



AGENDA
GREER CITY COUNCIL

September 9, 2025

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

6:30 PM

COUNCIL REGULAR MEETING

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilman Karuam Booker

Public Forum

Minutes of Council Meeting

1. August 26, 2025
(Action Required)

Special Recognition

1. Proclamation - Constitution Week

Petitioner

1. Mike McCarthy
Mike McCarthy, Vice President of The Meridian Group would like to address Council regarding privatizing Park Avenue.

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final Reading of Ordinance Number 21-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BLAKE VAUTOUR LOCATED AT 105 CRESTVIEW CIRCLE FROM RURAL RESIDENTIAL (RR) TO SUBURBAN NEIGHBORHOOD (SN) (Action Required)

2. Second and Final Reading of Ordinance Number 22-2025

AN ORDINANCE TO AMEND THE CITY OF GREER UNIFIED DEVELOPMENT ORDINANCE (UDO) (Action Required)

New Business

1. First Reading of Ordinance Number 20-2025

AN ORDINANCE AUTHORIZING THE EXTENSION OF LEASE OF CERTAIN PROPERTY IN THE CITY OF GREER BETWEEN THE CITY OF GREER AND SNOW STREET APARTMENTS, L.P. (Action Required)

The City of Greer, at the request of Greenville County Redevelopment Authority (GCRA), is requesting an amendment to the 1995 Ground Lease to extend the lease term by 10 years, shifting the termination date from November 26, 2045, to November 26, 2055.

Alexander D. Cahill, Director Planning and Development Services

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

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.

Category Number:
Item Number:



AGENDA
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Councilman Karuam Booker

ATTACHMENTS:

Description	Upload Date	Type
▣ 2025 Council Invocation Schedule	8/27/2025	Backup Material



**Greer City Council
2025 Invocation Schedule**

January 14, 2025	Mayor Rick Danner
January 28, 2025	Councilmember Jay Arrowood
February 11, 2025	Councilmember Karuam Booker
February 25, 2025	Councilmember Mark Hopper
March 11, 2025	Councilmember Lee Dumas
March 25, 2025	Councilmember Wryley Bettis
April 8, 2025	Councilmember Judy Albert
April 22, 2025	Mayor Rick Danner
May 13, 2025	Councilmember Jay Arrowood
May 27, 2025	Councilmember Karuam Booker
June 10, 2025	Councilmember Mark Hopper
June 24, 2025	Councilmember Lee Dumas
July 8, 2025	Councilmember Wryley Bettis
July 22, 2025	Councilmember Judy Albert
August 12, 2025	Mayor Rick Danner
August 26, 2025	Councilmember Jay Arrowood
September 9, 2025	Councilmember Karuam Booker
September 23, 2025	Councilmember Mark Hopper
October 14, 2025	Councilmember Lee Dumas
October 28, 2025	Councilmember Wryley Bettis
November 11, 2025	Councilmember Judy Albert
November 25, 2025	Mayor Rick Danner
December 9, 2025	Councilmember Jay Arrowood

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
9/9/2025

August 26, 2025

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ August 26, 2025 Council Meeting Minutes	9/3/2025	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL August 26, 2025

Meeting Location: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:31 P.M.

The following members of Council were in attendance: Jay Arrowood, Karuam Booker, Mark Hopper, Lee Dumas, Wryley Bettis and Judy Albert.

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Mike Sell, Deputy City Administrator, Catrina Woodruff, Assistant City Administrator, Reno Deaton, Assistant City Administrator and various other staff.

Invocation and Pledge of Allegiance

Councilman Jay Arrowood

Public Forum

No one signed up to speak

Minutes of the Council Meeting August 12, 2025

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the August 12, 2025 Council Regular Meeting be received as written. Councilmember Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

Departmental Reports

Economic Development, Engineering, Finance, Fire Department, Municipal Court, Parks, Recreation & Tourism, Planning and Development Services, Police Department, Public Services and the Social Media and Website Activity Reports for July 2025 were included in the packet for informational purposes.

Finance

Chris Kline, Finance Director presented the Financial Report for July 2025. (Attached)

General Fund Cash Balance: \$25,627,573.

Revenue: \$545,154.
Total Expenditures: \$2,569,532.
Total Percentage: 1% under Budget

Revenue Benchmark Variance: \$(86,251.)
Expenditure Benchmark Variance: \$(221,123.)
Overall Benchmark Variance: \$(307,374.)

Hospitality Fund Cash Balance: \$1,986,724.
Storm Water Fund Cash Balance: \$3,769,349.

Presentation

Alex Cahill, Planning and Development Director

Mr. Cahill shared the Planning and Development Services Department goals and strategic initiatives for fiscal year 2026. (attachment)

Andy Merriman, City Administrator presented the following:

Greer Police Department

The Greer Police Department was recently proud to host the 14th Upstate South Carolina Law Enforcement Memorial Softball Tournament at Century Park. This nonprofit organization is committed to assisting the families of fallen Upstate SC Police officers.

Public Safety Training Facility

City Council will soon have a first look of the Public Safety Training Facility, which is one of the ForGreer projects. They will be able to tour the facility and see the progress that has been made so far.

The City of Greer's Sesquicentennial Anniversary

The City of Greer has a 150th birthday coming up, and one of the first steps in planning the year-long celebration is finding the right image to mark the milestone. We're looking for a designer to create a standout logo and brand kit for the city's sesquicentennial anniversary. Interested designers have until September 5 to submit an application, portfolio, and brand concept. The City of Greer will interview three finalists the week of September 15.

Sports and Events Center

The groundbreaking for the City of Greer Sports and Events Center will be on Wednesday, August 27. Mr. Merriman thanked Michelle Willis, Communication Director and her team, Debbie Myles, Executive Assistant, Police Department, Public Services, Fire Department and Parks Recreation & Tourism for their assistance with the event.

OLD BUSINESS

Second and Final Reading of Ordinance Number 15-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY GREENVILLE HOSPITAL SYSTEM LOCATED ON SOUTH BUNCOMBE ROAD, WEST ROAD AND SOUTH MAIN STREET FROM COMMERCIAL GENERAL (CG) AND OFFICE PROFESSIONAL (OP) TO REGIONAL CENTER (RC)

Ashley Kaade, Planning Manager stated there was no new or additional information.

ACTION – Councilmember Judy Albert made a motion to approve Second and Final Reading of Ordinance Number 15-2025. Councilmember Wryley Bettis seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 16-2025

AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES OF THE CITY OF GREER CODE OF ORDINANCES BY AMENDING ARTICLE XII – MOBILE FOOD UNITS, SECTION 18-501 THROUGH SECTION 18-524 TO ESTABLISH CERTAIN RULES AND REGULATIONS FOR MOBILE FOOD UNITS

Chris Kline, Finance Director presented the request.

ACTION – Councilmember Lee Dumas made a motion to approve Second and Final Reading of Ordinance Number 16-2025. Councilmember Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 18-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED ON COLDBROOK DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTY

Ashley Kaade, Planning Manager stated the Planning Commission held a public hearing August 18, 2025 and recommended approval. Staff recommends approval.

ACTION – Councilmember Karuam Booker made a motion to approve Second and Final Reading of Ordinance Number 18-2025. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 19-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES OWNED BY RMM ENTERPRISE LLC LOCATED AT 306 EAST FRONTAGE ROAD FROM COMMERCIAL CORRIDOR (CC) TO MANUFACTURING LOGISTICS (ML)

Ashley Kaade, Planning Manager stated there was no new or additional information.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 19-2025. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

NEW BUSINESS

First and Final Reading of Resolution Number 17-2025
A RESOLUTION APPROVING AND CONSENTING TO THE TRANSFER AND PARTIAL ASSIGNMENT BY CP GREER, LLC TO, AND ASSUMPTION BY, IPCP ACQUISITION COMPANY IV, LLC AND ANY OF ITS RELATED OR AFFILIATED ENTITIES OF A CERTAIN EXISTING AMENDED AND RESTATED ECONOMIC DEVELOPMENT AGREEMENT TO WHICH THE CITY IS A PARTY AND OTHER MATTERS RELATING THERETO.

Reno Deaton, Assistant City Administrator presented the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 17-2025. Councilmember Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 21-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BLAKE VAUTOUR LOCATED AT

**105 CRESTVIEW CIRCLE FROM RURAL RESIDENTIAL (RR) TO
SUBURBAN NEIGHBORHOOD (SN)**

Ashley Kaade, Planning Manager stated the Planning Commission held a public hearing August 18, 2025 and recommended approval. Staff recommends approval. A representative was present but did not speak.

ACTION – Councilmember Lee Dumas made a motion to approve First Reading of Ordinance Number 21-2025. Councilmember Wryley Bettis seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 22-2025
**AN ORDINANCE TO AMEND THE CITY OF GREER UNIFIED
DEVELOPMENT ORDINANCE (UDO)**

Ashley Kaade, Planning Manager stated the Planning Commission held a public hearing June 16, 2025 and recommended approval. Staff recommends approval.

ACTION – Councilmember Mark Hopper made a motion to approve First Reading of Ordinance Number 22-2025. Councilmember Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Executive Session

Mayor Danner stated there were no items for Executive Session.

