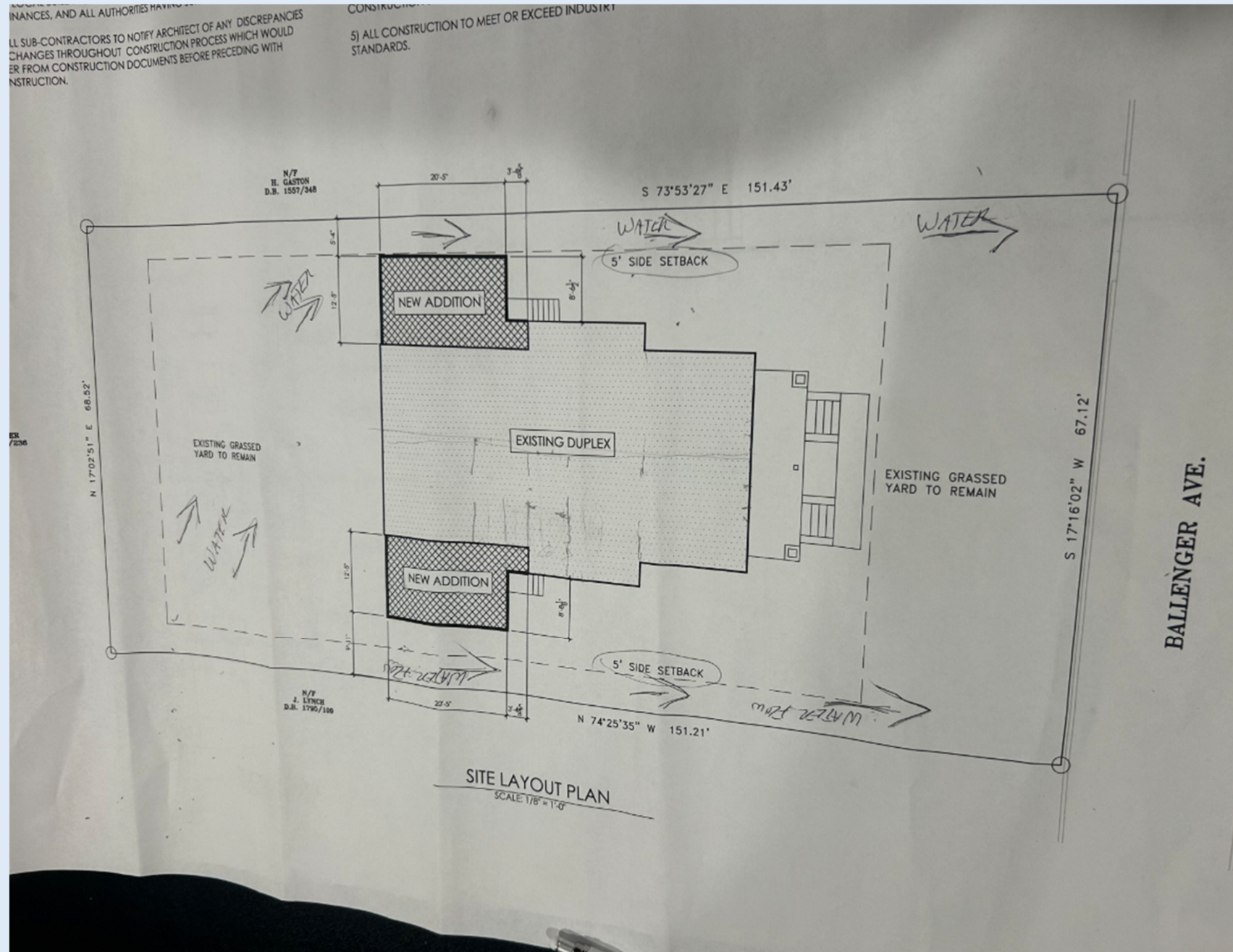


DOCKET NUMBER: RZ 25-02

Existing Conditions



DOCKET NUMBER: RZ 25-02



DOCKET NUMBER: RZ 25-02

Suburban Neighborhood

SN STANDARDS	RESIDENTIAL		NONRESIDENTIAL
	DETACHED	ATTACHED	
LOT AND DENSITY STANDARDS			
LOT AREA (MIN)	10,000 SQ FT	2,000 SQ FT	30,000 SQ FT
LOT WIDTH (MIN)	40 FT	20 FT	100 FT
LOT COVERAGE (MAX)	40%	60 %	50%
DENSITY (MAX)	4.0 DU/AC		N/A
DENSITY (MAX WITH CLUSTER)	5.0 DU/AC		N/A
SETBACK AND HEIGHT STANDARDS			
FRONT (MIN)	20 FT		30 FT
REAR (MIN)	15 FT (INTERIOR LOT); 20 FT (THROUGH LOT)		15 FT
SIDE (MIN)	10 FT		20 FT
BUILDING HEIGHT (MAX)	35 FT		35 FT

Traditional Neighborhood

TN STANDARDS	RESIDENTIAL		NONRESIDENTIAL
	DETACHED	ATTACHED	
LOT AND DENSITY STANDARDS			
LOT AREA (MIN)	5,000 SQ FT	No minimum	30,000 SQ FT
LOT WIDTH (MIN)	30 FT	20 FT	100 FT
LOT COVERAGE (MAX)	45%	60%	60%
DENSITY (MAX)	10 DU/AC		N/A
DENSITY (MAX WITH CLUSTER)	12 DU/AC		N/A
SETBACK AND HEIGHT STANDARDS			
FRONT (MIN)	20 FT	20/15 FT ^{Note 1}	15 FT
REAR (MIN)	10 FT		15 FT
SIDE (MIN)	5 FT	5 FT ^{Note 2}	10 FT
BUILDING HEIGHT (MAX)	35 FT		35 FT

