



AGENDA
GREER PLANNING COMMISSION
Council Chambers, Greer City Hall, 301 E Poinsett St., Greer, SC 29615
May 19, 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. April 2025 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. Staff Reports
- C. RZ 25-06
- D. PP 25-06
- E. PP 25-07

IV. OTHER BUSINESS

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
5/19/2025

April 2025 Minutes

ATTACHMENTS:

Description	Upload Date	Type
▣ April 2025 Minutes	5/9/2025	Cover Memo



City of Greer
Planning Commission Minutes
April 21, 2025

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

Members Absent: Shelley Medford

Staff Present: 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 March 2025 Planning Commission meeting. Ms. Jones seconded the motion. The motion passed with a vote of 6 to 0.

III. Public Hearing

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

a. RZ 25-05 111 Maryland

Mr. Jones opened the public hearing for RZ 25-05.

Ms. Stahl gave the basic information of the request.

Mr. Jones called the applicant, Kaylee Henderson, forward to speak about the request. She explained that she intended to split the lot and build a new duplex next to the existing house.

Mr. Jones asked if there was anyone in the audience who would like to participate in the public hearing for the rezoning request. Hearing none, he closed the public hearing for RZ 25-05.

IV. New Business

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

a. RZ 25-05 111 Maryland

Mr. Jones opened the new business meeting for RZ 25-05.

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

Mr. Jones asked if the existing land was just one parcel or multiple parcels. Mr. Lavender explained that it may have once been multiple parcels when the neighborhood was designed but that it was currently one combined parcel.

ACTION – Mr. Lamb moved to approve RZ 25-05. Mr. Thoma seconded the motion. The motion passed with a vote of 6 to 0.

b. PP 25-04 Abbington

Mr. Jones opened the new business meeting for PP 25-04.

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

Mr. Jones asked about the emergency access points into the proposed development. The applicant, Austin Allen, explained that there would be an emergency access off of Joe Leonard Road and another off of Abner Creek Road.

Mr. Lamb asked about the houses and what price point they would have. Mr. Allen explained that they'd be luxury products, over the \$1 million price point (likely starting at around \$1.2 million).

Mr. Thoma asked about the planned linear park, and Mr. Allen detailed their plans. Mr. Thoma asked about the overlap between the park and the street trees/required buffer, inquiring as to whether or not that is allowed. Ms. Stahl said that paths can go into the buffer zone but that much of the path did not lay within a buffer, but rather among the street trees on Joe Leonard Road.

ACTION – Mr. Lamb moved to approve PP 25-04. Mr. Lavender seconded the motion. The motion passed with a vote of 6 to 0.

c. PP 25-05 Hickory Ridge

Mr. Jones opened the new business meeting for PP 25-05.

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

Mr. Jones called the applicant, Charlie Greer, forward. Mr. Greer outlined the history of the project and offered to answer any questions the Commission may have.

Mr. Jones asked about the easements on the property and whether or not they were new. Mr. Greer then went into some of the details surrounding the planned easements and access points.

Mr. Lamb asked about the price points for the houses in the development. Mr. Greer said that they would likely be starting in the \$400,000 range.

ACTION – Mr. Thoma moved to approve PP 25-05. Mr. Lamb seconded the motion. The motion passed with a vote of 6 to 0.

VI: Other Business/Planning and Zoning Report

Mr. Jones asked if there was any other business to be attended to.

Ms. Stahl made a few small announcements. She discussed plans to move away from using Novus Agenda as the City's means of distributing meeting details and material. Ms. Stahl also announced that MASC was now allowing GPC members to complete their training online. She ended her announcements by letting the Commission know that Staff will likely have UDO amendments for them to review at next month's meeting.

VII: Adjourn

Mr. Lavender made a motion to adjourn the meeting. The meeting adjourned at 6:48pm.



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Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ May Public Hearing Presentation	5/15/2025	Cover Memo



Planning Commission

Public Hearing Presentation

May 19, 2025

DOCKET NUMBER: RZ 25-06

APPLICANT: Thomas & Hutton Engineering Co.

