



AGENDA
GREER PLANNING COMMISSION
Council Chambers, Greer City Hall, 301 E Poinsett St., Greer, SC 29615
July 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. June 2025 Minutes

II. PUBLIC HEARING

- A. Public Hearing Presentation

III. NEW BUSINESS

- A. New Business Presentation
- B. Staff Reports
- C. RZ 25-06
- D. RZ 25-08
- E. PP 25-08
- F. PP 25-09

IV. OTHER BUSINESS

- A. PAC Update

V. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
GREER PLANNING COMMISSION
7/21/2025

June 2025 Minutes

ATTACHMENTS:

Description	Upload Date	Type
📎 June 2025 Minutes	7/11/2025	Cover Memo



**City of Greer
Planning Commission Minutes
June 16, 2025**

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

Members Absent: Shelley Medford
Will Lavender

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

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

III. Public Hearing

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

a. RZ 25-07 118 Mount Vernon Cir

Mr. Jones opened the public hearing for RZ 25-07.

Ms. Stahl gave the basic information of the request.

Mr. Mead Cook, Keystone Construction, was present as applicant. He explained the request was for reduced setbacks of the new zoning district to build one single family detached house on the property.

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 25-07.

b. RZ 25-08 E. Frontage Road

Mr. Jones opened the public hearing for RZ 25-08.

Ms. Stahl gave the basic information of the request.

Mr. ____, Arbor Land Design, was present as applicant. He explained that the applicant would like to add a laydown yard for materials.

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 25-08.

c. MISCP 25-01 UDO Amendments

Mr. Jones opened the public hearing for MISCP 25-01.

Ms. Stahl gave the basic information of the request.

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 MISCP 25-01.

IV. New Business

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

a. RZ 25-07 118 Mount Vernon Cir

Mr. Jones opened the new business meeting for RZ 25-07.

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

Mr. Lamb asked if the plan for was set and if there would be only one lot. Mr. Cook said yes, because the lot has been graded and foundation poured for a house.

Mr. Thoma asked why not Traditional Neighborhood. Ms. Stahl responded that Suburban Neighborhood would address their needs.

ACTION – Mr. Lamb moved to approve RZ 25-07. Ms. Jones seconded the motion. The motion passed with a vote of 5 to 0.

b. RZ 25-08 E. Frontage Road

Mr. Jones opened the new business meeting for RZ 25-08.

The applicant, Mr. Allen said that one additional parcel would need to be added to the project.

ACTION – Mr. Booker moved to table RZ 25-08. Mr. Lamb seconded the motion. The motion passed with a vote of 5 to 0.

c. MISCP 25-01 UDO Amendments

Mr. Jones opened the new business meeting for MISCP 25-01.

Staff reviewed each of the UDO amendments with the board:

Added criteria for Special Exceptions, updated language for variances.

Ms. Stahl explained that this data was added to provide guidance to the Board of Zoning appeals. Ms. Kaade said that the state enabling act provides guidance for variances, but not for special exceptions, so it was added to provide guidance.

Added provisions for Planning Commission review timeline.

Ms. Kaade explained that this was added at the request of a council member. This language clarifies that tabling an item is taking an action.

Mr. Booker asked if an applicant does not attend the meeting in a 60-day period, can the planning commission still vote on the item? Ms. Kaade said yes, it would still be in the commission's purview to vote and make a recommendation.

Reduced sidewalk width to 8' from 10' in Regional Center

Ms. Stahl explained that the sidewalk requirement was reduced for consistency with downtown district.

Mr. Thoma asked for an example of where Regional Center zoning district would be. Ms. Kaade said that it could fit in the future land use of Commercial Corridor or Business and Technology. Ms. Kaade said that the city has rezoned the Sports and Events Center property to Regional Center and the Greer Memorial expansion project that will be coming to planning commission next month will also be requesting Regional Center.

Mr. Thoma asked if the sidewalks would be in the public way. Ms. Kaade said yes, and since most Regional Center properties will likely be located along DOT roads, DOT has standards for 5' and 8' sidewalks, but likely not 10'.

Reduced maximum building sign sizes in the overlays.

Ms. Stahl explained that this was an oversight, the reduction to 8% of the façade would be in line with the standard sign permit. Mr. Thoma asked what the minimum size sign would be allowed. Ms. Kaade said the 32 square feet would still be allowed regardless of the façade size. She explained that the overlay should be more protected.

