



**AGENDA**  
**GREER PLANNING COMMISSION**  
Council Chambers, Greer City Hall, 301 E Poinsett St., Greer, SC 29615  
**March 17, 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.

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**I. ADVISORY MEETING**

- A. February 2025 Meeting Minutes

**II. PUBLIC HEARING**

- A. Public Hearing Presentation

**III. NEW BUSINESS**

- A. New Business Presentation
- B. Staff Report
- C. AN 25-04

**IV. OTHER BUSINESS**

- A. PAC Case Review
- B. Comprehensive Plan/Resiliency Element Discussion

**V. ADJOURN**

Category Number: I.  
Item Number: A.



**AGENDA**  
**GREER PLANNING COMMISSION**  
3/17/2025

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February 2025 Meeting Minutes

**ATTACHMENTS:**

Description	Upload Date	Type
📎 February 2025 Meeting Minutes	3/7/2025	Cover Memo



**City of Greer**  
**Planning Commission Minutes**  
**February 24, 2025**

**Members Present:** Walden Jones, Chair  
Judy Jones  
Adam Thoma  
Will Lavender  
Tramaine Booker  
Paul Lamb

**Members Absent:** Shelley Medford

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

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**I. Call to Order**

Mr. Jones called the meeting to order at 6:30pm and read the opening remarks to begin the meeting.

**II. Minutes of Planning Commission Meeting**

**ACTION** – Mr. Lamb made a motion to approve the minutes from the January 2025 Planning Commission meeting. Mr. Booker and Mr. Thoma seconded the motion simultaneously. The motion passed with a vote of 6 to 0.

**III. Election of Officers**

**ACTION** – Mr. Lavender made a motion to reelect Walden Jones as the Chair of the Commission. Mr. Lamb seconded the motion. The motion passed with a vote of 6 to 0.

**ACTION** – Ms. Jones made a motion to elect Will Lavender as the Vice-Chair of the Commission. Mr. Booker seconded the motion. The motion passed with a vote of 6 to 0.

**IV. Public Hearing**

Mr. Jones first made a brief statement about conducting business in public forum and called the one participant forward to speak.

Ms. Alison Rauch came forward to participate in the public forum to express concerns about the Ashley Gardens development (PP 25-01). She gave a presentation on the various issues facing the area, particularly those relating to traffic and roadway safety concerns, citing inadequate access and road widths, crumbling shoulders, potholes, and more. She was concerned about the volume of traffic that the new development would bring as well as the deficiencies in emergency response capabilities to the area due to the inadequate access and poor roadway conditions. Ms. Rauch showed and then handed out copies of photos she had taken of roadway conditions and accidents that had happened in the area. Before leaving the podium, Ms. Rauch reiterated her concerns over the lack of emergency services in the area and the poor traffic/roadway conditions.

Mr. Jones asked if there was anyone else who would like to speak in the public forum. Hearing none, he closed the public forum and opened the public hearing.

**a. AN 25-02 and -03      City of Greer Sports and Events Complex**

Mr. Jones opened the public hearing for AN 25-02 and AN 25-03 (for the annexation of a 10' strip and 2 parcels to build the City of Greer's Sports and Events Complex).

Ms. Stahl gave the basic information of the request and Ms. Kaade acted as a representative of the applicant (the City), giving some additional information about the ForGreer projects and the site in particular. She also detailed the scope of the TIA as required by SCDOT.

Mr. Jones asked for any speakers regarding the two annexation requests. Hearing none, he closed the public hearing for AN 25-02 and -03.

**b. RZ 25-02                      105 Ballenger Avenue**

Mr. Jones opened the public hearing for RZ 25-02.

Ms. Stahl gave the basic information of the request.

Mr. Jones called the applicant, Mr. Ross Skinner, forward. Mr. Skinner outlined why he was appearing before the Planning Commission – he wanted to renovate and improve the old duplex situated on this property by building an addition, among other things. However, his planned addition encroached on the side setbacks required by the current zoning district (Suburban Neighborhood, SN), so he was applying for Traditional Neighborhood (TN) to reduce the side setback requirement.