Adjournment – 8:21 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: September 9, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, August 22, 2025.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
9/9/2025

Proclamation - Constitution Week

ATTACHMENTS:

Description	Upload Date	Type
▢ Proclamation	9/4/2025	Backup Material



PROCLAMATION

Mayor Richard Danner and Greer City Council recognize

CONSTITUTION WEEK

in the City of Greer

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2025, marks the two hundred and thirty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as Constitution Week,

NOW THEREFORE, Mayor Rick Danner and Greer City Council proclaim September 17th through 23rd as Constitution Week in the City of Greer.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
AND CAUSED THIS SEAL TO BE AFFIXED

RICHARD W. DANNER
MAYOR

WITNESS

September 9, 2025

DATE



AGENDA
GREER CITY COUNCIL
9/9/2025

Second and Final Reading of Ordinance Number 21-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BLAKE VAUTOUR LOCATED AT 105 CRESTVIEW CIRCLE FROM RURAL RESIDENTIAL (RR) TO SUBURBAN NEIGHBORHOOD (SN) (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❏ Ordinance Number 21-2025	8/27/2025	Ordinance
❏ Ord 21-2025 Exhibit A Map	8/27/2025	Exhibit
❏ Ord 21-2025 Exhibit B Title to Real Estate	8/27/2025	Exhibit
❏ Ord 21-2025 Exhibit C Survey	8/27/2025	Exhibit
❏ Ord 21-2025 RZ Application	8/27/2025	Backup Material
❏ Ord 21-2025 Planning Commission Minutes	8/27/2025	Backup Material

ORDINANCE NUMBER 21-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BLAKE VAUTOUR LOCATED AT 105 CRESTVIEW CIRCLE FROM RURAL RESIDENTIAL (RR) TO SUBURBAN NEIGHBORHOOD (SN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Blake Vautour located at 105 Crestview Circle and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T018020103401 containing approximately 0.61 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on August 18, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Suburban Neighborhood (SN).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 105 Crestview Circle more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T018020103401 containing approximately 0.61 +/- acres attached

hereto marked as Exhibit A shall be changed from Rural Residential (RR) to Suburban Neighborhood (SN).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

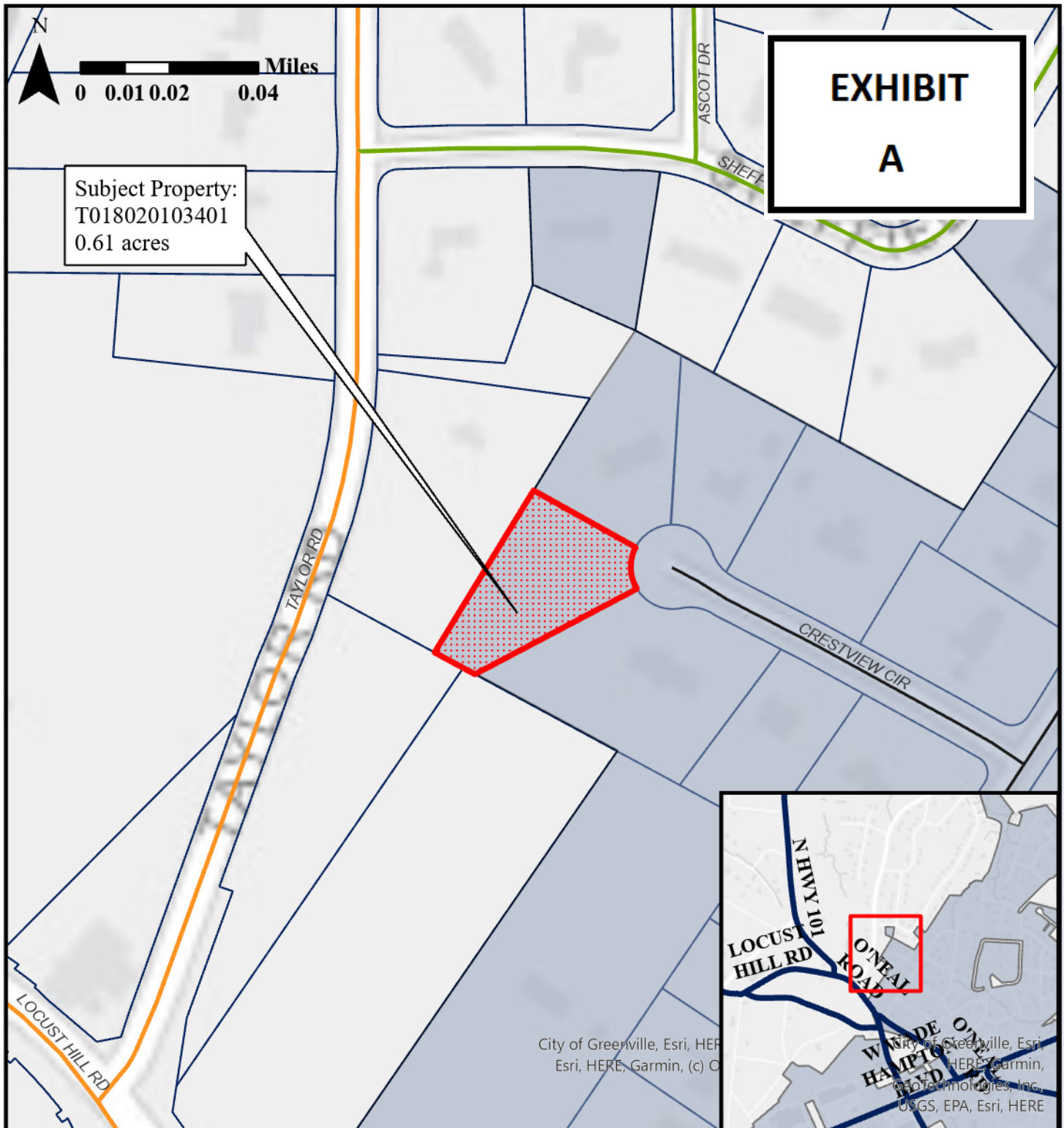
Introduced by: Councilman Lee Dumas

First Reading: August 26, 2025

Second and
Final Reading: September 9, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney



Location Map: Ordinance 21-2025

Case Number: RZ 25-09

Legend

- City Limits
- Parcels

- Ord 21-2025 (Crestview Cr RR to SN)

Created by the City of Greer Planning & Development Services Department:
8/20/2025 8:54 AM

The City of Greer Planning & Development Services Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning & Development Services Department.





2025037

EXHIBIT

B

DEED Book: DE 2756 Page: 0945 - 0945
 June 18, 2025 11:02:05 AM Cons: \$90,000.00
 Rec: \$15.00 Cnty Tax: \$99.00 State Tax: \$234.00
 E-FILED IN GREENVILLE COUNTY, SC *T. J. H. H.*

Grantee Mailing address: 201 Blue Ridge Dr Greenville 29605
 Tax Map # T018020103401

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that MAX GEESEY, in consideration of NINETY THOUSAND DOLLARS AND NO/100 (\$90,000.00) the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto,

BLAKE VAUTOUR

ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN CHICK SPRINGS TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT NO. FOURTEEN (14) ON A PLAT OF BURGESS HILLS, PLAT NO. 1 PREPARED BY PIEDMONT ENGINEERING SERVICE AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK Y, AT PAGES 96-97; REFERENCE IS ALSO MADE TO PLAT BOOK 1319 AT PAGE 0043. REFERENCE TO SAID PLAT FOR A MORE COMPLETE DESCRIPTION AS TO METES AND BOUNDS, COURSES AND DISTANCES.

This being the same property as conveyed to Max Geesey by deed of the Estate of Juanita Guthrie Rogers recorded November 19, 2018, in the ROD Office for Greenville County in Deed Book 2552 at Page 4294.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat(s) or on the premises. Together with all and singular the rights, members, hereditament and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the Grantee(s) and the Grantee's(s') heirs or successors and assigns, forever. And, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantors(s') successors or assigns to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the Grantor's(s') Hand(s) and Seal(s) this 16 day of June 2025

Notary
 Witness

Max Geesey
 MAX GEESEY

Lynette Hall
 Witness

State of New Hampshire

Acknowledgement

County of Cheshire)

The undersigned Notary Public for the State of New Hampshire, does hereby certify that Max Geesey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 16th day of June 2025.

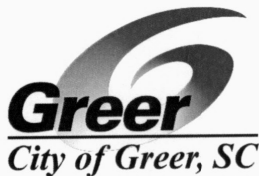
Shana E. Eichner
 Notary Signature

Shana E. Eichner
 Notary Printed Name

My Commission expires: 6-14-28

SHANASEICHNER
 Notary Public - New Hampshire
 My Commission Expires
 June 14, 2028





ZONING MAP AMENDMENT APPLICATION
(REZONING)

Date 7-21-2025

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) T018020103401
Property Address(s) 105 Crestview Cir. Greer, SC, 29651
Acreage of Properties 0.61 County Greenville

Applicant Information

Name Blake Vantour
Address 304 Roe rd. Travers
Rest, SC 29690
Contact Number 864-270-7269
Email blake Gvt-concrete.com
Business Name _____

Property Owner Information

(If multiple owners, see back of sheet)

Name Blake Vantour
Address 304 Roe rd. Travers
Rest, SC 29690
Contact Number 864-270-7269
Email blake Gvt-concrete.com
Business Name _____

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes _____ No ☒

The applicant hereby requests that the property described be rezoned from

Rural Residential to Suburban Neighborhood

Existing Use: Land Proposed Use: Home

Signature(s) Blake Vantour

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

See Reverse

Staff Report to the City of Greer Planning Commission
Monday, August 18, 2025

Case Number: RZ 25-09

Applicant: Blake Vautous

Property Location: 105 Crestview Circle

Tax Map Numbers: T018020103401

Existing Zoning: Rural Residential (RR)

Request: Rezone to Suburban Neighborhood (SN)

Size: 0.61 acres

Comprehensive Plan: Traditional Neighborhood (TN)

Analysis: **RZ 25-09**

RZ 25-09 is a rezoning request for one parcel on Crestview Circle with a total acreage of 0.6 acres. The request is to rezone the parcel from Rural Residential (RR) to Suburban Neighborhood (SN) to build one single family detached unit.