Added a line for Manufacturing/Mobile Home in Permitted Use Table and added clarifying language to use description.

Ms. Kaade explained that there was a use description in the body of the section but there was not a line in the use table. The permitted locations were also updated, because mobile home parks are only permitted in medium and high-density zoning districts with a special exception.

Removed Automotive Service from CG.

Ms. Kaade said the since it is a more intense use the intent was always to allow them in Commercial Corridor but limit their use in Commercial General.

Updated allowances for Regional Retail SF over 50,000 SF allowed in CC; Special Exception in CG; and not permitted in NC. Edited descriptions to remove SF limitation.

Ms. Kaade said that this amendment came about because of a grocery store inquiry. Staff compared the regulations with other large retail stores in the area and found that they were all over 50,000 SF.

Added light industrial to allowed uses in the BT zoning district.

Ms. Kaade said that this likely came about because of an inquiry, but this would be an appropriate use in Business and Technology.

Lowered requirements for planted median dividers within parking lots to one for every four rows and updated standards for width.

Ms. Stahl explained that the ordinance currently required median dividers every row. The amendment will reduce the requirement to one divider median every four rows and revised the width from 7' to 6' wide from back of curb. Ms. Kaade said that the original requirements seemed excessive when implemented.

Clarified what is considered active open space.

Ms. Stahl said that there was some overlap between what was considered to be passive and active open space and the chart was creating confusion.

Mr. Thoma asked if a landscape buffer would fall under active. Ms. Kaade said likely not unless a walking trail was located in the buffer.

Ms. Stahl said that the minimum requirements for amenities based on project acreage would remain unchanged. Mr. Thoma asked if the only difference undisturbed area and natural area if it was disturbed. Ms. Kaade said that staff can define further to clarify the difference between the two. Mr. Thoma said that he thinks the amendments are leaving it open to staff interpretation, which may be a good thing.

Updated regulations related to sidewalks.

Ms. Kaade explained that the standard sidewalk language was clarified to remove the term exterior, so that sidewalks inside developments and along the public right of way would all be 5'. Mr. Lamb expressed concern because the increasing sidewalk width and the summation of every restriction may also increase the cost of housing. Mr. Thoma asked if there is a reason why 5' was picked? Ms. Kaade said that the width was selected as best practice and quality of price.

Ms. Kaade asked if there was any concern with the change. Mr. Thoma said he wanted to know if there was a specific reason that came up to remove the term exterior. Ms. Kaade said that there was some confusion because of the lack of clarity.

Mr. Booker asked how this would impact projects like the new phase of O'Neal. Ms. Kaade said that the O'Neal phase has been under review since 2021, so they were required to comply with the Zoning Ordinance, but the amendments would apply to any new project under review.

Updated regulations related to Traffic Impact Analyses.

Ms. Kaade said that staff has worked a lot on the requirements over the last five years. The amendments are updating the requirements for mitigation to be installed by final plat for

residential projects or certificate of occupancy for commercial projects. Mr. Jones asked what enforcement issues the city has today? Ms. Kaade said that the language in the code did not match current practice so the intent of the amendments is to codify.

Ms. Kaade continued to explain that the other amendment was to expire TIAs after two years, if a project has not been active. If projects wait to begin building after several years, then the traffic data used in the TIA is out of date and would need to be updated.

Clarified language regarding slopes and added retaining walls.

Ms. Kaade explained that the land suitability section was updated by the engineering department because the language did not capture staff intent. The language was amended to state the no slopes steeper than 2:1 may be on residential sites.

Ms. Kaade also explained that engineering added language about retaining walls to require that they are either on open space or on an individual lot because of maintenance difficulties.

Mr. Thoma asked if a retaining wall behind units would be allowed? Ms. Kaade said yes, as long as the wall is located in common area. Mr. Jones asked if the fabrics attached to the wall would be included. Ms. Kaade said that staff would ask engineering if they would like to clarify the section.

ACTION – Mr. Booker moved to approve MISCP 25-01. Mr. Lamb seconded the motion. The motion passed with a vote of 5 to 0.

VI: Other Business/Planning and Zoning Report

For the Planning and Zoning Report, Ms. Kaade welcomed Alex Cahill the new Planning and Development Division Director.

VII: Adjourn

Mr. Booker made a motion to adjourn the meeting. The meeting adjourned at 7:38pm.



