



AGENDA
GREER PLANNING COMMISSION
Council Chambers, Greer City Hall, 301 E Poinsett St., Greer, SC 29615
April 21, 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. March 2025 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. Staff Reports
- C. RZ 25-05 111 Maryland Avenue
- D. PP 25-04 Abbington
- E. PP 25-05 Hickory Ridge Ph. 1 & 2

IV. OTHER BUSINESS

- A. Planning & Zoning Staff Report

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/21/2025

March 2025 Minutes

ATTACHMENTS:

Description	Upload Date	Type
☐ March 2025 Minutes	4/11/2025	Cover Memo



**City of Greer
Planning Commission Minutes
March 17, 2025**

Members Present: Walden Jones, Chair
Judy Jones
Will Lavender
Paul Lamb
Shelley Medford

Members Absent: Tramaine Booker
Adam Thoma

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

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. Lavender made a motion to approve the minutes from the February 2025 Planning Commission meeting. Mr. Lamb seconded the motion. The motion passed with a vote of 5 to 0.

III. Public Hearing

Mr. Jones recused himself from the hearing of this item. He left the dais and moved to sit in the audience.

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

a. AN 25-04 333 Gin House Road

Mr. Lavender opened the public hearing for AN 25-04.

Mr. Boyles gave the basic information of the request.

James Randy Kemp, applicant and owner, stated that they are requesting annexation for sewer access. Mr. Kemp asked why one of the adjacent parcels was owned by the city. Ms. Kaade explained that it was dedicated to the city as a part of the development agreement for the subdivision and will likely be used for a fire or police station or a park.

Mr. Lavender closed the public hearing for AN 25-04.

IV. New Business

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

a. AN 25-04 333 Gin House Road

Mr. Lavender opened the business meeting for AN 25-04.

Mr. Boyles presented Staff's analysis and recommendation of approval.

Mr. Kemp requested that he is referred to by his full name on all documents. Ms. Kaade affirmed.

ACTION – Mr. Lamb moved to approve AN25-04. Ms. Jones seconded the motion. The motion passed with a vote of 4 to 0.

VI: Other Business/Planning and Zoning Report

Mr. Jones returned to the dias.

Mr. Boyles presented the Planning Advisory Committee meeting cases since October 2024. He then presented an overview about the Comprehensive Plan update and the Resiliency element, which will be a new element added this year.

VII: Adjourn

Mr. Lavender made a motion to adjourn the meeting. The meeting adjourned at 7:18pm.