Two individuals came forward to express their concerns over the request – Ms. Missy Lynch and Mr. Joe Lynch, who live next door to the subject property.

Ms. Lynch first asked why the property was considered noncompliant and then expressed concerns relating to the number of cars that the new living space would add to the traffic and parking conditions on Ballenger Avenue. She asked about the plans for the driveway(s) at the house.

Mr. Lynch came forward and informed the Commission that his family had lived in the house beside the subject property for over 20 years. He then recounted the story of how he suspected that the son of a tenant at the subject property was a drug dealer and how he once had to call the police on that individual after Mr. Lynch's daughter came to him and asked him to (at the request of his neighbor, the tenant of the subject property, who felt threatened by her son). Mr. Lynch then expressed concerns about the addition of 2 new bedrooms to the duplex, saying that would effectively open the door for 2 more families to move into the duplex (in addition to the tenants already living there).

Mr. Jones asked if there were any more speakers for the public hearing regarding RZ 25-02. Hearing none, he closed the public hearing for this item on the agenda.

**c. RZ 25-04                      301 Arlington Road**

Mr. Jones opened the public hearing for RZ 25-04.

Ms. Stahl presented the basic information of the request.

Mr. Jones called the applicant forward. Nick Myers, a representative of the developer, came forward. He gave a brief rundown of the project, summarizing the plans for 9 luxury townhomes primarily facing Moss Street.

Mr. Jones asked for any participants in the public hearing. Hearing none, he closed the public hearing for this agenda item and the public hearing section of the Planning Commission meeting.

## **V. New Business**

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

### **a. AN 25-02 and -03 City of Greer Sports and Events Complex**

Mr. Jones opened the business meeting for AN 25-02 and AN 25-03.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones asked about the 10' strip (AN 25-02) and whether it was to allow for contiguity for the rest of the annexed property. Staff said it was.

Mr. Lavender asked if the 10' strip would include sewer. Ms. Kaade answered no. Sewer would be brought in from elsewhere.

After asking about any further questions/comments/discussion, Mr. Jones asked for motions.

**ACTION** – Mr. Lavender moved to approve AN25-00002 and AN25-00003. Mr. Lamb seconded the motion. The motion passed with a vote of 6 to 0.

### **b. RZ 25-02 105 Ballenger Avenue**

Mr. Jones opened the business meeting for RZ 25-02.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones called the applicant, Mr. Skinner, forward. Mr. Skinner reiterated his desire to make the property nicer and addressed some of the comments/concerns expressed by Mr. and Ms. Lynch. He stated the driveway wouldn't change much, but it might stop at the addition and he'd be tearing down the garage in the backyard. There were some concerns about parking, so Ms. Stahl reminded the room that duplexes only require one parking space per unit, which they would meet.

Mr. Jones asked about the noncompliant status of the structure, so Ms. Stahl explained how it came to be legal nonconforming.

Mr. Thoma expressed concerns about the houses being too close together because one of the neighboring homes appeared to be built right at the setback line.

Mr. Jones asked for clarification about what triggered the rezoning and Mr. Skinner reiterated the side setback issue.

Mr. Booker made the point that if it weren't for the proposed addition, this rezoning request likely would not exist.

Mr. Lavender inquired about the possibility of a variance for the side setback requirements rather than a rezoning, citing density concerns. Ms. Stahl said that even with the TN district change they could still only have 2 units on that parcel.

Mr. Lamb asked about the number of people who could live in the duplex and whether or not there were any regulations for that. Ms. Stahl suggested that the Fire Code might, but she was unaware of any others.

Mr. Jones asked about the legality of street parking. That prompted a discussion of this issue among the members of the Commission.

Mr. Thoma asked if the southern addition could go ahead without rezoning, and Mr. Lamb asserted that they still might need it even if they abandoned plans for the northern addition because the southern addition was very close to the setback line.