AGENDA
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7/21/2025

Public Hearing Presentation

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Presentation	7/11/2025	Cover Memo

Planning Commission

Public Hearing Presentation
July 21, 2025



Rezoning

Case Number:	RZ 25-06
Applicant:	Thomas & Hutton
Address:	Highway 14, West Rd, S Buncombe Rd
Parcel ID Numbers:	G006000200603; G004000200101; G004000200110; G004000200106; G004000200100; and 0535010103300
Existing Zoning:	Commercial General (CG) Office Professional (OP)
Request:	Rezone to Regional Center (RC)



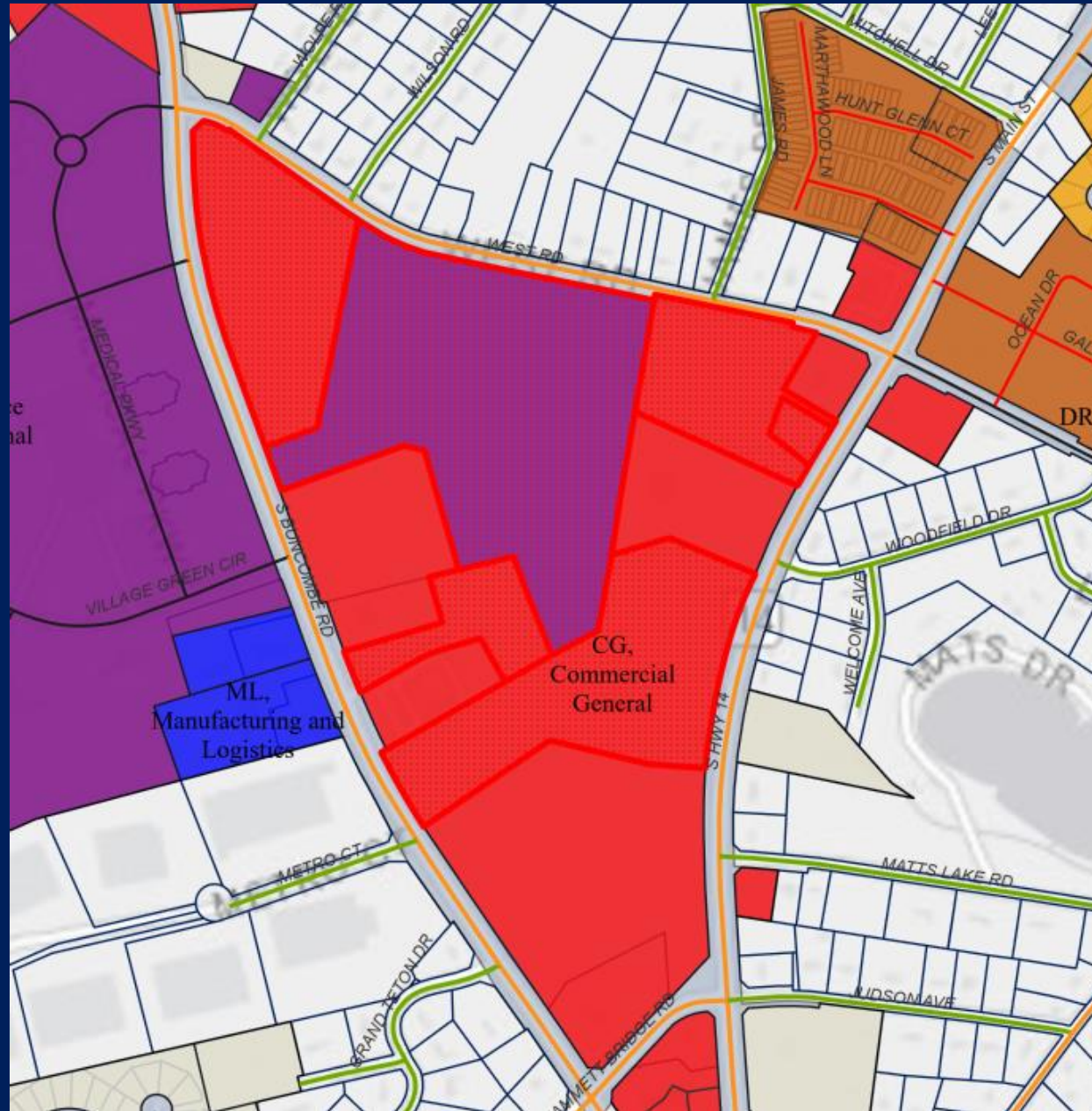
RZ 25-06

Aerial Map



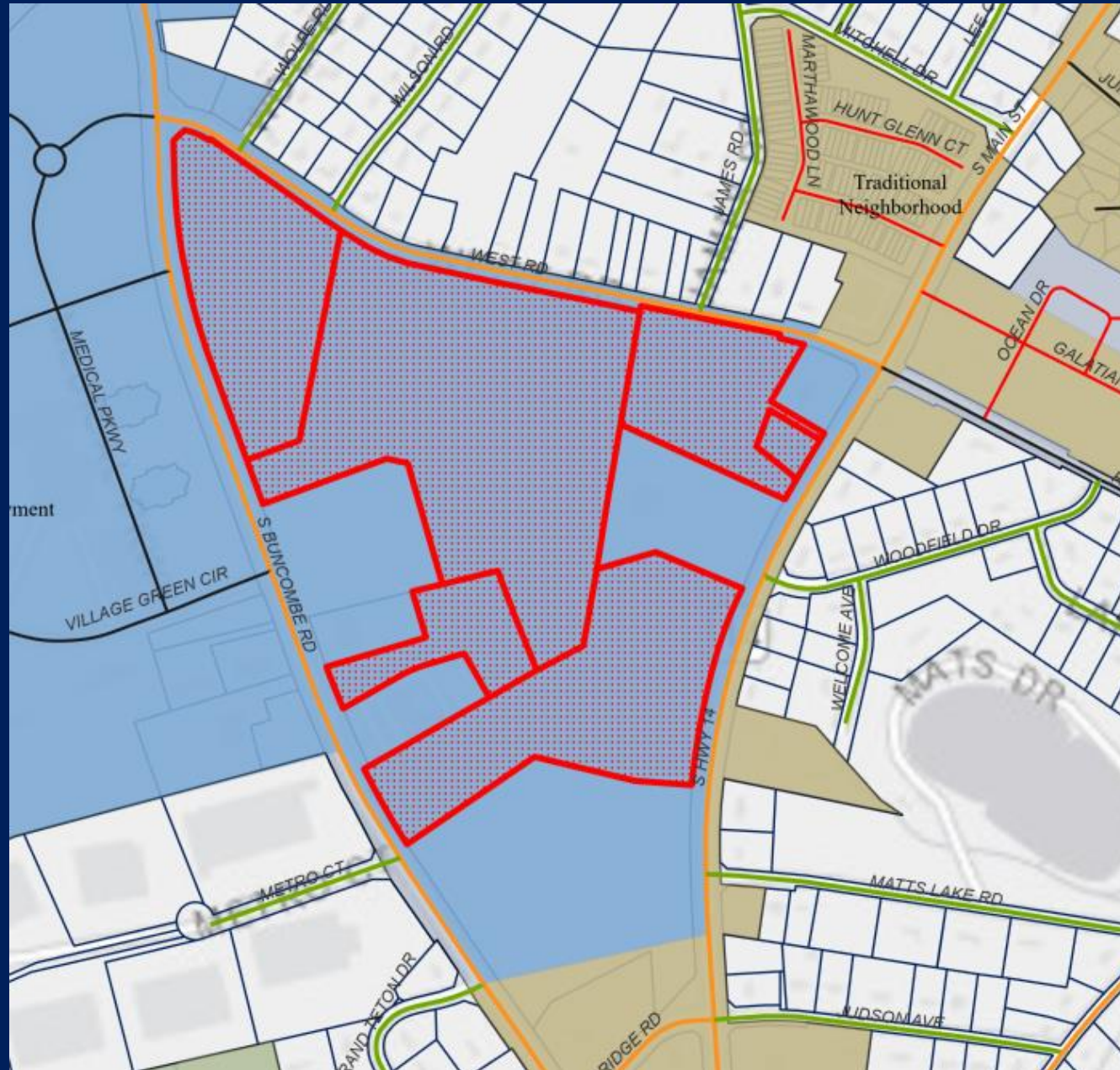
RZ 25-06

Zoning Map



RZ 25-06

Future Land Use Map



RZ 25-06

Existing Conditions



Rezoning

Case Number:	RZ 25-08
Applicant:	Arbor Land Design
Address:	306 E Frontage Rd
Parcel ID Numbers:	9-07-00-022.00; 9-07-00-022.03; and 9-07-00-021.02
Existing Zoning:	Commercial Corridor (CC)
Request:	Rezone to Manufacturing and Logistics (ML)