Surrounding land uses and zoning include:

North:	Rural Residential (RR) - residential
East:	Rural Residential (RR) -residential
South:	Rural Residential (RR) - residential
West:	Unzoned Greenville County - residential

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, four-plexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses
- Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
- **Parking:** On-street, driveways, garages off alleys, off street parking to the rear of buildings
- **Open Space:** Neighborhood parks, greens, & boulevards

This request is compatible with the existing development in the area. It is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Mr. Lavender recused himself from this case. He left his seat at the dias and coordinated with staff to get a recusal form.

Ms. Stahl presented staff's analysis and recommendation of approval, citing the request's compatibility with the surrounding area.

Mr. Jones called Mr. Vautour up to the podium and asked him to explain why he was rezoning. Mr. Vautour walked the Commission through the setback issues which caused him to request a rezoning, saying that the 50' rear setback required by the existing zoning district was the main issue, but the 30' side setbacks also posed some problems for his house plans.

Mr. Thoma asked why staff recommended rezoning as opposed to a variance. Ms. Stahl explained that variances are typically reserved for cases where there is an issue with a lot itself (e.g., topography). For cases such as this one where the desired housing product just couldn't meet existing setback standards, staff recommends rezoning.

ACTION – Mr. Lamb moved to approve RZ 25-09. Mr. Booker seconded the motion. The motion passed with a vote of 6 to 0.

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
9/9/2025

Second and Final Reading of Ordinance Number 22-2025

Summary:

AN ORDINANCE TO AMEND THE CITY OF GREER UNIFIED DEVELOPMENT ORDINANCE (UDO)
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 22-2025	8/27/2025	Ordinance
▣ Ord 22-2025 Exhibit A UDO	9/3/2025	Exhibit
▣ Ord 22-2025 Exhibit B Proposed Amendments	9/3/2025	Exhibit
▣ Ord 22-2025 Exhibit C Planning Commission Minutes	8/27/2025	Exhibit

ORDINANCE NUMBER 22-2025

**AN ORDINANCE TO AMEND THE CITY OF GREER UNIFIED
DEVELOPMENT ORDINANCE (UDO)**

WHEREAS, on December 12, 2023, City Council adopted the Unified Development Ordinance (UDO) to replace the Zoning Ordinance and Land Development Regulations, providing a streamlined document to regulate development and redevelopment within the City; and

WHEREAS, to ensure that the UDO is responsive to development and delivers on the goals and policies of the 2030 Comprehensive Plan, the City Planning Staff will conduct periodic reviews to address technical issues or concerns and will make recommendations of amendments to the Planning Commission and City Council as needed to address those issues and concerns; and

WHEREAS, the City of Greer Planning Commission held a public hearing on August 16, 2025 after due notice was given by publication of the public hearing in the Greenville News and Spartanburg Herald-Journal, for the purpose of considering proposed amendments to the City of Greer UDO. The red-lined draft UDO and summary table of amendments are attached hereto as Exhibits “A” and “B;” and,

WHEREAS, the Planning Commission voted unanimously (5-0) to recommend approval of the of all amendments. The minutes and staff report from this meeting are attached hereto as Exhibit “C;” and,

WHEREAS, the City Council, after considering all of the facts, do hereby find that the proposed UDO amendments are in the best interests of the City of Greer.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, the UDO be amended as outlined in Exhibit “A.”

This Ordinance shall become effective immediately upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Karuam Booker

First Reading: August 26, 2025

Second Reading
And Final Approval: September 9, 2025

Approved as to Form:

Daniel Hughes
City Attorney

City of Greer Unified Development Ordinance (UDO)

Adopted November 28, 2023

Amended May 14, 2024

Amended December 10, 2024

Amended September 9, 2025

the place of such members.

- b. Once a member is physically present at a BZA meeting, any subsequent failure to vote will be recorded as an affirmative vote unless the member has recused himself or herself, or been excused in accordance with the paragraph below.
- c. A member shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. For purposes of this section, a "close familial relationship" means a spouse, significant other, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships. In addition, a member who was not present at the hearing at which evidence relevant to the matter at issue was taken shall not vote on the matter.

5. **Board Member Attendance.** Any member of the BZA who misses more than three consecutive regular meetings or more than half of the regular meetings in a calendar year may be subject to removal and replacement by CC.

C. **Powers and Duties.** The BZA shall all the powers and duties authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 codified as Section 6-29-780 through Section 6-29-860 (["the Act"](#)), and in the manner provided for in this UDO. Generally, such power and duties shall include, but not be restricted to, the following:

- a. Administrative review of decision of the Director or a designee of the Director;

[b. Granting Uses Permitted by a Special Exception within Section 4—Uses of this UDO. Permitting uses by Special Exception once the Board has determined that:](#)

- [i. The use meets all required conditions;](#)
- [ii. The use is consistent with the character and intent of the underlying zoning district as well as recommendations contained in the Comprehensive Plan;](#)

iii. The use is compatible with existing and/or permitted uses adjacent to and in the vicinity of the property; and,

iv. The use will not adversely affect public health or general welfare.

In granting the permit, the Board may designate such reasonable and appropriate conditions in addition to the specific conditions contained in this ordinance to assure that the proposed use will be in harmony with the area and protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors

If the Board denies the request, the reasons shall be entered in the minutes of the meeting at which the permit is denied.

c. Granting Variances ~~to Uses within this UDO~~from the requirements of this ordinance according to the criteria set forth by Section 6-29-800 of the Act or any additional criteria that may be set forth herein.

D. Special Exception. The Board may grant or deny a request for a use permitted by special exception after a public hearing has been held on the written request submitted by an applicant.

SECTION 1.2.2.5 –PLANNING COMMISSION (PC)

A. Appointment and Terms of the Planning Commission.

1. **Generally.** The Planning Commission provides an advisory function, except where otherwise noted, to assist in decisions pertaining to amendments of the Comprehensive Plan and this UDO, and applications for development approval. The Planning Commission is an administrative body and shall consist of seven (7) members appointed by the City Council. Members of the Planning Commission shall be residents of the City. Upon appointment of a member to the Planning Commission, the City Council shall consider the following:

- a. Professional experience,
- b. Knowledge of the community, and
- c. Concern for the future welfare of the total community and its citizens.

2. **Member Terms.** Planning Commission members shall be appointed for

Table 2.3.3. Regional Center (RC)

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A
DENSITY (MAX)	10 DU/AC
BUILDING PLACEMENT AND HEIGHT STANDARDS	
FRONT	10 FT
REAR	10 FT
SIDE	10 FT
BUILDING HEIGHT (MAX)	75 FT
FRONTAGE STANDARDS	
PERCENTAGE REQUIREMENT (MIN)	50 %
OFF-STREET PARKING LOCATION	
LOCATION OF OFF-STREET PARKING	FRONT, SIDE, OR REAR
SIDEWALKS	
WIDTH	MINIMUM 10-8 FT
OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5
BUILDING AND SITE DESIGN STANDARDS	SECTION 6
SUBDIVISION STANDARDS	SECTION 7

1. **Wall Signs.** A wall sign is an on-premise sign, attached directly to a building wall above the entrance. Wall signs are allowed provided:
 - a. One (1) wall sign shall be allowed per location or one (1) wall sign per building frontage, whichever is greater. Buildings with multiple tenants are allowed (1) wall sign per tenant per building frontage, signs shall be identical in dimensions and of the same material. Signs of multi-tenant buildings shall be arranged in a uniform fashion horizontally or vertically.
 - b. The sign shall not be larger than ~~10%~~8% of the facades' surface area or 32 square foot of building frontage not to exceed 50 square feet.
 - c. Signs may be wall mounted or projecting signs. Wall mounted signs shall project no more than 15 inches from the wall. Projecting signs may project up to four (4) feet away from the building if the sign is placed no lower than 10 feet nor higher than 15 feet from the street side sidewalk.
 - d. Murals shall not be allowed as a wall sign within the HD overlay unless permitted by the City Council as a part of a public art program.
2. **Canopy/awning.** A canopy/awning sign is a canopy/awning that is attached to and extends from the building, with attached signage. A sign permit is required. Refer to Section 5.2 Signs for additional standards.
3. **Projecting/blade.** A projecting/blade sign is a sign that is attached directly to a supporting building wall and intersects the building wall at a right angle. Refer to Section 5.2 Signs for additional standards.
4. **Sidewalk.** A sidewalk sign (also commonly referred to as a sandwich board or A-Frame) is a sign dedicated for the display of a message on a sidewalk in front of a business. A sign permit is not required. Refer to Section 5.2 Signs for additional standards.
5. **Additional Sign Standards.** All signs shall conform to the following standards:
 - a. Signs shall not blink, flash, rotate, scroll, or animate.
 - b. Signs shall not utilize colored lighting for internal or external illumination.
 - c. Signs shall not utilize neon lighting.