Mr. Lavender reiterated parking concerns, encouraging the applicant to encourage the future tenants to park in the driveways, not in the street. Mr. Skinner responded by saying that his son would be living on one side. He also said that he is spending a lot of money to fix the place up, so he'll be sure to make sure the tenants keep it nice.

Mr. Booker said that his concerns over density had been alleviated by Ms. Stahl's reminder that they could still only put 2 units on a parcel this size in a TN zoning district.

**ACTION** - Mr. Booker made a motion to approve RZ25-00002. Mr. Lamb seconded the motion. The motion passed with a vote of 6 to 0.

**c. RZ 25-04                      301 Arlington Road**

Mr. Jones opened the business meeting for RZ 25-04.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones called the applicant forward and asked about the number of units. Mr. Myers said that there were 7 planned facing Moss Street and 2 facing Arlington, with a total of 9. Mr. Jones also asked about parcel size and open space. Mr. Myers originally said there would be 2 acres of open space, but that was a miscalculation. He said it would meet the 10% open space requirement, though.

Mr. Lamb asked about the number of bedrooms in each unit. Mr. Myers said he wasn't sure yet, but the units were meant to be luxury townhomes, larger than townhomes typically are, so he said they would likely have around 3 bedrooms with a 2-car garage and 3 stories.

**ACTION** – Ms. Jones made a motion to approve RZ25-00004. Mr. Lavender seconded the motion. The motion passed with a vote of 6 to 0.

**d. PP 24-04                      415 King Street**

Mr. Jones opened the business meeting for PP 24-04.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones asked if the alley would remain open and called the applicant, Alex Zuendt, forward.

Mr. Lamb asked about parking. Mr. Zuendt told him that the units would all have 2 bedrooms and 2 parking spaces. Ms. Jones asked about additional parking aside from the driveways/garages. Mr. Zuendt said there would be 2 additional spaces by the mailbox but that that was it. Ms. Jones also asked about amenities, and Mr. Zuendt responded that there would not be any because the site is too tight.

Mr. Jones asked about fire apparatus turnarounds, and Mr. Zuendt said that they would not have any but that they would have the required secondary fire access.

Mr. Zuendt mentioned that he thought the roads would be private rather than public (as Ms. Stahl had mentioned in her presentation). Ms. Kaade reminded him that, if they were to be private, they would need to go through the alley abandonment process. At that, Mr. Zuendt said that, in that case, they would stay public.

Mr. Lamb said that he thought the development was too tight.

Ms. Kaade reminded everyone that figuring out the roads' status would be a condition for preliminary plat approval.

Mr. Jones asked about stormwater management. Mr. Zuendt informed him that that would all be underground.

Mr. Lamb asked Ms. Kaade about DRDs. Ms. Kaade informed him that this layout was brought in with the DRD under the zoning ordinance. Mr. Thoma asked about expiration dates for DRD approvals.

Ms. Jones asked about the receiving creek (Wards Creek) and proper stormwater management measurements.

Mr. Lamb once again asserted that he thought the layout was far too tight.

**ACTION** – Mr. Lamb made a motion to disapprove PP24-00004. Ms. Jones seconded the motion. The motion failed with a vote of 2 to 4, with Mr. Thoma, Mr. Lavender, Mr. Booker, and Mr. Jones voting against it.

**ACTION** – Mr. Lavender made a motion to approve PP24-00004. Mr. Thoma seconded the motion. The motion carried with a vote of 4 to 2. The motion passed with the following two conditions:

**e. PP 25-01                      647 Blackwell Road**

Mr. Jones opened the business meeting for PP 25-01.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones called the applicant/representative, Mr. Jonathan Nett, forward. Mr. Nett stated that he understood the concerns regarding traffic and infrastructure. Mr. Jones asked about the TIA, and Mr. Nett walked him through the various requirements from SCDOT, namely adding a right turn

on Lister Road onto Wade Hampton Boulevard. Mr. Thoma asked about other intersections included in the TIA and expressed concern about the nearby railroad crossing.