DOCKET NUMBER: RZ 25-04
APPLICANT: Seamon Whiteside
ADDRESS: 301 Arlington Road
PARCEL ID NUMBER: 9-03-13-041.00
EXISTING ZONING: Commercial General (CG)
REQUEST: Rezone to Traditional Neighborhood (TN)

DOCKET NUMBER: RZ 25-04



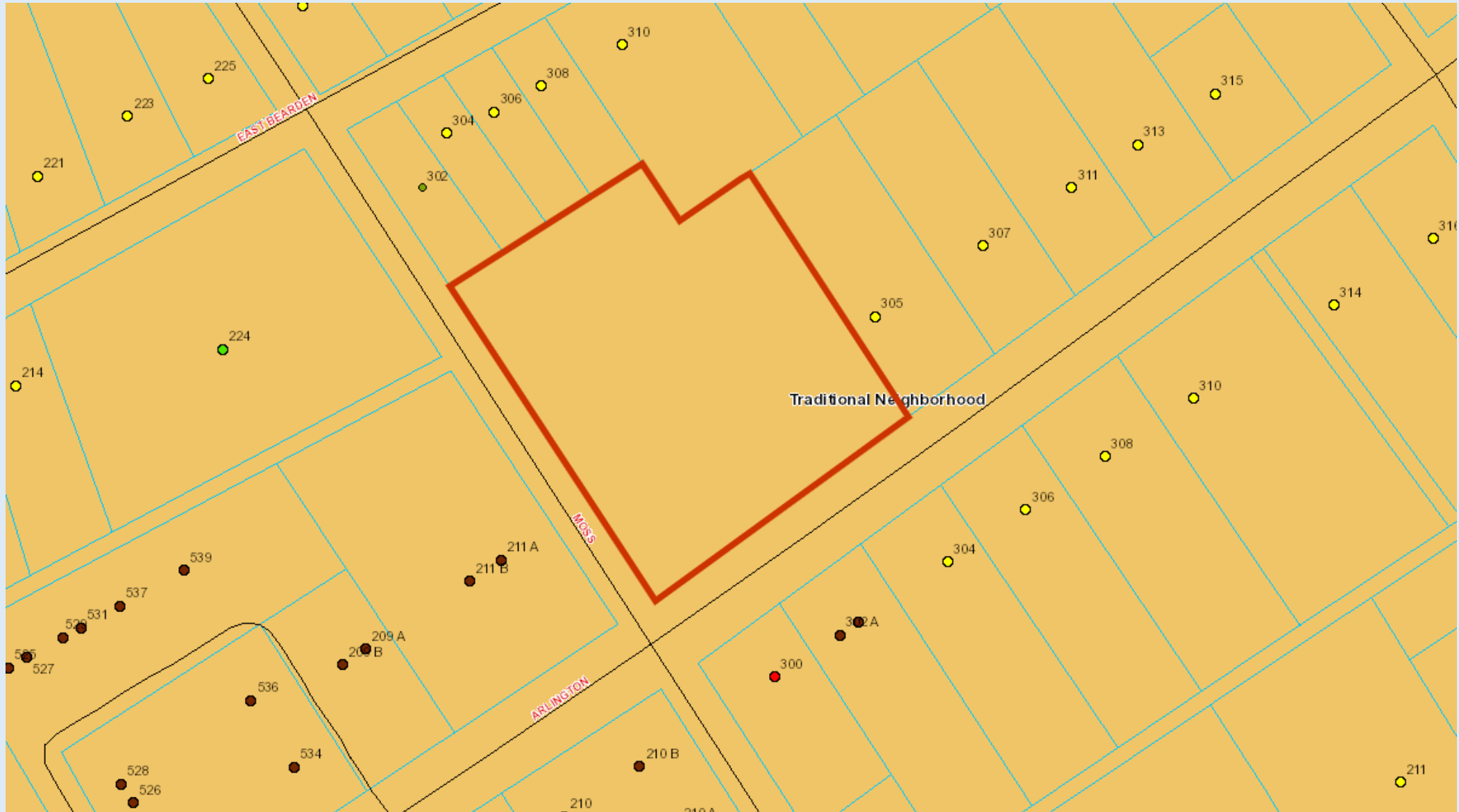
DOCKET NUMBER: RZ 25-04

Zoning Map



DOCKET NUMBER: RZ 25-04

Future Land Use



DOCKET NUMBER: RZ 25-04

Existing Conditions





Planning Commission

Public Hearing Presentation

February 24, 2025

Category Number: III.
Item Number: A.



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PP 25-02

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Category Number: III.
Item Number: B.



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New Business Presentation

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Category Number: III.
Item Number: C.



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RZ 25-04

ATTACHMENTS:

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Category Number: III.
Item Number: D.



AGENDA
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Staff Reports

ATTACHMENTS:

Description

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Category Number: III.
Item Number: E.



AGENDA
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AN 25-02 & -03

ATTACHMENTS:

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Category Number: III.
Item Number: F.



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RZ 25-02

ATTACHMENTS:

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Category Number: III.
Item Number: G.



AGENDA
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PP 24-04

ATTACHMENTS:

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Category Number: III.
Item Number: H.



AGENDA
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PP 25-01

ATTACHMENTS:

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Category Number: IV.
Item Number: A.



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Planning and Zoning Staff Report