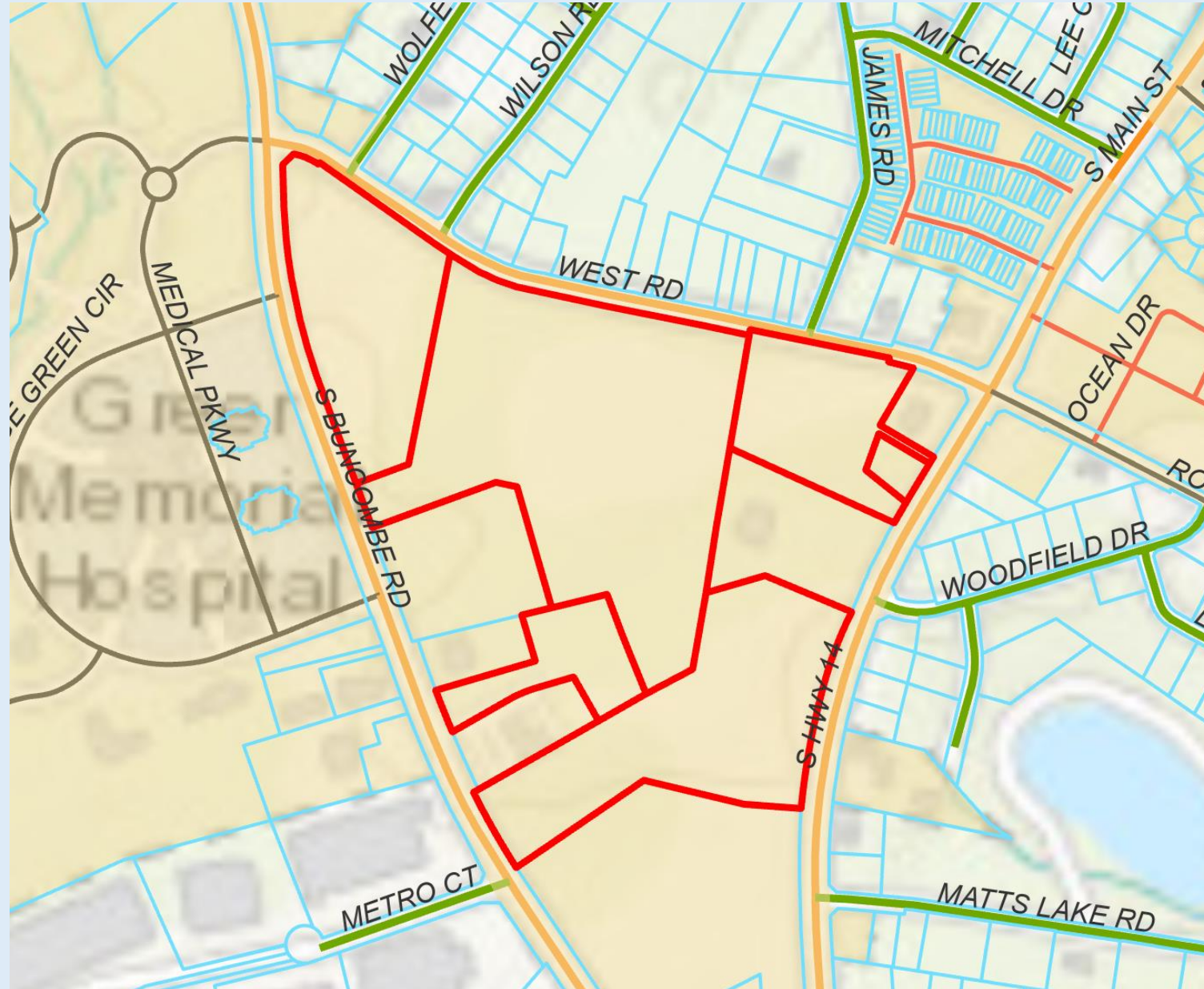
ADDRESS: S Buncombe Rd

PARCEL ID NUMBER: G006000200603; G004000200101;
G004000200110; G004000200106;
G004000200100; 0535010103300