- 2) Stone and Cast Stone - stone rustication at the base of the building or as accents around main entrances; stone accents and trim are appropriate.
 - 3) Stucco - painted smooth sand finish.
 - 4) Natural wood or cementitious siding.
- ii. **Exterior Colors.** No more than 3 colors per structure shall be used.
- b. **Roof Design.**
- i. Structures located within the overlay that are not built to the side lot lines shall be designed with pitched, arched, or gable roofs.
 - ii. Structures located within the overlay that are built to the side lot lines and have a flat roof shall be not be equal in height to an adjacent building.
- c. **Windows/Transparency and Entryways.**
- i. Buildings with non-residential uses on the first floor shall have non-reflective transparent area covering at least sixty (60) percent of the façade at pedestrian eye-level (between three and eight feet). All non-residential first floor shall be transparent.
- d. **Signage.** Signs within the DT overlay shall be designed not to detract from the character of the district. Signs shall comply with the standards of Section 5.2: Signs, and the following provisions below. Where there is a conflict, the standards of this section prevail.
- i. **Wall Signs.** Wall signs are allowed provided:
 1. One (1) wall sign shall be allowed per location or one (1) wall sign per building frontage, whichever is greater. Buildings with multiple tenants are allowed (1) wall sign per tenant per building frontage, signs shall be identical in dimensions and of the same material. Signs of multi-tenant buildings shall be arranged in a uniform fashion horizontally or vertically.
 2. The sign shall not be larger than ~~10%~~8% of the facades' surface area not to exceed 100 square feet, or 32 square feet minimum.
 3. Signs may be painted, wall mounted or projecting signs. Wall mounted signs shall project no more than 15 inches from the

- ii. Primary entrances to nonresidential buildings shall face the street.
 - iii. New buildings on corner lots shall be oriented towards the streets and at least one public entrance shall be oriented toward the front lot line or side lot line.
 - iv. Accessory structures, if present, shall be located at the rear of the primary structure and similar in architectural style.
6. **Signage.** Signs within the DE overlay shall be designed not to detract from the character of the district. Signs shall comply with the standards of Section 5.2: Signs, and the following provisions below. Where there is a conflict, the standards of this section prevail.
- i. **Wall Signs.** Wall signs are allowed provided:
 - 1. One (1) wall sign shall be allowed per location or one (1) wall sign per building frontage, whichever is greater. Buildings with multiple tenants are allowed (1) wall sign per tenant per building frontage, signs shall be identical in dimensions and of the same material. Signs of multi-tenant buildings shall be arranged in a uniform fashion horizontally or vertically.
 - 2. The sign shall not be larger than ~~10%~~8% of the facades' surface area not to exceed 100 square feet, or 32 square feet minimum.
 - 3. Signs may be painted, wall mounted or projecting signs. Wall mounted signs shall project no more than 15 inches from the wall. Projecting signs may project up to four (4) feet away from the building.
 - 4. Murals shall not be allowed as a wall sign within the DE overlay unless approved by the City Council as a part of the City of Greer's Public Art program.
 - ii. **Canopy/awning.** A canopy/awning sign is a canopy/awning that is attached to and extends from the building, with attached signage. A sign permit is required. Refer to Section 5.2 Signs for additional standards.
 - iii. **Projecting/blade.** A projecting/blade sign is a sign that is attached directly to a supporting building wall and intersects the building wall at a right angle. Refer to Section 5.2 Signs for additional standards.

4.2. PRINCIPAL USE TABLE

		Residential Districts					Nonresidential Districts				Mixed-Use Districts				
		RURAL RESIDENTIAL (RR)	SUBURBAN NEIGHBORHOOD (SN)	TRADITIONAL NEIGHBORHOOD (TN)	MEDIUM DENSITY (MD)	HIGH DENSITY (HD)	OFFICE PROFESSIONAL (OP)	COMMERCIAL GENERAL (CG)	BUSINESS TECHNOLOGY (BT)	MANUFACTURING AND LOGISTICS (ML)	GREER STATION DOWNTOWN (GS)	NEIGHBORHOOD CENTER (NC)	REGIONAL CENTER (RC)	COMMERCIAL CORRIDOR (CC)	
KEY: P = Permitted, S = Special Exception		Section													
RESIDENTIAL															
Dwelling, Single-Family Detached	4.3.1.A	P	P	P	P	X	X	X	X	X	P	X	X	X	
Dwelling, Single-Family Attached	4.3.1.B	X	S	P	P	P	S	X	X	X	P	X	X	X	
Dwelling, Duplex, Triplex, or Quadplex	4.3.1.C	X	S	P	P	P	S	X	X	X	P	X	X	X	
Dwelling, Live-Work	4.3.1.D	X	X	P	P	P	P	P	X	X	P	P	P	P	
Dwelling, Multi-Family (Include Upperstory)	4.3.1.E	X	X	S	P	P	X	P	P	X	P	P	P	P	
Dwelling, Manufactured/Mobile Home	4.3.1.F	X	X	S	S	S	X	X	X	X	X	X	X	X	
Child Care Home	4.3.1.G	S	S	S	S	X	X	X	X	X	S	S	X	X	
Group Living	4.3.1.H	P	P	P	P	P	X	X	X	X	P	X	X	X	
Residential Care	4.3.1.I	S	S	S	P	P	P	S	X	X	X	X	P	P	
Manufactured/Mobile Home Park	4.3.1.J	X	X	S	X	X	X	X	X	X	X	X	X	X	
NON-RESIDENTIAL															
AGRICULTURE AND OPEN SPACE															
Community Garden	4.3.2.A	P	P	P	P	P	P	X	X	X	P	P	S	S	
Farm	4.3.2.B	P	X	X	X	X	X	X	X	X	X	X	X	X	
Livestock (Wholesale)	4.3.2.C	S	X	X	X	X	X	X	X	X	X	X	X	X	
Lumberyard	4.3.2.D	S	X	X	X	X	X	X	X	P	X	X	X	X	
Nursery	4.3.2.E	P	S	X	X	X	X	X	X	P	X	X	X	X	
Parks	4.3.2.F	P	P	P	P	P	P	P	P	P	P	P	P	P	
Produce Stands	4.3.2.G	P	X	X	X	X	X	P	X	X	X	X	X	P	
Stables	4.3.2.H	P	S	X	X	X	X	X	X	X	X	X	X	X	
CIVIC AND INSTITUTIONAL															

		Residential Districts					Nonresidential Districts				Mixed-Use Districts				
		RURAL RESIDENTIAL (RR)	SUBURBAN NEIGHBORHOOD (SN)	TRADITIONAL NEIGHBORHOOD (TN)	MEDIUM DENSITY (MD)	HIGH DENSITY (HD)	OFFICE PROFESSIONAL (OP)	COMMERCIAL GENERAL (CG)	BUSINESS TECHNOLOGY (BT)	MANUFACTURING AND LOGISTICS (ML)	GREER STATION DOWNTOWN (GS)	NEIGHBORHOOD CENTER (NC)	REGIONAL CENTER (RC)	COMMERCIAL CORRIDOR (CC)	
KEY: P = Permitted, S = Special Exception		Section													
Cemetery	4.3.3.A	P	S	S	S	S	S	S	X	X	S	X	X	X	
Churches and Religious Institutions	4.3.3.B	S	S	S	S	X	P	P	P	P	P	S	P	P	
Cultural, Library and Museum Facility	4.3.3.C	S	S	S	S	S	P	P	P	X	P	P	P	P	
Day Care (Adult or Child)	4.3.3.D	X	X	S	S	S	P	P	P	X	S	S	P	P	
Government	4.3.3.E	X	X	X	X	X	P	P	P	X	P	P	P	P	
Higher Education (College, University, Technical)	4.3.3.F	X	X	X	X	X	P	P	P	X	X	X	P	X	
Infrastructure and Utilities	4.3.3.G	S	S	S	S	S	S	P	P	P	S	P	P	X	
Post Office (Mail and Packages)	4.3.3.H	S	S	S	S	P	P	P	P	X	P	P	P	P	
Public Safety (Fire/Police/Correctional)	4.3.3.I	S	S	S	S	S	P	P	P	P	P	P	P	P	
School (K-12)	4.3.3.J	S	S	S	S	X	P	P	S	X	S	S	P	P	
Social Services	4.3.3.K	S	S	S	S	S	P	P	X	X	P	X	X	X	
Transit	4.3.3.L	S	S	S	P	P	P	P	P	X	P	P	P	X	
PERSONAL SERVICE															
Bank/Financial Institution	4.3.4.A	X	X	P	X	X	P	P	P	X	P	P	P	P	
Dry Cleaning	4.3.4.B	X	X	P	X	X	S	P	X	X	X	P	P	P	
Funeral Home	4.3.4.C	X	X	X	X	X	P	P	X	X	P	X	P	P	
Pharmacy (Maximum 10,000 SF)	4.3.4.D	X	X	P	X	X	P	P	X	X	P	P	P	P	
Personal Services	4.3.4.E	X	X	P	X	X	P	P	P	X	P	P	P	P	
Tattoo Parlor	4.3.4.F	X	X	X	X	X	X	S	X	P	X	X	P	P	
Private Clubs	4.3.4.G	X	X	X	X	X	S	P	X	X	P	P	P	P	
COMMERCIAL															
Animal Kennel	4.3.5.A	P	X	X	X	X	X	P	X	P	X	X	X	P	
Automobile Service	4.3.5.B	X	X	X	X	X	X	X	X	P	X	X	S	P	
Bed and Breakfast	4.3.5.C	S	S	S	P	P	X	P	X	X	P	S	X	P	
Brewery	4.3.5.D	X	X	X	X	X	X	P	X	X	X	P	P	P	
Brewpub	4.3.5.E	X	X	X	X	X	X	P	X	X	P	P	P	P	
Bar/Tavern/Nightclub	4.3.5.F	X	X	X	X	X	X	P	X	X	X	P	P	P	