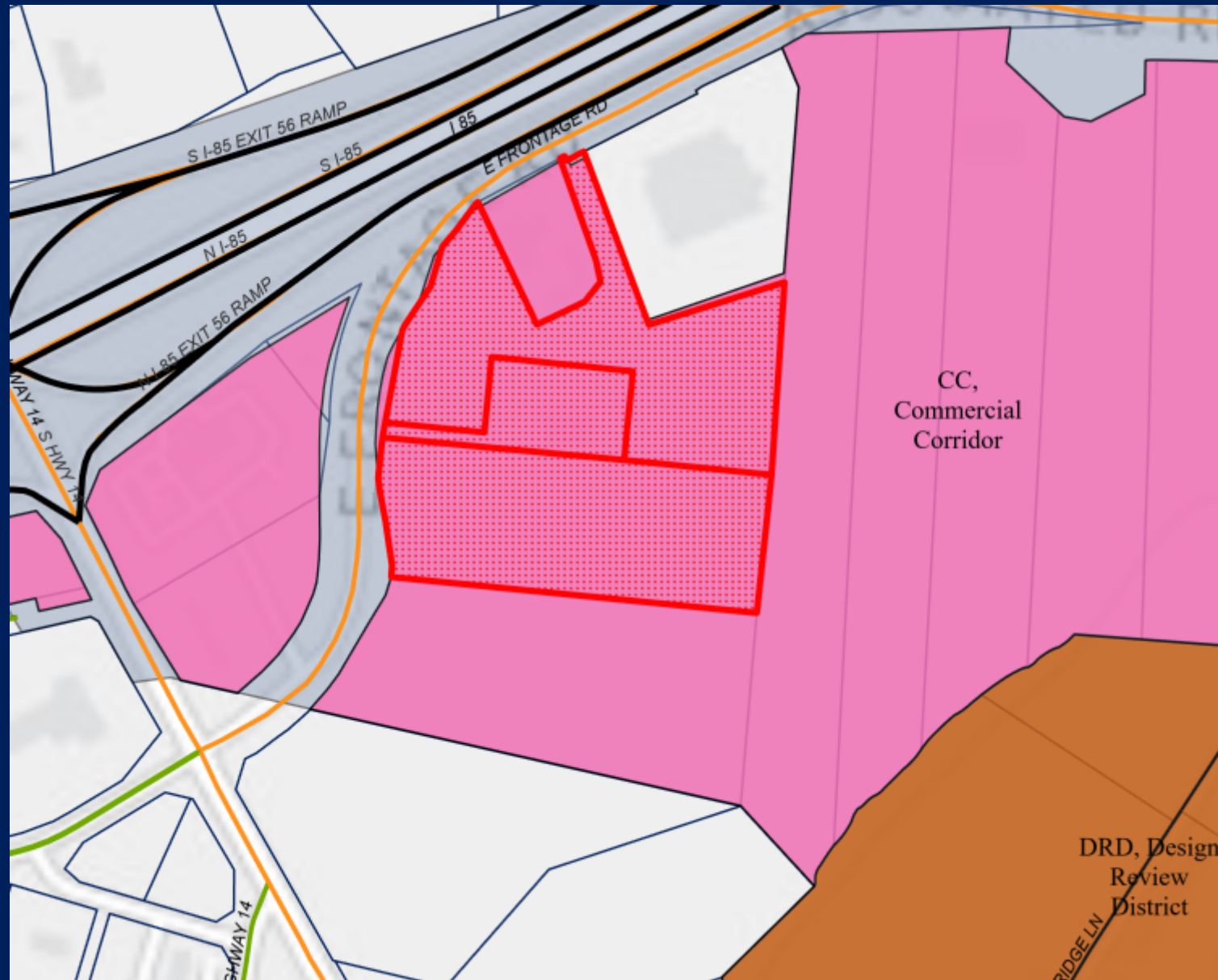
RZ 25-08

Aerial Map



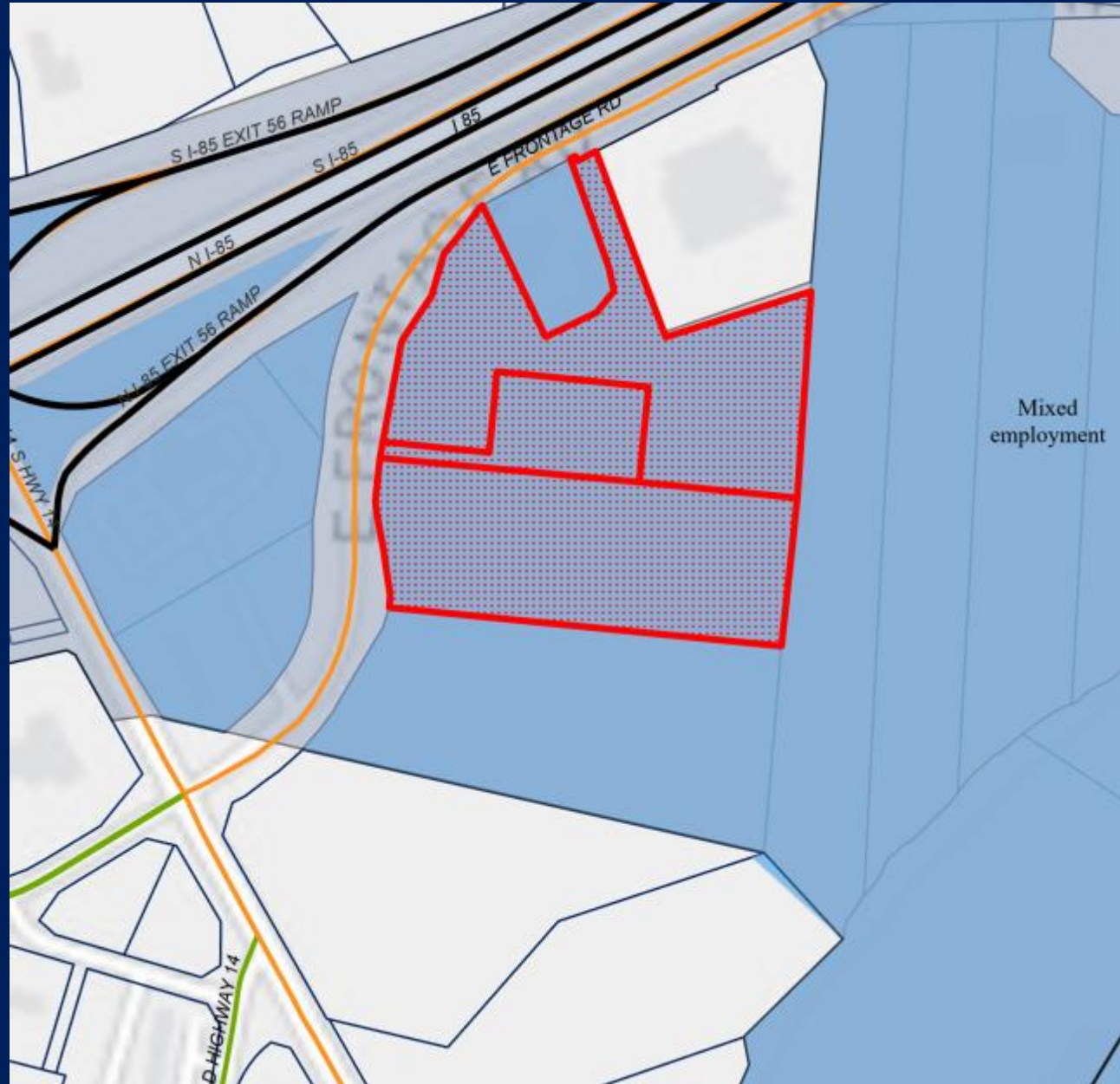
RZ 25-08

Zoning Map



RZ 25-08

Future Land Use Map



RZ 25-08

Existing Conditions



Planning Commission

Public Hearing Presentation
July 21, 2025



Category Number: III.
Item Number: A.



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New Business Presentation

Category Number: III.
Item Number: B.



AGENDA
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Staff Reports

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Category Number: III.
Item Number: C.



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RZ 25-06

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Category Number: III.
Item Number: D.



AGENDA
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RZ 25-08

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Category Number: III.
Item Number: E.



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PP 25-08

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Category Number: III.
Item Number: F.



AGENDA
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PP 25-09

ATTACHMENTS:

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Category Number: IV.
Item Number: A.



AGENDA
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PAC Update