



AGENDA
GREER PLANNING COMMISSION
Council Chambers, 301 E. Poinsett, Greer, SC 29651
June 16, 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. May 2025 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. RZ25-07
- C. RZ 25-08
- D. Staff Reports
- E. MISCP 25-01

IV. OTHER BUSINESS

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
6/16/2025

May 2025 Minutes

ATTACHMENTS:

Description

Upload Date

Type



AGENDA
GREER PLANNING COMMISSION
6/16/2025

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
📎 June Public Hearing Presentation	6/9/2025	Cover Memo



Planning Commission

Public Hearing Presentation

June 16, 2025

DOCKET NUMBER: RZ 25-07
APPLICANT: Keystone Construction
ADDRESS: 118 Mount Vernon Circle
PARCEL ID NUMBER: T018020124500
EXISTING ZONING: Rural Residential (RR)
REQUEST: Rezone to Suburban Neighborhood (SN)

DOCKET NUMBER: RZ 25-07



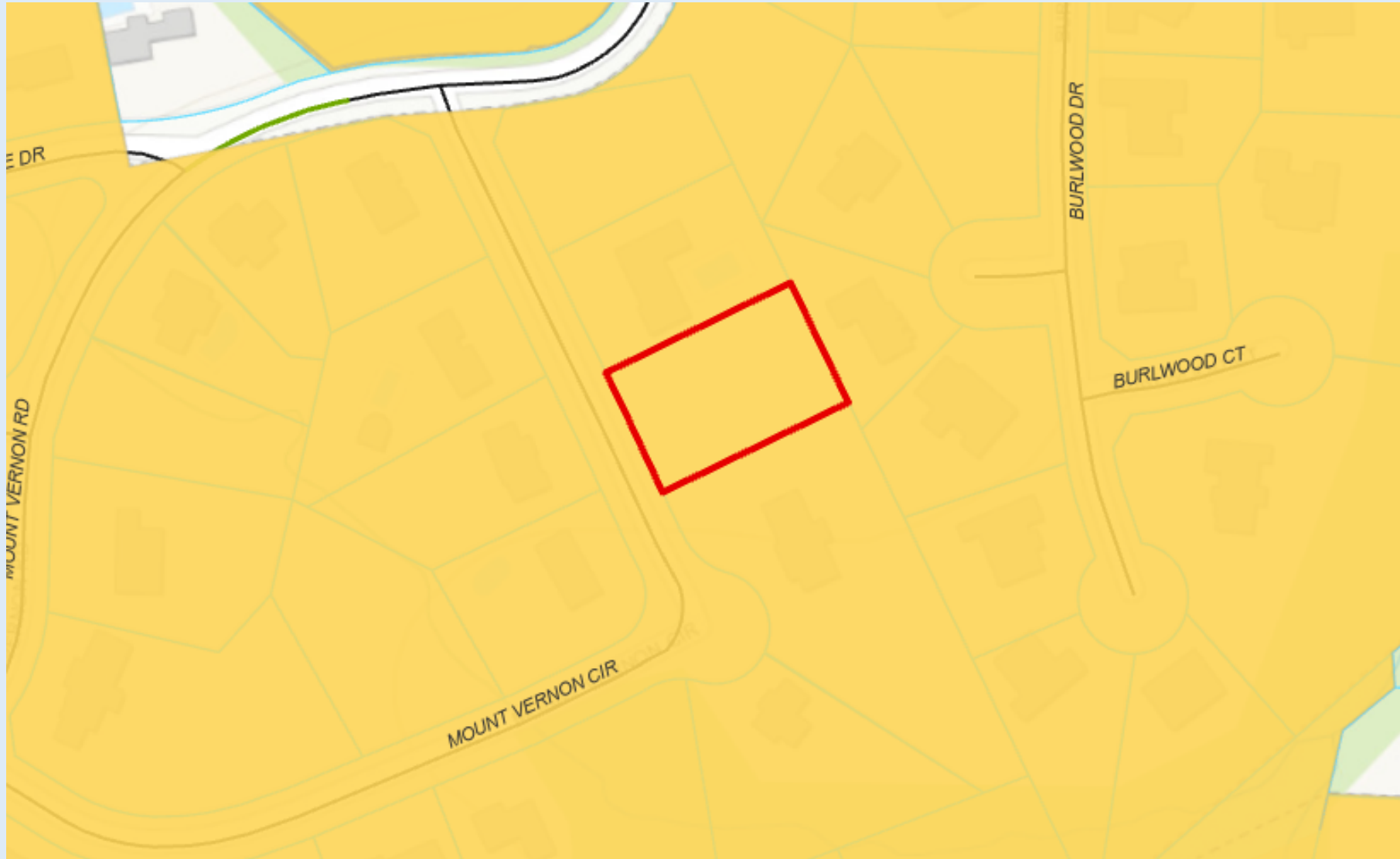
DOCKET NUMBER: RZ 25-07

Zoning



DOCKET NUMBER: RZ 25-07

Future Land Use



DOCKET NUMBER: RZ 25-07



DOCKET NUMBER: RZ 25-07

Rural Residential

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	20,000 SQ FT
LOT WIDTH (MIN)	50 FT
LOT COVERAGE (MAX)	30%
DENSITY (MAX)	1.5 DU/AC
DENSITY (MAX WITH CLUSTER)	2.25 DU/AC
SETBACK AND HEIGHT STANDARDS	
FRONT (MIN)	30 FT
REAR (MIN)	50 FT
SIDE (MIN)	30 FT
BUILDING HEIGHT (MAX)	35 FT

Suburban Neighborhood

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

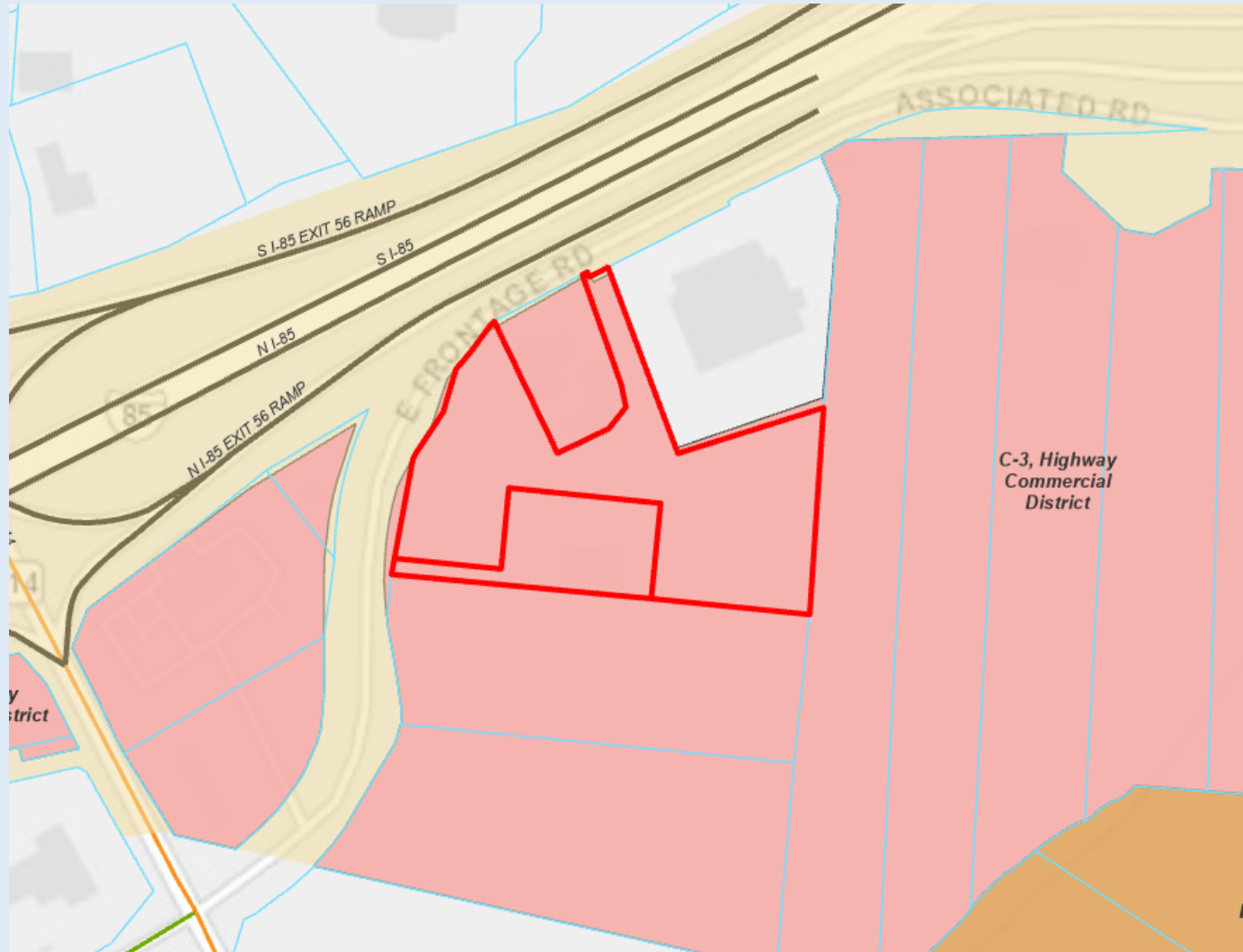
DOCKET NUMBER: RZ 25-08
APPLICANT: Arbor Land Design
ADDRESS: 306 E. Frontage Road
PARCEL ID NUMBER: 9-07-00-022.00; 9-07-00-022.03
EXISTING ZONING: Commercial Corridor (CC)
REQUEST: Rezone to Manufacturing and Logistics (ML)