AGENDA
GREER PLANNING COMMISSION
4/21/2025

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	4/11/2025	Cover Memo



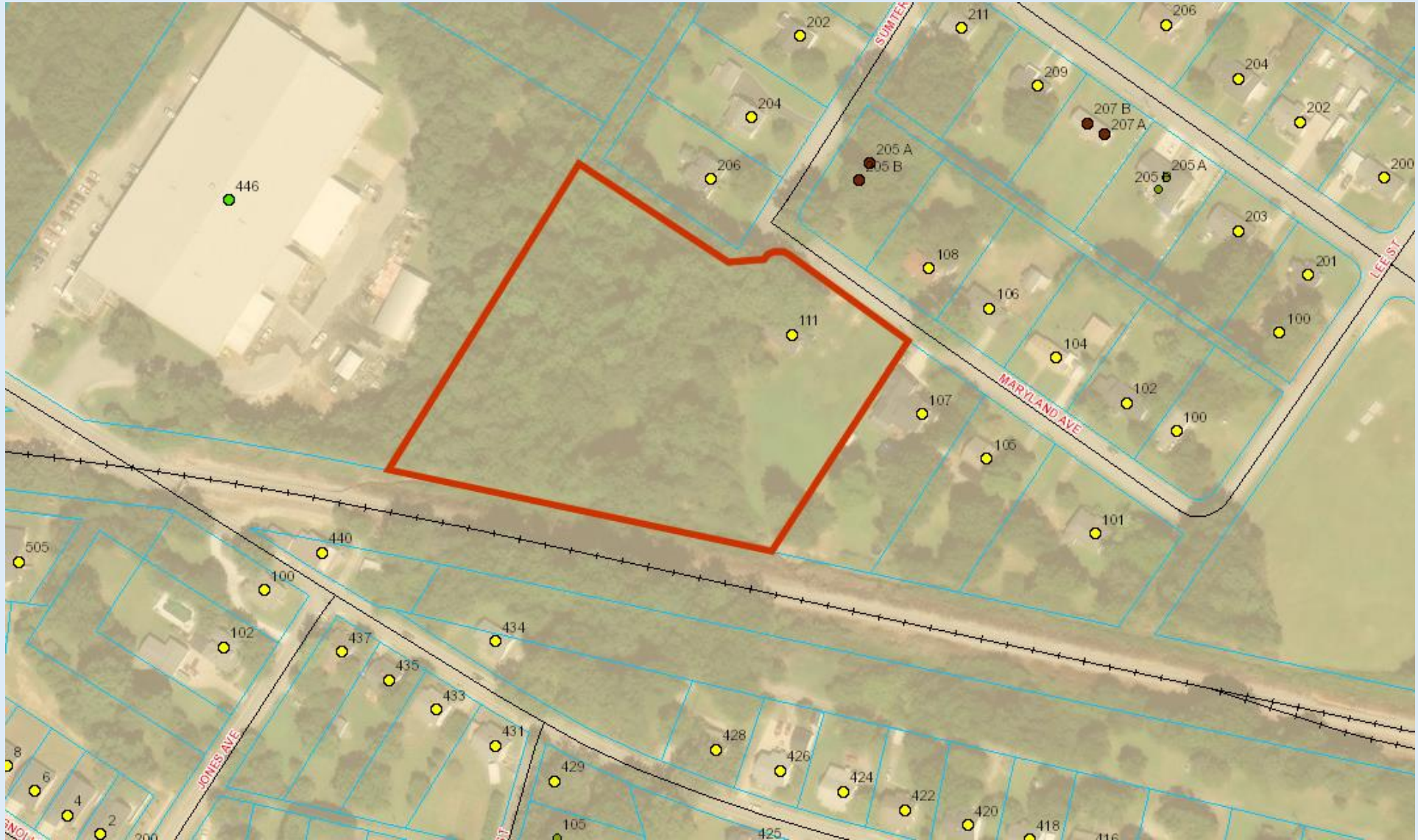
Planning Commission

Public Hearing Presentation

April 21, 2025

DOCKET NUMBER: RZ 25-05
APPLICANT: Kaylee Henderson
ADDRESS: 111 Maryland Ave
PARCEL ID NUMBER: G008000205900
EXISTING ZONING: Suburban Neighborhood (SN)
REQUEST: Rezone to Traditional Neighborhood (TN)

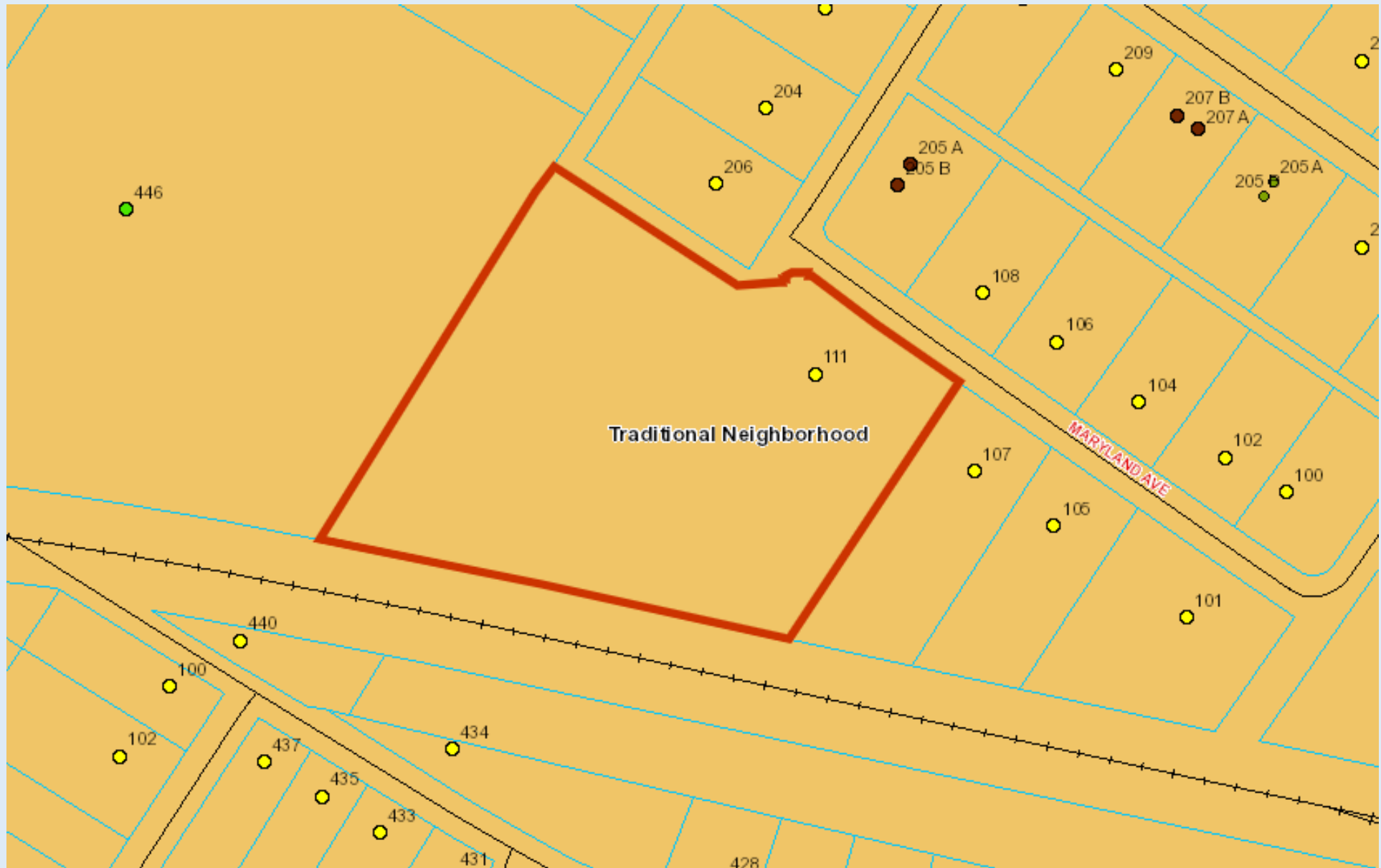
DOCKET NUMBER: RZ 25-05



DOCKET NUMBER: RZ 25-05



DOCKET NUMBER: RZ 25-05



DOCKET NUMBER: RZ 25-05





Planning Commission

Public Hearing Presentation

April 21, 2025

Category Number: III.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/21/2025

New Business Presentation

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
4/21/2025

Staff Reports

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
4/21/2025

RZ 25-05 111 Maryland Avenue

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: D.



AGENDA
GREER PLANNING COMMISSION
4/21/2025

PP 25-04 Abbingdon

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: E.



AGENDA
GREER PLANNING COMMISSION
4/21/2025

PP 25-05 Hickory Ridge Ph. 1 & 2

ATTACHMENTS:

Description

Upload Date

Type

Category Number: IV.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
4/21/2025

Planning & Zoning Staff Report