Mr. Jones asked Staff about reopening the bridge that was closed. Ms. Kaade responded that while there is a lot of support for reopening that bridge, there is no funding for it at this time. Mr. Lavender asked if the City had discussed acquiring portions of roads that had been left unannexed when surrounding portions had been brought into the City. Ms. Stahl referenced potential future transportation impact fees but said that they require another impact fee study. Ms. Kaade said that the City has steadily been filling in the gaps in annexed roadways (citing Kist Road as an example), but that it is an admittedly slow process.

Mr. Jones asked about road annexations (if we annex entire roads or just half of the road widths).

Mr. Thoma asked about primary access to the site. Mr. Nett said that most people would likely access it via US 29 (Wade Hampton Boulevard). Mr. Thoma asked about the “front door” to the development and reiterated his concern with the nearby railroad crossing but said that they couldn’t really penalize this development for the City’s poor infrastructure choices in the area.

**ACTION** – Mr. Jones made a motion to approve PP25-00001, seconded by Mr. Lamb. However, at Mr. Thoma’s request, they revised their motion to be an approval with conditions (the condition being that the development would include a right turn lane off of US 29 if the right of way exists to allow it). The motion passed with a vote of 5 to 1, with Mr. Booker voting against it.

**f. PP 25-02                      O’Neal Church Road**

Mr. Jones opened the business meeting for PP 25-02.

Ms. Stahl presented Staff’s analysis and recommendation of approval.

Mr. Jones called the applicant/representative (Mr. Daniel Spivey) forward and asked about the history of the property (annexation, rezoning, etc.).

The Planning Commission discussed lot sizes with the applicant.

Mr. Thoma asked about the TIA and Mr. Spivey broke it down. He said that the commercial part of the development would be the thing to really trigger intersection improvements. Mr. Thoma asked for more clarification on the intersection improvements recommended for the O’Neal Church Road/Highway 101 intersection. The Planning Commission then discussed the traffic/roadway improvements and access for the future commercial development. Ms. Kaade said that they are basically deferring most of the improvements until later, when the commercial part goes in. Mr. Lavender asked if the other commercial properties in O’Neal Village were held up for similar infrastructure/roadway reasons.

**ACTION** – Mr. Lamb made a motion to approve PP25-00002. Mr. Lavender seconded the motion. The motion passed with a vote of 5 to 1, with Mr. Thoma voting against it.

Mr. Jones closed the New Business portion of the Planning Commission meeting.



**VI: Other Business/Planning and Zoning Report**

Mr. Jones opened the Planning and Zoning Report portion of the meeting but Staff said they had nothing to report.

**VII: Adjourn**

Mr. Lavender made a motion to adjourn the meeting. The meeting adjourned at 7:56pm.



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3/17/2025

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**Public Hearing Presentation**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Public Hearing Presentation	3/7/2025	Cover Memo



Planning Commission

Public Hearing Presentation

March 17, 2025

DOCKET NUMBER: AN 25-04  
APPLICANT: James Randy Kemp & Kimberley Renee Kemp  
ADDRESS: 333 Gin House Road  
PARCEL ID NUMBER: 5-35-00-057.00  
EXISTING ZONING: Unzoned Spartanburg County  
REQUEST: Annex and zone to Suburban Neighborhood (SN)