DOCKET NUMBER: RZ 25-08



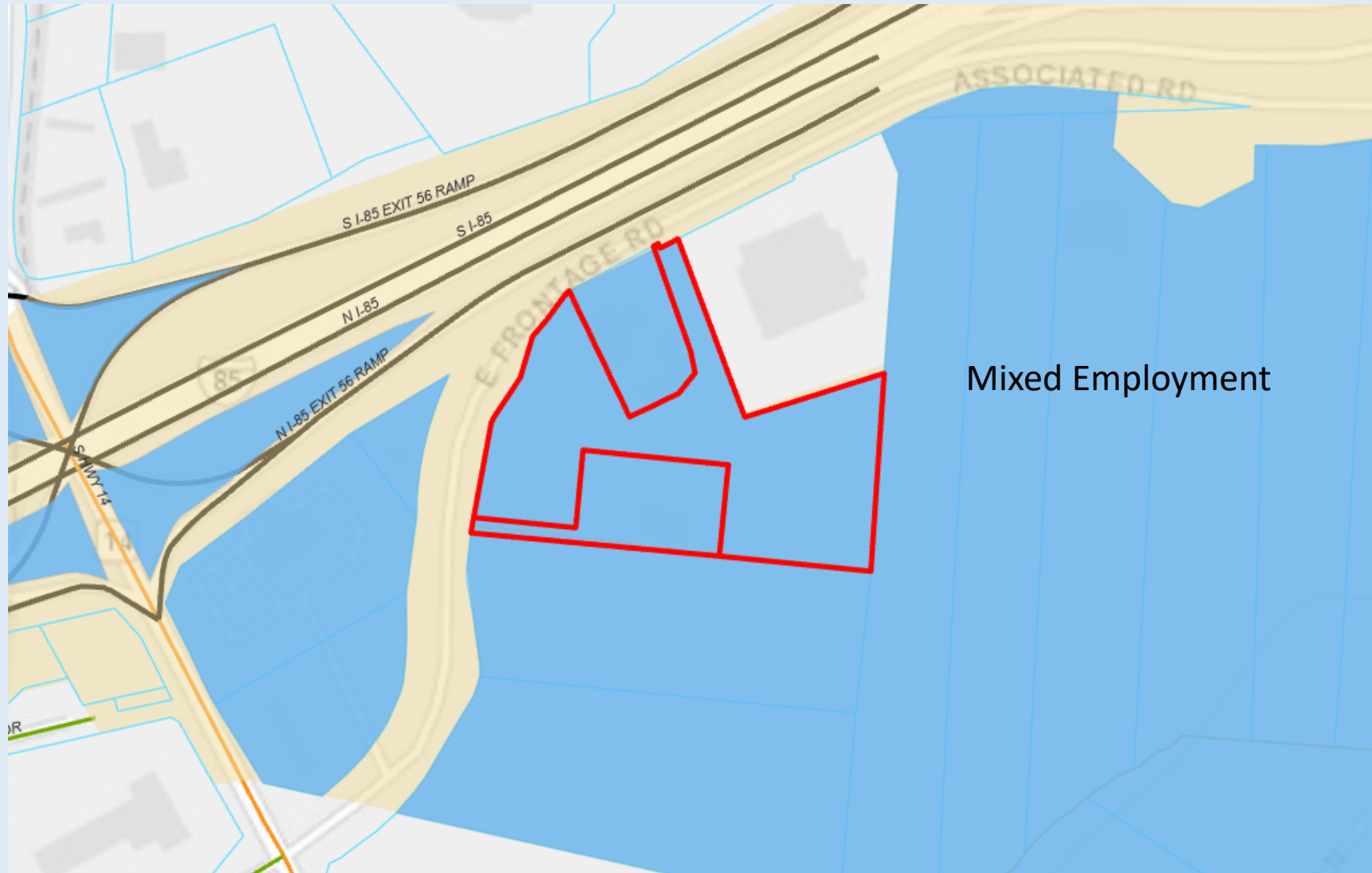
DOCKET NUMBER: RZ 25-08

Zoning



DOCKET NUMBER: RZ 25-08

Future Land Use



DOCKET NUMBER: RZ 25-08



DOCKET NUMBER: MISCP25-00001

APPLICANT: City of Greer

REQUEST: Amendments to the Unified Development Ordinance

Summary of Proposed UDO Amendments

Unified Development Ordinance (UDO) Proposed Amendments June 2025

Amendment Topic	Action	Reference	Page
Review and Decision-Making Bodies	Added criteria for Special Exceptions, updated language for variances	1.2.2.4	22
	Added provisions for Planning Commission review timeline	1.2.2.6	24
Zoning District Standards	Reduced sidewalk width to 8' from 10' in Regional Center	2.3.3	62
Overlays	Reduced maximum building sign sizes	Article 3	83, 86, 90
Permitted Use Table & Descriptions	Added a line for Manufacturing/Mobile Home in Permitted Use Table and added clarifying language to use description	4.2 & 4.3.1.F	97, 105
	Removed Automotive Service from CG	4.2	98
	Updated allowances for Regional Retail SF over 50,000 SF to allowed in CC; Special Exception in CG; and not permitted in NC. Edited description to remove SF limitations		99, 128
	Added light industrial to allowed uses in the BT zoning district		100
Landscaping	Lowered requirements for planted median dividers within parking lots to one for every four rows and updated standards for width	5.3.1.I.4	203
Open space - active features	Clarified what is considered active open space	5.3.4.2	224
Required Improvements	Updated regulations related to sidewalks	5.8	257
	Updated regulations related to Traffic Impact Analyses	5.8	259
Land Suitability	Clarified language regarding slopes	7.2	296-297



Planning Commission

Public Hearing Presentation

June 16, 2025

Category Number: III.
Item Number: A.



AGENDA
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New Business Presentation