		Residential Districts					Nonresidential Districts				Mixed-Use Districts			
		RURAL RESIDENTIAL (RR)	SUBURBAN NEIGHBORHOOD (SN)	TRADITIONAL NEIGHBORHOOD (TN)	MEDIUM DENSITY (MD)	HIGH DENSITY (HD)	OFFICE PROFESSIONAL (OP)	COMMERCIAL GENERAL (CG)	BUSINESS TECHNOLOGY (BT)	MANUFACTURING AND LOGISTICS (ML)	GREER STATION DOWNTOWN (GS)	NEIGHBORHOOD CENTER (NC)	REGIONAL CENTER (RC)	COMMERCIAL CORRIDOR (CC)
KEY: P = Permitted, S = Special Exception	Section													
Car Wash	4.3.5.G	X	X	X	X	X	X	P	X	X	X	X	P	P
Parking Lot	4.3.5.H	X	X	X	X	S	P	P	P	S	X	P	P	P
Parking Structure	4.3.5.I	X	X	X	X	S	P	P	P	S	X	P	P	P
Distillery	4.3.5.J	X	X	X	X	X	S	P	X	X	X	X	P	P
Event Center	4.3.5.K	X	X	X	X	X	X	S	P	X	X	X	P	P
Gas Station	4.3.5.L	X	X	X	X	X	S	P	X	X	X	S	P	P
Hotel/Motel	4.3.5.M	X	X	X	X	X	X	P	P	X	P	P	P	P
Indoor Amusement/Entertainment Facilities	4.3.5.N	X	X	X	X	X	X	P	P	P	P	P	P	P
Liquor Store	4.3.5.O	X	X	X	X	X	X	S	X	X	X	S	P	P
Microbrewery	4.3.5.P	X	X	X	X	X	P	P	X	X	P	P	P	P
Micro-Distillery	4.3.5.Q	X	X	X	X	X	P	P	X	X	P	P	P	P
Outdoor Recreation	4.3.5.R	S	S	X	X	X	X	P	X	X	X	S	P	P
Pawn Shop	4.3.5.S	X	X	X	X	X	X	P	X	X	X	S	X	P
Restaurant	4.3.5.T	X	X	X	X	X	P	P	X	X	P	P	P	P
Neighborhood Retail (Maximum 10,000 SF)	4.3.5.U	X	X	P	S	P	X	P	P	X	P	P	P	P
General Retail (Maximum 50,000 SF)	4.3.5.V	X	X	X	X	X	X	P	X	S	X	S	P	P
Regional Retail (Above 50,000 SF)	4.3.5.W	X	X	X	X	X	X	PS	X	X	X	SX	P	XP
Recreational Vehicle Park/Campground	4.3.5.X	S	X	X	X	X	X	X	X	S	X	X	X	X
Sexually-Oriented Business/Adult Business	4.3.5.Y	X	X	X	X	X	X	X	X	S	X	X	X	X
Vehicle Sales and Rental	4.3.5.AA	X	X	X	X	X	X	X	X	P	X	X	S	P
OFFICE AND MEDICAL														
Animal Care	4.3.6.A	P	X	X	X	X	P	P	X	X	X	X	X	P
Medical/Dental Facility	4.3.6.B	X	X	X	X	X	P	P	P	X	P	P	P	P
Hospital	4.3.6.C	X	X	X	X	X	S	S	X	X	X	X	S	S
Professional Office	4.3.6.E	X	X	P	X	X	P	P	P	X	P	P	P	P

		Residential Districts					Nonresidential Districts				Mixed-Use Districts			
		RURAL RESIDENTIAL (RR)	SUBURBAN NEIGHBORHOOD (SN)	TRADITIONAL NEIGHBORHOOD (TN)	MEDIUM DENSITY (MD)	HIGH DENSITY (HD)	OFFICE PROFESSIONAL (OP)	COMMERCIAL GENERAL (CG)	BUSINESS TECHNOLOGY (BT)	MANUFACTURING AND LOGISTICS (ML)	GREER STATION DOWNTOWN (GS)	NEIGHBORHOOD CENTER (NC)	REGIONAL CENTER (RC)	COMMERCIAL CORRIDOR (CC)
KEY: P = Permitted, S = Special Exception	Section													
Urgent Care	4.3.6.F	X	X	X	X	X	P	P	X	X	X	P	P	P
Rehabilitative/Mental Health Facility	4.3.6.G	X	X	X	X	X	S	P	S	X	X	X	X	P
INDUSTRIAL AND LOGISTIC														
Artisanal Manufacturing	4.3.7.A	S	X	X	X	X	X	P	P	X	X	P	X	P
Broadcast Facility	4.3.7.B	S	X	X	X	X	P	P	P	X	X	X	X	X
Communication/Cell Tower	4.3.7.X	S	S	S	S	S	S	S	S	S	S	S	S	S
Flex Facility	4.3.7.C	X	X	X	X	X	P	S	P	S	X	S	S	S
Industrial - Light	4.3.7.D	X	X	X	X	X	X	X	X P	P	X	X	X	S
Industrial - Heavy	4.3.7.E	X	X	X	X	X	X	X	X	P	X	X	X	X
Salvage Yard	4.3.7.F	X	X	X	X	X	X	X	X	P	X	X	X	X
Land Fill	4.3.7.G	X	X	X	X	X	X	X	X	P	X	X	X	X
Manufacturing	4.3.7.H	X	X	X	X	X	X	X	P	P	X	X	X	X
Outdoor Storage	4.3.7.I	X	X	X	X	X	X	X	X	P	X	X	X	X
Wholesale Trade	4.3.7.J K	X	X	X	X	X	X	X	X	P	X	X	X	X
Recycling	4.3.7.L K	X	X	X	X	X	X	X	X	P	X	X	X	X
Self-Storage	4.3.7.L M	X	X	X	X	X	X	S	P	P	X	X	X	P
Solar Farm	4.3.7.M N	S	X	X	X	X	X	X	X	P	X	X	X	X
Warehouse/Distribution	4.3.7.Θ N	X	X	X	X	X	X	X	X	P	X	X	X	X

2. **Accessory Uses.** Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, piers and docks, and accessory structures such as a garage or shed.
3. **Examples.** Examples include any type of park model or travel trailer designed as a dwelling unit, built on an integral chassis, with or without permanent foundation. This term includes mobile homes, park trailers, travel trailers and similar transportable structures intended to be improved property.
4. **Uses Not Included.**
 - a. Modular homes are not considered to be manufactured/mobile homes.

5. ~~5.~~ Use Standards.

- b.a. _____ Co
ndition of Special Exception. – Manufactured/mobile homes are permitted
only in mobile home parks (as mobile home parks are defined herein).

G. Child Care Home.

1. **Characteristics.** A residential building in which care is given in a family home environment for at least one (1) and not more than six (6) children. Only those residing in the home may be involved in the day-to-day operation of the Child Care Home.
2. **Accessory Uses.** Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, and accessory structures such as a garage or shed.

H. Group Living.

1. **Characteristics.** A facility with lodging for one or more persons in a group that does not constitute a single-family unit.
2. **Accessory Uses.** Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles.
3. **Examples.** Uses include a boarding house for an educational facility, rooming house, congregate care home, group home, fraternity, or sorority.

I. Residential Care.

provide for residents of the immediate area. General retail shall be a maximum 50,000 square feet for a single use.

2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. Examples. Establishments selling, leasing, or renting consumer, home, and business goods including general merchandize, art supplies, bicycles, clothing, dry goods, electronic equipment, furniture, garden supplies, groceries, hardware and home improvement goods, household products, jewelry, pet food, printed material, stationary, and similar retail consumer goods.

W. Retail – Regional.

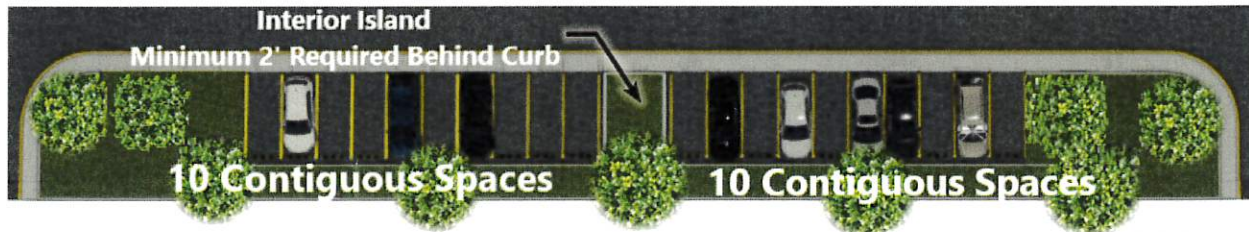
1. Characteristics. Regional retail sales and services establishments involved in the sale, lease or rent of new or used products and services intended to provide for residents of the regional area. Regional retail shall permit a range of uses and sizes; ~~however, no single use may exceed 100,000 square feet except where approved by Variance. This does not apply to uses which when aggregated exceed 100,000 square feet.~~
2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. Examples. Large retail stores, shopping malls, shopping centers.