# DOCKET NUMBER: AN 25-04



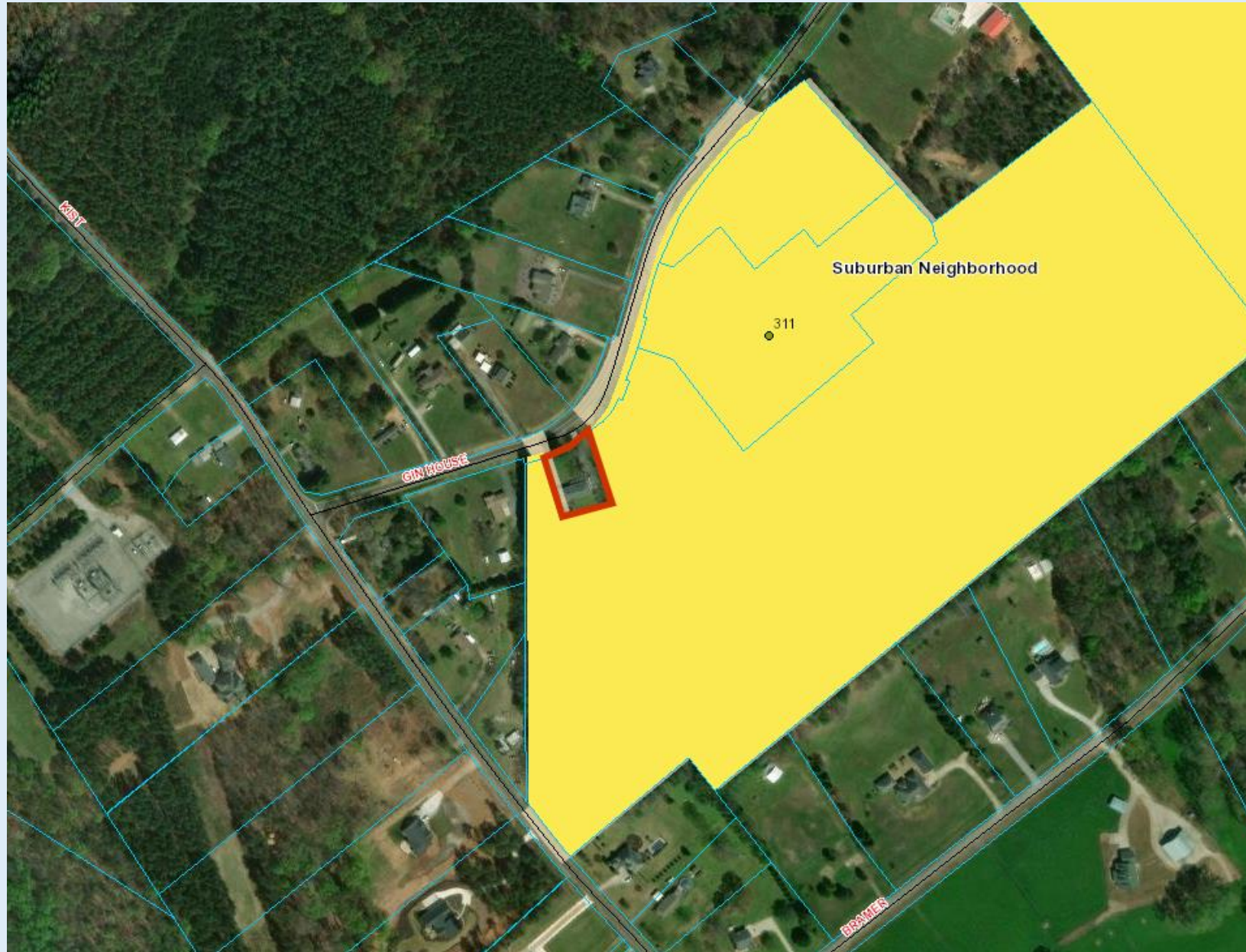


# DOCKET NUMBER: AN 25-04





# DOCKET NUMBER: AN 25-04





# DOCKET NUMBER: AN 25-04







Planning Commission

Public Hearing Presentation

March 17, 2025

Category Number: III.  
Item Number: A.



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**New Business Presentation**

**ATTACHMENTS:**

**Description**

**Upload Date**

**Type**

Category Number: III.  
Item Number: B.



**AGENDA**  
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Staff Report

**ATTACHMENTS:**

**Description**

**Upload Date**

**Type**

Category Number: III.  
Item Number: C.



**AGENDA**  
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AN 25-04

**ATTACHMENTS:**

**Description**

**Upload Date**

**Type**

**Category Number: IV.**  
**Item Number: A.**



**AGENDA**  
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**PAC Case Review**

Category Number: IV.  
Item Number: B.



**AGENDA**  
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Comprehensive Plan/Resiliency Element Discussion

**ATTACHMENTS:**

**Description**

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