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Planning Commission

New Business Presentation

June 16, 2025

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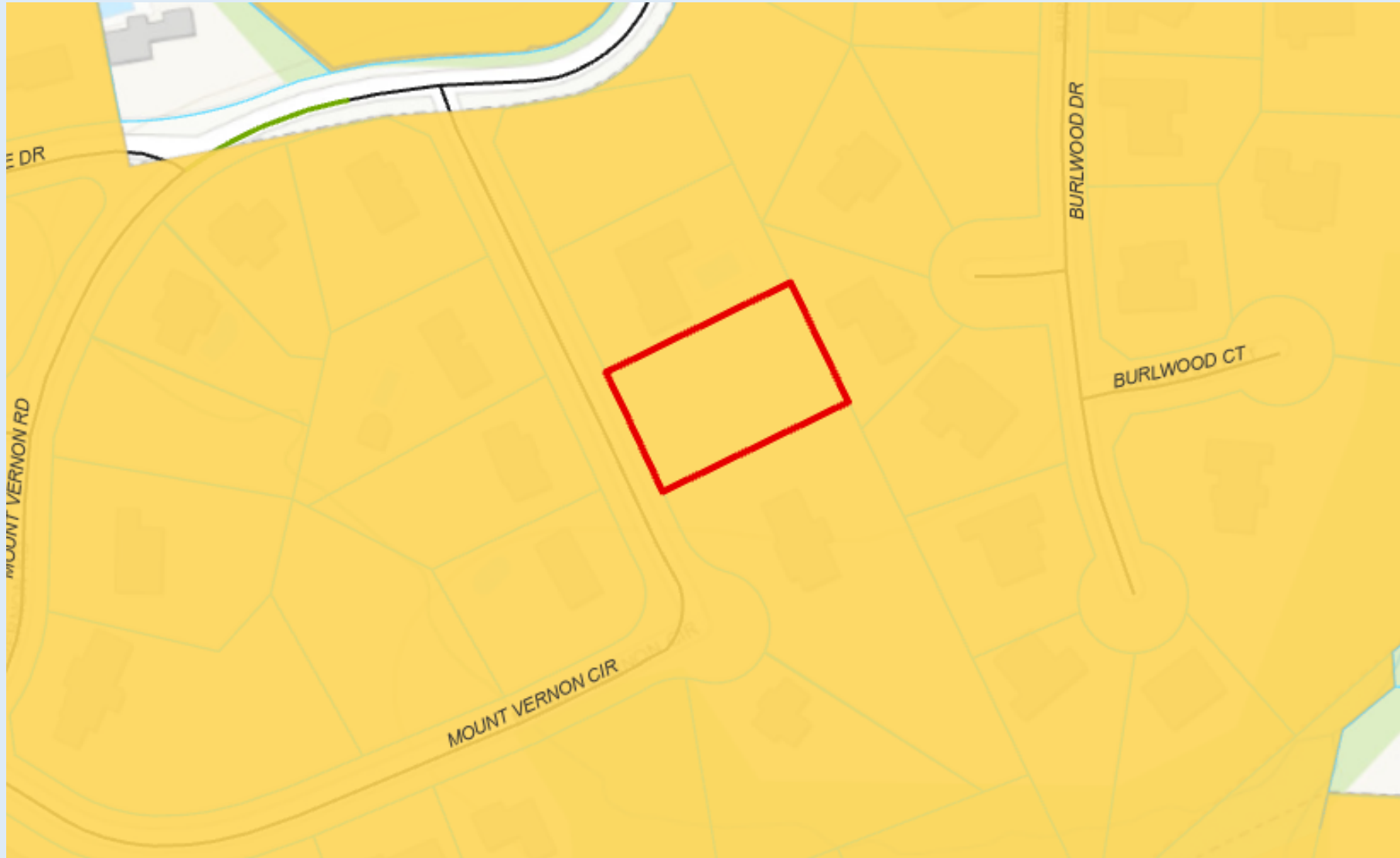
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DOCKET NUMBER: RZ 25-07

Staff Analysis and Recommendation

Request: Rezone to Suburban Neighborhood (SN)

Zoning/Land Uses:

North: Rural Residential (RR) – residential

East: Rural Residential (RR) – residential

South: Rural Residential (RR) – residential

West: Rural Residential (RR) – residential

Comprehensive Plan: Traditional Neighborhood

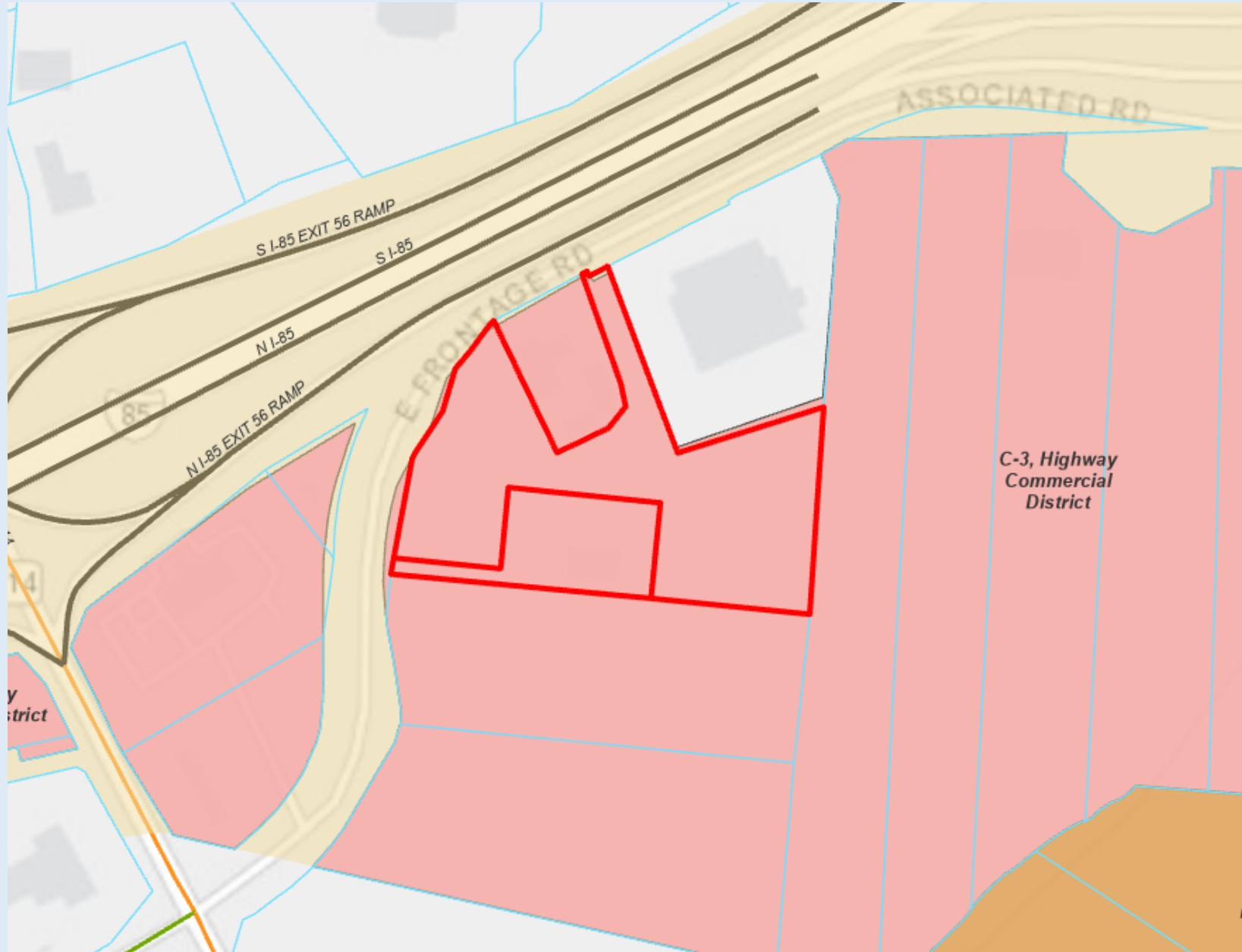
Staff Recommendation: Approval

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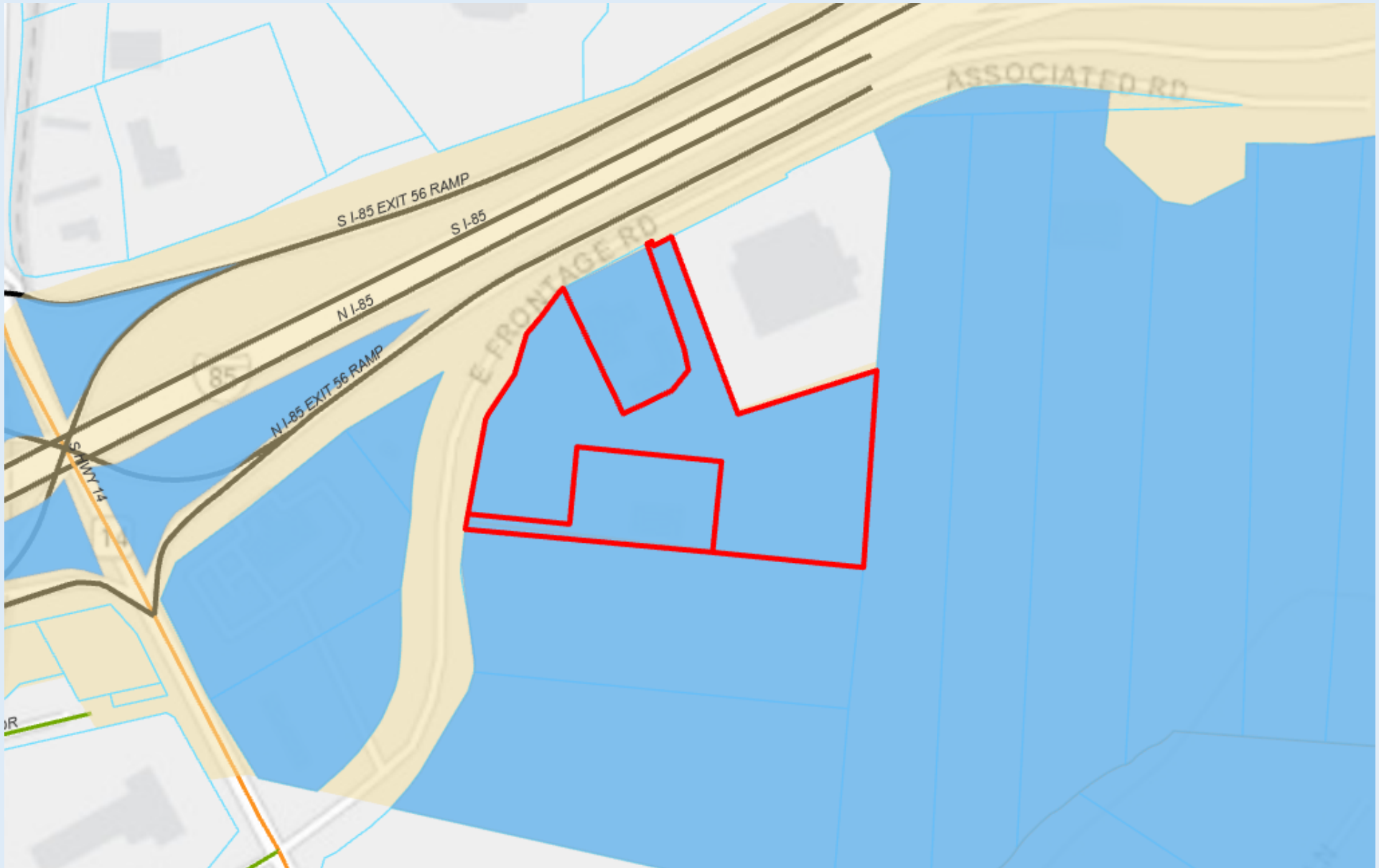
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DOCKET NUMBER: RZ 25-08

Staff Analysis and Recommendation

Request: Rezone to Manufacturing and Logistics (ML)

Zoning/Land Uses:

North: Commercial Corridor (CC) and Unzoned Spartanburg County - commercial

East: Commercial Corridor (CC) – undeveloped

South: Commercial Corridor (CC) – undeveloped

West: Commercial Corridor (CC) – commercial

Comprehensive Plan: Mixed Employment

Staff Recommendation: Approval

DOCKET NUMBER: MISCP25-00001
APPLICANT: City of Greer
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New Business Presentation

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Item Number: B.



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RZ25-07

ATTACHMENTS:

Description

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Type

Category Number: III.
Item Number: C.



AGENDA
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RZ 25-08

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: D.



AGENDA
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Staff Reports

ATTACHMENTS:

Description

Upload Date

Type

Category Number: III.
Item Number: E.



AGENDA
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MISCP 25-01

ATTACHMENTS:

Description

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