X. Recreational Vehicle (RV) Park/Campground.

1. Characteristics. A place with six or more sites set aside and offered by a person or public body, for lease, rent or sale in any form to be occupied by recreational vehicles or tents utilized for sleeping or eating. The term also includes accessory buildings, sites set aside for group camping, and similar recreational facilities. A recreational vehicle park is not intended to be used for permanent, year-round occupancy and no recreational vehicle in any such park shall be occupied on a permanent basis. The terms campground, camping resort, RV resort, travel resort, and travel park or any variations of these terms, shall be considered synonymous with the term recreational vehicle park.
2. Accessory Uses. Accessory uses commonly found include management headquarters, recreational facilities, toilets, dumping stations, showers,

- f. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two (2) feet behind the back of the curb to provide for pedestrian access to parked vehicles.
- g. Lighting may be installed in parking interior islands but shall be at least fifteen (15) feet from trees.
- h. Bioswales, rain gardens, and other forms of low impact development (LID) located within parking lot islands are encouraged to help mitigate stormwater runoff. These applications should follow best management practices for landscape design and planting

Figure 5.3.2. Interior Island Landscaping Illustrative Example



4. **Parking Divider Medians Standards.** The following standard shall apply to all parking divider medians:
- a. Landscaped divider medians shall form a continuous landscaped strip between abutting rows of parking areas or access drives.
 - b. The minimum width of a divider median shall be a minimum ~~seven~~ (7) six (6) feet, measured from the ~~inside~~ outside of the curb.
 - b.c. A landscaped median must be provided between every 4 single parking rows.
 - c.d. On
e (1) canopy tree or two (2) small understory trees shall be required for each thirty (30) linear feet of divider median (or fraction above one half thereof).
 - d.e. Shrubs shall be planted in divider medians which separate parking areas from access drives to form a continuous hedge the full length of the divider median.

recreation features. ~~Active recreation and passive features are identified in Table 5.3.4.2.~~

- a. Active recreation is defined as recreational features, often requiring equipment and taking place at prescribed places, sites or fields, which allow for the active recreational needs of residents or users of the development ~~which they serve. Some examples of active features include playgrounds, dog parks, athletic fields, clubhouse, swimming pools, lawns and natural areas, shade structures, and walking trails.~~
- b. ~~Passive recreation open space is generally defined as land or water that is undeveloped or developed with low-intensity recreational features, primarily for sitting, relaxing, or walking. Passive open space often includes natural areas and landscaping. Passive open space means all common open space not meeting the definition of active recreational open space, including, but not limited to, critical areas and their associated buffers.~~is defined as recreational features that do not require prepared facilities like sports fields or pavilions and require minimal disruption to a site. These include such activities as walking paths and other features defined in Table 5.3.4.2.

Table 5.3.4.2 Active and Passive Features

ACTIVE FEATURES	PASSIVE FEATURES
Lawn Games and Concrete Gaming Tables	Walking Trails
Hard Courts (Pickleball, Tennis, Etc.)	Boardwalks
Playgrounds	Gardens
Swimming Pools and Splash Pads	Greens
Athletic Fields (Baseball, Etc.)	Picnic Areas
Clubhouse, Pavilions, Amenity Centers, Gazebos, Shade Structures	Lakes and Ponds

Exercise Facilities	Lawns and Natural Areas
Plazas and Picnic Areas	Greenways

G. **Ownership of Open Space.** Open space is intended to remain under private ownership while still being available for public use by residents and users of a development. Ownership of open space shall remain with the owner of the land unless one of the following circumstances exist:

1. **Homeowners Association (HOA) / Property Owners Association (POA).** Open space may be owned in common by the owners of a development through a recognized homeowners association (or similar ownership association).
2. **Nonprofit.** Open space may be conveyed to a nonprofit organization (i.e. a conservation ground, land trust, etc.) for management. The nonprofit shall be required to manage and maintain the open space.
3. **Dedication.** Open space may be dedicated to the city during the review process if an agreement is made between the applicant and city. The city shall have final authority on which lands are dedicated to the city.

H. **Maintenance of Open Space.** The owner of open space shall be required to maintain the open space. This shall include regular maintenance of vegetation as well as infrastructure components (stormwater facilities, paths, impervious surfaces, amenities, etc.). Failure to maintain the open space in the condition in which it was approved will result in code enforcement action and potential penalty by the city.

5.4. PARKING AND LOADING

5.4.1. PURPOSE, INTENT, AND APPLICABILITY

A. **Purpose and Intent.** The provisions of this section must govern off-street parking and loading areas within the City. The purpose of this section is to ensure the City is served by adequate parking and loading facilities that are proportional to market demands and the generalized need for such uses. This section intends to:

1. Recognize parking and loading demands of uses;

be installed underground except as authorized by the Director and approved by the City Engineer in consideration of the unique characteristics of the subject development and the utility agency's standards of service. This Section does not prohibit the installation of aboveground cabinets and pedestals, or comparable structures or fixtures, that are necessary to support the required underground facilities, nor does it require the burial of utilities when existing aboveground lines, pipes, conduit, and cable are repaired, replaced, or installed to improve service in developed areas that are not being redeveloped.

- iv. **Storm Drainage and Water Management.** All development shall comply with the stormwater standards within this UDO and with the City of Greer Engineering Manual.

- 3. **Exterior Sidewalks.** ~~Exterior sidewalks~~ Sidewalks a minimum of five (5) feet in width are required along all roadways for development and redevelopment in all zoning districts. Requests for waivers based on practical hardships (which may include but are not limited to lack of right-of-way available, extreme topography or grade differentials, etc.) shall be made to the City Engineer and a payment in lieu to be placed in a general sidewalk fund may be required. Appeals to this decision shall follow the process outlined in Section 1.3.

- 4. **Roads and Right-of-Way.** Roads and right-of-way in and adjacent to new developments and redevelopments are required to be constructed to the standards within the City of Greer Engineering Manual including but not limited width, pavement depth, and condition.

- B. **Improvements for Existing Substandard Conditions.** Where the existing right of way is substandard, the developer shall be required to dedicate the appropriate amount of right-of-way (as measured from the centerline of the existing street) and widen the roadway to City standards as well as install all noted sidewalk zone improvements including expanded sidewalks and street trees, lighting, storm drain improvements and street furniture as a part of the development process. Requests for waivers based on practical hardships (which may include but are not limited to lack of right-of-way available, extreme topography or grade differentials, etc.) shall be made to the City Engineer and a

warrant analysis shall be included in the TIA. The City Engineer or Designee reserves the right to require improvements to safety and function for all modes of transportation as a result of infrastructure usage by the development. All TIA mitigation and any City requirements will be the responsibility of the applicant and will be noted in the Planning Review Process for approval. If recommended improvements could not be accomplished at the time of the development due to right of way constraints, utility issues, etc., the City may require payment of the associated project cost in lieu of. These funds will be utilized for infrastructure improvements as needed in the City.

- vi. No grading/building permitsfinal plats (residential) or certificate of occupancy (commercial) shall be issued unless provisions of the TIA and City recommendations are shown to be met.
- vii. The Applicant may appeal some or all requirements of the required improvements or fee in lieu of improvements to the City of Greer Planning Commission in writing. The City of Greer Planning Commission will act upon the appeal within 60 days, and all actions by the Planning Commission are final.
- viii. The Applicant shall be responsible to comply with all other requirements of the City for it proposed development.
- viii.ix. The TIA will be considered expired and an updated study may be required if a grading permit has not been issued within two (2) years of study approval or if the grading permit expires. SCDOT may require updated study and/or mitigations at any point in the development process.

5.9. COMMUNICATION/CELL TOWERS

A. **Purpose and Intent.** The purpose of this section is to regulate Communication/Cell Towers as described in section 4.3.7.C. The standards and regulations within this section is intended to:

1. Promote the health, safety, and general welfare of the public by regulating the siting of wireless communications facilities;

permit; or from any other source including, but not limited to, other property holders, City Staff must not issue the permit unless City Staff receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.

- G. **Attribution Rules.** Parcels may not be subdivided in such a manner as to avoid compliance with any regulations of this UDO and or the Manual. City Staff has the authority to interpret this provision in a reasonable manner in order to accomplish its intent.

7.2. LAND SUITABILITY

A. Purpose and Intent. The purpose of these regulations is to promote responsible land development practices that safeguard public health, safety, and the natural environment through careful planning, design, and construction practices.

A.B. Flo
od Hazard Area and Landfill Development.

1. In accordance with the Flood Damage Prevention Ordinance, any development that contains land subject to flooding shall be accompanied by evidence that no appreciable expansion of the area subject to flooding would result from the proposed development of the land being subdivided, and that the proposed development will be adequately protected from inundation without appreciable interference with the flow of any watercourse or into an impounding basin. In no case shall any fill, levee, or other protective works be approved unless sufficient compensating adjustments of waterways, ditches, or impounding basins are made to prevent any appreciable expansion of flood hazard areas.
2. Land that has been used for the disposal of solid waste and not adequately mitigated shall not be subdivided into commercial or residential building sites. This includes areas that have been used, and not adequately mitigated, for the disposal of trash, demolition waste, construction debris, stumps, and other waste materials.

B.C. Slo
pe sProtection Regulations:

1. Prohibitions: No development is permitted on or within a horizontal distance of fifty-twenty-five feet (50'25') from top or toe of a slope steeper

than 3H:1V or fifteen feet (15') if not exceeding 3H:1V. Very Steep Slopes:

An Area of Very Steep Slopes is defined as an area with a vertical rise of at least twenty-five feet (25') and a horizontal distance of fifty feet (50') or 2:1 in any direction a slope steeper than 3H:1V in any direction. Very Steep Slopes steeper than 2H:1V will not be permitted in a new development unless the slope steeper than 2H:1V is an existing slope which will remain undisturbed.

2. Graded or Filled Slopes: The Applicant must attempt to avoid or minimize proposed cuts and fills. The creation of new or larger building sites through cutting and filling should be kept to a minimum and avoided whenever possible. Graded or filled slopes should shall not exceed a slope of 2H to 1V in public locations such as road right-of-way, open space, areas to be maintained by the associated home owners association, etc. Graded or filled slopes should shall not exceed a slope of 3H to 1V in areas to be a residential lot. All graded slopes must shall be contoured to blend with the natural surrounding terrain.
3. Landscaping and Revegetation: Applicants are responsible for landscaping or revegetating exposed slopes. Topsoil from disturbed steep slopes must be preserved and used for revegetation. The fill soil used must be of sufficient quality to support plant growth.
4. Open Space and Density on Very Steep Slopes: One hundred percent (100%) of the Very Steep Slope Area must be maintained as open space. Vegetation on a Very Steep Slope or within fifty vertical twenty-five feet (50'25') of the a Very Steep Slope Area should shall not be disturbed unless permitted by the City Engineer.