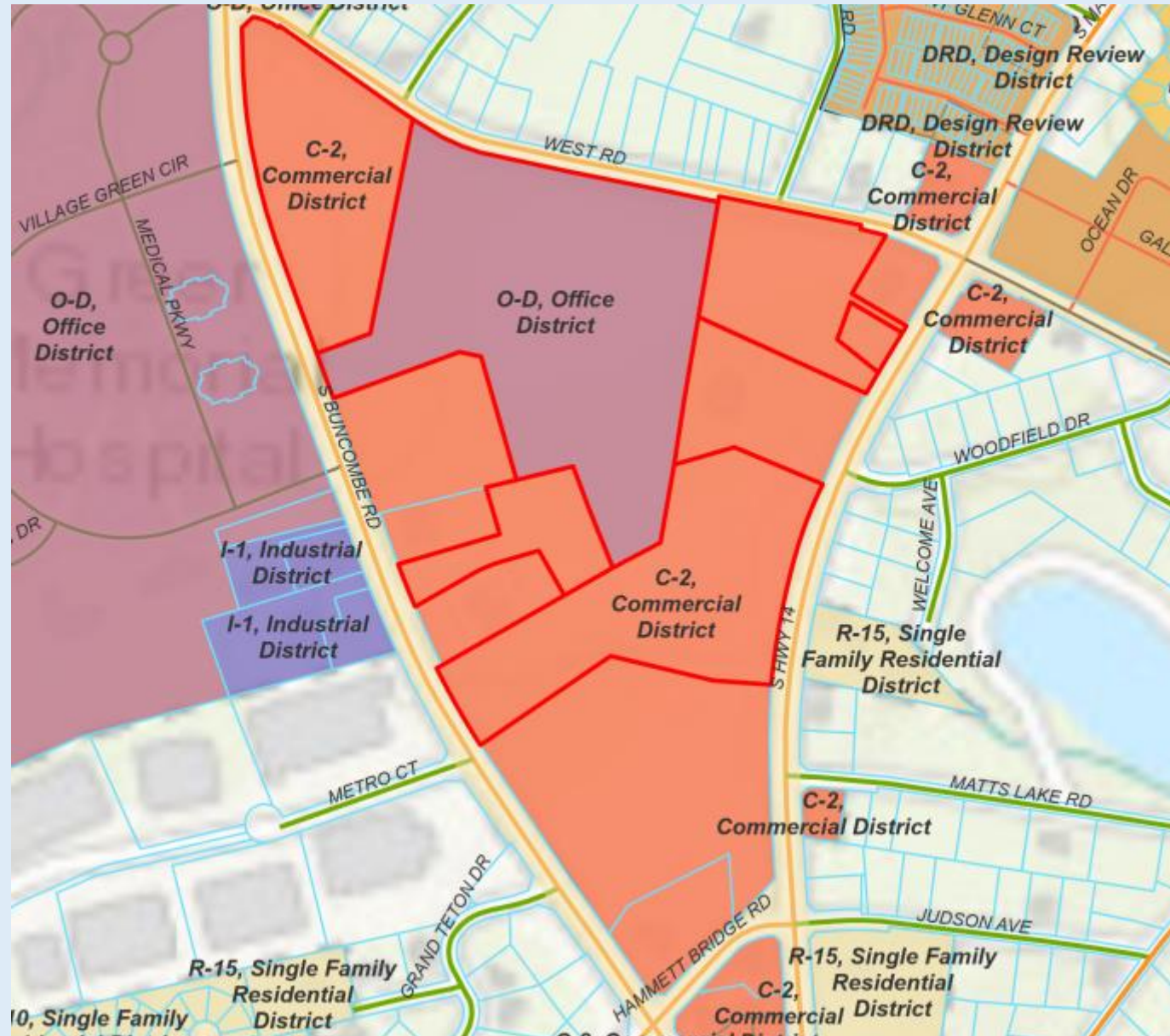
EXISTING ZONING: Office Professional (OP) and Commercial General
(CG)

REQUEST: Rezone to Regional Center (RC)