4.5. Slopes should not be split by lot lines. The slope should be fully within either the uphill or downhill lot's line adjacent to the slope.

6. Reference Engineering Manual for additional regulations.

D. RETAINING WALL REGULATIONS:

1. Retaining walls must be located in open space or on individual lots. Retaining walls may not cross property lines.
2. Drainage at the top of the wall must be directed away with a berm or swale.

3. Avoid or minimize placing drainage pipes through or under retaining walls. Any retaining wall with a drainage pipe must be privately maintained.

4. Any structure, pipe, post, foundation etc. located in or through the wall geo-grid zone is not allowed unless the wall designer approves it in writing and provides construction details for staff to review. In addition, the City shall be provided a professional engineer stamped letter indicating the wall was built according to the approved plans with supporting 3rd party inspection reports during construction. The letter must be provided with the Final Report for Special Inspections during building finals or at Final Plat. Conform with all other retaining wall permit requirements for residential or commercial development

7.3. CLUSTER SUBDIVISION STANDARDS

A. Cluster Development. Cluster developments are permitted within certain Residential Districts as identified in Section 2.1 Residential Zoning Districts specifically the RR, SN and TN districts. Cluster developments require applicant consent, in writing, and shall be subject to the following standards including Section 6. Building and Site Design Standards. Cluster development shall be a minimum five (5) acres in size.

Cluster development allows an applicant to qualify for alternative minimum lot sizes per Table 7.4.1 and a corresponding increase in permitted density to the maximum identified in the respective Residential Districts of Section 2.1. In accordance with Section 1.3.1.15: Major Subdivision Preliminary Plat, cluster subdivision developments shall meet all requirements for a subdivision, site plan and all other applicable City ordinances and this UDO, except as otherwise provided for in Section 7.4.

1. Open Space^{1,2}. Cluster developments shall designate at least 30% of

¹ OPEN SPACE. Lands set aside for a development for the preservation of natural features, not individually owned, designed for the common use or enjoyment, not including lands occupied by streets, rights-of-way, or off-street parking. As defined in Section 8 General Definitions.

² Purpose and Intent. The purpose of this section is to require open space that requires preservation of natural features, ensures access to open areas, provides active and

V

VARIANCE. A grant of permission by the Board of Adjustment that authorizes the recipient to do that which, according to the strict letter of this UDO, the recipient could not otherwise legally do.

VEGETATIVE COVER. Grasses, shrubs, trees, and other vegetation, which holds and stabilizes soils.

VEHICLE USE AREA. That portion of a lot that is used by vehicles for access, circulation, parking, and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas.

VERY STEEP SLOPE. An area with a slope steeper than 3H:1V in any direction.

VISUAL RUNWAY. A runway intended solely for the operation of aircraft using visual approach procedures.

W

WASTE. Materials to be disposed resulting from consumption or developmental activity.

WASTE TRANSFER STATIONS. An area and/or building used to unload and temporarily store solid waste (for a period of less than 90 days) for the subsequent delivery of the solid waste to another transfer site, storage site, or disposal site. Such uses may involve intermediate processing such as compaction, sorting, or shredding. In addition to transferring solid waste, a waste transfer station may also include facilities for drop-off of recyclable materials.

WATERSHED. The entire land area contributing surface drainage to a specific point (for example, the water supply intake).

WHOLESALE SALES. On-premises sales of goods primarily to customers engaged in the business of reselling the goods. See Wholesale Trade in use-definitions.

WOODED AREA. An area of contiguous wooded vegetation where trees are at a density of at least one six-inch or greater caliper tree per 325 square feet of land and where the branches and leaves form a contiguous canopy.

Y

YARD. Unoccupied space on a lot with a building between a building and property line.

YARD SALE. A temporary sale of personally owned goods on a yard (also referred to as a *GARAGE SALE*). **YARD SALE** may occur on a residential lot (no temporary use permit required) or a non-residential lot (a temporary use permit is required).

Z

Unified Development Ordinance (UDO)

Proposed Amendments Fall 2025

Amendment Topic	Action	Justification	Reference	Page
Review and Decision-Making Bodies	Added criteria for Special Exceptions, updated language for variances	Enabling Act does not include criteria for SE like variances, and added reference to the Act for variances for clarification	1.2.2.4	22-23
Zoning District Standards	Reduced sidewalk width to 8' from 10' in Regional Center	Re-evaluated and made consistent with downtown sidewalk standards	2.3.3	62
Overlays	Reduced maximum building sign sizes	Reduced to make consistent with non-overlay signs	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	Inadvertly not carried over from Zoning Ordinance	4.2 & 4.3.1.F	97, 105
	Removed Automotive Service from CG	Limit auto-centric/service uses to more intense Commerical Corridor	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	When staff applied code to a proposed case, certain regulations didn't make sense. Staff reviewed several existing commercial centers and even marketplace grocery stores were more than 50,000 SF		99, 128
	Added light industrial to allowed uses in the BT zoning district	Uncertain why initally not permitted; light industrial appropriate use for Business and Technology zoning		100
Landscaping	Lowered requirements for planted median dividers within parking lots to one for every four rows and updated standards for width	When staff applied the code to several proposed cases, the regulations seemed overly onerous	5.3.1.I.4	203
Open space	Clarified what is considered active open space	When staff applied code to several proposed residential projects, the language did not match intent	5.3.4.2	224
Required Improvements	Updated regulations related to sidewalks	Updated so all sidewalks are a minimum of five feet instead of just exterior, four feet is narrow and difficult for people to pass each other, especially with wheelchairs or strollers	5.8	258
	Updated regulations related to Traffic Impact Analyses	Updated langauge to clarify when required improvements must be installed. There have been several projects recently that were approved three to five years ago and we didn't have mechanisms in place to require updated traffic studies. Expiration langauge was added to ensure development is adequately mitigating its impact	5.8	261
Land Suitability	Clarified language regarding slopes, added definition	When staff applied code, it did not meet intent. Planning collaborated with Engineering to address concerns related to safety, maintenance and drainage	7.2	298-300 330

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, June 16, 2025

DOCKET: MISCP 25-01

APPLICANT: City of Greer

PROPERTY LOCATION: 301 E. Poinsett St.

REQUEST: Amendments to Unified Development Ordinance

ANALYSIS: **MISCP 25-01**

MISCP 25-01 is a request to amend the Unified Development Ordinance (UDO). The UDO was adopted December 12, 2023 with subsequent amendments in February and November 2024. A table summarizing updates as well as draft red-lined UDO are included for reference.

Staff expects to bring quarterly to bi-annual amendments in the following years.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Public Hearing

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.

New Business

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 width 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 that 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.



AGENDA
GREER CITY COUNCIL
9/9/2025

First Reading of Ordinance Number 20-2025

Summary:

AN ORDINANCE AUTHORIZING THE EXTENSION OF LEASE OF CERTAIN PROPERTY IN THE CITY OF GREER BETWEEN THE CITY OF GREER AND SNOW STREET APARTMENTS, L.P. (Action Required)

Executive Summary:

The City of Greer, at the request of Greenville County Redevelopment Authority (GCRA), is requesting an amendment to the 1995 Ground Lease to extend the lease term by 10 years, shifting the termination date from November 26, 2045, to November 26, 2055.

Alexander D. Cahill, Director Planning and Development Services

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	9/2/2025	Cover Memo
❑ Ordinance Number 20-2025	9/2/2025	Ordinance
❑ Ord 20-2025 Exhibit A Amendment to Ground Lease Agreement Extension	9/2/2025	Exhibit
❑ Ord 20-2025 Map	9/2/2025	Backup Material
❑ Ord 20-2025 Amended Memorandum of Ground Lease	9/2/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator
From: Alexander D. Cahill, Director
Subject: Ordinance 20-2025
Date: August 26, 2025
CC: Tammy Duncan, Clerk to City Council

Snow Street Apartments, located at 306 Snow Street in Greer (TMS: G002000101609), has operated since the mid-1990s as a senior affordable housing complex on city-owned land through a long-term ground lease with Snow Street Apartments, L.P.

Pursuant to Ordinance No. 20-2025, the City of Greer, at the request of Greenville County Redevelopment Authority (GCRA), is requesting an amendment to the 1995 Ground Lease to extend the lease term by 10 years, shifting the termination date from November 26, 2045, to November 26, 2055.

Purpose of the Amendment:

This extension is a strategic step intended to make a restructured ownership and financing deal more viable for the current owner. The revised timeline provides flexibility for Snow Street Apartments, L.P. to pursue rehabilitation or repositioning of the property, while allowing the city to preserve affordability and plan for long-term improvements or potential redevelopment.

ORDINANCE NUMBER 20-2025

**AN ORDINANCE AUTHORIZING THE EXTENSION OF LEASE OF
CERTAIN PROPERTY IN THE CITY OF GREER BETWEEN THE CITY OF GREER
AND SNOW STREET APARTMENTS, L.P.**

WHEREAS, the City of Greer is the owner of certain real property located at 306 Snow Street, Greer, SC 29651 and identified by Greenville County TMS No. G002000101609 (“Property”) within the city limits of Greer, County of Greenville; and,

WHEREAS, the City desires to amend an existing ground lease with Snow Street Apartments, L.P. according to the Amended Memorandum of Ground Lease and Amendment to Ground Lease Agreement (Extension) attached hereto as **Exhibit “A,”** the contents and terms of which are incorporated herein as if set forth fully; and,

WHEREAS, pursuant to S.C. Code § 5-7-40 and 5-7-260(6), a municipality may lease property it owns by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to extend the ground lease to Snow Street Apartments, L.P. according to the Amended Memorandum of Ground Lease and Amendment to Ground Lease Agreement (Extension) attached hereto as **Exhibit “A.”**

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the Amended Memorandum of Ground Lease and Amendment to Ground Lease Agreement (Extension) attached hereto as **Exhibit “A.”**

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the lease contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: September 9, 2025

Second Reading: September 23, 2025

Approved as to form: _____
Daniel R. Hughes, City Attorney

EXHIBIT A

AMENDMENT TO GROUND LEASE AGREEMENT
(EXTENSION)

This Amendment to Ground Lease (the “Amendment”) is made this ____ day of ____, 2025 by and between **The City of Greer, South Carolina** (“Lessor”) and **Snow Street Apartments, L.P.**, a South Carolina limited partnership (“Lessee”).

WITNESSETH:

WHEREAS, Lessor and Lessee are parties to that certain Ground Lease dated November 1995 concerning property located at 306 Snow Street, Greer, South Carolina (TMS: G002000101609) (the “Ground Lease”), which has a termination date of November 26, 2045 (the “Termination Date”);

WHEREAS, Lessor and Lessee have agreed to provide for modifications under the Ground Lease to extend the Termination Date, as further set forth in this Amendment.

NOW, THEREFORE in consideration of the property and mutual covenants herein contained and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree to amend the Lease as follows:

- 1. Termination Date. The Ground Lease is hereby amended to provide that the term of the Ground Lease shall extend for a period of time ending November 26, 2055.
- 2. Force and Effect. Except as expressly amended and modified herein, all other terms, covenants and conditions of the Ground Lease as previously amended and modified shall remain in full force and effect.
- 3. Successors and Assigns. The conditions, covenants and agreements contained herein shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Lease as of this ____ day of ____, 2025.

WITNESSES:

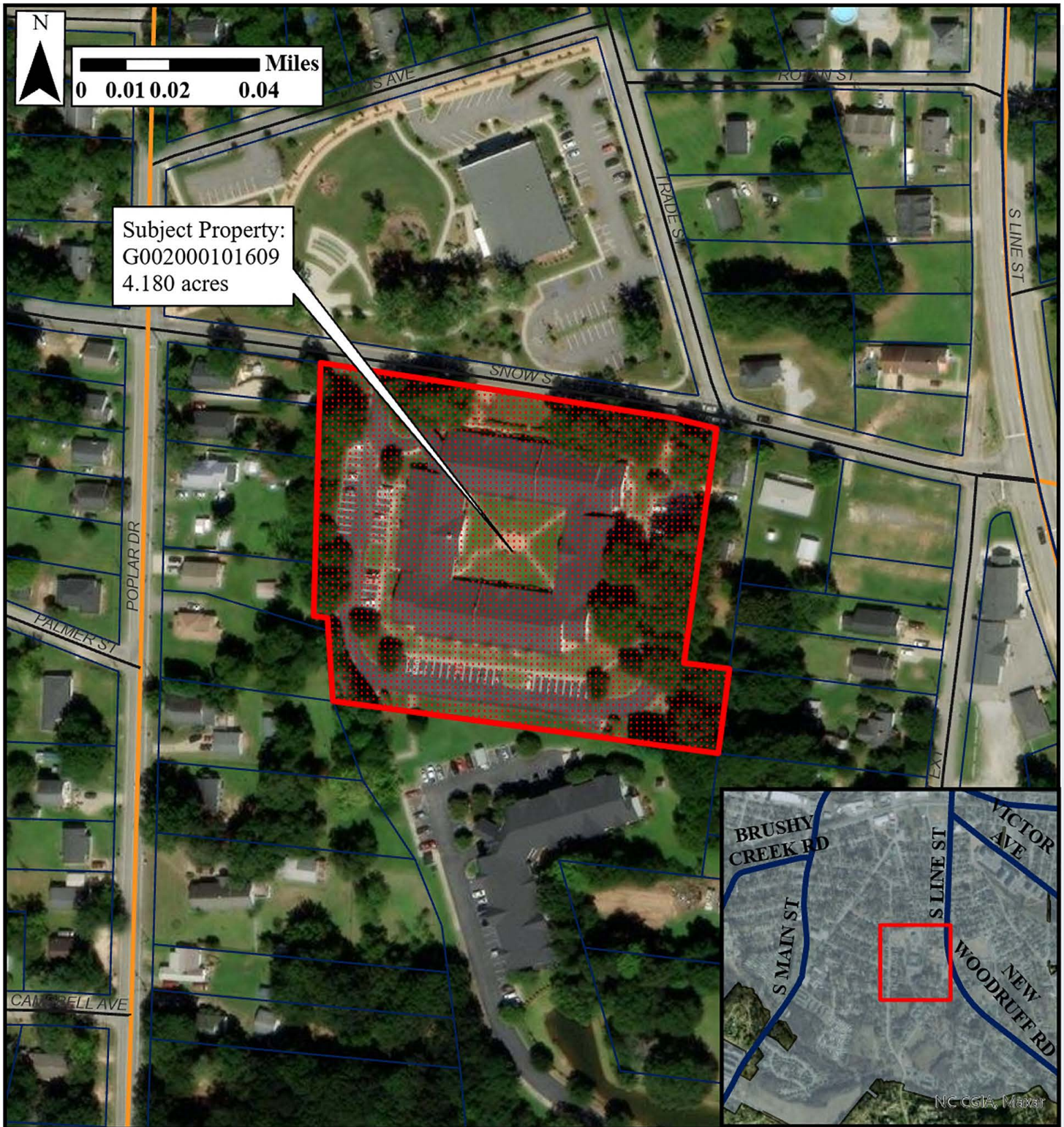
Lessor: The City of Greer, South Carolina

By: _____
Print: _____
Its: _____
Date: _____

WITNESSES:

Lessee: Snow Street Apartments, L.P.

By: _____
Print: _____
Its: _____
Date: _____



Location Map: Snow Street Apartments Ordinance 20-2025

Created by the City of Greer Planning & Development
Services Department: 8/1/2025 11:07 AM

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[This Space is Reserved for Recording Purposes]

STATE OF SOUTH CAROLINA)	AMENDED
)	MEMORANDUM OF GROUND LEASE
GREENVILLE COUNTY)	BOOK 1628 AT PAGE 470

WHEREAS, **The City of Greer, South Carolina** (“Lessor”) and **Snow Street Apartments, L.P.**, a South Carolina limited partnership (“Lessee”) are parties to that certain Ground Lease dated November 1995 (the “Ground Lease”), certain terms of which are set forth in a Memorandum of Ground Lease recorded November 29, 1995 in Deed Book 1628 at Page 470, Greenville County ROD Office; and

WHEREAS, the parties agree to and wish to record evidence of the existence of the Ground Lease in the public records for Greenville County, South Carolina, said Ground Lease containing a lease term expiring on November 26, 2055;

This Memorandum of Ground Lease is made as of the ____ day of ____, 2025 by and between **The City of Greer, South Carolina** (“Lessor”) and **Snow Street Apartments, L.P.**, a South Carolina limited partnership (“Lessee”) and covering the following real property:

77-2004472

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, lying along the southerly edge of the right-of-way of Snow Street and containing 4.180 acres (182,108 square feet) according to a survey prepared by W. R. Williams, Jr., RLS, entitled "ALTA/ACSM Survey for Snow Street Apartments, L.P." dated November 16, 1995, and recorded in the RMC Office for Greenville County in Plat Book 318 at Page 97, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly edge of the right-of-way of Snow Street, said iron pin lying 300 feet, more or less, west of the intersection thereof with the right-of-way of Line Street Extension and running thence S. 08-19-36 W., 282.06 feet to an iron pin; thence turning and running S. 83-15-33 E., 53.95 feet to an iron pin; thence turning and running S. 07-39-00 W., 112.50 feet to a iron pin; thence turning and running N. 81-22-11 W., 457.57 feet to an iron pin; thence turning and running N. 03-04-00 W., 101.14 feet to an iron pin; thence turning and running N. 77-01-09 W., 13.76 feet to an iron pin; thence turning and running N. 02-13-53 E., 301.38 feet to an iron pin on the southerly edge of the right-of-way of Snow Street; thence turning and running along the southerly edge of the right-of-way of Snow Street S. 82-33-10 E., 115.54 feet to a iron pin; thence continuing along the southerly edge of the right-of-way of Snow Street S. 79-52-24 E., 352.65 feet to an iron pin, being the POINT OF BEGINNING.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed this Memorandum under seal the day and year first above written.

WITNESSES:

Lessor: The City of Greer, South Carolina

By: _____
Print: _____
Its: _____
Date: _____

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, _____, do hereby certify that _____ appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of The City of Greer, South Carolina.

Witness my hand and seal this the ____ day of ____, 2025.

Notary Public for SC
My Commission expires:_____

WITNESSES:

Lessee: Snow Street Apartments, L.P.

By: _____
Print: _____
Its: _____
Date: _____

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ACKNOWLEDGEMENT

I, _____, do hereby certify that _____ appeared before
me this day and acknowledged the due execution of the foregoing instrument on behalf of **Snow Street
Apartments, L.P.**

Witness my hand and seal this the ____ day of ____, 2025.

Notary Public for SC
My Commission expires:_____