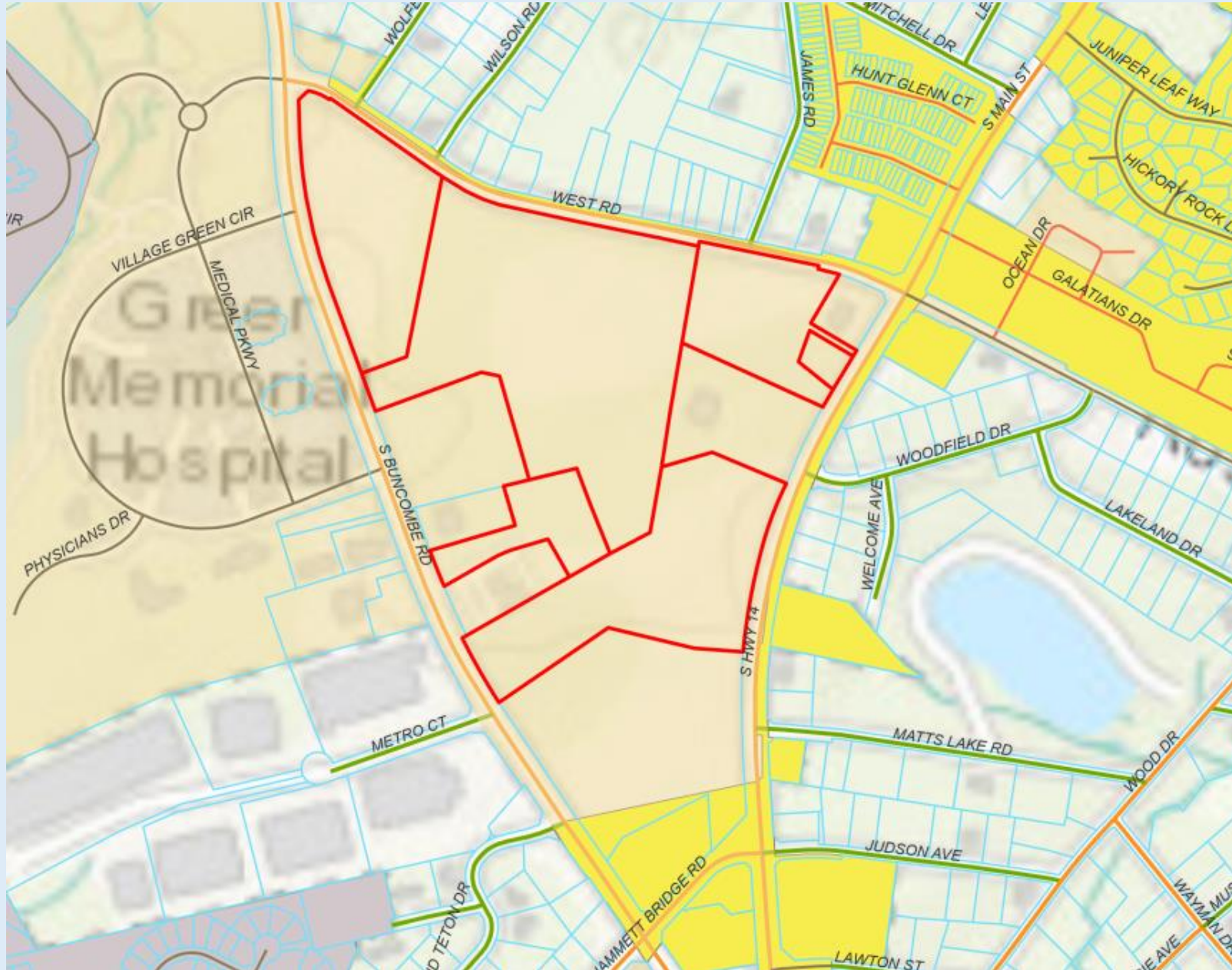
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Planning Commission

Public Hearing Presentation

May 19, 2025

Category Number: III.
Item Number: A.



AGENDA
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5/19/2025

New Business Presentation

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: B.



AGENDA
GREER PLANNING COMMISSION
5/19/2025

Staff Reports

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: C.



AGENDA
GREER PLANNING COMMISSION
5/19/2025

RZ 25-06

ATTACHMENTS:

Description

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Category Number: III.
Item Number: D.



AGENDA
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5/19/2025

PP 25-06

ATTACHMENTS:

Description

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Category Number: III.
Item Number: E.



AGENDA
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PP 25-07

ATTACHMENTS:

Description

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